

Town Planning Committee Meeting

Agenda

Monday 1 September 2025

Commencing 7:00 PM

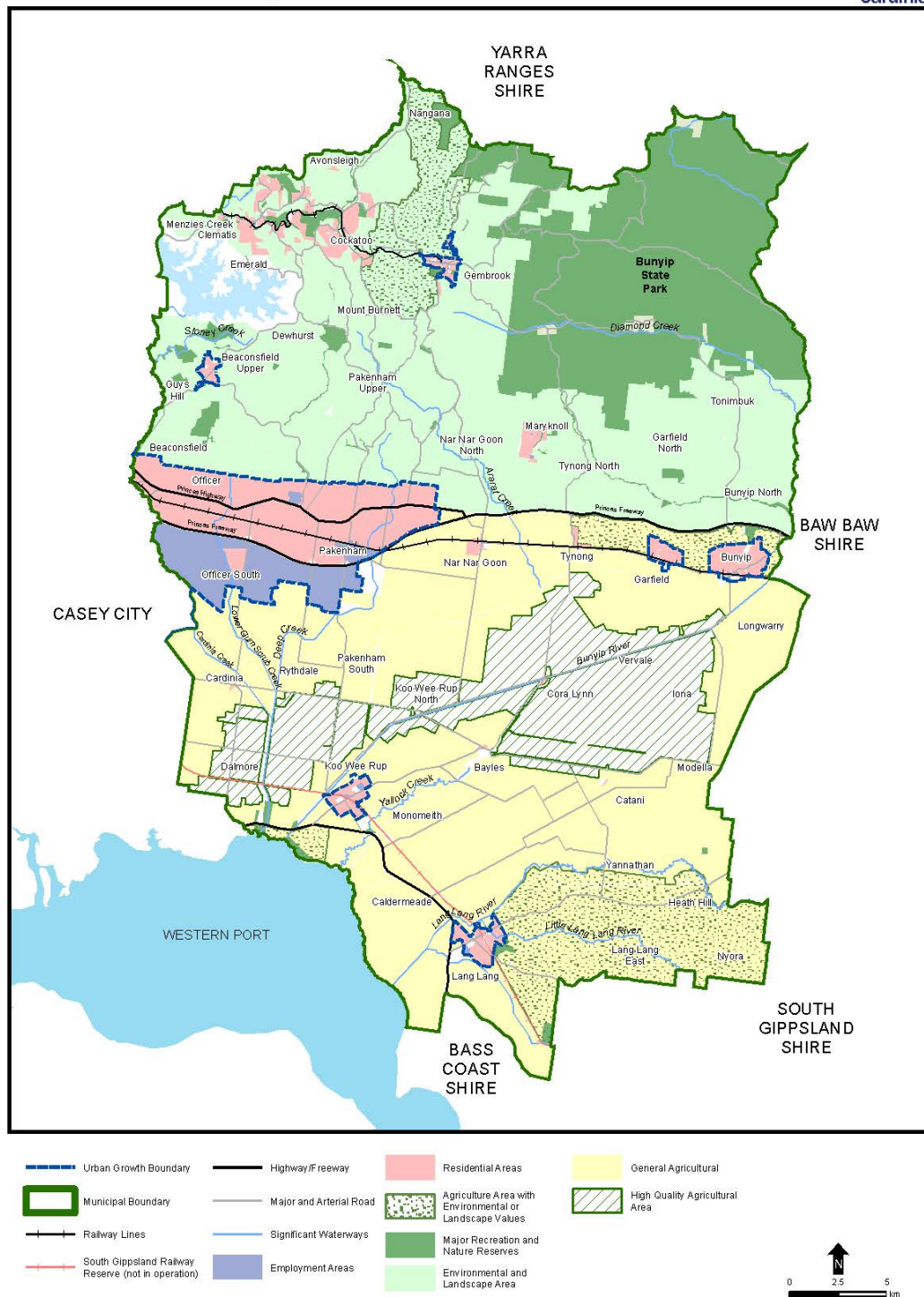
**Council Chambers
20 Siding Avenue, Officer
Victoria**

The Cardinia Shire Strategic Framework Plan (Figure 1) sets out the general pattern for land use and development to respond to the key influences and issues to achieve the strategic vision for the municipality.

The purpose of the framework is to provide an overview of land use in the Cardinia Shire and to identify locations where specific land use outcomes will be supported and promoted.

Figure 1:

Cardinia Shire Strategic Framework Plan



Town Planning Committee Meeting

Monday 1 September 2025 at 7:00 PM.

Members: Cr Jack Kowarzik Mayor
Cr Alanna Pomeroy Deputy Mayor
Cr Liz Roberts
Cr Samantha-Jane Potter
Cr Casey Thomsen
Cr David Nickell
Cr Collin Ross
Cr Brett Owen
Cr Trudi Paton

Officers: Peter Benazic Interim Chief Executive Officer
Debbie Tyson General Manager Community & Planning Services
James Kelly Acting General Manager Infrastructure and Environment
Wayne Mack General Manager Corporate Services
Peter Harris Manager Governance, Safety & Property
Duncan Turner Manager Planning & Design
Natasha Berry Senior Governance Officer

Dear Councillor,

You are advised that a meeting will be held in the **Council Chambers, Cardinia Shire Council Civic Centre, 20 Siding Avenue, Officer** on **Monday 1 September 2025** commencing at **7:00 PM**.

Peter Benazic
INTERIM CHIEF EXECUTIVE OFFICER

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1 Opening And Reflection

I would ask those gathered to join us now for a few moments of silence as we reflect on our roles in this chamber. Please use this opportunity for reflection, Prayer or thought, to focus on our shared intention to work respectfully together for the well-being of our whole community.

2 Acknowledgements

Cardinia Shire Council acknowledges that we are on the traditional land of the Bunurong and Wurundjeri people and pay our respects to their elders past, present and emerging.

3 Apologies

4 Declaration Of Interests

5 Ordinary Business

5.1 T220661 PA - USE AND DEVELOPMENT OF LAND FOR A DWELLING AT 160 HOLM PARK ROAD BEACONSFIELD

Responsible GM:	Debbie Tyson
Author:	Tanvi Rawat
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 resolve to issue a Notice of Decision to Grant a Permit for Planning Permit Application T220661 for Use and development of Land for a Dwelling on 160 Holm Park Road, Beaconsfield, subject to the following conditions:

Compliance with documents approved under this permit

1. At all times what the permit allows must be carried out in accordance with the requirements of any document approved under this permit to the satisfaction of the responsible authority.

Approved and endorsed plans – changes required

2. Before the use and development as appropriate starts, plans must be approved and endorsed by the responsible authority. The plans must:
 - a. be prepared to the satisfaction of the responsible authority;
 - b. be drawn to scale with dimensions;
 - c. be submitted to the responsible authority in electronic form; and
 - d. be generally in accordance with the plans prepared by Vaastu Pty Ltd forming part of the application and identified as Revision D, dated 31.03.2025, but amended to show the following details:
 - i. an amended Bushfire Management Plan to reflect the amended siting and design.
 - ii. elevation drawings to specify cardinal/compass directions and include a full schedule of colours and materials.
 - iii. a waste disposal area marked in accordance with the submitted Land Capability Assessment.
 - iv. pedestrian visibility triangles measuring 2 m x 2.5 m with at least 50% visual permeability must be provided and maintained as per Clause 52.06 of the Planning Scheme.

Landscaping

3. Before the development commences, a landscape plan must be approved and endorsed by the responsible authority. The landscape plan must be prepared to the satisfaction of the responsible authority by a suitably qualified landscape architect (or similar), drawn to scale with dimensions, and submitted in electronic form. The plans must be generally in

accordance with the Landscape Design Plan forming part of the application (dated 2 May 2024) and include the following:

- a. Plantings surrounding the proposed dwelling and accessway (where it diverges from the Northern boundary towards the dwelling). These plantings must include (to the satisfaction of the responsible authority):
 - i. A variety of grasses, shrubs and canopy trees; and
 - ii. Larger and denser plantings capable of providing an effective visual screen in key locations, along the northern elevation of the dwelling and driveways/accessways.
 - b. Plantings of indigenous trees along the north and west title boundaries where there is no substantial existing vegetation.
 - c. A survey (including botanical names) of all existing vegetation to be retained and/or removed.
 - d. Details of surface finishes of pathways and driveways.
 - e. Cardinal direction to indicate the correct North.
 - f. A planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant.
 - g. All the proposed planting within the defensible space must be in accordance with the endorsed Bushfire Management Plan, including the canopy separation when the trees mature.
 - h. Specific details for management of any plantings proposed as tube stock, outlining how the establishment of any of these plantings will be appropriately managed and ensured. Possible measures include (but are not limited to) use of plastic tree guards, irrigation or regular scheduled watering.
4. Within 90 days of issue of a certificate of occupancy for the dwelling under the *Building Act 1993*, the landscaping shown on the approved landscape plan(s) must be carried out and completed to the satisfaction of the responsible authority.
 5. The landscaping shown on the endorsed plan/s must be maintained to the satisfaction of the responsible authority including replacing any dead, diseased or damaged plants.

Construction Environment Management Plan (CEMP)

6. Prior to commencement of any works, a site-specific Construction Environmental Management Plan (CEMP) to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved the CEMP will be endorsed and will form part of the permit. All works must be undertaken in accordance with the approved CEMP. The CEMP must address all environmental values and include:
 - a. site plan that shows the following:
 - i. location and identifying numbers of all trees and understorey vegetation to be retained;
 - ii. location of hollow bearing trees and threatened flora, which are to be protected as no-go zones for the duration of works;
 - iii. location of tree protection fencing at the boundary of tree protection zones for all trees to be retained and the boundary of all patches of understorey vegetation to be retained;

- iv. location of Conservation Zones as shown in the endorsed Integrated Land Management Plan as per condition 7, which are to be protected as no-go zones for the duration of works; and
 - v. location of materials, stock piling and vehicle access, which must not encroach into any tree protection zones or no-go zones for the duration of works.
- b. before works start, to the satisfaction of the responsible authority:
- i. the boundary of the defendable space area must be clearly marked onsite with rocks, bollards, star pickets or similar;
 - ii. areas outside the defendable space area are to be marked as no-go zones;
 - iii. all trees approved for removal must be clearly demarcated from trees approved for retention, using barricade tape or similar;
 - iv. a fence must be erected around any tree and patch of vegetation shown for retention on the endorsed plan. This fence will protect the trees by demarcating the tree protection zone and must be erected at a radius of 12 × the diameter at a height of 1.3 metres to a maximum of 15 metres but no less than 2 metres from the base of the trunk of the trees, excepting the approved area of encroachment for construction as shown on endorsed plans to the satisfaction of the responsible authority. The protection fence must be constructed of chain mesh or similar to the satisfaction of the responsible authority. The protection fence must remain in place until all works are completed to the satisfaction of the responsible authority. Except with the written consent of the responsible authority, within the tree protection zone, the following are prohibited:
 - a) vehicular access;
 - b) trenching or soil excavation;
 - c) storage or dumping of any soils, materials, equipment, vehicles, machinery, or waste products;
 - d) entry and exit pits for underground services; and
 - e) any other actions or activities that may result in adverse impacts to retained native vegetation.
 - v. ground protection measures in accordance with Australian Standard AS4970-2009 *Protection of trees on development sites* must be installed along the driveway where there is encroachment of tree protection zones for any tree shown for retention on the endorsed plans to the satisfaction of the Responsible Authority. Ground protection measures must remain in place until all works are completed to the satisfaction of the Responsible Authority. Ground protection measures include:
 - a) permeable membrane such as geotextile fabric beneath a 100 mm thick layer of mulch; or
 - b) crushed rock below rumble boards. Rumble boards must be a suitable thickness to prevent soil compaction and root damage and strapped together to prevent movement.
- c. prior to commencement of any works, all contractors are to be provided a hard copy of the CEMP and to undertake a pre-construction induction for significant fauna and flora species, by a site supervisor or suitably qualified ecological consultant.

- d. for the duration of any tree removal works or pruning of tree limbs with hollows or that are over 30cm diameter, a qualified zoologist or registered wildlife carer must be present onsite to manage any displaced native fauna.

Integrated Land Management Plan

7. Before use and development starts, an *Integrated Land Management Plan* for the management and operation of the land must be approved and endorsed by the responsible authority. The land management plan must:
 - a. be prepared to the satisfaction of the responsible authority.
 - b. be prepared by a suitably qualified person to the satisfaction of the responsible authority.
 - c. be submitted in electronic form.
 - d. include the following details:
 - i. a site plan that shows the division of the site generally into Domestic Zone (including defensible space), and the remainder of the land into Conservation Zone;
 - ii. overall environmental objectives for management of the land and techniques to achieve these objectives;
 - iii. techniques to protect and enhance the biodiversity of the land, including the retention of vegetation and faunal habitat and the need to revegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge areas;
 - iv. a line of permanent visual markers must be installed at the edge of Conservation Zone to delineate the boundary. Visual markers can include easily identifiable items such as star pickets, large rocks or bollards;
 - v. methods for the control and eradication of weeds;
 - vi. methods for the control of pest animals;
 - vii. Show individual plants and areas of all high threat weeds;
 - viii. the use of fencing which is permeable for native fauna;
 - ix. The delineation or fencing of the Conservation Zone and location and type of any internal fencing or markers to establish the various zones;
 - x. Where fences are used to keep domestic animals out of the Conservation Zone, they must be installed at least 4 metres away from the boundary of the conservation zone to avoid introducing a fence exemption;
 - xi. improving the condition of waterway frontages with vegetation;
 - xii. preventing stock from grazing the land;
 - xiii. preventing soil erosion;
 - xiv. practices and procedures to ensure that no significant adverse environmental impacts occur as a result of the use;
 - xv. proposed monitoring systems;
 - xvi. identification of possible risks of operational failure and response measures to be implemented;
 - xvii. day to day management requirements for the use;
 - xviii. an implementation and staging plan of works which must be completed;

- xix. Except with the written consent of the Responsible Authority, within Conservation Zones, the following is required:
 - a) Retain all standing trees (dead and alive) within the Conservation Zone, and as marked in the Domestic Zone;
 - b) Protect and retain all native vegetation and allow for natural regeneration within the Conservation Zone;
 - c) Control and management of vertebrate pests (e.g. European Rabbit, Fox);
 - d) Details of the management of domestic pets (cats and dogs) within the Domestic Zone, and to be excluded from the Conservation Zone;
 - e) All noxious and high threat woody weeds identified in the assessment report must be removed from the Conservation Zone:
 - List the very high and high threat weeds identified in the assessment report
 - Recommend weed control methods and timing for all very high and high threat weeds to remove to less than 1 per cent cover.
- xx. The protection of hollow bearing trees and limits on collection of firewood to personal use only. Firewood is only to be collected from the Domestic Zone, and not from the Conservation Zone.
- xxi. Except with the written consent of the Responsible Authority, within Conservation Zones, the following are prohibited:
 - a) heavy machinery
 - b) vehicular access
 - c) trenching or soil excavation
 - d) storage or dumping of any soils, materials, equipment, vehicles, machinery or waste products

- e. Be reviewed annually and updated to the satisfaction of the responsible authority and any updated plans must be submitted to the responsible authority.

The responsible authority may consent in writing to vary any details in the integrated land management plan and may request photographic evidence of works identified in the integrated land management plan.

- 8. All necessary works as per the endorsed *Integrated Land Management Plan* must be implemented within 12 months of completion of development, with ongoing management works carried out in perpetuity.

Layout not altered

- 9. The layout of the use and development must not be altered from the layout on the approved and endorsed plans without the written consent of the responsible authority.

Dwelling requirements

- 10. Before the dwelling is occupied:
 - a. Access to the dwelling must be provided via an all-weather road with dimensions adequate to accommodate emergency vehicles.
 - b. The dwelling must be connected to reticulated sewerage if available. If reticulated sewerage is not available, all wastewater from the dwelling must be treated and retained within the lot in accordance with the requirements of the Environment

Protection Regulations under the *Environment Protection Act 2017* for an on-site wastewater management system.

- c. The dwelling must be connected to a reticulated potable water supply or have an alternative potable water supply with adequate storage for domestic use as well as for fire fighting purposes.
- d. The dwelling or small second dwelling must be connected to a reticulated electricity supply or have an alternative energy source.

Amenity

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 to the satisfaction of the responsible authority.
12. External lighting must be designed, baffled and located so as to not detrimentally effect on adjoining land to the satisfaction of the Responsible Authority.

Drainage and stormwater

13. All stormwater must be conveyed by means of drains to satisfactory points or areas of discharge approved by the Responsible Authority, so that it will have no detrimental effect on the environment or adjoining property owners.
14. Stormwater works must be provided on the subject land so as to prevent overflows onto adjacent properties.

Vehicle crossing

15. Before the development is occupied the vehicle crossing as shown on the approved plans must be constructed in accordance with the approved plans and to the satisfaction of the Responsible Authority. If the construction of the proposed rural vehicle crossing requires the installation of a drainage culvert to the satisfaction of the Responsible Authority

Earthworks and site management

16. 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.
17. 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.
18. The slope of batters, both cut and fill, must not exceed 2:1 (horizontal: vertical) or, where this is not practicable, batters must be stabilised by other means to the satisfaction of the Responsible Authority.

Wastewater

19. Before the development is occupied, all sewage and sullage wastewater from the proposed development must be discharged into a new, EPA approved, on-site secondary wastewater treatment system to the satisfaction of the Responsible Authority. The treated effluent must be disposed of via sub surface pressure compensating subsurface irrigation retaining all wastewater within the boundaries of the subject land to the satisfaction of the Responsible Authority
20. Before the development starts, the area set aside for the wastewater envelope and purposes of distribution and absorption of wastewater must be protected to prevent soil

disturbance during construction of the proposed development to the satisfaction of the Responsible Authority.

Swimming pool management and backwash

21. Before the practical completion of the swimming pool, provision must be made for swimming pool backwash water to be disposed of and retained within the boundaries of the land to the satisfaction of the Responsible Authority and not discharged into the septic system or the reticulated sewerage system.

Residential Reticulated Gas Service Connection

22. Any new dwelling allowed by this permit must not be connected to a reticulated gas service (within the meaning of Clause 53.03 of the Cardinia Planning Scheme). This condition continues to have force and effect after the development authorised by this permit has been completed.

Country Fire Authority

23. Before the development starts, the Bushfire Management Plan prepared by Keystone Alliance for Holm Park Road Beaconsfield, Ref# B23102/4.0, dated Apr-2023 must be endorsed by the Responsible Authority. Once endorsed the plan must not be altered unless agreed to in writing by CFA and the Responsible Authority.
24. The bushfire protection measures forming part of this permit or shown on the endorsed plans, including those relating to construction standards, defendable space, water supply and access, must be maintained to the satisfaction of the responsible authority on a continuing basis. This condition continues to have force and effect after the development authorised by this permit has been completed.

Commencement of permit

25. This permit will operate from the issued date of this permit.

Expiry – Development and use

26. This permit will expire if one of the following circumstances applies:
 - a. The development is not started within 2 years of the issued date of this permit.
 - b. The development is not completed within 4 years of the issued date of this permit.
 - c. The use does not start within 2 years of completion of the development.
 - d. The use is discontinued for a period of 2 years.

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

27. A Building Permit may be required before the development commences. For more information, contact Council's Building Department or a Registered Building Surveyor.
28. This Planning Permit has not been assessed against the requirements of ResCode or Clause 54 of the Cardinia Planning Scheme.
29. A 'Vehicle Crossing Permit' must be obtained from Council prior to the commencement of any works associated with the proposed vehicle crossing.

Prior to installation works commencing on the septic tank system, a Permit to Install must be obtained from Council.

Application Details

APPLICATION NO.:	T220661
APPLICANT:	Trupeshkumar Patel
LAND:	LD PS420429, 160 Holm Park Road, Beaconsfield VIC 3807
PROPOSAL:	Use and Development of the Land for a Dwelling
PLANNING CONTROLS:	Rural Conservation Zone - Schedule 2 (RCZ2) Environmental Significance Overlay – Schedule 1 (ESO1) Bushfire Management Overlay (BMO)
NOTIFICATION & OBJECTIONS:	Notice of the application was given by: <ul style="list-style-type: none"> • Sending notices. • Placing 2 sign/s on site. Nine (9) objections have been received raising concerns about visual prominence, building scale, traffic impacts, drainage, and environmental effects
KEY PLANNING CONSIDERATIONS:	Environmental and Landscape Sensitivity Bushfire Risk and Management Visual Impact and Design Response Infrastructure Management Response to Objections and Community Concerns
REASON FOR MEETING:	More than six (6) objections in a non-urban zone.
RECOMMENDATION:	Notice of Decision to Grant a Permit

Executive Summary

This application (T220661) seeks approval for the use and development of land at 160 Holm Park Road, Beaconsfield, for a single-storey dwelling. The site, approximately 17.45 hectares in size, is located within the Rural Conservation Zone Schedule 2 (RCZ2) and is affected by both the Environmental Significance Overlay Schedule 1 (ESO1) and the Bushfire Management Overlay (BMO). It is environmentally sensitive, featuring native vegetation and steep topography, and is situated adjacent to the Urban Growth Boundary.

The proposed dwelling is architecturally designed with a modern flat-roof form and is strategically sited within a cleared portion of the land to avoid vegetation removal. It comprises six bedrooms, indoor recreational facilities, and a six-car garage. Earthworks have been incorporated to reduce visual bulk, and the dwelling is set back approximately 140 metres from Holm Park Road to minimise its visual impact. A Land Capability Assessment supports the installation of an on-site wastewater treatment system, and stormwater management will be addressed through permit conditions.

Nine objections were received during the public notification process, raising concerns about visual prominence, building scale, traffic impacts, drainage, and environmental effects. In response, the proposal was amended to reduce building height, improve siting, and address bushfire and environmental risks. The application was referred to internal departments and the CFA, all of whom had no objection to the proposal subject to conditions.

The proposal is considered to be site-responsive, environmentally sensitive, and consistent with the provisions of the Cardinia Planning Scheme. It appropriately balances the need for rural residential development with the protection of environmental and landscape values. It is recommended that the proposed use and development of the land for a dwelling be supported, subject to conditions that ensure effective environmental management, bushfire safety, and visual integration.

Gender Impact Assessment

In the preparation of this report, Council has considered its obligations under the *Gender Equality Act 2020*. It was determined that a Gender Impact Assessment (GIA) was not required as the subject matter of this report does not relate to a policy, program or service that has a direct or significant impact on the community.

Confidential Attachments

The Confidential Attachment 4 - T220661 PA - Combined Objections is designated confidential information pursuant to the Act, s.3(1)(f) Personal information, being information which if released would result in the unreasonable disclosure of information about any person or their personal affairs.

Attachments

1. Attachment 1 - T220661 PA - Officer Report [5.1.1 - 39 pages]
2. Attachment 2 - T220661 PA - Locality Map [5.1.2 - 1 page]
3. Attachment 3 - T220661 PA - Proposed Development Plans [5.1.3 - 12 pages]
4. Confidential Attachment 4 - T220661 PA - Combined Objections (9) [5.1.4 - 15 pages]

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PLANNING PERMIT OFFICER REPORT



Application Details

Proposal:	Use and Development of the Land for a Dwelling	
Application Number:	T220661	
Property Number:	1400550300	
Address:	Lot D PS420429, 160 Holm Park Road, Beaconsfield VIC 3807	
Applicant:	Trupeshkumar Patel	
Date Received:	03 October 2022	
Planner:	Tanvi Rawat	
Recommendation	<input checked="" type="checkbox"/> Notice of Decision to Grant a Permit	
Decision to be sent internally:	<input type="checkbox"/> Subdivisions (all applications relating to subdivisions, easements, restrictions, etc.)	<input type="checkbox"/> Waste Department (all applications with Waste Management Plans)
	<input checked="" type="checkbox"/> Environment (all applications with Environment referral responses)	<input type="checkbox"/> Development Contributions (applications on land affected by a DCPO- decision sent to DCP team)
	<input checked="" type="checkbox"/> Other, specify: Health	<input checked="" type="checkbox"/> Not Required
Decision to be sent externally:	<input checked="" type="checkbox"/> Yes, specify below:	<input type="checkbox"/> No
	CFA	

Application Processing

Can the application be decided under delegation?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No (9 objections in Rural zone)
Have any amendments been made to the application?	<input checked="" type="checkbox"/> Yes A section 57A amendment was received on 6/05/2024 to amend the design of the dwelling in response to objections and Councils concerns raised. A section 57A amendment was received on 1/04/2025 to amend the design of the dwelling in response to CFA request.	

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Proposal

Description of proposal:

The application proposes the use and development of a dwelling at 160 Holm Park Road, Beaconsfield.

Building and works

The proposed dwelling is centrally located within the western part of the subject site, positioned approximately 140 metres from Holm Park Road to the north and 110 metres from O'Neil Road to the south. The building will have a total floor area of 1,185.8 square metres and a maximum height of 5.60 metres above natural ground level (NGL).

The dwelling is architecturally designed with a modern flat-roof form and large contemporary glass windows. The design incorporates the existing topography of the site, with the entire building sunken into the ground by approximately one metre. Excavation at the highest point of the site is proposed to a depth of 1.44 metres to accommodate the building platform.

The internal layout of the dwelling is arranged around a centralised living area, with two distinct wings extending from either side. The left wing of the dwelling is dedicated to entertainment and wellness functions and includes:

- an indoor swimming pool with an attached spa room and gym,
- a kids' playroom,
- a meditation or prayer room,
- a kitchen with an adjoining butler's pantry,
- a laundry room,
- a guest bedroom with an ensuite and walk-in robe.

The right wing of the dwelling contains the primary residential accommodation. This includes four bedrooms, each with an ensuite, walk-in robe, and access to an outdoor seating area. An informal seating area is also provided in this wing, along with a master bedroom that includes a walk-in robe and ensuite. An outdoor alfresco area is located adjacent to the master suite, providing additional private open space.

The central portion of the dwelling includes a formal living area, an informal living area, a home theatre, and a dedicated office space. The main entry to the dwelling is via an entry deck with a porch, which opens into a north-facing courtyard.

A five (5) car garage is proposed as part of the development, with an adjoining mudroom providing internal access to the dwelling. Vehicle access to the site is proposed via a new driveway from Holm Park Road. The driveway has been designed and graded in accordance with CFA requirements to ensure it is suitable for emergency vehicle access.

Vegetation Impact

The proposal does not involve the removal of any vegetation. An Arboricultural Impact Assessment has been submitted with the application, which identifies a total of 80 trees within the subject site and adjacent road reserve. All trees are proposed to be retained. However, three trees—identified as Tree 18, Tree 78, and Tree 80—will require tree protection measures during construction due to minor encroachments into their Tree Protection Zones (TPZs) of less than 10

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percent. These encroachments are considered minor and are not expected to compromise the viability of the trees.

Land Capability Assessment (LCA)

A Land Capability Assessment (LCA) has also been submitted with the application. The LCA supports the installation of an onsite wastewater treatment system to service the proposed six-bedroom dwelling. The system is designed to accommodate a daily wastewater load of up to 1,800 litres. The LCA recommends a minimum of 876 square metres of land application area (LAA) for the disposal of secondary treated effluent. The effluent field is proposed to be located to the northwest of the dwelling and will utilise subsurface irrigation. The system includes a 2,000-litre approved packaged treatment plant and gravity-fed sewer piping. The proposed wastewater system has been designed to comply with EPA (2016) Code of Practice requirements, including appropriate buffer distances and setbacks.

Images of relevant plans:

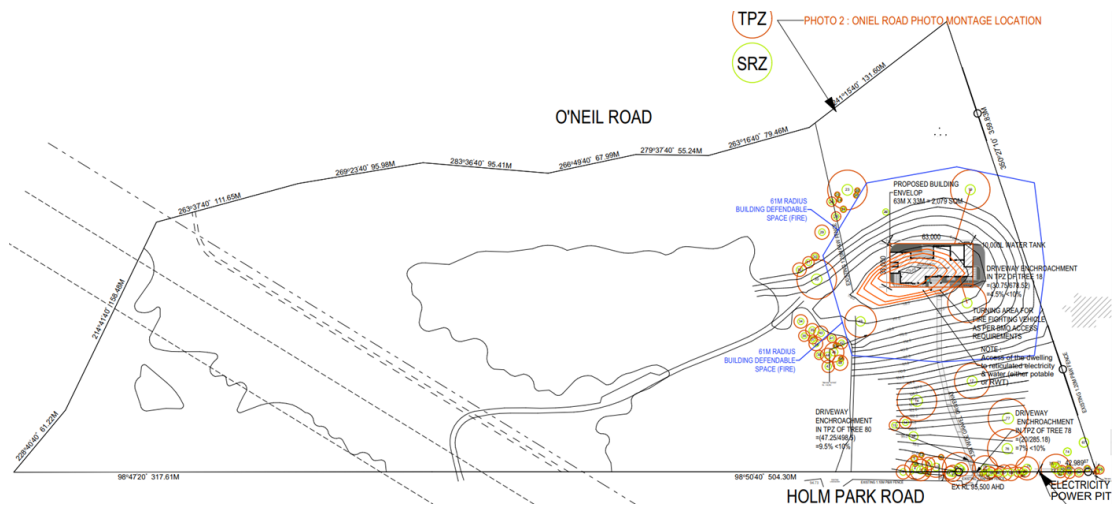


Figure 1: Proposed Site Plan

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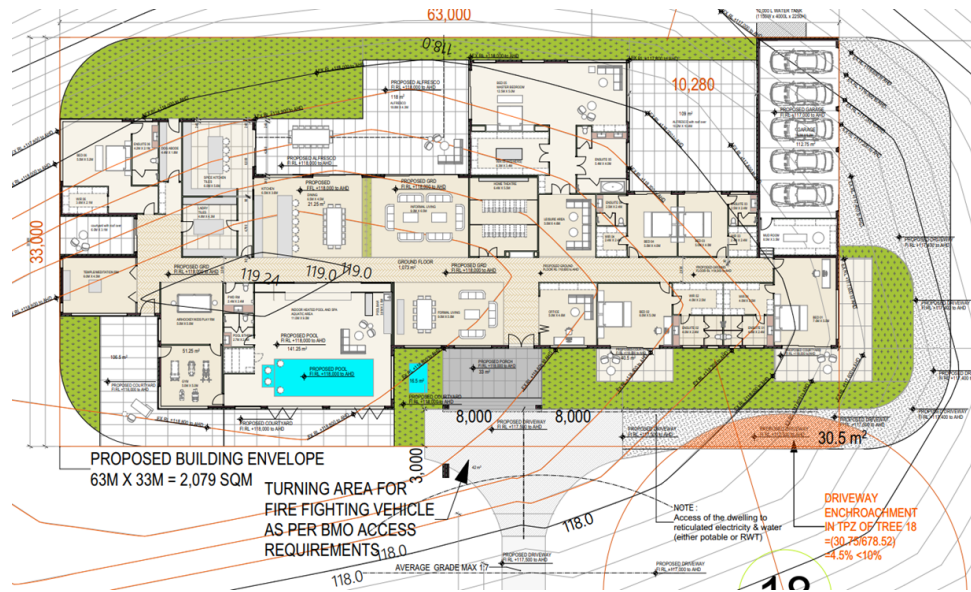


Figure 2 Proposed Floor Plan

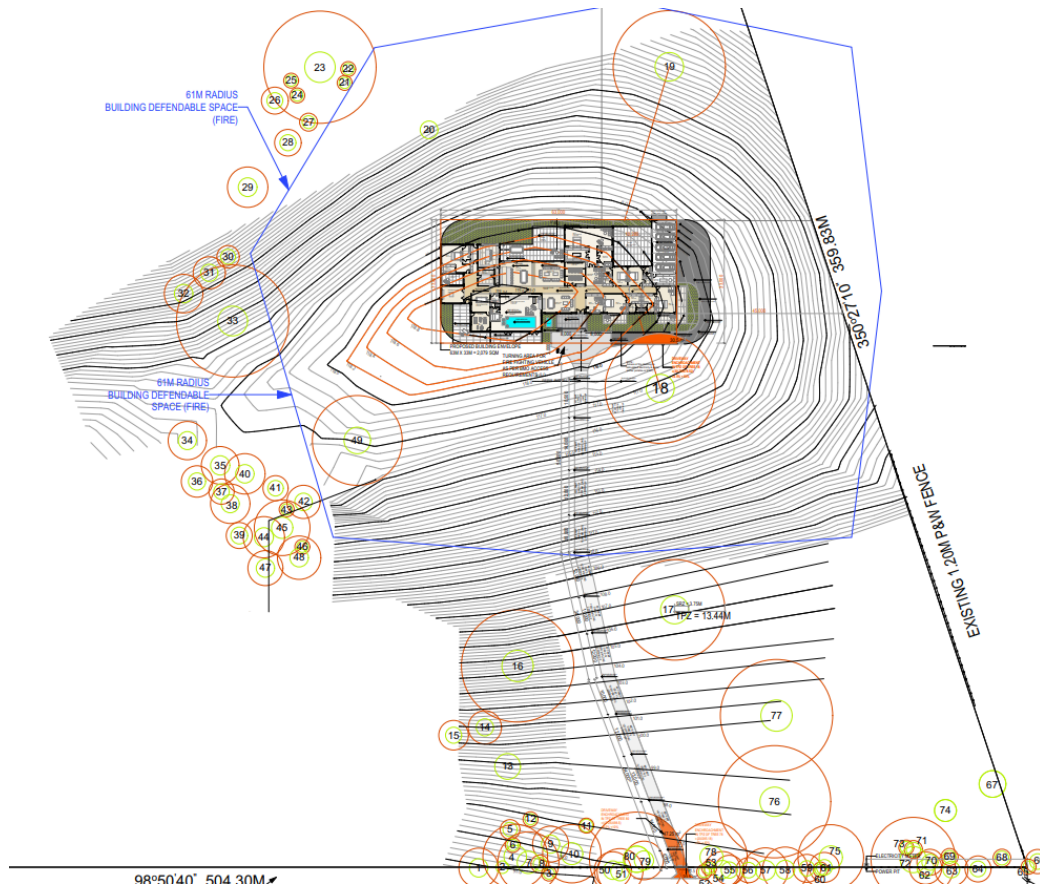


Figure 3 Proposed Access and Tree protection zones

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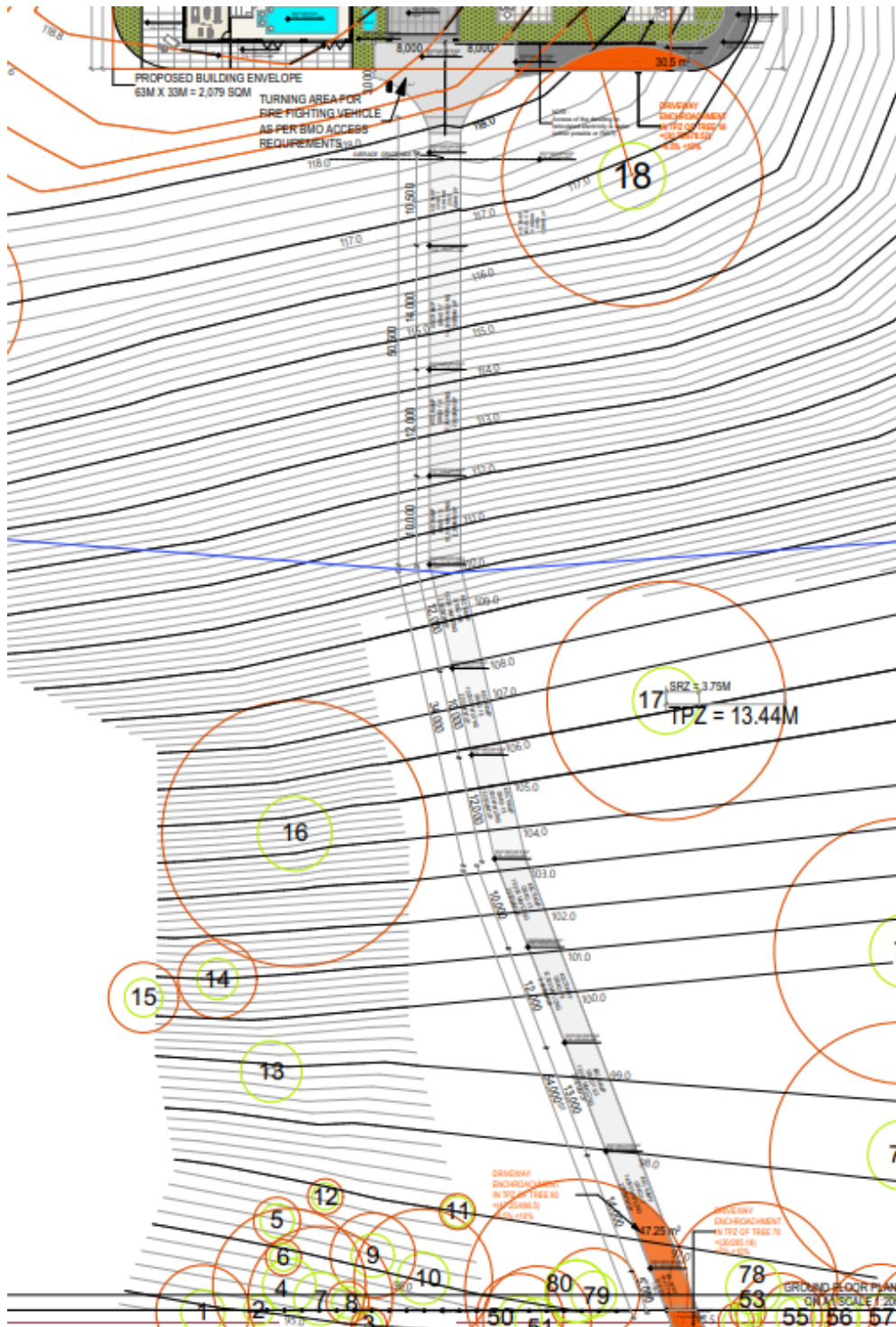


Figure 4 Proposed new access

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Figure 5 Proposed North and South Elevations

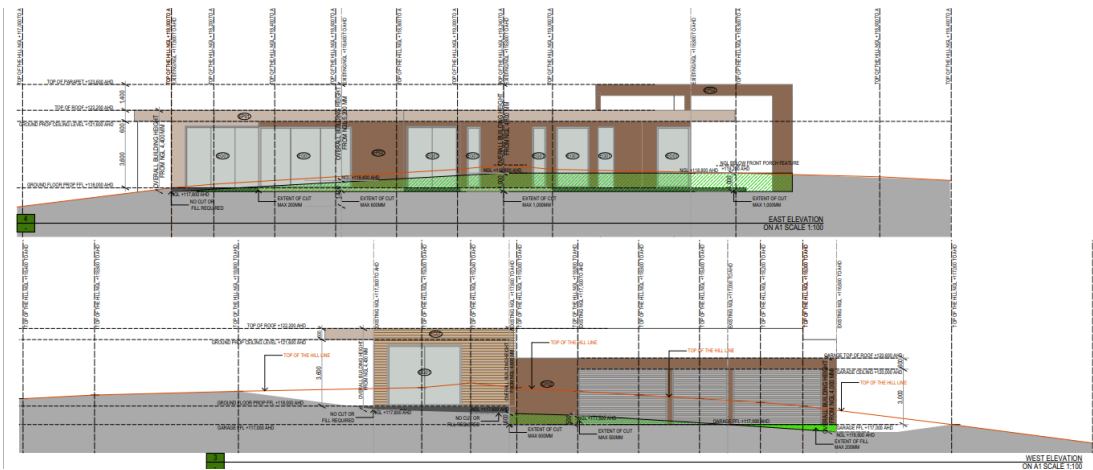


Figure 6 Proposed East and West Elevations

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EXTERNAL FINISHES

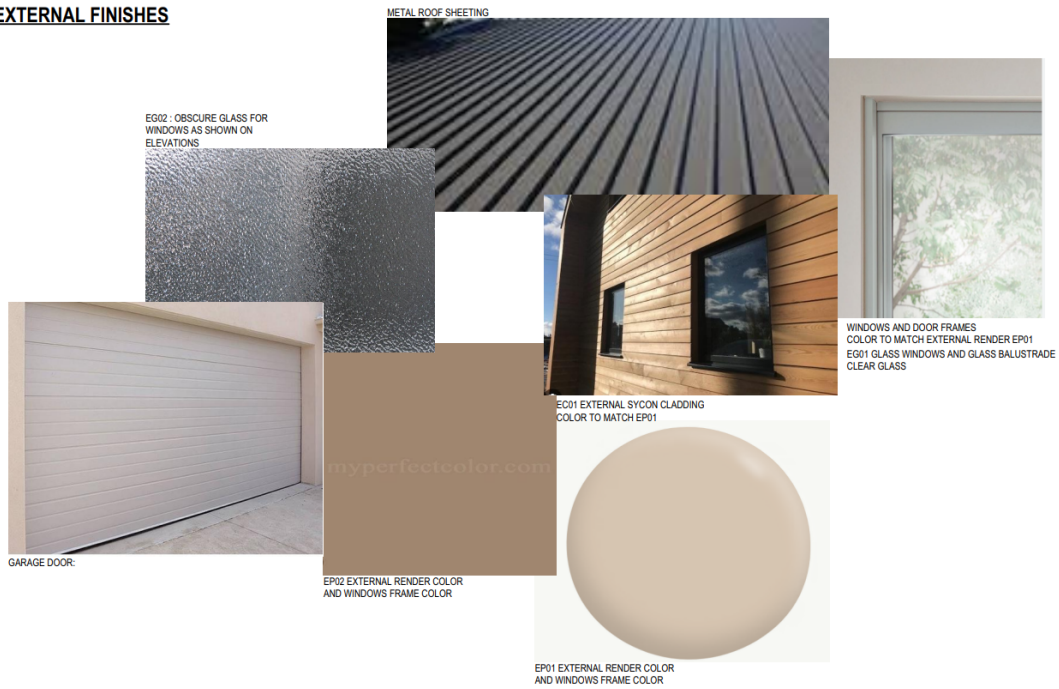


Figure 7 Proposed Materials

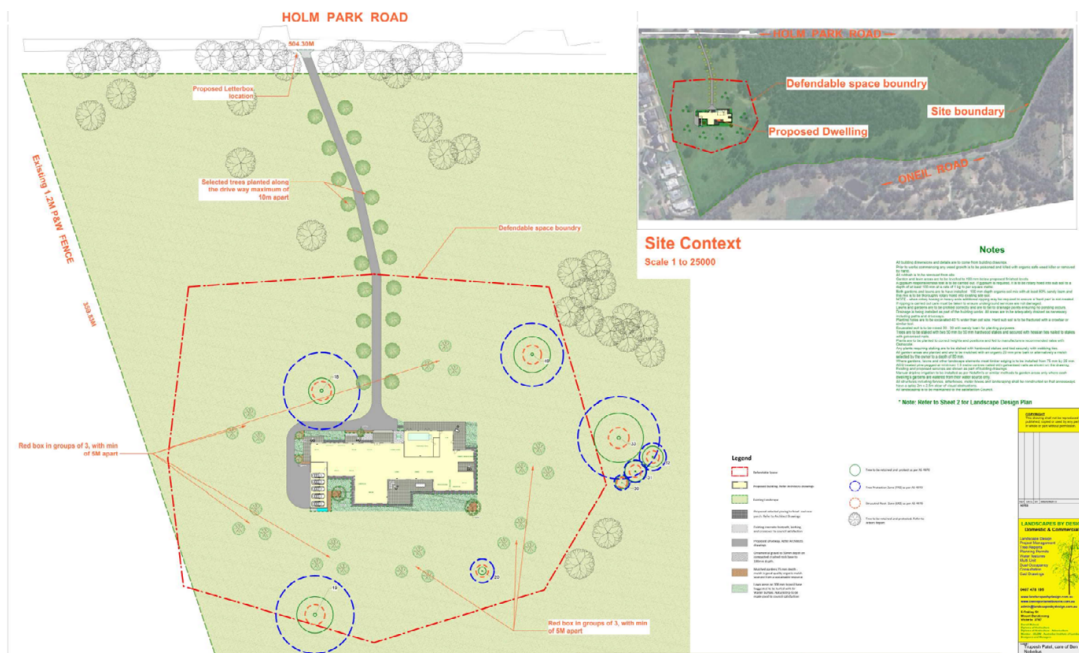


Figure 8 Proposed Landscaping

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Land Details

Description of site and surrounding area:	<p>An inspection of the site and the surrounding area has been undertaken on 14th March 2024.</p> <p>The subject site is located at 160 Holm Park Road, Beaconsfield, on the southern side of Holm Park Road within the municipality of Cardinia Shire Council. The site is irregular in shape and comprises a total area of approximately 17.45 hectares (174,015 square metres). It is legally described as Lot D on PS420429.</p> <p>The site is bounded by Holm Park Road and two properties to the north—namely 170 Holm Park Road and 180 Holm Park Road to the east and south, the site is bordered by O’Neil Road, while to the west, it adjoins a residential area comprising established housing.</p> <p>The land is currently vacant and has not been developed for any residential or commercial use. It contains a mix of cleared grazing areas and extensive native vegetation, particularly concentrated in the central and eastern portions of the site. The vegetation is of conservation value, contributing to the site's environmental significance.</p> <p>The topography of the site is notably steep, with the land rising from the northern boundary to form a central ridgeline, before falling steeply towards O’Neil Road to the south. This natural landform provides elevated views and contributes to the site's landscape character.</p> <p>An existing crossover provides vehicle access from Holm Park Road. The site also contains a State Electricity Commission (SEC) easement, which includes overhead power and telephone lines running from the southeast to the north of the property. An SEC access track is also present, extending from Holm Park Road into the site.</p> <p>The main characteristics of the surrounding area are:</p> <ul style="list-style-type: none"> • To the north, opposite Holm Park Road, are small rural residential allotments varying from approximately 0.4 ha to 9.5 ha. With existing rural dwelling use on the site within Green Wedge and RCZ2. • To the south is one large property 180 O’Neil Road Beaconsfield with existing rural residential use in the same zone as the subject site. • To the west of the site is a residential area with mainly single dwellings on a lot with lot sizes ranging from approximately 450m² to 2000m² within the General residential zone. • To the east is 210 O’Neil Road Beaconsfield, a 2.1 Ha property with some small outbuildings, which have no existing use. <p>The surrounding area is characterised by a transition from rural to residential land use. The broader Beaconsfield area includes a mix of rural lifestyle properties, residential subdivisions, and community infrastructure, with proximity to schools, shops, and public transport.</p>
Permit/Site History:	<p>The history of the site includes:</p>

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- Planning Permit T150130 was issued on 27 October 2015 for the use and development of the land for a rural store exceeding 7 metres in height and exceeding 160m² in size in a Rural Conservation Zone Schedule 1 and Environmental Significance Overlay Schedule 1. This permit has not been acted upon and is now expired.

Aerial photo of site:

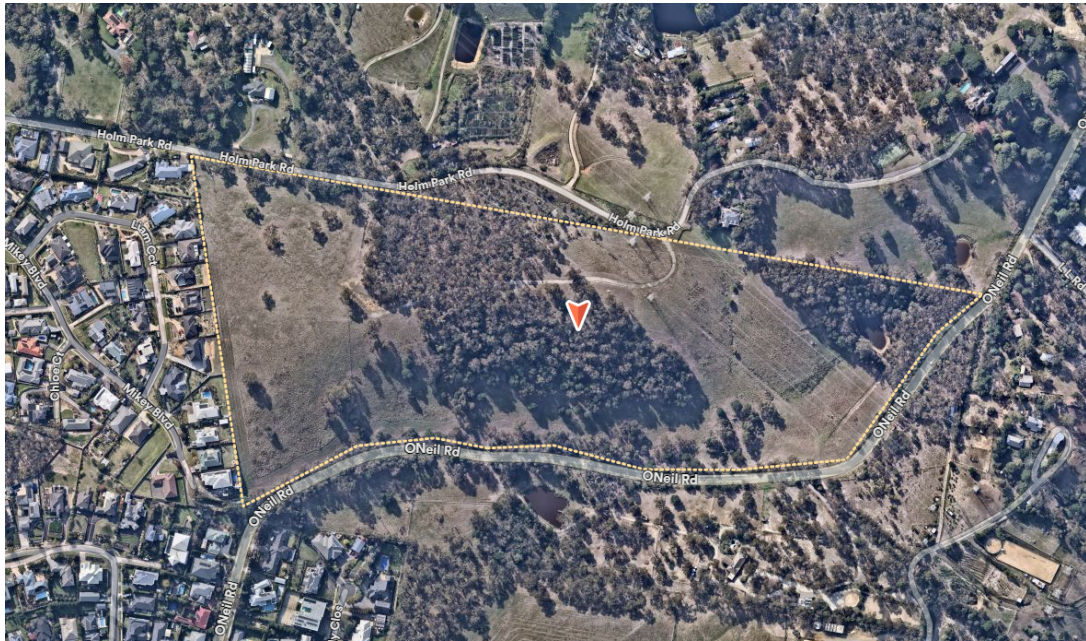


Figure 9 Aerial Map (Nearmap May 2025)

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Aerial photo of surrounding area:

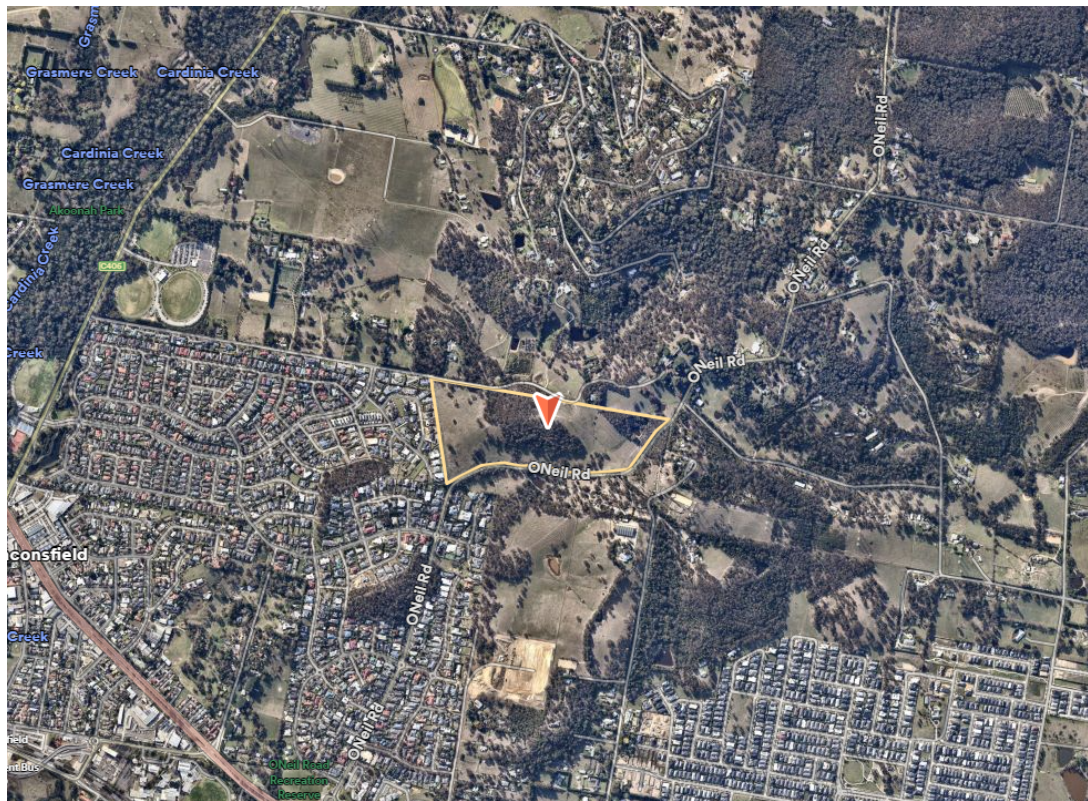


Figure 10 Site and Surround Map (Nearmap, May 2025)

Aboriginal Cultural Sensitivity:	<input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Not required	
Zoological/ Botanical significance?	<input type="checkbox"/> None	<input checked="" type="checkbox"/> Zoological	<input checked="" type="checkbox"/> Botanical
Restrictive covenants or section 173 agreements:	<input type="checkbox"/> None	<input checked="" type="checkbox"/> Yes, list/describe below: <ul style="list-style-type: none"> ▪ Covenant D591919, dated 17/12/1969- The agreement restricts activities within the pipeline easement on the property. The proposal does not include any activities within the pipeline easement other than gaining access to the proposed barn via the existing driveway that runs across the pipeline. ▪ Section 173 Agreement W034744G, Dated 07/05/1999. Related to the construction of O'Neil Road and landscaping and drainage 	

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		works related to a previous subdivision, which is not relevant to the proposal	
		Would the grant of a permit breach a restriction?	
	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	

Planning Provisions

Zoning:	Rural Conservation Zone - Schedule 2 (RCZ2)
Overlays:	Environmental Significance Overlay – Schedule 1 (ESO1) Bushfire Management Overlay (BMO)
Planning Policy Framework (including LPPF)	<p>The planning policies that are relevant to the assessment of the application include:</p> <ul style="list-style-type: none"> • Clause 11 – Settlement <ul style="list-style-type: none"> ○ Clause 11.01 – Victoria <ul style="list-style-type: none"> ▪ Clause 11.01-1R Green Wedges – Metropolitan Melbourne ○ Clause 11.03 Planning for places <ul style="list-style-type: none"> ▪ Clause 11.03-6S Regional and local places • Clause 12 – Environment and Landscape Values <ul style="list-style-type: none"> ○ Clause 12.01 – Biodiversity <ul style="list-style-type: none"> ▪ Clause 12.01-1S – Protection of Biodiversity ○ Clause 12.05 – Significant Environments and Landscapes <ul style="list-style-type: none"> ▪ Clause 12.105-1S- Environmentally sensitive areas ▪ Clause 12.05-2S – Landscapes • Clause 13 – Environment Risks and Amenity <ul style="list-style-type: none"> ○ Clause 13.02 – Bushfire <ul style="list-style-type: none"> ▪ Clause 13.02-1S – Bushfire Planning • Clause 15 – Built Environment and Heritage <ul style="list-style-type: none"> ○ Clause 15.01 – Built Environment <ul style="list-style-type: none"> ▪ Clause 15.01-1 - Urban design ▪ Clause 15.01-2S - Building design ▪ Clause 15.01-6S - Design for rural areas • Clause 16 Housing <ul style="list-style-type: none"> ○ Clause 16.01 – Residential Development <ul style="list-style-type: none"> ▪ Clause 16.01-3S - Rural residential development

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Other Provisions / Documents:	<ul style="list-style-type: none"> • Clause 21.01 – Cardinia Shire Key Issues and Strategic Vision • Clause 21.02 – Environment <ul style="list-style-type: none"> ▪ Clause 21.02-2 – Landscape ▪ Clause 21.02-3 – Biodiversity ▪ Clause 21.02-4 – Bushfire Management • Clause 21.03 Settlement and Housing <ul style="list-style-type: none"> ▪ Clause 21.03-1 Housing ▪ Clause 21.03-3 Urban Established Area - Beaconsfield and Pakenham ▪ Clause 21.03-5 Rural residential and rural living development
Other Provisions / Documents:	<p>Other provisions and documents relevant to the assessment of the application include:</p> <ul style="list-style-type: none"> • Clause 51.02 – Metropolitan Green Wedge Land: Core Planning Provisions • Clause 53.02 – Bushfire Planning • Clause 53.03 – Residential Reticulated Gas Service Connection • Clause 65 – Decision Guidelines • Clause 66 – Referral and Notice Provisions • Clause 71.02-3 - Integrated Decision Making

Permit Triggers

A permit is required for the following reasons:
<p><u>Rural Conservation Zone Schedule 2 (RCZ2):</u></p> <p>Pursuant to Clause 35.06-1, a permit is required for use of land for a Dwelling.</p> <p>Pursuant to Clause 35.06-5, a permit is required to construct or carry out building or works for:</p> <ul style="list-style-type: none"> ○ A use in section 2 (Dwelling) ○ A building 100 metres from a dwelling or small second dwelling not in the same ownership. <p><u>Environment Significant Overlay Schedule 1(ES01):</u></p> <p>Pursuant to Clause 42.01-2, a permit is required to construct a building or carry out works. The application does not meet the requirements of the schedule as it involves excavating land exceeding 1 metre or filling of land exceeding 1 metre.</p> <p><u>Bushfire Management Overlay (BMO):</u></p> <p>Pursuant to Clause 44.06-2, a permit is required to construct a building or construct or carry out works associated with Accommodation (Dwelling).</p>

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Notice

Notice of the original application was given on 1 June 2023 by sending notices to the owners and occupiers of adjoining and nearby lots. As a result of this initial notification, nine (9) objections were received.

Following the amendment of plans under section 57A (dated 6/05/2024), notice of the application was given by:

- Sending notices.
- Placing 2 signs on site.

Following this second round of notification, three (3) repeat objections were received and no objections from any new parties were received. The remaining six objections from the originally advertised application were not withdrawn.

No further notification was undertaken after the subsequent amendment under Section 57A dated 1/04/ 2025, as the proposal remained substantially the same, with only minor changes to the roof design in response to the CFA referral.

Objections/Submissions

Council has received a total of 9 objection/s. The key issues raised include:

No.	Key Objections
1.	<ul style="list-style-type: none"> – Driveway should connect to a sealed road; O’Neil Road has been used previously despite steepness. – Building on hilltop obstructs scenic views, request relocation further down the hill. – Building footprint increased despite height reduction; concerns about potential future second storey. – Size and features suggest commercial use (6 bedrooms, 2 kitchens, indoor pool, temple, etc.). – Concerns about road damage due to increased traffic on unsealed Holm Park Road. – Objection process was rushed; original application inaccessible for comparison.
2.	<ul style="list-style-type: none"> – Object to the position of the build: originally stated as 131 meters from Holm Park Road, now amended to 150 meters from the boundary, higher up the hill. This makes it more visible despite being single-story, violating Shire's policy against hilltop construction.

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	<ul style="list-style-type: none"> - Object to the driveway access: actual location is 100 meters off the gravel road, not close to bitumen as claimed. Road has poor maintenance and no drainage; increased traffic will worsen conditions. - Object to the size of the build (63m x 33m = 2079 sq m): appears commercial rather than domestic, with a large ecological and environmental footprint in a rural conservation zone. - Object to drainage concerns: 7 ensuites, large pool, and roofline will generate excess water. Holm Park Road lacks drains, and past developments have caused runoff issues. Questions remain about water and sewerage systems.
3.	<ul style="list-style-type: none"> - Building is excessively large and not in keeping with residential character. - Hilltop location impacts views from their home; request visual markers for proposed site. - Driveway onto unmade Holm Park Road unsuitable for increased traffic. - No drainage plan for large roof, ensuites, and pool; risk of runoff onto neighbouring properties. - Building is too large for rural conservation zone; resembles commercial scale. - Wildlife habitat disruption, including kangaroos and nesting wood ducks. - Emergency vehicle access may be hindered due to road conditions and traffic.
4.	<ul style="list-style-type: none"> - Concerned about increased traffic. - Building is too large and resembles a church more than a home.
5.	<ul style="list-style-type: none"> - Building will block significant views including Western Port Bay. - Requests more details and visual representation of how the building sits on the hill.
6.	<ul style="list-style-type: none"> - Health concerns due to blocked road access from trucks; needs clear emergency access. - Believes building is commercial, not residential; too large and intrusive. - Building will overlook nearby homes and doesn't fit the area's character. - Questions compliance with Cardinia Shire's hilltop building policy.
7.	<ul style="list-style-type: none"> - Building will block daylight and increase noise due to its size and location.

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	<ul style="list-style-type: none"> - Visual representation in documents doesn't match actual plans. - Short notice for objections made it difficult to respond properly. - Requests further discussion and review of application.
8.	<ul style="list-style-type: none"> - The proposed dwelling is significantly larger than others in the area—at least twice the size. - Unrealistic Cost Estimate: the stated build cost is vastly underestimated, raising concerns about hidden aspects of the project. - Commercial Nature: The design resembles a commercial facility (e.g., function rooms) rather than a typical residence, which they argue is inappropriate for a Green Wedge A Belt zone. - Infrastructure Concerns: The road is partially dirt and in poor condition, and they worry about increased traffic and strain on local utilities like water, septic, gas, and NBN.
9.	<ul style="list-style-type: none"> - Misrepresentation of Costs: Believes the budget is implausible for the scale of the construction. - Suitability: Questions whether the development is appropriate for a quiet residential street. - Traffic Impact: Notes potential disruption from increased vehicle movement (up to 6 cars). - Environmental Concerns: Highlights the presence of native wildlife that could be affected by the development.

External Referrals/Notice

Referral Authority	Type	Advice/response/conditions:
CFA	Recommending	No objection, subject to conditions

Internal Referrals

Internal Referral Department	Advice/response/conditions:
Urban Design	No objection
Environment	No objection, subject to conditions
Traffic	No objection, subject to conditions

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Engineering	No objection, subject to conditions
Health	No Objection subject to conditions

Assessment

The application is for the use and development of a dwelling, which requires a planning permit under the provisions of the Rural Conservation Zone (Schedule 2), Environmental Significance Overlay (Schedule 1) and Bushfire Management Overlay.

The key considerations of this application relate to:

- The relevant policies of the Planning Policy Framework.
- The response to the Rural Conservation Zone, Environmental Significance Overlay and Bushfire Management Overlay.
- Response to objections.
- The overall acceptability of the proposal.

An assessment of these matters is provided below.

Planning Policy Framework (including LPPF)

The proposed use and development of a dwelling at 160 Holm Park Road, Beaconsfield is considered to be consistent with the relevant provisions of the Planning Policy Framework (PPF) within the Cardinia Planning Scheme.

Clauses 11.01-1R and 11.03-6S

The proposal aligns with the strategic directions of these clauses, which support the consolidation of residential development in locations where planned services are available and green wedge values are protected. The site adjoins land within the General Residential Zone and is located adjacent to established residential development in Beaconsfield, surrounding similar lots used for rural residential purposes within the Rural Conservation Zone. The site has access to electricity, water and has provided a land capability assessment for on-site wastewater treatment. Although the site is zoned Rural Conservation and contains native vegetation to the east, the proposed dwelling is sited within a cleared portion of the land, avoiding areas of native vegetation and existing infrastructure such as power lines. This siting ensures the conservation of ecological values while allowing for appropriate residential use.

Clauses 21.03-1, 21.03-3, and 21.03-5

These clauses encourage appropriately located rural residential development that complements the surrounding landscape and avoids adverse impacts on agricultural land. The use of land for a dwelling on subject site in this area of Beaconsfield is not unique, as surrounding properties within similar zones are used for rural living purposes which offer some conservation value. It is also noted that the subject site is not currently used for any agricultural activity (noting that the use of land for agriculture is a Section 2 use within the Rural Conservation Zone), which helps to avoid the fragmentation of agricultural land. With the requirement for an integrated land management plan, the proposal can maintain and enhance environmental and landscape qualities while supporting rural lifestyle living.

Clauses 12.01-1S, 12.05-2S, 21.02-2 and 21.02-3

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These clauses focus on protecting biodiversity, conserving environmentally sensitive areas, and enhancing significant landscapes. These policies guide planning decisions to minimise impacts on native habitats, support ecological connectivity, and preserve landscape character. At the local level, Cardinia Shire's strategic vision emphasises managing growth while protecting the environmental assets of the Western Port Green Wedge, promoting net gain in native vegetation and development that respects natural features.

The proposed use and development is located in an area that prioritises environmental protection. It preserves all existing vegetation and further incorporating the integrated land management plan via conditions, which will enhance landscape value and maintain the existing biodiversity. The proposal represents a low-impact, sustainable land use that aligns with the ecological sensitivity and conservation objectives of these policies, ensuring long-term environmental and community benefits.

Clauses 13.02-1S and 21.02-4

In relation to bushfire risk, the proposal includes a Bushfire Management Plan that prioritises human life and incorporates defendable space, CFA-compliant access, and construction to BAL-29 standards. These measures are considered appropriate and do not impact the existing native vegetation on site, ensuring compliance with bushfire planning requirements and environmental protection objectives.

Clauses 15.01-1S, 15.01-2S, and 15.01-6S

From a built form and design perspective, the proposal demonstrates a balanced response to these clauses. While the dwelling has a large footprint and is located on elevated terrain, its single-storey form is set into the earth by over one metre and is positioned adjacent to existing dwellings within the General Residential Zone. The generous setback of approximately 140 metres from Holm Park Road, combined with the embankment along O'Neil Road, significantly reduces visibility from surrounding roads. The dwelling is located within the flattest part of the site, which is largely devoid of vegetation, and its siting responds to the rural character of the area while minimising visual impact on the scenic outlook.

Clauses 16.01-3S and 21.03-5

The subject site is a large 17-hectare parcel within the Rural Conservation Zone, with approximately 70% of the site impacted by a powerline easement and dense native vegetation with significant conservation value. The remaining western portion is a vacant area with scattered vegetation. Although the site exceeds 16 hectares, its proximity to the urban growth boundary of Beaconsfield and the availability of services makes it suitable for rural living. The design and location of the proposed dwelling acknowledge the site's constraints and respond positively to the policy direction for rural living development.

Overall, the proposal represents a site-responsive and contextually appropriate development that aligns with the strategic and statutory planning objectives of the Cardinia Planning Scheme. It supports housing diversity, responds to environmental and bushfire risks, and integrates sensitively with the surrounding landscape and balances the policy direction for subject site.

Rural Conservation Zone Schedule 2 (RCZ2)

The subject site is within the RCZ and the conservation values outlined in the schedule are:

Protection and conservation of the environmental values and landscape qualities of the land, including habitat of botanical and zoological significance, and the conservation of natural resources, including native vegetation, waterways and soils.

The Purpose of the zone includes:

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- *To conserve the values specified in a schedule to this zone.*
- *To protect and enhance the natural environment and natural processes for their historic, archaeological and scientific interest, landscape, faunal habitat and cultural values.*
- *To protect and enhance natural resources and the biodiversity of the area.*
- *To encourage development and use of land which is consistent with sustainable land management and land capability practices, and which takes into account the conservation values and environmental sensitivity of the locality.*
- *To provide for agricultural use consistent with the conservation of environmental and landscape values of the area.*
- *To conserve and enhance the cultural significance and character of open rural and scenic non urban landscapes.*

It is considered the proposed development represents a positive response to purposes 1,2 ,3, and 4 above. The proposed development will enhance natural resources and biodiversity of the area by preserving the existing sensitive vegetation on site, The proposed use and development practices sustainable land management and takes into account conservation values and environmental sensitivity of the site. The size, scale and location of the development is considered compatible with the surrounding area and non-urban landscape, with similar large dwellings commonplace in the surrounding areas.

An assessment of the relevant decision guidelines of RCZ2 is provided below:

Decision Guideline	Response
<i>General Issues</i>	
<i>Any Regional Catchment Strategy and associated plan applying to the land.</i>	The land is within the Port Phillip and Western Port Regional Catchment Strategy Area. Key considerations within this strategy are echoed through the Scheme. Due to the distance from the nearest waterway, water health and quality is not expected to be detrimentally impacted.
<i>The capability of the land to accommodate the proposed use or development.</i>	The land is considered suitably capable of accommodating the proposed development. The applicant has proposed a septic system for waste wastewater treatment, which has been approved by the council's health team subject to conditions and will contain all the wastewater within the site with no impact on surrounding properties. The dwelling has access to reticulated water and will also be supplied with static water via rainwater tanks, including for firefighting purposes.
<i>How the use or development conserves the values identified for the land in a schedule.</i>	The proposed development is located in a vacant area, including the defendable space of the proposed dwelling is not impacting any existing vegetation on site, this vegetated area is also separated via post and wire fence for preserving and the arborist report will have protection measured in place during construction to protect all the existing trees surrounding construction area.
<i>Whether use or development protects and enhances the</i>	The proposed development is considered consistent with those occurring on adjoining land, as well as the broader surrounding area. As discussed above, surrounding land is generally used in a

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<i>environmental, agricultural and landscape qualities of the site and its surrounds</i>	consistent manner; developed with dwellings and used for rural living type purposes. There are no known high intensity/adverse amenity impact generating uses in proximity to the site.
<i>Whether the site is suitable for the use or development and the compatibility of the proposal with adjoining land uses.</i>	<p>While the proposed development may have visual impact on surrounding land, it is considered this is appropriately able to be mitigated and/or is acceptable. The proposed dwelling is located approximately 50 metres from the nearest dwelling (at 21 and 19 Liam Circuit) to the west, and approximately 230 metres from the nearest dwelling to the North (123 Holm Park Road, Beaconsfield). Given the characteristics of the area, these are considered acceptable distances.</p> <p>The proposed dwelling is located on an elevated portion of the site; however, it has been carefully designed to minimise visual dominance. The single-storey form is set 1 metre into the earth through proposed cut and earthworks, reducing its prominence within the landscape. Additionally, the natural topography and proposed landscaping will further soften the dwelling's appearance. With these measures in place, the visibility of the dwelling from both O'Neil Road and Holm Park Road will be significantly reduced, ensuring it integrates sensitively with the surrounding environment.</p>
Rural Issues	
<i>The environmental capacity of the site to sustain the rural enterprise</i>	Not applicable
<i>The need to prepare an integrated land management plan.</i>	Given the size of the site and the existing vegetation and conservation values associated with the site, there will be a requirement to impose an integrated land management plan and construction environment management plan on the site to ensure that the conservation values and land management values are maintained on the site.
<i>The impact on the existing and proposed infrastructure.</i>	As discussed throughout this report, adjoining and surrounding land does not appear to be used for purposes considered likely to conflict with the proposed use and development considered within this application.
<i>Whether the use or development will have an adverse impact on surrounding land uses.</i>	
Environmental Issues	
<i>An assessment of the likely environmental impact on the biodiversity and in particular the flora and fauna of the area.</i>	The proposed use and development do not involve the removal of any vegetation. Earthworks are proposed to reduce the visual bulk of the dwelling and to facilitate access. These earthworks are not expected to result in any significant environmental impact or affect existing flora and fauna.

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<p><i>The protection and enhancement of the natural environment of the area, including the retention of vegetation and faunal habitats and the need to revegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge areas.</i></p>	<p>The proposal supports the protection and enhancement of the natural environment, including the retention of vegetation and faunal habitats. It does not require revegetation, as existing vegetation will be preserved. However, the integrated land management plan will address broader environmental considerations such as riparian buffers, gullies, ridgelines, property boundaries, and saline discharge/recharge areas.</p>
<p><i>How the use and development relates to sustainable land management and the need to prepare an integrated land management plan which addresses the protection and enhancement of native vegetation and waterways, stabilisation of soil and pest plant and animal control.</i></p>	<p>The development will require the implementation of an integrated land management plan. This plan will address the protection and enhancement of native vegetation and waterways, soil stabilisation, and the control of pest plants and animals.</p>
<p><i>The location of on-site effluent disposal areas to minimise impact of nutrient loads on waterways and native vegetation.</i></p>	<p>The proposed effluent disposal area is located to the north west of the dwelling. Its siting and design ensure there are no adverse impacts on nearby vegetation or waterways. A Land Capability Assessment has been provided and Council's Health Team has provided conditional consent.</p>
<p>Accommodation issues</p>	
<p><i>Whether the dwelling will result in the loss or fragmentation of productive agricultural land.</i></p>	<p>The subject land is of conservation value and does not support existing or proposed agricultural activity. The presence of powerline easements, native vegetation, and proximity to urban growth boundaries further limits its suitability for intensive agriculture.</p>
<p><i>Whether the dwelling will be adversely affected by agricultural activities on adjacent and nearby land due to dust, noise, odour, use of chemicals and farm machinery, traffic and hours of operation.</i></p>	<p>Surrounding land is primarily zoned for residential use, with remaining Rural Conservation Zone properties used for rural living. There are no known agricultural activities in the vicinity that could impact the proposed development through dust, noise, odour, chemical use, farm machinery, traffic, or hours of operation. The broader area consists of residential subdivisions, semi-rural properties, and limited hobby farming or lifestyle blocks.</p>

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<p>Whether the dwelling will adversely affect the operation and expansion of adjoining and nearby agricultural uses.</p>	<p>The proposed dwelling will not adversely affect the operation or expansion of any adjoining or nearby agricultural uses, as such uses are minimal or non-existent in the area.</p>
<p>The potential for accommodation to be adversely affected by vehicular traffic, noise, blasting, dust and vibration from an existing or proposed extractive industry operation if it is located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the <i>Mineral Resources (Sustainable Development) Act 1990</i>.</p>	<p>The site is not located within 500 metres of any land subject to a work authority under the Mineral Resources (Sustainable Development) Act 1990. Therefore, the proposed accommodation will not be adversely affected by traffic, noise, blasting, dust, or vibration from extractive industry operations.</p>
<p><i>Design and Siting Issues</i></p>	
<p><i>The need to minimise adverse impacts of the siting, design, height, bulk, colours and materials to be used on major roads, landscape features and vistas.</i></p>	<p>As previously discussed, the proposed dwelling is to be located on a relatively elevated portion of the site which is a single story 5.6meter high dwelling with flat roof design. However, due to its substantial setback of approximately 140 metres from the northern (front) title boundary, combined with the implementation of a comprehensive landscaping plan, the visual impact of the dwelling is significantly minimised.</p> <p>Further to this, as outlined in the response to Environmental Significance Overlay – Schedule 1 (ESO1), the use of muted and neutral tones in the external finishes of the dwelling will soften its visual presence within the landscape. This design approach, in conjunction with the dwelling’s scale and siting, ensures minimal disruption to the natural character of the area. The use of these colours will be reinforced through permit conditions requiring their ongoing maintenance.</p> <p>Strategic planting is proposed in key locations, including along the front and rear boundaries and adjacent to the accessway, to further reduce the visual impact of the dwelling from surrounding properties and public viewpoints, including Holm Park Road. The landscaping plan will be subject to permit conditions to ensure its implementation and long-term maintenance.</p>

Environmental Significance Overlay – Schedule 1

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Aside from implementing the MSS and PPF, the purposes of the Environmental Significance Overlay are:

'To identify areas where the development of land may be affected by environmental constraints.

To ensure that development is compatible with identified environmental values'.

Schedule 1 to the Overlay applies to the 'Northern Hills' region of the Shire and primarily seeks (among other things) to protect and enhance the environmental and landscape values within the area, ensure development does not impact these values, appropriately addresses environmental hazards, and protects and enhances biolinks.

As outlined in the response to the relevant decision guidelines (below), the proposed development is considered to achieve the relevant objectives.

Decision Guideline	Response
<i>The statement of environmental significance and the environmental objective contained in a schedule to this overlay.</i>	The statement of environmental significance and environmental objectives within Schedule 1 to the Overlay seek primarily to retain existing vegetation, protect areas of botanical and zoological significance, and ensure development responds to and complements the landscape character of the area. The below decision guidelines directly relate to these considerations, with assessment provided below.
<i>The Land Capability Study for the Cardinia Shire (February 1997).</i>	The site is wholly within the 'Ssf' (Silurian sediments, gentle slope) map unit. This soil type affords a Class 4 (Poor) rating for all relevant elements of the proposal. Notwithstanding this, this document states that these measures can be overcome through specific construction methods. This is considered able to be appropriately managed via other approvals (namely the building permit process), and with appropriate revegetation (via permit condition) it is considered an acceptable environmental outcome is capable of being achieved.
<i>The retention, protection and enhancement of remnant vegetation and habitat, and the need to plant vegetation along waterways, gullies, ridgelines and property boundaries.</i>	<p>The proposal has been carefully designed to avoid and minimise vegetation removal. The dwelling is sited within a cleared portion of the land, and no existing vegetation is proposed to be removed to accommodate the development.</p> <p>Tree Protection Zones (TPZs) have been respected, with protective measures incorporated into the design to ensure the retention of significant vegetation.</p> <p>The elevated siting of the dwelling makes visual impact a key consideration; however, the retention of vegetation and strategic siting will assist in minimising this impact.</p> <p>Ongoing vegetation planting and maintenance will be managed via an Integrated Landscape Management Plan (ILMP), to be secured through permit conditions.</p>
<i>The protection and enhancement of the natural environment</i>	The site includes areas of botanical and zoological significance, and the proposal does not require removal of vegetation within these sensitive zones, including the defendable space, effluent area, and accessway.

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<p><i>and character of the area.</i></p>	<p>While the dwelling is large in scale, this is consistent with the character of the surrounding area. The generous front setback (over 140m) and natural embankment along the southern boundary help mitigate visual impact.</p> <p>The single-storey form, flat roof design, and restrained building height (maximum 5.6meters) contribute to a softened built form that integrates with the existing surrounding,</p> <p>The proposal balances the objectives of the Environmental Significance Overlay (ESO1) by preserving environmental values and proposing landscaping to soften distant views. These considerations are not fatal to the proposal and are appropriately addressed through design and landscaping.</p>
<p><i>The impact of any buildings and works on areas of remnant vegetation, and habitat of botanical and zoological significance and threatened species.</i></p>	<p>The site is located within an area of botanical and zoological significance. No remnant or native vegetation is proposed for removal, and the design ensures protection of existing habitat areas.</p>
<p><i>The impact of proposed buildings and works on the landscape character of the area, including prominent ridgelines and significant views.</i></p>	<p>The proposed dwelling is located on a relatively elevated portion of the site, which naturally introduces some degree of visual impact. However, this impact is appropriately mitigated through a combination of thoughtful design responses and site-specific strategies, resulting in an acceptable planning outcome.</p> <p>While the dwelling is large in scale, its modest height of 5.60m with single-storey form, and flat roof design significantly reduce its visual prominence. The architectural style incorporates neutral tones and materials that complement the surrounding rural landscape, ensuring the built form does not detract from the natural character of the area.</p>
<p><i>Whether the siting, height, scale, materials, colours and form of the proposed buildings and works have been designed to have the least visual impact on the environment and landscape.</i></p>	<p>Strategic landscaping is proposed along key boundaries to provide visual screening and soften the bulk of the building. The retention of significant indigenous vegetation, including <i>Eucalyptus radiata</i> and <i>Eucalyptus gonioocalyx</i> within TPZ and SRZ zones, further contributes to the natural screening and integration of the dwelling into the landscape.</p> <p>The generous front setback of approximately 140 metres, combined with the existing embankment along O'Neil Road, helps to minimise visibility from surrounding roads and public viewpoints. Additionally, the proposed cut and fill strategy (maximum cut of 1440mm and fill of 200mm) allows the dwelling to be embedded into the slope of the land, reducing its apparent bulk and prominence.</p> <p>Importantly, the dwelling has been amended from a double-storey to a single-storey design, resulting in a maximum building height of approximately 5.6 metres from NGL, which is restrained and consistent with the scale of other dwellings in the area. The siting</p>

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	<p>and form of the building reflect the established neighbourhood character and ensure that the development does not dominate the ridgeline or interrupt significant views.</p> <p>In summary, while the dwelling is substantial in form, the combination of site-responsive design, landscape integration, and vegetation retention ensures that the overall impact on the landscape character and environmental values of the site is appropriately minimised.</p>
<p><i>The availability of other alternative sites, alternative building designs or alternative construction practices for the proposed buildings and works that minimise cut and fill and would better meet the environmental objectives of this schedule, having regard to the size and topography of the land, retention of vegetation and the form and nature of the proposed buildings and works.</i></p>	<p>At first glance, placing the dwelling closer to the front of the site might seem like a better option to meet the environmental objectives. However, this would make the building much more visible from Holm Park Road and increase its visual impact on the surrounding area, will require significant earthworks and removal of native vegetation.</p> <p>The chosen location, further back on the site, is more discreet and works better with the natural landscape. Combined with proposed landscaping, this siting helps reduce visual impact and blends the dwelling into its surroundings.</p> <p>Importantly, the selected location avoids the need to remove any existing vegetation and meets bushfire safety requirements. It also allows the dwelling to be built into the slope of the land, reducing the amount of cut and fill needed. Overall, the siting and design respond well to the site's size, slope, and environmental features, and are considered appropriate.</p>
<p><i>Measures to address environmental hazards or constraints including slope, erosion, drainage, salinity and fire.</i></p>	<p>Due to the natural slope of the land, a level of cut and fill is proposed to create a suitable building platform. The extent of earthworks has been minimised as much as possible (maximum cut of 1440mm and fill of 200mm), given the size and layout of the proposed dwelling.</p> <p>Bushfire risk has been addressed through a Bushfire Attack Level (BAL) rating of 29 and the provision of a 61-metre defendable space. This has been achieved without the need to remove any existing vegetation, which is a positive outcome, which has been consented from CFA and Councils Environment planning team.</p>
<p><i>The protection of waterways and water quality through the appropriate management of effluent disposal, erosion and sediment pollution.</i></p>	<p>There are no waterways located near the site. A Land Capability Assessment confirms that the proposed effluent system can be managed on-site with minimal environmental impact. Sediment and erosion control measures will be implemented during construction and secured via permit conditions to ensure protection of soil and water quality.</p>

Bushfire Management Overlay (BMO) & Clause 53.02 (Bushfire Planning)

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The Bushfire Management Statement (BMS) and Bushfire Management Plan (BMP) prepared by Keystone Alliance were submitted by the applicant to provide an assessment of the proposed building and works in accordance with the requirements of Clause 53.02-3.

As the proposal triggers the need for a planning permit for buildings and works associated with accommodation (dwelling), the applicant has provided a detailed response to the requirements of Clause 44.06-3.

In accordance with the **bushfire hazard site assessment**, the subject site is potentially surrounded by low-threat vegetation—primarily grassland to the north and west, and forest to the east on a downslope relative to the site. The vegetation within the immediate area and the broader area beyond a 150-metre radius to the north, west, south, and northwest is mostly grassland in direct proximity, with forest located to the east within the property boundary.



Figure 11: Bushfire hazard site assessment

In accordance with the **bushfire hazard landscape assessment**, the surrounding landscape of the subject site aligns with **Landscape Type 1**. The presence of residential development along the western property boundary and the proximity to built-up residential blocks reduces the risk of fire from the north-westerly direction. The only bushfire threat is the forest located within the property's boundary; beyond that, the surrounding landscape presents a low bushfire risk.

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The main driveway access to the site is via Holm Park Road, a dual carriageway that connects to Beaconsfield's nearest CFA Fire Station, located approximately 3.5 km away on Woods Street, southwest of the entrance driveway.



Figure 4 Location of site

Figure 12 Bushfire Hazard Landscape Assessment

In accordance with the **Bushfire Management Statement**, the proposed development responds to the requirements of Clause 53.02 (Bushfire Planning), which is discussed in detail below.

Following is a summary of the proposal's compliance with the approved measures under Clause 53.02- 4:

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<i>Measure</i>	<i>Requirement</i>	<i>Assessment</i>
<i>53.02-4.1 Landscape, siting and design objectives</i>		
<i>AM 2.1</i>	The bushfire risk to the development from the landscape beyond the site can be mitigated to an acceptable level.	The site is not considered to be at extreme bushfire risk. Although a large-scale bushfire could potentially affect the area, its impact would be reduced due to surrounding low-fuel residential land and non-vegetated zones. While forested areas to the northeast could pose a threat under extreme weather, the risk can be effectively mitigated through compliance with Bushfire Management Overlay (BMO) requirements. These include BAL-29 construction standards, adequate defendable space, dedicated firefighting water supply, safe access and egress, and a Bushfire Emergency Management Plan.
<i>AM 2.2</i>	A building is sited to ensure the site best achieves the following: The maximum separation distance between the building and the bushfire hazard. The building is in close proximity to a public road. Access can be provided to the building for emergency service vehicles.	Requirement met. The proposed development is sited to maximise distance from hazardous vegetation in all directions, achieving sufficient separation to meet BAL-29 defendable space requirements. The building meets the setback distances specified in Table 2 of Clause 53.02-5. It is also located near a main public road, ensuring compliant access and egress for emergency services and occupant.
<i>AM 2.3</i>	A building is designed to be responsive to the landscape risk and reduce the impact of bushfire on the building.	Requirements Met. The building design facilitates wind flow over the structure and allows for easy maintenance (e.g., gutter cleaning). It avoids complex rooflines that could trap debris and embers. Walls and eaves are designed to minimise re-entrant corners and other features that may collect debris. The building will be constructed to BAL-29 standards.
<i>53.02-4.2 Defendable space and construction objective</i>		
<i>AM 3.1</i>		The building is constructed with a BAL-29 the bushfire attack level that corresponds to the defendable space of 61m or to the property boundary, whichever is lesser provided in accordance with Clause 53.02-5 Table 2.
<i>Alternate measures 3.3</i>	Adjoining land may be included as defendable space where there is a reasonable assurance that the land will remain or continue to be managed in that condition as part of the defendable space.	The proposed dwelling will be constructed with a BAL-29. Vegetation is classified as forest on an effective downslope of 15–20°, requiring 61m of defendable space or to the property boundary, whichever is lesser, as shown in Figure 12 and in accordance with Clause 53.02-5 Table 2.

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<p><i>53.02-4.3 Water supply and access objectives</i></p>		
<p>AM 4.1</p>	<p>A building used for a dwelling (including an extension or alteration to a dwelling), a small second dwelling, industry, office or retail premises is provided with:</p> <ul style="list-style-type: none"> A static water supply for fire fighting and property protection purposes specified in Table 4 to Clause 53.02-5. Vehicle access that is designed and constructed as specified in Table 5 to Clause 53.02-5. <p>The water supply may be in the same tank as other water supplies provided that a separate outlet is reserved for fire fighting water supplies.</p>	<p>Requirement met.</p> <p>it is proposed that a minimum total capacity of 10,000-litres be provided as a dedicated static water supply for bushfire firefighting only.</p> <p>Internal roads will provide access in accordance with the vehicle access design and construction specifications in Table 5 to Clause 53.02-5.</p>

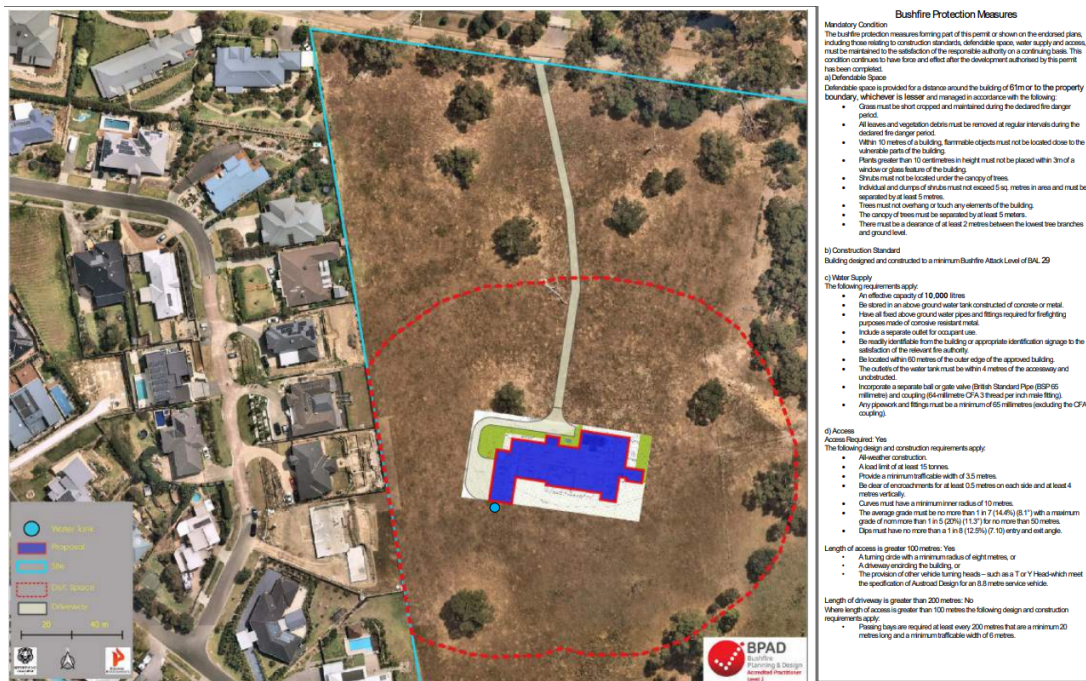


Figure 13 Bushfire Management Plan

Noting that the CFA has reviewed the application material and provided conditional consent, the proposal is considered appropriate and responds positively to bushfire considerations.

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However an amended Bushfire Management Plans will be required to reflect the amended siting and design of the dwelling, which will be conditioned within the permit requirements.

Clause 51.02 – Metropolitan Green Wedge Land: Core Planning Provisions

The purposes and provisions within Clause 51.02 generally echo those within the Rural Conservation Zone, as well as elsewhere in the Scheme. No additional permit requirements arise under this provision. As such, the proposal is considered to represent an acceptable, compliant response to this provision.

Clause 53.03 – Residential Reticulated Gas Connection

Among other things, Clause 53.03 seeks to prohibit reticulated gas connections to new dwellings. The provision applies to this application, as it proposes to construct a new dwelling. As this application was amended after the gazettal date (1 January 2024) of VC250 (which introduced the provision), the mandatory Condition listed within Clause 53.03-2 will be required for this application.

Response to Objections

As noted above, the objection received raises a number of concerns regarding the proposal. These have been addressed throughout this report, however for completeness specific responses to key themes are provided below.

1. Visual Impact and Hilltop Siting

Concerns Raised:

- Dwelling is located on a hilltop and will obstruct scenic views.
- Requests to relocate the dwelling further down the slope.
- Visual prominence from surrounding properties and roads.

The siting of the dwelling is considered to respond to the site's topography, vegetation constraints, and bushfire risk. While the dwelling is located on a relatively elevated portion of the site, it is not sited on the ridgeline or skyline and is set back over 140 metres from Holm Park Road. This generous setback, combined with the embankment along O'Neil Road and proposed landscaping, significantly reduces visibility from public viewpoints.

The proposal has been amended from a double-storey to a single-storey dwelling with a flat roof and a maximum height of approximately 5.6 metres from natural ground level. This design response aligns with the objectives of ESO1, which seek to minimise visual intrusion and protect the landscape character of the area. The use of neutral tones and retention of significant vegetation further assist in integrating the dwelling into the landscape.

2. Building Scale and Perceived Commercial Use

Concerns Raised:

- The dwelling is excessively large and resembles a commercial or institutional building.
- Features such as multiple bedrooms, kitchens, and an indoor pool are not typical of a dwelling in the RCZ.

The proposed application is for use and development of the land for dwelling which as assessed above and complies with the Rural Conservation Zone provisions. While the dwelling is large in

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floor area, this is not uncommon in the surrounding area, where large lots accommodate substantial homes. The single-storey form, low profile, and articulated design reduce the perception of bulk.

The internal layout, including multiple bedrooms and ancillary spaces (e.g., pool, temple), reflects the lifestyle needs of the occupants and does not constitute a commercial use. No component of the proposal involves a change of use or triggers a permit for non-residential activity under the Cardinia Planning Scheme.

3. Traffic, Access and Road Conditions

Concerns Raised:

- Increased traffic on unsealed Holm Park Road.
- Driveway access not connected to a sealed road.
- Emergency vehicle access concerns.

Access to the site is proposed via Holm Park Road, the existing access to the site also is via Holm Park Road. The proposed driveway has been designed to meet Bushfire Management Overlay (BMO) requirements, including CFA-compliant turning areas and access widths. The location of the driveway has been selected to minimise vegetation removal and avoid steep grades.

While concerns about road maintenance are noted, these are matters for Council's infrastructure department and not within the scope of the planning permit assessment. Given the proposal is for use of land for dwelling, the proposed development is not expected to generate traffic beyond what is typical for a single dwelling.

4. Drainage, Effluent and Water Management

Concerns Raised:

- No clear drainage plan for large roof area, pool, and multiple ensuites.
- Risk of runoff onto neighbouring properties.
- Questions about water and sewerage systems.

A detailed Land Capability Assessment (Strata Geoscience, Oct 2022) confirms the site is suitable for on-site effluent disposal. The proposed system includes:

- Secondary treatment with subsurface irrigation.
- A minimum 876m² Land Application Area (LAA) based on water balance modelling.
- Compliance with EPA Code of Practice (2016) setback and buffer requirements

The proposed effluent area is located outside of TPZs and avoids sensitive environmental features.

Stormwater from the roof and hard surfaces will be managed on-site through appropriate drainage infrastructure. Sediment and erosion control measures will be implemented during construction and secured via permit conditions to protect soil and water quality. There are no waterways on or near the site that would be impacted by the development.

5. Environmental and Wildlife Impacts

Concerns Raised:

- Disruption to wildlife habitat, including kangaroos and nesting birds.
- Impact on ecological values of the site.

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The Arborist Report (Arbkey, Apr 2023) assessed 80 trees, with only three trees (IDs 18, 78, 80) experiencing minor TPZ encroachment (<10%), which is permissible under AS4970-2009. No trees require removal for the dwelling or driveway.

The defensible space required under the BMO has been designed to retain all assessed trees, with canopy pruning proposed where necessary. This approach ensures compliance with Clause 52.17 and ESO1, preserving indigenous vegetation and habitat values.

6. Process and Transparency

Concerns Raised:

- Short timeframe for objections.
- Difficulty accessing original application documents.
- Requests for clearer visual representations.

The application was advertised under section 52 for the originally logged plans which was never completed by applicant as the advertising sign was not placed on the property by the applicant. The amended plans (current Plans) were later readvertised by council, in accordance with the Section 52 Notice requirements of *Planning and Environment Act 1987*, and all statutory notification requirements were met. The changes to the application (e.g., revised plans) were made available during the public notice period via sign on subject site from 20 June 2024 to 8th July 2024 and Letters to adjoining properties.

Visual representations, including site plans, elevations, and landscape plans, were submitted as part of the application.

The overall acceptability of the proposal

The proposed dwelling achieves a balanced planning outcome in accordance with Clause 65 of the Cardinia Planning Scheme by responding sensitively to the site's environmental and physical constraints. The siting of the dwelling within a cleared portion of the land avoids the removal of native vegetation and protects areas of botanical and zoological significance. Its single-storey form is embedded into the slope by one metre, reducing visual prominence and respecting the site's topography. The addition of strategic landscaping and generous setbacks further mitigates visual impacts from surrounding roads and properties. While objections raised concerns about scale and hilltop siting, the design has been amended to address these issues, demonstrating that the location is justified and appropriate for the site. The proposal integrates environmental protection, landscape character, and bushfire resilience, supporting the objectives of orderly planning.

Conclusion

The proposal, subject to conditions, is an acceptable planning outcome that demonstrates compliance with the relevant provisions of the Cardinia Planning Scheme and the *Planning and Environment Act 1987* and should therefore be approved.

Decision

Permit

Having considered all of the matters required under section 60 of the *Planning & Environment Act 1987* and the Cardinia Planning Scheme, it is decided that Council grants a permit and issues a

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notice of decision to grant a permit for the land known and described as LD PS420429 V10428 F191, 160 Holm Park Road Beaconsfield as per the following table and subject to the below conditions.

Planning scheme clause	Matter for which the permit has been granted
Clause 35.06-1	Use of the land for a Dwelling
Clause 35.06-5	Construct a building or construct or carry out works for a use in Section 2 (Dwelling)
Clause 35.06-5	Construct a building within nominated setbacks
Clause 42.01-2	Construct a building or construct or carry out works
Clause 44.06-2	Construct a building or construct or carry out works associated with Accommodation (Dwelling)

Conditions (and notes)

Compliance with documents approved under this permit

- At all times what the permit allows must be carried out in accordance with the requirements of any document approved under this permit to the satisfaction of the responsible authority.

Approved and endorsed plans – changes required

- Before the use and development as appropriate starts, plans must be approved and endorsed by the responsible authority. The plans must:
 - be prepared to the satisfaction of the responsible authority;
 - be drawn to scale with dimensions;
 - be submitted to the responsible authority in electronic form; and
 - be generally in accordance with the plans prepared by Vaastu Pty Ltd forming part of the application and identified as Revision D, dated 31.03.2025, but amended to show the following details:
 - an amended Bushfire Management Plan to reflect the amended siting and design.
 - elevation drawings to specify cardinal/compass directions and include a full schedule of colours and materials.
 - a waste disposal area marked in accordance with the submitted Land Capability Assessment.
 - pedestrian visibility triangles measuring 2 m x 2.5 m with at least 50% visual permeability must be provided and maintained as per Clause 52.06 of the Planning Scheme.

Landscaping

- Before the development commences, a landscape plan must be approved and endorsed by the responsible authority. The landscape plan must be prepared to the satisfaction of the

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responsible authority by a suitably qualified landscape architect (or similar), drawn to scale with dimensions, and submitted in electronic form. The plans must be generally in accordance with the Landscape Design Plan forming part of the application (dated 2 May 2024) and include the following:

- a. Plantings surrounding the proposed dwelling and accessway (where it diverges from the Northern boundary towards the dwelling). These plantings must include (to the satisfaction of the responsible authority):
 - i. A variety of grasses, shrubs and canopy trees; and
 - ii. Larger and denser plantings capable of providing an effective visual screen in key locations, along the northern elevation of the dwelling and driveways/accessways.
 - b. Plantings of indigenous trees along the north and west title boundaries where there is no substantial existing vegetation.
 - c. A survey (including botanical names) of all existing vegetation to be retained and/or removed.
 - d. Details of surface finishes of pathways and driveways.
 - e. Cardinal direction to indicate the correct North.
 - f. A planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant.
 - g. All the proposed planting within the defensible space must be in accordance with the endorsed Bushfire Management Plan, including the canopy separation when the trees mature.
 - h. Specific details for management of any plantings proposed as tube stock, outlining how the establishment of any of these plantings will be appropriately managed and ensured. Possible measures include (but are not limited to) use of plastic tree guards, irrigation or regular scheduled watering.
4. Within 90 days of issue of a certificate of occupancy for the dwelling under the *Building Act 1993*, the landscaping shown on the approved landscape plan(s) must be carried out and completed to the satisfaction of the responsible authority.
 5. The landscaping shown on the endorsed plan/s must be maintained to the satisfaction of the responsible authority including replacing any dead, diseased or damaged plants.

Construction Environment Management Plan (CEMP)

6. Prior to commencement of any works, a site-specific Construction Environmental Management Plan (CEMP) to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved the CEMP will be endorsed and will form part of the permit. All works must be undertaken in accordance with the approved CEMP. The CEMP must address all environmental values and include:
 - a. site plan that shows the following:
 - i. location and identifying numbers of all trees and understorey vegetation to be retained;
 - ii. location of hollow bearing trees and threatened flora, which are to be protected as no-go zones for the duration of works;

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- iii. location of tree protection fencing at the boundary of tree protection zones for all trees to be retained and the boundary of all patches of understorey vegetation to be retained;
 - iv. location of Conservation Zones as shown in the endorsed Integrated Land Management Plan as per condition 7, which are to be protected as no-go zones for the duration of works; and
 - v. location of materials, stock piling and vehicle access, which must not encroach into any tree protection zones or no-go zones for the duration of works.
- b. before works start, to the satisfaction of the responsible authority:
- i. the boundary of the defendable space area must be clearly marked onsite with rocks, bollards, star pickets or similar;
 - ii. areas outside the defendable space area are to be marked as no-go zones;
 - iii. all trees approved for removal must be clearly demarcated from trees approved for retention, using barricade tape or similar;
 - iv. a fence must be erected around any tree and patch of vegetation shown for retention on the endorsed plan. This fence will protect the trees by demarcating the tree protection zone and must be erected at a radius of $12 \times$ the diameter at a height of 1.3 metres to a maximum of 15 metres but no less than 2 metres from the base of the trunk of the trees, excepting the approved area of encroachment for construction as shown on endorsed plans to the satisfaction of the responsible authority. The protection fence must be constructed of chain mesh or similar to the satisfaction of the responsible authority. The protection fence must remain in place until all works are completed to the satisfaction of the responsible authority. Except with the written consent of the responsible authority, within the tree protection zone, the following are prohibited:
 - a) vehicular access;
 - b) trenching or soil excavation;
 - c) storage or dumping of any soils, materials, equipment, vehicles, machinery, or waste products;
 - d) entry and exit pits for underground services; and
 - e) any other actions or activities that may result in adverse impacts to retained native vegetation.
 - v. ground protection measures in accordance with Australian Standard AS4970-2009 *Protection of trees on development sites* must be installed along the driveway where there is encroachment of tree protection zones for any tree shown for retention on the endorsed plans to the satisfaction of the Responsible Authority. Ground protection measures must remain in place until all works are completed to the satisfaction of the Responsible Authority. Ground protection measures include:
 - a) permeable membrane such as geotextile fabric beneath a 100 mm thick layer of mulch; or
 - b) crushed rock below rumble boards. Rumble boards must be a suitable thickness to prevent soil compaction and root damage and strapped together to prevent movement.

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- c. prior to commencement of any works, all contractors are to be provided a hard copy of the CEMP and to undertake a pre-construction induction for significant fauna and flora species, by a site supervisor or suitably qualified ecological consultant.
- d. for the duration of any tree removal works or pruning of tree limbs with hollows or that are over 30cm diameter, a qualified zoologist or registered wildlife carer must be present onsite to manage any displaced native fauna.

Integrated Land Management Plan

- 7. Before use and development starts, an *Integrated Land Management Plan* for the management and operation of the land must be approved and endorsed by the responsible authority. The land management plan must:
 - a. be prepared to the satisfaction of the responsible authority.
 - b. be prepared by a suitably qualified person to the satisfaction of the responsible authority.
 - c. be submitted in electronic form.
 - d. include the following details:
 - i. a site plan that shows the division of the site generally into Domestic Zone (including defensible space), and the remainder of the land into Conservation Zone;
 - ii. overall environmental objectives for management of the land and techniques to achieve these objectives;
 - iii. techniques to protect and enhance the biodiversity of the land, including the retention of vegetation and faunal habitat and the need to revegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge areas;
 - iv. a line of permanent visual markers must be installed at the edge of Conservation Zone to delineate the boundary. Visual markers can include easily identifiable items such as star pickets, large rocks or bollards;
 - v. methods for the control and eradication of weeds;
 - vi. methods for the control of pest animals;
 - vii. Show individual plants and areas of all high threat weeds;
 - viii. the use of fencing which is permeable for native fauna;
 - ix. The delineation or fencing of the Conservation Zone and location and type of any internal fencing or markers to establish the various zones;
 - x. Where fences are used to keep domestic animals out of the Conservation Zone, they must be installed at least 4 metres away from the boundary of the conservation zone to avoid introducing a fence exemption;
 - xi. improving the condition of waterway frontages with vegetation;
 - xii. preventing stock from grazing the land;
 - xiii. preventing soil erosion;
 - xiv. practices and procedures to ensure that no significant adverse environmental impacts occur as a result of the use;
 - xv. proposed monitoring systems;

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- xvi. identification of possible risks of operational failure and response measures to be implemented;
- xvii. day to day management requirements for the use;
- xviii. an implementation and staging plan of works which must be completed;
- xix. Except with the written consent of the Responsible Authority, within Conservation Zones, the following is required:
 - a) Retain all standing trees (dead and alive) within the Conservation Zone, and as marked in the Domestic Zone;
 - b) Protect and retain all native vegetation and allow for natural regeneration within the Conservation Zone;
 - c) Control and management of vertebrate pests (e.g. European Rabbit, Fox);
 - d) Details of the management of domestic pets (cats and dogs) within the Domestic Zone, and to be excluded from the Conservation Zone;
 - e) All noxious and high threat woody weeds identified in the assessment report must be removed from the Conservation Zone:
 - List the very high and high threat weeds identified in the assessment report
 - Recommend weed control methods and timing for all very high and high threat weeds to remove to less than 1 per cent cover.
- xx. The protection of hollow bearing trees and limits on collection of firewood to personal use only. Firewood is only to be collected from the Domestic Zone, and not from the Conservation Zone.
- xxi. Except with the written consent of the Responsible Authority, within Conservation Zones, the following are prohibited:
 - a) heavy machinery
 - b) vehicular access
 - c) trenching or soil excavation
 - d) storage or dumping of any soils, materials, equipment, vehicles, machinery or waste products
- e. Be reviewed annually and updated to the satisfaction of the responsible authority and any updated plans must be submitted to the responsible authority.

The responsible authority may consent in writing to vary any details in the integrated land management plan and may request photographic evidence of works identified in the integrated land management plan.

8. All necessary works as per the endorsed *Integrated Land Management Plan* must be implemented within 12 months of completion of development, with ongoing management works carried out in perpetuity.

Layout not altered

9. The layout of the use and development must not be altered from the layout on the approved and endorsed plans without the written consent of the responsible authority.

Dwelling requirements

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10. Before the dwelling is occupied:
 - a. Access to the dwelling must be provided via an all-weather road with dimensions adequate to accommodate emergency vehicles.
 - b. The dwelling must be connected to reticulated sewerage if available. If reticulated sewerage is not available, all wastewater from the dwelling must be treated and retained within the lot in accordance with the requirements of the Environment Protection Regulations under the *Environment Protection Act 2017* for an on-site wastewater management system.
 - c. The dwelling must be connected to a reticulated potable water supply or have an alternative potable water supply with adequate storage for domestic use as well as for fire fighting purposes.
 - d. The dwelling or small second dwelling must be connected to a reticulated electricity supply or have an alternative energy source.

Amenity

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 to the satisfaction of the responsible authority.
12. External lighting must be designed, baffled and located so as to not detrimentally effect on adjoining land to the satisfaction of the Responsible Authority.

Drainage and stormwater

13. All stormwater must be conveyed by means of drains to satisfactory points or areas of discharge approved by the Responsible Authority, so that it will have no detrimental effect on the environment or adjoining property owners.
14. Stormwater works must be provided on the subject land so as to prevent overflows onto adjacent properties.

Vehicle crossing

15. Before the development is occupied the vehicle crossing as shown on the approved plans must be constructed in accordance with the approved plans and to the satisfaction of the Responsible Authority. If the construction of the proposed rural vehicle crossing requires the installation of a drainage culvert to the satisfaction of the Responsible Authority

Earthworks and site management

16. 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.
17. 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.
18. The slope of batters, both cut and fill, must not exceed 2:1 (horizontal: vertical) or, where this is not practicable, batters must be stabilised by other means to the satisfaction of the Responsible Authority.

Wastewater

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19. Before the development is occupied, all sewage and sullage wastewater from the proposed development must be discharged into a new, EPA approved, on-site secondary wastewater treatment system to the satisfaction of the Responsible Authority. The treated effluent must be disposed of via sub surface pressure compensating subsurface irrigation retaining all wastewater within the boundaries of the subject land to the satisfaction of the Responsible Authority
20. Before the development starts, the area set aside for the wastewater envelope and purposes of distribution and absorption of wastewater must be protected to prevent soil disturbance during construction of the proposed development to the satisfaction of the Responsible Authority.

Swimming pool management and backwash

21. Before the practical completion of the swimming pool, provision must be made for swimming pool backwash water to be disposed of and retained within the boundaries of the land to the satisfaction of the Responsible Authority and not discharged into the septic system or the reticulated sewerage system.

Residential Reticulated Gas Service Connection

22. Any new dwelling allowed by this permit must not be connected to a reticulated gas service (within the meaning of Clause 53.03 of the Cardinia Planning Scheme). This condition continues to have force and effect after the development authorised by this permit has been completed.

Country Fire Authority

23. Before the development starts, the Bushfire Management Plan prepared by Keystone Alliance for Holm Park Road Beaconsfield, Ref# B23102/4.0, dated Apr-2023 must be endorsed by the Responsible Authority. Once endorsed the plan must not be altered unless agreed to in writing by CFA and the Responsible Authority.
24. The bushfire protection measures forming part of this permit or shown on the endorsed plans, including those relating to construction standards, defensible space, water supply and access, must be maintained to the satisfaction of the responsible authority on a continuing basis. This condition continues to have force and effect after the development authorised by this permit has been completed.

Commencement of permit

25. This permit will operate from the issued date of this permit.

Expiry – Development and use

26. This permit will expire if one of the following circumstances applies:
 - a. The development is not started within 2 years of the issued date of this permit.
 - b. The development is not completed within 4 years of the issued date of this permit.
 - c. The use does not start within 2 years of completion of the development.
 - d. The use is discontinued for a period of 2 years.

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.

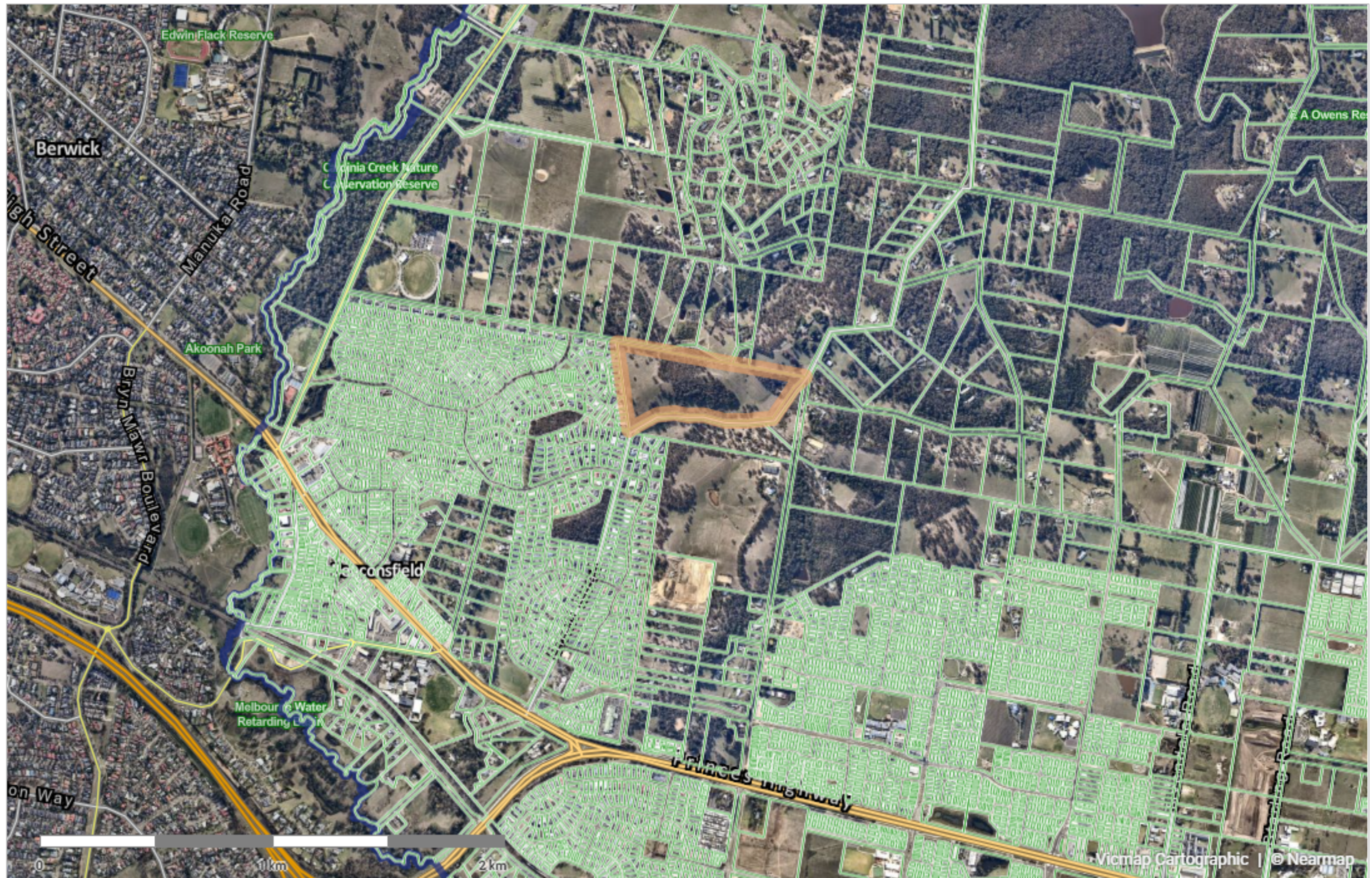
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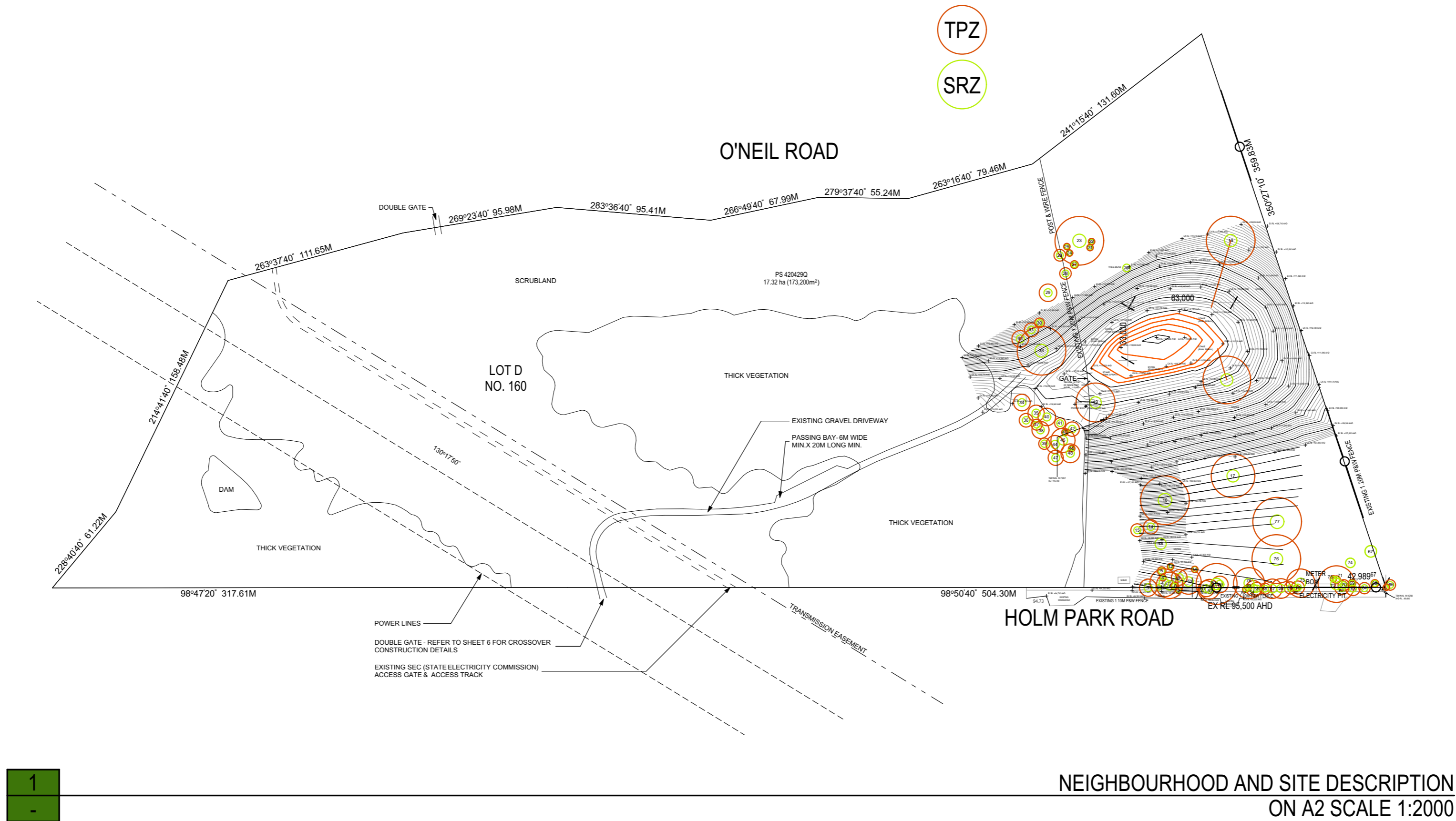
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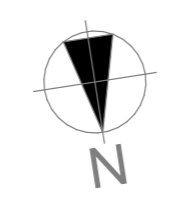
- A Building Permit may be required before the development commences. For more information, contact Council's Building Department or a Registered Building Surveyor.
- This Planning Permit has not been assessed against the requirements of ResCode or Clause 54 of the Cardinia Planning Scheme.
- A 'Vehicle Crossing Permit' must be obtained from Council prior to the commencement of any works associated with the proposed vehicle crossing.
- Prior to installation works commencing on the septic tank system, a Permit to Install must be obtained from Council.





NEIGHBOURHOOD AND SITE DESCRIPTION
ON A2 SCALE 1:2000

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Issue	Revision	Date	In.
D	TP RFI-2 SINGLE STOREY DESIGN INC CFA COMMENTS	31.03.2025	
C	TP RFI-2 SINGLE STOREY DESIGN	15.08.2023	
B	TP RFI	03.04.2023	
A	TOWN PLANNING SUBMISSION	20.09.2022	

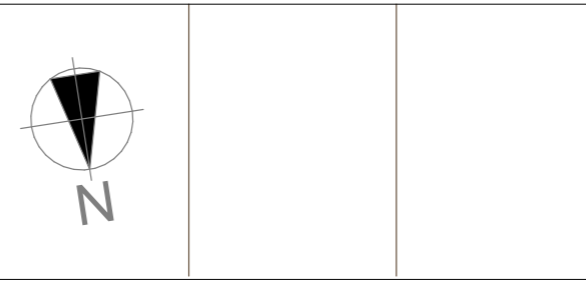
Client	Scale	Sheet	Job no.
	As Shown	01/09	2207
Project Name and Location	Drawn	Checked	Approved
160 Holm Park Road, Beaconsfield VIC,	NT	NT	NT
Drawing Title	Drawing no.	Issue	
NEIGHBOURHOOD AND SITE DESCRIPTION	SD 1001	D	

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PROPOSED SITE PLAN AND DESIGN RESPONSE
ON A2 SCALE 1:2000

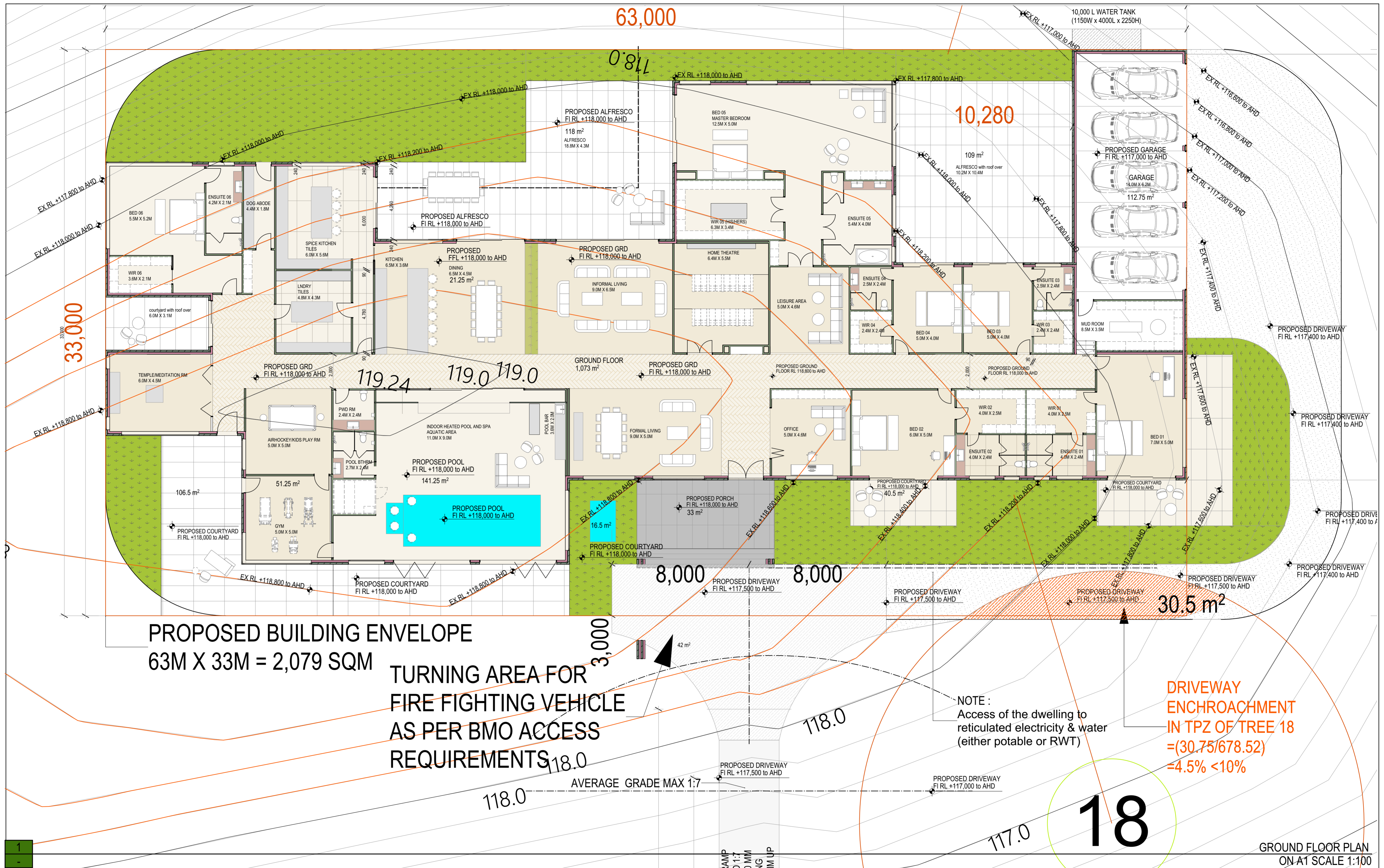
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Issue	Revision	Date	In.
Amendments			
D	TP RFI-2 SINGLE STOREY DESIGN INC CFA COMMENTS	31.03.2025	
C	TP RFI-2 SINGLE STOREY DESIGN	15.08.2023	
B	TP RFI	03.04.2023	
A	TOWN PLANNING SUBMISSION	20.09.2022	

Client	Scale	Sheet	Job no.
	As Shown	02/09	2207
Project Name and Location	Drawn	Checked	Approved
160 Holm Park Road, Beaconsfield VIC,	NT	NT	NT
Drawing Title	Drawing no.	Issue	
PROPOSED SITE PLAN AND DESIGN RESPONSE	SD 1002	D	

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160 Holm Park Road, Beaconsfield VIC



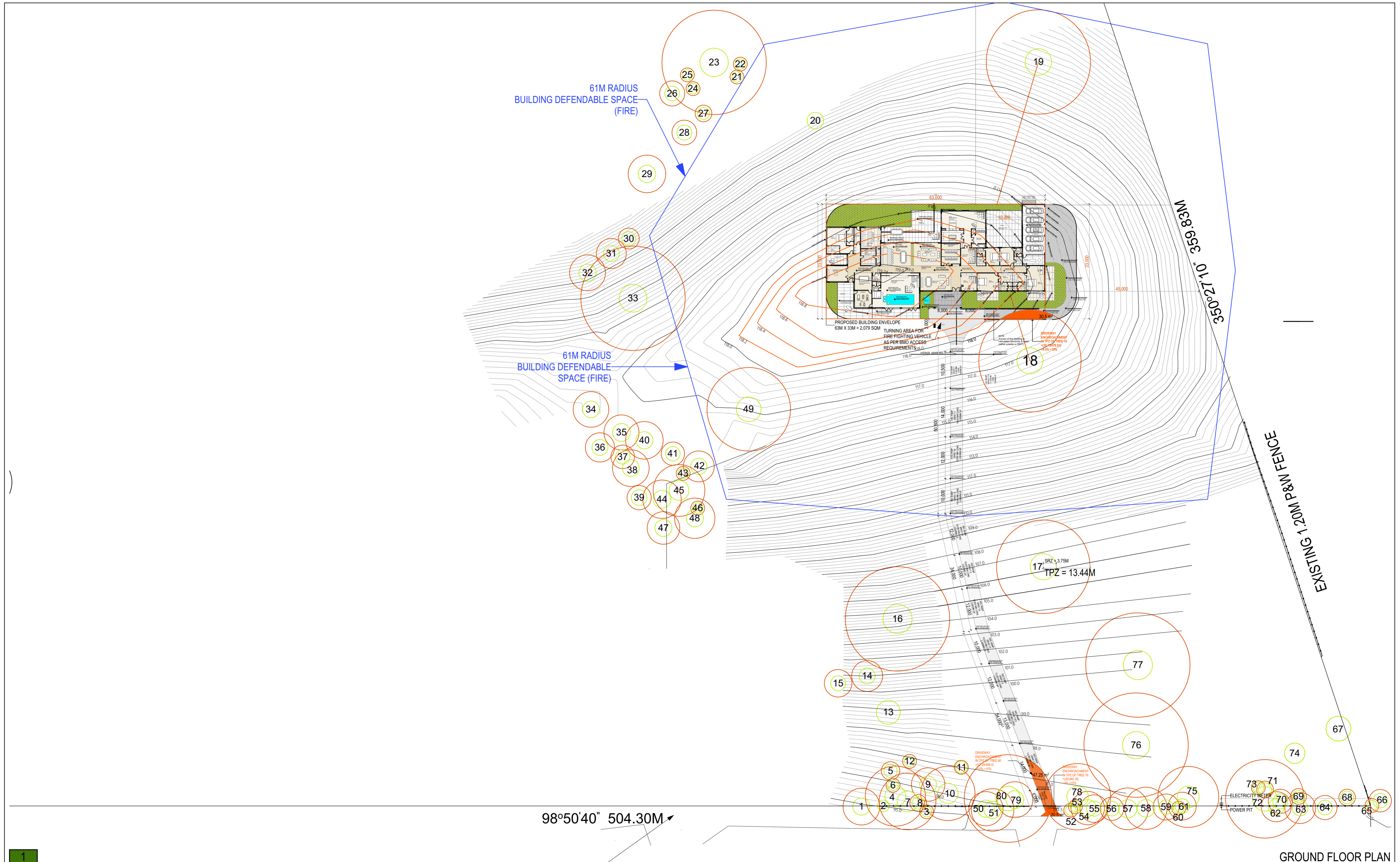
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C	TP RFI-2 SINGLE STOREY DESIGN	15.08.2023	
B	TP RFI	03.04.2023	
A	TOWN PLANNING SUBMISSION	20.09.2022	

Client	160 HOLM PARK ROAD, BEACONSFIELD VIC
Project Name and Location	160 HOLM PARK ROAD, BEACONSFIELD VIC
Drawing Title	GROUND FLOOR PLAN 1:100

Scale	As Shown	Sheet	03/09	Job no.	2207
Drawn	NT	Checked	NT	Approved	NT
Drawing no.	SD 2001	Issue			D

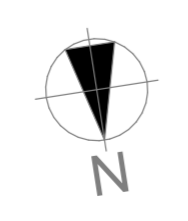
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GROUND FLOOR PLAN
ON A1 SCALE 1:500

TOWNPLANNING SUBMISSION
160 Holm Park Road, Beaconsfield VIC



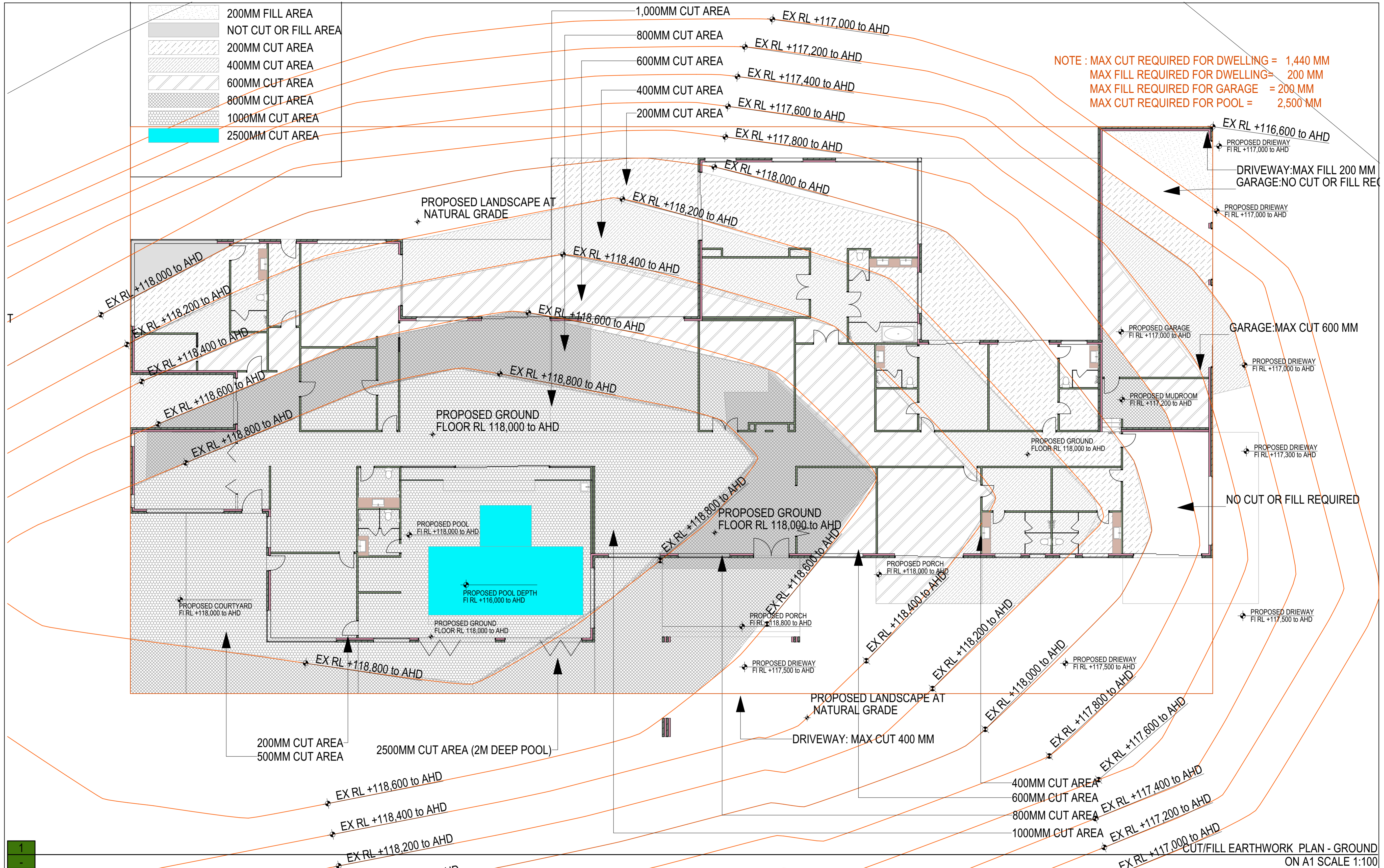
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D	TP RFI-2 SINGLE STOREY DESIGN INC CFA COMMENTS	31.03.2025	
C	TP RFI-2 SINGLE STOREY DESIGN	15.08.2023	
B	TP RFI	03.04.2023	
A	TOWN PLANNING SUBMISSION	20.09.2022	

Client
Project Name and Location
160 HOLM PARK ROAD, BEACONSFIELD VIC
Drawing Title
GROUND FLOOR PLAN 1:500

Scale
As Shown
Sheet
04/09
Job no.
2207
Approved
NT
Drawing no.
SD 2002
Issue
D

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CUT/FILL EARTHWORK PLAN - GROUND ON A1 SCALE 1:100

TOWNPLANNING SUBMISSION
160 Holm Park Road, Beaconsfield VIC

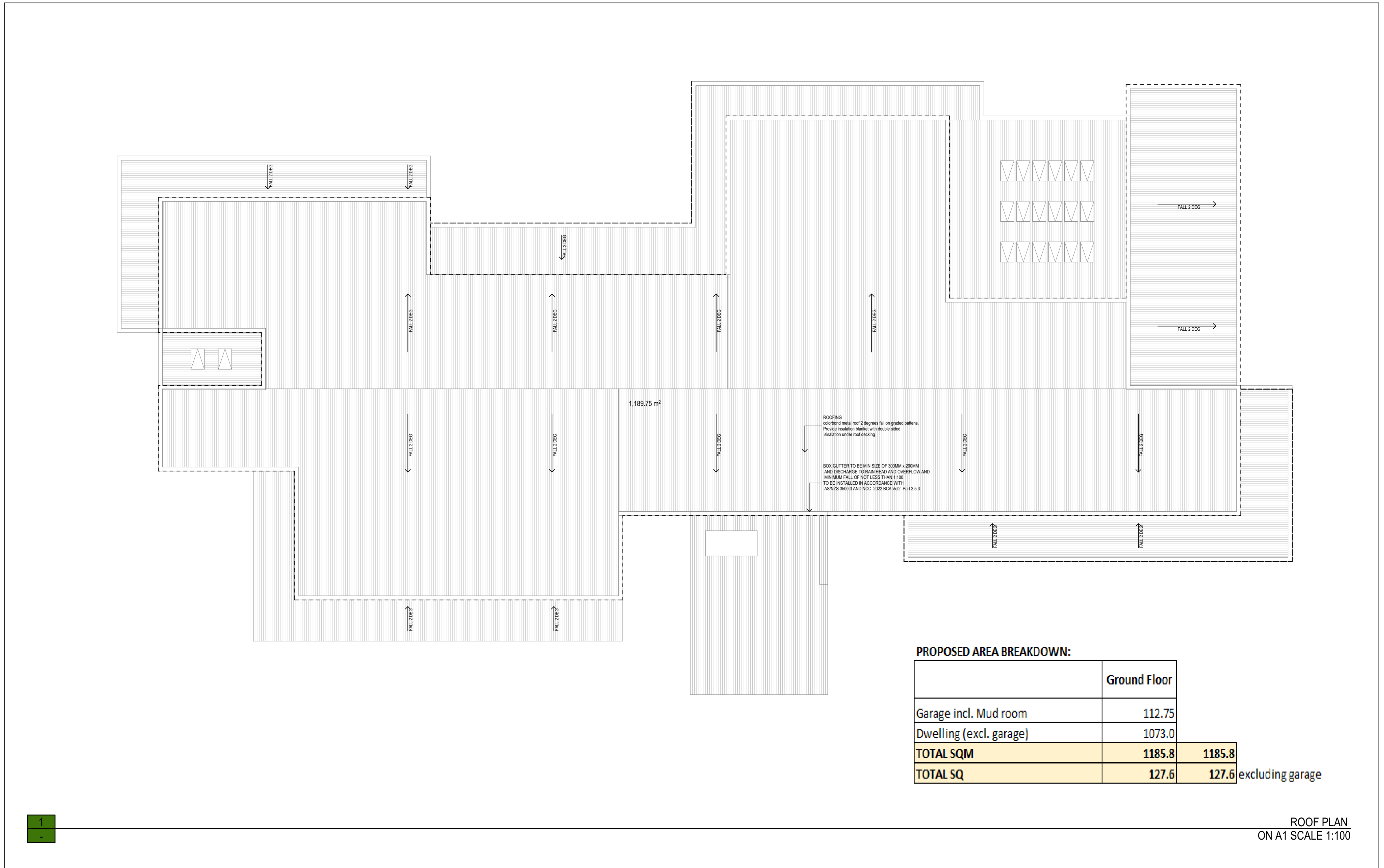
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Issue	Revision	Date	In.
D	TP RFL-2 SINGLE STOREY DESIGN INC CFA COMMENTS	31.03.2025	
C	TP RFL-2 SINGLE STOREY DESIGN	15.08.2023	
B	TP RFL-1	03.04.2023	
A	TOWN PLANNING SUBMISSION	20.09.2022	

Client	Scale	Sheet	Job no.
Project Name and Location	As Shown	05/09	2207
160 HOLM PARK ROAD, BEACONSFIELD VIC	Drawn	Checked	Approved
Drawing Title	NT	NT	NT
CUT/FILL EARTHWORK PLAN - GROUND	Drawing no.	Issue	
	SD 2003	D	

Scale	Sheet	Job no.
As Shown	05/09	2207
Drawn	Checked	Approved
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Drawing no.	Issue	
SD 2003	D	

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PROPOSED AREA BREAKDOWN:

	Ground Floor	
Garage incl. Mud room	112.75	
Dwelling (excl. garage)	1073.0	
TOTAL SQM	1185.8	1185.8
TOTAL SQ	127.6	127.6 excluding garage

ROOF PLAN
ON A1 SCALE 1:100

TOWNPLANNING SUBMISSION
160 Holm Park Road, Beaconsfield VIC



Issue	Revision	Date	In.
D	TP RFI-2 SINGLE STOREY DESIGN INC CFA COMMENTS	31.03.2025	
C	TP RFI-2 SINGLE STOREY DESIGN	15.08.2023	
A	TOWN PLANNING SUBMISSION	20.09.2022	

Client
Project Name and Location
160 HOLM PARK ROAD, BEACONSFIELD VIC
Drawing Title
ROOF PLAN

Scale
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Job no.
2207
Drawn
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Drawing no.
SD 2101

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Issue
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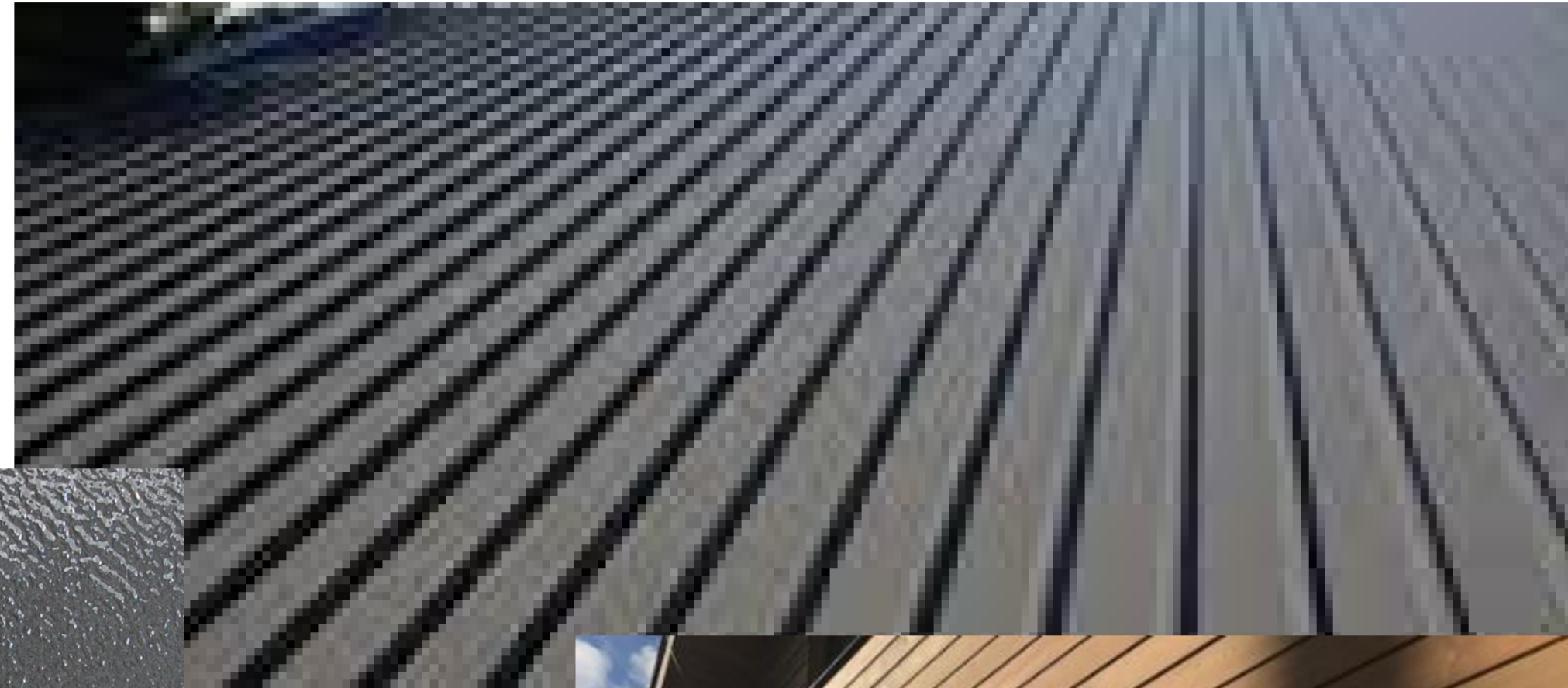
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D	TP RFI-2 SINGLE STOREY DESIGN INC CFA COMMENTS	31.03.2025	
C	TP RFI-2 SINGLE STOREY DESIGN	15.08.2023	
A	TOWN PLANNING SUBMISSION	20.09.2022	

Client	Project Name and Location	Scale	Sheet	Job no.
	160 HOLM PARK ROAD, BEACONSFIELD VIC	As Shown	08/09	2207
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ELEVATIONS 01		NT	NT	NT
		Drawing no.		Issue
		SD 3001		D

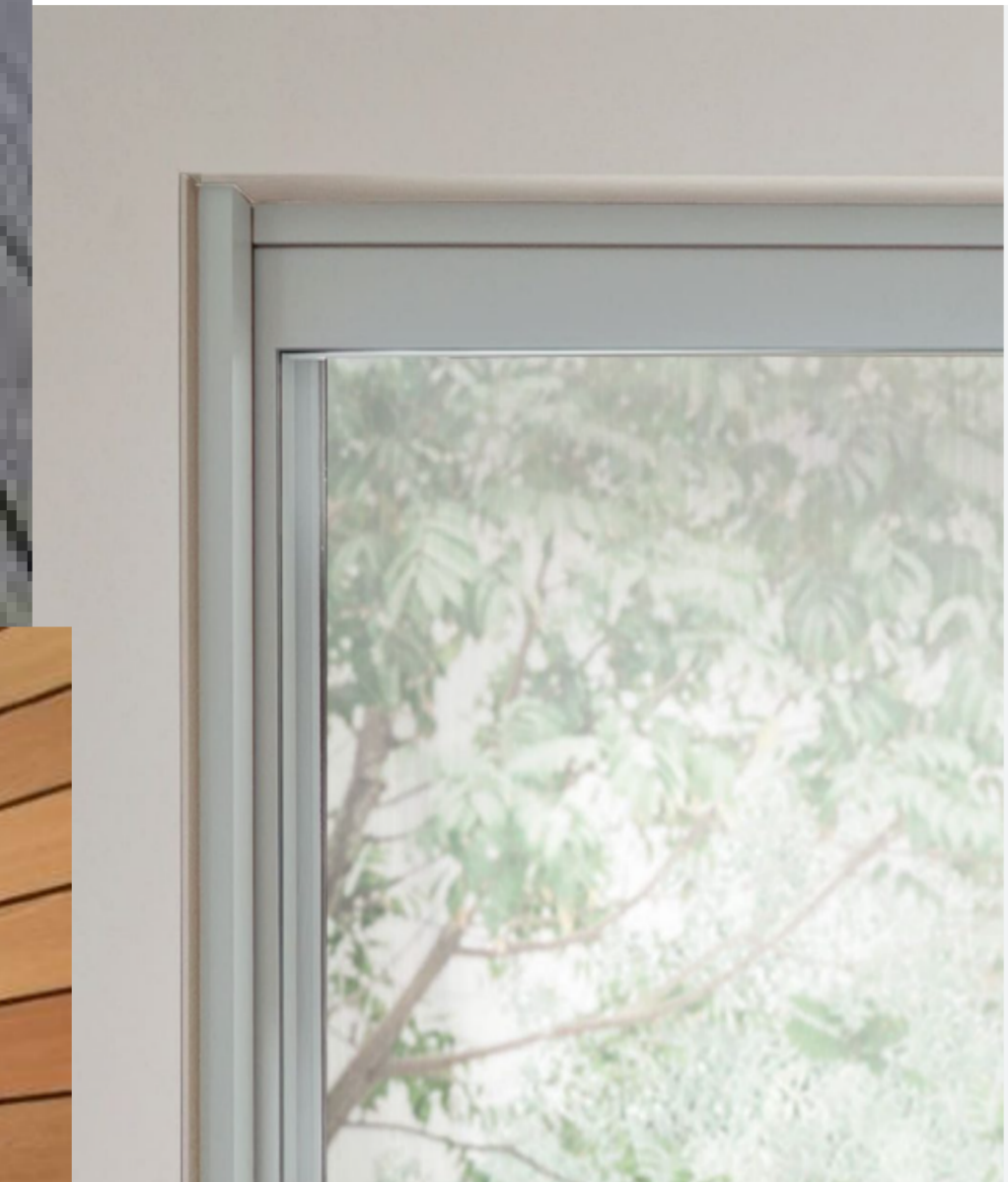
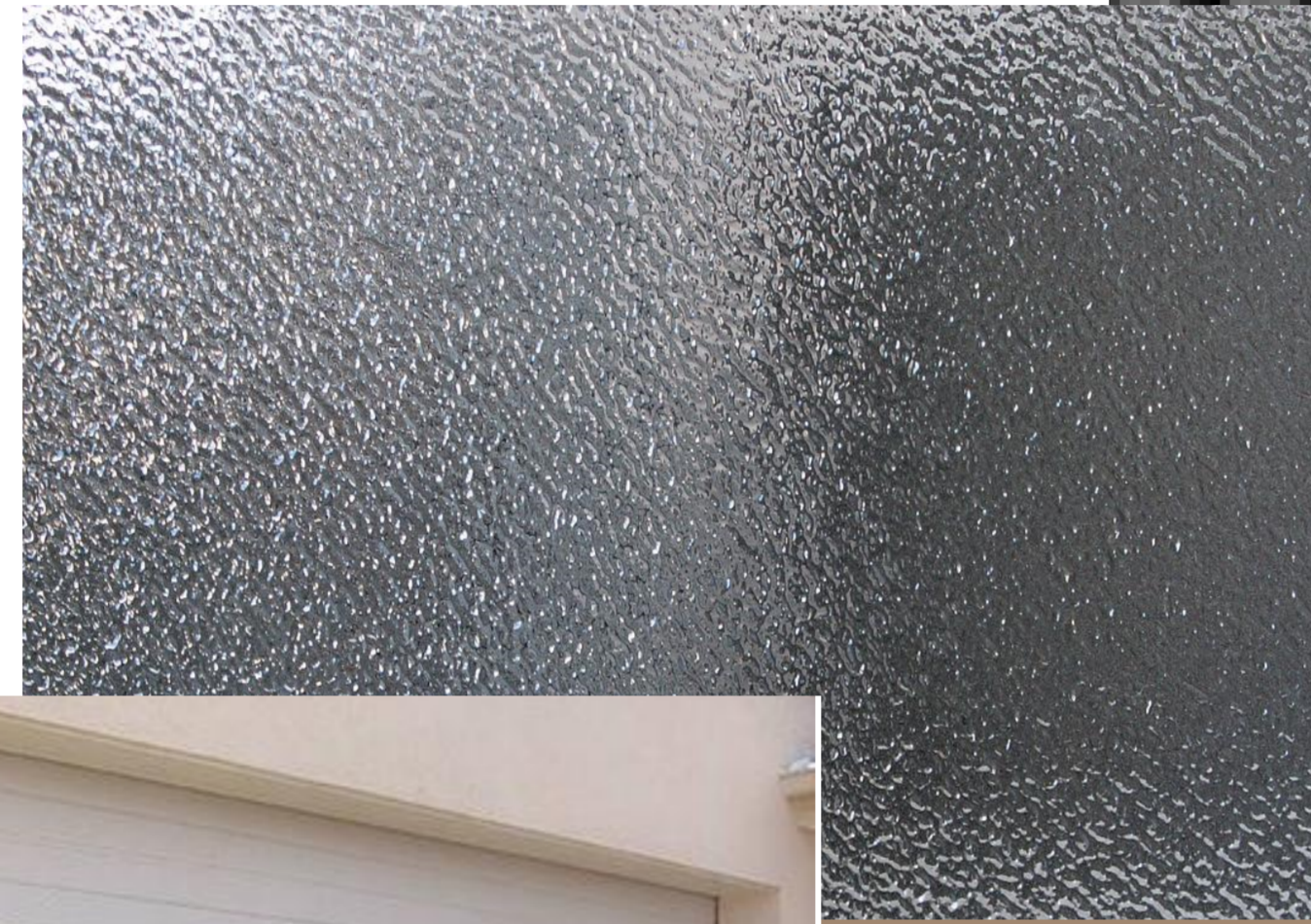
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EXTERNAL FINISHES

METAL ROOF SHEETING



EG02 : OBSCURE GLASS FOR WINDOWS AS SHOWN ON ELEVATIONS



WINDOWS AND DOOR FRAMES
COLOR TO MATCH EXTERNAL RENDER EP01
EG01 GLASS WINDOWS AND GLASS BALUSTRADE
CLEAR GLASS



GARAGE DOOR:



EC01 EXTERNAL SYCON CLADDING
COLOR TO MATCH EP01



EP02 EXTERNAL RENDER COLOR
AND WINDOWS FRAME COLOR



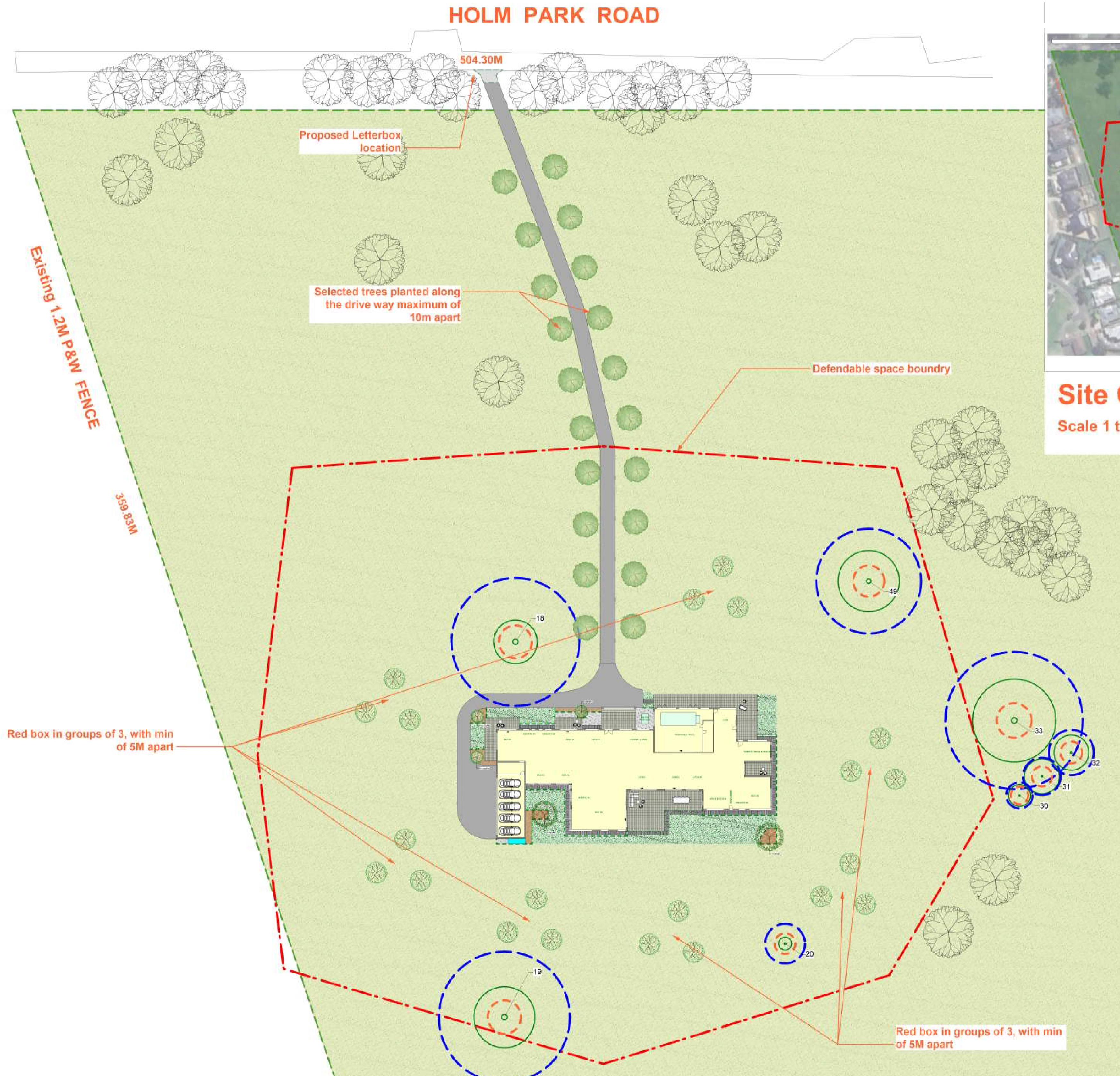
EP01 EXTERNAL RENDER COLOR
AND WINDOWS FRAME COLOR

TOWNPLANNING SUBMISSION
160 Holm Park Road, Beaconsfield VIC

Issue	Revision	Date	In.
D	TP RFI-2 SINGLE STOREY DESIGN INC CFA COMMENTS	31.03.2025	
C	TP RFI-2 SINGLE STOREY DESIGN	15.08.2023	
A	TOWN PLANNING SUBMISSION	20.09.2022	

Client	Scale As Shown	Sheet 09/09	Job no. 2207
Project Name and Location 160 HOLM PARK ROAD, BEACONSFIELD VIC	Drawn NT	Checked NT	Approved NT
Drawing Title EXTERNAL FINISHES SCHEDULE	Drawn no. SD 3101	Issue D	

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Site Context
Scale 1 to 25000

Notes

All building dimensions and details are to come from building drawings.
 Prior to works commencing any weed growth is to be positioned and killed with organic safe weed killer or removed by hand.
 All rubbish is to be removed from site.
 Garden and lawn areas are to be levelled to 100 mm below proposed finished levels.
 A gypsum responsiveness test is to be carried out. If gypsum is required, it is to be rotary hoed into sub soil to a depth of at least 100 mm at a rate of 1 kg to per square metre.
 Both gardens and lawns are to have installed - 100 mm depth organic soil mix with at least 60% sandy loam and this mix is to be thoroughly rotary hoed into existing site soil.
 NOTE - when rotary hoed in heavy soils additional ripping may be required to ensure a 'hard pan' is not created.
 If ripping is carried out care must be taken to ensure underground services are not damaged.
 Lawns and gardens are to be planted correctly and are to fall to drainage points ensuring no ponding occurs.
 Drainage is being installed as part of the building works. All areas are to be adequately drained as necessary including paths and driveways.
 Planting holes are to be excavated 40% wider than pot size. Hard sub soil is to be fractured with a crowbar or similar tool.
 Excavated soil is to be mixed 50/50 with sandy loam for planting purposes.
 Trees are to be staked with two 50 mm by 50 mm hardwood stakes and secured withessian ties nailed to stakes with galvanised nails.
 Plants are to be planted to correct heights and positions and to manufacturers recommended rates with Osmocote.
 Any plants requiring staking are to be staked with hardwood stakes and tied securely with webbing ties.
 All garden areas are planted and are to be mulched with an organic 20 mm pine bark or alternatively a mulch selected by the owner to a depth of 50 mm.
 Where gardens, lawns and other landscape elements meet kerbs edging is to be installed from 75 mm by 25 mm AG2 treated pine pegged at minimum 1.5 metre centres nailed with galvanised nails as shown on the drawing.
 Existing and proposed services are shown as part of building drawings.
 Manual digline inspection is to be included as per National or similar methods to garden areas only where each dwelling's gardens are watered from their water source only.
 All structures including fences, letterboxes, mailboxes and landscaping shall be constructed so that accessways have a safety 2m x 2.5m clear of visual obstructions.
 All landscaping is to be maintained to the satisfaction Council.

* Note: Refer to Sheet 2 for Landscape Design Plan

Legend

- Defendable Space
- Proposed Building, Refer Architects drawings
- Existing Landscape
- Proposed selected paving to front and rear porch. Refer to Architect Drawings.
- Existing concrete footpath, linking and crossover to council satisfaction
- Proposed Driveway, Refer Architects drawings
- Ornamental gravel to 50mm depth on compacted crushed rock base to 100mm depth.
- Mulched gardens 75 mm depth, make to good quality organic mulch sourced from a sustainable resource
- Lawn areas on 100 mm topsoil base. Suggested to be turfed with Sir Walter Buffalo, ensuring to be made good to council satisfaction
- Tree to be retained and protect as per AS 4800
- Tree Protection Zone (TPZ) as per AS 4870
- Structural Root Zone (SRZ) as per AS 4870
- Tree to be retained and protected. Refer to Arbor Report

Tree Legend

Tree Protection Zones (TPZ) and Structural Root Zones (SRZ) are mm radius from Centre of Trunk

No	Botanical Name	Common Name	Origin	Height	Canopy	DBH @ 1.4 m	TPZ	DAB	SRZ	Condition	SULE	Significance	Form	Structure	Vigour	Ret Value	Age
18	Eucalyptus goniochalx	Long leaved Box	Indigenous	14000	10000	1220	14640	1350	3754	Average	Long (40 + yrs)	Highly Significant	Average	Average	Average	High	Mature
19	Eucalyptus goniochalx	Long leaved Box	Indigenous	10000	14000	1250	15000	1400	3512	Good	Long (40 + yrs)	Highly Significant	Good	Good	Good	High	Mature
20	Eucalyptus goniochalx	Long leaved Box	Indigenous	3000	3000	380	4560	450	2306	Poor	Removal	Highly Significant	Poor	Poor	Poor	Dead	Dead
30	Eucalyptus goniochalx	Long leaved Box	Indigenous	8000	5000	250	3000	300	1990	Good	Long (40 + yrs)	Highly Significant	Average	Good	Good	Medium	Mature
31	Eucalyptus goniochalx	Long leaved Box	Indigenous	8000	8000	358	4296	420	2299	Good	Long (40 + yrs)	Highly Significant	Good	Average	Average	Medium	Mature
32	Eucalyptus goniochalx	Long leaved Box	Indigenous	9000	8000	430	5160	500	2474	Good	Long (40 + yrs)	Highly Significant	Good	Good	Good	Medium	Mature
33	Eucalyptus goniochalx	Long leaved Box	Indigenous	16000	19000	1310	15720	1550	3978	Average	Long (40 + yrs)	Highly Significant	Average	Average	Average	High	Over Mature
49	Eucalyptus radiata	Eucalyptus radiata	Indigenous	14000	14000	1000	12000	1180	3548	Good	Long (40 + yrs)	Highly Significant	Good	Average	Good	High	Over Mature

Bushfire Management Requirements

Defendable Space is anywhere within 50 metres of the eaves of the building. Vegetation within this zone must be managed in accordance with the following requirements:

- Grass will be short cropped and maintained during the declared fire danger period.
- All leaves and vegetation debris will be removed at regular intervals during the declared fire danger period.
- Remnant trees shown on this plan will be retained.
- Within 10 metres of a building, removable objects will not be located close to the vulnerable parts of the building.
- Plants greater than 10 centimetres in height will not be placed within 3m of a window or glass feature of any dwelling.
- Stakes will not be located under the canopy of trees.
- Individual and clumps of shrubs will not exceed 3 sq. metres in area and will be separated by at least 5 metres.
- Trees will not overhang or touch any elements of any dwelling.
- There will be a clearance of at least 2 metres between the lowest tree branches and ground level.

Landscape Plan
Scale 1 to 100

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REV: DATE: BY: REVISIONS:

NOTES:

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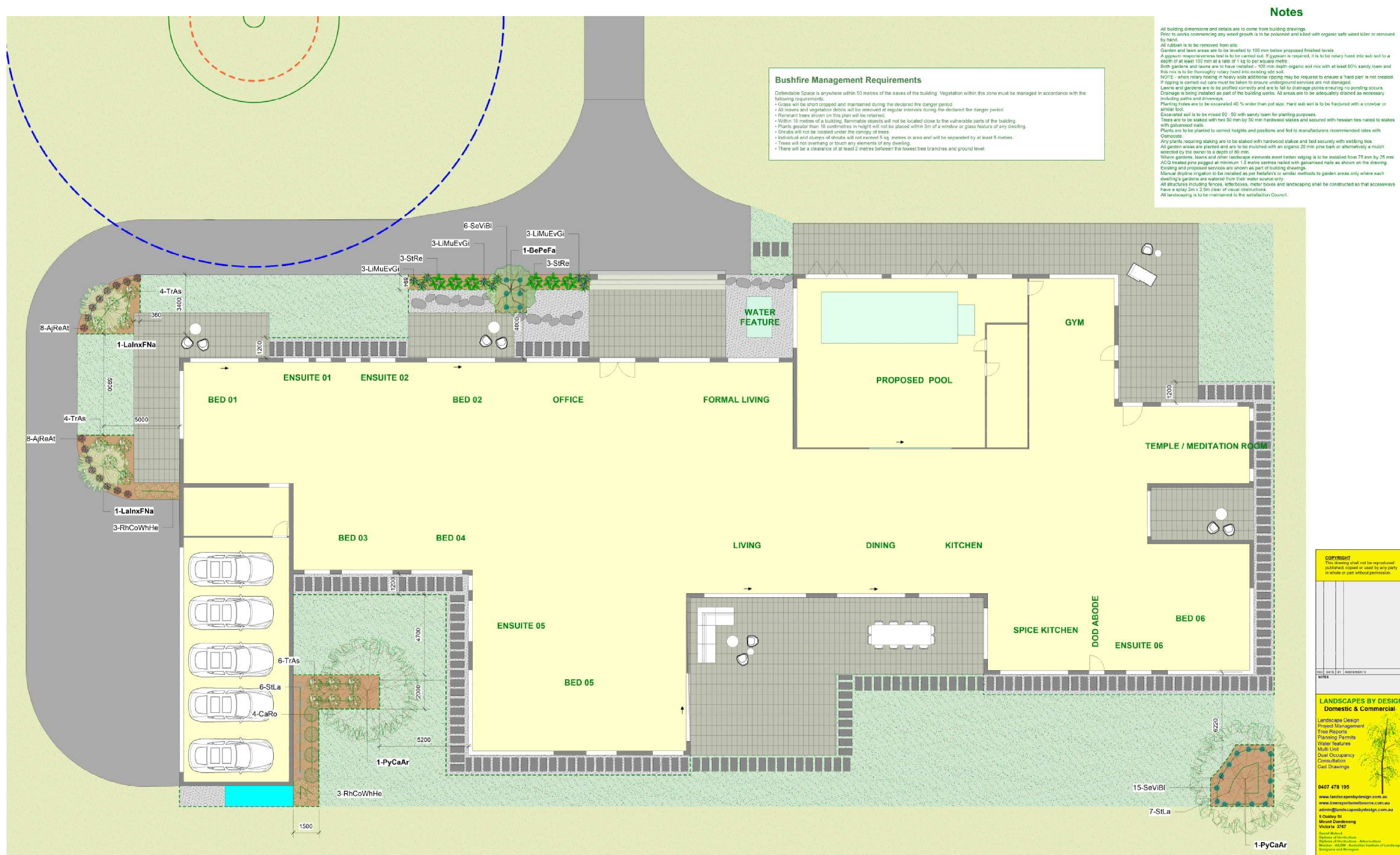
David Mitchell
Diploma of Horticulture
Bachelor of Horticulture - Arboriculture
Member - AS per Australian Institute of Landscape Designers and Managers

Client: Rupesh Patel, care of Ben Notellius
PROJECT: Proposed Development
ADDRESS: 160 Holm Park Rd/Beaconsfield VIC 3807

DRAWN: Landscape Concept Design

DATE: 5/05/2024
DRAWN: GW
SCALE: ALL SHEETS A1
DWD NO: 01
CAD FILE: \\network\100\160HolmPark\Beaconsfield\5024\01.dwg

CHECKED BY: DM



Bushfire Management Requirements

Defendable Space is anywhere within 50 metres of the eaves of the building. Vegetation within this zone must be managed in accordance with the following requirements:

- Grass will be short cropped and maintained during the declared fire danger period.
- All leaves and vegetation debris will be removed at regular intervals during the declared fire danger period.
- Remnant trees shown on this plan will be retained.
- Within 10 metres of a building, flammable objects will not be located close to the vulnerable parts of the building.
- Plants greater than 10 centimetres in height will not be placed within 3m of a window or glass feature of any dwelling.
- Shrubs will not be located under the canopy of trees.
- Individual and clumps of shrubs will not exceed 5 sq. metres in area and will be separated by at least 5 metres.
- Trees will not overhang or touch any elements of any dwelling.
- There will be a clearance of at least 2 metres between the lowest tree branches and ground level.

Notes

All building dimensions and details are to come from building drawings.
 Prior to works commencing any weed growth is to be poisoned and killed with organic safe weed killer or removed by hand.
 All rubbish is to be removed from site.
 Garden and lawn areas are to be levelled to 100 mm below proposed finished levels.
 A gypsum responsiveness test is to be carried out. If gypsum is required, it is to be rotary hoed into sub soil to a depth of at least 100 mm at a rate of 1 kg per square metre.
 Both gardens and lawns are to have installed - 100 mm depth organic soil mix with at least 60% sandy loam and this mix is to be thoroughly rotary hoed into existing site soil.
 NOTE: when rotary hoed in heavy soils additional ripping may be required to ensure a 'hard pan' is not created. If ripping is carried out care must be taken to ensure underground services are not damaged.
 Lawns and gardens are to be profiled correctly and are to fall to drainage points ensuring no ponding occurs. Drainage is being installed as part of the building works. All areas are to be adequately drained as necessary including paths and driveways.
 Planting holes are to be excavated 40% wider than pot size. Here sub soil is to be factured with a crowbar or similar tool.
 Excavated soil is to be mixed 60 : 50 with sandy loam for planting purposes.
 Trees are to be staked with two 30 mm by 90 mm hardwood stakes and secured with hessian ties nailed to stakes with galvanneal nails.
 Plants are to be planted to correct heights and positions and fed to manufacturers recommended rates with Osmocote.
 Any plants requiring staking are to be staked with hardwood stakes and tied securely with webbing ties.
 All garden areas are planted and are to be mulched with an organic 20 mm pine bark or alternatively a mulch selected by the owner to a depth of 60 mm.
 Where gardens, lawns and other landscape elements meet timber edging is to be installed from 75 mm by 25 mm A/C4 treated pine pegged at minimum 1.5 metre centres nailed with galvanneal nails as shown on the drawing.
 Existing and proposed services are shown as part of building drawings.
 Manual dripline irrigation to be installed as per Netafim's or similar methods to garden areas only where each dwelling's gardens are watered from their water source only.
 All structures including fences, letterboxes, meter boxes and landscaping shall be constructed so that accessways have a splay 2m x 2.5m clear of visual obstructions.
 All landscaping is to be maintained to the satisfaction Council.

Legend

- Proposed Building. Refer Architects drawings
- Proposed selected paving to front and rear porch. Refer to Architect Drawings
- Proposed Driveway. Refer Architects drawings
- Ornamental gravel to 50mm depth on compacted crushed rock base to 100mm depth.
- Mulched gardens 75 mm depth - mulch is good quality organic mulch sourced from a sustainable resource
- Lawn areas on 100 mm topsoil base. Suggested to be turfed with Sir Walter buffalo. Naturestrip to be made good to council satisfaction
- Existing Lawn area to make good
- Proposed 400 x 800mm Steppers, at 100 - 150mm spacing on a prepared concrete base.
- Steel Edging 150mm to all garden bed, gravel and lawn interfaces
- Mudstone boulders min length 700mm x min width 300mm with maximum height out of ground 150 where fall level

- Tree to be retained and protected as per AS-4970
- Tree Protection Zone (TPZ) as per AS-4970
- Structural Root Zone (SRZ) as per AS-4970
- Tree to be retained and protected. Refer to Arboris Report
- Proposed 5000L Water tank underneath the Deck.

ID	Qty	Botanical Name	Common Name	Scheduled Size	Height	Spread	Category
BePeFa	1	Betula pendula fastigata	Upright Birch	14 cm pot - 250 mm high	8 - 10m	2 - 4m	Trees
EuPa	21	Eucalyptus polyanthemos	Red Box	30 cm pot - 1200 mm high	10 - 15m	5m	Trees
LaInxFNa	3	Lagerstromia indica x Boura 'Natchez'	Crape Myrtle 'Natchez' White	14 cm pot - 250 mm high	5 - 6m	4.0m	Trees
PyCaAr	2	Pyrus calleryana Astrolat	Callery Pear - Astrolat	30 cm pot - 1500 mm high	11 m	7 m	Trees
RhCoWhHe	6	Rhapidozela Coarct White Hedge	White Indian Hawthorn	25 cm pot - 650 mm high	1 - 1.5m	0.9 - 1.2m	Shrubs
StLa	6	Strelitzia reginae	Bird of Paradise	25 cm pot - 650 mm high	0.9 - 1.5m	0.9 - 1.2m	Shrubs
AlPaAl	16	Alysicarpus tetragynus	Allyps	14 cm pot - full in pot	0.3m	0.3m	Ground Covers
Caro	4	Corchorus rousai	Nature's Ping Pong	14 cm pot - full in pot	0.2 - 0.4 m	1 - 3 m	Ground Covers
SeVIBl	21	Senecio vitalis blue	Blue Chalk Opals	14 cm pot - full in pot	0.0 - 0.3m	0.6 - 0.9m	Ground Covers
StLa	13	Stachys lanata	Lamb's Ear	14 cm pot - full in pot	0.0 - 0.3m	0.3 - 0.6m	Ground Covers
TrAs	14	Trachelospermum asiaticum	Japanese Star Jasmine	14 cm pot - 250 mm high	0.0 - 0.3m	0.9 - 1.2m	Ground Covers
LiMuEvGi	9	Litsea muscari Evergreen Guart	Litopo	14 cm pot - 250 mm high	0.3 - 0.8 m	0.8 - 1 m	Grasses and Tufts

Plant varieties, Scheduled Sizes of pots and plant heights are to be adhered to - no substitutions are to be made without written permission from the owners or their agent

Landscape Plan

Scale 1 to 100

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NOTES

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 admin@landscapesbydesign.com.au

5 Oakley St
 Mount Dandenong
 Victoria 3107

Drawn By: Rupesh Patel
 Checked By: Ben Notellus

PROJECT
 Proposed Development

ADDRESS
 160 Holm Park
 Rd/Beaconsfield VIC 3807

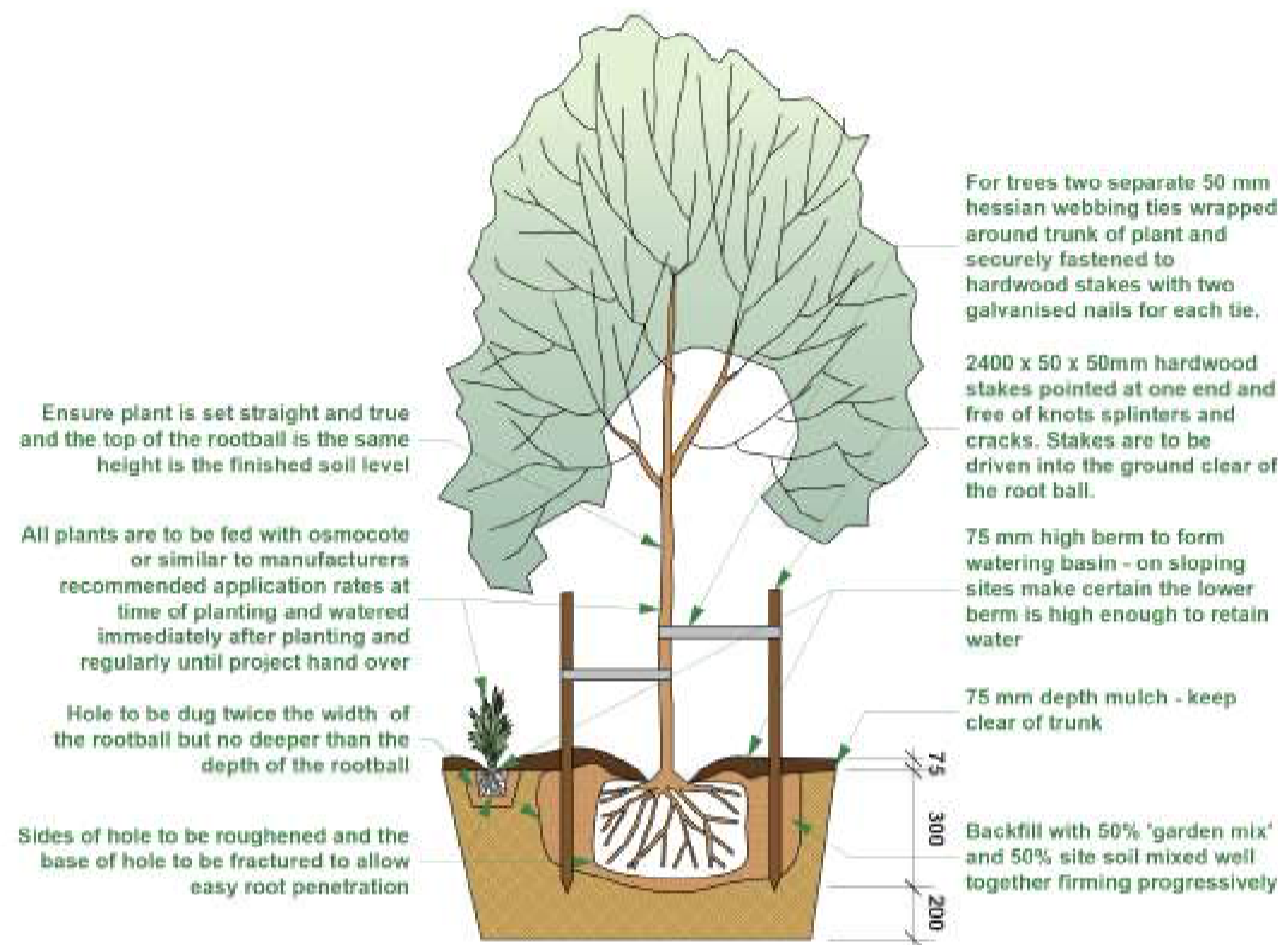
DRAWING
 Landscape Design Plan

DATE: 3/05/2024
 DRAWN: GW
 SCALE: AS SHOWN
 SHEET: 01
 DWG NO: 160/24/01
 CHECKED BY: GW
 CAD FILE: 160/24/01/01/01/01/01/01.dwg

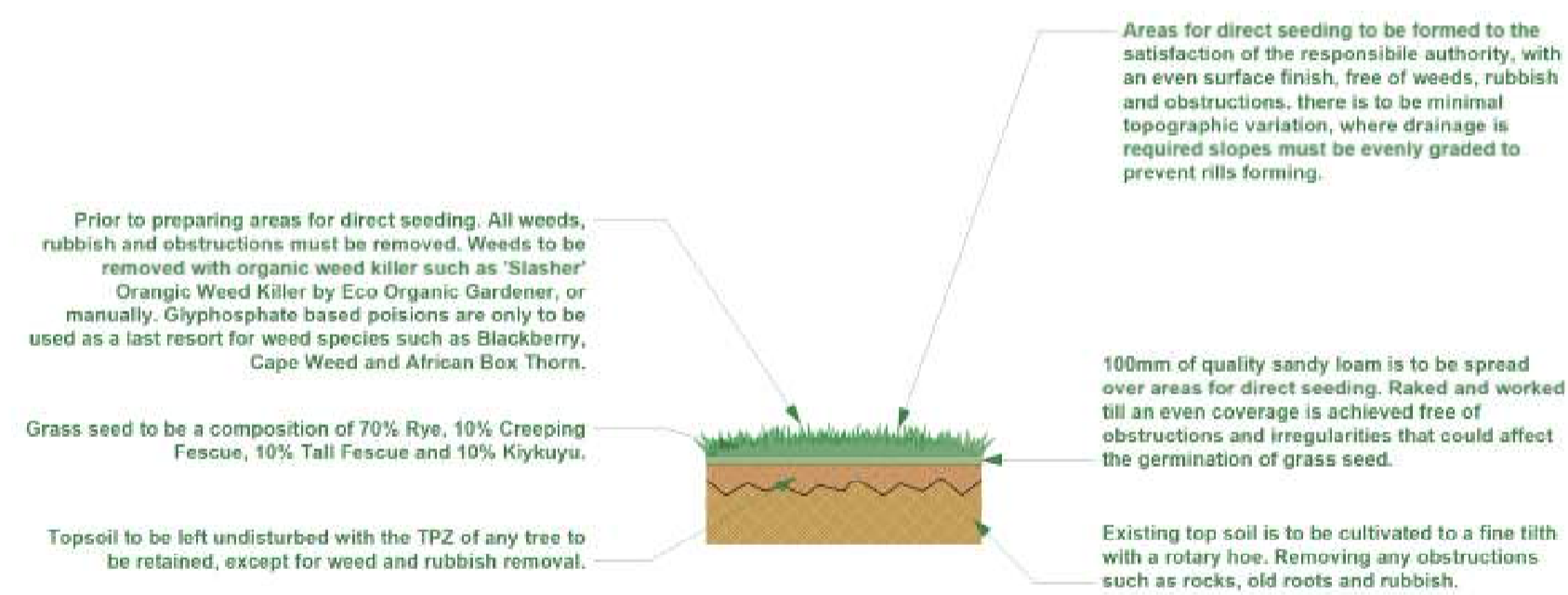
Notes

All building dimensions and details are to come from building drawings.
 Prior to works commencing any weed growth is to be poisoned and killed with organic safe weed killer or removed by hand.
 All rubbish is to be removed from site.
 Garden and lawn areas are to be levelled to 100 mm below proposed finished levels.
 A gypsum responsiveness test is to be carried out. If gypsum is required, it is to be rotary hoed into sub soil to a depth of at least 100 mm at a rate of 1 kg to per square metre.
 Both gardens and lawns are to have installed - 100 mm depth organic soil mix with at least 60% sandy loam and this mix is to be thoroughly rotary hoed into existing site soil.
 NOTE - when rotary hoed in heavy soils additional ripping may be required to ensure a 'hard pan' is not created. If ripping is carried out care must be taken to ensure underground services are not damaged.
 Lawns and gardens are to be profiled correctly and are to fall to drainage points ensuring no ponding occurs.
 Drainage is being installed as part of the building works. All areas are to be adequately drained as necessary including paths and driveways.
 Planting holes are to be excavated 40 % wider than pot size. Hard sub soil is to be fractured with a crowbar or similar tool.
 Excavated soil is to be mixed 50 : 50 with sandy loam for planting purposes.
 Trees are to be staked with two 50 mm by 50 mm hardwood stakes and secured with hessian ties nailed to stakes with galvanised nails.
 Plants are to be planted to correct heights and positions and tied to manufacturers recommended rates with Osmocote.
 Any plants requiring staking are to be staked with hardwood stakes and tied securely with webbing ties.
 All garden areas are planted and are to be mulched with an organic 20 mm pine bark or alternatively a mulch selected by the client to a depth of 80 mm.
 Where gardens, lawns and other landscape elements meet timber edging is to be installed from 75 mm by 25 mm ACO treated pine pegged at minimum 1.5 metre centres nailed with galvanised nails as shown on the drawing.
 Existing and proposed services are shown as part of building drawings.
 Manual drip-line irrigation is to be installed as per Netalim's or similar methods to garden areas only where each dwelling's gardens are watered from their water source only.
 All structures including fences, letterboxes, meter boxes and landscaping shall be constructed so that accessways have a splay 2m x 2m clear of visual obstructions.
 All landscaping is to be maintained to the satisfaction Council.

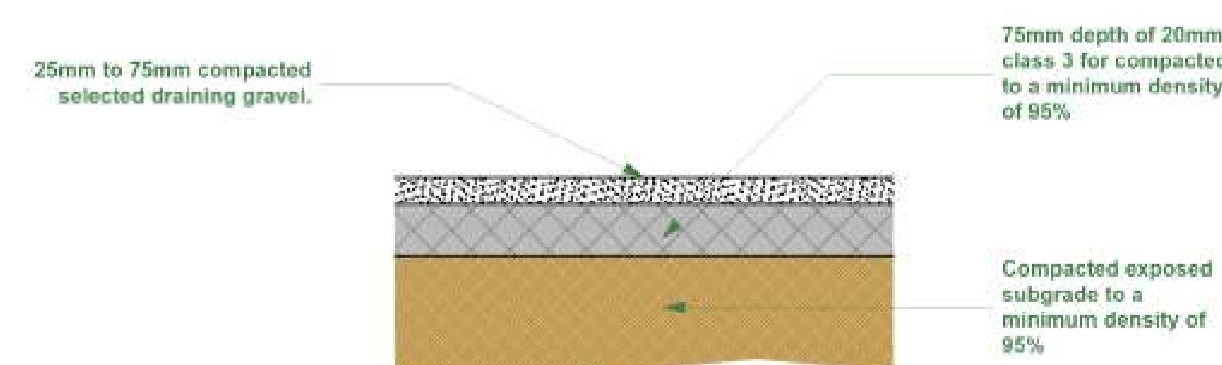
Typical Planting Detail



Typical Lawn Detail



Typical Gravel Detail



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 Mount Dandenong
 Victoria 3177

David Belland
 Diploma of Horticulture
 Diploma of Arboriculture - Arboriculture
 Bachelor of Applied Science (Landscape Design and Management)

Client: Rupesh Patel, care of Ben Nicholls
 Project: Proposed Development
 Address: 160 Holm Park Rd Beaconsfield VIC 3807

DRAWING: Landscape Details

DATE: 2/05/2024	SCALE:
DRAWN: GW	CHECKED BY: GW
SCALE: AS SHOWN @ A1	CHECKED BY: GW
DWG NO: 010001	CHECKED BY: GW
Sheet: A1	CHECKED BY: GW
CAD FILE: \\server\101\160HolmParkRd\Beaconsfield\16001.dwg	

5.2 PLANNING MATTERS DEALT WITH BY OFFICERS UNDER DELEGATED AUTHORITY - SEPTEMBER 2025

Responsible GM:	Debbie Tyson
Author:	Jason Gilbert
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 Dealt with by Officers Under Delegated Authority – September 2025' report.

Executive Summary

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

Planning Matters Report

Refer to tables on the following pages, which cover the period between 28 July 2025 and 14 August 2025.

Gender Impact Assessment

In the preparation of this report, Council has considered its obligations under the *Gender Equality Act 2020*. It was determined that a Gender Impact Assessment (GIA) was not required as the subject matter of this report does not relate to a policy, program or service that has a direct or significant impact on the community.

Attachments

Nil

Beacon Hills Ward

Date Lodged	Permit Number	Address	Proposal	No. of Objectors	Decision	Date of Decision
3/12/2024	T240651	408 Paternoster Road, Mount Burnett VIC 3781	Buildings and Works (Construction of an Outbuilding) and Associated Earthworks	0	Issued	28/07/2025
26/03/2025	T250178	30 Morris Drive, Beaconsfield Upper VIC 3808	Earthworks	0	Issued	31/07/2025
7/06/2024	T240252	74 Stoney Creek Road, Beaconsfield Upper VIC 3808	Buildings and Works (Construction of an Outbuilding and Associated Earthworks)	0	Issued	1/08/2025
22/05/2025	T250284	25 Burton Road, Beaconsfield Upper VIC 3808	Buildings and works (Construction of a porch and outbuilding)	0	Issued	1/08/2025
28/07/2025	T250447	1000 Pakenham Road, Pakenham Upper VIC 3810	Buildings and Works (Construction of Two (2) Outbuildings)	0	Issued	1/08/2025
30/10/2024	T240561	50 Lilliput Lane, Pakenham VIC 3810	Earthworks and Vegetation Removal	0	Issued	5/08/2025
11/04/2025	T250201	375 Morrison Road, Pakenham Upper VIC 3810	Buildings and works for the construction of a replacement dwelling, buildings and works for the construction an outbuilding and the removal of vegetation	0	Issued	12/08/2025

Bunyip Ward

Date Lodged	Permit Number	Address	Proposal	No. of Objectors	Decision	Date of Decision
13/01/2025	T250014	3563 Princes Highway, Bunyip North VIC 3815	Buildings and Works (Construction of a Replacement Outbuilding)	0	Issued	29/07/2025
28/05/2025	T210326 - 3	10 Canty Lane, 140 & 180 Ryan Road and Canty Lane Road Reserve, Pakenham VIC 3810	Amendment to planning permit - updated plans and conditions Permit allows for 'Subdivision of land in stages, creation of restrictions and easements, removal of native vegetation and works on land affected by the Land Subject to Inundation Overlay'	0	Issued	29/07/2025
28/05/2025	T220137 - 2	10 Canty Lane, Pakenham VIC 3810	T220137-1 APP - Amended Planning Permit Application This application seeks to provide for additional flexibility in the delivery of the Maple Grove Estate.	0	Issued	29/07/2025
2/07/2025	T250393	75 Oakview Lane, Nar Nar Goon VIC 3812	Buildings and works for the construction of a verandah	0	Issued	29/07/2025
19/12/2024	T210191 - 1	1975 Princes Highway, Nar Nar Goon North VIC 3812	Amendment to endorsed plans - Buildings and works associated with an existing Service Station and Car and Caravan Sales and display of Business Identification and Promotional signage	0	Issued	1/08/2025

10/05/2025	T250257	17 Agnoletto Court, Bunyip VIC 3815	Buildings and works for an outbuilding	0	Issued	1/08/2025
14/05/2024	T220314 - 1	24 Railway Avenue, Garfield VIC 3814	Subdivision of Land into Three (3) Lots in Stages.	0	Issued	4/08/2025
11/07/2025	T250409	150 Warren Road, Nar Nar Goon North VIC 3812	Buildings and works for the construction of an outbuilding	0	Issued	4/08/2025
7/10/2024	T240524	747 Bessie Creek Road, Nar Nar Goon North VIC 3812	Buildings and works for a replacement dwelling, alterations to convert the existing dwelling into a habitable outbuilding and removal of native vegetation	0	Issued	13/08/2025
29/10/2024	T210711 - 1	54 Bunyip-Modella Road, Bunyip VIC 3815	Amendment to the endorsed plans and planning permit pursuant to Section 72 of the Act to buildings and works to construct an outbuilding and retention of the existing verandah	0	Issued	14/08/2025

Central Ward

None.

Henty Ward

Date Lodged	Permit Number	Address	Proposal	No. of Objectors	Decision	Date of Decision
21/04/2025	T250215	17 Rushgate Street, Pakenham VIC 3810	Use of the land for a Small Second Dwelling	0	Issued	29/07/2025

Pakenham Hills Ward

None.

Officer Ward

Date Lodged	Permit Number	Address	Proposal	No. of Objectors	Decision	Date of Decision
18/11/2024	T240601	44 Rix Road, Officer VIC 3809	Subdivision of the land into two (2) lots and common property	0	Issued	31/07/2025
14/05/2025	T200618 - 2	250 Princes Highway, Officer VIC 3809	Development of the land for dwellings (including within the Heritage Overlay) in stages, subdivision of land in stages, vegetation removal and car parking reduction, generally in accordance with the approved plans.	0	Issued	7/08/2025
14/07/2025	T250413	465 Princes Highway, Officer VIC 3809	Creation of Easement	0	Issued	13/08/2025

Ranges Ward

Date Lodged	Permit Number	Address	Proposal	No. of Objectors	Decision	Date of Decision
14/05/2025	T250266	4 Woodlands Avenue, Emerald VIC 3782	Buildings and Works (Construction of an Outbuilding)	0	Issued	28/07/2025
12/07/2025	T250411	18 Station Avenue, Emerald VIC 3782	Buildings and works for the construction of a verandah	0	Issued	29/07/2025
6/08/2024	T240381	105 Woori Yallock Road, Cockatoo VIC 3781	Subdivision of land into two (2) lots and creation of access to a road in Transport Zone 2	0	Issued	30/07/2025
19/12/2024	T240692	14 Station Avenue, Emerald VIC 3782	Construction of a Dependent Persons Unit and associated Removal of Vegetation	0	Issued	31/07/2025
3/02/2025	T250048	1 Haven Court, Cockatoo VIC 3781	Buildings and works (dwelling extension) and removal of vegetation	0	Issued	6/08/2025
16/08/2024	T240405	76 Kilvington Drive, Emerald VIC 3782	Buildings and Works (Construction of a Dwelling)	0	Issued	7/08/2025
13/06/2025	T250343	12A Charman Avenue, Emerald VIC 3782	Buildings and works (Construction of an Outbuilding)	0	Issued	8/08/2025

Toomuc Ward

Date Lodged	Permit Number	Address	Proposal	Number of Objectors	Decision	Date of Decision
10/06/2025	T250335	19 Michael Street, Pakenham VIC 3810	To subdivide the land into 16 lots and common property generally in accordance with the attached plans.	0	Issued	28/07/2025
25/06/2025	T240346 - 2	66 Thewlis Road, Pakenham VIC 3810	Amendment to Condition 29 (No. of Children), amended plans and a reduction in the car parking requirements pursuant to Clause 52.06 of the Scheme	0	Issued	4/08/2025
10/07/2025	T250405	37 Eastbourne Crescent, Officer VIC 3809	Buildings and works (SLO6)	0	Issued	14/08/2025

Westernport Ward

Date Lodged	Permit Number	Address	Proposal	Number of Objectors	Decision	Date of Decision
22/05/2025	T250281	295 Temby Road, Iona VIC 3815	Buildings and Works (Construction of Carport)	0	Issued	28/07/2025
15/03/2024	T240114	60 Greenhills Road, Pakenham VIC 3810	Use and development of four (4) warehouses, reduction of car parking under Clause 52.06, business identification signage and works in the land subject to inundation overlay.	0	Issued	31/07/2025

3/06/2025	T250313	9 Kookaburra Drive, Officer South VIC 3809	Building and works for a warehouse development & reduction in car parking	0	Issued	1/08/2025
24/05/2023	T230266	Cardinia Road, Officer South VIC 3809	Staged Subdivision of Land	0	Issued	4/08/2025
9/04/2025	T250198	10 Advance Boulevard, Officer South VIC 3809	To construct buildings and carry out works associated with warehouse use and a reduction in the car parking requirements under Clause 52.06 of the Scheme	0	Issued	7/08/2025
3/02/2025	T250053	1A Livestock Way, Pakenham VIC 3810	Use of Land for Equestrian Supplies, Construction and Display of Signage and a Reduction to the Number of Car Parking Spaces Required	0	Issued	8/08/2025
10/07/2025	T250407	970 Koo Wee Rup- Longwarry Road, Catani VIC 3981	Buildings and works (extension to an existing dwelling)	0	Issued	8/08/2025
5/06/2024	T220693 - 1	700 McDonalds Drain Road, PAKENHAM SOUTH VIC 3810	S72 Amendment to Alter the Approved Plans (Design Changes to Dwelling and Shed)	0	Issued	12/08/2025
10/02/2025	T250058	2B Venture Way, Pakenham VIC 3810	Use of Land for the Purpose of Car Sales	0	Issued	13/08/2025
13/05/2025	T250263	10 Kookaburra Drive, Officer South VIC 3809	Building and works for warehouse development with ancillary office	0	Issued	13/08/2025
13/05/2025	T250264	6 Kookaburra Drive, Officer South VIC 3809	Building and works for warehouse development with ancillary office	0	Issued	14/08/2025

Note: The reference to Issued in the decision column refers to the issue of a permit. Refusals will be identified as such. In instances where objections are received a Notice of Decision to Grant a Permit (NOD) is the decision.

5.3 PLANNING MATTERS VCAT REPORT - SEPTEMBER 2025

Responsible GM:	Debbie Tyson
Author:	Jason Gilbert
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 VCAT Report – September 2025' report.

Executive Summary

The following list is presented to keep Council informed of applications that are currently the subject of appeals proceedings and recent decisions from the Victorian Civil and Administrative Tribunal (VCAT). This list is current as of 8 August 2025.

Gender Impact Assessment

In the preparation of this report, Council has considered its obligations under the *Gender Equality Act 2020*. It was determined that a Gender Impact Assessment (GIA) was not required as the subject matter of this report does not relate to a policy, program or service that has a direct or significant impact on the community.

Attachments

Nil

Matters Recently Lodged at VCAT

No matters recently lodged at VCAT since the previous report to Council.

Matters Currently the Subject of VCAT Appeal

Hearing Date	App. No.	Address	Proposal	Council Decision	Appealed By
5-7 /11/2025	T220800	315 Pooley Road, Nar Nar Goon North	Use and Development of Land for Rural Worker Accommodation and a Small Second Dwelling, and Removal/Lopping of Native Vegetation	Refusal (Delegate)	Applicant
20/8/2025	T240181	35 Canty Lane, Pakenham	Subdivision of land and associated works, and removal of native vegetation	FTD	Applicant

20/8/2025	T230589	215 Evans Road, Longwarry	Use of land for a Dwelling and Buildings and Works (Construction of a Dwelling, Shed and Associated Earthworks)	Refusal (TPC)	Applicant
22/07/2025	T240177	80 O'Briens Road, Yannathan	Use and Development of land for Dwelling, Outbuilding and Associated works	Refusal (TPC)	Applicant
25/06/2025	N/A	67 Officer South Road, Officer	N/A - Application for declaration in relation to the Officer Major Activity Centre Urban Design Framework	UDF adopted (Council)	Applicant

*FTD denotes an application for review of Council's failure to issue a decision within the prescribed timeframe.

Matters Recently Decided at VCAT

Matters recently decided at VCAT since the previous report to Council.

26/11/2025	T240016	28-46 Bald Hill Road, Pakenham	Buildings and works to alter car parking layout and accessways, alteration of access to road in a transport zone 2 and construction of hard stand areas	Permit (Delegate)	Applicant (conditions)
Hearing date vacated			Appeal against conditions imposed by Department of Transport		Withdrawn by applicant

5.4 PLANNING SCHEME AMENDMENT ACTIVITY - SEPTEMBER 2025

Responsible GM:	Debbie Tyson
Author:	Duncan Turner
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:	<p>5.1 We practise responsible leadership</p> <p>5.1.1 Build trust through meaningful community engagement and transparent decision-making.</p> <p>5.1.4 Maximise value for our community through efficient service delivery, innovation, strategic partnerships and advocacy.</p> <p>5.1.5 Champion the collective values of the community through the Councillors' governance of the shire.</p>

Recommendation

That Council note the 'Active Planning Scheme Amendments' report in Table 1.

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 as of the 19 August 2025

A/No.	Proponent	Address	Purpose	Exhibition Start	Exhibition End	Status
C278	Cardinia Shire Council	Municipal wide	Introduces a new Environmentally Sustainable Development (ESD) local policy (Clause 22.11) and makes associated changes to the Municipal Strategic Statement (MSS).	29/02/24	8/04/24	<ol style="list-style-type: none"> 1. Council endorsed to seek authorisation from the Minister for Planning to prepare proposed Amendment C278card on the 20/03/2023. 2. Council received the Ministers authorization on the 23/10/2023 to prepare the proposed Amendment C278card. 3. The proposed Amendment was placed on public exhibition from the 29/02/2024 until the 8/04/2024. Council received five submissions to the proposed Amendment C78card. 4. On the 17 June 2024 Council considered the submissions made to C278card and endorsed referring the submissions to a Planning Panel appointed by the Minister for Planning. 5. A Planning Panel Hearing was held on the 26/8/2024 and Council received the Panel report on the 6/09/2024. 6. On the 16/12/2024 Council adopted the proposed Amendment C278card with changes based on the Panel Report and to submit the adopted Amendment to the Minister for Planning for approval. 7. On the 23 December 2024, a Council officer submitted the Amendment to the Minister for Planning for approval.

A/No.	Propone nt	Address	Purpose	Exhibition Start	Exhibition End	Status
C282	James Hicks Pottery Pty Ltd	Lot AA PS814723 Cotswold Crescent, Officer	The amendment under Section 96A of the Planning and Environment Act 1987 amends the Schedule to the Heritage Overlay (Clause 43.01) to allow Council to consider a prohibited use under the Heritage Overlay (HO104) for an office.	To be determined	To be determined	<ol style="list-style-type: none"> On the 18 June 2025 submitted a request for authorisation via the Department of Transport and Planning Amendment Tracking System. On the 16 June 2025 Council resolved to: <ul style="list-style-type: none"> Request authorisation from the Minister for Planning to prepare and exhibit proposed Planning Scheme Amendment C282card under Section 8A of the Planning and Environment Act 1987. Consider planning permit application T230528, concurrently with proposed Planning Scheme Amendment C282card pursuant to Section 96A and 96B of the Planning and Environment Act 1987 Exhibit proposed Planning Scheme Amendment C282card concurrently with planning permit T230528, in accordance with section 17, 18 and 19 of the Planning and Environment Act 1987, if authorisation to prepare the Amendment is received from the Minister for Planning.
C283	Cardinia Shire Council	Municipal wide	Section 20(4) Amendment to make corrections of anomalies and errors (Fix-Up Amendment).	To be determined	To be determined	<ol style="list-style-type: none"> On the 14 April 2025 Council considered the proposed Amendment C283card to seek authorisation from the Minister for Planning to prepare and exercise her Ministerial powers of intervention pursuant to Section 20(4) of the Planning and Environment Act to approve Amendment C283card. Council deferred consideration of the proposed amendment pending the results of the Agricultural Audit undertaken in 2024 and it is formally reported to Council and the community at a future Council meeting. Given the delay in the Councillor briefing on the Agricultural Audit and the risks with not advancing the fix-up amendment, it is intended to re- list the amendment report for Council consideration.
C284	Cardinia Shire Council	Crown Allotment 2001 next to Pakenham Cemetery	Section 20(2) Amendment to rezone former road reserve known as Crown Allotment 2001 from Urban Growth Zone Schedule 1 (UGZ1) to Public Use Zone Schedule 5 (PUZ5).	To be determined	To be determined	<ol style="list-style-type: none"> On the 14 April Council endorsed writing to the Minister for Planning and request: <ul style="list-style-type: none"> The Minister for Planning authorises Council to prepare Planning Scheme Amendment C284card to the Cardinia Planning Scheme pursuant to Section 8 of the Planning and Environment Act 1987 and for the Minister to act as the Planning Authority for the proposal. The Minister for Planning exercises the Ministerial powers of intervention pursuant to Section 20(2) of the Planning and Environment Act 1987 and direct Council to notify any potentially impacted owners and occupiers of land immediately adjacent to the east of the proposed rezoning of land included in the Amendment C284card proposal, exempting herself and Council from any other public notice requirements pursuant to the relevant provisions set out in Sections 17, 18 and 19 of the <i>Planning and Environment Act 1987</i> The Minister for Planning approves Amendment C284card pursuant to Section 35 of the <i>Planning and Environment Act 1987</i>. On the 24 April Council officers requested for authorisation.

A/No.	Proponent	Address	Purpose	Exhibition Start	Exhibition End	Status
						3. On the 26 May 2025 Council received advice from the Department of Transport and Planning advising the application requires further review. 4. A further Council report & resolution will be required in response to DTP feedback.
Ministerial Amendments						
Proposed	DTP and DEECA	Lang Lang (Shire of Cardinia), Oaklands (Hume Council) and Trafalgar	Proposed Ministerial Planning Scheme Amendment under Section 20(4) of the Planning and Environment Act to introduce new planning provisions into the Cardinia Planning Scheme to protect land known to contain sand resources in Lang Lang. A new Special Use Zone (SUZ8) is proposed to be applied to land where there are active extractive industry operations to clearly identify that the land is used for this purpose. Also, two State Resource Overlays (SRO1 and SRO3) are proposed to be applied; one to identify the existing 250 metre EPA buffers surrounding existing operational quarries to further assist in protecting them from sensitive or inappropriate uses, and the other to identify land for future extractive industry.	2 October 2024	18 November 2024	1. On the 16 December 2024 Council: <ul style="list-style-type: none"> Noted and considered the proposed Ministerial Planning Scheme Amendment to apply new planning provisions to Strategic Extractive Resource Areas (SERAs) in Lang Lang Endorsed a submission that objected to the proposed Ministerial Planning Scheme Amendment to apply new planning provisions to Strategic Resource Areas (SERAs) in Lang Lang. Endorsed submitting the submission to the Minister for Planning accompanied by a cover letter signed by the CEO. Noted that there are fundamental gaps in the proposed Strategic Extractive Resource Areas (SERAs) Planning Scheme Amendment as reported in Council's submission. Call on the Victorian State Government to commit to fund the gap required for the Lang Lang Sand Truck Bypass. Endorse the Mayor writing to the Minister for Planning highlighting the strong dissatisfaction with the process and impact on the community and request the amendment process is ceased until appropriate due diligence on community impact and community consultation is undertaken. Commence a communication and advocacy campaign highlighting Council's submission. 2. As of the 17 June 2025, DTP are reviewing all submissions to SERA and Council is waiting to learn next steps.

Gender Impact Assessment

In the preparation of this report, Council has considered its obligations under the *Gender Equality Act 2020*. It was determined that a Gender Impact Assessment (GIA) was not required as the subject matter of this report does not relate to a policy, program or service that has a direct or significant impact on the community.

Attachments

Nil

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6 Meeting Closure