



Cardinia

MINUTES OF TOWN PLANNING COMMITTEE

MONDAY, 1 APRIL 2019

MINUTES OF TOWN PLANNING COMMITTEE

held in the Council Chambers, 20 Siding Avenue, Officer
on Monday, 1 April 2019

The meeting commenced at 7:00pm

PRESENT:

Deputy Mayor, Collin Ross, Chairman

Councillors Michael Schilling, Carol Ryan, Ray Brown, Jeff Springfield, Leticia Wilmot, Brett Owen

Messrs Carol Jeffs (CEO), David Jackson (AGMCS), Andrew Paxton (GMPD), Jack Coogan (GO)

APOLOGIES:

Councillors Graeme Moore, Jodie Owen

APPOINTMENT OF TEMPORARY CHAIR

The CEO called for nominations of Councillors to sit as temporary chair for this meeting of the Town Planning Committee.

Cr Collin Ross was nominated by Cr Ray Brown and seconded by Cr Carol Ryan, thus declaring him the chair for tonight's proceedings under Section 73 of Local Law 19.

DECLARATION OF PECUNIARY AND OTHER INTERESTS

Nil.

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1 CONSTRUCTION OF FOUR DWELLINGS - 3 GOFF STREET, BEACONSFIELD

FILE REFERENCE INT1919691

RESPONSIBLE GENERAL MANAGER Andrew Paxton

AUTHOR Melanie Wright

RECOMMENDATION

That a Notice of Decision to Grant Planning Permit T180694 be issued for Construction of four (4) dwellings on a lot at 3 Goff Street, Beaconsfield subject to the conditions attached to this report.

Attachments

- | | | |
|---|--|---------|
| 1 | Locality Map | 1 Page |
| 2 | Development Plans | 5 Pages |
| 3 | Copy of Objections, circulated to Councillors only | 6 Pages |

EXECUTIVE SUMMARY:

APPLICATION NO.: **T180694**

APPLICANT: **Victorian Women's Housing Association Ltd**

LAND: **3 Goff Street, Beaconsfield VIC 3807**

PROPOSAL: **Construction of four (4) dwellings on a lot**

PLANNING CONTROLS: **General Residential Zone**

NOTIFICATION & OBJECTIONS: Notice of the application has been given by sending notices to the owners and occupiers of adjoining land and placing one (1) sign at the frontage of the site.

Four objections were received

KEY PLANNING CONSIDERATIONS: Neighbourhood Character
Traffic and Congestions
Amenity

RECOMMENDATION: Approval

BACKGROUND:

There is no relevant planning history for the subject site.

SUBJECT SITE

The site is located on the west side of Goff Street, Beaconsfield.

A single crossover is located adjacent to the northern boundary of the site and provides vehicle access to Goff Street. The site is a rectangular shape with a street frontage of 18.29 metres, a site depth of 45.11 metres, with a total site area of approximately 825sqm.

The site currently contains a single storey dwelling with a carport, two outbuildings and one large canopy tree.

The topography of the land slopes gently from the south-west corner to the east of the site.

The subject site is located in a residential area located in close proximity to Beaconsfield Metropolitan Train Station and the Beaconsfield Commercial Centre.

The main characteristics of the surrounding area are that of an established residential area with an emerging character of in fill development. Details of adjoining sites are as follows:

- North - No.1 Goff Street – a single storey residential building
- South - No.5 Goff Street– a single storey dwelling
- East- Nos. 6 & 8 Goff Street – single storey dwellings
- West – No. 4 Horner Street– a newly construction double storey dwelling with an outbuilding constructed on the common boundary.

PROPOSAL

It is proposed to construct four dwellings on the lot. The development will comprise of four single bedroom units, the building is single storey will have a maximum height of 5.075 metres and total site coverage of 36.1%. The building provides a contemporary design that incorporates materials common in the area of brick, timber and colourbond roofing.

Each of the dwellings will have an L-shape configuration that will comprise of a single bedroom, bathroom, kitchen, living, and dining plus office area with moveable partisan walls. Living areas are designed to have direct access to the secluded private open spaces, each of the units are provided with a minimum area of 25sqm of secluded private open space.

Single undercover carports are provided to each dwellings, the covered areas will provide shelter for dwelling entrances with the exception of unit 1 which will have a primary dwelling entrance facing Goff Street. Car spaces for unit 1 & unit 2 will be adjacent to each other and similarly car spaces for unit 3 and unit 4 are adjacent to each other this configuration will include a permeable partisan wall to allow for passive surveillance.

The proposal includes the provision of substantial landscaping with paving associated with car parking and access ways, designed to be a component of the landscaping.

PLANNING SCHEME PROVISIONS

State Planning Policy Framework (SPPF)

The relevant clauses of the SPPF are:

- 11.02-2S Structure Planning
- 11.06-2 Housing choice;
- 11.06-5 Neighbourhoods;

- 11.06-6 Sustainability and resilience;
- 15.01-02S Building design;
- 15.01-4R Health Neighbourhoods
- 15.01-5S Neighbourhood character;
- 15.01-6 Healthy neighbourhoods;
- 15.02-1 Energy and resource efficiency;
- 16.01-1 Integrated housing;
- 16.01-2R Housing opportunity areas – Metropolitan Melbourne
- 16.01-3S Housing Diversity
- 16.01-4 Housing diversity.

Local Planning Policy Framework (LPPF)

The relevant clauses of the LPPF are:

- 21.03-1 Housing; and
- 21.06-1 Design and built form

Relevant Particular/ General Provisions and relevant incorporated or reference documents

The relevant provisions/ documents are:

- Cardinia Shire's Liveability Plan 2017-2029;
- Cardinia Affordable Housing Strategy
- Clause 55 Two or More Dwellings on a Lot and Residential Buildings;
- Clause 52.06 Car Parking;
- Clause 52.17 Native Vegetation
- Clause 65 Decision Guidelines
- Clause 66 Referral and Notice Provisions

Cardinia Shire's Liveability Plan 2017-2029

This proposal has regard to Cardinia Shire's Liveability Plan 2017-2029, in particular:

- Improved Social Cohesion through the use of shared public space
- Improved safety through a strong address to the street and associated passive surveillance frontages
- Reduce obesity through the use of common park areas and decreased dependency on cars to encourage public transport use in a well serviced area of Beaconsfield

Zone

The land is subject to the **General Residential Zone**

Overlays

The land is not subject to any overlays.

PLANNING PERMIT TRIGGERS

The proposal for the construction of four (4) dwellings on a lot requires a planning permit under the following clauses of the Cardinia Planning Scheme:

- Pursuant to Clause 32.08-6 of the General Residential Zone a permit is required to construction two or more dwellings on a lot.

PUBLIC NOTIFICATION

The application has been advertised pursuant to Section 52 of the Planning and Environment Act 1987, by:

- Sending notices to the owners and occupiers of adjoining land.
- Placing a sign on site

Council has received four (4) objections to date.

The key issues that were raised in the objections are:

- Traffic
- Noise
- Amenity
- Neighbourhood Character
- Reduce property prices
- Construction impact (safety & fire)

REFERRALS

The application did not require referral to external referral departments.

DISCUSSION

A number of State and Local policies are relevant to this application which seeks approval for development of residential land close to the Beaconsfield Commercial Centre. The proposal of this scale must be considered on its merit from a wider strategic perspective at a Local and State Strategic level. Policies such as Clause 15.01 (Urban environment), Clause 16.01 (Residential development) and Clause 21.06-1 (Design and built form) aim to encourage housing diversity, promote a high standard of design and achieve attractive, diverse, sustainable and liveable neighbourhoods.

At a local level, Clause 21.03-1 (Housing) of the Local Policy Planning Framework in conjunction with the Municipal Statement provide objectives and strategies to help deliver a range of housing types at increased densities, while being consistent with the existing and/or preferred neighbourhood character.

This is further encouraged by Clauses 11.06-2 (Housing choice) and 11.06-5 (Neighbourhoods) that aim to provide housing diversity close to jobs and services. More specifically, these clauses include strategies that seek to facilitate increased housing in the established areas and in areas with appropriate infrastructure and access to jobs and public transport and deliver a diverse mix of housing types. The location of the subject site is strategically well placed to meet this objectives as it is located within 500 metres of the Beaconsfield Town Centre and 450 metres of the Beaconsfield Railway Station.

Clauses 11.06-6 (Sustainability and resilience), 15.02-1 (Energy and resource efficiency) and 21.02-8 (Resource conservation) are also applicable to this application. These clauses generally seek to create a more sustainable and resilient city by encouraging development to maximise efficient use of energy and minimise greenhouse gas emissions. 15.01-5S (Neighbourhood Character) seeks to achieve development that responds to cultural identity and contributes to existing or preferred neighbourhood character of the area.

The proposal is also considered consistent with the sustainability and energy efficiency objectives of the Planning Scheme with the dwellings orientated to the north to maximise solar access to reduce dependence on heating and cooling systems. The plans demonstrate that the overall development maximises the northern orientation with the inclusion large areas for landscaping and permeability.

The proposal contributes towards a diversity of housing types and sizes, with four single storey dwellings providing a more refined and intense form of housing that is emerging in the area. These types of development make for a more efficient use of available land. The dwellings are attached units that are considered to be consistent with the emerging character of the immediate area where examples of single storey attached and semi-detached developments on lot sizes generally under 300 square metres are found. The proposal helps to respect the character of the existing area, with the use of features and materials that are consistent with what is found in the wider area, such as weatherboard and brick finishes and provide open areas for landscaping in the front setback.

General Residential Zone

The subject site is zoned General Residential, the purpose of which zone seeks to encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport. The zone also encourages development that is responsive to the existing precinct and reflects the preferred character of the area.

In this application, a permit is only required to construct two or more dwellings on a lot under Clause 32.08-6, in this case the construction of four (4) dwellings. The use of the land for four (4) dwellings does not require a planning permit under the zone.

The decision guidelines of this zone cover a number of matters, including:

- The objectives, standards and decision guidelines of Clause 55
- The Municipal Planning Strategy and the Planning Policy Framework
- The objectives set out in a schedule to this zone
- Any other decision guidelines specified in a schedule to this zone

The proposal includes the development of a residential site which is in close proximity to the Beaconsfield Town Centre. The subject site for the proposal is located in the predominantly residential precinct which is accommodating housing growth in an area that is very well served by infrastructure and is located in walking distance to the commercial centre of Beaconsfield. The proposal provides a development for the site which is of a scale that allows for a sensitive transition from the emerging residential character of the area.

Pursuant to the Zone a mandatory garden area of 35% must be provided across the site, the proposal satisfies the requirement providing 36.0% of garden area. Similarly, the Zone sets a mandatory height limit of development to 11 metres in height, the proposal does not exceed overall height of 5.1 metres from natural ground level.

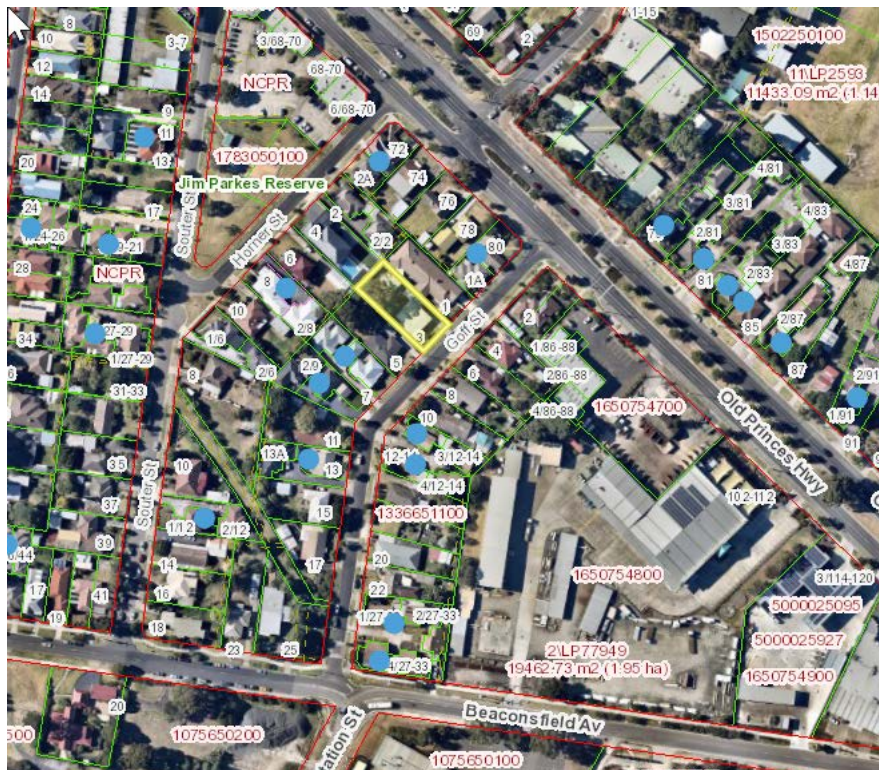
The proposal has been assessed against the requirements of Clause 55 – Two or more dwellings on a lot to determine whether the proposal can achieve residential development that respects the existing neighbourhood character or which contributes to a preferred neighbourhood character. The proposal must also provide a reasonable standard of amenity for existing and new residents.

A summary of the assessment against the requirements of Clause 55 is shown below, with the proposal meeting all relevant objectives.

Clause 55.02 Neighbourhood character and infrastructure:

It is considered that the proposed development generally accords with the emerging neighbourhood character of the area. The proposal reinforces the residential character of the area, which has seen an emerging character of older housing stock being revitalised with single storey semi-attached unit developments. The proposal uses appropriate design responses including, materials and siting to complement its location, built form is designed to have the development appear as a single dwelling. The

development is well integrated with the streetscape with unit 1 designed to front Goff Street with landscaped frontage. The location of the proposal is of an appropriate scale given its proximity to Beaconsfield Activity Centre where dwelling diversity is encouraged. Examples of unit development in the area include Nos. 7, 9, 13, 12-14 and 27-33 Goff Street.



Unit developments in local area highlighted with blue dot

The development can be suitably accommodated into the infrastructure of the existing area and as such, all reticulated services will be available to the development.

The proposal provides a contemporary interpretation of the existing neighbourhood character by including pitched roofs, large openings and appropriate street setbacks with no front fences to allow for adequate landscaping opportunities.

Clause 55.03 Site layout and building massing:

The proposal is considered to meet the standards and objectives of Clause 55.03 with the standards respect the preferred neighbourhood character of the area. The development is compliant with the street setback and overall it is considered that the site layout and building form of the proposal are consistent with the relevant standards.

Building heights (maximum height of 5.1 metres), site coverage (approx. 36 per cent) and permeability are within the standards. Energy efficiency, safety, landscaping, access and parking location are all considered appropriate and in accordance with the required standards.

Clause 55.04 Amenity Impacts:

Clause 55.04 (Amenity Impacts) outlines requirements for assessing amenity impacts on adjoining neighbours with standards addressing such things as overshadowing, overlooking and side and rear setbacks. The proposed development, when assessed against the provision of Clause 55, was identified not to unreasonably limit the amenity of adjoining neighbours with the proposal meeting most standards in relation to matters such as daylight to existing windows, overshadowing and overlooking.

The proposed wall on boundary along the rear boundary is compliant with the allowable height and length set by the standard, an objection was received in relation to this element of the development. The applicant

revised plans to set the wall on the boundary in from the adjoining boundary by 150mm to avoid the need to replace the existing boundary fence.

The applicant has indicated that a 1 metre setback of the wall would be accommodated by shifting the entire development to the street and as a result require a reduced street setback. The gesture may ease objector concerns, and a reduced street setback would be considered appropriate in the site context, however it is not considered appropriate to require this setback as a condition of approval, as the proposal is compliant with the standard. A wall of a similar length and height is constructed on the adjoining neighbours' property. In requiring the setback change, this will result in the floor layout of each unit, and private opens space to be compromised. In addition, the proposal is for social housing and the change may compromise the integrity of the development in ensuring high amenity accommodation outcomes.

Overall, the proposal is compliant with the standards of Clause 55.04 (Amenity Impacts) with no unreasonable amenity impacts to result from the proposal therefore it is considered that the proposal is unlikely to cause material detriment to adjoining neighbours.

Clause 55.05 On Site Amenities and Facilities:

The development has been designed to provide a sense of identity for each dwelling and adequate open space areas in accordance with the requirements of Clause 55. Each dwelling is provided secluded private open space at ground floor of 25 sqm of more plus the space of the front communal area. As the proposal is for single bedroom dwellings this amount of SPOS is considered appropriate and meaningful for the purpose of the proposal. The proposal has been designed to ensure adequate provision of on-site amenities and facilities, including accessibility, daylight and solar access.

The proposal orientates the dwellings including living areas, openings and private open spaces to the north of the site to utilise solar access. It is considered that the proposal provides a high level of internal amenity for future occupants of the dwellings.

Clause 55.06 Detailed Design:

The design details of the proposed development are compatible with the character of the surrounding area. The proposal comprises a contemporary residential standard of design that does not detract from the surrounding area. It includes features such as single storey built form, use of materials which are common in the immediate neighbourhood character and will make a positive contribution to the area.

All dwellings have vehicle and pedestrian access via internal access ways and while there are common property access ways provided, the space has been designed to ensure the spaces are practical, attractive and easily maintained. It is considered that all site services and facilities can be provided to the site, and this will take the form of conditions on any permit issued.

No front fences is proposed allowing for an attractive landscape featured front setback.

Overall, it is considered that the proposal incorporates design detail that respects the existing neighbourhood character.

Clause 52.06 - Car Parking

The purpose of Clause 52.06 is to ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality car parking requirements for the proposal.

The carparking requirement of one space per unit has been supplied.

OBJECTIONS:

Below are responses to concerns raised by objectors:

- *Amenity Impacts*
 - *Safety*
 - *Noise*
 - *Proximity to adjoining boundary*

The proposal has been assessed against the amenity impact provisions of Clause 55 – two or more dwellings on a lot. The assessment against the amenity impact standards, including overlooking, overshadowing and daylight to existing windows, found that the proposal would not result in unreasonable amenity impacts to adjoining neighbours.

Noise normal to a dwelling cannot be considered and residents of the dwellings are subject to EPA and Local Laws noise requirements. Air conditioning is considered normal to a dwelling and it would be unreasonable to condition deletion of any external plants for heating cooling unit.

- *Loss of property value*

Loss of property value is not a consideration under the *Planning and Environment Act 1987*.

- *Traffic*

The proposal complies with the required car parking rate and the application was referred to Council's Traffic Department, who did not raise concern with the in regards to traffic generation.

- *Construction on the boundary*

The proposal has been assessed against the provision of the Cardinia Planning Scheme including ResCode which includes a standard on walls on boundaries. While the proposal includes a wall on boundary is it compliant with the standard. The applicant revised plans to set the wall off the boundary to avoid replacing the fence, however the objector has requested a 1 metre setback. The applicant has indicated that this could be accommodated by shifting the development to the street and requiring a reduced street setback. This is not considered appropriate in orderly planning, as the wall is compliant with the standard, a wall on boundary already exists on the boundary of the adjoining lot. In addition, a 1 metre space adjacent to a boundary is essentially an unusable space as it cannot be considered private open space and the proposal is for social housing so the quality of the development may be compromised by a reduction in the floor areas.

Additional concerns regarding safety during the construction and fire rating were raised, these are issued dealt with at the building and construction stages and are not relevant to planning.

CONCLUSION

Having regard to the above, it is considered that the proposal is consistent with the Cardinia Planning Scheme. It is recommended that a Notice of Decision to Grant Planning Permit **T180694** be issued for the **Construction of four (4) dwellings at 3 Goff Steet, Beaconsfeild** subject to the following conditions:

CONDITIONS

1. Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale and fully dimensioned. The plans must be generally in accordance with the plans submitted with the application but modified to show:

Amended Landscape Plan:

- a. A landscape plan prepared by a person suitably qualified and experienced in landscape design to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must be generally in accordance with the landscape concept plan dated 12.12.2018 prepared by Eckersley Garden Australia except to show:

- i. Consistent with revised development plans dated 8 March 2019
- ii. plant drawn and labelled as 'BABL' identified on plant schedule
- iii. pot sizes to be nominated
- iv. Quantity of plant species should be specified in plant schedule

All species selected must be to the satisfaction of the Responsible Authority and should be drought tolerant and proven hardy cultivars suitable to the local conditions. Plantings are not to impact site lines for vehicles or pedestrians

2. The development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.
3. Once the development has started it must be continued and completed to the satisfaction of the Responsible Authority.
4. The development must not be occupied until the following works have been completed to the satisfaction of the Responsible Authority:
 - a. The premises are connected to a reticulated water supply, sewerage, drainage and underground electricity to the requirements of the relevant servicing authority.
 - b. Outfall drainage for the development must be designed and constructed to a satisfactory point of discharge in accordance with plans and specifications approved by the Responsible Authority.
 - c. Power and telephone lines to all new dwellings must be placed underground from the main point of service supplied by the relevant authority outside the boundaries of the subject land.
 - d. A bin storage area must be provided for each dwelling and must be located so as not to be detrimental to the visual amenity of the neighbourhood.
 - e. A mail box must be provided to the satisfaction of the Responsible Authority and Australia Post.
 - f. A clothesline must be provided for each dwelling and must be located so as not to be detrimental to the visual amenity of the neighbourhood.
 - g. Lighting must be provided near the front entrance of each dwelling.
 - h. The landscaping works shown on the endorsed plans must be carried out and completed.
 - i. A commercial/industrial standard concrete vehicle crossing/s as shown on the approved plans must be constructed to the approval and satisfaction of the Responsible Authority.
 - j. Any redundant existing vehicle crossing must be removed and the nature strip and *kerb and channel* reinstated at the cost of the owner and to the satisfaction of the Responsible Authority.
 - k. All proposed areas set aside on the approved plan/s for access, circulation and car parking must be constructed with concrete, asphalt or other approved hard surfacing material, drained and the parking areas delineated to the satisfaction of the Responsible Authority. Once constructed, these areas must be maintained to the satisfaction of the Responsible Authority
5. Stormwater works must be provided on the subject land so as to prevent overflows onto adjacent properties.
6. Stormwater must not be discharged from the subject land other than by means of an underground pipe drain discharged to an outlet in the street or to an underground pipe drain to the satisfaction of the Responsible Authority
7. Before the development commences,
 - a. Drainage plans must be submitted to and approved by the Responsible Authority. The plans must show the provision of a stormwater detention system. The stormwater detention system

will become the responsibility of the property owner or body corporate to maintain to the satisfaction of the Responsible Authority.

Note: As the development has an impervious ratio greater than 35%, the developer shall engage the services of a suitably experienced Engineer to design a stormwater detention system that will reduce the intensity of the storm water discharge entering Council's drainage system, i.e.: a detention system. The storm water detention system shall provide for the same five (5) year ARI peak discharge as that for a standard house lot with no storm water detention. A standard house lot is assumed to have a fraction impervious area of 35%. Calculations and a plan shall be submitted to Council for approval prior to construction. The storm water detention system must be constructed prior to the occupation of the proposed development.

8. Earthworks must be undertaken in a manner that minimises soil erosion. Exposed areas of soil must be stabilised to prevent soil erosion. The time for which soil remains exposed and unestablished must be minimised to the satisfaction of the Responsible Authority.
9. Sediment control measures must be undertaken during construction to the satisfaction of the Responsible Authority to ensure that the development subject land is adequately managed in such a way that no mud, dirt, sand, soil, clay or stones are washed into or allowed to enter the stormwater drainage system
10. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the Responsible Authority and used for no other purpose. Any dead, diseased or damaged plants are to be replaced
11. The exterior colour and cladding of the development must not result in any adverse visual impact on the environment of the area and all external cladding and trim of the building, including the roof, must be of a non-reflective nature.
12. The dimensions and layout of the proposed access and parking areas must be in accordance with the requirements of Clause 52.06 of the Cardinia Planning Scheme.
13. All residential waste must be stored within the specified bin storage area for each dwelling. Garbage bins are to be placed on the street for collection in a tidy manner on the appropriate waste collection day for the area.
14. Any external lighting must be designed, baffled and located so as to not detrimentally affect the adjoining land to the satisfaction of the Responsible Authority

Expiry:

15. This permit for development will expire if:

- a) The development is not started within **two (2) years** of the date of this permit.
- b) The development is not completed within **four (4) years** of the date of this permit.

In accordance with Section 69 of the *Planning and Environment Act 1987*, an application may be submitted to the Responsible Authority for an extension of the periods referred to in this condition.

Notes:

- A 'Vehicle Crossing Permit' must be obtained from Council prior to the commencement of any works associated with the proposed vehicle crossing.
- A Building Permit may be required for this development. To obtain a building permit you will need to contact a registered building surveyor.

1 CONSTRUCTION OF FOUR DWELLINGS - 3 GOFF STREET, BEACONSFIELD

Moved Cr B Owen Seconded Cr J Springfield

That a Notice of Decision to Grant Planning Permit T180694 be issued for Construction of four (4) dwellings on a lot at 3 Goff Street, Beaconsfield subject to the conditions below:

CONDITIONS

1. Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale and fully dimensioned. The plans must be generally in accordance with the plans submitted with the application but modified to show:

Amended Landscape Plan:

- a. A landscape plan prepared by a person suitably qualified and experienced in landscape design to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must be generally in accordance with the landscape concept plan dated 12.12.2018 prepared by Eckersley Garden Australia except to show:
 - I. Consistent with revised development plans dated 8 March 2019
 - II. Plant drawn and labelled as 'BABL' identified on plant schedule
 - III. Pot sizes to be nominated
 - IV. Quantity of plant species should be specified in plant schedule
- b. A one (1) metre setback for Unit 4 from the rear (North West) boundary and the overall development subsequently shifted closer to Goff Street. The front setback may not be less than 6.970 metres.

All species selected must be to the satisfaction of the Responsible Authority and should be drought tolerant and proven hardy cultivars suitable to the local conditions. Plantings are not to impact site lines for vehicles or pedestrians

2. The development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.
3. Once the development has started it must be continued and completed to the satisfaction of the Responsible Authority.
4. The development must not be occupied until the following works have been completed to the satisfaction of the Responsible Authority:
 - a. The premises are connected to a reticulated water supply, sewerage, drainage and underground electricity to the requirements of the relevant servicing authority.
 - b. Outfall drainage for the development must be designed and constructed to a satisfactory point of discharge in accordance with plans and specifications approved by the Responsible Authority.
 - c. Power and telephone lines to all new dwellings must be placed underground from the main point of service supplied by the relevant authority outside the boundaries of the subject land.
 - d. A bin storage area must be provided for each dwelling and must be located so as not to be detrimental to the visual amenity of the neighbourhood.
 - e. A mail box must be provided to the satisfaction of the Responsible Authority and Australia Post.
 - f. A clothesline must be provided for each dwelling and must be located so as not to be

detrimental to the visual amenity of the neighbourhood.

- g. Lighting must be provided near the front entrance of each dwelling.
 - h. The landscaping works shown on the endorsed plans must be carried out and completed.
 - i. A commercial/industrial standard concrete vehicle crossing/s as shown on the approved plans must be constructed to the approval and satisfaction of the Responsible Authority.
 - j. Any redundant existing vehicle crossing must be removed and the nature strip and *kerb and channel* reinstated at the cost of the owner and to the satisfaction of the Responsible Authority.
 - k. All proposed areas set aside on the approved plan/s for access, circulation and car parking must be constructed with concrete, asphalt or other approved hard surfacing material, drained and the parking areas delineated to the satisfaction of the Responsible Authority. Once constructed, these areas must be maintained to the satisfaction of the Responsible Authority
5. Stormwater works must be provided on the subject land so as to prevent overflows onto adjacent properties.
 6. Stormwater must not be discharged from the subject land other than by means of an underground pipe drain discharged to an outlet in the street or to an underground pipe drain to the satisfaction of the Responsible Authority
 7. Before the development commences,
 - a. Drainage plans must be submitted to and approved by the Responsible Authority. The plans must show the provision of a stormwater detention system. The stormwater detention system will become the responsibility of the property owner or body corporate to maintain to the satisfaction of the Responsible Authority.

Note: As the development has an impervious ratio greater than 35%, the developer shall engage the services of a suitably experienced Engineer to design a stormwater detention system that will reduce the intensity of the storm water discharge entering Council's drainage system, i.e.: a detention system. The storm water detention system shall provide for the same five (5) year ARI peak discharge as that for a standard house lot with no storm water detention. A standard house lot is assumed to have a fraction impervious area of 35%. Calculations and a plan shall be submitted to Council for approval prior to construction. The storm water detention system must be constructed prior to the occupation of the proposed development.

8. Earthworks must be undertaken in a manner that minimises soil erosion. Exposed areas of soil must be stabilised to prevent soil erosion. The time for which soil remains exposed and unestablished must be minimised to the satisfaction of the Responsible Authority.
9. Sediment control measures must be undertaken during construction to the satisfaction of the Responsible Authority to ensure that the development subject land is adequately managed in such a way that no mud, dirt, sand, soil, clay or stones are washed into or allowed to enter the stormwater drainage system
10. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the Responsible Authority and used for no other purpose. Any dead, diseased or damaged plants are to be replaced
11. The exterior colour and cladding of the development must not result in any adverse visual impact on the environment of the area and all external cladding and trim of the building, including the roof, must be of a non-reflective nature.
12. The dimensions and layout of the proposed access and parking areas must be in accordance with the requirements of Clause 52.06 of the Cardinia Planning Scheme.
13. All residential waste must be stored within the specified bin storage area for each dwelling. Garbage bins are to be placed on the street for collection in a tidy manner on the appropriate waste collection day for the area.
14. Any external lighting must be designed, baffled and located so as to not detrimentally affect the adjoining land to the satisfaction of the Responsible Authority

Expiry:

15. This permit for development will expire if:

- a) The development is not started within **two (2) years** of the date of this permit.
- b) The development is not completed within **four (4) years** of the date of this permit.

In accordance with Section 69 of the *Planning and Environment Act 1987*, an application may be submitted to the Responsible Authority for an extension of the periods referred to in this condition.

Notes:

- A 'Vehicle Crossing Permit' must be obtained from Council prior to the commencement of any works associated with the proposed vehicle crossing.
- A Building Permit may be required for this development. To obtain a building permit you will need to contact a registered building surveyor.

Cd.

2 PLANNING ENFORCEMENT MATTERS (INCLUDING MAGISTRATES' COURT PROSECUTIONS)

FILE REFERENCE INT1919700

RESPONSIBLE GENERAL MANAGER Andrew Paxton

AUTHOR Owen Hardidge

RECOMMENDATION

That the list of enforcement matters currently before VCAT and the Magistrates' Court (and the County Court) be noted.

EXECUTIVE SUMMARY

The following list of enforcement matters currently before VCAT and the Magistrates' Court is submitted for Councillors information.

Where breaches of the Planning Scheme are detected that cannot be satisfactorily resolved Council undertakes enforcements action at the Victorian Civil and Administrative Tribunal (VCAT).

These matters can take several forms and the following are the usual steps in the enforcement process.

Where breaches are sufficiently serious, criminal proceedings in the Magistrates' Court will be commenced, and if so, the successful criminal proceedings will usually be followed by VCAT proceedings (criminal proceedings taking precedence over "civil" proceedings)

CURRENT ENFORCEMENT CASES

The following list indicates such enforcement activities that are currently before VCAT or the Magistrates' Court.

Property Address	Nature of Contravention	Status
1 Walker Street, Koo Wee Rup (OH:SM:18409)	Land that was developed without a permit, in contravention of planning scheme - Heritage Overlay (43.01)	Magistrates' Court proceeding, the accused did not attend the contested hearing date (21/2/19). The accused has now been bailed to attend the Dandenong Magistrates Court on 21 March 2019 .
Unit 1/4A Whitstable Street, Lang Lang (OH:AB:18412) (OH:JALF:18401)	Land that was developed without a permit in contravention of planning scheme - Heritage Overlay (43.01) AND without a building permit	Magistrates' Court proceeding. In September 2018 , the owner pleaded guilty to undertaking work without relevant planning and building permits. On 21 February 2019 the accused was sentenced in the Dandenong Magistrates Court, to an aggregate fine of \$1200 plus costs. As the owner has now received a planning permit, no further action is anticipated.

<p>765 Gembrook Rd, Pakenham Upper (OH:LK:16299)</p>	<p>Native vegetation removal, and earthworks creating driveway and hardstand, in breach of Rural Conservation Zone – Schedule 2, Environmental Significance Overlay Schedule 1, and Clause 52.17</p>	<p>Magistrates' Court proceeding, alleging that the owner has conducted earthworks that require a permit, and cleared native vegetation, both without a permit.</p> <p>The case is listed for next mention on 8 May 2019, having been previously adjourned to allow for the High Court application to be determined (see below)</p>
<p>715 Gembrook Rd, Pakenham Upper (OH:AB:14130)</p>	<p>Construction of retaining wall without building permit.</p>	<p>FOR INFORMATION ONLY – ongoing <i>planning enforcement</i> matters relating to property</p> <p>MAGISTRATES COURT CASE relating to unpermitted building work (retaining wall) –</p> <p>On 21 December 2017, the Magistrates Court delivered judgement in this matter, finding the charges proven. The owner was fined \$1500, without conviction, and ordered the owner to pay in excess of \$15,000 costs.</p> <p>The owner has appealed the Magistrates Court decision to the County Court. The County Court appeal has been listed for contested hearing on 10-12 April 2019.</p> <p>In April 2018, the owner filed an application in the High Court of Australia in respect of this hearing. On 12 September 2018, the High Court dismissed this application as being without proper basis.</p>
<p>555 Back Creek Rd, Gembrook OH:JALF:18416 (cf EH:LK:16272)</p>	<p>Land developed contrary to Rural Conservation Zone, Environmental Significance Overlay and Native Vegetation particular provisions, by the creation of a dam, destruction of native vegetation and the construction of a building, without a permit</p>	<p>VCAT enforcement order application, listed for contested hearing on 18 April 2019.</p>
<p>Officer South Rd, Officer OH:JALF:18419</p>	<p>Land used for materials recycling, being a prohibited use, contrary to the Urban Growth Zone.</p>	<p>VCAT enforcement order application, listed for contested hearing on 11 June 2019.</p>

CONCLUSION

The list of current enforcement activities is presented for information.

Glossary of terms

Practice day hearing

This is the first stage of the VCAT process, and is held shortly after the application is lodged. It is used to assess the future path of the case, and determine if the case can be settled, or will need to proceed to a full hearing.

Mention hearing

A mention hearing is a brief hearing, where the Court or VCAT lists the matter for brief hearing. If the case can be dealt with swiftly, it will be dealt with at a Mention hearing. For more lengthy matters (such as contested hearings) the case will be further adjourned. In the Magistrates' Court, the Court may hear a "guilty plea" during a mention hearing.

Administrative Mention

Administrative Mention is a hearing held without the parties in attendance and requires written correspondence from both parties to update the Member on the process of the matter.

Adjournment

A court or Tribunal will adjourn a case when the matter is deferred until another date. This can occur for a number of reasons, and is at the discretion of the Magistrate or VCAT member.

Land Management Plan

These plans are used to describe actions that will remediate the land, and commonly describe rehabilitation following unlawful vegetation removal. This plan will then become mandatory, by being incorporated into an Enforcement Order or a Section 173 agreement. The contents of the Plan will be decided by Council's Environment Team, or Vegetation Management officer.

Contested hearing / Full hearing

A contested (or "full" hearing) means the matter is disputed by the accused/respondent, and Council and the respondent will fully present and test each other's evidence and/or submissions. A contested (of "full") hearing is effectively a "trial".

Consent Orders

Consent Orders are an agreement between Council and the Respondents to, in most cases, create an Enforcement Order with conditions that are agreed to by both Parties. This is done where a Respondent has accepted there has been a breach of the Act and wants to comply with Council's proposed Enforcement Order. This saves on time and money by avoiding a hearing or lengthy VCAT processes.

2 PLANNING ENFORCEMENT MATTERS (INCLUDING MAGISTRATES' COURT PROSECUTIONS)

Moved Cr L Wilmot Seconded Cr C Ryan

That the list of enforcement matters currently before VCAT and the Magistrates' Court (and the County Court) be noted.

Cd.

3 PLANNING SCHEME AMENDMENT ACTIVITY REPORT

FILE REFERENCE INT1919723

RESPONSIBLE GENERAL MANAGER Andrew Paxton

AUTHOR Tracey Parker

RECOMMENDATION

That the report be noted.

EXECUTIVE SUMMARY

The report provides an update on the status of active planning scheme amendments and planning scheme amendment requests received.

Status of active amendments

The following table provides details relating to planning scheme amendments that are currently being processed.

Cardinia Planning Scheme Amendment Activity Report						
A/No.	Proponent	Address	Purpose	Exhibition Start	Exhibition End	Status
C205	EDM Group	80 McDonalds Track Lang Lang	Rezone part of the land at 80 McDonalds Track, Lang Lang (Lot 3 on PS542732), and Lots 1 and 2 (PS542732) Westernport Road, Lang Lang, from Farming Zone to Industrial 1 Zone, apply Schedule 20 to the Development Plan Overlay to this land and concurrently consider, under Section 96A of the Planning and Environment Act 1987, a planning permit application to subdivide the land at 80 McDonalds Track, Lang Lang into two (2) lots.	Thu 02/11/2017	Mon 18/12/2017	On 22/02/2019 Council received advice from DELWP stating that, based on new environmental risk regulations approved via Amendment VC140 on 12/12/2017, further work is required prior to the Minister considering the amendment.
C220	Cardinia Shire Council	Beaconsfield Precinct.	Implement the key objectives of the Beaconsfield Structure Plan December 2013 (expires March 2019) by applying the Design and	Thu 09/11/2017	Mon 11/12/2017	Council adopted the amendment on 21/05/2018. Awaiting approval from the Minister for Planning.

Cardinia Planning Scheme Amendment Activity Report						
A/No.	Proponent	Address	Purpose	Exhibition Start	Exhibition End	Status
			Development Overlay (DDO) to the Princes Highway Gateway Precinct (Proposed DD05), Beaconsfield Point Precinct (Proposed DD06) and Woodland Grove Precinct (Proposed DD07).			
C222	Nilson Noel & Holmes Surveyors P/L on behalf of landowner	55 & 85 McNamara Road, Bunyip	<ul style="list-style-type: none"> Rezone land from Farming Zone Schedule 1 (FZ1) to Low Density Residential Zone Schedule 3 (LDRZ3) (55 & 85 McNamara Road) Apply a Development Plan Overlay Schedule 21 (DPO 21) (85 McNamara Road) Apply a Design and Development Overlay Schedule 1 (DDO1) Delete the Environmental Significance Overlay Schedule 1 (ES01). 			On 10/12/2018 Council adopted to seek authorisation to prepare an amendment.
C226	Cardinia Shire Council	Lot 5 PS32119 5 67 Whiteside Rd Officer, Lot 2 PS32784 5 130 Whiteside Rd Officer and Lot PP PS74606 4 325 Princes Hwy Officer	Repair inconsistent policy in the Urban Growth Zone Schedule 3 (UGZ3) and the applied Schedule of the Rural Conservation Zone (RCZ) that prevents development in the 3 lots identified from occurring in line with the Officer Precinct Structure Plan (PSP) that was adopted by Council in 2011. The amendment proposes to add a Schedule to the RCZ removing the minimum subdivision requirements for the 3 sites identified, that would otherwise exist in the provision. This ensures there is	Thu 22/06/2017	Mon 24/07/2017	On 11/05/2018 Council received advice from DELWP stating that, based on new environmental risk regulations approved via Amendment VC140 on 12/12/2017, further work is required prior to the Minister considering the amendment.

Cardinia Planning Scheme Amendment Activity Report						
A/No.	Proponent	Address	Purpose	Exhibition Start	Exhibition End	Status
			a match between the policy intention of the PSP and the provisions in the UGZ3 and the applied zone (RCZ).			
C228	Cardinia Shire Council	Pakenham Activity Centre	Apply the Activity Centre Zone (ACZ) to the Pakenham Activity Centre.			On 19/11/2018 Council adopted to seek authorisation from the Minister for Planning to prepare an amendment and to adopt the updated draft Pakenham Structure Plan 2018 and the draft Pakenham Activity Centre Urban Design Framework 2018.
C229	Cardinia Shire Council	Tynong, Garfield and Bunyip	Apply the Environmental Significance Overlay (ESO) to Tynong, Bunyip and Garfield to facilitate the provision of habitat corridors for the Southern Brown Bandicoot.	Thu 04/10/2018	Wed 07/11/2018	Exhibition closed. Submissions are under assessment.
C232	Victorian Planning Authority	Officer Precinct	Implement the revised Officer Precinct Structure Plan (Amended February 2018) by making changes to the zone, overlay and ordinance provisions of the Cardinia Planning Scheme.	Thu 22/03/2018	Fri 27/04/2018	A Panel Hearing was held for 6 days between 4th to 12th December 2018.
C234	Victorian Planning Authority and Cardinia Shire Council	Pakenham East Precinct	Incorporate the Pakenham East Precinct Structure Plan (PSP) and rezone the majority of land to Urban Growth Zone Schedule 5 (UGZ5) to facilitate the development of the land generally in accordance with the PSP, and make a number of other consequential changes to the	Thu 18/01/2018	Fri 23/02/2018	VPA adopted the amendment on 10/10/2018. Awaiting approval from the Minister for Planning.

Cardinia Planning Scheme Amendment Activity Report						
A/No.	Proponent	Address	Purpose	Exhibition Start	Exhibition End	Status
			Cardinia Planning Scheme to support the implementation of the PSP.			
C235	Planning Central	145 Rossiter Road, Koo Wee Rup	Rezone and subdivide the land as per the Koo Wee Rup Township Strategy.			On 10/12/2018 Council adopted to seek authorisation from the Minister for Planning to prepare an amendment.
C237	Cardinia Shire Council	Multiple addresses	Amend various provisions of the Cardinia Planning Scheme to correct mapping anomalies, delete redundant controls and correct ordinance errors.	Thu 07/06/2018	Thu 19/07/2018	On 17/09/2018 Council resolved that the amendment be submitted to the Minister for Planning for approval under Section 31 of the Planning and Environment Act 1987.
C238	Cardinia Shire Council	Beaconsfield Precinct - Glismann Road and Old Princes Highway.	Rezone to General Residential Zone (Schedule 2) and introduce a Development Plan Overlay (DPO), a site specific Environmental Audit Overlay (EAO) and remove the Environment Significance Overlay 1 (ES01). An ICP will be implemented at a later stage.			On 15/10/2018 Council adopted to seek authorisation to prepare an amendment.
C242	Cardinia Shire Council	Pakenham Activity Centre	<p>Introduce a permanent Heritage Overlay for the following places identified in the 'Pakenham Structure Plan Heritage Review (February 2018)'. <ul style="list-style-type: none"> • H0279 18A Henry Street, Pakenham • H0281 49 James Street, Pakenham • H0283 39 Main Street, Pakenham • H0284 62 Main Street, Pakenham • H0285 84 Main Street, Pakenham • H0286 90-92 </p>	Thu 09/08/2018	Fri 07/09/2018	A Panel Hearing is due to be held on 27 March 2019.

Cardinia Planning Scheme Amendment Activity Report						
A/No.	Proponent	Address	Purpose	Exhibition Start	Exhibition End	Status
			Main Street, Pakenham • H0288 1-7 Station Street, Pakenham • H0290 23 Rogers Street, Pakenham • H0287 11, 14, 17 & 5-19 Rogers Street, Pakenham • H0291 1-23 Dame Pattie Avenue, Pakenham • H0291 2-18 Dame Pattie Avenue, Pakenham • H0292 3-10 Henty Street, Pakenham • H0227 6 Henty Street, Pakenham • H0293 5-21 James Street, Pakenham • H0293 6-32 James Street, Pakenham • H0293 1 Snodgrass Street, Pakenham • H0228 21 James Street, Pakenham			
C244	Cardinia Shire Council	Pakenham Activity Centre Parking Precinct	Implement the key objectives of the Pakenham Parking Precinct Plan (May 2018) by applying the Parking Overlay to the Pakenham Activity Centre.	Thu 04/10/2018	Tue 06/11/2018	On 18/02/2019 Council resolved to refer the amendment to an independent planning panel.
C245	Mesh Urban Planning & Design	Cardinia Road Employment Precinct	Under Part 20(4) change Urban Growth Zone (UGZ) Schedule and make APA a recommending referral authority to allow residential village development.			On 19/03/2018 Council adopted to seek authorisation from the Minister for Planning to prepare an amendment under Section 20(4) of the Planning and Environment Act 1987.
C250	Cardinia Shire Council	Cardinia Shire	Implementation of Cardinia Planning Scheme Review 2018.			On 10/12/2018 Council resolved to endorse the Cardinia Planning Scheme Review and seek the

Cardinia Planning Scheme Amendment Activity Report						
A/No.	Proponent	Address	Purpose	Exhibition Start	Exhibition End	Status
						authorisation of the Minister for Planning to prepare Amendment C250.

3 PLANNING SCHEME AMENDMENT ACTIVITY REPORT

Moved Cr L Wilmot Seconded Cr C Ryan

That the report be noted.

Cd.

4 PLANNING MATTERS DEALT WITH BY OFFICERS UNDER DELEGATION AUTHORITY

FILE REFERENCE INT1919736

RESPONSIBLE GENERAL MANAGER Andrew Paxton

AUTHOR Owen Hardidge

RECOMMENDATION

That the report be noted.

EXECUTIVE SUMMARY

The following matters have been dealt with under delegated powers since the last report to Council.

Central Ward

Date	Permit No	Location	The Proposal	The Decision	Lodged Date
24/01/2019	T180225 - PC1	22 Jennifer Court, Pakenham VIC 3810	Development of the land for three (3) dwellings and associated works	Issued	18 December 2018
24/01/2019	T180379 - PC1	16 Snodgrass Street, Pakenham VIC 3810	Development of the land for a second dwelling	Issued	20 December 2018
25/01/2019	T180838	903-905 Princes Highway, Pakenham VIC 3810	Buildings and works associated with a retail premises (vehicle wash bay)	Issued	19 December 2018
30/01/2019	T180567	212 Princes Highway & 9 Carlyle Street Pakenham, Pakenham VIC 3810	Use of the land for a retail premises (plant nursery)	NOD	29 August 2018
1/02/2019	T180570 - PC1	80 Mulcahy Road (proposed Lot 5 Michael Street), Pakenham VIC 3810	Development of the land for six (6) warehouses and associated works	Issued	25 January 2019
5/02/2019	T180750	35 Vanessa Circuit, Pakenham VIC 3810	Subdivision of the land into three (3) lots in accordance with development permit T120546	Issued	14 November 2018
5/02/2019	T190047	4 Snodgrass Street, Pakenham VIC 3810	Construction of three double storey dwelling units.	Withdrawn	30 January 2019
6/02/2019	T180396	10 Charles Street, Pakenham VIC 3810	Construction of four (4) dwellings on a lot	Issued	04 July 2018
11/02/2019	T180711	Bianca Court, Pakenham VIC 3810	Staged, Multi Lot Subdivision and creation of easements	Issued	29 October 2018
11/02/2019	T180429 - PC1	14 Frogmores Street, Pakenham VIC 3810	Development of the land for eleven (11) dwellings and associated subdivision	Issued	01 February 2019
11/02/2019	T190059	2 Village Way, Pakenham VIC 3810	Amendment to the Development Permit Conditions	Withdrawn	11 February 2019
12/02/2019	T170261 - PC1	Station Street, Pakenham VIC 3810	Use and development of the land for multiple dwellings, buildings and works associated with retail, associated works and waiver of loading and unloading requirements	Issued	11 December 2018
12/02/2019	T180155	102-106 Ahern Road, Pakenham VIC 3810	Subdivision of the land into four lots	NOD	05 April 2018
12/02/2019	T180303	61-63 Princes Highway, Pakenham VIC 3810	Use and development of a Medical Centre (with a gross floor area which exceeds 250sqm), business identification signage and create and alter access to a Road Zone Category 1	NOD	20 May 2018
12/02/2019	T180683	Lakeside Link, Pakenham VIC 3810	Development of Two (2) Restricted Retail Premises, Internally Illuminated Business Identification Signage and a Reduction in Car Parking	Issued	30 October 2018
14/02/2019	T160577 - 2	Ascot Park Drive, Pakenham VIC 3810	The use and development of the land for service station, convenience restaurant, convenience shops, shops, restricted	Issued	13 August 2018

recreational facility, access to a Road Zone, Category 1, reduction in the car parking requirement and advertising signage in accordance with the endorsed plans.

15/02/2019	T180129 - PC1	5 Cerreto Mews, Pakenham VIC 3810	Construction of a second dwelling on a lot	Issued	22 October 2018
15/02/2019	T180571 - PC1	80 Mulcahy Road, Pakenham VIC 3810	Development of the land for six (6) warehouses and associated works	Issued	25 January 2019
15/02/2019	T190028	5 Roy Ross Court, Pakenham VIC 3810	Development of the land for an outbuilding (shed)	Issued	22 January 2019
15/02/2019	T180578	38 Hawkesbury Street, Pakenham VIC 3810	Development of the land for a dwelling in the Development Contributions Plan Overlay – Schedule 1 and the Special Building Overlay	Withdrawn	03 September 2018
15/02/2019	T180829	8 Skyline Drive, Officer VIC 3809	Buildings and works (dwelling) within the Significant Landscape Overlay – Schedule 6	Issued	17 December 2018
19/02/2019	T180771	2-8 Michael Street, Pakenham VIC 3810	Subdivision of the land into four (4) lots	Issued	27 November 2018
21/02/2019	T100677 - 3	825 Princes Highway, Pakenham Victoria 3810	Buildings and works and use of the land for a gymnasium, shops, trade supplies and landscape gardening supplies, indoor recreation facility (child play centre) reduction in car parking, native vegetation removal and creation and alteration of access to a Road Zone Category 1, generally in accordance with the approved plans	Issued	12 November 2018
22/02/2019	T180122 - PC1	FY 1/108 Mulcahy Road, Pakenham VIC 3810	Use of the land for an indoor recreational facility (swim school)	Issued	15 February 2019
22/02/2019	T180699	170 Thewlis Road, PAKENHAM VIC 3810	Earthworks associated with horse arena and animal shelters (agriculture)	Issued	25 October 2018
22/02/2019	T180523	11 Thwaites Road, Pakenham VIC 3810	Development of the land for a second dwelling	NOD	16 August 2018
25/02/2019	T190031	106 Greendale Boulevard, Pakenham VIC 3810	Building a dwelling	Withdrawn	23 January 2019
27/02/2019	T190018	30 Grattan Way, Pakenham VIC 3810	Construction of single double-storey dwelling with garage	Issued	17 January 2019
27/02/2019	T190037	3 Rogers Street, Pakenham VIC 3810	Business identification signage	Withdrawn	25 January 2019
28/02/2019	T190007	45 Kenneth Road, Pakenham VIC 3810	Buildings and works (dwelling) within the Significant Landscape Overlay – Schedule 6	Issued	09 January 2019
4/03/2019	T180711 - PC1	Bianca Court, Pakenham VIC 3810	Condition 1 plans. Staged, Multi Lot Subdivision and creation of easements	Issued	20 February 2019
5/03/2019	T180446 - PC1	2-18 Hawkesbury Street, Pakenham VIC 3810	Development of the land for a dwelling	Issued	17 January 2019
7/03/2019	T170261 - PC3	Station Street, Pakenham VIC 3810	Use and development of the land for multiple dwellings, buildings and works associated with retail, associated works and waiver of loading and unloading requirements	Issued	27 February 2019
13/03/2019	T170798	125 Mulcahy Road, Pakenham VIC 3810	Subdivision of land, associated works, creation and removal of easements, creation of reserves and native vegetation removal.	Issued	05 December 2017
14/03/2019	T170798 - PC1	125 Mulcahy Road, Pakenham VIC 3810	PC1 - (Con. 09 PIP)	Issued	13 March 2019
14/03/2019	T170798 - PC2	125 Mulcahy Road, Pakenham VIC 3810	PC2 - (Con. 15 LMP)	Issued	13 March 2019
14/03/2019	T170798 - PC3	125 Mulcahy Road, Pakenham VIC 3810	PC3 - (Con. 17 BDG, Standard)	Issued	13 March 2019
14/03/2019	T170798 - PC4	125 Mulcahy Road, Pakenham VIC 3810	PC4 - (Con. 19 BDG, Hillside)	Issued	13 March 2019

Port Ward

Date	Permit No	Location	The Proposal	The Decision	Lodged Date
22/01/2019	T180705	31A Ryan Road, Pakenham VIC 3810	Development of the land for an outbuilding (Shed)	Issued	26 October 2018
23/01/2019	T180564	231 Dalmore Road, Dalmore VIC 3981	Use of the site for a dwelling, the partial demolition, alterations and additions to an existing building and the construction of an outbuilding and fencing in Heritage Overlay	Issued	29 August 2018

23/01/2019	T180782	18 Tarmac Way, Pakenham VIC 3810	Subdivision of the land into two (2) lots	Issued	26 November 2018
24/01/2019	T180198 - PC1	1 Maughan Road, Koo Wee Rup VIC 3981	Subdivision of the land into three (3) lots	Issued	11 January 2019
25/01/2019	T180589	8 Main Street, Bunyip VIC 3815	Sale and consumption of liquor associated with a restaurant (Cafe)	NOD	06 September 2018
25/01/2019	T180666	240 Eleven Mile Road, Tynong VIC 3813	Buildings and works associated with agriculture (pump station and pipeline)	Issued	09 October 2018
25/01/2019	T180679	23 View Street, Tynong VIC 3813	Buildings and works associated with a replacement dwelling	Issued	17 October 2018
25/01/2019	T180687	3 Venture Way, Pakenham VIC 3810	Subdivision of the land into two (2) lots	Issued	29 October 2018
25/01/2019	T180783	47-49 Centenary Boulevard, Officer South VIC 3809	The realignment of boundaries between Lot 109 and Lot 110 on Plan of Subdivision 721481K and the variation of Covenant PS721481K (Restriction A) in accordance with the submitted plans.	Withdrawn	23 November 2018
30/01/2019	T170551 - PC1	2 Industrial Drive, Pakenham VIC 3810	Buildings and works associated with a Service Station and a variation to the Service Station requirements of Clause 52.12	Issued	09 October 2018
30/01/2019	T180796	57 Nar Nar Goon- Longwarry Road, Garfield VIC 3814	Buildings and works associated with an outbuilding	Issued	04 December 2018
1/02/2019	T180628 - PC1	1 Ravendene Court, Maryknoll VIC 3812	Buildings and works associated with an outbuilding	Issued	10 January 2019
1/02/2019	T180690	145 Convent School Road, Nar Nar Goon VIC 3812	Development of the land for an Outbuilding (shed)	Issued	16 October 2018
1/02/2019	T180803	260 Garfield North Road, Garfield North VIC 3814	Native vegetation removal of one (1) tree	Issued	05 December 2018
4/02/2019	T160771 - PC2	94 Wattletree Road, Bunyip VIC 3815	Section 173 Subdivision of the land in to nine (9) lots	Issued	08 January 2018
5/02/2019	T180492	69 Gardner Street, Koo Wee Rup VIC 3981	Development of the land for two (2) dwellings and the subdivision of the land into two (2) lots.	NOD	06 August 2018
5/02/2019	T180695	1-3 Livestock Way, Pakenham VIC 3810	Development of the land for five (5) warehouses	Issued	23 October 2018
5/02/2019	T190003	5 Pinehill Drive, Pakenham VIC 3810	Buildings and works associated with an outbuilding	Issued	03 January 2019
11/02/2019	T180807	Camellia Drive, Bunyip VIC 3815	Amendment to Planning Permit PT041069b to amend permit conditions 1(a). Additional information is provided in submitted letter.	Withdrawn	12 December 2018
11/02/2019	T180825	25 Marrakilla Road, Maryknoll VIC 3812	Extension (verandah) to an existing dwelling	Issued	14 December 2018
11/02/2019	T190044	49 Centenary Boulevard, Officer South VIC 3809	Display homes	Withdrawn	11 February 2019
12/02/2019	T180491	5 Carnarvon Street, Lang Lang VIC 3984	Subdivision of the land into two (2) lots	Issued	06 August 2018
12/02/2019	T180526 - PC1	270 Fourteen Mile Road, Garfield VIC 3814	Buildings and works associated with two (2) agricultural outbuildings	Issued	21 January 2019
12/02/2019	T180557 - PC1	270 Evans Road, Longwarry VIC 3816	Development of the land for a Dwelling (to replace the existing dwelling)	Issued	03 December 2018
12/02/2019	T190073	490 Monomeith Road, Monomeith VIC 3984	Vegetation removal in a Heritage Overlay	Issued	04 February 2019
13/02/2019	T180176 - PC1	McDonalds Track, Lang Lang VIC 3984	Use and development land for a dwelling, outbuilding and associated works	Issued	27 November 2018
14/02/2019	T010679 - PC2	1-3 Station St, Lang Lang Victoria 3984	Child care centre addition	Issued	13 December 2018
18/02/2019	T180603	135 Temby Road.	Use and development of the land for a single dwelling and	Issued	07

		Iona VIC 3815	earthworks associated with a dam		September 2018
18/02/2019	T140429 - 1	295 Kettles Road, Lang Lang Victoria 3984	Buildings and works (free range chicken shelter) in association with an existing poultry farm (egg production)	NOD	05 July 2018
18/02/2019	T180638	90 Ellett Road, Pakenham South VIC 3810	Development of the land for a dwelling extension and outbuilding (riding arena)	Issued	26 September 2018
18/02/2019	T180678	165 Fogarty Road, Tynong North VIC 3813	Use and development of the land for a dwelling	NOD	12 October 2018
18/02/2019	T180791	95 Garfield North Road, Garfield North VIC 3814	Development of the land for a replacement dwelling	Issued	28 November 2018
19/02/2019	T180629	Peet Street, Pakenham VIC 3810	3 lot industrial subdivision	Issued	02 October 2018
19/02/2019	T180675	20-22 Sette Circuit, Pakenham VIC 3810	Development of the land for nine (9) warehouses with reduction in car parking and associated works	Issued	16 October 2018
19/02/2019	T180818	48 Exchange Drive, Pakenham VIC 3810	Development of the land for one (1) warehouse	Issued	12 December 2018
19/02/2019	T180823	1-3 Livestock Way, Pakenham VIC 3810	Subdivision of Land into Five Lots, in accordance with the approved Development Permit / Plans.	Issued	13 December 2018
19/02/2019	T180848	8 Tarmac Way, Pakenham VIC 3810	Subdivision of the land into three (3) lots (in accordance with development permit T180498)	Issued	21 December 2018
20/02/2019	T180773	815 Westernport Road, Lang Lang VIC 3984	Development of the land for a building associated with Agriculture (farm shed)	Issued	21 November 2018
20/02/2019	T180776	77-79 Bald Hill Road, Pakenham VIC 3810	The development of 20 warehouses and associated works in accordance with the submitted plans.	Issued	21 November 2018
20/02/2019	T190022	3A Fairway Court, Pakenham VIC 3810	Development of the land for an outbuilding (shed)	Issued	18 January 2019
21/02/2019	T150142 - PC5	34 A` Beckett Road, Bunyip VIC 3815	Condition 1A	Issued	05 October 2018
21/02/2019	T180436 - PC1	35 Boundary Drain Road, Koo Wee Rup VIC 3981	Extension Of An Existing Dwelling and construction of four (4) outbuildings	Issued	29 November 2018
21/02/2019	T180797	U 1/4a Whitstable Street, Lang Lang VIC 3984	Retrospective development for an associated outbuilding and fence (gate)	Issued	04 December 2018
26/02/2019	T190038	3 Shimmers Close, Bunyip VIC 3815	Development of the land for an outbuilding associated with a dwelling	Issued	25 January 2019
27/02/2019	T180252	400 Simpson Road, Iona VIC 3815	To continue the use of the land for a dwelling and the development of the land for a dwelling (replacement dwelling) and associated earthworks	Withdrawn	02 May 2018
27/02/2019	T190020	11 Shimmers Close, Bunyip VIC 3815	Development of the land for an outbuilding (garage)	Issued	18 January 2019
27/02/2019	T190087	940 Koo Wee Rup Road, Pakenham VIC 3810	Development of an extension to an existing food processing facility (abattoir)	Issued	15 February 2019
5/03/2019	T190049	291 Rossiter Road, Koo Wee Rup VIC 3981	Partial demolition, alternations to the facades and display of signage in a Heritage Overlay	Issued	29 January 2019
6/03/2019	T140769 - PC2	9 Nar Nar Goon-Longwarry Road, Tynong VIC 3813	7B	Withdrawn	04 February 2019
6/03/2019	T170771	8-10 Stacey Street, Bunyip VIC 3815	Four (4) Lot Subdivision	Issued	27 November 2017
6/03/2019	T180482 - PC1	1 Carnarvon Street, Lang Lang VIC 3984	Construction of three (3) dwellings on a lot	Issued	21 December 2018
6/03/2019	T190035	145 Linehams Road, Catani VIC 3981	i require a permit for a verandah. Please Note that a permit for this verandah has already been given on 27 may 2014 but unfortunately my permit has expired before building started. The App No is T140215. There has been no changes to the plans.	Withdrawn	06 March 2019

The permit i am seeking is for exactly as before.

6/03/2019	T190102	16 Pearson Street, Bunyip VIC 3815	Development of the land for an outbuilding (garage).	Withdrawn	21 February 2019
13/03/2019	T180407 - PC1	17 Drovers Place, Pakenham VIC 3810	Development of the land for one (1) warehouse	Issued	21 February 2019
13/03/2019	T180433 - PC1	13 Charles Street, Koo Wee Rup VIC 3981	Construction of two (2) dwellings on a lot	Issued	30 January 2019
14/03/2019	T180257	26 Pinehill Drive, Pakenham VIC 3810	Subdivision of land into two (2) lots and removal of vegetation removal	Issued	07 May 2018

Ranges Ward

Date	Permit No	Location	The Proposal	The Decision	Lodged Date
25/01/2019	T160693 - PC2	46 Tivendale Road, Officer VIC 3809	Staged subdivision and associated works	Issued	16 November 2018
25/01/2019	T180506	130 Army Settlement Road, Pakenham VIC 3810	Buildings and works associated with a dwelling extension and a carport	Issued	09 August 2018
30/01/2019	T150670 - PC4	96 Brunt Road, Beaconsfield Victoria 3807	Development of the land for thirty-five (35) dwellings, subdivision of land and removal of an easement in accordance with the endorsed plans.	Issued	11 December 2018
30/01/2019	T160629 - 1	25 Toogood Court, Pakenham Upper VIC 3810	Corrected Permit - Development of the land for an outbuilding	Issued	17 January 2019
30/01/2019	T180697 - PC2	Siding Avenue, Officer VIC 3809	Condition 1 plans - Subdivision of land into two (2) lots	Issued	24 January 2019
31/01/2019	T180383	51 Orchard Road, GEMBROOK VIC 3783	Development of the land for a dwelling	Issued	19 June 2018
1/02/2019	T180170 - PC2	26A Whiteside Road, Officer VIC 3809	(Con. 01 C1P)	Issued	18 January 2019
1/02/2019	T180706	28 Oakrind Rise, Officer VIC 3809	Development of a new dwelling in a BMO	Issued	26 October 2018
1/02/2019	T190004	47 Eastbourne Crescent, Officer VIC 3809	Development of the land for a verandah	Withdrawn	07 January 2019
5/02/2019	T170524 - PC1	40 Starling Road, Officer VIC 3809	Subdivision of land - PC1 (Con. 13 BDG)	Issued	31 January 2019
5/02/2019	T180680	162 Macclesfield Road, Avonsleigh VIC 3782	Development of the land for an outbuilding (garage)	Issued	17 October 2018
5/02/2019	T180685	366 Belgrave- Gembrook Road, Emerald VIC 3782	Buildings and works associated with the construction of a business identification signage	Issued	18 October 2018
5/02/2019	T180794	216 Woori Yallock Road, Cockatoo VIC 3781	Development o the land for a Dependent Persons Unit	Lapsed	30 November 2018
7/02/2019	T180757	38 Burgess Avenue, Officer VIC 3809	Development of land for a dwelling	Withdrawn	15 November 2018
8/02/2019	T180792	11 Kilvington Drive & 2 Heroes Avenue, Emerald VIC 3782	Subdivision of the land into two (2) lots (in accordance with development permit T150016-1)	Lapsed	04 December 2018
11/02/2019	T170524 - 1	40 Starling Road, Officer VIC 3809	CP - Subdivision of land	Issued	05 February 2019
11/02/2019	T180170 - PC4	26A Whiteside Road, Officer VIC 3809	Subdivision of land	Issued	31 January 2019
11/02/2019	T180430	1 Rainy Hill Road, Cockatoo VIC 3781	Development of the land for a dwelling addition and garage and associated vegetation removal	Issued	11 July 2018
11/02/2019	T180707	31 Rosebank Lane, Beaconsfield Upper VIC 3808	Development of the land for an outbuilding (shed)	Issued	26 October 2018
11/02/2019	T190041	43-45 Wallace Street, Beaconsfield VIC 3807	Amendment to Permit Conditions	Withdrawn	11 February 2019
11/02/2019	T190062	9 Mahon Avenue.	Proposina 4 dwellings Three double storev and 1 Single storev	Withdrawn	11 February

Beaconsfield VIC
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2019

12/02/2019	T180170 - PC3	26A Whiteside Road, Officer VIC 3809	Subdivision of land - PC3 (Con. 12 WMP)	Issued	31 January 2019
12/02/2019	T180173	16-18 Kings Road, Emerald VIC 3782	Construction of six (6) dwellings on a lot	NOD	29 March 2018
12/02/2019	T180478	1 Thomson Road, Beaconsfield Upper VIC 3808	Development of the land for a dwelling additions, outbuilding and associated native vegetation removal	Issued	30 July 2018
12/02/2019	T180684	14 Annabel Crescent, Officer VIC 3809	Buildings and works associated with accommodation (dwelling) within the Bushfire Management Overlay	Issued	18 October 2018
12/02/2019	T180710	496 Princes Highway, Officer VIC 3809	Building and works associated with an existing use (service station) and business identification signage.	Issued	29 October 2018
12/02/2019	T180799	27-29 Mountain Road, Cockatoo VIC 3781	Development of the land for an outbuilding (shed)	Issued	04 December 2018
12/02/2019	T180812	2 Paternoster Road, Emerald VIC 3782	Alterations and minor additions to an existing 2-storey house and earthworks.	Issued	07 December 2018
12/02/2019	T190009	170 Payne Road, Beaconsfield VIC 3807	Alterations and additions to an existing dwelling (Second storey addition and alfresco)	Issued	08 January 2019
13/02/2019	T190050	10 Zoe Lane, Officer VIC 3809	CONSTRUCTION OF ENCLOSED PATIO	Withdrawn	13 February 2019
13/02/2019	T140500 - PC8	155 Peck Road, Officer Victoria 3809	Land Management Plan (Con. 12) Subdivision of land, removal of native vegetation and associated works (including road-works) on land affected by the Land Subject to Inundation Overlay	Issued	18 December 2018
13/02/2019	T160569 - PC1	32 McMullen Road, Officer VIC 3809	Condition 8 PIP - Use and development of the land for a Residential Village to be completed in stages, removal of native vegetation, buildings and works on land within a Land Subject to Inundation Overlay and buildings and works on land shown as Encumbered Open Space associated with the re-alignment of Gum Scrub Creek	Issued	14 February 2018
14/02/2019	T190083	51 Beatrix Circuit, Officer VIC 3809	I wish to advise that the above property is zoned General Residential Zone – Schedule 1. The site is also subject to the Development Contribution Plan Overlay – Schedule 2 and the Development Plan Overlay – Schedule 13 under the Cardinia Planning Scheme. Under these provisions a Planning Permit is required for the construction of a dwelling and garage.	Withdrawn	14 February 2019
15/02/2019	T180476 - PC1	35 Maisey Road, Gembrook VIC 3783	Use and development of the land for a Dependant Persons Unit (DPU) and associated native vegetation removal.	Issued	09 January 2019
15/02/2019	T180815	41 Fern Glade Drive, Emerald VIC 3782	Development of the land for an outbuilding (garage and carport)	Issued	12 December 2018
15/02/2019	T190067	14 Lyle Avenue, Beaconsfield VIC 3807	Subdivision of the land into two (2) lots	Issued	06 February 2019
18/02/2019	T180639	77B Beaconsfield- Emerald Road, Beaconsfield Upper VIC 3808	Re-subdivision of the land (common property boundary re-alignment)	Issued	15 October 2018
18/02/2019	T160686 - 2	90 Rix Road, Officer VIC 3809	Revised subdivision layout including temporary access to Rix Road.	Issued	07 December 2018
18/02/2019	T170402 - PC1	Brennan Avenue, Beaconsfield Upper VIC 3808	Condition 1 & 19 Use and development of the land for a dwelling, associated earthworks and an outbuilding	Issued	16 August 2018
18/02/2019	T180650	16 Old Gembrook Road, Emerald VIC 3782	Buildings and works associated with a dwelling extension, garage and carport.	Issued	02 October 2018
18/02/2019	T180765	35 Westlands Road, Emerald VIC 3782	Development of the land for an outbuilding (carport) and dwelling addition (deck).	Issued	16 November 2018
19/02/2019	T180408	9 Corringham Road, Beaconsfield Upper VIC 3808	Development of the land for a dwelling extension	Issued	05 July 2018
19/02/2019	T180602	1 Jacka Road, Avonsleigh VIC 3782	Buildings and works associated with a dwelling extension and carport	Issued	10 September 2018

19/02/2019	T180780 - PC1	20A Tivendale Road, Officer VIC 3809	The erection and display of business identification signage (retrospective) and alterations to the existing building façade, generally in accordance with the approved plans.	Issued	24 January 2019
20/02/2019	T180224	67-69 Tivendale Road, Officer VIC 3809	Subdivision of land (realignment of boundaries) generally in accordance with the endorsed plans.	Issued	19 April 2018
20/02/2019	T180625	60 Tivendale Road, Officer VIC 3809	subdivision of land and the creation of reserves generally in accordance with the endorsed plans.	Issued	25 September 2018
20/02/2019	T180697 - PC1	Siding Avenue, Officer VIC 3809	PC - Section 173 Agreement	Issued	16 January 2019
21/02/2019	T180221	27 Burton Road, Beaconsfield Upper VIC 3808	Alterations and additions to an existing dwelling, construction of an outbuilding, associated earthworks and vegetation removal	Issued	16 April 2018
21/02/2019	T180301	13 Woodlands Avenue, Emerald VIC 3782	Use and development of the land for a second dwelling	Issued	22 May 2018
21/02/2019	T180533	24 Margaret Road, Avonsleigh VIC 3782	Use and development of the land for a dwelling and associated horse riding facilities and removal of native vegetation	Issued	21 August 2018
21/02/2019	T180742	10 Margaret Road, Avonsleigh VIC 3782	Development of the land for an outbuilding (shed) and associated earthworks	Issued	11 November 2018
22/02/2019	T160664 - PC1	26 McArthur Road, Beaconsfield Upper VIC 3808	Development of the land for a dwelling, earthworks and vegetation removal	Issued	28 August 2018
22/02/2019	T180038 - PC1	Warwick Road, Gembrook VIC 3783	Use & development of the land for a dwelling, earthworks and vegetation removal	Issued	28 November 2018
22/02/2019	T180431 - PC1	7 Corringham Road, Beaconsfield Upper VIC 3808	Development of the land for an outbuilding, earthworks and the removal of one (1) native tree	Issued	30 January 2019
22/02/2019	T180590	60 Avon Road, Avonsleigh VIC 3782	Use and development of the land for a dwelling, associated vegetation removal and earthworks	Issued	06 September 2018
25/02/2019	T130742 - PC5	365 Princes Highway, Officer Victoria 3809	PC5 - (Con. 40 LMP)	Issued	24 January 2019
25/02/2019	T150670 - 2	96 Brunt Road, Beaconsfield Victoria 3807	Development of the land for thirty-five (35) dwellings, subdivision of land and removal of an easement in accordance with the endorsed plans.	Issued	30 January 2019
26/02/2019	T190015	6 Russell Road, Gembrook VIC 3783	Proposed New Crossover	Withdrawn	14 January 2019
27/02/2019	T170104 - 1	32 McMullen Road, Officer VIC 3809	Two lot subdivision, removal of supply of water and drainage easements, creation of drainage reserve and creation of carriageway easements	Issued	29 November 2018
27/02/2019	T180809	Shop 1/22-24 Old Princes Highway, Beaconsfield VIC 3807	Buildings and Works within Common Property.	Lapsed	07 December 2018
1/03/2019	T160573 - 1	Timbertop Boulevard, Officer VIC 3809	Subdivision of the land	Issued	29 January 2019
4/03/2019	T140410 - 5	24 Tivendale Road, Officer Victoria 3809	Service station shops (including a licensed premise - bottle-shop)	Issued	04 January 2019
4/03/2019	T170323 - PC1	280 Princes Highway, Officer VIC 3809	PC1 - (Con. 10 PIP)	Issued	18 December 2018
4/03/2019	T180621	125 Peck Road, Officer VIC 3809	Removal of Native Vegetation	Issued	21 September 2018
5/03/2019	T180761	335 Beaconsfield-Emerald Road, Guys Hill VIC 3807	Two (2) lot subdivision (boundary realignment) and creation of access to a Road Zone Category 1	Issued	15 November 2018
5/03/2019	T180772	13 Banks-Smith Drive, Gembrook VIC 3783	Development of the land for a dwelling	Issued	21 November 2018
5/03/2019	T190122	59 Officer South Road, Officer VIC 3809	Jax Wax Pty Ltd are seeking a permit to open a testing salon within our current facilities to analyse and further develop our current and trial products with the direct result of further expanding our domestic and international markets.	Withdrawn	05 March 2019
6/03/2019	T140500	155 Peck Road.	Landscape Masterplan Con. 8 - Subdivision of land. removal of	Issued	16 May

	- PC5	Officer Victoria 3809	native vegetation and associated works (including road-works) on land affected by the Land Subject to Inundation Overlay		2018
6/03/2019	T150800 - 2	12 Bayview Road, Officer Victoria 3809	Subdivision of the land into twelve (12) lots in accordance with the endorsed plans	Issued	14 February 2019
6/03/2019	T160695 - PC1	2 Paternoster Road, Emerald VIC 3782	The removal of sixty-one (61) trees	Issued	15 August 2017
8/03/2019	T180179 - PC1	275 Mountain Road, Gembrook VIC 3783	Use and development of the land for a dwelling, outbuilding, and earthworks	Issued	21 February 2019
8/03/2019	T180227 - PC1	110 Old Soldier Road, Cockatoo VIC 3781	Development of the land for a building associated with accommodation (amenities building), earthworks, and native vegetation removal	Issued	11 December 2018
8/03/2019	T180391 - PC1	82 Downey Road, Dewhurst VIC 3808	Condition 1	Issued	17 January 2019
8/03/2019	T180772 - PC1	13 Banks-Smith Drive, Gembrook VIC 3783	Development of the land for a dwelling	Issued	06 March 2019
13/03/2019	T170671 - PC3	Rix Road, Officer VIC 3809	Condition 10 & 11 (MCPs Stage 18) - Subdivision of the land in stages, associated works (including road-works within land affected by the Land Subject to Inundation Overlay) and creation of restrictions	Issued	13 December 2018
13/03/2019	T170671 - PC5	Rix Road, Officer VIC 3809	MCP Stage 20 - Subdivision of the land in stages, associated works (including road-works within land affected by the Land Subject to Inundation Overlay) and creation of restrictions	Issued	18 January 2019
13/03/2019	T180414	Beenak Road, Gembrook VIC 3783	Use and development of the land for a dwelling, outbuilding and associated earthworks	NOD	12 July 2018

4 PLANNING MATTERS DEALT WITH BY OFFICERS UNDER DELEGATION AUTHORITY

Moved Cr L Wilmot Seconded Cr C Ryan

That the report be noted.

Cd.

5 PLANNING MATTERS CURRENTLY THE SUBJECT OF APPEAL AT THE VICTORIAN CIVIL AND ADMINISTRATIVE TRIBUNAL & THEIR OUTCOMES

FILE REFERENCE INT1919759

RESPONSIBLE GENERAL MANAGER Andrew Paxton

AUTHOR Owen Hardidge

RECOMMENDATION

That the report be noted.

Attachments

Nil.

EXECUTIVE SUMMARY

The following list is presented to keep Council informed of applications that are currently the subject of appeals proceedings.

Hearing Date	App No.	Address	Proposal	Council Decision	Appealed By	Outcome
15/7/2019	T170722	245 McDonalds Track Lang Lang	Subdivision and removal of native vegetation	Approved	Applicant review of conditions	Waiting on hearing
9/7/2019	T180200	152 & 156 Army Road, Pakenham	Construction of 26 dwellings and native vegetation removal	Approved	Objector	Waiting on hearing
20/6/2019	T180143	37, 39, 41 & 43 Rogers Street Pakenham	Construct 62 Dwellings and native vegetation removal	Refusal	Applicant	Waiting on hearing
29/4/19	T180349	740 Seven Mile Road, Nar Nar Goon	Use and development of the land for a dwelling	Refusal	Applicant	Waiting on hearing
3/04/2019	T180415	77-81 Henry Street, Pakenham	Construction of an ALDI supermarket, sale of packaged liquor and associated car parking reduction	Failure to determine in time	Applicant	Waiting on hearing
21/03/2019	T160577-3	Ascot Park Drive, Pakenham	Amendment to approved permit – removal of petrol station, retail and food aspects	Failure to determine in time	Applicant	Amended plans negotiated outside of appeal

22/1/2019	T170634	2A Salisbury Road, Upper Beaconsfield	Use and development of land for a vet clinic and reduction in on-site car parking	Refusal	Applicant	Refused
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5 PLANNING MATTERS CURRENTLY THE SUBJECT OF APPEAL AT THE VICTORIAN CIVIL AND ADMINISTRATIVE TRIBUNAL & THEIR OUTCOMES

Moved Cr B Owen Seconded Cr M Schilling

That the report be noted.

Cd.

Meeting closed at 7:15pm

Minutes Confirmed
Chairman