

## 5.3 Planning Matters Dealt with by Officers Under Delegated Authority

**Responsible GM:** Lili Rosic  
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### Recommendation(s)

That Council note the report.

### Executive Summary

The following matters have been dealt with under delegated powers since the last report to Council. The below is for the period 3 November 2022 to 8 January 2023.

### Relevance to Council Plan

#### 5.1 We practise responsible leadership

5.1.1 Build trust through meaningful community engagement and transparent decision-making.

## Planning Matters Report

### Beacon Hills Ward

Date Issued	Permit Number	Address	Proposal	Decision	Date Lodged
4/11/2022	T220102	28 Beaconsfield-Emerald Road, Beaconsfield Upper VIC 3808	Extension to redline plan	Application Withdrawn (replaced by s72 amendment)	17/02/2022
14/11/2022	T220534	89 St Georges Road, Beaconsfield Upper VIC 3808	Development of the land for an extension to an existing dwelling	Issued	6/08/2022
15/11/2022	T110435 - 1	230 Army Road, Pakenham VIC 3810	The use and development of land for a dwelling, three (3) outbuildings (shed, carport and pavilion), to build outside the registered waste disposal envelope and excavation and fill of land in excess of 1m	Issued	19/06/2022
15/11/2022	T220597	1 McKenzie Road, Beaconsfield Upper VIC 3808	Development of the land for an extension to an existing dwelling (deck)	Issued	5/09/2022
16/11/2022	T220356	47 Split Rock Road, Beaconsfield Upper VIC 3808	Buildings and works associated with the construction of a dwelling	Issued	24/05/2022
17/11/2022	T220675	110 A'Beckett Road, Beaconsfield Upper VIC 3808	Buildings and works for an outbuilding	Issued	7/10/2022
18/11/2022	T210857	115 Mount Burnett Road, Mount Burnett VIC 3781	Use and development of the land for a replacement dwelling	Issued	17/11/2021
21/11/2022	T170298 - 2	381 Paternoster Road, Cockatoo VIC 3781	Use of the land for home based business (exceeding 100 square metres) and buildings and works associated with outbuildings	Issued	15/10/2021
21/11/2022	T220263	965 Toomuc Valley Road, Pakenham Upper VIC 3810	Use and development of land for a dependent person's unit and removal of vegetation	Issued	14/04/2021
21/11/2022	T220373	78 Manestar Road, Beaconsfield Upper VIC 3808	Alterations and additions to existing dwelling	Issued	30/05/2022

12/12/2022	T220426	285 Beaconsfield-Emerald Road, Beaconsfield VIC 3807	Construction and display of a home based business sign	NOD	22/06/2022
12/12/2022	T220694	53 Cooina Road, Beaconsfield VIC 3807	Alterations and additions to an existing dwelling comprising a verandah and deck	Issued	16/10/2022
13/12/2022	T210210	A 215A & 215 Princes Highway, Beaconsfield VIC 3807	Use and development of the land for dwellings in stages, reduction of visitor car parking requirements and subdivision of the land in stages	Failure	17/03/2021
15/12/2022	T210780	28 Beaconsfield-Emerald Road, Beaconsfield Upper VIC 3808	Subdivision of the land into three (3) lots and removal of vegetation	NOD	12/10/2021
16/12/2022	T220276	30 Boyd Road, Gembrook VIC 3783	Alterations and additions to an existing dwelling and development of the land for an outbuilding (carport)	Issued	24/04/2022
20/12/2022	T210527 - 1	28 Beaconsfield-Emerald Road, Beaconsfield Upper VIC 3808	Use of the land for the sale and consumption of liquor	Issued	28/10/2022
22/12/2022	T210500	9 Mahon Avenue, Beaconsfield VIC 3807	2 Lot Subdivision	Issued	5/07/2021

**Bunyip Ward**

Date Issued	Permit Number	Address	Proposal	Decision	Date Lodged
4/11/2022	T220061	14 Petty Road, Bunyip VIC 3815	Staged subdivision of land into twelve (12) lots and removal of native vegetation	NOD	2/02/2022
7/11/2022	T220380	585 Bald Hill Road, Nar Nar Goon VIC 3812	Stage 2 of VCE centre on existing school site	Application Withdrawn	1/06/2022
8/11/2022	T210476	14 Oaktree Drive, Pakenham VIC 3810	Development of land for One Dwelling and associated Vegetation Removal	NOD	26/07/2021
9/11/2022	T210881	9 Kingston Avenue, Pakenham VIC 3810	Development of the land for a second dwelling and alterations to the existing dwelling (carport)	Issued	24/11/2021
16/11/2022	T220171	5 Barrington Drive, Pakenham VIC 3810	Construction of a Second Dwelling on a Lot	Issued	24/02/2022
21/11/2022	T220561	1530 Princes Highway, Nar Nar Goon VIC 3812	Removal of easements	Lapsed	18/08/2022
23/11/2022	T210870 - 1	40 Dore Road, Nar Nar Goon North VIC 3812	T210870-1 CP - (DELWP) - Corrected Planning Permit Application Native vegetation removal, generally in accordance with the approved plans	Issued	18/11/2022
28/11/2022	T220137	10 Canty Lane, Pakenham VIC 3810	Subdivision of land in stages adjacent to a Road in a Transport zone 2, creation of restrictions and reserves, removal of native vegetation and works on land affected by the Land Subject to Inundation Overlay.	Issued	28/02/2022
28/11/2022	T220425	20 Granite Lane, Tynong VIC 3813	Buildings and works (Stables) associated with horse husbandry	Issued	21/06/2022
28/11/2022	T220457	9-10 Main Street, Bunyip VIC 3815	Sale and Consumption of Liquor (in association with use of land as a Food & Drink Premise/Bar)	Application Withdrawn	28/06/2022
7/12/2022	T220577	11 Sweeney Court, Tynong VIC 3813	Buildings and works associated with a horse training facility (horse stables, shed and walker/round yard)	Issued	26/08/2022
8/12/2022	T200150 - 1	11 Kevis Court, Garfield VIC 3814	Subdivision of land into two (2) lots	Issued	18/11/2022
13/12/2022	T220251	1410 Nar Nar Goon-Longwarry Road, Bunyip VIC 3815	Use of land for a store	Application Withdrawn	8/04/2022
15/12/2022	T210894	29 Mary Street, Bunyip VIC 3815	Buildings and works associated with a single dwelling and outbuilding	Issued	29/11/2021

15/12/2022	T220483	7 Nar Nar Goon-Longwarry Road, Garfield VIC 3814	Development of the land for an outbuilding (garage)	Issued	14/07/2022
16/12/2022	T210686	28 Nash Road, Bunyip VIC 3815	Subdivision of the land into two (2) lots	Issued	6/09/2021
20/12/2022	T220397	35 Cameron Way, Pakenham VIC 3810	Development of the land for a second dwelling and associated works	Application Withdrawn	7/06/2022
20/12/2022	T220669	314 Snell Road, Maryknoll VIC 3812	Buildings and works associated with an outbuilding	Issued	5/10/2022
21/12/2022	T220176	7 Fairway Court, Pakenham VIC 3810	Subdivision of Land into Two Lots and Variation to a Restrictive Covenant P289510Y	Issued	9/03/2022
21/12/2022	T220328	40 Dore Road, Nar Nar Goon North VIC 3812	- Use of land for display village - To display or construct a sign - Waiver of car parking requirements - Hoarding signage	Issued	6/05/2022

**Central Ward**

Date Issued	Permit Number	Address	Proposal	Decision	Date Lodged
22/11/2022	T220439	6-14 Swan Street, Pakenham VIC 3810	Development of the land for sixteen (16) dwellings and removal of easements	Issued	27/06/2022

**Henty Ward**

Date Issued	Permit Number	Address	Proposal	Decision	Date Lodged
8/11/2022	T220138	44 James Street, Pakenham VIC 3810	Buildings and works associated with a Medical Centre (building extension)	Issued	22/02/2022
24/11/2022	T210839	7 Leonard Court, Pakenham VIC 3810	Development of the land for a second dwelling, outbuilding (carport) and fence	NOD	9/11/2021
1/12/2022	T150296 - 1	29 James Street, Pakenham VIC 3810	Development of the land for an office building, associated works and a reduction in the car parking requirements of Clause 52.06	Issued	30/05/2022
8/12/2022	T220309	126 Princes Highway, Pakenham VIC 3810	Use of the land for an Education Centre (Secondary School), the construction of a car parking area and alteration of access to a road in TRZ2.	Issued	12/05/2022
8/12/2022	T220453	172 Princes Highway, Pakenham VIC 3810	Subdivision of land into two (2) lots	Issued	30/06/2022
20/12/2022	T210850	32 Princes Highway, Pakenham VIC 3810	Buildings and works associated with the construction of three (3) dwellings and creation and alteration of access to a Transport Zone 2	NOD	13/11/2021
20/12/2022	T220530	25 Princes Highway, Pakenham VIC 3810	Subdivision of land into eight (8) lots	Issued	5/08/2022
9/11/2022	T160672 - 1	71 Racecourse Road & 77 Racecourse Road, Pakenham VIC 3810	Amendment to Planning Permit T160672 to allow for the Sale and Consumption of Liquor in association with use of land for the purpose of a Motel	Issued	20/03/2022

**Officer Ward**

Date Issued	Permit Number	Address	Proposal	Decision	Date Lodged
16/11/2022	T220629	90 McMullen Road, Officer VIC 3809	Display of Advertising Signage	Application Withdrawn	15/09/2022
17/11/2022	T220642	20 Brunt Road, Beaconsfield VIC 3807	Installation of an unregistered movable dwelling and associated carport on Site 11 which is currently vacant	Issued	21/09/2022
18/11/2022	T220628	27 Golden Banksia Drive, Officer VIC 3809	Use of land for sale and consumption of liquor	Issued	15/09/2022
25/11/2022	T210824	Bridge Road, Officer VIC 3809	Staged multi-lot residential subdivision (Lot BC on Plan of Subdivision 731532N)	Issued	29/10/2021
20/12/2022	T220072	3 Campanella Avenue, Officer VIC 3809	Use of the land and buildings and works associated with a restricted recreation facility (gymnasium); buildings and works associated with a medical centre, food and drink premises and shops; and reduction in car parking.	Issued	9/02/2022
4/01/2023	T220281	433-435 Princes Highway, Officer VIC 3809	Development of the land for offices, display of signage, alteration of access to a road in a Transport Zone 2, reduction in car parking and creation of easement	Issued	19/04/2022
20/12/2022	T220427	63 Officer South Road, OFFICER VIC 3809	Use and development of an Emergency Services Facility within a Land Subject to Inundation Overlay	Issued	20/06/2022



**Pakenham Hills Ward**

Date Issued	Permit Number	Address	Proposal	Decision	Date Lodged
15/11/2022	T220173	4 Tribuzi Close, Pakenham VIC 3810	Construction of a Second Dwelling on a Lot	Issued	28/02/2022
15/11/2022	T220303	28 Blessing Rise, Pakenham VIC 3810	Development of the land for a dwelling and associated works	Lapsed	9/05/2022
7/12/2022	T220326	29 Oskar Court, Pakenham VIC 3810	Buildings and works associated with Community Care Accommodation	Issued	3/05/2022
19/12/2022	T210797	23C Tuscany Rise, Pakenham VIC 3810	Construction of One (1) Dwelling on a Lot Less than 300sqm	NOD	18/10/2021

**Ranges Ward**

Date Issued	Permit Number	Address	Proposal	Decision	Date Lodged
3/11/2022	T220510	48 Avon Road, Avonsleigh VIC 3782	Use and development of the land for a Dependent Persons Unit, associated earthworks and removal of vegetation	Lapsed	26/07/2022
7/11/2022	T170015 - 1	3 Carawa Street, Cockatoo VIC 3781	Construct a second dwelling on the site and apply for a 2-lot subdivision	Application Withdrawn	13/08/2022
9/11/2022	T220122	2 Redwood Road, Gembrook VIC 3783	Subdivision of land into two (2) lots	Issued	23/02/2022
9/11/2022	T220275	4 Ogilvy Road & 4 Clematis Park Road, Clematis VIC 3782	Two (2) lot boundary realignment	Issued	22/04/2022
14/11/2022	T220042	6 Isaac Street, Cockatoo VIC 3781	Development of land for an outbuilding (shed) and vegetation removal	Issued	26/01/2022
14/11/2022	T220603	280 Mountain Road, Gembrook VIC 3783	Buildings and works associated with the construction of an outbuilding (shed)	Issued	7/09/2022
16/11/2022	T220175	35 Sunnyside Terrace, Emerald VIC 3782	Alterations and Additions to a Single Dwelling	Issued	3/03/2022
16/11/2022	T220188	40 Beaconsfield-Emerald Road, Emerald VIC 3782	Buildings and Works (Construction of an Outbuilding)	Issued	18/03/2022
16/11/2022	T220213	34-36 Belgrave-Gembrook Road, Cockatoo VIC 3781	Boundary realignment, vegetation removal & access to a Road Zone Category 1.	Application Withdrawn	25/03/2022
16/11/2022	T220254	3 Emerald-Monbulk Road, Emerald VIC 3782	Use of land for a Take Away Food Premises (food truck) and alteration of access to a road in a Transport Zone 2	NOD	12/04/2022
16/11/2022	T220639	2097 Wellington Road, Clematis VIC 3782	Buildings and works associated with the construction of an outbuilding (shed)	Issued	19/09/2022
17/11/2022	T220402	6 Mackenzie Street, Cockatoo VIC 3781	Buildings and Works (Construction of an Outbuilding)	Lapsed	10/06/2022
18/11/2022	T220157	510 Ure Road, Gembrook VIC 3783	Construction of a Replacement Dwelling	Issued	6/03/2022
21/11/2022	T220709	23 Second Avenue, Cockatoo VIC 3781	Buildings and works for an outbuilding	Issued	21/10/2022
22/11/2022	T210830	58 Woori Yallock Road, Cockatoo VIC 3781	Additions and alterations to a dwelling and associated works	Issued	5/11/2021
7/12/2022	T220347	77 Emerald-Monbulk Road, Emerald VIC 3782	Buildings and Works (Construction of a Carport)	Issued	23/05/2022
12/12/2022	T180156 - 1	2 Seaview Road, Cockatoo VIC 3781	Development of the land for a dwelling and associated earthworks	Issued	29/06/2022

12/12/2022	T210093	335 Evans Road, Cockatoo VIC 3781	Buildings and works associated with a dwelling (replacement) and vegetation removal.	Issued	11/02/2021
12/12/2022	T220533	9 Caroline Crescent, Emerald VIC 3782	Buildings and works for a non-habitable outbuilding	Issued	5/08/2022
12/12/2022	T220674	32 Fairway Road, Emerald VIC 3782	Development of the land for an outbuilding (garage) and associated earthworks	Issued	7/10/2022
22/12/2022	T220497	85 Collie Road, Gembrook VIC 3783	Development of the land for an outbuilding (garage)	Issued	23/07/2022

**Toomuc Ward**

Date Issued	Permit Number	Address	Proposal	Decision	Date Lodged
28/11/2022	T220504	135 Mulcahy Road, Pakenham VIC 3810	Buildings and works associated with stores (self-storage units)	Issued	25/07/2022
7/12/2022	T180718 - 1	80 Thewlis Road, Pakenham VIC 3810	We are applying for a minor Section 72 amendment to introduce a small staging component into the permitted subdivision (T180718)	Issued	11/10/2022
13/12/2022	T220592	Princes Highway Road Reserve adjoining 551, 565, 585 Princes Highway, Officer VIC 3809	Removal of native vegetation	Issued	2/09/2022
13/12/2022	T220719	17 Avondale Street, Officer VIC 3809	Applying for a double storey dwelling in Urban Growth Zone with Significant landscape overlay schedule 6.	Issued	26/10/2022
16/11/2022	T220551	115 Timberline Parkway, Pakenham VIC 3810	Construction of a single storey dwelling & garage on a Lot affected by the Significant Landscape Overlay – Schedule 6 (SLO6)	Issued	15/08/2022
23/11/2022	T220620 - 1	6 Sundance Promenade, Pakenham VIC 3810	Dwelling has moved 1 metre forward (from 6m to 5m) and is still within the permitted building envelope. No other changes. Already got developer to approve and stamp plans again.	Issued	7/11/2022

**Westernport Ward**

Date Issued	Permit Number	Address	Proposal	Decision	Date Lodged
9/11/2022	T180617 - 1	Koo Wee Rup Road, Pakenham VIC 3810	Use of land for a Convenience Restaurant, construct and carry out works for Service Station and associated buildings and Convenience Restaurants, to display advertising signage, to create or alter access to a road in a Road Zone (Category 1), the subdivision of the land into two (2) lots and creation of easements and reserves)	Issued	21/12/2021
14/11/2022	T220372	650 Seven Mile Road, Nar Nar Goon VIC 3812	Use and Development of Land for a Dependent Person's Unit	Issued	30/05/2022
14/11/2022	T220429	107 Nar Nar Goon-Longwarry Road, Garfield VIC 3814	Building and works associated with the construction of a non-habitable outbuilding (shed)	NOD	23/06/2022
17/11/2022	T220730	2 Silver Way, Koo Wee Rup VIC 3981	Development of the land for an extension to an existing outbuilding (carport)	Issued	2/11/2022
21/11/2022	T220209	455 Westernport Road, Lang Lang VIC 3984	Development of the land for an agricultural building (hay shed)	Issued	23/03/2022
21/11/2022	T220461	6 Link Road, Lang Lang VIC 3984	Development of a crossover	Issued	4/07/2022
21/11/2022	T220700	2 Corey Court, Koo Wee Rup VIC 3981	Buildings and works for a carport	Issued	17/10/2022
28/11/2022	T210425 - 1	66 Sette Circuit, Pakenham VIC 3810	Amendment to planning permit T210425 (approved for display of signage (externally illuminated, major promotion and sky signage)) to include electronic signage.	Issued	28/04/2022
28/11/2022	T220591	1 Corporate Terrace, Pakenham VIC 3810	Buildings and works associated with alterations and extensions to a building	Application Withdrawn	1/09/2022
29/11/2022	T220562	4 O'Sullivan Street, Pakenham VIC 3810	Building and works associated with the construction of a warehouse and reduction in one (1) parking space	Issued	12/09/2022
1/12/2022	T210817	6 Trinity Way, Pakenham VIC 3810	Use of the land for a Place of Assembly and associated reduction in the car parking requirement and the sale and consumption of liquor	Issued	28/10/2021
1/12/2022	T220495	8 John Street, Koo Wee Rup VIC 3981	Subdivision of the Land into Two (2) Lots.	Issued	21/07/2022
5/12/2022	T220205	Manks Road, Koo Wee Rup VIC 3981	Use of land for a Place of Assembly	Application Withdrawn	24/03/2022
7/12/2022	T220468	305 Jeffers Road, Cora Lynn VIC 3814	Buildings and works for one (1) agricultural building associated with Crop Raising	Issued	1/07/2022

12/12/2022	T200536	We 4/40 Bate Close, Pakenham VIC 3810	Use of the land for a restricted retail premises (art supplies), alterations and additions to the existing building and reduction in on-site carparking	Issued	9/10/2020
12/12/2022	T220747	17 Sette Circuit, Pakenham VIC 3810	Subdivision of the land into two (2) lots	Issued	14/11/2022
12/12/2022	T220773	12 Industrial Drive, Pakenham VIC 3810	Building and works associated with industry (warehouse with ancillary office)	Issued	23/11/2022
14/12/2022	T220507	30 Bourke Road, Pakenham VIC 3810	Development of the land for an agricultural building (shed)	Issued	21/07/2022
15/12/2022	T220307	710 Westernport Road, Lang Lang VIC 3984	Buildings and Works (Construction of a Farm Shed)	Issued	11/05/2022
15/12/2022	T220417	9 Administration Drive, Pakenham VIC 3810	Building and works for warehouse development with ancillary office and associated car parking	Issued	17/06/2022
15/12/2022	T220766	7 Tarmac Way, Pakenham VIC 3810	Subdivision of the land into two (2) lots	Issued	21/11/2022
20/12/2022	T220361	50 Southeast Boulevard, Pakenham VIC 3810	Subdivision of land into two (2) lots	Issued	26/05/2022
23/12/2022	T220027	20 Hill Street, Pakenham VIC 3810	Subdivision of the land into two (2) lots	Issued	19/01/2022
3/01/2023	T200827 - 1	5 Administration Drive, Pakenham VIC 3810	Buildings and works for three (3) warehouses and industry, associated works and a reduction in the car parking requirements of Clause 52.06	Issued	20/01/2022