

Notice of Application for a Planning Permit


ADVERTISED MATERIAL
 Planning Application: T260084
 Date Prepared: 05 June 2026

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The land affected by the application is located at:	28 Nar Nar Goon Road, NAR NAR GOON VIC 3812
The application is for a permit to:	Subdivision of land (re-subdivision of 2 lots into 2 lots)

A permit is required under the following clauses of the planning scheme:

35.04-3	Subdivide land
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APPLICATION DETAILS


The applicant for the permit is:	URPS (Urban and Regional Planning Solutions)
Application number:	T260084

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

Cardinia Shire Council, 20 Siding Avenue, Officer 3809.

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

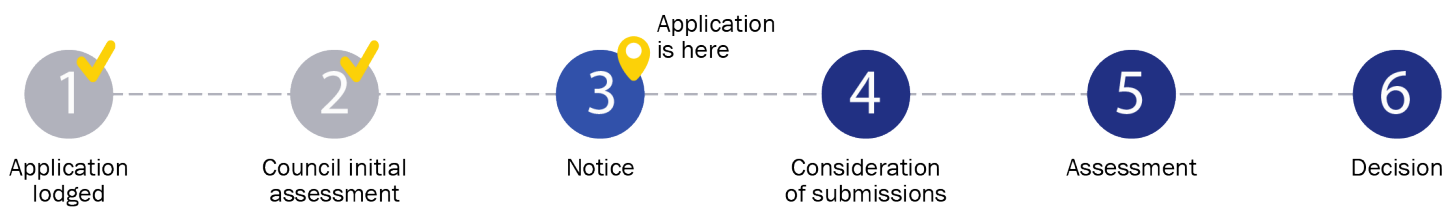
Documents can also be viewed on Council's website at cardinia.vic.gov.au/advertisedplans or by scanning the QR code.



HOW CAN I MAKE A SUBMISSION?

This application has not been decided. You can still make a submission before a decision has been made. The Responsible Authority will not decide on the application before:	19 June 2026
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<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>
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Application Summary

Portal Reference A12628LA

Basic Information

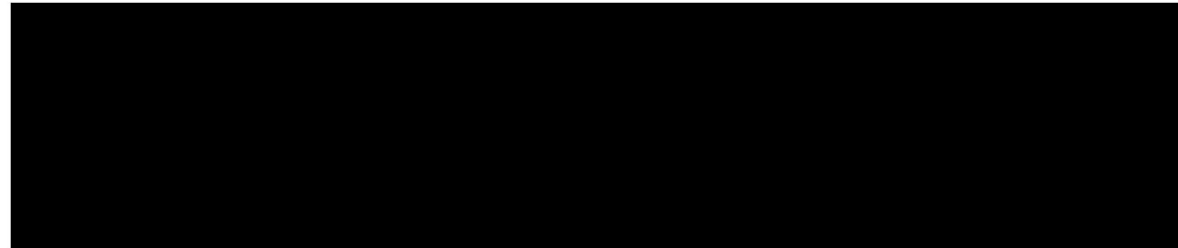
Proposed Use Boundary Re-Alignment between two lots
 Current Use See attached report
 Site Address 28 NAR NAR GOON ROAD NAR NAR GOON VIC 3812 34 NAR NAR GOON ROAD NAR NAR GOON VIC 3812

Covenant Disclaimer

Does the proposal breach, in any way, an encumbrance on title such as restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope? No such encumbrances are breached

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

Contacts



Fees

Regulation Fee Condition	Amount	Modifier	Payable
9 - Class 19 To effect a realignment of a common boundary between lots or to consolidate two or more lots	\$1,496.10	100%	\$1,496.10
Total			\$1,496.10

Documents Uploaded

Date	Type	Filename
12-02-2026	Subdivision Plan	34 Nar Nar Goon, Certificate of Title.pdf
12-02-2026	Subdivision Plan	Title Documents 28 NNG Rd.pdf
12-02-2026	Explanatory Letter	Subdivision Plan.pdf
12-02-2026	Additional Document	Planning Report Boundary Re-Alignment.pdf



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Civic Centre
 20 Siding Avenue, Officer, Victoria

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

Postal Address
 Cardinia Shire Council
 P.O. Box 7, Pakenham 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]	7/530 530 Collins Street, Melbourne VIC 3000	[REDACTED]
Submission Date	12 February 2026 - 04:39:PM		

Declaration

By ticking this check, [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.



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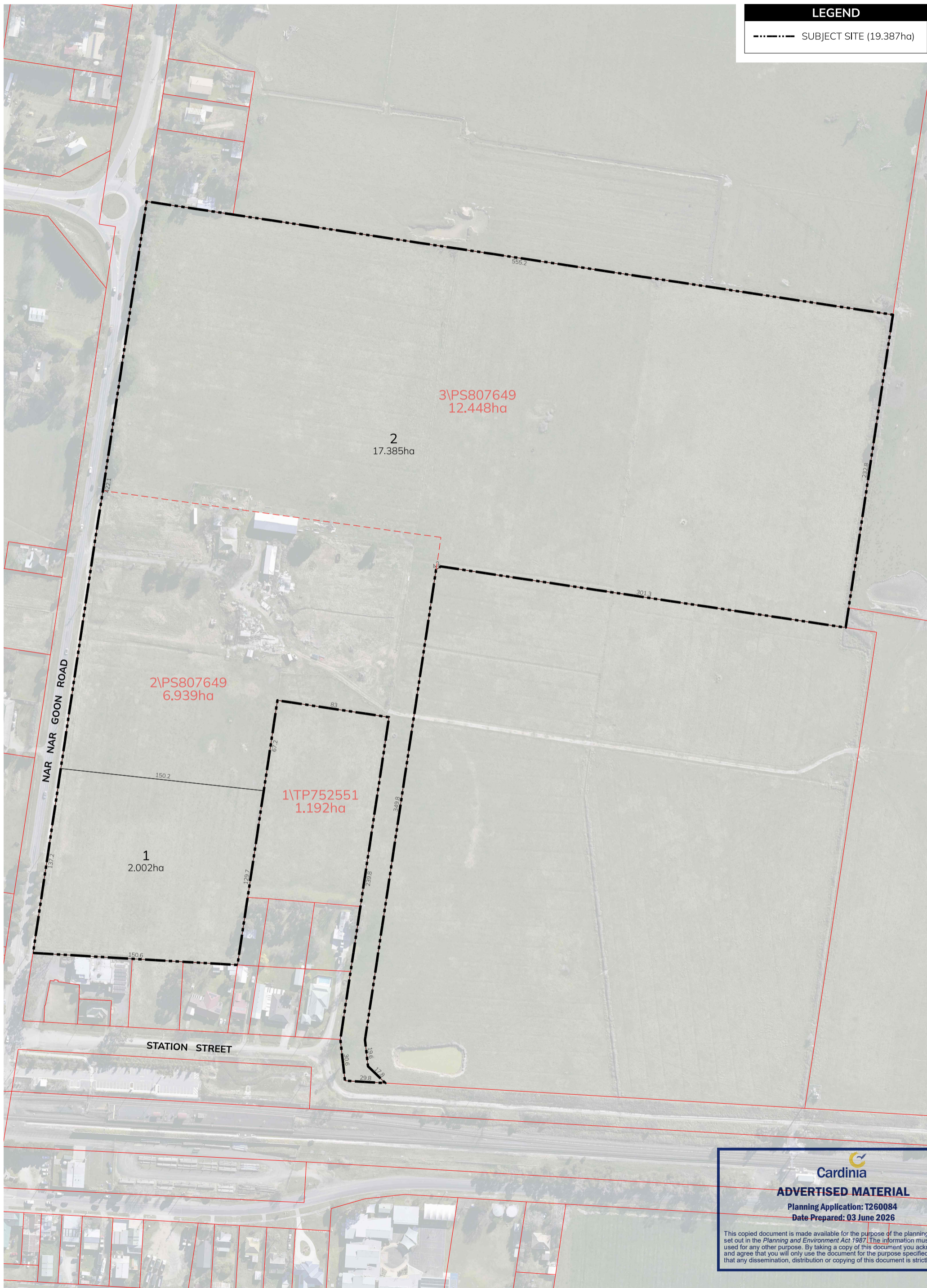
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LEGEND
 - - - - - SUBJECT SITE (19.387ha)



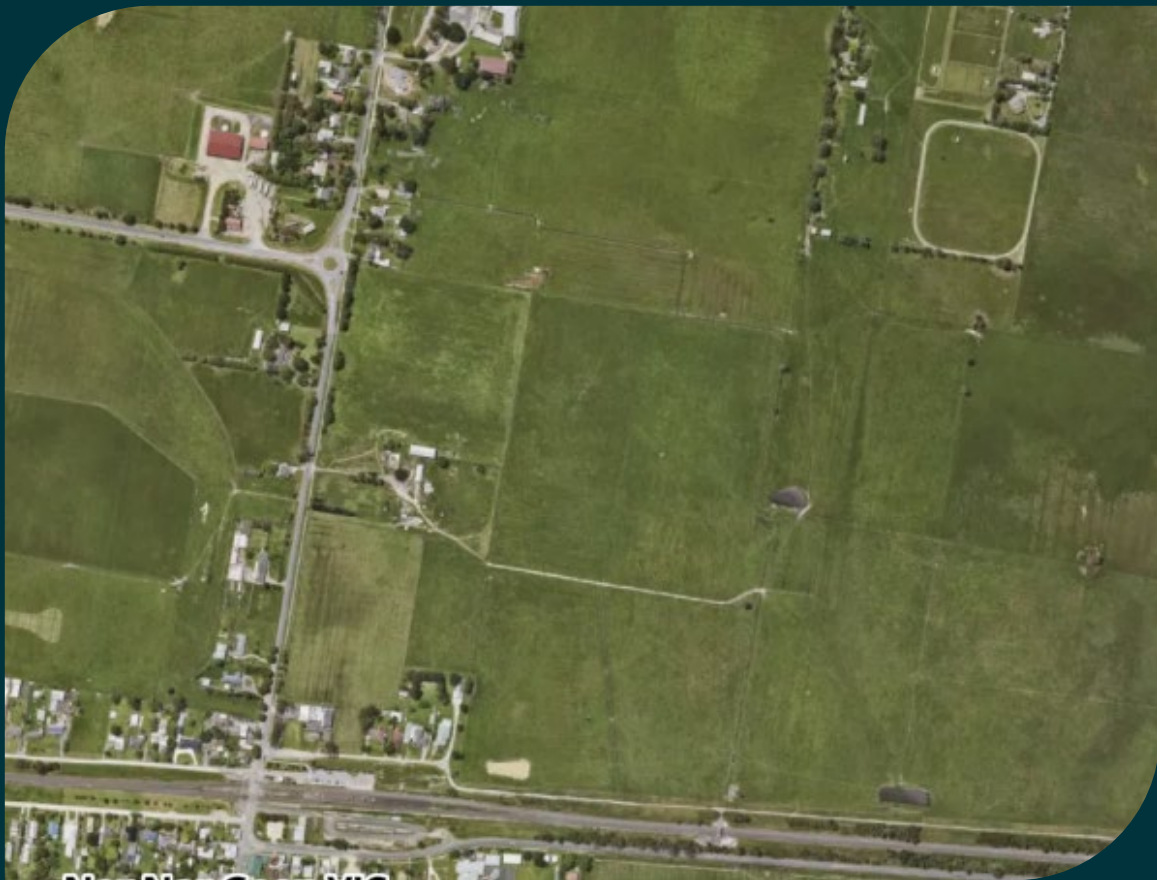
Cardinia
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22MEL-0014
14 APRIL 2026

28 & 34 Nar Nar Goon Road, Nar Nar Goon

Boundary Re-Alignment



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Planning Application: 1260084
Date Prepared: 03 June 2026

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URPS

Application Summary

Applicant:	Narnarcon Pty Ltd
Properties(Parcels)	28 Nar Nar Goon Road, Nar Nar Goon (Lot 2\PS807649) 34 Nar Nar Goon Road, Nar Nar Goon (Lot 3\PS807649)
Site Area:	19.387 Hectares
Council and Responsible Authority:	Cardinia Shire Council
Zone:	Green Wedge Zone (GWZ)
Overlays:	Land Subject to Inundation (LSIO – part site only)
Current Land Uses:	Single dwelling (28 Nar Nar Goon Road), grazing and agricultural uses
Proposal:	Boundary Re-Alignment
Permit Trigger:	Clause 35.04-3 – A permit is required to subdivide land



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1. Introduction

This report is prepared for on behalf of Narnarcon Pty Ltd, to support the planning permit application at 28 and 34 Nar Nar Goon Road, Nar Nar Goon for a boundary re-alignment (Subdivision) within the Green Wedge Zone (GWZ).

This planning report is also accompanied by the following documentation:

- Concept Plan of Subdivision, prepared by URPS, and
- Certificate of Title and Plan of Subdivision.


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2. Background and Site Context



Figure 1: Aerial Image of Subject Site (source: MetroMaps)

2.1 Surrounding Area & Local Context

The subject sites are located on the northern periphery of the township of Nar Nar Goon, and directly abut Nar Nar Goon Hotel site, located immediately south.

2.2 Subject Site

The subject sites are comprised of two lots, with details as follows.

28 Nar Nar Goon Road, Nar Nar Goon - 2\PS807649


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28 Nar Nar Goon Road is an irregularly shaped lot that is situated to the north of the Nar Nar Goon Township. This lot has an area of approximately 6.94 hectares and has a primary frontage of 315.6 metres with Nar Nar Goon Road. The site also has a secondary frontage to Station Street of 60.4 metres.

The site is generally flat and is currently occupied by a dwelling and small sheds to the north. The lot is used for animal grazing.

A 2.01 metre drainage easement abuts the southern boundary. There are no restrictions on the title.

A small area of this lot is partially bisected by the Land Subject to Inundation Overlay, in the south east corner.

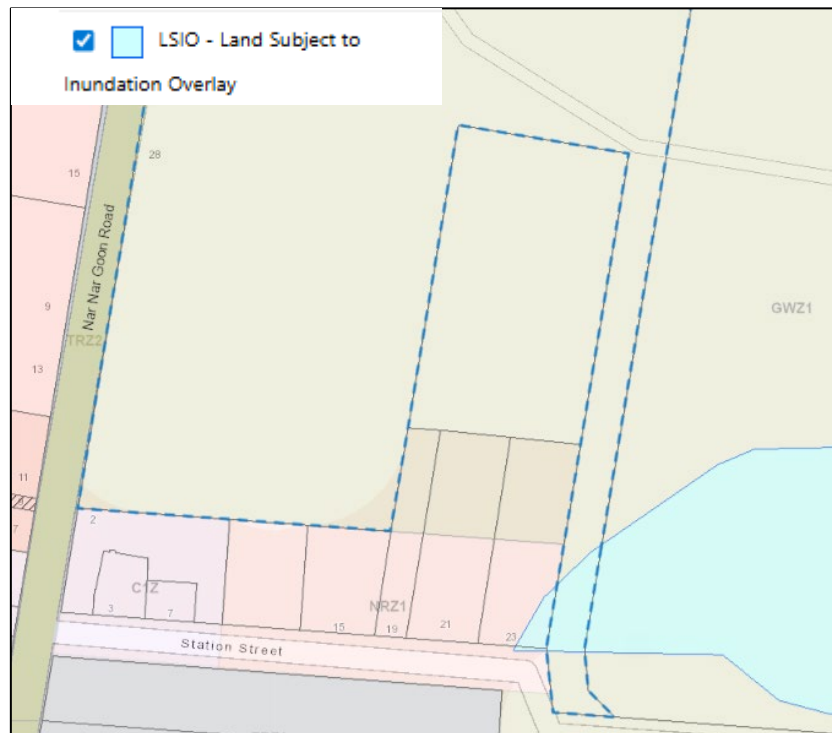


Figure 2: Overlay Map showing extent of the LSIO on 28 Nar Nar Goon Road

34 Nar Nar Goon Road, Nar Nar Goon - 3\PS807649

34 Nar Nar Goon Road is a roughly rectangular shaped lot that is situated to the north of the Nar Nar Goon Township and abuts 28 Nar Nar Goon Road. This lot has an area of approximately 12.44 hectares and has a primary frontage of 213 metres with Nar Nar Goon.

The site is flat and is currently vacant. The site is currently used for animal grazing and agriculture. A small row of planted vegetation is located along the western boundary.

This site is not affected by any overlays.

There are no easements or restrictions present on the title.

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3. Proposal

It is proposed to undertake a boundary re-alignment between the two sites to facilitate a larger lot for the existing dwelling. The concept boundary re-alignment plan is attached below with details of proposed lots following.

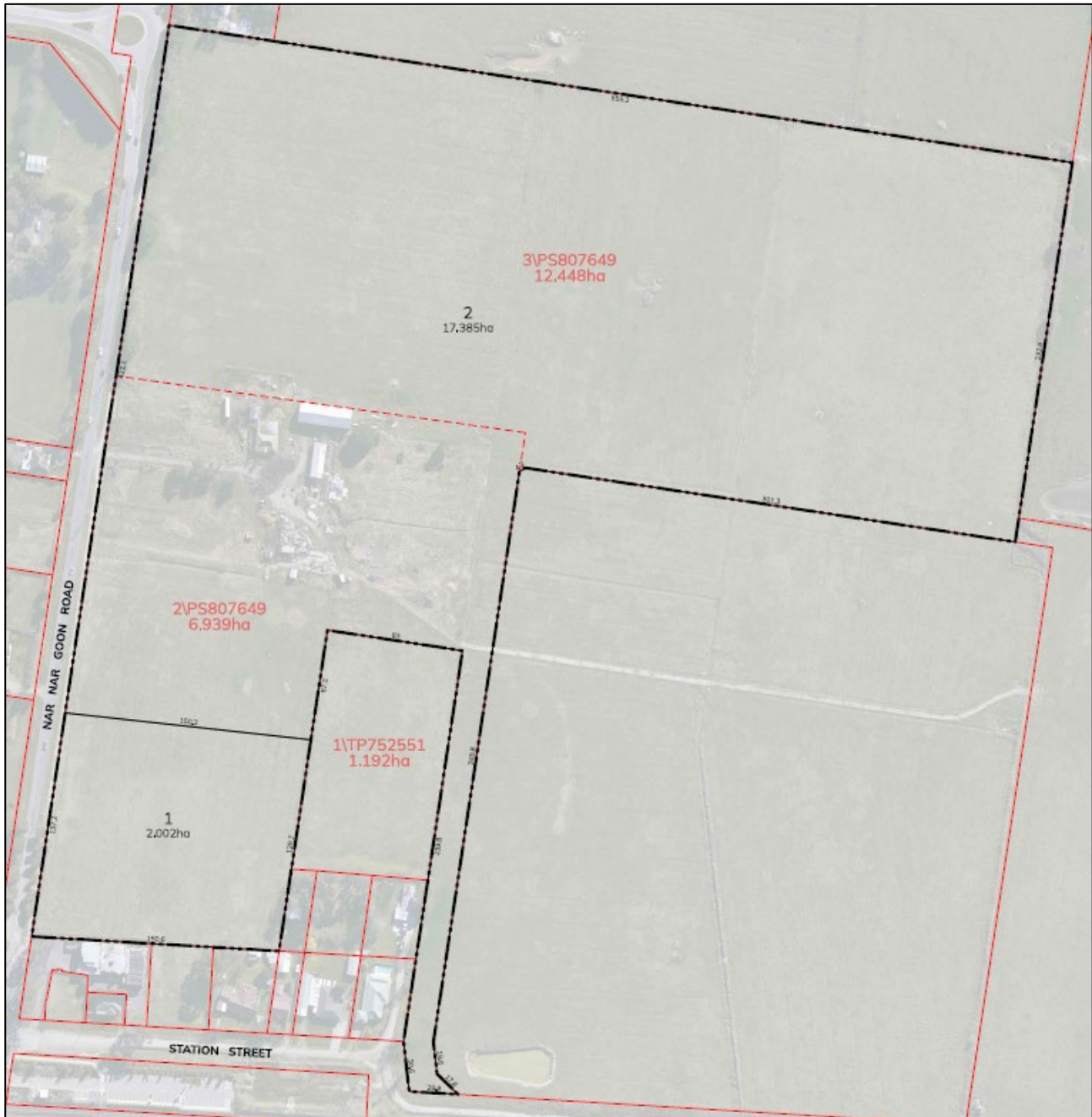


Figure 3: Proposed Plan of Subdivision

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The proposed boundary re-alignment results in a net transfer of 6.939 hectares from 28, to 34 Nar Nar Goon Road.

Lot 1 (28 Nar Nar Goon Road)

Lot 1 is proposed to be a total of 2.002 hectares, and to comprise of the southern area of the existing lot. The resultant lot is to be generally square in shape, with a frontage of 137 metres to Nar Nar Goon Road.

Lot 2 (34 Nar Nar Goon Road)

Lot 2 is proposed to be a total of 17.385 hectares and to comprise of the existing area of 34 Nar Nar Goon Road, as well as the northern and eastern component of 28 Nar Nar Goon Road. This lot will have a frontage of 422.1 metres to Nar Nar Goon Road and a secondary frontage of 60.4 metres to Station Street.



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4. Statutory Planning Framework

4.1 Planning Policy Framework (PPF) and Relevant Planning Policy

The Planning Policy Framework (PPF) provides the broad policy direction within the Victoria Planning Provisions. The planning principles set out under the SPPF are to be used to guide decision making on planning proposals across the State.

The following Clauses of the PPF in the Cardinia Planning Scheme are relevant to the assessment of this proposal:

- Clause 02 – Municipal Planning Strategy
- Clause 11.01-1L-09 - (Western Port Green Wedge)
- Clause 12 – Environmental and Landscape Values
- Clause 15.1-3s – Built Environment – Subdivision Design
- Clause 21 – Municipal Strategic Statement

Discussion

It is considered that the proposal is consistent with the relevant objectives and strategies of the PPF. The following comments are made in support of this statement:

- The proposal facilitates the improved accessibility use of both by the current operator by facilitating a dual frontage to the northern parcel and additional space allocated to the lot associated with the existing dwelling and agricultural activities.
- The proposed subdivision will not result in the capacity for additional dwellings in rurally zoned land, consistent with the intent of rural land within Cardinia Shire.
- The resultant lots are both capable of supporting uses suitable within the Green Wedge Zone and appropriate in the context of Cardinia's policy for rurally zoned land.
- Pursuant to Clause 11.01-1L-09, this land is located within precinct 3 (Railway Precinct) of the Western Port Green Wedge and is subject to the requirements of the *Cardinia Western Port Green Wedge Management Plan*.
- Consistent with the objective of Clause 11.01-1L-09 and the above incorporated document, the proposal does not facilitate the creation of additional lots or facilitate development beyond than the existing circumstances.
- Further to the above, the proposal does not contravene the proposed "Precinct 3: Railway Strategies" as it does not include a use component nor impact the capability of the land to be used for agricultural uses.
- Given the application is associated with a boundary re-alignment, there is limited implications for the "Future directions/preferred land uses" listed within Section 8.3 of the *Cardinia Western Port Green Wedge Management Plan*.


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Wedge Management Plan. Notwithstanding, it is considered that the proposed application does not contravene any of the preferences of the Precinct.

4.2 Green Wedge Zone – Schedule 1 (GWZ)

The site is located within the Green Wedge Zone – Schedule 1 (GWZ1). The purposes of the GWZ1 include:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To provide for the use of land for agriculture.
- To recognise, protect and conserve green wedge land for its agricultural, environmental, historic, landscape, recreational and tourism opportunities, and mineral and stone resources.
- To encourage use and development that is consistent with sustainable land management practices.
- To encourage sustainable farming activities and provide opportunity for a variety of productive agricultural uses.
- To protect, conserve and enhance the cultural heritage significance and the character of open rural and scenic non-urban landscapes.
- To protect and enhance the biodiversity of the area.

A permit is required to subdivide land within the Green Wedge Zone.

The minimum subdivision area within the Schedule to the Zone is 40 Hectares. Pursuant to Clause 35.04-3, a permit can be granted if subdivision is the re-subdivision of existing lots, the number of lots is not increased, and the number of dwellings that the land could be used for does not increase.

It is considered that the proposal is appropriate within the context of the applicable policy. The following comments are made in support of this statement:

- The proposal is a re-subdivision of existing lots (a boundary re-alignment) and does not increase the number of lots.
- The proposed subdivision facilitates the improved access of agricultural land to the existing dwelling.
- This proposal does not increase the number of dwellings that the land could be used for given the net number of existing dwellings remains one and the net number of lots remains two.
- Lot 1 remains adequately sized (2 hectares) for a range of agricultural and other uses appropriate within the Green Wedge Zone.
- Whilst Lot 1 is reduced in size, given this land is directly transferred to Lot 2 – a parcel with greater separation from sensitive uses – it is considered that the agricultural capacity and potential of the land is improved by the proposed boundary re-alignment. This is due to the consolidated agricultural


Cardina

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activities that can be undertaken on proposed Lot 2, while proposed Lot 1 is a sufficient size for less intensive agricultural activities such as grazing, to be undertaken.

4.3 Land Subject to Inundation

Pursuant to Clause 35.04-3, a permit is not required for a subdivision.



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5. Particular Provisions

The following Particular Provisions are relevant to this application:

- Clause 53.01(Public Open Space Contribution and Subdivision);
- Clause 65 (Decision Guidelines):

5.1 Clause 53.01(Public Open Space Contribution and Subdivision)

Pursuant to Section 18(1A) of the Subdivision Act 1988 a boundary re-alignment does not trigger the requirement for contribution of a Public Open Space Contribution.



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6. Conclusion

It is submitted that the report comprehensively details how the proposal achieves an appropriate planning outcome in Cardinia Shire. In support of this statement, the following comments are noted:

- The proposed boundary re-alignment facilitates greater access and opportunity to the lot associated with the existing dwelling.
- The proposed boundary re-alignment is consistent with the objectives of the Green Wedge Zone and does not increase the number of dwellings that the land could potentially be used for.

We look forward to a favourable decision from Council and are happy to discuss the proposal and provide any further information as required to ensure a timely decision by Council.



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Southbank, VIC 3006
(03) 8593 9650

Adelaide

27 Halifax Street
Enter via Symonds Pl
Adelaide, SA 5000
(08) 8333 7999

Perth

Level 17, 1 Spring Street
Perth, WA 6000
(08) 6285 3177

Brisbane

GPO Box 2349
Brisbane, QLD 4000
(07) 3778 7420



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

VOLUME 11973 FOLIO 556

Security no : 124127652350Y
Produced 01/09/2025 11:36 AM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 807649U.

PARENT TITLES :

Volume 08515 Folio 801 Volume 11068 Folio 554

Volume 11160 Folio 115 to Volume 11160 Folio 116

Created by instrument PS807649U 12/04/2018

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

NARNARCON PTY LTD of 13 JOHN STREET PAKENHAM VIC 3810
PS807649U 12/04/2018



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ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AH591292A 03/11/2010

AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE PS807649U FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 28 NAR NAR GOON ROAD NAR NAR GOON VIC 3812

ADMINISTRATIVE NOTICES

NIL

eCT Control 16165A AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED
Effective from 12/04/2018

DOCUMENT END

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

VOLUME 11973 FOLIO 557

Security no : 124131936176R
Produced 06/02/2026 11:44 AM

LAND DESCRIPTION

Lot 3 on Plan of Subdivision 807649U.
PARENT TITLES :
Volume 08515 Folio 801 Volume 11068 Folio 554
Volume 11160 Folio 115 to Volume 11160 Folio 116
Created by instrument PS807649U 12/04/2018

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
NARNARCON PTY LTD of 13 JOHN STREET PAKENHAM VIC 3810
PS807649U 12/04/2018



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DIAGRAM LOCATION

SEE PS807649U FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AZ802089V (E)	DISCHARGE OF MORTGAGE	Registered	12/11/2025
AZ811951H (E)	TRANSFER CONTROL OF ECT	Completed	14/11/2025

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

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

Street Address: 34 NAR NAR GOON ROAD NAR NAR GOON VIC 3812

ADMINISTRATIVE NOTICES

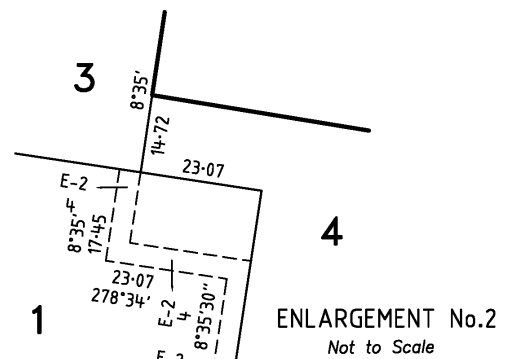
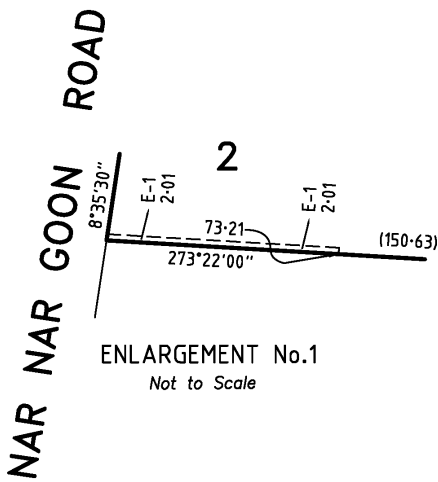
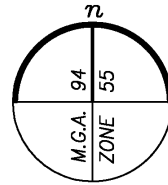
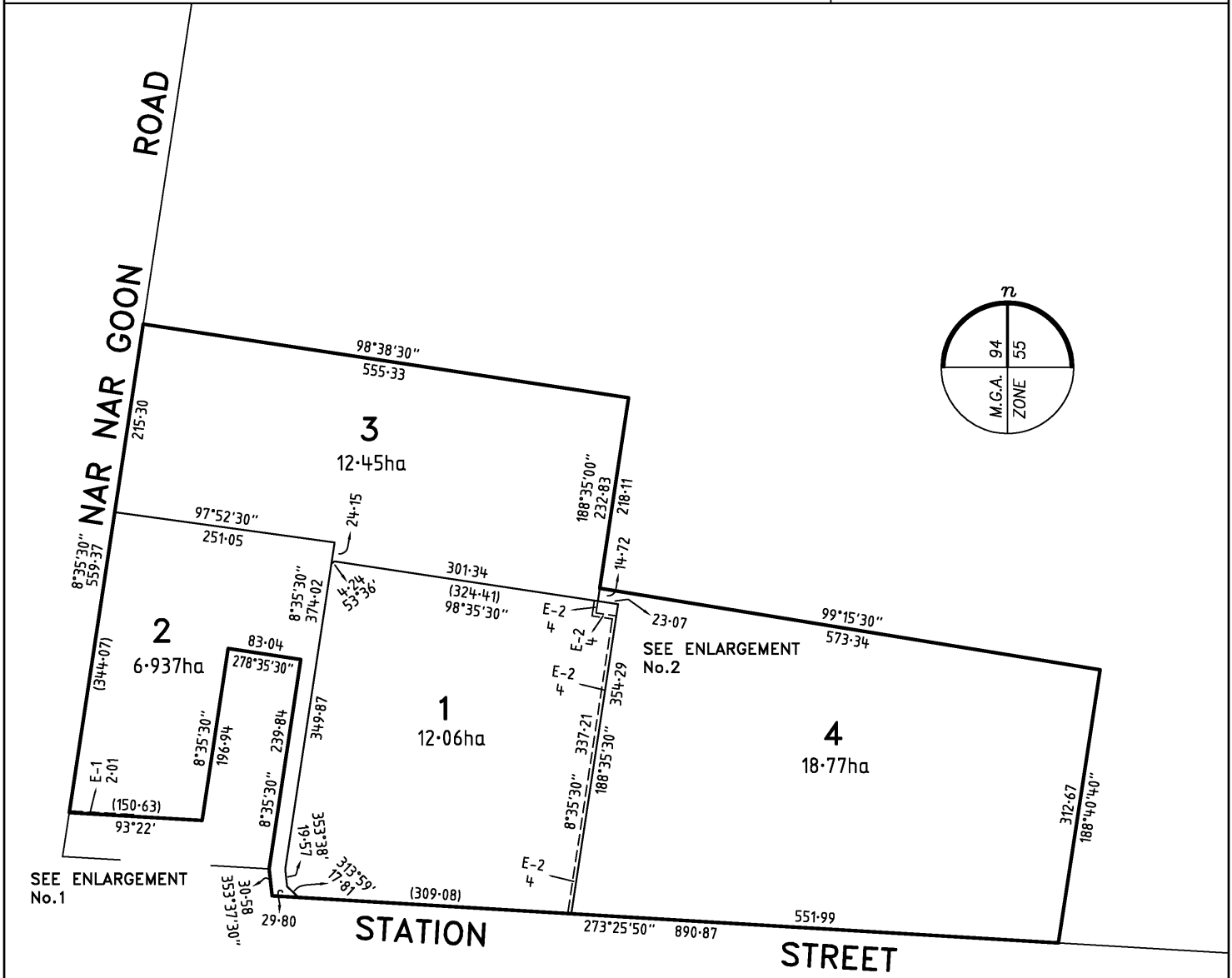
NIL

eCT Control 18030P DUFFY & SIMON
Effective from 14/11/2025

DOCUMENT END

PLAN OF SUBDIVISION

PS 807649U



Cardinia
ADVERTISED MATERIAL

Planning Application: 126008
Date Prepared: 03 June 2026

50 0 100 200
LENGTHS ARE IN METRES

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NAR NAR GOON

Bosco Jonson Pty Ltd
A.B.N 15 169 138 827
P.O. Box 5075, South Melbourne, Vic 3205
16 Eastern Road South Melbourne
Vic 3205 Australia
Tel (03) 9699 1400 Fax (03) 9699 5992

LICENSED SURVEYOR ADRIAN A. THOMAS

DATE 06/12/17 REFERENCE 29210003
VERSION C DRAWING 2921000DC

Digitally signed by: Adrian Alexander Thomas (Bosco Jonson Pty Ltd),
Surveyor's Plan Version (C),
12/01/2018, SPEAR Ref: S111658H

SCALE 1:5000

SHOWN SHEET 2

Digitally signed by:
Cardinia Shire Council,
15/01/2018,
SPEAR Ref: S111658H

<h1>PLAN OF SUBDIVISION</h1>	<h2>EDITION 1</h2>	<h1>PS 807649U</h1>
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<p>PARISH: LOCATION OF LAND NAR-NAR-GOON</p> <p>TOWNSHIP: -</p> <p>SECTION:</p> <p>CROWN ALLOTMENT: 85A(PT), 85B(PT), 88A(PT), 88A1(PT), 88B(PT), & 88B1(PT).</p> <p>CROWN PORTION:</p> <p>TITLE REFERENCE: VOL 11160 FOL 115 VOL 11160 FOL 116 VOL 11068 FOL 554 VOL 8515 FOL 801</p> <p>LAST PLAN REFERENCE: LOT 1 ON PS621746G LOT 2 ON PS621746G LOT 3 ON TP369594T LOT 3 ON LP65351</p> <p>POSTAL ADDRESS: 28 NAR NAR GOON ROAD (at time of subdivision) NAR NAR GOON</p> <p>MGA 94 CO-ORDINATES: E 375 150 ZONE: 55 (approx. centre of land in plan) N 5 784 450</p>	<p>Council Name: Cardinia Shire Council</p> <p>Council Reference Number: S17/143 Planning Permit Reference: T160851 SPEAR Reference Number: S111658H</p> <p>Certification</p> <p>This plan is certified under section 6 of the Subdivision Act 1988</p> <p>Statement of Compliance</p> <p>This is a statement of compliance issued under section 21 of the Subdivision Act 1988</p> <p>Public Open Space</p> <p>A requirement for public open space under section 18 of the Subdivision Act 1988 has not been made</p> <p>Digitally signed by: Simone Norbury for Cardinia Shire Council on 15/01/2018</p>
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VESTING OF ROADS AND/OR RESERVES	NOTATIONS
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IDENTIFIER	COUNCIL/BODY/PERSON	
NIL	NIL	<p>STAGING This is is not a staged subdivision Planning Permit No. T160151</p> <p>DEPTH LIMITATION DOES NOT APPLY</p>



Cardinia

ADVERTISED MATERIAL

Planning Application: T260084
Date Prepared: 03 June 2026


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EASEMENT INFORMATION

Easements & Rights implied by Section 12(2) of the Subdivision Act 1988 applies to the whole of the land in this plan.

LEGEND: E - Encumbering Easement, Condition in Crown Grant in the Nature of an Easement or Other Encumbrance A - Appurtenant Easement

SUBJECT LAND	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED/IN FAVOUR OF
E-1	DRAINAGE	2.01	INST. No. A49144	SHIRE OF BERWICK
E-2	DRAINAGE	4	THIS PLAN	LOT 3 ON THIS PLAN

<p>NAR NAR GOON</p> <p>4 LOTS</p> <p>Bosco Jonson Pty Ltd A.B.N 15 169 138 827 P.O. Box 5075, South Melbourne, Vic 3205 16 Eastern Road South Melbourne Vic 3205 Australia Tel 03) 9699 1400 Fax 03) 9699 5992</p> 	<p>LICENSED SURVEYOR ADRIAN A. THOMAS</p> <p>DATE 06/12/17 REFERENCE 29210003 VERSION C DRAWING 2921000DC</p> <p>Digitally signed by: Adrian Alexander Thomas (Bosco Jonson Pty Ltd), Surveyor's Plan Version (C), 12/01/2018, SPEAR Ref: S111658H</p>	<p>ORIGINAL SHEET SIZE A3 SHEET 1 OF 2 SHEETS</p> <p>PLAN REGISTERED TIME: 9:58am DATE: 12/04/18</p> <p style="text-align: right;">B.J.S. Assistant Registrar of Titles</p>
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