

5.5 PLANNING MATTERS DEALT WITH BY OFFICERS UNDER DELEGATED AUTHORITY - FEBRUARY 2025

Responsible GM:	Debbie Tyson
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Staff Disclosure:	All officers involved in the preparation of this report have considered and determined that they do not have a conflict of interest in the matter.
Council Plan Reference:	5.1 We practise responsible leadership 5.1.1 Build trust through meaningful community engagement and transparent decision-making.

Recommendation

That Council note the 'Planning Matters Report from 13 November 2024 to 15 January 2025' report.

Executive Summary

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

Planning Matters Report

The below is for the period between 13 November 2024 and 15 January 2025.

Beacon Hills Ward

Application Number	Address	Proposal	Decision	Date Lodged	Date of Decision
T240013	52 St Georges Road, Beaconsfield Upper VIC 3808	Development of Land for a Replacement Dwelling and Removal of Vegetation (Native and Exotic)	Issued	16/01/2024	15/11/2024
T120364 - 3	2 Montuna Grove, Guys Hill VIC 3807	Use of Land for an Art Gallery, Building and Works (Construction of a Studio and Art Gallery) and Display of Signage (Business Identification)	NOD	20/09/2023	21/11/2024
T230105 - 1	20 Brunt Road, Beaconsfield VIC 3807	To construct buildings and carry out works associated with a Section 2 Use (Accommodation)	Issued	2/10/2024	25/11/2024
T230642	3 Sylvia Road, Beaconsfield VIC 3807	Construction of Two (2) Community Care Accommodation Units	Issued	20/12/2023	25/11/2024
T240379	33 Sugarloaf Road, Beaconsfield Upper VIC 3808	Buildings and Works (Construction of an Outbuilding)	Issued	6/08/2024	2/12/2024
T240017 - 1	15 Yackatoot Road, Beaconsfield Upper VIC 3808	use of land for Horse Husbandry and construction of two (2) buildings (horse stables and machinery shed)	Issued	6/11/2024	3/12/2024
T230584	69 Kitchen Road, Beaconsfield Upper VIC 3808	Development of Land for a Replacement Dwelling and Removal of Vegetation (Native and Exotic)	Issued	23/11/2023	5/12/2024
T230278	355 Beaconsfield-Emerald Road, Guys Hill VIC 3807	Use and Development of Land for a Place of Worship, Removal of Vegetation and a Reduction to the Number of Car Parking Spaces Required	NOD	7/06/2023	11/12/2024
T240441	33 Stoney Creek Road, Beaconsfield Upper VIC 3808	Removal of Vegetation (3 Trees)	Issued	5/09/2024	13/12/2024
T240303	14 Lenne Street, Beaconsfield Upper VIC 3808	Buildings and works (extension to dwelling)	Issued	29/06/2024	17/12/2024
T240639	93 Carpenter Road, Officer VIC 3809	Buildings and Works (Construction of a Deck)	Issued	2/12/2024	20/12/2024
T240378	84 Payne Road, Beaconsfield VIC 3807	Buildings and works (construction of replacement dwelling), removal of native vegetation and removal of other vegetation	Issued	5/08/2024	3/01/2025
T220355 - 1	188 Toomuc Valley Road, PAKENHAM VIC 3810	S72 Amendment to Alter the Approved Plans (Dwelling Design Amendments)	Issued	4/09/2024	10/01/2025
T220538 - 1	54 Woods Street, Beaconsfield VIC 3807	Amendment to Planning Permit T220538 (issued for Construction an outbuilding (combined garage and carport) and the demolition of an outbuilding (garage)) to amend what the permit allows and amend the endorsed plans.	Issued	10/10/2024	14/01/2025
T230636	3 Corringham Road, Beaconsfield Upper VIC 3808	Buildings and works (construction of an outbuilding and associated earthworks)	Issued	19/12/2023	15/01/2025

Bunyip Ward

Application Number	Address	Proposal	Decision	Date Lodged	Date of Decision
T240383	12C Latta Road, Nar Nar Goon VIC 3812	Buildings and Works (Construction of a Deck and Verandah)	Issued	6/08/2024	20/11/2024
T240583	20 Richards Road, Nar Nar Goon VIC 3812	Buildings and works (Construction of a carport)	Issued	8/11/2024	22/11/2024
T230227	24 Nylander Road, Bunyip VIC 3815	Staged subdivision of land into twenty-four (24) lots and the removal of native vegetation	Issued	12/05/2023	28/11/2024
T240473	35 Canty Lane, Pakenham VIC 3810	Removal of one native tree.	Issued	12/09/2024	29/11/2024
T220117 - 1	175 Moore Road, Nar Nar Goon North VIC 3812	Development of the land for a replacement dwelling and associated earthworks	Issued	17/07/2024	5/12/2024
T240170	6 Oaktree Drive, Pakenham VIC 3810	Buildings and works for an outbuilding	Issued	11/04/2024	6/12/2024
T240453	2860 Princes Highway, Garfield VIC 3814	Buildings and works (outbuilding associated with a dwelling)	Issued	10/09/2024	6/12/2024
T240474	Mary Street, Bunyip VIC 3815	Subdivision of Land into Eleven (11) Lots	Issued	18/09/2024	9/12/2024
T240207	58 Nar Nar Goon Road, Nar Nar Goon VIC 3812	Use and development of a dwelling	Issued	6/05/2024	11/12/2024
T240185	1 Lorraine Court, Pakenham VIC 3810	Construction of Three (3) Dwellings on a Lot	Issued	25/04/2024	12/12/2024
T240452	1185 Koo Wee Rup Road, Pakenham VIC 3810	Subdivision of land into two (2) lots and removal of easement (E-1 on Plan of Subdivision PS815206L)	Issued	10/09/2024	12/12/2024
T220321	Princes Highway, Pakenham VIC 3810	Construction of Twenty-Six (26) Dwellings, Removal of Native Vegetation and Reduction In Car Parking requirements	Refused	17/05/2022	13/12/2024
T240008	1530, 1550, 1570 & 1610 Princes Highway, 105 Canty Lane and Princes Highway Road Reserve, NAR NAR GOON VIC 3812	Subdivision of land in stages, subdivision of land adjacent to a road in a Transport Zone 2 and the removal of native vegetation	Issued	22/12/2023	18/12/2024
T240313	11 Manoora Road, Maryknoll VIC 3812	Buildings and Works (Construction of a Dependent Person's Unit) and Removal of Vegetation (Native and Exotic)	Issued	28/06/2024	20/12/2024
T240604	28 Doran Road, Bunyip VIC 3815	Buildings and Works (Construction of an outbuilding).	Issued	19/11/2024	24/12/2024
T240674	570 Ellis Road, Tonimbuk VIC 3815	Buildings and works for carport and verandah	Issued	13/12/2024	24/12/2024
T230269	1610 Princes Highway, Nar Nar Goon VIC 3812	To construct and carry out buildings and works associated with Stage 1 - Pakenham East Local Town Centre and to use the land for a restricted recreation facility (gym)	Refused	31/05/2023	9/01/2025
T230472	1610 Princes Highway, Nar Nar Goon VIC 3812	Staged subdivision of the land (affected by a Land Subject to Inundation Overlay and Land Adjacent to a TRZ2) and the removal of native vegetation under Clause 52.16 of the Scheme.	Refused	25/09/2023	10/01/2025
T240310	17 Sweeney Court, Tynong VIC 3813	Use and development of the land for Horse Husbandry (Horse Training Facility and Stables).	Issued	3/07/2024	14/01/2025
T240121	25 Oaktree Drive, Pakenham VIC 3810	Buildings and works (Construction of a shade house)	Issued	19/03/2024	15/01/2025

Central Ward

Application Number	Address	Proposal	Decision	Date Lodged	Date of Decision
T120429 - 2	18 Golden Green Street, Pakenham VIC 3810	Use and development of the land for the purpose of a food and drink premises, education centre (secondary school, training kitchen and IT training facility), place of assembly (meeting rooms), office, medical centre (consulting rooms) and reduction in the car parking requirement of Clause 52.06	Issued	26/09/2024	14/11/2024
T240415	12 Ethan Court, Pakenham VIC 3810	Subdivision of land	Issued	21/08/2024	23/12/2024

Henty Ward

Application Number	Address	Proposal	Decision	Date Lodged	Date of Decision
T240422	117 Main Street, Pakenham VIC 3810	Display of signage (Above Verandah and Panel Signage)	Issued	23/08/2024	22/11/2024
T240268	41 Highland Drive, Pakenham VIC 3810	Development of the land for a second dwelling and subdivision of the land into two (2) lots	NOD	17/06/2024	11/12/2024
T230619	71 Racecourse Road, Pakenham VIC 3810	Subdivision of the land	Issued	11/12/2023	19/12/2024
T240203	4 O'Shannessy Street, Pakenham VIC 3810	Subdivision of the land into three (3) lots and the development of the land for three (3) dwellings	Issued	3/05/2024	3/01/2025
T240067	15 James Street, Pakenham VIC 3810	Building and works for the development of two (2) dwellings and the alteration and partial demolition of an existing dwelling	Issued	19/02/2024	13/01/2025

Officer Ward

Application Number	Address	Proposal	Decision	Date Lodged	Date of Decision
T220724	Starling Road, Officer VIC 3809	Clause 32.08-2 of the General Residential Zone, a planning permit is required for the use of the land for a childcare centre. Clause 32.08-9 of the General Residential Zone, a planning permit is required for buildings and works associated with a section 2 use (childcare centre). Clause 52.05-13 of Signs, a planning permit is required for business identification signage.	Issued	31/10/2022	3/12/2024
T240193	L 1 U 117/445 Princes Highway, Officer VIC 3809	Clause 34.02-1 (C2Z): a permit is required to use the land for an education centre. Clause 2.3 to Schedule 4 to Clause 37.07: a permit is required to use the land for an education centre.	Issued	30/04/2024	3/12/2024
T240401	McMullen Road, Officer VIC 3809	Removal of easement and creation of easements	Issued	14/08/2024	11/12/2024
T240627	Siding Avenue, Officer VIC 3809	Development of land for an office (temporary sales office)	Issued	26/11/2024	18/12/2024
T240280	35 Oakrind Rise, Officer VIC 3809	Buildings and works (dwelling) within the Bushfire Management Overlay	Issued	18/06/2024	6/01/2025
T240353	56 Bayview Road, Officer VIC 3809	Use and development of the land for an indoor recreation facility (swim school) and display of illuminated business identification signage	Issued	25/07/2024	8/01/2025

Pakenham Hills Ward

Application Number	Address	Proposal	Decision	Date Lodged	Date of Decision
T240555	3 Atlantic Drive, Pakenham VIC 3810	Buildings and works (verandah)	Issued	23/10/2024	25/11/2024
T220407 - 1	29 Breyleigh Drive, Pakenham VIC 3810	S72 Amendment to Planning Permit T220407 for Buildings and Works (Construction of a Dwelling)	Issued	8/08/2024	16/12/2024
T240421	16 Blessing Rise, Pakenham VIC 3810	Buildings and Works (Construction of a Dwelling)	Issued	22/08/2024	8/01/2025

Ranges Ward

Application Number	Address	Proposal	Decision	Date Lodged	Date of Decision
T240430	19 Lawsons Road, Emerald VIC 3782	Buildings and Works (Alterations and Extension to an Existing Dwelling)	Issued	26/08/2024	19/11/2024
T230554	32 Kings Road, Emerald VIC 3782	Buildings and works (construction of a dwelling and earthworks)	NOD	4/11/2023	25/11/2024
T240485	30 Ronald Road, Emerald VIC 3782	Building and works for a verandah	Issued	23/09/2024	25/11/2024
T240212	20 Haylock Avenue, Cockatoo VIC 3781	Development of the land for a dwelling	Issued	7/05/2024	27/11/2024
T240347	12-16 Sycamore Avenue, Emerald VIC 3782	Subdivision of Land into Two (2) Lots (Boundary Re-Alignment), Demolition of a Fence, Buildings and Works (Construction of a Fence) and Removal of Vegetation	Issued	23/07/2024	2/12/2024
T240565	18 Ronald Road, Emerald VIC 3782	Buildings and works (construction of a shed)	Issued	31/10/2024	4/12/2024
T240188	141 Woori Yallock Road, Cockatoo VIC 3781	Buildings and works (construction of a dwelling) and alteration of access from a road in Transport Zone 2	NOD	26/04/2024	5/12/2024
T230529	153 Rainy Hill Road, Cockatoo VIC 3781	Building and Works (Extension of an Existing Dwelling)	Issued	26/09/2023	10/12/2024
T240502	4 Cloverleigh Avenue, Emerald VIC 3782	Buildings and works for an outbuilding	Issued	1/10/2024	12/12/2024
T240538	110 Woori Yallock Road, Cockatoo VIC 3781	Buildings and works for a carport	Issued	14/10/2024	12/12/2024
T240645	8 Emerald-Monbulk Road, Emerald VIC 3782	Removal of one tree (Red Oak- Quercus rubra)	Issued	2/12/2024	13/12/2024
T240367	505 Ure Road, Gembrook VIC 3783	Buildings and Works (Construction of an Agricultural Shed)	Issued	30/07/2024	16/12/2024
T240107	23 Lisheen Road, Cockatoo VIC 3781	Extension and alteration to existing dwelling	Issued	12/03/2024	20/12/2024
T230656	20 Clematis Park Road, Emerald VIC 3782	Use and development of the land for a dwelling, outbuilding, variation of restrictive covenant, removal of native and other vegetation	Issued	22/12/2023	15/01/2025

Toomuc Ward

Application Number	Address	Proposal	Decision	Date Lodged	Date of Decision
T240571	5 Telemark Way, Officer VIC 3809	Buildings and works (dwelling) within the Significant Landscape Overlay - Schedule 6	Issued	31/10/2024	28/11/2024
T160464 - 3	65A Mulcahy Road, Pakenham VIC 3810	Subdivision of land, creation and removal of easements, associated works and removal of native vegetation, generally in accordance with the approved plans	Issued	25/07/2024	29/11/2024
T230551 - 1	125 Mulcahy Road, Pakenham VIC 3810	Construct and carry out works associated with warehouse use and to subdivide land in two (2) stages, accordance with the approved plans.	Issued	16/09/2024	6/12/2024
T220742 - 1	55 Mulcahy Road, Pakenham VIC 3810	Subdivision of land, construction of dwellings on lots less than 300sqm, associated works and removal of native vegetation	Issued	10/04/2024	10/12/2024
T240346	66 Thewlis Road, Pakenham VIC 3810	Use and development of the land for a childcare centre	Issued	19/07/2024	6/01/2025

Westernport Ward

Application Number	Address	Proposal	Decision	Date Lodged	Date of Decision
T240393	238-240 Rossiter Road, Koo Wee Rup VIC 3981	Use of the Land as a Take-Away Food Premises (Food Truck)	Issued	12/08/2024	18/11/2024
T230546	14 Hill Street, Pakenham VIC 3810	Buildings and Works (Construction of Two Warehouses)	Issued	30/10/2023	20/11/2024
T230393 - 1	Cambridge Street, Lang Lang VIC 3984	Subdivision of the land into two (2) lots	Issued	26/09/2024	21/11/2024
T240361	185 Toner Road, Cora Lynn VIC 3814	Buildings and works (Construction of an outbuilding)	Issued	27/07/2024	21/11/2024
T240324	100 Greenhills Road, Pakenham VIC 3810	Building and works for warehouse development with ancillary office and associated car parking	Issued	10/07/2024	26/11/2024
T240333	100 Greenhills Road, Pakenham VIC 3810	Building and works for a warehouse with an ancillary office.	Issued	17/07/2024	27/11/2024
T240334	100 Greenhills Road, Pakenham VIC 3810	Building and works for warehouse development with ancillary office and associated carparking	Issued	17/07/2024	28/11/2024
T240345	100 Greenhills Road, Pakenham VIC 3810	Building and works for a warehouse development with ancillary office and car parking.	Issued	22/07/2024	28/11/2024
T240116	95 Bladens Road, Koo Wee Rup VIC 3981	Buildings and works for an agricultural shed	Issued	15/03/2024	29/11/2024
T240180	2 Livestock Way, Pakenham VIC 3810	Use of land for car sales	Issued	22/04/2024	29/11/2024
T240168	440 Fourteen Mile Road, Garfield VIC 3814	Use of the land for a replacement dwelling and buildings and works for the construction of a replacement dwelling	Issued	11/04/2024	2/12/2024
T240340	100 Greenhills Road, Pakenham VIC 3810	Development of the land for a warehouse and reduction in carparking	Issued	19/07/2024	3/12/2024
T240341	115 Rices Road, Dalmore VIC 3981	Buildings and works (Construction of an agricultural shed)	Issued	19/07/2024	3/12/2024
T240342	71 Greenhills Road, Pakenham VIC 3810	Building and works for the construction of one (1) warehouse and ancillary office and a reduction in the provision of car parking spaces	Issued	19/07/2024	4/12/2024
T230659	28 Commercial Drive, Pakenham VIC 3810	Construction of Thirty-Two (32) Warehouses and Reduction in Car Parking	Issued	22/12/2023	5/12/2024
T240468	120 Westernport Road, Lang Lang VIC 3984	Buildings and works for Portable Bathrooms	Issued	12/09/2024	6/12/2024

T230059 - 1	92 Enterprise Road, Pakenham VIC 3810	Corrected Permit (S71 - Correction of Mistakes) Subdivision of land and associated works.	Issued	10/12/2024	11/12/2024
T230179	60, 100 & 130 Greenhills Road, 6 Soldiers Road & 955 Koo Wee Rup Road, Pakenham VIC 3810	Subdivision of land in stages, subdivision of land adjacent to a road in a Transport Zone 2, removal of easements and associated works	Issued	21/04/2023	11/12/2024
T230589	215 Evans Road, Longwarry VIC 3816	Use of land for a Dwelling and Buildings and Works (Construction of a Dwelling, Shed and Associated Earthworks)	Refused	28/11/2023	12/12/2024
T240196	72-74 Station Street, Koo Wee Rup VIC 3981	Alterations and additions to existing veterinary centre	Issued	2/05/2024	12/12/2024
T240177	80 O'Briens Road, Yannathan VIC 3981	Use and Development of land for Dwelling, Outbuilding and Associated works	Refused	15/04/2024	13/12/2024
T240015	680 Five Mile Road, Nar Nar Goon VIC 3812	Use and development of land for a dwelling and associated earthworks	Refused	18/01/2024	16/12/2024
T240155	6 Racecourse Road, Pakenham VIC 3810	Construction and Display of an Electronic Sign	Refused	2/04/2024	16/12/2024
T240285	490-494 McGregor Road, Pakenham VIC 3810	Two (2) Lot Subdivision (boundary realignment)	Refused	24/06/2024	16/12/2024
T200839 - 1	Cardinia Road, Officer South VIC 3809	Subdivision of land, buildings and works and, removal of existing waterbodies	Issued	19/02/2024	18/12/2024
T230644	92 Enterprise Road, Pakenham VIC 3810	Carry out works (Bulk Earthworks) and removal of existing waterbodies	Issued	13/02/2024	18/12/2024
T230657	Woodman Avenue, Bayles VIC 3981	Use and development of a dwelling, agricultural building and associated works	Issued	22/12/2023	18/12/2024
T240506	475 Kettles Road, Lang Lang VIC 3984	Buildings and Works (Construction of a Carport)	Issued	2/10/2024	18/12/2024
T240577	295 Cardinia Road, Officer South VIC 3809	Display of signage	Issued	6/11/2024	18/12/2024
T220479	2315 Ballarto Road, Cardinia VIC 3978	Use of the land for a contractors depot and buildings and works for an outbuilding ancillary to an existing dwelling	Refused	14/07/2022	23/12/2024
T240482	460 Mynard Road, Catani VIC 3981	Building and works for an agricultural building	Issued	20/09/2024	24/12/2024
T240550	4 Trade Place, Pakenham VIC 3810	Development of the land for two (2) warehouses and a reduction of car parking requirements	Issued	18/10/2024	6/01/2025
T210624 - 1	Site 2/30 Commercial Drive, Pakenham VIC 3810	Use of the land for motor vehicle sales, and building and works associated with motor vehicle sales and motor repairs and construction and display of signage	Issued	14/06/2024	8/01/2025
T240554	360 Stanlakes Road, Lang Lang VIC 3984	Buildings and Works (Construction of a Garage)	Issued	21/10/2024	9/01/2025