

5 PLANNING MATTERS DEALT WITH BY OFFICERS UNDER DELEGATION AUTHORITY

FILE REFERENCE INT1964776

RESPONSIBLE GENERAL MANAGER Peter Benazic

AUTHOR Debbie Tyson

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
26/07/2019	T180148 - PC1	Princes Highway, PAKENHAM VIC 3810	1	Issued	18 June 2019
26/07/2019	T190323	27 Skyline Drive, Officer VIC 3809	Buildings and works (dwelling) within the Significant Landscape Overlay – Schedule 6	Issued	04 June 2019
29/07/2019	T190303	70 Mulcahy Road, Pakenham VIC 3810	Native vegetation removal	Issued	27 May 2019
30/07/2019	T190319	30-34 Toomuc Valley Road, Pakenham VIC 3810	Development of the land for five (5) buildings associated with an education facility	Issued	31 May 2019
1/08/2019	T180588 - PC1	80 Mulcahy Road (proposed Lot 4 Michael Street), Pakenham VIC 3810	Development of the land for a Store (self-storage facility), associated works, and a reduction in on-site car parking	Issued	05 June 2019
1/08/2019	T180588 - PC2	80 Mulcahy Road (proposed Lot 4 Michael Street), Pakenham VIC 3810	Development of the land for a Store (self-storage facility), associated works, and a reduction in on-site car parking	Issued	17 June 2019
1/08/2019	T190173	153 Main Street, Pakenham VIC 3810	Additions and alterations to existing hotel	Issued	26 March 2019
2/08/2019	T160792 - PC4	Michael Street, Pakenham VIC 3810	PC4 - (Con. 31 LMP)	Issued	09 May 2018
2/08/2019	T170261 - PC2	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 (Landscape plans)	Issued	20 December 2018
7/08/2019	T170302 - PC1	40 Tahoe Circuit, Pakenham VIC 3810	Use of the land for animal husbandry and associated buildings and works	Issued	19 July 2018
9/08/2019	T160792 - 2	Michael Street, Pakenham VIC 3810	Development of 79 dwellings, subdivision of land, reduction in car parking and native vegetation removal	Issued	30 July 2019
9/08/2019	T190030 - PC1	125 Mulcahy Road, PAKENHAM VIC 3810	Condition 1	Issued	03 July 2019
14/08/2019	T190252	Galton Walk, Pakenham VIC 3810	Proposed single dwellings	Lapsed	14 May 2019

Port Ward

Date	Permit No	Location	The Proposal	The Decision	Lodged Date
18/07/2019	T190134	140 O` Briens Road, Yannathan VIC 3981	Building and works associated with horse stables	Issued	12 March 2019
18/07/2019	T190245	3235 Princes Highway, Bunyip VIC 3815	Development of the land for an outbuilding	Issued	01 May 2019

19/07/2019	T190244	10 Production Way, Pakenham VIC 3810	Development of the land for one (1) warehouse and associated works	Issued	01 May 2019
22/07/2019	T190372	80 Fincks Road, Bayles VIC 3981	Alterations and additions to an existing dwelling	Issued	24 June 2019
23/07/2019	T190036 - PC1	4385 South Gippsland Highway, Caldermeade VIC 3984	Alterations and additions to an existing food and drink premises (restaurant), use and development of the land for rural industry (milk processing factory), ancillary office and associated works	Issued	09 July 2019
24/07/2019	T180605 - PC1	21 Cameron Way, Pakenham VIC 3810	Development of two (2) dwellings to the rear of an existing dwelling.	Issued	11 June 2019
24/07/2019	T190292	37 Shinnars Close, Bunyip VIC 3815	Earthworks exceeding 1 metre in cut	Issued	20 May 2019
24/07/2019	T190353	10 Cameron Way, Pakenham VIC 3810	Subdivision of the land into two (2) lots (in accordance with development permit T180410)	Issued	20 June 2019
26/07/2019	T190278	30 Bourke Road, Pakenham VIC 3810	Use and development of the land for Rural Industry and reduction in requirements of Clause 52.34 (bicycle facilities)	Issued	16 May 2019
26/07/2019	T190359	70 Sanders Road, Garfield North VIC 3814	Development of the land for two replacement outbuildings (pool house & pump shed)	Issued	20 June 2019
29/07/2019	T180027 - PC1	42-48 Wattletree Road, Bunyip VIC 3815	Condition 1 of permit a) All bearings, distances, levels, street names, lot numbers, lot sizes, reserves and easements. b) A 7.0m bandicoot buffer along all allotments abutting Wattletree Road. c) Building envelopes for each lot (for Stages 2 and 3) showing minimum setbacks of 7 metres from Wattletree Road and internal road network and 2.5 metres from lot boundaries with the exception of lots 12 and 13 which must provide 3 metre setbacks from the east and west boundaries respectively consistent with the location of future easements. d) Vegetation removal clearly shown within the relevant staging of the subdivision. e) Compliance with Clause 32.08-4 showing minimum garden area requirement which must be consistent with the building envelopes (Stages 2 and 3). f) The provision of a culvert below the main vehicle access into the subdivision from Wattletree Road to facilitate the movement of the Southern Brown Bandicoot. g) Vehicle crossover details to each lot including the existing dwelling for each stage of the subdivision. Lot access and driveways must be located to avoid loss of roadside vegetation	Issued	10 April 2019
29/07/2019	T190194	8 Mary Street, Bunyip VIC 3815	Subdivision of the land into three (3) lots	NOD	08 April 2019
29/07/2019	T190211	25 Silver Way, Koo Wee Rup VIC 3981	The development of the land for the purpose of a dwelling in the land subject to inundation overlay	Issued	15 April 2019
29/07/2019	T190296	425 Dessent Road, Cora Lynn VIC 3814	Development of the land for an outbuilding (garage) and associated earthworks	Issued	22 May 2019
1/08/2019	T190005	30 Evans Road, Bunyip VIC 3815	Development of the land for three (3) buildings associated with Animal husbandry (Horse stables (2) and covered arena), an agricultural building, associated earthworks and earthworks for an outdoor arena.	Issued	07 January 2019
2/08/2019	T190013 - PC1	49 Henry Street, Koo Wee Rup VIC 3981	Condition 3	Issued	28 June 2019
2/08/2019	T190109 - PC1	12 Sybella Avenue, Koo Wee Rup VIC 3981	Development of land for a dwelling	Issued	01 July 2019
2/08/2019	T190256	13 Agnoletto Court, Bunyip VIC 3815	Buildings and works associated with a dwelling	Issued	08 May 2019
2/08/2019	T190406	50 A` Beckett Road, Bunyip VIC 3815	Development of the land for an outbuilding (garage)	Issued	07 July 2019
2/08/2019	T190413	1 Shinnars Close, Bunyip VIC 3815	Development of the land for an outbuilding (shed)	Issued	10 July 2019
2/08/2019	T190432	4 Ravendene Court, Maryknoll VIC 3812	Development of the land for an outbuilding (shed)	Issued	18 July 2019
6/08/2019	T190034 - 1	210 Soldiers Road, Caldermeade VIC 3984	My reason for altering the location of shed has been as a result of complying with condition 1 of the permit as detailed below. Melbourne Water: 1. Prior to the development plans being endorsed, amended plans must be submitted to Council and Melbourne Water addressing Melbourne Water's conditions. Site, ground floor and elevation plans must be submitted with ground and floor levels amended to show: a) Finished floor levels of the hay shed 300mm above the applicable flood level. 2. The hay shed must be constructed with finished floor levels set no lower than 600mm above the natural surface, which is 300mm above the applicable flood	Withdrawn	12 July 2019

			level. Because of the 600mm fill required, I now find that access to proposed shed will be easier if erected on the other side of the existing laneway as indicated in green on attached drawings.		
7/08/2019	T190053	60 Beatties Road, Koo Wee Rup VIC 3981	Use and development of the land for a dwelling, outbuilding and earthworks	Issued	01 February 2019
7/08/2019	T190112	245 Eight Mile Road, Nar Nar Goon VIC 3812	Use and development of the land for a replacement dwelling	Issued	26 February 2019
7/08/2019	T190143	115 Colemans Road, Lang Lang VIC 3984	Use and development of the land for a dwelling and outbuilding	Issued	17 March 2019
7/08/2019	T190189	10 Industrial Drive, Pakenham VIC 3810	Use and development of the land for Materials Recycling, with ancillary office	Issued	04 April 2019
7/08/2019	T190330	352-354 Rossiter Road, Koo Wee Rup VIC 3981	Use of the land for the purpose of a restricted recreation facility (wellness centre)	Withdrawn	07 June 2019
8/08/2019	T160197 - 1	32 Racecourse Road, Pakenham VIC 3810	Use and development of the land for a Convenience Restaurant, development of a Service Station, display of associated signage and creation of an access to a Road Zone, Category 1 in accordance with the endorsed plans	Issued	28 February 2019
8/08/2019	T190291	Lot TT PS728893, Southeast Boulevard (Proposed Lot 18 PS823245, 6 Mega Rise), Pakenham VIC 3810	Development of the land for two (2) warehouses and associated works	Issued	07 June 2019
12/08/2019	T190154	5 Bluegrass Crescent, Pakenham VIC 3810	Removal of a restrictive covenant	Withdrawn	19 March 2019
12/08/2019	T190297	47 Riverside Avenue, Bunyip VIC 3815	Development of the land for an outbuilding	Issued	23 May 2019
12/08/2019	T190349	Lot TT PS728893, Southeast Boulevard (Future Lot 1 PS823245, 47 Commercial Drive), Pakenham VIC 3810	Development of the land for three (3) warehouses and associated works	Issued	18 June 2019
13/08/2019	T190110	450 Seven Mile Road, Nar Nar Goon VIC 3812	Re-subdivision of the land into two (2) lots (Boundary Re-alignment)	Lapsed	04 March 2019
14/08/2019	T190304	3480 Princes Highway, Bunyip VIC 3815	Use of the land for Animal keeping (dog breeding) and associated buildings and works	Issued	24 May 2019
14/08/2019	T190338	330 Sanders Road, Bunyip North VIC 3815	Development of the land for an outbuilding (machinery shed)	Issued	13 June 2019
14/08/2019	T190454	195 Garfield North Road, Garfield North VIC 3814	Development of the land for a building (shed) associated with agriculture (fire-affected property)	Issued	29 July 2019

Ranges Ward

Date	Permit No	Location	The Proposal	The Decision	Lodged Date
18/07/2019	T170671 - PC8	Rix Road, Officer VIC 3809	Condition 11 (Stage 22) 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	03 July 2019
18/07/2019	T190144	Belgrave-Gembrook Road, Gembrook VIC 3783	Alterations and additions to existing sports pavilion	Issued	01 April 2019
18/07/2019	T190331	450 Princes Highway, Officer VIC 3809	Buildings and works (dwelling extension)	Issued	18 June 2019
19/07/2019	T190214	1 Wattle Court, Emerald VIC 3782	Development of land for an outbuilding (shed)	Issued	16 April 2019
19/07/2019	T190351	19 Sydney Avenue, Emerald VIC 3782	The removal of 1 tree.	Issued	19 June 2019
24/07/2019	T180851	4 Beaconsfield Avenue, BEACONSFIELD VIC 3807	Buildings and works associated with an existing education facility and signage	Issued	21 December 2018
26/07/2019	T180289 - PC1	35 Station Road, Gembrook VIC 3783	Subdivision of land into two (2) lots and vegetation removal	Issued	26 June 2019
26/07/2019	T190336	93 Carpenter Road, Officer VIC 3809	Development of the land for a bunker	Withdrawn	07 June 2019
29/07/2019	T160507 - 1	43-45 Wallace Street, Beaconsfield VIC 3807	Amended Permit – Amend hours of operation and reduction in car parking by five (5) spaces	NOD	05 February 2019

29/07/2019	T180658	24 View Hill Road, Cockatoo VIC 3781	Earthworks exceeding 1 metre (in association with a dwelling)	Issued	22 October 2018
29/07/2019	T190317	16 Socrates Crescent, Officer VIC 3809	Development of land for a single dwelling that is non-compliant with the Small Lot Housing Code	Withdrawn	30 May 2019
30/07/2019	T180476 - PC2	35 Maisey Road, Gembrook VIC 3783	Section 173 Agreement	Issued	12 June 2019
30/07/2019	T190234	3 Socrates Crescent, Officer VIC 3809	Development of land for a single dwelling that is non-compliant with small lot housing code regulation 14.4	Withdrawn	29 April 2019
31/07/2019	T180840 - PC1	50 Ure Road, Gembrook VIC 3783	Use and development of the land for a dwelling and outbuilding	Issued	15 July 2019
31/07/2019	T180844 - PC1	17 Aura Vale Road, Menzies Creek VIC 3159	Use and Development of the land for a dwelling	Issued	09 July 2019
1/08/2019	T190107	13 Bond Lane, Gembrook VIC 3783	Development of the land for two (2) outbuildings, carport and earthworks exceeding one (1) metre	NOD	24 February 2019
2/08/2019	T190023	23 Steane Street, Cockatoo VIC 3781	Alterations and additions to an existing dwelling (dwelling extension & deck)	Issued	18 January 2019
2/08/2019	T190071 - PC1	7-9 Haupt Place, Beaconsfield Upper VIC 3808	Development of the land for a habitable outbuilding	Issued	09 July 2019
5/08/2019	T180833	6 Ann Street, Beaconsfield VIC 3807	Development of the land for three (3) dwellings and subdivision of the land into three (3) lots	NOD	18 January 2019
5/08/2019	T190170	1580 Pakenham Road, Cockatoo VIC 3781	Development of the land for an outbuilding and stables	Issued	22 March 2019
5/08/2019	T190192	40 Apple Tree Lane, Pakenham Upper VIC 3810	earthworks associated with a horse arena	Issued	08 April 2019
5/08/2019	T190277	266 Brown Road, Pakenham VIC 3810	Alterations and additions to a dwelling (carport) and development of a building associated with agriculture	Issued	15 May 2019
5/08/2019	T190326	200 Rainy Hill Road, Cockatoo VIC 3781	Development of the land for a building associated with Agriculture (Apiculture)	Issued	06 June 2019
7/08/2019	T180616	3 Beaconsfield-Emerald Road, Emerald VIC 3782	Construction of two (2) double storey dwellings and vegetation removal.	NOD	17 September 2018
7/08/2019	T180820 - PC1	110 Bayview Road, Officer VIC 3809	Subdivision of land, the creation of reserves and associated works (including roadworks in land subject to inundation overlay) generally in accordance with the endorsed plans.	Issued	08 July 2019
7/08/2019	T190111	72 Parker Road, Gembrook VIC 3783	Use and development of the land for a dwelling and outbuilding	Issued	27 February 2019
7/08/2019	T190371	27 McBride Road, Beaconsfield Upper VIC 3808	Development of land for an dwelling extension (verandah)	Issued	25 June 2019
8/08/2019	T180795	4 Ann Street, Beaconsfield VIC 3807	Development of the land for three (3) dwellings	NOD	30 November 2018
9/08/2019	T180722	96 St Georges Road, Beaconsfield Upper VIC 3808	Use and development of the land for the purpose of a dwelling, carport, outbuilding, associated earthworks and the removal of vegetation.	Issued	02 November 2018
9/08/2019	T180694 - PC1	3 Goff Street, Beaconsfield VIC 3807	Construction of four (4) dwellings on a lot	Issued	30 May 2019
12/08/2019	T170249 - PC1	30 Lakeside Drive, Emerald VIC 3782	Development of the land for a garage and extension to existing verandah	Withdrawn	08 March 2018
12/08/2019	T170376 - 1	33 Officer Road, Officer VIC 3809	Use and development of the land for a place of worship and the removal of native vegetation	Issued	28 June 2019
12/08/2019	T190101	25 High Street, Guys Hill VIC 3807	Development of dwelling additions and alteration	Issued	21 February 2019
14/08/2019	T190117	24 Larmour Road, Pakenham VIC 3810	Removal of easement (electricity easement)	Issued	04 March 2019
14/08/2019	T190138 - PC1	6 Davey Road, Emerald VIC 3782	Use and development of the land for a private tennis court, retaining wall, earthworks and associated vegetation removal	Issued	25 July 2019