

Town Planning Committee Meeting

Agenda

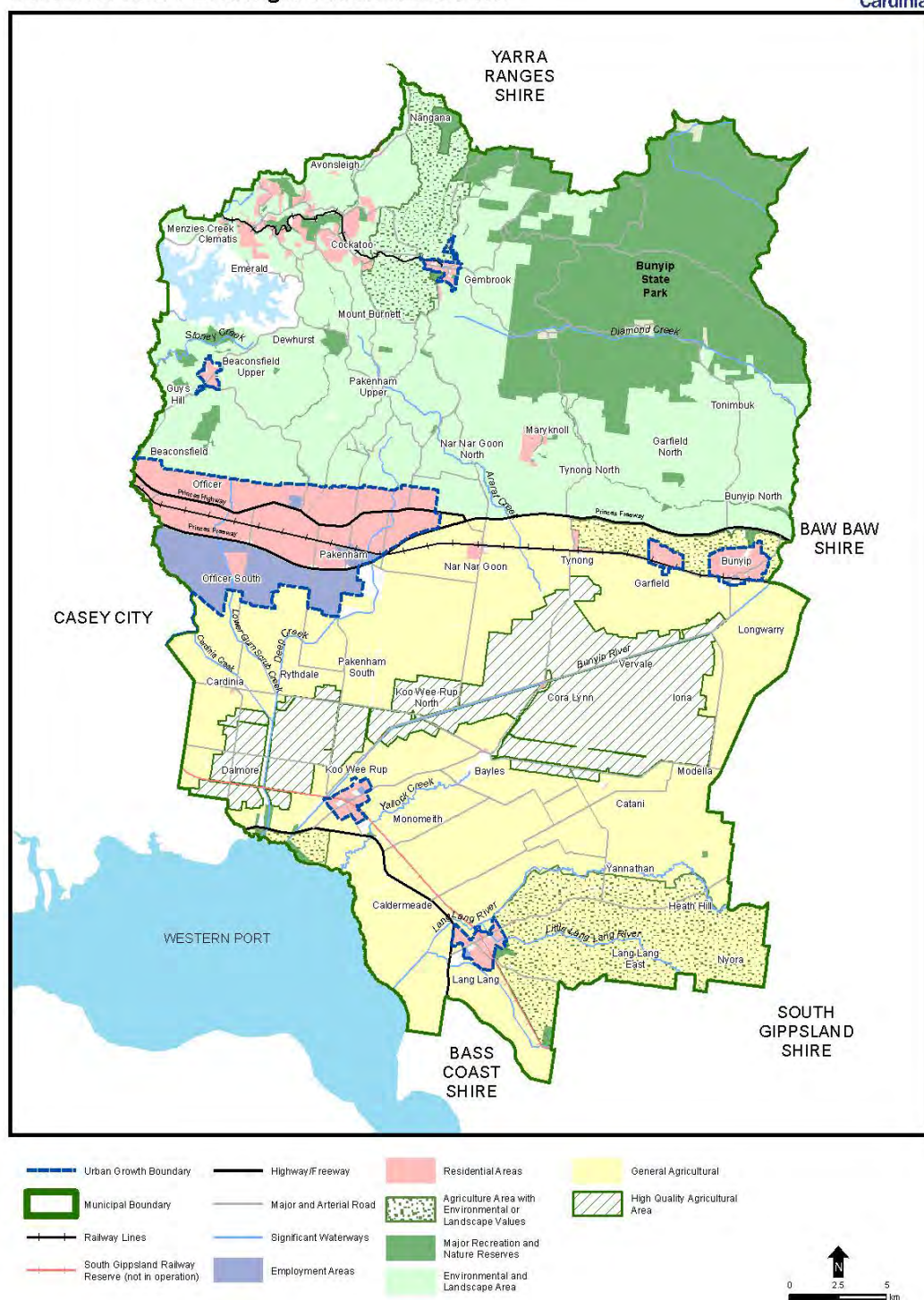
Monday 1 December 2025

Commencing 7:00 PM

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

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.

Cardinia Shire Strategic Framework Plan



Town Planning Committee Meeting

Monday 1 December 2025 at 7:00 PM.

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

Officers: James Collins Chief Executive Officer
Debbie Tyson General Manager Community & Planning Services
Peter Benazic 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 December 2025** commencing at **7:00 PM**.

James Collins
CHIEF EXECUTIVE OFFICER

Order of Business

1 Opening And Reflection.....	6
2 Acknowledgements	6
3 Apologies.....	6
4 Declaration Of Interests	6
5 Ordinary Business.....	7
5.1 T230646 PA - Construction Of Two Or More Dwellings On A Lot (Six Dwellings) - 140 Army Road, Pakenham	7
5.2 Planning Matters Dealt With By Officers Under Delegated Authority - December 2025.....	94
5.3 Planning Matters VCAT Report – December 2025	104
5.4 Planning Scheme Amendment Activity - November 2025	106

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 T230646 PA - CONSTRUCTION OF TWO OR MORE DWELLINGS ON A LOT (SIX DWELLINGS) - 140 ARMY ROAD, PAKENHAM

Responsible GM:	Debbie Tyson
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. Responsible Leaders 5.4 Advocacy - We act as a proactive and powerful advocate for our community, influencing outcomes that improve and enhance quality of life, access to services and future opportunities for our residents.

Recommendation

That Council resolves to issue a Notice of Decision to Grant a Permit for Planning Permit Application T230646 for the construction of two or more dwellings on a lot (six dwellings), 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 development 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 Ausplan Design Group forming part of the application and identified as Sheets 3 to 11 (inclusive), TP/23-12, revision 7, dated 18 July 2025, but amended to show the following details:
 - i. A semi-permeable timber fence along the Carey Crescent frontage, designed to be of a height and style that allows for visual permeability while maintaining privacy for the secluded private open space of Units 4 and 5.
 - ii. Details, materials and height of all internal fencing.
 - iii. A colours and materials schedule.
 - iv. Location of lighting in accordance with Standard B3-3 of Clause 55.03-3.
 - v. An internal waste and recycling storage space for each dwelling in accordance with Standard B5-5 of Clause 55.05-5.
 - vi. The external paved area of Unit 2 to be consistent with the landscape plan.
 - vii. Any changes required in response to the Tree Management Plan.

Landscape Plan

3. Concurrent with the endorsement of plans required by Condition 2, an amended landscape plan must be prepared to the satisfaction of the responsible authority.

The plan must be generally in accordance with the landscape plan prepared by Ausplan Design Group forming part of the application and identified as Sheets 15 to 16 (inclusive), TP/23-12, revision 7, dated 18 July 2025, but amended to show the following details:

- a. Any changes required in response to Condition 1 or the Tree Management Plan.

Tree Management Plan

4. Concurrent with the submission of plans required by Condition 2, a Tree Management Plan must be prepared by a suitably qualified arborist and be submitted to and approved by the responsible authority. The Tree Management Plan must detail the following:
 - a. A structural assessment of all retained trees.
 - b. Identification of requisite tree protection zones.
 - c. Underground services must not encroach into the Structural Root Zone of any tree retained. Services should not be installed by open trenching but use boring/tunnelling if they pass through a TPZ and be at >1000mm depth.
 - d. Landscaping works (e.g. paving new turf) should not reduce the natural soil level >50mm within TPZs. Any landscaping works within the TPZs should be done by hand, and large roots (>50mm diameter) if encountered must be left intact.
 - e. Mulch the TPZ areas where possible with coarse mulch (e.g. composted wood chips 100mm deep), prior to heavy machinery entering the site.
 - f. Direction for management activities to improve the health of the retained trees over the long term.

Waste Management Plan

5. Before the development starts, a waste management plan must be approved and endorsed by the responsible authority. The waste management plan must:
 - a. Be prepared to the satisfaction of the responsible authority
 - b. Be submitted in electronic form
 - c. Include the following:
 - i. Details of bin storage and kerbside presentation arrangements for all dwellings.
 - ii. A dedicated bin presentation area along Army Road that accommodates a minimum of three bins per dwelling, allowing for simultaneous kerbside collection for all six dwellings.

The bin presentation area must be located clear of any obstructions and designed to the satisfaction of the responsible authority.

Drainage plans

6. Before the development starts, drainage plans must be submitted to and approved by the responsible authority. The plans must show the provision of a stormwater detention system. The stormwater detention system will become the responsibility of the property owner or body corporate to maintain to the satisfaction of the responsible authority.

Layout not altered

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

Development contributions

8. Prior to a building permit being issued under the *Building Act 1993* for the development approved by this permit, a financial contribution to the satisfaction of the responsible authority must be provided for the provision or augmentation of community infrastructure in accordance with the relevant approved Development Contribution Plan.

Parking and access

9. Before the development is occupied:
 - a. All proposed areas set aside on the approved plan/s for access, circulation and car parking must be constructed with concrete, asphalt or other approved hard surfacing material, drained and the parking areas delineated to the satisfaction of the responsible authority. Once constructed, these areas must be maintained to the satisfaction of the responsible authority.
 - b. A commercial/industrial standard concrete vehicle crossing/s as shown on the approved plans must be constructed to the approval and satisfaction of the Responsible Authority.
 - c. The parking spaces for visitor must be linemarked with wording 'Visitor' and be signed accordingly, to the satisfaction of the responsible authority.
10. All car parking spaces must be designed to allow all vehicles to drive forwards when entering and leaving the site.

Landscaping completion and maintenance

11. Within three (3) months of a Certificate of Occupancy being issued under the *Building Act 1993*, the landscaping works shown on the endorsed plan/s must be carried out and completed to the satisfaction of the responsible authority.
12. 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.

Tree protection

13. Before the development commences (including demolition and earthworks), a tree protection fence must be erected around the existing street trees to be retained outside the canopy zone of the tree to define a "Tree Protection Area". The fence must be constructed of star pickets and chain mesh or similar to the satisfaction of the responsible authority. The tree protection fence must remain in place until construction is completed. No vehicular or pedestrian access, trenching or soil excavation is to occur within the Tree Protection Area without the written consent of the responsible authority. No storage or dumping of tools, equipment or waste is to occur within the Tree Protection Area. Any pruning that is required to be done to the canopy or roots of any tree to be retained is to be done with permission by Council's Arborist by a qualified arborist to Australian Standard – Pruning of Amenity Trees AS4373-2007.

Stormwater management

14. Before the development is occupied, the stormwater management/detention system must be constructed and commissioned to the satisfaction of the responsible authority.
15. Stormwater must not be discharged from the subject land other than by means of an underground pipe drain discharged to an outlet in the street or to an underground pipe drain to the satisfaction of the responsible authority.
16. Stormwater works must be provided on the subject land so as to prevent overflows onto adjacent properties.

Earthworks and site management

17. 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.
18. 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.
19. 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.

Amenity, Design & Services

20. All waste bins and residential waste must be stored within the specified bin storage area for each dwelling (or similar screened location) on an ongoing basis to the satisfaction of the responsible authority.
21. All pipes, fixtures, fittings vents, plant and equipment servicing any building on the site (excluding storm water down pipes, guttering and rain heads) must be concealed in service ducts or otherwise hidden from view to the satisfaction of the responsible authority.
22. Any external lighting must be designed, baffled and located so as to not detrimentally affect the adjoining land to the satisfaction of the responsible authority.
23. All utility services including water, electricity, sewerage, telephone and other telecommunication facilities for the proposed dwellings must be installed underground. All above ground meters must be located in a screened location to the satisfaction of the responsible authority.
24. Before the development is occupied:
 - a. Lighting must be provided near the front entrance and garage of each dwelling to the satisfaction of the responsible authority.
 - b. All screening and other measures to prevent overlooking as shown on the approved plans must be installed to the satisfaction of the responsible authority. Once installed the screening and other measures must be maintained to the satisfaction of the responsible authority. The use of obscure film or spray fixed to transparent glass is not acceptable as 'obscure glazing'.
 - c. The dwellings must be connected to a reticulated water supply, sewerage, drainage and underground electricity to the requirements of the relevant servicing authority.
 - d. Power and telephone lines to all new dwellings must be placed underground from the main point of service supplied by the relevant authority outside the boundaries of the subject land.
 - e. A bin storage area must be provided for each dwelling and must be located so as not to be detrimental to the visual amenity of the neighbourhood.
 - f. Mailboxes must be provided to the satisfaction of the responsible authority and Australia Post.
 - g. A clothesline must be provided for each dwelling and must be located so as not to be detrimental to the visual amenity of the neighbourhood.

Decommission of the Existing On-Site Wastewater Treatment System

25. Before the development is occupied, the existing on-site wastewater treatment system must be decommissioned to the satisfaction of the responsible authority. This includes:
- Cleaning out tank of water sludge.
 - Disconnecting pipework and electrical wiring.
 - Breaking in the tank or piercing holes in the base and filling with earth, sand or gravel.

Residential Reticulated Gas Service Connection

26. 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 relevant planning scheme). This condition continues to have force and effect after the development authorised by this permit has been completed.

Commencement of permit

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

Expiry – Development

28. This permit as it relates to development (buildings and works) will expire if one of the following circumstances applies:
- The development is not started within 2 years of the issued date of this permit.
 - The development is not completed within 4 years of the issued date of this permit.

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

Notes

- A Building Permit may be required before the development commences. For more information, contact Council's Building Department or a Registered Building Surveyor.
- A 'Works Within Road Reserve' (WWRR) permit must be obtained from Council prior to commencement of any works within the road reserve.
- Development Engineering plans can be submitted via the following link: https://www.cardinia.vic.gov.au/info/20064/development_engineering_and_landscaping/1109/submit_subdivision_development_engineering_plans

Application Details

APPLICATION NO.:	T230646
APPLICANT:	Draeh Planning
LAND:	L1 TP518292, 140 Army Road, Pakenham VIC 3810
PROPOSAL:	Construction of two or more dwellings on a lot (Six dwellings)

PLANNING CONTROLS:	General Residential Zone - Schedule 1 (GRZ1) Development Contributions Plan Overlay - Schedule 1 (DCPO1)
NOTIFICATION & OBJECTIONS:	The application was advertised twice via mail and two on-site signs. Fourteen objections were received initially against the 9 dwellings proposal and only three repeat objections following the amended plans for 6 dwellings.
KEY PLANNING CONSIDERATIONS:	Clause 55 – Two or More Dwellings on a Lot and Residential Buildings. Compliance with Clauses 52.06 (Car Parking) and Clause 53.03 (Residential Reticulated Gas Service Connection) Response to objector concerns.
REASON FOR REFERRAL TO COMMITTEE:	More than ten (10) objections in an urban zone.
RECOMMENDATION:	Notice of Decision to Grant a Permit

Executive Summary

The purpose of this report is to consider an application to construct six dwellings on a lot at 140 Army Road, Pakenham, which is located within the General Residential Zone – Schedule 1 (GRZ1) and is affected by the Development Contributions Plan Overlay – Schedule 1 (DCPO1).

The application has been assessed against the relevant provisions of the Cardinia Planning Scheme, including Clauses 32.08 (General Residential Zone), 52.06 (Car Parking) and 55 (Two or More Dwellings on a Lot).

The original proposal consisted of nine dwellings. A Section 57A amendment submitted on 25 July 2025 revised the design in response to objections and Council concerns to reduce the number of dwellings to six.

As this amendment was lodged after the introduction of the State governments amendment VC267, the application is subject to the updated Clause 55 provisions introduced under the Townhouse and Low-Rise Code. Under this framework, where all applicable standards are met, the proposal is deemed to comply, and the responsible authority is not required to consider the Planning Policy Framework, Municipal Planning Strategy, or zone decision guidelines. This streamlines the assessment process and removes third-party appeal rights for most Clause 55 matters.

A total of fourteen objections were originally received, raising concerns about overdevelopment, inadequate parking and traffic impacts, visual bulk, stormwater management, and vegetation loss. These concerns were responded to through the amended design, including a reduction in dwelling numbers, improved landscaping, and revised building heights and setbacks. Internal referrals raised no objections, subject to conditions.

Overall, the amended application demonstrates general compliance with Clause 55 standards and is a suitable planning outcome. It is therefore recommended that a Notice of Decision to Grant a Permit be issued, subject to conditions.

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 5** (listed in Attachments section) Combined Objections – is designated confidential information pursuant to the *Local Government Act 2020*, s.3(1)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 - T230646 PA - Officer's Report [5.1.1 - 23 pages]
2. Attachment 2 - T230646 PA - Appendix 1 - Clause 55 Assessment [5.1.2 - 36 pages]
3. Attachment 3 - T230646 PA - Locality Map [5.1.3 - 1 page]
4. Attachment 4 - T230646 PA - Development Plans [5.1.4 - 20 pages]
5. Confidential Attachment 5 - T230646 PA - Combined Objections [5.1.5 - 39 pages]

PLANNING PERMIT OFFICER REPORT



Application Details

Proposal:	Construction of two or more dwellings on a lot (six dwellings)	
Application Number:	T230646	
Property Number:	1039651400	
Address:	L1 TP518292, 140 Army Road, Pakenham VIC 3810	
Applicant:	Draeh Planning	
Date Received:	20 December 2023	
Planner:	Tanvi Rawat	
Recommendation:	☒ Notice of Decision to Grant a Permit	
Plans to Endorse:	☒ No (amended plans required)	
Decision to be sent internally:	☐ Subdivisions (all applications relating to subdivisions, easements, restrictions, etc.)	☐ Waste Department (all applications with Waste Management Plans)
	☐ Environment (all applications with Environment referral responses)	☒ Development Contributions (applications on land affected by a DCPO – decision sent to DCP team)
	☐ Other, specify:	☐ Not Required
Decision to be sent externally:	☒ No	

Application Processing

Can the application be decided under delegation?	☒ No; more than 10 objections within an urban zone.
Have any amendments been made to the application?	☒ Yes A section 50 amendment was received on 28/06/2024 to amend the design of the development in response to the Council's concerns.

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A section 57A amendment was received on 25/07/2025 to amend the design of the development in response to objections and Council's concerns.

A section 50 amendment was received on 13/08/2025 to amend the proposal in response to the Planning Scheme Amendment VC267.

Proposal

Description of proposal:

The proposal seeks approval for the construction of six detached dwellings, comprising three double-storey and three single-storey dwellings.

The consists of the following:

- Units 1 to 3: Double-storey dwellings located on the western (front) portion of the site. These dwellings will include:
 - o Ground floor: Kitchen, dining, and living areas with direct access to secluded private open space at the rear.
 - o First floor: Three bedrooms, ensuite, and bathroom.
 - o Unit 3 includes a detached garage positioned to the south-east of the dwelling, whereas Units 1 and 2 have attached single garages with tandem car parking spaces within the shared accessway.
- All three dwellings are designed with a contemporary façade, featuring brickwork at the ground floor level and rendered board at the first-floor level. The front façades will incorporate a variety of window sizes, and the roof form will be a Colorbond with pitched roof for unit 1 and 2 and skillion roof for unit 3
- Units 4 to 6: Single-storey dwellings located on the eastern (rear) portion of the site.
 - o Each unit includes three bedrooms.
 - o Living and meals areas are positioned on the eastern side of the dwellings.
 - o Units 4 and 5 include alfresco areas with direct access to private open space.
 - o All three units will have attached double garages.

These dwellings are designed with a combination of face brickwork, rendered brick, and Linea board façades. The roof form will be Colorbond skillion, with flat roof forms over the garages.

Each dwelling will include a 3,500-litre rainwater tank for toilet flushing and garden irrigation, with tanks for Units 1, 2, 4, and 5 connected to the laundry for reuse. A 26 square metre roof area per dwelling is allocated for future solar panel installation to support sustainable design initiatives.

All dwellings are designed to provide functional layouts with direct access to private open spaces, external sheds, clotheslines, and rainwater tanks.

Access and Landscaping

Vehicle access to the proposed development will be provided via a centrally located, double-width concrete crossover on Army Road, measuring 6.2 metres in width at the point of entry. The proposed site plan indicates a longitudinal gradient of 1:10 for the first 7 metres of the driveway,

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which then transitions into a 3-metre-wide internal accessway. This shared accessway will facilitate both vehicle and pedestrian movement throughout the site and provide access to all six dwellings. A single visitor car parking space is proposed to be located to the north of the accessway.

To accommodate the site's topography, a series of retaining walls are proposed around the perimeter. These will reach a maximum height of approximately 1.8 metres along the western (front) boundary and 1.2 metres to the east, enabling the creation of level building pads and functional private open space areas for each dwelling. A 1.8-metre-high timber paling fence is proposed along the side and rear boundaries of the site, with no front fencing along Army Road, maintaining an open and visually connected streetscape.

An Arboricultural Construction Impact Assessment has been submitted with the application, assessing the condition of existing trees and recommending protection measures for those to be retained. While 12 trees are proposed to be removed, the development will include the planting of 13 new canopy trees and a diverse mix of native and exotic understorey vegetation. These landscaping outcomes are detailed in the submitted Landscape Plan

Images of relevant plans:

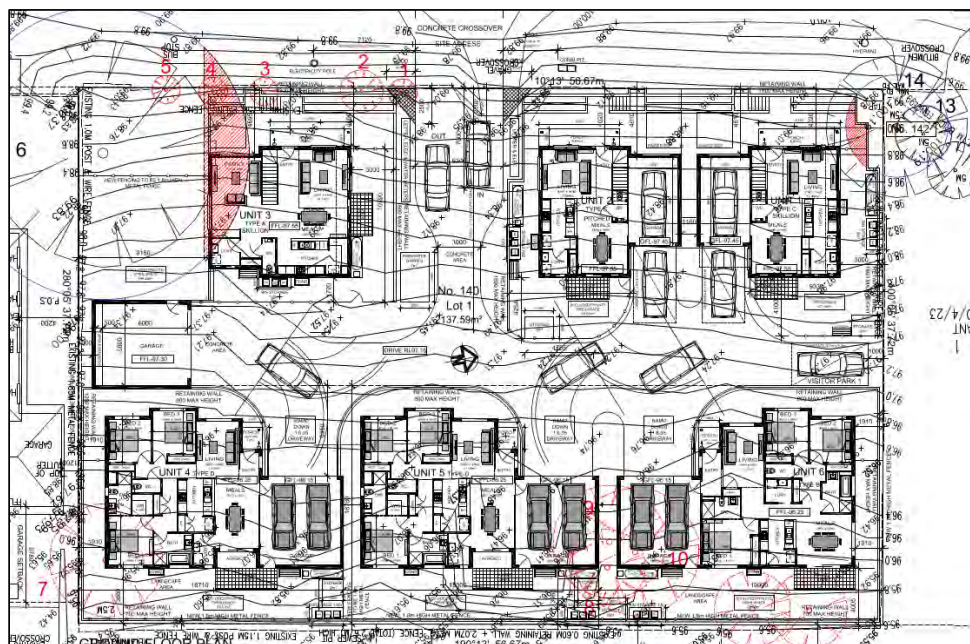


Figure 1: Proposed site plan (above).

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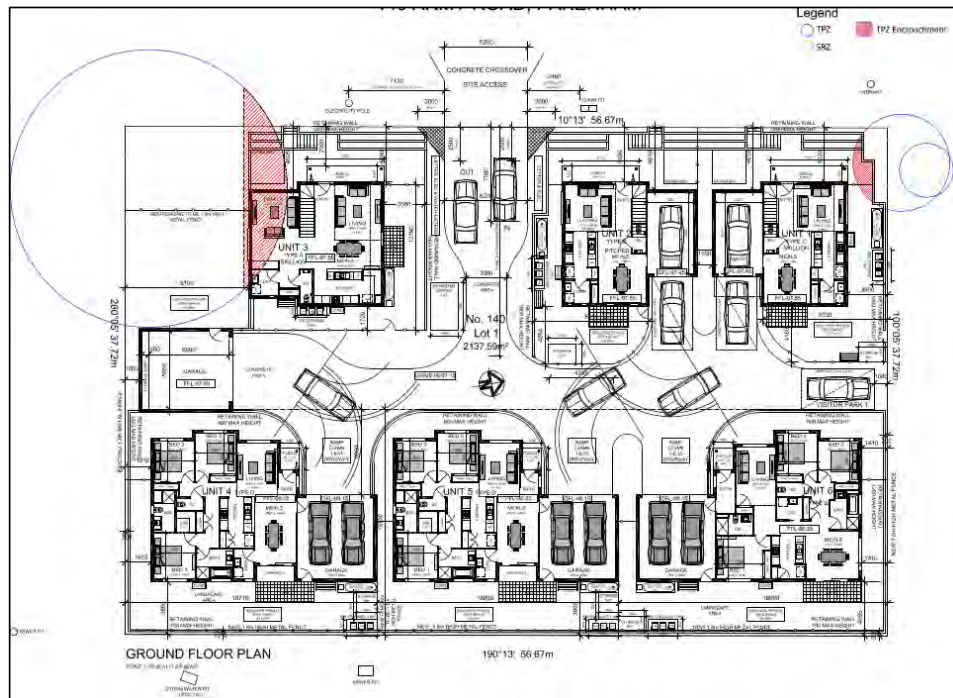


Figure 2: Proposed ground floor plan (above).

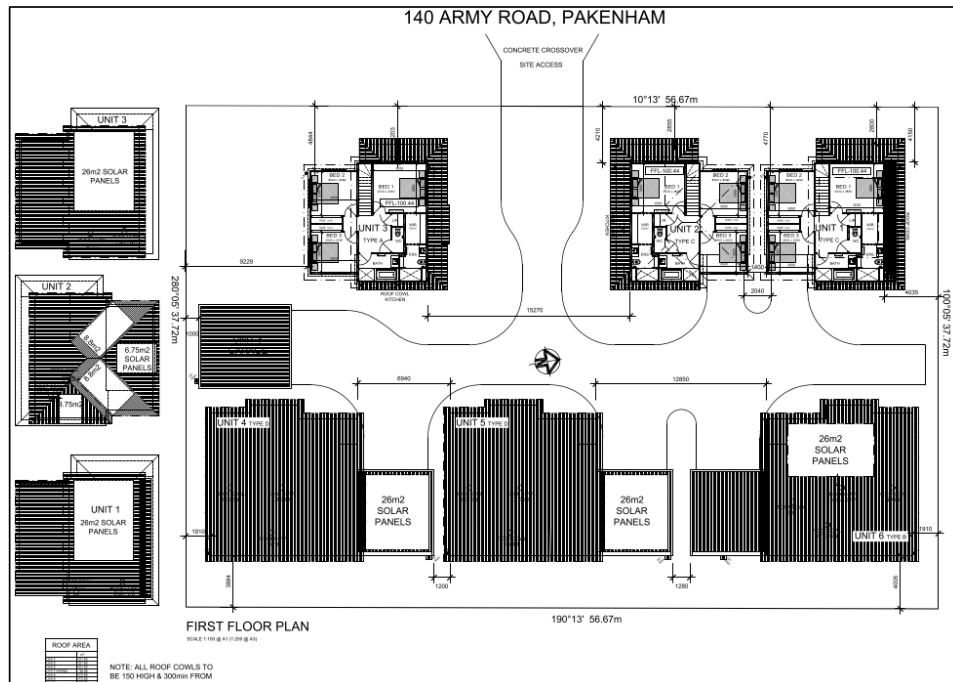


Figure 3: Proposed first floor plan (above).

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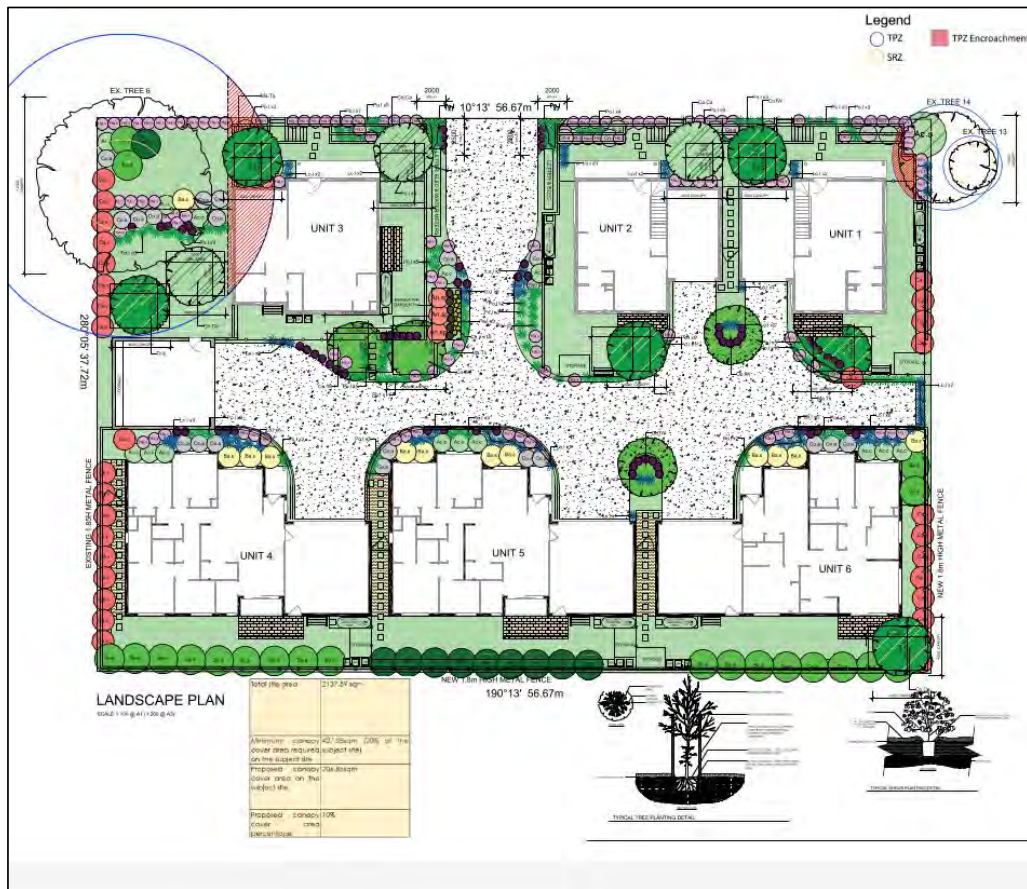


Figure 4: Proposed landscape plan (above).



Figure 5: West elevation (street frontage to Army Road)(above).



Figure 6: East elevation (rear fronting Carey Crescent)(above)

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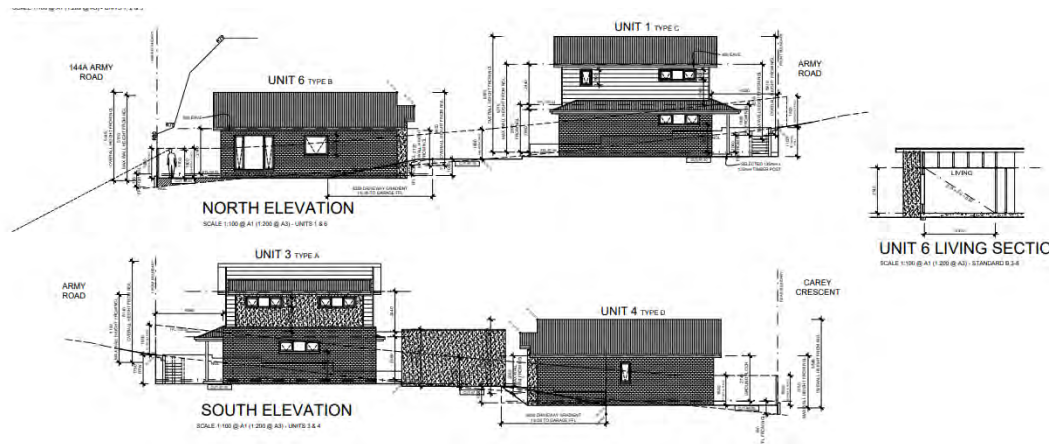


Figure 7: North and south (side elevations)(above).

Land Details

Description of site and surrounding area:

An inspection of the site and the surrounding area has been undertaken.

The subject site is located on the eastern side of Army Road, on the fringe of an established residential area approximately 2.5 kilometres north-east of the Pakenham Town Centre.

The site is rectangular in shape, with a street frontage of 56.67 metres to Army Road, a depth of 37.72 metres, and a total area of approximately 2,134.7 square metres.

The site currently contains a single dwelling, associated outbuildings, and scattered vegetation. Vehicle access is provided via a crossover located along the centre of the western frontage to Army Road.

The land slopes gently, with an average fall of approximately 4 metres down from west to east. There are no easements located within the title boundaries of the site.

The surrounding land is zoned General Residential Zone (GRZ), with the Urban Growth Boundary (UGB) located approximately 200 metres to the north, beyond the neighbouring property at 164 Army Road.

The surrounding area is characterised predominantly by single-dwelling residential allotments to the east, west and south, with ongoing infill development gradually transforming the remaining larger lots.

- **North:** A vacant lot at 144A Army Road (443 sqm), which forms part of the larger property at 144 Army Road which contains a single dwelling.
- **South:** A residential property at 7 Carey Crescent (572 sqm), containing a contemporary single-storey dwelling.
- **East:** Carey Crescent and the residential properties at 144 Army Road and 9 Carey Crescent.

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- o 144 Army Road is a battle-axe lot (1,143 sqm) with a 1980s single-storey dwelling.
- o 9 Carey Crescent is a 400 sqm lot with a contemporary single-storey dwelling.
- **West:** Across Army Road lies the Pakenham Hills housing estate, generally comprising residential lots of approximately 600 sqm with single dwellings.

The site has access to reticulated services including electricity, water, gas, and sewer, although some connections will be required to service any proposed new dwellings. Public transport is available via a local bus stop located directly in front of the site on Army Road.



Figure 8: Site visit photo - subject site from Carey Crescent.

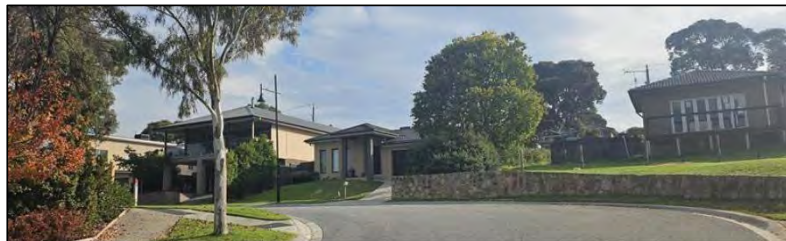


Figure 9: Existing site conditions - Carey Crescent.



Figure 10: Site Visit photo - subject site from Army Road.

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**Permit/Site History:**

There is no relevant history for the site.

Aerial photo of site:

Figure 11: Aerial Imagery of subject site, Nearmaps Sep 2025

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Aerial photo of surrounding area:



Figure 12: Subject site and surrounding area, Nearmaps Sep 2025

Aboriginal Cultural Sensitivity:	☒ No	☐ Yes, a CHMP is:	
		☐ Not required	☐ Required
Zoological/ Botanical significance?	☒ None	☐ Zoological	☐ Botanical

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Restrictive covenants or section 173 agreements:	☒ None	☐ Yes, list/describe below:
		Would the grant of a permit breach a restriction?
		☐ No

Planning Provisions

Zoning:	General Residential Zone - Schedule 1 (GRZ1)
Overlays:	Development Contributions Plan Overlay - Schedule 1 (DCP01)
Other Provisions / Documents:	Other provisions and documents relevant to the assessment of the application include: • Clause 52.06 – Car Parking • Clause 52.37 – Canopy Trees • Clause 53.03 – Residential Reticulated Gas Service Connection • Clause 55 – Two or More Dwellings on a Lot and Residential Buildings • Clause 71.02-3 – Integrated Decision Making

Permit Triggers

A permit is required for the following reasons:
<u>General Residential Zone:</u> Clause 32.08-7 – A permit is required to construct two or more dwellings on a lot.

Notice

Notice of the application was given pursuant to section 52 of the <i>Planning and Environment Act 1987</i>, by: • Sending notices. • Placing 2 signs on site. As a result of this initial notification, fourteen (14) objections were received. In response to the above objections, the application was amended under section 57A to reduce the number of dwellings to six (6). Notice of the application was given pursuant to section 57B of the <i>Planning and Environment Act 1987</i>, following the amendment of plans under section 57A (dated 6/05/2024), by:
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- Sending notices.
- Placing 2 sign/s on site.

Following this second round of notification, three (3) repeat objections were received from the same properties out of the original fourteen (14).

Objections/Submissions

Council has received 14 objection/s. The context of all the objections largely remains the same. The key issues raised on the three (3) repeated objections after the amendment of plans under section 57A (dated 6/05/2024) are:

Objector 1	• Concern that the land size is insufficient to accommodate six dwellings without compromising amenity, liveability, and functionality. Suggestion to reduce the number of units to four for better integration with the site and the surrounding area. • Objection to inadequate visitor parking provision, noting that the single marked space appears to function as a turning bay rather than a genuine parking space. Concerns about overflow parking and traffic congestion. • Worries about increased traffic within the site and potential spill-over onto surrounding streets, creating safety risks for residents.
Objector 2	• The site is too small to accommodate six dwellings without compromising amenity, liveability, and functionality. Reduce the number of units to four to better align with site capacity and neighbourhood character. • Visitor parking is inadequate; the single space appears to function as a turning bay rather than a genuine parking spaces, Potential congestion within the site and spill-over parking onto surrounding streets. • Council should reconsider the scale of the development and ensure all parking requirements, including visitor spaces, are properly met.
Objector 3	• Concern that nine two-storey dwellings on a small site will create excessive visual bulk and be out of character with the surrounding area, which consists of larger lots and open streetscapes. • Inadequate visitor parking likely to cause overflow parking on Carey Crescent and Army Road, increasing congestion and safety risks for pedestrians and children.

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	- No clear plan for managing drainage and erosion; fears that increased hard surfaces will worsen water runoff and flooding issues. - Removal of existing trees, including a flowering gum, and insufficient provision for canopy cover and deep soil planting.
The Key issues raised in the 14 previous objections were generally similar as follows: <u>Visual Bulk and Character</u>: Concern that nine two-storey dwellings on a small site will create excessive visual bulk and be out of character with the surrounding area, which consists of larger lots and open streetscapes. <u>Parking and Traffic</u>: Objections regarding inadequate on-site parking (only one visitor space) leading to overflow parking on Carey Crescent and Army Road, increased traffic, and potential safety risks for children and pedestrians. <u>Stormwater and Drainage</u>: Worries about insufficient planning for drainage and erosion control, with fears that increased hard surfaces will exacerbate water runoff and flooding issues. <u>Vegetation Loss</u>: Concerns about removal of existing trees, including a flowering gum, and inadequate provision for canopy cover and deep soil planting as required under planning standards.	

External Referrals/Notice

	Type	Advice/response/conditions:
NA		

Internal Referrals

Internal Referral Department	Advice/response/conditions:
Traffic	No objection , subject to conditions
Landscape	No objection , subject to conditions
Engineering	, subject to conditions
Urban Design	, subject to concerns being addressed
Waste	No objection , subject to condition
Health	No objection , subject to condition

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Assessment

The application is for the construction of two or more dwellings on a lot (six dwellings), which requires a planning permit under the provisions of the General Residential Zone Schedule 1

The key considerations in the assessment of this application include:

- The development's response to the provisions and purpose of the General Residential Zone (GRZ1).
- Compliance with Clause 52.06 (Car Parking) and relevant infrastructure requirements, including Clause 53.03 (Residential Reticulated Gas Service Connection).
- Assessment against the objectives and standards of Clause 55 – *Two or More Dwellings on a Lot and Residential Buildings*.
- Consideration of internal referral comments and recommended conditions.
- A detailed response to objector concerns.

An assessment of these matters is provided below.

Clause 32.08 General Residential Zone - Schedule 1 (GRZ1)

The subject site is zoned General Residential Zone, with key purposes including:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To encourage development that is responsive to the neighbourhood character of the area.*
- *To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.*
- *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*

Under the GRZ1, a permit is required for the construction of two or more dwellings on the lot pursuant to Clause 32.08-7 of the Cardinia Planning Scheme.

The site is required to provide 35% of the Garden Area pursuant to Clause 32.08-4. The proposal provides for 43.64% garden area, meeting the requirement. The dwellings have a maximum height of 7.09 metres and 2 storeys, meeting the mandatory height requirement of 11 metres and 3 storeys.

The decision guidelines of Clauses 32.08-14 are not applicable to the proposed development, as the application meets all applicable objectives and standards of Clause 55, as assessed under the newly codified Townhouse and Low-Rise Code.

Noting that a detailed Clause 55 assessment provided at Appendix 1 in the report, the proposal appropriately aligns with the purposes of the GRZ1 which seeks to provide diverse housing typology (multiple dwellings) at appropriate densities (as reflected by the compliance with Clause 55) in an area with good access to services and transport in an established residential area, set aside for residential purposes.

Development Contributions Plan Overlay – Schedule 1

Schedule 1 to the Overlay seeks to implement the Pakenham Township Development Contributions Plan, December 2023.

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The application proposes the development of the land. A condition will be included on the permit requiring:

- o A financial contribution towards development infrastructure before the issue of a Statement of Compliance; and,
- o A financial contribution towards community infrastructure before a building permit is issued

The contributions are to be in accordance with the above incorporated plan.

Clause 55 – Two or More Dwellings on a Lot and Residential Buildings

Aside from implementing the MPS and PPF, the purposes of Clause 55 are:

- *'To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To encourage residential development that provides reasonable standards of amenity for existing and new residents.*
- *To encourage residential development that responds to the site and the surrounding area.'*

Under the provisions of the Clause 55, a development must meet all applicable objectives. Where a standard is met:

- The corresponding objective is deemed to be met;
- The responsible authority is not required to consider the corresponding decision guidelines;
- The responsible authority is not required to consider any other policy or decision guideline in the Planning Scheme, including matters under section 60 of the Planning and Environment Act 1987.

This application includes a comprehensive site description and a detailed design response, satisfying Clause 55.01. A full assessment against the standards of Clause 55 is provided in Appendix 1.

In summary, the proposed development meets the objectives of Clause 55 by delivering a well-considered, functional, and contextually responsive multi-unit residential outcome. The dwellings offer appropriate internal amenity, private open space, solar access, and integration with the surrounding neighbourhood. Minor variations to specific standards are considered acceptable due to site constraints and are offset by the overall quality of the design. The proposal aligns with the intent of the Townhouse and Low-Rise Code and supports the broader planning objectives of the Cardinia Planning Scheme.

Clause 52.06- Car Parking

Clause 52.06 applies to the proposed development as it involves the construction of new dwellings and associated floor area. The provision of car parking has been assessed in accordance with the requirements of this clause.

All six (6) dwellings are three-bedroom, which triggers a requirement of two car parking spaces per dwelling. In addition, one (1) visitor car parking space is required for developments of five or more dwellings. The proposal meets this requirement by providing:

- Units 1 and 2: Single garage with tandem car space (dimensions 3.5m x 6m).

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- Units 3 to 6: Double garages exceeding the minimum required dimensions (6m length x 5.5m width).
- One (1) visitor car parking space (3.0mX5.4m) is located within the site.

The design also satisfies the relevant Design Standards under Clause 52.06-9, including:

Design Standard 1- Accessways

- The proposed accessway is at least 3 metres wide throughout, meeting the minimum width requirement.
- At changes of direction, the accessway provides an internal radius of at least 4 metres, or maintains a width of at least 4.2 metres, ensuring safe vehicle movement.
- The accessway design allows vehicles parked in the last space to exit in a forward direction with one manoeuvre, complying with the standard for dead-end layouts. As the accessway serves more than four car spaces and connects to Army Road (Transport Zone 3), it is designed to ensure all vehicles exit in a forward direction, supporting safe and efficient traffic flow.
- A passing area is provided at the entrance, measuring 6.2 metres wide and 7 metres long, which satisfies the requirement for developments with ten or more car spaces or accessways longer than 50 metres.
- The accessway includes a corner splay that is at least 50% clear of visual obstructions, extending 2 metres along the frontage road and 2.5 metres along the exit lane, ensuring visibility of pedestrians and safe exit conditions. Overall, the proposal meets the car parking provision and design requirements of Clause 52.06 and supports safe, functional, and efficient vehicle access and movement within the site.

Design Standard 3 – Gradients

The proposed accessway complies with the gradient requirements of Design Standard 3. Within 5 metres of the site frontage, the accessway maintains a gradient of no steeper than 1:10 (10%), ensuring safe conditions for both pedestrians and vehicles. The design has appropriately considered the slope of the land and the vehicle wheelbase requirements, allowing for smooth and safe entry and exit movements. The remainder of the accessway is relatively flat, with driveway ramps to Units 4, 5, and 6 designed at a gradient of approximately 1:6.35, which is acceptable for internal site circulation and complies with the standard for longer accessways.

Design Standard 5 – Urban Design

The proposed car parking layout ensures that ground-level parking, garage doors, and accessways do not visually dominate the public realm. Garages are recessed and integrated into the built form, with no direct visibility from Army Road. Landscaping along the shared accessway and within private open spaces softens the appearance of hard surfaces and enhances the streetscape. The design treats the accessway as a key entry point, with clear sightlines and separation from pedestrian areas. While the development does not include internal streets, the layout maximises on-site parking efficiency without compromising visual amenity.

Design Standard 6 – Safety

The car parking areas are designed to be safe and functional. Natural surveillance is maximised through window placement facing the accessway and visitor parking area. Pedestrian access from the Army Road frontage is direct and convenient, with clear paths leading to each dwelling. Pedestrian routes are well-defined and separated from vehicle movement zones.

Design Standard 7 – Landscaping

The car parking layout incorporates water-sensitive urban design (WSUD) through the inclusion of a 7m² rain garden adjacent to the accessway. Landscaping is used effectively to provide shade,

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shelter, and visual relief from hard surfaces. Trees and understorey planting are distributed throughout the site, including near car parking areas.

Clause 52.37 – Canopy Trees

As noted above, vegetation is proposed for removal across the subject site as part of the development, including trees that would likely be classified as *canopy trees* (and three as a *boundary canopy tree*) within the meaning of this Clause.

However, the Amendment to the application was lodged on 13 August 2025 – before the approval date (15 September 2025) of VC289 (which introduced Cl. 52.37), meaning the provision does not apply to the application – pursuant to Clause 52.37-9.

Clause 53.03 – Residential Reticulated Gas Service Connection

Clause 53.03 seeks to limit the connection of new residential developments to reticulated gas services. The proposed development comprises six (6) new dwellings for residential use, and none of the exemptions listed under Clause 53.03-1 apply. As such, the mandatory conditions outlined in Clause 53.03-2 will be included on the planning permit, prohibiting connection to reticulated gas.

Response to Internal Referral Conditions and Concerns

Traffic Team Conditions

The internal Traffic Engineering team has provided comments requesting additional information and conditions, including:

- Submission of a longitudinal plan showing the grades of the crossover, footpath, the first 10 metres of the driveway, and road levels.
- Provision of a minimum 1.5m wide DDA-compliant footpath across the entire road frontage, connected to the existing footpath to the south and the nearby bus stop.
- Upgrading Army Road to include kerb and channel along the site frontage.

Response:

The submitted plans demonstrate compliance with Clause 52.06 (Car Parking) and the relevant longitudinal gradient requirements, including a 7-metre driveway depth with appropriate grades. The proposal has been designed to ensure safe and functional vehicle access and egress, and the longitudinal gradient complies with the standards outlined in Clause 52.06-9.

While the traffic team's request for a detailed longitudinal plan is acknowledged, the submitted plans already illustrate the required gradient information. As such, the request for a separate longitudinal plan is considered addressed through the current documentation.

Regarding the proposed footpath and road upgrade conditions, it is noted that the subject site is affected by a Development Contributions Plan Overlay (DCPO). The DCPO is the appropriate mechanism for delivering broader infrastructure upgrades, such as footpath extensions and kerb and channel works. These works are not directly attributable to the proposed six-dwelling development and are therefore not considered reasonable to impose as permit conditions under the *Planning and Environment Act 1987*.

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Accordingly, while the traffic comments are acknowledged, the proposal is considered to have appropriately responded to access and design requirements, and the additional conditions are not proposed to be included in the planning permit.

Urban Design Team Concerns

The internal Urban Design Team has raised the following concerns regarding the proposed development's interface with Army Road and Carey Crescent:

- **Army Road Interface:** The proposed 1.8m high metal fence was considered harsh and visually impermeable, especially given that the dwellings are set below street level
- **Carey Crescent Interface:** The interface is currently blank and impermeable, inconsistent with the open character of adjacent properties. A lower, semi-permeable timber fence with landscaping is recommended to soften the boundary

Response:

The current proposal does not include any front fencing along Army Road. The interface is defined by retaining walls only, and Units 1–3 are oriented towards Army Road with direct pedestrian access and active frontages. This design provides a high level of street engagement and passive surveillance.

The site presents a complex configuration, with only a partial frontage to Carey Crescent. Given this limited interface, it is challenging to achieve full street activation on both frontages without compromising internal amenity and layout. Nonetheless, the development has made a genuine effort to respond to both streets, with Units 4–6 oriented to allow for passive surveillance and landscaping along the Carey Crescent boundary.

To address the Urban Design Team's concerns, a Condition 1 requirement will be included in the planning permit to ensure that fencing along Carey Crescent is semi-permeable, timber in style, and complemented by landscaping. This will ensure a softer, more integrated interface with the street, consistent with the character of adjacent properties.

It is also important to note that neighbourhood character is no longer a specific objective under Clause 55 following Amendment VC267. Therefore, while good design outcomes remain a priority, the proposal must be assessed against the current applicable objectives and standards, which the development is considered to meet.

Waste Team Concerns

The internal Waste Services Team has requested the submission of a Waste Management Plan (WMP) for the proposed development, specifically demonstrating how bin presentation will be managed along Army Road. Each dwelling is expected to present three bins kerbside simultaneously, requiring a total of 18.1 metres of presentation space for the six dwellings.

Response:

A condition will be included on the planning permit requiring the submission and approval of a WMP to the satisfaction of the Responsible Authority. The site has an Army Road frontage of approximately 56 metres, with 25 metres clear of obstructions such as bus stops or utility poles. This frontage is sufficient to accommodate the required bin presentation space, and the plans demonstrate that this can be achieved without impacting the public realm or traffic safety.

Response to Objectors' Concerns

OFFICER REPORT



A response to the objections received, assessed in accordance with **Clause 55 (ResCode)**, is provided below:

Objector Concerns	Response	Objector Appeal Rights
Overdevelopment and Site Capacity: Concerns were raised that the site is too small to accommodate six to nine dwellings, potentially compromising amenity, liveability, and neighbourhood character. Several objectors suggested reducing the number of units to four.	The amended proposal reduces the number of dwellings from nine (9) to six (6). While there is no prescribed numerical limit on dwellings per lot, the revised design has been assessed as generally complying with all relevant objectives and standards of Clause 55, including site coverage (Clause 55.03-3) and private open space (Clause 55.05-4).	No third-party appeal rights
Visual Bulk and Neighbourhood Character: The proposed two-storey dwellings were perceived as visually bulky and inconsistent with the surrounding low-scale	The proposal complies with setback, height, and neighbourhood character objectives. Notably, Units 4, 5, and 6 at the rear have been reduced to single-storey, and the overall number of dwellings has been reduced, significantly addressing concerns regarding visual bulk and character integration.	No third-party appeal rights
Traffic and On-Street Parking: Objectors raised concerns	The proposal complies with Clause 52.06 (Car Parking) and Standard B14 (Clause 55.03-11). The development provides the required number of car spaces, including a visitor space, and meets the turning and access requirements.	No third-party appeal rights
Drainage and Stormwater Management: Concerns were raised about increased runoff	The application has been reviewed by Council's Development Engineering. Conditions relating to drainage and stormwater management will be included in the planning permit to ensure compliance with relevant standards.	No third-party appeal rights
Vegetation Loss and Canopy Cover: Objections were made regarding the removal of existing vegetation, including a	While some vegetation removal is proposed, the development includes replacement planting in accordance with Clause 55.03-7. Although Standard B13 (Tree Canopy Objective) is not fully met, the proposed landscaping is considered acceptable in the context of the overall compliance with Clause 55.	Yes – third-party appeal rights apply under Clause 55.03-8 – Tree Canopy Objective

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Note:

Amendment VC267 introduces a *deemed-to-comply* assessment pathway under Clause 55. Where all applicable standards are met, the application is considered compliant and cannot be refused on those grounds. In such cases, third-party appeal rights do not apply.

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.

Recommendation

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 notice of decision to grant a permit for the land known and described as L1 TP518292, 140 Army Road Pakenham as per the following table and subject to the below conditions.

Planning scheme clause	Matter for which the permit has been granted
Clause 32.08-7	Construct two or more dwellings on a lot

Conditions (and notes)

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 development 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 Ausplan Design Group forming part of the application and identified as Sheets 3 to 11 (inclusive), TP/23-12, revision 7, dated 18 July 2025, but amended to show the following details:
 - i. A semi-permeable timber fence along the Carey Crescent frontage, designed to be of a height and style that allows for visual permeability while maintaining privacy for the secluded private open space of Units 4 and 5.
 - ii. Details, materials and height of all internal fencing.

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- iii. A colours and materials schedule.
- iv. Location of lighting in accordance Standard B3-3 of Clause 55.03-3.
- v. An internal waste and recycling storage space for each dwelling in accordance with Standard B5-5 of Clause 55.05-5.
- vi. The external paved area of Unit 2 to be consistent with the landscape plan.
- vii. Any changes required in response to the Tree Management Plan.

Landscape Plan

- 3. Concurrent with the endorsement of plans required by Condition 2, an amended landscape plan must be prepared to the satisfaction of the responsible authority. The plan must be generally in accordance with the landscape plan prepared by Ausplan Design Group forming part of the application and identified as Sheets 15 to 16 (inclusive), TP/23-12, revision 7, dated 18 July 2025, but amended to show the following details:
 - a. Any changes required in response to Condition 1 or the Tree Management Plan.

Tree Management Plan

- 4. Concurrent with the submission of plans required by Condition 2, a Tree Management Plan must be prepared by a suitably qualified arborist and be submitted to and approved by the responsible authority. The Tree Management Plan must detail the following:
 - a. A structural assessment of all retained trees.
 - b. Identification of requisite tree protection zones.
 - c. Underground services must not encroach into the Structural Root Zone of any tree retained. Services should not be installed by open trenching but use boring/tunnelling if they pass through a TPZ and be at >1000mm depth.
 - d. Landscaping works (e.g. paving new turf) should not reduce the natural soil level >50mm within TPZs. Any landscaping works within the TPZs should be done by hand, and large roots (>50mm diameter) if encountered must be left intact.
 - e. Mulch the TPZ areas where possible with coarse mulch (e.g. composted wood chips 100mm deep), prior to heavy machinery entering the site.
 - f. Direction for management activities to improve the health of the retained trees over the long term.

Waste Management Plan

- 5. Before the development starts, a waste management plan must be approved and endorsed by the responsible authority. The waste management plan must:
 - a. Be prepared to the satisfaction of the responsible authority
 - b. Be submitted in electronic form
 - c. Include the following:
 - i. Details of bin storage and kerbside presentation arrangements for all dwellings.
 - ii. A dedicated bin presentation area along Army Road that accommodates a minimum of three bins per dwelling, allowing for simultaneous kerbside collection for all six dwellings.

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The bin presentation area must be located clear of any obstructions and designed to the satisfaction of the responsible authority.

Drainage plans

6. Before the development starts, drainage plans must be submitted to and approved by the responsible authority. The plans must show the provision of a stormwater detention system. The stormwater detention system will become the responsibility of the property owner or body corporate to maintain to the satisfaction of the responsible authority.

Layout not altered

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

Development contributions

8. Prior to a building permit being issued under the *Building Act 1993* for the development approved by this permit, a financial contribution to the satisfaction of the responsible authority must be provided for the provision or augmentation of community infrastructure in accordance with the relevant approved Development Contribution Plan.

Parking and access

9. Before the development is occupied:
 - a. All proposed areas set aside on the approved plan/s for access, circulation and car parking must be constructed with concrete, asphalt or other approved hard surfacing material, drained and the parking areas delineated to the satisfaction of the responsible authority. Once constructed, these areas must be maintained to the satisfaction of the responsible authority.
 - b. A commercial/industrial standard concrete vehicle crossing/s as shown on the approved plans must be constructed to the approval and satisfaction of the Responsible Authority.
 - c. The parking spaces for visitor must be linemarked with wording 'Visitor' and be signed accordingly, to the satisfaction of the responsible authority.
10. All car parking spaces must be designed to allow all vehicles to drive forwards when entering and leaving the site.

Landscaping completion and maintenance

11. Within three (3) months of a Certificate of Occupancy being issued under the *Building Act 1993*, the landscaping works shown on the endorsed plan/s must be carried out and completed to the satisfaction of the responsible authority.
12. 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.

Tree protection

13. Before the development commences (including demolition and earthworks), a tree protection fence must be erected around the existing street trees to be retained outside the canopy zone of the tree to define a "Tree Protection Area". The fence must be constructed of star pickets and chain mesh or similar to the satisfaction of the responsible authority. The tree protection fence must remain in place until construction is completed. No vehicular or pedestrian access, trenching or soil excavation is to occur within the Tree Protection Area without the written consent of the responsible authority. No storage or dumping of tools, equipment or waste is to occur within the Tree Protection Area.

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Any pruning that is required to be done to the canopy or roots of any tree to be retained is to be done with permission by Council's Arborist by a qualified arborist to Australian Standard – Pruning of Amenity Trees AS4373-2007.

Stormwater management

14. Before the development is occupied, the stormwater management/detention system must be constructed and commissioned to the satisfaction of the responsible authority.
15. Stormwater must not be discharged from the subject land other than by means of an underground pipe drain discharged to an outlet in the street or to an underground pipe drain to the satisfaction of the responsible authority.
16. Stormwater works must be provided on the subject land so as to prevent overflows onto adjacent properties.

Earthworks and site management

17. 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.
18. 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.
19. 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.

Amenity, Design & Services

20. All waste bins and residential waste must be stored within the specified bin storage area for each dwelling (or similar screened location) on an ongoing basis to the satisfaction of the responsible authority.
21. All pipes, fixtures, fittings vents, plant and equipment servicing any building on the site (excluding storm water down pipes, guttering and rain heads) must be concealed in service ducts or otherwise hidden from view to the satisfaction of the responsible authority.
22. Any external lighting must be designed, baffled and located so as to not detrimentally affect the adjoining land to the satisfaction of the responsible authority.
23. All utility services including water, electricity, sewerage, telephone and other telecommunication facilities for the proposed dwellings must be installed underground. All above ground meters must be located in a screened location to the satisfaction of the responsible authority.
24. Before the development is occupied:
 - a. Lighting must be provided near the front entrance and garage of each dwelling to the satisfaction of the responsible authority.
 - b. All screening and other measures to prevent overlooking as shown on the approved plans must be installed to the satisfaction of the responsible authority. Once installed the screening and other measures must be maintained to the satisfaction of the responsible authority. The use of obscure film or spray fixed to transparent glass is not acceptable as 'obscure glazing'.

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- c. The dwellings must be connected to a reticulated water supply, sewerage, drainage and underground electricity to the requirements of the relevant servicing authority.
- d. Power and telephone lines to all new dwellings must be placed underground from the main point of service supplied by the relevant authority outside the boundaries of the subject land.
- e. A bin storage area must be provided for each dwelling and must be located so as not to be detrimental to the visual amenity of the neighbourhood.
- f. Mailboxes must be provided to the satisfaction of the responsible authority and Australia Post.
- g. A clothesline must be provided for each dwelling and must be located so as not to be detrimental to the visual amenity of the neighbourhood.

Decommission of the Existing On-Site Wastewater Treatment System

- 25. Before the development is occupied, the existing on-site wastewater treatment system must be decommissioned to the satisfaction of the responsible authority. This includes:
 - a. Cleaning out tank of water sludge.
 - b. Disconnecting pipework and electrical wiring.
 - c. Breaking in the tank or piercing holes in the base and filling with earth, sand or gravel.

Residential Reticulated Gas Service Connection

- 26. 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 relevant planning scheme). This condition continues to have force and effect after the development authorised by this permit has been completed.

Commencement of permit

- 27. This permit will operate from the issued date of this permit.

Expiry – Development

- 28. This permit as it relates to development (buildings and works) 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.

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

Notes

- A Building Permit may be required before the development commences. For more information, contact Council's Building Department or a Registered Building Surveyor.
- A 'Works Within Road Reserve' (WWRR) permit must be obtained from Council prior to commencement of any works within the road reserve.
- Development Engineering plans can be submitted via the following link:
https://www.cardinia.vic.gov.au/info/20064/development_engineering_and_landscape/1109/submit_subdivision_development_engineering_plans

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Clause 55 – Two or more dwellings on a lot and residential buildings

Application Number: T230646

Address: 140 Army Road, Pakenham

A development must meet all of the applicable objectives contained in this clause.

If a development meets a standard:

- The corresponding objective is deemed to be met;
- The responsible authority is not required to consider the corresponding decision guidelines.

If a development does not meet a standard, the responsible authority must consider the applicable decision guidelines in determining whether the corresponding objective is met.

Where all the applicable standards are met, there will be no third party right of appeal (objector appeal).

Clause 55.01 – Application Requirements		
An application must be accompanied by: • A site description. • A design response. • A written statement outlining which standards are met and which are not met. If a standard is not met, the written statement must include an explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines.	Clause 55.01-1 – Neighbourhood and Site Description Clause 55.01-2 – Design Response	The applicant has provided all the application documents in accordance with clause 55.01.

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Clause 55.02 – Neighbourhood Character and Infrastructure						
Clause and Objective	Standard	Standard met?	Objective met?	Comments	Decision Guidelines	Objector right of appeal
Clause 55.02-1 – Street Setback Objectives <i>To ensure that the setbacks of buildings from a street respond to the existing or preferred neighbourhood character and make efficient use of the site.</i>	Standard B2-1 Walls of buildings are set back from streets: - At least the distance specified in a schedule to the zone if the distance specified in the schedule is less than the distance specified in Table B2-1; or - If no distance is specified in a schedule to the zone, the distance specified in Table B2-1. Porches, pergolas and verandahs that are less than 3.6 metres high and eaves may encroach not more than 2.5 metres into the setbacks of this standard. See Table B2-1 Street setback	☒	☒	The proposed front setback of 4.02 metres for Units 1–3 exceeds the minimum 4-metre requirement under Table B2-1. The design appropriately responds to the site's context, including its dual frontage and slope, and provides a suitable interface with Army Road. The setback allows for landscaping and contributes positively to the streetscape.	<i>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</i> <i>The design response.</i> <i>Whether the siting of the building is constrained by the shape, dimensions, slope or other conditions of the site.</i> <i>Whether a different setback would be more appropriate taking into account the prevailing setbacks of existing buildings on nearby lots.</i> <i>The visual impact of the building when viewed from the street and from adjoining properties.</i> <i>Whether a different setback affects the ability to retain or plant canopy trees.</i>	No, as the standard is met.
Clause 55.02-2 – Building Height Objective To ensure that the height of buildings respond to the existing or preferred neighbourhood character.	Standard B2-2 The maximum building height does not exceed the maximum height specified in the zone, schedule to the zone or an overlay that applies to the land. If no maximum height is specified in the zone, schedule to the zone or an overlay, the maximum building height does not exceed 9 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or	☒	☒	The maximum height of the proposed development is 6.96m and two storeys (from natural ground level), which is less than 11 metres and three storeys as specified in the GRZ1	<i>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</i> <i>Any maximum building height specified in the zone, a schedule to the zone or an overlay applying to the land.</i> <i>The design response.</i> <i>The effect of the slope of the site on the height of the building.</i>	No, as the standard is met.

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Clause 55.02 – Neighbourhood Character and Infrastructure						
Clause and Objective	Standard	Standard met?	Objective met?	Comments	Decision Guidelines	Objector right of appeal
	more, in which case the maximum building height does not exceed 10 metres.				<i>The relationship between the proposed building height and the height of existing adjacent buildings.</i> <i>The visual impact of the building when viewed from the street and from adjoining properties.</i>	
Clause 55.02-3 – Side and Rear Setbacks Objective To ensure that the height and setback of a building from a boundary responds to the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings or small second dwellings.	Standard B2-3 A new building not on or within 200mm of a boundary is set back from side or rear boundaries in accordance with either B2-3.1 or B2-3.2. Standard B2-3 is met if the building is set back in accordance with either B2-3.1 or B2-3.2, rather than needing to comply with both of these provisions: B2-3.1: <i>The building is set back at least 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.</i> B2-3.2: <i>If the boundary is not to the south of the building, the building is set back at least 3 metres up to a height not exceeding 11 metres and at least 4.5 metres for a height over 11 metres.</i>	☑	☑	The minimum side setback to the north boundary is 1.91 metres (Unit 6), and 1 metre to the south boundary (garage of Unit 1), both of which comply with the required setbacks based on building height. The rear setback to the east is 3.88 metres, which also meets the standard. The setbacks are considered appropriate given the site's dimensions and slope, and they limit amenity impacts on adjoining properties.	<i>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</i> <i>The design response.</i> <i>The impact on the amenity of the habitable room windows and private open space of existing dwellings or small second dwellings.</i> <i>Whether the wall is opposite an existing or simultaneously constructed wall built to the boundary.</i> <i>Whether the wall abuts a side or rear lane.</i> <i>Whether a different setback in a rear yard affects the ability to retain or plant canopy trees.</i>	No, as the standard is met.

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Clause 55.02 – Neighbourhood Character and Infrastructure						
Clause and Objective	Standard	Standard met?	Objective met?	Comments	Decision Guidelines	Objector right of appeal
	<i>If the boundary is to the south of the building, the building is set back at least 6 metres up to a height not exceeding 11 metres and at least 9 metres for a height over 11 metres between south 30 degrees west to south 30 degrees east.</i> Sunblinds, verandahs, porches, eaves, facias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the side and rear setbacks. Landings that have an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the side and rear setbacks.					
Clause 55.02-4 – Walls on boundaries objective To ensure that the location, length and height of a wall on a boundary responds to the existing or preferred neighbourhood character and limits the impact on the	Standard B2-4 A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of a lot does not abut the boundary for a length that exceeds the greater of the following distances: 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or	☒	☒	There is no wall on proposed property boundary.	<i>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</i> <i>The design response.</i> <i>The extent to which walls on boundaries are part of the neighbourhood character.</i> <i>The impact on the amenity of existing dwellings or small second dwellings.</i> <i>The opportunity to minimise the length of walls on boundaries by aligning a new</i>	No, as the standard is met.

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Clause 55.02 – Neighbourhood Character and Infrastructure						
Clause and Objective	Standard	Standard met?	Objective met?	Comments	Decision Guidelines	Objector right of appeal
amenity of existing dwellings and small second dwellings.	<i>The length of existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot.</i> A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property boundary. A building on a boundary includes a building set back up to 200mm from a boundary. The height of a new wall constructed on or within 200mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary does not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.				<i>wall on a boundary with an existing wall on a lot of an adjoining property.</i> <i>The orientation of the boundary that the wall is being built on.</i> <i>The width of the lot.</i> <i>The extent to which the slope and retaining walls or fences reduce the effective height of the wall.</i> <i>Whether the wall abuts a side or rear lane.</i> <i>The need to increase the wall height to screen a box gutter.</i>	
Clause 55.02-5 – Site coverage objective To ensure that the site coverage responds to the existing or preferred neighbourhood character and	Standard B2-5 The site area covered by buildings does not exceed: <i>The maximum site coverage specified in a schedule to the zone; or</i> <i>If no maximum site coverage is specified in a schedule to the zone,</i>	☒	☒	The maximum site coverage from proposed development is 803.16 sqm which is 37.57% of the site area. This is well under the maximum of 65% allowed by the standard for land zoned GRZ.	<i>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</i> <i>The design response.</i> <i>The existing site coverage and any constraints imposed by existing development or the features of the site.</i>	No, as the standard is met.

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Clause 55.02 – Neighbourhood Character and Infrastructure						
Clause and Objective	Standard	Standard met?	Objective met?	Comments	Decision Guidelines	Objector right of appeal
responds to the features of the site.	<i>the percentage specified in Table B2-5.</i> If the maximum site coverage is specified in a schedule to a zone, it must be greater than the percentage specified in Table B2-5. See Table B2-5 Site Coverage				<i>The site coverage of adjacent properties.</i> <i>The effect of the visual bulk of the building and whether this is acceptable in the neighbourhood.</i> <i>Whether a different area of site coverage affects the ability to retain or plant canopy trees.</i>	
Clause 55.02-6 – Access objective To ensure the number and design of vehicle crossovers responds to the neighbourhood character.	Standard B2-6 The width of accessways or car spaces (other than to a rear lane) does not exceed: 33 per cent of the street frontage; or 40 per cent of the street frontage if the width of the street frontage is less than 20 metres. The number of access points to a road in a Transport Zone 2 or a Transport Zone 3 is not increased. The location of a vehicle crossover or accessway does not encroach the tree protection zone of an existing tree, that is proposed to be retained in a road by more than 10 per cent.	☒	☒	The accessway width is 6.20 metres at Army Road, whereas the street frontage is 56.67 metres. This equates to almost 11% of the street frontage, which is well within the maximum 33% provided by the standard.	<i>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</i> <i>The design response.</i> <i>The reduction of on-street car parking spaces.</i> <i>Whether a different accessway width, number of access points or encroachment of an existing tree affects the ability to retain or plant canopy trees on the site or footpath.</i>	No, as the standard is met.

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Clause 55.02 – Neighbourhood Character and Infrastructure							
Clause and Objective	Standard		Standard met?	Objective met?	Comments	Decision Guidelines	Objector right of appeal
Clause 55.02-7 – Tree canopy objective To provide tree canopy that responds to the neighbourhood character of the area and reduces the visual impact of buildings on the streetscape. To preserve existing canopy cover and support the provision of new canopy cover. To ensure new canopy trees are climate responsive, support biodiversity, wellbeing and amenity, and help reduce urban heat.	Standard B2-7 Provide a minimum canopy cover as specified in Table B2-7.1.		☐	☒	This standard is not met. The site requires a minimum tree canopy cover of 20% (427.52 sqm), while the proposed canopy cover is 206.86 sqm (approximately 10%). However, the proposal includes the planting of 13 new canopy trees and a substantial mix of native and exotic understorey vegetation, supported by a detailed landscape plan. The planting locations, deep soil areas, and species selection are considered appropriate and will contribute positively to biodiversity, amenity, and urban heat reduction. Given the overall landscape response and site constraints, the proposal is considered to reasonably meet the objective.	<i>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</i> <i>The site context and design response.</i> <i>The extent to which the existing and proposed canopy trees contribute to a greener environment and reduce urban heat.</i> <i>Whether the growth characteristics of existing trees and proposed canopy trees will provide the required canopy cover.</i> <i>The suitability of the planting location, deep soil areas and planter soil volume for proposed canopy trees.</i> <i>Whether the species of canopy tree is suited to the soil conditions of the site.</i>	Yes
	Table B2-7.1 Canopy Cover						
	Site Area	Canopy Cover					
	1000 square metres or less	10% of site area					
	More than 1000 square metres	20% of site area					
	Existing trees to be retained meet all of the following: <i>Has a height of at least 5 metres,</i> <i>Has a trunk circumference of 0.5 metres or greater at 1.4 metres above ground level,</i> <i>Has a trunk that is located at least 4 metres from proposed buildings.</i> The minimum canopy cover is met using any combination of trees specified in Table B2-7.2. Existing trees that are retained can be used in calculating canopy cover.						

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Clause 55.02 – Neighbourhood Character and Infrastructure						
Clause and Objective	Standard	Standard met?	Objective met?	Comments	Decision Guidelines	Objector right of appeal
	Provide at least one new or retained tree in the front setback and the rear setback. Trees are located in either: • <i>An area of deep soil as specified in Table B2-7.2; or</i> • <i>A planter as specified in Table B2-7.2.</i> Any tree required to be planted under this standard must be of species to the satisfaction of the responsible authority, having regard to the location and relevant geographic factors. See Table B2-7.2					
Clause 55.02-8 – Front fences objective To encourage front fence design that responds to the existing or preferred neighbourhood character.	Standard B2-8 A front fence within 3 metres of a street is: • <i>The maximum height specified in a schedule to the zone, or</i> • <i>If no maximum height is specified in a schedule to the zone, the maximum height specified in Table B2-8.</i>	☒	☒	There is no front fence proposed.	<i>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</i> <i>The design response.</i> <i>The setback, height and appearance of front fences on adjacent properties.</i> <i>The extent to which slope and retaining walls reduce the effective height of the front fence.</i> <i>Whether the fence is needed to minimise noise intrusion.</i>	No

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Clause 55.02 – Neighbourhood Character and Infrastructure						
Clause and Objective	Standard		Standard met?	Objective met?	Comments	Decision Guidelines
	Table B2-8 Maximum front fence height					
	Street Context	Maximum front fence height				
	Streets in a Transport Zone 2	2 metres				
	Other streets	1.5 metres				

Clause 55.03 – Liveability						
Clause and Objective	Standard		Standard met?	Objective met?	Comments	Decision Guidelines
Clause 55.03-1 – Dwelling diversity objective To encourage a range of dwelling sizes and types in developments of ten or more dwellings. (Does not apply to a development of less than 10 dwellings)	Standard B3-1 <i>Developments include at least:</i> - One dwelling that contains a kitchen, bath or shower, bedroom and a toilet and wash basin at ground floor level for every 10 dwellings. - One dwelling that includes no more and no less than 2 bedrooms for every 10 dwellings. - One dwelling that includes no more and no less than 3 bedrooms for every 10 dwellings.		☐	☐	N/A, the proposal is for 6 dwellings	<i>Before deciding on an application, the responsible authority must consider whether the development provides a range of dwelling sizes and types to meet diverse household needs.</i>

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Clause 55.03 – Liveability						
Clause and Objective	Standard	Standard met?	Objective met?	Comments	Decision Guidelines	Objector right of appeal
Clause 55.03-2 – Parking location objective To minimise the impact of vehicular noise within developments on residents.	Standard B3-2 Habitable room windows with sill heights of less than 3 metres above ground level are setback from accessways and car parks by at least: 1.5 metres; or - If there is a solid fence with a height of at least 1.5 metres between the accessway or car park and the window, 1 metre; or 1 metre where window sills are at least 1.5 metres above ground level. This standard is met if an accessway or relevant car parking space is used exclusively by the resident of the building with the habitable room.	☒	☒	The proposal meets the objective. All car parking spaces, including the visitor space, are set back more than 1.5 metres from habitable room windows of dwellings not associated with those spaces.	Before deciding on an application, the responsible authority must consider the design response.	No.
Clause 55.03-3 – Street integration objective To integrate the layout of development with the street to support the safety and amenity of residents.	Standard B3-3 Where a development fronts a street, a vehicle accessway or abuts public open space: Passive surveillance is provided by a direct view from a balcony or a habitable room window to each street, vehicle accessway and public open space.	☒	☒	The proposal meets the objective. Units 1, 2, and 3 are provided with direct pedestrian access from Army Road and include habitable room windows facing the street, ensuring passive surveillance and integration with the public realm. The layout supports resident safety and amenity and responds appropriately to the site's context and design objectives.	Any relevant neighbourhood character objective, policy or statement set out in this scheme. The design response.	No.

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Clause 55.03 – Liveability						
Clause and Objective	Standard	Standard met?	Objective met?	Comments	Decision Guidelines	Objector right of appeal
	<i>The total cumulative width of all site services to be located within 3 metres of a street, do not take up more than 20 per cent of the width of the frontage and are screened from view from the street or located behind a fence. Screens or fences are to provide no more than 25 per cent transparency.</i> Lighting is provided to all external accessways and paths. Mailboxes are provided for each dwelling and can be communally located.			All proposed site services are located within 3 metres of the street and occupy less than 20% of the total site frontage. No front fencing is proposed, maintaining an open streetscape character. While the site plan does not currently indicate any lighting, a planning permit condition will require the installation of a streetlight along the accessway to ensure adequate illumination and safety.		
Clause 55.03-4 – Entry objectives To provide each dwelling, apartment development or residential building with its own sense of identity. To provide entries with weather protection, safe design, natural light and ventilation.	Standard B3-4 <i>Dwellings (other than a dwelling in or forming part of an apartment development) and residential buildings</i> Each dwelling and each residential building has a ground level entry door that: - Has a direct line of sight from a street, accessway or shared walkway. - Is not accessed through a garage. - Has an external covered area of at least 1.44 square metres with a	☒	☒	The proposal meets the objective. Each dwelling is provided with a clearly identifiable ground-level entry that is visible from the street or internal accessway. Entries are not accessed through garages and include covered areas that meet the required dimensions, offering weather protection and a sense of address.	<i>Whether the entry is visible and easily identifiable from streets and other public areas.</i> <i>Whether the entry provides shelter, a sense of address and a transitional space around the entry.</i>	No.

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Clause 55.03 – Liveability						
Clause and Objective	Standard	Standard met?	Objective met?	Comments	Decision Guidelines	Objector right of appeal
	minimum dimension of least 1.2 metres over the entry door. Apartment development and residential building with a shared entry An apartment development and each residential building has: • A ground level entry door, gate or walkway with a direct line of sight from a street, accessway or shared walkway. • An external covered area of at least 1.44 square metres with a minimum dimension of least 1.2 metres over the entry door to the building. • Shared corridors and common areas have at least one source of natural light and natural ventilation.					
Clause 55.03-5 – Private open space objectives To provide adequate private open space for the reasonable recreation and service needs of residents.	Standard B3-5 A dwelling or residential building has private open space of an area and dimensions specified in a schedule to the zone. If no area or dimension is specified in a schedule to the zone, a dwelling or residential building has private open space with direct access from a living	☑	☑	The proposal meets the objective. Each dwelling is provided with secluded private open space (SPOS) exceeding the minimum requirement of 25 sqm with a minimum width of 3 metres. For example, Unit 2 has 33.58 sqm and Unit 3 has 199.35 sqm of SPOS. All SPOS areas are located to the eastern side of the site, with direct access from living areas, ensuring	<i>The design response.</i> <i>The useability of the private open space, including its size and accessibility.</i> <i>The availability of and access to public or communal open space.</i> <i>The orientation of the lot to the street and the sun.</i>	No.

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Clause 55.03 – Liveability						
Clause and Objective	Standard	Standard met?	Objective met?	Comments	Decision Guidelines	Objector right of appeal
	area, dining area or kitchen consisting of: <i>An area of 25 square metres of secluded private open space, with a minimum dimension of 3 metres width; or</i> <i>A balcony with at least the area and dimensions specified in Table B3-5; or</i> <i>An area on a podium or similar of at least 15 square metres, with a minimum dimension of 3 metres width; or</i> <i>An area on a roof of at least 10 square metres, with a minimum dimension of 2 metres width.</i> If the area and dimensions of the private open space or secluded private open space is specified in a schedule to the zone; <i>The area and dimensions specified in the schedule must be 25 square metres or less; and</i> <i>The area and dimensions specified for a podium, balcony or an area on a roof must be less than the area and dimensions specified in this standard.</i> If a cooling or heating unit is located in the secluded private open space or			usability, solar access, and amenity for future residents.		

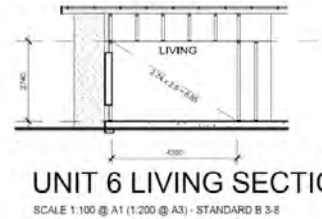
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Clause 55.03 – Liveability						
Clause and Objective	Standard	Standard met?	Objective met?	Comments	Decision Guidelines	Objector right of appeal
	private open space the required area is increased by 1.5 square metres. Where ground level private open space is provided an area for clothes drying is provided. See Table B3-5 Private open space for a balcony					
Clause 55.03-6 – Solar access to open space objective To allow solar access into the secluded private open space of new dwellings and residential buildings.	Standard B3-6 The southern boundary of secluded private open space is set back from any wall on the north of the space at least (2 + 0.9h) metres, where 'h' is the height of the wall.	☒	☒	The proposal meets the objective. Adequate setbacks are provided to the south of the secluded private open space areas, ensuring compliance with the required solar access formula. The orientation and layout allow for reasonable sunlight to all SPOS areas.	<i>The design response.</i> <i>The useability and amenity of the secluded private open space based on the sunlight it will receive.</i>	No.
Clause 55.03-7 – Functional layout objective To ensure dwellings provide functional areas that meet the needs of residents.	Standard B3-7 Bedrooms: Meet the minimum internal room dimensions specified in Table B3-7.1; and Provide an additional area of at least 0.8 square metres to accommodate a wardrobe.	☒	☒	All six units comply with the bedroom and wardrobe requirements. Each unit features a living room area that exceeds 12 square metres, with a minimum width of 3.6 metres, thereby meeting both the standard and objective.	<i>The design response.</i> <i>The useability and amenity of habitable rooms.</i>	No.

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Clause 55.03 – Liveability								
Clause and Objective	Standard			Standard met?	Objective met?	Comments	Decision Guidelines	Objector right of appeal
	Table B3-7.1 Bedroom dimensions							
	Bedroom Type	Minimum Width	Minimum Depth					
	Main Bedroom	3 metres	3.4 metres					
	All other bedrooms	3 metres	3 metres					
	Living areas (excluding dining and kitchen areas) meet the minimum internal room dimensions specified in Table B3-7.2.							
	Table B3-7.2 Living area dimensions							
	Dwelling Type	Minimum Width	Minimum Area					
	Studio and 1 bedroom dwelling	3.3 metres	10sqm					
	2 or more bedroom dwelling	3.6 metres	12sqm					

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Clause 55.03 – Liveability						
Clause and Objective	Standard	Standard met?	Objective met?	Comments	Decision Guidelines	Objector right of appeal
Clause 55.03-8 – Room depth objective To allow adequate daylight into single aspect habitable rooms.	Standard B3-8 The depth of a single aspect habitable room does not exceed 2.5 times the ceiling height measured from the external surface of the habitable room window to the rear wall of the room. The depth of a single aspect, open plan, habitable room may be increased to 9 metres if all the following requirements are met: • The room combines the living area, dining area and kitchen; and • The kitchen is located furthest from the window; and • The ceiling height is at least 2.7 metres measured from finished floor level to finished ceiling level, this excludes where services are provided above the kitchen; and • An overhang extends no more than 2m beyond the window of the single aspect habitable room. In Clause 55.03-8 a single aspect habitable room is a habitable room with windows on only one wall.	☒	☒	The habitable rooms comply with the depth-to-ceiling height ratio. Open plan rooms combining living, dining, and kitchen areas meet the extended depth allowance, with kitchens located furthest from windows and ceiling heights meeting the 2.7m requirement. Overhangs are within the 2m limit. 	<i>The design response.</i> <i>The extent to which the habitable room is provided with reasonable daylight access through the number, size, location and orientation of windows.</i> <i>The useability, functionality and amenity of the dwelling based on the layout, siting, size and orientation of habitable rooms.</i> <i>Any overhang above habitable room windows that limits daylight access.</i>	No.

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Clause 55.03 – Liveability						
Clause and Objective	Standard	Standard met?	Objective met?	Comments	Decision Guidelines	Objector right of appeal
Clause 55.03-9 – Daylight to new windows objective To allow adequate daylight into new habitable room windows	Standard B3-9 Dwelling (other than a dwelling in or forming part of an apartment development) A window in an external wall of the building is provided to all habitable rooms. Habitable rooms in a dwelling have a window that faces: • <i>An outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, not including land on an abutting lot; or</i> • <i>A verandah provided it is open for at least one third of its perimeter; or</i> • <i>A carport provided it has two or more open sides and is open for at least one third of its perimeter.</i> Dwelling in or forming part of an apartment development A window in an external wall of the building is provided to all habitable rooms. Where daylight to a bedroom is provided from a smaller secondary area within the bedroom, the secondary area is to have:	☒	☒	All habitable rooms have windows facing outdoor spaces clear to the sky, verandahs, or carports. No habitable room relies on borrowed light or secondary areas that breach the dimensional standards.	<i>The design response.</i> <i>The extent to which habitable rooms are provided with reasonable daylight access through the number, size, location and orientation of windows.</i> <i>The useability and amenity of the dwelling based on the layout, siting, size and orientation of habitable rooms.</i> <i>Whether there are other windows in the habitable room which have access to daylight.</i>	No.

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Clause 55.03 – Liveability						
Clause and Objective	Standard	Standard met?	Objective met?	Comments	Decision Guidelines	Objector right of appeal
	- A minimum width of 1.2 metres. - A maximum depth of 1.5 times the width, measured from the external surface of the window. - A window clear to the sky.					
Clause 55.03-10 – Natural ventilation objectives To encourage natural ventilation of dwellings. To allow occupants to effectively manage natural ventilation of dwellings.	Standard B3-10 Dwelling (other than a dwelling in or forming part of an apartment development) Dwellings have openable windows, doors or other ventilation devices in external walls of the building that provide: - A maximum breeze path through the dwelling of 18 metres. - A minimum breeze path through the dwelling of 5 metres. - Ventilation openings with approximately the same size. The breeze path is measured between the ventilation openings on different orientations of the dwelling. Dwelling in or forming part of an apartment development At least 40 per cent of dwellings have openable windows, doors or other	☒	☒	Each dwelling includes openable windows and doors on multiple orientations, enabling breeze paths between 5m and 18m. Ventilation openings are balanced in size, supporting effective cross-ventilation.	<i>The design response.</i> <i>The size, orientation, slope and wind exposure of the site.</i> <i>The extent to which the orientation and layout of the dwelling maximises opportunities for cross ventilation.</i> <i>Whether an alternative design meets the relevant objectives having regard to the amenity of the dwelling and site context.</i>	No.

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Clause 55.03 – Liveability						
Clause and Objective	Standard	Standard met?	Objective met?	Comments	Decision Guidelines	Objector right of appeal
	ventilation devices in external walls of the building that provide: • <i>A maximum breeze path through the dwelling of 18 metres.</i> • <i>A minimum breeze path through the dwelling of 5 metres.</i> • <i>Ventilation openings with approximately the same size.</i> The breeze path is measured between the ventilation openings on different orientations of the dwelling.					
Clause 55.03-11 – Storage objective To provide adequate storage facilities for each dwelling.	Standard B3-11 Dwelling (other than a dwelling in or forming part of an apartment development) Each dwelling has exclusive access to at least 6 cubic metres of externally accessible storage space. Dwelling in or forming part of an apartment development Each dwelling has exclusive access to storage at least the total minimum storage volume that is specified in Table B3-11. See Table B3-11 Storage	☑	☑	Each dwelling has access to externally accessible storage areas of at least 6 cubic metres, clearly marked on plans.	<i>The design response.</i> <i>The useability, functionality and location of storage facilities provided for the dwelling.</i>	No.

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Clause 55.03 – Liveability						
Clause and Objective	Standard	Standard met?	Objective met?	Comments	Decision Guidelines	Objector right of appeal
Clause 55.03-12 – Accessibility for apartment developments objective To ensure the design of dwellings meets the needs of people with limited mobility. <i>(Does not apply to the construction or extension of:</i> <i>A dwelling that is not in, or does not form part of, an apartment development; or</i> <i>A residential building.)</i>	Standard B3-12 At least 50 per cent of dwellings in or forming part of an apartment development have: <i>A clear opening width of at least 850mm at the entrance to the dwelling and main bedroom.</i> <i>A clear path with a minimum width of 1.2 metres that connects the dwelling entrance to the main bedroom, an adaptable bathroom and the living area.</i> <i>A main bedroom with access to an adaptable bathroom.</i> <i>At least one adaptable bathroom that meets all of the requirements of either Design A or Design B specified in Table B3-12.</i> See Table B3-12 Bathroom design	☐	☐	N/A	N/A	No.

Clause 55.04 – External Amenity						
Clause and Objective	Standard	Standard met?	Objective met?	Comments	Decision Guidelines	Objector right of appeal
Clause 55.04-1 – Daylight to existing windows objective	Standard B4-1 Buildings opposite an existing habitable room window provide for a light court to	☒	☒	The proposed buildings maintain adequate light courts opposite existing habitable room windows. There are no habitable room	<i>The design response.</i> <i>The extent to which the existing dwelling or small second dwelling has provided</i>	<i>No, as the standard is met.</i>

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Clause 55.04 – External Amenity						
Clause and Objective	Standard	Standard met?	Objective met?	Comments	Decision Guidelines	Objector right of appeal
	the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot. Walls or carports more than 3 metres in height opposite an existing habitable room window are set back from the window at least 50 per cent of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window. Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.			windows located in proximity to the proposed units where the setbacks fall short of the minimum wall height requirement under Standard B19 (Daylight to Existing Windows). As such, the proposal complies with the relevant daylight access provisions.	<i>for reasonable daylight access to its habitable rooms through the siting and orientation of its habitable room windows.</i> <i>The impact on the amenity of existing dwellings or small second dwellings.</i>	
Clause 55.04-2 – Existing north-facing windows objective To allow adequate solar access to existing north-facing habitable room windows.	Standard B4-2 Where a north-facing habitable room window of a neighbouring dwelling or small second dwelling is within 3 metres of a boundary on an abutting lot: A new building is to be set back from the boundary by at least 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. This setback is to be provided for a distance of at least 3	☒	☒	The plans show that north-facing habitable room windows on adjoining lots are respected. Setbacks from boundaries meet the required formula based on wall height, preserving solar access.	<i>The design response.</i> <i>Existing sunlight to the north-facing habitable room window of the existing dwelling or small second dwelling.</i> <i>The impact on the amenity of existing dwellings or small second dwellings.</i>	No, as the standard is met.

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Clause 55.04 – External Amenity						
Clause and Objective	Standard	Standard met?	Objective met?	Comments	Decision Guidelines	Objector right of appeal
	<i>metres from the edge of each side of the window.</i> <i>For new buildings that meet the Standard B2-3.2 setback, the building is set back from the boundary by at least 6 metres up to a height not exceeding 11 metres and at least 9 metres for a height over 11 metres between south 30 degrees west to south 30 degrees east. This setback is to be provided for a distance of at least 3 metres from the edge of each side of the window.</i> For this standard a north-facing window is a window with an axis perpendicular to its surface oriented from north 20 degrees west to north 30 degrees east.					
Clause 55.04-3 – Overshadowing secluded private open space objective To ensure buildings do not significantly overshadow existing secluded private open space.	Standard B4-3 The area of secluded private open space that is not overshadowed by the new development is greater than 50 per cent, or 25 square metres with a minimum dimension of 3 metres, whichever is the lesser area, for a minimum of five hours between 9 am and 3 pm on 22 September. If existing sunlight to the secluded private open space of an existing dwelling or small second dwelling is less than the requirements of this standard, the	☒	☒	Shadow diagrams and site layout indicate for each SPOS the proposal does not encroach the SPOS area and existing dwelling remain to have 25 Sqm area receives sunlight for at least 5 hours between 9am and 3pm on 22 September. No further reduction occurs where existing sunlight is already below standard.	<i>The design response.</i> <i>The impact on the amenity of existing dwellings or small second dwellings.</i> <i>Existing sunlight penetration to the secluded private open space of the existing dwelling or small second dwelling.</i> <i>The time of day that sunlight will be available to the secluded private open space of the existing dwelling or small second dwelling.</i>	No, as the standard is met.

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Clause 55.04 – External Amenity						
Clause and Objective	Standard	Standard met?	Objective met?	Comments	Decision Guidelines	Objector right of appeal
	amount of sunlight will not be further reduced.				<i>The effect of a reduction in sunlight on the existing use of the existing secluded private open space.</i>	
Clause 55.04-4 – Overlooking objective To limit views into existing secluded private open space and habitable room windows.	Standard B4-4 In Clause 55.04-4 a habitable room does not include a bedroom. A habitable room window, balcony, podium, terrace, deck or patio is located and designed to avoid direct views into the secluded private open space of an existing dwelling or small second dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views are measured within a 45 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level. A habitable room window, balcony, terrace, deck or patio that is located with a direct view into a habitable room window of an existing dwelling or small second dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio: Is offset a minimum of 1.5 metres from the edge of one window to the edge of the other; or	☒	☒	There are no habitable rooms on upper story which have direct view to neighbouring property SPOS and habitable rooms, the ground floor (unit 4,5 and 6) windows do not cause overlooking as the proposal include visual barriers (1.8m high fences) and floor levels below 0.8m above NGL.	<i>The design response.</i> <i>The impact on the amenity of the secluded private open space or habitable room window.</i> <i>The existing extent of overlooking into the secluded private open space and habitable room windows of existing dwellings or small second dwellings.</i> <i>The internal daylight to and amenity of the proposed dwelling, residential building or small second dwelling.</i>	No, as the standard is met.

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Clause 55.04 – External Amenity						
Clause and Objective	Standard	Standard met?	Objective met?	Comments	Decision Guidelines	Objector right of appeal
	- Has sill heights of at least 1.7 metres above floor level; or - Has fixed, obscure glazing in any part of the window below 1.7 metre above floor level; or - Has permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent; or - Has fixed elements that prevent the direct view, such as horizontal ledges or vertical fins. Obscure glazing in any part of the window below 1.7 metres above floor level may be openable provided that there are no direct views as specified in this standard. Screens used to obscure a view are: - Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels. - Permanent, fixed and durable. - Designed and coloured to blend in with the development. This standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8 metres high and the floor level of the habitable room, balcony, terrace, deck					

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Clause 55.04 – External Amenity						
Clause and Objective	Standard	Standard met?	Objective met?	Comments	Decision Guidelines	Objector right of appeal
	or patio is less than 0.8 metres above ground level at the boundary.					
Clause 55.04-5 – Internal views objective To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.	Standard B4-5 In Clause 55.04-5 a habitable room does not include a bedroom. Within the development, a habitable room window, balcony, terrace, deck or patio that is located with a direct view into the secluded private open space of another dwelling: - Is offset a minimum of 1.5 metres from the edge of the secluded private open space; or - Has a sill height of at least 1.7 metres above floor level; or - Has a fixed, visually obscure balustrade to at least 1.7 metre above floor level; or - Has permanently fixed external screens to at least 1.7 metres above floor level; or. - Has fixed elements that prevent the direct view, such as horizontal ledges or vertical fins. Direct views are measured at a height of 1.7 metres above floor level and within: - A 45 degree horizontal angle from the edge of the new window or balcony.	☑	☑	Unit 1,2 and 3 though double story dwelling have larger separation at ground level and no habitable room located with a direct view into SPOS of other unit with fencing of 1.8 meters. Similarly, Units 4, 5, and 6 are single-storey dwellings with 1.8 metre high boundary fencing, which effectively screens secluded private open spaces and habitable room windows from internal overlooking. The design appropriately manages internal views and protects residential amenity.	<i>Before deciding on an application, the responsible authority must consider the design response.</i>	No.

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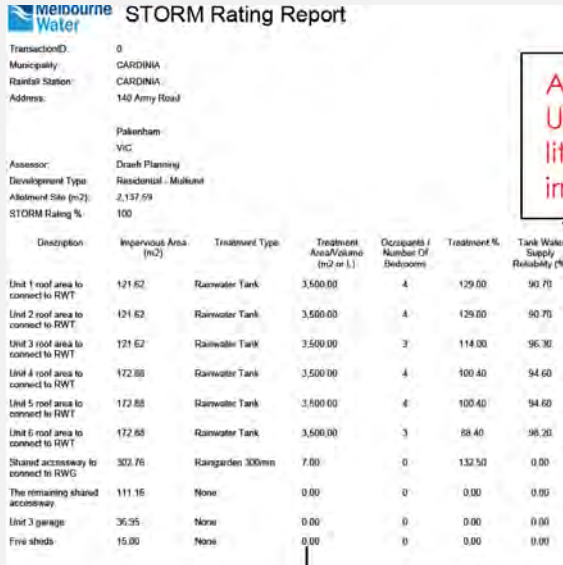
Clause 55.04 – External Amenity						
Clause and Objective	Standard	Standard met?	Objective met?	Comments	Decision Guidelines	Objector right of appeal
	A 45 degree angle in the downward direction. Screens provided for overlooking are no more than 25 per cent transparent. Screens may be openable provided that this does not allow direct views as specified in this standard.					

Clause 55.05 – Sustainability						
Clause and Objective	Standard	Standard met?	Objective met?	Comments	Decision Guidelines	Objector right of appeal
Clause 55.05-1 – Permeability and stormwater management objective To reduce the impact of increased stormwater run-off on the drainage system and downstream waterways. To facilitate on-site stormwater infiltration. To encourage stormwater	Standard B5-1 The site area covered by the pervious surfaces is at least 20 percent of the site. The development includes a stormwater management system designed to: Meet the best practice quantitative performance objectives for stormwater quality specified in the <i>Urban stormwater management guidance (EPA Publication 1739.1, 2021)</i> of:	☒	☒	The proposal meets the objective. The site provides 43.11% permeable surface, exceeding the minimum 20% requirement. A STORM report has been provided for all the units, showing the proposal achieves a rating of 100%, achieving best practice for the development. A Water Sensitive Urban Design (WSUD) plan has been submitted, demonstrating stormwater reuse through rainwater tanks connected to toilets in Units 1, 2, 4, and 5. The stormwater system is designed to meet best practice performance objectives and contributes to on-	<i>The design response.</i> <i>The capacity of the site to incorporate stormwater retention and reuse.</i> <i>The existing site coverage and any constraints imposed by existing development.</i> <i>The capacity of the drainage network to accommodate additional stormwater.</i>	No.

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Clause 55.05 – Sustainability						
Clause and Objective	Standard	Standard met?	Objective met?	Comments	Decision Guidelines	Objector right of appeal
management that maximises the retention and reuse of stormwater. To contribute to urban cooling.	- o <i>Suspended solids 80% reduction in mean annual load.</i> - o <i>Total phosphorus and Total Nitrogen 45% reduction in mean annual load.</i> - o <i>Litter 70% reduction of mean annual load.</i> Note: A certificate generated from a stormwater assessment tool including Stormwater Treatment Objective - Relative Measurement (STORM), Model for Urban Stormwater Improvement Conceptualisation (MUSIC) or an equivalent product accepted by the responsible authority may be used to demonstrate the performance objectives for stormwater quality are met. • <i>Direct flows of stormwater into treatment areas, garden areas, tree pits and permeable surfaces, with drainage of residual flows to the legal point of discharge.</i>			site infiltration, urban cooling, and reduced runoff.		

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Clause 55.05 – Sustainability																																																																																			
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 Meibourne Water STORM Rating Report TransactionID: 0 Municipality: CARDINIA Rainfall Station: CARDINIA Address: 140 Army Road Pakenham VIC Assessor: Draft Planning Development Type: Residential - Multiple Allocated Site (m2): 2,137.59 STORM Rating %: 100 <table border="1"> <thead> <tr> <th>Description</th><th>Impervious Area (m2)</th><th>Treatment Type</th><th>Treatment Area/Volume (m2 or L)</th><th>Occupants / Number Of Bedrooms</th><th>Treatment %</th><th>Tank Water Supply Reliability (%)</th></tr> </thead> <tbody> <tr> <td>Unit 1 roof area to connect to RWT</td><td>121.62</td><td>Rainwater Tank</td><td>3,500.00</td><td>4</td><td>129.00</td><td>90.70</td></tr> <tr> <td>Unit 2 roof area to connect to RWT</td><td>121.62</td><td>Rainwater Tank</td><td>3,500.00</td><td>4</td><td>129.00</td><td>90.70</td></tr> <tr> <td>Unit 3 roof area to connect to RWT</td><td>121.62</td><td>Rainwater Tank</td><td>3,500.00</td><td>3</td><td>114.00</td><td>96.30</td></tr> <tr> <td>Unit 4 roof area to connect to RWT</td><td>172.88</td><td>Rainwater Tank</td><td>3,500.00</td><td>4</td><td>100.40</td><td>94.60</td></tr> <tr> <td>Unit 5 roof area to connect to RWT</td><td>172.88</td><td>Rainwater Tank</td><td>3,500.00</td><td>4</td><td>100.40</td><td>94.60</td></tr> <tr> <td>Unit 6 roof area to connect to RWT</td><td>172.88</td><td>Rainwater Tank</td><td>3,500.00</td><td>3</td><td>88.40</td><td>96.20</td></tr> <tr> <td>Shared accessway to connect to RWT</td><td>302.76</td><td>Rangefinder 300mm</td><td>7.00</td><td>0</td><td>132.50</td><td>0.00</td></tr> <tr> <td>The remaining shared accessway</td><td>111.16</td><td>None</td><td>0.00</td><td>0</td><td>0.00</td><td>0.00</td></tr> <tr> <td>Unit 3 garage</td><td>36.95</td><td>None</td><td>0.00</td><td>0</td><td>0.00</td><td>0.00</td></tr> <tr> <td>Free sheds</td><td>15.00</td><td>None</td><td>0.00</td><td>0</td><td>0.00</td><td>0.00</td></tr> </tbody> </table>							Description	Impervious Area (m2)	Treatment Type	Treatment Area/Volume (m2 or L)	Occupants / Number Of Bedrooms	Treatment %	Tank Water Supply Reliability (%)	Unit 1 roof area to connect to RWT	121.62	Rainwater Tank	3,500.00	4	129.00	90.70	Unit 2 roof area to connect to RWT	121.62	Rainwater Tank	3,500.00	4	129.00	90.70	Unit 3 roof area to connect to RWT	121.62	Rainwater Tank	3,500.00	3	114.00	96.30	Unit 4 roof area to connect to RWT	172.88	Rainwater Tank	3,500.00	4	100.40	94.60	Unit 5 roof area to connect to RWT	172.88	Rainwater Tank	3,500.00	4	100.40	94.60	Unit 6 roof area to connect to RWT	172.88	Rainwater Tank	3,500.00	3	88.40	96.20	Shared accessway to connect to RWT	302.76	Rangefinder 300mm	7.00	0	132.50	0.00	The remaining shared accessway	111.16	None	0.00	0	0.00	0.00	Unit 3 garage	36.95	None	0.00	0	0.00	0.00	Free sheds	15.00	None	0.00	0	0.00	0.00
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Clause 55.05-2 – Overshadowing domestic solar energy systems objective To ensure that the height and setback of a building from a boundary allows	Standard B5-2 Any part of a new building that will reduce the sunlight at any time between 9am and 4 pm on 22 September to an existing domestic solar energy system on the roof of a building on an adjoining lot be set back from the boundary to that lot by at least 1 metre at 3.6 metres above ground level, plus 0.3	☒	☒	The development does not overshadow any existing solar energy systems on adjoining lots between 9am and 4pm on 22 September. The height and setbacks comply with the standard.	<i>Before deciding on an application, the responsible authority must consider whether the domestic solar energy system has been sited to optimise efficiency and protection from overshadowing.</i>	<i>No, as the standard is met.</i>																																																																													

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Clause 55.05 – Sustainability						
Clause and Objective	Standard	Standard met?	Objective met?	Comments	Decision Guidelines	Objector right of appeal
reasonable solar access to existing domestic solar energy systems on the roofs of buildings.	metres for every metre of building height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. This standard applies to an existing building in a Township Zone, General Residential Zone or Neighbourhood Residential Zone. In Clause 55.05-2 domestic solar energy system means a domestic solar energy system that existed at the date the application was lodged.					
Clause 55.05-3 - Rooftop solar energy generation area objective To support the future installation of appropriately sited rooftop solar energy systems for a dwelling. <i>(Does not apply to an apartment development or residential building.)</i>	Standard B5-3 In Clause 55.05-3 rooftop solar energy area means an area provided on the roof of a dwelling to enable the future installation of a solar energy system. An area on the roof is capable of siting a rooftop solar energy area for each dwelling which: - Has a minimum dimension of 1.7 metres. - Has a minimum area in accordance with Table B5-3. - Is oriented to the north, west or east.	☒	☒	Each dwelling includes a designated rooftop solar area. Units 4 & 5 have 26m ² on garage roofs with adequate solar access. Other units provide compliant areas on pitched or skillion roofs, free from overshadowing and obstructions. Solar panels on the pitched and skillion roofs and will meet this standard	<i>The design response.</i> <i>The size and orientation of the building.</i> <i>The availability of solar access to the rooftop.</i> <i>The extent to which the rooftop solar energy generation area is overshadowed by existing buildings, other permanent structures or equipment on the rooftop.</i>	No.

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Clause 55.05 – Sustainability						
Clause and Objective	Standard	Standard met?	Objective met?	Comments	Decision Guidelines	Objector right of appeal
	- Is positioned on the top two thirds of a pitched roof. - Can be a contiguous area or multiple smaller areas. - Is free of obstructions on the roof of the dwelling within twice the height of each obstruction (H), measured horizontally (D) from the centre point of the base of the obstruction to the nearest point of the rooftop solar energy area. Obstructions located south of all points of the rooftop solar energy area are not subject to the horizontal distance requirements. See Table B5-3 Minimum rooftop solar energy generation area. This standard does not apply to apartments and residential buildings.					
Clause 55.05-4 – Solar protection to new north-facing windows objective To encourage external shading of north facing	Standard B5-4 North facing windows are shaded by eaves, fixed horizontal shading devices or fixed awnings with a minimum horizontal depth of 0.25 times the window height.	☒	☒	The plans show that north-facing windows are protected by eaves and shading devices. Elevations indicate compliance with the minimum horizontal depth of 0.25 times the window height.	<i>The design response.</i> <i>The size and orientation of the lot.</i> <i>The type and useability of external solar shading devices, including alternative design responses.</i>	No.

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Clause 55.05 – Sustainability						
Clause and Objective	Standard	Standard met?	Objective met?	Comments	Decision Guidelines	Objector right of appeal
windows to minimise summer heat gain.				 SELECTED COLORBOND CORRUGATED ROOFING ROOF PITCH: 10° NORTH FACING LARGE WINDOW TO LIVING AREAS		
Clause 55.05-5 – Waste and recycling objectives To ensure dwellings are designed to facilitate waste recycling. To ensure that waste and recycling facilities are accessible and are of sufficient size to manage organic and general waste, and mixed and glass recycling.	Standard B5-5 <i>Dwelling (other than a dwelling in or forming part of an apartment development)</i> The development includes an individual bin storage area for each dwelling, or a shared bin storage area for use by each dwelling, of at least the applicable area, depth and height specified in Table B5-5.1. <u>See Table B5-5.1 Bin storage</u> If the development includes a shared bin storage area: The shared bin storage area:	☒	☒	Bin storage areas are shown (1.8m ² with 800mm width) for each unit and a condition requiring a waste management plan will be required as part of this planning permit. A condition of permit will require internal waste and recycling storage space to be shown.	<i>The design response, including a Waste Management Plan.</i> <i>Any relevant waste and recycling objective, policy or statement set out in this planning scheme.</i> <i>The functionality and accessibility of waste and recycling facilities, including for people with limited mobility.</i> <i>Whether facilities are provided for on-site reuse or management of food and garden organics through composting or other waste recovery.</i> <i>Whether waste and recycling facilities are designed to meet the</i>	No.

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Clause 55.05 – Sustainability						
Clause and Objective	Standard	Standard met?	Objective met?	Comments	Decision Guidelines	Objector right of appeal
To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity.	- o <i>Is located within 40 metres of a kerbside collection point.</i> - o <i>Includes a tap for bin washing.</i> • <i>There is a continuous path of travel free of steps and obstructions from dwellings to the bin storage area.</i> Where access is provided for private bin collection on the land the design of access ways must allow the vehicle to enter and exit in a forward direction. Each dwelling includes an internal waste and recycling storage space of at least 0.07 cubic metres with a minimum depth of 250 millimetres. <i>Dwelling in or forming part of an apartment development</i> The development includes a shared bin storage area for use by each dwelling of at least the applicable area, depth and height specified in Table B5-5.2. <u>See Table B5-5.2 Apartment bin storage.</u> Enclosed bin storage areas are ventilated by:				<i>better practice design options specified in Waste management and recycling in multi-unit developments (Sustainability Victoria, 2019).</i>	

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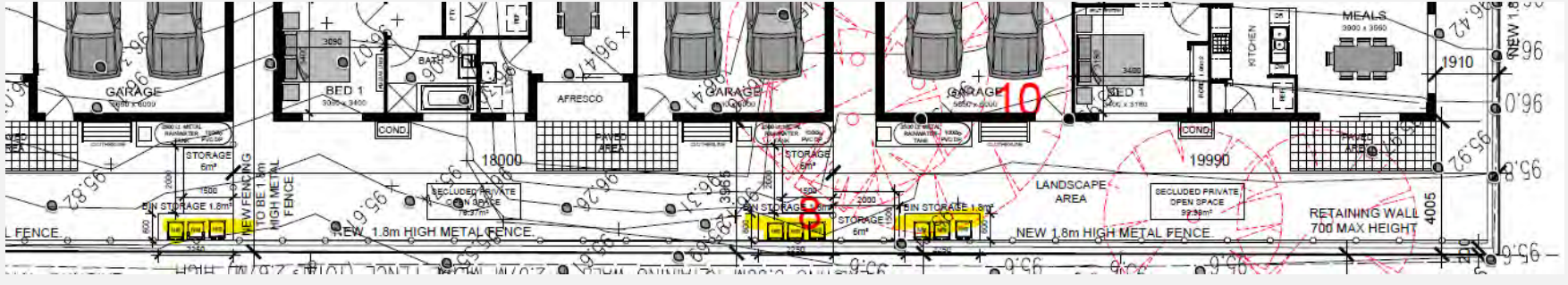
Clause 55.05 – Sustainability						
Clause and Objective	Standard	Standard met?	Objective met?	Comments	Decision Guidelines	Objector right of appeal
	- Natural ventilation openings to the external air with an area of at least 5 per cent of the area for bin storage area; or - A mechanical exhaust ventilation system. A tap and drain is provided to wash bins. A continuous path of travel is provided from each dwelling to bin storage areas. Each dwelling includes an internal waste and recycling storage space of at least 0.07 cubic metres with a minimum depth of 250 millimetres.					

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Clause and Objective	Standard	Standard met?	Objective met?	Comments	Decision Guidelines	Objector right of appeal
Clause 55.05 – Sustainability						

The figure is a detailed site plan for Lot 1, No. 140, with a total area of 137.59m². The plan shows three residential units: Unit 1 (Type C Skillion), Unit 2 (Type B Pitched), and Unit 3 (Type A Skillion). Each unit includes a living area, kitchen, meals area, and bedrooms. Unit 3 also features a family room and a skillion. The plan includes various rooms such as living, kitchen, meals, bedrooms, bathrooms, and laundry. It also shows parking spaces, a concrete area, a rainwater garden, and retaining walls. The plan is annotated with dimensions, elevations, and other technical details. Red circles and numbers 1, 2, 3, and 4 are placed on the plan, likely indicating specific areas of interest or concern. The plan is titled 'No. 140 Lot 1 137.59m²'.

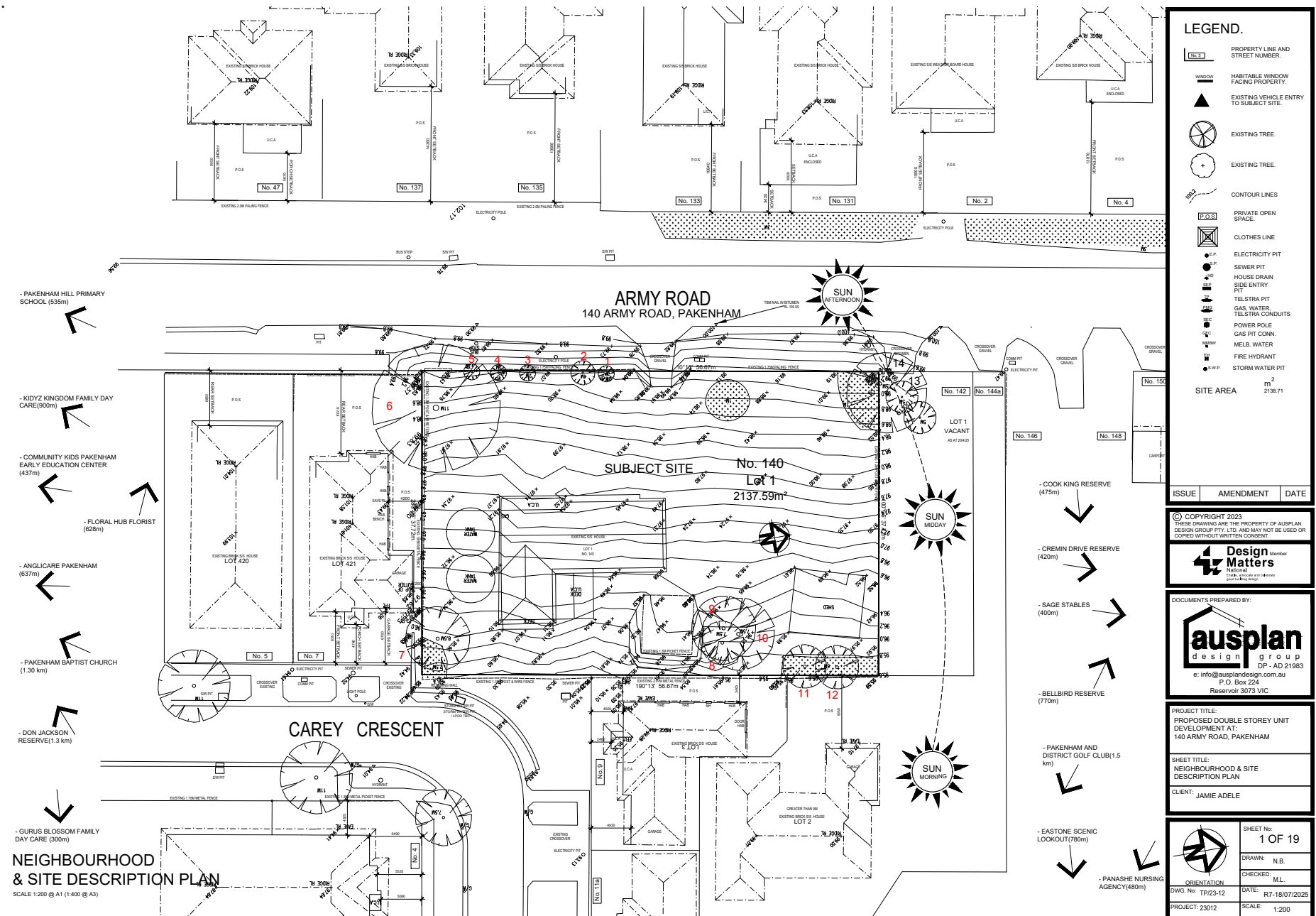
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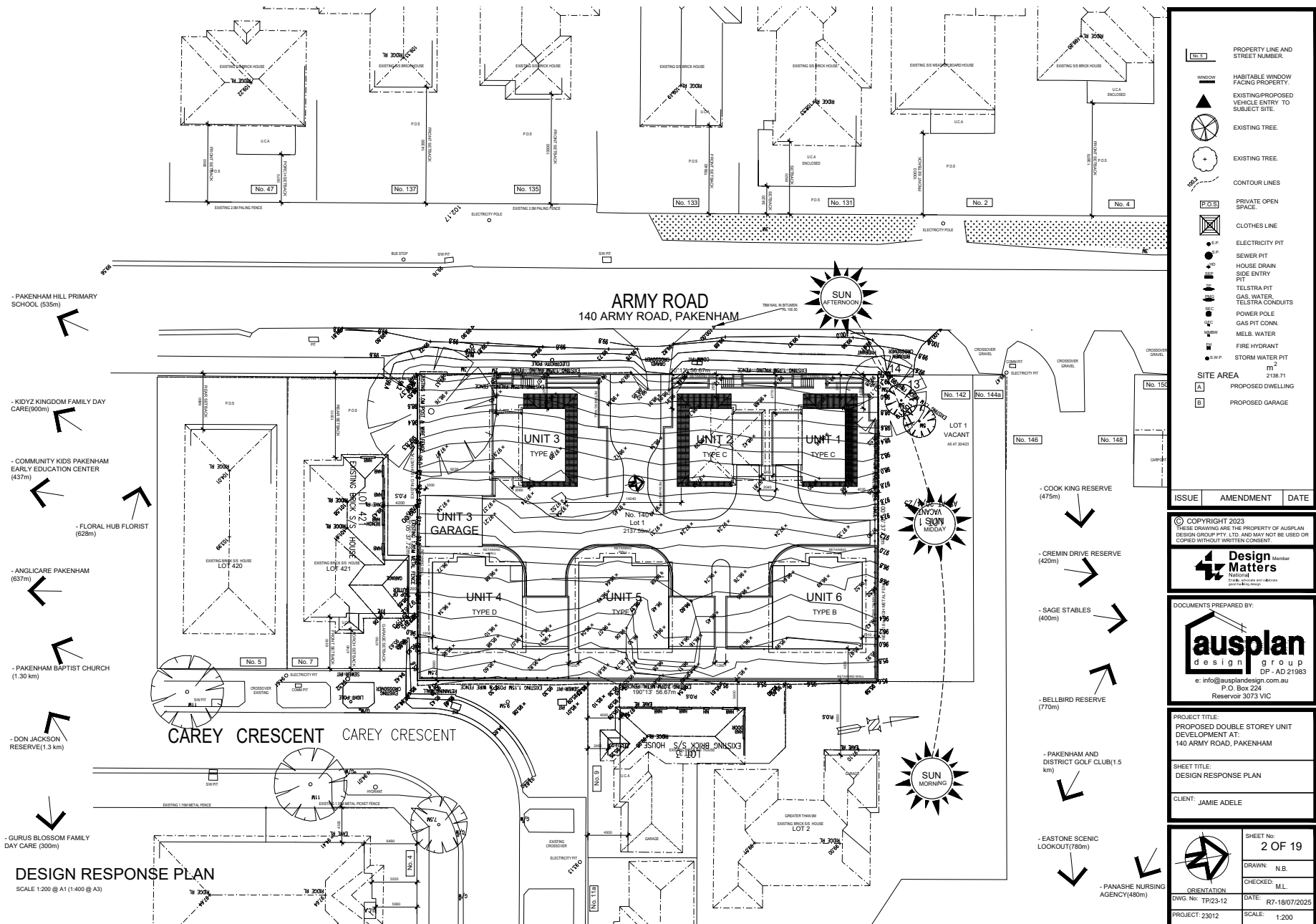
Clause 55.05 – Sustainability						
Clause and Objective	Standard	Standard met?	Objective met?	Comments	Decision Guidelines	Objector right of appeal
						
Clause 55.05-6 – Noise impacts objective To minimise the impact of mechanical plant noise located in the development.	Standard B5-6 Mechanical plant, including mechanical car storage and lift facilities are not located immediately adjacent to bedrooms of new or existing dwellings or small second dwellings, unless a solid barrier is in place to provide a line of sight barrier to transmission of noise and the location of all relevant bedrooms.	☒	☒	Air conditioning units are shown on plans and are not located immediately adjacent to bedrooms. The design mitigates noise impacts through appropriate siting.	<i>The design response.</i> <i>Whether the impact of potential noise sources within a development have been mitigated through design, location and siting.</i> <i>Whether an alternative design meets the relevant objectives having regard to the amenity of the dwelling or small second dwelling and the site context.</i>	No.
Clause 55.05-7 – Energy efficiency for apartment development objectives	Standard B5-7 Dwellings in or forming part of an apartment development located in a climate zone identified in Table	☒	☒	This clause does not apply as the development is not an apartment building.	<i>The design response.</i> <i>The size, orientation and layout of the site.</i>	No.

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Clause 55.05 – Sustainability						
Clause and Objective	Standard	Standard met?	Objective met?	Comments	Decision Guidelines	Objector right of appeal
To achieve energy efficient dwellings and buildings. To ensure dwellings achieve adequate thermal efficiency. <i>(Does not apply to the construction or extension of:</i> <i>A dwelling that is not in, or does not form part of, an apartment development; or</i> <i>A residential building.)</i>	B5-7 do not exceed the maximum NatHERS annual cooling load. See NatHERS Table Note: <i>Refer to NatHERS zone map, Nationwide House Energy Rating Scheme (Commonwealth Department of Environment and Energy).</i>				<i>The availability of solar access to north-facing windows on the site.</i> <i>The annual cooling load for each dwelling.</i>	

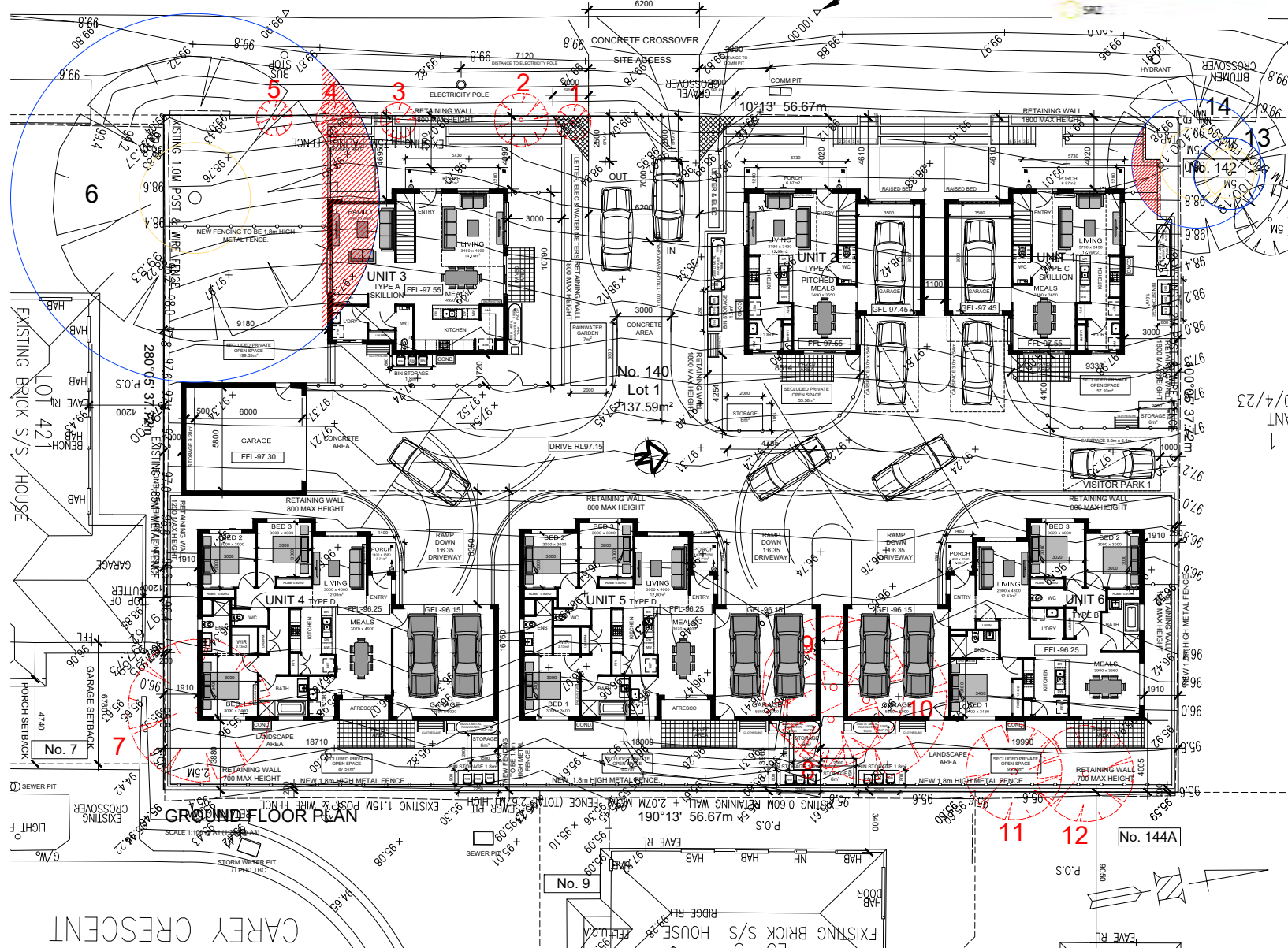




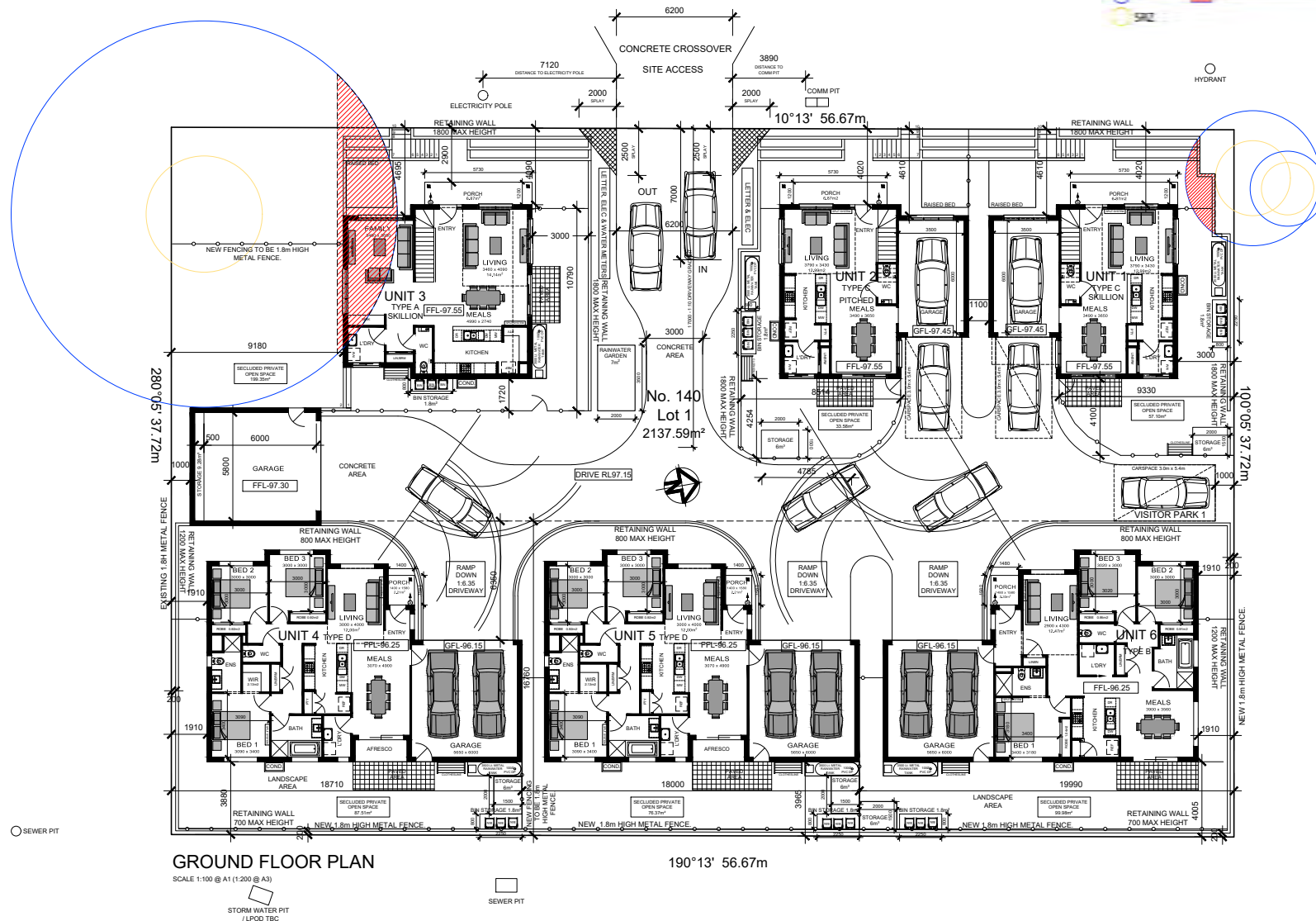


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RL 100.00

140 ARMY ROAD, PAKENHAM



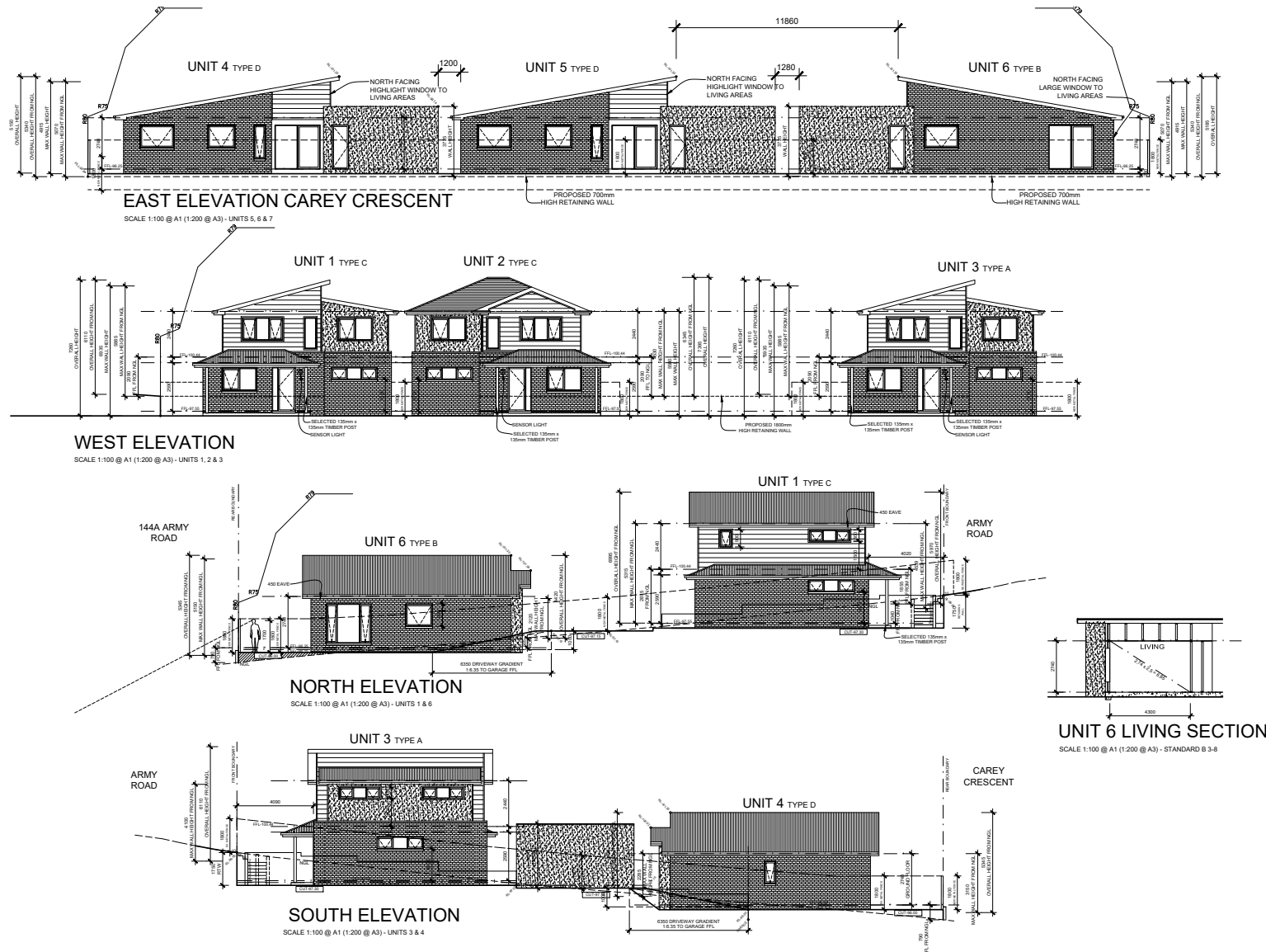
PROPOSED LANDSCAPE LEGEND		
PROPOSED TREES	PROPOSED PERMEABLE AREA	
TREES TO BE REMOVED	FENCE BETWEEN LOTS	
LOW SHRUBS	PAVERS	
	STEPPING STONES	
NOTE: LANDSCAPE LAYOUT AS SHOWN ON TOWN PLANNING DRAWINGS IS ONLY INDICATIVE. ALL LANDSCAPING DETAIL & LAYOUT PROVIDED BY A QUALIFIED LANDSCAPE ARCHITECT/DESIGNER IS TO BE USED FOR ANY CONCEPT LAYOUT SHOWN ON THE TOWN PLANNING DRAWINGS.		
NOTE: ALL LANDSCAPING TO LOCAL COUNCIL'S S-LAWS.		
NOTE: ALL PAVING EXCEPT DRIVEWAYS TO BE POROUS - PAVERS TO BE Laid ON A COMPACTED SAND BASE.		
NOTE: ALL BOUNDARY DIMENSIONS ARE APPROXIMATE & TO BE VERIFIED WITH A CLEAR COPY OF TITLE.		
NOTE: ALL BOUNDARY LINES & LEVELS ARE APPROXIMATE BUILDER TO VERIFY ON SITE.		
NOTE: ALL SHRUBS TREES TO BE REMOVED. FREE LOCATION NOT SHOWN ON PLAN FOR CLARITY.		
NOTE: STEPS LEADING INTO RESIDENCE MAY VARY & SHOULD BE TAKEN INTO CONSIDERATION WHEN SITE SCRAPES OCCURS. BUILDER TO VERIFY ALL STEPS LEADING INTO THE RESIDENCE BEFORE THE COMMENCEMENT OF BUILDING/POSTING TOURING.		
NOTE: PROVIDE A MINIMUM HEAD CLEARANCE TO STAIRS IN ACCORDANCE WITH THE B.C.A. CLAUSE 3.1.4 TO BE VERIFIED ON SITE.		
NOTE: ALL INTERNAL FENCING TO BE 1.8m HIGH TIMBER PALING FENCE.		
NOTE: ROOF AREA TO CONNECT TO 2000 LITRE WATER TANKS FOR THE PURPOSE OF TOILET FLUSHING. UNITS 1, 2 & 3 WILL ALSO BE USED FOR LAUNDRY RE-USE.		
NOTE: STORM WATER TO BE COLLECTED FROM THE ACCESS WAY TO FILTER INTO THE RAINWATER GARDEN, REFER TO THE WEED PLAN FOR FURTHER DETAILS.		
ISSUE	AMENDMENT	DATE
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Design Matters ARCHITECT (Trade License No. 123456789) (Landscape Architecture)		
DOCUMENTS PREPARED BY: ausplan design group e: info@ausplandesign.com.au P.O. Box 224 Reservoir 3073 VIC		
PROJECT TITLE: PROPOSED DOUBLE STOREY UNIT DEVELOPMENT AT: 140 ARMY ROAD, PAKENHAM		
SHEET TITLE: SITE & GROUND FLOOR PLAN		
CLIENT: JAMIE ADELE		
ORIENTATION DWG. No: TP/23-12 PROJECT: 23012		
4 OF 19 DRAWN: N.B. CHECKED: M.L. DATE: R7-18/07/2025 SCALE: 1:100		

PROPOSED LANDSCAPE LEGEND			
	PROPOSED TREES		PROPOSED PERMEABLE AREA
	TREES TO BE REMOVED		FENCE BETWEEN LOTS
	LOW SHRUB		PAVERS
			STEPPING STONES
NOTE: LANDSCAPE AS SHOWN ON TOWN PLANNING DRAWINGS (P.01) INDICATING: ALL LANDSCAPING DETAIL, & LANDSCAPING MATERIALS TO BE USED TO BE VERIFIED BY ANY CONCEPT LAYOUT SHOWN ON THE TOWN PLANNING DRAWINGS.			
NOTE: ALL CURBS RELATING TO LOCAL COUNCIL BY-LAWS.			
NOTE: ALL PAVING EXCEPT DRIVEWAYS TO BE POROUS - PAVERS TO BE Laid ON A COMPACTED SAND BASE			
NOTE: ALL DIMENSARY DIMENSIONS ARE APPROXIMATE & TO BE VERIFIED WITH A CLEAR COPY OF TITLE.			
NOTE: ALL CURBS, LEVELS & LEVELS ARE APPROXIMATE BUILDER TO VERIFY ON SITE.			
NOTE: ALL ON SITE TREES TO BE REMOVED - TREE LOCATION NOT SHOWN ON TITLE MAY BE QUARTY.			
NOTE: STEPS LEADING INTO RESIDENCE MAY LEADWAY & SHOULD BE FABRICATED CONSIDERING FOR INHERIT SOME SOCIAL, BUILDER TO VERIFY ALL STEPS LEADING INTO THE RESIDENCE BEFORE THE COMMENCEMENT OF BACKSUPPORTING FLOORING.			
NOTE: PRODUCE A MINIMUM HEAD CLEARANCE TO STAIRS IN ACCORDANCE WITH THE B.C.A. CLAUSE 3.8.1 TO BE VERIFIED ON SITE.			
NOTE: ALL EXTERIOR FENCING TO BE 1.8m HIGH TIMBER PALING FENCE			
NOTE: ROOF AREA TO CONNECT TO 350 LITRE WATER TANKS FOR THE PURPOSE OF TOILET FLUSHING. LOTS 1, 2 & 3 WELL ALSO BE USED FOR LAUNDRY RE-USE.			
NOTE: STORM WATER TO BE COLLECTED FROM THE ACCESS WAY TO FILLERS INTO THE MANHOLE DRAIN, BEERS TO THE ROAD PLAN FOR FURTHER DETAILS			
ISSUE	REVISION	DATE	
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Ausplan design group National residential commercial industrial public works and building design			
DOCUMENTS PREPARED BY:			
ausplan design group e: info@ausplandesign.com.au P.O. Box 224 Reservoir 3073 VIC			
PROJECT TITLE: PROPOSED DOUBLE STOREY UNIT DEVELOPMENT AT: 140 ARMY ROAD, PAKENHAM			
SHEET TITLE: SITE & FIRST FLOOR PLAN			
CLIENT: JAMIE ADELE			
DRAWN: N.B.		SHEET NO: 5 OF 19	
CHECKED: M.L.		DATE: R7-10/07/2025	
DWG NO: TP23-12		SCALE: 1:100	





	SHEET No: 6 OF 19
	DRAWN: N.B.
	CHECKED: M.L.
ORIENTATION	
DWG. No: TP/23-12	DATE: R7-18/07/2025
PROJECT: 23012	SCALE: 1:100



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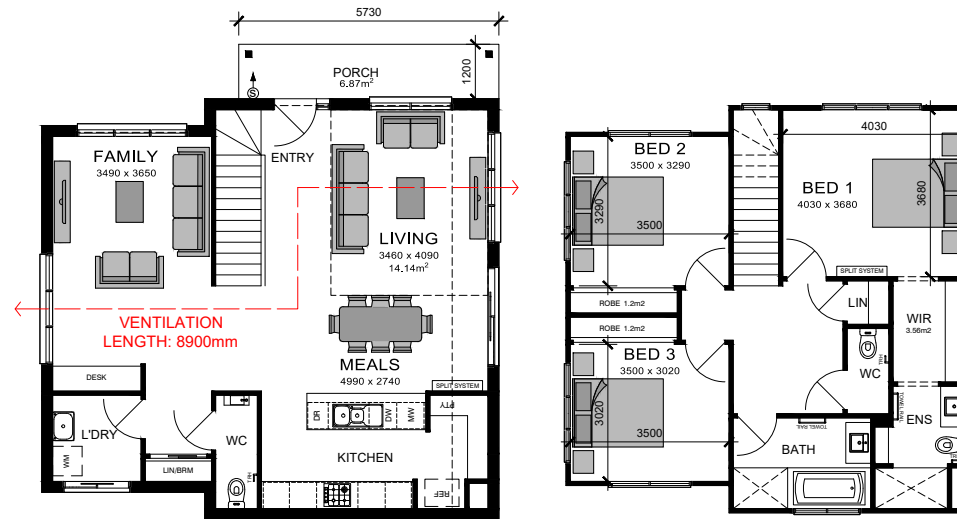


PROJECT TITLE:
PROPOSED DOUBLE STOREY UNIT
DEVELOPMENT AT:
140 ARMY ROAD, PAKENHAM

SHEET TITLE:
ELEVATIONS

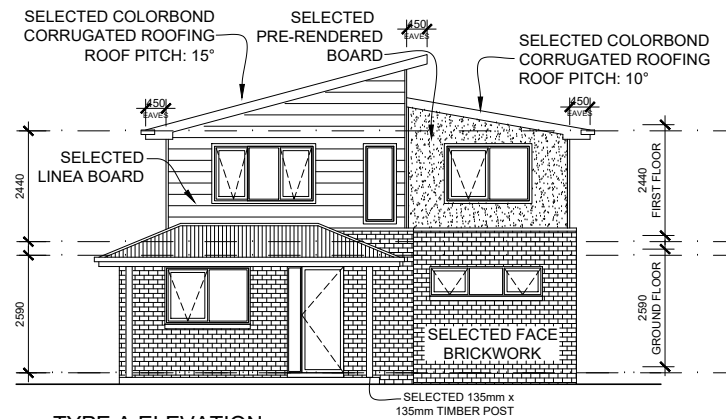
CLIENT: JAMIE ADELE

ORIENTATION DWG. No: TP/23-12 PROJECT: 23012	SHEET No: 7 OF 19
	DRAWN: N.B.
	CHECKED: M.L.
DATE: R7-18/07/2025	SCALE: 1:100



TYPE A GROUND & FIRST FLOOR

SCALE 1:50 @ A1 (1:100 @ A3)



TYPE A ELEVATION

SCALE 1:50 @ A1 (1:100 @ A3)

ISSUE	AMENDMENT	DATE
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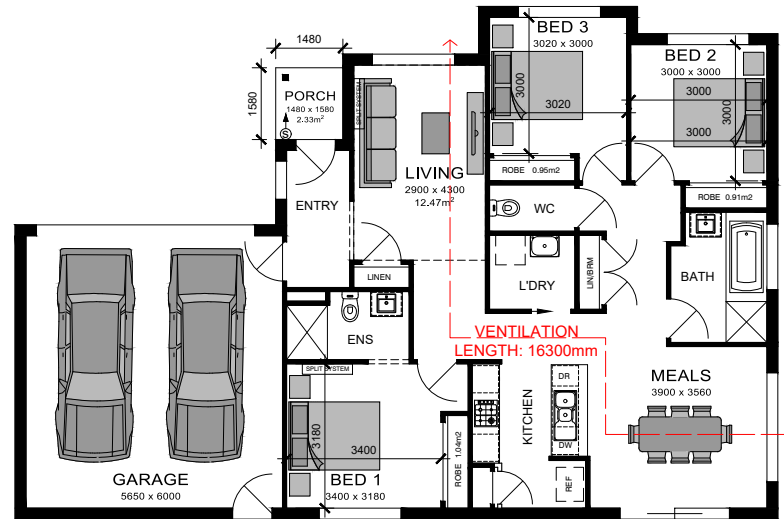


PROJECT TITLE:
 PROPOSED DOUBLE STOREY UNIT
 DEVELOPMENT AT:
 140 ARMY ROAD, PAKENHAM

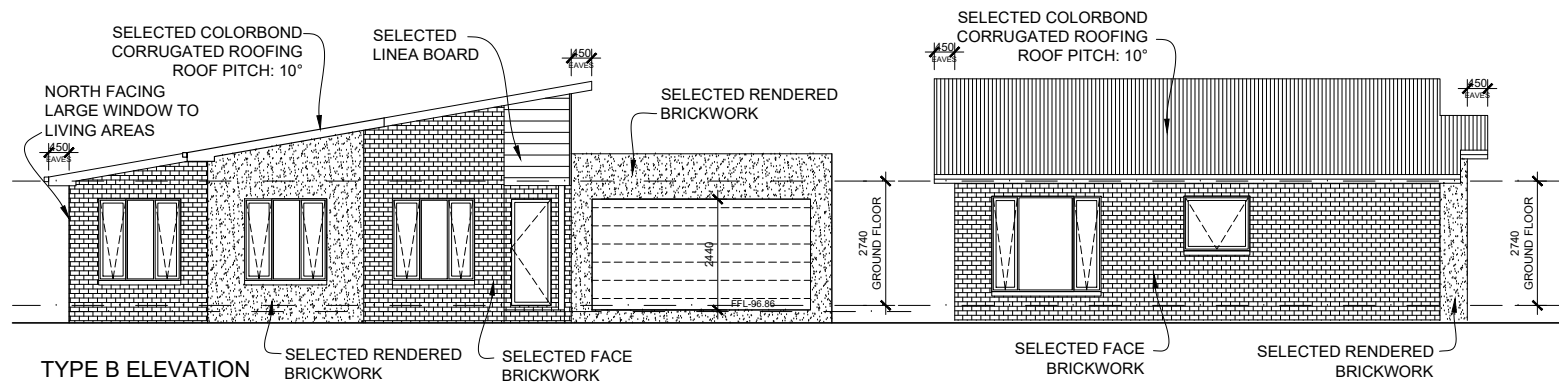
SHEET TITLE:
 TYPE A GROUND & FIRST FLOOR PLAN

CLIENT: JAMIE ADELE

ORIENTATION DWG. No: TP/23-12 PROJECT: 23012	SHEET No: 8 OF 19
	DRAWN: N.B.
	CHECKED: M.L.
	DATE: R7-18/07/2025 SCALE: 1:50



TYPE B GROUND SCALE 1:50 @ A1 (1:100 @ A3)



TYPE B ELEVATION

SCALE 1:50 @ A1 (1:100 @ A3)

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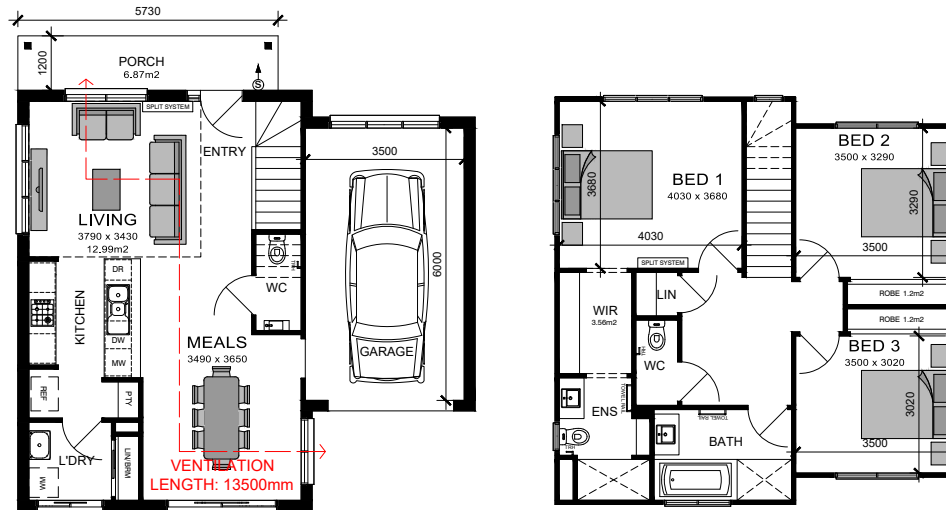


PROJECT TITLE:
 PROPOSED DOUBLE STOREY UNIT
 DEVELOPMENT AT:
 140 ARMY ROAD, PAKENHAM

SHEET TITLE:
 TYPE B GROUND FLOOR PLAN

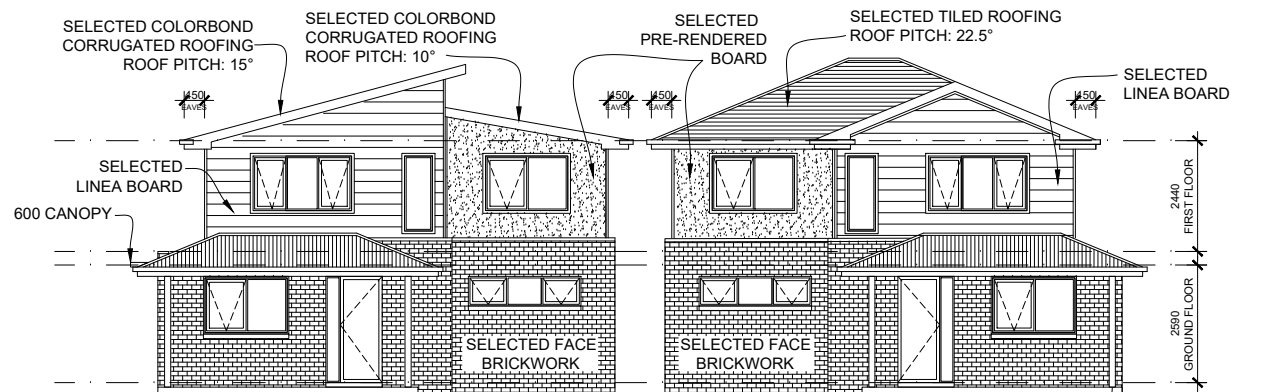
CLIENT: JAMIE ADELE

ORIENTATION DWG. No: TP/23-12 PROJECT: 23012	SHEET No: 9 OF 19
	DRAWN: N.B.
	CHECKED: M.L.
	DATE: R7-18/07/2025 SCALE: 1:50



TYPE C GROUND & FIRST FLOOR

SCALE 1:50 @ A1 (1:100 @ A3)



TYPE C ELEVATION - SKILLION ROOF

SCALE 1:50 @ A1 (1:100 @ A3)

TYPE C ELEVATION - PITCHED ROOF

SCALE 1:50 @ A1 (1:100 @ A3)

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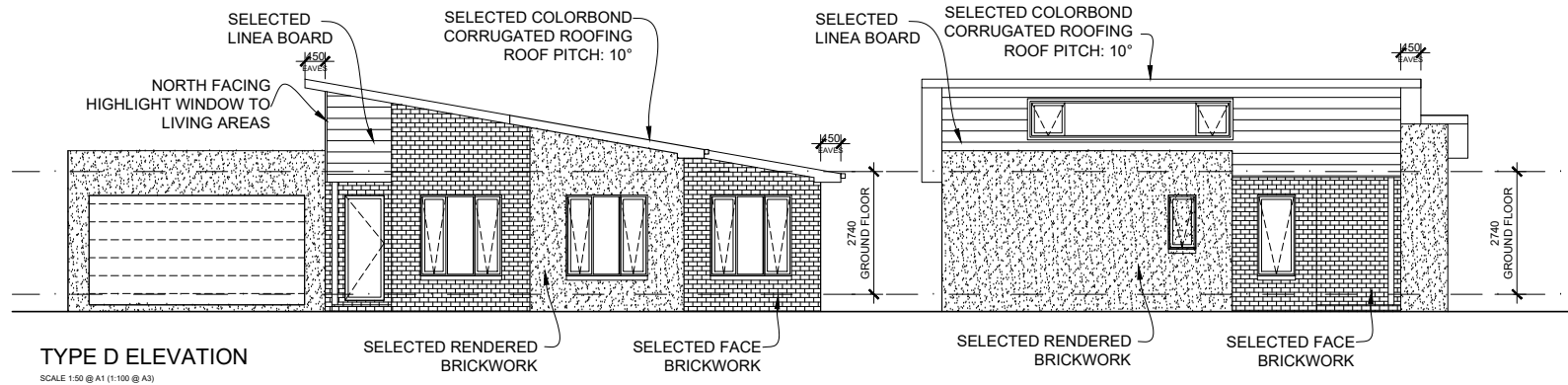
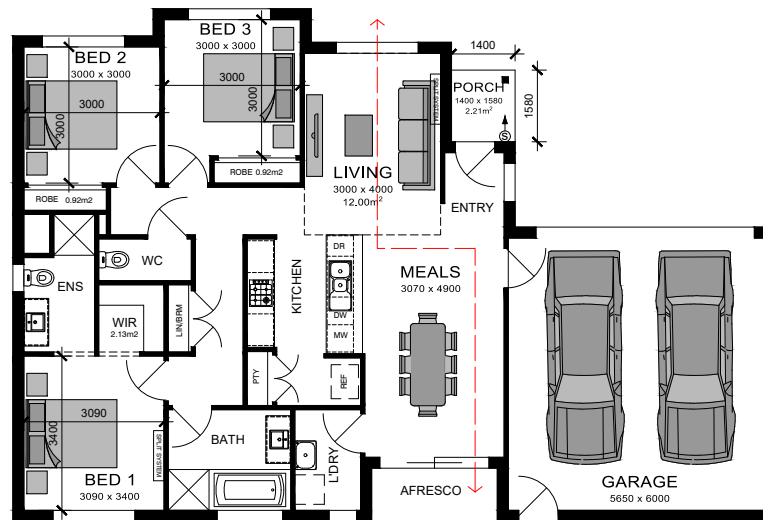


PROJECT TITLE:
 PROPOSED DOUBLE STOREY UNIT
 DEVELOPMENT AT:
 140 ARMY ROAD, PAKENHAM

SHEET TITLE:
 TYPE C GROUND & FIRST FLOOR PLAN

CLIENT: JAMIE ADELE

SHEET No:	10 OF 19
DRAWN:	N.B.
CHECKED:	M.L.
ORIENTATION	
DWG. No:	TP/23-12
DATE:	R7-18/07/2025
PROJECT:	23012
SCALE:	1:50



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Design Matters
 MEMBER
 NATIONAL BUILDING ASSOCIATION OF AUSTRALIA

DOCUMENTS PREPARED BY:

ausplan
 design group
 DP - AD 21983
 e: info@ausplandesign.com.au
 P.O. Box 224
 Reservoir 3073 VIC

PROJECT TITLE:
 PROPOSED DOUBLE STOREY UNIT
 DEVELOPMENT AT:
 140 ARMY ROAD, PAKENHAM

SHEET TITLE:
 TYPE D GROUND FLOOR PLAN

CLIENT: JAMIE ADELE

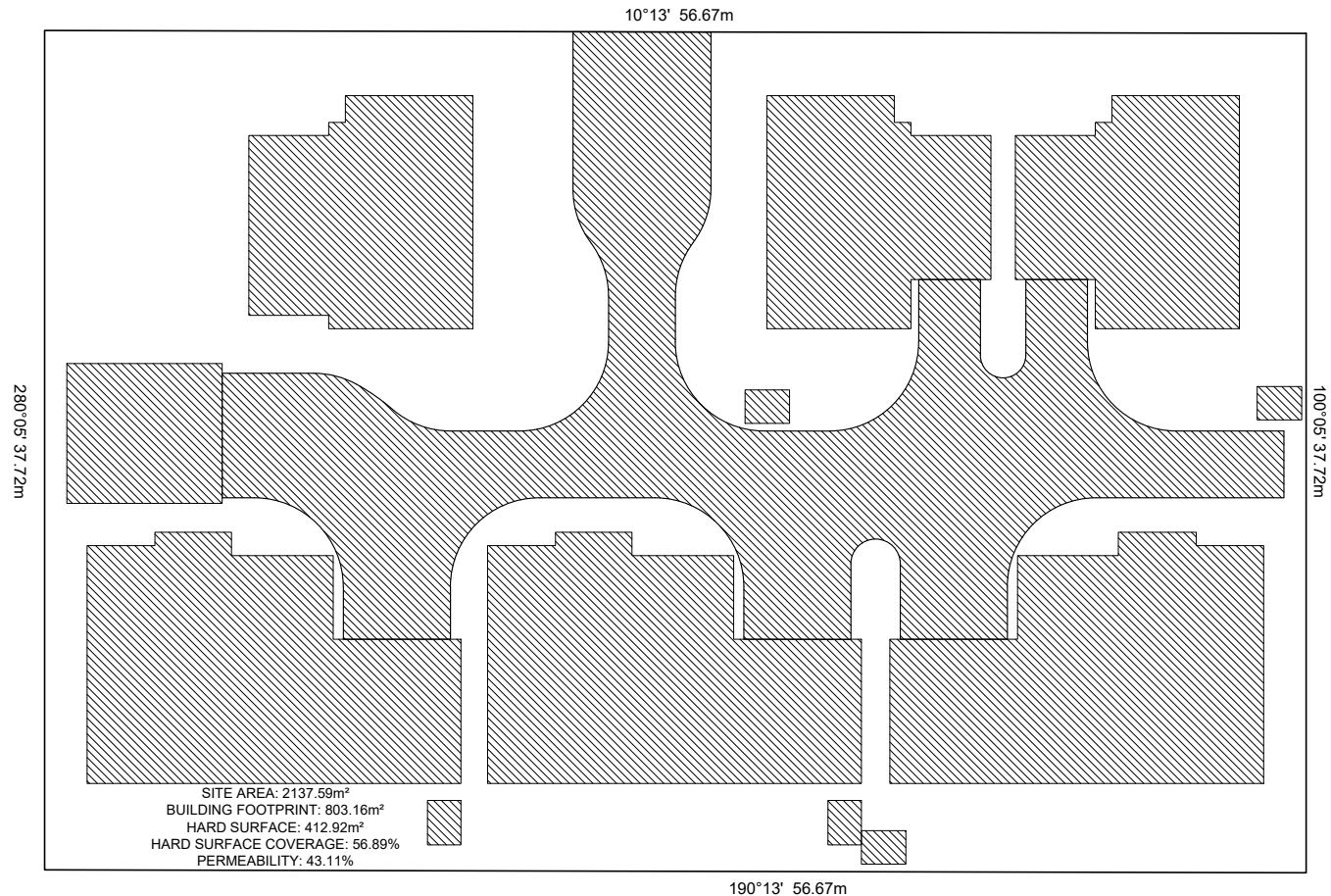
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DRAWN: N.B.	CHECKED: M.L.
ORIENTATION	DATE: R7-18/07/2025
DWG. No: TP/23-12	SCALE: 1:50
PROJECT: 23012	



SITE COVERAGE PLAN

SCALE 1:100

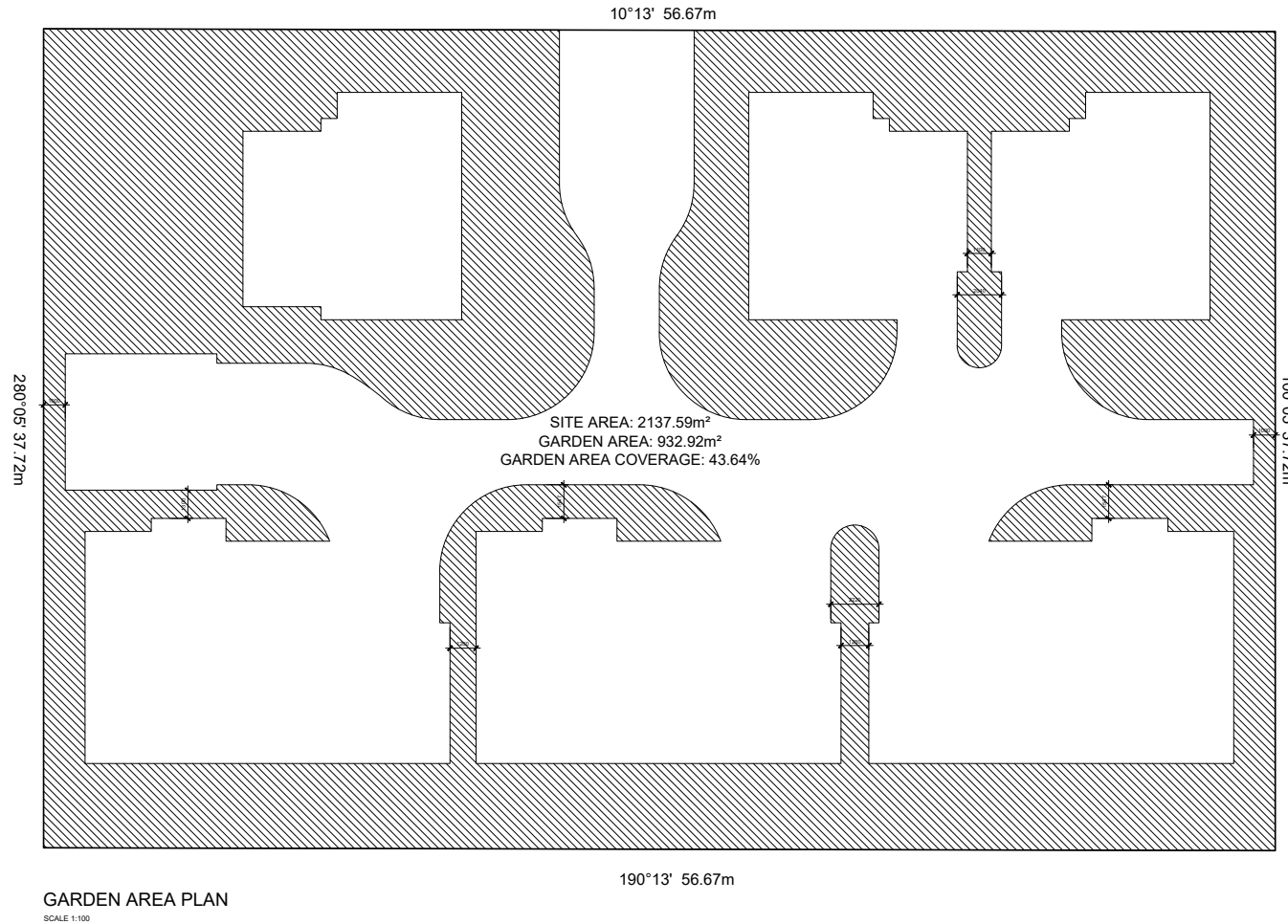
PROPOSED LANDSCAPE LEGEND		
	PROPOSED TREES	
	TREES TO BE REMOVED	
	LOW SHRUBS	
NOTE: LANDSCAPE LAYOUT AS SHOWN ON TOWN PLANNING DRAWINGS IS ONLY INDICATIVE. ALL LANDSCAPING DETAIL LAYOUT PROVIDED BY A QUALIFIED LANDSCAPE ARCHITECT/DESIGNER IS TO OVERLIE ANY CONCEPT LAYOUT SHOWN ON THE TOWN PLANNING DRAWINGS.		
NOTE: ALL LANDSCAPING TO LOCAL COUNCILS BY-LAWS		
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NOTE: ALL ON SITE TREES TO BE REMOVED. TREE LOCATION NOT SHOWN ON PLAN FOR CLARITY.		
NOTE: STEPS LEADING INTO RESIDENCE MAY VARY & SHOULD BE TAKEN INTO CONSIDERATION WHEN SITE SECURE OCCURS. BUILDER TO VERIFY ALL STEPS LEADING INTO THE RESIDENCE BEFORE THE COMMENCEMENT OF SLAB/POURING.		
NOTE: PROVIDE A MINIMUM HEAD CLEARANCE TO STAIRS IN ACCORDANCE WITH THE B.C.A. CLAUSE 3.8.1.4 TO BE VERIFIED ON SITE.		
NOTE: ALL INTERNAL FENCING TO BE 1.8m HIGH TIMBER PALING FENCE.		
NOTE: ROOF AREA TO CONNECT TO 3500 LITRE WATER TANK FOR THE PURPOSE OF TOILET FLUSHING. UNITS 1, 2 & 3 WILL ALSO BE USED FOR LAUNDRY RE-USE.		
NOTE: STORM WATER TO BE COLLECTED FROM THE ACCESS WAY TO FILTER INTO THE RAINWATER GARDEN. REFER TO THE WUD PLAN FOR FURTHER DETAILS.		
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Design Matters ARCHITECT Landscape Architecture and Building Design		
DOCUMENTS PREPARED BY: ausplan design group e: info@ausplandesign.com.au P.O. Box 224 Reservoir 3073 VIC		
PROJECT TITLE: PROPOSED DOUBLE STOREY UNIT DEVELOPMENT AT: 140 ARMY ROAD, PAKENHAM		
SHEET TITLE: SITE COVERAGE PLAN		
CLIENT: JAMIE ADELE		
ORIENTATION DWG. No: TP/23-12 PROJECT: 23012		SHEET No: 12 OF 19 DRAWN: N.B. CHECKED: M.L. DATE: R7-18/07/2025 SCALE: 1:100



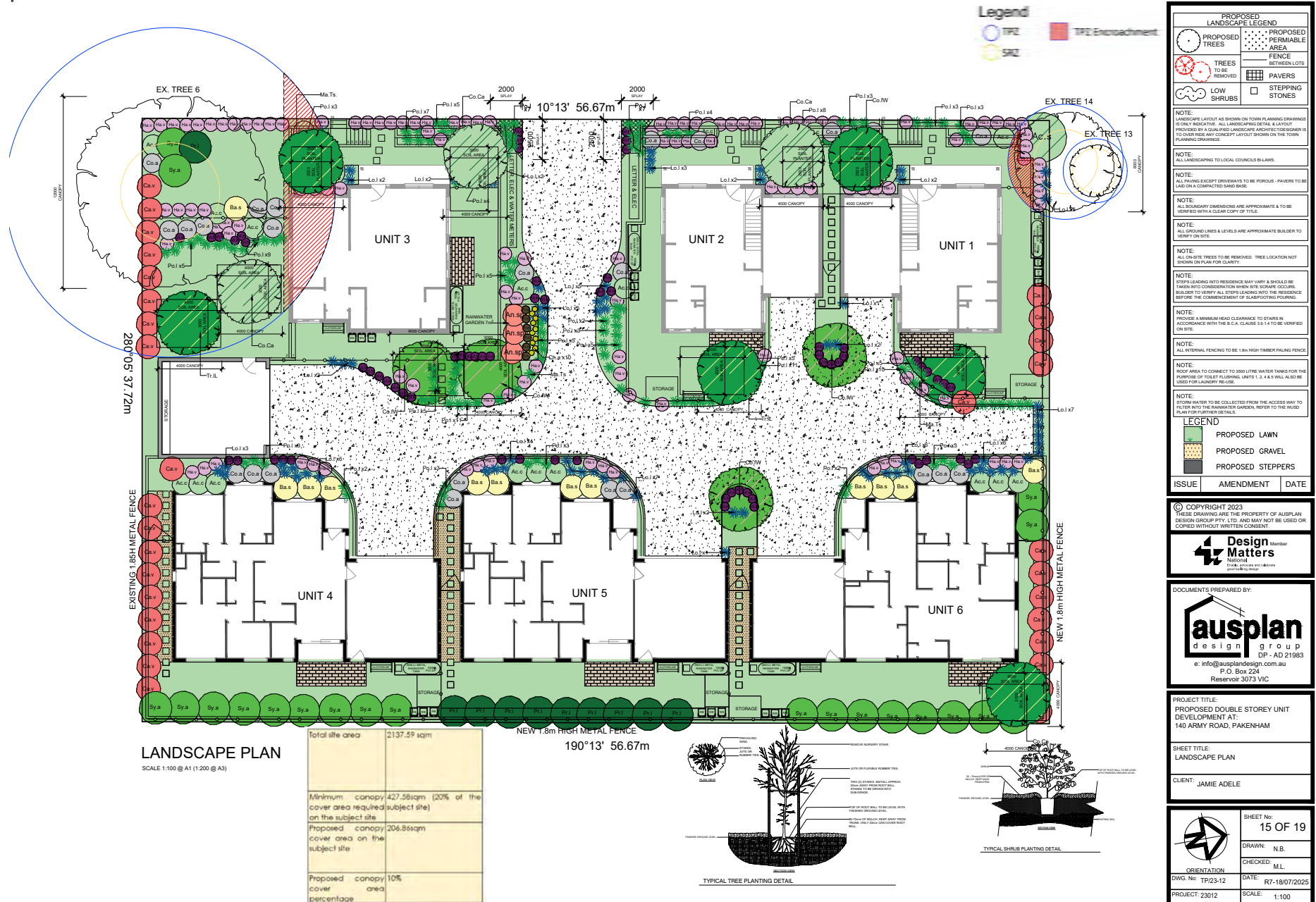
PERMEABILITY PLAN

SCALE 1:100

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DOCUMENTS PREPARED BY: DP - AD 21983 e: info@ausplandesign.com.au P.O. Box 224 Reservoir 3073 VIC		
PROJECT TITLE: PROPOSED DOUBLE STOREY UNIT DEVELOPMENT AT: 140 ARMY ROAD, PAKENHAM		
SHEET TITLE: PERMEABILITY PLAN		
CLIENT: JAMIE ADELE		
		SHEET No: 13 OF 19
DRAWN: N.B.		CHECKED: M.L.
DATE: 17-10/2025		SCALE: 1:100
PROJECT: 23012		SCALE: 1:100



PROPOSED LANDSCAPE LEGEND		
	PROPOSED TREES	
	TREES TO BE REMOVED	
	LOW SHRUBS	
NOTE: LANDSCAPE LAYOUT AS SHOWN ON TOWN PLANNING DRAWINGS IS ONLY INDICATIVE. ALL LANDSCAPING DETAIL & LAYOUT PROVIDED BY A QUALIFIED LANDSCAPE ARCHITECT/DESIGNER IS TO COVER FOR ANY CONCEPT LAYOUT SHOWN ON THE TOWN PLANNING DRAWINGS. NOTE: ALL LANDSCAPING TO LOCAL COUNCILS BY-LAWS. NOTE: ALL PAVING EXCEPT DRIVEWAYS TO BE POROUS - PAVERS TO BE Laid ON A COMPACTED SAND BASE. NOTE: ALL BOUNDARY DIMENSIONS ARE APPROXIMATE & TO BE VERIFIED WITH A CLEAR COPY OF TITLE. NOTE: ALL GROUND LINES & LEVELS ARE APPROXIMATE BUILDER TO VERIFY ON SITE. NOTE: ALL ON SITE TREES TO BE REMOVED - TREE LOCATION NOT SHOWN ON PLAN FOR CLARITY. NOTE: STEPS LEADING INTO RESIDENCE MAY VARY & SHOULD BE TAKEN INTO CONSIDERATION WHEN THE DESIGNER OCCURS BUILDER TO VERIFY ALL STEPS LEADING INTO THE RESIDENCE BEFORE THE COMMENCEMENT OF SLAB/POURING POURING. NOTE: PROVIDE A MINIMUM HEAD CLEARANCE TO STAIRS IN ACCORDANCE WITH THE B.C.A. CLAUSE 3.3.1.4 TO BE VERIFIED ON SITE. NOTE: ALL INTERNAL FENCING TO BE 1.8m HIGH TIMBER PALING FENCE. NOTE: ROOF AREA TO CONNECT TO 3500 LITRE WATER TANKS FOR THE PURPOSE OF TOILET FLUSHING. UNITS 1, 2, 4 & 5 WILL ALSO BE USED FOR LAUNDRY RE-USE. NOTE: STORM WATER TO BE COLLECTED FROM THE ACCESS WAY TO FILTER INTO THE DRAINAGE GARDEN, REFER TO THE WUDS PLAN FOR FURTHER DETAILS.		
ISSUE	AMENDMENT	DATE
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DOCUMENTS PREPARED BY: ausplan design group e: info@ausplandesign.com.au P.O. Box 224 Reservoir 3073 VIC		
PROJECT TITLE: PROPOSED DOUBLE STOREY UNIT DEVELOPMENT AT: 140 ARMY ROAD, PAKENHAM		
SHEET TITLE: GARDEN AREA PLAN		
CLIENT: JAMIE ADELE		
ORIENTATION DWG. No: TP/23-12 PROJECT: 23012		SHEET No: 14 OF 19 DRAWN: N.B. CHECKED: M.L. DATE: R7-18/07/2025 SCALE: 1:100



LANDSCAPE NOTES:

EXISTING TREES AND TREE PROTECTION ZONE MEASUREMENTS:

EXISTING TREES TO BE ADEQUATELY PROTECTED DURING SITE WORKS. TREE PROTECTION MEASURES ARE TO BE IN ACCORDANCE WITH AS 4970-2009.

AS DETAILED IN THE ARBORICULTURAL CONSTRUCTION IMPACT ASSESSMENT DATED 1/3/2024 PREPARED BY THE PROJECT ARBORIST, THE FOLLOWING ARE THE TREE PROTECTION MEASURES REFERRING TO TREE NO. 13 & 14:

1. NO EXCAVATION WITHIN THE STRUCTURAL ROOT ZONE (SRZ) OF RETAINED TREES UNLESS IT CAN BE DEMONSTRATED THAT STRUCTURAL TREE ROOTS WILL NOT BE IMPACTED.
- A) STRUCTURAL TREE ROOTS ARE GENERALLY CONSIDERED ROOTS GREATER THAN 50MM DIAMETER.
2. ALL SERVICES SHOULD BE LOCATED OUTSIDE OF THE TPZ OF RETAINED TREES.
- A) WHERE SERVICES CANNOT BE LOCATED OUTSIDE OF THE TPZ THEN THEY SHOULD BE INSTALLED EITHER BY:

I. DIRECTIONAL BORING UNDER THE TPZ, WITH THE TOP OF BORE A MINIMUM OF 800MM BELOW NATURAL GROUND LEVEL (NGL).

II. HYDRO-VACUUM EXCAVATION UNDER ARBORICULTURAL SUPERVISION.

REFER TO THE ENCLOSED ARBORICULTURAL CONSTRUCTION IMPACT ASSESSMENT FOR FURTHER DETAILS REGARDING TREE PROTECTION MEASURES REFERRING TO TREE NO. 13 & 14.

TOPSOIL:

IMPORTED SOIL IS TO BE FREE OF ANY WEEDS. CULTIVATE EXISTING SITE SOIL TO 200MM DEPTH. TO GARDEN AREAS, SPREAD IMPORTED TOPSOIL TO A DEPTH OF 200MM OVER CULTIVATED SITE SOIL. TO LAWN AREAS, SPREAD IMPORTED TOPSOIL TO A DEPTH OF 100MM. IMPORTED TOPSOIL TO BE A 70/30 MIX OF SCREENED TOPSOIL AND ORGANIC COMPOST. APPLY GYPSUM WHERE NECESSARY.

GARDEN BEDS:

NEW GARDEN BEDS AND PLANTING AREAS MUST BE CLEARED OF ANY UNWANTED MATTER INCLUDING GRAVEL, CLAY LUMPS, WEEDS, ROOTS AND ANY BUILDING DEBRIS. THE SOIL IS TO BE AERATED BEFORE ANY TOPSOIL IS ADDED. AFTER CULTIVATION AVOID ANY MACHINERY IN GARDEN AREAS TO AVOID COMPACTION.

PLANTS AND PLANTING:

PLANTS ARE TO BE ASSESSED ON DELIVERY TO ENSURE HEALTHY/DISEASE FREE SPECIMENS. ALL PLANTS SHOULD BE PLANTED AS SOON AFTER DELIVERY AS POSSIBLE AS PER THE LANDSCAPE PLAN. OVER EXCAVATE ALL PLANT HOLES BY AT LEAST TWICE POT VOLUME. SPREAD SLOW RELEASE FERTILISER TO EACH PLANT HOLE AS PER THE MANUFACTURERS SPECIFICATIONS. STEAK AND TIE TREES WITH TWO STEAKS AND LARGE SHRUBS WITH ONE STEAK. REFER TO PLANTING SPECIFICATIONS WHERE NECESSARY. WATER PLANTS BEFORE PLANTING AND IMMEDIATELY AFTER THEN MAINTAIN REGULAR FOLLOW-UP WATERING DURING ESTABLISHMENT PERIOD.

TREES:

ALL CANOPY TREES TO BE A MINIMUM OF 1.8 METRES TALL WHEN PLANTED.

LAWN:

SOIL TO FINISH AS A LIGHTNING ROLLED LAYER 8MM ABOVE ADJACENT PAVED SURFACES. SPREAD LAWN SEEDS AT A RATE OF 40G/M² SQUARED. FOR INSTANT TURF, FINISHED TOPSOIL AS LIGHTLY ROLLED LAYER FLUSHED TO ADJACENT PAVED SURFACES. ENSURE SEEDBED AND INSTANT TURF AREAS ARE KEPT MOIST DURING THE ESTABLISHMENT.

MULCH:

AFTER PLANTING ALL NEW GARDEN BEDS TO RECEIVE A 50-75MM LAYER OF ORGANIC UNDYED MULCH. MULCH IS TO BE KEPT AWAY FROM STEMS AND TRUNKS. REFER TO PLANTING DETAIL.

EDGING:

WOODEN EDGING TO BE INSTALLED WHERE LAWN AND GARDEN BED, LAWN AND GRAVEL AND GARDEN BED AND GRAVEL INTERSECT. AREAS WHERE GARDEN BEDS MEET PATH, EDGING NOT REQUIRED.

MAINTENANCE:

MAINTAIN ALL GARDEN BEDS IN A NEAT AND TIDY CONDITION REGULARLY WATER GARDEN BEDS AND LAWN AREAS DURING ESTABLISHMENT AND DURING DRY SPELLS. ENSURE WEEDS ARE REGULARLY REMOVED.

DISCLAIMER:

DELLORA DESIGNS SHALL NOT BE LIABLE FOR ANY DAMAGES CAUSED TO THE EXISTING VEGETATION RETAINED ON AND SURROUNDING THE SITE. IT IS THE SOLE RESPONSIBILITY OF THE OWNER OR BUILDER. IT IS THE LANDSCAPE CONTRACTORS RESPONSIBILITY TO LOCATE AND PROVE ALL SERVICES PRIOR TO UNDERTAKING WORKS AND VARIOUS AUTHORITIES ARE TO BE NOTIFIED. SHOULD ANY EXISTING SERVICES BE DAMAGED DURING CONSTRUCTION WORK THE CONTRACTOR SHALL MAKE ARRANGEMENT FOR REPAIRS. ALL COSTS FOR THIS SHALL BE DONE BY THE CONTRACTOR.

CODE	BOTANICAL NAME	COMMON NAME	HEIGHT	WIDTH	SITE/SURROUNDING	STATUS
T1	<i>Cordyline australis</i>	Cordyline	3m	1m	Site	Remove
T2	<i>Magnolia grandiflora</i> 'Little gem'	Dwarf Bull Bay	3m	2m	Site	Remove
T3	<i>Cordyline australis</i>	Cordyline	2m	1m	Site	Remove
T4	<i>Magnolia grandiflora</i> 'Little gem'	Dwarf Bull Bay	3m	1m	Site	Remove
T5	<i>Cordyline australis</i>	Cordyline	3m	1m	Site	Remove
T6	<i>Corymbia ficifolia</i>	Flowering Gum	12m	12m	Site	Retain
T7	<i>Celtis australis</i>	European Nettle Tree	8m	7m	Site	Remove
T8	<i>Callistemon salignus</i>	Willow Bottle Brush	5m	2m	Site	Remove
T9	<i>Melaleuca bracteata</i>	Paperbark	8m	6m	Site	Remove
T10	<i>Leptospermum petersonii</i>	Lemon Scented Tea Tree	7m	9m	Site	Remove
T11	<i>Pittosporum tenuifolium</i>	Kohuhu	8m	4m	Site	Remove
T12	<i>Pittosporum tenuifolium</i>	Kohuhu	7m	4m	Site	Remove
T13	<i>Photinia serrulata</i>	Chinese Hawthorn	3m	3m	Surrounding	Retain
T14	<i>Agonis flexuosa</i>	West Australian Willow Myrtle	7m	6m	Surrounding	Retain

CODE	BOTANICAL NAME	COMMON NAME	HEIGHT	WIDTH	INSTALL SIZE	QTY
TREES						
Ma.Ts	<i>Malus Tschonoskii</i>	Crab Apple	7m	4m	400mm	2
Co.FW	<i>Corymbia ficifolia</i> 'Wildfire'	Flowering Gum	6m	4m	400mm	5
Co.Ca.	<i>Cornus Capitata</i>	Evergreen Dogwood	6-8m	4m	400mm	4
Tr.JL	<i>Tristania laurina</i> 'Lascious'	Water Gum	8m	4m	400mm	2
SHRUBS						
Ac.s.	<i>Acacia Stricta</i>	Hop Wattle	2-4m	2-4m	140mm	1
Ac.c.	<i>Acacia Cognata</i> 'Mini Cog'	Dwarf Bower Wattle	0.6-1m	1-2m	140mm	20
Bas.s	<i>Banksia spinulosa</i> 'cunninghamii'	Haripin Banksia	1-2m	1-2m	140mm	12
Ca.v	<i>Callistemon viminalis</i> 'CV01' Slim	Bottlebrush	3m	1.3m	20mm	31
Co.a.	<i>Correa alba</i>	White Correa	1.2m	1m	140mm	30
Pr.L.	<i>Prunus lusitanica</i>	Portuguese Laurel	3-6m	2-4m	300mm	10
Ch.a.	<i>Chrysocephalum apiculatum</i>	Common Everlasting	30-90	10 to 30	140mm	10
An.sp	<i>Anigozanthos</i> sp.	Kangaroo paw	30-90	100-120	140mm	3
Sy.a.	<i>Syzygium australe</i> 'Elite'	Lilly Pilly	5m	3m	250mm	21
GRASSES & GROUND COVER						
Ha.v	<i>Hardenbergia violacea</i> 'Sweetheart'	Happy Wanderer	0.5m	1m	140mm	124
Lo.L.	<i>Lomandra longifolia</i> 'Verday'	Spiny head Mat-Rush	0.6m	0.6m	140mm	75
Pa.L.	<i>Poa labillardieri</i>	Common Tussock Grass	0.7m	0.7m	140mm	151
Fl.n	<i>Ficinia nodosa</i>	Knobby Club-rush	50-150	60-200	140mm	6
Vi.h.	<i>Viola hederacea</i>	Native Violet	0.2m	0.6-1m	140mm	72

	Quantity	Canopy cover diameter	Minimum Deep Area	Minimum Solid planimeter area	Minimum required planter volume	Minimum planter soil depth	Canopy soil Cover Area	Comments
Existing tree to be retained (Flowering Gum)		0.5m					770sqm	The canopy cover area calculated is exclusively within the subject site. The canopy overhanging the neighbouring property and road reserve has been excluded from this canopy cover area calculation.
Deep soil area tree:								
Type: Pol. Co.Ca. Co.Fw. Ma.Ts trees	8	0.5m x 0.5m	1.0 square 0.5 metres				470sqm	Trees to be planted to the front of units 1 and rear of units 1, 2, 3 & 4 and within the common property to the north east of the proposed boundary of units 3.
Planter soil tree:								
Type: Co.Fw. Ma.Ts tree	3	0.5m x 0.5m	0.5 metres	0.5 cubic 0.5 metres			370sqm	Trees to be planted within the front setback of units 1, 2 and 3.
Total number of trees on the subject site:	11						840sqm	Total canopy cover area
NOTE: THE CANOPY COVER AREA AS SHOWN IN THE ABOVE TABLE EXCLUDES PARTS OF THE TREE CANOPY THAT WILL OVERHANG A NEIGHBOURING PROPERTY OR A CANOPY TREE OVERHANG OR SHROUDED BEHIND THE EXISTING OR A PROPOSED DWELLING.								

PROPOSED LANDSCAPE LEGEND

PROPOSED TREES

TREES TO BE REMOVED

LOW SHRUBS

PROPOSED PERMEABLE AREA

FENCE BETWEEN LOTS

PAVERS

STEPPING STONES

NOTE: LANDSCAPE LAYOUT AS SHOWN ON TOWN PLANNING DRAWINGS IS ONLY INDICATIVE. ALL LANDSCAPING DETAIL, LAYOUT PROVIDED BY A QUALIFIED LANDSCAPE ARCHITECT/DESIGNER IS TO COVER FOR ANY CONCEPT LAYOUT SHOWN ON THE TOWN PLANNING DRAWINGS.

NOTE: ALL LANDSCAPING TO LOCAL COUNCILS BLAHS.

NOTE: ALL PAVING EXCEPT DRIVEWAYS TO BE POROUS - PAVERS TO BE Laid ON A COMPACTED SAND BASE.

NOTE: ALL BOUNDARY DIMENSIONS ARE APPROXIMATE & TO BE VERIFIED WITH A CLEAR COPY OF TITLE.

NOTE: ALL GROUND LINES & LEVELS ARE APPROXIMATE BUILDER TO VERIFY ON SITE.

NOTE: ALL ON SITE TREES TO BE REMOVED - TREE LOCATION NOT SHOWN ON PLAN FOR CLARITY.

NOTE: STEPS LEADING INTO RESIDENCE MAY VARY & SHOULD BE TAKEN INTO CONSIDERATION WHEN SITE DRAINAGE OCCURS. BUILDER TO VERIFY ALL STEPS LEADING INTO THE RESIDENCE BEFORE THE COMMENCEMENT OF SLAB/FOOTING POURING.

NOTE: PROVIDE A MINIMUM HEAD CLEARANCE TO STAIRS IN ACCORDANCE WITH THE B.C.A. CLAUSE 3.3.1.4 TO BE VERIFIED ON SITE.

NOTE: ALL INTERNAL FENCING TO BE 1.8m HIGH TREATED PALING FENCE.

NOTE: ROOF AREA TO CONNECT TO 3000 LITRE WATER TANKS FOR THE PURPOSE OF TOILET FLUSHING. UNITS 1, 2, 4 & 5 WILL ALSO BE USED FOR LAUNDRY RE-USE.

NOTE: STORM WATER TO BE COLLECTED FROM THE ACCESS WAY TO FILTER INTO THE DRAINAGE GARDEN, REFER TO THE WUDS PLAN FOR FURTHER DETAILS.

LEGEND

PROPOSED LAWN

PROPOSED GRAVEL

PROPOSED STEPPERS

ISSUE

AMENDMENT

DATE

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Design Matters MEMBER

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P.O. Box 224

Reservoir 3073 VIC

PROJECT TITLE:

PROPOSED DOUBLE STOREY UNIT DEVELOPMENT AT:

140 ARMY ROAD, PAKENHAM

SHEET TITLE:

LANDSCAPE NOTES

CLIENT: JAMIE ADELE

ORIENTATION

DWG. No: TP/23-12

PROJECT: 23012

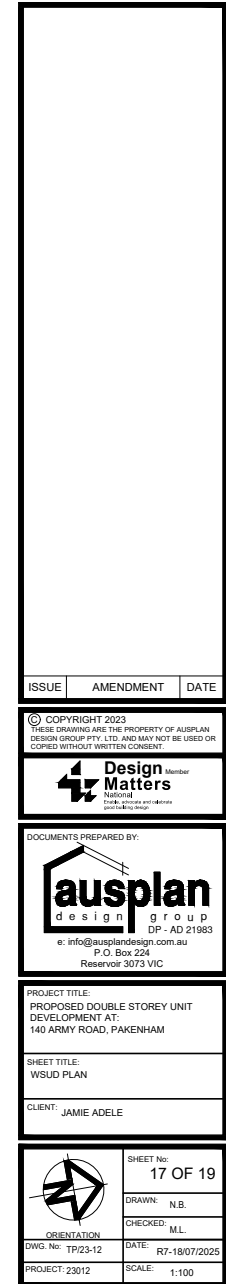
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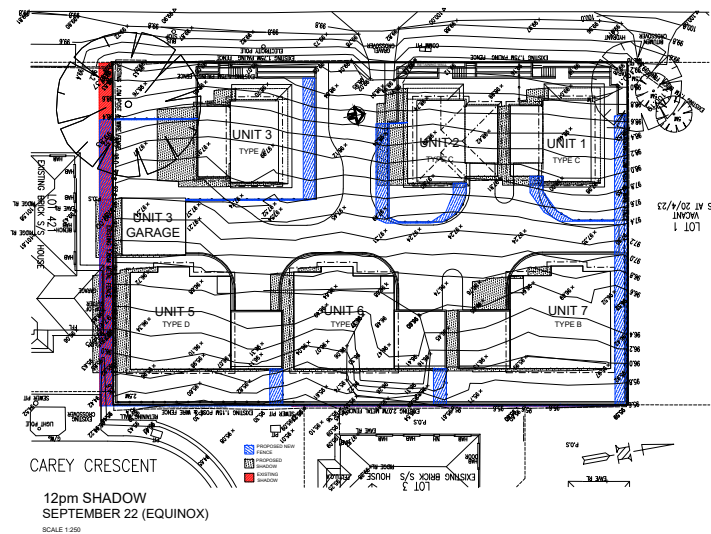
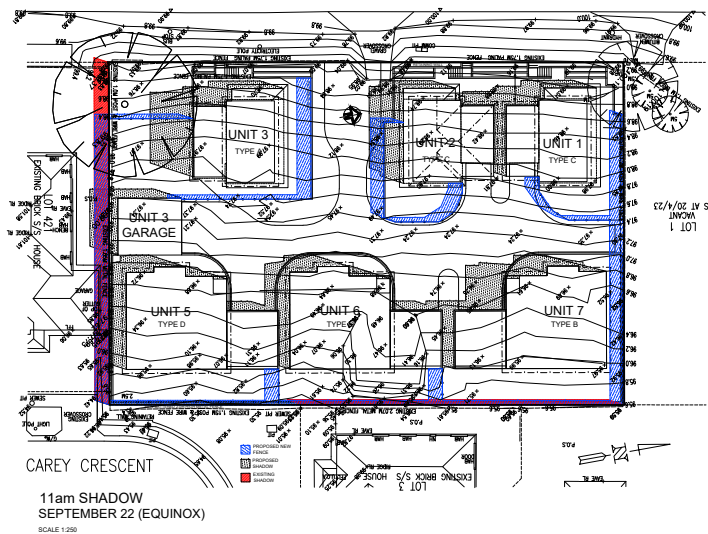
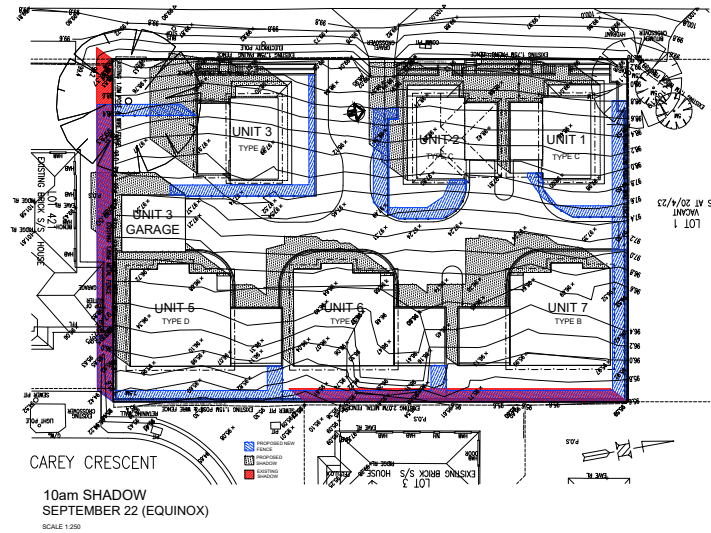
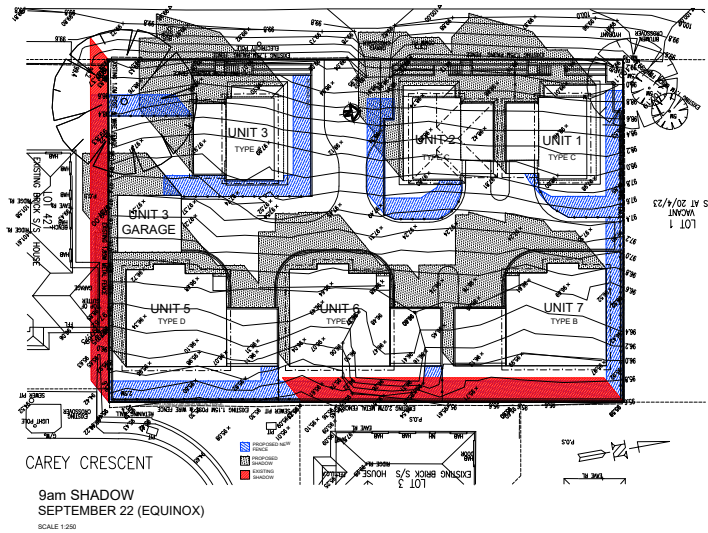
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CHECKED: M.L.

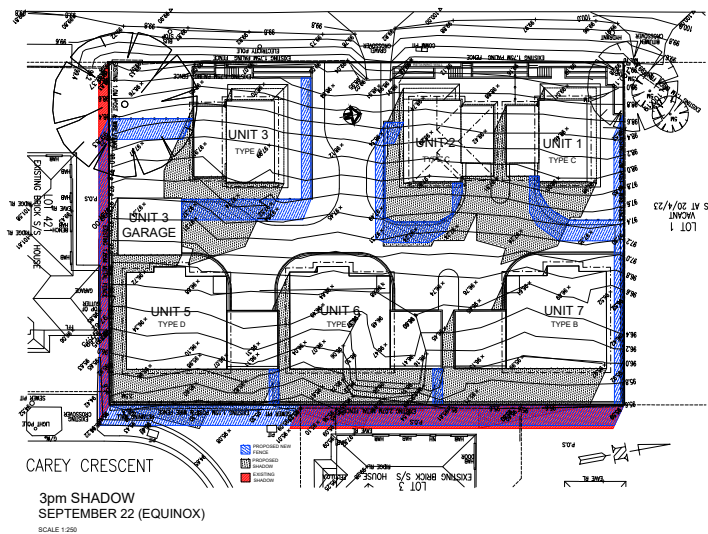
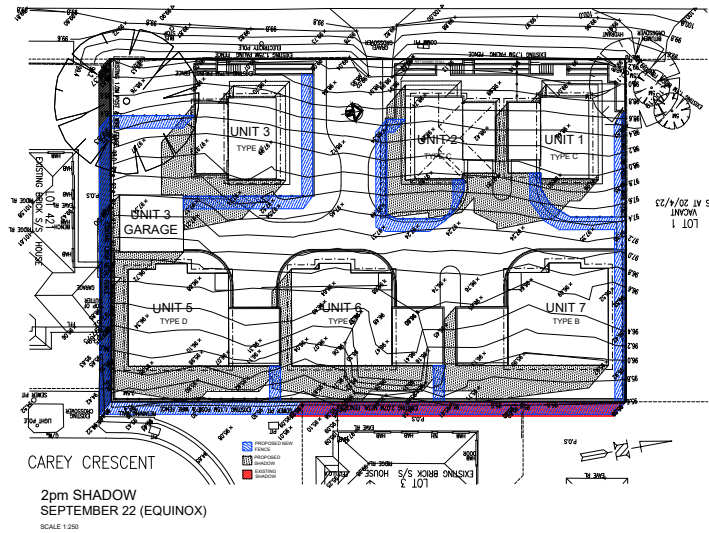
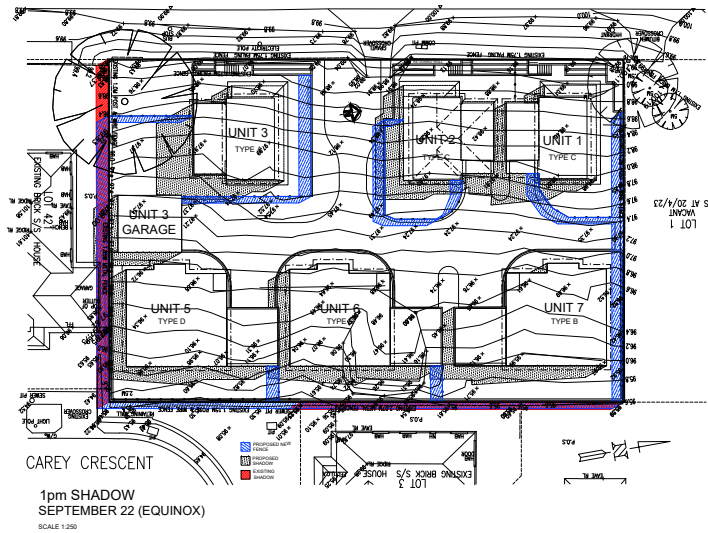
DATE: R7-18/07/2025

SCALE: 1:100





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Design Matters MEMBER ARCHITECTURAL PRACTICE DESIGN GROUP		
DOCUMENTS PREPARED BY: ausplan design group e: info@ausplandesign.com.au P.O. Box 224 Reservoir 3073 VIC		
PROJECT TITLE: PROPOSED DOUBLE STOREY UNIT DEVELOPMENT AT: 140 ARMY ROAD, PAKENHAM		
SHEET TITLE: SHADOW DIAGRAMS		
CLIENT: JAMIE ADELE		
		SHEET No: 18 OF 19
ORIENTATION DWG. No: TP/23-12 PROJECT: 23012		DRAWN: N.B. CHECKED: M.L. DATE: R7-18/07/2025 SCALE: 1:250



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140 ARMY ROAD, PAKENHAM

93

The diagram illustrates the vertical layers of a rainwater garden. From top to bottom, the layers are: a 150mm layer below the ground level, a 100mm layer above the top of gravel mulch, a 50mm layer of gravel mulch, a 400mm layer of sand/soil mix, a 100mm layer of sand, and a 200mm (3mm) layer of gravel screening. A pipe labeled 'GRAVEL CAP' is shown extending from the top layer down through the sand and gravel screening layers, connecting to a 'STORMWATER DRAIN' at the bottom. The bottom layer is labeled 'EXISTING SOIL'.

150mm BELOW TOP OF GROUND LEVEL
100mm ABOVE TOP OF GRAVEL MULCH
50mm GRAVEL MULCH
400mm SAND/SOIL MIX
100mm SAND
200mm (3mm) GRAVEL SCREENING
EXISTING SOIL
CONNECT TO STORMWATER DRAIN

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

Responsible GM:	Debbie Tyson
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. Responsible Leaders 5.7 Governance - We maintain a high level of transparent, accountable, unbiased and representative governance.

Recommendation

That Council notes the 'Planning Matters Dealt with by Officers Under Delegated Authority – December 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, which cover the period between 18 September 2025 and 9 November 2025.

Beacon Hills Ward

Date Lodged	Permit Number	Address	Proposal	Number of Objectors	Decision	Date of Decision
11/02/2025	T240676	Stoney Creek Road, Beaconsfield Upper VIC 3808	Buildings and works associated with an open sports ground and place of assembly (construction of a pavilion) and removal of native vegetation	0	Issued	22/09/2025
19/06/2025	T250362	12 Valley Drive, Beaconsfield Upper VIC 3808	Buildings and Works (Construction of an Outbuilding)	0	Issued	24/09/2025
3/02/2025	T250054	168 Officer Road, Officer VIC 3809	Buildings and works (dwelling extension and alterations)	0	Issued	30/09/2025
18/06/2025	T240412 - 1	250 Brown Road, Pakenham VIC 3810	Amendment to Planning Permit T240412 (issued for Alterations and Additions to an Existing Dwelling) to amend the endorsed plans.	0	Issued	1/10/2025
15/09/2025	T250564	3 Craik Road, Beaconsfield Upper VIC 3808	Buildings and works for the construction of an outbuilding	0	Issued	8/10/2025
14/01/2022	T220019	235 Berglund Road, Beaconsfield Upper VIC 3808	Buildings and works associated with the construction of an outbuilding	0	Issued	9/10/2025

7/04/2025	T250193	56 Hughendon Road, Beaconsfield Upper VIC 3808	Buildings and Works (construction of an outbuilding and water tank)	1	NOD	15/10/2025
23/09/2025	T250587	78 Carne Road, Pakenham Upper VIC 3810	Buildings and works for an outbuilding (carport)	0	Issued	16/10/2025
28/05/2025	T250295	310 Pakenham Road, Pakenham VIC 3810	Use and Development of Land for the Purpose of a Small Second Dwelling and Alteration of Access to a Road in Transport Zone 2	0	Issued	20/10/2025
20/06/2025	T250366	134 Foott Road, Beaconsfield Upper VIC 3808	Buildings and Works (Construction of a Covered Equestrian Arena)	0	Issued	21/10/2025
20/08/2025	T250503	5 Myrtle Grove, Guys Hill VIC 3807	Use and Development of Land for a Small Second Dwelling and Removal of Native Vegetation	0	Issued	24/10/2025
14/07/2025	T250416	10 Brunt Road, Beaconsfield VIC 3807	Buildings and works associated with an existing restaurant.	0	Issued	27/10/2025
17/12/2024	T240680	36 Woods Street, Beaconsfield VIC 3807	Development of the land for two (2) dwellings and Subdivision of the land into two (2) lots	2	NOD	7/11/2025
21/05/2025	T250278	220 Mt Eirene Road, Gembrook VIC 3783	Use of the Land for a Dwelling and Buildings and Works (Construction of a Dwelling, an Outbuilding and Earthworks)	1	NOD	7/11/2025

Bunyip Ward

Date Lodged	Permit Number	Address	Proposal	Number of Objectors	Decision	Date of Decision
23/01/2025	T250034	12 Trinity Way, Pakenham VIC 3810	Use of the Land for a Retail Premises (Car Sales)	0	Issued	18/09/2025
14/02/2025	T250079	44 & 46A Peet Street, Pakenham VIC 3810	Construction of Twenty-Two (22) Warehouses & a Self Storage Facility (40 Units) and a Reduction to the Number of Car Parking Spaces Required	0	Issued	22/09/2025
13/08/2025	T250487	1610 Princes Highway, Nar Nar Goon VIC 3812	for the creation of easement	0	Issued	24/09/2025
5/12/2024	T240658	16-18 Henry Road, Bunyip VIC 3815	Subdivision of the land into two (2) lots, removal of native vegetation and removal of vegetation	0	Issued	29/09/2025
3/12/2024	T240652	40 Croft Road, Nar Nar Goon North VIC 3812	Use of Land for a Dwelling, Construction of a Dwelling and Outbuilding, and Removal of Vegetation	0	Issued	2/10/2025
5/08/2025	T250471	1550 Princes Highway & 105 Canty Lane, Nar Nar Goon VIC 3812	Subdivision of Land (Boundary Realignment)	0	Issued	3/10/2025

22/05/2025	T250283	80 Nar Nar Goon - Longwarry Rd, BUNYIP VIC 3815	Buildings and works associated with upgrade of changeroom facilities	0	Issued	10/10/2025
21/11/2024	T240617	125 McNamara Road, Bunyip VIC 3815	Use and development of the land for a dwelling and buildings and works to extend an existing shed	0	Issued	13/10/2025
5/05/2025	T250248	15 Mount Ararat North Road, Nar Nar Goon North VIC 3812	Earthworks associated with subdivision approved under Planning Permit T210742-1 on the adjacent site to the west (40 Mt Ararat Road North).	0	Issued	15/10/2025
28/08/2025	T240362 - 1	15 Warner Road, Nar Nar Goon North VIC 3812	Buildings and works for an agricultural building (hay shed)	0	Issued	15/10/2025
5/07/2025	T250417	39 Main Street, Garfield VIC 3814	Buildings and works associated with a food and drink premise in a Heritage Overlay, Externally paint a building in the Heritage Overlay construct and display business identification signage and reduction in car parking requirements.	0	Issued	16/10/2025
24/06/2024	T240291	51 A'Beckett Road, Bunyip VIC 3815	Buildings and Works (Construction of an Outbuilding)	0	Issued	20/10/2025
27/06/2023	T230312	8 Wattletree Road, Bunyip VIC 3815	Staged subdivision of the land into multiple lots and native vegetation removal	0	Issued	21/10/2025
12/08/2025	T250484	15 Barrington Drive, Pakenham VIC 3810	Subdivision of Land into Two (2) Lots	0	Issued	27/10/2025
28/07/2025	T250448	20 Garfield Road, Garfield VIC 3814	Subdivision of Land into Five (5) Lots	0	Issued	28/10/2025
4/01/2024	T240004	25 Bessie Creek Road, Nar Nar Goon North VIC 3812	Use and development of land for disposal of clean fill and removal of native vegetation	1	NOD	31/10/2025
25/09/2024	T240497	15 Diane Close, Pakenham VIC 3810	Removal of Restrictive Covenant K021522 on Lot 17 LP125942	0	Issued	31/10/2025
12/05/2025	T220227 - 1	90 Mount Ararat South Road, Nar Nar Goon VIC 3812	Subdivision in stages, creation of restrictions and reserves, and works on land affected by the Land Subject to Inundation Overlay	0	Issued	31/10/2025
4/09/2025	T030219 - 2	22 A'Beckett Road, Bunyip VIC 3815	Buildings and works associated with a Residential Aged Care Facility	0	Issued	31/10/2025
12/05/2025	T250258	98 Hope Street, Bunyip VIC 3815	Construction of a Replacement Dwelling, Shed and Associated Works, and Removal of Vegetation	0	Issued	6/11/2025

Central Ward

Date Lodged	Permit Number	Address	Proposal	Number of Objectors	Decision	Date of Decision
28/02/2025	T250131	U/16 James Street, Pakenham VIC 3810	Subdivision of land into 7 lots	0	Issued	15/10/2025

Henty Ward

Date Lodged	Permit Number	Address	Proposal	Number of Objectors	Decision	Date of Decision
25/07/2025	T250445	114 Pakenham Road, Pakenham VIC 3810	Buildings and Works (Construction of a Dwelling and a Fence)	0	Issued	19/09/2025
30/05/2025	T250302	12 Sunny Vista, Pakenham VIC 3810	Buildings and Works (Construction of a Dwelling and a Fence)	0	Issued	22/09/2025
13/08/2024	T240377	61 & 63 Princes Highway, Pakenham VIC 3810	Use and Development of Land for a Child Care Centre and Creation/Alteration of Access to a Road in a TRZ2	0	Issued	25/09/2025
6/06/2025	T250326	16 Scenic Rise, Pakenham VIC 3810	Buildings and Works (Construction of a Dwelling and a Fence)	0	Issued	10/10/2025
27/08/2025	T250516	18 Station Street, Pakenham VIC 3810	Construction and Display of Signage (Internally Illuminated and Business Identification Signs)	0	Issued	10/10/2025
7/07/2025	T250397	9 Monterey Way, Pakenham VIC 3810	Buildings and Works (Construction of a Dwelling and a Fence)	0	Issued	14/10/2025
19/09/2025	T250421 - 1	U 4/87 Slattery Place, Pakenham VIC 3810	Buildings and works for a dwelling extension	0	Issued	15/10/2025
23/06/2025	T250370	4 Scenic Rise, Pakenham VIC 3810	Buildings and Works (Construction of a Dwelling and a Fence)	1	NOD	20/10/2025
27/08/2025	T230620 - 1	7-9 Bald Hill Road, Pakenham VIC 3810	Use of the land for restricted retail premises and warehouse (self storage facility), the construction of restricted retail premises and a warehouse (Self storage facility) and the construction and display of signage	0	Issued	21/10/2025
19/09/2025	T250580	8 Henty Street, Pakenham VIC 3810	Demolish a building in a Heritage Overlay (HO292)	0	Issued	21/10/2025
9/07/2025	T250403	116 Pakenham Road, Pakenham VIC 3810	Buildings and Works (Construction of a Dwelling and a Fence)	0	Issued	23/10/2025
1/07/2025	T250392	9 Scenic Rise, Pakenham VIC 3810	Buildings and Works (Construction of a Dwelling and a Fence)	0	Issued	24/10/2025
16/10/2025	T250641	4A Barr Court, Pakenham VIC 3810	Buildings and works for an outbuilding	0	Issued	28/10/2025

Officer Ward

Date Lodged	Permit Number	Address	Proposal	Number of Objectors	Decision	Date of Decision
30/08/2024	T160614 - 4	67 Tivendale Road, Officer VIC 3809	Amendments to Permit Preamble, Conditions and Endorsed Plans: Use and development of an education centre (primary & secondary school), childcare centre, reduction in bicycle parking requirements and associated signage, in stages.	0	Issued	2/10/2025
8/07/2025	T230119 - 1	Princes Highway, Officer VIC 3809	Subdivision of land and associated works, removal of waterbodies and native vegetation and subdivision of land adjacent to a road in a Transport Zone 2 and creation of access to a road in a Transport Zone 2.	0	Issued	13/10/2025
26/08/2025	T220072 - 3	3 Campanella Avenue, Officer VIC 3809	Use of the land and buildings and works associated with a restricted recreation facility (gymnasium); buildings and works associated with a medical centre, food and drink premises and shops; and reduction in car parking.	0	Issued	13/10/2025
1/10/2024	T240501	433 Princes Highway, Officer VIC 3809	Two (2) Lot Subdivision of existing buildings and creation of a carriageway easement.	0	Issued	22/10/2025

Pakenham Hills Ward

Date Lodged	Permit Number	Address	Proposal	Number of Objectors	Decision	Date of Decision
11/02/2025	T250088	6 Gold Street, Pakenham VIC 3810	Construction of a Dwelling, Fencing and Associated Works	0	Issued	25/09/2025
16/10/2024	T240544	16 Palm Court, Pakenham VIC 3810	Construction of a Dwelling, Fencing and Removal of Vegetation	0	Issued	10/10/2025
26/05/2025	T250287	22 Jennifer Court, Pakenham VIC 3810	Subdivision of land into three (3) lots	0	Issued	15/10/2025
3/01/2025	T250006	14 Palm Court, Pakenham VIC 3810	Buildings and works (Construction of a Dwelling and fence)	0	Refused	23/10/2025
2/06/2025	T250309	9 Tranquil Way, Pakenham VIC 3810	Buildings and Works (Construction of a Dwelling and a Fence)	0	Issued	24/10/2025
29/08/2023	T230432	72 Murphy Road, Pakenham VIC 3810	Construction of a second dwelling on a lot	0	Issued	28/10/2025

Ranges Ward

Date Lodged	Permit Number	Address	Proposal	Number of Objectors	Decision	Date of Decision
10/09/2025	T250549	1976 Wellington Road, Clematis VIC 3782	Buildings and works for a garage and carport	0	Issued	2/10/2025
7/07/2025	T250400	12 Halcyon Grove, Cockatoo VIC 3781	Buildings and Works (Construction of an Outbuilding)	0	Issued	7/10/2025
12/09/2025	T250555	35 Avon Road, Avonsleigh VIC 3782	Buildings and works for the construction of a carport	0	Issued	8/10/2025
12/09/2025	T250558	14 Legg Road, Emerald VIC 3782	Buildings and works to convert existing carport to garage	0	Issued	8/10/2025
7/07/2025	T250399	66 Stewart Road, Emerald VIC 3782	Buildings and works (construction of an outbuilding) and removal of vegetation	0	Issued	14/10/2025
6/10/2025	T250609	22 Glen Road, Cockatoo VIC 3781	Buildings and works (Construction of a shed)	0	Issued	15/10/2025
15/10/2025	T250633	2-4 Alexander Road, Cockatoo VIC 3781	Buildings and works for a deck	0	Issued	27/10/2025
29/09/2025	T250594	94 Stillwells Deviation, Avonsleigh VIC 3782	Buildings and works (alteration and extension to an existing dwelling)	0	Issued	28/10/2025
7/10/2025	T250613	10 Clear Brook Road, Clematis VIC 3782	Buildings and works for an outbuilding (carport)	0	Issued	28/10/2025
14/05/2025	T250265	20 Lakeside Drive, Emerald VIC 3782	Buildings and Works (Construction of an Outbuilding) and Removal of Vegetation	0	Issued	31/10/2025

Toomuc Ward

Date Lodged	Permit Number	Address	Proposal	Number of Objectors	Decision	Date of Decision
24/06/2025	T250377	9 Mary Street, Pakenham VIC 3810	Buildings and works for a bus depot extension	0	Issued	19/09/2025
27/05/2025	T250290	137 Mulcahy Road, Pakenham VIC 3810	Use of Land for a Restricted Recreation Facility (Gym)	0	Issued	23/09/2025
2/09/2025	T050294a - 6	Bunnings Warehouse, 6 O'Brien Parade, Pakenham VIC 3810	Buildings and works to be used as trade supplies and restricted retail premises, advertising signage, removal of vegetation and create an access to a Road Zone (Category 1) and car parking, generally in accordance with the approved plans.	0	Issued	30/09/2025

15/08/2025	T220614 - 1	373 Brown Road, Officer (Lot 2 on Plan of Subdivision 140912) 405 Brown Road, Officer (Lot 1 on Plan of Subdivision 140912), 64 McMullen Road, Officer (Lot 1 on Plan of Subdivision 124053), Officer VIC 3809	Amendment to Condition 2	0	Issued	5/11/2025
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Westernport Ward

Date Lodged	Permit Number	Address	Proposal	No. of Objects	Decision	Date of Decision
27/05/2025	T250292	22 Exchange Drive, Pakenham VIC 3810	Subdivision of Land into Two Lots	0	Issued	18/09/2025
30/06/2025	T250386	17 Newline Road, Officer South VIC 3809	Buildings and works for a warehouse	0	Issued	19/09/2025
24/07/2025	T250435	4 Evolve Street, Officer South VIC 3809	Subdivide land into 2 Lots with Common Property	0	Issued	23/09/2025
11/06/2024	T240227	6-8 Salisbury Street, Lang Lang VIC 3984	Development of the land for four (4) dwellings	0	Issued	24/09/2025
23/06/2025	T250373	6 Talon Road, Officer South VIC 3809	Development of land for two (2) warehouses with two (2) ancillary offices	0	Issued	24/09/2025
2/06/2025	T250307	45 Advance Boulevard, Officer South VIC 3809	Buildings and works for warehouse and reduction in carparking	0	Issued	24/09/2025
12/09/2025	T250556	3790 Ballarto Road, Bayles VIC 3981	Buildings and works for the construction of an outbuilding	0	Issued	29/09/2025
5/09/2025	T230179 - 3	60, 100 & 130 Greenhills Rd and 955 & 975 Koo Wee Rup Rd, Pakenham VIC 3810	Subdivision of land in stages, subdivision of land adjacent to a road in a Transport Zone 2, removal of easements and associated works	0	Issued	30/09/2025
8/09/2025	T250543	3 Force Way, Pakenham VIC 3810	Buildings and Works (Construction of a Mezzanine) and a Reduction in Car Parking Requirements	0	Issued	1/10/2025
12/08/2025	T250483	18 Momentum Way, Officer South VIC 3809	Buildings and works for a warehouse	0	Issued	2/10/2025
14/10/2024	T240541	503 Hall Road, Nar Nar Goon VIC 3812	Buildings and Works (Construction of an Agricultural Building and Two (2) Rainwater Tanks)	0	Issued	3/10/2025
14/03/2025	T250155	39 Exchange Drive (To become: Lot 1, 33 Exchange Drive), Pakenham VIC 3810	Use and Development of Land for an Office and Construct and Display of Business Identification Signage	0	Issued	3/10/2025
6/06/2025	T250364	110 Prestons Road, Koo Wee Rup VIC 3981	Additions and Alterations to an Existing Dwelling	0	Issued	6/10/2025

5/08/2025	T250467	6 Advance Boulevard, Officer South VIC 3809	The development of the land for a warehouse and ancillary office.	0	Issued	6/10/2025
5/08/2025	T250468	21 Advance Boulevard, Officer South VIC 3809	Buildings and works for two (2) warehouses	0	Issued	6/10/2025
21/11/2024	T240620	107 National Avenue, Pakenham VIC 3810	Buildings and Works (Construction of a Warehouse) and a reduction in car parking requirements	0	Issued	8/10/2025
2/10/2025	T230647 - 1	21 Wattle Court, Lang Lang VIC 3984	Amendment to Planning Permit T230647 to substitute plans to increase vegetation removal	0	Issued	9/10/2025
18/11/2024	T240602	705 Boundary Drain Road, Bayles VIC 3981	Use of the land for a dwelling and buildings and works associated with a dwelling and agriculture	0	Refused	10/10/2025
20/01/2025	T250025	100 Greenhills Road, Pakenham VIC 3810	Building and works for warehouse development with ancillary office and associated car parking spaces	0	Issued	10/10/2025
17/09/2025	T240324 - 2	100 Greenhills Road, Pakenham VIC 3810	Amendment to conditions of Permit T240324	0	Issued	10/10/2025
2/10/2024	T240509	75 Rices Road, Dalmore VIC 3981	Buildings and works associated with agriculture (rural workers accommodation)	0	Issued	13/10/2025
17/09/2025	T240333 - 2	100 Greenhills Road, Pakenham VIC 3810	Amendment to conditions of Permit T240333	0	Issued	13/10/2025
17/09/2025	T240340 - 2	100 Greenhills Road, Pakenham VIC 3810	Amendment to conditions of Permit T240340	0	Issued	13/10/2025
10/06/2025	T250336	105 Boundary Drain Road, Koo Wee Rup VIC 3981	Buildings and works (Construction of an outbuilding)	0	Issued	16/10/2025
18/06/2025	T240180 - 1	2 Livestock Way, Pakenham VIC 3810	Use of land for car sales, variation of Restrictive Covenant contained in Instrument V985892X on Lot 8 PS417883K, and display of business identification and pole signs	0	Issued	16/10/2025
28/08/2023	T230428	68 National Avenue, Pakenham VIC 3810	Amendments to carparking layout and requirements and to use the rear yard of the property for work purposes and for the storage of customers vehicles and machinery.	0	Refused	17/10/2025
19/02/2025	T250094	2-6 Nellie Street, Lang Lang VIC 3984	Subdivision of land	0	Issued	20/10/2025
10/07/2025	T250408	8 Evolve Street, Officer South VIC 3809	Building and works for two (2) warehouses	0	Issued	20/10/2025
17/06/2025	T250358	21 Salmon Street, Koo Wee Rup VIC 3981	Construction of Four (4) Dwellings on a Lot	0	Issued	21/10/2025
2/07/2025	T250351	61 - 65 Advance Boulevard, Officer South VIC 3809	Buildings and works for two (2) warehouses	0	Issued	22/10/2025

16/07/2025	T250422	3 David Court, Koo Wee Rup VIC 3981	Buildings and works for the construction of an outbuilding	0	Issued	23/10/2025
3/06/2025	T090091 - 1	30 - 32 Exchange Drive, Pakenham VIC 3810	Amendment to the approved plans and condition 15 of Planning Permit T090091 to allow for the controlled collection and temporary storage of small quantities of asbestos as an Asbestos Disposal Point	0	Issued	27/10/2025
20/03/2025	T250168	1084 Koo Wee Rup Road, Pakenham VIC 3810	Removal of native vegetation	0	Issued	30/10/2025
19/09/2025	T220522 - 1	395 Cardinia Road, Officer South VIC 3809	Subdivision of land, removal of existing waterbodies, removal and creation of easements and associated works	0	Issued	30/10/2025
1/10/2025	T250603	14 Advance Boulevard, Officer South VIC 3809	To subdivide the land into two (2) lots.	0	Issued	30/10/2025
21/03/2025	T250173	305 Simpson Road, Iona VIC 3815	Buildings and Works (Construction of a Shed)	0	Issued	31/10/2025
7/08/2025	T250475	170 Pitt Road, Iona VIC 3815	Buildings and works (construction of an agricultural building)	0	Issued	31/10/2025
20/10/2025	T250648	22 Number Five Drain Road, Koo Wee Rup VIC 3981	Buildings and Works (Construction of a verandah)	0	Issued	31/10/2025
28/04/2025	T250227	260 Tooradin Station Road, Tooradin VIC 3980	Construction of Two (2) Sheds on a Vacant Lot	0	Issued	5/11/2025
21/08/2025	T250506	13 Kookaburra Drive, Officer South VIC 3809	To construct buildings and works associated with two (2) warehouses and ancillary offices	0	Issued	5/11/2025
28/05/2024	T240243	26 Enterprise Road, Pakenham VIC 3810	Subdivision of land in the Land Subject to Inundation Overlay, remove existing waterbodies and associated works	0	Issued	6/11/2025
2/09/2025	T240065 - 1	45 Exchange Drive, Pakenham VIC 3810	Buildings and works for 24 warehouses and reduction to the number of car spaces required	0	Issued	7/11/2025
16/06/2025	T250352	22 Advance Boulevard, Officer South VIC 3809	Building and works for warehouses with ancillary offices and reduction of car parking.	0	Issued	7/11/2025

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.

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

5.3 PLANNING MATTERS VCAT REPORT – DECEMBER 2025

Responsible GM:	Debbie Tyson
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. Responsible Leaders 5.7 Governance - We maintain a high level of transparent, accountable, unbiased and representative governance.

Recommendation

That Council notes the 'Planning Matters VCAT Report – December 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 10 November 2025.

Matters Recently Lodged at VCAT

No recent planning appeals have been lodged against Council planning decisions.

Matters Currently the Subject of VCAT Appeal

Hearing Date	App. No.	Address	Proposal	Council Decision	Appealed By
6-7 /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
25 & 26/6/2025	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

App. No.	Address	Proposal	Council Decision	Appealed By	Outcome and Decision Date
T240181	35 Canty Lane, Pakenham	Subdivision of land and associated works, and removal of native vegetation	FTD	Applicant	Consent Order by negotiation – Permit Issued 19 September 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	Refusal – affirming Council decision 10 November 2025
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*FTD denotes an application for review of Council's failure to issue a decision within the prescribed timeframe.

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

5.4 PLANNING SCHEME AMENDMENT ACTIVITY - NOVEMBER 2025

Responsible GM:	Debbie Tyson
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. Responsible Leaders 5.1 Customer focus - We deliver customer-centered service that is clear, accessible, and responsive. 5.2 Engagement - We build trust and encourage participation in Council decision-making by providing ongoing opportunities for people to have their say, ensuring the diverse voices of the Cardinia community are heard and considered. 5.7 Governance - We maintain a high level of transparent, accountable, unbiased and representative governance.

Recommendation

That Council notes 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 Planning Scheme Amendments

Table 1 provides details relating to planning scheme amendments that are currently being processed as of 10 November 2025.

Table 1 - Status of Planning Scheme Amendments

A/No.	Proponent	Address	Purpose	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).	- On the 20 March 2023 Council endorsed to seek authorization from the Minister for Planning to prepare proposed Amendment C278card - On the 23 October 2023 Council received the Ministers authorization - The proposed Amendment was placed on public exhibition from the 29 February 2024 until the 8 April 2024. Council received five submissions to the proposed Amendment C78card. - 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. - On the 26 August 2024 a Planning Panel Hearing was held and Council received the Panel report on the 6 September 2024. - On the 16 December 2024 Council adopted the proposed Amendment C278card with changes based on the Panel Report and

				submitted the adopted Amendment to the Minister for Planning for approval. 7. On the 23 December 2024, Council officers submitted the Amendment to the Minister for Planning for approval.
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.	On the 16 June 2025 Council resolved to: 1. 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. 2. 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 3. 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. On the 30 October 2025 Council received the Ministers authorization to prepare the proposed Amendment C282card. The next steps will be public exhibition of the proposed amendment.
C283	Cardinia Shire Council	Municipal wide	Section 20(4) Amendment to make corrections of anomalies and errors (Fix-Up Amendment) .	1. 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. 2. Council deferred consideration of the proposed amendment pending the results of the Agricultural Audit undertaken in 2024.
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	On the 14 April 2025 Council endorsed writing to the Minister for Planning and requesting: 1. 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. 2. The Minister for Planning exercises her 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, exempting herself and Council from any other

			Schedule 5 (PUZ5).	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> 3. The Minister for Planning approves Amendment C284card pursuant to Section 35 of the <i>Planning and Environment Act 1987</i>. On the 17 November 2025 the Department of Transport and Planning advised that they are considering a Ministerial amendment at the request of the Minister for Health and requesting Councils comments on this pathway. Given the Councils previous decision to facilitate an amendment, Council officers intend to provide preliminary advice to DTP that it has no objection to this Ministerial pathway.
TBD	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 and two State Resource Overlays (SRO1 and SRO3).	On the 16 December 2024 Council: 1. Considered the proposed Ministerial Planning Scheme Amendment to apply new planning provisions to Strategic Extractive Resource Areas (SERAs) in Lang Lang 2. 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. 3. Endorsed submitting the submission to the Minister for Planning accompanied by a cover letter signed by the CEO. 4. Noted that there are fundamental gaps in the proposed Strategic Extractive Resource Areas (SERAs) Planning Scheme Amendment as reported in Council's submission. 5. Called on the Victorian State Government to commit to fund the gap required for the Lang Lang Sand Truck Bypass. 6. Endorsed 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. 7. Commenced a communication and advocacy campaign highlighting Council's submission. DTP have advised that they are reviewing all submissions to SERA.

Minister for Planning Amendments				
A/No	Proponent	Location	Purpose	Status
VC295	Prescribed - S20(A)	All Victorian Planning Schemes	The amendment changes the VPP and all planning schemes to align the provisions with the new name for Major Road Projects Victoria (MRPV) to VIDA Roads.	Approved 7 November 2025
VC291	Ministerial -S20 (4)	All Victorian Planning Schemes	Amendment VC291 updates the Victoria Planning Provisions and all planning schemes to replace the Guidelines for the removal, destruction or lopping of native vegetation, 2017 with the version published in 2025 and amend clause 66.01 (Subdivision Referrals) to enable the direct referral of planning applications to Fire Rescue Victoria for the existing fire hydrant referral matter	Approved 30 th October 2025
VC294	Ministerial -S20 (4)	All Victorian Planning Schemes	Amendment VC294 reforms sign provisions to exempt specified signs from planning permit requirements and remove mandatory permit expiration dates for most signs.	Approved 27 October 2025
VC296	Ministerial -S20 (4)	All Victorian Planning Schemes	Amendment VC296 reinstates the operation of the existing coronavirus (COVID-19) pandemic and recovery exemption planning provisions until 30 June 2027.	Approved 17 October 2025
VC258	Ministerial -S20 (4)	All Victorian Planning Schemes	The amendment improves the operation of the existing Development Facilitation Program (DFP) planning provisions at clauses 53.22 and 53.23 and expands the program eligibility to include gas projects and saleyards.	Approved 15 October 2025
VC286	Ministerial -S20 (4)	All Victorian Planning Schemes	The Amendment changes the VPP and all planning schemes in Victoria by removing the requirement for a planning permit for licensed premises.	Approved on 15 October 2025
VC275	Ministerial -S20 (4)	All Victorian Planning Schemes	The amendment introduces a planning exemption for outdoor dining on public land	Approved on 15 October 2025
VC288	Ministerial -S20 (4)	All Victorian Planning Schemes	The amendment extends the streamlined VicSmart assessment process to include planning permit applications for the construction of two dwellings on a lot and the subdivision of land into two lots.	Approved on the 18 October 2025
VC289	Ministerial -S20 (4)	All Victorian Planning Schemes	Amendment VC289 introduces a planning permit requirement to remove, destroy or lop a canopy tree in residential areas at clause 52.37 (Canopy trees) into the Victoria Planning Provisions (VPP) and all planning schemes. Minimum canopy tree replacement requirements will apply to an application to remove a canopy tree. The amendment is required to implement	Approved on the 15 September 2025

			Action 12 of Plan for Victoria to protect and enhance canopy trees	
VC292	Prescribed - S20(A)	All Victorian Planning Schemes	Amendment VC292 makes changes to the Victoria Planning Provisions (VPP) and all planning schemes to include reference to the Neighbourhood Character Overlay (NCO) in the 'Application' section of clause 54 that was inadvertently omitted by Amendment VC282	Approved on 11 September 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

6 Meeting Closure