Council Meeting

Agenda

Monday 16 February 2026

Commencing 6:00 PM

Council Chambers
20 Siding Avenue, Officer
Victoria

Council Meeting

Monday 16 February 2026 at 6:00 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
	Peter Benazic	General Manager Infrastructure and Environment
	Debbie Tyson	General Manager Community & Planning Services
	Wayne Mack	General Manager Corporate Services
	Peter Harris	Manager Governance, Safety & Property
	Sharyn Tilley	Coordinator Governance and Councillor Services

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 16 February 2026** commencing at **6:00 PM**.

James Collins
CHIEF EXECUTIVE OFFICER

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1 Opening And Reflection

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

2 Traditional Owners Acknowledgement

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 Adoption And Confirmation Of Minutes

Recommendation

That Council confirms the minutes of Council Meeting Monday 15 December 2025.

5 Declaration Of Interests

James Collins, Chief Executive Officer has declared a material conflict of interest in Confidential Agenda Item 14.1 CEO Employment Matters Committee, as the matter relates directly to his employment.

6 Community Questions

7 Ordinary Business

7.1 General Reports

7.1.1 COUNCILLOR APPOINTMENT TO FOOD AND AGRIBUSINESS ADVISORY COMMITTEE

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** **5.2 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.

Recommendation

That Councillor ..... and Councillor ..... be appointed as delegates to the Food and Agribusiness Advisory Committee.

Executive Summary

The purpose of this report is to appoint Councillors as delegates to the Food and Agribusiness Advisory Committee. Appointment of industry and community representatives will occur at the March Ordinary Council meeting following the public Expression of Interest (EOI) process.

At this February Ordinary Council Meeting, the Mayor will invite nominations from Councillors to fill the two Council positions on the Food and Agribusiness Advisory Committee. Councillors may nominate themselves for appointment to the Committee at that time.

Background

Following development of the Draft Food and Agribusiness Audit, Council is creating a new Food and Agribusiness Advisory Committee (the Committee). The Committee is being established to support Cardinia Shire's vision for Food and Agribusiness across the municipality. It will provide valuable insights, specialised knowledge and a collective voice that informs decisions affecting the local food and agribusiness community.

Expressions of Interest for community representatives of the Committee are open from 19 Jan – 22 February 2026. The community representatives will be appointed at the March Ordinary Council Meeting.

This recommendation seeks the appointment of two Councillors to the Committee. Early appointment will enable Officers to confirm the ongoing availability of appointed Councillors, thereby allowing the proposed meeting schedule to be established in advance. This will ensure that prospective community members are fully informed of the expected meeting commitments when considering their participation.

Policy Implications

The Food and Advisory Committee will provide advice to Council throughout development of the new Food and Agribusiness Strategy and may be called upon to provide advice on other related policies and strategies as needed.

Financial and Resource Implications

Administration of the Committee will be supported by Council within the existing operational budget.

Climate Emergency Consideration

There are no specific climate emergency considerations as part of this report.

Consultation/Communication

No consultation is required for this report.

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

7.1.2 APPOINTMENT OF COMMUNITY ASSET COMMITTEES FOR RECREATION RESERVES AND HALLS

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:	**2.1 We support the creation of liveable spaces and places** 2.1.2 Plan and maintain safe, inclusive and connected open spaces, places and active travel routes. **5.1 We practise responsible leadership** 5.1.4 Maximise value for our community through efficient service delivery, innovation, strategic partnerships and advocacy. 5.1.5 Champion the collective values of the community through the Councillors' governance of the shire.

Recommendation

That Council:

1. Endorses the appointment of the following persons to the respective recreation reserve Community Asset Committees appointed by Cardinia Shire Council in accordance with the *Local Government Act 2020*.

Worrell Reserve

Committee Member	George Trojan

Maryknoll Recreation Reserve

President	James Kay
Secretary	Sally Cunningham
Treasurer	Sharon Sparkes
Committee Member	Kelly Shepley
Committee Member	Steve Sparks

Koo Wee Rup Community Centre

President	Gus Moore
Secretary	Georgia Sharp
Treasurer	Frank Crameri
Bookings officer	Leonie Smith
Committee Member	Jan Fox
Committee Member	Tina Kendall
Committee Member	Rex Sanders
Committee Member	Ellen Brown
Committee Member	Gwenda Woff

Lilypond House Community Centre

President	Peter Frenken
Secretary	Suzanne Little
Treasurer	Jim Stone
Bookings officer	Kelly Parry
Committee Member	Karyn Frenken
Committee Member	Clifford Bartlett
Committee Member	Kathy Bartlett

Modella Hall

President	Matthew Osbourne
Vice President	Kate Yeowart
Secretary	Sophie Osbourne
Treasurer	Emma Hance
Committee Member	Roger Cromwell
Committee Member	Tom Hance
Committee Member	Lyn Pitman
Committee Member	Jennie Purvis
Committee Member	Gregory Osbourne
Committee Member	Joy Jenner
Committee Member	Isobell Campbell

2. Thanks Committee Asset Committee members for their valuable contribution to the management of community recreation reserves.

Executive Summary

This report seeks Council endorsement of community members elected to Recreation Reserve and Hall Community Asset Committees (CAC's) following Annual or Biennial General Meetings, and in one instance, the filling of a casual vacancy.

Community Asset Committees play a significant role in supporting community liveability and wellbeing through the management of Council-owned halls and recreation reserves across Cardinia Shire. These volunteer committees contribute to the effective stewardship, maintenance and activation of community assets, working in partnership with Council.

In accordance with the *Local Government Act 2020*, formal appointment of committee members must be made by Council resolution.

Background

Recreation reserves

There are thirteen (13) recreation reserves within Cardinia Shire managed by Community Asset Committees. Ten (10) recreation reserves are Council-owned and managed by Council-appointed Community Asset Committees, while three (3) are owned by the Department of Energy, Environment and Climate Action (DEECA), with Council appointed as the Committee of Management under the *Crown Land (Reserves) Act*, and managed by Council-appointed Community Asset Committees.

Members of Recreation Reserve Community Asset Committees are elected annually and require formal appointment by Council resolution pursuant to the *Local Government Act 2020*.

This report recommends Council appoint members to the Maryknoll Recreation Reserve Community Asset Committee following a public meeting, and to Worrell Reserve following the election of a member to fill a casual vacancy.

Halls

There are eight (8) halls within Cardinia Shire that are managed by Community Asset Committees. All halls are Council-owned and are required to hold Biennial General Meetings (BGM), during which committees report to their community. These meetings must be held between 1 July and 30 October every two years.

Committee members elected at BGMs are required to be formally appointed by Council pursuant to the *Local Government Act 2020*. This report recommends Council appoint committee members for Lilypond House Community Centre and Modella Hall.

Cardinia Shire Council values the significant contribution of volunteer Community Asset Committees in the management and activation of community halls and recreation reserves across the shire. Council works in partnership with committees to maintain facilities to a high standard and supports committees through routine maintenance, access to training, leadership development opportunities and online resources.

Policy Implications

The appointments to the hall and reserve committee's are consistent with both Council policy and requirements for Community Asset Committees.

Financial and Resource Implications

Council employs a full-time Liaison Officer dedicated to supporting Recreation Reserve Community Asset Committees, including providing training for volunteers and assisting committees to meet governance, compliance and risk management requirements.

Council conducts routine maintenance across both recreation reserves and Council-managed halls. Maintenance funding is provided to Recreation Reserve Community Asset Committees in recognition of their broader asset management responsibilities.

Support for Hall Community Asset Committees is provided through Council's broader team responsible for the management and hire of Council-managed halls, which coordinates bookings, maintenance requests and day-to-day operational support.

Climate Emergency Consideration

There are no climate emergency considerations as part of this report.

Consultation/Communication

Notifications of Annual and Biennial General Meetings for Community Asset Committees managing recreation reserves and halls are advertised through local media and communicated directly to user groups associated with the relevant facility.

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

7.1.3 ROAD DISCONTINUANCE 11 ROSEBERY STREET LANG LANG

Responsible GM:	Wayne Mack
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:	**2. Vibrant Places** **2.9 Asset planning and management** - We manage assets on behalf of the community to sustainably deliver services with the optimal balance of whole of life costs and performance. **5. Responsible Leaders** **5.3 Long term financial sustainability** - We manage Council's resources prudently and efficiently to ensure long-term financial sustainability.

Recommendation

That Council having given public notice of a proposal to discontinue 61m2 of laneway (Road), located south east of 11 Rosebery Street Lang Lang, and to sell the land, if discontinued, to the abutting land owner at 11 Rosebery Street Lang Lang by private treaty pursuant to s223 of the *Local Government Act* 1989 and s114 of the *Local Government Act* 2020, having considered submissions made in respect of the proposal, hereby:

1. Discontinues the Road in accordance with section 206, schedule 10, clause 3 of the *Local Government Act 1989*;
2. Directs that the land from the Road be sold by private treaty to the abutting land owner at 11 Rosebery Street Lang Lang, in accordance with section 114 of the *Local Government Act 2020;*
3. Directs that a notice of discontinuance be published in the Victorian Government Gazette;
4. Authorises the Chief Executive Officer to finalise the terms of the sale of land and sign all documents relating to the sale of the land from the discontinued Road to the abutting landowner at 11 Roseberry Street Lang Lang; and
5. Directs that the discontinuance and sale will not affect any right, power or interest held by South East Water in the Road.

Executive Summary

Officers have completed community engagement for the proposal to discontinue a 61m2 section of laneway owned by Cardinia Shire Council abutting 11 Roseberry Street Lang Lang and to sell the land to the abutting owner at 11 Rosebery Street Lang Lang and are seeking a resolution from Council to proceed with the road discontinuance and sale process.

Whilst there was some feedback regarding the proposal, officers still recommend proceeding with the discontinuance and sale process.

The land is recommended to be sold at market value of $10,000 excluding GST with all associated costs to be reimbursed, which has been agreed to in writing.

Background

Section 114 of the *Local Government Act* 2020 provides the power for Council to sell land and Section 206 and Clause 3 of Schedule 10 of the *Local Government Act* 1989 provides the authority for Council to discontinue a road or part thereof and sell it to a third party or retain it for municipal purposes.

The abutting owner at 11 Rosebery Street Lang Lang (landowner) contacted Council's Property Team, expressing interest in purchasing the 61m2 section of road abutting their land, which is currently part of Council's road reserve. The section of road is shown on Certificate of Title Volume 11585 Folio 069 being part of Road R2 on Lodged Plan 2096 (Road).

The internal referral process found no objections from Development Engineering, Traffic, Assets, Statutory Planning, Strategic Planning and Environment teams at Council. The external referral process to utility authorities identified a South East Water easement would be required to be created to protect their existing asset, should the discontinuance and sale proceed.

The current market value is $10,000 provided by Gippsland Property Valuations as per the valuation report dated 25 September 2025. The sale price offered is in line with 4.8.1 of the Road Discontinuance Policy 2024 (Discontinuance Policy).

A letter of intent has been accepted by the landowner for the purchase of the section of road for $10,000, excluding GST if applicable, and agreeing to Council's conditions requiring the purchaser to consolidate the land within their parcel and agreeing to reimburse Council for associated costs in discontinuing the road and selling the land.

Discussion

Council officers have assessed the suitability of discontinuing the Road and selling the land and, as the Road is considered to be surplus to Council's need and not required by the community or generally for public use, it is appropriate to discontinue the Road and sell the land and thereby reducing Council's potential future financial responsibilities and accruing future revenue by increasing rateable land area. This assessment accords with the objectives set out in Council's Discontinuance Policy.

Policy Implications

Council officers are guided by the Road Discontinuance Policy endorsed February 2024 and the Community Engagement Policy 2025-2029 (Community Engagement Policy) endorsed April 2025.

Financial and Resource Implications

The road discontinuance and sale process involves a range of associated costs in addition to the value of the land itself that are required to be reimbursed to Council by the purchaser of the land in accordance with the Discontinuance Policy.

These costs will cover the following:

- surveying services and plans;
- valuation reports by certified valuer;
- council's community engagement expenses (i.e. Government Gazette Notice and Public notice in local newspaper);
- council's legal costs and disbursements for the contract of sale and settlement process;
- lodgement fees associated with the title office; and
- any other costs associated with the discontinuance and sale process.

The landowner has agreed in writing to the above costs, should the discontinuance and sale proceed.

Climate Emergency Consideration

There have been no climate emergency matters identified in the work undertaken to compile this report.

Consultation/Communication

In accordance with the statutory procedures and Council's Community Engagement Policy, public notice was given in the Pakenham Gazette on the 26 November 2025 and on Council's website from 24 November to 22 December 2025.

The results from Council's Creating Cardinia website are as follows:

- Views 536
- Visits 486
- Visitors 474
- Contributions 2
- Contributors 2
- Followers 1

The two contributors provided feedback that they were each familiar with the site as an individual and do not support the proposed discontinuance. They both linked to the site via social media. Neither contributor provided identifiable information to enable us to contact them or seek further clarification of their concerns. The only detail of the concerns was listed as follows:

- Each contributor asserts that creating the sewer easement does not adequately address infrastructure needs.
- One of the contributors also claims that the laneway is frequently used and has historical significance.

Council officers response to the concerns of the contributors is:

- South East Water has assessed the proposal and approved the proposed Creation of Easement Plan which is required by them to protect their asset. If there was any concern of the suitability of the easement and infrastructure assets it will be protecting, we are confident that South East Water would have refused the proposal.
- The laneway is an area of 61m2 and abuts the rear of three properties only and therefore provides no vehicular or pedestrian access link for the benefit of the general community. The section of the road proposed to be discontinued is only of potential benefit to the three properties it abuts. The landowners of two of those abutting properties, namely, 25 Carnarvon Street and Unit 2/11A Rosebery Street, have each indicated that they have no objection to the road being discontinued and have no interest in purchasing the land. They are aware that the remaining abutting landowner has made application to Council seeking discontinuance of the road and purchase of the land.
- There is no record of any historical significance to the Road.

Gender Impact Assessment

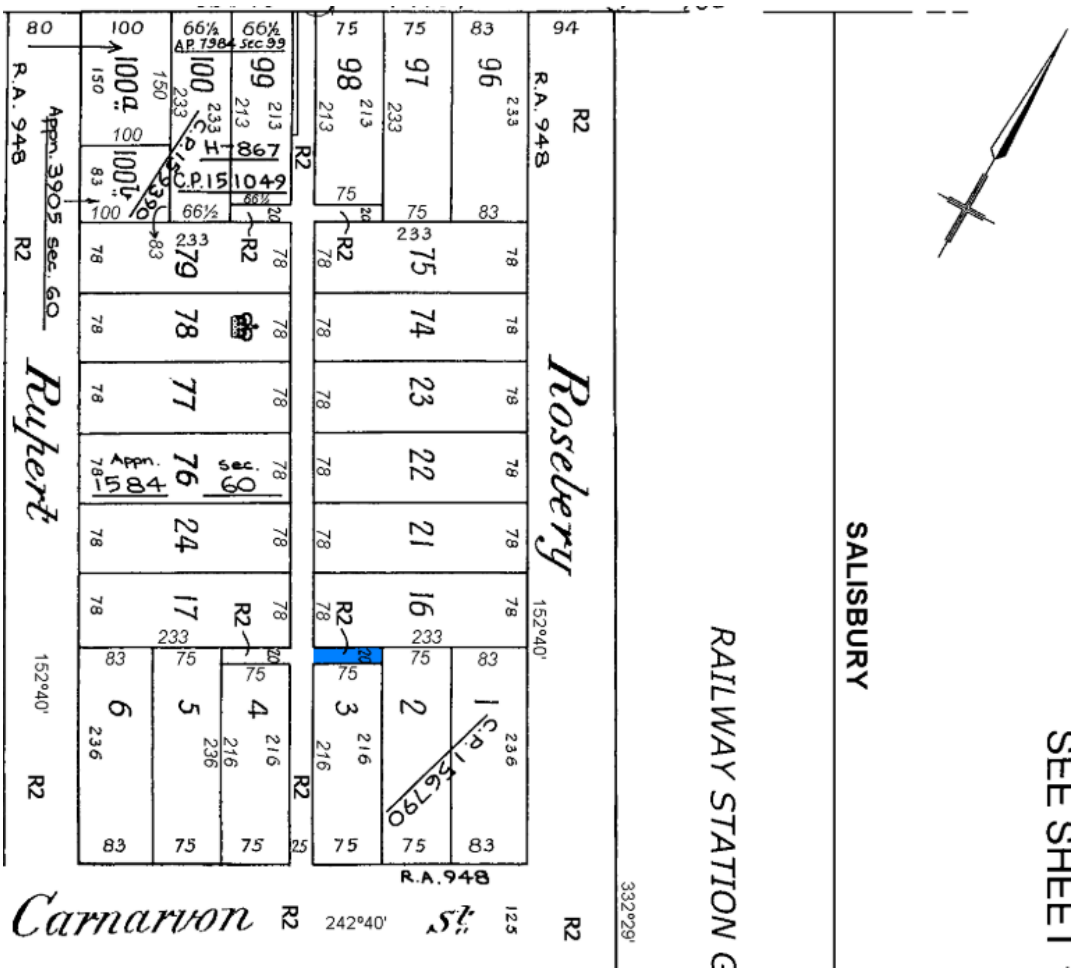
In the preparation of this report, Council has considered its obligations under the *Gender Equality Act 2020*. It was determined that a Gender Impact Assessment (GIA) was not required as the subject matter of this report does not relate to a policy, program or service that has a direct or significant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

Attachments

1. Attachment 1 - Locality diagram Road R2 part LP2096 [**7.1.3.1** - 1 page]

2. Attachment 2 - Certificate of Title Vol 11585 Fol 069 - LP2096 [**7.1.3.2** - 5 pages]
3. Attachment 3 - Proposed Easement Creation Plan [**7.1.3.3** - 1 page]
4. Attachment 4 - Proposed Title Plan [**7.1.3.4** - 1 page]
5. Attachment 5 - Road Discontinuance Policy 2024 [**7.1.3.5** - 6 pages]

Pt LP2096 – area proposed to be discontinued and sale marked blue





Register Search Statement - Volume 11585 Folio 069

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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 11585 FOLIO 069 Security no : 124071820626F
Produced 15/05/2018 04:31 pm

LAND DESCRIPTION

Road R2 on Plan of Subdivision 002096.
PARENT TITLE Volume 02565 Folio 811
Created by instrument AM044004U 21/07/2015

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
BRINSLEY CHARLES BOOTHBY of 408 COLLINS STREET MELBOURNE VIC 3000
FREDERICK BROOKE BOOTHBY of LOCH VIC 3945 Legal Personal Representative(s) of GEORGE JAMES WALKER deceased
Y007165L 30/04/1907

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP002096 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

DOCUMENT END

Delivered from the LANDATA® System by SAI Global Property Division Pty Ltd
Delivered at 15/05/2018, for Order Number 51014025. Your reference: Property.

Delivered by LANDATA®. Land Use Victoria timestamp 15/05/2018 16:31 Page 1 of 4
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LP 2096

EDITION 5
PLAN MAY BE LODGED 10/9/88

3 SHEETS
SHEET 1.

WARNING: THE IMAGE OF THIS DOCUMENT OF THE REGISTER HAS BEEN DIGITALLY AMENDED. NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL DOCUMENT OF THE REGISTER.

SUBDIVISION OF PORTION OF ALLOTMENT 13A
PARISH OF LANG LANG
COUNTY OF MORNINGTON

VOL. 1951 FOL. 158

Measurements are in Links
Conversion Factor
LINKS X 0.201168 = METRES

APPURTENANCIES

AS TO LOTS: 10, 11, 14, 15, 18, 19, 20, 25, 26, 27, 39, 42 TO 45 (B.I.), 47 TO 49 (B.I.), 52 TO 60 (B.I.), 62, 68, 73, 79, 85, 86, 89 TO 93 (B.I.), 107 & 108 TOGETHER WITH A RIGHT OF CARRIAGEWAY OVER THE ROADS COLOURED BROWN ON THIS PLAN OF SUBDIVISION WHICH LIE TO THE WEST OF THE LAND SHOWN AS RAILWAY STATION GROUND ON THIS PLAN OF SUBDIVISION

AS TO LOTS: 3 TO 6 (B.I.), 28 TO 30 (B.I.), 32, 41, 50, 61, 77, 97 & 98 TOGETHER WITH A RIGHT OF CARRIAGEWAY OVER THE ROADS COLOURED BROWN ON THIS PLAN OF SUBDIVISION

COLOUR CODE
R1 & R2 = BROWN
E-2 = HATCHED RED OVER BROWN
E-3 = CROSS HATCHED RED OVER BROWN

ROADS COLOURED BROWN

ROAD HATCHED RED OVER BROWN HAS BEEN DISCONTINUED VIDE L.G.D.3471

ROAD CROSS HATCHED RED OVER BROWN EXCISED VIDE APPN.1070 SEC.60

NOTATIONS

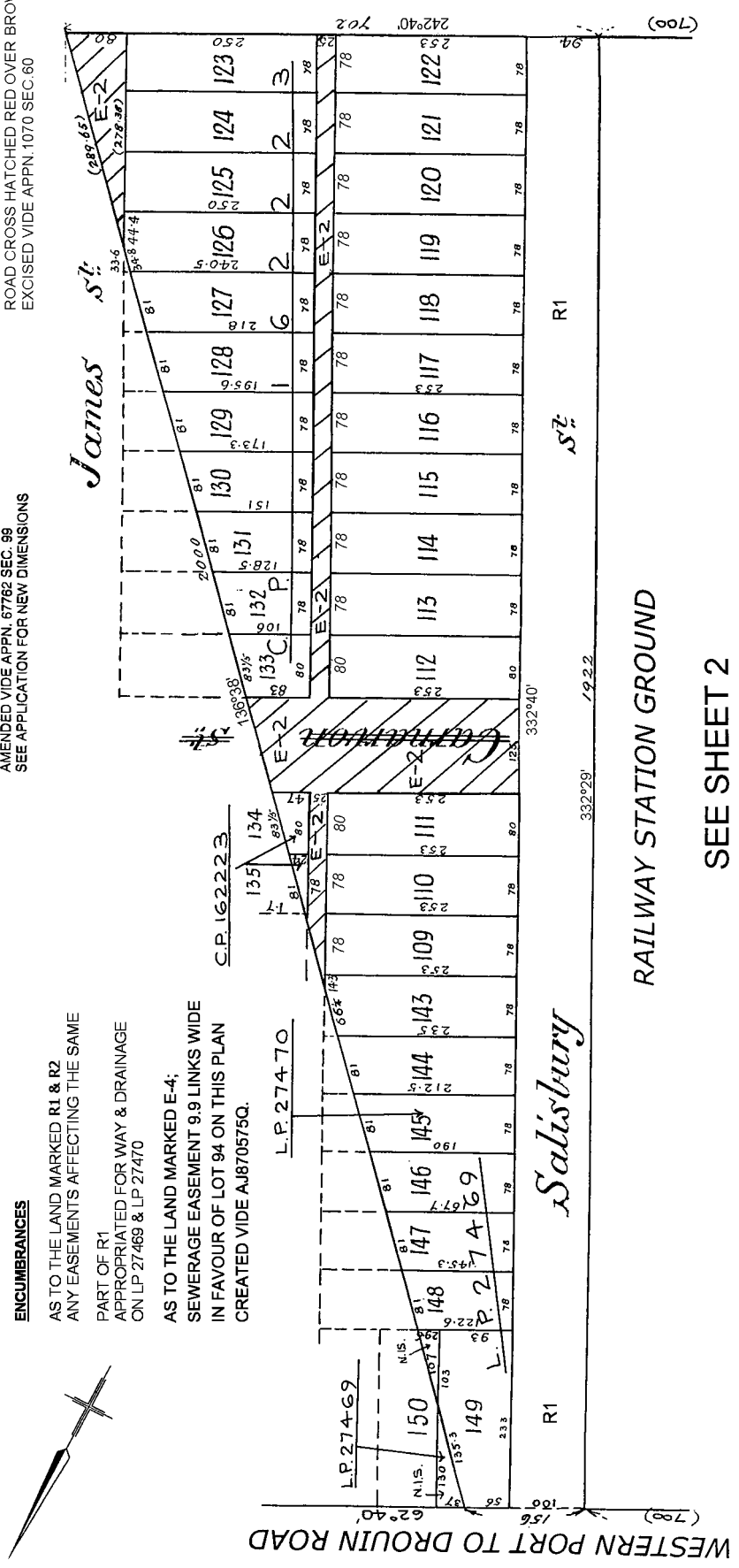
THE DIMENSIONS OF LOT 100A HAVE BEEN AMENDED VIDE APPN. 67762 SEC. 99
SEE APPLICATION FOR NEW DIMENSIONS

ENCUMBRANCES

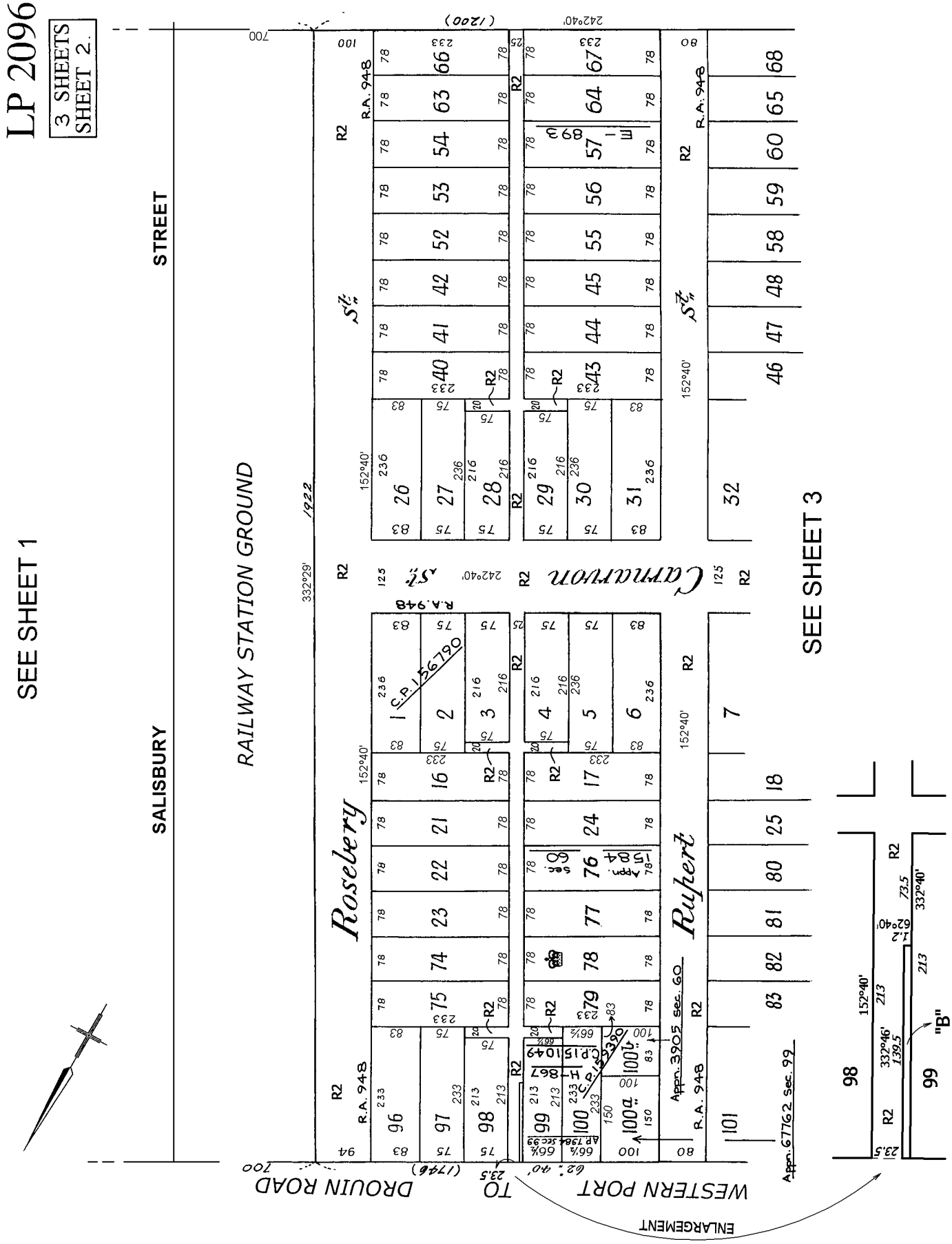
AS TO THE LAND MARKED R1 & R2
ANY EASEMENTS AFFECTING THE SAME

PART OF R1
APPROPRIATED FOR WAY & DRAINAGE
ON LP 27469 & LP 27470

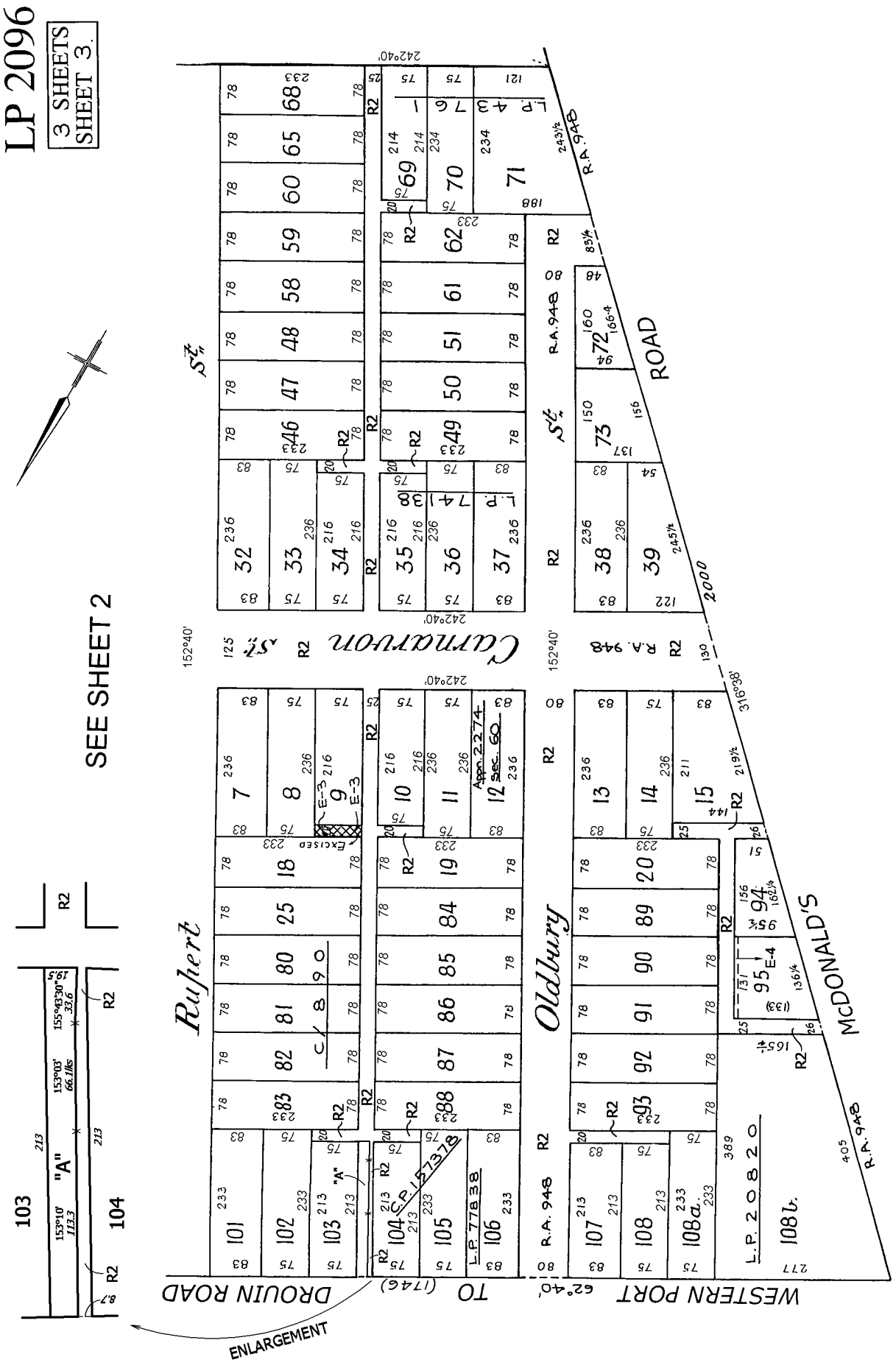
AS TO THE LAND MARKED E-4;
SEWERAGE EASEMENT 9.9 LINKS WIDE
IN FAVOUR OF LOT 94 ON THIS PLAN
CREATED VIDE AJ870575Q.



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Delivered by LANDATA®. Land Use Victoria timestamp 15/05/2018 16:31 Page 3 of 4



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MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

WARNING: THE IMAGE OF THIS PLAN/DOCUMENT HAS BEEN DIGITALLY AMENDED. NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL PLAN/DOCUMENT.

PLAN NUMBER

LP 2096

AFFECTED LAND/PARCEL	LAND/PARCEL IDENTIFIER CREATED	MODIFICATION	DEALING NUMBER	DATE	TIME	EDITION NUMBER	ASSISTANT REGISTRAR OF TITLES
THIS PLAN	E-2	ROAD DISCONTINUED	L.G.D.3471			1	AD
THIS PLAN	E-3	ROAD EXCISED	APPN.1070 SEC.60			1	AD
THIS PLAN		EASEMENTS ENHANCED				2	AD
SALISBURY STREET	R1	EASEMENTS ENHANCED				3	AD
LOT 95	E-4	EASEMENT CREATION	AJ870575Q	23/8/12		4	JK
ROAD	"A"	ROAD EXCISED	AP 61483F			5	AD
ROADS	R2	EASEMENTS ENHANCED				5	AD
ROAD	"B"	ROAD EXCISED	AP7984 SEC.99			5	AD

EDITION 1 — PLAN OF CREATION OF EASEMENT

Location of Land:

Parish : Lang Lang
Township : ----
Section : ----
Crown Allotment : 13A (Part)
Crown Portion : ---

Title References : Vol. Fol.

Last Plan Reference : R2 on LP 2096

Depth Limitation: Does Not Apply

Notations

MGA2020 Co-ordinates: E 374 570
(Of Centroid/Paracentroid) N 5 763 720
Zone

A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

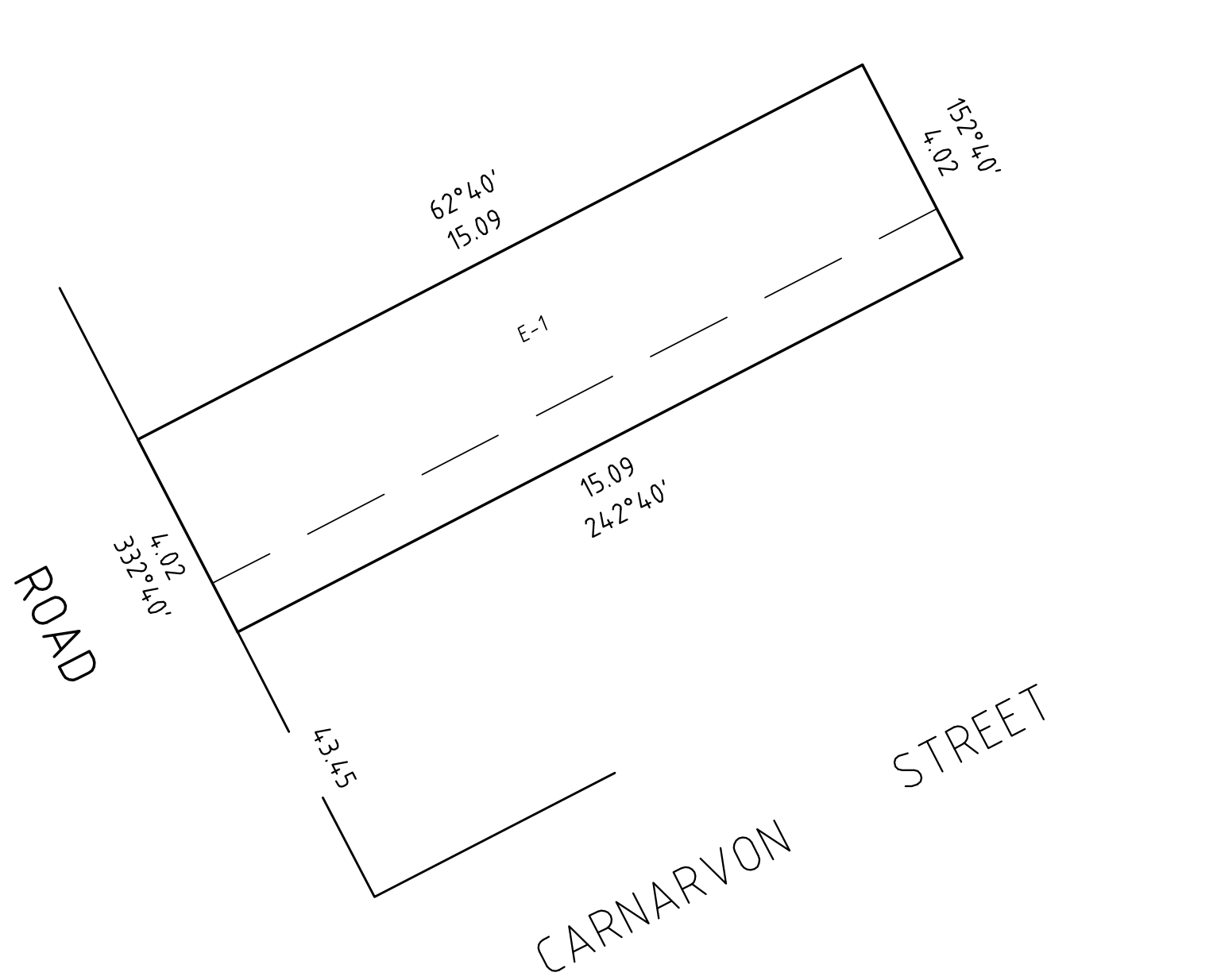
Easement Ref:	Purpose	Width (metres)	Origin	Land Benefited / In Favour Of
E-1	Sewerage	3	This Plan	South East Water Corporation

THIS PLAN HAS BEEN PREPARED FOR THE LAND TITLES OFFICE

Checked by

Assistant Registrar of Titles

Date / /



NOBELIUS LAND SURVEYORS
P.O. BOX 461
PAKENHAM 3810
Ph 03 5941 4112
Fax 03 5941 7359
rob@nobelius.com.au

ORIGINAL

SCALE	SHEET SIZE
1 : 100	A3

I certify that this plan agrees with Title.

Licensed Surveyor
Dated: 29/09/2025

REF. 22839

EDITION 1	TITLE PLAN	TP

Location of Land:

Parish : Lang Lang
Township : ----
Section : ----
Crown Allotment : 13A (Part)
Crown Portion : ---

Title References : Vol. 11585 Fol. 069
Last Plan Reference : R2 on LP 2096
Depth Limitation: Does Not Apply

Notations

MGA2020 Co-ordinates: E 374 570
(Of Centroid/Paracentroid) N 5 763 720
Zone 55

A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

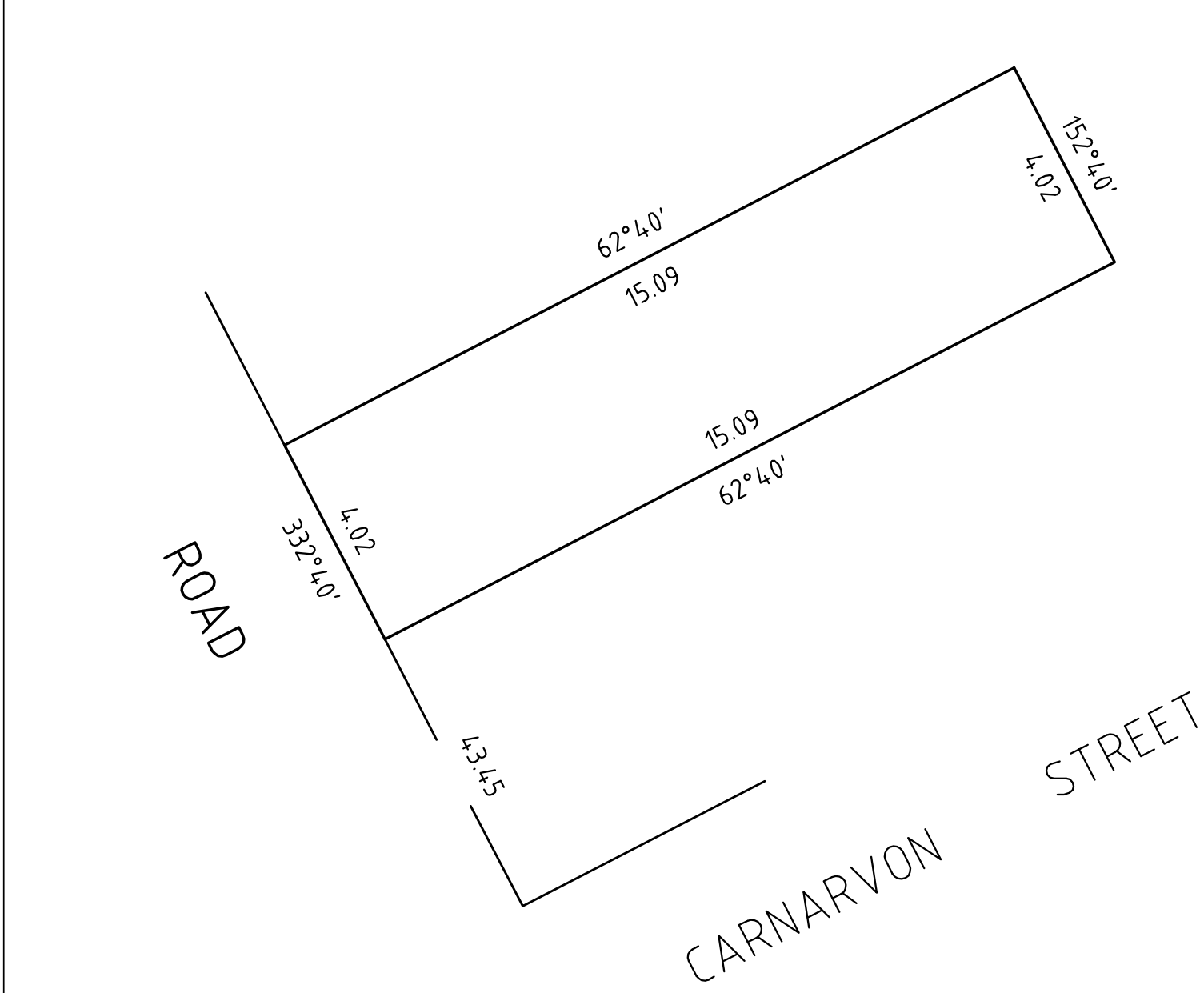
Easement Ref:	Purpose	Width (metres)	Origin	Land Benefited / In Favour Of

THIS PLAN HAS BEEN PREPARED FOR THE LAND TITLES OFFICE

Checked by

Assistant Registrar of Titles

Date / /



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Ph 03 5941 4112
Fax 03 5941 7359
rob@nobelius.com.au

ORIGINAL			
SCALE 1 : 100	SHEET SIZE A3	I certify that this plan agrees with Title. Licensed Surveyor Dated: 29/09/2025	REF. 22839

Road Discontinuance Policy 2024

Record ID			
Policy owner	Governance		
Endorsed by	SLT (internal)		
Endorsed date	6/02/2024	Scheduled review date:	8/02/2028
Publication	Internal only - RMC		
Revision/version number	Version 3.0		

A policy is a broad statement of intent that enables decision making by providing clear direction of what will or will not be done. A policy defines Council's position and role, provides the framework for a consistent approach, and guides decision making. This template contains the minimum requirements; you may need to include additional sub-headings to cover specific policy requirements.

If you are looking to develop an 'approach' document, and/or an action plan, you need a strategy not a policy; please use the 'General strategy' template instead.

1 Policy alignment

The following key priority articulated by "Our Vision" in the Cardinia Shire Council Plan 2021-25 underpins this Policy.

'Cardinia Shire supports the creation of liveable spaces and places'

2 Purpose

The Road Discontinuance Policy (Policy) establishes guidelines for Council when assessing the suitability of an application to Council to Discontinue a Road or Reserve with a view to retain the land or sell the land to an adjoining owner.

3 Scope

The Policy will apply for Council land that is designated as a Road or Reserve, and which is no longer required for that purpose or any other Council purpose and may be considered unused.
Council will only consider the Discontinuance of a government Road where there is some significant community benefit or strategic outcome to justify the decision of Council involvement, as the resulting land will revert to the crown.

4 Policy description

4.1 Objectives

All Discontinuance Proposals must be economically viable for Council, otherwise Council will not embark on the proposal.

To provide guiding principles for Council and interested parties to facilitate the Discontinuance and sale of Roads and Reserves.

In the interest of enhancing land usage and improving both public safety and personal security, Council supports the Discontinuance and sale of Roads and Reserves which are no longer reasonably required for public use.

To ensure they are dealt with in a manner that is impartial and consistent, the Policy establishes principles for consultation, achieving an equitable return and ensuring an opportunity for better utilisation of such land.

4.2 Background

Council is supportive of the Discontinuance of Roads and Reserves and the sale of the land if such land is not required for the following purposes:

- access;
- drainage;
- forming part of the assets of any Statutory authority including Melbourne Water, South East Water, Yarra Valley Water, Telstra, Citipower, Comdain Gas, APA and Ausnet, etc.;
- Road to be constructed and maintained by Council;
- strategic value to Council either now or potentially in the future; or
- generally required for municipal purposes.

If such land is not required for the above reasons, it will be considered in accordance with this Policy.

4.3 Definitions

In this Policy the following definitions apply:-

'**DISCONTINUANCE'** means the exercise of power under Clause 3 of Schedule 10 of the Act in relation to a Road which is effected by a notice published in the Government Gazette and / or the removal of reserve status in relation to a Reserve under section 24A of the Subdivision Act 1988.

"LAND" means the site which was formally a Road or Reserve, which has been Discontinued.

"LGA 1989" means the *Local Government Act 1989.*

"LGA 2020" means the *Local Government Act 2020.*

"ROAD" is as defined in Section 3 of the *Local Government* Act 1989 (LGA 1989). The term "road" includes, but is not limited to, a right of way, laneway, street or footpath, either used for vehicular or pedestrian access, or both.

"RESERVE" means a reserve set aside for drainage and to mitigate flood levels, or some other minor reserve such as a tree reserve and does not include reserves set aside for recreational or open space purposes.

4.4 Legislative Requirements

Various relevant legislation defines the processes to be carried out for the sale of land, but the following specific sections are relevant to the sale of such local government property:-

- *Section 114* of the *Local Government Act 2020* (*LGA 2020)* provides the power for Council to sell land. This section includes requirements to carry out community engagement.

- *Section 206 and Clause 3* of *schedule 10* of the *LGA* 1989 provides the authority for Council to discontinue a Road or part thereof and sell it to a third party or retain it for municipal purposes,

furthermore section 223 provides for Council to give public notice and hear submissions received in relation to the proposal to Discontinue and sell Land.

- Section 17(4) of the Road Management Act 2004 required the Road to be removed from Council's Register of Public Roads if applicable as it is no longer reasonably required for general public use.

- Under section 7B Limitations of Actions Act 1958 a person cannot claim land by adverse possession in respect of Council titled land, this includes roads. Not all Road or Reserve property is held in Council name.

- Council also has the power under *Section 24A* of the *Subdivision Act* 1988 to initiate procedures to remove the reserve status and vest in itself all or part of a minor reserve, which will allow for it to sold to a third party.

4.5 Council's role

Council may initiate a Discontinuance or respond to an application from interested parties in relation to such land.

The achievement of the objectives of this Policy will:

4.5.1 reduce Council's long term financial and legal liability for this land (i.e. maintenance, cleaning, public liability);

4.5.2 improve local amenity for residents (e.g. increasing security of property by elimination of access points);

4.5.3 formalise existing occupation of Roads and Reserves, providing a clearer control of the land and allocation of obligations; and

4.5.4 provide additional revenue generated from the sale of land and the reduction in legal and financial liability.

4.6 General principles

The following general principles will apply for the Discontinuance and sale of Roads or Reserves:

4.6.1 Council will encourage the Discontinuance and sale of Roads or Reserves that are not being used for pedestrian or vehicular access or are no longer required by Authorities or for other strategic and public use.

4.6.2 Council discourages the unauthorised occupation of Roads or Reserves and may take steps to remove such illegal occupation.

4.6.3 Council will only sell Discontinued Roads or Reserves to abutting property owners.

4.6.4 Council or its Solicitors shall recover all costs incurred in the application of the Policy.

4.6.5 Council reserves the right to retain any Discontinued Road or Reserve. This land may be retained to meet a strategic need or sold at some point in the future in accordance with the Policy.

4.6.6 Council has the right to place an easement or covenant on or over Discontinued Roads or Reserves in order to protect existing rights or future requirements.

4.6.7 Council will require any Discontinued Road or Reserve that is purchased to be consolidated with the abutting land title within six months of the purchase of the land.

4.6.8 Council will not assist with adverse possession claims over Roads and Reserves and reserves the right to contest such claims.

4.6.9 The owner(s) of any property in occupation of the land may be directed to remove all buildings and obstructions from the land immediately, as is Council's right as owner of the land.

4.7 Division of land

4.7.1 Council will offer Discontinued Roads or Reserves equally to abutting owners, except where:

4.7.2 the land has been proven to have been exclusively occupied and fenced for more than 15 years in which case it will be offered directly to the occupier; or

4.7.3 the land cannot be allocated due to the location of assets, in which case the boundary will be established to take account of the assets.

4.7.4 If an abutting property owner does not wish to take up Council's offer to purchase the land, then that portion shall be offered to other abutting or adjoining property owners when appropriate.

4.7.5 Council will not proceed with a Road Discontinuance and sale that creates landlocked land.

4.7.6 Where no agreement can be reached between the parties for the purchase of any portion of land, the land shall remain vested in Council until such agreement can be reached.

4.8 Financials

4.8.1 Sale of Land

Council will sell all Discontinued Roads and Reserves at market value, as determined by a valuer appointed by Council.

If continuous exclusive occupation can be demonstrated of the Road or Reserve in excess of 15 years the purchase price may be set within a range to a maximum discount of 20% of the current market value.

4.8.2 Application Fee

Council will charge a non-refundable application fee to those who submit an application form. This fee is determined on an annual basis in accordance with the Local

Government Act and Council's Fees and Charges Schedule. However, if the matter proceeds to a sale it will contribute to the total sale price.

4.8.3 Costs

Costs associated with the Discontinuance and sale of the Roads or Reserves are to be shared by applicants. This will include costs such as:-

- Legal fees and duties;
- Public notice;
- Government Gazette notice;
- Survey costs;
- Title registration costs; and
- Valuation fees.

4.8.4 Asset relocation

The relocation or replacement of any assets within a section of land, will be the responsibility of the purchaser. These will include the following:

- Statutory authority assets including Melbourne Water, South East Water, Yarra Valley Water, Comdain Gas, Telstra, Ausnet, APA or Citipower etc.
- Replacement drainage or relocation of drainage, if required.

Bluestone Pitchers (if any) or other re-useable materials remain the property of the Council and Council may require the removal and return to Council.

4.8.5 Transfer of Title

The purchaser is responsible for their role in the PEXA (Property Exchange Australia) transfer process and payment of all stamp duty and lodgement fees. Professional services via legal practitioner or conveyancer will be required to facilitate the lodgement of the PEXA Transfer and associated documentation.

4.8.6 Terms payment

The full purchase price shall be paid to Council at the time of settlement, except in extraordinary circumstances. The transfer of land shall not be passed on to the purchaser until the purchase price plus all costs or additional amounts are paid in full.

4.9 Authority

The Governance Manager will be responsible for the implementation and management of the Policy and the relevant procedures.

The Senior Leadership Team may be called upon to resolve issues that may arise from the application of the Policy.

4.10 Sunset Clause

The Policy will be reviewed in four years.

4.11 Responsibilities

Councillors and Senior Management have responsibility to promote the principles of the Policy and Council are responsible to administer the Policy.

5 Compliance

Council will ensure Compliance with the Policy by means of internal referrals and external referrals to various Authorities, appropriate public consultation and implementing necessary measures available with Land Use Victoria and related Statutes.

5.1 Recourse for non-compliance

By applying a consistent approach to assessing the suitability of an application there is less risk of inequity to residents and failure to suitably complete the application.

6 Related documents

Type of document	Title and/or RMC link
Commonwealth/Victorian legislation	Local Government Act 1989 Local Government Act 2020 Subdivision Act 1988 Planning and Environment Act 1987 Road Management Act 2004 Limitations of Actions Act 1958 Transfer of Land Act 1958
Strategic directions paper	(If developed)
Policies	Community Engagement Policy
Strategies	Property Strategy
Guidelines	Local Government Best Practice Guidelines for the Sale and Exchange of Land
Procedures	

7.2 Town Planning Reports

7.2.1 C283 FIX UP AMENDMENT - ANOMALIES AND ERRORS AMENDMENT 2025 - UPDATED

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:	**4.1 We support our productive land and employment land to grow local industries** 4.1.1 Facilitate better planning for our agricultural land to support industry, innovation, local food economy and local job growth. **5.1 We practise responsible leadership** 5.1.1 Build trust through meaningful community engagement and transparent decision-making.

Recommendation

That Council:

1. Requests the Minister for Planning prepare, adopt and approve Cardinia Planning Scheme Amendment C283card pursuant to Section 20A of the *Planning and Environment Act 1987.*
2. Notes there is no "authorisation stage" or "exhibition process" for a 20A planning scheme amendment. Council is required to lodge the full amendment and all relevant documents at the same time as the application for the Minister's approval.
3. Authorises the Manager of Planning and Design to make any administrative level changes if required to the proposed planning scheme amendment C283card that does not change the intent of the planning scheme amendment, prior to the Minister's approval of the planning scheme amendment C283card.

Executive Summary

Proposed Planning Scheme Amendment C283card (the Amendment) makes ordinance changes and zoning, and overlay updates to the Cardinia Planning Scheme, all of which are administrative in nature and are required to ensure the Cardinia Planning Scheme is up-to-date, accurate and effective. These issues are identified by Council officers during routine work or reported by landowners and occupiers. It is best practice for Council to routinely undertake 'Fix-Up' amendments to maintain consistency and support efficient planning processes.

Background

Proposed Planning Scheme Amendment C283card is required to correct several minor zoning and overlay mapping anomalies and typographical and land use errors, as detailed in **Attachment 2** (C283card Background and Justification). This will ensure planning permit applications are assessed against the most current and accurate planning provisions.

Ministerial Amendments VC150 and VC159 introduced updated land use definitions and risk-based planning controls for animal industries across 83 Victorian Planning Schemes, removed the outdated Piggeries Code of Practice 1992, and referenced the 2018 revisions to the Victorian Code for Broiler Farms 2009. These changes implemented actions from the Victorian Government's Planning for Sustainable Animal Industries report. However, VC150 and VC159

did not update the animal industry definitions within certain Cardinia Planning Scheme zones, including Urban Growth Zone Schedule 1, Special Use Zone Schedules 1, 3, 4, 6, and 7, and Comprehensive Development Zone Schedules 1, 2, and 3. The reason for this omission is unclear.

On 14 April 2025, Council deferred review of proposed Planning Scheme Amendment C283card pending completion of an Agricultural Audit. The Arts, Advocacy and Economy Department have confirmed the Agricultural Audit has now progressed and returned to a Council briefing on the 15 December 2025 for discussion. The matters addressed in proposed Planning Scheme Amendment C283card should not be delayed further. It is respectfully requested that proposed Planning Scheme Amendment C283card be reconsidered by Council.

The following are a selection of examples of planning matters to be addressed by proposed Planning Scheme Amendment C283card and the reasons they require urgent attention.

Agricultural Land Uses

- The planning rules still use old (pre-2018) terms, which causes confusion about what planning permits are needed.
- Example: If farming is classed as “Animal Husbandry,” there are strict building size limits. If those limits aren’t met, the activity is not allowed.

Rural Worker Accommodation (RWA)

- Housing for farm workers is currently not allowed in certain zones.
- This means farms using programs like the Pacific Australia Labour Mobility (PALM) scheme cannot easily provide accommodation unless it’s directly linked to farming.

Dependent Person’s Unit (DPU) vs Secondary Dwelling (SSD)

- The rules still mention “Dependent Person’s Unit” but don’t recognize “Secondary Dwelling.”
- Because of this, secondary dwellings cannot be approved under the current planning regulations.

Redundant Mapping and Other Errors

- Some maps, schedules, and overlays are outdated or unnecessary and need to be cleaned up.

Ensuring the Schedules are appropriately described provides clarity for landowners, the community, and developers, and rectifies the land use and planning controls excluded by Amendment VC150 and VC159. The proposed changes are policy neutral and are essential for maintaining an accurate and effective Cardinia Planning Scheme, supporting local agriculture, ensuring efficient planning permit processes and guarantees planning permit applications are assessed against the most relevant planning controls.

Discussion

Proposed Planning Scheme Amendment C283card aims to make administrative corrections to various planning provisions of the Cardinia Planning Scheme (detailed in the Explanatory report), to correct minor zone and overlay mapping anomalies, translate out-of-date land use terms, and correct typographical errors to the Cardinia Planning Scheme. In summary the affected maps, schedules, zones and clauses are:

- Maps – Map31 RXO, Map 11HO – HO261
- Schedules – DPO14 clause 43.04, schedule 24
- Zones - SUZ 1, SUZ3, SUZ4, SUZ6, SUZ7, CDZ1, CDZ2, CDZ3, UGZ1, ACZ
- Clauses – Clause 21.05 Infrastructure (Roads), Clause 22.09 Signs, Clause 43.01 Heritage Overlay (various) and Clause 74.04 Incorporated Documents

Specifically, proposed Planning Scheme Amendment C283card proposes the following changes to the Cardinia Planning Scheme:

Mapping changes:

- Amend Planning Scheme Map 31DPO to delete DPO14.
- Delete Planning Scheme Map 31RXO.
- Amend Planning Scheme Map 11HO to delete HO261.

Ordinance changes – redundant controls:

- Delete Schedule 14 to Clause 43.04 Development Plan Overlay

Ordinance changes – translation of out-of-date land use terms:

In Clause 37.01 Special Use Zone – Schedule 1 (SUZ1), Subclause 1.0:

- Amend Table of Uses, Section 1 – Permit not required, to:
  - Delete 'Extensive animal production' and replace with 'Grazing animal production'.

- Amend Table of Uses, Section 2 – Permit required, to:
  - Delete 'Animal husbandry (other than Animal boarding, Apiculture, Extensive animal husbandry and Intensive animal husbandry)' and replace with 'Animal husbandry (other than Apiculture, Domestic animal boarding, Grazing animal production, Intensive animal production, Pig farm, Poultry farm and Poultry hatchery)'
- Amend Table of Uses, Section 3 – Prohibited, to:
  - Delete 'Animal boarding' replace with Domestic animal boarding'
  - Delete 'Intensive animal husbandry' and replace with 'Intensive animal production'
  - Insert 'Pig farm', Poultry farm' and 'Poultry hatchery'.

In Clause 37.01 Special Use Zone – Schedule 3 (SUZ3), Subclause 1.0:

- Amend Table of Uses, Section 1 – Permit not required, to:
  - Delete 'Agriculture (other than Animal keeping, Intensive animal husbandry, and Timber production)' and replace with 'Agriculture (other than Domestic animal husbandry, Intensive animal production, Pig farm, Poultry farm, Poultry hatchery, Racing dog husbandry and Timber production)'.
- Amend Table of Uses, Section 3 – Prohibited, to:
  - Delete 'Animal keeping' and replace with 'Domestic animal husbandry'.
  - Delete 'Intensive animal husbandry' and replace with 'Intensive animal production'.
  - Insert 'Pig farm' 'Poultry farm', 'Poultry hatchery' and 'Racing dog husbandry (other than Racing dog training)'.

In Clause 37.01 Special Use Zone – Schedule 3 (SUZ3), Subclause 7.0 Tynong Racecourse and Training Facilities:

- Amend Table 1 to Schedule 3 to Clause 37.01, to:
  - Delete Agriculture (other than Animal keeping and Intensive animal husbandry)' and replace with 'Agriculture (other than Domestic animal husbandry, Intensive animal production, Pig farm, Poultry farm, Poultry hatchery and Racing dog husbandry)'.
  - Insert 'Racing dog husbandry'.

In Clause 37.01 Special Use Zone – Schedule 4 (SUZ4), Subclause 1.0:

- Amend Table of Uses, Section 3 – Prohibited, to:
  - Replace 'Intensive animal husbandry' with 'Intensive animal production'.

In Clause 37.01 Special Use Zone – Schedule 6 (SUZ6), Subclause 1.0:

- Amend Table of Uses, Section 2 – Permit required, to:
  - Delete 'Agriculture (other than Animal keeping, Animal training, Apiculture, Horse stables, and Intensive animal husbandry)' and replace with 'Agriculture (other than Animal training, Apiculture, Domestic animal husbandry, Horse stables, Intensive animal production, Pig farm, Poultry farm and Poultry hatchery).
  - Delete 'Animal keeping (other than Animal boarding) and replace with 'Domestic animal husbandry (other than Domestic animal boarding).
  - Insert 'Racing dog husbandry (other than Racing dog training)'.
- Amend Table of Uses, Section 3 – Prohibited, to:
  - Delete 'Animal boarding' and replace with 'Domestic animal boarding'.
  - Delete 'Intensive animal husbandry' and replace with 'Intensive animal production'.
  - Insert 'Pig farm', Poultry farm', 'Poultry hatchery' and 'Racing dog training'.

In Clause 37.01 Special Use Zone – Schedule 7 (SUZ7), Subclause 1.0:

- Amend Table of Uses, Section 1 – Permit not required, to:
  - Delete 'Agriculture (other than Animal keeping, Animal training and Aquaculture) and replace with 'Agriculture (other than Animal training, Aquaculture, Domestic animal husbandry, Racing dog husbandry, Horse riding school)'.

In Clause 37.02 Comprehensive Development Zone – Schedule 1 (CDZ1), Subclause 1.0:

- Amend Table of Uses, Section 2 – Permit not required, to:
  - Delete 'Agriculture (other than Animal keeping, Animal training, Apiculture, Horse stables and Intensive animal husbandry) and replace with 'Agriculture (other than Apiculture, Animal training, Domestic animal husbandry, Horse stables, Intensive animal production, Pig farm, Poultry farm, Poultry hatchery and Racing dog training).
  - Delete 'Animal keeping (other than Animal boarding) and replace with 'Domestic animal husbandry (other than Domestic animal boarding).
- Amend Table of Uses, Section 3 – Prohibited, to:
  - Delete 'Animal boarding' and replace with 'Domestic animal boarding'.
  - Delete Intensive animal husbandry and replace with 'Intensive animal production'.
  - Insert 'Pig farm', 'Poultry farm', 'Poultry hatchery' and 'Racing dog training'.

In Clause 37.02 Comprehensive Development Zone – Schedule 2 (CDZ2), Subclause 1.0:

- Amend Table of Uses, Section 3 – Prohibited, to:
  - Delete 'Intensive animal husbandry' and replace with 'Intensive animal production'.

In Clause 37.02 Comprehensive Development Zone – Schedule 3 (CDZ3), Subclause 1.0:

- Amend Table of Uses, Section 1 – Permit not required, to:
  - Delete 'Animal keeping (other than Animal boarding) and replace with 'Domestic animal husbandry (other than Domestic animal boarding)'.
- Amend Table of Uses, Section 2 – Permit required, to:
  - Delete 'Agriculture (other than Animal keeping, Animal training, Apiculture, Horse Stables, and Intensive animal husbandry) and replace with 'Agriculture (other than Apiculture, Animal training, Domestic animal husbandry, Horse stables, Intensive animal production, Pig farm, Poultry farm, Poultry hatchery and Racing dog training).
  - Delete 'Animal keeping (other than Animal boarding)' and replace with 'Domestic animal husbandry (other than Domestic animal boarding)'.
- Amend Table of Uses, Section 3 – Prohibited, to:
  - Delete 'Animal boarding' and replace with 'Domestic animal boarding'.

- Delete 'Intensive animal husbandry' and replace with 'Intensive animal production'.
- Insert 'Pig farm', 'Poultry farm', 'Poultry hatchery' and 'Racing dog training'.

In Clause 37.07 Urban Growth Zone – Schedule 1 (UGZ1), Subclause 2.3:

- Amend Table of Uses, Section 2 – Permit required, to:
  - Delete 'Agriculture (other than Animal keeping, Animal training, Apiculture, Horse Stables, and Intensive animal husbandry) and replace with 'Agriculture (other than Apiculture, Animal training, Domestic animal husbandry, Horse riding school, Horse stables, Intensive animal production, Pig farm, Poultry farm, Poultry hatchery and Racing dog training).
  - Delete 'Animal keeping (other than Animal boarding)' and replace with 'Domestic animal husbandry (other than Domestic animal boarding)'.
- Amend Table of Uses, Section 3 – Prohibited, to:
  - Delete 'Animal boarding' and replace with 'Domestic animal boarding'.
  - Delete 'Intensive animal husbandry' and replace with 'Intensive animal production'.
  - Insert 'Horse riding school', 'Pig farm', 'Poultry farm', 'Poultry hatchery' and 'Racing dog training'.

Ordinance changes – translation of out-of-date Zone terms:

In Clause 21.05 Infrastructure:

- Amend Clause 21.05-2 Freeways, declared arterial roads, Implementation to:
  - delete the reference to "Road Zone (Category 1)" and replace with "Transport Zone 2".
- Amend Clause 21.05-3 Local Roads, Implementation to:
  - delete the reference to "Road Zone Category 2" and replace with "Transport Zone 3".

In Clause 22.09 Signs:

- Amend Clause 22.09-3 Industrial and restrictive retails signs, Policy guidelines to:
  - delete the reference to "Road Zone 1" and replace with "Transport Zone 2".

In Clause 43.04 Development Plan Overlay – Schedule 24:

- Amend Subclause 4.0 Requirement for development plan to:
  - delete the reference to "Road Zone 1" and replace with "Transport Zone 2".

Ordinance changes – corrections of typographical errors:

In Clause 37.08 Activity Centre Zone – Schedule 1:

- Amend text in subclause 3.0 Table of uses, Section 1 – Permit not required, condition of use for Child care centre to read:

  "Any frontage at ground floor level must not exceed 2 metres, except entry foyers which must not exceed 4 metres. Access must not be shared with a dwelling (other than a caretaker's house)".

In Schedule to Clause 43.01 Heritage Overlay:

- Amend reference to reference to the incorporated document at HO46, HO85, HO189 and HO195, to read:

  "Cardinia Commercial Heritage Precincts Permit Exemptions, December 2020"

In Schedule to Clause 72.04 (Incorporated Documents).

- Amend reference to the incorporated document at table row 35 to read:

  "Cardinia Commercial Heritage Precincts Permit Exemptions, December 2020"

The Prescribed Amendment Pathway

Originally, Council officers proposed the Amendment to be prepared pursuant to the provisions of Section 20(4) of the *Planning and Environment Act 1987 (The Act)*. Under these provisions, Council was proposing to request an exemption from the Minister for Planning from the exhibition and notification requirements under Section 17, 18 and 19 of the Act in respect to the Amendment. The Minister for Planning was also proposed to be the Planning Authority for the Amendment. Subsequently, Council officers have reconsidered how to progress the Amendment and now propose to request the Minister for Planning prepare, adopt and approve the Amendment pursuant to the provisions of Section 20A of the *Planning and Environment Act 1987*.

With Council's consent, Council officers propose to apply for Ministerial authorisation under 20A of the *Planning and Environment Act 1987* for the proposed Planning Scheme Amendment C283card to be prepared.

The Minister for Planning would be the Planning Authority, and the Amendment would be proposed as *a prescribed class* of Amendment as listed in Regulation 8 of the *Planning and Environment Regulations* 2015.

Section 20A of the Act and Regulation 8 of the *Planning and Environment Regulations*, outlines a streamlined planning scheme amendment process for planning schemes, allowing the Minster for Planning to prepare and approve certain prescribed amendments without the standard notification and review requirements of Section 17, 18 and 19 of the Act. The regulations define specific classes of amendments that qualify for this streamlined process.

These generally include;

- Correcting an obvious or technical error,
- Deleting expired clauses,
- Clairying or improving the style, format, language or grammatical form of a clause, without alterning their intended effect (policy neutral),
- Removing duplicate clauses,
- Updating headings or references to a clause,
- Deleting redundant or expired references, and
- Changing or deleting the decription of a person, body, department, act or statutory rule.

The proposed amendment under Section 20A of the Act offers greater efficiency in the approval of the proposal and can be applied as Council officers deem the changes are within the scope of matters allowed under Regulation 8 of the *Planning and Environment Regulations* 2015. Therefore the Amendment is proposed as a prescribed class of amendment listed in regulation 8 of the Planning and Environment Regulations 2015 and the Amendment has been prepared under Section 20A of the *Planning and Environment Act 1987* (the Act) based on the reasons set out above.

Policy Implications

All proposed changes to the Cardinia Planning Scheme are consistent with present State and Local Planning Policy Frameworks and supports the Council Plan.

The following planning provisions are considered relevant:

Plan for Victoria

Plan for Victoria is the Victorian Planning Strategy for Victoria sets the vision for, and guides Melbourne's and Regional Cities and Towns growth through to the year 2051. The relevant directions and initiatives of Plan for Victoria are as follows:

- **Sustainable agriculture -** We'll prioritise food security and the agricultural sector by protecting our agricultural land.

- **Green Wedge Action Plan** We'll deliver on 20 actions to protect Victorias green wedges and agricultural land, including strengthening planning controls and improving controls and guidance for better decision making.

State Planning Policy Framework (PPF):

The Amendment has considered and is consistent with the following clauses:

- *Clause 11 Settlement*
- *Clause 11.01-1S– Settlement - Victoria*
- *Clause 11.01R Settlement - Metropolitan Melbourne*
- *Clause 11.01R Green wedges*
- *Clause 11.02 Managing Growth*
- *Clause 11.02-1S Managing Growth - Supply of urban land.*
- *Clause 11.02 -2S Structure planning*
- *Clause 11.03 -2S Growth Areas*
- *Clause 11.03 -3S Peri-urban areas*
- *Clause 13 Environmental Risks and Amenity*
- *Clause 13.04-1S Contaminated and potentially contaminated land.*
- *Clause 13.07-1S -Land use compatibility*
- *Clause 14.01 Agriculture*

  The clause objective is to protect the State's agricultural land, including land for primary production and intensive agriculture. By updating the animal industries land use terms within the Schedule to the Special Use Zone and Comprehensive Development Zone, it will make clear the agricultural uses allowed within Cardinia's agricultural land. In reference to Schedule 1 to the Special Use Zone, the updated Animal Industries land uses will reinforce the purpose of protecting soil-based agriculture by recognising which agricultural uses are appropriate.
- *Clause 14.01-1S Protection of agricultural land*
- *Clause 14.01-2S Sustainable agricultural land use*
- *Clause 14.02-1S Catchment planning and management.*

Local Planning Policy Framework (LPPF):

The Amendment is consistent with and gives effect to the Local Planning Policy Framework of the Cardinia Planning Scheme by supporting, where relevant, the overview, key issues, objectives, strategies, and policies of the following LPPF clauses:

- Clause 21.02 Environment
- Clause 21.04 Employment
  - Clause 21.04-1 Employment
  - Clause 21.04-2 Agriculture
  - Clause 21.04-4 Industry
- Clause 22.05 Westernport Green Wedge Policy
- Zones - Clause 35 to Rural Zones, Clause 37.01 Special Use Zone

The land uses of the Special Use Zone – Schedule 1 will be updated to align with Amendment VC150 and VC159, which will assist in the protection of the high-quality agricultural land of the

former Koo Wee Rup Swamp Area, by clarifying which land uses are allowed. The most relevant objective of Clause 21.04-2 Agriculture is to maintain agriculture as a strong and sustainable economic activity within the municipality.

By updating the animal industries land use terms within the Schedules to the Special Use Zone and Comprehensive Development Zone, it will make clear what agricultural uses are allowed within Cardinia's agricultural land. In reference to Schedule 1 to the Special Use Zone, the updated animal industries land uses will reinforce the purpose of protecting soil-based agriculture by recognising which agricultural uses are appropriate.

Climate Emergency Consideration

Climate emergency considerations do not form part of this report. The proposed Amendment is expected to have an overall positive administration effect through the correction of identified mistakes in the Cardinia Planning Scheme.

Consultation/Communication

Council officers propose to request the Amendment is prepared under Section 20A of the Planning and Environment Act 1987, which is a streamlined planning scheme amendment process, allowing the Minster for Planning to prepare and approve certain prescribed Planning Scheme Amendments without the standard notification and review requirements of Section 17, 18 and 19 of the *Planning and Environment Act 1987*.

Council and the Department of Transport and Planning officers have discussed the proposed Amendment. The Department of Transport and Planning officers have reviewed Council's proposed draft prescribed amendment and provided additional modifications. These recommendations, outlined in Attachment 2 to this report, are intended to ensure the amendment remains policy-neutral—a mandatory requirement for prescribed amendments. Council's Statutory Planning Officers have also reviewed the proposed changes and support the adjustments recommended by the Department of Transport and Planning officers.

Risk Assessment

There are inherent risks if the Cardinia Planning Scheme is not updated and continues to demonstrate inaccurate information, for example:

- The Cardinia Planning Scheme will not be effective to guide Statutory Planners who give advice to landowners and the community on the use and development of land. This could result in appeals at the Victorian Civil Administration Tribunal and
- The Planning and Design department's professional reputation could be spoiled based on the Cardinia Planning Scheme retaining inaccurate information.

For the reasons explained above it is important proposed Planning Scheme Amendment C283card progresses to reduce these risks occurring and to ensure planning permit applications are assessed against the most current and accurate planning provisions.

Financial and Resource Implications

There are no direct financial and resource implications arising from the proposed Amendment. Any statutory fees and charges will be covered by the operational budget of the Planning Strategy and Urban Design team.

Gender Impact Assessment

In the preparation of this report, Council has considered its obligations under the *Gender Equality Act 2020*. It was determined 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

1. Attachment 1 - Cardinia C283card - Prescribed Explanatory report [**7.2.1.1** - 7 pages]
2. Attachment 2 - Cardinia C283card - Background and Justification 22 October 2025 [**7.2.1.2** - 7 pages]
3. Attachment 3 - Cardinia C283card - Ordinance changes with DTP comments with tracked changes [**7.2.1.3** - 152 pages]
4. Attachment 4 - Cardinia C283card 001 d-dpo Map 31 [**7.2.1.4** - 1 page]
5. Attachment 5 - Cardinia C283card 002 d-ho Map 11 [**7.2.1.5** - 1 page]
6. Attachment 6 - Cardinia C283card 004 d-rxo Map 31 [**7.2.1.6** - 1 page]
7. Attachment 7 - Cardinia C283card Instruction sheet 21 March 2025 [**7.2.1.7** - 2 pages]
8. Attachment 8 - Cardinia C283card - Proposed ordinance changes with tracked changes 22 Oct 2025 [**7.2.1.8** - 150 pages]

Planning and Environment Act 1987

Cardina Planning Scheme

Amendment C283card

Prescribed Amendment

Explanatory Report

Who is the planning authority?

Amendment C283card has been prepared by the Minister for Planning who is the planning authority for this amendment.

The amendment has been made at the request of Cardina Shire Council.

Land affected by the amendment

The amendment applies to various sites throughout the Shire, as shown on the Amendment maps mentioned below.

What the amendment does

Amendment C283card makes administrative corrections to various planning provisions of the Cardinia Planning Scheme, to correct minor zone and overlay mapping anomalies, translate out-of-date land use terms, and correct typographical errors. This will ensure the planning scheme remains accurate, relevant, and effective.

Ministerial Amendments VC150 and VC159 introduced clear land use definitions and risk-based planning controls for animal industries and excluded Cardinia Shire Council. Amendment C283card resolves this exclusion.

In summary the affected maps, schedules, zones and clauses are:

- Maps – Map31 RXO, Map 11HO – HO261
- Schedules – DPO14 clause 43.04, schedule 24
- Zones - SUZ 1, SUZ3, SUZ4, SUZ6, SUZ7, CDZ1, CDZ2, CDZ3, UGZ1, ACZ
- Clauses – Clause 21.05 Infrastructure (Roads), Clause 22.09 Signs, Clause 43.01 Heritage Overlay (various) and Clause 74.04 Incorporated Documents.

Specifically, the Amendment makes the following corrections to the Cardinia Planning Scheme:

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Mapping changes:

- Amend Planning Scheme Map 31DPO to delete DPO14.
- Delete Planning Scheme Map 31RXO.
- Amend Planning Scheme Map 11HO to delete HO261.

Ordinance changes – redundant controls:

- Delete Schedule 14 to Clause 43.04 Development Plan Overlay

Ordinance changes – translation of out-of-date land use terms:

In Clause 37.01 Special Use Zone – Schedule 1 (SUZ1), Subclause 1.0:

- Amend Table of Uses, Section 1 – Permit not required, to:
    - Delete 'Extensive animal production' and replace with 'Grazing animal production'.
- Amend Table of Uses, Section 2 – Permit required, to:
    - Delete 'Animal husbandry (other than Animal boarding, Apiculture, Extensive animal husbandry and Intensive animal husbandry)' and replace with 'Animal husbandry (other than Apiculture, Domestic animal boarding, Grazing animal production, Intensive animal production, Pig farm, Poultry farm and Poultry hatchery)'
- Amend Table of Uses, Section 3 – Prohibited, to:
    - Delete 'Animal boarding' replace with Domestic animal boarding'
    - Delete 'Intensive animal husbandry' and replace with 'Intensive animal production'
    - Insert 'Pig farm', Poultry farm' and 'Poultry hatchery'.

In Clause 37.01 Special Use Zone – Schedule 3 (SUZ3), Subclause 1.0:

- Amend Table of Uses, Section 1 – Permit not required, to:
    - Delete 'Agriculture (other than Animal keeping, Intensive animal husbandry, and Timber production)' and replace with 'Agriculture (other than Domestic animal husbandry, Intensive animal production, Pig farm, Poultry farm, Poultry hatchery, Racing dog husbandry and Timber production)'.
- Amend Table of Uses, Section 3 – Prohibited, to:
    - Delete 'Animal keeping' and replace with 'Domestic animal husbandry'.
    - Delete 'Intensive animal husbandry' and replace with 'Intensive animal

production'.

- Insert 'Pig farm' 'Poultry farm', 'Poultry hatchery' and 'Racing dog husbandry (other than Racing dog training)'.

In Clause 37.01 Special Use Zone – Schedule 3 (SUZ3), Subclause 7.0 Tynong Racecourse and Training Facilities:

- Amend Table 1 to Schedule 3 to Clause 37.01, to:
  - Delete Agriculture (other than Animal keeping and Intensive animal husbandry)' and replace with 'Agriculture (other than Domestic animal husbandry, Intensive animal production, Pig farm, Poultry farm, Poultry hatchery and Racing dog husbandry)'.
  - Insert 'Racing dog husbandry'.

In Clause 37.01 Special Use Zone – Schedule 4 (SUZ4), Subclause 1.0:

- Amend Table of Uses, Section 3 – Prohibited, to:
  - Replace 'Intensive animal husbandry' with 'Intensive animal production'.

In Clause 37.01 Special Use Zone – Schedule 6 (SUZ6), Subclause 1.0:

- Amend Table of Uses, Section 2 – Permit required, to:
  - Delete 'Agriculture (other than Animal keeping, Animal training, Apiculture, Horse stables, and Intensive animal husbandry)' and replace with 'Agriculture (other than Animal training, Apiculture, Domestic animal husbandry, Horse stables, Intensive animal production, Pig farm, Poultry farm and Poultry hatchery).
  - Delete 'Animal keeping (other than Animal boarding) and replace with 'Domestic animal husbandry (other than Domestic animal boarding).
  - Insert 'Racing dog husbandry (other than Racing dog training)'.
- Amend Table of Uses, Section 3 – Prohibited, to:
  - Delete 'Animal boarding' and replace with 'Domestic animal boarding'.
  - Delete 'Intensive animal husbandry' and replace with 'Intensive animal production'.
  - Insert 'Pig farm', Poultry farm', 'Poultry hatchery' and 'Racing dog training'.

In Clause 37.01 Special Use Zone – Schedule 7 (SUZ7), Subclause 1.0:

- Amend Table of Uses, Section 1 – Permit not required, to:
    - Delete ‘Agriculture (other than Animal keeping, Animal training and Aquaculture) and replace with ‘Agriculture (other than Animal training, Aquaculture, Domestic animal husbandry, Racing dog husbandry, Horse riding school)’.

In Clause 37.02 Comprehensive Development Zone – Schedule 1 (CDZ1), Subclause 1.0:

- Amend Table of Uses, Section 2 – Permit not required, to:
    - Delete ‘Agriculture (other than Animal keeping, Animal training, Apiculture, Horse stables and Intensive animal husbandry) and replace with ‘Agriculture (other than Apiculture, Animal training, Domestic animal husbandry, Horse stables, Intensive animal production, Pig farm, Poultry farm, Poultry hatchery and Racing dog training).
    - Delete 'Animal keeping (other than Animal boarding) and replace with ‘Domestic animal husbandry (other than Domestic animal boarding).
- Amend Table of Uses, Section 3 – Prohibited, to:
    - Delete ‘Animal boarding’ and replace with ‘Domestic animal boarding’.
    - Delete Intensive animal husbandry and replace with ‘Intensive animal production’.
    - Insert ‘Pig farm’, ‘Poultry farm’, ‘Poultry hatchery’ and ‘Racing dog training’.

In Clause 37.02 Comprehensive Development Zone – Schedule 2 (CDZ2), Subclause 1.0:

- Amend Table of Uses, Section 3 – Prohibited, to:
    - Delete ‘Intensive animal husbandry’ and replace with ‘Intensive animal production’.

In Clause 37.02 Comprehensive Development Zone – Schedule 3 (CDZ3), Subclause 1.0:

- Amend Table of Uses, Section 1 – Permit not required, to:
    - Delete ‘Animal keeping (other than Animal boarding) and replace with

'Domestic animal husbandry (other than Domestic animal boarding)'.

- Amend Table of Uses, Section 2 – Permit required, to:
    - Delete 'Agriculture (other than Animal keeping, Animal training, Apiculture, Horse Stables, and Intensive animal husbandry) and replace with 'Agriculture (other than Apiculture, Animal training, Domestic animal husbandry, Horse stables, Intensive animal production, Pig farm, Poultry farm, Poultry hatchery and Racing dog training).
    - Delete 'Animal keeping (other than Animal boarding)' and replace with 'Domestic animal husbandry (other than Domestic animal boarding)'.
- Amend Table of Uses, Section 3 – Prohibited, to:
    - Delete 'Animal boarding' and replace with 'Domestic animal boarding'.
    - Delete 'Intensive animal husbandry' and replace with 'Intensive animal production'.
    - Insert 'Pig farm', 'Poultry farm', 'Poultry hatchery' and 'Racing dog training'.

In Clause 37.07 Urban Growth Zone – Schedule 1 (UGZ1), Subclause 2.3:

- Amend Table of Uses, Section 2 – Permit required, to:
    - Delete 'Agriculture (other than Animal keeping, Animal training, Apiculture, Horse Stables, and Intensive animal husbandry) and replace with 'Agriculture (other than Apiculture, Animal training, Domestic animal husbandry, Horse riding school, Horse stables, Intensive animal production, Pig farm, Poultry farm, Poultry hatchery and Racing dog training).
    - Delete 'Animal keeping (other than Animal boarding)' and replace with 'Domestic animal husbandry (other than Domestic animal boarding)'.
- Amend Table of Uses, Section 3 – Prohibited, to:
    - Delete 'Animal boarding' and replace with 'Domestic animal boarding'.
    - Delete 'Intensive animal husbandry' and replace with 'Intensive animal production'.
    - Insert 'Horse riding school', 'Pig farm', 'Poultry farm', 'Poultry hatchery' and 'Racing dog training'.

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Ordinance changes – translation of out-of-date Zone terms:

In Clause 21.05 Infrastructure:

- Amend Clause 21.05-2 Freeways, declared arterial roads, Implementation to:
    - delete the reference to “Road Zone (Category 1)” and replace with “Transport Zone 2”.
- Amend Clause 21.05-3 Local Roads, Implementation to:
    - delete the reference to “Road Zone Category 2” and replace with “Transport Zone 3”.

In Clause 22.09 Signs:

- Amend Clause 22.09-3 Industrial and restrictive retails signs, Policy guidelines to:
    - delete the reference to “Road Zone 1” and replace with “Transport Zone 2”.

In Clause 43.04 Development Plan Overlay – Schedule 24:

- Amend Subclause 4.0 Requirement for development plan to:
    - delete the reference to “Road Zone 1” and replace with “Transport Zone 2”.

Ordinance changes – corrections of typographical errors:

In Clause 37.08 Activity Centre Zone – Schedule 1:

- Amend text in subclause 3.0 Table of uses, Section 1 – Permit not required, condition of use for Child care centre to read:

  “Any frontage at ground floor level must not exceed 2 metres, except entry foyers which must not exceed 4 metres. Access must not be shared with a dwelling (other than a caretaker’s house)”.

In Schedule to Clause 43.01 Heritage Overlay:

- Amend reference to reference to the incorporated document at HO46, HO85, HO189 and HO195, to read:

  “Cardinia Commercial Heritage Precincts Permit Exemptions, December 2020”

In Schedule to Clause 72.04 (Incorporated Documents).

- Amend reference to the incorporated document at table row 35 to read:

  "Cardinia Commercial Heritage Precincts Permit Exemptions, December 2020"

Prescribed amendment

The Amendment is a prescribed class of amendment listed in Regulation 8 of the Planning and Environment Regulations 2015. The amendment has been prepared under section 20A of the *Planning and Environment Act 1987* (the Act). Exhibition and notification requirements of sections 17, 18 and 19 of the Act do not apply in respect to this amendment.

Where you may inspect this amendment

The amendment can be inspected free of charge at:

- The Cardinia Shire Council website at https://www.cardinia.vic.gov.au/

The amendment is available for public inspection, free of charge, during office hours at the following places:

- Cardinia Shire Council, 20 Siding Avenue, Officer

The amendment can also be inspected free of charge at the Department of Transport and Planning website at http://www.planning.vic.gov.au/public-inspection or by contacting the office on 1800 789 386 to arrange a time to view the amendment documentation.

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Item	Description of anomaly or correction		Background / considerations / justification for S20(2)	Original Planning Scheme Change	DTP Comments – changes	Additional DTP Specific Changes – 30/7/2025	Council response 30/7/2025
Land Use Terms Translations							
1	Clause 37.01 Special Use Zone Schedule 1 (SUZ1) Schedule 3 (SUZ3) Schedule 4 (SUZ4) Schedule 6 (SUZ6) Schedule 7 (SUZ7) Clause 37.02 Comprehensive Development Zone Schedule 1 (CDZ1) Schedule 2 (CDZ2) Schedule 3 (CDZ3) Clause37.07 Urban Growth Zone Schedule 1 (UGZ1)	The Animal Industries land use terms in the Schedules to the Special Use Zone (SUZ) and the Comprehensive Development Zone (CDZ)of the Cardinia Planning Scheme were not translated when VC150 (gazetted 21 September 2018) and VC159 (gazetted 8 August 2019) implemented new Animal Industries land use terms. As such, several Animal Industries land use terms remaining in these schedules are no longer recognised and defined by the VPP provisions at Clause 73.03 Land Use Termsand Clause 73.04 Nesting Diagrams.	VC150 amended Clause 73.03 (Land use terms) and Clause 73.04 (Nesting diagrams) as follows: ○ Introduce 'Animal production', 'Intensive dairy farm', 'Pig farm', 'Poultry farm' and 'Poultry hatchery'. ○ Amend the definitions of 'Broiler farm' and 'Cattle feedlot'. ○ Replace the 'Extensive animal husbandry' with a new definition for 'Grazing animal production'. ○ Replace 'Intensive animal husbandry' with a new definition for 'Intensive animal production'. VC159 introduced additional Animal Industry land use terms and further revised definitions as follows: ○ Rename 'Animal keeping' to 'Domestic animal husbandry' and amend the definition to exclude the keeping, breeding (now husbandry) or boarding of racing dogs. ○ Rename 'Racing dog keeping with 'Racing dog husbandry', amend the definition and nest under 'Animal husbandry'. ○ Rename 'Animal boarding' to 'Domestic animal boarding' and amend the definition. ○ Amend 'Animal training' to exclude domestic pet, horse or racing dog training. Several Schedules to the Special Use Zone and the Comprehensive Development Zone must be amended to facilitate a policy neutral translation of the Animal Industries land use terms to bring them into alignment with the changes introduced by VC150 and VC159. The policy neutral translation addresses the following: • Extensive animal husbandry is translated to Grazing animal production. • Intensive animal husbandry is translated to Intensive animal production. Intensive dairy farm is included within Intensive animal production. • Pig farm, Poultry farm and Poultry hatchery are land use terms introduced via VC150. Previously, these uses met the definition of Intensive animal husbandry given their nature of operation requires the majority of animal feed to be imported from off the site. It is therefore appropriate to insert these uses in the sections of the	<u>In Clause 37.01 Special Use Zone – Schedule 1 (SUZ1), Subclause 1.0:</u> • Amend Table of Uses, Section 1 – Permit not required, to: ○ Delete 'Extensive animal production' and replace with 'Grazing animal production'. • Amend Table of Uses, Section 2 – Permit required, to: ○ Delete 'Animal husbandry (other than Animal boarding, Apiculture, Extensive animal husbandry and Intensive animal husbandry)' and replace with 'Animal husbandry (other than Apiculture, Domestic animal boarding, Grazing animal production, Intensive animal production, Pig farm, Poultry farm and Poultry hatchery)'. • Amend Table of Uses, Section 3 – Prohibited, to: ○ Delete 'Animal boarding' and replace with 'Domestic animal boarding'. ○ Delete 'Intensive animal husbandry' and replace with 'Intensive animal production'. ○ Insert 'Pig farm', Poultry farm' and 'Poultry hatchery'. <u>In Clause 37.01 Special Use Zone – Schedule 3 (SUZ3), Subclause 1.0:</u> • Amend Table of Uses, Section 1 – Permit not required, to: ○ Delete 'Agriculture (other than Animal keeping, Intensive animal husbandry, and Timber production)' and replace with 'Agriculture (other than Domestic animal husbandry, Intensive animal production, Pig farm, Poultry farm, Poultry hatchery, Racing dog husbandry and Timber production)'. ○ Insert 'Racing dog training'. • Amend Table of Uses, Section 3 – Prohibited, to: ○ Delete 'Animal keeping' and replace with 'Domestic animal husbandry'. ○ Delete 'Intensive animal husbandry' and replace with 'Intensive animal production'. ○ Insert 'Pig farm' 'Poultry farm', 'Poultry hatchery' and 'Racing dog husbandry (other than Racing dog training)'. <u>In Clause 37.01 Special Use Zone – Schedule 3 (SUZ3), Subclause 7.0 Tynong Racecourse and Training Facilities:</u> • Amend Table 1 to Schedule 3 to Clause 37.01, to: ○ Delete Agriculture (other than Animal keeping and Intensive animal husbandry)' and replace with 'Agriculture (other than Domestic animal husbandry, Intensive animal production, Pig farm, Poultry farm, Poultry hatchery and Racing dog husbandry)'. ○ Insert 'Racing dog husbandry'.	Intention of proposed changes appear to update land use terms for consistency with those recognised in Clause 73.03 Land Use Terms and Clause 73.04 Nesting Diagrams, following amendment VC150 and VC159. These types of changes proposed are likely to be considered a class of prescribed amendment where they meet **regulation c** and **f**. Some inconsistencies identified within the proposed ordinance changes that <u>council should review and clarify</u> (also refer to ordinance for DTP comments): a) Proposed changes in SUZ3: (i) Provide further explanation on why 'Racing dog training' has been included as an as of right use (Section 1). The term was previously nested under 'Animal training', which was not a permissible use in the SUZ. The change currently proposed results in changes to the provision and cannot be considered a class of prescribed amendment. (ii) **NOTE:** DTP has identified that the Section – 3 Prohibited table of uses includes 'Any other use not in Section 1 or 2' which appears to be inconsistent with MD on Form and Content. This creates confusion in the interpretation of the provision given Section 2 Table of uses includes 'any other use not in Section 1 or 3'. Currently, this means any uses not explicitly listed are both permissible and prohibited. Consider whether this might be a good opportunity to rectify the error. b) Proposed changes in SUZ4: (iii) Provide further clarification on proposed deletion of 'Intensive animal husbandry' from list of prohibited uses (as opposed being amended to 'Intensive animal production'). Deletion suggests it would now be a section 2 use - this results in a change to the provision and cannot be considered a class of prescribed amendment. It seems like proposed changes for other zones revise 'Intensive animal husbandry' to 'Intensive animal production'.	**<u>UGZ1 - schedule 1</u>** Council to clarify whether 'Racing dog husbandry' should be included from list of excluded 'Agriculture' uses). Council to clarify why the condition 'Must be no more than four animals' is proposed for deletion, as this appears to result in changes to the provision. Furthermore, whether 'Racing dog husbandry (other than Racing dog training) should be included in Section 2 Table of uses, given 'Animal keeping' was split into 'Domestic animal husbandry' and 'Racing dog husbandry' ('Domestic animal husbandry' has been accounted for). If condition related to number of animals is deleted, this change will not be suitable for a 20A amendment. You will need to add an extra row with 'Racing dog husbandry (other than Racing dog training) and the relevant condition in order for this change to be suitable for a 20A amendment. Council to clarify why the condition 'Must be no more than four animals' is proposed for deletion, as this appears to result in changes to the provision. Furthermore, whether 'Racing dog husbandry (other than Racing dog training) should be included in Section 2 Table of uses, given 'Animal keeping' was split into 'Domestic animal husbandry' and 'Racing dog husbandry' ('Domestic animal husbandry' has been accounted for). If condition related to number of animals is deleted, this change will not be suitable for a 20A amendment. You will need to add an extra row with 'Racing dog husbandry (other than Racing dog training) and the relevant condition in order for this change to be suitable for a 20A amendment. **<u>SUZ 3 schedule 1</u>** Council to provide an explanation why 'Race dog training' is proposed for inclusion in Section 1 Table of uses. It doesn't appear like 'Animal training', which the term was previously nested under, was listed an as of right use within the SUZ3.	We agree to add an extra row with 'Racing dog husbandry (other than Racing dog training) and the relevant condition in order for this change to be suitable for a 20A amendment. We add the use condition to satisfy the policy neutral DTP requirement We agree to add an extra row with 'Racing dog husbandry (other than Racing dog training) and the relevant condition in order for this change to be suitable for a 20A amendment. We add the condition to satisfy the policy neutral DTP requirement We agree to add an extra row with 'Racing dog husbandry (other than Racing dog training) and the relevant condition in order for this change to be suitable for a 20A amendment. Resolved. No change required

Item	Description of anomaly or correction		Background / considerations / justification for S20(2)	Original Planning Scheme Change	DTP Comments – changes	Additional DTP Specific Changes – 30/7/2025	Council response 30/7/2025
			land use tables where Intensive animal husbandry was listed in each schedule. • The most appropriate translation for the old definition of Racing dog keeping is to replace it with the new definition of Racing dog husbandry. Racing dog husbandry has been removed from the parent use of Animal keeping (now Domestic animal husbandry) and is now nested as a separate arm under Animal husbandry. Where the old definition of Racing dog keeping is not stated specifically it is then nested under Animal keeping, which is now Domestic animal husbandry, however, Domestic animal husbandry now excludes the keeping, breeding (now husbandry) or boarding of racing dogs. As such, the policy neutral translation must now list Racing dog husbandry as a separate use as it is no longer captured by Animal keeping (now Domestic animal husbandry). • Racing dog training was previously nested under Animal training but is now nested under Racing dog husbandry. As such, the policy neutral translation must ensure that Racing dog training is listed separately from both Animal training and Racing dog husbandry unless Animal training and Animal keeping are listed together. • Horse riding school was previously nested under Animal training, while Horse stables was previously nested under Animal husbandry. These are both now nested under the new land use term of Horse husbandry. As such, the policy neutral translation must list Horse riding school wherever Animal training was previously listed, and Horse stables must be listed separately wherever it is currently listed unless Horse stables is listed alongside Horse riding school in which case these must be replaced with Horse Husbandry.	<u>In Clause 37.01 Special Use Zone – Schedule 4 (SUZ4), Subclause 1.0:</u> • Amend Table of Uses, Section 3 – Prohibited, to: ○ Delete 'Intensive animal husbandry'. <u>In Clause 37.01 Special Use Zone – Schedule 6 (SUZ6), Subclause 1.0:</u> • Amend Table of Uses, Section 2 – Permit required, to: ○ Delete 'Agriculture (other than Animal keeping, Animal training, Apiculture, Horse stables, and Intensive animal husbandry)' and replace with 'Agriculture (other than Animal training, Apiculture, Domestic animal husbandry, Horse riding school, Horse stables, Intensive animal production, Pig farm, Poultry farm and Poultry hatchery). ○ Delete 'Animal keeping (other than Animal boarding) and replace with 'Domestic animal husbandry (other than Domestic animal boarding). ○ Insert 'Racing dog husbandry (other than Racing dog training)'. • Amend Table of Uses, Section 3 – Prohibited, to: ○ Delete 'Animal boarding' and replace with 'Domestic animal boarding'. ○ Delete 'Intensive animal husbandry' and replace with 'Intensive animal production'. ○ Insert 'Horse riding school', 'Pig farm', Poultry farm', 'Poultry hatchery' and 'Racing dog training'. <u>In Clause 37.01 Special Use Zone – Schedule 7 (SUZ7), Subclause 1.0:</u> • Amend Table of Uses, Section 1 – Permit not required, to: ○ Delete 'Agriculture (other than Animal keeping, Animal training and Aquaculture) and replace with 'Agriculture (other than Animal training, Aquaculture, Domestic animal husbandry, Horse riding school, Racing dog husbandry,)'. <u>In Clause 37.02 Comprehensive Development Zone – Schedule 1 (CDZ1), Subclause 1.0:</u>	c) Proposed changes in CDZ3 & UGZ1: (iv) Check whether 'Racing dog husbandry (other than Racing dog training)' should be included under Section 1 and Section 2 Table of uses. It seems like 'Animal keeping' was split into 'Domestic animal husbandry' and 'Racing dog husbandry', although only the former has been included in Section 1 and 2 Table of uses, with conditions. It appears like 'Racing dog husbandry (other than Racing dog training)' has been included in ordinance changes for other zones where applicable. (v) Check whether 'Racing dog husbandry' should be listed within the proposed changes to 'Agriculture', noting 'Animal keeping' is included as one of the exclusions, and which has since been split to 'Domestic animal husbandry and 'Racing dog husbandry'. (vi) For the UGZ1, provide reasoning why the condition: 'Must be no more than four animals', is proposed for deletion. **Include and or address recommended DTP changes and issues in the ordinance and update all documentation.**	**<u>SUZ Schedule 3</u>** Delete from prohibited Any other use not in Section 1 or 2 Council to clarify whether 'Racing dog husbandry (other than Racing dog training) should be included in Section 2 Table of uses, given 'Animal keeping' was split into 'Domestic animal husbandry' and 'Racing dog husbandry' ('Domestic animal husbandry' has been accounted for). You will need to add an extra row with 'Racing dog husbandry (other than Racing dog training) and the relevant condition in order for this change to be suitable for a 20A amendment. **<u>SUZ schedule 4</u>** Council to clarify why 'Intensive animal husbandry' is proposed to be deleted from list of prohibited uses. Deletion suggests it would now be a section 2 use - this results in a change to the provision. We are not sure what your response means. This deletion does not meet the tests to qualify for a 20A amendment.	Agreed delete Any other use not in Section 1 or 2 from section 3 We agree to add an extra row with 'Racing dog husbandry (other than Racing dog training) and the relevant condition in order for this change to be suitable for a 20A amendment. The deletion is make our provision consistent with the state provisions.

Item	Description of anomaly or correction		Background / considerations / justification for S20(2)	Original Planning Scheme Change	DTP Comments – changes	Additional DTP Specific Changes – 30/7/2025	Council response 30/7/2025
				• Amend Table of Uses, Section 2 – Permit required, to: ○ Delete 'Agriculture (other than Animal keeping, Animal training, Apiculture, Horse stables and Intensive animal husbandry) and replace with 'Agriculture (other than Apiculture, Animal training, Domestic animal husbandry, Horse riding school, Horse stables, Intensive animal production, Pig farm, Poultry farm, Poultry hatchery and Racing dog training). ○ Delete 'Animal keeping (other than Animal boarding) and replace with 'Domestic animal husbandry (other than Domestic animal boarding). ○ Insert 'Racing dog husbandry (other than Racing dog training)'. • Amend Table of Uses, Section 3 – Prohibited, to: ○ Delete 'Animal boarding' and replace with 'Domestic animal boarding'. ○ Delete Intensive animal husbandry and replace with 'Intensive animal production'. ○ Insert 'Horse riding school', Pig farm', 'Poultry farm', 'Poultry hatchery' and 'Racing dog training'. <u>In Clause 37.02 Comprehensive Development Zone – Schedule 2 (CDZ2), Subclause 1.0:</u> • Amend Table of Uses, Section 3 – Prohibited, to: ○ Delete 'Intensive animal husbandry' and replace with 'Intensive animal production'. <u>In Clause 37.02 Comprehensive Development Zone – Schedule 3 (CDZ3), Subclause 1.0:</u> • Amend Table of Uses, Section 1 – Permit not required, to: ○ Delete 'Animal keeping (other than Animal boarding) and replace with 'Domestic animal husbandry (other than Domestic animal boarding)'. • Amend Table of Uses, Section 2 – Permit required, to: ○ Delete 'Agriculture (other than Animal keeping, Animal training, Apiculture, Horse Stables, and Intensive animal husbandry) and replace with 'Agriculture (other than Apiculture, Animal training, Domestic animal husbandry, Horse riding school, Horse stables, Intensive animal production, Pig farm, Poultry farm, Poultry hatchery and Racing dog training). ○ Delete 'Animal keeping (other than Animal boarding)' and replace with 'Domestic animal husbandry (other than Domestic animal boarding)'. • Amend Table of Uses, Section 3 – Prohibited, to: ○ Delete 'Animal boarding' and replace with 'Domestic animal boarding'. ○ Delete 'Intensive animal husbandry' and replace with 'Intensive animal production'.			

Item	Description of anomaly or correction		Background / considerations / justification for S20(2)	Original Planning Scheme Change	DTP Comments – changes	Additional DTP Specific Changes – 30/7/2025	Council response 30/7/2025
				○ Insert 'Horse riding school', 'Pig farm', 'Poultry farm', 'Poultry hatchery' and 'Racing dog training'. <u>In Clause 37.07 Urban Growth Zone – Schedule 1 (UGZ1), Subclause 2.3:</u> • Amend Table of Uses, Section 2 – Permit required, to: ○ Delete 'Agriculture (other than Animal keeping, Animal training, Apiculture, Horse Stables, and Intensive animal husbandry) and replace with 'Agriculture (other than Apiculture, Animal training, Domestic animal husbandry, Horse riding school, Horse stables, Intensive animal production, Pig farm, Poultry farm, Poultry hatchery and Racing dog training). ○ Delete 'Animal keeping (other than Animal boarding)' and replace with 'Domestic animal husbandry (other than Domestic animal boarding)'. • Amend Table of Uses, Section 3 – Prohibited, to: ○ Delete 'Animal boarding' and replace with 'Domestic animal boarding'. ○ Delete 'Intensive animal husbandry' and replace with 'Intensive animal production'. ○ Insert 'Horse riding school', 'Pig farm', 'Poultry farm', 'Poultry hatchery' and 'Racing dog training'.			
2	Clauses 21.05 Local roads. Clause 22.09 Signs. Clause 43.04 Development Plan Overlay - Schedule 24 (DPO24)	VC205 (gazetted 20 January 2022) amended the zones previously known as Road Zones. These are now consolidated under the new Transport Zone. The Cardinia Planning Scheme still refers to the previous zones which are longer recognised by the VPP in several locations.	VC205 consolidated the three previous Road Zones (Categories 1, 2, 3) and the Public Use Zone – Schedule 4 (PUZ4) into a new Transport Zone. Different transport purposes are specified in the Transport Zone as follows: **Shown on Planning Scheme Maps as:** / **Purpose of transport use:** TRZ1 – State transport infrastructure – Public Use TRZ2 – Principal Road Network – Road Zone TRZ3 – Significant municipal roads – Road Zone TRZ4 – Other transport uses – Public Use *Figure 1: Excerpt from Explanatory Report VC205 explaining the translation of theRoad Zones.* All references to the Road Zone Categories and Public use Zone – Schedule 4 throughout the planning scheme were translated to reflect their corresponding zone as per the table above. However, the references to the municipal road zones in Clauses 21.05-2, 21.05-3, 22.09-3 and 43.04 (Schedule 24) in the Cardinia planning Scheme were not translated by VC205. The terminology of the old Road Zones is now redundant in the planning scheme and must now translated to the corresponding Transport Zone to be in alignment with the VPPs.	<u>In Clause 21.05 Infrastructure:</u> • Amend Clause 21.05-2 Freeways, declared arterial roads, Implementation to: ○ delete the reference to "Road Zone (Category 1)" and replace with "Transport Zone 2". • Amend Clause 21.05-3 Local Roads, Implementation to: ○ delete the reference to "Road Zone Category 2" and replace with "Transport Zone 3". <u>In Clause 22.09 Signs:</u> • Amend Clause 22.09-3 Industrial and restrictive retails signs, Policy guidelines to: ○ delete the reference to "Road Zone 1" and replace with "Transport Zone 2". <u>In Clause 43.04 Development Plan Overlay – Schedule 24:</u> • Amend Subclause 4.0 Requirement for development plan to: ○ delete the reference to "Road Zone 1" and replace with "Transport Zone 2".	Clause name has changed as result of amendment to VPP. These changes are likely to be considered a class of prescribed amendment where they meet **regulation f**. **Agreed**		

Item	Description of anomaly or correction		Background / considerations / justification for S20(2)	Original Planning Scheme Change	DTP Comments – changes	Additional DTP Specific Changes – 30/7/2025	Council response 30/7/2025
			Updating these out-dated terms with their direct translation specified above will be an administrative amendment and policy neutral.				
Redundant controls							
3	Clause 43.04 Development Plan Overlay - Schedule 14 (DPO14) Planning Scheme Map 31DPO Planning Scheme Map 31RXO	DPO14 expired on 26 January 2014. This clause expired more than 10 years ago and is therefore a redundant clause and should be deleted from the Cardinia Planning Scheme. The RXO is redundant as it is no longer required in the planning scheme to alert users that the road was closed when Amendment C060 was gazetted.	Clause 43.04 Development Plan Overlay – Schedule 14 has not applied to the land since it expired on 26 January 2014. Planning Scheme Amendment C060 to the Cardinia Planning Scheme rezoned the land at 170 McDonald's Track Lang Lang from Farming Zone - Schedule 1 (FZ1) to Neighbourhood Residential 1 Zone (NRZ1) and Industrial 1 Zone (IN1Z). It also introduced the Development Plan Overlay - Schedule 14 (DPO14) and a Road Closure Overlay (RXO). Deleting these clauses from the planning scheme is policy neutral because they are expired and/or redundant and have not been considered in the assessment of planning permit applications for more than 10 years. The RXO is no longer required to alert planning scheme users that the road was closed when Amendment C060 was gazetted because all development within the DPO14 area is completed, and all land titles affected by the RXO have had the road removed.	Delete Schedule 14 to Clause 43.04 Development Plan Overlay Amend Map No31DPO to delete DPO14. Delete Map No31RXO	The schedule expired on 26 January 2014. Deletion of an expired clause in the PS is likely to be considered a class of prescribed amendment under **regulation b.** Deletion of a Road Closure Overlay form land is likely to be considered a class of prescribed amendment under **regulation m.** **Agreed**		
Typographical Corrections							
4	Clause 37.08 Activity Centre Zone – Schedule 1 (ACZ1)	In subclause 3.0 Table of Uses, Section 1 – Permit not required, in the condition of use for Child care centre, the word "much" appears rather than "must" in paragraph 2.	Currently, the condition reads: "Any frontage at ground floor level must not exceed 2 metres, except entry foyers which much not exceed 4 metres. Access must not be shared with a dwelling (other than a caretaker's house)." The inclusion of the word much is clearly a typographical error that should be rectified. The replacement of the word "much" with "must" does not alter the intention of this condition to require entry foyers that do not exceed 4 metres and is therefore administrative in nature.	In Clause 37.08 Activity Centre Zone – Schedule 1: • Amend text in subclause 3.0 Table of uses, Section 1 – Permit not required, condition of use for Child care centre to read: "Any frontage at ground floor level must not exceed 2 metres, except entry foyers which must not exceed 4 metres. Access must not be shared with a dwelling (other than a caretaker's house)".	Correction of an obvious typographic error is likely to be considered a class of prescribed amendment under **regulation a**. **Agreed**		
5	Schedule to Clause 43.01 Heritage Overlay. – Schedule to Clause 72.04 Incorporated Documents.	The Schedule to Clause 43.01 Heritage Overlay incorrectly references the name of the incorporated plan 'Cardinia Commercial Heritage Precincts, December 2020' at HO46, HO85, HGO189 and HO195.	The incorporated document 'Cardinia Commercial Heritage Precinct Permit Exemptions, December 2020' was introduced into the Cardinia Planning Scheme via Planning Scheme Amendment C249. The Schedule to Clause 43.01 Heritage Overlay omits the words "Permit Exemptions" from the title of this document at HO46, HO85, HO189 and HO195. The Schedule to Clause 72.04 Incorporated Documents makes the same error in its reference to the	In Schedule to Clause 43.01 Heritage Overlay: • Amend reference to reference to the incorporated document at HO46, HO85, HO189 and HO195, to read: *"Cardinia Commercial Heritage Precincts Permit Exemptions, December 2020"* In Schedule to Clause 72.04 (Incorporated Documents). • Amend reference to the incorporated document at table row 35 to read: *"Cardinia Commercial Heritage Precincts Permit Exemptions, December 2020"*	Correction to an obvious error in referencing of an incorporated document is likely to be considered a class of prescribed amendment under **regulation a**. **Agreed**		

Item	Description of anomaly or correction		Background / considerations / justification for S20(2)	Original Planning Scheme Change	DTP Comments – changes	Additional DTP Specific Changes – 30/7/2025	Council response 30/7/2025
		The Schedule to Clause 72.04 Incorporated Documents also incorrectly references the name of the incorporated plan 'Cardinia Commercial Heritage Precincts, December 2020'. The correct title of this incorporated plan is 'Cardinia Commercial Heritage Precincts Permit Exemptions, December 2020'.	incorrect tile of this Incorporated Document. The correct title of this Incorporated Document is 'Cardinia Commercial Heritage Precincts Permit Exemptions, December 2020'. This title is stated on the cover page of the document and should be correctly referred to in the Cardinia Planning Scheme.				
Planning Scheme Map Corrections							
6	Planning Scheme Map No11HO	Planning Scheme Map No11HO incorrectly references HO261 at 42 Whiteside Road, Officer. Proposed HO261 was determined to not be of heritage significance during the planning scheme amendment process and accordingly was removed from the Schedule to Clause 43.01 Heritage Overlay prior to Council's adoption of Amendment C162.	Planning Scheme Amendment C162 proposed to apply the Heritage Overlay to 27 sites across Cardinia Shire as recommended by the Cardinia Shire Council Significant Tree Study, May 2009, Volumes 1 and 2 and to include this study as an incorporated document. The Cardinia Shire Council Significant Tree Study, May 2009 identified a Norfolk Island Pine at 42 Whiteside Road Officer which may have been of significance. HO261 was first introduced into the Cardinia Planning Scheme on an interim basis under Amendment 195 with an expiry date of 28 February 2015. During the exhibition of C162, one submission was received regarding the tree at 42 Whiteside Road, Officer. The submission was made by the property owners and expressed concern that the tree will cause further damage to the house and is a hazard. Additionally, concerns were raised that their rights to remove the tree would be eliminated. In response to the submission, Council recommended to the Planning Panel that proposed HO261 be removed from the Norfolk Island Pine at 42 Whiteside Road, Officer. This was based on the exemptions listed in Clause 52.48 (Bushfire Protection Exemptions) which allows the landowner to remove the Norfolk Island Pine as it is sited within 10 metres of the existing dwelling despite the Heritage Overlay protection.	Amend Map No11HO to delete HO261.	Proposed change appears to correct an obvious mapping error that is likely to be considered a class of prescribed amendment under **regulation a**. **Agreed**		

Item	Description of anomaly or correction		Background / considerations / justification for S20(2)	Original Planning Scheme Change	DTP Comments – changes	Additional DTP Specific Changes – 30/7/2025	Council response 30/7/2025
			The Planning Panel made the following recommendations: • Recommendation 2: Change the Heritage Overlay Schedule to: d) Delete the proposed HO261 at 42 Whiteside Road, Officer and; • Recommendation 3 Change the Heritage Overlay Mapping to b) Delete the proposed HO261 at 42 Whiteside Road, Officer. On 17 November 2014, Council resolved to adopt Amendment C162 to the Cardinia Planning Scheme under Section 29 of the Planning and Environment Act 1987 in accordance with the Planning Panel's recommendations to delete reference to HO261. Planning Scheme Amendment C162 was gazetted on 17 March 2016. While proposed HO261 was removed from the Schedule to Clause 43.01 Heritage Overlay, it remained included on Map No11HO. Given it was determined that the Norfolk Island Pine located on 42 Whiteside Road, Officer was not of heritage significance and was removed from the Schedule to Clause 43.01 Heritage Overlay prior to Council's adoption of Amendment C162, HO261 should also be deleted from Map No11HO. This change is policy neutral as HO261 is not referenced in the Schedule to Clause 43.01 Heritage Overlay.				

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21.05 INFRASTRUCTURE

20/11/2020 C250card

21.05-1 Infrastructure provision

20/11/2020 C250card

Overview

The provision of an adequate level of physical and social infrastructure is one of the major issues facing the Cardinia Shire over the coming decades. The timely provision of infrastructure is necessary to foster economic development, ensure the well being of the community and protect the environment.

Key issues

- Recognising the infrastructure demands of an interface Council with significant urban growth and substantial rural areas and townships.
- Providing for funding mechanisms to ensure the provision of infrastructure in developing areas.
- Coordinating infrastructure provision.

Objective

To ensure the timely provision of physical and social infrastructure in order to foster economic development, ensure the well being of the community and protect the environment.

Strategies

Funding

- Provide for the payment of infrastructure contributions and development contributions, as appropriate, to fund physical and community infrastructure associated with urban development.
- Provide for the sale of surplus Council owned land to assist in funding the provision of infrastructure.
- Work in partnership with the Federal and State Governments to identify priorities, and secure funding for capital works projects.

Provision

- Provide appropriate and timely infrastructure services including water, sewerage, drainage and roads.
- Encourage the development of both pedestrian and bicycle links throughout the municipality.
- Encourage links between different forms of public transport, activity centres and surrounding residential areas.
- Provide for the establishment of high capacity telecommunications infrastructure (eg fibre optic cables) particularly in existing and future employment lands.

Implementation

Application of zones and overlays

- Applying a Infrastructure Contributions Overlay (ICO), or Development Plan Overlay (DCPO), as appropriate, to the Urban Established Area precincts to require the provision of infrastructure as part of new developments or redevelopments.
- Including surplus Council owned land in an appropriate zone to facilitate its sale and development.

Further strategic work

- Amending Schedule 1 to the Development Contributions Plan Overlay to apply the *Pakenham Township Development Contributions Plan, September 1997 (Amended June 2017)* to the Pakenham township.

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21.05-2 Freeways, declared arterial roads

20/11/2020 - / - / ---- C250card Proposed C283card

Overview

Freeways and Declared Arterial Roads are managed by VicRoads under the *Road Management Act 2004*. One of Council's key objectives as part of its Corporate Plan is to ensure a quality road network. Freeways and declared arterial roads perform an important function in the movement of people and freight, including tourist traffic. It is therefore critical that through land use and transport planning, Council seeks to maximise the efficiency, safety and visual outlook of these roads

Key issues

- Providing for access and associated intersection works to declared arterial roads.
- Providing for the upgrade and construction of future declared arterial roads, including Koo Wee Rup Road and the Koo Wee Rup and Lang Lang bypasses.
- Designating and managing future declared arterial roads (eg McGregor Road).
- Provide east-west connections within the southern parts of the urban growth area.
- Widening, upgrading and realigning existing roads.
- Concentrating commercial activities along arterial roads to within strategic nodes.

Objective

To provide for an efficient, safe and attractive arterial road network and to ensure effective integration of land use, transport and environmental outcomes.

Strategies

Road upgrades

- Provide for the upgrading of the interchange with the Princes Highway at Beaconsfield to provide access for Beaconsfield residents to the Princes Freeway.
- Provide for the future upgrading of the Koo Wee Rup Road to provide a high standard arterial road connection between Pakenham and South Gippsland Highway.
- Seek the construction of the Koo Wee Rup bypass as a priority.
- Provide for the timely future upgrading of interchanges with the Pakenham bypass to meet increasing traffic demands at Beaconsfield, Officer South Road, Cardinia Road and McGregor Road.
- Facilitate the development of the Lang Lang bypass.
- Provide for the extension at Thompsons Road from Cranbourne through to Koo Wee Rup Road.
- Provide for the extension of Grices Road from Berwick South to Cardinia Road to a standard capable of consideration as an arterial road.
- Encourage the upgrade of existing substandard declared arterial roads through pavement widening, rehabilitation and realignment.

Development

- Ensure the location and design of any access has regard to the efficient and safe movement of traffic along the road.
- Ensure the integrated planning of future declared arterial roads as shown in the *Casey-Cardinia Growth Area Framework Plan 2006* (or as amended).
- Avoid ribbon commercial development along arterial roads, and limit main road oriented commercial activities to strategic nodes preferably within township and urban areas.
- Ensure that access to new developments conform with Vic Roads Access Management Policy.

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Implementation

Application of zones and overlays

- Applying a ~~Road Zone (Category 1)~~Transport Zone 2 to declared freeway or arterial roads.
- Including land required for road improvements such as widening and realignments in a Public Acquisition Overlay.

21.05-3 Local roads

~~20/11/2020 ../-/----~~
~~C250card~~Proposed C283card

Overview

Council is responsible for the care and maintenance of the local road network within the municipality, which includes about 1,300 km of local roads of which approximately 900 km are unsealed. Future development in the Urban Growth Area will increase the demand for local roads infrastructure. There is also the existing need to provide adequate roads and streets in the townships and the upgrading of the existing local road network to support economic development and maintain environmental values.

Key issues

- Providing an appropriate hierarchy for local roads.
- Prioritising local road upgrades, taking into consideration strategic importance, maintenance cost, vehicle counts, safety rating, cost to seal, truck volume and bus route.
- Managing the impacts of new development on the existing local road network.
- Identifying bridges with a limited structural capacity, particularly timber bridges in the Koo Wee Rup swamp area.
- Completing the Lang Lang bypass to keep the heavy vehicles associated with the sand extraction industry out of the Town Centre.
- Designating and managing future arterial roads.

Objective 1

To provide an efficient, safe and attractive local road network and minimise potential adverse impacts from traffic on the amenity of adjoining residents

Strategies

- Progressively update local roads to a sealed standard.
- Facilitate the development of the Lang Lang Bypass.
- Ensure access to new development is not allowed from an unused or unconstructed road unless no other option is available for access to land via the existing road network.
- Ensure unused roads not reasonably required for existing or future access are closed and either retained as reserves or consolidated with adjoining land.

Objective 2

To manage the impact of the use, development and subdivision of land on the local road network.

Strategies

- Ensure that consideration of an application for the use, development or subdivision of land takes into account the classification of the road under the road hierarchy, the existing design, service and alignment of the road, and the likely effects it may have on future services and condition of the road.

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- Ensure that development that will significantly increase the amount of traffic or heavy vehicles using the local road network be located where access is available from a declared arterial road, local arterial road or collector road.
- Ensure that the subdivision of land to create residential or rural residential lots not be allowed unless access to lots is via a sealed road.

Implementation

Application of zones and overlays

- Applying the ~~Road Zone Category 2~~Transport Zone 3 to local arterial roads.
- Including land required for road improvements such as widening and realignments in a Public Acquisition Overlay.
- Progressively applying the infrastructure Contributions Overlay (ICO), as appropriate, to the Urban Growth Area precincts as new Infrastructure Contributions Plans are developed.

Reference documents

Pakenham Township Development Contributions Plan, September 1997 (Amended June 2017)

Cardinia Shire Council Road Safety Strategy 2016-2025

Cardinia Local Road Strategy, 2004

Cardinia Shire Council Road Management Plan, 2004

Development of a Road Classification, Geometric Design and Maintenance Standards for Sealed and Unsealed Roads in Cardinia Shire ARRB Transport Research Ltd, 2002

21.05-4
20/11/2020
C250card

Public transport

Overview

The sparse nature of settlement in the municipality affects the viability of providing public transport to all residents, and there is a need to look at innovative and cost effective means to maximise public transport services in the Cardinia Shire. The limited public transport services that are currently available is an issue of concern raised consistently by the community.

Development in the growth area should be undertaken in a manner which encourages the provision and use of public transport services.

Key issues

- Providing for new railway stations and upgrades of existing railway stations.
- Establishing an appropriate bus network within the entire municipality.
- Recognising the need for a more accessible and comprehensively managed community transport system that links to the Principal Public Transport Network within the growth area.

Objective

To maximise the opportunity for public transport services to be provided in a coordinated manner to meet the needs of existing and future residents.

Strategies

Design and integration

- Provide for development in the urban growth area which encourages the effective and efficient provision of public transport services.
- Develop a best practice design that provides for development of the local road network with a coordinated approach to public and sustainable transport.

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- Ensure streets are designed to accommodate bus routes for public transport and community transport vehicles, particularly in terms of road width and associated infrastructure.
- Facilitate better integration and coordination between public and community transport services.
- Encourage improved services and integration between bus and rail services within the municipality.

Railway stations

- Support the upgrading of both the Pakenham and Officer railway stations as a key element of these major activity centres.

Bus routes

- Facilitate north-south bus route links from rural townships to Pakenham.

Implementation

Application of zones and overlays

- Applying the Public Acquisition Overlay to any land required for future public transport and associated use.

Further strategic work

- Including adequate provisions for public and community transport services and facilities when developing planning provisions and policy.

21.05-5 Pedestrian and bicycle network

20/11/2020
C250card

Overview

Providing infrastructure to facilitate alternative transport options such as walking and cycling is important in developing environmentally, socially and economically sustainable communities. Walking and cycling are important recreational pursuits, and are also becoming increasingly popular ways of travelling to places of work, education and retail activity. Pedestrian and cycling paths are important in order to create communities that support active lifestyles.

Key issues

- Connecting pedestrian and bicycle networks with key destinations to promote alternative transport options.
- Providing pedestrian and bicycle trails for recreational and sporting activities.
- Providing for the safety of pedestrian and cyclists when using paths.
- Recognising the Great Southern Rail Trail as a significant regional project across the four municipalities of Bass Coast Shire, Cardinia Shire, City of Casey, and South Gippsland Shire.

Objective

To develop well-located, safe and interconnected pedestrian and bicycle networks within the municipality.

Strategies

Connectivity

- Provide for safe and efficient pedestrian and bicycle movements to connect railway stations, bus stops, activity centres and major community facilities within the Urban Growth Area and in rural townships.
- Ensure connectivity between new and existing development including pedestrian and bicycle paths.

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- Provide a continuous and safe off-road shared path along the Princes Highway between Beaconsfield and Pakenham.
- Provide a walking and cycling network that is inclusive of people with mobility difficulties.
- Support and provide for the establishment of the Great Southern Rail Trail.
- Provide for a link to the Great Southern Rail Trail from the Pakenham Railway line.

Design and safety

- Ensure that new development does not compromise existing and future pedestrian and bicycle networks.
- Facilitate appropriate crossing points at areas with high traffic.
- Ensure that the access and design of off street parking addresses pedestrian and bicycle movement.
- Encourage passive surveillance over pedestrian and bicycle paths through appropriate siting and design.
- Provide DDA compliant paths, ramps and rest areas on appropriate trails.

Implementation

The strategies in relation to pedestrian and bicycle networks will be implemented through the planning scheme by:

- Use of policy and exercise of discretion

When deciding on applications for new subdivision and other development, consider, as appropriate:

- *Pedestrian and Bicycle Strategy, August 2017.*
- *Pedestrian and Bicycle Strategy Actions Report, 2003.*
- *Healthy by Design, January 2017*, checklist (Cardinia Shire).

Reference documents

Cardinia Shire Pedestrian and Bicycle Strategy Actions Report, 2003.

Cardinia Shire Pedestrian and Bicycle Strategy, August 2017

Healthy by Design, January 2017 (Cardinia Shire)

Safer Design Guidelines for Victoria, 2005

21.05-6 Community services and facilities

20/11/2020
C250card

Overview

The population in the Cardinia Shire is primarily focused on the activity centres and townships, with a growing emphasis on the urban growth corridor. It is important that all residents in the Cardinia Shire have a reasonable level of access to a range of services and facilities, and that these services and facilities are provided in response to community needs. The provision of local recreational and community facilities also assists in bringing people together, and developing a cohesive community.

Key issues

- Acknowledging the diversity of age groups within the Cardinia Shire and the importance of providing services to meet the needs of particular age groups such as children, youth and the aged.

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- Recognising that providing accommodation for aged people in townships is important particularly where the unavailability of such accommodation would lead to people being forced to leave a community with which they have a strong association.
- Providing adequate community services and facilities in rural townships.
- Improving access to tertiary education facilities by public transport services to the city and more locally to facilities such as Federation University and Chisholm TAFE at Berwick.
- Establishing higher education facilities in the growth corridor

Objective

To provide residents with a reasonable level of access to a range of community services and facilities and to ensure that these services and facilities are provided in response to community needs.

Strategies

Infrastructure

- Encourage the integration of public transport linkages to improve access to higher education facilities outside of the municipality.

Location

- Establish community facilities in the most accessible location for local residents having regard to their service catchment.
- Co-locate community and recreational facilities and encourage joint management of these facilities.
- Facilitate the establishment of commercial activities (eg: medical practitioners) community based organisations (eg: churches) and early years services (ie childcare) which serve the needs of the community in activity centres and in residential areas where they can be provided in a manner which minimises any impacts on the amenity of the area.
- Provide for accessible community hubs in new residential developments comprising, where appropriate, a primary school, community centre, open space and local commercial facilities (convenience shop, medical centre, etc).
- Provide the opportunity in townships for the development of accommodation for aged people including retirement villages, special accommodation houses and nursing homes.
- Support the establishment of a higher education facility within Pakenham.

Implementation

Application of zones and overlays

- Applying the Public Use Zone to existing and proposed publicly owned community facility sites to facilitate their development.

Reference documents

Planning for Community Infrastructure in Growth Areas, April 2008

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22.09 SIGNS

22/10/2021
C264card

Objective

To facilitate signs that allow for the reasonable identification and marketing of businesses in Cardinia while enhancing the character of a building, site and area.

22.09-1 General

22/10/2021
C264card

Strategies

Enable signs that identify the business and service provided on the site and avoid signs that promote other businesses or details of product/s sold.

Maximise the effectiveness of signs and sensitively respond to the character of the building, site and area by minimising and consolidating signage to avoid visual clutter.

Ensure that signs are not located on the road or rail reserve.

Design signs to integrate with heritage buildings or objects to ensure the building's and architectural features and detailing are not obscured.

Design signs to complement the architectural design, form and scale of the host building or land and avoid signs that:

- Obscure a building's architectural form, features or glazed surfaces
- Protrude above rooflines or parapets, or beyond the edges of fascia or walls of the host building.

Use materials and lighting to achieve energy efficiency.

Conceal electrical services to a sign.

Design and locate signs in a manner that accounts for the long-term maintenance needs and the ease of changing messages.

Provide adequate space for all occupancies to display signage where a building or site is occupied by more than one business.

Ensure signs do not compromise the structural integrity and safety of the host building/structure.

Design signs to be clearly legible in order to support safe pedestrian, cyclist and road movements, using:

- Concise content.
- Materials and colours that have sufficient contrast between the text and background.
- Letters/symbols that are readable both during the day as well as the night.
- Measures to eliminate glare.

Ensure signs do not impair the effectiveness of surrounding security and emergency signs.

Ensure signs do not affect road or rail safety through glare and reflection or the obscuring of sightlines.

Discourage internally illuminated, floodlit, animated, electronic and reflective signs on sites or in locations where they will impact upon residential amenity.

Design signs to be compatible with and complement the character of existing signs in the streetscape and surrounding area.

Design signs to enhance major entrances and gateways to the municipality.

Encourage innovative signs that enrich the pedestrian visual experience.

Protect areas of environmental and natural significance by limiting signage within, adjoining or facing these areas.

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Policy guidelines

Consider as relevant:

Locating signs at a safe clearance above the footpath (a minimum of 2700mm from ground level) and are set back at least 750mm from the kerb line if the signs are located on street fronting development and protrude from the property boundary.

Providing for direction signs that are:

- Limited to one per road entry point.
- Less than 0.3 square metres in size.

22.09-2 Commercial (shop and office) signs

22/10/2021
C264card

Strategies

Signs located in commercial (shop and office) areas should stimulate interest in the business or service provided on the site and enhance the vitality and visual amenity of the commercial area.

Design signs on freestanding land used for commercial purposes, including service station, retail premises, freeway service centre, office (medical centre) and veterinary centre land uses to be incorporated into the building form and contribute to good urban design outcomes.

Avoid views from windows being obscured to maintain passive surveillance of pedestrian activity areas, car parking areas and streets.

Policy Guidelines

Consider as relevant:

- Limiting signs painted in corporate colours on the exterior of a building with a direct frontage to a road or car parking area to the front façade.

Commercial (shop and office) areas

- Avoiding above verandah signs, sky signs, high wall signs and bunting signs.
- Limiting signs to no more than 50% of the wall area above a verandah, or if no verandah 30% of the total front facade wall.
- Limiting signs to no more than 75% of an awning fascia.

Freestanding 'Pad' sites

- Limiting business identification signs to signs that are:
  - Consistent in size and form, where there is more than one sign.
  - Located on the awning fascia, verandah fascia or parapet.
- Providing for pole and free-standing panel signs that are:
  - Limited to one sign per road frontage.
  - Less than seven (7) metres in height.
  - Incorporated into the landscaping treatment.

22.09-3 Industrial and restricted retail signs

22/10/2021 -/-/----
C264card Proposed C283card

Strategy

Ensure signs in industrial and restricted retail areas do not appear as a dominant feature of a building or its surroundings.

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Policy guidelines

Consider as relevant:

- Limiting business identification signage on buildings to signs that:
  - Are located on walls, awning fascias, verandahs fascias or parapets.
  - Are located at the front and sides of buildings.
  - Are consistent in size and form, where there is more than one sign.
  - Front a ~~Road Zone 1~~Transport Zone 2 for freestanding premises in industrial areas.
  - Are no greater than 30% of the combined (street facing) or 50% of a wall or parapet above an awning or verandah.
- Comprise a maximum signage area of 10 square metres or a maximum area of 20 square metres where the frontage is greater than 40 metres wide and is set back by 10 metres or more from a road.
- Avoiding sign types that have an adverse effect on the visual amenity of the area including above verandah/awning (or roof), sky, bunting, animated, electronic and reflective signs.
- Providing for no more than one pole sign or freestanding panel sign of no greater than 7 metres in height for:
  - An industrial area where multiple tenants exist on a site.
  - An industrial building or restricted retail premises (or complex) that is freestanding.
  - A grouping of restricted retail premises (such as in a homemaker centre).
- Incorporating pole or freestanding panel signs into a landscaped area.

22.09-4 Residential areas

22/10/2021
C264card

Strategy

Ensure signs in residential areas are compatible with the surrounding residential area.

Policy guidelines

Consider as relevant:

- Limiting signs to one business identification sign with an area of less than three square metres.
- Limiting free standing signage to be:
  - Located at the front of the building.
  - Located on the street with the greatest amount of traffic (if the site has more than one street frontage).
  - No higher than two metres above footpath level.
  - Incorporated into the landscape treatment.

22.09-5 Display home village and new estate promotion signs

22/10/2021
C264card

Strategies

Limit the display period of a sign for a display home village, land sales office, subdivision promotion or new estate promotion to the time the land:

- Is being used as a display home (as relevant).
- Sales have ceased or when the planning permit expires (whichever comes first).

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Avoid promotional sings that:

- Do not relate to product, goods or services offered for sale on the land
- Are internally illuminated, floodlit, animated, electronic, or reflective and that have flags, streamers or other appurtenances

Avoid trailer signs or any form of moveable signage on the land being subdivided or any other land including road reserves.

Policy guidelines

Consider as relevant:

- Limiting subdivision and new estate promotion signs to:
  - A maximum of one per road frontage or no more than 4 in total where a minimum separation distance of 150 metres between each promotion sign can be achieved.
  - Signs with a minimum setback of 10 metres from the title boundary where the sign is located adjacent to a declared Freeway and/or Highway.
  - A maximum advertising area of 10 square metres.
  - A minimum setback of 500 metres from an on-off ramp on Freeways.
- Ensuring the removal of signs and reinstatement of the subject site prior to the issue of Statement of Compliance for the final stage of subdivision to the satisfaction of the Responsible Authority for promotional signs relating to subdivision.

22.09-6 **Rural and green wedge signs**

22/10/2021
C264card

Strategies

Ensure signs in rural areas and green wedge areas:

- Are of a low scale to respect the rural character of the surrounding area.
- Are incorporated into the landscape treatment along the boundary of the property.
- Provide colours that are compatible with the surrounding landscape character.

Policy guidelines

Consider as relevant:

- Limiting signs in rural areas and green wedge areas to one business identification sign per site that identifies the business of service provided (but not a product).
- Not be internally illuminated, floodlit, animated, electronic and reflective.
- Discouraging internally illuminated, floodlit, animated, electronic, and reflective signs. Where signage is free standing, directing signage to be located at the front of the property and at a height of no more than 2 metres above ground level.

Policy documents

Consider as relevant:

Advertising Signage Design Guidelines (Cardinia Shire, Adopted 2020)

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10/06/2021
C254card

SCHEDULE 1 TO CLAUSE 37.01 SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ1.**

HORTICULTURAL PRESERVATION

Purpose

To preserve land of high agricultural quality for horticulture and other farming activities.

To discourage non-agricultural and non-soil based uses establishing on soil of high agricultural value.

To protect the area from the encroachment of urban and rural residential type development.

To minimise the potential for conflict between residents and normal farming practices that are related to the conduct of agricultural activities.

To encourage sustainable farming activities based on whole farm and catchment planning principles on an individual and community basis.

1.0 Table of uses

~~01/12/2023 C217~~Proposed C283card

Section 1 - Permit not required

Use	Condition
Automated collection point	Must meet the requirements of Clause 52.13-3 and 52.13-5. The gross floor area of all buildings must not exceed 50 square metres.
Bed and breakfast	No more than 6 persons may be accommodated away from their normal place of residence. At least 1 car parking space must be provided for each 2 persons able to be accommodated away from their normal place of residence.
Crop raising (other than Timber production)	
~~Extensive animal husbandry~~Grazing animal production	
Home based business	
Informal outdoor recreation	
Mineral exploration	
Mining	Must meet the requirements of Clause 52.08-2.
Search for stone	Must not be costeaning or bulk sampling.
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01

Section 2 - Permit required

Use	Condition
Agriculture (other than Animal husbandry and Crop raising)	

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Use	Condition
Animal husbandry (other than ~~Animal~~Domestic animal boarding, Apiculture, ~~Extensive animal husbandry, and Intensive animal husbandry~~Grazing animal production, Intensive animal production, Pig farm, Poultry farm and Poultry hatchery)	The gross floor area of all buildings associated with the use must not exceed 500 square metres.
Caretaker's house	Must be the only caretaker's house on the lot. Must meet the requirements of Clause 2 of this schedule.
Dependent person's unit	Must be the only dependent person's unit on the lot. Must meet the requirements of Clause 2 of this schedule.
Dwelling (other than Bed and breakfast and Caretaker's house)	Must be the only dwelling on the lot. The lot must be at least 10 hectares. This does not apply to lots which were created under the provisions of a planning scheme. This does not apply to the replacement of an existing dwelling if the existing dwelling is removed or altered (so it can no longer be used as a dwelling) within one month of the occupation of the replacement dwelling Must meet the requirements of Clause 2 of this schedule.
Group accommodation	
Host farm	
Mineral, stone, or soil extraction (other than Mineral exploration, Mining, and Search for stone)	
Place of assembly (other than Carnival and Circus)	
Plant nursery	
Primary produce sales	The gross floor area of all buildings associated with the use must not exceed 500 square metres.
Research centre **Restaurant**	
Rural industry (other than Abattoir and Sawmill)	The gross floor area of all buildings associated with the use must not exceed 500 square metres.
Store (other than Boat and caravan storage)	
Timber production	Must meet the requirements of Clause 53.11.

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Use	Condition
Utility installation (other than Minor utility installation and Telecommunications facility)	
Any other use not in Section 1 or 3	

Section 3 - Prohibited

Use
Abattoir
Accommodation (other than Dependent person's unit, Dwelling, Group accommodation, and Host farm)
~~Animal boarding~~
Boat and caravan storage
Cemetery
Child care centre
Cinema based entertainment facility
Crematorium
Display home
Domestic animal boarding
Freeway service centre
Funeral parlour
Hospital
Industry (other than Automated collection point and Rural industry)
Intensive animal ~~husbandry~~production
Leisure and recreation (other than Informal outdoor recreation)
Office
Pig farm
Poultry farm
Poultry hatchery
Recreational boat facility
Retail premises (other than Plant nursery, Primary produce sales, and Restaurant)
Saleyard
Sawmill
Service station
Veterinary centre
Warehouse (other than Store)

2.0
10/06/2021
C254card

Use of land

A lot may be used for one dwelling (excluding a caretaker's house and dependent person's unit) provided the following requirements are met:

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- Access must be provided via an all-weather road to the satisfaction of the responsible authority.
- The dwelling must be connected to reticulated sewerage or if not available, the waste water must be treated and retained on-site in accordance with the State Environment Protection Policy (Waters of Victoria) under the *Environment Protection Act 1970*.
- The dwelling must be connected to a reticulated potable water supply or have an alternative potable water supply with adequate storage for domestic use.
- The dwelling must be connected to a reticulated electricity supply or have an alternative energy source to the satisfaction of the responsible authority.

If the use is a caretaker's house or dependent person's unit, an agreement must be entered into under Section 173 of the Act requiring the house or unit to be removed or demolished if the use ceases.

3.0 **Subdivision**

10/06/2021
C254card

Each lot must be at least 25 hectares.

A permit may be granted to create smaller lots if the subdivision is the re-subdivision of existing lots provided:

- No additional lots are created.
- The potential to create new lots is not increased.
- The potential for the number of dwellings is not increased.
- The proposed lots do not compromise the purpose of the zone.

4.0 **Buildings and works**

04/05/2022
VC210

A permit is not required to construct a building or construct or carry out works except for any of the following:

- A building or works associated with a use in Section 2 of Clause 1 of this schedule.
- A building which is within any of the following setbacks:
  - 100 metres from a Transport Zone 2.
  - 20 metres from any other boundary.
  - 100 metres from a waterway.
- A building with a gross floor area which exceeds 200 square metres.
- A building which exceeds 7 metres in height.
- Excavation or land fill works which are in excess of 1 metre in depth or height.

5.0 **Signs**

10/06/2021
C254card

None specified.

6.0 **Application requirements**

An application to use or subdivide land, construct a building or construct or carry out works must be accompanied by a report which explains how the proposal:

- Complies with the purposes of the zone.
- Responds to the decision guidelines for the zone.

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7.0 Decision guidelines

Before deciding on an application to use or subdivide land, construct a building or construct or carry out works, the responsible authority must consider, as appropriate:

- The Land Capability Study for the Cardinia Shire (February 1997).
- Whether the land is liable to flooding and any advice received from Melbourne Water.
- Whether the use, building, works or subdivision will be detrimental to the horticultural significance of the area.
- Whether the dwelling is reasonably required for the operation of the rural activity being conducted on the land.
- Whether the use utilises the high quality soils for horticultural or agricultural pursuits.
- The impact of the use, building, works or subdivision on the character and appearance of the area.
- Whether the site is suitable for the use, building, works or subdivision and the compatibility of the proposal with adjoining and nearby farming and other land uses.

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C254card

SCHEDULE 1 TO CLAUSE 37.02 COMPREHENSIVE DEVELOPMENT ZONE

Shown on the planning scheme map as **CDZ1.**

PAKENHAM WEST COMPREHENSIVE DEVELOPMENT PLAN, 1 SEPTEMBER 2005

Land

Land bounded by the Princes Highway, Toomuc Creek, Gippsland Railway line and Cardinia Road, Pakenham.

Purpose

To designate land suitable for urban development.

To provide for the development of the land generally in accordance with the Pakenham West Comprehensive Development Plan, 1 September 2005.

To ensure that any development and use of the land is in accordance with a local structure plan prepared to the satisfaction of the responsible authority.

To provide a range of dwelling types and lot sizes to meet a diversity of housing needs.

To provide a range of commercial and community facilities to meet the needs of existing and future residents of the area.

To ensure that non-residential uses do not cause a loss of amenity to nearby residents.

To facilitate urban design which creates a strong character and identity for the area, provides for a functional built environment, and promotes community and personal safety.

To manage the quality and quantity of urban stormwater entering local waterways.

1.0 Table of uses

~~01/12/2023~~ C/-/----
~~VC217~~Proposed C283card

Section 1 - Permit not required

Use	Condition
Art and craft centre	The site must be identified for the use or be within the Neighbourhood Centre shown in the Pakenham West Comprehensive Development Plan, 1 September 2005 and the use must be identified in a local structure plan prepared to the satisfaction of the responsible authority.
Automated collection point	Must meet the requirements of Clause 52.13-3 and 52.13-5. The gross floor area of all buildings must not exceed 50 square metres.
Bed and breakfast	No more than 6 persons may be accommodated away from their normal place of residence. At least 1 car parking space must be provided for each 2 persons able to be accommodated away from their normal place of residence.
Car park	The site must be identified for the use or be within an activity centre in a local structure plan prepared to the satisfaction of the responsible authority.

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Use	Condition
Child care centre	The site must be identified for the use or be within an activity centre in a local structure plan prepared to the satisfaction of the responsible authority.
Cinema based entertainment facility	The site must be identified for the use and be within an activity centre in a local structure plan prepared to the satisfaction of the responsible authority.
Convenience shop	The site must be identified for the use or be within the Neighbourhood Centre shown in the Pakenham West Comprehensive Development Plan, 1 September 2005 and the use must be identified in a local structure plan prepared to the satisfaction of the responsible authority.
Dependent person's unit	Must be the only dependent person's unit on the lot.
Display home	The site must be identified for the use in a local structure plan prepared to the satisfaction of the responsible authority.
Dwelling (other than Bed and breakfast)	
Education centre	The site must be identified for the use or be within the Neighbourhood Centre shown in the Pakenham West Comprehensive Development Plan, 1 September 2005 and the use must be identified in a local structure plan prepared to the satisfaction of the responsible authority.
Food and drink premises	The site must be identified for the use or be within the Neighbourhood Centre shown in the Pakenham West Comprehensive Development Plan, 1 September 2005 and the use must be identified in a local structure plan prepared to the satisfaction of the responsible authority.
Funeral parlour	The site must be identified for the use or be within the Neighbourhood Centre shown in the Pakenham West Comprehensive Development Plan, 1 September 2005 and the use must be identified in a local structure plan prepared to the satisfaction of the responsible authority.
Home based business	
Indoor recreation facility	The site must be identified for the use or be within the Neighbourhood Centre shown in the Pakenham West Comprehensive Development Plan, 1 September 2005 and the use must be identified in a local structure plan prepared to the satisfaction of the responsible authority.
Informal outdoor recreation	

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Use	Condition
Medical centre	The site must be identified for the use or be within the Neighbourhood Centre shown in the Pakenham West Comprehensive Development Plan, 1 September 2005 and the use must be identified in a local structure plan prepared to the satisfaction of the responsible authority.
Mineral exploration	
Mining	Must meet the requirements of Clause 52.08-2.
Office (other than Medical centre)	The site must be identified for the use or be within the Neighbourhood Centre shown in the Pakenham West Comprehensive Development Plan, 1 September 2005 and the use must be identified in a local structure plan prepared to the satisfaction of the responsible authority.
Open sports ground	
Place of assembly (other than Amusement parlour, Carnival, Circus, Drive-in theatre, and Nightclub)	The site must be identified for the use or be within the Neighbourhood Centre shown in the Pakenham West Comprehensive Development Plan, 1 September 2005 and the use must be identified in a local structure plan prepared to the satisfaction of the responsible authority.
Postal agency	The site must be identified for the use or be within the Neighbourhood Centre shown in the Pakenham West Comprehensive Development Plan, 1 September 2005 and the use must be identified in a local structure plan prepared to the satisfaction of the responsible authority.
Railway	
Railway station	The site must be identified for the use or be within the Neighbourhood Centre shown in the Pakenham West Comprehensive Development Plan, 1 September 2005 and the use must be identified in a local structure plan prepared to the satisfaction of the responsible authority.
Search for stone	Must not be costeaning or bulk sampling.
Service industry (other than Panel beating)	The site must be identified for the use or be within an activity centre in a local structure plan prepared to the satisfaction of the responsible authority.
Service station	The site must be identified for the use or be within the Neighbourhood Centre shown in the Pakenham West Comprehensive Development Plan, 1 September 2005 and the use must be identified in a local structure plan prepared to the satisfaction of the responsible authority.

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Use	Condition
Shop (other than Adult sex product shop and Convenience shop)	The site must be identified for the use or be within the Neighbourhood Centre shown in the Pakenham West Comprehensive Development Plan, 1 September 2005 and the use must be identified in a local structure plan prepared to the satisfaction of the responsible authority.
Store	The site must be identified for the use or be within the Neighbourhood Centre shown in the Pakenham West Comprehensive Development Plan, 1 September 2005 and the use must be identified in a local structure plan prepared to the satisfaction of the responsible authority.
Tramway	
Veterinary centre	The site must be identified for the use or be within the Neighbourhood Centre shown in the Pakenham West Comprehensive Development Plan, 1 September 2005 and the use must be identified in a local structure plan prepared to the satisfaction of the responsible authority.
Any use listed in clause 62.01	Must meet the requirements of Clause 62.01

Section 2 - Permit required

Use	Condition
Accommodation (other than Corrective institution, Dependent person's unit, and Dwelling)	
Agriculture (other than ~~Animal keeping~~Apiculture, Animal training, ~~Apiculture, Horse stables, and Intensive animal husbandry~~Domestic animal husbandry, Horse riding school, Horse stables, Intensive animal production, Pig farm, Poultry farm, Poultry hatchery, Racing dog training)	
Amusement parlour	The site must be identified for the use or be within the Neighbourhood Centre shown in the Pakenham West Comprehensive Development Plan, 1 September 2005 and the use must be identified in a local structure plan prepared to the satisfaction of the responsible authority.
~~**Animal keeping**~~ **Domestic animal husbandry (other than ~~Animal~~Domestic animal boarding)**	Must be no more than four animals.
Leisure and recreation (other than Indoor recreation facility, Informal outdoor recreation, Motor racing track, and Open sports ground)	

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Use	Condition
Mineral, stone, or soil extraction (other than Extractive industry, Mineral exploration, Mining, and Search for stone)	
Nightclub	The site must be identified for the use or be within the Neighbourhood Centre shown in the Pakenham West Comprehensive Development Plan, 1 September 2005 and the use must be identified in a local structure plan prepared to the satisfaction of the responsible authority.
Office (other than Medical centre) - if the Section 1 condition is not met	The site must be identified for the use or be within the Neighbourhood Centre shown in the Pakenham West Comprehensive Development Plan, 1 September 2005 and the use must be identified in a local structure plan prepared to the satisfaction of the responsible authority.
Racing dog husbandry (other than Racing dog training)	
Retail premises (other than Food and drink premises, Motor vehicle, boat, or caravan sales, Postal agency, and Shop)	The site must be identified for the use or be within the Neighbourhood Centre shown in the Pakenham West Comprehensive Development Plan, 1 September 2005 and the use must be identified in a local structure plan prepared to the satisfaction of the responsible authority.
Shop (other than Adult sex product shop and Convenience shop) - if the Section 1 condition is not met)	The site must be identified for the use or be within the Neighbourhood Centre shown in the Pakenham West Comprehensive Development Plan, 1 September 2005 and the use must be identified in a local structure plan prepared to the satisfaction of the responsible authority.
Store - if the Section 1 condition is not met	Must be in a building, not a dwelling, and used to store equipment, goods, or motor vehicles used in conjunction with the occupation of a resident of a dwelling on the lot.
Transport terminal (other than Railway station and Road freight terminal)	The site must be identified for the use or be within the Neighbourhood Centre shown in the Pakenham West Comprehensive Development Plan, 1 September 2005 and the use must be identified in a local structure plan prepared to the satisfaction of the responsible authority.
Utility installation (other than Minor utility installation and Telecommunications facility)	
Any other use not in Section 1 or 3	

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Section 3 - Prohibited

Use
Adult sex product shop
Animal ~~boarding~~training
~~Animal training~~
Corrective institution
Domestic animal boarding
Drive-in theatre
Extractive industry
Horse ~~stables~~riding school
Horse stables
Industry (other than Automated collection point and Service industry)
Intensive animal ~~husbandry~~production
Motor racing track
Motor vehicle, boat, or caravan sales
Panel beating
Pig farm
Poultry farm
Poultry hatchery
Racing dog training
Road freight terminal
Service industry (other than Panel beating) - if the Section 1 condition is not met
Saleyard
Warehouse (other than Store)

2.0 Local structure plan

No subdivision, building or works may take place before the land to be developed is included in a local structure plan prepared to the satisfaction of the responsible authority. The local structure plan must be generally consistent with the Pakenham West Comprehensive Development Plan, (1 September 2005).

With the agreement of the responsible authority, the local structure plan may be prepared in stages and may comprise one or more separate plans or other documents. The local structure plan must show, as considered appropriate by the responsible authority:

- The proposed use and development of each part of the land.
- The staging of development.
- The relationship of the land to existing or proposed land uses on adjoining land.
- Population targets.
- A range of housing types and lot sizes, including areas proposed for medium-density housing.
- Proposed open space and recreation facilities, including pedestrian and bicycle paths.

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- Proposed retarding basins, lakes and watercourses, and the means by which these will be managed and water quality maintained.
- Proposed commercial and community facilities.
- The proposed layout of major roads and streets, including major traffic control infrastructure.
- Proposed public transport facilities, including the location of the proposed railway station which must allow for appropriate access provision from the land and adjoining land to the south.
- Physical and community infrastructure, including arrangements for their provision and funding. This must include a trunk sewer to service the land and other proposed residential zoned land in the vicinity.
- An overall landscape concept.
- Urban design principles for energy efficiency, community safety and environmental sustainability.

The local structure plan must be referred to the Roads Corporation for comment and may be amended to the satisfaction of the responsible authority.

The use and subdivision of land, construction of buildings and construction and carrying out of works must be consistent with the local structure plan.

3.0 Use of land

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A use must not detrimentally affect the amenity of the neighbourhood, including through the:

- Transport of materials, goods or commodities to or from the land.
- Appearance of any building, works or materials.
- Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.

4.0 Subdivision

10/06/2021 C254card

4.1 Permit requirement

The subdivision of land must satisfy the servicing requirements of relevant referral authorities.

4.2 Exemption from notice and review

An application to subdivide land is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

5.0 Buildings and works

10/06/2021 C254card

5.1 Permit requirement

A permit is not required to construct or extend one dwelling on a lot of at least 300 square meters.

5.2 Application requirements

An application to construct a building or construct or carry out works must be accompanied by the following information, as appropriate:

- A plan drawn to scale which shows:

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- The boundaries and dimensions of the site.
- Adjoining roads.
- The location, height and purpose of buildings and works on adjoining land.
- Relevant ground levels.
- The layout of existing and proposed buildings and works.
- All driveways, car parks, pedestrian paths and loading areas.
- Proposed landscape areas.
- All external storage and waste treatment areas.
- Areas not required for immediate use.

- Elevation drawings to scale showing the colour and materials of all buildings and works.
- Construction details of all drainage works, driveways, and vehicle parking and loading areas.
- A landscape layout which includes a description of vegetation to be planted, the surfaces to be constructed, site works specifications, and the method of preparing, draining, watering and maintaining the landscape area.

Medium-density housing and residential buildings

An application for any of the following must be accompanied by a neighbourhood and site description and a design response as described in Clause 54.01 or Clause 55.01 (as appropriate):

- To construct or extend one dwelling on a lot of less than 300 square metres.
- To construct a dwelling if there is at least one dwelling on the lot.
- To construct two or more dwellings on a lot.
- To extend a dwelling if there are two or more dwellings on the lot.
- To construct or extend a residential building.

Satisfactory neighbourhood and site description

The responsible authority must inform the applicant in writing before notice of an application is given or, if notice of the application is not required to be given, before deciding the application that the neighbourhood and site description meets the requirements of Clause 54.01-1 or Clause 55.01-1 (as appropriate) and is satisfactory or does not meet the requirements of Clause 54.01-1 or Clause 55.01-1 (as appropriate) and is not satisfactory.

If the responsible authority decides that the neighbourhood and site description is not satisfactory, it may require more information from the applicant under Section 54 of the Act.

The responsible authority must not require notice of an application to be given or decide an application until it is satisfied that the neighbourhood and site description meets the requirements of Clause 54.01-1 or Clause 55.01-1 (as appropriate) and is satisfactory.

The above requirements do not apply if the responsible authority refuses an application under Section 52(1A) of the Act.

5.3 Exemption from notice and review

An application to construct a building or construct or carry out works for a use on a site identified for that purpose or within an activity centre in a local structure plan prepared to the satisfaction of the responsible authority is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

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6.0 **Signs**

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Land within the Neighbourhood Centre shown in the Pakenham West Comprehensive Development Plan, 1 September 2005 is in Category 1.

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SCHEDULE 1 TO CLAUSE 37.07 URBAN GROWTH ZONE

Shown on the planning scheme map as **UGZ1**.

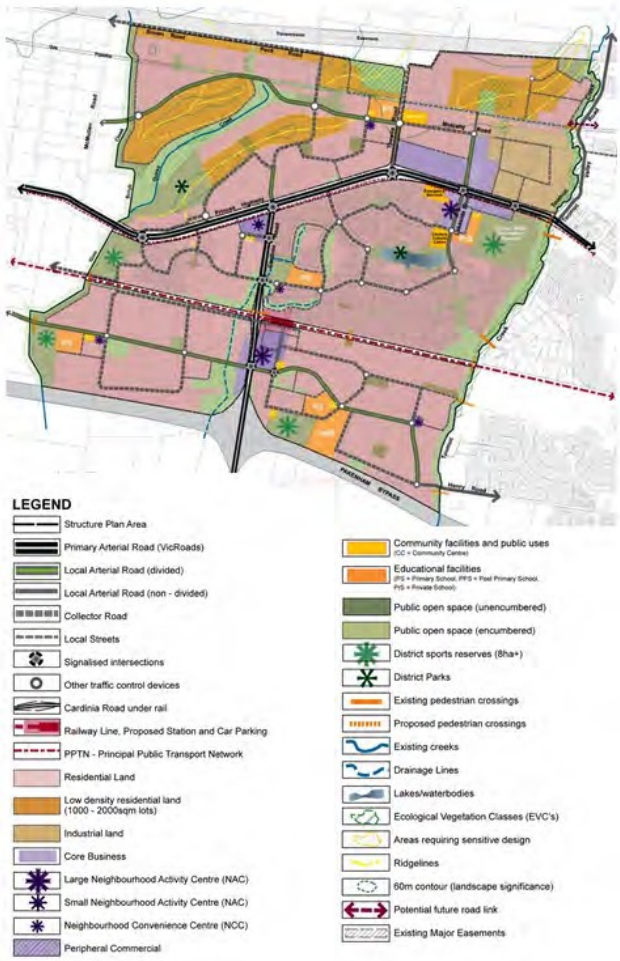
CARDINIA ROAD PRECINCT STRUCTURE PLAN (SEPTEMBER 2008)

1.0 The Plan

10/06/2021
C254card

Plan 1 shows the future urban structure proposed in the Cardinia Road Precinct Structure Plan (September 2008).

Plan 1 to Schedule 1 to Clause 37.07



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2.0 Use and development

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C254card

2.1 The Land

10/06/2021
C254card

The provisions specified in this schedule apply to all land zoned UGZ and shown in Plan 1.

Note: Some land shown in Plan 1 is not zoned UGZ and the provisions of this schedule do not apply.

2.2 Applied zone provisions

10/06/2021
C254card

None specified.

2.3 Specific provisions – Use of land

01/12/2023 -/-/----
GC230Proposed C283card

Section 1 - Permit not required

Use	Condition
Bed and breakfast	No more than 6 persons may be accommodated away from their normal place of residence. At least 1 car parking space must be provided for each 2 persons able to be accommodated away from their normal place of residence.
Dependent person's unit	Must be the only dependent person's unit on the lot.
Dwelling (other than Bed and breakfast)	
Food and drink premises (other than Hotel and Tavern)	The site must generally form part of a core business or peripheral commercial area as shown in the *Cardinia Road Precinct Structure Plan* (September 2008).
Home based business	
Informal outdoor recreation	
Medical centre	The site must generally form part of a core business or peripheral commercial area as shown in the *Cardinia Road Precinct Structure Plan* (September 2008).
Mineral exploration	
Mining	Must meet the requirements of Clause 52.08-2.
Office (other than Medical centre)	The site must be within a core business or peripheral commercial area as shown in the *Cardinia Road Precinct Structure Plan (*September 2008), or the office must be a temporary land sales office for land being sold as part of the subdivision of land.
Open sports ground	
Postal agency	The site must generally form part of a core business or peripheral commercial area as shown in the *Cardinia Road Precinct Structure Plan* (September 2008).

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Use	Condition
Railway	
Railway Station	
Search for stone	Must not be costeaning or bulk sampling.
Shop	The site must generally form part of a core business area as shown in the *Cardinia Road Precinct Structure Plan* (September 2008). The combined leasable floor area must not exceed the amount specified for the activity centre in the *Cardinia Road Precinct Structure Plan* (September 2008).
Tramway	
Veterinary centre	The site must generally form part of a core business or peripheral commercial area as shown in the *Cardinia Road Precinct Structure Plan* (September 2008).
Any use listed in Clause 62.01	Must meet requirements of Clause 62.01.

Section 2 - Permit required

Use	Condition
Accommodation (other than Corrective institution, Dependent person's unit, and Dwelling	
Agriculture (other than ~~Animal keeping~~Apiculture, Animal training, ~~Apiculture and Intensive animal husbandry~~Domestic animal husbandry, Horse riding school, Horse stables, Intensive animal production, Pig farm, Poultry farm, Poultry hatchery, ~~and~~ Racing dog training and ~~Racing dog husbandry~~')	
Amusement parlour	The site must generally form part of a core business or peripheral commercial area as shown in the *Cardinia Road Precinct Structure Plan* (September 2008).
~~Animal keeping~~Domestic animal husbandry (other than ~~Animal~~ Domestic animal boarding)	~~Must be no more than four animals.~~ Must be no more than four animals
Art and craft centre	
Child care centre	
Cinema based entertainment facility	The site must generally form part of a core business area as shown in the *Cardinia Road Precinct Structure Plan* (September 2008).
Convenience shop	
Display Home	

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Commented [AD1]: Council to clarify whether 'Racing dog husbandry' should be included from list of excluded 'Agriculture' uses).

Commented [PM2R1]: yes

Commented [MM3R1]: Please amend before lodgement of the amendment

Commented [AD4]: Council to clarify why the condition 'Must be no more than four animals' is proposed for deletion, as this appears to result in changes to the provision.

Furthermore, whether 'Racing dog husbandry (other than Racing dog training) should be included in Section 2 Table of uses, given 'Animal keeping' was split into 'Domestic animal husbandry' and 'Racing dog husbandry' ('Domestic animal husbandry' has been accounted for).

Commented [PM5R4]: Council is being requested to clarify the rationale for proposing the deletion of the condition **'Must be no more than four animals'**, as this appears to alter the intent and operation of the existing provision.
Additionally, clarification is sought on whether **'Racing dog husbandry (excluding Racing dog training)'** should be explicitly included in **Section 2 – Table of Uses**, given that **'Animal keeping'** has been divided into **'Domestic animal husbandry'** and **'Racing dog husbandry'**, and the former has already been addressed.

Commented [MM6R4]: If condition related to number of animals is deleted, this change will not be suitable for a 20A amendment.

Commented [MM7R4]: You will need to add an extra row with 'Racing dog husbandry (other than Racing dog training) and the relevant condition in order for this change to be suitable for a 20A amendment.

Commented [PM8R4]: 'Racing dog husbandry' added to the list with the appropriate four animal condition added to the use

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Use	Condition

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Use	Condition
Education Centre **Funeral parlour**	
Hotel	The site must generally form part of a core business or peripheral commercial area as shown in the *Cardinia Road Precinct Structure Plan* (September 2008).
Leisure and recreation (other than Informal outdoor recreation, Motor racing track and Open sports ground) **Mineral, stone or soil extraction (other than Extractive Industry, Mineral exploration, Mining and Search for stone)**	
Motor vehicle, boat or caravan sales	The site must generally form part of a peripheral commercial area as shown in the *Cardinia Road Precinct Structure Plan* (September 2008).
Nightclub	The site must be within a core business or peripheral commercial area as shown in the *Cardinia Road Precinct Structure Plan* (September 2008).
Place of assembly (other than Amusement parlour, Carnival, Circus, Drive-in-theatre, and Nightclub)	
Place of worship	
Retail premises (other than Food and drink premises, Motor vehicle, boat or caravan sales, Postal agency, and Shop)	The site must generally form part of a core business or peripheral commercial area as shown in the *Cardinia Road Precinct Structure Plan* (September 2008).
Service industry (other than Panel beating)	The site must generally form part of a core business or peripheral commercial area as shown in the *Cardinia Road Precinct Structure Plan* (September 2008).
Service station	The site must adjoin or have access to a road in a Transport Zone 2 or a Transport Zone 3. The site must not exceed either: - 3,000 square metres, or - 3,600 square metres if it adjoins on two boundaries a road in a Transport Zone 2 or a Transport Zone 3.
Shop – if the section 1 condition is not met.	The site must generally form part of a core business or peripheral commercial area as shown in the *Cardinia Road Precinct Structure Plan* (September 2008).

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Use	Condition
Store	If in a residential area as shown in the *Cardinia Road Precinct Structure Plan* (September 2008), the store must be in a building, not a dwelling, and used to store equipment, goods, or motor vehicles used in conjunction with the occupation of a resident of a dwelling on the lot.
Tavern	The site must generally form part of a core business or peripheral commercial area as shown in the *Cardinia Road Precinct Structure Plan* (September 2008).
Transport terminal (other than Railway station and Road freight terminal)	
Utility installation (other than Minor utility installation and Telecommunications facility)	
Any other use not specified in Section 1 or 3	

Section 3 - Prohibited

Use
Adult sex product shop
~~Animal~~Domestic animal boarding
Animal training
Corrective institution
Drive-in-theatre
Extractive industry
Industry (other than Service industry)
Intensive animal ~~husbandry~~production
Horse riding school
Pig farm
Poultry farm
Poultry hatchery
Racing dog training
Motor racing track
Office (other than Medical centre) – if the Section 1 condition is not met
Panel beating
Road fright terminal
Saleyard
Warehouse (other than Store)

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Use of land

The use of land must be generally in accordance with the Cardinia Road Precinct Structure Plan (September 2008).

A use must not detrimentally affect the amenity of the neighbourhood, including through the:

- Transport of materials or goods to or from the land.
- Traffic generated by the use.
- Appearance of any buildings, works or materials.
- Emissions from the use.

Use of land for a dwelling

A dwelling must be connected to a reticulated recycled water supply system for toilet flushing and garden watering where available to the lot. Where a reticulated recycled water supply system is not available to the lot, a dwelling must be connected to a rainwater tank with a minimum capacity of 2,500 litres for toilet flushing and garden watering purposes or an alternative grey water recycling system to the satisfaction of the responsible authority.

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Specific provisions - Subdivision

An application to subdivide residential land (as shown in Plan 1 to this schedule), other than an application to subdivide land into lots each containing an existing dwelling or car parking space, must meet the requirements of Clause 56 and:

- Must meet all of the objectives included in the clauses specified in the following table.
- Should meet all of the standards included in the clauses specified in the following table.

CLASS OF SUBDIVISION	OBJECTIVES AND STANDARDS TO BE MET
60 or more lots	All except Clause 56.03-5.
16 – 59 lots	All except Clauses 56.03-1 to 56.03-3, 56.03-5, 56.06-1 and 56.06-3.
3 – 15 lots	All except Clauses 56.02-1, 56.03-1 to 56.03-4, 56.05-2, 56.06-1, 56.06-3 and 56.06-6.
2 lots	Clauses 56.03-5, 56.04-2, 56.04-3, 56.04-5, 56.06-8 to 56.09-2.

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Specific provisions - Buildings and works

Construction and extension of one dwelling on a lot

A permit is required to construct or extend one dwelling on a lot of less than 300 square metres.

A development must meet the requirements of Clause 54.

A permit is required to construct a fence within 3 metres of a street if the fence exceeds the maximum front fence height specified in Table A2 of Clause 54.06-2.

Decision guidelines

Before deciding on an application the responsible authority must consider the objectives, standards and decision guidelines of Clause 54.

Construction and extension of two or more dwellings on a lot, dwellings on common property or residential buildings

A permit is required to:

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- Construct a dwelling if there is at least one dwelling on the lot.
- Construct two or more dwellings on a lot.
- Extend a dwelling if there are two or more dwellings on the lot.
- Construct or extend a residential building.

A development must meet the requirements of Clause 55. This does not apply to a development of four or more storeys, excluding a basement.

A permit is not required to construct one dependant persons unit on a lot.

A permit is required to construct a fence within 3 metres of a street if the fence exceeds the maximum front fence height specified in Table A2 of Clause 55.06-2.

Buildings and works for non-residential uses

A permit is required to construct a building or construct or carry out works for a non-residential use.

This does not apply to the following in a core business or peripheral commercial area (as shown in Plan 1 to this schedule):

- The installation of an automatic teller machine.
- An alteration to an existing building façade provided:
  - The alteration does not include the installation of an external roller shutter.
  - At least 80 per cent of the building facade at ground floor level is maintained as an entry or window with clear glazing.
- An awning that projects over a road if it is authorised by the relevant public land manager.

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Application requirements

An application must be accompanied by the following information. If in the opinion of the responsible authority an application requirement of this clause is not relevant to the assessment of the application, it may waive or reduce the requirement.

Urban Design Framework

A permit must not be granted to use or subdivide land, or to construct a building or construct and carry out works within a core business or peripheral commercial area as shown in the Cardinia Road Precinct Structure Plan (September 2008) until an urban design framework for the activity centre has been prepared to the satisfaction of the responsible authority.

The urban design framework may be amended to the satisfaction of the responsible authority.

The responsible authority may grant a permit to subdivide land prior to the preparation of an urban design framework if it is satisfied that the subdivision will not affect the urban design outcomes for the activity centre as set out in the Cardinia Road Precinct Structure Plan (September 2008).

The urban design framework must:

- Be generally in accordance with the Cardinia Road Precinct Structure Plan (September 2008).
- Address the background document Activity Centre Design Guidelines (DSE, 2005) and Safer Design Guidelines for Victoria (DSE, 2005).
- Set out the role and function of the activity centre including the proposed use and development of each part of the activity centre.
- Show the relationship to existing and proposed development surrounding the activity centre.
- Set out building design guidelines including the interface with streets and other public spaces, heights, materials, and articulation to create a strong urban character.

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- Set out the design of streets including street design and widths, pedestrian access and areas, car parking, paving materials and street furniture.
- Set out arrangements for access to the activity centre from adjoining arterial roads.
- Set out the location of public spaces within the activity centre including a town park / square.
- Include an overall landscape concept for the activity centre.
- Set out guidelines to improvement environmental sustainability including integrated water management and energy conservation.
- Set out provisions for car parking including the location and design of car parking areas and car parking rates for proposed uses within the activity centre.
- Set out how public transport will be integrated with the activity centre.
- Set out design guidelines for the provision of signs.
- Set out arrangements for the provision of service areas for deliveries and waste disposal including access for larger vehicles and measures to minimise the impact on the amenity of the activity centre and adjoining neighbourhoods.
- Show how opportunities for housing and future commercial expansion can be incorporated into the activity centre.

Use of Land - non-residential uses

An application to use land for a non-residential use must be accompanied by the following information, as appropriate:

- The purpose of the use and the types of activities which will be carried out.
- The type and quantity of materials and goods to be stored, processed or produced.
- How land which is not required for immediate use is to be maintained.
- The likely effects, if any, on the neighbourhood, including noise levels, traffic, air-borne emissions, emissions to land or water, light spill, glare, solar access and hours of operation (including the hours of delivery and dispatch of materials and goods).

Subdivision

In addition to the requirements of Clause 56, an application for subdivision must be accompanied by the following information for all of the land in the contiguous ownership of the landowner forming part of the development:

- The proposed use and development of each part of the land.
- A table setting out the amount of land allocated for the proposed uses.
- The staging of the development.
- The relationship of the land to existing or proposed development on adjoining land including road connections, open space, pedestrian and bicycle linkages, and drainage networks.
- Population and dwelling targets.
- The proposed range of lot sizes and housing types.
- The proposed road and street network including intersection treatments, proposed bus routes and the interface treatment with arterial roads.
- Proposed open space areas including the role and purpose of the open space.
- An overall landscape concept for the development and a detailed local open space landscape design plan as specified in the Cardinia Road Precinct Structure Plan (September 2008).

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- A topographical assessment plan as specified in the Cardinia Road Precinct Structure Plan (September 2008).
- Lot and building design guidelines for any areas identified as requiring sensitive design.
- An Aboriginal cultural heritage management plan.
- A flora and fauna assessment and vegetation management and biodiversity enhancement plan as specified in the Cardinia Road Precinct Structure Plan (September 2008).
- A hydrogeological assessment of groundwater conditions on the site and the potential impacts on the proposed development including any measures required to mitigate the impacts of groundwater conditions on the development.
- A site assessment of the potential for contaminated land as a result of previous land uses.
- An acoustic assessment of the level of traffic noise from the Princes Freeway (Pakenham Bypass) and any measures required to reduce traffic noise levels to an acceptable level.

Buildings and works

An application to construct a building or construct or carry out works must be accompanied by the following information, as appropriate:

- A plan drawn to scale which shows:
  - The boundaries and dimensions of the site.
  - Adjoining roads.
  - The location, height and purpose of buildings and works on adjoining land.
  - Relevant ground levels.
  - The layout of existing and proposed buildings and works.
  - All driveway, car parking and loading areas.
  - Proposed landscape areas.
  - All external storage and waste treatment areas.
  - Areas not required for immediate use.
- Elevation drawings to scale showing the colours and materials of all buildings and works.
- Construction details of all drainage works, driveways, vehicle parking and loading areas.
- A landscape layout for the site, and where appropriate adjoining roads and public spaces, which includes the description of vegetation to be planted, the surfaces to be constructed, site works specification and method of preparing, draining, watering and maintaining the landscape area.

4.0 Conditions and requirements for permits

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None specified.

5.0 Exemption from notice and review

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None specified.

6.0 Decision guidelines

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Non-residential land uses

Before deciding on an application to use land for a non-residential purpose the responsible authority must consider, as appropriate:

- Any approved urban design framework approved under this schedule.
- The effect that existing or designated uses on adjoining or nearby land may have on the proposed use.
- The effect that the proposed use may have on the amenity of the neighbourhood.
- The availability and provision of utility services.
- The effect of traffic to be generated by the use.
- The interim use of those parts of the land not required for the proposed use.

Subdivision or one or more dwellings on a lot

Before deciding on an application to subdivide or to construct one or more dwellings on a lot, the responsible authority must consider the objectives, standards and decision guidelines of Clause 54, 55 or 56, as relevant.

Other buildings and works

Before deciding on an application the responsible authority must consider, as appropriate:

- The movement of pedestrians and cyclists, and vehicles, including vehicles involved with deliveries, waste removal, emergency services and public transport.
- The provision of car parking.
- The interface with adjoining areas, especially the relationship with residential areas.
- The streetscape, including the design of verandahs, access from the street front, providing active frontages to pedestrian areas, the treatment of the fronts and backs of buildings and their appurtenances, illumination of buildings or the immediate spaces and the landscaping of land adjoining a road.
- The storage of rubbish and materials for recycling.
- Defining the responsibility for the maintenance of buildings, landscaping and paved areas.
- The availability of and connection to services.
- The design of buildings to provide for solar access.

If in the opinion of the responsible authority a requirement of this clause is not relevant to the assessment of the application, it may waive or reduce the requirement.

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Signs

The following sign controls apply.

LAND	SIGN REQUIREMENTS
Land shown as residential in Plan 1 to this schedule	Category 3 - except that a permit may be granted to display a sign that promotes the sale of land or dwellings. The permit must specify an expiry date of 5 years from the date the permit is issued
Land shown as core business or peripheral commercial in Plan 1 to this schedule	Category 1
Land shown as low density residential, public open space, community facilities, public uses and education facilities in Plan 1 to this schedule	Category 4

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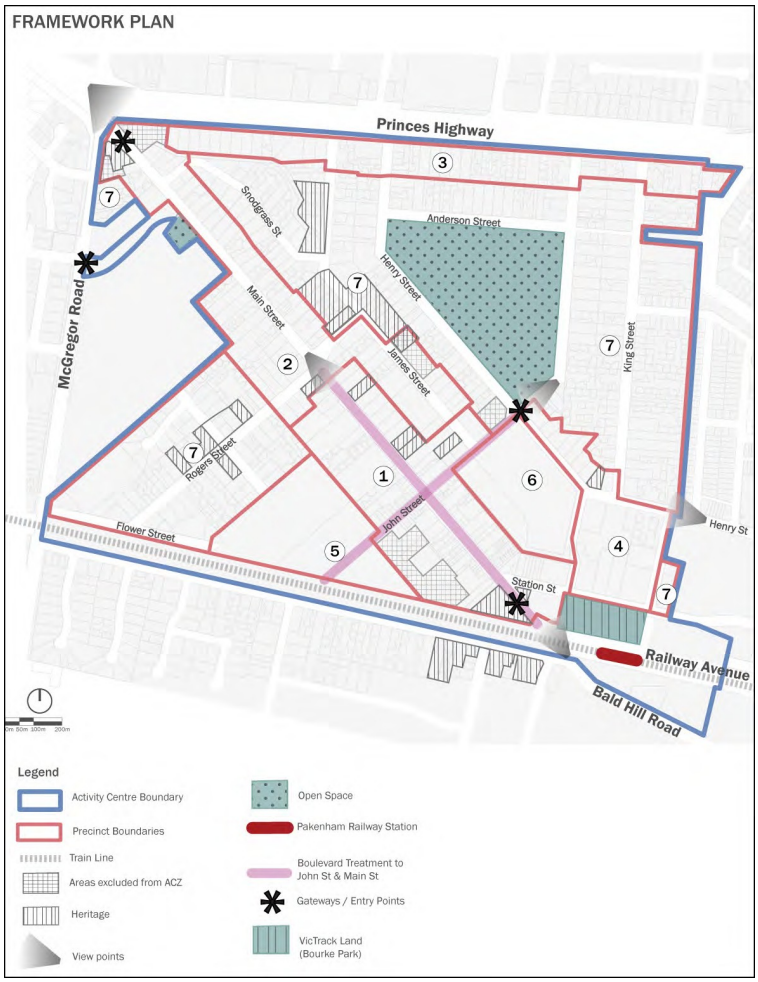
SCHEDULE 1 TO CLAUSE 37.08 ACTIVITY CENTRE ZONE

Shown on the planning scheme map as **ACZ1**.

PAKENHAM MAJOR ACTIVITY CENTRE

1.0
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Pakenham Major Activity Centre Framework Plan



2.0
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Land use and development objectives to be achieved

Activities and land use

- Support and ensure the provision of diverse well-designed housing that caters to all members of the community.

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- Reinforce the Pakenham Major Activity Centre's role as a regional hub promoting and encouraging a diverse and compatible mix of land uses that includes retail, commercial, residential as well as civic and community services.
- Provide appropriate transitions and interfaces between different land use and development including surrounding residential, heritage or significant sites.
- Protect and restore the built heritage of the activity centre through the conservation, reuse and restoration of heritage buildings.
- Encourage the co-location or centralisation of community services to support the needs of the local and regional area.
- Facilitate consolidation of land to create viable development sites for the activity centre.

Transport and movement

- Ensure safe and convenient vehicle, pedestrian and cycle networks that facilitates movement through and to the activity centre.
- Encourage active transport on streets, within car parking areas and arcades, in open space and along the creek network.
- Provide a clear, efficient and logical vehicle network and ensure access to convenient and safe car parking in the activity centre.

Public realm

- Create a safe and high-quality cohesive open space network that provides opportunities for a range of activities and users, and assists in creating a sense of place for the activity centre.
- Ensure a network of attractive, safe and accessible streets that cater for and enhance the different activities and land uses within the activity centre.
- Promote human scale and pedestrian focused streets to encourage a vibrant and lively public realm in the retail core, including evening activities.
- Create a sense of arrival to the activity centre at identified key gateway sites through the provision of high quality landscape and/or architectural treatments.

Built form and environment

- Develop a well-integrated built form and neighbourhood character which respects and responds to local context, streetscape character, landscape values, historical and significant developments.
- Ensure contemporary architecture of any new development responds to any adjoining heritage places and precincts and provides appropriate interfaces.
- Ensure all development within the activity centre provides high quality innovative design consistent with the principles of environmentally sustainable design reducing climate change impacts.
- Reinforce and enhance the 'fine grain' built form pattern established within the retail core of the activity centre.
- Provide built form elements that contribute to the pedestrian amenity of users in the retail core of the activity centre.
- Ensure ground floor facades addressing a street or any other public realm space are activated and provide passive surveillance of the public realm.
- Create an urban pattern that establishes an appropriate transition between the core retail, commercial and mixed development areas, and the residential areas within the activity centre.
- Ensure development and public realm are accessible for persons of all abilities and incorporate the principles of Crime Prevention Through Environmental Design (CPTED).

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3.0 Table of uses

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~~VC217~~Proposed C283card

Section 1 - Permit not required

Use	Condition
Automated collection point	Must meet the requirements of Clause 52.13-3 and 52.13-5. The gross floor area of all buildings must not exceed 50 square metres.
Child care centre	Must be located in Precincts 1 or 4. Any frontage at ground floor level must not exceed 2 metres, except entry foyers which ~~much~~must not exceed 4 metres. Access must not be shared with a dwelling (other than a caretaker's house).
Cinema	Must be located in Precincts 1, 4 or 5. Any frontage must not exceed 2 metres located at ground floor level along street frontages, except for entry foyers which must not exceed 4 metres.
Convenience shop	Must be located at ground level. In Precincts 3 or 7: ▪ Must be located within 100 metres of land in precincts 1, 2, 4, 5 or 6 of the Activity Centre Zone and must adjoin, or have access to a road in a Transport Zone 2 or a Transport Zone 3. ▪ The leasable floor area for each tenancy must not exceed 100 square metres.
Dwelling	Must be located in Precincts 1, 2, 3, 4 or 7. In Precincts 1 or 4: ▪ Any frontage must not exceed 2 metres located at ground floor level along street frontages, except for entry foyers which must not exceed 4 metres.
Dependent persons unit	Must be located in Precincts 2, 3, or 7.
Domestic animal husbandry	Must be no more than 2 animals.
Education centre (other than Child care centre)	Must be located in Precinct 4.
Food and drink premises (other than Hotel and Bar)	In Precincts 3 or 7: ▪ Must be located within 100 metres of land in precincts 1, 2, 4, 5 or 6 of the Activity Centre Zone and must adjoin, or have access to a road in a Transport Zone 2 or a Transport Zone 3. ▪ The leasable floor area for each tenancy must not exceed 100 square metres.
Home based business	
Indoor recreation facility	Must be located in Precincts 1, 5 or 6. Any frontage must not exceed 2 metres located at ground floor level along street frontages, except for entry foyers which must not exceed 4 metres.

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Use	Condition
Medical Centre	Must be located in Precinct 2, 3 or 4. The gross floor area of each tenancy must not exceed 250 square metres.
Office (other than Medical centre)	Must be located in Precincts 1, 2, 3, 4, 5 or 6. In Precinct 1 or 6: ▪ Any frontage must not exceed 2 metres located at ground floor level along street frontages, except for entry foyers or unless the office is a bank, real estate agency, travel agency.
Postal agency	Must be located in Precincts 1 or 4.
Residential aged care facility	Must be in Precinct 3.
Railway	
Shop (other than Adult sex product shop, Convenience shop and Restricted retail premise)	Must be located in Precincts 1, 2, 4, 5 or 6.
Any use listed in Clause 62.01	Must meet requirements of Clause 62.01.

Section 2 - Permit required

Use	Condition
Accommodation (other than Dwelling, Dependent persons unit, Host farm, Corrective institution, Camping and caravan park and Residential aged care facility)	Any frontage in Precincts 1 or 4 must not exceed 2 metres located at ground floor level along street frontages, except for entry foyers which must not exceed 4 metres.
Adult sex product shop	Must be located in Precincts 1, 4, 5 and 6. Must be at least 200 metres measured by the shortest public pedestrian access route from Precinct 3 or 7, a residential zone, land used for a hospital, primary school or secondary school or land in a Public Acquisition Overlay to be acquired for a hospital, primary school or secondary school.
Bar	Must be located in Precinct 1 or 4.
Child care centre - if the Section 1 condition is not met	Must be located in Precincts 2, 3 or 7. The site must adjoin, have access to, a road in a Transport Zone 2 or a Transport Zone 3.
Cinema – if the Section 1 condition is not met	Must be located in Precinct 6. Any frontage must not exceed 2 metres located at ground floor level along street frontages, except for entry foyers which must not exceed 4 metres.
Commercial display area	Must be located in Precinct 4.

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Use	Condition
	Must be in conjunction with a use in Section 1 or 2.
Convenience shop – if the Section 1 condition is not met	The site must adjoin, or have access to, a road in a Transport Zone 2 or a Transport Zone 3.
Dwelling – if the Section 1 condition is not met	In Precincts 5 or 6, must not be located at ground level.
Dependent persons unit– if the Section 1 condition is not met	In Precincts 1 or 4 must not be located along street frontages.
Domestic animal husbandry – if the Section 1 condition is not met	Must be no more than 5 animals.
Indoor recreation facility– if the Section 1 condition is not met	Must be located in Precinct 2 or 4. In Precinct 4: ▪ Any frontage must not exceed 2 metres located at ground floor level along street frontages, except for entry foyers which must not exceed 4 metres.
Industry (other than Materials recycling, Refuse disposal, Rural industry or Transfer station)	Must be located in Precincts 1, 4, 5 or 6. Must not be a use specified in Clause 53.10. In Precinct 1 or 4: ▪ Must be in conjunction with a use in Section 1 or 2.
Mail centre	Must be located in Precinct 4. Must be in conjunction with a use in Section 1 or 2.
Medical Centre – if the Section 1 condition is not met	Must be located in Precinct 1, 2, 3 or 4. In Precinct 1: any frontage must not exceed 2 metres located at ground floor level along street frontages, except for entry foyers which must not exceed 4 metres. In Precinct 3: the gross floor area of each tenancy must not exceed 250 square metres.
Nightclub	Must be in Precinct 1.
Office (other than Medical centre) – if the Section 1 condition is not met	In Precinct 7: ▪ The land must be located within 100 metres of an adjoining precinct of the Activity Centre Zone. ▪ The leasable floor area for each tenancy must not exceed 100 square metres.
Place of assembly (other than Cinema, Nightclub and Place of worship)	Must be located in Precincts 3, 4 or 7. The site must adjoin, have access to, a road in a Transport Zone 2 or a Transport Zone 3.
Place of worship	Must be located in Precincts 2, 3 or 7. The gross floor area of all buildings associated with the use must not exceed 250 square metres.

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Use	Condition
	The site must adjoin, have access to, a road in a Transport Zone 2 or a Transport Zone 3.
Restricted recreation facility	Must be located in Precinct 1, 2, 3, 5 or 6. In Precinct 1: any frontage must not exceed 2 metres located at ground floor level along street frontages, except for entry foyers which must not exceed 4 metres.
Restricted retail premises	Must be located in Precinct 1, 4, 5 or 6. The gross floor area of each tenancy must not exceed 1000 square metres.
Residential aged care facility – if the Section 1 condition is not met	Must be located in Precinct 2 or 7.
Retail premises (other than Adult sex product shop, Convenience shop, Food and drink premises, Restricted retail premises or Shop)	
Shop (other than Adult sex product shop, Convenience shop or Restricted retail premises) – if the Section 1 condition is not met	In Precinct 7: ▪ The land must be located within 100 metres of land in adjoining precincts 1, 2, 4, 5 or 6 in this Schedule 1 to the Activity Centre Zone.
Any other use not in Section 1 or 3	

Section 3 – Prohibited

Use
Agriculture (other than Domestic animal husbandry)
Camping and caravan park
Corrective institution
Drive-in theatre
Earth and energy resources industry
Host farm
Leisure and recreation (other than Indoor recreation facility, Informal outdoor recreation and Restricted recreation facility)
Materials Recycling
Refuse disposal
Rural Industry
Saleyard
Service Station
Transfer station (other than Automated collection point)
Transport terminal (other than Rail station or Bus terminal)
Warehouse (other than a Commercial display area or Mail Centre)

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4.0 Centre-wide provisions

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4.1 Use of land

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A permit is not required to use land for public purposes providing the use is carried out by, or on behalf of, the public land manager.

A use must not detrimentally affect the amenity of the neighbourhood, including through the:

- Transport of materials, goods or commodities to or from the land.
- Appearance of any building, works or materials.
- Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, wate water, waste products, grit or oil.

4.2 Subdivision

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An application to subdivide residential land, other than an application to subdivide land into lots each containing an existing dwelling or car parking spaces, must meet the requirements of Clause 56.

4.3 Buildings and works

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Permit Exemptions

No permit is required to construct a building or construct or carry out works for the following:

- The installation of an automatic teller machine.
- The alteration to an existing building façade provided:
  - The alteration does not include the installation of an external roller shutter.
  - At least 70 per cent of the building façade at ground floor level is maintained as an entry or window with clear glazing.
- Construct a building or carry out works for the purpose of public utility and community facilities or any associated use that is consistent with the intent of the public land reservation or purpose as it carried out by, or on behalf of, the public land manager.
- Construct or extend one dwelling on a lot more than 300 square metres. This exemption does not apply to:
  - Construct a dwelling if there is at least one dwelling existing on the lot.
  - Extend a dwelling if there are two or more dwellings on a lot.
  - Construct or extend a dwelling if it is on common property.
- Construct or carry out works normal to a dwelling.
- Construct or extend an out-building (other than a garage or carport) on a lot, provided the gross floor area of the out-building does not exceed 10 square metres and the maximum building height is not more than 3 metres above ground level.

A permit is required to construct or extend a front fence within 3 metres of a street if:

- The fence is associated with:
  - one dwelling on a lot less than 300 square metres, or
  - two or more dwellings on a lot or a residential building, and
- The fence exceeds the maximum height specified in Clause 54.06-2 and Clause 55.06-2.

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Design and development

The following design and development requirements apply to an application to construct a building or construct and carry out works:

Dwelling requirements

- A development must meet the requirements of Clause 54 if it proposes to:
  - Construct or extend one dwelling; or
  - Construct or extend a front fence within 3 metres of a street if the fence exceeds the maximum height of specified in Clause 54.06-2
- A development must meet the requirements of Clause 55, except Clause 55.07-1 to 55.07-15 (inclusive), if it proposes to:
  - Construct a dwelling if there is at least one dwelling existing on the lot.
  - Construct two or more dwellings on a lot.
  - Extend a dwelling if there are two or more dwellings on the lot.
  - Construct or extend a dwelling if it is on common property.
  - Construct or extend a residential building.
  - Construct or extend a front fence within 3 metres of street if:
    - The fence is associated with 2 or more dwellings on a lot or residential building; and
    - The fence exceeds the maximum height specified in Clause 55.06-2.

  Clause 55 does not apply to an application to construct or extend an apartment development, or to construct or extend a dwelling in or forming part of an apartment development.

Commercial and mixed use requirements and guidelines

- Buildings should be designed to address street frontages and respond to their urban context by:
  - Addressing roads and public spaces for passive surveillance, and minimise overlooking of private spaces.
  - Providing visual interest and avoid blank walls.
  - Minimise casting shadows on public space and open space.
- Buildings with ground-level frontages to streets, pedestrian areas and/or passive open spaces should contribute to the appearance and function of these areas by providing:
  - At least 70% of the street frontage as transparent entries or display windows.
  - Clear glazing (tinted, or obscured glazing should not be used) with any security screens open in design and located behind glass in windows.
  - The provision of awnings / all-weather protection canopies over footpaths (extending at least 2.5 metres from the building façade) unless it is demonstrated that due to particular circumstances this distance can not be achieved or there is not a requirement for this element.
  - Direct access from the footpath to ground level premises with minimal change of level and is universally accessible.
  - Floor to ceiling heights at ground level of a minimum of 3.5 metres to accommodate changes of use over time.

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- Ground floor level car parking areas should be located at the rear of buildings or sleeved behind built form at street frontages; otherwise car parks should be located above ground level active uses or below ground level as basement or semi-basement parking areas.
- Crossovers providing vehicle access to sites should be designed to minimise their impact on ground level street frontages and pedestrian movement.
- Large format developments and uses should be sleeved by smaller retail and commercial uses which present fine grain activated frontages to the street.
- Buildings should be designed to respond to the solar orientation of the site.
- New buildings adjoining a residential property or Precinct 7 not on or within 200mm of a boundary should be set back from side or rear boundaries:
  - 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 of height over 6.9 metres.
- New buildings adjoining a residential property or Precinct 7 should respect the existing or preferred urban context and respond to the features of the site. Buildings should be set back from side and rear boundaries, and other buildings within the site to:
  - Ensure adequate daylight into new habitable room windows.
  - Ensure that where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent, or 40 square metres with minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9 am and 3 pm on 22 September.
    If existing sunlight to the secluded private open space of an existing dwelling is less than this requirement, the amount of sunlight should not be further reduced.
  - Avoid direct views into habitable room windows and private open space of new and existing dwellings. Developments should avoid relying on screening to reduce views.
  - Provide an outlook from dwellings that creates a reasonable visual connection to the external environment.

Heritage guidelines

New buildings on sites containing heritage buildings or sites adjoining heritage sites should be designed to:

- be visually recessive and not visually dominate the heritage building and the heritage streetscape.
- respond sympathetically by transitioning heights and minimise massing.
- retain the primacy of the three-dimensional form of the heritage building as viewed from the public realm to avoid 'facadism'.
- incorporate simple architectural detailing that does not detract from significant elements of the heritage building and the heritage streetscape.

Building height requirements

Preferred building heights are specified for each precinct in section 5.0 of this Schedule.

Building height guidelines

Buildings and works which exceed a height of 14 metres should:

- Be environmentally sustainable.
- Reduce visual impact by transitioning height to adjoining properties, public realm and streetscape.
- Provide a maximum Street Wall Height of 15 metres.

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- Setback the upper levels of buildings.
- Provide sufficient solar penetration throughout the development.
- Not adversely impact key public spaces, pedestrian routes and adjoining properties with overshadowing as measured on 21 March/September (Equinox) between 10.30am and 2.00pm.

A development with a height of 14 metres or less on a site large enough to accommodate a substantially taller development should be constructed to structurally accommodate a taller building in the future.

The building height guidelines do not apply to service equipment including plant rooms, lift overruns, solar collectors and other such equipment provided the following criteria are met:

- No more than 50% of the roof area is occupied by the equipment.
- The equipment is located in a position on the roof so as to minimise additional overshadowing of neighbouring properties and public spaces.
- The equipment is designed, screened and finished in a non-reflective material and of a colour to the satisfaction of the responsible authority.

Building setback requirements

Preferred setbacks for new development are specified for each precinct in section 5.0 of this Schedule.

Building setback guidelines

Buildings and works such as balconies, verandahs, architectural features, sunshades, screens and artworks may be constructed within setback areas, and should not encroach more than 2 metres within the preferred setback areas.

Buildings and works which exceed the preferred maximum building height should be designed so the upper levels cannot be seen from the street.

Landscape design guidelines

Landscape elements and treatments should:

- Be provided within the front and side setbacks, and along the rear boundary on multi-level apartment and townhouse developments.
- Be provided within the front setbacks, the streetscape and public open space areas that are accessible, safe, attractive and functional.
- Allow for passive surveillance.
- Provide screening of driveways and car parks.

Environmentally Sustainable Design (ESD) guidelines

Developments should incorporate best practice environmentally sustainable design (ESD), including water sensitive urban design (WSUD), thermal performance, energy efficiency, stormwater management, facilitating active transport and materials.

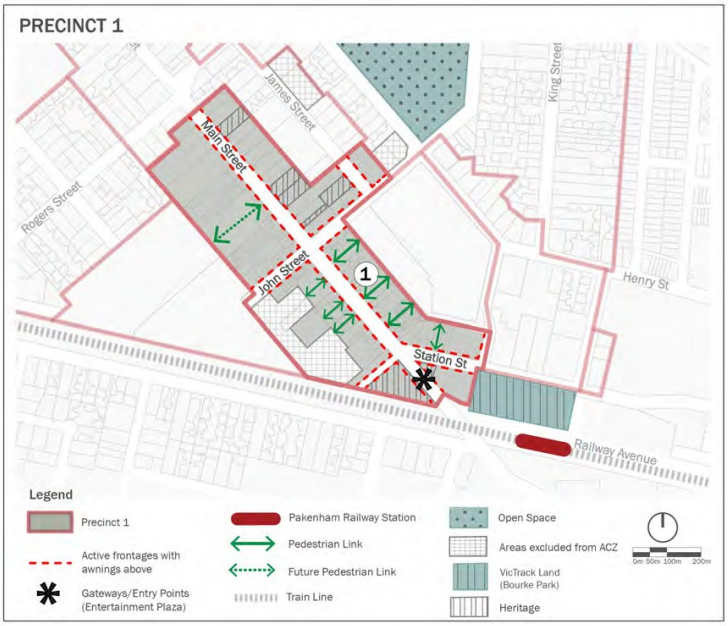
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5.0 Precinct provisions

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5.1 Precinct 1 – Core Retail

5.1-1 Precinct map



5.1-2 Precinct objectives

- Create a pedestrian focused and prioritised Entertainment Plaza in the south east corner of the precinct which provides outdoor dining, civic facilities and space for community activities/festivals.
- Reinforce the character of the precinct by encouraging active frontages with fine grain built form.
- Create attractive streetscapes on main thoroughfares that enhance and create a sense of place for the precinct.

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- Facilitate the re-development of the pedestrian links including arcades located along Main Street, which enhances and activates access to and from the retail core.
- Facilitate activation of the street in the evening by encouraging outdoor dining areas and active uses throughout the precinct.

5.1-3 Precinct requirements

Preferred building height	Preferred building setbacks
None specified	0 metre front setback 0 metre setback from the road reserve of any adjoining street or laneway

5.1-4 Precinct guidelines

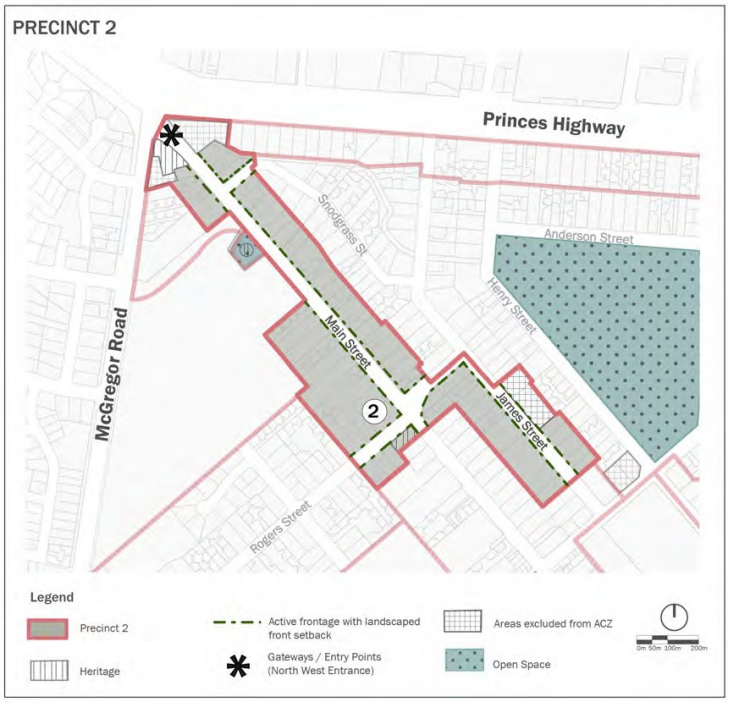
- Provide effective weather protection through a continuous canopy treatment along building frontages.
- Main entrances for developments and uses located on John and Main Streets should address the street.
- Uses in upper storeys should be compatible with the ground floor uses.
- Uses and developments should provide passive surveillance that supports safe linkages throughout the activity centre.
- Development should provide visually permeable treatments along facades fronting streets, laneways and/or arcades.
- Development should provide strong built form that integrates and overlooks the gateway sites.
- Building heights in the retail core are measured from ground level and should reflect a typical height of 3.5 metres between levels.
- Development adjoining heritage is to continue the fine grained character and provide transition of setbacks from boundary and height from heritage sites.
- Development on land within a heritage overlay and on land immediately adjoining a heritage building on Main Street, Pakenham to consider the context of the nil metre front setback with regards to design which reduces visually dominant massing.
- Larger format retail uses should be sleeved with fine grain built form which addresses the street.
- Provide pedestrian access from the street and avoid creating any internalised malls.
- Locate entrance foyers to upper storeys which are accessible from the street.
- Commercial and mixed use development on Main Street to provide zero side boundary setback and no windows, where appropriate.
- Ensure development addresses all street frontages and the rear boundary, where appropriate.

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5.2 Precinct 2 – West Commercial and Mixed Use

5.2-1 Precinct map



5.2-2 Precinct objectives

- Provide mixed use, community, commercial and residential opportunities within the precinct.
- Encourage retail premises at ground floor level which activates the street, office uses in upper levels and the rear of the development, and residential uses located within the upper levels of the development.
- Improve pedestrian amenity by contributing to the establishment of attractive streetscapes for all streets in the precinct.

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- Improve the interface with Main Street by encouraging the redevelopment of sites and/or adaptive reuse of existing buildings, including the preservation and protection of heritage places and precincts to activate the streetscape.
- Development that interfaces with a gateway site should support and contribute to the enhancement of the public realm and reinforce the entrance to Pakenham Major Activity Centre.

5.2-3 Precinct requirements

Preferred building height	Preferred building setbacks
None specified	2 metre front setback

5.2-4 Precinct guidelines

- Development should address and interface with all streets by providing active frontages including entrance canopys to the street.
- Developments should provide sympathetic interface treatments and articulation to any adjoining residential precincts and heritage places or precincts.
- Development should consolidate lots to achieve a range of mixed use developments.
- Developments should provide a transition between the retail uses and commercial uses whilst being sympathetic to the current streetscape character.
- Development should provide passive surveillance of the street.
- Buildings should respond appropriately to heritage elements and the landscape.
- Development should provide strong built form that integrates with gateway sites.
- Developments should provide highly activated frontages with windows and entrances as the predominant elements of the ground floor façade.
- Balcony's and living areas of any residential component of a development is to address the public realm that adjoins the site.
- Development on land within a heritage overlay and on land immediately adjoining a heritage building on Main Street, Pakenham to consider the context of the 2 metre setback with regards to design which reduces visually dominant massing.

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5.3 Precinct 3 – Princes Highway

5.3-1 Precinct map



5.3-2 Precinct objectives

- Encourage complementary residential uses such as including aged care, medical and health-related services, child care and offices.
- Encourage a mix of residential types within the precinct to transition from a traditional residential development to higher density.
- Encourage the consolidation of sites to facilitate a broader range of medium and higher density residential developments.
- Encourage non-residential uses in mixed use developments.
- Establishes a built form that is responsive, in terms of scale and orientation, to its interface with a major transport corridor and the urban structure of adjoining precincts of the activity centre.

5.3-3 Precinct requirements

Preferred building height	Preferred building setbacks
13.5 metres	4 metres front setback

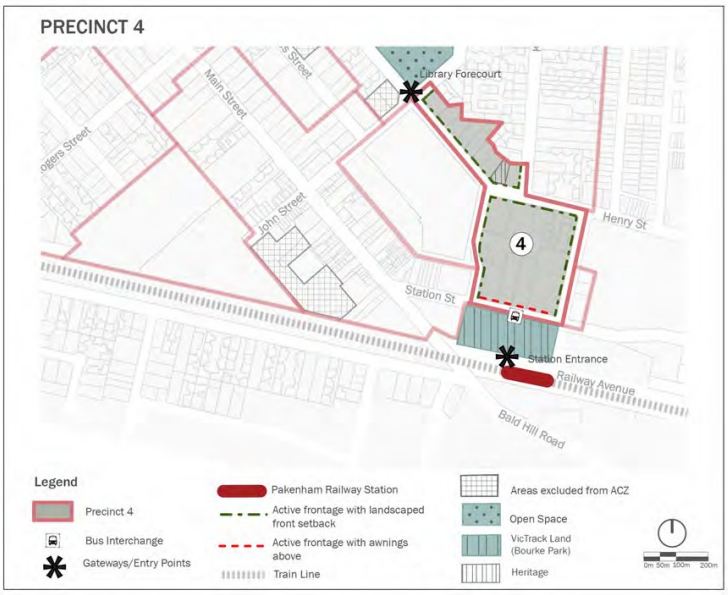
5.3-4 Precinct guidelines

- Buildings and works should not exceed a height of 13.5 metres.
- On-site parking should not be provided in the front setback.
- New commercial uses should be compatible with nearby residential development.

- Development should be sympathetic to the scale of adjoining residential areas through urban design, screening, articulation, and built form responses.
- Buildings should address the street with entrances clearly visible from the street and upper storey elements providing passive surveillance to the street.
- Screen car parking areas and all loading and all other service areas from the public realm.
- Entrances to developments should address the street.
- Developments with non-residential uses at ground floor level to provide activated frontages with windows and entrances as the predominant features.

5.4 Precinct 4 – East Commercial and Mixed Use

5.4-1 Precinct map



5.4-2 Precinct objectives

- Provide employment opportunities that maximise the precinct's proximity to public transport, the core retail area and community facilities.
- Encourage the consolidation of sites for commercial development and entertainment activities to facilitate a broader range of medium and higher density mixed use developments.
- Ensure development and built form innovatively and appropriately responds to flooding extents on Station Street.

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- Ensure street frontages and land uses activate the precinct and provide passive surveillance of public open space and the public realm.
- Ensure street amenity and access priorities pedestrian movements by minimising vehicle crossovers around the perimeter of the precinct.

5.4-3 Precinct requirements

Preferred building height	Preferred building setbacks
None specified	Minimum 2 metres front setback
	0 metres front setback from Station Street

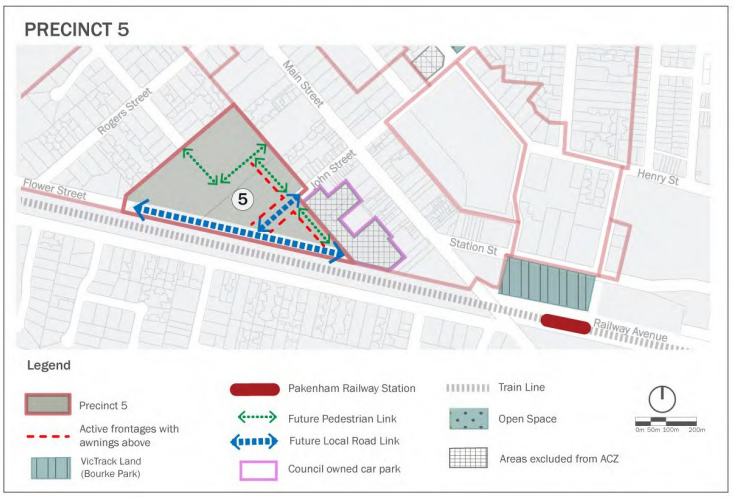
5.4-4 Precinct guidelines

- Development to provide visually permeable frontages at ground floor level addressing the street.
- Development to provide active frontages and weather protection through a continuous canopy treatment along building frontages on Station Street.
- Developments to provide a scale that is responsive to any sensitive uses or precinct boundary that adjoins the site.
- Car parking is to be located at the rear of the development and is to be sleeved by built form.
- Developments to provide a range of fine grain commercial uses at ground floor level with residential and office uses above.
- Larger retail and commercial developments to provide active uses and fine grain retail that address the street and sleeves the larger format use.
- Developments fronting Slattery Place, Cook Drive, and Henry Street to provide a landscaped setback.
- Developments should provide highly activated frontages with windows and entrances as the predominant elements of the ground floor façade.
- Balconies and living areas of any residential component of a development is to address the public realm that adjoins the site.
- Locate entrances to the upper storeys in the primary street façade or a façade interfacing with a public realm space.

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5.5 Precinct 5 – Pakenham Place - Key Development Site

5.5-1 Precinct map



5.5-2 Precinct objectives

- Create a shopping street typology that supports anchor and specialty retail functions of the precinct.
- Encourage an appropriate range of retail, entertainment and commercial facilities.
- Create an interconnected precinct with passive surveillance, interactive uses, increased pedestrian linkages and active frontages that address streets.
- Create a strong pedestrian and cycle environment within the precinct, particularly along Wadsley Avenue and to and from Council owned car parks.
- Provide new local road connections by extending Flower Street to Drake Place and John Street to Flower Street.

5.5-3 Precinct requirements

Preferred building height	Preferred building setbacks
None specified	0 metres front setback

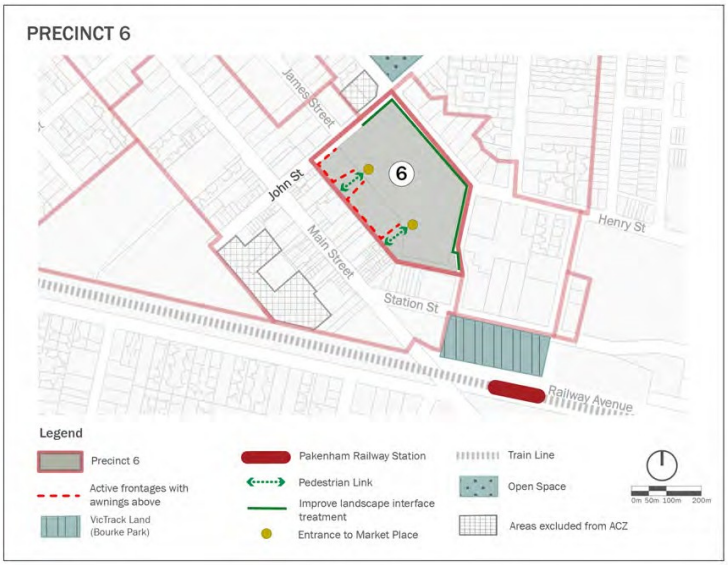
5.5-4 Precinct guidelines

- Ensure the redevelopment of the precinct has minimal impact on the amenity of the surrounding residential areas.
- Redevelopment of this precinct should provide activated frontages along John Street, and Drake Place.

- Development interfacing with the Flower Street future local road link to provide intermittent breaks within the building design to prevent a long stretch of loading bays and/or blank walls.
- Limit any expanse of blank wall in a ground floor façade to a maximum width of 2 metres.
- Provide well-designed, landscaped and pedestrian dominated car parking located to the rear of the development.
- Any new development to sleeve larger format retail by continuing the fine grain and general built form of the existing shops in the core retail area at ground floor level.
- Larger format retail use is to avoid creating internalised malls.
- Entrance foyers to upper storeys to be accessible from the street.
- Provide continuous weather protection canopy along the ground floor facades.
- Ensure pedestrian connections from the development to the Council owned car parks.

5.6 Precinct 6 – Marketplace

5.6-1 Precinct map



5.6-2 Precinct objectives

- Provide for the expansion of the development providing comprehensive retail and commercial uses.
- Support the redevelopment of the Council owned car park as a multi-deck car park and commercial development.

- Improve pedestrian connections from Pakenham Central Marketplace to Main Street via the laneway and arcade network.
- Encourage retail and commercial uses at ground floor level that do not conflict with the core retail area.
- Encourage improved interfaces and pedestrian connectivity to the adjacent residential areas.

5.6-3 Precinct requirements

Preferred building height	Preferred building setbacks
None specified	0 metres front setback

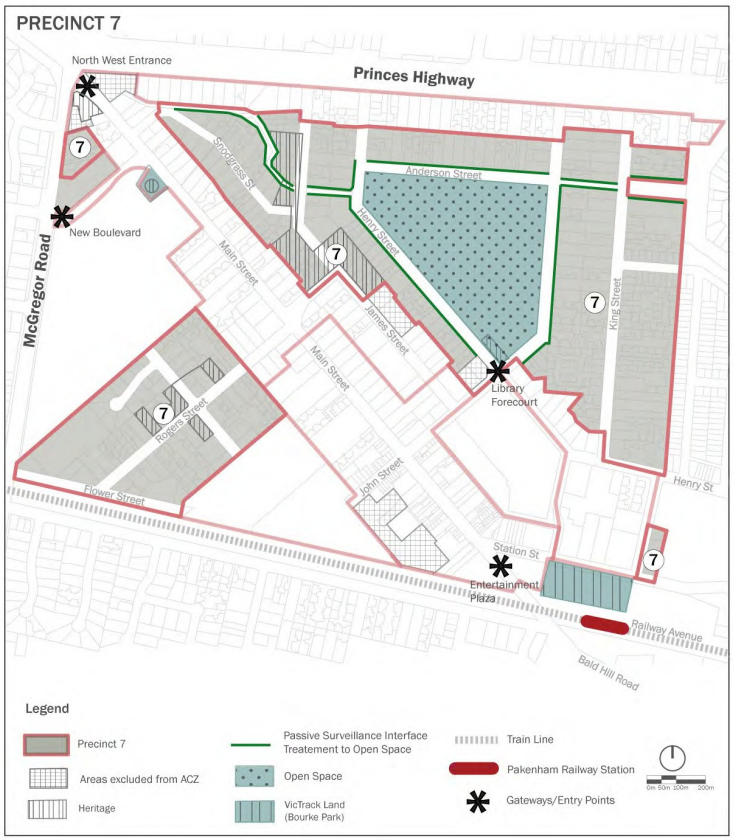
5.6-4 Precinct guidelines

- New development should consider multi-level car parking and commercial development to be located adjacent to Treloar Lane.
- Retail and commercial floor spaces should be located on the ground floor of the site.
- Pedestrian connections should connect with the laneway and arcade network through to Main Street and John Street.
- Future development should provide clear pedestrian sightlines to Main Street, John Street and Treloar Lane.
- Locate entrances to upper storeys accessible from the street.
- Any new development should be sympathetic to the scale of the surrounding residential neighbourhood and height is to be stepped down to adjoining residential areas
- Development is to maximise the extent of building frontages addressing streets and laneways presenting highly activated frontages.
- Any redevelopment of the Pakenham Central Marketplace Shopping Centre or Council owned car parks should include streetscape improvements and activation of the existing building treatments to Henry Street, John Street and Treloar Lane.
- Provide a continuous weather protection canopy above the full length of all ground floor facades with an interface to a street and are to extend out over the footpath a minimum of 2.5 metres.

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5.7 Precinct 7 – Residential

5.7-1 Precinct map



5.7-2 Precinct objectives

- Achieve a higher density precinct predominately residential with mixed use components.
- Create a contemporary urban character which protects and preserves heritage places and precincts and is well integrated with the public realm and open space.
- Encourage high quality design of residential development which provides a transition in scale from the boundary of the retail core precinct of the activity centre to surrounding residential areas.

- Encourage lot consolidation for a focus on medium density development at a higher scale to the centre of the Activity Centre and lower scale to the boundary edge.
- Encourage residential areas adjoining open spaces to be designed with an active interface with passive surveillance of public spaces.

5.7-3 Precinct requirements

Preferred building height	Preferred building setbacks
13.5 metres	4 metres front setback

5.7-4 Precinct guidelines

- Buildings and works should not exceed a building height of 13.5 metres.
- Development should consist of medium density housing comprising a variety of housing types and layouts which responds to the evolving urban character of this precinct.
- Encourage lot consolidation to deliver increased housing densities close to the retail core of the activity centre.
- Developments should integrate with the Pakenham Creek and open space as key features.
- Buildings on corner sites to address the two street frontages and demonstrate built form that provides a sense of arrival to the activity centre.
- Development should provide landscaping in the front and rear setback.
- Development adjoining heritage properties or precincts to provide setbacks and height transition which respects the heritage character.
- Encourage the inclusion of verandas and/or balconies in the front set back to improve articulation and passive surveillance.

6.0 Application requirements

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In addition to the application requirements set out at Clause 37.08, and elsewhere in the scheme, the following must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- Plans drawn to scale and dimensioned which show:
  - Illustrations of sight lines from balcony edges to demonstrate the extent of passive surveillance and overlooking.
  - Cross sections of the proposed building.
- A three-dimensional plan of the proposed development in the context of the surrounding development including:
  - Potential overshadowing impact of the development on open space, pedestrian routes, streetscape and habitable rooms of adjoining properties and within the proposed development; and
  - How the design minimises impacts and ensures maximum solar access internally for dwellings, to neighbouring properties and the public realm.
  - Potential impact of the development on the public realm adjacent to the proposal ensuring that overshadowing of major pedestrian routes, heritage sites, reserves and other public spaces is minimised.
- A Waste Management Plan.

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- A Landscape Plan.
- A Construction Management Plan which sets out the principal construction issues and how the anticipated process will be managed.
- A certified access and inclusion report for applications for use or construction of a publicly accessible building confirming that the development complies with the *Disability Discrimination Act 1992.*
- An Environmentally Sustainable Design Report which outlines the ESD initiatives included within the proposal and address the ESD provisions in sub-section 4.4 of this Schedule.
- An application for subdivision must demonstrate that they support consolidation of lots and the objectives for Pakenham Major Activity Centre to facilitate the creation of viable development sites.
- An application for a development at 56-62 Station Street, Pakenham must include:
  - A preliminary risk screen assessment statement in accordance with the *Environment Protection Act 2017* stating that an environmental audit is not required for the proposed use, or;
  - An environmental audit statement under Part 8.3 of the *Environment Protection Act 2017* stating that the land is suitable for the proposed use.
- An application which does not meet the preferred building heights or design requirements set out in sub-section 4.4 and section 5.0 of this schedule must provide a Design Response and Urban Context Report that demonstrates how the built form transition, height, setbacks, massing, shadow diagrams and detail of the development achieves the relevant objectives, requirements and guidelines in this Schedule.
- A Heritage Report from a suitably qualified heritage consultant that assesses the impact of the application on a heritage place on the land or adjoining land which demonstrates built form transition of height, setbacks, massing and articulation.
- An application for a permit on public land by a person other than the relevant public land manager must be accompanied by the written consent of the public land manager, indicating that the public land manager consents generally or conditionally either:
  - To the application for permit being made and/or to the proposed use of development.

7.0 Notice and review

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An application to construct a building or carry out works is not exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act if:

- The application is in Precinct 3 or 7 and exceeds the precinct requirements including the preferred building heights or preferred building setbacks contained within section 5.0 of this schedule, or;
- The application is in Precinct 1, 2, 4, 5 or 6 and exceeds the preferred building setbacks contained within section 5.0 of this schedule, or;
- The application exceeds a height of 14 metres.

8.0 Decision guidelines

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The following decision guidelines apply to an application for a permit under Clause 37.08, in addition to those specified in Clause 37.08 and elsewhere in this scheme which must be considered, as appropriate, by the responsible authority:

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Use

Whether the proposal provides for:

- An appropriate scale of development in order to accommodate the mix and intensity of uses envisaged for each precinct.
- The compatibility of uses within a mixed use development.

Environmental Audit

For land at 56-62 Station Street, Pakenham, the findings and recommendations of:

- A preliminary risk screen assessment statement in accordance with the *Environment Protection Act 2017*.
- An environmental audit statement under Part 8.3 of the *Environment Protection Act 2017*.

Design and built form

Whether the proposed development:

- Creates a strong visual interest by providing building types based on innovative and current day architecture, urban design and environmentally sustainable development principles.
- Provides weather protection to adjoining key pedestrian footpaths or shared pathways, and main boulevards.
- Provides access points that minimise disruption to the continuity of the public realm and pedestrian routes.
- Provides car parking, loading and other service areas that is screened from view of the public realm or located at the rear of the site.
- Provides passive surveillance of the public realm.
- Achieves the preferred building height and setbacks having regard to lot size, dimensions (width and depth) and/or those sites within or adjoining the Heritage Overlay.
- Represents an underdevelopment of a site.
- Provides upper level setbacks when the preferred height is exceeded.
- Provides a sensitive interface with residential dwellings or Precinct 7 in relation to built form, overlooking and overshadowing.
- Reduces overlooking of adjacent property and uses minimal screening.
- Provides an increased upper level setback and transitional heights having regard to the heritage significance of the site or an adjoining site within the Heritage Overlay.
- Provides elements of Environmentally Sustainable Design.

Subdivision

Whether the subdivision:

- Is associated with a development proposal that supports the objectives promoted by this schedule.
- Consolidates lots to support the medium density development objectives of this schedule.

Transport and movement

Whether the proposed development:

- Integrates car parking requirements into the design of the buildings and land form by discouraging ground floor car parks seen at the street frontage.
- Provides vehicular access to buildings fronting key boulevards off side streets or via rear access.
- Limits the number of vehicle crossing to each development.

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Non-residential uses and development in Precinct 7

Whether:

- The use and/or development is compatible with residential use.
- The use generally serves local community needs.
- The impact on the amenity of nearby residential uses.
- The design, height, setback and appearance of the proposed buildings and works and its impact on the character of the surrounding area.
- The proposed landscaping.
- The proximity to a designated public transport route.
- The capacity of the road servicing the site and provision of car and bicycle parking and associated access ways.
- The proposed loading and refuse collecting facilities.
- The safety, efficiency and amenity effects of traffic to be generated by the proposal.
- The proposal will segregate a single dwelling or a collection of dwellings from the surrounding residential area.

9.0 Signs

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Sign requirements are at Clause 52.05. All land located within Precinct 7 and 3 is in Category 3. All other land is in Category 1.

10.0 Other provisions of the scheme

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None specified

11.0 Reference documents

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Cardinia Shire Pakenham Major Activity Centre Structure Plan, 15 February 2021

Cardinia Shire Pakenham Major Activity Centre Urban Design Framework, 15 February 2021

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SCHEDULE 2 TO CLAUSE 37.02 COMPREHENSIVE DEVELOPMENT ZONE

Shown on the planning scheme map as **CDZ2**.

FORMER PAKENHAM RACECOURSE COMPREHENSIVE DEVELOPMENT PLAN (JANUARY 2010)

Land

This schedule applies to the land generally bounded by Racecourse Road, Pakenham Creek, Railway Avenue and the rear boundary of properties fronting King Street and Henry Street, Pakenham as identified in the Former Pakenham Racecourse Comprehensive Development Plan (February 2010).

Purpose

To develop the land for a mix of residential, retail, education and community uses that supports the strategic role of Pakenham Activity Centre and benefits from the close proximity to the Pakenham railway and bus interchange.

To achieve a higher density mixed use precinct that creates a new urban character which supports a vibrant and safe public realm with a high level of cross- site permeability.

To achieve excellence in architecture, urban design and landscape and deliver high quality internal and external amenity in all buildings.

To integrate Pakenham Creek as a key feature and ensure drainage, flood control and public open space functions are accommodated and enhanced.

1.0 Table of uses

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Section 1 - Permit not required

Use	Condition
Automated collection point	Must meet the requirements of Clause 52.13-3 and 52.13-5. The gross floor area of all buildings must not exceed 50 square metres.
Child care centre	
Convenience shop	
Dependent persons unit	Must be the only dependent person's unit on the lot.
Display home	
Dwelling	Must be generally in accordance with the Comprehensive Development Plan. In Precinct 1, any frontage at ground floor level must not exceed 4 metres.
Education centre	Must be generally in accordance with the Comprehensive Development Plan
Food and drink premises (other than Hotel and Tavern)	Must be generally in accordance with the Comprehensive Development Plan
Home based business	

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Use	Condition
Informal outdoor recreation **Mineral exploration**	
Mining	Must meet the requirements of Clause 52.08-2.
Office	Must be generally in accordance with the Comprehensive Development Plan.
Place of Assembly (other than Amusement parlour, Carnival, Circus, Drive-in theatre, Nightclub)	Must be generally in accordance with the Comprehensive Development Plan.
Railway	
Search for stone	Must be costeaning or bulk sampling
Residential aged care facility	Must be generally in accordance with the Comprehensive Development Plan.
Shop (other than Convenience shop)	Must be located in the 'Mixed Use Development area' of Precinct 1. Must be generally in accordance with the Comprehensive Development Plan.
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01

Section 2 - Permit required

Use	Condition
Accommodation (other than Dependent persons unit, Dwelling, Residential aged care facility and Corrective Institution)	Must be generally in accordance with the Comprehensive Development Plan.
Shop (other than Convenience shop)	Must not be located in Precinct 2. Must be generally in accordance with the Comprehensive Development Plan.
Restricted retail premises	Must be located in the mixed use area or commercial area of Precinct 1. Must be generally in accordance with the Comprehensive Development Plan.
Leisure and recreation (other than Informal outdoor recreation and Motor racing track) **Mineral, stone, or soil excavation (other than Extractive Industry, Mineral exploration, Mining and Search for stone)** **Utility installation (other than Minor utility installation and Telecommunications facility)**	
Any other use not in 1 or 3	Must be generally in accordance with the Comprehensive Development Plan.

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Section 3 - Prohibited

Use
Adult sex product shop
Intensive animal ~~husbandry~~production
Cemetery
Corrective institution
Crematorium
Drive-in theatre
Extractive industry
Freeway service centre
Gambling premises
Industry (other than Automated collection point, Car wash, Dry cleaner, Laundromat, and Research and development centre)
Motor racing track
Pig farm
Poultry farm
Poultry hatchery
Road freight terminal
Saleyard
Transport terminal
Warehouse

2.0 Use of land

10/06/2021 C254card

Exemption from notice and appeal

An application for use is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act, if it is generally in accordance with the Former Pakenham Racecourse Comprehensive Development Plan (February 2010).

3.0 Subdivision

10/06/2021 C254card

Exemption from notice and appeal

An application for subdivision is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act, if it is generally in accordance with the *Former Pakenham Racecourse Comprehensive Development Plan* (February 2010).

4.0 Buildings and works

10/06/2021 C254card

Application Requirements

An application to construct a building or to construct or carry out works must be generally in accordance with the Former Pakenham Racecourse Comprehensive Development Plan (February 2010).

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An application must be accompanied by the following information, as appropriate:

- Site context and existing conditions plan including:
  - boundaries and dimensions of the site with adjoining roads, open space areas and relevant ground levels;
  - The location, height and use of existing buildings on adjoining land, pedestrian and other public areas, public transport availability and an evaluation of opportunities and constraints;
  - Urban design rationale report and plan explaining how the development responds to the broader town centre;
- Demolition plan;
- The staging of the development and interim treatment of areas until development occurs;
- Detailed land use plan including approximate floor area schedule;
- A development plan drawn to scale which shows:
  - Perspective views;
  - The layout plans for basement(s), ground floor and other floors within the development, roof plan, elevations including a schedule of colour and materials of all buildings and works, and sections. All plans must be to scale with dimensions;
  - Vehicle access and the location and layout of all car parking areas;
  - Location and layout of loading and unloading areas / facilities;
  - Location and layout of rubbish storage and waste recycling;
  - Location of all external plant, building services and equipment, including lift over runs;
  - Shadow plans for 22 September on the hour between 10am and 2pm;
- A traffic, parking and transport plan that shows:
  - Traffic management and control works in adjoining and nearby roads when the development or any stage of the development is completed;
  - The timing of proposed traffic works relative to the staging of the development;
  - Public transport arrangements and access routes;
  - Vehicle access and the location and layout of public/ commercial car parking areas.
- An open space plan including:
  - The hierarchy of public open space including but not limited to area, recreational use and extent of ecological systems; linkages to P.B Ronald Reserve, Pakenham Creek, existing public open space off Simon Drive, and anticipated future open space on Deep Creek (east of Cameron Way);
  - A management plan for the permanent maintenance of all open space areas available to the public;
  - Identification of areas of open space that will be available to the public (public areas) and non-public areas;
- An Environmentally Sustainable Development report identifying the environmental and energy efficient features to be included in the development, demonstrating best practice principles;
- Report addressing pedestrian connections and design and access arrangements appropriate to meet the needs of people with disabilities;
- A landscape concept plan that shows, in relation to the proposed development:

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- The provision of appropriate landscape buffers, including fencing where the land directly abuts an adjoining residential area not included in this schedule;
- The treatment of car parking areas, including any rooftop and decked parking areas;
- The treatment and layout of the public realm including adjacent streets, road reserves and public areas;
- A staging strategy for the implementation of landscape works and ongoing management strategy for the permanent maintenance of all open space areas available to the public;
- Areas of open space that will be available to the public (public areas) and non-public areas;
- Lighting plan;
- Any temporary structures.

Exemption from notice and appeal

An application for buildings and works is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act, if it is generally in accordance with the Former Pakenham Racecourse Comprehensive Development Plan (February 2010).

5.0 Signs

10/06/2021
C254card

Sign requirements are at Clause 52.05. All land within Precinct 1 as indicated in the Comprehensive Development Plan is in Category 1. All land within Precinct 2 as indicated in the Comprehensive Development Plan is in Category 3.

6.0 Decision guidelines

Before deciding on an application, the responsible authority should consider:

- The incorporated document titled:
  - Former Pakenham Racecourse Comprehensive Development Plan (February 2010) as amended from time to time.
- Any shopfront and sign guidelines approved by the responsible authority for this site.

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10/06/2021
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SCHEDULE 3 TO CLAUSE 37.01 SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ3**.

TYNONG RACECOURSE AND TRAINING FACILITY

Purpose

To provide for the use and development of the land for Racecourse including Horse stables and horse training facility and the co-location of other uses legitimately connected/ operating in conjunction with these pursuits.

To provide for dwellings on the land that are used and located in conjunction with horse training facilities and horse stables.

To ensure that horse racing and training facilities are established in a manner which does not cause loss of amenity to, and is consistent with, surrounding land uses including metropolitan green wedge land.

1.0 Table of uses

~~14/11/2022~~ --/--/----
~~VC227~~Proposed C283card

Section 1 - Permit not required

Use	Condition
Agriculture (other than ~~Animal keeping~~Domestic animal husbandry, Intensive animal production, Pig farm, Poultry farm, Poultry hatchery, Racing dog husbandry and Timber production)	Must be generally in accordance with Map 1 and Table 1 in this schedule.
Automated collection point	Must meet the requirements of Clause 52.13-3 and 52.13-5. The gross floor area of all buildings must not exceed 50 square metres.
Betting agency	Must be generally in accordance with Map 1 and Table 1 in this schedule.
Car park	
Education centre (other than Primary school or Secondary school)	Must be generally in accordance with Map 1 and Table 1 in this schedule.
Food and drink premises (other than Convenience restaurant, Hotel and Tavern)	Must be generally in accordance with Map 1 and Table 1 in this schedule.
Function centre	Must be generally in accordance with Map 1 and Table 1 in this schedule.
Helicopter landing site	Must be in conjunction with the Major sports and recreation facility.
Home based business	
Major sports and recreation facility	
Mineral exploration	
Minor sports and recreation facility (other than Outdoor recreation facility)	Must be generally in accordance with Map 1 and Table 1 in this schedule.

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Use	Condition
Mining	Must meet the requirements of Clause 52.08-2
~~Racing dog training~~	
Search for stone	Must not be costeaning or bulk sampling
Veterinary centre	Must be generally in accordance with Map 1 and Table 1 in this schedule.
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01

Section 2 - Permit required

Use	Condition
Convenience restaurant	Must be generally in accordance with Map 1 and Table 1 in this schedule.
Dwelling	Must meet the requirements in Clause 2.
Equestrian supplies	Must be generally in accordance with Map 1 and Table 1 in this schedule.
Hotel	Must be generally in accordance with Map 1 and Table 1 in this schedule.
Industry (other than Automated collection point)	
Market	
Mineral, stone, or soil extraction (other than Mineral exploration, Mining, and Search for stone)	
Office	Must be directly associated with the management of the racecourse.
Residential hotel	Must be used in conjunction with a Major sports and recreation facility.
Tavern	Must be generally in accordance with Map 1 and Table 1 in this schedule.
Utility installation (other than Minor utility installation and Telecommunications facility)	
Any other use not in Section 1 or 3	

Section 3 - Prohibited

Use
Accommodation (other than Dwelling)
~~Animal keeping~~Domestic animal husbandry
Convenience restaurant
Gaming premises (other than Betting agency)

Commented [AD9]: Council to provide an explanation why 'Race dog training' is proposed for inclusion in Section 1 Table of uses.

It doesn't appear like 'Animal training', which the term was previously nested under, was listed an as of right use within the SUZ3.

Commented [PM10R9]: correct

Commented [MM11R9]: Resolved. No change required.

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Use
Intensive animal ~~husbandry~~production
Motor racing track
Outdoor recreation facility
Pig farm
Poultry farm
Poultry hatchery
Place of assembly (other than Function centre)
Retail premises (other than Food and drink premises, Market or Equestrian supplies)
Racing dog husbandry (other than Racing dog training)
Timber production
Any other use not in Section 1 or 2

2.0
10/06/2021
C254card

Use of land

All use must be generally in accordance with Map 1 and Table 1 in this schedule.

Environment Management Plan

Prior to the commencement of any use on the land, an Environmental Management Plan must be prepared and approved to the satisfaction of the responsible authority. The Environmental Management Plan is to provide for:

- The impact of the use or development on the flora and fauna on the site and its surrounds and methods to avoid, minimise or mitigate those impacts.
- The need to protect and enhance the biodiversity of the area, including the retention of native vegetation and fauna habitat and the re-vegetation of important areas of habitat and integration of native vegetation into landscaping of the site.
- Avoidance and mitigation of impacts on Growling Grass Frog ecological community and habitat and the implementation of a Growling Grass Frog Management Plan approved to the satisfaction of the responsible authority.
- Management of impacts on Ararat Creek and surrounding environment.
- The management, treatment and disposal of stormwater, litter and effluent on site to avoid and minimise impacts of contaminants, nutrient and litter entering Ararat Creek, other waterways and on native vegetation.
- An assessment of the likely environmental impact on the natural physical features and resources of the area and in particular any impact caused by the proposal on soil and water quality and by the emission of effluent, noise, dust and odours.
- Water sensitive urban design including methods for water collection and reuse.
- The management of any impacts on adjoining land associated with the horse racing and training facilities including noise, dust, traffic, hours of operation, night-lighting, light spill, effect on the privacy of adjoining properties, solar access, and glare.
- The management of impacts, if any, during the construction and carrying out of works, including dust, noise, litter, traffic and other amenity impacts.
- The management of areas identified in the reference document for future use and development.

Commented [AD12]: NOTE: This is not consistent with MD on Form and Content. Currently, any uses not explicitly listed are interpreted as being both prohibited and permissible.

Commented [MM13R12]: Problem arises because of similar catch all in Section 2 table

Commented [PM14R12]: What do you suggest as a solution?

Commented [MM15R12]: We would suggest it be deleted from section 3

Commented [PM16R12]: deleted

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Use of land for a Dwelling

A permit may only be granted to use land for the purposes of a Dwelling if:

- The use is in conjunction with the business of horse training.
- Training facilities have been constructed on the land or a permit has been issued to construct training facilities associated with the dwelling.
- The occupier is a 'Trainer' within the meaning of the Australian Rules of Racing, as amended from time to time, or is an employee of a Trainer. For the avoidance of doubt, a dwelling may only be occupied by a horse Trainer or employee of a Trainer together with their domestic partner and any dependents.
- There is only one dwelling on a lot.
- The dwelling can be connected to a reticulated sewerage system or if not available, the waste water can be treated and retained on-site in accordance with the State Environment Protection Policy (Waters of Victoria) under the Environment Protection Act 1970.
- The dwelling can be connected to a reticulated potable water supply or is able to have an alternative potable water supply with adequate storage for domestic use as well as for firefighting purposes.
- The dwelling can be connected to a reticulated electricity supply or have an alternative energy source.
- The permit is issued for a dwelling subject to a condition requiring the owner to enter into an agreement with the responsible authority under section 173 of the *Planning and Environment Act 1987* that provides for or requires that:
  - The land on which the dwelling is located must be used for the purposes of horse training and horse stables;
  - The land may be used for the purposes of a dwelling only if:
    - It is in conjunction with horse training and horse stables.
    - It is occupied by a 'Trainer' within the meaning of the Australian Rules of Racing or an employee of a Trainer'. A horse 'Trainer' may occupy the dwelling together with their domestic partner and any dependants.
    - There is only one dwelling on a lot.
  - Ongoing management arrangements of private property and common property.

3.0
10/06/2021
C254card

Subdivision

A permit is required to subdivide land.

A permit may only be granted to subdivide land if:

- The racetrack and training track have been constructed or are under construction on the site.

The subdivision is generally in accordance with Clause 6.

- Each lot to be created is at least 0.4 hectares in area.
- The permit is issued subject to a condition requiring the owner to enter into an agreement with the responsible authority under section 173 of the *Planning and Environment Act 1987* that provides for or requires that:
  - The land must be used for the purposes of horse training and horse stables.

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Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The layout of the subdivision, suitability of the location of the horse training facilities on the site and access arrangements.
- The location and design of existing and proposed infrastructure services including gas, water, drainage, telecommunications and sewerage facilities which minimise the visual impact on the landscape.
- The Environmental Management Plan approved in accordance with clause 2.0.
- The integration of the subdivision with other use and development on the site.

4.0 Buildings and works

10/06/2021
C254card

A permit is required to construct a building or construct or carry out works.

All buildings and works must be generally in accordance with Clause 7.

No buildings and works (other than associated with the racetrack) are to be located within 100 meter of the Nar Nar Goon-Longwarry Road.

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- Demonstrated compliance with the Environment Management Plan approved under clause 2.0 to the schedule.
- A plan drawn to scale and dimensioned which shows:
  - The boundaries and dimensions of the site.
  - The location and names of adjoining roads.
  - The layout of existing and proposed buildings and works.
  - The location of access ways, internal vehicle road network, vehicle parking and loading areas.
  - The location, layout and planting schedule for all landscape areas.
  - Elevations detailing facade articulation and external materials, colours and finishes.
  - Stages, if any, in which the land is to be developed.
- A written summary of the proposed uses of the building, including, but not limited to, days and hours of operation and staffing levels.
- Transport of materials, goods or commodities to or from the land.
- Emission of noise, artificial light, vibration, dust, waste water, or waste products.

5.0 Signs

~~10/06/2021~~ ~~C254card~~Proposed C283card

None specified.

6.0 Decision guidelines

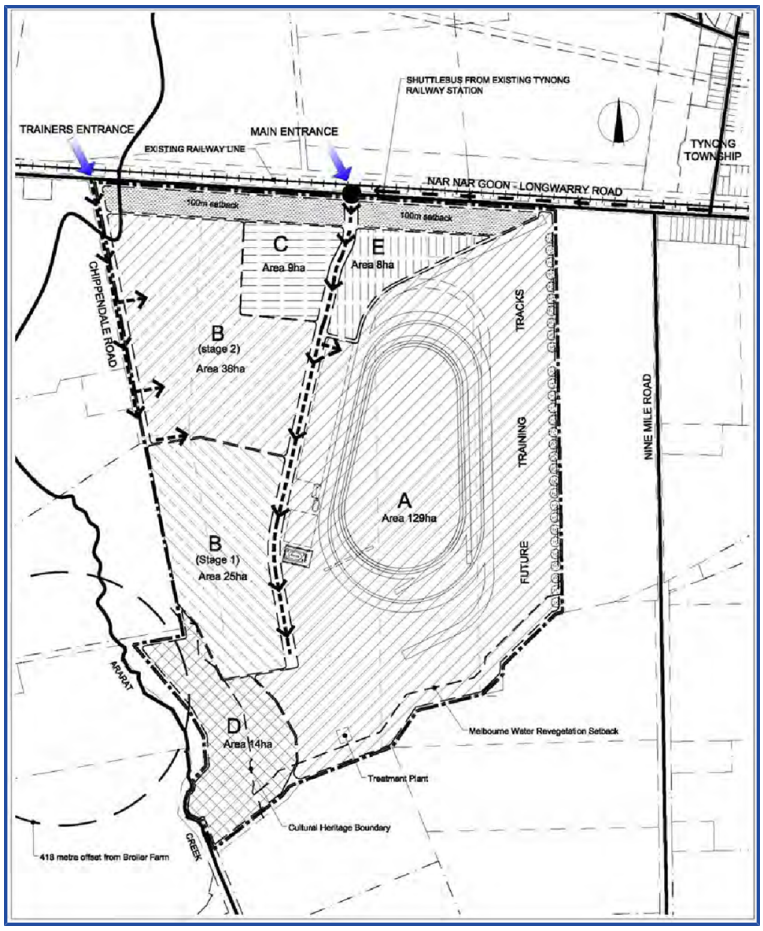
Before deciding on an application to use or subdivide land, construct a building or construct or carry out works, the responsible authority must consider, as appropriate:

- The Environmental Management Plan approved in accordance with clause 2.0.
- The impact of the use, building, works or subdivision on the existing and surrounding land uses and whether it supports the values of the surrounding green wedge land.
- The location and extent of any buildings and works with respect to the natural environment, landscape values, vistas and water features and the measures to be undertaken to minimise any adverse impacts.
- The design of buildings, works and landscape treatment.
- The need to minimise any adverse impacts of siting, design, height, bulk, and colours and materials to be used, on landscape features, major roads and vistas.
- The location and design of proposed infrastructure services which minimises the visual impact on the landscape.
- The need to minimise adverse impacts on the character and appearance of the area or features of archaeological, historic or scientific significance or of natural scenic beauty or importance.
- The location and design of existing and proposed roads, site access and parking and their impact on the landscape and impact of the use and subdivision to the extent which traffic generation may require additional traffic management programs to be initiated.

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7.0 Tynong Racecourse and Training Facilities

Map 1 to Schedule 3 to Clause 37.01



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Table 1 to Schedule 3 to Clause 37.01

Land Use	Precinct & Approx Land Area	Road Access, Connectivity, Parking, Public Transport	Internal Movement Network, Integration Principles
▪ Racecourse ▪ Car park ▪ Mounting yard ▪ Grandstand /Administration ▪ Float park ▪ Access tunnel	**Precinct A** Land area 129ha	▪ Minimum car spaces 2500. ▪ Car Parking for racing facilities to be all weather. ▪ Access to car park directly at main entrance at Longwarry Road. ▪ Shuttle bus route initially from Tynong Station until rail station for racing events established as and when required, but beyond immediate planning.	▪ Race day access for patrons via main entrance ensures separation of horse float access from spectator access essential for safety criteria.
Dwelling (other than a Bed and breakfast) ▪ Dwellings (Trainer Allotments) – Lot sizes 0.4ha-0.8ha – Stage 1 Trainers Lots (20 lots) – Stage 2 Trainers Lots (50-100 lots)	**Precinct B** Land area 61ha	▪ Access for both race day horse floats and trainers facilities via Chippendale Road entrance as indicated. ▪ Bus route and Patrons entrance via main entrance at Longwarry Road.	▪ Access for both horse floats via Chippendale Road and trainers allotments ensures separate connectivity to track and stripping stalls for both external and internal horse access.
Ancillary Activities: ▪ Residential hotel ▪ Function and conference centre	**Precinct C** Land area 9ha	▪ Ancillary and equine related facilities to have designated parking at each facility. ▪ Access to ancillary facilities to be made through main entrance. ▪ Any heavy duty vehicles/horse floats via Chippendale Road to ensure segregation from patrons/spectator vehicles.	▪ Access to be used for residential hotel/exhibition centre. Located centrally between the racetrack and associated facilities and Longwarry Road to aid ease of access from public/race goers.
Environment ▪ Flora / Fauna habitat ▪ Wetlands ▪ Water harvesting ▪ Growling Grass Frog habitat	**Precinct D** Land area 14ha	▪ Vehicular access via main entrance and internal road network.	▪ Area provides for integrated water treatment/recycling as part of a precinct wide environmental management plan strategy.
Future Development (examples) ▪ Veterinary Centre ▪ Horse sales ▪ Feed merchant ▪ Recycled manure sales	**Precinct E** Land area 8ha	▪ Future development access to be via Longwarry Road, either directly from racing entrance or via a service road as and when required subject to traffic. Development to have appropriate road frontage treatment, vegetation and/or screening along Longwarry Road.	▪ As a related and integrated service area, this site will provide access directly to Tynong/Nar Nar Goon as well as internal access to the site.

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Land Use	Precinct & Approx Land Area	Road Access, Connectivity, Parking, Public Transport	Internal Movement Network, Integration Principles
Agriculture (other than ~~Animal keeping and Intensive animal husbandry~~Domestic animal husbandry, Intensive animal production, Pig farm, Poultry farm, Poultry hatchery and Racing dog husbandry and Racing dog training)	**Setback land** area 11ha (100m setback to Longwarry Road)	▪ To be used for landscaping, horse spelling and a variety of agricultural uses.	▪ N/A

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SCHEDULE 3 TO CLAUSE 37.02 COMPREHENSIVE DEVELOPMENT ZONE

Shown on the planning scheme map as **CDZ3**

RACECOURSE ROAD, PAKENHAM COMPREHENSIVE DEVELOPMENT PLAN

Land

A 17.86ha parcel of land located on the east side of Racecourse Road, Pakenham immediately south of the Pakenham Creek drainage reserve.

Purpose

To facilitate the use and development of the land for residential purposes, including retirement accommodation, generally in accordance with the Racecourse Road, Pakenham Comprehensive Development Plan, October 2010.

To provide for the development of a quality residential development integrated with landscaped open space.

To provide for effective stormwater management in accordance with water sensitive urban design principles and Melbourne Water requirements.

To ensure that the use and development of the land address potential noise and odour emissions from the industrial precinct to the south and west of the land.

To ensure the orderly staging of construction and development.

To ensure that provision is made for the protection and enhancement of habitat for the Growling Grass Frog (*Litoria raniformis*).

1.0 Table of uses

~~01/12/2023 -/-/----~~
~~VC217~~Proposed C283card

Section 1 - Permit not required

Use	Condition
~~Animal keeping~~Domestic animal husbandry (other than ~~Animal~~Domestic animal boarding)	Must be no more than 2 animals.
Automated collection point	Must meet the requirements of Clause 52.13-3 and 52.13-5. The gross floor area of all buildings must not exceed 50 square metres.
Bed and breakfast	No more than 6 persons may be accommodated away from their normal place of residence. At least 1 car parking space must be provided for each 2 persons able to be accommodated away from their normal place of residence.
Dependent person's unit	Must be the only dependent person's unit on the lot.
Home based business	
Informal outdoor recreation	
Mineral exploration	
Mining	Must meet the requirements of Clause 52.08-2
Place of worship	Must be no social or recreation activities.

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Use	Condition
	The gross floor area of all buildings must not exceed 180 square metres. The site must not exceed 1200 square metres. The site must adjoin, or have access to, a road in a Transport Zone 2 or a Transport Zone 3.
Racing dog husbandry (excluding Racing dog training)	Must be no more than 5 animals.
Search for stone	Must not be costeaning or bulk sampling.
Tramway	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01

Section 2 – Permit required

Use	Condition
Accommodation (other than Bed and breakfast and Dependent person's unit)	
Agriculture (other than ~~Animal keeping~~ Apiculture, Animal training, ~~Apiculture, Horse stables, and Intensive animal husbandry~~Domestic animal husbandry, Horse riding school, Horse stables, Intensive animal production, Pig farm, Poultry farm, Poultry hatchery ~~and~~ , Racing dog training and Racing dog husbandry)	
~~Animal keeping~~Domestic animal husbandry **(other than ~~Animal~~Domestic animal boarding) If the Section 1 condition is not met**	Must be no more than 5 animals.
Car park	Must be used in conjunction with another use in Section 1 or 2.
Car wash	The site must adjoin, or have access to, a road in a Transport Zone 2 or a Transport Zone 3.
Convenience Shop **Food and drink premises** **Leisure and recreation (other than Informal outdoor recreation and Motor racing track)** **Market** **Medical centre** **Mineral, stone, or soil extraction (other than Extractive industry, Mineral exploration, Mining, and Search for stone)**	
Place of assembly (other than Amusement parlour, Carnival, Circus, Nightclub, and Place of worship) **Plant nursery**	

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Commented [AD17]: Council to clarify whether 'Racing dog husbandry' should be included from list of excluded 'Agriculture' uses).

Commented [PM18R17]: Yes

Commented [MM19R17]: Make change to ordinance before submitting for approval

Commented [PM20R17]: 'Racing dog husbandry' to be included

Commented [AD21]: Council to clarify whether 'Racing dog husbandry (other than Racing dog training) should be included in Section 2 Table of uses, given 'Animal keeping' was split into 'Domestic animal husbandry' and 'Racing dog husbandry' ('Domestic animal husbandry' has been accounted for).

Commented [PM22R21]: yes

Commented [MM23R21]: You will need to add an extra row with 'Racing dog husbandry (other than Racing dog training) and the relevant condition in order for this change to be suitable for a 20A amendment.

Commented [PM24R21]: Council is being requested to clarify whether **'Racing dog husbandry (excluding Racing dog training)'** should be explicitly listed in **Section 2 – Table of Uses**, given that **'Animal keeping'** has been subdivided into **'Domestic animal husbandry'** and **'Racing dog husbandry'**, and the former has already been accounted for.
To ensure the amendment is suitable for a Section 20A process, it is recommended that an **additional row** be inserted into the Table of Uses for:
'Racing dog husbandry (excluding Racing dog training)'
This row should include the **appropriate condition** that governs this use.

Commented [PM25R21]: Change made to reflect DTP request

Use	Condition
Service station	
Store	Must be in a building, not a dwelling, and used to store equipment, goods, or motor vehicles used in conjunction with the occupation of a resident of a dwelling on the lot.
Utility installation (other than Minor utility installation and Telecommunications facility)	
Any other use not in Section 1 or 3	

Section 3 – Prohibited

Use
Adult sex product shop
Amusement parlour
Animal ~~boarding~~training
~~Animal training~~
Cinema based entertainment facility
Domestic animal boarding
Extractive industry
Horse ~~stables~~riding school
Horse stables
Industry (other than Automated collection point and Car wash)
Intensive animal ~~husbandry~~production
Motor racing track
Nightclub
Office (other than medical centre)
Pig farm
Poultry farm
Poultry hatchery
Racing dog training
Restricted retail premises
Retail premises (other than Convenience shop, Food & drink premises, Market and Plant nursery)
Saleyard
Transport terminal
Warehouse (other than Store)

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2.0 Use of land

10/06/2021
C254card

Exemption from notice and review

An application to use land generally in accordance with the Racecourse Road, Pakenham Comprehensive Development Plan, October 2010 is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

3.0 Subdivision

10/06/2021
C254card

Exemption from notice and review

An application to subdivide land generally in accordance with the Racecourse Road, Pakenham Comprehensive Development Plan, October 2010 is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

4.0 Buildings and works

10/06/2021
C254card

Exemption from notice and review

An application to develop land generally in accordance with the Racecourse Road, Pakenham Comprehensive Development Plan, October 2010 is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

5.0 Permit requirements

The use, development and subdivision of the land must be generally in accordance with the Racecourse Road, Pakenham Comprehensive Development Plan, (October 2010) and must meet the following requirements:

- Prior to the use, development or subdivision of the land for residential purposes, the owner of the land must enter into an agreement with the responsible authority (and any other relevant party) under Section 173 of the Planning and Environment Act 1987 to provide for measures to control noise and odour emissions from nearby industrial operations to an acceptable level specified under the relevant State Environment Protection Policy. The agreement must also provide for obligations for the ongoing maintenance of the measures specified in the agreement.
- The development must provide for landscape improvements to the Pakenham Creek drainage reserve to the north of the land, including the provision of a pedestrian and bicycle path.
- Prior to the use, development or subdivision of the land for residential purposes, the owner of the land must enter into an agreement with the responsible authority (and any other relevant party) under Section 173 of the Planning and Environment Act 1987 to ensure that the proposed wetlands and habitat are designed, retained and managed for the requirements of the Growling Grass Frog (Litoria raniformis).

6.0 Application requirements

An application to use, subdivide or develop land for residential, commercial or mixed use purposes must be accompanied by, as appropriate:

- A report detailing the extent to which the proposal advances the purpose of this schedule.
- A report detailing the consistency between the proposal and the Racecourse Road, Pakenham Comprehensive Development Plan, October 2010.

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- A report detailing the extent to which the development layout manages the interface with adjoining land, including the rail line to the south and industrial uses to the south and west.
- A report prepared by a suitably qualified civil engineer providing details of necessary engineering works to provide for stormwater management and the application of water sensitive urban design principles in accordance with Melbourne Water requirements.
- A report prepared by a suitably qualified acoustic engineer which considers the implications of any noise emissions from the rail line to the south and the industrial precinct to the south and west of the land on the amenity of future residents and specifies any necessary measures to address amenity implications.
- A report prepared by a suitably qualified environmental scientist/engineer which considers the implications of odour emissions from the industrial precinct to the south and west of the land on the amenity of future residents and specifies any necessary measures to address amenity implications.
- A report prepared by a suitably qualified traffic engineer addressing arrangements for vehicle access to Racecourse Road, internal access way layout and connections to neighbouring properties.
- A report prepared by a suitably qualified person detailing the extent to which the development layout provides for the retention of remnant vegetation and manages flora and fauna habitat, including that of the Growling Grass Frog.
- A management plan prepared by a suitably qualified person which addresses the protection and ongoing management of the Growling Grass Frog. The management plan must address, but not be limited to, the following issues:
  - Details of wetland design and construction (including the proposed water source).
  - Pollution management (including that from roads, pesticides and fertilisers).
  - Management actions to be undertaken, including a schedule for implementation.
  - Salvage of Growling Grass Frogs, in the event that they are located upon commencement of earthworks.
  - A proposed monitoring program.
  - Management of pest plants and animals, in particular Mosquito Fish, and contingency arrangements in the event that Mosquito Fish are detected.
  - Proposed public education about the Growling Grass Frog and the danger of introducing fish to the wetlands.
- A plan that details how the proposal will meet the requirements of Net Gain.
- Plans drawn to scale which show:
  - The boundaries and dimensions of the site.
  - Adjoining roads.
  - The location, height and purpose of buildings and works on adjoining land.
  - Relevant ground levels.
  - The layout of existing and proposed buildings and works.
  - All driveways, car parks, pedestrian paths and loading areas.
  - Proposed landscape areas.
  - All external storage and waste treatment areas.
  - Areas not required for immediate use.

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- Elevation drawings to scale showing the colour and materials of all buildings and works.
- Construction details of all drainage works, driveways, and vehicle parking and loading areas.
- A landscape concept which includes a description of vegetation to be planted, the surfaces to be constructed, site works specifications and the method of preparing, draining, watering and maintaining the landscape area.

7.0 Decision guidelines

Before deciding on an application to develop land, the responsible authority must consider, as appropriate:

- The extent to which the proposal advances the purpose of this schedule.
- The consistency between the proposal and the Racecourse Road, Pakenham Comprehensive Development Plan, (October 2010).
- The extent to which the development layout manages the interface between the site and adjoining land, including the rail line to the south and industrial uses to the south and west.
- The extent to which the development layout provides for the retention of remnant vegetation and manages flora and fauna habitat, including that of the Growling Grass Frog.
- The effect of the proposal on the amenity of the area.
- The views of Melbourne Water.
- The views of the Environment Protection Authority.
- The views of the Department of Sustainability and Environment.
- The orderly development of land, including management of traffic, car parking, the provision of pedestrian ways and open space.
- The overall objective of achieving an integrated development in a neighbourhood setting that has been master planned to provide a sympathetic, distinctive and attractive urban design.
- The extent to which the proposal meets the requirements of Net Gain.
- The following design objectives for the land:
  - To create a quality living environment.
  - To enhance safety and movement on the surrounding road network.
- To provide for integration of the development with the pedestrian and cycle networks in the locality.
- To provide for attractive and distinctive public or common spaces and streetscapes.
- To limit development generally to two storeys.
- To protect and improve the amenity of neighbouring residential areas.
- To contribute to the improvement of on-site and off-site local stormwater drainage systems, including significant stormwater retention within the buffer areas.
- To facilitate the provision of appropriate landscaping in the buffer areas and the adjoining Pakenham Creek drainage reserve and throughout the development.
- To optimise opportunities for energy efficient and water sensitive urban design.

8.0 Signs

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Sign requirements are at Clause 52.05. All land located within this Schedule to this zone is in Category 3.

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SCHEDULE 4 TO CLAUSE 37.01 SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ4**.

SPECIAL USE ZONE GROWTH AREAS (CARDINIA ROAD EMPLOYMENT PRECINCT)

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework including the local planning policies.

To manage the transition of non-urban land into an urban land context in accordance with the *Cardinia Road Employment Precinct Structure Plan* (September 2010).

To identify land within a growth area where the Growth Areas Infrastructure Contribution is not applicable.

To provide a range of uses and the development of land in accordance with the *Cardinia Road Employment Precinct Structure Plan* (September 2010).

1.0 10/06/2021 C254card

The Plan

Plan 1 shows the future urban structure proposed in the Cardinia Road Employment Precinct Structure Plan (September 2010).

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CARDINIA PLANNING SCHEME

Plan 1 to Schedule 4 to Clause 37.01



LEGEND

- Precinct Structure Plan Area
- Urban Growth Boundary

Road Network

- State Freeway
- Arterial Road
- Connector Street
- Residential Connector Street (Boulevard
- Access Street - level 2
- Access Street - level 1
- Controlled Intersections

Employment Land

- Commercial
- Activity Centre
- Service Business
- Industrial

Residential Land

- High Density Residential 2
- High Density Residential 1
- Medium Density Residential
- Conventional Residential

Heritage and Community

- Post Contact Heritage Site
- Community Facility

Open Space and Environment

- Unencumbered Open Space
- Encumbered Open Space
- Existing Creeks
- Drainage Lines
- Ecological Vegetation Classes (EVCs) to be Retained

Other land

- Existing Major Easements
- Future Urban Land

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2.0 Use and development

04/11/2010
C130

2.1 The land

10/06/2021
C254card

The use and development provisions specified in this schedule apply to the land shown in Plan 1 of this Schedule and shown as Special Use Zone 4 on the planning scheme maps.

2.2 Table of uses

~~04/12/2023~~ ../../....
~~VC217~~Proposed C283card

Section 1 - Permit not required

Use	Condition
Automated collection point	Must meet the requirements of Clause 52.13-3 and 52.13-5. The gross floor area of all buildings must not exceed 50 square metres.
Informal outdoor recreation **Mineral exploration**	
Mining	Must meet the requirements of Clause 52.08-2.
Search for stone	Must not be costeaning or bulk sampling.
Telecommunications facility	Buildings and works must meet the requirements of Clause 52.19.
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.

Section 2 - Permit required

Use	Condition
Emergency services facility	Must not be located on land reserved under the *National Parks Act 1975*.
Renewable energy facility (other than Wind energy facility)	Must meet the requirements of Clause 53.13.
Wind energy facility	Must not be located on land reserved under the *National Parks Act 1975*. Must meet the requirements of Clause 52.32.
Utility installation (other than Minor utility installation and Telecommunications facility)	Any gas holder, or sewerage or refuse treatment or disposal works, must be at least 30 metres from land (not a road) which is designated for residential use in Plan 1, or shown as Activity Centre or Commercial.
Any other use not in Section 1 or 3	

Section 3 - Prohibited

Use
Accommodation

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Use
Agriculture
Cemetery
Freeway service centre
Industry (other than Automated collection point)
Leisure and recreation (other than Informal outdoor recreation)
~~Intensive animal husbandry~~
Intensive animal husbandry
Office
Place of assembly (other than Amusement parlour, Exhibition centre, Function centre, Hall, Library, Nightclub, Restricted Place of Assembly)
Recreational boat facility
Retail premises
Saleyard
Warehouse
Winery

Commented [AD26]: Council to clarify why 'Intensive animal husbandry' is proposed to be deleted from list of prohibited uses. Deletion suggests it would now be a section 2 use - this results in a change to the provision.

Commented [PM27R26]: Intensive Animal husbandry reinserted into prohibited uses

Use of land

The use of land must be generally in accordance with the Cardinia Road Employment Precinct Structure Plan (September 2010).

2.3 Permit Requirements

04/11/2010 C130

Specific provisions – Removal of existing waterbodies

A permit is required to remove any existing waterbody, including dams and wetlands.

3.0 Application requirements

04/11/2010 C130

Subdivision of land

All applications for subdivision must be accompanied by the following information to the satisfaction of the responsible authority:

- Details of the proposed use and development of each part of the land.
- A table setting out the amount of land allocated for the proposed uses.
- The staging of road network development within the subject land.
- A plan showing proposed encumbered and unencumbered open space areas including land designated as 'waterways - drainage corridors' in Plan 11 of the *Cardinia Road Employment Precinct Structure Plan (September 2010)*, and a description of role and purpose to the satisfaction of Melbourne Water and the responsible authority.
- A site assessment of the land by a suitably qualified environmental professional including:
  - detail of the nature of the previous and existing land use/activities on the land;
  - an assessment of the potential level and nature of contamination on the land.
  - advice on whether the environmental condition of the land is suitable for the proposed use/s and whether an environmental audit of all, or part, of the land is recommended having regard

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June 2005, DSE.

Note to the Potentially Contaminated Land General Practice

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Specific Requirements – Lot 1 TP542938 (PSP Property Number 22)

Any application to remove Dam 38 on Lot 1 TP542938 (270 Cardinia Road, Officer South) must include written advice from the Department of Sustainability and Environment that it is satisfied there has been successful colonisation and breeding of Growling Grass Frogs (GGFs) (defined by the presence of metamorphs) at a minimum of one waterbody shown in Plan 13 of the *Cardinia Road Employment Precinct Structure Plan (September 2010)*.

4.0
04/11/2010
C130

Conditions for permits – general

A planning permit must include a condition or conditions which ensure that any requirements or conditions set out in the *Cardinia Road Employment Precinct Structure Plan (September 2010)* are implemented as part of the planning permit or the plans endorsed under the permit.

Any permit granted for subdivision, or the construction of a building or the carrying out of works in respect of land where a Native Vegetation Precinct Plan has identified any native vegetation to be retained must contain the conditions set out in the Cardinia Road Employment Precinct Native Vegetation Precinct Plan.

Environmental Assessment of Potentially Contaminated Land

If an application for a permit includes a site assessment recommending an environmental audit of all or part of the land, then the permit must contain conditions that for that part of the land recommended for the audit;

1. Either:

- A certificate of environmental audit issued for the relevant land in accordance with Part 1XD of the *Environmental Protection Act 1970*, or
- A statement by an environmental auditor appointed under the *Environment Protection Act 1970,* in accordance with Part 1XD of that Act that the environmental conditions of the relevant land are suitable for a sensitive use (with or without conditions on the use of the site);

must be provided to the responsible authority before any building on the relevant land is occupied; and

2. If a statement by an environmental auditor is provided rather than a certificate of environmental audit and the statement indicates that the environmental conditions of the relevant land are suitable for a sensitive use subject to conditions, the owner of the land must enter into an agreement with the responsible authority under Section 173 of the *Planning and Environment Act 1987* before any building on the relevant land is occupied to provide for;

- ongoing compliance with all conditions in the Statement by the Environmental Auditor;
- the responsible authority's reasonable legal costs and expenses of drafting/reviewing and registering the agreement to be borne by the owner of the relevant land.

Construction Environmental Management Plan Requirements

A permit to use or subdivide land, or to construct a building or construct and carry out works must contain a condition that prior to the commencement of any buildings or works, Construction Environmental Management Plan (CEMP) is to be prepared.

The CEMP must specifically address significant flora and fauna, where the buildings or works are within:

- 50 metres of any native vegetation to be retained in the Cardinia Road Employment Precinct Native Vegetation Precinct Plan; and/or
- 200 metres of any waterbody (including creeks, drains, dams and wetlands) under the provisions of the Cardinia Road Employment Precinct Conservation Management Plan for GGF.

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The CEMP must address all requirements specified in section 4.5.6 of the *Cardinia Road Employment Precinct Structure Plan (September 2010)* and be to the satisfaction of the Department of Sustainability and Environment and the responsible authority.

Conservation Management Plan - Growling Grass Frog

Where a Conservation Management Plan (CMP) for GGF has been approved by the Secretary to the Department of Sustainability and Environment (DSE) and it applies to the land, any permit granted for subdivision or the construction of a building or the carrying out of works that directly or indirectly results in the destruction of habitat for the GGF must include the following conditions as appropriate:

- Prior to any works commencing within 100 metres of the edge of any waterbody which is to be retained, a highly visible fence is to be installed 20 metres from the edge of the waterbody.
- No dumping of soil or materials is to occur within 30 metres of any waterbody.
- No vehicle access is permitted within 30 metres of any waterbody.
- No polluted and/or sediment laden run-off is to be discharged directly or indirectly into drains or watercourses.
- Pollution or litter traps must be provided on the land at appropriate points along the drainage system or drainage lines.
- The actions which identify the responsible agent as the "landowner" in Table A2.1 of the CMP for the GGF must be implemented to the satisfaction of the Department of Sustainability and Environment.
- Water run-off from construction sites must be managed to maintain water quality of dams.
- A salvage and translocation plan must be prepared and implemented to the satisfaction of DSE and the responsible authority, in accordance with section 3.4.3 of the CMP, where:
  - construction of a building or carrying out of works is within 200 metres of an existing waterbody; or
  - an existing waterbody is being removed, as approved under the CMP.

4.1 04/11/2010 C130

Conditions for permits - subdivision

Any permit granted for subdivision must contain the following conditions as appropriate:

- At the time of subdivision, or other time as agreed with Melbourne Water, land shown as 'waterways – drainage corridor' in Plan 6 of the *Cardinia Road Employment Precinct Structure Plan (September 2010)* must be vested in Melbourne Water.
- At the time of subdivision, or other time as agreed with Cardinia Shire Council, land identified as 'Project Land' in the infrastructure funding agreement under Section 173 of the *Planning and Environment Act (1987)* for the Cardinia Road Employment Precinct must be vested in Cardinia Shire Council.
- Before the Statement of Compliance is issued under the *Subdivision Act 1988*, the applicant or owner must make a financial contribution to Melbourne Water to fund the management and maintenance of waterways to fulfil the requirements of the CMP for GGF.

5.0 10/06/2021 C254card

Signs

The following sign controls apply:

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Land (shown in Plan 1)	Sign Requirements
Land shown as Open Space, community facilities or other public use	Category 3

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SCHEDULE 6 TO CLAUSE 37.01 SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ6.**

PRIVATE EDUCATION FACILITY

Purpose

To provide for areas in private ownership to be used for an education centre.

To ensure that the use and development of these facilities takes place in an orderly and proper manner and does not cause loss of amenity to the neighbourhood.

1.0 Table of uses

~~01/12/2023~~ ../../....
~~VC217~~Proposed C283card

Section 1 - Permit not required

Use	Condition
Accommodation	Must be in accordance with a master plan prepared to the satisfaction of the responsible authority. Must be in conjunction with use of the land for an education centre.
Automated collection point	Must meet the requirements of Clause 52.13-3 and 52.13-5. The gross floor area of all buildings must not exceed 50 square metres.
Car park	Must be in accordance with a master plan prepared to the satisfaction of the responsible authority.
Child care centre	Must be in accordance with a master plan prepared to the satisfaction of the responsible authority.
Education centre	Must be in accordance with a master plan prepared to the satisfaction of the responsible authority.
Home based business	
Mineral exploration	
Mining	Must meet the requirements of Clause 52.08-2.
Minor sports and recreation facility	Must be in accordance with a master plan prepared to the satisfaction of the responsible authority.
Place of worship	Must be in accordance with a master plan prepared to the satisfaction of the responsible authority.
Railway	
Search for stone	Must not be costeaning or bulk sampling.
Tramway	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01

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Section 2 - Permit required

Use	Condition
Agriculture (other than Animal ~~keeping, Animal training, Apiculture~~training, Apiculture, Domestic animal husbandry, Horse riding school, Horse stables, ~~and Intensive animal husbandry~~Intensive animal production, Pig farm, Poultry farm and Poultry hatchery)	
~~Animal keeping~~Domestic animal husbandry (other than ~~Animal~~Domestic animal boarding)	
Car wash	
Market	
Convenience shop	
Food and drink premises	
Leisure and recreation (other than Minor sports and recreation facility and Motor racing track)	
Mineral, stone, or soil extraction (other than Extractive industry, Mineral exploration, Mining, and Search for stone)	
Office	The leasable floor area must not exceed 500 square metres.
Place of assembly (other than Amusement parlour, Nightclub, and Place of worship)	
Plant nursery	
Racing dog husbandry (other than Racing dog training)	
Store	
Utility installation (other than Minor utility installation and Telecommunications facility)	
Any other use not in Section 1 or 3	

Section 3 - Prohibited

Use
Accommodation – if the Section 1 condition is not met
Amusement parlour
~~Animal~~Domestic animal boarding
Animal training
Cemetery
Crematorium
Extractive industry
Horse ~~stables~~riding school

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Use
Horse stables
Industry (other than Automated collection point and Car wash)
Intensive animal ~~husbandry~~production
Motor racing track
Nightclub
Pig farm
Poultry farm
Poultry hatchery
Racing dog training
Retail premises (other than Market, Convenience shop, Food and drink premises, and Plant nursery)
Saleyard
Service station
Transport terminal
Warehouse (other than Store)

2.0 Use of land

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Application requirements

The following application requirements apply to an application for a permit to use land under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- Any master plan for the site prepared to the satisfaction of the responsible authority.
- The purpose of the use and the types of activities that will be carried out.
- The likely effects, if any, on adjacent land including noise levels, traffic and hours of operation.

Exemption from notice and review

An application to use land that is in accordance with a master plan prepared to the satisfaction of the responsible authority is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The effect that the proposed use may have on existing uses.
- The effect that the proposed use may have on the amenity of the neighbourhood.

3.0 Subdivision

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A permit is required to subdivide land.

Each lot must be at least the area specified for the land in a schedule to this zone. If no area is specified, each lot must be at least 40 hectares.

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A permit may be granted to create smaller lots if any of the following apply:

- The subdivision is the re-subdivision of existing lots, the number of lots is not increased, and the number of dwellings that the land could be used for does not increase. An agreement under Section 173 of the Act must be entered into with the owner of each lot created which ensures that the land may not be further subdivided so as to increase the number of lots. The agreement must be registered on title. The requirement to enter into an agreement only applies to a lot which could be further subdivided in accordance with this scheme.
- The subdivision is by a public authority or utility service provider to create a lot for a utility installation.

4.0
10/06/2021
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Buildings and works

Permit requirement

No permit is required to construct a building or construct or carry out works for the following:

- Pathways, trails, seating, picnic tables, drinking taps, shelters, barbeques, rubbish bins, security lighting, irrigation, drainage or underground infrastructure.
- Playground or sporting equipment.
- Planting or landscaping.

Application requirements

The following application requirements apply to an application for a permit to construct a building or construct or carry out works under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- Any master plan for the site prepared to the satisfaction of the responsible authority and the requirements of the Roads Corporation.
- A plan, drawn to scale, which shows:
  - The boundaries and dimensions of the site.
  - Relevant ground levels.
  - Adjoining roads.
  - The location, height and purpose of buildings and works on adjoining land.
  - The layout and use of existing and proposed buildings and works including driveways and car parking and loading areas.
  - Elevation drawings indicating the colour and materials of all proposed buildings and works.
  - Construction details of all drainage works, driveways and car parking and loading areas.
  - Details of existing and proposed landscaping.

An application to use or develop land within 200 metres of a gas pipeline must be referred in accordance with Section 55 of the Act to the referral authority specified in Clause 66.04 or a schedule to that clause unless in the opinion of the responsible authority the proposal satisfies requirements or conditions previously agreed in writing between the responsible authority and the Department of Primary Industries.

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Exemption from notice and review

An application to construct a building or construct or carry out works that is in accordance with a master plan prepared to the satisfaction of the responsible authority is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

Decision guidelines

The following decision guidelines apply to an application for a permit to construct a building, construct or carry out works under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The interface with adjoining land, especially the relationship with residential areas.
- The appearance and bulk of buildings having regard to the adjoining land, especially the relationship with residential areas.
- The effect of the proposed buildings and works on the amenity of the neighbourhood, including the effects of noise, lighting, overshadowing and privacy.
- The provision of land for landscaping and beautification.
- The location and type of access to the site.
- The views of the Roads Corporation where there is a change in the intensity of the use or a change in access arrangements for the site that could impact on the operation of a Roads Corporation managed road.
- The provision for car parking.
- The movement of vehicles providing for supplies, waste removal, emergency services and public transport.
- Loading and service areas.
- The safe movement of pedestrians and cyclists across nearby road and rail corridors including at rail level crossings.
- The need for the preparation and implementation of a traffic management plan to the requirements of the Roads Corporation and to the satisfaction of the responsible authority.

5.0
10/06/2021
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Signs

None specified.

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SCHEDULE 7 TO CLAUSE 37.01 SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ7.**

SOUTH EAST FOOD PRODUCTION, EXPORT AND EMPLOYMENT NODE

Purpose

To enhance the local, national and global market competitiveness of food production within the South-East region.

To provide for an integrated supply chain enabling the use and development of the site for co-location of food processing facilities.

To provide for the continued use of land for abattoir purposes as well as the use and development of land for food production through the co-location of other uses.

To protect the area from the encroachment of sensitive land uses.

To promote food security and sustainable agriculture in the region.

1.0 Table of uses

~~01/12/2023 -/-/----~~
~~VC217~~Proposed C283card

Section 1 - Permit not required

Use	Condition
Agriculture (other than Animal ~~keeping, Animal training and Aquaculture~~training, Aquaculture, Domestic animal husbandry, Horse riding school, Racing dog husbandry)	
Apiculture	Must meet the requirements of the Apiary Code of Practice, May 1997.
Automated collection point	Must meet the requirements of Clause 52.13-3 and 52.13-5. The gross floor area of all buildings must not exceed 50 square metres.
Car park	
Carnival	Must meet the requirements of 'A Good Neighbour' Code of Practice for a Circus or Carnival, October 1997.
Circus	Must meet the requirements of 'A Good Neighbour' Code of Practice for a Circus or Carnival, October 1997.
Industry (other than Automated collection point)	Must be associated with primary production and food processing facilities on the land or adjacent land
Mineral exploration	
Manufacturing sales	
Milk depot	
Mining	Must meet the requirements of Clause 52.08
Minor utility installation	

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Use	Condition
Natural systems	
Primary produce sales	
Road	
Rural store	
Telecommunications facility	
Warehouse (other than Fuel depot, Mail centre, Shipping container storage and Boat and caravan storage)	Must be associated with primary production or must be associated with food processing facilities on the land or adjacent land
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01

Section 2 - Permit required

Use	Condition
Caretaker's house	
Office	Must be associated with primary production and food processing facilities on the land or adjacent land
Shipping container storage	Must be associated with primary production and food processing facilities on the land or adjacent land
Transport Terminal	Must be associated with primary production and food processing facilities on the land or adjacent land
Utility Installation (other than Minor utility installation and Telecommunications facility)	
Any other use not in Section 1 or 3	

Section 3 - Prohibited

Use
Accommodation (other than Caretaker's house)
Art and Craft Centre
Cinema based entertainment facility
Crematorium
Education Centre (other than Employment training centre)
Funeral parlour
Hospital
Industry (other than Automated collection point) - if the Section 1 condition is not met
Leisure and recreation (other than Minor sports and recreation facility)
Place of Assembly
Retail premises (other than Manufacturing sales, Primary produce sales)
Recreational boat facility

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Use
Service station
Warehouse (other than Shipping container storage) - if the Section 1 condition is not met

2.0 Requirement before a Permit is Granted

A permit must not be granted to use or subdivide land, construct a building or construct or carry out works (other than minor works) until a Master Plan has been prepared to the satisfaction of the Responsible Authority.

The Responsible Authority can consider an application for minor works before a Master Plan has been approved. All proposals for minor works must be accompanied by a report demonstrating that they will not prejudice the future development of the land in an integrated manner.

3.0 Master Plan

A Master Plan must be prepared to the satisfaction of the Responsible Authority.

A Master Plan may be prepared in stages.

A Master Plan may be amended to the satisfaction of the Responsible Authority.

A Master Plan may be approved with or without conditions.

Requirements for Master Plan

The Master Plan must show or describe as appropriate:

- Existing natural and built features of the land including topography, vegetation, buildings, other works, utility services, drainage lines and watercourses.
- The relationship to existing and proposed surrounding development.
- A plan indicating the type of existing native vegetation and any areas where it is proposed to remove native vegetation.
- A flora and fauna assessment, including consideration of Growling Grass Frog habitat, and responses to that assessment.
- An environmental management plan for the site.
- All buildings and facilities established in a manner which does not cause loss of amenity to, and is consistent with, surrounding land uses.

4.0 Use of land

10/06/2021
C254card

Application requirements

The following application requirements apply to an application for a permit to use land under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- The type and quantity of goods to be stored, processed or produced.
- How land not required for immediate use is to be maintained.
- Whether a Works Approval or Waste Discharge Licence is required from the Environment Protection Authority.
- Whether a notification under the *Occupational Health and Safety (Major Hazard Facilities) Regulations 2000* is required, a licence under the *Dangerous Goods Act 1985* is required, or a

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fire protection quantity under the *Dangerous Goods (Storage and Handling) Regulations 2000* is exceeded.

- The likely effects, if any, on the neighbourhood, including:
  - Noise levels.
  - Air-borne emissions.
  - Emissions to land or water.
  - Traffic, including the hours of delivery and dispatch.
  - Light spill or glare.

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the proposed use is generally in accordance with the Master Plan
- The effect that the use may have on nearby existing or proposed uses, having regard to any comments or directions of the referral authorities.
- The interface with adjoining land.
- The provision of land for landscaping and beautification.
- Any impact on flora and fauna found on the land, and the response to any flora and fauna assessment undertaken for the land.
- The effect that nearby industries may have on the proposed use.
- The drainage of the land.
- The availability of and connection to services.
- The effect of traffic to be generated on roads.
- The interim use of those parts of the land not required for the proposed use.
- The provision for car parking.
- The movement of vehicles providing for supplies, waste removal, emergency services and public transport.
- Loading and service areas.

5.0
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C254card

Subdivision

A permit is required to subdivide land.

Decision Guidelines

A permit may only be granted to subdivide land if:

- The subdivision is generally in accordance with the Master Plan.
- Each lot to be created is at least 0.4 hectares in area.

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The layout of the subdivision;
- Site access arrangements;

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- The impact of the subdivision on existing and future land uses;
- The location and design of existing and proposed infrastructure services including gas, water, drainage, telecommunications and sewerage facilities;
- The approved Master Plan.

6.0 10/06/2021 C254card

Buildings and works

A permit is required to construct a building or construct or carry out works.

All buildings and works must be generally in accordance with the Master Plan.

Application requirements

The following application requirements apply to an application for a permit to construct a building or carry out works under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A plan, drawn to scale, which shows:
  - The boundaries and dimensions of the site.
  - Relevant ground levels
  - Adjoining roads
  - The location, height and purpose of the proposed buidings and works and the relationship, if any, with existing buildings and works within with Master Plan area.
  - The layout and use of existing and proposed buildings and works including driveways and carparking and loading areas.
  - Elevation drawings indicating the colour and materials of all proposed buildings and works.
  - Construction details of all drainage works, driveways and car parking and loading areas.
  - Details of existing and proposed landscaping.
  - External storage and waste treatment areas.

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Traffic impacts on the road network.
- The need to minimise any adverse impacts of siting, design, height, bulk and colours and materials to be used on landscape features
- The location and design of existing and proposed infrastructure services which minimise the visual impact on the landscape.
- The provision of land for landscaping and beautification.
- Any impact on flora and fauna found on the land, and the response to any flora and fauna assessment undertaken for the land.
- The views of the Roads Corporation where there is a change in access arrangements for the site that could impact on the operation of a Roads Corporation managed road.
- The need for the preparation and implementation of a traffic management plan to the requirements of the Roads Corporation and to the satisfaction of the responsible authority.

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- The movement of vehicles providing for supplies, waste removal, emergency services and public transport.
- The provision for car parking.
- Interface with neighbouring sites.
- Location and adequacy of loading and service areas.
- Adequacy of lighting for security purposes and to avoid light spill off site.
- Stormwater discharge.

7.0 Exemption from notice and review

An application for subdivision, to use land, construct a building or construct or carry out works that is generally in accordance with the Master Plan is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

8.0 Signs

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A permit is not required to construct or display a sign on any land within the Master Plan area which is directed toward people attending the site and that cannot be seen from outside the facility. Sign requirements are at Clause 52.05. All land located within this schedule to this zone is in Category 3.

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26/04/2013 C182

SCHEDULE 14 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO14**.

170 MCDONALDS TRACK, LANG LANG

1.0 Requirement before a permit is granted

26/11/2009 C60

A planning permit may be granted to use land, construct a building or construct or carry out works before a development plan has been approved to the satisfaction of the responsible authority. All proposals must be accompanied by a report demonstrating that they will not prejudice the future development of the land in an integrated manner.

2.0 Conditions and requirements for permits

26/11/2009 C60

The following conditions and requirements apply to the subdivision and development of the land.

- A 300 metre buffer zone must be provided from the Lang Lang Sewage Treatment Plant title boundary to any odour sensitive use. Any food and drink premise, café, convenience restaurant, office (other than ancillary to an industry or warehouse), restricted retail (bulky goods), place of assembly, place of worship and childcare centre must not be located in the 300 metre buffer zone unless to the requirements of South East Water and the satisfaction of the responsible authority.
- Prior to the commencement of any use or development, Aquatic surveys, particularly targeting Australian Grayling, Dwarf Galaxias and Growling Grass Frogs must be carried out to the requirements of the Department of Sustainability and Environment and satisfaction of the responsible authority.
- Access to and egress from the site must utilise existing cleared areas along the road reserve. If removal of roadside vegetation is unavoidable, only the minimal amount to allow access to the site may be removed. If minimal clearance of native vegetation on the roadside is deemed necessary, a targeted fauna survey for the Southern Brown Bandicoot must be conducted to the requirements of the Department of Sustainability and Environment and the satisfaction of the responsible authority, (This threatened species is known to occur along roadside vegetation in this area. The proposal may need to be referred to Environment Australia under the *Environment Protection and Biodiversity Conservation Act 1999*, as the Southern Brown Bandicoot is listed as threatened under this Act).
- Best practise sedimentation control and stormwater treatment must be provided during and subsequent to construction to ensure minimisation of impacts on Adams Creek to the satisfaction of the responsible authority.
- Roadway design and the provision of fire services within the residential area must be to the requirements of the Country Fire Authority guideline "Requirements for Water Supplies and Access for Subdivisions in Residential 1 and 2 and Township Zones" and to the satisfaction of the responsible authority.
- Roadway design and the provision of fire services within the industrial area must be to the requirements of the Country Fire Authority's "Water Supplies and Access for Subdivisions in Industrial Zones" and to the satisfaction of the responsible authority.

3.0 Requirements for development plan

26/11/2009 C60

The development plan must demonstrate and/or contain the following to the satisfaction of the responsible authority:

Subdivision Layout

An indicative lot layout for the whole site covered by the schedule showing:

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- The size and dimensions of lots.
- The location of vehicle crossings.
- The arrangement of the pedestrian/bicycle and road network.
- Suitable provision of public open space to meet the local community needs.
- A subdivision design which creates an effective interface between the industrial zoned land and residential zoned land, including an appropriate buffer that may include open space, visual screening, streetscape or landscaping designs where appropriate.
- A subdivision design which must protect scattered native trees on site.

Staging

- Details on the staging of the subdivision and anticipated timing of development.

Land Use

- The proposed use and development of each part of the land.
- Details on the proposed range of housing types and lot sizes.
- An explanatory statement illustrating the demand for the range of lots provided.
- The residential subdivision must to the satisfaction of the responsible authority:
  - Maintain 80% of lots with sizes over 700 square metres.
  - Discourage small allotments of less than 600 square metres.
  - Avoid gated street formats.
  - Discourage cul-de-sacs, and if used, they should be connected through to another street by a wide reserve and path for safe pedestrian and bicycle access.
  - Maintain a sense of spaciousness within and between residential buildings by providing a building envelope on each lot that demonstrates a minimum side setback of 2.5 metres, minimum front setback of 7 metres or no less than the average setback of the adjoining two (2) dwellings, maximum building site coverage of 40% of the lot size and minimum lot width of 18 metres.
  - Develop a clear, legible road network that provides a high level of internal connectivity and external linkages for local vehicle, pedestrian and bicycle movements.
  - Maintain generous street, footpath and easement widths. Provide a minimum width for internal streets of 7.3 metres to allow for parking on either side and access for emergency vehicles.
  - Ensure protection and conservation of native vegetation.
- The relationship of the land to existing or proposed developments on adjoining land to achieve the integrated subdivision of the land in the area.

Transport

- A traffic management plan to be carried out to the satisfaction of the responsible authority, in consultation with Vic Roads showing arrangements for vehicle ingress and egress to the development, including the road layout, construction standards and traffic management.
- Convenient and safe pedestrian pathway networks and bicycle linkages within and leading to the development.
- Setting aside of land for a future 30 metre wide road reserve in consultation with Vic Roads, Cardinia Shire Council and the Department of Sustainability and Environment.

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- A subdivision design that addresses amelioration of amenity impacts of the 30 metre wide road reserve on residential and industrial zoned land, including the use of noise attenuation and visual screening where appropriate.
- A noise attenuation plan prepared by a suitably qualified acoustic consultant to the satisfaction of the responsible authority, in consultation with Vic Roads. The plan must provide recommendations for a noise attenuation treatment necessary to protect residential properties/ developments from traffic noise from the future 30 metre wide road reserve to a level of 63 dB (A) L10 (18hours) or less, measured at the façade of habitable buildings.

Landscaping

- An indicative landscape plan must be prepared to the satisfaction of the responsible authority, demonstrating:
  - The location of landscaped areas
  - Details of any landscape themes for the site
  - The landscape design needs to incorporate a consistent streetscape theme
  - Consideration needs to be given to the surface finishes of pathways and driveways
  - Consideration needs be given to using a majority of local indigenous species in all landscape plantings
  - An explanatory statement illustrating landscape maintenance of the site

Environment

- Investigations by a suitably qualified environmental professional to provide soil sampling and testing to fully assess the soil contamination status of the site.
- An Environmental Management Plan must be prepared and approved by the responsible authority, as a component of the subdivision application, indicating how Adams Creek and the native in-stream and riparian flora and fauna associated with it will be protected from runoff from future subdivision. A schedule for management actions should be included (including how the schedule will be implemented and who will be responsible for implementation).
- Water Sensitive Urban Design must be achieved in any development of the site and a Stormwater Management Plan should be prepared and approved by the responsible authority to show how nutrient, sediment and gross pollution from the development will be minimised and treated so that the water quality of Adams Creek (and subsequently Lang Lang River and Westernport) is not affected.
- Any native vegetation removal must comply with Victoria's Native Vegetation Management – A Framework for Action and Net Gain in extent and quality of vegetation, must be achieved through appropriate offsets and must be in accordance with any requirements of the Department of Sustainability and Environment. (note: a permit to take protected flora under the *Flora and Fauna Guarantee Act 1988* may be required, depending on the species proposed for removal).

Community Services/Infrastructure

- The provision of utility services infrastructure required to service the development and details of the arrangements for the provision of the infrastructure.
- Any other community services or infrastructure required for the development of the land identified by the responsible authority.

4.0
26/04/2013
C182

Expiry

This schedule expires on 26 January 2014.

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24/02/2022
C240card

SCHEDULE 24 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO24**.

SIMS LANE KOO WEE RUP RESIDENTIAL PRECINCT

1.0 Objectives

24/02/2022
C240card

- To integrate with the surrounding area by responding to the existing neighbourhood character, enhancing the public realm and existing road networks.
- To ensure choice and diversity of housing appropriate to the setting that achieves a high quality of amenity and urban design.
- To ensure the stormwater is managed on site up to the 1 in 100 year ARI storm event to pre-development flow rates.

2.0 Requirement before a permit is granted

24/02/2022
C240card

A permit may be granted to use or subdivide land, construct a building or construct or carry out works before a development plan has been prepared to the satisfaction of the responsible authority if the responsible authority is satisfied that the permit will not prejudice the future integrated use and development of the land.

3.0 Conditions and requirements for permits

24/02/2022
C240card

The following conditions and/or requirements apply to permits:

- Building envelopes that achieve the front and side building setbacks required by this schedule and the approved development plan are implemented in the form of a Restriction on the certified Plan of Subdivision, or through an agreement with the responsible authority under Section 173 of the Planning and Environment Act 1987, which is recorded on the Certificate of Title of the land. The owner of the land or permit holder must pay all reasonable costs of the preparation, execution and registration of the restriction or agreement, including the reasonable costs of the responsible authority.
- Construction of the internal road network to the satisfaction of the responsible authority, including upgrades to Sims Lane to a local access street with a sealed road, kerb and channel, 7.5 metre wide road pavement between invert of kerbs, and underground drainage.
- Before a statement of compliance is issued under the Subdivision Act 1988, the land owner must enter into an agreement with the responsible authority under Section 173 of the Planning and Environment Act 1987 to provide for the bushfire requirements of this schedule and the approved development plan. The land owner must pay the reasonable costs of the preparation, execution, and registration of the Section 173 Agreement.

4.0 Requirements for development plan

~~24/02/2022 -/-/----~~
~~C240card~~Proposed C283card

A development plan must include the following requirements to the satisfaction of the responsible authority.

The Development Plan must be generally in accordance with the Concept Plan labelled Figure 1 to this Schedule.

Subdivision Layout

- An indicative lot layout showing how the subdivision encourages a range of dwelling types to cater for a variety of housing needs and addresses the size, dimension and orientation of lots and includes:
  - The provision of a range of lot sizes.

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- The provision of 70 per cent of the lots greater than 700 square metres and range up to 1000 square metres.
- The avoidance of smaller lots of less than 600 square metres.
- Lots with a minimum width of 18 metres where possible.
- A transition to the green wedge land to the south through larger lots of greater than 1000 square metres.
- Lots addressing Supreme Close, Townley Road, Sims Lane and the green wedge land to the south.

- An indicative building envelope for each lot providing:
  - A minimum front setback of 7 metres or no less than the average setback of the adjoining two dwellings.
  - Minimum side and rear setbacks of 2.5 metres.
  - Setbacks for defendable space from bushfire where required.
- Provides either a minimum 12 metre wide looped service road or 10 metre wide tree reserve adjacent to the ~~Road Zone 1~~Transport Zone 2 (Rossiter Road).
- Provides access to new lots facing Rossiter Road via an internal loop road that connects from Townley Road/Supreme Close to Sims Lane.
- Provides a perimeter road adjacent to the green wedge land to the south.
- Provides driveway access to new lots from Sims lane.
- No new vehicle crossovers or road access from Rossiter Road.

Staging

- Details on the anticipated sequencing and timing of development of the precinct including the delivery of roads and open space.

Environment and Landscaping

- An **Environmental Management Plan** that addresses vegetation and trees (including roadside vegetation) to be retained and how vegetation removal will be avoided, and if it cannot be avoided, how will it be minimised or offset, and measures to protect the trees which includes buffer and tree protection zones, and provides:
  - A **flora and fauna assessment** (including a habitat hectare assessment) of the site prepared to the satisfaction of the responsible authority.
  - Provides an assessment of the flora and fauna on site including Ecological Vegetation Classes.
  - Assesses suitable habitat for threatened species on site.
  - Provides a flora listing of each habitat patch.
  - An **arboricultural assessment** of all vegetation prepared by a suitably qualified person(s) that identifies any significant trees or vegetation on the land, any existing street trees, roadside vegetation and grassed road verges.
  - A targeted survey of threatened species (including but not limited to the Southern Brown Bandicoot) must be prepared where suitable habitat is found on site in consultation with the Department of Environment, Land, Water and Planning.
- A **Landscape Plan** showing:

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- The location, preservation and protection of significant trees/vegetation, existing street trees, roadside vegetation and grassed road verges. Including maintaining the long term, sustainable health and condition of existing vegetation to be retained.
- The location, preservation and protection of any threatened species.
- The location of landscaped areas.
- Details of any landscape themes.
- Landscape design incorporating a consistent streetscape theme.
- New plantings consistent with existing species of vegetation from connecting roads and reserves.
- The provision of street trees (minimum pot size of 45L when planted) for shade and aesthetic quality at an early stage of development – to be planted or bonded to the satisfaction of the responsible authority prior to Statement of Compliance of a subdivision.
- Defendable space for bushfire purposes in accordance with Table 6 of Clause 53.02 (Bushfire Planning) of the Cardinia Planning Scheme to ensure development is exposed to a radiant heat flux of less than 12.5 kilowatts/square metre. See CFA's publication 'Landscaping for Bushfire, Garden Design and Plant Selection' for assistance with plant selections within perimeter roads that are located within the defendable space.

Bushfire

- A **Bushfire Management Assessment,** including a bushfire hazard site assessment, prepared by a suitably qualified person. The bushfire management assessment should include details of how development will respond to 'Clause 13.02-1S Bushfire Planning' of this planning scheme and demonstrate that development is exposed to a radiant heat flux of less than 12.5 kilowatts/square metre.
- The bushfire hazard site assessment must be based on hazards proposed to form part of the completed development, including final landscape treatments on the site and along the adjoining grassland, and must include the following:
  - the retention and construction of Sims Lane within the existing 20 metre wide road reserve which will act as a perimeter road along the eastern precinct boundary;
  - the provision of a perimeter road along the southern precinct boundary to form part of minimum 19 metre wide area of defendable space, along the entire southern boundary is preferable; and,
  - if any defendable space is required on private lots, building envelopes must be provided to provide a minimum 19 metre wide area of defendable space, and vegetation within the defendable space within private lots must be managed in accordance with Table 6 of Clause 53.02 (Bushfire Planning).
  - Defendable space may also be achieved through the construction of a wetland system for the purpose of stormwater retention that is well maintained.

Aboriginal Cultural Heritage

- An **Aboriginal cultural heritage assessment/archaeological survey** must be prepared by a suitably qualified person(s).
- Location(s) and protection of any Aboriginal cultural heritage on the land in accordance with a Cultural Heritage Management Plan (CHMP) required by the *Aboriginal Heritage Act 2006*.

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Traffic and Transport

- **An Integrated Transport and Impact Assessment** prepared to conform with arterial road access management policies to the satisfaction of the responsible authority. The assessment must include but not limited to:
  - Expected number of trips generated by the site, how this would impact on the existing and future operation of nearby intersections on Rossiter Road, and mitigating treatment options if necessary.
- A **Traffic Impact and Design Assessment** prepared to the satisfaction of the responsible authority, showing arrangements for vehicle ingress and egress to the development, including the road layout, construction standards, traffic management which includes waste and emergency vehicle access.
- A clear legible and convenient pedestrian, bicycle and road network that:
  - Connects and integrates with existing networks, including a pedestrian and bicycle path along Sims Lane and Rossiter Road to connect with the existing path network at Townley Road, and creates new opportunities for improved local permeability in the future.
  - Provides for pedestrian and bicycle pathways in locations adjacent to any public open space.
  - Avoids traffic impacts that would generate any significant upgrade to the Denhams Road-Sims Lane, and Rossiter Road-Koo Wee Rup-Longwarry Road intersection. This must be taken into consideration when determining the layout of the local road network within this area.
  - Provides internal street widths of 7.5 metres between invert of kerbs with underground drainage, and generous footpath and nature strip widths.
  - Discourages cul-de-sacs, and if used they are connected through to other streets by a wide reserve and path for safe pedestrian and bicycle access.
  - Provides only one driveway per lot.
  - Includes construction of Sims Lane to a local access street with a sealed road, kerb and channel with at least 7.5 metres between invert of kerbs, and underground drainage.
- New roads are designed having regard to the standard cross sections in the VPA (GAA) Engineering Design and Construction Manual.

Infrastructure and Drainage

- Provision of utility services infrastructure required to service the development and details of the arrangements for the provision of the infrastructure.
- Provision of a reticulated sewerage system.
- A **Fill Plan** which identifies the depth and fill material, and staging in a manner and time designed to minimise any adverse impacts on the amenity of nearby areas, to the satisfaction of the responsible authority and the relevant water authority.
- A **Drainage Strategy** for the subdivision showing filling of residential lots with roads providing for overland flows and/or raised minimum floor levels for development, to the satisfaction of the relevant water authority and the responsible authority.

Public Open Space

- The provision of at least 5,600m^2 of the development plan area as unencumbered public open space for the purpose of a local park, with 1380 square metres provided on No. 30 Sims Lane and the remainder provided on No. 9A Supreme Close and no. 22 Sims Lane.

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- A cash contribution is required to be made in lieu of land for the purpose of unencumbered public open space, equivalent to 8% of the value of the land, by land parcels that are not required to contribute land as shown in Figure 1, unless a contribution has previously been made.
- A **mechanism for equalisation of public open space contributions** required by Clause 53.01, whereby Council is required to provide monetary compensation for the portion of land above 8% to land parcels that are required to contribute land for the purpose of unencumbered public open space that exceeds 8% of the land area as shown in Figure 1, following a valuation based on development values (highest and best use of the land) that is carried out within 28 days of the issue of a statement of compliance by a Council approved property valuer.
- The public open space (local park) should be bounded by a road on all sides.

Urban Design and character

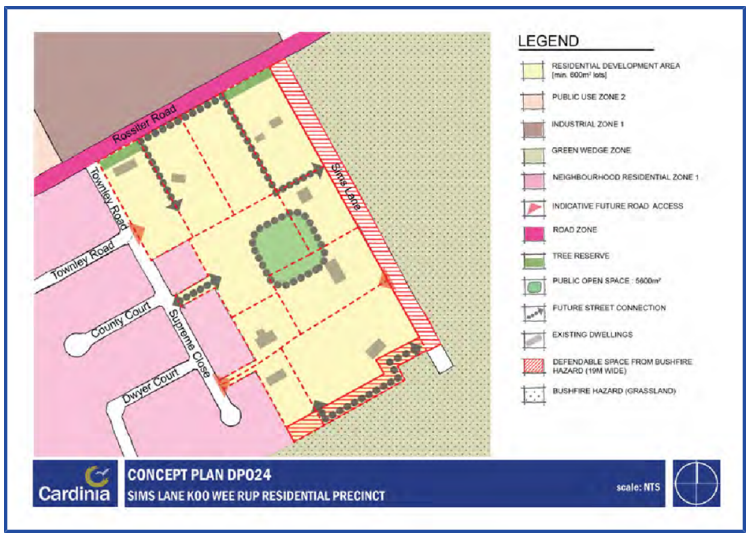
- Configure dwellings to maximise retention of existing vegetation and allow only one access driveway to a lot.
- Avoid front fences. If lots are fenced provide low front fences no more than 1.2 metres high.
- Dwellings interfacing with public open space should give consideration to issues of safety and passive surveillance. Lots adjoining public open space should be avoided. Any lots adjoining public open should provide no, or low and transparent fencing.
- New road treatments and street furniture should be consistent with the existing styles of road treatments and street furniture found in Koo Wee Rup Township.
- Provide footpaths with a minimum width of 1.8 metres.
- The interface between development and grassland must be responsive to the bushfire risk.

Figure 1

The land parcels affected by this schedule are identified as:

- No. 390, 394, 400 and 404 Rossiter Road, Koo Wee Rup.
- No. 22, 30 and 34 Sims Lane, Koo Wee Rup.
- No. 9A, 23 and 25 Supreme Close, Koo Wee Rup.

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10/06/2021
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SCHEDULE TO CLAUSE 43.01 HERITAGE OVERLAY

1.0 Application requirements

10/06/2021
C254card

None specified.

2.0 Heritage places

~~01/08/2024~~ --/--/----
~~C265card~~Proposed C283card

The requirements of this overlay apply to both the heritage place and its associated land.

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
AVONSLEIGH									
HO13	Avonsleigh Church of Christ 17 Avon Road, Avonsleigh	Yes	Yes	Yes	Yes	No	No	No	No
BAYLES									
HO146	House 683 Koo Wee Rup-Longwarry Road, Bayles	No	No	No	Yes	No	No	No	No
BEACONSFIELD									
HO133	Woods Street Commercial & Civic Precinct War memorial on Old Princes Highway, 11-17, 19-21, 23-25, 24-26 and 37 Woods Street, Beaconsfield	Yes	No	Yes	Yes	No	No	No	No

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO147	Woods Street Residential Precinct 48, 54 & 56 Woods Street, Beaconsfield **Incorporated plan:** Cardinia Residential Heritage Precincts Incorporated Plan.	No	No	No	Yes	No	No	No	No
HO17	Beaconsfield Station Master's Residence and Bunya Bunya tree 20 Beaconsfield Avenue, Beaconsfield and part of adjacent railway land (CA 33A and part of CA33)	Yes	No	Yes (Bunya Bunya tree)	Yes	No	No	No	No
HO18	Payne House Part CA56A & CA56B Beaconsfield-Emerald Road, Beaconsfield	Yes	No	Yes	Yes	Yes	No	No	No
HO53	Kenilworth Coach House 10 Coach House Lane , Beaconsfield	No	No	Yes	Yes	Yes Coach House	No	No	No
HO95	Villa Maria 7-11 Marcanna Place, Beaconsfield	Yes	Yes	Yes	Yes	No	No	No	No
HO96	Holm Park 237 O'Neil Road, Beaconsfield	Yes	Yes	Yes	Yes	Yes	No	No	No

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO100	Central Hotel 1 Old Princes Highway, Beaconsfield	Yes	No	No	Yes	No	No	No	No
HO242	Hybrid Oak 40 Railway Terrace, Beaconsfield	No	No	Yes	Yes	No	No	No	No
BEACONSFIELD UPPER									
HO71	Beaconsfield Upper Milk Bar, Former Cormore Tea Rooms 28 Beaconsfield-Emerald Road, Upper Beaconsfield	Yes	No	No	Yes	No	No	No	No
HO9	Rosemont 11 A'Beckett Road, Beaconsfield Upper	Yes	No	Yes	Yes	No	No	No	No
HO8	Fassifern Garden 50 A'Beckett Road, Beaconsfield Upper	No	No	Yes	Yes	Yes	No	No	No
HO7	Calambeen 71 A'Beckett Road, Beaconsfield Upper	Yes	No	Yes	Yes	No	No	No	No
HO19	Victorian Orchardists Coolstore & Fruit Packaging Company Packing Shed	Yes	No	No	Yes	No	No	No	No

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	24-25 Beaconsfield-Emerald Road, Beaconsfield Upper								
HO23	The Towers 194 Berglund Road, Beaconsfield Upper	Yes	No	Yes	Yes	No	No	No	No
HO27	Stone Pine at Windy Hills Farm 30 Buchanan Road, Beaconsfield Upper	No	No	Yes	Yes	No	No	No	No
HO72	Highland Park 2 McBride Road, Beaconsfield Upper	Yes	No	No	Yes	No	No	No	No
HO148	Staverton Garden 201 Quamby Road, Beaconsfield Upper	No	No	Yes	Yes	No	No	No	No
HO112	Upper Beaconsfield War Memorial Salisbury Road, Beaconsfield Upper	Yes	No	No	Yes	No	No	No	No
HO111	Upper Beaconsfield Post Office 4 Salisbury Road, Beaconsfield Upper	Yes	No	No	Yes	No	No	No	No
HO110	Kincraik 5-9 Salisbury Road, Beaconsfield Upper	Yes	No	Yes	Yes	No	No	No	No

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO149	Former Upper Beaconsfield Assembly Hall 10-12 Salisbury Road, Beaconsfield Upper	No	No	No	Yes	No	No	No	No
HO118	Lo-Yuan 84 Split Rock Road, Beaconsfield Upper	Yes	Yes	Yes	Yes	No	No	No	No
HO128	Cork Oak & Woodlands 21 Walnut Grove, Beaconsfield Upper	Yes	No	Yes	Yes	No	No	No	No
HO272	Huntingdon Elm 10-12 Salisbury Road, Beaconsfield Upper	No	No	Yes	Yes	No	No	No	No
HO243	Radiata Pine 120 A'Beckett Road, Beaconsfield Upper	No	No	Yes	Yes	No	No	No	No
BUNYIP									
HO150	Bunyip, George Street Residential Precinct 3, 5, 7 and 9 George Street, Bunyip **Incorporated plan:** Cardinia Residential Heritage Precincts Incorporated Plan.	No	No	No	Yes	No	No	No	No

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO46	Bunyip Commercial & Civic Precinct 9-34 Main Street, 2A, 2, and 7-23 High Street, Bunyip **Incorporated plan:** Cardinia Commercial Heritage Precincts ~~Incorporated Plan~~Permit Exemptions, December 2020Correction	Yes	No	No	Yes	No	No	No	No
HO5	St. Thomas Church of England 16 A'Beckett Road, Bunyip	Yes	Yes	No	Yes	Yes	No	No	No
HO6	Ballantrae 190 A'Beckett Road, Bunyip	Yes	No	Yes	Yes	No	No	No	No
HO28	Bunyip General Cemetery Part CA30 Bunyip-Tonimbuk Road, Bunyip	Yes	No	Yes	Yes	Yes	No	No	No
HO151	House 4 Hope Street, Bunyip	No	No	No	Yes	No	No	No	No
HO56	Bunyip Hall 32 Main Street, Bunyip	Yes	Yes	No	Yes	No	No	No	No
HO57	Railway Hotel 14 Main Street, Bunyip	Yes	No	No	Yes	No	No	No	No
HO58	Former Flett Bros. Grocers 18 Main Street, Bunyip	Yes	No	No	Yes	No	No	No	No

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HO59	Bakehouse 19 Main Street, Bunyip	Yes	No	No	Yes	No	No	No	No
HO60	Nathan's Shop Row 20-22 Main Street, Bunyip	Yes	No	No	Yes	No	No	No	No
HO142	Bunyip Railway Sub Station Nar Nar Goon-Longwarry Road, Bunyip	-	-	-	-	-	Yes Ref No H2025	Yes	No
HO84	Bunyip State School 1290 Nar Nar Goon-Longwarry Road, Bunyip	Yes	No	Yes	Yes	No	No	No	No
HO99	Bunyip Fire Station 13 Pearson Street, Bunyip	Yes	No	No	Yes	No	No	No	No
HO152	House 5-7 Princess Street, Bunyip	No	No	No	Yes	No	No	No	No
HO139	Main Drain Bridge Southbank Road, Bunyip	Yes	No	No	Yes	No	No	No	No
BUNYIP NORTH									
HO122	Woodlands (later Fern Hill) 50 Topp Road, Bunyip North	Yes	No	Yes	Yes	No	No	No	No
CARDINIA									

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HO153	Corofin (House) & Hawthorn Hedges 2245 Ballarto Road, Cardinia	No	No	Yes	Yes	No	No	No	No
HO154	Cardinia Presbyterian Church 2400 Ballarto Road, Cardinia	No	No	Yes	Yes	No	No	No	No
HO155	Cardinia Public Hall 2401 Ballarto Road, Cardinia	No	No	No	Yes	No	No	No	No
HO156	House & Canary Island Palms 2416 Ballarto Road, Cardinia	No	No	Yes	Yes	No	No	No	No
HO157	E. Gunton Oval Cardinia Recreation Reserve 2440 Ballarto Road, Cardinia	No	No	Yes	Yes	No	No	No	No
HO158	House & Stables 2005 Pound Road, Cardinia	No	No	No	Yes	Yes Stables	No	No	No
CATANI									
HO159	Lineham Farm complex 35 Linehams Road, Catani	No	No	No	Yes	No	No	No	No
HO160	Catani Uniting Church 41 Taplins Road, Catani	No	No	Yes	Yes	No	No	No	No
HO161	Former Catani General Store and residence	No	No	No	Yes	No	No	No	No

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	72 Taplins Road, Catani								
HO162	Catani Soldiers' Memorial Hall 75 Taplins Road, Catani	No	No	Yes	Yes	No	No	No	No
HO163	Hawthorn Hedges Cnr of Walshes Road & Heads Road, Catani	No	No	Yes	Yes	No	No	No	No
HO244	Hybrid Oak 55 Taplins Road, Catani	No	No	Yes	Yes	No	No	No	No
COCKATOO									
HO164	Cockatoo War memorial 20 Belgrave-Gembrook Road, Cockatoo	No	No	No	Yes	No	No	No	No
HO73	Cash & Co. 44 McBride Street, Cockatoo	Yes	No	No	Yes	No	No	No	No
HO274	Former Cockatoo Kindergarten 2-10 McBride Street, Cockatoo	-	-	-	-	-	Yes Ref No H2303	Yes	No
HO97	Providence House 31 Pakenham Road, Cockatoo	Yes	No	Yes	Yes	Yes	No	No	No
HO126	Mt. View (Weekender) 14 Viewhill Road, Cockatoo	Yes	No	Yes	Yes	No	No	No	No

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HO245	Red, Hybrid, English Oak McBride Street, Cockatoo	No	No	Yes	Yes	No	No	No	No
HO246	Cherry Laurel Alma Treloar Reserve, 79 Pakenham Road, Cockatoo	No	No	Yes	Yes	No	No	No	No
CORA LYNN									
HO16	Cora Lynn Cheese Factory 464 Bayles-Tynong Road, Cora Lynn	Yes	No	No	Yes	No	No	No	No
HO165	Former Cora Lynn Catholic Parish School 370 Convent School Rd, Cora Lynn	No	No	No	Yes	No	No	No	No
HO247	English Oak Cnr of Dessent and Main Drain Road, Cora Lynn	No	No	Yes	Yes	No	No	No	No
DALMORE									
HO166	Former Dalmore Post Office & Store 280 Dalmore Road, Dalmore	No	No	No	Yes	No	No	No	No
HO167	Glen-Keith Farm complex and trees 250 Peers Road, Dalmore	No	No	Yes	Yes	No	No	No	No

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HO237	Former Rutter Farm trees 320 Tooradin Station Road, Dalmore	No	No	Yes	Yes	No	No	No	No
HO275	Dalmore Hall 231 Dalmore Road, Dalmore	No	No	No	Yes	No	No	Yes	No
EMERALD									
HO168	Emerald Country Club, Estate and Landscape Precinct 9, 11, 17, 21 and , 34, 36, 38, 40 and 48 Lakeside Drive and 10, 12, 14, 18, 20, 22 and 24 Sycamore Avenue, Emerald **Incorporated plan:** Cardinia Residential Heritage Precincts Incorporated Plan.	No	No	Yes	Yes	Yes Early Garages	No	No	No
HO1	Aboriginal Sacred Rocks Cardinia Reservoir Park	No	No	Yes	Yes	No	No	No	Yes
HO250	Cherry Laurel Hedge 29-63 Beaconsfield Emerald Road, Emerald	No	No	Yes	Yes	No	No	No	No
HO20	Lawson False Cyprus at Verlys 1 Cloverleigh Avenue, Emerald	No	No	Yes	Yes	No	No	No	No

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HO253	Lawson's and Hinoki Cypress 356-358 Belgrave Gembrook Road, Emerald	No	No	Yes	Yes	No	No	No	No
HO174	Koombahla 395 Belgrave-Gembrook Road, Emerald	No	No	No	Yes	No	No	No	No
HO252	Bay Laurel 6 Brookdale Avenue, Emerald	No	No	Yes	Yes	No	No	No	No
HO29	Carramar Homestead 5 Carramar Court, Emerald	Yes	Yes	Yes	Yes	No	No	No	No
HO175	Tyrrell 8 Carramar Court, Emerald	No	No	Yes	Yes	No	No	No	No
HO249	Pin Oak 2-28 Emerald Monbulk Road, Emerald	No	No	Yes	Yes	No	No	No	No
HO34	Rose Charman's Cottage 77 Emerald-Monbulk Road, Emerald	No	No	No	Yes	No	No	No	No
HO106	Emerald Lake Park and landscape Emerald Lake Road, Emerald	Yes	No	Yes	Yes	Yes	No	No	No
HO176	Emerald Railway Station	No	No	Yes	Yes	Yes	No	No	No

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	Kilvington Drive, Emerald					Three goods sheds, water tower, picket fencing			
HO270	Former Emerald Bakery 1 Kilvington Drive (rear), Emerald	No	Yes (Bake oven only)	No	Yes	No	No	No	No
HO177	Former Emerald Police Station & Lockup 15 Kilvington Drive, Emerald	No	No	No	Yes	Yes Lockup	No	No	No
HO171	Oak Lee, House and trees 11 Lakeside Drive, Emerald	No	No	Yes	Yes	No	No	No	No
HO173	Sycamore Lodge 34 Lakeside Drive, Emerald	No	No	No	Yes	No	No	No	No
HO181	Emerald Reserve 402A Main Street (Gembrook-Belgrave Road), Emerald	No	No	Yes	Yes	No	No	No	No
HO178	Pair of shops 369-371 Main Street, Emerald	No	No	No	Yes	No	No	No	No
HO179	Former Stephens butcher shop and residence 381 Main Street, Emerald	No	No	No	Yes	No	No	No	No

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HO180	Emerald Post Office and residence 398 Main Street, Emerald	No	No	No	Yes	No	No	No	No
HO3	Silver Birches 1 Mary Street, Emerald	Yes	No	Yes	Yes	Yes	No	Yes	No
HO182	Former Barnes' Weekender 11 Ogilvy Road, Emerald	No	No	No	Yes	No	No	No	No
HO273	Former Nobelius Nursery, Packing Shed and Railway Siding Princess Avenue and Emerald Lake Road, Emerald	-	-	-	-	-	Yes Ref No H2285	Yes	No
HO254	Beech Railway Reserve, Sellers Road, Emerald	No	No	Yes	Yes	No	No	No	No
HO255	Dutch Elm and Oaks Station Avenue, William Street and Ambrose Street, Emerald	No	No	Yes	Yes	No	No	No	No
HO183	Former Cascades Guesthouse 10 Telopea Road, Emerald	No	No	No	Yes	Yes Stone dairy	No	No	No
HO295	Three Sequoia sempervirens, Coast Redwood 4 Dewhurst Road, Emerald	No	No	Yes	Yes	No	No	No	No

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	Statement of Significance: Sequoia sempervirens, Coast Redwood, 4 Dewhurst Road, Emerald								
HO296	Sequoia sempervirens, Coast Redwood 44 Beaconsfield-Emerald Road, Emerald **Statement of Significance:** Sequoia sempervirens, Coast Redwood, 44 Beaconsfield-Emerald, Emerald	No	No	Yes	Yes	No	No	No	No
HO297	Fargus sylvatica 'Purpurea', Purple Beech 8 Benson Street, Emerald **Statement of Significance:** Fargus sylvatica 'Purpurea', Purple Beech, 8 Benson Street, Emerald	No	No	Yes	Yes	No	No	No	No
HO299	Angophora costata, Smooth-barked Apple 79 Emerald-Monbulk Road, Emerald **Statement of Significance:** Angophora costata, Smooth-barked Apple, 79 Emerald-Monbulk Road, Emerald	No	No	Yes	Yes	No	No	No	No

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GARFIELD									
HO85	Garfield Commercial Precinct 33-101 Nar Nar Goon-Longwarry Road (Main Street), Garfield **Incorporated plan:** Cardinia Commercial Heritage Precincts ~~Incorporated Plan~~Permit Exemptions, December 2020.	Yes	No	No	Yes	No	No	No	No
HO256	Cotton Palm 6 Campbell Street, Garfield	No	No	Yes	Yes	No	No	No	No
HO70	Smith Orchard House 20 Martin Road, Garfield	Yes	No	No	Yes	No	No	No	No
HO86	J. & M. E. Lowndes Bakery & Residence 41-43 Nar Nar Goon-Longwarry Road, Garfield	Yes	No	No	Yes	No	No	No	No
HO87	Garfield Picture Theatre 51 Nar Nar Goon-Longwarry Road, Garfield	Yes	Yes	No	Yes	No	No	No	No
HO88	ANZ Bank 79 Nar Nar Goon-Longwarry Road, Garfield	Yes	No	No	Yes	No	No	No	No

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HO186	Teacher's residence & Canary Island Palm 86 Railway Avenue, Garfield	No	No	Yes	Yes	No	No	No	No
HO187	St Mary's Church of England 90 Railway Avenue, Garfield	No	No	No	Yes	Yes Front fence	No	No	No
GARFIELD NORTH									
HO36	Cannibal Hill 260 Garfield North Road, Garfield North	No	No	Yes	Yes	No	No	No	No
HO188	Former Garfield North State School No. 3849 375 Garfield North Road, Garfield North	No	No	Yes	Yes	No	No	No	No
HO94	Mikado Park 265 Old Sale Road, Garfield North	Yes	No	Yes	Yes	Yes	No	No	No
HO101	Towt's Cool Store & Packing Shed 71 Garfield Road, Garfield North	Yes	No	No	Yes	No	No	No	No
HO113	Lamble Orchard House 145 Sanders Road, Garfield North	Yes	No	No	Yes	No	No	No	No

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GEMBROOK									
HO189	Gembrook Commercial Precinct 62-72 & 75-97 Main Street and 66A Station Road, Gembrook **Incorporated plan:** Cardinia Commercial Heritage Precincts ~~Incorporated Plan~~Permit Exemptions, December 2020.	Yes	No	Yes	Yes	No	No	No	No
HO11	Russell 'Big Mill' (Number 1) Ash Landing Road, Bunyip State Park	No	No	No	Yes	No	No	No	No
HO12	Russell 'Little Mill' (Number 2) West of Ash Landing Road, Bunyip State Park	No	No	No	Yes	No	No	No	No
HO22	Sunset Guest House 65 Beenak East Road, Gembrook	Yes	No	Yes	Yes	No	No	No	No
HO82	Mt. Eirene Guest House 315 Mt Eirene Road, Gembrook	Yes	No	Yes	Yes	No	No	No	No
HO37	Californian Redwoods Gembrook Road, Gembrook	No	No	Yes	Yes	No	No	No	No
HO38	Gembrook Park Gembrook Road, Gembrook	No	No	Yes	Yes	No	No	No	No

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HO40	Gilwell Park Scout Camp 2555 Gembrook-Launching Place Road, Gembrook	Yes	Yes	Yes	Yes	Yes	No	Yes	No
HO41	Charcoal Burning Kiln Gembrook-Tonimbuk Road, Bunyip State Park	Yes	Yes	No	Yes	No	No	No	No
HO190	Wattle Bank 18 Innes Road, Gembrook	No	No	Yes	Yes	No	No	No	No
HO268	Algerian Oak, Hybrid Oak Main Street, Gembrook	No	No	Yes	Yes	No	No	No	No
HO258	Hybrid Oaks Redwood Road, Gembrook	No	No	Yes	Yes	No	No	No	No
HO259	Messmate Gum Ure Raod, Gembrook	No	No	Yes	Yes	No	No	No	No
HO61	Bhutan Pines at Gembrook Railway Station Site Main Street, Gembrook	No	No	Yes	Yes	No	No	No	No
HO63	Sacred Hearth Catholic Church 93 Main Street, Gembrook	Yes	Yes	Yes	Yes	No	No	No	No
HO79	Oak Avenue 275 Mountain Road, Gembrook	No	No	Yes	Yes	No	No	No	No

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HO80	Gembrook Union 438 Mountain Road, Gembrook	Yes	Yes	Yes	Yes	No	No	No	No
HO21	Kurth Kiln Soldiers Road, Gembrook	-	-	-	-	-	Yes Ref No H2012	Yes	No
HO257	Small leaved Linden Bank Smith Drive, Gembrook	No	No	Yes	Yes	No	No	No	No
HO125	Silverwells 330 Ure Road, Gembrook	-	-	-	-	-	Yes Ref No H611	Yes	No
HO134	Balance Ure Farm Complex (Silverwells) 330 Ure Road, Gembrook	No	No	Yes	Yes	No	No	No	No
HO294	Eucalyptus dalrympleana, Mountain White Gum Road Reserve, 185 Mountain Road, Gembrook **Statement of Significance:** Eucalyptus dalrympleana, Mountain White Gum, Road Reserve, 185 Mountain Road, Gembrook	No	No	Yes	Yes	No	No	No	No
HO300	Eucalyptus sieberi, Silvertop Ash	No	No	Yes	Yes	No	No	No	No

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	45 Mentiplay Road, Gembrook **Statement of Significance:** Eucalyptus sieberi, Silvertop Ash, 45 Mentiplay Road, Gembrook								
HEATH HILL									Yes
HO191	Heath Hill Railway Station residence 1405 Westernport Road, Heath Hill	No	No	No	Yes	No	No	No	No
IONA									
HO35	St. Joseph of the Sacred Heart Convent, Catholic Church & Precinct 1215 Bunyip River Road, Iona	Yes	Yes	Yes	Yes	No	No	No	No
HO136	Bunyip River Bridge Fourteen Mile Road, Iona	Yes	No	No	Yes	No	No	No	No
HO192	Tehennepe 495 Little Road, Iona	No	No	No	Yes	No	No	No	No
HO193	Former St John's Presbyterian Church 580 Little Road, Iona	No	No	No	Yes	No	No	Yes	No
HO194	House & Oaks	No	No	Yes	Yes	No	No	No	No

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	935 Murray Road, Iona								
HO120	Iona State School SS3201 Site 430 Thirteen Mile Road, Iona	No	No	Yes	Yes	No	No	No	No
KOO WEE RUP									
HO195	Koo Wee Rup Commercial Precinct 275-297 & 272-300 Rossiter Road and 2-16, 56-86 Station Street, Koo Wee Rup **Incorporated plan:** Cardinia Commercial Heritage Precincts ~~Incorporated Plan~~Permit Exemptions, December 2020.	No	No	No	Yes	No	No	No	No
HO196	Rossiter Road Residential Precinct 360, 362, 370, 372 and 376 Rossiter Road, Koo Wee Rup **Incorporated plan:** Cardinia Residential Heritage Precincts Incorporated Plan.	No	No	No	Yes	No	No	No	No
HO197	Dunlop's cheese factory, cottage & tree 150 Koo Wee Rup-Longwarry Road, Koo Wee Rup	No	No	Yes	Yes	Yes Dairy, stalls, machinery room, cheese making room, well, workers' cottages.	No	No	No

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HO198	Shepton Mallet 145 Rossiter Road, Koo Wee Rup	No	No	Yes	Yes	No	No	No	No
HO200	St George's Church of England 270 Rossiter Road, Koo Wee Rup	No	No	No	Yes	No	No	No	No
HO230	Former Wattle Theatre 284-286 Rossiter Road, Koo Wee Rup	No	Yes Decorated proscenium arch and ceiling	No	Yes	No	No	No	No
HO203	St Andrew's Presbyterian Church 319 Rossiter Road, Koo Wee Rup	No	No	No	Yes	No	No	No	No
HO204	Mallow House and former Koo Wee Rup Police Lockup 325 Rossiter Road, Koo Wee Rup	No	No	No	Yes	No	No	No	No
HO205	Eason Memorial gates and trees 345 Rossiter Road, Koo Wee Rup	No	No	No	Yes	No	No	No	No
HO116	Harewood 3300 South Gippsland Highway, Koo Wee Rup	-	-	-	-	-	Yes Ref No H284	Yes	No

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HO140	Old Yallock 3940 South Gippsland Highway, Koo Wee Rup	No	No	Yes	Yes	Yes	No	No	No
HO117	Warrook 4150-4170 South Gippsland Highway, Koo Wee Rup	No	Yes	No	Yes	No	No	No	No
HO207	Air Raid Shelter 30 (rear) Station Street, Koo Wee Rup	No	No	No	Yes	No	No	No	No
HO208	House 140-146 Station Street, Koo Wee Rup	No	No	No	Yes	No	No	No	No
HO269	Royal Hotel 96-102 Station Street, Koo Wee Rup	No	No	No	Yes	No	No	No	No
HO127	The Grange Lot 1, PS 318270, Walker Street, Koo Wee Rup	No	No	Yes	Yes	No	No	No	No
HO298	Quercus robur, English Oak Cochranes Park, Rossiter Road, Koo Wee Rup **Statement of Significance:** Quercus robur, English Oak,	No	No	Yes	Yes	No	No	No	No

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	Cochranes Park, Rossiter Road, Koo Wee Rup								
LANG LANG									
HO210	Carnarvon & Rupert Streets Precinct 10, 12, 14, 16, 20, 22, 23 and 25 Carnarvon Street and 12, 14 and 14A-C Rupert Street, Lang Lang **Incorporated plan:** Cardinia Residential Heritage Precincts Incorporated Plan.	No	No	No	Yes	No	No	No	No
HO212	Lang Lang Railway Houses Precinct 17, 20, 22, 24 and 26 Roseberry's Street, Lang Lang **Incorporated plan:** Cardinia Residential Heritage Precincts Incorporated Plan.	No	No	No	Yes	No	No	No	No
HO50	Bay View (House, Dairy Shed & Well) 115 Jetty Road, Lang Lang	No	No	Yes	Yes	Yes	No	No	No
HO213	Lang Lang Cemetery & trees McDonalds Track, Lang Lang	No	No	Yes	Yes	No	No	No	No
HO214	Palace Hotel	No	No	No	Yes	No	No	No	No

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	140 McDonalds Track, Lang Lang								
HO215	House & former dairy 1 Westernport Road, Lang Lang	No	No	No	Yes	No	No	No	No
HO216	Former Lang Lang Infant Welfare Centre & Lang Lang War Memorial 1 & 3 Whitstable Street , Lang Lang	No	No	Yes	Yes	No	No	No	No
HO217	House 13-17 Westernport Road, Lang Lang	No	No	No	Yes	No	No	No	No
HO218	Missions Butchers Shop & residence 34-36 Westernport Road, Lang Lang	No	No	No	Yes	Yes Front fence	No	No	No
HO219	ANZ Bank 47 Westernport Road, Lang Lang	No	No	No	Yes	No	No	No	No
HO220	Finlay McQueen Uniting Church complex 46 Westernport Road, Lang Lang	No	Yes	No	Yes	No	No	No	No
HO221	Priestley's store site & Oak	No	No	Yes	Yes	No	No	No	No

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	49 (rear) Westernport Road, Lang Lang								
HO239	Brick Trough 190 Westernport Road, Lang Lang	No	No	Yes	Yes	No	No	No	No
HO222	Stafford House & hedge Lot 1, TP109006 Westernport Road, Lang Lang	No	No	Yes Hawthorn hedge only	Yes	No	No	No	No
HO131	Cottages 4 Whitstable Street, Lang Lang	Yes	No	No	Yes	No	No	No	No
HO223	St John The Evangelist Anglican Church complex 6-10 Whitstable Street, Lang Lang	No	Yes	No	Yes	No	No	No	No
MARYKNOLL									
HO55	Maryknoll Precinct 23 & 70 Girrahween Road , 6, 9, 19, 41, 45, 51 and 61 Koolbirra Road and Bush Bush Reserves, Manoora Reserve, Manoora Road, Wirragulla Reserve, Barongarook Road North, Koala, Koolbirra Road, St Joseph's Square,	No	No	Yes	Yes	Yes	No	No	no

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Turramurra Road, Sister Chanel Reserve and Nagle Crescent, Maryknoll **Incorporated plan:** Maryknoll Township Heritage Precinct Incorporated Plan.								
HO54	Holy Family Church 6 Koolbirra Road, Maryknoll **Incorporated plan:** Maryknoll Township Heritage Precinct Incorporated Plan.	No	Yes	Yes	Yes	No	No	No	No
MONOMEITH									
HO77	Monomeith Homestead 405 Monomeith Road, Monomeith	-	-	-	-	-	Yes Ref No H452	Yes	No
HO78	Monomeith Park 490 Monomeith Road, Monomeith	No	No	Yes	Yes	Yes	No	No	No
NAR NAR GOON									
HO225	Nar Nar Goon North Hall 642 Dore Road, Nar Nar Goon	No	No	No	Yes	No	No	No	No
HO83	Commercial Bank of Australia 3 Nar Nar Goon Road, Nar Nar Goon	Yes	Yes	No	Yes	No	No	No	No

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HO39	St James Catholic Church 60 Nar Nar Goon Road, Nar Nar Goon	Yes	Yes	No	Yes	No	No	No	No
HO114	St. Johns Church of England6-8 Main Street, Nar Nar Goon	Yes	Yes	Yes	Yes	No	No	No	No
NAR NAR GOON SOUTH									
HO15	Shady Oaks 615 Bald Hill Road, Nar Nar Goon South	Yes	No	No	Yes	No	No	No	No
HO32	McCutcheon Farm 350 Eight Mile Road, Nar Nar Goon South	Yes	No	Yes	Yes	Yes	No	No	No
NAR NAR GOON NORTH									
HO31	Aringa 40 Clark Road, Nar Nar Goon North	Yes	No	Yes	Yes	Yes	No	No	No
HO132	Wilson Farm Part CA137, Wilson Road, Nar Nar Goon North	Yes	No	Yes	Yes	Yes	No	No	No
OFFICER									
HO90	Kaduna Park 270 Cardinia Road, Officer	Yes	No	Yes	Yes	No	No	No	No

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO144	Mature Oak, Greenslopes 15 Bayview Road, Officer	No	No	Yes	Yes	No	No	No	No
HO91	Cardinia Park 410 Officer South Road, Officer	Yes	No	No	Yes	No	No	No	No
HO92	Jesmond Dene 425 Officer South Road, Officer	No	No	Yes	Yes	No	No	No	No
HO105	Berwick Pottery 350 Princes Highway, Officer	Yes	Yes	Yes	Yes	Yes	No	Yes	No
HO102	Primrose Park 250 Princes Highway, Officer	Yes	No	Yes	Yes	No	No	Yes	No
HO103	Firwood Park 265 Princes Highway, Officer	Yes	No	Yes	Yes	No	No	Yes	No
HO104	James Hicks Pty. Ltd. Pottery 365 Princes Highway, Officer	Yes	Yes	No	Yes	Yes	No	No	No
HO143	Officer Union Church & Officer Public Hall 16 to 18 Tivendale Road, Officer	Yes	Yes (Church only)	No	Yes	No	No	Yes	No
HO130	Grant House 36 Whiteside Road, Officer	Yes	Yes	Yes	Yes	No	No	Yes	No
HO262	Hybrid Oaks	No	No	Yes	Yes	No	No	No	No

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	13-23 Tivendale Road, Officer								
PAKENHAM									
HO10	Salvation Army Commandant's & Nurses Barracks 34 Army Settlement Road, Pakenham	Yes	No	No	Yes	No	No	No	No
HO226	Pakenham War Memorial Corner of Henry and John Streets, Pakenham	No	No	No	Yes	No	No	No	No
HO227	Grason 6 Henty Street, Pakenham	No	No	Yes	Yes	No	No	No	No
HO228	House 21 James Street, Pakenham	No	No	Yes	Yes	Yes Fences and carriage gates	No	No	No
HO49	Pakenham Scout Hall 34 James Street, Pakenham	Yes	Yes	No	Yes	No	No	No	No
HO65	St. James Church of England 1A Main Street, Pakenham	Yes	Yes	No	Yes	Yes	No	No	No
HO264	Algerian Oak 9-13 Main Street, Pakenham	No	No	Yes	Yes	No	No	No	No
HO66	Pakenham Gazette & Berwick City News Offices	Yes	No	No	Yes	No	No	No	No

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	100 Main Street, Pakenham								
HO64	Pakenham Hotel 153 Main Street, Pakenham	Yes	No	Yes	Yes	No	No	No	No
HO76	Koo-Man-Goo-Nong 85 McGregor Road, Pakenham	Yes	No	Yes	Yes	Yes	No	No	No
HO229	I.Y.U. Pre-emptive right homestead site 245 McGregor Road, Pakenham	No	No	Yes	Yes	No	No	No	No
HO81	Mt. Ararat Pre-emptive Right 125 Mt. Ararat Road North, Pakenham	Yes	No	Yes	Yes	No	No	No	No
HO98	Oak Drive at Oak Springs 415 Pakenham Road, Pakenham	No	No	Yes	Yes	No	No	No	No
HO271	Former St Patrick's Catholic Church 144 Princes Highway, Pakenham	No	No	No	Yes	No	No	No	No
HO263	English Oak 30 metres west of intersection Princes Highway and Oaktree Drive, Pakenham	No	No	Yes	Yes	No	No	No	No

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HO108	Bourke House & Stables 65 Racecourse Road, Pakenham	Yes	No	Yes	Yes	Yes	No	No	No
HO265	English Oak North-east corner of Syme and Toomuc Valley Road, Pakenham	No	No	Yes	Yes	No	No	No	No
HO233	Pakenham Cemetery 50 Thewlis Road, and Cemetery Road, Pakenham	No	No	No	Yes	No	No	No	No
HO121	Whangarei 667 Toomuc Valley Road, Pakenham Upper	Yes	Yes	Yes	Yes	Yes	No	No	No
HO275	Pyrus communis (Pear Tree) 40 Dore Road, Pakenham	No	No	Yes	Yes	No	No	No	No
HO279	House 18A Henry Street, Pakenham	No	No	No	Yes	No	No	No	No
HO281	House (H.B. Thomas House) 49 James Street, Pakenham	No	No	No	Yes	No	No	No	No
HO283	House 39 Main Street, Pakenham	No	No	No	Yes	No	No	No	No
HO284	Shop	No	No	No	Yes	No	No	No	No

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	62 Main Street, Pakenham								
HO285	House 84 Main Street, Pakenham	No	No	No	Yes	No	No	No	No
HO286	Shop and Residence 90-92 Main Street, Pakenham	No	No	No	Yes	No	No	No	No
HO287	Group Listing Pakenham State Bank and War Services Homes Group 11, 14, 17 & 5/19 Rogers Street, Pakenham	No	No	No	Yes	No	No	No	No
HO288	Shop 1 Station Street, Pakenham	No	No	No	Yes	No	No	No	No
HO290	House 23 Rogers Street, Pakenham	No	No	No	Yes	No	No	No	No
HO291	St James Village Precinct, Dame Pattie Avenue Pakenham 1-17 & 2-18 Dame Pattie Avenue, Pakenham **Incorporated plan:** Cardinia Residential Heritage Precincts Incorporated Plan.	No	No	No	Yes	No	No	No	No
HO292	Henty Street Precinct	No	No	No	Yes	No	No	No	No

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	3-5, 7-10 Henty Street, Pakenham **Incorporated plan:** Cardinia Residential Heritage Precincts Incorporated Plan.								
HO293	James Street Precinct 5-19 (West Side), 20-32 (East Side) James Street and 1 Snodgrass Street, Pakenham **Incorporated plan:** Cardinia Residential Heritage Precincts Incorporated Plan.	No	No	No	Yes	No	No	No	No
HO14	Windarra 40 Greenhills Road, Pakenham Statement of Significance: 'Windarra', 40 Greenhills Road Pakenham, Statement of Significance, July 2021 Incorporated Plan: 'Windarra', 40 Greenhills Road Pakenham, Incorporated Plan - Permit Exemptions, July 2021	No	No	Yes	No	No	No	No	No
PAKENHAM SOUTH									
HO25	Snow View 300 Bourke Road, Pakenham South	Yes	No	Yes	Yes	No	No	No	No

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HO74	Wood Farm Complex 575 McDonalds Drain Road, Pakenham South	Yes	No	Yes	Yes	Yes	No	No	No
HO75	Ellett Farm 615 McDonalds Drain Road, Pakenham South	Yes	No	Yes	Yes	No	No	No	No
HO234	Pakenham South Hall 815 McDonalds Drain Road West, Pakenham South	No	No	Yes	Yes	No	No	No	No
PAKENHAM UPPER									Yes
HO24	Pakenham Upper Civic & Residential Precinct Bourke Creek Road & Old Gembrook Road, Pakenham Upper	Yes	No	No	Yes	No	No	No	No
HO48	The Grange 15 Huxtable Road, Pakenham Upper	Yes	Yes	Yes	Yes	Yes	No	No	No
HO69	Goronga Lot CM, Lot 4, Lot 6 and part Lot 5 PS317138, 20 Matilda Drive, Pakenham Upper	Yes	Yes	Yes	Yes	No	No	No	No
HO93	Pakenham Upper Church Hall	Yes	Yes	Yes	Yes	No	No	No	No

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	Old Gembrook Road, Pakenham Upper								
HO266	Spotted and Scarlet Flowering Gum Cnr of Bourke's Creek Road and Pakenham Road, Pakenham Upper	No	No	Yes	Yes	No	No	No	No
HO231	Valley View Orchards Manager's House & former Coolstore 15 & 30 Shelton Road, Pakenham Upper	No	No	No	Yes	No	No	No	No
RYTHDALE									
HO47	Dalmore Well In the road reserve adjacent to 75 Hobson Road, Rythdale	Yes	Yes	No	Yes	No	No	No	No
HO115	Hobson's (Soldier Settler) House 194 Soldiers Road, Rythdale	Yes	No	Yes	Yes	No	No	No	No
HO235	Rythdale Reserve trees 205 Soldiers Road, Rythdale	No	No	Yes	Yes	No	No	No	No
TONIMBUK									
HO236	Tonimbuk Hall	No	No	No	Yes	No	No	No	No

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	1900 Gembrook-Tonimbuk Road, Tonimbuk								
TYNONG									
HO26	Bunya Bunyas 195 Browning Road, Tynong	No	No	Yes	Yes	No	No	No	No
HO89	Killary 130 (Lot 1, TP120736) Nine Mile Road, Tynong	Yes	Yes	Yes	Yes	Yes	No	No	No
HO107	Vaughan & Lodge Tynong Quarry 20 Quarry Road, Tynong	No	No	No	Yes	No	No	No	No
HO240	Tynong general store & stock feed 40 Railway Avenue, Tynong	No	No	No	Yes	No	No	No	No
HO124	Bunya Bunya 76 Tynong Road, Tynong	No	No	Yes	Yes	No	No	No	No
HO123	Waterhousea Floribunda 19-21 Tynong North Road, Tynong	No	No	Yes	Yes	No	No	No	No
HO267	Chestnut Oak Railway Avenue, Tynong	No	No	Yes	Yes	No	No	No	No
TYNONG NORTH									

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HO30	Tynong North Methodist Church 32 Clark Road, Tynong North	Yes	Yes	No	Yes	No	No	No	No
HO129	Weatherhead (Horatio) Timber Mill Weatherhead Hill Track, Bunyip State Park	No	No	No	Yes	No	No	No	No
YANATHAN									
HO43	Glenafton Stud 210 Heads Road, Yannathan	Yes	No	Yes	Yes	Yes	No	No	No
HO44	Myrtlewood 275 Heads Road, Yannathan	Yes	No	No	Yes	No	No	No	No
HO241	Yannathan Public Hall, Union Church & Canary Island Palms 491-495 South Yannathan Road & 225-227 Heads Road, Yannathan	No	No	Yes	Yes	No	No	No	No
HO119	Budgeree (Farmhouse) 130 Swamp Road, Yannathan	Yes	No	Yes	Yes	No	No	No	No
OTHER									
HO2	Bowman's Track Launching Place	No	No	Yes	Yes	No	No	No	No

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HO4	Upper Ferntree Gully to Gembrook Railway Emerald, Cockatoo and Gembrook	Yes	No	Yes	Yes	Yes	No	No	No

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15/01/2024
VC249

SCHEDULE TO CLAUSE 72.04 INCORPORATED DOCUMENTS

1.0 Incorporated documents

28/11/2024 -/-/----
GC206 Proposed C283card

Name of document	Introduced by:
Bunyip Township Strategy (September 2009)	C124
Cardinia Local Heritage Study Review, Volume 3: Heritage Places and Precinct citations – Revised December 2020	C249card
Cardinia Road Employment Precinct Structure Plan (including the Cardinia Road Employment Precinct Native Vegetation Precinct Plan) September 2010	C130
Cardinia Road Precinct Development Contributions Plan (Urban Enterprise, December 2023)	VC249
Cardinia Road Precinct Structure Plan (September 2008)	C92
Cardinia Shire Council - Subdivision Restructure Plans, January 2002	C29
Cardinia Shire Council Significant Tree Study – Volume 2 (May 2009)	C162
Cardinia Shire Council Subdivision Restructure Plan, 36-38 Beaconsfield – Emerald Road, Upper Beaconsfield February 2016	C188
Cardinia Shire Council, Subdivision Restructure Plan - 440, 445, 447, 460, 462-464 and 466 Bayles-Cora Lynn Road, 455 and 465 Bunyip River Road and 710 Nine Mile Road, Cora Lynn (October 2011)	C146
Caulfield Dandenong Rail Upgrade Project, Incorporated Document, April 2016	GC37
Cockatoo Township Strategy (March 2008)	C124
Emerald District Strategy (June 2009)	C124
Former Pakenham Racecourse Comprehensive Development Plan, February 2010	C141
Gembrook Township Strategy (June 2011)	C167
Gippsland Line Upgrade - Corridor Works Incorporated Document, November 2019	GC124
Glismann Road Development Contributions Plan (Urban Enterprise, December 2023)	VC249
Healesville – Koo Wee Rup Road – Stage 1A (Koo Wee Rup Bypass) – Incorporated Document (September 2012)	C150
Healesville-Koo Wee Rup Road (Princes Freeway and Manks Road) Upgrade Project Incorporated Document, December 2019	GC158
Lang Lang Township Strategy (July 2009)	C124
Melbourne Metro Rail Project: Upgrades to the Rail Network Incorporated Document, May 2018	GC96
Monash Freeway Upgrade Project Incorporated Document, March 2016	GC47
Monash Freeway Upgrade Project (Stage 2) Incorporated Document, August 2018	GC103
Officer Development Contributions Plan (Cardinia Shire Council and Urban Enterprise, December 2023)	VC249
Officer Native Vegetation Precinct Plan, September 2011	C149
Officer Precinct Structure Plan, September 2011 (Amended November 2019)	C232card
Officer Town Centre Civic Office Development Incorporated Document, June 2011	C158

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CARDINIA PLANNING SCHEME OFFICIAL

Name of document	Introduced by:
Pakenham East Precinct Structure Plan (Victorian Planning Authority, July 2020)	C234card
Pakenham East Native Vegetation Precinct Plan (Ecology and Heritage Partners, October 2018)	C234card
Pakenham East Infrastructure Contributions Plan (Victorian Planning Authority, July 2020)	C251card
Pakenham East Train Maintenance Depot Incorporated Document, March 2016	C210
Pakenham South Employment Infrastructure Contributions Plan (Cardinia Shire Council, May 2023)	C265card
Pakenham South Employment Precinct Structure Plan (Cardinia Shire Council, July 2021)	C265card
Pakenham Township Development Contributions Plan (Cardinia Shire Council, December 2023)	VC249
Pakenham West Comprehensive Development Plan, 1 September 2005	C82
Puffing Billy Railway Discovery Centre Incorporated Document, August 2018	C243
Plans Incorporated at Clause 43.01	
Cardinia Commercial Heritage Precincts ~~Incorporated Plan~~Permit Exemptions, December 2020	C249card
Cardinia Residential Heritage Precincts Incorporated Plan (Amended August 2019)	C242card
Maryknoll Township Heritage Precincts Incorporated Plan	C237card
Site Specific Control – Bessie Creek Road, Nar Nar Goon, October 2014	C202
Site Specific Control - Lot 1 PS301568Q No. 322 Brown Road, Officer. September 2014	C197
Site specific control - Lot 3 LP90591, 20 Split Rock Road, Beaconsfield Upper, October 2014	C203
Site Specific Control – Lot 9 LP65205, 22-30 Downey Road, Dewhurst, October 2011	C165
Site specific control – Lots 1-3 LP 41796, 100 Beaconsfield-Emerald Road, Beaconsfield, December 2008	C111
Site specific control - 16 Beaconsfield-Emerald Road, Emerald (Lot 1 PS 702042V) July 2015	C206
Site Specific Control CA 51A, 335 McGregor Road, Pakenham, February 2017	C224
Site specific control CA85, 8 Drake Court, Bunyip September 2013	C72
Site specific control under the Schedule to Clause 52.03 of the Cardinia Planning Scheme Lot B PS443268J Dixons Road, Cardinia February 2008	C105(Part 2)
Sites of Botanical and Zoological Significance Maps, Department of Natural Resources and Environment, September 1997	NPS1
Small Lot Housing Code (Victorian Planning Authority, November 2019)	C234card
Small Lot Housing Code (Victorian Planning Authority, November 2024)	GC206
Eucalyptus dalrympleana, 185 Mountain Road, Gembrook, Statement of Significance (Cardinia Shire Council, October 2022)	C270card
Sequoia sempervirens, 4 Dewhurst Road, Emerald, Statement of Significance (Cardinia Shire Council, October 2022)	C270card
Sequoia sempervirens, 44 Beaconsfield-Emerald Road, Emerald, Statement of Significance (Cardinia Shire Council, October 2022)	C270card

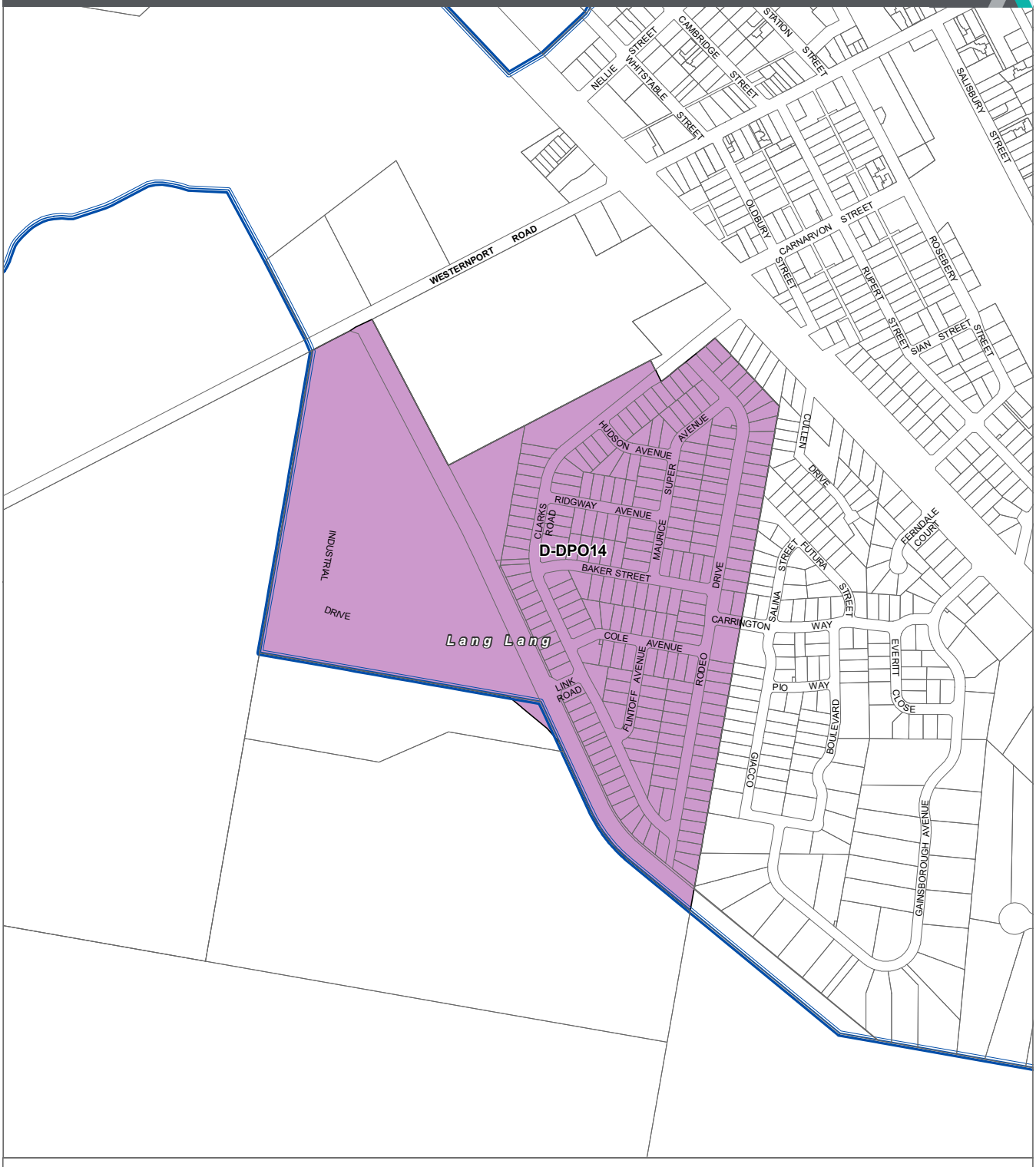
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Name of document	Introduced by:
Fagus sylvatica, 8 Benson Street, Emerald, Statement of Significance (Cardinia Shire Council, October 2022)	C270card
Quercus robur, Cochranes Park, Rossiter Road, Koo Wee Rup, Statement of Significance (Cardinia Shire Council, October 2022)	C270card
Angophora costata, 79 Emerald Monbulk Road, Emerald, Statement of Significance (Cardinia Shire Council, October 2022)	C270card
Eucalyptus sieberi, 45 Mentiplay Road, Gembrook, Statement of Significance (Cardinia Shire Council, October 2022)	C270card
Upper Beaconsfield Township Strategy (July 2009)	C124
Victorian Desalination Project Incorporated Document, June 2009	C131
Windarra, 40 Greenhills Road Pakenham, Incorporated Plan (Cardinia Shire Council, July 2021)	C265card
Windarra, 40 Greenhills Road Pakenham, Statement of Significance (Cardinia Shire Council, July 2021)	C265card

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CARDINIA PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C283card



LEGEND

- D-DPO - Area to be deleted from a Development Plan Overlay
- Local Government Area
- Urban Growth Boundary



Part of Planning Scheme Map 31DPO

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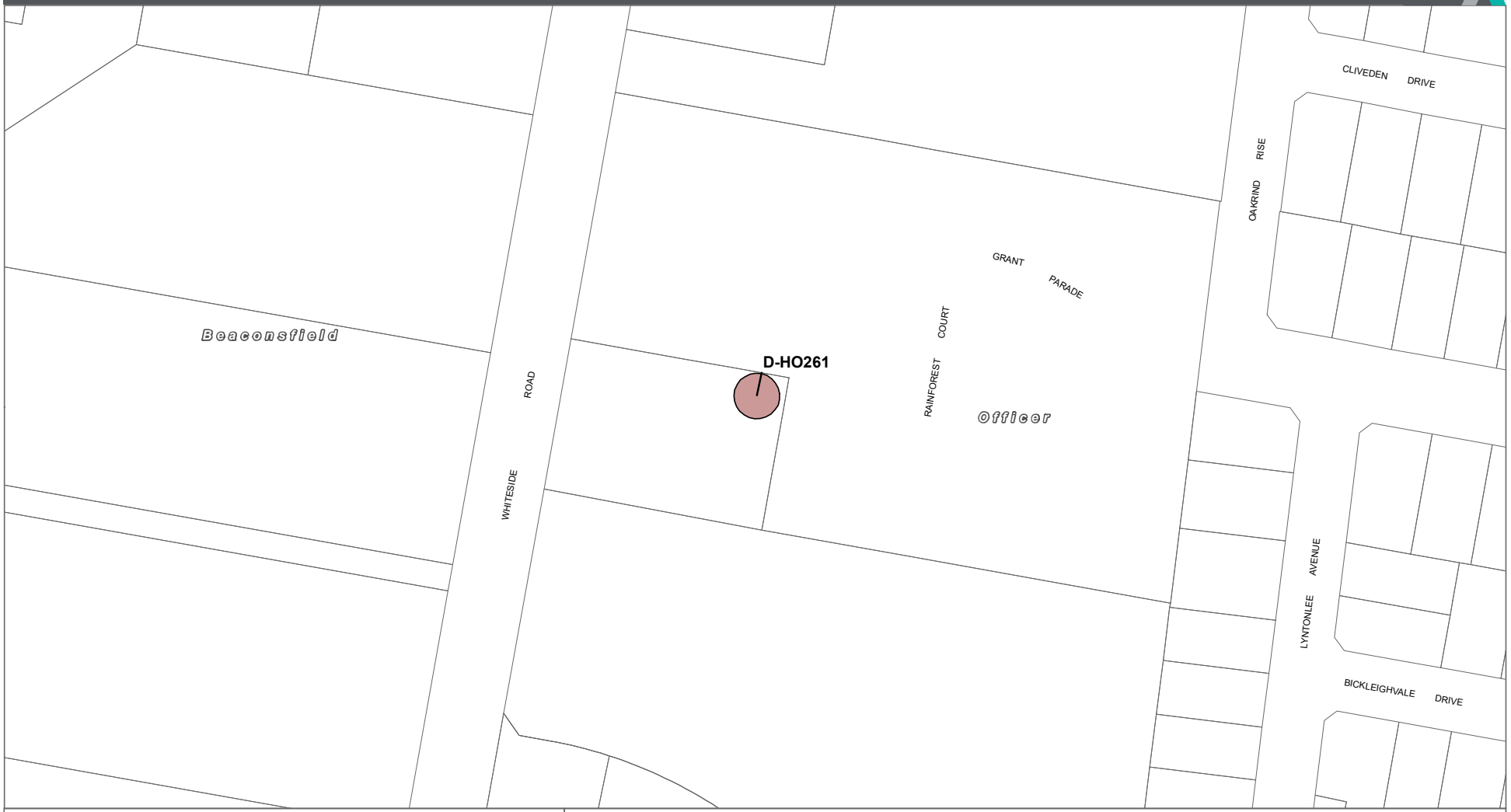
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CARDINIA PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C283card



LEGEND

D-HO - Area to be deleted from a Heritage Overlay

Local Government Area

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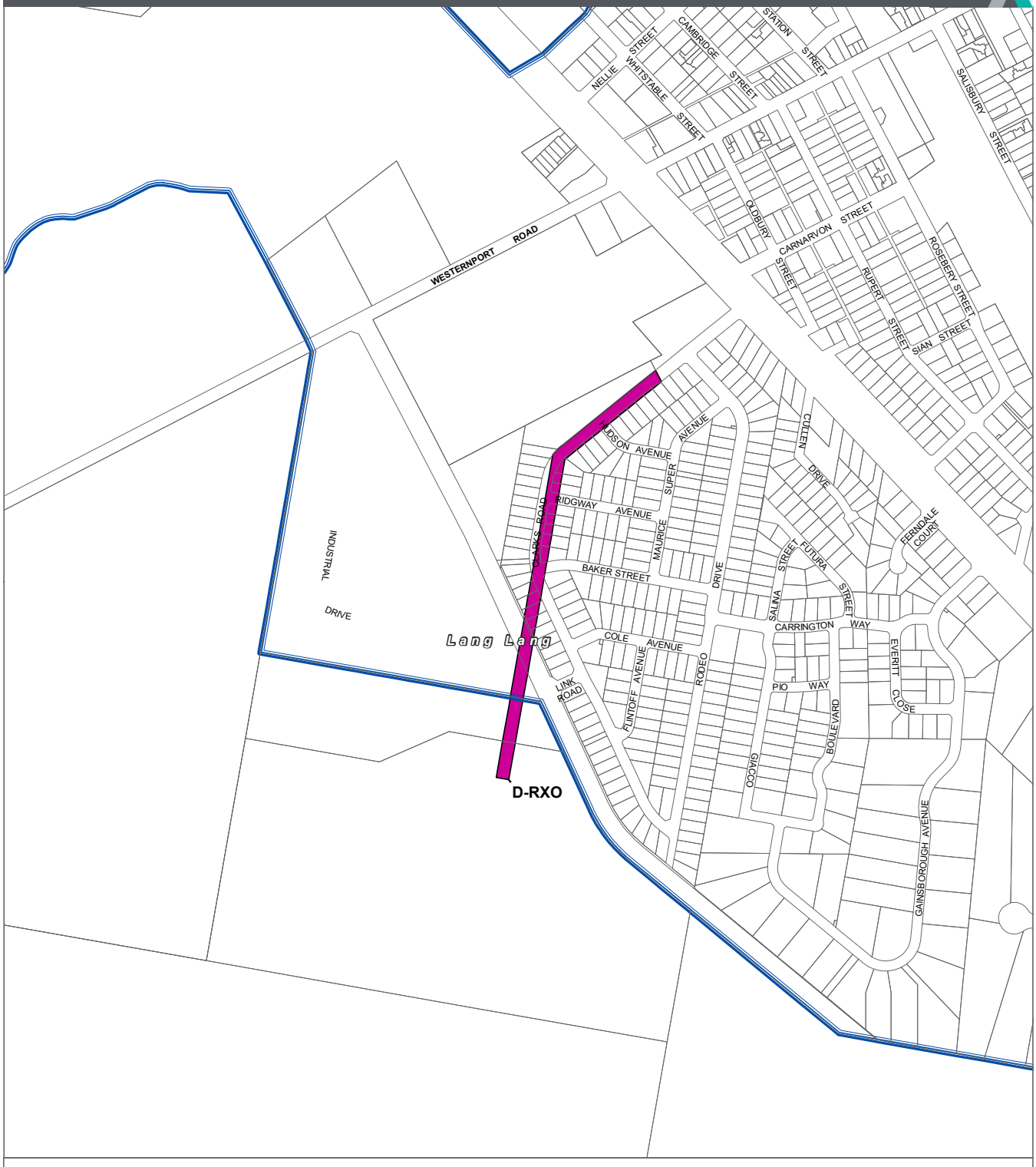
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Part of Planning Scheme Map 11HO



CARDINIA PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C283card



LEGEND

- D-RXO - Area to be deleted from a Road Closure Overlay
- Local Government Area
- Urban Growth Boundary



Part of Planning Scheme Map 31RXO

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Planning and Environment Act 1987

Cardinia Planning Scheme

Amendment C283

Instruction sheet

The planning authority for this amendment is the Minister for Planning

The Cardinia Planning Scheme is amended as follows:

Overlay Maps

1. Delete D-DPO14 from DPO Map 31 as shown in the attached DPO Map 31

2. Amend Map No 31 RXO as shown in the attached Map No 31 RXO

3. Amend Map No11 HO to delete HO261as shown in the attached HO Overlay Map 11

Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

4. In **Local Planning Policy Framework** – Amend Clause 21.05-2 Freeways, declared arterial roads, Implementation to delete the reference to “Road Zone (Category 1)” and replace with “Transport Zone 2” as shown in the form of the attached document.

5. In **Local Planning Policy Framework** – Amend Clause 21.05-3 Local Roads, Implementation to: delete the reference to “Road Zone Category 2” and replace with “Transport Zone 3” as shown in the form of the attached document.

6. In **Local Planning Policy Framework** – replace Clause 21.09 with a new Clause 21.09 as shown in the form of the attached document.

7. In **Local Planning Policy Framework** – in Clause 22.09 Signs: Amend Clause 22.09-3 Industrial and restrictive retails signs, Policy guidelines to: delete the reference to “Road Zone 1” and replace with “Transport Zone 2” as shown in the form of the attached document.

8. In **Zones** – Clause 37.01, replace Schedule 1 with a new Schedule 1 in the form of the attached document.

9. In **Zones** – Clause 37.01, replace Schedule 3 with a new Schedule 3 in the form of the attached document.

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10. In **Zones** – Clause 37.01, replace Schedule 4 with a new Schedule 4 in the form of the attached document.

11. In **Zones** – Clause 37.01, replace Schedule 6 with a new Schedule 6 in the form of the attached document.

12. In **Zones** – Clause 37.01, replace Schedule 7 with a new Schedule 7 in the form of the attached document.

13. In **Zones** – Clause 37.02, replace Schedule 1 with a new Schedule 1 in the form of the attached document.

14. In **Zones** – Clause 37.02, replace Schedule 2 with a new Schedule 2 in the form of the attached document.

15. In **Zones** – Clause 37.02, replace Schedule 3 with a new Schedule 3 in the form of the attached document.

16. In **Zones** – Clause 37.07, replace Schedule 1 with a new Schedule 1 in the form of the attached document.

17. **In Zones** – Clause 37.08 Activity Centre Zone – Schedule 1:

    - Amend text in subclause 3.0 Table of uses, Section 1 – Permit not required, condition of use for Child care centre to read:

      "Any frontage at ground floor level must not exceed 2 metres, except entry foyers which must not exceed 4 metres. Access must not be shared with a dwelling (other than a caretaker's house)".

18. In **Overlays** –Clause 43.04 delete Schedule 14 to Clause 43.04 Development Plan Overlay

19. In **Overlays** – replace Clause 43.04 – Schedule 24 with a new Clause 43.04 – Schedule 24 with in the form of the attached document.

20. In **Overlays** – Amend the Schedule to Clause 43.01 – Heritage Overlay to reference to the incorporated document at HO46, HO85, HO189 and HO195, to read:

    "Cardinia Commercial Heritage Precincts Permit Exemptions, December 2020"

21. In **Operational Provisions** – Clause 72.04, – Amend the Schedule to Clause 72.04 – Incorporated Documents to reference to the incorporated document at table row 35 to read:

    "Cardinia Commercial Heritage Precincts Permit Exemptions, December 2020"

End of document

21.05 INFRASTRUCTURE

20/11/2020 C250card

21.05-1 Infrastructure provision

20/11/2020 C250card

Overview

The provision of an adequate level of physical and social infrastructure is one of the major issues facing the Cardinia Shire over the coming decades. The timely provision of infrastructure is necessary to foster economic development, ensure the well being of the community and protect the environment.

Key issues

- Recognising the infrastructure demands of an interface Council with significant urban growth and substantial rural areas and townships.
- Providing for funding mechanisms to ensure the provision of infrastructure in developing areas.
- Coordinating infrastructure provision.

Objective

To ensure the timely provision of physical and social infrastructure in order to foster economic development, ensure the well being of the community and protect the environment.

Strategies

Funding

- Provide for the payment of infrastructure contributions and development contributions, as appropriate, to fund physical and community infrastructure associated with urban development.
- Provide for the sale of surplus Council owned land to assist in funding the provision of infrastructure.
- Work in partnership with the Federal and State Governments to identify priorities, and secure funding for capital works projects.

Provision

- Provide appropriate and timely infrastructure services including water, sewerage, drainage and roads.
- Encourage the development of both pedestrian and bicycle links throughout the municipality.
- Encourage links between different forms of public transport, activity centres and surrounding residential areas.
- Provide for the establishment of high capacity telecommunications infrastructure (eg fibre optic cables) particularly in existing and future employment lands.

Implementation

Application of zones and overlays

- Applying a Infrastructure Contributions Overlay (ICO), or Development Plan Overlay (DCPO), as appropriate, to the Urban Established Area precincts to require the provision of infrastructure as part of new developments or redevelopments.
- Including surplus Council owned land in an appropriate zone to facilitate its sale and development.

Further strategic work

- Amending Schedule 1 to the Development Contributions Plan Overlay to apply the *Pakenham Township Development Contributions Plan, September 1997 (Amended June 2017)* to the Pakenham township.

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21.05-2 Freeways, declared arterial roads

20/11/2020 C250card Proposed C283card

Overview

Freeways and Declared Arterial Roads are managed by VicRoads under the *Road Management Act 2004*. One of Council's key objectives as part of its Corporate Plan is to ensure a quality road network. Freeways and declared arterial roads perform an important function in the movement of people and freight, including tourist traffic. It is therefore critical that through land use and transport planning, Council seeks to maximise the efficiency, safety and visual outlook of these roads

Key issues

- Providing for access and associated intersection works to declared arterial roads.
- Providing for the upgrade and construction of future declared arterial roads, including Koo Wee Rup Road and the Koo Wee Rup and Lang Lang bypasses.
- Designating and managing future declared arterial roads (eg McGregor Road).
- Provide east-west connections within the southern parts of the urban growth area.
- Widening, upgrading and realigning existing roads.
- Concentrating commercial activities along arterial roads to within strategic nodes.

Objective

To provide for an efficient, safe and attractive arterial road network and to ensure effective integration of land use, transport and environmental outcomes.

Strategies

Road upgrades

- Provide for the upgrading of the interchange with the Princes Highway at Beaconsfield to provide access for Beaconsfield residents to the Princes Freeway.
- Provide for the future upgrading of the Koo Wee Rup Road to provide a high standard arterial road connection between Pakenham and South Gippsland Highway.
- Seek the construction of the Koo Wee Rup bypass as a priority.
- Provide for the timely future upgrading of interchanges with the Pakenham bypass to meet increasing traffic demands at Beaconsfield, Officer South Road, Cardinia Road and McGregor Road.
- Facilitate the development of the Lang Lang bypass.
- Provide for the extension at Thompsons Road from Cranbourne through to Koo Wee Rup Road.
- Provide for the extension of Grices Road from Berwick South to Cardinia Road to a standard capable of consideration as an arterial road.
- Encourage the upgrade of existing substandard declared arterial roads through pavement widening, rehabilitation and realignment.

Development

- Ensure the location and design of any access has regard to the efficient and safe movement of traffic along the road.
- Ensure the integrated planning of future declared arterial roads as shown in the *Casey-Cardinia Growth Area Framework Plan 2006* (or as amended).
- Avoid ribbon commercial development along arterial roads, and limit main road oriented commercial activities to strategic nodes preferably within township and urban areas.
- Ensure that access to new developments conform with Vic Roads Access Management Policy.

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Implementation

Application of zones and overlays

- Applying a ~~Road Zone (Category 1)~~Transport Zone 2 to declared freeway or arterial roads.
- Including land required for road improvements such as widening and realignments in a Public Acquisition Overlay.

21.05-3 Local roads

~~20/11/2020 ../-/----~~
~~C250card~~Proposed C283card

Overview

Council is responsible for the care and maintenance of the local road network within the municipality, which includes about 1,300 km of local roads of which approximately 900 km are unsealed. Future development in the Urban Growth Area will increase the demand for local roads infrastructure. There is also the existing need to provide adequate roads and streets in the townships and the upgrading of the existing local road network to support economic development and maintain environmental values.

Key issues

- Providing an appropriate hierarchy for local roads.
- Prioritising local road upgrades, taking into consideration strategic importance, maintenance cost, vehicle counts, safety rating, cost to seal, truck volume and bus route.
- Managing the impacts of new development on the existing local road network.
- Identifying bridges with a limited structural capacity, particularly timber bridges in the Koo Wee Rup swamp area.
- Completing the Lang Lang bypass to keep the heavy vehicles associated with the sand extraction industry out of the Town Centre.
- Designating and managing future arterial roads.

Objective 1

To provide an efficient, safe and attractive local road network and minimise potential adverse impacts from traffic on the amenity of adjoining residents

Strategies

- Progressively update local roads to a sealed standard.
- Facilitate the development of the Lang Lang Bypass.
- Ensure access to new development is not allowed from an unused or unconstructed road unless no other option is available for access to land via the existing road network.
- Ensure unused roads not reasonably required for existing or future access are closed and either retained as reserves or consolidated with adjoining land.

Objective 2

To manage the impact of the use, development and subdivision of land on the local road network.

Strategies

- Ensure that consideration of an application for the use, development or subdivision of land takes into account the classification of the road under the road hierarchy, the existing design, service and alignment of the road, and the likely effects it may have on future services and condition of the road.

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- Ensure that development that will significantly increase the amount of traffic or heavy vehicles using the local road network be located where access is available from a declared arterial road, local arterial road or collector road.
- Ensure that the subdivision of land to create residential or rural residential lots not be allowed unless access to lots is via a sealed road.

Implementation

Application of zones and overlays

- Applying the ~~Road Zone Category 2~~Transport Zone 3 to local arterial roads.
- Including land required for road improvements such as widening and realignments in a Public Acquisition Overlay.
- Progressively applying the infrastructure Contributions Overlay (ICO), as appropriate, to the Urban Growth Area precincts as new Infrastructure Contributions Plans are developed.

Reference documents

Pakenham Township Development Contributions Plan, September 1997 (Amended June 2017)

Cardinia Shire Council Road Safety Strategy 2016-2025

Cardinia Local Road Strategy, 2004

Cardinia Shire Council Road Management Plan, 2004

Development of a Road Classification, Geometric Design and Maintenance Standards for Sealed and Unsealed Roads in Cardinia Shire ARRB Transport Research Ltd, 2002

21.05-4 Public transport

20/11/2020
C250card

Overview

The sparse nature of settlement in the municipality affects the viability of providing public transport to all residents, and there is a need to look at innovative and cost effective means to maximise public transport services in the Cardinia Shire. The limited public transport services that are currently available is an issue of concern raised consistently by the community.

Development in the growth area should be undertaken in a manner which encourages the provision and use of public transport services.

Key issues

- Providing for new railway stations and upgrades of existing railway stations.
- Establishing an appropriate bus network within the entire municipality.
- Recognising the need for a more accessible and comprehensively managed community transport system that links to the Principal Public Transport Network within the growth area.

Objective

To maximise the opportunity for public transport services to be provided in a coordinated manner to meet the needs of existing and future residents.

Strategies

Design and integration

- Provide for development in the urban growth area which encourages the effective and efficient provision of public transport services.
- Develop a best practice design that provides for development of the local road network with a coordinated approach to public and sustainable transport.

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- Ensure streets are designed to accommodate bus routes for public transport and community transport vehicles, particularly in terms of road width and associated infrastructure.
- Facilitate better integration and coordination between public and community transport services.
- Encourage improved services and integration between bus and rail services within the municipality.

Railway stations

- Support the upgrading of both the Pakenham and Officer railway stations as a key element of these major activity centres.

Bus routes

- Facilitate north-south bus route links from rural townships to Pakenham.

Implementation

Application of zones and overlays

- Applying the Public Acquisition Overlay to any land required for future public transport and associated use.

Further strategic work

- Including adequate provisions for public and community transport services and facilities when developing planning provisions and policy.

21.05-5 Pedestrian and bicycle network

20/11/2020
C250card

Overview

Providing infrastructure to facilitate alternative transport options such as walking and cycling is important in developing environmentally, socially and economically sustainable communities. Walking and cycling are important recreational pursuits, and are also becoming increasingly popular ways of travelling to places of work, education and retail activity. Pedestrian and cycling paths are important in order to create communities that support active lifestyles.

Key issues

- Connecting pedestrian and bicycle networks with key destinations to promote alternative transport options.
- Providing pedestrian and bicycle trails for recreational and sporting activities.
- Providing for the safety of pedestrian and cyclists when using paths.
- Recognising the Great Southern Rail Trail as a significant regional project across the four municipalities of Bass Coast Shire, Cardinia Shire, City of Casey, and South Gippsland Shire.

Objective

To develop well-located, safe and interconnected pedestrian and bicycle networks within the municipality.

Strategies

Connectivity

- Provide for safe and efficient pedestrian and bicycle movements to connect railway stations, bus stops, activity centres and major community facilities within the Urban Growth Area and in rural townships.
- Ensure connectivity between new and existing development including pedestrian and bicycle paths.

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- Provide a continuous and safe off-road shared path along the Princes Highway between Beaconsfield and Pakenham.
- Provide a walking and cycling network that is inclusive of people with mobility difficulties.
- Support and provide for the establishment of the Great Southern Rail Trail.
- Provide for a link to the Great Southern Rail Trail from the Pakenham Railway line.

Design and safety

- Ensure that new development does not compromise existing and future pedestrian and bicycle networks.
- Facilitate appropriate crossing points at areas with high traffic.
- Ensure that the access and design of off street parking addresses pedestrian and bicycle movement.
- Encourage passive surveillance over pedestrian and bicycle paths through appropriate siting and design.
- Provide DDA compliant paths, ramps and rest areas on appropriate trails.

Implementation

The strategies in relation to pedestrian and bicycle networks will be implemented through the planning scheme by:

- Use of policy and exercise of discretion

When deciding on applications for new subdivision and other development, consider, as appropriate:

- *Pedestrian and Bicycle Strategy, August 2017.*
- *Pedestrian and Bicycle Strategy Actions Report, 2003.*
- *Healthy by Design, January 2017*, checklist (Cardinia Shire).

Reference documents

Cardinia Shire Pedestrian and Bicycle Strategy Actions Report, 2003.

Cardinia Shire Pedestrian and Bicycle Strategy, August 2017

Healthy by Design, January 2017 (Cardinia Shire)

Safer Design Guidelines for Victoria, 2005

21.05-6 Community services and facilities

20/11/2020
C250card

Overview

The population in the Cardinia Shire is primarily focused on the activity centres and townships, with a growing emphasis on the urban growth corridor. It is important that all residents in the Cardinia Shire have a reasonable level of access to a range of services and facilities, and that these services and facilities are provided in response to community needs. The provision of local recreational and community facilities also assists in bringing people together, and developing a cohesive community.

Key issues

- Acknowledging the diversity of age groups within the Cardinia Shire and the importance of providing services to meet the needs of particular age groups such as children, youth and the aged.

- Recognising that providing accommodation for aged people in townships is important particularly where the unavailability of such accommodation would lead to people being forced to leave a community with which they have a strong association.
- Providing adequate community services and facilities in rural townships.
- Improving access to tertiary education facilities by public transport services to the city and more locally to facilities such as Federation University and Chisholm TAFE at Berwick.
- Establishing higher education facilities in the growth corridor

Objective

To provide residents with a reasonable level of access to a range of community services and facilities and to ensure that these services and facilities are provided in response to community needs.

Strategies

Infrastructure

- Encourage the integration of public transport linkages to improve access to higher education facilities outside of the municipality.

Location

- Establish community facilities in the most accessible location for local residents having regard to their service catchment.
- Co-locate community and recreational facilities and encourage joint management of these facilities.
- Facilitate the establishment of commercial activities (eg: medical practitioners) community based organisations (eg: churches) and early years services (ie childcare) which serve the needs of the community in activity centres and in residential areas where they can be provided in a manner which minimises any impacts on the amenity of the area.
- Provide for accessible community hubs in new residential developments comprising, where appropriate, a primary school, community centre, open space and local commercial facilities (convenience shop, medical centre, etc).
- Provide the opportunity in townships for the development of accommodation for aged people including retirement villages, special accommodation houses and nursing homes.
- Support the establishment of a higher education facility within Pakenham.

Implementation

Application of zones and overlays

- Applying the Public Use Zone to existing and proposed publicly owned community facility sites to facilitate their development.

Reference documents

Planning for Community Infrastructure in Growth Areas, April 2008

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22.09 SIGNS

22/10/2021
C264card

Objective

To facilitate signs that allow for the reasonable identification and marketing of businesses in Cardinia while enhancing the character of a building, site and area.

22.09-1 General

22/10/2021
C264card

Strategies

Enable signs that identify the business and service provided on the site and avoid signs that promote other businesses or details of product/s sold.

Maximise the effectiveness of signs and sensitively respond to the character of the building, site and area by minimising and consolidating signage to avoid visual clutter.

Ensure that signs are not located on the road or rail reserve.

Design signs to integrate with heritage buildings or objects to ensure the building's and architectural features and detailing are not obscured.

Design signs to complement the architectural design, form and scale of the host building or land and avoid signs that:

- Obscure a building's architectural form, features or glazed surfaces
- Protrude above rooflines or parapets, or beyond the edges of fascia or walls of the host building.

Use materials and lighting to achieve energy efficiency.

Conceal electrical services to a sign.

Design and locate signs in a manner that accounts for the long-term maintenance needs and the ease of changing messages.

Provide adequate space for all occupancies to display signage where a building or site is occupied by more than one business.

Ensure signs do not compromise the structural integrity and safety of the host building/structure.

Design signs to be clearly legible in order to support safe pedestrian, cyclist and road movements, using:

- Concise content.
- Materials and colours that have sufficient contrast between the text and background.
- Letters/symbols that are readable both during the day as well as the night.
- Measures to eliminate glare.

Ensure signs do not impair the effectiveness of surrounding security and emergency signs.

Ensure signs do not affect road or rail safety through glare and reflection or the obscuring of sightlines.

Discourage internally illuminated, floodlit, animated, electronic and reflective signs on sites or in locations where they will impact upon residential amenity.

Design signs to be compatible with and complement the character of existing signs in the streetscape and surrounding area.

Design signs to enhance major entrances and gateways to the municipality.

Encourage innovative signs that enrich the pedestrian visual experience.

Protect areas of environmental and natural significance by limiting signage within, adjoining or facing these areas.

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Policy guidelines

Consider as relevant:

Locating signs at a safe clearance above the footpath (a minimum of 2700mm from ground level) and are set back at least 750mm from the kerb line if the signs are located on street fronting development and protrude from the property boundary.

Providing for direction signs that are:

- Limited to one per road entry point.
- Less than 0.3 square metres in size.

22.09-2 Commercial (shop and office) signs

22/10/2021
C264card

Strategies

Signs located in commercial (shop and office) areas should stimulate interest in the business or service provided on the site and enhance the vitality and visual amenity of the commercial area.

Design signs on freestanding land used for commercial purposes, including service station, retail premises, freeway service centre, office (medical centre) and veterinary centre land uses to be incorporated into the building form and contribute to good urban design outcomes.

Avoid views from windows being obscured to maintain passive surveillance of pedestrian activity areas, car parking areas and streets.

Policy Guidelines

Consider as relevant:

- Limiting signs painted in corporate colours on the exterior of a building with a direct frontage to a road or car parking area to the front façade.

Commercial (shop and office) areas

- Avoiding above verandah signs, sky signs, high wall signs and bunting signs.
- Limiting signs to no more than 50% of the wall area above a verandah, or if no verandah 30% of the total front facade wall.
- Limiting signs to no more than 75% of an awning fascia.

Freestanding 'Pad' sites

- Limiting business identification signs to signs that are:
  - Consistent in size and form, where there is more than one sign.
  - Located on the awning fascia, verandah fascia or parapet.
- Providing for pole and free-standing panel signs that are:
  - Limited to one sign per road frontage.
  - Less than seven (7) metres in height.
  - Incorporated into the landscaping treatment.

22.09-3 Industrial and restricted retail signs

22/10/2021 -/-/----
C264card Proposed C283card

Strategy

Ensure signs in industrial and restricted retail areas do not appear as a dominant feature of a building or its surroundings.

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Policy guidelines

Consider as relevant:

- Limiting business identification signage on buildings to signs that:
  - Are located on walls, awning fascias, verandahs fascias or parapets.
  - Are located at the front and sides of buildings.
  - Are consistent in size and form, where there is more than one sign.
  - Front a ~~Road Zone 1~~Transport Zone 2 for freestanding premises in industrial areas.
  - Are no greater than 30% of the combined (street facing) or 50% of a wall or parapet above an awning or verandah.
- Comprise a maximum signage area of 10 square metres or a maximum area of 20 square metres where the frontage is greater than 40 metres wide and is set back by 10 metres or more from a road.
- Avoiding sign types that have an adverse effect on the visual amenity of the area including above verandah/awning (or roof), sky, bunting, animated, electronic and reflective signs.
- Providing for no more than one pole sign or freestanding panel sign of no greater than 7 metres in height for:
  - An industrial area where multiple tenants exist on a site.
  - An industrial building or restricted retail premises (or complex) that is freestanding.
  - A grouping of restricted retail premises (such as in a homemaker centre).
- Incorporating pole or freestanding panel signs into a landscaped area.

22.09-4 Residential areas

22/10/2021
C264card

Strategy

Ensure signs in residential areas are compatible with the surrounding residential area.

Policy guidelines

Consider as relevant:

- Limiting signs to one business identification sign with an area of less than three square metres.
- Limiting free standing signage to be:
  - Located at the front of the building.
  - Located on the street with the greatest amount of traffic (if the site has more than one street frontage).
  - No higher than two metres above footpath level.
  - Incorporated into the landscape treatment.

22.09-5 Display home village and new estate promotion signs

22/10/2021
C264card

Strategies

Limit the display period of a sign for a display home village, land sales office, subdivision promotion or new estate promotion to the time the land:

- Is being used as a display home (as relevant).
- Sales have ceased or when the planning permit expires (whichever comes first).

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Avoid promotional sings that:

- Do not relate to product, goods or services offered for sale on the land
- Are internally illuminated, floodlit, animated, electronic, or reflective and that have flags, streamers or other appurtenances

Avoid trailer signs or any form of moveable signage on the land being subdivided or any other land including road reserves.

Policy guidelines

Consider as relevant:

- Limiting subdivision and new estate promotion signs to:
  - A maximum of one per road frontage or no more than 4 in total where a minimum separation distance of 150 metres between each promotion sign can be achieved.
  - Signs with a minimum setback of 10 metres from the title boundary where the sign is located adjacent to a declared Freeway and/or Highway.
  - A maximum advertising area of 10 square metres.
  - A minimum setback of 500 metres from an on-off ramp on Freeways.
- Ensuring the removal of signs and reinstatement of the subject site prior to the issue of Statement of Compliance for the final stage of subdivision to the satisfaction of the Responsible Authority for promotional signs relating to subdivision.

22.09-6 **Rural and green wedge signs**

22/10/2021
C264card

Strategies

Ensure signs in rural areas and green wedge areas:

- Are of a low scale to respect the rural character of the surrounding area.
- Are incorporated into the landscape treatment along the boundary of the property.
- Provide colours that are compatible with the surrounding landscape character.

Policy guidelines

Consider as relevant:

- Limiting signs in rural areas and green wedge areas to one business identification sign per site that identifies the business of service provided (but not a product).
- Not be internally illuminated, floodlit, animated, electronic and reflective.
- Discouraging internally illuminated, floodlit, animated, electronic, and reflective signs. Where signage is free standing, directing signage to be located at the front of the property and at a height of no more than 2 metres above ground level.

Policy documents

Consider as relevant:

Advertising Signage Design Guidelines (Cardinia Shire, Adopted 2020)

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10/06/2021
C254card

SCHEDULE 1 TO CLAUSE 37.01 SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ1.**

HORTICULTURAL PRESERVATION

Purpose

To preserve land of high agricultural quality for horticulture and other farming activities.

To discourage non-agricultural and non-soil based uses establishing on soil of high agricultural value.

To protect the area from the encroachment of urban and rural residential type development.

To minimise the potential for conflict between residents and normal farming practices that are related to the conduct of agricultural activities.

To encourage sustainable farming activities based on whole farm and catchment planning principles on an individual and community basis.

1.0 Table of uses

~~01/12/2023 C217~~Proposed C283card

Section 1 - Permit not required

Use	Condition
Automated collection point	Must meet the requirements of Clause 52.13-3 and 52.13-5. The gross floor area of all buildings must not exceed 50 square metres.
Bed and breakfast	No more than 6 persons may be accommodated away from their normal place of residence. At least 1 car parking space must be provided for each 2 persons able to be accommodated away from their normal place of residence.
Crop raising (other than Timber production)	
~~Extensive animal husbandry~~Grazing animal production	
Home based business	
Informal outdoor recreation	
Mineral exploration	
Mining	Must meet the requirements of Clause 52.08-2.
Search for stone	Must not be costeaning or bulk sampling.
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01

Section 2 - Permit required

Use	Condition
Agriculture (other than Animal husbandry and Crop raising)	

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Use	Condition
Animal husbandry (other than ~~Animal~~Domestic animal boarding, Apiculture, ~~Extensive animal husbandry, and Intensive animal husbandry~~Grazing animal production, Intensive animal production, Pig farm, Poultry farm and Poultry hatchery)	The gross floor area of all buildings associated with the use must not exceed 500 square metres.
Caretaker's house	Must be the only caretaker's house on the lot. Must meet the requirements of Clause 2 of this schedule.
Dependent person's unit	Must be the only dependent person's unit on the lot. Must meet the requirements of Clause 2 of this schedule.
Dwelling (other than Bed and breakfast and Caretaker's house)	Must be the only dwelling on the lot. The lot must be at least 10 hectares. This does not apply to lots which were created under the provisions of a planning scheme. This does not apply to the replacement of an existing dwelling if the existing dwelling is removed or altered (so it can no longer be used as a dwelling) within one month of the occupation of the replacement dwelling Must meet the requirements of Clause 2 of this schedule.
Group accommodation	
Host farm	
Mineral, stone, or soil extraction (other than Mineral exploration, Mining, and Search for stone)	
Place of assembly (other than Carnival and Circus)	
Plant nursery	
Primary produce sales	The gross floor area of all buildings associated with the use must not exceed 500 square metres.
Research centre **Restaurant**	
Rural industry (other than Abattoir and Sawmill)	The gross floor area of all buildings associated with the use must not exceed 500 square metres.
Store (other than Boat and caravan storage)	
Timber production	Must meet the requirements of Clause 53.11.

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Use	Condition
Utility installation (other than Minor utility installation and Telecommunications facility)	
Any other use not in Section 1 or 3	

Section 3 - Prohibited

Use
Abattoir
Accommodation (other than Dependent person's unit, Dwelling, Group accommodation, and Host farm)
~~Animal boarding~~
Boat and caravan storage
Cemetery
Child care centre
Cinema based entertainment facility
Crematorium
Display home
Domestic animal boarding
Freeway service centre
Funeral parlour
Hospital
Industry (other than Automated collection point and Rural industry)
Intensive animal ~~husbandry~~production
Leisure and recreation (other than Informal outdoor recreation)
Office
Pig farm
Poultry farm
Poultry hatchery
Recreational boat facility
Retail premises (other than Plant nursery, Primary produce sales, and Restaurant)
Saleyard
Sawmill
Service station
Veterinary centre
Warehouse (other than Store)

2.0 10/06/2021 C254card

Use of land

A lot may be used for one dwelling (excluding a caretaker's house and dependent person's unit) provided the following requirements are met:

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- Access must be provided via an all-weather road to the satisfaction of the responsible authority.
- The dwelling must be connected to reticulated sewerage or if not available, the waste water must be treated and retained on-site in accordance with the State Environment Protection Policy (Waters of Victoria) under the *Environment Protection Act 1970*.
- The dwelling must be connected to a reticulated potable water supply or have an alternative potable water supply with adequate storage for domestic use.
- The dwelling must be connected to a reticulated electricity supply or have an alternative energy source to the satisfaction of the responsible authority.

If the use is a caretaker's house or dependent person's unit, an agreement must be entered into under Section 173 of the Act requiring the house or unit to be removed or demolished if the use ceases.

3.0 Subdivision

10/06/2021
C254card

Each lot must be at least 25 hectares.

A permit may be granted to create smaller lots if the subdivision is the re-subdivision of existing lots provided:

- No additional lots are created.
- The potential to create new lots is not increased.
- The potential for the number of dwellings is not increased.
- The proposed lots do not compromise the purpose of the zone.

4.0 Buildings and works

04/05/2022
VC210

A permit is not required to construct a building or construct or carry out works except for any of the following:

- A building or works associated with a use in Section 2 of Clause 1 of this schedule.
- A building which is within any of the following setbacks:
  - 100 metres from a Transport Zone 2.
  - 20 metres from any other boundary.
  - 100 metres from a waterway.
- A building with a gross floor area which exceeds 200 square metres.
- A building which exceeds 7 metres in height.
- Excavation or land fill works which are in excess of 1 metre in depth or height.

5.0 Signs

10/06/2021
C254card

None specified.

6.0 Application requirements

An application to use or subdivide land, construct a building or construct or carry out works must be accompanied by a report which explains how the proposal:

- Complies with the purposes of the zone.
- Responds to the decision guidelines for the zone.

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7.0 Decision guidelines

Before deciding on an application to use or subdivide land, construct a building or construct or carry out works, the responsible authority must consider, as appropriate:

- The Land Capability Study for the Cardinia Shire (February 1997).
- Whether the land is liable to flooding and any advice received from Melbourne Water.
- Whether the use, building, works or subdivision will be detrimental to the horticultural significance of the area.
- Whether the dwelling is reasonably required for the operation of the rural activity being conducted on the land.
- Whether the use utilises the high quality soils for horticultural or agricultural pursuits.
- The impact of the use, building, works or subdivision on the character and appearance of the area.
- Whether the site is suitable for the use, building, works or subdivision and the compatibility of the proposal with adjoining and nearby farming and other land uses.

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SCHEDULE 1 TO CLAUSE 37.02 COMPREHENSIVE DEVELOPMENT ZONE

Shown on the planning scheme map as **CDZ1.**

PAKENHAM WEST COMPREHENSIVE DEVELOPMENT PLAN, 1 SEPTEMBER 2005

Land

Land bounded by the Princes Highway, Toomuc Creek, Gippsland Railway line and Cardinia Road, Pakenham.

Purpose

To designate land suitable for urban development.

To provide for the development of the land generally in accordance with the Pakenham West Comprehensive Development Plan, 1 September 2005.

To ensure that any development and use of the land is in accordance with a local structure plan prepared to the satisfaction of the responsible authority.

To provide a range of dwelling types and lot sizes to meet a diversity of housing needs.

To provide a range of commercial and community facilities to meet the needs of existing and future residents of the area.

To ensure that non-residential uses do not cause a loss of amenity to nearby residents.

To facilitate urban design which creates a strong character and identity for the area, provides for a functional built environment, and promotes community and personal safety.

To manage the quality and quantity of urban stormwater entering local waterways.

1.0 Table of uses

~~01/12/2023~~ C/-/----
~~VC217~~Proposed C283card

Section 1 - Permit not required

Use	Condition
Art and craft centre	The site must be identified for the use or be within the Neighbourhood Centre shown in the Pakenham West Comprehensive Development Plan, 1 September 2005 and the use must be identified in a local structure plan prepared to the satisfaction of the responsible authority.
Automated collection point	Must meet the requirements of Clause 52.13-3 and 52.13-5. The gross floor area of all buildings must not exceed 50 square metres.
Bed and breakfast	No more than 6 persons may be accommodated away from their normal place of residence. At least 1 car parking space must be provided for each 2 persons able to be accommodated away from their normal place of residence.
Car park	The site must be identified for the use or be within an activity centre in a local structure plan prepared to the satisfaction of the responsible authority.

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Use	Condition
Child care centre	The site must be identified for the use or be within an activity centre in a local structure plan prepared to the satisfaction of the responsible authority.
Cinema based entertainment facility	The site must be identified for the use and be within an activity centre in a local structure plan prepared to the satisfaction of the responsible authority.
Convenience shop	The site must be identified for the use or be within the Neighbourhood Centre shown in the Pakenham West Comprehensive Development Plan, 1 September 2005 and the use must be identified in a local structure plan prepared to the satisfaction of the responsible authority.
Dependent person's unit	Must be the only dependent person's unit on the lot.
Display home	The site must be identified for the use in a local structure plan prepared to the satisfaction of the responsible authority.
Dwelling (other than Bed and breakfast)	
Education centre	The site must be identified for the use or be within the Neighbourhood Centre shown in the Pakenham West Comprehensive Development Plan, 1 September 2005 and the use must be identified in a local structure plan prepared to the satisfaction of the responsible authority.
Food and drink premises	The site must be identified for the use or be within the Neighbourhood Centre shown in the Pakenham West Comprehensive Development Plan, 1 September 2005 and the use must be identified in a local structure plan prepared to the satisfaction of the responsible authority.
Funeral parlour	The site must be identified for the use or be within the Neighbourhood Centre shown in the Pakenham West Comprehensive Development Plan, 1 September 2005 and the use must be identified in a local structure plan prepared to the satisfaction of the responsible authority.
Home based business	
Indoor recreation facility	The site must be identified for the use or be within the Neighbourhood Centre shown in the Pakenham West Comprehensive Development Plan, 1 September 2005 and the use must be identified in a local structure plan prepared to the satisfaction of the responsible authority.
Informal outdoor recreation	

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Use	Condition
Medical centre	The site must be identified for the use or be within the Neighbourhood Centre shown in the Pakenham West Comprehensive Development Plan, 1 September 2005 and the use must be identified in a local structure plan prepared to the satisfaction of the responsible authority.
Mineral exploration	
Mining	Must meet the requirements of Clause 52.08-2.
Office (other than Medical centre)	The site must be identified for the use or be within the Neighbourhood Centre shown in the Pakenham West Comprehensive Development Plan, 1 September 2005 and the use must be identified in a local structure plan prepared to the satisfaction of the responsible authority.
Open sports ground	
Place of assembly (other than Amusement parlour, Carnival, Circus, Drive-in theatre, and Nightclub)	The site must be identified for the use or be within the Neighbourhood Centre shown in the Pakenham West Comprehensive Development Plan, 1 September 2005 and the use must be identified in a local structure plan prepared to the satisfaction of the responsible authority.
Postal agency	The site must be identified for the use or be within the Neighbourhood Centre shown in the Pakenham West Comprehensive Development Plan, 1 September 2005 and the use must be identified in a local structure plan prepared to the satisfaction of the responsible authority.
Railway	
Railway station	The site must be identified for the use or be within the Neighbourhood Centre shown in the Pakenham West Comprehensive Development Plan, 1 September 2005 and the use must be identified in a local structure plan prepared to the satisfaction of the responsible authority.
Search for stone	Must not be costeaning or bulk sampling.
Service industry (other than Panel beating)	The site must be identified for the use or be within an activity centre in a local structure plan prepared to the satisfaction of the responsible authority.
Service station	The site must be identified for the use or be within the Neighbourhood Centre shown in the Pakenham West Comprehensive Development Plan, 1 September 2005 and the use must be identified in a local structure plan prepared to the satisfaction of the responsible authority.

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Use	Condition
Shop (other than Adult sex product shop and Convenience shop)	The site must be identified for the use or be within the Neighbourhood Centre shown in the Pakenham West Comprehensive Development Plan, 1 September 2005 and the use must be identified in a local structure plan prepared to the satisfaction of the responsible authority.
Store	The site must be identified for the use or be within the Neighbourhood Centre shown in the Pakenham West Comprehensive Development Plan, 1 September 2005 and the use must be identified in a local structure plan prepared to the satisfaction of the responsible authority.
Tramway	
Veterinary centre	The site must be identified for the use or be within the Neighbourhood Centre shown in the Pakenham West Comprehensive Development Plan, 1 September 2005 and the use must be identified in a local structure plan prepared to the satisfaction of the responsible authority.
Any use listed in clause 62.01	Must meet the requirements of Clause 62.01

Section 2 - Permit required

Use	Condition
Accommodation (other than Corrective institution, Dependent person's unit, and Dwelling)	
Agriculture (other than ~~Animal keeping~~Apiculture, Animal training, ~~Apiculture, Horse stables, and Intensive animal husbandry~~Domestic animal husbandry, Horse riding school, Horse stables, Intensive animal production, Pig farm, Poultry farm, Poultry hatchery, Racing dog training)	
Amusement parlour	The site must be identified for the use or be within the Neighbourhood Centre shown in the Pakenham West Comprehensive Development Plan, 1 September 2005 and the use must be identified in a local structure plan prepared to the satisfaction of the responsible authority.
~~**Animal keeping**~~ **Domestic animal husbandry (other than ~~Animal~~Domestic animal boarding)**	Must be no more than four animals.
Leisure and recreation (other than Indoor recreation facility, Informal outdoor recreation, Motor racing track, and Open sports ground)	

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Use	Condition
Mineral, stone, or soil extraction (other than Extractive industry, Mineral exploration, Mining, and Search for stone)	
Nightclub	The site must be identified for the use or be within the Neighbourhood Centre shown in the Pakenham West Comprehensive Development Plan, 1 September 2005 and the use must be identified in a local structure plan prepared to the satisfaction of the responsible authority.
Office (other than Medical centre) - if the Section 1 condition is not met	The site must be identified for the use or be within the Neighbourhood Centre shown in the Pakenham West Comprehensive Development Plan, 1 September 2005 and the use must be identified in a local structure plan prepared to the satisfaction of the responsible authority.
Racing dog husbandry (other than Racing dog training)	
Retail premises (other than Food and drink premises, Motor vehicle, boat, or caravan sales, Postal agency, and Shop)	The site must be identified for the use or be within the Neighbourhood Centre shown in the Pakenham West Comprehensive Development Plan, 1 September 2005 and the use must be identified in a local structure plan prepared to the satisfaction of the responsible authority.
Shop (other than Adult sex product shop and Convenience shop) - if the Section 1 condition is not met)	The site must be identified for the use or be within the Neighbourhood Centre shown in the Pakenham West Comprehensive Development Plan, 1 September 2005 and the use must be identified in a local structure plan prepared to the satisfaction of the responsible authority.
Store - if the Section 1 condition is not met	Must be in a building, not a dwelling, and used to store equipment, goods, or motor vehicles used in conjunction with the occupation of a resident of a dwelling on the lot.
Transport terminal (other than Railway station and Road freight terminal)	The site must be identified for the use or be within the Neighbourhood Centre shown in the Pakenham West Comprehensive Development Plan, 1 September 2005 and the use must be identified in a local structure plan prepared to the satisfaction of the responsible authority.
Utility installation (other than Minor utility installation and Telecommunications facility)	
Any other use not in Section 1 or 3	

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Section 3 - Prohibited

Use
Adult sex product shop
Animal ~~boarding~~training
~~Animal training~~
Corrective institution
Domestic animal boarding
Drive-in theatre
Extractive industry
Horse ~~stables~~riding school
Horse stables
Industry (other than Automated collection point and Service industry)
Intensive animal ~~husbandry~~production
Motor racing track
Motor vehicle, boat, or caravan sales
Panel beating
Pig farm
Poultry farm
Poultry hatchery
Racing dog training
Road freight terminal
Service industry (other than Panel beating) - if the Section 1 condition is not met
Saleyard
Warehouse (other than Store)

2.0 Local structure plan

No subdivision, building or works may take place before the land to be developed is included in a local structure plan prepared to the satisfaction of the responsible authority. The local structure plan must be generally consistent with the Pakenham West Comprehensive Development Plan, (1 September 2005).

With the agreement of the responsible authority, the local structure plan may be prepared in stages and may comprise one or more separate plans or other documents. The local structure plan must show, as considered appropriate by the responsible authority:

- The proposed use and development of each part of the land.
- The staging of development.
- The relationship of the land to existing or proposed land uses on adjoining land.
- Population targets.
- A range of housing types and lot sizes, including areas proposed for medium-density housing.
- Proposed open space and recreation facilities, including pedestrian and bicycle paths.

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- Proposed retarding basins, lakes and watercourses, and the means by which these will be managed and water quality maintained.
- Proposed commercial and community facilities.
- The proposed layout of major roads and streets, including major traffic control infrastructure.
- Proposed public transport facilities, including the location of the proposed railway station which must allow for appropriate access provision from the land and adjoining land to the south.
- Physical and community infrastructure, including arrangements for their provision and funding. This must include a trunk sewer to service the land and other proposed residential zoned land in the vicinity.
- An overall landscape concept.
- Urban design principles for energy efficiency, community safety and environmental sustainability.

The local structure plan must be referred to the Roads Corporation for comment and may be amended to the satisfaction of the responsible authority.

The use and subdivision of land, construction of buildings and construction and carrying out of works must be consistent with the local structure plan.

3.0 Use of land

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A use must not detrimentally affect the amenity of the neighbourhood, including through the:

- Transport of materials, goods or commodities to or from the land.
- Appearance of any building, works or materials.
- Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.

4.0 Subdivision

10/06/2021 C254card

4.1 Permit requirement

The subdivision of land must satisfy the servicing requirements of relevant referral authorities.

4.2 Exemption from notice and review

An application to subdivide land is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

5.0 Buildings and works

10/06/2021 C254card

5.1 Permit requirement

A permit is not required to construct or extend one dwelling on a lot of at least 300 square meters.

5.2 Application requirements

An application to construct a building or construct or carry out works must be accompanied by the following information, as appropriate:

- A plan drawn to scale which shows:

- The boundaries and dimensions of the site.
- Adjoining roads.
- The location, height and purpose of buildings and works on adjoining land.
- Relevant ground levels.
- The layout of existing and proposed buildings and works.
- All driveways, car parks, pedestrian paths and loading areas.
- Proposed landscape areas.
- All external storage and waste treatment areas.
- Areas not required for immediate use.

- Elevation drawings to scale showing the colour and materials of all buildings and works.
- Construction details of all drainage works, driveways, and vehicle parking and loading areas.
- A landscape layout which includes a description of vegetation to be planted, the surfaces to be constructed, site works specifications, and the method of preparing, draining, watering and maintaining the landscape area.

Medium-density housing and residential buildings

An application for any of the following must be accompanied by a neighbourhood and site description and a design response as described in Clause 54.01 or Clause 55.01 (as appropriate):

- To construct or extend one dwelling on a lot of less than 300 square metres.
- To construct a dwelling if there is at least one dwelling on the lot.
- To construct two or more dwellings on a lot.
- To extend a dwelling if there are two or more dwellings on the lot.
- To construct or extend a residential building.

Satisfactory neighbourhood and site description

The responsible authority must inform the applicant in writing before notice of an application is given or, if notice of the application is not required to be given, before deciding the application that the neighbourhood and site description meets the requirements of Clause 54.01-1 or Clause 55.01-1 (as appropriate) and is satisfactory or does not meet the requirements of Clause 54.01-1 or Clause 55.01-1 (as appropriate) and is not satisfactory.

If the responsible authority decides that the neighbourhood and site description is not satisfactory, it may require more information from the applicant under Section 54 of the Act.

The responsible authority must not require notice of an application to be given or decide an application until it is satisfied that the neighbourhood and site description meets the requirements of Clause 54.01-1 or Clause 55.01-1 (as appropriate) and is satisfactory.

The above requirements do not apply if the responsible authority refuses an application under Section 52(1A) of the Act.

5.3 Exemption from notice and review

An application to construct a building or construct or carry out works for a use on a site identified for that purpose or within an activity centre in a local structure plan prepared to the satisfaction of the responsible authority is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

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6.0 **Signs**
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Land within the Neighbourhood Centre shown in the Pakenham West Comprehensive Development Plan, 1 September 2005 is in Category 1.

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SCHEDULE 1 TO CLAUSE 37.07 URBAN GROWTH ZONE

Shown on the planning scheme map as **UGZ1**.

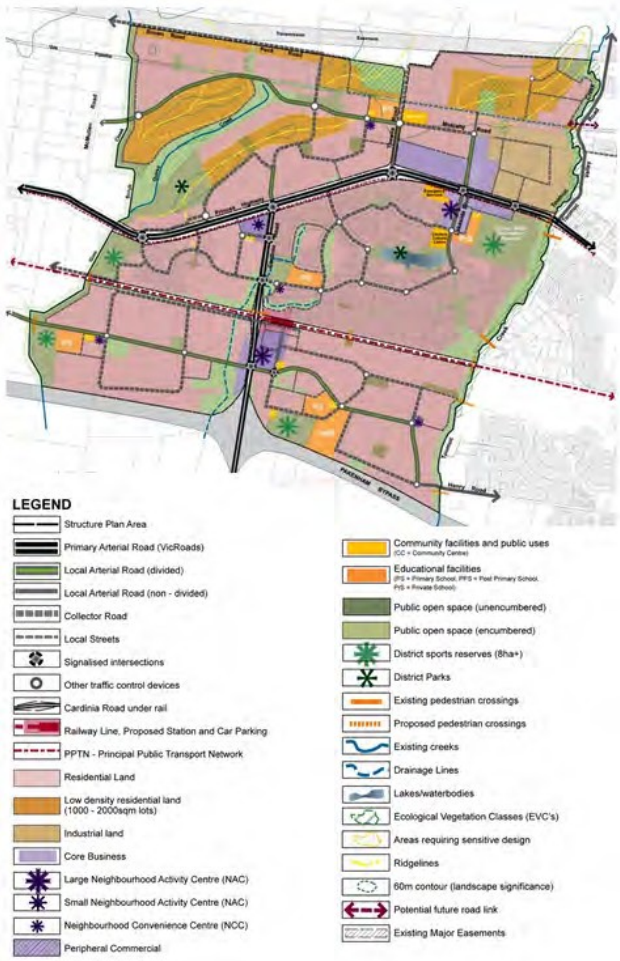
CARDINIA ROAD PRECINCT STRUCTURE PLAN (SEPTEMBER 2008)

1.0 The Plan

10/06/2021
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Plan 1 shows the future urban structure proposed in the Cardinia Road Precinct Structure Plan (September 2008).

Plan 1 to Schedule 1 to Clause 37.07



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2.0 Use and development

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2.1 The Land

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The provisions specified in this schedule apply to all land zoned UGZ and shown in Plan 1.

Note: Some land shown in Plan 1 is not zoned UGZ and the provisions of this schedule do not apply.

2.2 Applied zone provisions

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C254card

None specified.

2.3 Specific provisions – Use of land

01/12/2023 -/-/----
GC230Proposed C283card

Section 1 - Permit not required

Use	Condition
Bed and breakfast	No more than 6 persons may be accommodated away from their normal place of residence. At least 1 car parking space must be provided for each 2 persons able to be accommodated away from their normal place of residence.
Dependent person's unit	Must be the only dependent person's unit on the lot.
Dwelling (other than Bed and breakfast)	
Food and drink premises (other than Hotel and Tavern)	The site must generally form part of a core business or peripheral commercial area as shown in the *Cardinia Road Precinct Structure Plan* (September 2008).
Home based business	
Informal outdoor recreation	
Medical centre	The site must generally form part of a core business or peripheral commercial area as shown in the *Cardinia Road Precinct Structure Plan* (September 2008).
Mineral exploration	
Mining	Must meet the requirements of Clause 52.08-2.
Office (other than Medical centre)	The site must be within a core business or peripheral commercial area as shown in the *Cardinia Road Precinct Structure Plan (*September 2008), or the office must be a temporary land sales office for land being sold as part of the subdivision of land.
Open sports ground	
Postal agency	The site must generally form part of a core business or peripheral commercial area as shown in the *Cardinia Road Precinct Structure Plan* (September 2008).

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Use	Condition
Railway **Railway Station**	
Search for stone	Must not be costeaning or bulk sampling.
Shop	The site must generally form part of a core business area as shown in the *Cardinia Road Precinct Structure Plan* (September 2008). The combined leasable floor area must not exceed the amount specified for the activity centre in the *Cardinia Road Precinct Structure Plan* (September 2008).
Tramway	
Veterinary centre	The site must generally form part of a core business or peripheral commercial area as shown in the *Cardinia Road Precinct Structure Plan* (September 2008).
Any use listed in Clause 62.01	Must meet requirements of Clause 62.01.

Section 2 - Permit required

Use	Condition
Accommodation (other than Corrective institution, Dependent person's unit, and Dwelling	
Agriculture (other than ~~Animal keeping~~Apiculture, Animal training, ~~Apiculture and Intensive animal husbandry~~Domestic animal husbandry, Horse riding school, Horse stables, Intensive animal production, Pig farm, Poultry farm, Poultry hatchery and Racing dog training)	
Amusement parlour	The site must generally form part of a core business or peripheral commercial area as shown in the *Cardinia Road Precinct Structure Plan* (September 2008).
~~Animal keeping~~Domestic animal husbandry (other than ~~Animal~~ Domestic animal boarding)	~~Must be no more than four animals.~~
Art and craft centre **Child care centre**	
Cinema based entertainment facility	The site must generally form part of a core business area as shown in the *Cardinia Road Precinct Structure Plan* (September 2008).
Convenience shop **Display Home**	

Commented [AD1]: Council to clarify whether 'Racing dog husbandry' should be included from list of excluded 'Agriculture' uses).

Commented [PM2R1]: yes

Commented [MM3R1]: Please amend before lodgement of the amendment

Commented [PM4R1]: We agree to add an extra row with 'Racing dog husbandry (other than Racing dog training) and the relevant condition in order for this change to be suitable for a 20A amendment.

Commented [AD5]: Council to clarify why the condition 'Must be no more than four animals' is proposed for deletion, as this appears to result in changes to the provision.

Furthermore, whether 'Racing dog husbandry (other than Racing dog training) should be included in Section 2 Table of uses, given 'Animal keeping' was split into 'Domestic animal husbandry' and 'Racing dog husbandry' ('Domestic animal husbandry' has been accounted for).

Commented [PM6R5]: yes

Commented [MM7R5]: If condition related to number of animals is deleted, this change will not be suitable for a 20A amendment.

Commented [MM8R5]: You will need to add an extra row with 'Racing dog husbandry (other than Racing dog training) and the relevant condition in order for this change to be suitable for a 20A amendment.

Commented [PM9R5]: We agree to add an extra row with 'Racing dog husbandry (other than Racing dog training) and the relevant condition in order for this change to be suitable for a 20A amendment.

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Use	Condition
Education Centre **Funeral parlour**	
Hotel	The site must generally form part of a core business or peripheral commercial area as shown in the *Cardinia Road Precinct Structure Plan* (September 2008).
Leisure and recreation (other than Informal outdoor recreation, Motor racing track and Open sports ground) **Mineral, stone or soil extraction (other than Extractive Industry, Mineral exploration, Mining and Search for stone)**	
Motor vehicle, boat or caravan sales	The site must generally form part of a peripheral commercial area as shown in the *Cardinia Road Precinct Structure Plan* (September 2008).
Nightclub	The site must be within a core business or peripheral commercial area as shown in the *Cardinia Road Precinct Structure Plan* (September 2008).
Place of assembly (other than Amusement parlour, Carnival, Circus, Drive-in-theatre, and Nightclub)	
Place of worship	
Retail premises (other than Food and drink premises, Motor vehicle, boat or caravan sales, Postal agency, and Shop)	The site must generally form part of a core business or peripheral commercial area as shown in the *Cardinia Road Precinct Structure Plan* (September 2008).
Service industry (other than Panel beating)	The site must generally form part of a core business or peripheral commercial area as shown in the *Cardinia Road Precinct Structure Plan* (September 2008).
Service station	The site must adjoin or have access to a road in a Transport Zone 2 or a Transport Zone 3. The site must not exceed either: - 3,000 square metres, or - 3,600 square metres if it adjoins on two boundaries a road in a Transport Zone 2 or a Transport Zone 3.
Shop – if the section 1 condition is not met.	The site must generally form part of a core business or peripheral commercial area as shown in the *Cardinia Road Precinct Structure Plan* (September 2008).

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Use	Condition
Store	If in a residential area as shown in the *Cardinia Road Precinct Structure Plan* (September 2008), the store must be in a building, not a dwelling, and used to store equipment, goods, or motor vehicles used in conjunction with the occupation of a resident of a dwelling on the lot.
Tavern	The site must generally form part of a core business or peripheral commercial area as shown in the *Cardinia Road Precinct Structure Plan* (September 2008).
Transport terminal (other than Railway station and Road freight terminal)	
Utility installation (other than Minor utility installation and Telecommunications facility)	
Any other use not specified in Section 1 or 3	

Section 3 - Prohibited

Use
Adult sex product shop
~~Animal~~Domestic animal boarding
Animal training
Corrective institution
Drive-in-theatre
Extractive industry
Industry (other than Service industry)
Intensive animal ~~husbandry~~production
Horse riding school
Pig farm
Poultry farm
Poultry hatchery
Racing dog training
Motor racing track
Office (other than Medical centre) – if the Section 1 condition is not met
Panel beating
Road fright terminal
Saleyard
Warehouse (other than Store)

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Use of land

The use of land must be generally in accordance with the Cardinia Road Precinct Structure Plan (September 2008).

A use must not detrimentally affect the amenity of the neighbourhood, including through the:

- Transport of materials or goods to or from the land.
- Traffic generated by the use.
- Appearance of any buildings, works or materials.
- Emissions from the use.

Use of land for a dwelling

A dwelling must be connected to a reticulated recycled water supply system for toilet flushing and garden watering where available to the lot. Where a reticulated recycled water supply system is not available to the lot, a dwelling must be connected to a rainwater tank with a minimum capacity of 2,500 litres for toilet flushing and garden watering purposes or an alternative grey water recycling system to the satisfaction of the responsible authority.

2.4
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C254card

Specific provisions - Subdivision

An application to subdivide residential land (as shown in Plan 1 to this schedule), other than an application to subdivide land into lots each containing an existing dwelling or car parking space, must meet the requirements of Clause 56 and:

- Must meet all of the objectives included in the clauses specified in the following table.
- Should meet all of the standards included in the clauses specified in the following table.

CLASS OF SUBDIVISION	OBJECTIVES AND STANDARDS TO BE MET
60 or more lots	All except Clause 56.03-5.
16 – 59 lots	All except Clauses 56.03-1 to 56.03-3, 56.03-5, 56.06-1 and 56.06-3.
3 – 15 lots	All except Clauses 56.02-1, 56.03-1 to 56.03-4, 56.05-2, 56.06-1, 56.06-3 and 56.06-6.
2 lots	Clauses 56.03-5, 56.04-2, 56.04-3, 56.04-5, 56.06-8 to 56.09-2.

2.5
10/06/2021
C254card

Specific provisions - Buildings and works

Construction and extension of one dwelling on a lot

A permit is required to construct or extend one dwelling on a lot of less than 300 square metres.

A development must meet the requirements of Clause 54.

A permit is required to construct a fence within 3 metres of a street if the fence exceeds the maximum front fence height specified in Table A2 of Clause 54.06-2.

Decision guidelines

Before deciding on an application the responsible authority must consider the objectives, standards and decision guidelines of Clause 54.

Construction and extension of two or more dwellings on a lot, dwellings on common property or residential buildings

A permit is required to:

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- Construct a dwelling if there is at least one dwelling on the lot.
- Construct two or more dwellings on a lot.
- Extend a dwelling if there are two or more dwellings on the lot.
- Construct or extend a residential building.

A development must meet the requirements of Clause 55. This does not apply to a development of four or more storeys, excluding a basement.

A permit is not required to construct one dependant persons unit on a lot.

A permit is required to construct a fence within 3 metres of a street if the fence exceeds the maximum front fence height specified in Table A2 of Clause 55.06-2.

Buildings and works for non-residential uses

A permit is required to construct a building or construct or carry out works for a non-residential use.

This does not apply to the following in a core business or peripheral commercial area (as shown in Plan 1 to this schedule):

- The installation of an automatic teller machine.
- An alteration to an existing building façade provided:
  - The alteration does not include the installation of an external roller shutter.
  - At least 80 per cent of the building facade at ground floor level is maintained as an entry or window with clear glazing.
- An awning that projects over a road if it is authorised by the relevant public land manager.

3.0 Application requirements

10/06/2021
C254card

An application must be accompanied by the following information. If in the opinion of the responsible authority an application requirement of this clause is not relevant to the assessment of the application, it may waive or reduce the requirement.

Urban Design Framework

A permit must not be granted to use or subdivide land, or to construct a building or construct and carry out works within a core business or peripheral commercial area as shown in the Cardinia Road Precinct Structure Plan (September 2008) until an urban design framework for the activity centre has been prepared to the satisfaction of the responsible authority.

The urban design framework may be amended to the satisfaction of the responsible authority.

The responsible authority may grant a permit to subdivide land prior to the preparation of an urban design framework if it is satisfied that the subdivision will not affect the urban design outcomes for the activity centre as set out in the Cardinia Road Precinct Structure Plan (September 2008).

The urban design framework must:

- Be generally in accordance with the Cardinia Road Precinct Structure Plan (September 2008).
- Address the background document Activity Centre Design Guidelines (DSE, 2005) and Safer Design Guidelines for Victoria (DSE, 2005).
- Set out the role and function of the activity centre including the proposed use and development of each part of the activity centre.
- Show the relationship to existing and proposed development surrounding the activity centre.
- Set out building design guidelines including the interface with streets and other public spaces, heights, materials, and articulation to create a strong urban character.

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- Set out the design of streets including street design and widths, pedestrian access and areas, car parking, paving materials and street furniture.
- Set out arrangements for access to the activity centre from adjoining arterial roads.
- Set out the location of public spaces within the activity centre including a town park / square.
- Include an overall landscape concept for the activity centre.
- Set out guidelines to improvement environmental sustainability including integrated water management and energy conservation.
- Set out provisions for car parking including the location and design of car parking areas and car parking rates for proposed uses within the activity centre.
- Set out how public transport will be integrated with the activity centre.
- Set out design guidelines for the provision of signs.
- Set out arrangements for the provision of service areas for deliveries and waste disposal including access for larger vehicles and measures to minimise the impact on the amenity of the activity centre and adjoining neighbourhoods.
- Show how opportunities for housing and future commercial expansion can be incorporated into the activity centre.

Use of Land - non-residential uses

An application to use land for a non-residential use must be accompanied by the following information, as appropriate:

- The purpose of the use and the types of activities which will be carried out.
- The type and quantity of materials and goods to be stored, processed or produced.
- How land which is not required for immediate use is to be maintained.
- The likely effects, if any, on the neighbourhood, including noise levels, traffic, air-borne emissions, emissions to land or water, light spill, glare, solar access and hours of operation (including the hours of delivery and dispatch of materials and goods).

Subdivision

In addition to the requirements of Clause 56, an application for subdivision must be accompanied by the following information for all of the land in the contiguous ownership of the landowner forming part of the development:

- The proposed use and development of each part of the land.
- A table setting out the amount of land allocated for the proposed uses.
- The staging of the development.
- The relationship of the land to existing or proposed development on adjoining land including road connections, open space, pedestrian and bicycle linkages, and drainage networks.
- Population and dwelling targets.
- The proposed range of lot sizes and housing types.
- The proposed road and street network including intersection treatments, proposed bus routes and the interface treatment with arterial roads.
- Proposed open space areas including the role and purpose of the open space.
- An overall landscape concept for the development and a detailed local open space landscape design plan as specified in the Cardinia Road Precinct Structure Plan (September 2008).

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- A topographical assessment plan as specified in the Cardinia Road Precinct Structure Plan (September 2008).
- Lot and building design guidelines for any areas identified as requiring sensitive design.
- An Aboriginal cultural heritage management plan.
- A flora and fauna assessment and vegetation management and biodiversity enhancement plan as specified in the Cardinia Road Precinct Structure Plan (September 2008).
- A hydrogeological assessment of groundwater conditions on the site and the potential impacts on the proposed development including any measures required to mitigate the impacts of groundwater conditions on the development.
- A site assessment of the potential for contaminated land as a result of previous land uses.
- An acoustic assessment of the level of traffic noise from the Princes Freeway (Pakenham Bypass) and any measures required to reduce traffic noise levels to an acceptable level.

Buildings and works

An application to construct a building or construct or carry out works must be accompanied by the following information, as appropriate:

- A plan drawn to scale which shows:
  - The boundaries and dimensions of the site.
  - Adjoining roads.
  - The location, height and purpose of buildings and works on adjoining land.
  - Relevant ground levels.
  - The layout of existing and proposed buildings and works.
  - All driveway, car parking and loading areas.
  - Proposed landscape areas.
  - All external storage and waste treatment areas.
  - Areas not required for immediate use.
- Elevation drawings to scale showing the colours and materials of all buildings and works.
- Construction details of all drainage works, driveways, vehicle parking and loading areas.
- A landscape layout for the site, and where appropriate adjoining roads and public spaces, which includes the description of vegetation to be planted, the surfaces to be constructed, site works specification and method of preparing, draining, watering and maintaining the landscape area.

4.0 Conditions and requirements for permits

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None specified.

5.0 Exemption from notice and review

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None specified.

6.0 Decision guidelines

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Non-residential land uses

Before deciding on an application to use land for a non-residential purpose the responsible authority must consider, as appropriate:

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- Any approved urban design framework approved under this schedule.
- The effect that existing or designated uses on adjoining or nearby land may have on the proposed use.
- The effect that the proposed use may have on the amenity of the neighbourhood.
- The availability and provision of utility services.
- The effect of traffic to be generated by the use.
- The interim use of those parts of the land not required for the proposed use.

Subdivision or one or more dwellings on a lot

Before deciding on an application to subdivide or to construct one or more dwellings on a lot, the responsible authority must consider the objectives, standards and decision guidelines of Clause 54, 55 or 56, as relevant.

Other buildings and works

Before deciding on an application the responsible authority must consider, as appropriate:

- The movement of pedestrians and cyclists, and vehicles, including vehicles involved with deliveries, waste removal, emergency services and public transport.
- The provision of car parking.
- The interface with adjoining areas, especially the relationship with residential areas.
- The streetscape, including the design of verandahs, access from the street front, providing active frontages to pedestrian areas, the treatment of the fronts and backs of buildings and their appurtenances, illumination of buildings or the immediate spaces and the landscaping of land adjoining a road.
- The storage of rubbish and materials for recycling.
- Defining the responsibility for the maintenance of buildings, landscaping and paved areas.
- The availability of and connection to services.
- The design of buildings to provide for solar access.

If in the opinion of the responsible authority a requirement of this clause is not relevant to the assessment of the application, it may waive or reduce the requirement.

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Signs

The following sign controls apply.

LAND	SIGN REQUIREMENTS
Land shown as residential in Plan 1 to this schedule	Category 3 - except that a permit may be granted to display a sign that promotes the sale of land or dwellings. The permit must specify an expiry date of 5 years from the date the permit is issued
Land shown as core business or peripheral commercial in Plan 1 to this schedule	Category 1
Land shown as low density residential, public open space, community facilities, public uses and education facilities in Plan 1 to this schedule	Category 4

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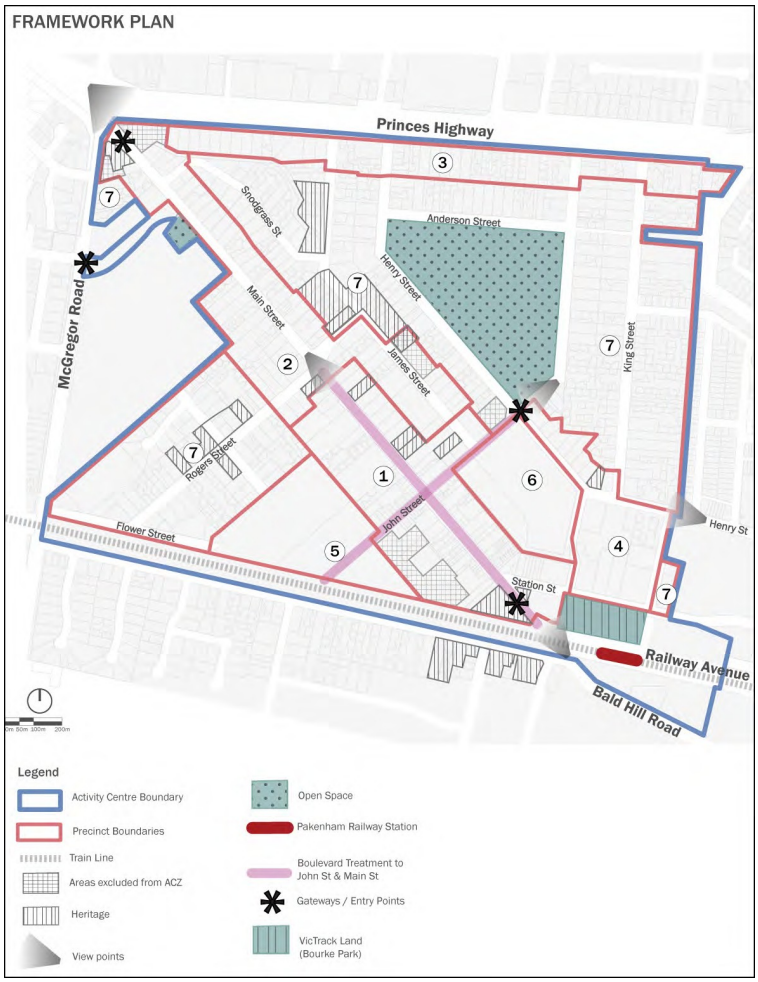
SCHEDULE 1 TO CLAUSE 37.08 ACTIVITY CENTRE ZONE

Shown on the planning scheme map as **ACZ1**.

PAKENHAM MAJOR ACTIVITY CENTRE

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Pakenham Major Activity Centre Framework Plan



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Land use and development objectives to be achieved

Activities and land use

- Support and ensure the provision of diverse well-designed housing that caters to all members of the community.

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- Reinforce the Pakenham Major Activity Centre's role as a regional hub promoting and encouraging a diverse and compatible mix of land uses that includes retail, commercial, residential as well as civic and community services.
- Provide appropriate transitions and interfaces between different land use and development including surrounding residential, heritage or significant sites.
- Protect and restore the built heritage of the activity centre through the conservation, reuse and restoration of heritage buildings.
- Encourage the co-location or centralisation of community services to support the needs of the local and regional area.
- Facilitate consolidation of land to create viable development sites for the activity centre.

Transport and movement

- Ensure safe and convenient vehicle, pedestrian and cycle networks that facilitates movement through and to the activity centre.
- Encourage active transport on streets, within car parking areas and arcades, in open space and along the creek network.
- Provide a clear, efficient and logical vehicle network and ensure access to convenient and safe car parking in the activity centre.

Public realm

- Create a safe and high-quality cohesive open space network that provides opportunities for a range of activities and users, and assists in creating a sense of place for the activity centre.
- Ensure a network of attractive, safe and accessible streets that cater for and enhance the different activities and land uses within the activity centre.
- Promote human scale and pedestrian focused streets to encourage a vibrant and lively public realm in the retail core, including evening activities.
- Create a sense of arrival to the activity centre at identified key gateway sites through the provision of high quality landscape and/or architectural treatments.

Built form and environment

- Develop a well-integrated built form and neighbourhood character which respects and responds to local context, streetscape character, landscape values, historical and significant developments.
- Ensure contemporary architecture of any new development responds to any adjoining heritage places and precincts and provides appropriate interfaces.
- Ensure all development within the activity centre provides high quality innovative design consistent with the principles of environmentally sustainable design reducing climate change impacts.
- Reinforce and enhance the 'fine grain' built form pattern established within the retail core of the activity centre.
- Provide built form elements that contribute to the pedestrian amenity of users in the retail core of the activity centre.
- Ensure ground floor facades addressing a street or any other public realm space are activated and provide passive surveillance of the public realm.
- Create an urban pattern that establishes an appropriate transition between the core retail, commercial and mixed development areas, and the residential areas within the activity centre.
- Ensure development and public realm are accessible for persons of all abilities and incorporate the principles of Crime Prevention Through Environmental Design (CPTED).

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3.0 Table of uses

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~~VC217~~ Proposed C283card

Section 1 - Permit not required

Use	Condition
Automated collection point	Must meet the requirements of Clause 52.13-3 and 52.13-5. The gross floor area of all buildings must not exceed 50 square metres.
Child care centre	Must be located in Precincts 1 or 4. Any frontage at ground floor level must not exceed 2 metres, except entry foyers which ~~much~~must not exceed 4 metres. Access must not be shared with a dwelling (other than a caretaker's house).
Cinema	Must be located in Precincts 1, 4 or 5. Any frontage must not exceed 2 metres located at ground floor level along street frontages, except for entry foyers which must not exceed 4 metres.
Convenience shop	Must be located at ground level. In Precincts 3 or 7: ▪ Must be located within 100 metres of land in precincts 1, 2, 4, 5 or 6 of the Activity Centre Zone and must adjoin, or have access to a road in a Transport Zone 2 or a Transport Zone 3. ▪ The leasable floor area for each tenancy must not exceed 100 square metres.
Dwelling	Must be located in Precincts 1, 2, 3, 4 or 7. In Precincts 1 or 4: ▪ Any frontage must not exceed 2 metres located at ground floor level along street frontages, except for entry foyers which must not exceed 4 metres.
Dependent persons unit	Must be located in Precincts 2, 3, or 7.
Domestic animal husbandry	Must be no more than 2 animals.
Education centre (other than Child care centre)	Must be located in Precinct 4.
Food and drink premises (other than Hotel and Bar)	In Precincts 3 or 7: ▪ Must be located within 100 metres of land in precincts 1, 2, 4, 5 or 6 of the Activity Centre Zone and must adjoin, or have access to a road in a Transport Zone 2 or a Transport Zone 3. ▪ The leasable floor area for each tenancy must not exceed 100 square metres.
Home based business	
Indoor recreation facility	Must be located in Precincts 1, 5 or 6. Any frontage must not exceed 2 metres located at ground floor level along street frontages, except for entry foyers which must not exceed 4 metres.

Use	Condition
Medical Centre	Must be located in Precinct 2, 3 or 4. The gross floor area of each tenancy must not exceed 250 square metres.
Office (other than Medical centre)	Must be located in Precincts 1, 2, 3, 4, 5 or 6. In Precinct 1 or 6: ▪ Any frontage must not exceed 2 metres located at ground floor level along street frontages, except for entry foyers or unless the office is a bank, real estate agency, travel agency.
Postal agency	Must be located in Precincts 1 or 4.
Residential aged care facility	Must be in Precinct 3.
Railway	
Shop (other than Adult sex product shop, Convenience shop and Restricted retail premise)	Must be located in Precincts 1, 2, 4, 5 or 6.
Any use listed in Clause 62.01	Must meet requirements of Clause 62.01.

Section 2 - Permit required

Use	Condition
Accommodation (other than Dwelling, Dependent persons unit, Host farm, Corrective institution, Camping and caravan park and Residential aged care facility)	Any frontage in Precincts 1 or 4 must not exceed 2 metres located at ground floor level along street frontages, except for entry foyers which must not exceed 4 metres.
Adult sex product shop	Must be located in Precincts 1, 4, 5 and 6. Must be at least 200 metres measured by the shortest public pedestrian access route from Precinct 3 or 7, a residential zone, land used for a hospital, primary school or secondary school or land in a Public Acquisition Overlay to be acquired for a hospital, primary school or secondary school.
Bar	Must be located in Precinct 1 or 4.
Child care centre - if the Section 1 condition is not met	Must be located in Precincts 2, 3 or 7. The site must adjoin, have access to, a road in a Transport Zone 2 or a Transport Zone 3.
Cinema – if the Section 1 condition is not met	Must be located in Precinct 6. Any frontage must not exceed 2 metres located at ground floor level along street frontages, except for entry foyers which must not exceed 4 metres.
Commercial display area	Must be located in Precinct 4.

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Use	Condition
	Must be in conjunction with a use in Section 1 or 2.
Convenience shop – if the Section 1 condition is not met	The site must adjoin, or have access to, a road in a Transport Zone 2 or a Transport Zone 3.
Dwelling – if the Section 1 condition is not met	In Precincts 5 or 6, must not be located at ground level.
Dependent persons unit– if the Section 1 condition is not met	In Precincts 1 or 4 must not be located along street frontages.
Domestic animal husbandry – if the Section 1 condition is not met	Must be no more than 5 animals.
Indoor recreation facility– if the Section 1 condition is not met	Must be located in Precinct 2 or 4. In Precinct 4: ▪ Any frontage must not exceed 2 metres located at ground floor level along street frontages, except for entry foyers which must not exceed 4 metres.
Industry (other than Materials recycling, Refuse disposal, Rural industry or Transfer station)	Must be located in Precincts 1, 4, 5 or 6. Must not be a use specified in Clause 53.10. In Precinct 1 or 4: ▪ Must be in conjunction with a use in Section 1 or 2.
Mail centre	Must be located in Precinct 4. Must be in conjunction with a use in Section 1 or 2.
Medical Centre – if the Section 1 condition is not met	Must be located in Precinct 1, 2, 3 or 4. In Precinct 1: any frontage must not exceed 2 metres located at ground floor level along street frontages, except for entry foyers which must not exceed 4 metres. In Precinct 3: the gross floor area of each tenancy must not exceed 250 square metres.
Nightclub	Must be in Precinct 1.
Office (other than Medical centre) – if the Section 1 condition is not met	In Precinct 7: ▪ The land must be located within 100 metres of an adjoining precinct of the Activity Centre Zone. ▪ The leasable floor area for each tenancy must not exceed 100 square metres.
Place of assembly (other than Cinema, Nightclub and Place of worship)	Must be located in Precincts 3, 4 or 7. The site must adjoin, have access to, a road in a Transport Zone 2 or a Transport Zone 3.
Place of worship	Must be located in Precincts 2, 3 or 7. The gross floor area of all buildings associated with the use must not exceed 250 square metres.

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Use	Condition
	The site must adjoin, have access to, a road in a Transport Zone 2 or a Transport Zone 3.
Restricted recreation facility	Must be located in Precinct 1, 2, 3, 5 or 6. In Precinct 1: any frontage must not exceed 2 metres located at ground floor level along street frontages, except for entry foyers which must not exceed 4 metres.
Restricted retail premises	Must be located in Precinct 1, 4, 5 or 6. The gross floor area of each tenancy must not exceed 1000 square metres.
Residential aged care facility – if the Section 1 condition is not met	Must be located in Precinct 2 or 7.
Retail premises (other than Adult sex product shop, Convenience shop, Food and drink premises, Restricted retail premises or Shop)	
Shop (other than Adult sex product shop, Convenience shop or Restricted retail premises) – if the Section 1 condition is not met	In Precinct 7: ▪ The land must be located within 100 metres of land in adjoining precincts 1, 2, 4, 5 or 6 in this Schedule 1 to the Activity Centre Zone.
Any other use not in Section 1 or 3	

Section 3 – Prohibited

Use
Agriculture (other than Domestic animal husbandry)
Camping and caravan park
Corrective institution
Drive-in theatre
Earth and energy resources industry
Host farm
Leisure and recreation (other than Indoor recreation facility, Informal outdoor recreation and Restricted recreation facility)
Materials Recycling
Refuse disposal
Rural Industry
Saleyard
Service Station
Transfer station (other than Automated collection point)
Transport terminal (other than Rail station or Bus terminal)
Warehouse (other than a Commercial display area or Mail Centre)

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4.0 Centre-wide provisions

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4.1 Use of land

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A permit is not required to use land for public purposes providing the use is carried out by, or on behalf of, the public land manager.

A use must not detrimentally affect the amenity of the neighbourhood, including through the:

- Transport of materials, goods or commodities to or from the land.
- Appearance of any building, works or materials.
- Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, wate water, waste products, grit or oil.

4.2 Subdivision

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An application to subdivide residential land, other than an application to subdivide land into lots each containing an existing dwelling or car parking spaces, must meet the requirements of Clause 56.

4.3 Buildings and works

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Permit Exemptions

No permit is required to construct a building or construct or carry out works for the following:

- The installation of an automatic teller machine.
- The alteration to an existing building façade provided:
  - The alteration does not include the installation of an external roller shutter.
  - At least 70 per cent of the building façade at ground floor level is maintained as an entry or window with clear glazing.
- Construct a building or carry out works for the purpose of public utility and community facilities or any associated use that is consistent with the intent of the public land reservation or purpose as it carried out by, or on behalf of, the public land manager.
- Construct or extend one dwelling on a lot more than 300 square metres. This exemption does not apply to:
  - Construct a dwelling if there is at least one dwelling existing on the lot.
  - Extend a dwelling if there are two or more dwellings on a lot.
  - Construct or extend a dwelling if it is on common property.
- Construct or carry out works normal to a dwelling.
- Construct or extend an out-building (other than a garage or carport) on a lot, provided the gross floor area of the out-building does not exceed 10 square metres and the maximum building height is not more than 3 metres above ground level.

A permit is required to construct or extend a front fence within 3 metres of a street if:

- The fence is associated with:
  - one dwelling on a lot less than 300 square metres, or
  - two or more dwellings on a lot or a residential building, and
- The fence exceeds the maximum height specified in Clause 54.06-2 and Clause 55.06-2.

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Design and development

The following design and development requirements apply to an application to construct a building or construct and carry out works:

Dwelling requirements

- A development must meet the requirements of Clause 54 if it proposes to:
  - Construct or extend one dwelling; or
  - Construct or extend a front fence within 3 metres of a street if the fence exceeds the maximum height of specified in Clause 54.06-2
- A development must meet the requirements of Clause 55, except Clause 55.07-1 to 55.07-15 (inclusive), if it proposes to:
  - Construct a dwelling if there is at least one dwelling existing on the lot.
  - Construct two or more dwellings on a lot.
  - Extend a dwelling if there are two or more dwellings on the lot.
  - Construct or extend a dwelling if it is on common property.
  - Construct or extend a residential building.
  - Construct or extend a front fence within 3 metres of street if:
    - The fence is associated with 2 or more dwellings on a lot or residential building; and
    - The fence exceeds the maximum height specified in Clause 55.06-2.

  Clause 55 does not apply to an application to construct or extend an apartment development, or to construct or extend a dwelling in or forming part of an apartment development.

Commercial and mixed use requirements and guidelines

- Buildings should be designed to address street frontages and respond to their urban context by:
  - Addressing roads and public spaces for passive surveillance, and minimise overlooking of private spaces.
  - Providing visual interest and avoid blank walls.
  - Minimise casting shadows on public space and open space.
- Buildings with ground-level frontages to streets, pedestrian areas and/or passive open spaces should contribute to the appearance and function of these areas by providing:
  - At least 70% of the street frontage as transparent entries or display windows.
  - Clear glazing (tinted, or obscured glazing should not be used) with any security screens open in design and located behind glass in windows.
  - The provision of awnings / all-weather protection canopies over footpaths (extending at least 2.5 metres from the building façade) unless it is demonstrated that due to particular circumstances this distance can not be achieved or there is not a requirement for this element.
  - Direct access from the footpath to ground level premises with minimal change of level and is universally accessible.
  - Floor to ceiling heights at ground level of a minimum of 3.5 metres to accommodate changes of use over time.

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- Ground floor level car parking areas should be located at the rear of buildings or sleeved behind built form at street frontages; otherwise car parks should be located above ground level active uses or below ground level as basement or semi-basement parking areas.
- Crossovers providing vehicle access to sites should be designed to minimise their impact on ground level street frontages and pedestrian movement.
- Large format developments and uses should be sleeved by smaller retail and commercial uses which present fine grain activated frontages to the street.
- Buildings should be designed to respond to the solar orientation of the site.
- New buildings adjoining a residential property or Precinct 7 not on or within 200mm of a boundary should be set back from side or rear boundaries:
  - 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 of height over 6.9 metres.
- New buildings adjoining a residential property or Precinct 7 should respect the existing or preferred urban context and respond to the features of the site. Buildings should be set back from side and rear boundaries, and other buildings within the site to:
  - Ensure adequate daylight into new habitable room windows.
  - Ensure that where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent, or 40 square metres with minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9 am and 3 pm on 22 September.
    If existing sunlight to the secluded private open space of an existing dwelling is less than this requirement, the amount of sunlight should not be further reduced.
  - Avoid direct views into habitable room windows and private open space of new and existing dwellings. Developments should avoid relying on screening to reduce views.
  - Provide an outlook from dwellings that creates a reasonable visual connection to the external environment.

Heritage guidelines

New buildings on sites containing heritage buildings or sites adjoining heritage sites should be designed to:

- be visually recessive and not visually dominate the heritage building and the heritage streetscape.
- respond sympathetically by transitioning heights and minimise massing.
- retain the primacy of the three-dimensional form of the heritage building as viewed from the public realm to avoid 'facadism'.
- incorporate simple architectural detailing that does not detract from significant elements of the heritage building and the heritage streetscape.

Building height requirements

Preferred building heights are specified for each precinct in section 5.0 of this Schedule.

Building height guidelines

Buildings and works which exceed a height of 14 metres should:

- Be environmentally sustainable.
- Reduce visual impact by transitioning height to adjoining properties, public realm and streetscape.
- Provide a maximum Street Wall Height of 15 metres.

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- Setback the upper levels of buildings.
- Provide sufficient solar penetration throughout the development.
- Not adversely impact key public spaces, pedestrian routes and adjoining properties with overshadowing as measured on 21 March/September (Equinox) between 10.30am and 2.00pm.

A development with a height of 14 metres or less on a site large enough to accommodate a substantially taller development should be constructed to structurally accommodate a taller building in the future.

The building height guidelines do not apply to service equipment including plant rooms, lift overruns, solar collectors and other such equipment provided the following criteria are met:

- No more than 50% of the roof area is occupied by the equipment.
- The equipment is located in a position on the roof so as to minimise additional overshadowing of neighbouring properties and public spaces.
- The equipment is designed, screened and finished in a non-reflective material and of a colour to the satisfaction of the responsible authority.

Building setback requirements

Preferred setbacks for new development are specified for each precinct in section 5.0 of this Schedule.

Building setback guidelines

Buildings and works such as balconies, verandahs, architectural features, sunshades, screens and artworks may be constructed within setback areas, and should not encroach more than 2 metres within the preferred setback areas.

Buildings and works which exceed the preferred maximum building height should be designed so the upper levels cannot be seen from the street.

Landscape design guidelines

Landscape elements and treatments should:

- Be provided within the front and side setbacks, and along the rear boundary on multi-level apartment and townhouse developments.
- Be provided within the front setbacks, the streetscape and public open space areas that are accessible, safe, attractive and functional.
- Allow for passive surveillance.
- Provide screening of driveways and car parks.

Environmentally Sustainable Design (ESD) guidelines

Developments should incorporate best practice environmentally sustainable design (ESD), including water sensitive urban design (WSUD), thermal performance, energy efficiency, stormwater management, facilitating active transport and materials.

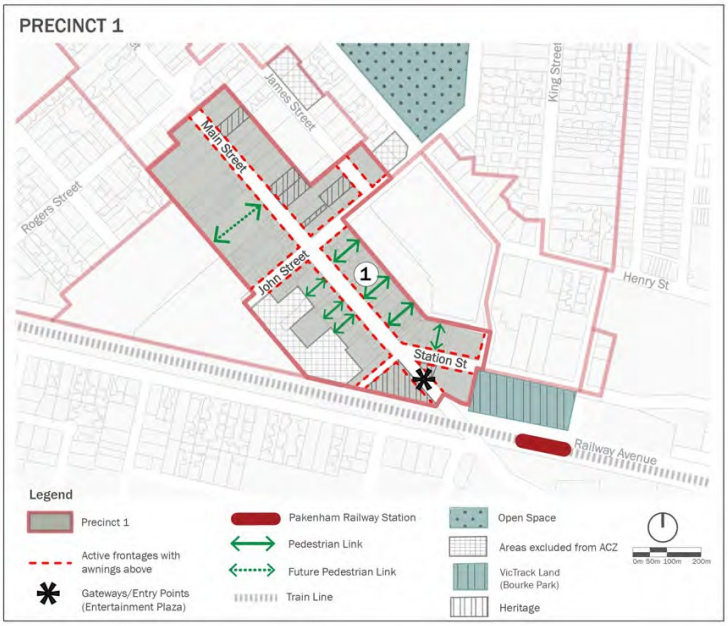
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5.0 Precinct provisions

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5.1 Precinct 1 – Core Retail

5.1-1 Precinct map



5.1-2 Precinct objectives

- Create a pedestrian focused and prioritised Entertainment Plaza in the south east corner of the precinct which provides outdoor dining, civic facilities and space for community activities/festivals.
- Reinforce the character of the precinct by encouraging active frontages with fine grain built form.
- Create attractive streetscapes on main thoroughfares that enhance and create a sense of place for the precinct.

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- Facilitate the re-development of the pedestrian links including arcades located along Main Street, which enhances and activates access to and from the retail core.
- Facilitate activation of the street in the evening by encouraging outdoor dining areas and active uses throughout the precinct.

5.1-3 Precinct requirements

Preferred building height	Preferred building setbacks
None specified	0 metre front setback 0 metre setback from the road reserve of any adjoining street or laneway

5.1-4 Precinct guidelines

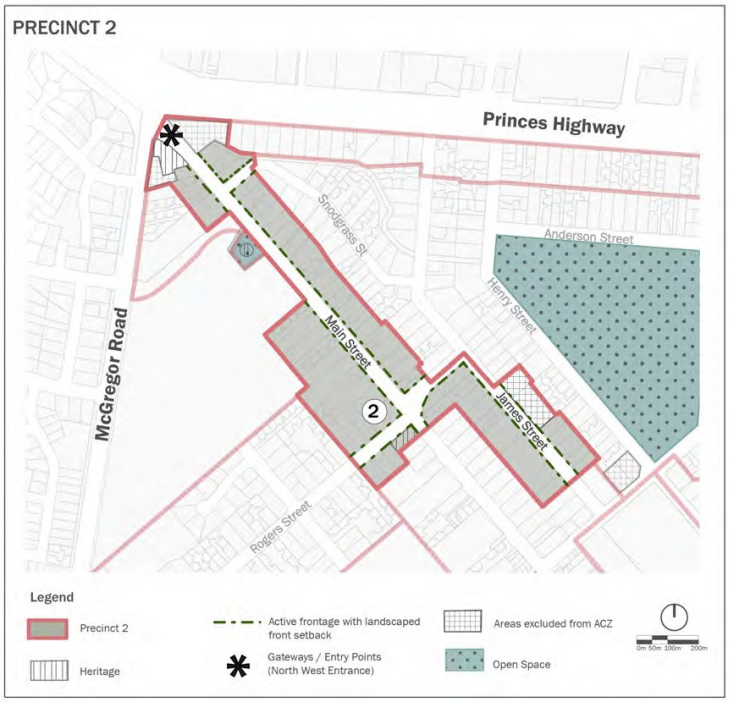
- Provide effective weather protection through a continuous canopy treatment along building frontages.
- Main entrances for developments and uses located on John and Main Streets should address the street.
- Uses in upper storeys should be compatible with the ground floor uses.
- Uses and developments should provide passive surveillance that supports safe linkages throughout the activity centre.
- Development should provide visually permeable treatments along facades fronting streets, laneways and/or arcades.
- Development should provide strong built form that integrates and overlooks the gateway sites.
- Building heights in the retail core are measured from ground level and should reflect a typical height of 3.5 metres between levels.
- Development adjoining heritage is to continue the fine grained character and provide transition of setbacks from boundary and height from heritage sites.
- Development on land within a heritage overlay and on land immediately adjoining a heritage building on Main Street, Pakenham to consider the context of the nil metre front setback with regards to design which reduces visually dominant massing.
- Larger format retail uses should be sleeved with fine grain built form which addresses the street.
- Provide pedestrian access from the street and avoid creating any internalised malls.
- Locate entrance foyers to upper storeys which are accessible from the street.
- Commercial and mixed use development on Main Street to provide zero side boundary setback and no windows, where appropriate.
- Ensure development addresses all street frontages and the rear boundary, where appropriate.

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5.2 Precinct 2 – West Commercial and Mixed Use

5.2-1 Precinct map



5.2-2 Precinct objectives

- Provide mixed use, community, commercial and residential opportunities within the precinct.
- Encourage retail premises at ground floor level which activates the street, office uses in upper levels and the rear of the development, and residential uses located within the upper levels of the development.
- Improve pedestrian amenity by contributing to the establishment of attractive streetscapes for all streets in the precinct.

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- Improve the interface with Main Street by encouraging the redevelopment of sites and/or adaptive reuse of existing buildings, including the preservation and protection of heritage places and precincts to activate the streetscape.
- Development that interfaces with a gateway site should support and contribute to the enhancement of the public realm and reinforce the entrance to Pakenham Major Activity Centre.

5.2-3 Precinct requirements

Preferred building height	Preferred building setbacks
None specified	2 metre front setback

5.2-4 Precinct guidelines

- Development should address and interface with all streets by providing active frontages including entrance canopys to the street.
- Developments should provide sympathetic interface treatments and articulation to any adjoining residential precincts and heritage places or precincts.
- Development should consolidate lots to achieve a range of mixed use developments.
- Developments should provide a transition between the retail uses and commercial uses whilst being sympathetic to the current streetscape character.
- Development should provide passive surveillance of the street.
- Buildings should respond appropriately to heritage elements and the landscape.
- Development should provide strong built form that integrates with gateway sites.
- Developments should provide highly activated frontages with windows and entrances as the predominant elements of the ground floor façade.
- Balcony's and living areas of any residential component of a development is to address the public realm that adjoins the site.
- Development on land within a heritage overlay and on land immediately adjoining a heritage building on Main Street, Pakenham to consider the context of the 2 metre setback with regards to design which reduces visually dominant massing.

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5.3 Precinct 3 – Princes Highway

5.3-1 Precinct map



5.3-2 Precinct objectives

- Encourage complementary residential uses such as including aged care, medical and health-related services, child care and offices.
- Encourage a mix of residential types within the precinct to transition from a traditional residential development to higher density.
- Encourage the consolidation of sites to facilitate a broader range of medium and higher density residential developments.
- Encourage non-residential uses in mixed use developments.
- Establishes a built form that is responsive, in terms of scale and orientation, to its interface with a major transport corridor and the urban structure of adjoining precincts of the activity centre.

5.3-3 Precinct requirements

Preferred building height	Preferred building setbacks
13.5 metres	4 metres front setback

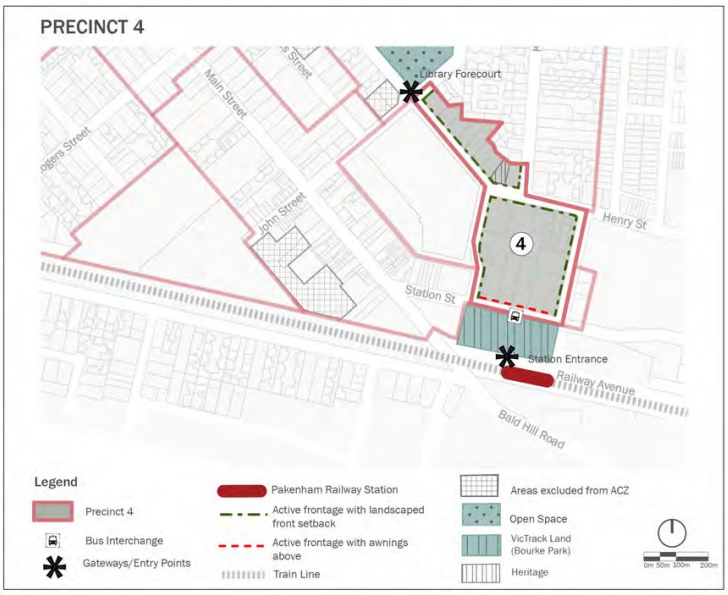
5.3-4 Precinct guidelines

- Buildings and works should not exceed a height of 13.5 metres.
- On-site parking should not be provided in the front setback.
- New commercial uses should be compatible with nearby residential development.

- Development should be sympathetic to the scale of adjoining residential areas through urban design, screening, articulation, and built form responses.
- Buildings should address the street with entrances clearly visible from the street and upper storey elements providing passive surveillance to the street.
- Screen car parking areas and all loading and all other service areas from the public realm.
- Entrances to developments should address the street.
- Developments with non-residential uses at ground floor level to provide activated frontages with windows and entrances as the predominant features.

5.4 Precinct 4 – East Commercial and Mixed Use

5.4-1 Precinct map



5.4-2 Precinct objectives

- Provide employment opportunities that maximise the precinct's proximity to public transport, the core retail area and community facilities.
- Encourage the consolidation of sites for commercial development and entertainment activities to facilitate a broader range of medium and higher density mixed use developments.
- Ensure development and built form innovatively and appropriately responds to flooding extents on Station Street.

- Ensure street frontages and land uses activate the precinct and provide passive surveillance of public open space and the public realm.
- Ensure street amenity and access priorities pedestrian movements by minimising vehicle crossovers around the perimeter of the precinct.

5.4-3 Precinct requirements

Preferred building height	Preferred building setbacks
None specified	Minimum 2 metres front setback 0 metres front setback from Station Street

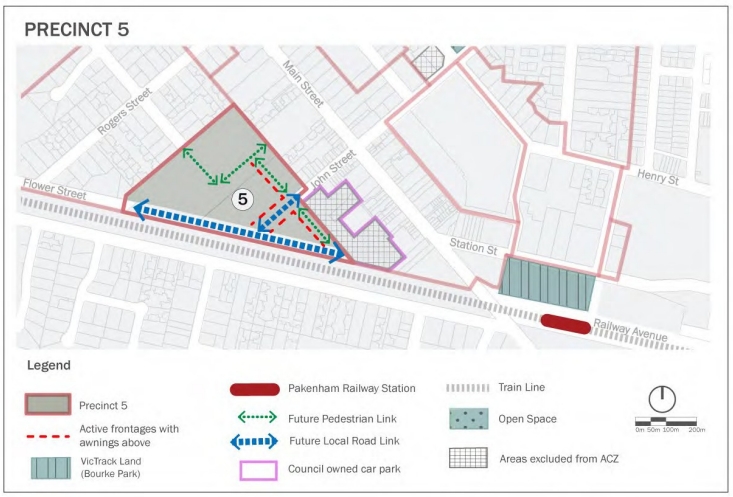
5.4-4 Precinct guidelines

- Development to provide visually permeable frontages at ground floor level addressing the street.
- Development to provide active frontages and weather protection through a continuous canopy treatment along building frontages on Station Street.
- Developments to provide a scale that is responsive to any sensitive uses or precinct boundary that adjoins the site.
- Car parking is to be located at the rear of the development and is to be sleeved by built form.
- Developments to provide a range of fine grain commercial uses at ground floor level with residential and office uses above.
- Larger retail and commercial developments to provide active uses and fine grain retail that address the street and sleeves the larger format use.
- Developments fronting Slattery Place, Cook Drive, and Henry Street to provide a landscaped setback.
- Developments should provide highly activated frontages with windows and entrances as the predominant elements of the ground floor façade.
- Balconies and living areas of any residential component of a development is to address the public realm that adjoins the site.
- Locate entrances to the upper storeys in the primary street façade or a façade interfacing with a public realm space.

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5.5 Precinct 5 – Pakenham Place - Key Development Site

5.5-1 Precinct map



5.5-2 Precinct objectives

- Create a shopping street typology that supports anchor and specialty retail functions of the precinct.
- Encourage an appropriate range of retail, entertainment and commercial facilities.
- Create an interconnected precinct with passive surveillance, interactive uses, increased pedestrian linkages and active frontages that address streets.
- Create a strong pedestrian and cycle environment within the precinct, particularly along Wadsley Avenue and to and from Council owned car parks.
- Provide new local road connections by extending Flower Street to Drake Place and John Street to Flower Street.

5.5-3 Precinct requirements

Preferred building height	Preferred building setbacks
None specified	0 metres front setback

5.5-4 Precinct guidelines

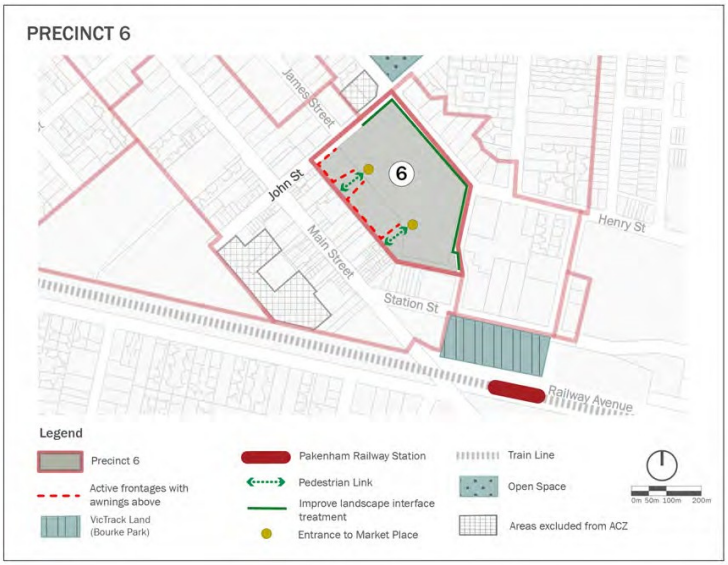
- Ensure the redevelopment of the precinct has minimal impact on the amenity of the surrounding residential areas.
- Redevelopment of this precinct should provide activated frontages along John Street, and Drake Place.

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- Development interfacing with the Flower Street future local road link to provide intermittent breaks within the building design to prevent a long stretch of loading bays and/or blank walls.
- Limit any expanse of blank wall in a ground floor façade to a maximum width of 2 metres.
- Provide well-designed, landscaped and pedestrian dominated car parking located to the rear of the development.
- Any new development to sleeve larger format retail by continuing the fine grain and general built form of the existing shops in the core retail area at ground floor level.
- Larger format retail use is to avoid creating internalised malls.
- Entrance foyers to upper storeys to be accessible from the street.
- Provide continuous weather protection canopy along the ground floor facades.
- Ensure pedestrian connections from the development to the Council owned car parks.

5.6 Precinct 6 – Marketplace

5.6-1 Precinct map



5.6-2 Precinct objectives

- Provide for the expansion of the development providing comprehensive retail and commercial uses.
- Support the redevelopment of the Council owned car park as a multi-deck car park and commercial development.

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- Improve pedestrian connections from Pakenham Central Marketplace to Main Street via the laneway and arcade network.
- Encourage retail and commercial uses at ground floor level that do not conflict with the core retail area.
- Encourage improved interfaces and pedestrian connectivity to the adjacent residential areas.

5.6-3 Precinct requirements

Preferred building height	Preferred building setbacks
None specified	0 metres front setback

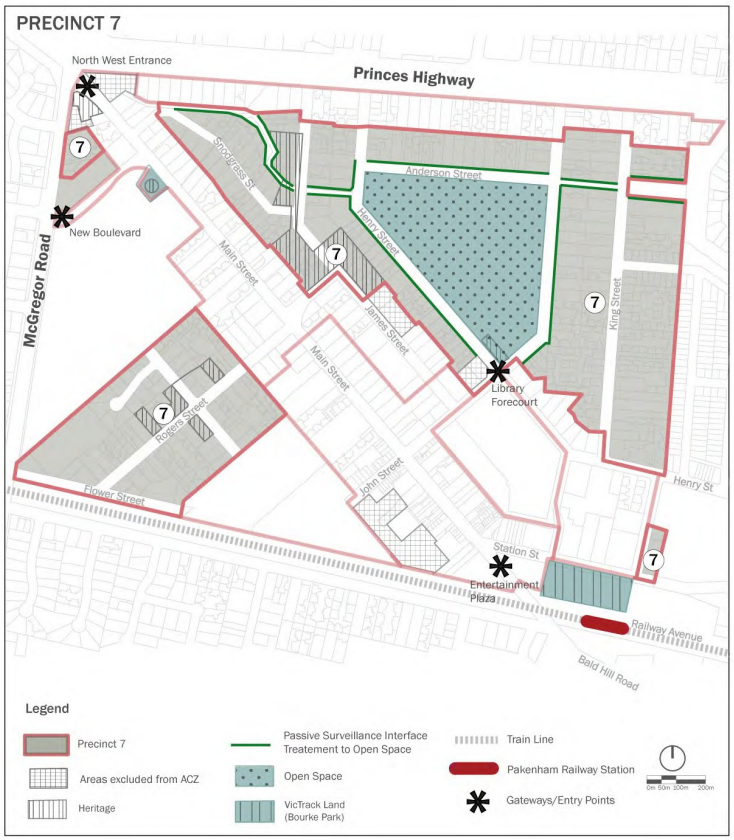
5.6-4 Precinct guidelines

- New development should consider multi-level car parking and commercial development to be located adjacent to Treloar Lane.
- Retail and commercial floor spaces should be located on the ground floor of the site.
- Pedestrian connections should connect with the laneway and arcade network through to Main Street and John Street.
- Future development should provide clear pedestrian sightlines to Main Street, John Street and Treloar Lane.
- Locate entrances to upper storeys accessible from the street.
- Any new development should be sympathetic to the scale of the surrounding residential neighbourhood and height is to be stepped down to adjoining residential areas
- Development is to maximise the extent of building frontages addressing streets and laneways presenting highly activated frontages.
- Any redevelopment of the Pakenham Central Marketplace Shopping Centre or Council owned car parks should include streetscape improvements and activation of the existing building treatments to Henry Street, John Street and Treloar Lane.
- Provide a continuous weather protection canopy above the full length of all ground floor facades with an interface to a street and are to extend out over the footpath a minimum of 2.5 metres.

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5.7 Precinct 7 – Residential

5.7-1 Precinct map



5.7-2 Precinct objectives

- Achieve a higher density precinct predominately residential with mixed use components.
- Create a contemporary urban character which protects and preserves heritage places and precincts and is well integrated with the public realm and open space.
- Encourage high quality design of residential development which provides a transition in scale from the boundary of the retail core precinct of the activity centre to surrounding residential areas.

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- Encourage lot consolidation for a focus on medium density development at a higher scale to the centre of the Activity Centre and lower scale to the boundary edge.
- Encourage residential areas adjoining open spaces to be designed with an active interface with passive surveillance of public spaces.

5.7-3 Precinct requirements

Preferred building height	Preferred building setbacks
13.5 metres	4 metres front setback

5.7-4 Precinct guidelines

- Buildings and works should not exceed a building height of 13.5 metres.
- Development should consist of medium density housing comprising a variety of housing types and layouts which responds to the evolving urban character of this precinct.
- Encourage lot consolidation to deliver increased housing densities close to the retail core of the activity centre.
- Developments should integrate with the Pakenham Creek and open space as key features.
- Buildings on corner sites to address the two street frontages and demonstrate built form that provides a sense of arrival to the activity centre.
- Development should provide landscaping in the front and rear setback.
- Development adjoining heritage properties or precincts to provide setbacks and height transition which respects the heritage character.
- Encourage the inclusion of verandas and/or balconies in the front set back to improve articulation and passive surveillance.

6.0 Application requirements

30/09/2021
C228card

In addition to the application requirements set out at Clause 37.08, and elsewhere in the scheme, the following must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- Plans drawn to scale and dimensioned which show:
  - Illustrations of sight lines from balcony edges to demonstrate the extent of passive surveillance and overlooking.
  - Cross sections of the proposed building.
- A three-dimensional plan of the proposed development in the context of the surrounding development including:
  - Potential overshadowing impact of the development on open space, pedestrian routes, streetscape and habitable rooms of adjoining properties and within the proposed development; and
  - How the design minimises impacts and ensures maximum solar access internally for dwellings, to neighbouring properties and the public realm.
  - Potential impact of the development on the public realm adjacent to the proposal ensuring that overshadowing of major pedestrian routes, heritage sites, reserves and other public spaces is minimised.
- A Waste Management Plan.

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- A Landscape Plan.
- A Construction Management Plan which sets out the principal construction issues and how the anticipated process will be managed.
- A certified access and inclusion report for applications for use or construction of a publicly accessible building confirming that the development complies with the *Disability Discrimination Act 1992.*
- An Environmentally Sustainable Design Report which outlines the ESD initiatives included within the proposal and address the ESD provisions in sub-section 4.4 of this Schedule.
- An application for subdivision must demonstrate that they support consolidation of lots and the objectives for Pakenham Major Activity Centre to facilitate the creation of viable development sites.
- An application for a development at 56-62 Station Street, Pakenham must include:
  - A preliminary risk screen assessment statement in accordance with the *Environment Protection Act 2017* stating that an environmental audit is not required for the proposed use, or;
  - An environmental audit statement under Part 8.3 of the *Environment Protection Act 2017* stating that the land is suitable for the proposed use.
- An application which does not meet the preferred building heights or design requirements set out in sub-section 4.4 and section 5.0 of this schedule must provide a Design Response and Urban Context Report that demonstrates how the built form transition, height, setbacks, massing, shadow diagrams and detail of the development achieves the relevant objectives, requirements and guidelines in this Schedule.
- A Heritage Report from a suitably qualified heritage consultant that assesses the impact of the application on a heritage place on the land or adjoining land which demonstrates built form transition of height, setbacks, massing and articulation.
- An application for a permit on public land by a person other than the relevant public land manager must be accompanied by the written consent of the public land manager, indicating that the public land manager consents generally or conditionally either:
  - To the application for permit being made and/or to the proposed use of development.

7.0 Notice and review

30/09/2021 C228card

An application to construct a building or carry out works is not exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act if:

- The application is in Precinct 3 or 7 and exceeds the precinct requirements including the preferred building heights or preferred building setbacks contained within section 5.0 of this schedule, or;
- The application is in Precinct 1, 2, 4, 5 or 6 and exceeds the preferred building setbacks contained within section 5.0 of this schedule, or;
- The application exceeds a height of 14 metres.

8.0 Decision guidelines

30/09/2021 C228card

The following decision guidelines apply to an application for a permit under Clause 37.08, in addition to those specified in Clause 37.08 and elsewhere in this scheme which must be considered, as appropriate, by the responsible authority:

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Use

Whether the proposal provides for:

- An appropriate scale of development in order to accommodate the mix and intensity of uses envisaged for each precinct.
- The compatibility of uses within a mixed use development.

Environmental Audit

For land at 56-62 Station Street, Pakenham, the findings and recommendations of:

- A preliminary risk screen assessment statement in accordance with the *Environment Protection Act 2017*.
- An environmental audit statement under Part 8.3 of the *Environment Protection Act 2017*.

Design and built form

Whether the proposed development:

- Creates a strong visual interest by providing building types based on innovative and current day architecture, urban design and environmentally sustainable development principles.
- Provides weather protection to adjoining key pedestrian footpaths or shared pathways, and main boulevards.
- Provides access points that minimise disruption to the continuity of the public realm and pedestrian routes.
- Provides car parking, loading and other service areas that is screened from view of the public realm or located at the rear of the site.
- Provides passive surveillance of the public realm.
- Achieves the preferred building height and setbacks having regard to lot size, dimensions (width and depth) and/or those sites within or adjoining the Heritage Overlay.
- Represents an underdevelopment of a site.
- Provides upper level setbacks when the preferred height is exceeded.
- Provides a sensitive interface with residential dwellings or Precinct 7 in relation to built form, overlooking and overshadowing.
- Reduces overlooking of adjacent property and uses minimal screening.
- Provides an increased upper level setback and transitional heights having regard to the heritage significance of the site or an adjoining site within the Heritage Overlay.
- Provides elements of Environmentally Sustainable Design.

Subdivision

Whether the subdivision:

- Is associated with a development proposal that supports the objectives promoted by this schedule.
- Consolidates lots to support the medium density development objectives of this schedule.

Transport and movement

Whether the proposed development:

- Integrates car parking requirements into the design of the buildings and land form by discouraging ground floor car parks seen at the street frontage.
- Provides vehicular access to buildings fronting key boulevards off side streets or via rear access.
- Limits the number of vehicle crossing to each development.

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Non-residential uses and development in Precinct 7

Whether:

- The use and/or development is compatible with residential use.
- The use generally serves local community needs.
- The impact on the amenity of nearby residential uses.
- The design, height, setback and appearance of the proposed buildings and works and its impact on the character of the surrounding area.
- The proposed landscaping.
- The proximity to a designated public transport route.
- The capacity of the road servicing the site and provision of car and bicycle parking and associated access ways.
- The proposed loading and refuse collecting facilities.
- The safety, efficiency and amenity effects of traffic to be generated by the proposal.
- The proposal will segregate a single dwelling or a collection of dwellings from the surrounding residential area.

9.0 Signs

30/09/2021
C228card

Sign requirements are at Clause 52.05. All land located within Precinct 7 and 3 is in Category 3. All other land is in Category 1.

10.0 Other provisions of the scheme

30/09/2021
C228card

None specified

11.0 Reference documents

30/09/2021
C228card

Cardinia Shire Pakenham Major Activity Centre Structure Plan, 15 February 2021

Cardinia Shire Pakenham Major Activity Centre Urban Design Framework, 15 February 2021

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SCHEDULE 2 TO CLAUSE 37.02 COMPREHENSIVE DEVELOPMENT ZONE

Shown on the planning scheme map as **CDZ2**.

FORMER PAKENHAM RACECOURSE COMPREHENSIVE DEVELOPMENT PLAN (JANUARY 2010)

Land

This schedule applies to the land generally bounded by Racecourse Road, Pakenham Creek, Railway Avenue and the rear boundary of properties fronting King Street and Henry Street, Pakenham as identified in the Former Pakenham Racecourse Comprehensive Development Plan (February 2010).

Purpose

To develop the land for a mix of residential, retail, education and community uses that supports the strategic role of Pakenham Activity Centre and benefits from the close proximity to the Pakenham railway and bus interchange.

To achieve a higher density mixed use precinct that creates a new urban character which supports a vibrant and safe public realm with a high level of cross- site permeability.

To achieve excellence in architecture, urban design and landscape and deliver high quality internal and external amenity in all buildings.

To integrate Pakenham Creek as a key feature and ensure drainage, flood control and public open space functions are accommodated and enhanced.

1.0 Table of uses

~~01/12/2023~~ ../../....
~~VC217~~Proposed C283card

Section 1 - Permit not required

Use	Condition
Automated collection point	Must meet the requirements of Clause 52.13-3 and 52.13-5. The gross floor area of all buildings must not exceed 50 square metres.
Child care centre	
Convenience shop	
Dependent persons unit	Must be the only dependent person's unit on the lot.
Display home	
Dwelling	Must be generally in accordance with the Comprehensive Development Plan. In Precinct 1, any frontage at ground floor level must not exceed 4 metres.
Education centre	Must be generally in accordance with the Comprehensive Development Plan
Food and drink premises (other than Hotel and Tavern)	Must be generally in accordance with the Comprehensive Development Plan
Home based business	

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Use	Condition
Informal outdoor recreation **Mineral exploration**	
Mining	Must meet the requirements of Clause 52.08-2.
Office	Must be generally in accordance with the Comprehensive Development Plan.
Place of Assembly (other than Amusement parlour, Carnival, Circus, Drive-in theatre, Nightclub)	Must be generally in accordance with the Comprehensive Development Plan.
Railway	
Search for stone	Must be costeaning or bulk sampling
Residential aged care facility	Must be generally in accordance with the Comprehensive Development Plan.
Shop (other than Convenience shop)	Must be located in the 'Mixed Use Development area' of Precinct 1. Must be generally in accordance with the Comprehensive Development Plan.
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01

Section 2 - Permit required

Use	Condition
Accommodation (other than Dependent persons unit, Dwelling, Residential aged care facility and Corrective Institution)	Must be generally in accordance with the Comprehensive Development Plan.
Shop (other than Convenience shop)	Must not be located in Precinct 2. Must be generally in accordance with the Comprehensive Development Plan.
Restricted retail premises	Must be located in the mixed use area or commercial area of Precinct 1. Must be generally in accordance with the Comprehensive Development Plan.
Leisure and recreation (other than Informal outdoor recreation and Motor racing track) **Mineral, stone, or soil excavation (other than Extractive Industry, Mineral exploration, Mining and Search for stone)** **Utility installation (other than Minor utility installation and Telecommunications facility)**	
Any other use not in 1 or 3	Must be generally in accordance with the Comprehensive Development Plan.

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Section 3 - Prohibited

Use
Adult sex product shop
Intensive animal ~~husbandry~~production
Cemetery
Corrective institution
Crematorium
Drive-in theatre
Extractive industry
Freeway service centre
Gambling premises
Industry (other than Automated collection point, Car wash, Dry cleaner, Laundromat, and Research and development centre)
Motor racing track
Pig farm
Poultry farm
Poultry hatchery
Road freight terminal
Saleyard
Transport terminal
Warehouse

2.0 Use of land

10/06/2021 C254card

Exemption from notice and appeal

An application for use is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act, if it is generally in accordance with the Former Pakenham Racecourse Comprehensive Development Plan (February 2010).

3.0 Subdivision

10/06/2021 C254card

Exemption from notice and appeal

An application for subdivision is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act, if it is generally in accordance with the *Former Pakenham Racecourse Comprehensive Development Plan* (February 2010).

4.0 Buildings and works

10/06/2021 C254card

Application Requirements

An application to construct a building or to construct or carry out works must be generally in accordance with the Former Pakenham Racecourse Comprehensive Development Plan (February 2010).

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An application must be accompanied by the following information, as appropriate:

- Site context and existing conditions plan including:
  - boundaries and dimensions of the site with adjoining roads, open space areas and relevant ground levels;
  - The location, height and use of existing buildings on adjoining land, pedestrian and other public areas, public transport availability and an evaluation of opportunities and constraints;
  - Urban design rationale report and plan explaining how the development responds to the broader town centre;
- Demolition plan;
- The staging of the development and interim treatment of areas until development occurs;
- Detailed land use plan including approximate floor area schedule;
- A development plan drawn to scale which shows:
  - Perspective views;
  - The layout plans for basement(s), ground floor and other floors within the development, roof plan, elevations including a schedule of colour and materials of all buildings and works, and sections. All plans must be to scale with dimensions;
  - Vehicle access and the location and layout of all car parking areas;
  - Location and layout of loading and unloading areas / facilities;
  - Location and layout of rubbish storage and waste recycling;
  - Location of all external plant, building services and equipment, including lift over runs;
  - Shadow plans for 22 September on the hour between 10am and 2pm;
- A traffic, parking and transport plan that shows:
  - Traffic management and control works in adjoining and nearby roads when the development or any stage of the development is completed;
  - The timing of proposed traffic works relative to the staging of the development;
  - Public transport arrangements and access routes;
  - Vehicle access and the location and layout of public/ commercial car parking areas.
- An open space plan including:
  - The hierarchy of public open space including but not limited to area, recreational use and extent of ecological systems; linkages to P.B Ronald Reserve, Pakenham Creek, existing public open space off Simon Drive, and anticipated future open space on Deep Creek (east of Cameron Way);
  - A management plan for the permanent maintenance of all open space areas available to the public;
  - Identification of areas of open space that will be available to the public (public areas) and non-public areas;
- An Environmentally Sustainable Development report identifying the environmental and energy efficient features to be included in the development, demonstrating best practice principles;
- Report addressing pedestrian connections and design and access arrangements appropriate to meet the needs of people with disabilities;
- A landscape concept plan that shows, in relation to the proposed development:

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- The provision of appropriate landscape buffers, including fencing where the land directly abuts an adjoining residential area not included in this schedule;
- The treatment of car parking areas, including any rooftop and decked parking areas;
- The treatment and layout of the public realm including adjacent streets, road reserves and public areas;
- A staging strategy for the implementation of landscape works and ongoing management strategy for the permanent maintenance of all open space areas available to the public;
- Areas of open space that will be available to the public (public areas) and non-public areas;
- Lighting plan;
- Any temporary structures.

Exemption from notice and appeal

An application for buildings and works is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act, if it is generally in accordance with the Former Pakenham Racecourse Comprehensive Development Plan (February 2010).

5.0 Signs

10/06/2021
C254card

Sign requirements are at Clause 52.05. All land within Precinct 1 as indicated in the Comprehensive Development Plan is in Category 1. All land within Precinct 2 as indicated in the Comprehensive Development Plan is in Category 3.

6.0 Decision guidelines

Before deciding on an application, the responsible authority should consider:

- The incorporated document titled:
  - Former Pakenham Racecourse Comprehensive Development Plan (February 2010) as amended from time to time.
- Any shopfront and sign guidelines approved by the responsible authority for this site.

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10/06/2021
C254card

SCHEDULE 3 TO CLAUSE 37.01 SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ3**.

TYNONG RACECOURSE AND TRAINING FACILITY

Purpose

To provide for the use and development of the land for Racecourse including Horse stables and horse training facility and the co-location of other uses legitimately connected/ operating in conjunction with these pursuits.

To provide for dwellings on the land that are used and located in conjunction with horse training facilities and horse stables.

To ensure that horse racing and training facilities are established in a manner which does not cause loss of amenity to, and is consistent with, surrounding land uses including metropolitan green wedge land.

1.0 Table of uses

~~14/11/2022~~ ../../....
~~VC227~~Proposed C283card

Section 1 - Permit not required

Use	Condition
Agriculture (other than ~~Animal keeping~~Domestic animal husbandry, Intensive animal production, Pig farm, Poultry farm, Poultry hatchery, Racing dog husbandry and Timber production)	Must be generally in accordance with Map 1 and Table 1 in this schedule.
Automated collection point	Must meet the requirements of Clause 52.13-3 and 52.13-5. The gross floor area of all buildings must not exceed 50 square metres.
Betting agency	Must be generally in accordance with Map 1 and Table 1 in this schedule.
Car park	
Education centre (other than Primary school or Secondary school)	Must be generally in accordance with Map 1 and Table 1 in this schedule.
Food and drink premises (other than Convenience restaurant, Hotel and Tavern)	Must be generally in accordance with Map 1 and Table 1 in this schedule.
Function centre	Must be generally in accordance with Map 1 and Table 1 in this schedule.
Helicopter landing site	Must be in conjunction with the Major sports and recreation facility.
Home based business	
Major sports and recreation facility	
Mineral exploration	
Minor sports and recreation facility (other than Outdoor recreation facility)	Must be generally in accordance with Map 1 and Table 1 in this schedule.

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Use	Condition
Mining	Must meet the requirements of Clause 52.08-2
Racing dog training	
Search for stone	Must not be costeaning or bulk sampling
Veterinary centre	Must be generally in accordance with Map 1 and Table 1 in this schedule.
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01

Section 2 - Permit required

Use	Condition
Convenience restaurant	Must be generally in accordance with Map 1 and Table 1 in this schedule.
Dwelling	Must meet the requirements in Clause 2.
Equestrian supplies	Must be generally in accordance with Map 1 and Table 1 in this schedule.
Hotel	Must be generally in accordance with Map 1 and Table 1 in this schedule.
Industry (other than Automated collection point)	
Market	
Mineral, stone, or soil extraction (other than Mineral exploration, Mining, and Search for stone)	
Office	Must be directly associated with the management of the racecourse.
Residential hotel	Must be used in conjunction with a Major sports and recreation facility.
Tavern	Must be generally in accordance with Map 1 and Table 1 in this schedule.
Utility installation (other than Minor utility installation and Telecommunications facility)	
Any other use not in Section 1 or 3	

Section 3 - Prohibited

Use
Accommodation (other than Dwelling)
~~Animal keeping~~Domestic animal husbandry
Convenience restaurant
Gaming premises (other than Betting agency)

Commented [AD10]: Council to provide an explanation why 'Race dog training' is proposed for inclusion in Section 1 Table of uses.

It doesn't appear like 'Animal training', which the term was previously nested under, was listed an as of right use within the SUZ3.

Commented [PM11R10]: correct

Commented [MM12R10]: Resolved. No change required.

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Use
Intensive animal ~~husbandry~~production
Motor racing track
Outdoor recreation facility
Pig farm
Poultry farm
Poultry hatchery
Place of assembly (other than Function centre)
Retail premises (other than Food and drink premises, Market or Equestrian supplies)
Racing dog husbandry (other than Racing dog training)
Timber production
Any other use not in Section 1 or 2

2.0
10/06/2021
C254card

Use of land

All use must be generally in accordance with Map 1 and Table 1 in this schedule.

Environment Management Plan

Prior to the commencement of any use on the land, an Environmental Management Plan must be prepared and approved to the satisfaction of the responsible authority. The Environmental Management Plan is to provide for:

- The impact of the use or development on the flora and fauna on the site and its surrounds and methods to avoid, minimise or mitigate those impacts.
- The need to protect and enhance the biodiversity of the area, including the retention of native vegetation and fauna habitat and the re-vegetation of important areas of habitat and integration of native vegetation into landscaping of the site.
- Avoidance and mitigation of impacts on Growling Grass Frog ecological community and habitat and the implementation of a Growling Grass Frog Management Plan approved to the satisfaction of the responsible authority.
- Management of impacts on Ararat Creek and surrounding environment.
- The management, treatment and disposal of stormwater, litter and effluent on site to avoid and minimise impacts of contaminants, nutrient and litter entering Ararat Creek, other waterways and on native vegetation.
- An assessment of the likely environmental impact on the natural physical features and resources of the area and in particular any impact caused by the proposal on soil and water quality and by the emission of effluent, noise, dust and odours.
- Water sensitive urban design including methods for water collection and reuse.
- The management of any impacts on adjoining land associated with the horse racing and training facilities including noise, dust, traffic, hours of operation, night-lighting, light spill, effect on the privacy of adjoining properties, solar access, and glare.
- The management of impacts, if any, during the construction and carrying out of works, including dust, noise, litter, traffic and other amenity impacts.
- The management of areas identified in the reference document for future use and development.

Commented [AD13]: NOTE: This is not consistent with MD on Form and Content. Currently, any uses not explicitly listed are interpreted as being both prohibited and permissible.

Commented [MM14R13]: Problem arises because of similar catch all in Section 2 table

Commented [PM15R13]: What do you suggest as a solution?

Commented [MM16R13]: We would suggest it be deleted from section 3

Commented [PM17R13]: We agree for it to be deleted from section 3

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Use of land for a Dwelling

A permit may only be granted to use land for the purposes of a Dwelling if:

- The use is in conjunction with the business of horse training.
- Training facilities have been constructed on the land or a permit has been issued to construct training facilities associated with the dwelling.
- The occupier is a 'Trainer' within the meaning of the Australian Rules of Racing, as amended from time to time, or is an employee of a Trainer. For the avoidance of doubt, a dwelling may only be occupied by a horse Trainer or employee of a Trainer together with their domestic partner and any dependents.
- There is only one dwelling on a lot.
- The dwelling can be connected to a reticulated sewerage system or if not available, the waste water can be treated and retained on-site in accordance with the State Environment Protection Policy (Waters of Victoria) under the Environment Protection Act 1970.
- The dwelling can be connected to a reticulated potable water supply or is able to have an alternative potable water supply with adequate storage for domestic use as well as for firefighting purposes.
- The dwelling can be connected to a reticulated electricity supply or have an alternative energy source.
- The permit is issued for a dwelling subject to a condition requiring the owner to enter into an agreement with the responsible authority under section 173 of the *Planning and Environment Act 1987* that provides for or requires that:
  - The land on which the dwelling is located must be used for the purposes of horse training and horse stables;
  - The land may be used for the purposes of a dwelling only if:
    - It is in conjunction with horse training and horse stables.
    - It is occupied by a 'Trainer' within the meaning of the Australian Rules of Racing or an employee of a Trainer'. A horse 'Trainer' may occupy the dwelling together with their domestic partner and any dependants.
    - There is only one dwelling on a lot.
  - Ongoing management arrangements of private property and common property.

3.0
10/06/2021
C254card

Subdivision

A permit is required to subdivide land.

A permit may only be granted to subdivide land if:

- The racetrack and training track have been constructed or are under construction on the site.

The subdivision is generally in accordance with Clause 6.

- Each lot to be created is at least 0.4 hectares in area.
- The permit is issued subject to a condition requiring the owner to enter into an agreement with the responsible authority under section 173 of the *Planning and Environment Act 1987* that provides for or requires that:
  - The land must be used for the purposes of horse training and horse stables.

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Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The layout of the subdivision, suitability of the location of the horse training facilities on the site and access arrangements.
- The location and design of existing and proposed infrastructure services including gas, water, drainage, telecommunications and sewerage facilities which minimise the visual impact on the landscape.
- The Environmental Management Plan approved in accordance with clause 2.0.
- The integration of the subdivision with other use and development on the site.

4.0 Buildings and works

10/06/2021
C254card

A permit is required to construct a building or construct or carry out works.

All buildings and works must be generally in accordance with Clause 7.

No buildings and works (other than associated with the racetrack) are to be located within 100 meter of the Nar Nar Goon-Longwarry Road.

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- Demonstrated compliance with the Environment Management Plan approved under clause 2.0 to the schedule.
- A plan drawn to scale and dimensioned which shows:
  - The boundaries and dimensions of the site.
  - The location and names of adjoining roads.
  - The layout of existing and proposed buildings and works.
  - The location of access ways, internal vehicle road network, vehicle parking and loading areas.
  - The location, layout and planting schedule for all landscape areas.
  - Elevations detailing facade articulation and external materials, colours and finishes.
  - Stages, if any, in which the land is to be developed.
- A written summary of the proposed uses of the building, including, but not limited to, days and hours of operation and staffing levels.
- Transport of materials, goods or commodities to or from the land.
- Emission of noise, artificial light, vibration, dust, waste water, or waste products.

5.0 Signs

~~10/06/2021~~ ~~C254card~~Proposed C283card

None specified.

6.0 Decision guidelines

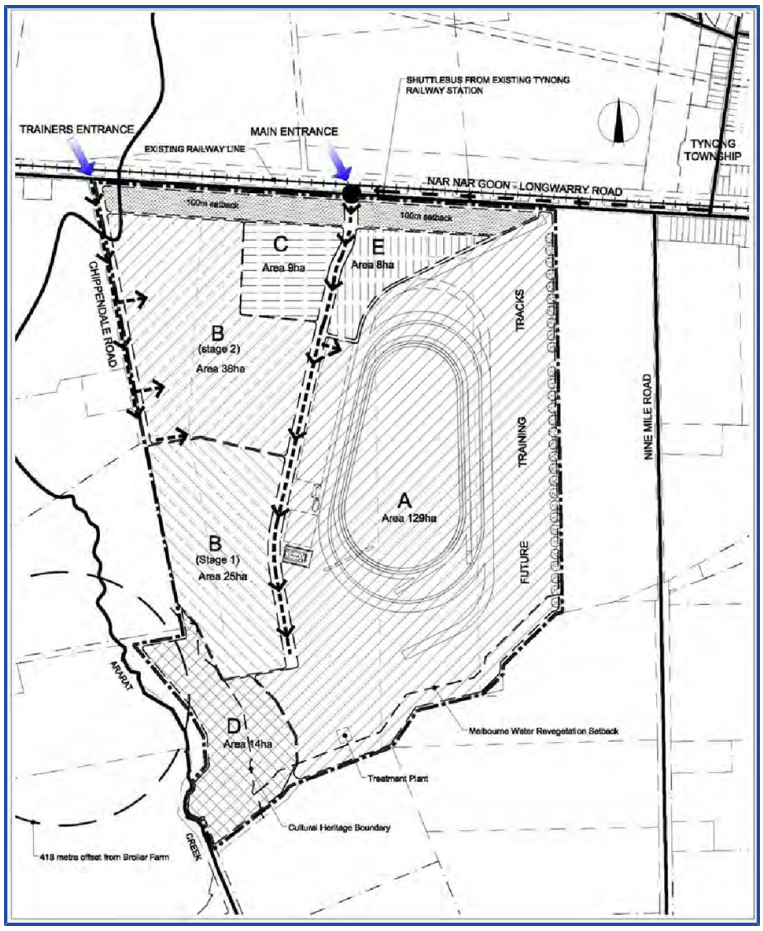
Before deciding on an application to use or subdivide land, construct a building or construct or carry out works, the responsible authority must consider, as appropriate:

- The Environmental Management Plan approved in accordance with clause 2.0.
- The impact of the use, building, works or subdivision on the existing and surrounding land uses and whether it supports the values of the surrounding green wedge land.
- The location and extent of any buildings and works with respect to the natural environment, landscape values, vistas and water features and the measures to be undertaken to minimise any adverse impacts.
- The design of buildings, works and landscape treatment.
- The need to minimise any adverse impacts of siting, design, height, bulk, and colours and materials to be used, on landscape features, major roads and vistas.
- The location and design of proposed infrastructure services which minimises the visual impact on the landscape.
- The need to minimise adverse impacts on the character and appearance of the area or features of archaeological, historic or scientific significance or of natural scenic beauty or importance.
- The location and design of existing and proposed roads, site access and parking and their impact on the landscape and impact of the use and subdivision to the extent which traffic generation may require additional traffic management programs to be initiated.

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7.0 Tynong Racecourse and Training Facilities

Map 1 to Schedule 3 to Clause 37.01



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Table 1 to Schedule 3 to Clause 37.01

Land Use	Precinct & Approx Land Area	Road Access, Connectivity, Parking, Public Transport	Internal Movement Network, Integration Principles
▪ Racecourse ▪ Car park ▪ Mounting yard ▪ Grandstand /Administration ▪ Float park ▪ Access tunnel	**Precinct A** Land area 129ha	▪ Minimum car spaces 2500. ▪ Car Parking for racing facilities to be all weather. ▪ Access to car park directly at main entrance at Longwarry Road. ▪ Shuttle bus route initially from Tynong Station until rail station for racing events established as and when required, but beyond immediate planning.	▪ Race day access for patrons via main entrance ensures separation of horse float access from spectator access essential for safety criteria.
Dwelling (other than a Bed and breakfast) ▪ Dwellings (Trainer Allotments) – Lot sizes 0.4ha-0.8ha – Stage 1 Trainers Lots (20 lots) – Stage 2 Trainers Lots (50-100 lots)	**Precinct B** Land area 61ha	▪ Access for both race day horse floats and trainers facilities via Chippendale Road entrance as indicated. ▪ Bus route and Patrons entrance via main entrance at Longwarry Road.	▪ Access for both horse floats via Chippendale Road and trainers allotments ensures separate connectivity to track and stripping stalls for both external and internal horse access.
Ancillary Activities: ▪ Residential hotel ▪ Function and conference centre	**Precinct C** Land area 9ha	▪ Ancillary and equine related facilities to have designated parking at each facility. ▪ Access to ancillary facilities to be made through main entrance. ▪ Any heavy duty vehicles/horse floats via Chippendale Road to ensure segregation from patrons/spectator vehicles.	▪ Access to be used for residential hotel/exhibition centre. Located centrally between the racetrack and associated facilities and Longwarry Road to aid ease of access from public/race goers.
Environment ▪ Flora / Fauna habitat ▪ Wetlands ▪ Water harvesting ▪ Growling Grass Frog habitat	**Precinct D** Land area 14ha	▪ Vehicular access via main entrance and internal road network.	▪ Area provides for integrated water treatment/recycling as part of a precinct wide environmental management plan strategy.
Future Development (examples) ▪ Veterinary Centre ▪ Horse sales ▪ Feed merchant ▪ Recycled manure sales	**Precinct E** Land area 8ha	▪ Future development access to be via Longwarry Road, either directly from racing entrance or via a service road as and when required subject to traffic. Development to have appropriate road frontage treatment, vegetation and/or screening along Longwarry Road.	▪ As a related and integrated service area, this site will provide access directly to Tynong/Nar Nar Goon as well as internal access to the site.

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Land Use	Precinct & Approx Land Area	Road Access, Connectivity, Parking, Public Transport	Internal Movement Network, Integration Principles
Agriculture (other than ~~Animal keeping and Intensive animal husbandry~~Domestic animal husbandry, Intensive animal production, Pig farm, Poultry farm, Poultry hatchery and Racing dog husbandry and Racing dog training)	**Setback land** area 11ha (100m setback to Longwarry Road)	▪ To be used for landscaping, horse spelling and a variety of agricultural uses.	▪ N/A

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10/06/2021
C254card

SCHEDULE 3 TO CLAUSE 37.02 COMPREHENSIVE DEVELOPMENT ZONE

Shown on the planning scheme map as **CDZ3**

RACECOURSE ROAD, PAKENHAM COMPREHENSIVE DEVELOPMENT PLAN

Land

A 17.86ha parcel of land located on the east side of Racecourse Road, Pakenham immediately south of the Pakenham Creek drainage reserve.

Purpose

To facilitate the use and development of the land for residential purposes, including retirement accommodation, generally in accordance with the Racecourse Road, Pakenham Comprehensive Development Plan, October 2010.

To provide for the development of a quality residential development integrated with landscaped open space.

To provide for effective stormwater management in accordance with water sensitive urban design principles and Melbourne Water requirements.

To ensure that the use and development of the land address potential noise and odour emissions from the industrial precinct to the south and west of the land.

To ensure the orderly staging of construction and development.

To ensure that provision is made for the protection and enhancement of habitat for the Growling Grass Frog (*Litoria raniformis*).

1.0 Table of uses

~~01/12/2023 -/-/----~~
~~VC217~~Proposed C283card

Section 1 - Permit not required

Use	Condition
~~Animal keeping~~Domestic animal husbandry (other than ~~Animal~~Domestic animal boarding)	Must be no more than 2 animals.
Automated collection point	Must meet the requirements of Clause 52.13-3 and 52.13-5. The gross floor area of all buildings must not exceed 50 square metres.
Bed and breakfast	No more than 6 persons may be accommodated away from their normal place of residence. At least 1 car parking space must be provided for each 2 persons able to be accommodated away from their normal place of residence.
Dependent person's unit	Must be the only dependent person's unit on the lot.
Home based business	
Informal outdoor recreation	
Mineral exploration	
Mining	Must meet the requirements of Clause 52.08-2
Place of worship	Must be no social or recreation activities.

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Use	Condition
	The gross floor area of all buildings must not exceed 180 square metres. The site must not exceed 1200 square metres. The site must adjoin, or have access to, a road in a Transport Zone 2 or a Transport Zone 3.
Railway	
Search for stone	Must not be costeaning or bulk sampling.
Tramway	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01

Section 2 – Permit required

Use	Condition
Accommodation (other than Bed and breakfast and Dependent person's unit)	
Agriculture (other than ~~Animal keeping~~Apiculture, Animal training, ~~Apiculture, Horse stables, and Intensive animal husbandry~~Domestic animal husbandry, Horse riding school, Horse stables, Intensive animal production, Pig farm, Poultry farm, Poultry hatchery and Racing dog training)	
~~Animal keeping~~Domestic animal husbandry (other than ~~Animal~~Domestic animal boarding) If the Section 1 condition is not met	Must be no more than 5 animals.
Car park	Must be used in conjunction with another use in Section 1 or 2.
Car wash	The site must adjoin, or have access to, a road in a Transport Zone 2 or a Transport Zone 3.
Convenience Shop **Food and drink premises** **Leisure and recreation (other than Informal outdoor recreation and Motor racing track)** **Market** **Medical centre** **Mineral, stone, or soil extraction (other than Extractive industry, Mineral exploration, Mining, and Search for stone)**	
Place of assembly (other than Amusement parlour, Carnival, Circus, Nightclub, and Place of worship) **Plant nursery**	

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Commented [AD18]: Council to clarify whether 'Racing dog husbandry' should be included from list of excluded 'Agriculture' uses).

Commented [PM19R18]: Yes

Commented [MM20R18]: Make change to ordinance before submitting for approval

Commented [PM21R18]: We agree

Commented [AD22]: Council to clarify whether 'Racing dog husbandry (other than Racing dog training) should be included in Section 2 Table of uses, given 'Animal keeping' was split into 'Domestic animal husbandry' and 'Racing dog husbandry' ('Domestic animal husbandry' has been accounted for).

Commented [PM23R22]: yes

Commented [MM24R22]: You will need to add an extra row with 'Racing dog husbandry (other than Racing dog training) and the relevant condition in order for this change to be suitable for a 20A amendment.

Commented [PM25R22]: We agree to add an extra row with 'Racing dog husbandry (other than Racing dog training) and the relevant condition in order for this change to be suitable for a 20A amendment.

Use	Condition
Service station	
Store	Must be in a building, not a dwelling, and used to store equipment, goods, or motor vehicles used in conjunction with the occupation of a resident of a dwelling on the lot.
Utility installation (other than Minor utility installation and Telecommunications facility)	
Any other use not in Section 1 or 3	

Section 3 – Prohibited

Use
Adult sex product shop
Amusement parlour
Animal ~~boarding~~training
~~Animal training~~
Cinema based entertainment facility
Domestic animal boarding
Extractive industry
Horse ~~stables~~riding school
Horse stables
Industry (other than Automated collection point and Car wash)
Intensive animal ~~husbandry~~production
Motor racing track
Nightclub
Office (other than medical centre)
Pig farm
Poultry farm
Poultry hatchery
Racing dog training
Restricted retail premises
Retail premises (other than Convenience shop, Food & drink premises, Market and Plant nursery)
Saleyard
Transport terminal
Warehouse (other than Store)

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2.0 Use of land

10/06/2021
C254card

Exemption from notice and review

An application to use land generally in accordance with the Racecourse Road, Pakenham Comprehensive Development Plan, October 2010 is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

3.0 Subdivision

10/06/2021
C254card

Exemption from notice and review

An application to subdivide land generally in accordance with the Racecourse Road, Pakenham Comprehensive Development Plan, October 2010 is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

4.0 Buildings and works

10/06/2021
C254card

Exemption from notice and review

An application to develop land generally in accordance with the Racecourse Road, Pakenham Comprehensive Development Plan, October 2010 is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

5.0 Permit requirements

The use, development and subdivision of the land must be generally in accordance with the Racecourse Road, Pakenham Comprehensive Development Plan, (October 2010) and must meet the following requirements:

- Prior to the use, development or subdivision of the land for residential purposes, the owner of the land must enter into an agreement with the responsible authority (and any other relevant party) under Section 173 of the Planning and Environment Act 1987 to provide for measures to control noise and odour emissions from nearby industrial operations to an acceptable level specified under the relevant State Environment Protection Policy. The agreement must also provide for obligations for the ongoing maintenance of the measures specified in the agreement.
- The development must provide for landscape improvements to the Pakenham Creek drainage reserve to the north of the land, including the provision of a pedestrian and bicycle path.
- Prior to the use, development or subdivision of the land for residential purposes, the owner of the land must enter into an agreement with the responsible authority (and any other relevant party) under Section 173 of the Planning and Environment Act 1987 to ensure that the proposed wetlands and habitat are designed, retained and managed for the requirements of the Growling Grass Frog (Litoria raniformis).

6.0 Application requirements

An application to use, subdivide or develop land for residential, commercial or mixed use purposes must be accompanied by, as appropriate:

- A report detailing the extent to which the proposal advances the purpose of this schedule.
- A report detailing the consistency between the proposal and the Racecourse Road, Pakenham Comprehensive Development Plan, October 2010.

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- A report detailing the extent to which the development layout manages the interface with adjoining land, including the rail line to the south and industrial uses to the south and west.
- A report prepared by a suitably qualified civil engineer providing details of necessary engineering works to provide for stormwater management and the application of water sensitive urban design principles in accordance with Melbourne Water requirements.
- A report prepared by a suitably qualified acoustic engineer which considers the implications of any noise emissions from the rail line to the south and the industrial precinct to the south and west of the land on the amenity of future residents and specifies any necessary measures to address amenity implications.
- A report prepared by a suitably qualified environmental scientist/engineer which considers the implications of odour emissions from the industrial precinct to the south and west of the land on the amenity of future residents and specifies any necessary measures to address amenity implications.
- A report prepared by a suitably qualified traffic engineer addressing arrangements for vehicle access to Racecourse Road, internal access way layout and connections to neighbouring properties.
- A report prepared by a suitably qualified person detailing the extent to which the development layout provides for the retention of remnant vegetation and manages flora and fauna habitat, including that of the Growling Grass Frog.
- A management plan prepared by a suitably qualified person which addresses the protection and ongoing management of the Growling Grass Frog. The management plan must address, but not be limited to, the following issues:
  - Details of wetland design and construction (including the proposed water source).
  - Pollution management (including that from roads, pesticides and fertilisers).
  - Management actions to be undertaken, including a schedule for implementation.
  - Salvage of Growling Grass Frogs, in the event that they are located upon commencement of earthworks.
  - A proposed monitoring program.
  - Management of pest plants and animals, in particular Mosquito Fish, and contingency arrangements in the event that Mosquito Fish are detected.
  - Proposed public education about the Growling Grass Frog and the danger of introducing fish to the wetlands.
- A plan that details how the proposal will meet the requirements of Net Gain.
- Plans drawn to scale which show:
  - The boundaries and dimensions of the site.
  - Adjoining roads.
  - The location, height and purpose of buildings and works on adjoining land.
  - Relevant ground levels.
  - The layout of existing and proposed buildings and works.
  - All driveways, car parks, pedestrian paths and loading areas.
  - Proposed landscape areas.
  - All external storage and waste treatment areas.
  - Areas not required for immediate use.

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- Elevation drawings to scale showing the colour and materials of all buildings and works.
- Construction details of all drainage works, driveways, and vehicle parking and loading areas.
- A landscape concept which includes a description of vegetation to be planted, the surfaces to be constructed, site works specifications and the method of preparing, draining, watering and maintaining the landscape area.

7.0 Decision guidelines

Before deciding on an application to develop land, the responsible authority must consider, as appropriate:

- The extent to which the proposal advances the purpose of this schedule.
- The consistency between the proposal and the Racecourse Road, Pakenham Comprehensive Development Plan, (October 2010).
- The extent to which the development layout manages the interface between the site and adjoining land, including the rail line to the south and industrial uses to the south and west.
- The extent to which the development layout provides for the retention of remnant vegetation and manages flora and fauna habitat, including that of the Growling Grass Frog.
- The effect of the proposal on the amenity of the area.
- The views of Melbourne Water.
- The views of the Environment Protection Authority.
- The views of the Department of Sustainability and Environment.
- The orderly development of land, including management of traffic, car parking, the provision of pedestrian ways and open space.
- The overall objective of achieving an integrated development in a neighbourhood setting that has been master planned to provide a sympathetic, distinctive and attractive urban design.
- The extent to which the proposal meets the requirements of Net Gain.
- The following design objectives for the land:
  - To create a quality living environment.
  - To enhance safety and movement on the surrounding road network.
- To provide for integration of the development with the pedestrian and cycle networks in the locality.
- To provide for attractive and distinctive public or common spaces and streetscapes.
- To limit development generally to two storeys.
- To protect and improve the amenity of neighbouring residential areas.
- To contribute to the improvement of on-site and off-site local stormwater drainage systems, including significant stormwater retention within the buffer areas.
- To facilitate the provision of appropriate landscaping in the buffer areas and the adjoining Pakenham Creek drainage reserve and throughout the development.
- To optimise opportunities for energy efficient and water sensitive urban design.

8.0 Signs

10/06/2021
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Sign requirements are at Clause 52.05. All land located within this Schedule to this zone is in Category 3.

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10/06/2021
C254card

SCHEDULE 4 TO CLAUSE 37.01 SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ4**.

SPECIAL USE ZONE GROWTH AREAS (CARDINIA ROAD EMPLOYMENT PRECINCT)

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework including the local planning policies.

To manage the transition of non-urban land into an urban land context in accordance with the *Cardinia Road Employment Precinct Structure Plan* (September 2010).

To identify land within a growth area where the Growth Areas Infrastructure Contribution is not applicable.

To provide a range of uses and the development of land in accordance with the *Cardinia Road Employment Precinct Structure Plan* (September 2010).

1.0 10/06/2021 C254card

The Plan

Plan 1 shows the future urban structure proposed in the Cardinia Road Employment Precinct Structure Plan (September 2010).

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CARDINIA PLANNING SCHEME

Plan 1 to Schedule 4 to Clause 37.01



LEGEND

- Precinct Structure Plan Area
- Urban Growth Boundary

Road Network

- State Freeway
- Arterial Road
- Connector Street
- Residential Connector Street (Boulevard
- Access Street - level 2
- Access Street - level 1
- Controlled Intersections

Employment Land

- Commercial
- Activity Centre
- Service Business
- Industrial

Residential Land

- High Density Residential 2
- High Density Residential 1
- Medium Density Residential
- Conventional Residential

Heritage and Community

- Post Contact Heritage Site
- Community Facility

Open Space and Environment

- Unencumbered Open Space
- Encumbered Open Space
- Existing Creeks
- Drainage Lines
- Ecological Vegetation Classes (EVCs) to be Retained

Other land

- Existing Major Easements
- Future Urban Land

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2.0 Use and development

04/11/2010
C130

2.1 The land

10/06/2021
C254card

The use and development provisions specified in this schedule apply to the land shown in Plan 1 of this Schedule and shown as Special Use Zone 4 on the planning scheme maps.

2.2 Table of uses

~~04/12/2023~~ ../../....
~~VC217~~Proposed C283card

Section 1 - Permit not required

Use	Condition
Automated collection point	Must meet the requirements of Clause 52.13-3 and 52.13-5. The gross floor area of all buildings must not exceed 50 square metres.
Informal outdoor recreation **Mineral exploration**	
Mining	Must meet the requirements of Clause 52.08-2.
Search for stone	Must not be costeaning or bulk sampling.
Telecommunications facility	Buildings and works must meet the requirements of Clause 52.19.
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.

Section 2 - Permit required

Use	Condition
Emergency services facility	Must not be located on land reserved under the *National Parks Act 1975*.
Renewable energy facility (other than Wind energy facility)	Must meet the requirements of Clause 53.13.
Wind energy facility	Must not be located on land reserved under the *National Parks Act 1975*. Must meet the requirements of Clause 52.32.
Utility installation (other than Minor utility installation and Telecommunications facility)	Any gas holder, or sewerage or refuse treatment or disposal works, must be at least 30 metres from land (not a road) which is designated for residential use in Plan 1, or shown as Activity Centre or Commercial.
Any other use not in Section 1 or 3	

Section 3 - Prohibited

Use
Accommodation

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Use
Agriculture
Cemetery
Freeway service centre
Industry (other than Automated collection point)
Leisure and recreation (other than Informal outdoor recreation)
~~Intensive animal husbandry~~
Office
Place of assembly (other than Amusement parlour, Exhibition centre, Function centre, Hall, Library, Nightclub, Restricted Place of Assembly)
Recreational boat facility
Retail premises
Saleyard
Warehouse
Winery

Commented [AD26]: Council to clarify why 'Intensive animal husbandry' is proposed to be deleted from list of prohibited uses. Deletion suggests it would now be a section 2 use - this results in a change to the provision.

Commented [PM27R26]: yes

Commented [MM28R26]: We are not sure what your response means. This deletion does not meet the tests to qualify for a 20A amendment.

Commented [PM29R26]: The deletion is make our provision consistent with the state provisions.

Use of land

The use of land must be generally in accordance with the Cardinia Road Employment Precinct Structure Plan (September 2010).

2.3 Permit Requirements

04/11/2010 C130

Specific provisions – Removal of existing waterbodies

A permit is required to remove any existing waterbody, including dams and wetlands.

3.0 Application requirements

04/11/2010 C130

Subdivision of land

All applications for subdivision must be accompanied by the following information to the satisfaction of the responsible authority:

- Details of the proposed use and development of each part of the land.
- A table setting out the amount of land allocated for the proposed uses.
- The staging of road network development within the subject land.
- A plan showing proposed encumbered and unencumbered open space areas including land designated as 'waterways - drainage corridors' in Plan 11 of the *Cardinia Road Employment Precinct Structure Plan (September 2010)*, and a description of role and purpose to the satisfaction of Melbourne Water and the responsible authority.
- A site assessment of the land by a suitably qualified environmental professional including:
  - detail of the nature of the previous and existing land use/activities on the land;
  - an assessment of the potential level and nature of contamination on the land.
  - advice on whether the environmental condition of the land is suitable for the proposed use/s and whether an environmental audit of all, or part, of the land is recommended having regard to the Potentially Contaminated Land General Practice Note June 2005, DSE.

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Specific Requirements – Lot 1 TP542938 (PSP Property Number 22)

Any application to remove Dam 38 on Lot 1 TP542938 (270 Cardinia Road, Officer South) must include written advice from the Department of Sustainability and Environment that it is satisfied there has been successful colonisation and breeding of Growling Grass Frogs (GGFs) (defined by the presence of metamorphs) at a minimum of one waterbody shown in Plan 13 of the *Cardinia Road Employment Precinct Structure Plan (September 2010)*.

4.0
04/11/2010
C130

Conditions for permits – general

A planning permit must include a condition or conditions which ensure that any requirements or conditions set out in the *Cardinia Road Employment Precinct Structure Plan (September 2010)* are implemented as part of the planning permit or the plans endorsed under the permit.

Any permit granted for subdivision, or the construction of a building or the carrying out of works in respect of land where a Native Vegetation Precinct Plan has identified any native vegetation to be retained must contain the conditions set out in the Cardinia Road Employment Precinct Native Vegetation Precinct Plan.

Environmental Assessment of Potentially Contaminated Land

If an application for a permit includes a site assessment recommending an environmental audit of all or part of the land, then the permit must contain conditions that for that part of the land recommended for the audit;

1. Either:

- A certificate of environmental audit issued for the relevant land in accordance with Part 1XD of the *Environmental Protection Act 1970*, or
- A statement by an environmental auditor appointed under the *Environment Protection Act 1970,* in accordance with Part 1XD of that Act that the environmental conditions of the relevant land are suitable for a sensitive use (with or without conditions on the use of the site);

must be provided to the responsible authority before any building on the relevant land is occupied; and

2. If a statement by an environmental auditor is provided rather than a certificate of environmental audit and the statement indicates that the environmental conditions of the relevant land are suitable for a sensitive use subject to conditions, the owner of the land must enter into an agreement with the responsible authority under Section 173 of the *Planning and Environment Act 1987* before any building on the relevant land is occupied to provide for;

- ongoing compliance with all conditions in the Statement by the Environmental Auditor;
- the responsible authority's reasonable legal costs and expenses of drafting/reviewing and registering the agreement to be borne by the owner of the relevant land.

Construction Environmental Management Plan Requirements

A permit to use or subdivide land, or to construct a building or construct and carry out works must contain a condition that prior to the commencement of any buildings or works, Construction Environmental Management Plan (CEMP) is to be prepared.

The CEMP must specifically address significant flora and fauna, where the buildings or works are within:

- 50 metres of any native vegetation to be retained in the Cardinia Road Employment Precinct Native Vegetation Precinct Plan; and/or
- 200 metres of any waterbody (including creeks, drains, dams and wetlands) under the provisions of the Cardinia Road Employment Precinct Conservation Management Plan for GGF.

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The CEMP must address all requirements specified in section 4.5.6 of the *Cardinia Road Employment Precinct Structure Plan (September 2010)* and be to the satisfaction of the Department of Sustainability and Environment and the responsible authority.

Conservation Management Plan - Growling Grass Frog

Where a Conservation Management Plan (CMP) for GGF has been approved by the Secretary to the Department of Sustainability and Environment (DSE) and it applies to the land, any permit granted for subdivision or the construction of a building or the carrying out of works that directly or indirectly results in the destruction of habitat for the GGF must include the following conditions as appropriate:

- Prior to any works commencing within 100 metres of the edge of any waterbody which is to be retained, a highly visible fence is to be installed 20 metres from the edge of the waterbody.
- No dumping of soil or materials is to occur within 30 metres of any waterbody.
- No vehicle access is permitted within 30 metres of any waterbody.
- No polluted and/or sediment laden run-off is to be discharged directly or indirectly into drains or watercourses.
- Pollution or litter traps must be provided on the land at appropriate points along the drainage system or drainage lines.
- The actions which identify the responsible agent as the "landowner" in Table A2.1 of the CMP for the GGF must be implemented to the satisfaction of the Department of Sustainability and Environment.
- Water run-off from construction sites must be managed to maintain water quality of dams.
- A salvage and translocation plan must be prepared and implemented to the satisfaction of DSE and the responsible authority, in accordance with section 3.4.3 of the CMP, where:
  - construction of a building or carrying out of works is within 200 metres of an existing waterbody; or
  - an existing waterbody is being removed, as approved under the CMP.

4.1 Conditions for permits - subdivision

04/11/2010
C130

Any permit granted for subdivision must contain the following conditions as appropriate:

- At the time of subdivision, or other time as agreed with Melbourne Water, land shown as 'waterways – drainage corridor' in Plan 6 of the *Cardinia Road Employment Precinct Structure Plan (September 2010)* must be vested in Melbourne Water.
- At the time of subdivision, or other time as agreed with Cardinia Shire Council, land identified as 'Project Land' in the infrastructure funding agreement under Section 173 of the *Planning and Environment Act (1987)* for the Cardinia Road Employment Precinct must be vested in Cardinia Shire Council.
- Before the Statement of Compliance is issued under the *Subdivision Act 1988*, the applicant or owner must make a financial contribution to Melbourne Water to fund the management and maintenance of waterways to fulfil the requirements of the CMP for GGF.

5.0 Signs

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The following sign controls apply:

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Land (shown in Plan 1)	Sign Requirements
Land shown as Open Space, community facilities or other public use	Category 3

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SCHEDULE 6 TO CLAUSE 37.01 SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ6.**

PRIVATE EDUCATION FACILITY

Purpose

To provide for areas in private ownership to be used for an education centre.

To ensure that the use and development of these facilities takes place in an orderly and proper manner and does not cause loss of amenity to the neighbourhood.

1.0 Table of uses

~~01/12/2023~~ ../../....
~~VC217~~Proposed C283card

Section 1 - Permit not required

Use	Condition
Accommodation	Must be in accordance with a master plan prepared to the satisfaction of the responsible authority. Must be in conjunction with use of the land for an education centre.
Automated collection point	Must meet the requirements of Clause 52.13-3 and 52.13-5. The gross floor area of all buildings must not exceed 50 square metres.
Car park	Must be in accordance with a master plan prepared to the satisfaction of the responsible authority.
Child care centre	Must be in accordance with a master plan prepared to the satisfaction of the responsible authority.
Education centre	Must be in accordance with a master plan prepared to the satisfaction of the responsible authority.
Home based business **Mineral exploration**	
Mining	Must meet the requirements of Clause 52.08-2.
Minor sports and recreation facility	Must be in accordance with a master plan prepared to the satisfaction of the responsible authority.
Place of worship	Must be in accordance with a master plan prepared to the satisfaction of the responsible authority.
Railway	
Search for stone	Must not be costeaning or bulk sampling.
Tramway	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01

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Section 2 - Permit required

Use	Condition
Agriculture (other than Animal ~~keeping, Animal training, Apiculture~~training, Apiculture, Domestic animal husbandry, Horse riding school, Horse stables, ~~and Intensive animal husbandry~~Intensive animal production, Pig farm, Poultry farm and Poultry hatchery)	
~~Animal keeping~~Domestic animal husbandry (other than ~~Animal~~Domestic animal boarding)	
Car wash	
Market	
Convenience shop	
Food and drink premises	
Leisure and recreation (other than Minor sports and recreation facility and Motor racing track)	
Mineral, stone, or soil extraction (other than Extractive industry, Mineral exploration, Mining, and Search for stone)	
Office	The leasable floor area must not exceed 500 square metres.
Place of assembly (other than Amusement parlour, Nightclub, and Place of worship)	
Plant nursery	
Racing dog husbandry (other than Racing dog training)	
Store	
Utility installation (other than Minor utility installation and Telecommunications facility)	
Any other use not in Section 1 or 3	

Section 3 - Prohibited

Use
Accommodation – if the Section 1 condition is not met
Amusement parlour
~~Animal~~Domestic animal boarding
Animal training
Cemetery
Crematorium
Extractive industry
Horse ~~stables~~riding school

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Use
Horse stables
Industry (other than Automated collection point and Car wash)
Intensive animal ~~husbandry~~production
Motor racing track
Nightclub
Pig farm
Poultry farm
Poultry hatchery
Racing dog training
Retail premises (other than Market, Convenience shop, Food and drink premises, and Plant nursery)
Saleyard
Service station
Transport terminal
Warehouse (other than Store)

2.0 Use of land

10/06/2021
C254card

Application requirements

The following application requirements apply to an application for a permit to use land under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- Any master plan for the site prepared to the satisfaction of the responsible authority.
- The purpose of the use and the types of activities that will be carried out.
- The likely effects, if any, on adjacent land including noise levels, traffic and hours of operation.

Exemption from notice and review

An application to use land that is in accordance with a master plan prepared to the satisfaction of the responsible authority is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The effect that the proposed use may have on existing uses.
- The effect that the proposed use may have on the amenity of the neighbourhood.

3.0 Subdivision

10/06/2021
C254card

A permit is required to subdivide land.

Each lot must be at least the area specified for the land in a schedule to this zone. If no area is specified, each lot must be at least 40 hectares.

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A permit may be granted to create smaller lots if any of the following apply:

- The subdivision is the re-subdivision of existing lots, the number of lots is not increased, and the number of dwellings that the land could be used for does not increase. An agreement under Section 173 of the Act must be entered into with the owner of each lot created which ensures that the land may not be further subdivided so as to increase the number of lots. The agreement must be registered on title. The requirement to enter into an agreement only applies to a lot which could be further subdivided in accordance with this scheme.
- The subdivision is by a public authority or utility service provider to create a lot for a utility installation.

4.0
10/06/2021
C254card

Buildings and works

Permit requirement

No permit is required to construct a building or construct or carry out works for the following:

- Pathways, trails, seating, picnic tables, drinking taps, shelters, barbeques, rubbish bins, security lighting, irrigation, drainage or underground infrastructure.
- Playground or sporting equipment.
- Planting or landscaping.

Application requirements

The following application requirements apply to an application for a permit to construct a building or construct or carry out works under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- Any master plan for the site prepared to the satisfaction of the responsible authority and the requirements of the Roads Corporation.
- A plan, drawn to scale, which shows:
  - The boundaries and dimensions of the site.
  - Relevant ground levels.
  - Adjoining roads.
  - The location, height and purpose of buildings and works on adjoining land.
  - The layout and use of existing and proposed buildings and works including driveways and car parking and loading areas.
  - Elevation drawings indicating the colour and materials of all proposed buildings and works.
  - Construction details of all drainage works, driveways and car parking and loading areas.
  - Details of existing and proposed landscaping.

An application to use or develop land within 200 metres of a gas pipeline must be referred in accordance with Section 55 of the Act to the referral authority specified in Clause 66.04 or a schedule to that clause unless in the opinion of the responsible authority the proposal satisfies requirements or conditions previously agreed in writing between the responsible authority and the Department of Primary Industries.

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Exemption from notice and review

An application to construct a building or construct or carry out works that is in accordance with a master plan prepared to the satisfaction of the responsible authority is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

Decision guidelines

The following decision guidelines apply to an application for a permit to construct a building, construct or carry out works under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The interface with adjoining land, especially the relationship with residential areas.
- The appearance and bulk of buildings having regard to the adjoining land, especially the relationship with residential areas.
- The effect of the proposed buildings and works on the amenity of the neighbourhood, including the effects of noise, lighting, overshadowing and privacy.
- The provision of land for landscaping and beautification.
- The location and type of access to the site.
- The views of the Roads Corporation where there is a change in the intensity of the use or a change in access arrangements for the site that could impact on the operation of a Roads Corporation managed road.
- The provision for car parking.
- The movement of vehicles providing for supplies, waste removal, emergency services and public transport.
- Loading and service areas.
- The safe movement of pedestrians and cyclists across nearby road and rail corridors including at rail level crossings.
- The need for the preparation and implementation of a traffic management plan to the requirements of the Roads Corporation and to the satisfaction of the responsible authority.

5.0
10/06/2021
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Signs

None specified.

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SCHEDULE 7 TO CLAUSE 37.01 SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ7.**

SOUTH EAST FOOD PRODUCTION, EXPORT AND EMPLOYMENT NODE

Purpose

To enhance the local, national and global market competitiveness of food production within the South-East region.

To provide for an integrated supply chain enabling the use and development of the site for co-location of food processing facilities.

To provide for the continued use of land for abattoir purposes as well as the use and development of land for food production through the co-location of other uses.

To protect the area from the encroachment of sensitive land uses.

To promote food security and sustainable agriculture in the region.

1.0 Table of uses

~~01/12/2023 C217~~Proposed C283card

Section 1 - Permit not required

Use	Condition
Agriculture (other than Animal ~~keeping, Animal training and Aquaculture~~training, Aquaculture, Domestic animal husbandry, Horse riding school, Racing dog husbandry)	
Apiculture	Must meet the requirements of the Apiary Code of Practice, May 1997.
Automated collection point	Must meet the requirements of Clause 52.13-3 and 52.13-5. The gross floor area of all buildings must not exceed 50 square metres.
Car park	
Carnival	Must meet the requirements of 'A Good Neighbour' Code of Practice for a Circus or Carnival, October 1997.
Circus	Must meet the requirements of 'A Good Neighbour' Code of Practice for a Circus or Carnival, October 1997.
Industry (other than Automated collection point)	Must be associated with primary production and food processing facilities on the land or adjacent land
Mineral exploration	
Manufacturing sales	
Milk depot	
Mining	Must meet the requirements of Clause 52.08
Minor utility installation	

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Use	Condition
Natural systems	
Primary produce sales	
Road	
Rural store	
Telecommunications facility	
Warehouse (other than Fuel depot, Mail centre, Shipping container storage and Boat and caravan storage)	Must be associated with primary production or must be associated with food processing facilities on the land or adjacent land
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01

Section 2 - Permit required

Use	Condition
Caretaker's house	
Office	Must be associated with primary production and food processing facilities on the land or adjacent land
Shipping container storage	Must be associated with primary production and food processing facilities on the land or adjacent land
Transport Terminal	Must be associated with primary production and food processing facilities on the land or adjacent land
Utility Installation (other than Minor utility installation and Telecommunications facility)	
Any other use not in Section 1 or 3	

Section 3 - Prohibited

Use
Accommodation (other than Caretaker's house)
Art and Craft Centre
Cinema based entertainment facility
Crematorium
Education Centre (other than Employment training centre)
Funeral parlour
Hospital
Industry (other than Automated collection point) - if the Section 1 condition is not met
Leisure and recreation (other than Minor sports and recreation facility)
Place of Assembly
Retail premises (other than Manufacturing sales, Primary produce sales)
Recreational boat facility

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Use
Service station
Warehouse (other than Shipping container storage) - if the Section 1 condition is not met

2.0 Requirement before a Permit is Granted

A permit must not be granted to use or subdivide land, construct a building or construct or carry out works (other than minor works) until a Master Plan has been prepared to the satisfaction of the Responsible Authority.

The Responsible Authority can consider an application for minor works before a Master Plan has been approved. All proposals for minor works must be accompanied by a report demonstrating that they will not prejudice the future development of the land in an integrated manner.

3.0 Master Plan

A Master Plan must be prepared to the satisfaction of the Responsible Authority.

A Master Plan may be prepared in stages.

A Master Plan may be amended to the satisfaction of the Responsible Authority.

A Master Plan may be approved with or without conditions.

Requirements for Master Plan

The Master Plan must show or describe as appropriate:

- Existing natural and built features of the land including topography, vegetation, buildings, other works, utility services, drainage lines and watercourses.
- The relationship to existing and proposed surrounding development.
- A plan indicating the type of existing native vegetation and any areas where it is proposed to remove native vegetation.
- A flora and fauna assessment, including consideration of Growling Grass Frog habitat, and responses to that assessment.
- An environmental management plan for the site.
- All buildings and facilities established in a manner which does not cause loss of amenity to, and is consistent with, surrounding land uses.

4.0 Use of land

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Application requirements

The following application requirements apply to an application for a permit to use land under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- The type and quantity of goods to be stored, processed or produced.
- How land not required for immediate use is to be maintained.
- Whether a Works Approval or Waste Discharge Licence is required from the Environment Protection Authority.
- Whether a notification under the *Occupational Health and Safety (Major Hazard Facilities) Regulations 2000* is required, a licence under the *Dangerous Goods Act 1985* is required, or a

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fire protection quantity under the *Dangerous Goods (Storage and Handling) Regulations 2000* is exceeded.

- The likely effects, if any, on the neighbourhood, including:
  - Noise levels.
  - Air-borne emissions.
  - Emissions to land or water.
  - Traffic, including the hours of delivery and dispatch.
  - Light spill or glare.

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the proposed use is generally in accordance with the Master Plan
- The effect that the use may have on nearby existing or proposed uses, having regard to any comments or directions of the referral authorities.
- The interface with adjoining land.
- The provision of land for landscaping and beautification.
- Any impact on flora and fauna found on the land, and the response to any flora and fauna assessment undertaken for the land.
- The effect that nearby industries may have on the proposed use.
- The drainage of the land.
- The availability of and connection to services.
- The effect of traffic to be generated on roads.
- The interim use of those parts of the land not required for the proposed use.
- The provision for car parking.
- The movement of vehicles providing for supplies, waste removal, emergency services and public transport.
- Loading and service areas.

5.0
10/06/2021
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Subdivision

A permit is required to subdivide land.

Decision Guidelines

A permit may only be granted to subdivide land if:

- The subdivision is generally in accordance with the Master Plan.
- Each lot to be created is at least 0.4 hectares in area.

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The layout of the subdivision;
- Site access arrangements;

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- The impact of the subdivision on existing and future land uses;
- The location and design of existing and proposed infrastructure services including gas, water, drainage, telecommunications and sewerage facilities;
- The approved Master Plan.

6.0
10/06/2021
C254card

Buildings and works

A permit is required to construct a building or construct or carry out works.

All buildings and works must be generally in accordance with the Master Plan.

Application requirements

The following application requirements apply to an application for a permit to construct a building or carry out works under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A plan, drawn to scale, which shows:
  - The boundaries and dimensions of the site.
  - Relevant ground levels
  - Adjoining roads
  - The location, height and purpose of the proposed buidings and works and the relationship, if any, with existing buildings and works within with Master Plan area.
  - The layout and use of existing and proposed buildings and works including driveways and carparking and loading areas.
  - Elevation drawings indicating the colour and materials of all proposed buildings and works.
  - Construction details of all drainage works, driveways and car parking and loading areas.
  - Details of existing and proposed landscaping.
  - External storage and waste treatment areas.

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Traffic impacts on the road network.
- The need to minimise any adverse impacts of siting, design, height, bulk and colours and materials to be used on landscape features
- The location and design of existing and proposed infrastructure services which minimise the visual impact on the landscape.
- The provision of land for landscaping and beautification.
- Any impact on flora and fauna found on the land, and the response to any flora and fauna assessment undertaken for the land.
- The views of the Roads Corporation where there is a change in access arrangements for the site that could impact on the operation of a Roads Corporation managed road.
- The need for the preparation and implementation of a traffic management plan to the requirements of the Roads Corporation and to the satisfaction of the responsible authority.

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- The movement of vehicles providing for supplies, waste removal, emergency services and public transport.
- The provision for car parking.
- Interface with neighbouring sites.
- Location and adequacy of loading and service areas.
- Adequacy of lighting for security purposes and to avoid light spill off site.
- Stormwater discharge.

7.0 Exemption from notice and review

An application for subdivision, to use land, construct a building or construct or carry out works that is generally in accordance with the Master Plan is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

8.0 Signs

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A permit is not required to construct or display a sign on any land within the Master Plan area which is directed toward people attending the site and that cannot be seen from outside the facility. Sign requirements are at Clause 52.05. All land located within this schedule to this zone is in Category 3.

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26/04/2013 C182

SCHEDULE 14 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO14**.

170 MCDONALDS TRACK, LANG LANG

1.0 Requirement before a permit is granted

26/11/2009 C60

A planning permit may be granted to use land, construct a building or construct or carry out works before a development plan has been approved to the satisfaction of the responsible authority. All proposals must be accompanied by a report demonstrating that they will not prejudice the future development of the land in an integrated manner.

2.0 Conditions and requirements for permits

26/11/2009 C60

The following conditions and requirements apply to the subdivision and development of the land.

- A 300 metre buffer zone must be provided from the Lang Lang Sewage Treatment Plant title boundary to any odour sensitive use. Any food and drink premise, café, convenience restaurant, office (other than ancillary to an industry or warehouse), restricted retail (bulky goods), place of assembly, place of worship and childcare centre must not be located in the 300 metre buffer zone unless to the requirements of South East Water and the satisfaction of the responsible authority.
- Prior to the commencement of any use or development, Aquatic surveys, particularly targeting Australian Grayling, Dwarf Galaxias and Growling Grass Frogs must be carried out to the requirements of the Department of Sustainability and Environment and satisfaction of the responsible authority.
- Access to and egress from the site must utilise existing cleared areas along the road reserve. If removal of roadside vegetation is unavoidable, only the minimal amount to allow access to the site may be removed. If minimal clearance of native vegetation on the roadside is deemed necessary, a targeted fauna survey for the Southern Brown Bandicoot must be conducted to the requirements of the Department of Sustainability and Environment and the satisfaction of the responsible authority, (This threatened species is known to occur along roadside vegetation in this area. The proposal may need to be referred to Environment Australia under the *Environment Protection and Biodiversity Conservation Act 1999*, as the Southern Brown Bandicoot is listed as threatened under this Act).
- Best practise sedimentation control and stormwater treatment must be provided during and subsequent to construction to ensure minimisation of impacts on Adams Creek to the satisfaction of the responsible authority.
- Roadway design and the provision of fire services within the residential area must be to the requirements of the Country Fire Authority guideline "Requirements for Water Supplies and Access for Subdivisions in Residential 1 and 2 and Township Zones" and to the satisfaction of the responsible authority.
- Roadway design and the provision of fire services within the industrial area must be to the requirements of the Country Fire Authority's "Water Supplies and Access for Subdivisions in Industrial Zones" and to the satisfaction of the responsible authority.

3.0 Requirements for development plan

26/11/2009 C60

The development plan must demonstrate and/or contain the following to the satisfaction of the responsible authority:

Subdivision Layout

An indicative lot layout for the whole site covered by the schedule showing:

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- The size and dimensions of lots.
- The location of vehicle crossings.
- The arrangement of the pedestrian/bicycle and road network.
- Suitable provision of public open space to meet the local community needs.
- A subdivision design which creates an effective interface between the industrial zoned land and residential zoned land, including an appropriate buffer that may include open space, visual screening, streetscape or landscaping designs where appropriate.
- A subdivision design which must protect scattered native trees on site.

Staging

- Details on the staging of the subdivision and anticipated timing of development.

Land Use

- The proposed use and development of each part of the land.
- Details on the proposed range of housing types and lot sizes.
- An explanatory statement illustrating the demand for the range of lots provided.
- The residential subdivision must to the satisfaction of the responsible authority:
  - Maintain 80% of lots with sizes over 700 square metres.
  - Discourage small allotments of less than 600 square metres.
  - Avoid gated street formats.
  - Discourage cul-de-sacs, and if used, they should be connected through to another street by a wide reserve and path for safe pedestrian and bicycle access.
  - Maintain a sense of spaciousness within and between residential buildings by providing a building envelope on each lot that demonstrates a minimum side setback of 2.5 metres, minimum front setback of 7 metres or no less than the average setback of the adjoining two (2) dwellings, maximum building site coverage of 40% of the lot size and minimum lot width of 18 metres.
  - Develop a clear, legible road network that provides a high level of internal connectivity and external linkages for local vehicle, pedestrian and bicycle movements.
  - Maintain generous street, footpath and easement widths. Provide a minimum width for internal streets of 7.3 metres to allow for parking on either side and access for emergency vehicles.
  - Ensure protection and conservation of native vegetation.
- The relationship of the land to existing or proposed developments on adjoining land to achieve the integrated subdivision of the land in the area.

Transport

- A traffic management plan to be carried out to the satisfaction of the responsible authority, in consultation with Vic Roads showing arrangements for vehicle ingress and egress to the development, including the road layout, construction standards and traffic management.
- Convenient and safe pedestrian pathway networks and bicycle linkages within and leading to the development.
- Setting aside of land for a future 30 metre wide road reserve in consultation with Vic Roads, Cardinia Shire Council and the Department of Sustainability and Environment.

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- A subdivision design that addresses amelioration of amenity impacts of the 30 metre wide road reserve on residential and industrial zoned land, including the use of noise attenuation and visual screening where appropriate.
- A noise attenuation plan prepared by a suitably qualified acoustic consultant to the satisfaction of the responsible authority, in consultation with Vic Roads. The plan must provide recommendations for a noise attenuation treatment necessary to protect residential properties/ developments from traffic noise from the future 30 metre wide road reserve to a level of 63 dB (A) L10 (18hours) or less, measured at the façade of habitable buildings.

Landscaping

- An indicative landscape plan must be prepared to the satisfaction of the responsible authority, demonstrating:
  - The location of landscaped areas
  - Details of any landscape themes for the site
  - The landscape design needs to incorporate a consistent streetscape theme
  - Consideration needs to be given to the surface finishes of pathways and driveways
  - Consideration needs be given to using a majority of local indigenous species in all landscape plantings
  - An explanatory statement illustrating landscape maintenance of the site

Environment

- Investigations by a suitably qualified environmental professional to provide soil sampling and testing to fully assess the soil contamination status of the site.
- An Environmental Management Plan must be prepared and approved by the responsible authority, as a component of the subdivision application, indicating how Adams Creek and the native in-stream and riparian flora and fauna associated with it will be protected from runoff from future subdivision. A schedule for management actions should be included (including how the schedule will be implemented and who will be responsible for implementation).
- Water Sensitive Urban Design must be achieved in any development of the site and a Stormwater Management Plan should be prepared and approved by the responsible authority to show how nutrient, sediment and gross pollution from the development will be minimised and treated so that the water quality of Adams Creek (and subsequently Lang Lang River and Westernport) is not affected.
- Any native vegetation removal must comply with Victoria's Native Vegetation Management – A Framework for Action and Net Gain in extent and quality of vegetation, must be achieved through appropriate offsets and must be in accordance with any requirements of the Department of Sustainability and Environment. (note: a permit to take protected flora under the *Flora and Fauna Guarantee Act 1988* may be required, depending on the species proposed for removal).

Community Services/Infrastructure

- The provision of utility services infrastructure required to service the development and details of the arrangements for the provision of the infrastructure.
- Any other community services or infrastructure required for the development of the land identified by the responsible authority.

4.0
26/04/2013
C182

Expiry

This schedule expires on 26 January 2014.

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24/02/2022
C240card

SCHEDULE 24 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO24**.

SIMS LANE KOO WEE RUP RESIDENTIAL PRECINCT

1.0 Objectives

24/02/2022
C240card

- To integrate with the surrounding area by responding to the existing neighbourhood character, enhancing the public realm and existing road networks.
- To ensure choice and diversity of housing appropriate to the setting that achieves a high quality of amenity and urban design.
- To ensure the stormwater is managed on site up to the 1 in 100 year ARI storm event to pre-development flow rates.

2.0 Requirement before a permit is granted

24/02/2022
C240card

A permit may be granted to use or subdivide land, construct a building or construct or carry out works before a development plan has been prepared to the satisfaction of the responsible authority if the responsible authority is satisfied that the permit will not prejudice the future integrated use and development of the land.

3.0 Conditions and requirements for permits

24/02/2022
C240card

The following conditions and/or requirements apply to permits:

- Building envelopes that achieve the front and side building setbacks required by this schedule and the approved development plan are implemented in the form of a Restriction on the certified Plan of Subdivision, or through an agreement with the responsible authority under Section 173 of the Planning and Environment Act 1987, which is recorded on the Certificate of Title of the land. The owner of the land or permit holder must pay all reasonable costs of the preparation, execution and registration of the restriction or agreement, including the reasonable costs of the responsible authority.
- Construction of the internal road network to the satisfaction of the responsible authority, including upgrades to Sims Lane to a local access street with a sealed road, kerb and channel, 7.5 metre wide road pavement between invert of kerbs, and underground drainage.
- Before a statement of compliance is issued under the Subdivision Act 1988, the land owner must enter into an agreement with the responsible authority under Section 173 of the Planning and Environment Act 1987 to provide for the bushfire requirements of this schedule and the approved development plan. The land owner must pay the reasonable costs of the preparation, execution, and registration of the Section 173 Agreement.

4.0 Requirements for development plan

~~24/02/2022 C240card~~ Proposed C283card

A development plan must include the following requirements to the satisfaction of the responsible authority.

The Development Plan must be generally in accordance with the Concept Plan labelled Figure 1 to this Schedule.

Subdivision Layout

- An indicative lot layout showing how the subdivision encourages a range of dwelling types to cater for a variety of housing needs and addresses the size, dimension and orientation of lots and includes:
  - The provision of a range of lot sizes.

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- The provision of 70 per cent of the lots greater than 700 square metres and range up to 1000 square metres.
- The avoidance of smaller lots of less than 600 square metres.
- Lots with a minimum width of 18 metres where possible.
- A transition to the green wedge land to the south through larger lots of greater than 1000 square metres.
- Lots addressing Supreme Close, Townley Road, Sims Lane and the green wedge land to the south.

- An indicative building envelope for each lot providing:
  - A minimum front setback of 7 metres or no less than the average setback of the adjoining two dwellings.
  - Minimum side and rear setbacks of 2.5 metres.
  - Setbacks for defendable space from bushfire where required.
- Provides either a minimum 12 metre wide looped service road or 10 metre wide tree reserve adjacent to the ~~Road Zone 1~~Transport Zone 2 (Rossiter Road).
- Provides access to new lots facing Rossiter Road via an internal loop road that connects from Townley Road/Supreme Close to Sims Lane.
- Provides a perimeter road adjacent to the green wedge land to the south.
- Provides driveway access to new lots from Sims lane.
- No new vehicle crossovers or road access from Rossiter Road.

Staging

- Details on the anticipated sequencing and timing of development of the precinct including the delivery of roads and open space.

Environment and Landscaping

- An **Environmental Management Plan** that addresses vegetation and trees (including roadside vegetation) to be retained and how vegetation removal will be avoided, and if it cannot be avoided, how will it be minimised or offset, and measures to protect the trees which includes buffer and tree protection zones, and provides:
  - A **flora and fauna assessment** (including a habitat hectare assessment) of the site prepared to the satisfaction of the responsible authority.
  - Provides an assessment of the flora and fauna on site including Ecological Vegetation Classes.
  - Assesses suitable habitat for threatened species on site.
  - Provides a flora listing of each habitat patch.
  - An **arboricultural assessment** of all vegetation prepared by a suitably qualified person(s) that identifies any significant trees or vegetation on the land, any existing street trees, roadside vegetation and grassed road verges.
  - A targeted survey of threatened species (including but not limited to the Southern Brown Bandicoot) must be prepared where suitable habitat is found on site in consultation with the Department of Environment, Land, Water and Planning.
- A **Landscape Plan** showing:

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- The location, preservation and protection of significant trees/vegetation, existing street trees, roadside vegetation and grassed road verges. Including maintaining the long term, sustainable health and condition of existing vegetation to be retained.
- The location, preservation and protection of any threatened species.
- The location of landscaped areas.
- Details of any landscape themes.
- Landscape design incorporating a consistent streetscape theme.
- New plantings consistent with existing species of vegetation from connecting roads and reserves.
- The provision of street trees (minimum pot size of 45L when planted) for shade and aesthetic quality at an early stage of development – to be planted or bonded to the satisfaction of the responsible authority prior to Statement of Compliance of a subdivision.
- Defendable space for bushfire purposes in accordance with Table 6 of Clause 53.02 (Bushfire Planning) of the Cardinia Planning Scheme to ensure development is exposed to a radiant heat flux of less than 12.5 kilowatts/square metre. See CFA's publication 'Landscaping for Bushfire, Garden Design and Plant Selection' for assistance with plant selections within perimeter roads that are located within the defendable space.

Bushfire

- A **Bushfire Management Assessment,** including a bushfire hazard site assessment, prepared by a suitably qualified person. The bushfire management assessment should include details of how development will respond to 'Clause 13.02-1S Bushfire Planning' of this planning scheme and demonstrate that development is exposed to a radiant heat flux of less than 12.5 kilowatts/square metre.
- The bushfire hazard site assessment must be based on hazards proposed to form part of the completed development, including final landscape treatments on the site and along the adjoining grassland, and must include the following:
  - the retention and construction of Sims Lane within the existing 20 metre wide road reserve which will act as a perimeter road along the eastern precinct boundary;
  - the provision of a perimeter road along the southern precinct boundary to form part of minimum 19 metre wide area of defendable space, along the entire southern boundary is preferable; and,
  - if any defendable space is required on private lots, building envelopes must be provided to provide a minimum 19 metre wide area of defendable space, and vegetation within the defendable space within private lots must be managed in accordance with Table 6 of Clause 53.02 (Bushfire Planning).
  - Defendable space may also be achieved through the construction of a wetland system for the purpose of stormwater retention that is well maintained.

Aboriginal Cultural Heritage

- An **Aboriginal cultural heritage assessment/archaeological survey** must be prepared by a suitably qualified person(s).
- Location(s) and protection of any Aboriginal cultural heritage on the land in accordance with a Cultural Heritage Management Plan (CHMP) required by the *Aboriginal Heritage Act 2006*.

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Traffic and Transport

- **An Integrated Transport and Impact Assessment** prepared to conform with arterial road access management policies to the satisfaction of the responsible authority. The assessment must include but not limited to:
  - Expected number of trips generated by the site, how this would impact on the existing and future operation of nearby intersections on Rossiter Road, and mitigating treatment options if necessary.
- A **Traffic Impact and Design Assessment** prepared to the satisfaction of the responsible authority, showing arrangements for vehicle ingress and egress to the development, including the road layout, construction standards, traffic management which includes waste and emergency vehicle access.
- A clear legible and convenient pedestrian, bicycle and road network that:
  - Connects and integrates with existing networks, including a pedestrian and bicycle path along Sims Lane and Rossiter Road to connect with the existing path network at Townley Road, and creates new opportunities for improved local permeability in the future.
  - Provides for pedestrian and bicycle pathways in locations adjacent to any public open space.
  - Avoids traffic impacts that would generate any significant upgrade to the Denhams Road-Sims Lane, and Rossiter Road-Koo Wee Rup-Longwarry Road intersection. This must be taken into consideration when determining the layout of the local road network within this area.
  - Provides internal street widths of 7.5 metres between invert of kerbs with underground drainage, and generous footpath and nature strip widths.
  - Discourages cul-de-sacs, and if used they are connected through to other streets by a wide reserve and path for safe pedestrian and bicycle access.
  - Provides only one driveway per lot.
  - Includes construction of Sims Lane to a local access street with a sealed road, kerb and channel with at least 7.5 metres between invert of kerbs, and underground drainage.
- New roads are designed having regard to the standard cross sections in the VPA (GAA) Engineering Design and Construction Manual.

Infrastructure and Drainage

- Provision of utility services infrastructure required to service the development and details of the arrangements for the provision of the infrastructure.
- Provision of a reticulated sewerage system.
- A **Fill Plan** which identifies the depth and fill material, and staging in a manner and time designed to minimise any adverse impacts on the amenity of nearby areas, to the satisfaction of the responsible authority and the relevant water authority.
- A **Drainage Strategy** for the subdivision showing filling of residential lots with roads providing for overland flows and/or raised minimum floor levels for development, to the satisfaction of the relevant water authority and the responsible authority.

Public Open Space

- The provision of at least 5,600m^2 of the development plan area as unencumbered public open space for the purpose of a local park, with 1380 square metres provided on No. 30 Sims Lane and the remainder provided on No. 9A Supreme Close and no. 22 Sims Lane.

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- A cash contribution is required to be made in lieu of land for the purpose of unencumbered public open space, equivalent to 8% of the value of the land, by land parcels that are not required to contribute land as shown in Figure 1, unless a contribution has previously been made.
- A **mechanism for equalisation of public open space contributions** required by Clause 53.01, whereby Council is required to provide monetary compensation for the portion of land above 8% to land parcels that are required to contribute land for the purpose of unencumbered public open space that exceeds 8% of the land area as shown in Figure 1, following a valuation based on development values (highest and best use of the land) that is carried out within 28 days of the issue of a statement of compliance by a Council approved property valuer.
- The public open space (local park) should be bounded by a road on all sides.

Urban Design and character

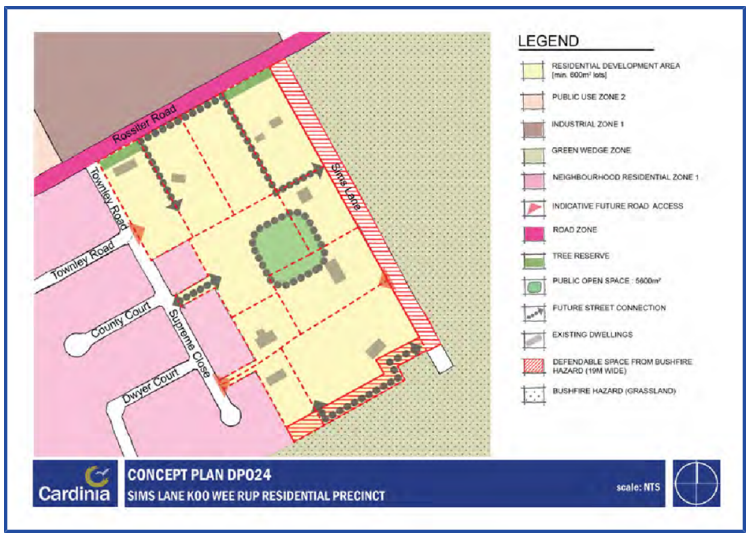
- Configure dwellings to maximise retention of existing vegetation and allow only one access driveway to a lot.
- Avoid front fences. If lots are fenced provide low front fences no more than 1.2 metres high.
- Dwellings interfacing with public open space should give consideration to issues of safety and passive surveillance. Lots adjoining public open space should be avoided. Any lots adjoining public open should provide no, or low and transparent fencing.
- New road treatments and street furniture should be consistent with the existing styles of road treatments and street furniture found in Koo Wee Rup Township.
- Provide footpaths with a minimum width of 1.8 metres.
- The interface between development and grassland must be responsive to the bushfire risk.

Figure 1

The land parcels affected by this schedule are identified as:

- No. 390, 394, 400 and 404 Rossiter Road, Koo Wee Rup.
- No. 22, 30 and 34 Sims Lane, Koo Wee Rup.
- No. 9A, 23 and 25 Supreme Close, Koo Wee Rup.

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10/06/2021
C254card

SCHEDULE TO CLAUSE 43.01 HERITAGE OVERLAY

1.0 Application requirements

10/06/2021
C254card

None specified.

2.0 Heritage places

~~01/08/2024~~ -/-/----
~~C265card~~Proposed C283card

The requirements of this overlay apply to both the heritage place and its associated land.

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
AVONSLEIGH									
HO13	Avonsleigh Church of Christ 17 Avon Road, Avonsleigh	Yes	Yes	Yes	Yes	No	No	No	No
BAYLES									
HO146	House 683 Koo Wee Rup-Longwarry Road, Bayles	No	No	No	Yes	No	No	No	No
BEACONSFIELD									
HO133	Woods Street Commercial & Civic Precinct War memorial on Old Princes Highway, 11-17, 19-21, 23-25, 24-26 and 37 Woods Street, Beaconsfield	Yes	No	Yes	Yes	No	No	No	No

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO147	Woods Street Residential Precinct 48, 54 & 56 Woods Street, Beaconsfield **Incorporated plan:** Cardinia Residential Heritage Precincts Incorporated Plan.	No	No	No	Yes	No	No	No	No
HO17	Beaconsfield Station Master's Residence and Bunya Bunya tree 20 Beaconsfield Avenue, Beaconsfield and part of adjacent railway land (CA 33A and part of CA33)	Yes	No	Yes (Bunya Bunya tree)	Yes	No	No	No	No
HO18	Payne House Part CA56A & CA56B Beaconsfield-Emerald Road, Beaconsfield	Yes	No	Yes	Yes	Yes	No	No	No
HO53	Kenilworth Coach House 10 Coach House Lane , Beaconsfield	No	No	Yes	Yes	Yes Coach House	No	No	No
HO95	Villa Maria 7-11 Marcanna Place, Beaconsfield	Yes	Yes	Yes	Yes	No	No	No	No
HO96	Holm Park 237 O'Neil Road, Beaconsfield	Yes	Yes	Yes	Yes	Yes	No	No	No

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HO100	Central Hotel 1 Old Princes Highway, Beaconsfield	Yes	No	No	Yes	No	No	No	No
HO242	Hybrid Oak 40 Railway Terrace, Beaconsfield	No	No	Yes	Yes	No	No	No	No
BEACONSFIELD UPPER									
HO71	Beaconsfield Upper Milk Bar, Former Cormore Tea Rooms 28 Beaconsfield-Emerald Road, Upper Beaconsfield	Yes	No	No	Yes	No	No	No	No
HO9	Rosemont 11 A'Beckett Road, Beaconsfield Upper	Yes	No	Yes	Yes	No	No	No	No
HO8	Fassifern Garden 50 A'Beckett Road, Beaconsfield Upper	No	No	Yes	Yes	Yes	No	No	No
HO7	Calambeen 71 A'Beckett Road, Beaconsfield Upper	Yes	No	Yes	Yes	No	No	No	No
HO19	Victorian Orchardists Coolstore & Fruit Packaging Company Packing Shed	Yes	No	No	Yes	No	No	No	No

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	24-25 Beaconsfield-Emerald Road, Beaconsfield Upper								
HO23	The Towers 194 Berglund Road, Beaconsfield Upper	Yes	No	Yes	Yes	No	No	No	No
HO27	Stone Pine at Windy Hills Farm 30 Buchanan Road, Beaconsfield Upper	No	No	Yes	Yes	No	No	No	No
HO72	Highland Park 2 McBride Road, Beaconsfield Upper	Yes	No	No	Yes	No	No	No	No
HO148	Staverton Garden 201 Quamby Road, Beaconsfield Upper	No	No	Yes	Yes	No	No	No	No
HO112	Upper Beaconsfield War Memorial Salisbury Road, Beaconsfield Upper	Yes	No	No	Yes	No	No	No	No
HO111	Upper Beaconsfield Post Office 4 Salisbury Road, Beaconsfield Upper	Yes	No	No	Yes	No	No	No	No
HO110	Kincraik 5-9 Salisbury Road, Beaconsfield Upper	Yes	No	Yes	Yes	No	No	No	No

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HO149	Former Upper Beaconsfield Assembly Hall 10-12 Salisbury Road, Beaconsfield Upper	No	No	No	Yes	No	No	No	No
HO118	Lo-Yuan 84 Split Rock Road, Beaconsfield Upper	Yes	Yes	Yes	Yes	No	No	No	No
HO128	Cork Oak & Woodlands 21 Walnut Grove, Beaconsfield Upper	Yes	No	Yes	Yes	No	No	No	No
HO272	Huntingdon Elm 10-12 Salisbury Road, Beaconsfield Upper	No	No	Yes	Yes	No	No	No	No
HO243	Radiata Pine 120 A'Beckett Road, Beaconsfield Upper	No	No	Yes	Yes	No	No	No	No
BUNYIP									
HO150	Bunyip, George Street Residential Precinct 3, 5, 7 and 9 George Street, Bunyip **Incorporated plan:** Cardinia Residential Heritage Precincts Incorporated Plan.	No	No	No	Yes	No	No	No	No

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO46	Bunyip Commercial & Civic Precinct 9-34 Main Street, 2A, 2, and 7-23 High Street, Bunyip **Incorporated plan:** Cardinia Commercial Heritage Precincts ~~Incorporated Plan~~Permit Exemptions, December 2020Correction	Yes	No	No	Yes	No	No	No	No
HO5	St. Thomas Church of England 16 A'Beckett Road, Bunyip	Yes	Yes	No	Yes	Yes	No	No	No
HO6	Ballantrae 190 A'Beckett Road, Bunyip	Yes	No	Yes	Yes	No	No	No	No
HO28	Bunyip General Cemetery Part CA30 Bunyip-Tonimbuk Road, Bunyip	Yes	No	Yes	Yes	Yes	No	No	No
HO151	House 4 Hope Street, Bunyip	No	No	No	Yes	No	No	No	No
HO56	Bunyip Hall 32 Main Street, Bunyip	Yes	Yes	No	Yes	No	No	No	No
HO57	Railway Hotel 14 Main Street, Bunyip	Yes	No	No	Yes	No	No	No	No
HO58	Former Flett Bros. Grocers 18 Main Street, Bunyip	Yes	No	No	Yes	No	No	No	No

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HO59	Bakehouse 19 Main Street, Bunyip	Yes	No	No	Yes	No	No	No	No
HO60	Nathan's Shop Row 20-22 Main Street, Bunyip	Yes	No	No	Yes	No	No	No	No
HO142	Bunyip Railway Sub Station Nar Nar Goon-Longwarry Road, Bunyip	-	-	-	-	-	Yes Ref No H2025	Yes	No
HO84	Bunyip State School 1290 Nar Nar Goon-Longwarry Road, Bunyip	Yes	No	Yes	Yes	No	No	No	No
HO99	Bunyip Fire Station 13 Pearson Street, Bunyip	Yes	No	No	Yes	No	No	No	No
HO152	House 5-7 Princess Street, Bunyip	No	No	No	Yes	No	No	No	No
HO139	Main Drain Bridge Southbank Road, Bunyip	Yes	No	No	Yes	No	No	No	No
BUNYIP NORTH									
HO122	Woodlands (later Fern Hill) 50 Topp Road, Bunyip North	Yes	No	Yes	Yes	No	No	No	No
CARDINIA									

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO153	Corofin (House) & Hawthorn Hedges 2245 Ballarto Road, Cardinia	No	No	Yes	Yes	No	No	No	No
HO154	Cardinia Presbyterian Church 2400 Ballarto Road, Cardinia	No	No	Yes	Yes	No	No	No	No
HO155	Cardinia Public Hall 2401 Ballarto Road, Cardinia	No	No	No	Yes	No	No	No	No
HO156	House & Canary Island Palms 2416 Ballarto Road, Cardinia	No	No	Yes	Yes	No	No	No	No
HO157	E. Gunton Oval Cardinia Recreation Reserve 2440 Ballarto Road, Cardinia	No	No	Yes	Yes	No	No	No	No
HO158	House & Stables 2005 Pound Road, Cardinia	No	No	No	Yes	Yes Stables	No	No	No
CATANI									
HO159	Lineham Farm complex 35 Linehams Road, Catani	No	No	No	Yes	No	No	No	No
HO160	Catani Uniting Church 41 Taplins Road, Catani	No	No	Yes	Yes	No	No	No	No
HO161	Former Catani General Store and residence	No	No	No	Yes	No	No	No	No

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	72 Taplins Road, Catani								
HO162	Catani Soldiers' Memorial Hall 75 Taplins Road, Catani	No	No	Yes	Yes	No	No	No	No
HO163	Hawthorn Hedges Cnr of Walshes Road & Heads Road, Catani	No	No	Yes	Yes	No	No	No	No
HO244	Hybrid Oak 55 Taplins Road, Catani	No	No	Yes	Yes	No	No	No	No
COCKATOO									
HO164	Cockatoo War memorial 20 Belgrave-Gembrook Road, Cockatoo	No	No	No	Yes	No	No	No	No
HO73	Cash & Co. 44 McBride Street, Cockatoo	Yes	No	No	Yes	No	No	No	No
HO274	Former Cockatoo Kindergarten 2-10 McBride Street, Cockatoo	-	-	-	-	-	Yes Ref No H2303	Yes	No
HO97	Providence House 31 Pakenham Road, Cockatoo	Yes	No	Yes	Yes	Yes	No	No	No
HO126	Mt. View (Weekender) 14 Viewhill Road, Cockatoo	Yes	No	Yes	Yes	No	No	No	No

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HO245	Red, Hybrid, English Oak McBride Street, Cockatoo	No	No	Yes	Yes	No	No	No	No
HO246	Cherry Laurel Alma Treloar Reserve, 79 Pakenham Road, Cockatoo	No	No	Yes	Yes	No	No	No	No
CORA LYNN									
HO16	Cora Lynn Cheese Factory 464 Bayles-Tynong Road, Cora Lynn	Yes	No	No	Yes	No	No	No	No
HO165	Former Cora Lynn Catholic Parish School 370 Convent School Rd, Cora Lynn	No	No	No	Yes	No	No	No	No
HO247	English Oak Cnr of Dessent and Main Drain Road, Cora Lynn	No	No	Yes	Yes	No	No	No	No
DALMORE									
HO166	Former Dalmore Post Office & Store 280 Dalmore Road, Dalmore	No	No	No	Yes	No	No	No	No
HO167	Glen-Keith Farm complex and trees 250 Peers Road, Dalmore	No	No	Yes	Yes	No	No	No	No

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HO237	Former Rutter Farm trees 320 Tooradin Station Road, Dalmore	No	No	Yes	Yes	No	No	No	No
HO275	Dalmore Hall 231 Dalmore Road, Dalmore	No	No	No	Yes	No	No	Yes	No
EMERALD									
HO168	Emerald Country Club, Estate and Landscape Precinct 9, 11, 17, 21 and , 34, 36, 38, 40 and 48 Lakeside Drive and 10, 12, 14, 18, 20, 22 and 24 Sycamore Avenue, Emerald **Incorporated plan:** Cardinia Residential Heritage Precincts Incorporated Plan.	No	No	Yes	Yes	Yes Early Garages	No	No	No
HO1	Aboriginal Sacred Rocks Cardinia Reservoir Park	No	No	Yes	Yes	No	No	No	Yes
HO250	Cherry Laurel Hedge 29-63 Beaconsfield Emerald Road, Emerald	No	No	Yes	Yes	No	No	No	No
HO20	Lawson False Cyprus at Verlys 1 Cloverleigh Avenue, Emerald	No	No	Yes	Yes	No	No	No	No

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO253	Lawson's and Hinoki Cypress 356-358 Belgrave Gembrook Road, Emerald	No	No	Yes	Yes	No	No	No	No
HO174	Koombahla 395 Belgrave-Gembrook Road, Emerald	No	No	No	Yes	No	No	No	No
HO252	Bay Laurel 6 Brookdale Avenue, Emerald	No	No	Yes	Yes	No	No	No	No
HO29	Carramar Homestead 5 Carramar Court, Emerald	Yes	Yes	Yes	Yes	No	No	No	No
HO175	Tyrrell 8 Carramar Court, Emerald	No	No	Yes	Yes	No	No	No	No
HO249	Pin Oak 2-28 Emerald Monbulk Road, Emerald	No	No	Yes	Yes	No	No	No	No
HO34	Rose Charman's Cottage 77 Emerald-Monbulk Road, Emerald	No	No	No	Yes	No	No	No	No
HO106	Emerald Lake Park and landscape Emerald Lake Road, Emerald	Yes	No	Yes	Yes	Yes	No	No	No
HO176	Emerald Railway Station	No	No	Yes	Yes	Yes	No	No	No

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	Kilvington Drive, Emerald					Three goods sheds, water tower, picket fencing			
HO270	Former Emerald Bakery 1 Kilvington Drive (rear), Emerald	No	Yes (Bake oven only)	No	Yes	No	No	No	No
HO177	Former Emerald Police Station & Lockup 15 Kilvington Drive, Emerald	No	No	No	Yes	Yes Lockup	No	No	No
HO171	Oak Lee, House and trees 11 Lakeside Drive, Emerald	No	No	Yes	Yes	No	No	No	No
HO173	Sycamore Lodge 34 Lakeside Drive, Emerald	No	No	No	Yes	No	No	No	No
HO181	Emerald Reserve 402A Main Street (Gembrook-Belgrave Road), Emerald	No	No	Yes	Yes	No	No	No	No
HO178	Pair of shops 369-371 Main Street, Emerald	No	No	No	Yes	No	No	No	No
HO179	Former Stephens butcher shop and residence 381 Main Street, Emerald	No	No	No	Yes	No	No	No	No

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HO180	Emerald Post Office and residence 398 Main Street, Emerald	No	No	No	Yes	No	No	No	No
HO3	Silver Birches 1 Mary Street, Emerald	Yes	No	Yes	Yes	Yes	No	Yes	No
HO182	Former Barnes' Weekender 11 Ogilvy Road, Emerald	No	No	No	Yes	No	No	No	No
HO273	Former Nobelius Nursery, Packing Shed and Railway Siding Princess Avenue and Emerald Lake Road, Emerald	-	-	-	-	-	Yes Ref No H2285	Yes	No
HO254	Beech Railway Reserve, Sellers Road, Emerald	No	No	Yes	Yes	No	No	No	No
HO255	Dutch Elm and Oaks Station Avenue, William Street and Ambrose Street, Emerald	No	No	Yes	Yes	No	No	No	No
HO183	Former Cascades Guesthouse 10 Telopea Road, Emerald	No	No	No	Yes	Yes Stone dairy	No	No	No
HO295	Three Sequoia sempervirens, Coast Redwood 4 Dewhurst Road, Emerald	No	No	Yes	Yes	No	No	No	No

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	Statement of Significance: Sequoia sempervirens, Coast Redwood, 4 Dewhurst Road, Emerald								
HO296	Sequoia sempervirens, Coast Redwood 44 Beaconsfield-Emerald Road, Emerald **Statement of Significance:** Sequoia sempervirens, Coast Redwood, 44 Beaconsfield-Emerald, Emerald	No	No	Yes	Yes	No	No	No	No
HO297	Fargus sylvatica 'Purpurea', Purple Beech 8 Benson Street, Emerald **Statement of Significance:** Fargus sylvatica 'Purpurea', Purple Beech, 8 Benson Street, Emerald	No	No	Yes	Yes	No	No	No	No
HO299	Angophora costata, Smooth-barked Apple 79 Emerald-Monbulk Road, Emerald **Statement of Significance:** Angophora costata, Smooth-barked Apple, 79 Emerald-Monbulk Road, Emerald	No	No	Yes	Yes	No	No	No	No

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GARFIELD									
HO85	Garfield Commercial Precinct 33-101 Nar Nar Goon-Longwarry Road (Main Street), Garfield **Incorporated plan:** Cardinia Commercial Heritage Precincts ~~Incorporated Plan~~Permit Exemptions, December 2020.	Yes	No	No	Yes	No	No	No	No
HO256	Cotton Palm 6 Campbell Street, Garfield	No	No	Yes	Yes	No	No	No	No
HO70	Smith Orchard House 20 Martin Road, Garfield	Yes	No	No	Yes	No	No	No	No
HO86	J. & M. E. Lowndes Bakery & Residence 41-43 Nar Nar Goon-Longwarry Road, Garfield	Yes	No	No	Yes	No	No	No	No
HO87	Garfield Picture Theatre 51 Nar Nar Goon-Longwarry Road, Garfield	Yes	Yes	No	Yes	No	No	No	No
HO88	ANZ Bank 79 Nar Nar Goon-Longwarry Road, Garfield	Yes	No	No	Yes	No	No	No	No

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HO186	Teacher's residence & Canary Island Palm 86 Railway Avenue, Garfield	No	No	Yes	Yes	No	No	No	No
HO187	St Mary's Church of England 90 Railway Avenue, Garfield	No	No	No	Yes	Yes Front fence	No	No	No
GARFIELD NORTH									
HO36	Cannibal Hill 260 Garfield North Road, Garfield North	No	No	Yes	Yes	No	No	No	No
HO188	Former Garfield North State School No. 3849 375 Garfield North Road, Garfield North	No	No	Yes	Yes	No	No	No	No
HO94	Mikado Park 265 Old Sale Road, Garfield North	Yes	No	Yes	Yes	Yes	No	No	No
HO101	Towt's Cool Store & Packing Shed 71 Garfield Road, Garfield North	Yes	No	No	Yes	No	No	No	No
HO113	Lamble Orchard House 145 Sanders Road, Garfield North	Yes	No	No	Yes	No	No	No	No

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GEMBROOK									
HO189	Gembrook Commercial Precinct 62-72 & 75-97 Main Street and 66A Station Road, Gembrook **Incorporated plan:** Cardinia Commercial Heritage Precincts ~~Incorporated Plan~~Permit Exemptions, December 2020.	Yes	No	Yes	Yes	No	No	No	No
HO11	Russell 'Big Mill' (Number 1) Ash Landing Road, Bunyip State Park	No	No	No	Yes	No	No	No	No
HO12	Russell 'Little Mill' (Number 2) West of Ash Landing Road, Bunyip State Park	No	No	No	Yes	No	No	No	No
HO22	Sunset Guest House 65 Beenak East Road, Gembrook	Yes	No	Yes	Yes	No	No	No	No
HO82	Mt. Eirene Guest House 315 Mt Eirene Road, Gembrook	Yes	No	Yes	Yes	No	No	No	No
HO37	Californian Redwoods Gembrook Road, Gembrook	No	No	Yes	Yes	No	No	No	No
HO38	Gembrook Park Gembrook Road, Gembrook	No	No	Yes	Yes	No	No	No	No

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HO40	Gilwell Park Scout Camp 2555 Gembrook-Launching Place Road, Gembrook	Yes	Yes	Yes	Yes	Yes	No	Yes	No
HO41	Charcoal Burning Kiln Gembrook-Tonimbuk Road, Bunyip State Park	Yes	Yes	No	Yes	No	No	No	No
HO190	Wattle Bank 18 Innes Road, Gembrook	No	No	Yes	Yes	No	No	No	No
HO268	Algerian Oak, Hybrid Oak Main Street, Gembrook	No	No	Yes	Yes	No	No	No	No
HO258	Hybrid Oaks Redwood Road, Gembrook	No	No	Yes	Yes	No	No	No	No
HO259	Messmate Gum Ure Raod, Gembrook	No	No	Yes	Yes	No	No	No	No
HO61	Bhutan Pines at Gembrook Railway Station Site Main Street, Gembrook	No	No	Yes	Yes	No	No	No	No
HO63	Sacred Hearth Catholic Church 93 Main Street, Gembrook	Yes	Yes	Yes	Yes	No	No	No	No
HO79	Oak Avenue 275 Mountain Road, Gembrook	No	No	Yes	Yes	No	No	No	No

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HO80	Gembrook Union 438 Mountain Road, Gembrook	Yes	Yes	Yes	Yes	No	No	No	No
HO21	Kurth Kiln Soldiers Road, Gembrook	-	-	-	-	-	Yes Ref No H2012	Yes	No
HO257	Small leaved Linden Bank Smith Drive, Gembrook	No	No	Yes	Yes	No	No	No	No
HO125	Silverwells 330 Ure Road, Gembrook	-	-	-	-	-	Yes Ref No H611	Yes	No
HO134	Balance Ure Farm Complex (Silverwells) 330 Ure Road, Gembrook	No	No	Yes	Yes	No	No	No	No
HO294	Eucalyptus dalrympleana, Mountain White Gum Road Reserve, 185 Mountain Road, Gembrook **Statement of Significance:** Eucalyptus dalrympleana, Mountain White Gum, Road Reserve, 185 Mountain Road, Gembrook	No	No	Yes	Yes	No	No	No	No
HO300	Eucalyptus sieberi, Silvertop Ash	No	No	Yes	Yes	No	No	No	No

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	45 Mentiplay Road, Gembrook **Statement of Significance:** Eucalyptus sieberi, Silvertop Ash, 45 Mentiplay Road, Gembrook								
HEATH HILL									Yes
HO191	Heath Hill Railway Station residence 1405 Westernport Road, Heath Hill	No	No	No	Yes	No	No	No	No
IONA									
HO35	St. Joseph of the Sacred Heart Convent, Catholic Church & Precinct 1215 Bunyip River Road, Iona	Yes	Yes	Yes	Yes	No	No	No	No
HO136	Bunyip River Bridge Fourteen Mile Road, Iona	Yes	No	No	Yes	No	No	No	No
HO192	Tehennepe 495 Little Road, Iona	No	No	No	Yes	No	No	No	No
HO193	Former St John's Presbyterian Church 580 Little Road, Iona	No	No	No	Yes	No	No	Yes	No
HO194	House & Oaks	No	No	Yes	Yes	No	No	No	No

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	935 Murray Road, Iona								
HO120	Iona State School SS3201 Site 430 Thirteen Mile Road, Iona	No	No	Yes	Yes	No	No	No	No
KOO WEE RUP									
HO195	Koo Wee Rup Commercial Precinct 275-297 & 272-300 Rossiter Road and 2-16, 56-86 Station Street, Koo Wee Rup **Incorporated plan:** Cardinia Commercial Heritage Precincts ~~Incorporated Plan~~Permit Exemptions, December 2020.	No	No	No	Yes	No	No	No	No
HO196	Rossiter Road Residential Precinct 360, 362, 370, 372 and 376 Rossiter Road, Koo Wee Rup **Incorporated plan:** Cardinia Residential Heritage Precincts Incorporated Plan.	No	No	No	Yes	No	No	No	No
HO197	Dunlop's cheese factory, cottage & tree 150 Koo Wee Rup-Longwarry Road, Koo Wee Rup	No	No	Yes	Yes	Yes Dairy, stalls, machinery room, cheese making room, well, workers' cottages.	No	No	No

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HO198	Shepton Mallet 145 Rossiter Road, Koo Wee Rup	No	No	Yes	Yes	No	No	No	No
HO200	St George's Church of England 270 Rossiter Road, Koo Wee Rup	No	No	No	Yes	No	No	No	No
HO230	Former Wattle Theatre 284-286 Rossiter Road, Koo Wee Rup	No	Yes Decorated proscenium arch and ceiling	No	Yes	No	No	No	No
HO203	St Andrew's Presbyterian Church 319 Rossiter Road, Koo Wee Rup	No	No	No	Yes	No	No	No	No
HO204	Mallow House and former Koo Wee Rup Police Lockup 325 Rossiter Road, Koo Wee Rup	No	No	No	Yes	No	No	No	No
HO205	Eason Memorial gates and trees 345 Rossiter Road, Koo Wee Rup	No	No	No	Yes	No	No	No	No
HO116	Harewood 3300 South Gippsland Highway, Koo Wee Rup	-	-	-	-	-	Yes Ref No H284	Yes	No

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HO140	Old Yallock 3940 South Gippsland Highway, Koo Wee Rup	No	No	Yes	Yes	Yes	No	No	No
HO117	Warrook 4150-4170 South Gippsland Highway, Koo Wee Rup	No	Yes	No	Yes	No	No	No	No
HO207	Air Raid Shelter 30 (rear) Station Street, Koo Wee Rup	No	No	No	Yes	No	No	No	No
HO208	House 140-146 Station Street, Koo Wee Rup	No	No	No	Yes	No	No	No	No
HO269	Royal Hotel 96-102 Station Street, Koo Wee Rup	No	No	No	Yes	No	No	No	No
HO127	The Grange Lot 1, PS 318270, Walker Street, Koo Wee Rup	No	No	Yes	Yes	No	No	No	No
HO298	Quercus robur, English Oak Cochranes Park, Rossiter Road, Koo Wee Rup **Statement of Significance:** Quercus robur, English Oak,	No	No	Yes	Yes	No	No	No	No

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	Cochranes Park, Rossiter Road, Koo Wee Rup								
LANG LANG									
HO210	Carnarvon & Rupert Streets Precinct 10, 12, 14, 16, 20, 22, 23 and 25 Carnarvon Street and 12, 14 and 14A-C Rupert Street, Lang Lang **Incorporated plan:** Cardinia Residential Heritage Precincts Incorporated Plan.	No	No	No	Yes	No	No	No	No
HO212	Lang Lang Railway Houses Precinct 17, 20, 22, 24 and 26 Roseberry's Street, Lang Lang **Incorporated plan:** Cardinia Residential Heritage Precincts Incorporated Plan.	No	No	No	Yes	No	No	No	No
HO50	Bay View (House, Dairy Shed & Well) 115 Jetty Road, Lang Lang	No	No	Yes	Yes	Yes	No	No	No
HO213	Lang Lang Cemetery & trees McDonalds Track, Lang Lang	No	No	Yes	Yes	No	No	No	No
HO214	Palace Hotel	No	No	No	Yes	No	No	No	No

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	140 McDonalds Track, Lang Lang								
HO215	House & former dairy 1 Westernport Road, Lang Lang	No	No	No	Yes	No	No	No	No
HO216	Former Lang Lang Infant Welfare Centre & Lang Lang War Memorial 1 & 3 Whitstable Street , Lang Lang	No	No	Yes	Yes	No	No	No	No
HO217	House 13-17 Westernport Road, Lang Lang	No	No	No	Yes	No	No	No	No
HO218	Missions Butchers Shop & residence 34-36 Westernport Road, Lang Lang	No	No	No	Yes	Yes Front fence	No	No	No
HO219	ANZ Bank 47 Westernport Road, Lang Lang	No	No	No	Yes	No	No	No	No
HO220	Finlay McQueen Uniting Church complex 46 Westernport Road, Lang Lang	No	Yes	No	Yes	No	No	No	No
HO221	Priestley's store site & Oak	No	No	Yes	Yes	No	No	No	No

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	49 (rear) Westernport Road, Lang Lang								
HO239	Brick Trough 190 Westernport Road, Lang Lang	No	No	Yes	Yes	No	No	No	No
HO222	Stafford House & hedge Lot 1, TP109006 Westernport Road, Lang Lang	No	No	Yes Hawthorn hedge only	Yes	No	No	No	No
HO131	Cottages 4 Whitstable Street, Lang Lang	Yes	No	No	Yes	No	No	No	No
HO223	St John The Evangelist Anglican Church complex 6-10 Whitstable Street, Lang Lang	No	Yes	No	Yes	No	No	No	No
MARYKNOLL									
HO55	Maryknoll Precinct 23 & 70 Girrahween Road , 6, 9, 19, 41, 45, 51 and 61 Koolbirra Road and Bush Bush Reserves, Manoora Reserve, Manoora Road, Wirragulla Reserve, Barongarook Road North, Koala, Koolbirra Road, St Joseph's Square,	No	No	Yes	Yes	Yes	No	No	no

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	Turramurra Road, Sister Chanel Reserve and Nagle Crescent, Maryknoll **Incorporated plan:** Maryknoll Township Heritage Precinct Incorporated Plan.								
HO54	Holy Family Church 6 Koolbirra Road, Maryknoll **Incorporated plan:** Maryknoll Township Heritage Precinct Incorporated Plan.	No	Yes	Yes	Yes	No	No	No	No
MONOMEITH									
HO77	Monomeith Homestead 405 Monomeith Road, Monomeith	-	-	-	-	-	Yes Ref No H452	Yes	No
HO78	Monomeith Park 490 Monomeith Road, Monomeith	No	No	Yes	Yes	Yes	No	No	No
NAR NAR GOON									
HO225	Nar Nar Goon North Hall 642 Dore Road, Nar Nar Goon	No	No	No	Yes	No	No	No	No
HO83	Commercial Bank of Australia 3 Nar Nar Goon Road, Nar Nar Goon	Yes	Yes	No	Yes	No	No	No	No

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HO39	St James Catholic Church 60 Nar Nar Goon Road, Nar Nar Goon	Yes	Yes	No	Yes	No	No	No	No
HO114	St. Johns Church of England6-8 Main Street, Nar Nar Goon	Yes	Yes	Yes	Yes	No	No	No	No
NAR NAR GOON SOUTH									
HO15	Shady Oaks 615 Bald Hill Road, Nar Nar Goon South	Yes	No	No	Yes	No	No	No	No
HO32	McCutcheon Farm 350 Eight Mile Road, Nar Nar Goon South	Yes	No	Yes	Yes	Yes	No	No	No
NAR NAR GOON NORTH									
HO31	Aringa 40 Clark Road, Nar Nar Goon North	Yes	No	Yes	Yes	Yes	No	No	No
HO132	Wilson Farm Part CA137, Wilson Road, Nar Nar Goon North	Yes	No	Yes	Yes	Yes	No	No	No
OFFICER									
HO90	Kaduna Park 270 Cardinia Road, Officer	Yes	No	Yes	Yes	No	No	No	No

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HO144	Mature Oak, Greenslopes 15 Bayview Road, Officer	No	No	Yes	Yes	No	No	No	No
HO91	Cardinia Park 410 Officer South Road, Officer	Yes	No	No	Yes	No	No	No	No
HO92	Jesmond Dene 425 Officer South Road, Officer	No	No	Yes	Yes	No	No	No	No
HO105	Berwick Pottery 350 Princes Highway, Officer	Yes	Yes	Yes	Yes	Yes	No	Yes	No
HO102	Primrose Park 250 Princes Highway, Officer	Yes	No	Yes	Yes	No	No	Yes	No
HO103	Firwood Park 265 Princes Highway, Officer	Yes	No	Yes	Yes	No	No	Yes	No
HO104	James Hicks Pty. Ltd. Pottery 365 Princes Highway, Officer	Yes	Yes	No	Yes	Yes	No	No	No
HO143	Officer Union Church & Officer Public Hall 16 to 18 Tivendale Road, Officer	Yes	Yes (Church only)	No	Yes	No	No	Yes	No
HO130	Grant House 36 Whiteside Road, Officer	Yes	Yes	Yes	Yes	No	No	Yes	No
HO262	Hybrid Oaks	No	No	Yes	Yes	No	No	No	No

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	13-23 Tivendale Road, Officer								
PAKENHAM									
HO10	Salvation Army Commandant's & Nurses Barracks 34 Army Settlement Road, Pakenham	Yes	No	No	Yes	No	No	No	No
HO226	Pakenham War Memorial Corner of Henry and John Streets, Pakenham	No	No	No	Yes	No	No	No	No
HO227	Grason 6 Henty Street, Pakenham	No	No	Yes	Yes	No	No	No	No
HO228	House 21 James Street, Pakenham	No	No	Yes	Yes	Yes Fences and carriage gates	No	No	No
HO49	Pakenham Scout Hall 34 James Street, Pakenham	Yes	Yes	No	Yes	No	No	No	No
HO65	St. James Church of England 1A Main Street, Pakenham	Yes	Yes	No	Yes	Yes	No	No	No
HO264	Algerian Oak 9-13 Main Street, Pakenham	No	No	Yes	Yes	No	No	No	No
HO66	Pakenham Gazette & Berwick City News Offices	Yes	No	No	Yes	No	No	No	No

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	100 Main Street, Pakenham								
HO64	Pakenham Hotel 153 Main Street, Pakenham	Yes	No	Yes	Yes	No	No	No	No
HO76	Koo-Man-Goo-Nong 85 McGregor Road, Pakenham	Yes	No	Yes	Yes	Yes	No	No	No
HO229	I.Y.U. Pre-emptive right homestead site 245 McGregor Road, Pakenham	No	No	Yes	Yes	No	No	No	No
HO81	Mt. Ararat Pre-emptive Right 125 Mt. Ararat Road North, Pakenham	Yes	No	Yes	Yes	No	No	No	No
HO98	Oak Drive at Oak Springs 415 Pakenham Road, Pakenham	No	No	Yes	Yes	No	No	No	No
HO271	Former St Patrick's Catholic Church 144 Princes Highway, Pakenham	No	No	No	Yes	No	No	No	No
HO263	English Oak 30 metres west of intersection Princes Highway and Oaktree Drive, Pakenham	No	No	Yes	Yes	No	No	No	No

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HO108	Bourke House & Stables 65 Racecourse Road, Pakenham	Yes	No	Yes	Yes	Yes	No	No	No
HO265	English Oak North-east corner of Syme and Toomuc Valley Road, Pakenham	No	No	Yes	Yes	No	No	No	No
HO233	Pakenham Cemetery 50 Thewlis Road, and Cemetery Road, Pakenham	No	No	No	Yes	No	No	No	No
HO121	Whangarei 667 Toomuc Valley Road, Pakenham Upper	Yes	Yes	Yes	Yes	Yes	No	No	No
HO275	Pyrus communis (Pear Tree) 40 Dore Road, Pakenham	No	No	Yes	Yes	No	No	No	No
HO279	House 18A Henry Street, Pakenham	No	No	No	Yes	No	No	No	No
HO281	House (H.B. Thomas House) 49 James Street, Pakenham	No	No	No	Yes	No	No	No	No
HO283	House 39 Main Street, Pakenham	No	No	No	Yes	No	No	No	No
HO284	Shop	No	No	No	Yes	No	No	No	No

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	62 Main Street, Pakenham								
HO285	House 84 Main Street, Pakenham	No	No	No	Yes	No	No	No	No
HO286	Shop and Residence 90-92 Main Street, Pakenham	No	No	No	Yes	No	No	No	No
HO287	Group Listing Pakenham State Bank and War Services Homes Group 11, 14, 17 & 5/19 Rogers Street, Pakenham	No	No	No	Yes	No	No	No	No
HO288	Shop 1 Station Street, Pakenham	No	No	No	Yes	No	No	No	No
HO290	House 23 Rogers Street, Pakenham	No	No	No	Yes	No	No	No	No
HO291	St James Village Precinct, Dame Pattie Avenue Pakenham 1-17 & 2-18 Dame Pattie Avenue, Pakenham **Incorporated plan:** Cardinia Residential Heritage Precincts Incorporated Plan.	No	No	No	Yes	No	No	No	No
HO292	Henty Street Precinct	No	No	No	Yes	No	No	No	No

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	3-5, 7-10 Henty Street, Pakenham **Incorporated plan:** Cardinia Residential Heritage Precincts Incorporated Plan.								
HO293	James Street Precinct 5-19 (West Side), 20-32 (East Side) James Street and 1 Snodgrass Street, Pakenham **Incorporated plan:** Cardinia Residential Heritage Precincts Incorporated Plan.	No	No	No	Yes	No	No	No	No
HO14	Windarra 40 Greenhills Road, Pakenham Statement of Significance: 'Windarra', 40 Greenhills Road Pakenham, Statement of Significance, July 2021 Incorporated Plan: 'Windarra', 40 Greenhills Road Pakenham, Incorporated Plan - Permit Exemptions, July 2021	No	No	Yes	No	No	No	No	No
PAKENHAM SOUTH									
HO25	Snow View 300 Bourke Road, Pakenham South	Yes	No	Yes	Yes	No	No	No	No

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO74	Wood Farm Complex 575 McDonalds Drain Road, Pakenham South	Yes	No	Yes	Yes	Yes	No	No	No
HO75	Ellett Farm 615 McDonalds Drain Road, Pakenham South	Yes	No	Yes	Yes	No	No	No	No
HO234	Pakenham South Hall 815 McDonalds Drain Road West, Pakenham South	No	No	Yes	Yes	No	No	No	No
PAKENHAM UPPER									Yes
HO24	Pakenham Upper Civic & Residential Precinct Bourke Creek Road & Old Gembrook Road, Pakenham Upper	Yes	No	No	Yes	No	No	No	No
HO48	The Grange 15 Huxtable Road, Pakenham Upper	Yes	Yes	Yes	Yes	Yes	No	No	No
HO69	Goronga Lot CM, Lot 4, Lot 6 and part Lot 5 PS317138, 20 Matilda Drive, Pakenham Upper	Yes	Yes	Yes	Yes	No	No	No	No
HO93	Pakenham Upper Church Hall	Yes	Yes	Yes	Yes	No	No	No	No

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Old Gembrook Road, Pakenham Upper								
HO266	Spotted and Scarlet Flowering Gum Cnr of Bourke's Creek Road and Pakenham Road, Pakenham Upper	No	No	Yes	Yes	No	No	No	No
HO231	Valley View Orchards Manager's House & former Coolstore 15 & 30 Shelton Road, Pakenham Upper	No	No	No	Yes	No	No	No	No
RYTHDALE									
HO47	Dalmore Well In the road reserve adjacent to 75 Hobson Road, Rythdale	Yes	Yes	No	Yes	No	No	No	No
HO115	Hobson's (Soldier Settler) House 194 Soldiers Road, Rythdale	Yes	No	Yes	Yes	No	No	No	No
HO235	Rythdale Reserve trees 205 Soldiers Road, Rythdale	No	No	Yes	Yes	No	No	No	No
TONIMBUK									
HO236	Tonimbuk Hall	No	No	No	Yes	No	No	No	No

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	1900 Gembrook-Tonimbuk Road, Tonimbuk								
TYNONG									
HO26	Bunya Bunyas 195 Browning Road, Tynong	No	No	Yes	Yes	No	No	No	No
HO89	Killary 130 (Lot 1, TP120736) Nine Mile Road, Tynong	Yes	Yes	Yes	Yes	Yes	No	No	No
HO107	Vaughan & Lodge Tynong Quarry 20 Quarry Road, Tynong	No	No	No	Yes	No	No	No	No
HO240	Tynong general store & stock feed 40 Railway Avenue, Tynong	No	No	No	Yes	No	No	No	No
HO124	Bunya Bunya 76 Tynong Road, Tynong	No	No	Yes	Yes	No	No	No	No
HO123	Waterhousea Floribunda 19-21 Tynong North Road, Tynong	No	No	Yes	Yes	No	No	No	No
HO267	Chestnut Oak Railway Avenue, Tynong	No	No	Yes	Yes	No	No	No	No
TYNONG NORTH									

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO30	Tynong North Methodist Church 32 Clark Road, Tynong North	Yes	Yes	No	Yes	No	No	No	No
HO129	Weatherhead (Horatio) Timber Mill Weatherhead Hill Track, Bunyip State Park	No	No	No	Yes	No	No	No	No
YANATHAN									
HO43	Glenafton Stud 210 Heads Road, Yannathan	Yes	No	Yes	Yes	Yes	No	No	No
HO44	Myrtlewood 275 Heads Road, Yannathan	Yes	No	No	Yes	No	No	No	No
HO241	Yannathan Public Hall, Union Church & Canary Island Palms 491-495 South Yannathan Road & 225-227 Heads Road, Yannathan	No	No	Yes	Yes	No	No	No	No
HO119	Budgeree (Farmhouse) 130 Swamp Road, Yannathan	Yes	No	Yes	Yes	No	No	No	No
OTHER									
HO2	Bowman's Track Launching Place	No	No	Yes	Yes	No	No	No	No

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO4	Upper Ferntree Gully to Gembrook Railway Emerald, Cockatoo and Gembrook	Yes	No	Yes	Yes	Yes	No	No	No

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15/01/2024
VC249

SCHEDULE TO CLAUSE 72.04 INCORPORATED DOCUMENTS

1.0 Incorporated documents

28/11/2024 -/-/----
GC206 Proposed C283card

Name of document	Introduced by:
Bunyip Township Strategy (September 2009)	C124
Cardinia Local Heritage Study Review, Volume 3: Heritage Places and Precinct citations – Revised December 2020	C249card
Cardinia Road Employment Precinct Structure Plan (including the Cardinia Road Employment Precinct Native Vegetation Precinct Plan) September 2010	C130
Cardinia Road Precinct Development Contributions Plan (Urban Enterprise, December 2023)	VC249
Cardinia Road Precinct Structure Plan (September 2008)	C92
Cardinia Shire Council - Subdivision Restructure Plans, January 2002	C29
Cardinia Shire Council Significant Tree Study – Volume 2 (May 2009)	C162
Cardinia Shire Council Subdivision Restructure Plan, 36-38 Beaconsfield – Emerald Road, Upper Beaconsfield February 2016	C188
Cardinia Shire Council, Subdivision Restructure Plan - 440, 445, 447, 460, 462-464 and 466 Bayles-Cora Lynn Road, 455 and 465 Bunyip River Road and 710 Nine Mile Road, Cora Lynn (October 2011)	C146
Caulfield Dandenong Rail Upgrade Project, Incorporated Document, April 2016	GC37
Cockatoo Township Strategy (March 2008)	C124
Emerald District Strategy (June 2009)	C124
Former Pakenham Racecourse Comprehensive Development Plan, February 2010	C141
Gembrook Township Strategy (June 2011)	C167
Gippsland Line Upgrade - Corridor Works Incorporated Document, November 2019	GC124
Glismann Road Development Contributions Plan (Urban Enterprise, December 2023)	VC249
Healesville – Koo Wee Rup Road – Stage 1A (Koo Wee Rup Bypass) – Incorporated Document (September 2012)	C150
Healesville-Koo Wee Rup Road (Princes Freeway and Manks Road) Upgrade Project Incorporated Document, December 2019	GC158
Lang Lang Township Strategy (July 2009)	C124
Melbourne Metro Rail Project: Upgrades to the Rail Network Incorporated Document, May 2018	GC96
Monash Freeway Upgrade Project Incorporated Document, March 2016	GC47
Monash Freeway Upgrade Project (Stage 2) Incorporated Document, August 2018	GC103
Officer Development Contributions Plan (Cardinia Shire Council and Urban Enterprise, December 2023)	VC249
Officer Native Vegetation Precinct Plan, September 2011	C149
Officer Precinct Structure Plan, September 2011 (Amended November 2019)	C232card
Officer Town Centre Civic Office Development Incorporated Document, June 2011	C158

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Name of document	Introduced by:
Pakenham East Precinct Structure Plan (Victorian Planning Authority, July 2020)	C234card
Pakenham East Native Vegetation Precinct Plan (Ecology and Heritage Partners, October 2018)	C234card
Pakenham East Infrastructure Contributions Plan (Victorian Planning Authority, July 2020)	C251card
Pakenham East Train Maintenance Depot Incorporated Document, March 2016	C210
Pakenham South Employment Infrastructure Contributions Plan (Cardinia Shire Council, May 2023)	C265card
Pakenham South Employment Precinct Structure Plan (Cardinia Shire Council, July 2021)	C265card
Pakenham Township Development Contributions Plan (Cardinia Shire Council, December 2023)	VC249
Pakenham West Comprehensive Development Plan, 1 September 2005	C82
Puffing Billy Railway Discovery Centre Incorporated Document, August 2018	C243
Plans Incorporated at Clause 43.01	
Cardinia Commercial Heritage Precincts ~~Incorporated Plan~~Permit Exemptions, December 2020	C249card
Cardinia Residential Heritage Precincts Incorporated Plan (Amended August 2019)	C242card
Maryknoll Township Heritage Precincts Incorporated Plan	C237card
Site Specific Control – Bessie Creek Road, Nar Nar Goon, October 2014	C202
Site Specific Control - Lot 1 PS301568Q No. 322 Brown Road, Officer. September 2014	C197
Site specific control - Lot 3 LP90591, 20 Split Rock Road, Beaconsfield Upper, October 2014	C203
Site Specific Control – Lot 9 LP65205, 22-30 Downey Road, Dewhurst, October 2011	C165
Site specific control – Lots 1-3 LP 41796, 100 Beaconsfield-Emerald Road, Beaconsfield, December 2008	C111
Site specific control - 16 Beaconsfield-Emerald Road, Emerald (Lot 1 PS 702042V) July 2015	C206
Site Specific Control CA 51A, 335 McGregor Road, Pakenham, February 2017	C224
Site specific control CA85, 8 Drake Court, Bunyip September 2013	C72
Site specific control under the Schedule to Clause 52.03 of the Cardinia Planning Scheme Lot B PS443268J Dixons Road, Cardinia February 2008	C105(Part 2)
Sites of Botanical and Zoological Significance Maps, Department of Natural Resources and Environment, September 1997	NPS1
Small Lot Housing Code (Victorian Planning Authority, November 2019)	C234card
Small Lot Housing Code (Victorian Planning Authority, November 2024)	GC206
Eucalyptus dalrympleana, 185 Mountain Road, Gembrook, Statement of Significance (Cardinia Shire Council, October 2022)	C270card
Sequoia sempervirens, 4 Dewhurst Road, Emerald, Statement of Significance (Cardinia Shire Council, October 2022)	C270card
Sequoia sempervirens, 44 Beaconsfield-Emerald Road, Emerald, Statement of Significance (Cardinia Shire Council, October 2022)	C270card

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Name of document	Introduced by:
Fagus sylvatica, 8 Benson Street, Emerald, Statement of Significance (Cardinia Shire Council, October 2022)	C270card
Quercus robur, Cochranes Park, Rossiter Road, Koo Wee Rup, Statement of Significance (Cardinia Shire Council, October 2022)	C270card
Angophora costata, 79 Emerald Monbulk Road, Emerald, Statement of Significance (Cardinia Shire Council, October 2022)	C270card
Eucalyptus sieberi, 45 Mentiplay Road, Gembrook, Statement of Significance (Cardinia Shire Council, October 2022)	C270card
Upper Beaconsfield Township Strategy (July 2009)	C124
Victorian Desalination Project Incorporated Document, June 2009	C131
Windarra, 40 Greenhills Road Pakenham, Incorporated Plan (Cardinia Shire Council, July 2021)	C265card
Windarra, 40 Greenhills Road Pakenham, Statement of Significance (Cardinia Shire Council, July 2021)	C265card

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7.2.2 TOWN PLANNING ACTIVITY REPORT

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 following reports:

1. Planning Matters Dealt with by Officers Under Delegated Authority – January 2026
2. Planning Matters at VCAT – January 2026
3. Planning Scheme Amendment Activity - January 2026

Executive Summary

Council officers have been reviewing its performance and activity reporting with a view to make these reports more efficient to prepare and consider, whilst maintaining transparency to the community. It is recommended that future Town Planning Activity reports be reported alongside the quarterly performance reports.

Planning Matters Dealt with by Officers Under Delegated Authority report

Attachment 1 provides an update on planning permit applications dealt with by Officers under delegated powers since the last report to Council. It covers the period between 9 November 2025 and 23 January 2026.

Planning Matters at VCAT report

Attachment 2 provides a summary of applications currently under review and recent decision by the Victorian Civil and Administrative Tribunal (VCAT). This list is current as of 23 January 2026.

Planning Scheme Amendment Activity report

Attachment 3 provides an update on the status of active planning scheme amendments and planning scheme amendment requests received.

Table 1 in **Attachment 3** provides the status of Planning Scheme Amendments in Cardinia that are currently being processed as of 22 January 2026.

Table 2 in **Attachment 3** provides an update on Victorian Planning Provisions and one or more Planning Scheme Amendments that affect Cardinia.

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

1. Attachment 1 - Planning Matters Dealt with by Officers Under Delegated Authority - January 2026 [**7.2.2.1** - 13 pages]
2. Attachment 2 - Planning Matters VCAT report 2026 [**7.2.2.2** - 2 pages]
3. Attachment 3 - Planning Scheme Amendment Activity - January 2026 [**7.2.2.3** - 6 pages]

Attachment 1 – Planning Matters Dealt with by Officers Under Delegated Authority

Beacon Hills Ward

Date Lodged	Application Number	Address	Proposal	Number of Objectors	Decision	Date of Decision
28/10/2025	T250667	82 Downey Road, Dewhurst VIC 3808	Buildings and works for a verandah	0	Issued	12/11/2025
21/07/2025	T250427	Shop 9/55 Old Princes Highway, Beaconsfield VIC 3807	Buildings and works (Construction of a Parcel Locker)	0	Issued	14/11/2025
25/07/2025	T250446	603 O'Neil Road, Beaconsfield VIC 3807	Buildings and works (Construction of a dwelling extension, two (2) outbuildings and associated earthworks)	0	Issued	17/11/2025
6/09/2024	T240446	340 Pakenham Road, Pakenham VIC 3810	Use and Development of a Contractor's Depot and alterations to Transport Zone 2 (TRZ2)	0	Issued	25/11/2025
26/08/2025	T250513	5 Marks Lane, Emerald VIC 3782	Alterations & Additions to an Existing Dwelling	0	Issued	2/12/2025
1/10/2025	T250601	66-68 Woods Street, Beaconsfield VIC 3807	Subdivision of land into six (6) lots	0	Issued	8/12/2025
26/08/2025	T250512	30 Toogood Court, Pakenham Upper VIC 3810	Buildings and works for an outbuilding	0	Issued	11/12/2025
22/09/2025	T250583	13 Burton Road, Beaconsfield Upper VIC 3808	Removal of one (1) tree	0	Issued	12/12/2025
22/10/2025	T250657	55 Mount Burnett Road, Mount Burnett VIC 3781	Buildings and works (construction of a gazebo and garage)	0	Issued	15/12/2025
23/06/2025	T220373 - 1	78 Manestar Road, Beaconsfield Upper VIC 3808	Alterations and additions to existing dwelling, generally in accordance with the approved plans	0	Issued	17/12/2025

29/04/2025	T250232	100 Kenilworth Avenue, Beaconsfield VIC 3807	Buildings and works (construction of verandah/covered area)	0	Issued	19/12/2025
5/09/2025	T250535	385 Dickie Road, Officer VIC 3809	Buildings and Works (Alterations and Additions to an Existing Dwelling)	0	Issued	19/12/2025
18/06/2024	T240270	127 Cooinda Road, Beaconsfield VIC 3807	Building and works for alterations to the existing dwelling and removal of vegetation	0	Issued	22/12/2025
26/06/2025	T250381	126 Stoney Creek Road, Beaconsfield Upper VIC 3808	Buildings and Works (Construction of a Garage) and Removal of Three (3) Trees	0	Issued	22/12/2025
8/12/2025	T250729	22 Lenne Street, Beaconsfield Upper VIC 3808	Buildings and works (shed)	0	Issued	20/01/2026

Bunyip Ward

Date Lodged	Application Number	Address	Proposal	Number of Objectors	Decision	Date of Decision
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	10/11/2025
13/06/2025	T250346	31 Wattletree Road, Bunyip VIC 3815	Subdivision of Land into Two (2) Lots	0	Issued	11/11/2025
24/06/2025	T250376	14 Doran Road, Bunyip VIC 3815	Subdivision of Land into Three (3) Lots, Creation of Restrictions and Removal of Vegetation	1	NOD	11/11/2025
23/10/2025	T210742 - 2	40 Dore Road, Nar Nar Goon North VIC 3812	T210742-2 Subdivision of land, building and works within the Land Subject to Inundation Overlay, buildings and works within the Heritage Overlay (demolition and construction of a dwelling), native vegetation removal	0	Issued	17/11/2025
8/09/2025	T250544	70 Garfield Road, Garfield VIC 3814	Buildings and Works (Construction of an Outbuilding)	0	Issued	18/11/2025
10/07/2025	T250406	50 Dore Road, Nar Nar Goon North VIC 3812	Removal of a Pear Tree protected under the Heritage Overlay	0	Issued	19/11/2025

22/07/2025	T250429	95 Berry Lane, Bunyip VIC 3815	Buildings and works for a dwelling extension	0	Issued	19/11/2025
15/09/2025	T250565	11 Fairway Court, Pakenham VIC 3810	Removal of one (1) tree	0	Issued	25/11/2025
16/10/2025	T250639	46C Peet Street, Pakenham VIC 3810	Building and works (Development of Six (6) Storage Units)	0	Issued	25/11/2025
20/03/2025	T250169	106 Wattletree Road, Bunyip VIC 3815	Subdivision of Land into Two (2) Lots	0	Issued	1/12/2025
18/08/2025	T220137 - 3	10 Canty Lane, Pakenham VIC 3810	Subdivision of land in stages adjacent to a Road in a Transport zone 2, creation of restrictions and reserves, removal of native vegetation and works on land affected by the Land Subject to Inundation Overlay.	0	Issued	3/12/2025
17/11/2025	T250705	24 Racecourse Road, Nar Nar Goon VIC 3812	Buildings and Works (Construction of an Outbuilding)	0	Issued	15/12/2025
28/02/2025	T250130	10 Henry Road, Bunyip VIC 3815	Subdivision of the land into two (2) lots and removal of vegetation, including native vegetation.	0	Issued	22/12/2025
10/06/2025	T250334	89 Bald Hill Road, Pakenham VIC 3810	Buildings and Works (Extension to an Existing Warehouse and Construction of a Fence)	0	Issued	22/12/2025
29/08/2025	T250519	585 Bald Hill Road, Nar Nar Goon VIC 3812	Buildings and works for upgrades to access point	0	Issued	22/12/2025
8/08/2025	T250477	90 Railway Avenue, Garfield VIC 3814	Buildings and works (Construction of a verandah, carport and garage)	0	Issued	23/12/2025
13/06/2025	T250342	35 Cameron Way, Pakenham VIC 3810	Buildings and works for the construction of a second dwelling, addition to existing dwelling (carport) and subdivision of the land into two (2) lots	1	NOD	24/12/2025
20/12/2024	T240702	31 Campbell Street, Garfield VIC 3814	Development of the land for one (1) dwelling to the rear of the existing dwelling and Subdivision of the land into two (2) lots	0	Issued	2/01/2026
13/08/2025	T250486	79 Bald Hill Road, Pakenham VIC 3810	Use of the land for Retail Premises (Motor vehicle and caravan sales) and a waiver to the bicycle parking requirement	0	Issued	19/01/2026
24/07/2025	T250441	26 Henry Road, Bunyip VIC 3815	Buildings and works (Construction of a shed)	0	Issued	22/01/2026

23/09/2025	T250595	585 Bald Hill Road, Nar Nar Goon VIC 3812	Buildings and works associated with an education centre (Primary and Secondary School)	0	Issued	22/01/2026

Central Ward

Date Lodged	Application Number	Address	Proposal	Number of Objectors	Decision	Date of Decision
3/06/2025	T020515 - 1	27, 29 & Part 31 Bald Hill Road, Pakenham Victoria 3810	Use of land and buildings and works for Industry (Concrete Batching Plant)	6	NOD	10/11/2025

Henty Ward

Date Lodged	Application Number	Address	Proposal	Number of Objectors	Decision	Date of Decision
16/04/2025	T250210	43 Rogers Street, Pakenham VIC 3810	Subdivision of Land into Thirty-Eight (38) Lots	0	Issued	14/11/2025
4/06/2025	T250322	15 Monterey Way, Pakenham VIC 3810	Removal of vegetation (in association with the construction of a shared pathway)	0	Issued	17/11/2025
17/04/2025	T250221	112 Princes Highway, Pakenham VIC 3810	Use of Land for a Restricted Recreation Facility (Gym) and to Display Floodlit Business Identification signs	4	NOD	26/11/2025
12/08/2025	T250482	30 Duncan Drive, Pakenham VIC 3810	Construction of Two Dwellings on a Lot	0	Issued	28/11/2025
14/10/2025	T250626	4 Sunny Vista, Pakenham VIC 3810	Buildings and Works (Construction of a Dwelling and a Fence)	0	Issued	2/12/2025
18/08/2025	T250499	1 Monterey Way, Pakenham VIC 3810	Buildings and Works (Construction of a Dwelling and a Fence)	0	Issued	3/12/2025
3/07/2025	T250394	6 Kookaburra Rise, Pakenham VIC 3810	Buildings and Works (Construction of a Dwelling and a Fence)	0	Issued	8/12/2025

19/11/2025	T160690 - 4	110 Pakenham Road, Pakenham VIC 3810	Amendment to Planning Permit T160690-3 to amend conditions 25, 25A and 25B.	0	Issued	8/12/2025
27/06/2025	T250383	15 Deed Drive, Pakenham VIC 3810	Construction of a second dwelling on a lot and additions to the existing dwelling	0	Issued	15/12/2025
1/09/2025	T250534	7 Anderson Street, Pakenham VIC 3810	Buildings and Works (Construction of a Rooming House)	0	Issued	19/12/2025
9/06/2025	T250332	12 Scenic Rise, Pakenham VIC 3810	Buildings and Works (Construction of a Dwelling and a Fence)	0	Issued	23/12/2025
16/06/2025	T250355	11 Scenic Rise, Pakenham VIC 3810	Buildings and Works (Construction of a Dwelling and a Fence)	0	Issued	23/12/2025
28/03/2025	T250176	10 James Street, Pakenham VIC 3810	Buildings and works (construct four dwellings)	0	Issued	21/01/2026

Officer Ward

Date Lodged	Application Number	Address	Proposal	Number of Objectors	Decision	Date of Decision
13/08/2025	T250490	62 Rix Road, Officer VIC 3809	Construction of an outbuilding used for maintenance.	0	Issued	11/11/2025
9/05/2025	T190683 - 2	60 Tivendale Road, Officer VIC 3809	Development of the land for dwellings, associated works, subdivision of land and, creation of reserves and easements, generally in accordance with the endorsed plans	0	Issued	12/11/2025
11/08/2025	T250480	62 Rix Road, Officer VIC 3809	Signage application.	0	Issued	17/11/2025
23/05/2025	T250289	23 Hickson Road, Officer VIC 3809	- USE OF THE LAND FOR A WAREHOUSE (STORE) - CLAUSE 37.07-9 - CONSTRUCT A BUILDING OR CONSTRUCT OR CARRY OUT WORKS - CLAUSE 37.07-11	0	Issued	3/12/2025
17/07/2024	T240336	26-28 Bayview Road, Officer VIC 3809	Development of the land for twenty (20) dwellings	0	Issued	4/12/2025

18/11/2024	T240603	625 Brown Road, Officer VIC 3809	Use and Development of a child care facility, associated works, reduction in carparking and removal of native vegetation under Clause 52.16	0	Issued	15/12/2025
30/10/2025	T250672	3 Campanella Avenue, Officer VIC 3809	Subdivision of land into nine (9) lots	0	Issued	17/12/2025
5/08/2024	T240382	60 Tivendale Road, Officer VIC 3809	Use and development of the land for a child care centre and display of signage	0	Issued	19/12/2025
19/11/2025	T250712	31 Thomas Street, Beaconsfield VIC 3807	Buildings and works for an outbuilding	0	Issued	20/01/2026

Pakenham Hills Ward

Date Lodged	Application Number	Address	Proposal	Number of Objectors	Decision	Date of Decision
20/12/2023	T230646	140 Army Road, Pakenham VIC 3810	Construction of two or more dwellings on a lot (six dwellings)	14	NOD	10/12/2025
1/12/2025	T230582 - 2	4 Palm Court, Pakenham VIC 3810	Development of the land for a single dwelling, fence and associated earthworks	0	Issued	22/12/2025
4/06/2025	T220399 - 1	56 Ahern Road, Pakenham VIC 3810	Amendment to Planning Permit T220399 (issued for 'Development of the land for thirteen (13) dwellings') to amend conditions of permit and to amend assessed plans for endorsement.	0	Issued	23/12/2025
25/06/2025	T220634 - 1	41 Blessing Rise, Pakenham VIC 3810	Development of the land for a dwelling, fence and associated works	0	Issued	2/01/2026

Ranges Ward

Date Lodged	Application Number	Address	Proposal	Number of Objectors	Decision	Date of Decision
26/02/2025	T220378 - 1	18A Upper Grieve Road, Avonsleigh VIC 3782	Building and works for the construction of a dwelling	1	NOD	10/11/2025

9/07/2025	T250401	191 Rainy Hill Road, Cockatoo VIC 3781	Buildings and Works (Construction of an Outbuilding) and Removal of Two (2) Native Trees	0	Issued	27/11/2025
2/06/2025	T250305	11 Edmunds Road, Cockatoo VIC 3781	Buildings and Works (Additions and Alterations to Existing Dwelling and Open Deck)	0	Issued	2/12/2025
19/09/2025	T250581	1 Kilvington Drive, Emerald VIC 3782	Internal alterations to a building (internal works)	0	Issued	2/12/2025
3/07/2025	T230656 - 1	20 Clematis Park Road, Emerald VIC 3782	Section 72 Amendment to Planning Permit T230656 to allow for amendments to endorsed plans.	0	Issued	5/12/2025
15/08/2025	T250497	18 Station Avenue, Emerald VIC 3782	Buildings and Works (Extension to an Existing Dwelling)	0	Issued	8/12/2025
14/11/2025	T250698	3 Maillard Street, Cockatoo VIC 3781	Buildings and works (verandah and deck)	0	Issued	12/12/2025
26/09/2025	T250588	855 Woori Yallock Road, Nangana VIC 3781	Buildings and works for an outbuilding (shed)	0	Issued	19/12/2025
28/11/2024	T240633	38 Aura Vale Road, Menzies Creek VIC 3159	Buildings and works for an extension to an existing dwelling, the construction of one (1) outbuilding, native vegetation removal and other vegetation removal.	0	Issued	23/12/2025
8/09/2025	T250545	245 Woori Yallock Road, Cockatoo VIC 3781	Buildings and Works (Construction of an Agricultural Shed)	0	Issued	9/01/2026
30/09/2025	T250599	2290 Gembrook-Launching Place Road, Gembrook VIC 3783	Buildings and Works (Construction of an Outbuilding)	0	Issued	21/01/2026
27/06/2025	T250387	2 Azalea Crescent, Emerald VIC 3782	Buildings and Works (Construction of an Outbuilding) and Removal of Non-native Vegetation	0	Issued	23/01/2026

Toomuc Ward

Date Lodged	Application Number	Address	Proposal	Number of Objectors	Decision	Date of Decision
29/09/2025	T250596	34 Edgeview Road, Officer VIC 3809	Buildings and works for one (1) dwelling	0	Issued	25/11/2025

30/09/2025	T250600	145 Mulcahy Road, Pakenham VIC 3810	Use of the land for an indoor recreation facility	0	Issued	9/12/2025
17/09/2025	T000369 -3	U 3/2 Doherty Street, Pakenham VIC 3810	The use and development of the land for the purpose of an industrial development (three factories) generally in accordance with the approved plans	0	Issued	11/12/2025
29/10/2025	T230218 - 2	113 Timberline Parkway, Pakenham VIC 3810	Amendment to Permit T230218 to amend the approved plans	0	Issued	16/12/2025
11/09/2025	T250551	7 Telemark Way, Officer VIC 3809	Buildings and works (dwelling) in the Significant Landscape Overlay - Schedule 6	0	Issued	19/12/2025
21/11/2025	T230637 - 1	66 Thewlis Road and 15 Cemetery Road, Pakenham VIC 3810	S72 Amendment - Changes to Existing Permit Conditions (Construct a multi-dwelling development, to use and develop the land for two (2) community care units and a rooming house and to remove, destroy and lop native vegetation under Clause 52.17-1 of the Scheme).	0	Issued	9/01/2026
20/05/2025	T250275	36 Skyline Drive, Officer VIC 3809	Development of land for a Dwelling.	0	Issued	12/01/2026

Westernport Ward

Date Lodged	Application Number	Address	Proposal	Number of Objectors	Decision	Date of Decision
28/02/2025	T210374 - 2	75 Tynong-Bayles Road, Bayles VIC 3981	Use of the land and buildings and works for a Veterinary Centre, buildings and works associated with an existing Dwelling and to construct and display business identification signs	1	NOD	10/11/2025
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	10/11/2025
21/08/2025	T250507	17 Kookaburra Drive, Officer South VIC 3809	To construct buildings and works associated with two (2) warehouses and ancillary offices with a reduction in car parking requirements	0	Issued	13/11/2025
13/11/2025	T240250 - 1	92 Enterprise Road & Henry Rd, Pakenham VIC 3810	Subdivision of land adjacent to a road in a Transport Zone 2, creation of easements including carriageway easement, construct a minor utility installation and associated works	0	Issued	13/11/2025
5/08/2025	T250470	1 Kookaburra Drive, Officer South VIC 3809	Construct building and works for two (2) warehouses with ancillary offices	0	Issued	17/11/2025

2/09/2025	T250523	18 Newline Road, Officer South VIC 3809	Construct buildings and works associated with two (2) warehouses and ancillary offices with a reduction in car parking requirements	0	Issued	17/11/2025
18/12/2024	T240689	10 Dixons Road, Cardinia VIC 3978	Buildings and Works (Construction of an Outbuilding)	0	Issued	18/11/2025
6/11/2025	T250603 - 1	14 Advance Boulevard, Officer South VIC 3809	We wish to add a new permit condition to allow subdivision to occur prior to development via a S173 Agreement.	0	Issued	19/11/2025
1/05/2025	T250235	27 Echo Loop (Commercial Drive (Lot 14 Stage 4/30 Corporate Terrace), Pakenham VIC 3810	Use of Land for a Food and Drink Premises (Cafe), Reduction in Car Parking Provision and Construction & Display of Signage	0	Issued	26/11/2025
11/11/2025	T230179 - 4	60 , 100 & 140 Greenhills Rd and 140 & 955 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	27/11/2025
8/01/2024	T240005	14 Drovers Place, Pakenham VIC 3810	Use and development of the land for materials recycling and signs (Retrospective permission)	1	NOD	28/11/2025
5/09/2025	T210687 - 1	2 Exchange Drive, Pakenham VIC 3810	Development of land for a warehouse and a reduction to the number of car spaces required	0	Issued	28/11/2025
22/09/2025	T250574	8 Indigo Parade, Officer South VIC 3809	To construct buildings and works associated with two (2) warehouses and ancillary offices	0	Issued	28/11/2025
20/01/2025	T250026	231 Dalmore Road, Dalmore VIC 3981	Buildings and Works (Construction of an Outbuilding)	0	Issued	4/12/2025
15/10/2025	T230316 - 1	60 Greenhills Road, Pakenham VIC 3810	Amend current conditions of the permit - T230316 PA (Lot500)	0	Issued	4/12/2025
15/10/2025	T230318 - 1	60 Greenhills Road, Pakenham VIC 3810	Amend current conditions of the permit - T230318 PA (Lot502)	0	Issued	4/12/2025
15/10/2025	T230319 - 1	60 Greenhills Road, Pakenham VIC 3810	Amend current conditions of the permit - T230319 PA (Lot500)	0	Issued	4/12/2025
26/03/2025	T250179	55 Commercial Drive, Pakenham VIC 3810	To construct or put up for display an electronic major promotion sign	1	NOD	8/12/2025

22/10/2025	T250286 - 1	20 Link Road, Pakenham VIC 3810	Amendments to Planning Permit T250286 issued for the subdivision of land to amend the endorsed plan	0	Issued	8/12/2025
1/08/2025	T250462	22 Newline Road, Officer South VIC 3809	Development of the land for five (5) warehouses, a reduction in car parking requirements and associated works	0	Issued	9/12/2025
14/08/2025	T250494	100 Greenhills Road, Pakenham VIC 3810	Use of land for trade sales and associated building and works.	0	Issued	10/12/2025
21/08/2025	T250508	21 Talon Road, Officer South VIC 3809	Development of land for two warehouse(s) and ancillary office(s)	0	Issued	10/12/2025
21/08/2025	T250509	17 Talon Road, Officer South VIC 3809	Development of land for two (2) warehouse(s) and ancillary office(s)	0	Issued	10/12/2025
8/08/2025	T250479	975 Koo Wee Rup Road, Pakenham VIC 3810	Building and works for warehouse development with ancillary office and hardstand yard	0	Issued	11/12/2025
22/10/2025	T240333 - 3	100 Greenhills Road, Pakenham VIC 3810	Amendment to Permit T240333 to amend the conditions	0	Issued	11/12/2025
22/10/2025	T240340 - 3	100 Greenhills Road, Pakenham VIC 3810	Amendment to Permit T240340 to amend the conditions	0	Issued	11/12/2025
8/05/2024	T240214	33 James Street, Lang Lang VIC 3984	Construction of Two (2) additional Dwellings to the rear of the existing Dwelling on a Lot, and alteration of the existing Dwelling	0	Issued	12/12/2025
1/08/2025	T250459	975 Koo Wee Rup Road & 100 Greenhills Road (future Lot 202), Pakenham VIC 3810	Building and works for warehouse and ancillary office	0	Issued	12/12/2025
14/10/2025	T250627	44 Diamond Drive, Koo Wee Rup VIC 3981	Buildings and works (outbuilding)	0	Issued	12/12/2025
14/11/2025	T240675 - 1	6 Soldiers Road, Pakenham VIC 3810	Addition of Planning Permit condition to set minimum FFL as per advise from Engineers	0	Issued	12/12/2025
15/01/2025	T250021	685 Koo Wee Rup-Longwarry Road, Bayles VIC 3981	Use and Development of land for a Small Second Dwelling and Associated Works	0	Issued	16/12/2025
23/09/2025	T250584	32 Kookaburra Drive, Officer South VIC 3809	Subdivision of land into two (2) lots	0	Issued	16/12/2025

6/06/2025	T250327	57 & 59 Southeast Boulevard, Pakenham VIC 3810	Use and Development of Land for the Purpose of Seven (7) Restricted Retail Premises and Ancillary Office, Construction of a Warehouse, Reduction in Car Parking Requirements and a Variation of the Bicycle Requirements of Clause 52.34	0	Issued	17/12/2025
24/07/2025	T250440	100 Greenhills Road, Pakenham VIC 3810	Building and works for a warehouse with ancillary office.	0	Issued	17/12/2025
23/09/2025	T230169 - 1	52-54 Sybella Avenue, KOO WEE RUP VIC 3981	S72 Amendment to Planning Permit T230169 to Alter Conditions	0	Issued	18/12/2025
2/06/2025	T250308	36 Gardner Street, Koo Wee Rup VIC 3981	Buildings and Works (Construction of Three (3) Dwellings and Three (3) Rainwater Tanks)	0	Issued	19/12/2025
18/07/2025	T250424	100 Greenhills Road, Pakenham VIC 3810	Clause 33.01.1-1 - A permit is required to use land for leisure and recreation (indoor recreation facility).	0	Issued	19/12/2025
14/10/2025	T250624	32 Evolve Street, Officer South VIC 3809	Construct a building or construct or carry out works for warehouses and reduction in car parking	0	Issued	19/12/2025
29/05/2025	T250299	405 Cardinia Road, Officer South VIC 3809	Use and development of land for twelve (12) warehouse(s), display of business identification signage and a reduction in the car parking requirement.	0	Issued	22/12/2025
30/05/2025	T250300	405 Cardinia Road, Officer South VIC 3809	Use and development of land for eight (8) warehouse(s), display of business identification signage and a reduction in the car parking requirement.	0	Issued	22/12/2025
9/05/2025	T250255	LOT A Greenhills Road, Pakenham VIC 3810	Buildings and Works (Construction of Two Warehouses)	0	Issued	23/12/2025
18/08/2025	T250498	14 Link Road, Pakenham VIC 3810	Buildings and Works (Construction of a Warehouse)	0	Issued	23/12/2025
15/10/2025	T250632	990 Koo Wee Rup Road, Pakenham VIC 3810	Buildings and works (Construction of a lift pump)	0	Issued	23/12/2025
15/06/2025	T250347	245 Bunyip-Modella Road, Bunyip VIC 3815	Building and works for an extension to the existing dwelling and construction of two buildings associated with agriculture.	0	Issued	24/12/2025
26/10/2025	T230485 - 1	250 Rossiter Road, Koo Wee Rup VIC 3981	Buildings and works for an outbuilding	0	Issued	24/12/2025
22/09/2025	T250575	22 Kookaburra Drive, Officer South VIC 3809	Construct buildings and works associated with two (2) warehouses with a reduction in car parking requirements	0	Issued	2/01/2026

25/07/2024	T240350	13 Sette Circuit, Pakenham VIC 3810	Use of the land for Materials Recycling (Waste tyre recycling) and variation of restrictive Covenant AU646465E	3	NOD	5/01/2026
23/04/2025	T250219	100 Greenhills Road (proposed lots 136 (number 24) and 135 (number 22) Kitchen Drive), Pakenham VIC 3810	Use and development of the land for a office and food and drink premises (cafe) and buildngs and works associated with warehouses.	0	Issued	12/01/2026
5/08/2025	T250442	75 and 75A, 65, Heads Road, Lang Lang VIC 3984	Building and works for a Utility Installation (fish lock) and associated vegetation removal.	0	Issued	12/01/2026
20/10/2025	T250650	24 Momentum Way, Officer South VIC 3809	Development of the land for two (2) warehouses and a reduction to the number of car spaces required	0	Issued	13/01/2026
11/10/2023	T230509	550 Westernport Road & 435 McDonalds Track, Lang Lang VIC 3984	Buildings and earthworks associated with the construction of a road (including bridge upgrade) and bund, and native vegetation removal	0	Issued	14/01/2026
18/08/2025	T170077 - 2	20 Lecky Road, Officer VIC 3809	Staged subdivision of land adjacent to a road in a Transport Zone 2, removal of an existing waterbody and removal an easement	0	Issued	14/01/2026
23/12/2025	T250479 - 1	975 Koo Wee Rup Road, Pakenham VIC 3810	Building and works for warehouse development with ancillary office and hardstand yard.	0	Issued	14/01/2026
28/03/2025	T250185	350 McDonalds Track, Lang Lang VIC 3984	Use and development of land for extractive industry (sand quarry)	2	NOD	19/01/2026
10/10/2025	T250628	115 Railway Parade, CALDERMEADE VIC 3984	Buildings and works for an agricultural building	0	Issued	19/01/2026
22/12/2025	T250769	14 Ruby Avenue, Koo Wee Rup VIC 3981	Buildings and works for an outbuilding	0	Issued	19/01/2026
25/08/2025	T250511	100 Greenhills Road & 975 Koo Wee Rup Road, Pakenham VIC 3810	Development and use of land for a warehouse and ancillary office	0	Issued	20/01/2026
7/01/2026	T250775	7 Indigo Parade, Officer South VIC 3809	Subdivision of land into two (2) lots and creation of common property	0	Issued	21/01/2026
8/01/2026	T260003	52 Diamond Drive, Koo Wee Rup VIC 3981	Buildings and works for a verandah	0	Issued	22/01/2026

Note: In the decision column, the term **'Issued'** refers to the granting of a permit. **'NOD'** indicates a Notice of Decision to Grant a Permit, which is issued when objections have been received (unless an exemption exists). Decisions to refuse a permit are identified as **'Refused'**.

Attachment 2 – Planning Matters at VCAT

Matters Recently Lodged at VCAT

Hearing Date	App. No.	Address	Proposal	Council Decision	Application By
3/6/2026	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	Refusal (Delegate)	Applicant
29/4/2026	T250140	60 Humphries Road & 740 Mynard Road, Catani VIC 3981	Subdivision of land into 2 lots (re-subdivision)	Refusal (Delegate)	Applicant
TBC	VCAT Ref. P1102/2025	Glismann Road Area Beaconsfield	Glismann Road Development Plan	Adoption of Development Plan (Council)	Landowner

Matters Currently the Subject of VCAT Review

Hearing Date	App. No.	Address	Proposal	Council Decision	Application By
25-26/6/2025	N/A	67 Officer South Road, Officer	Application for review under Section 149(1)(a) of the Planning and Environment Act 1987 for declaration in relation to the Officer Major Activity Centre Urban Design Framework	UDF Adopted (Council)	Applicant
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

OFFICIAL

Matters Recently Decided at VCAT

App. No.	Address	Proposal	Council Decision	Application By	Outcome	Decision Date
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	Affirmed (No Permit Granted)	10/11/2025

OFFICIAL – This document is a record of a Council action or decision

Attachment 3 – Planning Scheme Amendment Activity

Table 1 - Status of Planning Scheme Amendments in Cardinia

A/No.	Proponent	Address	Purpose	Status
C278card	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).	1. On the 20 March 2023 Council endorsed to seek authorisation from the Minister for Planning to prepare proposed Amendment C278card 2. On the 23 October 2023 Council received the Ministers authorisation to prepare the proposed Amendment C278card. 3. 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. 4. On the 17 June 2024 Council considered the submissions made to C278card and endorsed referring the submissions to a Planning Panel appointed by the Minister for Planning. 5. On the 26 August 2024 a Planning Panel Hearing was held and Council received the Panel report on the 6 September 2024. 6. On the 16 December 2024 Council adopted the proposed Amendment C278card with changes based on the Panel Report and to submit the adopted Amendment to the Minister for Planning for approval. 7. On the 23 December 2024, the Amendment was submitted to the Minister for Planning for approval.
C282card	James Hicks Pottery Pty Ltd	Lot AA PS814723 Cotswold Crescent, Officer	Section 96A Amendment, to amend 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. Also, concurrent planning permit T230528 for the use and development for an office and food and drink premises.	1. On the 16 June 2025 Council resolved to: • Request authorisation from the Minister for Planning to prepare and exhibit proposed Planning Scheme Amendment C282card under Section 8A of the Planning and Environment Act 1987. • Consider planning permit application T230528, concurrently with proposed Planning Scheme Amendment C282card pursuant to Section 96A and 96B of the Planning and Environment Act 1987 • Exhibit proposed Planning Scheme Amendment C282card concurrently with planning permit T230528, in accordance with section 17, 18 and 19 of the Planning and Environment Act 1987, if authorisation to prepare the Amendment is received from the Minister for Planning. 2. On the 30th October 2025 Council received the Ministers authorization to prepare the proposed Amendment C282card.

				3. On the 29 January 2026 proposed Amendment C282card and planning permit T230528 will be placed on public exhibition until 5 March 2026.
C283card	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. 3. The Agricultural Audit was considered by Councillors at a Council briefing on the 15 December 2025 and is currently out for community consultation. Proposed Amendment C283card will be considered at a Council Meeting on 16 February 2026.
C284card	Cardinia Shire Council	Crown Allotment 2001 next to Pakenham Cemetery	Section 20(2) Amendment to rezone former road reserve known as Crown Allotment 2001 from Urban Growth Zone Schedule 1 (UGZ1) to Public Use Zone Schedule 5 (PUZ5).	1. On the 14 April 2025 Council endorsed writing to the Minister for Planning and request: • The Minister for Planning authorises Council to prepare Planning Scheme Amendment C284card to the Cardinia Planning Scheme pursuant to Section 8 of the Planning and Environment Act 1987 and for the Minister to act as the Planning Authority for the proposal. • The Minister for Planning exercises her Ministerial powers of intervention pursuant to Section 20(2) of the Planning and Environment Act 1987 and direct Council to notify 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 public notice requirements pursuant to the relevant provisions set out in Sections 17, 18 and 19 of the *Planning and Environment Act 1987* • The Minister for Planning approves Amendment C284card pursuant to Section 35 of the *Planning and Environment Act 1987.* 2. The Department has advised that the Minister for Health will now write to the Minister for Planning requesting a Planning Scheme Amendment under Section 20(4) of the *Planning and Environment Act 1987*. This process would allow the Minister for Planning (rather than Council) to act as the Planning Authority and approve the rezoning.

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 to be applied to land where there are active extractive industry operations to clearly identify that the land is used for this purpose. Also, two State Resource Overlays (SRO1 and SRO3) are proposed to be applied; one to identify the existing 250 metre EPA buffers surrounding existing operational quarries to further assist in protecting them from sensitive or inappropriate uses, and the other to identify land for future extractive industry in appropriate locations known to contain sand resources in Lang Lang and to ensure	1. On the 16 December 2024 Council: • Noted and considered the proposed Ministerial Planning Scheme Amendment to apply new planning provisions to Strategic Extractive Resource Areas (SERAs) in Lang Lang • Endorsed a submission that objected to the proposed Ministerial Planning Scheme Amendment to apply new planning provisions to Strategic Resource Areas (SERAs) in Lang Lang. • Endorsed submitting the submission to the Minister for Planning accompanied by a cover letter signed by the CEO. • Noted that there are fundamental gaps in the proposed Strategic Extractive Resource Areas (SERAs) Planning Scheme Amendment as reported in Council's submission. • Call on the Victorian State Government to commit to fund the gap required for the Lang Lang Sand Truck Bypass. • Endorse the Mayor writing to the Minister for Planning highlighting the strong dissatisfaction with the process and impact on the community and request the amendment process is ceased until appropriate due diligence on community impact and community consultation is undertaken. • Commence a communication and advocacy campaign highlighting Council's submission. 2. Council understands the Department of Transport and Planning are reviewing all submissions to SERA and Council is waiting to learn next steps.

			there will be compatibility of uses and development within the overlay with the future use of the land for Extractive Industry.	

Table 2 – Update on Victorian Planning Provisions and one or more Planning Scheme Amendments that affect Cardinia

A/No	Proponent	Location	Purpose	Gazetted
VC278	Ministerial - S20(4)	All Victorian Planning Schemes	Amendment VC278 applies Significant Landscape Overlays (SLOs) to 17 waterways within the Yarra (Birrarung) and Waterways of the West catchments. The controls preserve the unique landscape character, cultural values, amenity and ecological health of each waterway. The amendment also strengthens state policy for waterways and includes updates to existing SLOs within the Waterways of the West and Rivers of the Barwon catchments.	20, January 2026
VC277	Ministerial - S20(4)	All Victorian Planning Schemes	Amendment VC277 amends car parking requirements to align car parking rates with demand and reduce the number of car parks required in locations well-serviced by public transport.	18, December 2025
VC298	Ministerial - S20(4)	All Victorian Planning Schemes	Amendment VC298 updates Clause 52.03 to reflect the Level Crossing Removal Projects (LXRP) name change to Victorian Infrastructure Delivery Authority (VIDA) Rail and expand the clauses application to projects carried out by or on behalf of VIDA Rail. The amendment also updates reference to the Guidelines for removal, destruction or lopping of native vegetation (DEECA, 2025).	25, November 2025
VC301	Ministerial - S20(4)	All Victorian Planning Schemes	Amendment VC301 corrects Clause 52.37 table of permit exemptions to ensure public authorities and municipal councils do not require a permit to remove, destroy or lop a canopy tree to construct or maintain the transport system.	21, November 2025
VC297	Ministerial - S20(4)	All Victorian Planning Schemes	Amendment VC297 creates an efficient approvals pathway for permits to facilitate the assessment of minor projects to support the delivery of the broader Suburban Rail Loop Authority transport program, including Suburban Rail Loop East.	19, November 2025

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.	7 November 2025

7.3.1 ONSITE WASTEWATER MANAGEMENT PLAN 2026-2029

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:	**1. Thriving Communities** **1.3 Wellbeing and liveability** - With diverse partner agencies we work to protect, improve and promote community health and wellbeing by implementing the Cardinia Shire Council Liveability Plan 2017-2029. **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. **5.5 Continuous improvement** - We take advantage of emerging technologies to continuously improve our customer experience, ensure our services are efficient, scalable and secure.

Recommendation

That Council:

1. Adopts the *Onsite Wastewater Management Plan 2026-2029* in accordance with the requirements of section 156 of the *Environment Protection Act 2017*.
2. Publishes the *Onsite Wastewater Management Plan 2026-2029* and *Onsite Wastewater Management Plan Implementation Action Plan* to Cardinia's website.

Executive Summary

Cardinia Shire Council has developed the Onsite Wastewater Management Plan (OWMP) for the 2026–2029 period to guide the effective management of onsite wastewater systems across the municipality. OWMPs are used in areas not connected to the reticulated sewerage network. The plan aims to ensure wastewater is treated and retained in a manner that minimises risks to public health and the environment, in alignment with the requirements of the general Environmental Duty and the Order for Obligations of Managers of Land or Infrastructure (OMLI) and *Environment Protection Act*.

The OWMP has been developed with input from internal stakeholders and an expert external consultant and incorporates community feedback gathered through targeted consultation. It outlines Council's legislative obligations, key strategic actions, and builds on the outcomes of the 2020–2025 OWMP.

An experienced external consultant presented the draft plan to Councillors for review and feedback on 27 October 2025. Councillors provided feedback, which has been captured as part of the consultation. The proposed plan was made available for public review and feedback over a 4-week period. Endorsement of the final plan is being sought at the Council Meeting on 16 February 2026.

Background

Cardinia Shire Council has developed the Onsite Wastewater Management Plan (OWMP) for the 2026–2029 period. OMWPs are used in areas not connected to the reticulated sewerage network. In accordance with the Environment Protection Act 2017, local councils are responsible for overseeing wastewater treatment systems that discharge less than 5,000 litres

per day. The Order for Obligations of Managers of Land or Infrastructure (urban stormwater management and onsite wastewater management) further requires that wastewater management authorities establish proactive plans to mitigate risks to public health, the environment, and local amenity.

Under legislative framework, Council is obligated to:

- Develop and publish risk management plans for onsite wastewater systems.
- Engage in consultation with water corporations and other key stakeholders.
- Consider the impact of wastewater systems on water catchments.
- Notify water authorities of any required sewage management solutions

Poorly managed or failing onsite wastewater management systems (OWMS) can pose serious health risks and significant environmental contamination. OWMS decisions can have substantial financial implications for property owners and businesses. The 2026–2029 OWMP establishes Council's approach to addressing wastewater challenges, identifying priority areas, and strengthening risk management.

Key Outcomes from the 2020–2025 Onsite Wastewater Management Plan

The 2020–2025 Onsite Wastewater Management Plan (OWMP) delivered several strategic improvements to Cardinia Shire Council's wastewater management framework. Notably, the digitisation and consolidation of historical records, including the archiving of outdated files, removal of duplicate entries, and identification of properties already connected to reticulated sewer infrastructure, has significantly enhanced data accuracy and operational efficiency.

A major milestone was the implementation of a Geographic Information System (GIS) to map onsite wastewater systems across the municipality. This initiative integrated digitised septic tank data with Council's GIS platform, providing a comprehensive and accurate profile of active systems. The GIS now enables Council to:

- Identify properties currently connected to sewer,
- Pinpoint properties with access to sewer infrastructure that remain unconnected,
- Identify and filter properties with onsite wastewater management systems based on a range of factors.

This spatial intelligence supports more informed decision-making, targeted risk mitigation, and strategic planning for future infrastructure investment.

Council also undertook water quality testing and DNA profiling in Nar Nar Goon and Tynong to better understand contamination sources in local waterways. These assessments provided valuable insights into the environmental impact of onsite wastewater systems and highlighted the need for targeted interventions in high-risk areas.

Consultation Process

To ensure the 2026–2029 OWMP was comprehensive and evidence-based, while in the planning phase of the OWMP, Council commenced a structured consultation with internal and external stakeholders, including the Integrated Municipal Wastewater Planning team, Planners, and Environmental Health Officers. As per legislative requirements consultation also included Yarra Valley Water and South East Water. The Water authorities highlighted a current sewer backlog program targeting Cardinia Shire properties.

Feedback on the proposed Plan was also sought from relevant water authorities. Yarra Valley Water (YVW) provided detailed and constructive feedback. No response was received from South East Water (SEW).

Community Consultation

As part of the development of the Onsite Wastewater Management Plan (OWMP) 2026–2029, Cardinia Shire Council undertook targeted community engagement to better understand the barriers to sewer connection from the perspective of property owners and industry professionals. A survey was distributed with a focus on onsite wastewater property owners in Nar Nar Goon and local plumbers, while also welcoming input from residents across the Shire.

The survey was promoted via Council's website, social media channels, and the Creating Cardinia engagement platform. Community response was limited, with only six submissions received, two of which were from plumbing professionals. The feedback highlighted cost as a primary concern, with comments such as "it is too expensive to change to sewer" and "why change a system that works perfectly," indicating a need for further education and potential incentive-based approaches.

The proposed Plan was subsequently released for public consultation over a four-week period, concluding on 18 December 2025. Community feedback was minimal and largely positive, with respondents noting that the document was clear, concise and easy to understand. Based on feedback received, minor updates were made to reflect recent legislative changes and refine elements of the risk assessment.

Cardinia Shire Council Key Challenges

Cardinia Shire is home to over 135,000 residents and one of Victoria's fastest-growing municipalities, with significant population growth forecast for Cardinia Shire. The municipality spans approximately 1,280 square kilometres and comprises of three distinct geographical regions—urban, hills, and southern rural areas—each presenting unique challenges for onsite wastewater management.

- Aging and Non-Compliant Systems
  Over 6,000 onsite wastewater systems are in operation, with approximately 50% exceeding 20 years of age. Many are believed to be poorly maintained or operating outside acceptable parameters, increasing the risk of untreated effluent discharging offsite, particularly in historic developments on undersized lots.
- Limited Sewer Infrastructure and Connection Gaps
  Access to reticulated sewer infrastructure remains limited, and even where available, a proportion of property owners have not connected. There is currently no reliable mechanism to track connection status or enforce compliance, hindering Council's ability to manage public health and environmental risks.
- Environmental and Public Health Risks
  The Shire is highly vulnerable to natural disasters such as flooding, bushfires, and severe storms. Areas subject to the Land Subject to Inundation Overlay (LSIO) are especially at risk of system failures and untreated wastewater discharge, posing significant risks under the General Environmental Duty (GED).
- Limited legislative authority
  Council does not have any legislative authority under the Water Act 1989 to require existing properties with onsite wastewater management systems (OWMS) located within newly extended sewer districts to connect to the reticulated sewer once it becomes available. The responsibility for managing and enforcing sewer connections in these areas' rests with the relevant water authority—Yarra Valley Water in the northern part of the Shire and South East Water for the remainder.
- Need for Stronger Collaboration
  Council's role is therefore limited to advocacy and collaboration with these authorities and property owners to encourage connection where feasible, supporting broader public health and environmental objectives. Effective management and risk mitigation require stronger collaboration with Water Authorities to support sewer expansion and integrated solutions across the Shire.

- **Regulatory and Resource Constraints:**
  The introduction of the General Environmental Duty (GED) has shifted the regulatory focus from reactive enforcement to proactive risk management, necessitating greater Council oversight and intervention in onsite wastewater management. Effective implementation of the Onsite Wastewater Management Plan (OWMP) is highly dependent on adequate resourcing and funding. Historically, and continuing to the present, Council's onsite wastewater management activities have been delivered by external consultants and funded through successful budget initiatives. Within the Regulatory Services department, Environmental Health contractors are primarily engaged for permit functions, complaint investigations, and supporting the drafting of the OWMP. The scope of the current contract does not extend to the direct implementation of onsite wastewater management actions, limiting Council's capacity to address compliance and operational challenges.

Onsite Wastewater Management Plan (OWMP) 2026–2029

The 2026–2029 Onsite Wastewater Management Plan (OWMP) outlines a proactive and risk-based approach to improving wastewater management across Cardinia Shire. Recognising that all onsite wastewater management systems (OWMS) have a finite lifespan, the plan prioritises –

- a strategic risk assessment framework to guide compliance and intervention
- the development of a locality-based audit schedule,
- targeted community education, and
- advocacy and collaboration with water authorities

A core component of the OWMP is the locality risk assessment. The locality risk assessment serves as a strategic guide for decision-makers, highlighting key considerations when planning, approving, or regulating OWMP. The OWMP incorporates a detailed risk profile that categorises high, medium and low areas based on factors such as permit status, property size, topography, and rainfall. Priority townships identified include Nar Nar Goon and Tynong, and high-density development in flood-prone zones which increases the urgency for intervention.

The plan includes the development of an audit schedule to assess compliance of active systems, will prioritise high risk localities, and at-risk properties such as high OWMP density or proximity to potable water source. It is intended that the audit program will provide meaningful data on the compliance of OWMP in use within the municipality and provide opportunities for targeted programs or compliance to be achieved should non-compliance be identified.

The OWMP includes clearer expectations for Land Capability Assessments (LCAs), providing a consistent framework for evaluating site suitability and guiding regulatory decisions. It also supports data-driven advocacy for sewer expansion in high-risk areas, ensuring a strategic and coordinated approach to improving wastewater management across the Shire. In parallel, Council will continue to actively engage with the community by distributing educational materials to property owners and occupiers. These resources will focus on the proper maintenance of septic systems, water conservation and reuse practices, and the importance of complying with permit conditions—reinforcing Council's commitment to proactive risk management and environmental protection. practices through a sustained community engagement approach.

In July 2025, Council presented to the South East Water Board to explore collaborative opportunities and gauge stakeholder interest in joint initiatives. With approximately 1,400 properties remaining on the water authorities' sewer backlog program, Council will continue to advocate and work collaboratively with South East Water, Yarra Valley Water, and property owners to facilitate the transition to sewer connections where feasible and actively pursue incentive-based partnerships to accelerate connection.

The OMWP integrates recent legislative and policy developments, including:

- Environment Protection Act 2017
- Environment Protection Regulations 2021
- Local Government Act 2020

The OWMP also includes supporting resources:

- EPA toolkits and SharePoint resources
- DEECA Collaborative Improvement Report
- EPA Guidelines for Onsite Wastewater Management and Effluent Dispersal Systems
- Risk Assessment Guidance and Compliance Frameworks for Local Government Authorities

In addition to guiding Council strategic operations, the OWMP serves as a reference document for external stakeholders and the broader community, supporting transparency, accountability, and informed decision-making.

Policy Implications

The position outlined is a continuation of Council's existing policy position.

Financial and Resource Implications

Continuation of Regulatory Services budget and current resources.

Climate Emergency Consideration

It is noted that that climate change will increase the frequency and severity of natural disasters, however this is already considered as part of Council's current policy position.

Consultation/Communication

Included a community survey, a broader community consultation phase, and feedback from councillors, along with engagement with internal and external stakeholders, including the relevant water authorities.

Gender Impact Assessment

In the preparation of this report, Council has considered its obligations under the *Gender Equality Act 2020*. A Gender Impact Assessment (GIA) was completed as part of the engagement/ planning/ development of the OWMP and identified a number of recommendations to comply with the *Equal Opportunity Act 2010* and the right to equality under the Charter of Human Rights and Responsibilities:

- All Gender defined offences have been removed.
- Further discussion to continue to able to provide new alternative accessibility options for lower socioeconomic people, renters/tenants' rights, CALD community, and aged to access and view the OWMP and legislative requirements to be able to clearly understand their rights and responsibilities.
- Operational considerations to be implemented when enforcing the OWMP and further enquiries to be made to identify financial hardship training for authorised officers.

Attachments

1. Attachment 1 - Onsite Wastewater Management Plan Implementation Action Plan [**7.3.1.1** - 11 pages]
2. Attachment 2 - Onsite Wastewater Management Plan 2026-2029 [**7.3.1.2** - 58 pages]

Cardinia Shire Council

Onsite Wastewater Management Plan Implementation Action Plan

January 2026

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1. Onsite Wastewater Management Plan (OWMP) Implementation Action Plan

Cardinia Shire Council's OWMP supports Council's broader strategic goals of environmental sustainability, healthy communities, and infrastructure resilience. It will guide inspection programs, public education efforts, and advocacy for investment in wastewater infrastructure across Cardinia Shire Council from now until 2030.

This OWMP will be used to feed into annual budget and programming cycles of the Council. It will be reviewed at a minimum annually to remain up to date and whenever required to:

- reflect changes in the organisation, resources or policies
- identify and address emerging risks
- ensure that identified actions are current and effective in reducing the identified and emerging risks.

This OWMP Action Implementation Plan timeline outlines the management strategies and action items to address priorities. The Environmental Health Unit will have the primary responsibility for the coordination and implementation of the recommendations. Council's Planning, Environment, Infrastructure, Building and GIS staff will assist them.

1.1 Funding and budget allocation

This OWMP will require the allocation of budget and resources throughout the full implementation. The majority of actions will be absorbed into the existing Environmental Health budget.

Currently income derived from statutory fees (OWMS permits) and charges currently cover resources required to assess, discuss / permit the installation, inspection and approval to use new and modified OWMS and do not provide for full-service cost recovery and implementation of the plan.

Council will need to consider allocation of resources, along with some cross organisation development of solutions, such as improved use of technology to achieve greater compliance. External funding will also be sought, including grants, from the water authorities and the State and Federal governments.

2. Detailed action plan

The below table provides a detailed action plan of priority projects from Year 1 to 4, responsible department, partners/stakeholders, constraints and risks and strategic pillar.

Strategy 1: Healthy Environments - Promote sustainable wastewater practices and support community understanding

1.1 Provide fair, accurate, and accessible information on good wastewater management principles, practices, and improvement option				
Actions	Timeframe	Responsible department	Partners/Stakeholders	Constraints/risks
Continue to discuss individual systems with property owners during the permit application process and in response to enquiries from owners. Educate future / potential owners of homes with OWMS.	Year 1 – completion 2026	EVH		Budgeting / Resources / Time / Technology
Update educational material.				
Provide details about permit process on Council's website.			IT	
Proactively distribute policies and educational materials to the community and service providers.			OWMS service providers	
1.2 Develop a township risk prioritisation plan				
Focus on high priority townships identified in risk assessment	Year 1 – completion 2026	EVH	Strategic planning, engineering, water authorities	Budgeting / Resources / Time / Technology
Improve onsite wastewater management by assessing gaps and improving data collection	Year 1 – completion 2026		GIS, Strategic planning, Engineering	
Assess any property in an onsite wastewater containment area where Council does not have data	Year 2 – Completion 2027			
Collaborate with stakeholders on results of water data from receiving environments	Ongoing		Engineering, water authorities. LCA assessors	
Improved risk data for strategic planning and decision making	Ongoing		Strategic planning, engineering, water authorities	

1.3 Encourage property owners to connect to sewer (in declared areas)				
Actions	Timeframe	Responsible department	Partners/Stakeholders	Constraints/risks
Utilise internal building and planning referral process to encourage system upgrades where required	Ongoing	EVH	Planning, building, engineering	Budgeting / Resources / Time / Technology
Properties provided sewer in high density area's to be encouraged to connect through notification to the water authority.			Water Authority	

Strategy 2: The protection of the public health and environment is at the centre of wastewater decisions

2.1 Raise profile of wastewater system operation and maintenance requirements within the municipality and region				
Actions	Timeframe	Responsible department	Partners/Stakeholders	Constraints/risks
Implement targeted education campaigns to property owners, occupiers and agents in high-risk areas at appropriate times.	Year 2 – completion 2027	EVH	OWMS service agents	Budgeting / Resources / Time / Technology
Provide readily accessible wastewater management information in other languages and in both hard copy and web-based formats.			IT, communications	
2.2 Utilise a Risk Management Framework to identify townships and high-risk sites that require a review of their wastewater treatment and disposal options to enable long term sustainability and future growth of townships.				
Investigate innovative and sustainable community-scale or on-site wastewater treatment and water cycle management solutions in partnership with key stakeholders	Year 2 – Completion 2027	EVH	Strategic planning, engineering, water authorities	Budgeting / Resources / Time / Technology
Regularly engage with relevant water authorities to discuss sustainable and future on-site wastewater disposal system needs for townships and high-risk sites that reduce environmental impacts	Year 2 – Completion 2027		Strategic planning, engineering, water authorities	
Investigate health protection measures to address high-risk and accessible contaminated stormwater drains or groundwaters.	Year 2 – Completion 2027		Engineering, water authorities. LCA assessors	
Seek improved maintenance and development of stormwater drainage in priority townships in partnership with Council's Projects and Infrastructure departments.	Year 2 – Completion 2027		Strategic planning, engineering, water authorities	

2.3 Develop an environmental monitoring program in collaboration with other agencies.				
Actions	Timeframe	Responsible department	Partners/Stakeholders	Constraints/risks
Implement a comprehensive environmental monitoring program including the collection of water samples from selected locations and arranging their analysis at a NATA-approved laboratory.	Year 3– completion 2028	EVH	Strategic Planning/Sustainability	Budgeting / Resources / Time / Technology
Prepare an annual report outlining the results of the environmental monitoring program and any improvements that have been made.			Strategic Planning/Sustainability	

Strategy 3: Regulatory Management

3.1 Our authorised officers will have the required skills and knowledge to make decisions fairly, consistently and proportionate to risk.				
Actions	Timeframe	Responsible department	Partners/Stakeholders	Constraints/risks
Development of Council wastewater policy through evidence-based investigation, including enforcement protocols.	Year 1 – completion 2026	EVH	Council Management	Budgeting / Resources / Time / Technology
• Wastewater policy to include: - Specify OWMS approvals process - Transition from existing OWMS to upgrade and connection to sewer process - Non-permit (eg older dwellings with no records) to permit process - Enforcement (eg failing/aged/non-maintained systems) process - Green energy home design and greywater reuse - Authorised Officer training procedures (including induction) - Annual policy review to ensure it is reflective of current legislation, organisational needs and best practice.	Year 1 – completion 2026 Ongoing monitoring/review		Council Management	

3.2 Explore alternative or innovative uses of existing legislative provisions to enhance wastewater management processes				
Develop and implement a OWMS inspection program (prioritised by risk, including age of system) to gather system details at property level.	Year 2 – completion 2027	EVH	GIS, Engineering, Building	Budgeting / Resources / Time / Technology
Influence and assist Government agencies and other stakeholders to improve the regulatory framework within which the Council operates.	Ongoing		State government agencies, Councils (Regional)	
3.3 Establish an audit and enforcement program to ensure that property owners and service technicians or agents adequately fulfil their respective responsibilities				
Advocate to government agencies and other stakeholders to improve the regulatory framework within which Council operates.	Ongoing	EVH	State government agencies, Councils (Regional)	Budgeting / Resources / Time / Technology
Develop robust wastewater compliance processes including procedures for managing non-compliance.	Year 1 – Completion 2026		Council Management, enforcement	
Introduce procedural fairness into regulatory management/enforcement.	Year 1 – Completion 2026		Council Management, enforcement	

Strategy 4: Collaboration

4.1 Identify, plan and advocate for the provision of sewerage infrastructure in growth areas				
Investigate alternative, community scale treatment systems for priority townships, and availability of funding in collaboration with water corporations.	Ongoing	Strategic Planning	EVH, engineering, sustainability, water authorities	Budgeting / Resources / Time / Technology
Liaise with appropriate departments to ensure that planning and infrastructure proposals adequately address wastewater management needs for townships			EVH, planning, engineering, sustainability, water authorities	
4.2 Develop an internal stakeholder group with key Council representatives being Environmental Health, Strategic planning, Sustainability and Engineering to collaborate and advocate on wastewater priorities				
Establish Stakeholder Group • Develop TOR • Meet quarterly to discuss wastewater priorities • Share data and information to identify wastewater opportunities for townships. Promote and facilitate ongoing coordination of internal resources into wastewater management strategies and projects.	Ongoing	Strategic Planning	EVH, planning, engineering, sustainability, water authorities	Budgeting / Resources / Time / Technology
4.3 Develop and strengthen external stakeholder relationships and collaboration on wastewater management projects and programs.				
Identify shared water/ wastewater objectives and strategies with external water authorities and stakeholders.	Ongoing	EVH/Strategic Planning	Planning, engineering, sustainability, water authorities	Budgeting / Resources / Time / Technology

4.4 Determine priorities for implementation and recommend to Council for consideration via the annual budget process as a result of the annual review.				
Annual review of the action plan and reporting to Council and stakeholders on progress, including results of inspection and monitoring program.	End of year review and report 2026, 2027, 2028, 2029	EVH	Reporting from internal Council departments, water authorities	Budgeting / Resources / Time / Technology
A full review of the OWMP (including independent audit) four years after its adoption by Council.	2029		Consultant, internal Council departments, water authorities	

Cardinia Shire Council

Onsite Wastewater Management Plan 2026-29

January 2026

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1. Definitions

	Definition
Authorised officer	Environmental Health Officer, Environmental Health Technical Officer or plumber engaged and authorised by Council.
Blackwater	Wastewater from toilets.
Environmental Significance Overlay	To identify areas where the development of land may be affected by environmental constraints and to ensure that development is compatible with identified environmental values.
Onsite Wastewater Management System	An onsite wastewater treatment plant is defined in the Environment Protection Regulations 2021 as a system with a design or actual flow rate of sewage not exceeding 5,000 litres on any day and includes all beds, sewers, drains, pipes, fittings, appliances, and land used in connection with the treatment plant.
Onsite Wastewater Management Plant	A treatment plant for the bacterial, biological, chemical or physical treatment of sewage generated onsite. Examples include septic tank system, wet or dry composting toilet, aerobic treatment and sand filter.
Enforcement	In this OWMP, enforcement is broadly defined to include informal education and advice to duty holders, through to formal legal directions or orders to compel compliance.
Failed OWMS with offsite discharge	Components of the OWMS are no longer functioning so that untreated effluent is discharging beyond the property boundaries.
Greywater or sullage	Domestic wastewater from bathrooms, kitchens, and laundries.
Land capability Assessment (LCA)	The assessment of the capability of the land to support a particular use and in this case, effluent disposal.
Primary treatment	The separation of suspended material from wastewater by settlement and/or flotation in onsite wastewater treatment plants primary settling chambers or other structures. In addition to physical separation of solids from liquid, liquid and solids may be decomposed by aerobic or anaerobic microbiological processes and digestion
Treated effluent with onsite discharge	The OWMS is satisfactorily treating the waste, but the distribution of the treated effluent is not functioning satisfactorily and is discharging within the property boundary.
Treated effluent with offsite discharge	The OWMS is satisfactorily treating the waste, but the distribution of the treated effluent is not functioning satisfactorily and is discharging beyond the property boundaries.
Secondary treatment	Microbiological digestion and physical settling and filtering processes and decomposition of wastewater constituents following primary treatment
Sewage	Wastewater containing any of human excreta, urine and toilet flush water and includes greywater (which is also called sullage and may include water from the shower, bath, basins, washing machine, laundry trough and kitchen)
Special Water Supply Catchment	An area where water is collected by the natural landscape and all rain and surface water eventually flow to a creek, river, lake, ocean or ground water system.

Stormwater	Rain that flows over ground surfaces as runoff and appears in surface streams and creeks.
Wastewater	Waste principally consisting of water and includes any of the following: sewage or other human-derived wastewater, wash down water or cooling water, irrigation runoff or contaminated stormwater, contaminated groundwater, water containing any commercial, industrial and trade waste (Environment Protection Regulation 2021).

2. Introduction

Cardinia Shire is a diverse and rapidly expanding region on Melbourne's south-eastern fringe, stretching from the foothills of the Dandenong Ranges to the shores of Western Port Bay. This growth intensifies the need for a robust and effective approach to managing the risks associated with onsite wastewater disposal systems (OWMS) used in areas not connected to the reticulated sewerage network.

When properly designed, installed, and maintained, OWMS provide a safe and sustainable method of wastewater treatment. However, poor management can pose significant risks to public health, the environment, and local waterways.

Cardinia Shire Council is required to have an Onsite Wastewater Management Plan (OWMP) to fulfill legal obligations under the Environment Protection Act 2017 and to mitigate risks to public health and the environment from systems like OWMS (septic tanks) in unsewered areas. These plans are essential for managing wastewater in areas that are not connected to reticulated (mains) sewerage.

Cardinia Shire Council plays a critical role in regulating OWMS and ensuring compliance with relevant legislation. Council is committed to:

- Protecting community health and environmental integrity
- Promoting sustainable wastewater practices
- Supporting residents and businesses in meeting their obligations under the General Environmental Duty (GED)

The Onsite Wastewater Management Plan (OWMP) has been developed to guide Council's approach and support the community through:

- Establishing a risk-based framework for consistent decision-making in OWMS regulation
- Building community awareness of wastewater risks and legal responsibilities under the GED
- Outlining strategies and actions for Council to implement over the life of the plan
- Providing localised risk assessments to inform planning and prioritisation

This plan reflects Council's proactive stance on wastewater management and its commitment to long-term environmental and public health outcomes.

2.1 Background

OWMS have been widely used across Victoria since the 1930s, when they were considered an approved method of domestic sewage disposal. In 1973, a planning directive issued by the former Melbourne and Metropolitan Board of Works required all new subdivisions and developments to either connect to sewer or contain wastewater entirely on-site.

Today, Cardinia Shire has approximately 7,000 OWMS. Alarmingly, around 50% of these systems are over 20 years old, and many are believed to be poorly maintained or operating outside acceptable parameters. While OWMS can be effective solutions, they must be properly maintained to ensure wastewater is fully treated and contained on-site. Failure to do so can result in untreated effluent escaping into surrounding soils, waterways, or groundwater—posing significant risks to public health, environmental quality, and local amenity.

Local Government, under the guidance of the Environment Protection Authority (EPA), is responsible for regulating the installation, maintenance, and compliance of OWMS. Over the past decade, community sewerage schemes funded by Yarra Valley Water and Southeast Water have enabled approximately 1,800 properties to transition from OWMS to reticulated sewerage systems, with another 1,400 properties programmed for connection between now and 2032–33 is an essential step in protecting public health in densely developed areas.

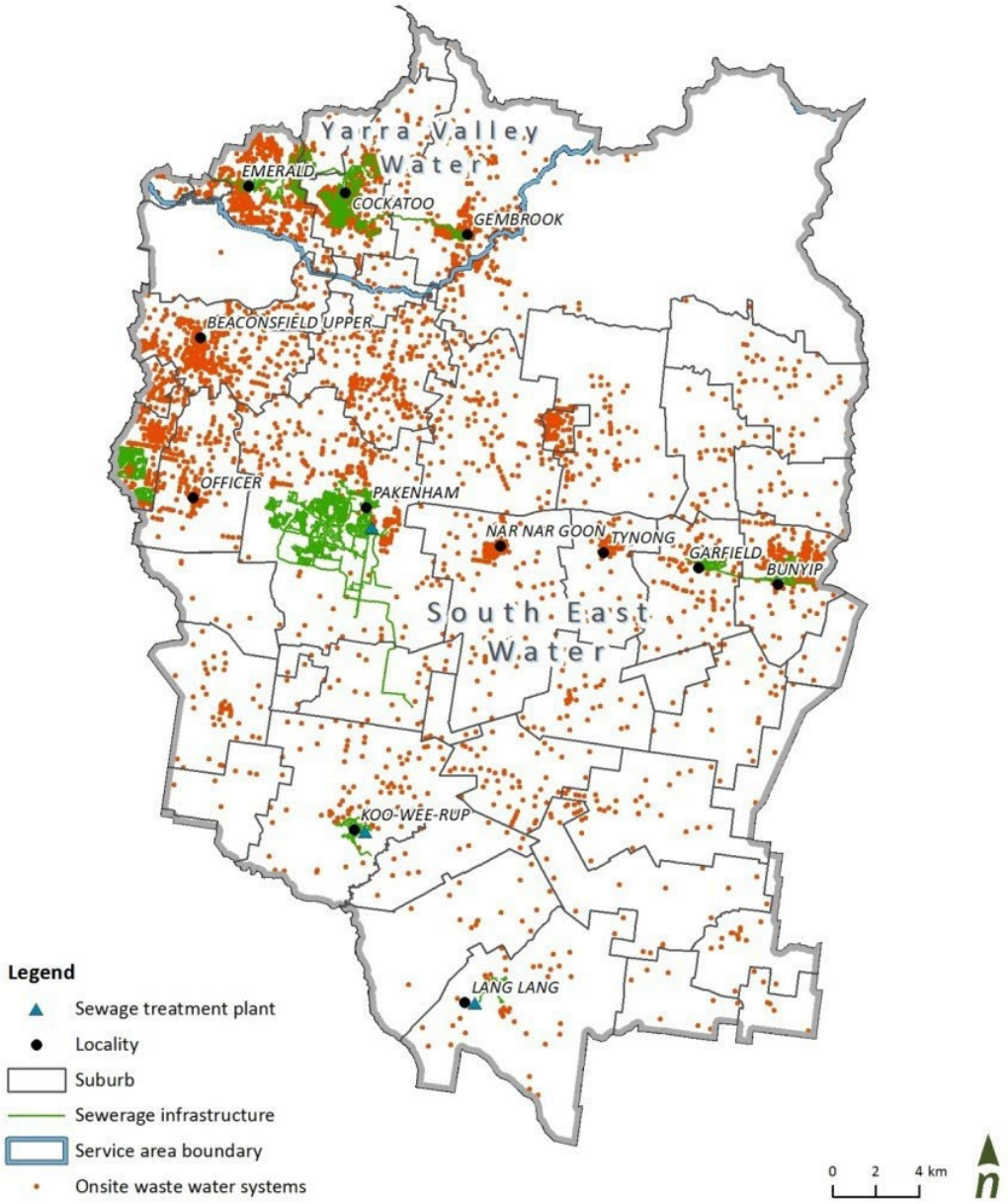


Figure 1: Sewerage infrastructure and onsite wastewater systems across shire, by suburb (source: Integrated Water Management Plan 2015–25)

2.2 Key challenges facing Cardinia Shire Council

Despite progress, several persistent obstacles continue to hinder effective wastewater management:

Obstacle	Explanation
Information Management	Many OWMS lack accurate records regarding their location, age, and condition. High concentrations of ageing systems can lead to cumulative environmental impacts, particularly on downstream water bodies. However, where systems are properly designed, installed, and maintained—including necessary upgrades—these risks can be significantly reduced.
Sewer Connection Compliance	Even where reticulated sewerage is available, a proportion of property owners fail to connect. Currently, there is no reliable mechanism to track connection status or enforce compliance.
Legacy Systems on Small Lots	Historic developments on undersized lots often lack the space required for compliant OWMS, increasing the likelihood of untreated effluent discharging offsite. Stronger collaboration with Water Authorities is needed to support sewer expansion and manage associated risks.
Resourcing and Funding	Effective implementation of the OWMP depends on adequate resourcing. Without sufficient funding and staffing, Council's ability to manage wastewater risks and deliver long-term improvements remains limited.

3. Purpose

Council's OWMP provides a strategic framework for identifying and managing the diverse risks associated with onsite wastewater disposal. It supports the development, implementation, and monitoring of targeted strategies to protect public health and the environment and aims to:

- Plan for the future by prioritising long-term, sustainable solutions for managing OWMS
- Support informed decision-making through clear policies on system approvals, compliance, and enforcement
- Collaborate with stakeholders including the community, water authorities, and relevant organisations to improve wastewater outcomes
- Protect health, environment, and amenity by improving wastewater management in unsewered areas of the municipality
- Foster sustainability by promoting responsible wastewater practices that benefit the entire community

The OWMP outlines Cardinia Shire Council's approach to managing the risks associated with OWMS, particularly in areas not connected to the reticulated sewerage network. The plan aims to:

- Engage with the community and stakeholders to understand wastewater management priorities
- Review and update Council's actions to address risks from OWMS
- Incorporate legislative changes, including the *Environment Protection Act 2017* and *Environment Protection Regulations 2021*

Council's onsite wastewater strategies for the 2026–2030 period are built around four core strategic pillars:

Strategy	Focus
Healthy environments	Promote sustainable wastewater practices and support community understanding
Public Health & Environment	Ensure that protection of health and the environment is central to all wastewater decisions
Regulatory Management	Ensure that Council policies and procedures to manage wastewater reflecting regulatory frameworks and utilising available tools to assist with clear, accountable, transparent decision-making and enforcement
Collaboration	Strengthen partnerships with stakeholders to improve outcomes and share responsibility

To deliver on these strategies, Council has developed a series of targeted actions, which are referenced throughout the plan and detailed in Appendix 1.

4. Scope and legislatively framework

Cardinia Shire Council's OWMP applies to OWMS that treat less than 5,000 litres of wastewater per day. These systems are typically used on properties not connected to the reticulated sewerage network.

To ensure effective regulation and alignment with broader planning and environmental goals, the OWMP draws on a comprehensive legislative and strategic framework.

Relevant Legislation	Council Plans and Strategies
The OWMP is informed by the following Acts and Regulations: • Building Act 1993 and Building Regulations 2018 • Catchment and Land Protection Act 1994 • Environment Protection Act 2017 and Regulations 2021 • Infringements Act 2006 and Regulations • 2015 • Local Government Act 2020 • Planning and Environment Act 1987 • Public Health and Wellbeing Act 2008 and Regulations 2019 • Safe Drinking Water Act 2003 and Regulations 2015 • Subdivisions Act 1988 • *Water Act 2020*	The OWMP also aligns with key Council planning instruments, including: • Cardinia Shire Planning Scheme • Cardinia Shire Council Plan • Cardinia Shire's Liveability Plan 2017-2029 • Climate Change Adaptation Strategy 2022 - 2033 • Cardinia Shire Council Economic Development Strategy 2023-2025 • Integrated water management plan 201525 • Sustainable Environment Policy 2018–28

This integrated approach ensures that onsite wastewater management supports Council's broader objectives for public health, environmental protection, land use planning, and sustainable development.

5. Legislative context

A range of legislative powers have been enacted to safeguard human health and protect the environment from risks associated with onsite domestic wastewater management. These laws form the backbone of Victoria's regulatory framework, guiding how systems are installed, operated, monitored, and enforced.

This section of the OWMP highlights the critical role of these legislative instruments in shaping responsible wastewater practices. They empower councils, landowners, and regulators to:

- Identify and mitigate environmental and public health risks
- Enforce compliance through permits, inspections, and corrective actions
- Promote preventative, risk-based approaches to wastewater governance
- Align local planning with state-wide environmental protection objectives

By embedding these tools into strategic planning and day-to-day decision-making, the OWMP ensures that wastewater management across Cardinia Shire remains safe, sustainable, and legally robust.

It is important to highlight that for all wastewater management decisions, the Australian / New Zealand Standard (NS/NZS 1547:2012) will be applied.

5.1 Environment Protection Act 2017 and Environment Protection Regulations 2021

The Environment Protection Act 2017 and Environment Protection Regulations 2021 form the primary legislative framework used by local governments to regulate OWMS. Under this framework, councils are responsible for:

- Issuing permits for the installation, alteration, or use of OWMS
- Enforcing compliance to manage risks to public health and the environment
- Applying the GED to ensure systems are operated responsibly

5.1.1 Orders for Obligations of Managers of Land or Infrastructure (OMLI)

Section 156 of the Environment Protection Act 2017 introduces the Order for Obligations of Managers of Land or Infrastructure (OMLI)—a new legislative instrument designed to enhance strategic oversight of urban stormwater and onsite wastewater management across Victoria.

Under the OMLI:

- Councils are required to develop and implement strategic plans for managing urban stormwater and onsite wastewater
- Water corporations must formally respond to councils' OWMP, outlining preferred sewage management solutions
- The OMLI replaces relevant clauses from the former State Environment Protection Policy (SEPP) – Waters, which were temporarily preserved under the Environment Protection Transitional Regulations 2021.

This framework reinforces a coordinated, risk-based approach to environmental protection—ensuring that infrastructure planning and wastewater governance are aligned with contemporary legislative standards and community needs.

Key requirements under an OMLI:

- **Councils must develop, consult on, and publish OWMP's** - These plans must reflect local conditions, risks, and priorities, and be informed by community and stakeholder engagement.
- **Water corporations are required to respond to council plans** - Responses must outline preferred sewage management solutions, including opportunities for reticulated sewerage connections or alternative treatment options.
- **Plans must be reviewed and updated at least every five years** - This ensures ongoing relevance and responsiveness to changing environmental, population, and infrastructure conditions.
- **Implementation progress must be publicly reported** - Councils are required to publish updates on their websites, promoting transparency and accountability in wastewater management.

The introduction of the OMLI framework marks a significant shift toward integrated, risk-based planning for wastewater and stormwater systems—ensuring that infrastructure decisions are aligned with environmental protection, public health, and long-term sustainability.

5.1.2 Councils' implementation of the new Legislative Framework

Cardinia Shire Council's OWMP presents a timely opportunity to apply the Environment Protection Act 2017 and Environment Protection Regulations 2021 as they were designed—through a risk-based, preventative approach to environmental protection.

This legislation forms the foundation of the regulatory framework that governs how councils, landowners, and occupiers must manage OWMS. It clearly defines responsibilities for the installation, operation, and ongoing compliance of these systems, supported by Council's authority to issue permits and enforce non-compliance.

To assist Victorian councils in implementing this framework effectively, the Environment Protection Authority (EPA) Victoria has released a suite of technical guidelines that inform and support the development and execution of OWMPs.

These resources provide practical direction on system design, performance standards, environmental risk mitigation, and community engagement—ensuring that wastewater is managed safely, sustainably, and in alignment with legislative intent.

5.1.3 New obligations for all Victorians

The Environment Protection Act 2017 introduced the General Environmental Duty (GED), marking a significant shift in how EPA Victoria regulates pollution, waste, and contamination across the state. Rather than relying on reactive enforcement, the GED establishes a preventative, risk-based approach—requiring individuals and organisations to take reasonably practicable steps to prevent environmental harm before it occurs.

Under the GED, owners and occupiers of land with OWMS have a legal obligation to actively reduce risks associated with wastewater discharge. This includes:

- Ensuring systems are properly installed, operated, and maintained
- Preventing pollution and protecting human health and the environment
- Recognising that wastewater risks are a shared responsibility across the community

The GED applies to all Victorians, embedding environmental responsibility into everyday activities and land management practices.

A breach occurs when a person fails to take actions that are reasonably practicable to minimise environmental risk. Examples include:

- Failing to use or maintain equipment, systems, or processes that reduce pollution and waste

- Not implementing or maintaining effective risk management systems
- Mishandling, storing, or transporting substances in ways that increase environmental harm
- Neglecting to provide appropriate training and information to staff or relevant persons

The GED reinforces the importance of proactive compliance and continuous improvement in wastewater management—ensuring that environmental protection is embedded in both policy and practice.

5.2 Public Health and Wellbeing Act 2008

The Public Health and Wellbeing Act 2008 empowers authorised officers to investigate and address public health nuisances, including those arising from OWMS.

Council is legally obligated to:

- Investigate all complaints relating to nuisance or the unlawful operation of OWMS
- Determine whether a nuisance exists under the Act
- Take appropriate action to abate the nuisance and protect public health

5.3 Local Government Act 2020

The Local Government Act outlines the provisions under which Council operates and empowers Council's to have local laws and regulations for OWMS.

5.4 Building Act 1993

For the purpose new buildings not connected to sewer, a certificate to use an onsite wastewater management system is required prior to the occupancy permit being issued.

5.5 Planning and Environment Act 1987

The Planning and Environment Act 1987 sets out the planning provisions, planning schemes, procedures for obtaining permits and enforcing compliance with planning schemes. Planning schemes set out how land may be used and developed.

"We are responsible for advocating that infrastructure is put in place." - Statutory Planner during OWMP consultation.

6. Stakeholders

There are a range of stakeholders that contribute to the protection of health and the environment.

6.1 Community

The community is responsible for complying with the General Environmental Duty (GED) associated with wastewater, these include:

- obtaining the required Permits and Certificates prior to installation and use
- obtaining a permit to make alterations to an existing OWMS
- engaging with qualified plumbers and assessors

Any application for a new OWMS must demonstrate that a proposed use, development, or subdivision of land will comply with all applicable laws, policies, and guidelines, within the scope of this plan.

All landowners and occupants are required by law to ensure their OWMS is operating effectively. Any system failures pose a significant risk to human health and the environment. Council would like to highlight obligations required under the GED relating to OWMS maintenance include:

- operate and maintain OWMS in a way that minimises risks to human health and the environment - Environment Protection Regulations Section 159 (1)
- take all reasonable steps to ensure the system is maintained in good working order
- (Environment Protection Regulations Section 159(2)
- ensure the OWMS does not overflow - Environment Protection Regulations Section 159(3)
- keep and hold maintenance records for a period of 5 years after each maintenance activity (and make them available to councils or EPA for inspection when requested) Environment Protection Regulations Section 162(1) & (2)
- notify the council as soon as practicable if the system poses a risk of harm to human health or the environment or is otherwise not in good working order Environment Protection Regulations Section - 161(2)

"The general environmental duty (GED) is at the centre of the Environment Protection Act 2017 and it applies to all Victorians, and all businesses located in Victoria. The GED states that you must manage your activities to reduce the risk of harm to human health and the environment from pollution or waste." - EPA statement.

6.2 Water corporations

Both rural and urban water corporations have a responsibility for assessing and responding to all referred applications under clause 66 of Council planning schemes for Special Water Supply Catchments as listed in schedule 5 of the Catchment and Land Protection Act 1994.

Wastewater services within the shire are predominantly provided by the following agencies;

- **Yarra Valley Water:** Yarra Valley Water provides water and sewer services to parts of the Cardinia Shire primarily the northern region of the shire in the Dandenong Ranges, including Emerald, Cockatoo and Gembrook.
- **Southeast Water:** Southeast Water is one of Victoria's state-owned water corporations, providing water and sewerage services to the Melbourne's south-east and South Gippsland regions, including most of the Cardinia Shire.

6.2.1 Sewerage networks in Cardinia Shire

The provision of sewerage is an important tool in the management of wastewater in areas where the existing population density is high, new housing developments are planned, or high levels of wastewater is generated. The provision of sewer is generally dependent on a combination of factors including the level of identified risk, the feasibility of installation and cost effectiveness.

Council can work with local water corporations to help identify areas where sewer connection is most needed to help negate the potential risk created by wastewater treatment systems. This may include:

- properties recognised in existing sewerage backlog programs where new issues have been identified that increase the risk or consequences created by wastewater;
- townships that have been identified for increased residential infill development on small allotments (to assist with increase in urban populations);
- providing historical data to water corporations regarding existing wastewater treatment systems; and
- working with the water corporations regarding alternative solutions to wastewater disposal where the feasibility of sewer connection is low.

Properties are included within the YVW or SEW backlog sewerage program if they're deemed not to be able to contain their wastewater on site. The backlog sewerage program aims to connect these properties to the metropolitan sewerage system.

Council collaboration with both YVW and SEW indicates that the backlog program has provided reticulated sewerage to more than 1,500 properties in Cardinia Shire. Approximately 1,400 lots are still on the backlog program for connection to sewer between now and 2032–33.

Figure 5 shows the planned backlog sewerage works including the number of lots and proposed timing.

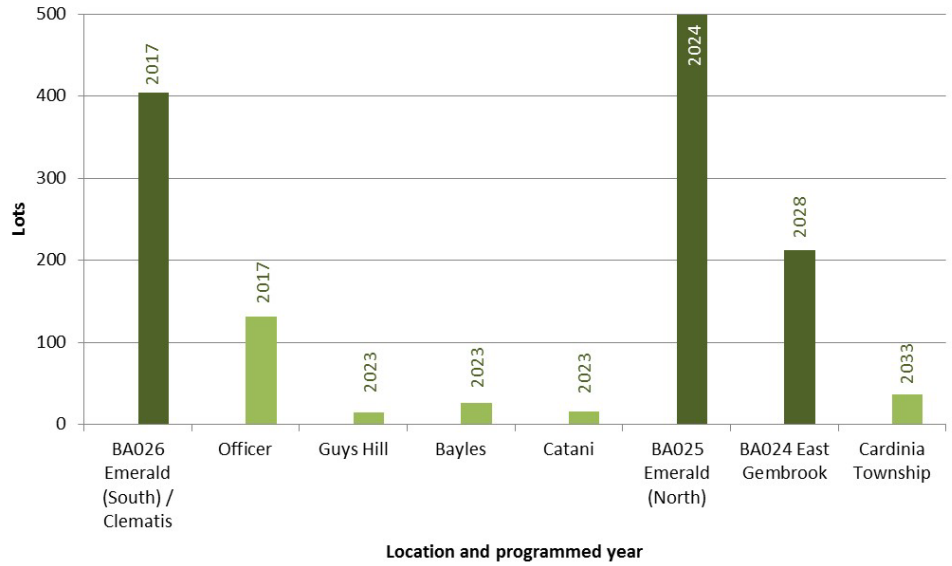


Figure 2: Future programmed backlog works by number of lots, location and timing (source: Integrated Water Management Plan 2015–25)

Council is committed to working with relevant stakeholders to explore (where possible) innovative and cost-effective solutions to wastewater disposal in recognition of potential concerns regarding maintaining public heath, the preservation of the natural environmental and the protection of local amenities.

If reticulated sewerage is identified in the onsite wastewater management plan as the preferred option for improved onsite wastewater management, water authorities, in conjunction with the EPA and Councils, and in consultation with the local community, need to develop and submit to Government a sewerage management plan.

6.3 Environment Protection Authority Victoria

As Victoria's environmental regulator, the EPA Victoria plays a central role in overseeing the management of OWMS. Its responsibilities under this OWMP include:

- Administering the Environment Protection Act 2017 and associated Regulations
- Developing policies and guidelines to support consistent application by regulators, including councils
- Providing guidance materials to help the community understand and meet their environmental obligations
- Issuing Certificates of Conformance, which outline the types of OWMS permitted for installation in Victoria
- Approving high-volume systems that discharge more than 5,000 litres per day

6.4 Department of Energy, Environment and Climate Action (DEECA)

DEECA is responsible for the management of water resources, climate change, bushfires, public land, forests, and ecosystems in Victoria. DEECA may be referred to by Council for specialist advice in circumstances where OWMS may impact on land or water resources.

6.5 Victorian Department of Health

The Victorian Department of Health (DH) have responsibilities under the Public Health and Wellbeing Act 2008 and administering the Safe Drinking Water Act 2003.

6.6 Service providers

The effective design, installation, and maintenance of OWMS relies on a network of qualified service providers, each with distinct responsibilities under Victorian legislation and council procedures:

- Land Capability Assessors Conduct detailed assessments of site conditions to determine the suitability of land for OWMS installation. These assessments inform system design and risk mitigation strategies.
- Licensed Plumbers Responsible for installing associated pipework in accordance with plumbing regulations. Only licensed or registered plumbers can issue compliance certificates, verifying that the work meets required standards.
- Building Surveyors Ensure that properties with OWMS have obtained the necessary permits and certifications prior to issuing an occupancy permit or certificate of final inspection. Their role supports regulatory compliance and public safety.

- Service Technicians Perform scheduled servicing of OWMS as prescribed by system type and permit conditions. Technicians must submit service reports to Council when required, supporting ongoing monitoring and enforcement.

7. Cardinia Shire context

Cardinia Shire is located approximately 55 km southeast of Melbourne's CBD and is recognised as one of Victoria's "interface councils"—a group of municipalities that form the transitional zone between metropolitan Melbourne and regional Victoria.

This unique positioning presents both opportunities and challenges, particularly in planning and delivering infrastructure and services that keep pace with rapid population growth across a diverse and expansive landscape of approximately 1,280 square kilometres.

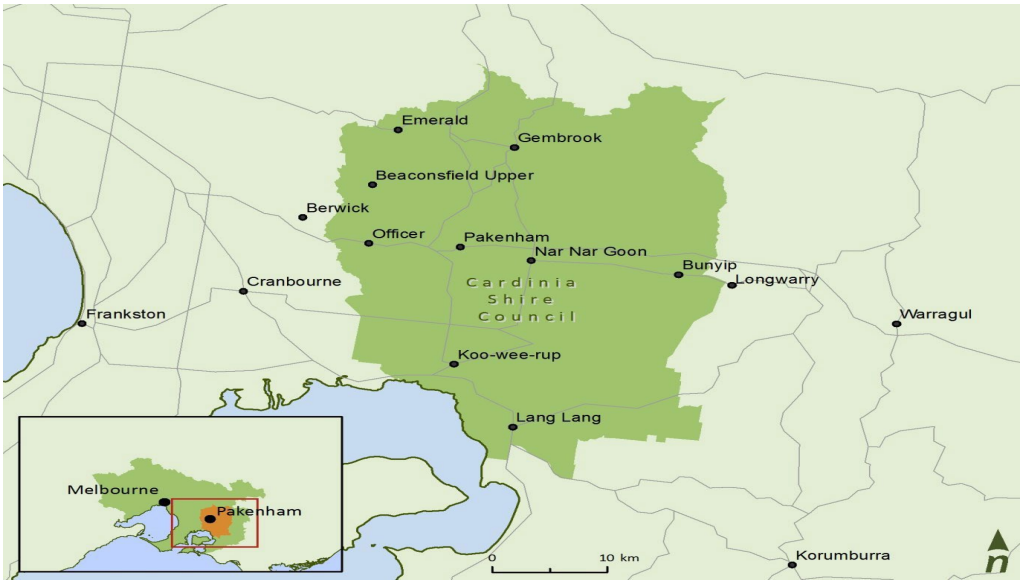


Figure 3: Cardina Shire Council (source: Integrated Water Management Plan 2015–25)

Cardinia Shire is committed to fostering a liveable, resilient community where the natural environment thrives and residents are healthy, connected, and included.

As of 2025, Cardinia Shire's population is estimated at 132,289. By 2046, this figure is projected to reach 167,989, reflecting an increase of over 33,500 residents and 13,312 new households. The Shire continues to play a vital role in providing affordable home ownership opportunities for families relocating from Melbourne's south-eastern suburbs.

The shire's growth area is characterised by those areas that have experienced significant growth in recent times or are planning for urbanisation. The growth region follows the Princes Highway and Princes Freeway west–east through the centre of the shire. The growth region was originally populated by graziers and farmers with Pakenham becoming the commercial and service centre for the area. In the 1980s, the residential population began to grow accelerating rapidly from 1991 onwards.

Balancing the evolving needs of these regions—while supporting both emerging and established communities—is central to maintaining Cardinia Shire's liveability and sustainability. Strategic planning, infrastructure investment, and inclusive community engagement will be key to navigating this growth successfully.



Figure 4: The shire regions and municipal boundaries (source: Integrated Water Management Plan 2015–25)

7.1 Impacts of climate change

Cardinia Shire is already experiencing the effects of a changing climate. In recent years, the region has seen shifts in rainfall patterns, an increase in high bushfire risk days, and more frequent storms and flooding events. These trends are expected to continue, making it essential to consider the long-term implications of natural disasters on infrastructure and land use planning.

Properties with OWMS are particularly vulnerable to climate-related events. Flooding can compromise system integrity, leading to environmental contamination and public health risks. Bushfires may also damage system components or alter soil conditions, affecting performance and safety.

Following emergency events, Environmental Health Officers conduct Secondary Impact Assessments to evaluate the condition and compliance of existing OWMS. If systems are found to be compromised

or no longer fit for purpose, property owners may be required to submit applications for alterations or replacement systems to ensure ongoing environmental protection and regulatory compliance.

7.2 Why is onsite wastewater important?

The significant population growth forecast for Cardinia Shire—spanning both urban and rural areas—demands comprehensive planning to ensure that infrastructure, housing, and essential services evolve in step with the needs of a diverse and expanding community.

One critical component of this planning is wastewater management. Effective treatment and recycling of wastewater is essential to:

- Protect public health by preventing the spread of waterborne diseases
- Avoid environmental degradation, including algal blooms and pollution of waterways
- Conserve precious freshwater resources
- Enable resource recovery, such as the capture of nutrients and energy

Proper wastewater management is a cornerstone of both sustainable development and the circular economy, ensuring that waste is not simply discarded but repurposed in ways that benefit the environment and community.

Domestic wastewater, which is generated from everyday household activities, contains harmful substances like microbial pathogens, organic matter, and chemical pollutants. When on-site wastewater management systems (OWMS) malfunction, they can release untreated or partially treated effluent into the surrounding soil and waterways. This leakage can lead to contamination, environmental damage, and increased health risks.

Cardinia Shire Council already has 10,000 domestic on-site wastewater treatment systems. As Cardinia Shire continues to grow, ensuring the integrity, maintenance, and regulation of OWMS will be vital to protecting both the natural environment and the wellbeing of its residents.

If not managed well, the public health risks associated with these systems arise when bacterial contamination associated with human waste contaminates drinking water, waters used for recreational purposes or where there is direct human contact with effluent. They also contribute nitrogen and phosphorous to their catchments. Beyond this, there are social implications of poorly maintained onsite systems including odour.

A summary of Council onsite wastewater risks in locality areas is highlighted in the table below:

Area	Risk	Comment
Upper Yarra (Emerald, Avonsleigh, Cockatoo and Gembrook)	Very high	These areas have high rainfall and thin soil profiles. Some systems installed prior to the early 1970's were permitted to discharge to the stormwater system. Since the time that the management plan was written, wastewater infrastructure has been constructed in this area connecting these areas to the metropolitan wastewater network.
Upper Beaconsfield	High	The area features poor soil permeability, thin soils, relatively steep slopes and high rainfall. Areas with high concentrations of unsewered properties also cause amenity and public health impacts.
Bunyip	High	Poor soil permeability, thin soils and high rainfall.

Nar Nar Goon	High	High rainfall and moderate soil thickness. Flat, with roadside drains tending to pond water. When OWMS leak to these drains it causes public health issues.

Environmental receptor	Risk	Comment
Westernport estuarine, intertidal and immediate marine environment	Very high	The estuarine, intertidal and immediate marine habitat of Westernport Bay is described as an area of very high environmental value with international geological and geomorphological significance (Cardinia Shire Council, 1999). The saltmarsh and mangrove areas are one of the few remaining examples of this type of landscape in southern Australia (Western Port Regional Planning and Co-ordination Committee, 1992). The impact of OMWS is associated with the nutrient loads conveyed to these receiving waters.
Westernport Bay	Very high	Westernport Bay is an area with very high environmental values with the bay listed under the Ramsar Convention (Cardinia Shire Council, 1999)

7.2.1 Priority waterways within our shire

A number of river systems traverse Cardinia Shire including the Bunyip and Lang Lang rivers and Cardinia Creek. It is important to note that while much of the lower waterways have been historically converted to drainage lines, they nonetheless retain many important aspects of natural waterways, such as habitat for endangered species including the Southern Brown Bandicoot and the Australian Greyling.

While Melbourne Water is primarily responsible for managing natural and constructed rivers, creeks and wetlands, Council can influence waterway health, particularly through planning policies and decisions that influence the nature of urban and rural land use within the catchment.

The four key waterways flow into Westernport Bay are:

Waterway	Description	Threats
Cardinia Creek	Starts beneath the Dandenong Ranges until it reaches Koo Wee Rup where it is diverted into the Cardinia Drain/Dalmore Drain system.	Rural activities (farming and agriculture), runoff from unsealed roads and the impact of contaminates from the septic tank systems.
Toomuc, Pakenham and Ararat Creeks	Origin is the foothills of the Yarra Ranges and flows through the urban township of Pakenham prior to being diverted into the Cardinia Drain system and the Bunyip Drain system.	Existing and developing urban area (urban stormwater) Bunyip River – begins in the Bunyip State Forest and flows along the eastern boundary of the municipality.

Lang Lang River	Flows from the Strzelecki Ranges to the swamp land and out to Westernport Bay	Rural activities (farming and agriculture), runoff from unsealed roads and contaminants from septic tanks.
Bunyip River	Begins in the Bunyip State Forest and flows along the eastern boundary of the municipality. The river deteriorates and becomes a drain through the swamp land.	Rural activities (farming and agriculture), runoff from unsealed roads and the impact of contaminants from septic tank systems.

The key waterways that flow into the Yarra River system, which flows into Port Phillip Bay are:

Waterway	Description	Threats
Cockatoo Creek	Cockatoo Creek – flows through the Cockatoo and Gembrook areas	Runoff from unsealed toads and contaminants from septic tanks systems
Shepard Creek	Flows through the Cockatoo and Gembrook areas	Runoff from unsealed roads and contaminants from septic tank systems

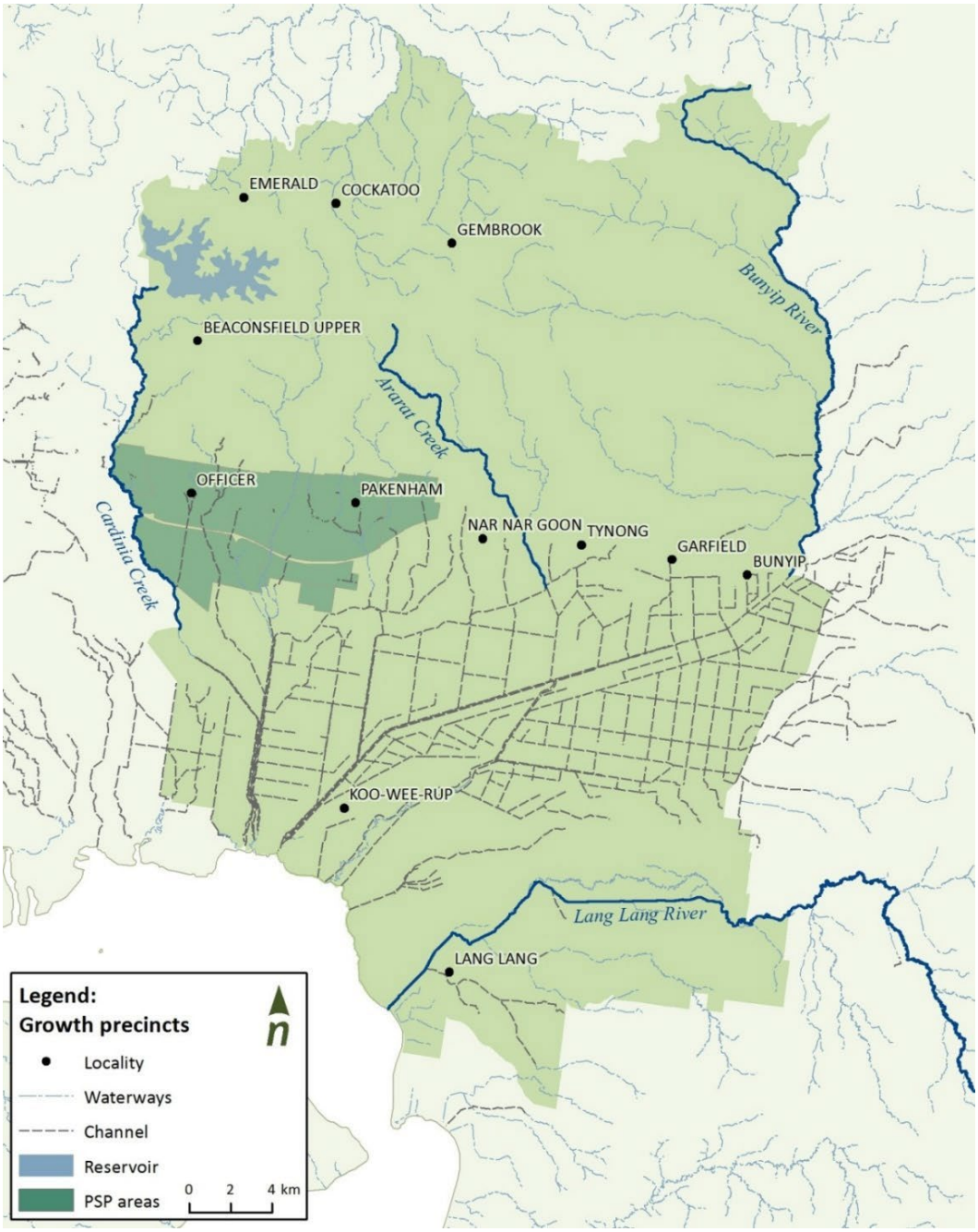


Figure 5: Selected waterways and agricultural drains in Cardinia Shire (source: (source: Integrated Water Management Plan 2015–25).

7.2.2 Council process

The table below provides an overview of the different applications that are lodged to Council when a property owner or developer is considering the development of land, the building of a new building, housing or accommodation, or the alteration of an existing building or dwelling. Cardinia Shire Council has established internal referral procedures across the relevant Council Departments to facilitate consistency and quicken the application process.

Planning application	**What are the wastewater considerations during the Planning Permit application process?** The Planning and Environment Act 1987 requires Council to consider environmental issues in decision-making. This is done via a Planning Referral to the Council's Environmental Health Officer who assesses the proposal against the requirements of the legislation. At this point, Council's Environmental Health Officer may advise the Planning Department of any conditions that may be required on the Planning Permit.
Permit to install or alter OWMS	**What is a permit to install or alter a OWMS?** Under the EP Act, a permit is required from Council before the installation or alteration of an OWMS. This permit is a homeowner's opportunity to inform Council of their intentions, such as: • Details of what is proposed, such as a new dwelling, building or extension of existing dwelling. • Descriptions and details of the number of habitable rooms. • Confirmation of OWMS proposed, and plumber details. • Site plan, including where the OWMS will be located. **How do I lodge a Permit to Install or Alter?** Applications are available via: • Council's website. • Customer service. • Phone request to Council's Environmental Health Officer. Council must assess this application within 42 business days of the submission. If Council does not have all the relevant application information, this clock can be paused and re-commenced upon receival. Councils Environmental Health Officer would advise the applicant when the assessment period is paused.
Approval or an OWMS – Certificate to use	**What is a certificate to use an OWMS?** Before using an OWMS, Council must inspect the OWMS, preferably during the installation process. If Council is satisfied that the OWMS complies with the Permit to Install, a Certificate to Use will be issued after receiving the as-installed plans of the OWMS, commissioning certificate, and plumbing compliance certificate. In some instances, electrical compliance certificate may be required. A Certificate of Use which details the conditions of compliance will be sent to the applicant within 7 days of approval.

7.2.3 Important considerations

Our authorised officers are responsible for assessing and making decisions related to OWMS. Common decision-making scenarios include:

- Assessing applications for subdivision
- Reviewing proposals for new, altered or replacement OWMS
- Investigating community complaints regarding OWMS performance or impacts

Public health risks: Poorly managed or failing OWMS can pose serious health risks due to exposure to untreated sewage, which may contain:

- Pathogens such as bacteria, viruses, protozoa, intestinal worms, and airborne moulds and fungi
- Disease risks including gastroenteritis, cholera, dysentery, and hepatitis
- Septic overflow leading to organic pooling, increased mosquito breeding, and direct sewage exposure

Environmental impacts: OWMS failure or mismanagement can result in significant environmental degradation:

- Groundwater contamination by nitrate, ammonia, and faecal pathogens
- Raised groundwater tables contributing to soil salinity
- Surface runoff introducing nitrogen and phosphorus into catchments, promoting algal blooms, weed growth, and erosion
- Effluent containing suspended solids, ammonia, and organic matter can disrupt aquatic ecosystems
- Polluted effluent may enter rivers, lakes, or wetlands, causing broader waterway contamination

Economic considerations: OWMS decisions can have substantial financial implications for property owners and businesses:

- High costs associated with system replacement or connection to reticulated sewerage
- Poor OWMS performance can reduce land amenity and property value
- Registered premises (e.g. food businesses, accommodation providers) may require system upgrades if operational practices or capacity change

7.3 OWMS operating beyond its design life

All OWMS have a lifespan, and in time systems will become less effective in controlling the risks associated with wastewater management. Although it is the responsibility of all property owners to ensure that their OWMS are working effectively, Cardinia Shire Council has an important role in ensuring that these risks are managed, such as:

- providing education to the community about good management practices to avoid system failures;
- investigating community complaints relating to alleged system failures, such as wastewater discharges or odour, and when these occur ensuring compliance is achieved; and
- assisting applicants where new OWMS are to be installed or systems require alteration.

Council will develop an audit schedule to assess compliance of active systems. This audit schedule will prioritise high risk localities, and at-risk properties such as high OWMS density or proximity to potable water source. It is intended that the audit program will provide meaningful data on the compliance of OWMS in use within the municipality and provide opportunities for compliance to be achieved should non-compliance be identified.

7.4 Existing OWMS is declared sewer districts

Council does not have any power under the Water Act 1989 to direct existing properties with OWMS that fall within an extension to the sewer district to connect to sewer once it becomes available. Water authorities have the specific powers under the Water Act 1989 to manage existing infrastructure, plan for new services, and enforce connections to sewer systems. This is the responsibility of the water authority managing the sewer connection in the north of the shire that would be Yarra Valley Water, everywhere else in the Shire would fall under Southeast Water.

Council will recommend to the applicant at the time of a planning application for a proposed new housing estate that abuts a sewer district; to investigate connection to sewer, as reticulated sewer is the best option for managing wastewater in higher density housing estates. In some instances, a planning overlay may require connection to sewerage.

For existing dwellings that have an existing OWMS within a sewer district, Councils approach is that property owners will not be required to connect to sewer unless:

- the property owner cannot manage the risks associated with the OWMS as detailed in their GED obligations,
- Possibly if the property owner is altering/renovating a home, or;
- where it is feasible to connect to new sewer infrastructure provided in growing housing development areas.

For any new dwellings inside a declared sewer district, connection to the reticulated sewer network is a mandatory requirement.

Council's role is to advocate and work collaboratively with the water authorities and property owners in this process of transitioning to reticulated sewer connection if feasible.

7.5 Existing OWMS with offsite discharge

Properties that were permitted at the time of development to discharge greywater offsite will not be required to upgrade their system once this OWMP is adopted, unless one of the following applies:

- the owner proposes to undertake an extension to the existing dwelling or structure or install a new structure (for example a shed or pool); and/or
- the existing OWS is no longer functioning efficiently.

Council, in consultation with the landowner and Land Capability Assessor, will review options to ensure all wastewater is treated and disposed of within the property boundary that complies with the current Guideline for onsite wastewater management and Guideline for onsite wastewater effluent dispersal and recycling systems.

8. Risk framework

A core component of the OWMP is the locality risk assessment, which is informed by the ISO 31000 risk management process and the Onsite wastewater Management Plan Risk Assessment Guidelines Final Report – June 2022. The locality risk assessment allows Council to evaluate the level of risk for each locality within the Shire into low, medium and high-risk categories.

The locality risk assessment serves as a strategic guide for decision-makers, highlighting key considerations when planning, approving, or regulating OWMS. It supports:

- Long-term infrastructure planning
- Targeted compliance and enforcement strategies
- Prioritisation of upgrades or sewerage connections
- Community engagement and education efforts

While the locality risk profile may inform decisions related to individual properties, it does not replace site-specific assessments. For any application or compliance matter, Council officers will conduct a new risk assessment based on the unique characteristics and circumstances of the land in question.

The goal of conducting a risk assessment is to identify the risks posed by OWMS across the municipality to ensure:

- OWMS and their effluent are appropriately located and managed, and;
- Human health and environmental risks are minimised
- The EPA set out the expected requirements for risk assessment in two separate documents:
- Onsite wastewater management plans Risk Assessment Guidance Final Report (v4.0) (RAGFR)

Draft - Onsite wastewater management plans: Guidelines for developing, reviewing and updating. (OWMP). This approach is designed to be consistent with AS/NZS 1547:2012 and ISO 31000:2018 and includes risk identification, analysis, evaluation and treatment.

8.1 Cardinia Shire Council's risk assessment considerations

The risk assessment considered the following risk factors:

8.1.1 Land characteristics

Lot size

Lot size links to the likelihood of inadequately treated wastewater discharging offsite leading to contamination of water bodies (surface water and groundwater). For the purposes of the risk assessment, the median lot size per locality was the primary source of data.

Properties or lots under 0.4 hectares increase the risk profile of a locality, for any new applications for small lots will be critically assessed, and if approved, more stringent requirements and conditions will be applied to ensure the land is capable of treating wastewater onsite. The assessment excludes crown land.

Risk factor bands relating to lot size (Risk identification method was GIS mapping)		
Low	Medium	high
Greater than 1 hectare	0.4 – 1 hectare	Less than 0.4 hectare

Topography

Topography considers the landscape of the area, including mountains, valleys or surface rivers. Topography relates to the likelihood of overland runoff transferring contaminants offsite.

The slope of a site/area greatly impacts the ease with which effluent can transfer offsite in both dry and wet conditions and therefore the risk posed by an onsite system. Site topography can influence the likelihood of untreated OWMS run-off entering water bodies (primarily watercourse and potable water offtakes).

Risk factor bands relating to topography			
Irrigation method	Low	Medium	high
Surface irrigation	less than 6%	6 – 10%	>10%
Absorption systems	less than 6%	6-15%	>15%
Pressure compensating subsurface irrigation	less than 10%	10-30%	>30%

The risk identification method was the use of GIS mapping and officer experience of the local areas.

Soil type

Soil types are an essential indicator for determining appropriate OWMS types. Examples of soil types include:

- Gravels and sands – soil category 1
- Clay clams – 4a, 4b and 4c
- Sandy loams – 2a and 2b
- Light clays – 5a, 5b and 5c
- Loams – 3a, 3b
- Medium to heavy clays – 6a, 6b and 6c

Effluent discharge to soils with low permeability are more likely to travel further with a higher pathogenic/nutrient load and contaminate nearby waterways.

Council receives soil types for a given property in the Land Capability Assessment (LCA), and it is through a review of LCA's that soil types have been assessed for the purpose of the locality risk assessment. Council acknowledges more data is required relating to soil types across the Shire and has included this as an action item.

	Risk factor bands relating to soil type		
	Low	Medium	High
Surface water	1,2,3,4	5	6
Ground water	3,4,5,6	2	1

Groundwater depth and quality

A shallow groundwater depth increases the likelihood of contamination of groundwater. Council has applied the depth from disposal site to highest seasonal water table, and use submitted Land Capability Assessments and the Visualising Victoria's Groundwater mapping tools, which is shown below.

Risk factor bands		
Low	Medium	high
>10m or confined aquifer	5-10 meters	<5 meters

For the purpose of this risk assessment, all localities will be assessed as low risk, however, will be assessed on a property-by-property basis.

Proximity to water source and potable water supply offtake

Proximity to a potable water supply offtake impacts the likelihood of contamination occurring from onsite treatment system failure in conjunction with risk factor parameters that impact the receptor pathways.

This information was obtained via a GIS assessment of water sources and potable water supply offtakes.

Risk factor bands relating to proximity to potable water supply offtake		
Low	Medium	high
Greater than 2KM	500 meters -2KM	less than 500 meters

Risk identification methods: GIS mapping, Visualising Victoria's Groundwater and Land Capability Assessment data.

Proximity to flood plains

Proximity of OWMS to flood plains is a threat to groundwater, surface water and potable water offtakes through inundation of systems and transport of contaminants. The higher the AEP rating the more likely that a flood will occur on the system site and the system will fail.

Data was obtained by assessing the Land Subject to Inundation overlay.

Risk factor bands relating to proximity to a flood plain		
Low	Medium	high
<1% AEP	1 – 5% AEP	>5% AEP

Risk identification methods: GIS mapping, Council Planning Scheme Overlays, such as land subject to inundation overlays and Vic Plan mapping tool, which is publicly available via mapshare.vic.gov.au.

"Half the shire is in a land inundation overlay"- *Environmental Health Officer during OWMP consultation*

8.1.2 Develop density and land use

Number of onsite systems in the population centre

Increasing number of onsite systems in a population centre increases the likelihood that contaminants will reach an endpoint. This risk factor is an indicator of density and assumes increased likelihood of contamination in a highly dense area. Calculations of cumulative load is covered through the number of onsite systems and other consequence risk factors.

Council applies proactive consideration of the cumulative risk of existing and future OWMS on water quality that can arise from increased dwelling density.

Risk factor bands relating to OWMS density		
Low	Medium	high
<10	10 – 200	>200

Risk identification methods: GIS mapping and Council data relating to active systems (certificate to use).

Council acknowledges that there are historical OWMS that are not on Councils records. An opportunity to audit the number of actual systems within the Shire has been included as an action item (action 2.1).

8.1.3 Permit status

Permit status is an important risk factor, as it provides meaningful information and data to Council, including:

- Age of system
- Type of system
- Exact location of the system, and distribution fields
- Compliance information
- Recent audit dates

Risk factor bands		
Low	Medium	high
Greater than 75% of properties with a permit	50 – 75% of properties with a permit	Less than 50% of properties with a permit

8.2 Applying the risk assessment

It is important to highlight that within each locality there may be localised areas that pose a higher or lower risk than determined risk rating and Cardinia Shire Council would like to reinforce that all applications or cases being reviewed will always have an authorised officer assessment irrespective of the risk rating.

The following risk weightings were applied during the risk assessment. These weightings will assist in ensuring the highest risk areas are prioritised.

		L	M	H	VH	Weighting
Likelihood of treatment failure/under designed	Age of System	0.2	0.5	0.9		10
Likelihood of effluent leaving the lot	Lot size	0.2	0.5	0.9	1	7
	Topography (slope)	0.2	0.5	0.9		9
Likelihood of effluent travelling to the endpoint factor	Proximity to SWSC offtakes	0.2	0.5	1		5
Likelihood risk of catastrophic failure	Proximity to flood plains	0.2	0.4	0.6		

Likelihood Descriptor Ratings		
Rare	Endpoint contamination may occur only in exceptional circumstances	0-0.3
Unlikely	Endpoint contamination could occur at some time	0.3-0.5
Possible	Endpoint contamination should occur at some time	0.5-0.7
Likely	Endpoint contamination will probably occur some of the time	0.7-0.9
Almost certain	Endpoint contamination is expected to occur most of the time	0.9-1.0

8.2.1 Our risk assessment findings and prioritisation

Our risk assessment findings were completed during the OWMP development. These findings will guide our focus areas and advocacy efforts over the next four years, ensuring that resources are directed toward the highest-priority risks and opportunities for improvement.

Likelihood	Insignificant	Minor	Moderate	Major	Catastrophic
Rare	Low	Low	Low	Moderate	**High**
Unlikely	Low	Low	Moderate	**High**	**High**
Possible	Low	Moderate	Moderate	**High**	Very High
Likely	Low	Moderate	**High**	**High**	**Very High**
Almost Certain	Low	Moderate	**High**	**Very High**	**Very High**

Region	Township	Consequence	Likelihood of treatment failure/under designed	Likelihood of effluent leaving the lot	Likelihood of effluent travelling to the endpoint factor	Likelihood risk of catastrophic failure
CENTRAL	Beaconsfield	Minor	Likely	Unlikely	Unlikely	Rare
CENTRAL	Officer	Minor	Likely	Unlikely	Rare	Rare
CENTRAL	Pakenham	Minor	Likely	Unlikely	Unlikely	Rare
FLATS	Bayles	Minor	Likely	Unlikely	Rare	Unlikely
FLATS	Bunyip	Minor	Likely	Unlikely	Rare	Rare
FLATS	Cardinia	Minor	Likely	Unlikely	Rare	Unlikely
FLATS	Catani	Minor	Likely	Unlikely	Rare	Unlikely
FLATS	Cora Lynn	Moderate	Likely	Rare	Rare	Unlikely
FLATS	Dalmore	Insignificant	Likely	Rare	Rare	Unlikely
FLATS	Garfield	Insignificant	Likely	Unlikely	Rare	Rare
FLATS	Heath Hill	Major	Almost certain	Rare	Rare	Rare
FLATS	Iona	Minor	Likely	Rare	Rare	Unlikely
FLATS	Koo Wee Rup	Moderate	Likely	Unlikely	Rare	Unlikely
FLATS	Koo Wee Rup North	Minor	Almost certain	Unlikely	Rare	Unlikely
FLATS	Lang Lang	Minor	Likely	Unlikely	Rare	Rare
FLATS	Modella	Major	Almost certain	Unlikely	Rare	Unlikely
FLATS	Nar Nar Goon	Minor	Likely	Unlikely	Rare	Unlikely
FLATS	Nyora	Major	Almost certain	Rare	Rare	Rare
FLATS	Officer South	Major	Almost certain	Unlikely	Rare	Unlikely
FLATS	Pakenham South	Minor	Likely	Rare	Rare	Unlikely
FLATS	Rythdale	Major	Almost certain	Rare	Rare	Unlikely
FLATS	Tooradin	Major	Almost certain	Unlikely	Rare	Unlikely
FLATS	Tynong	Minor	Likely	Unlikely	Unlikely	Unlikely
FLATS	Vervale	Minor	Likely	Rare	Rare	Unlikely
FLATS	Yannathan	Moderate	Almost certain	Rare	Rare	Unlikely
HILLS	Avonsleigh	Major	Likely	Possible	Unlikely	Rare
HILLS	Beaconsfield Upper	Minor	Likely	Possible	Unlikely	Rare
HILLS	Bunyip North	Minor	Almost certain	Unlikely	Possible	Rare
HILLS	Clematis	Moderate	Likely	Possible	Unlikely	Rare
HILLS	Cockatoo	Major	Likely	Possible	Unlikely	Rare
HILLS	Dewhurst	Major	Almost certain	Unlikely	Possible	Rare
HILLS	Emerald	Minor	Likely	Possible	Unlikely	Rare
HILLS	Garfield North	Moderate	Almost certain	Unlikely	Possible	Rare
HILLS	Gembrook	Moderate	Likely	Possible	Unlikely	Rare
HILLS	Guys Hill	Minor	Likely	Possible	Unlikely	Rare
HILLS	Maryknoll	Moderate	Likely	Possible	Unlikely	Rare
HILLS	Menzies Creek	Major	Likely	Possible	Possible	Rare
HILLS	Monomeith	Minor	Almost certain	Unlikely	Rare	Unlikely

HILLS	Mount Burnett	Minor	Likely	Unlikely	Possible	Rare
HILLS	Nangana	Major	Almost certain	Unlikely	Possible	Rare
HILLS	Nar Nar Goon North	Moderate	Likely	Unlikely	Possible	Rare
HILLS	Pakenham Upper	Moderate	Likely	Possible	Possible	Rare
HILLS	Tonimbuk	Major	Likely	Unlikely	Possible	Rare
HILLS	Tynong North	Moderate	Likely	Possible	Possible	Rare

8.2.2 Risk assessment priority areas

Application of the RAF methodology resulted in the following priority townships:

Shire area	Township name	
	Highest Priority	Priority
Flats	Officer South Rythdale Tooradin	Cora Lynn Koo Wee Rup
Hills	Dewhurst Monomeith	Avonsleigh Clematis Cockatoo Gembrook Maryknoll Nar Nar Goon North Tonimbuk Tynong North

Border townships also identified as priority townships:

Shire area	Township	Border municipal boundaries
	Priority	Township split between Councils
Flats	Heath Hill Lang Lang Modella Nyora	Half of in South Gippsland Half in Bass Coast, small amount in South Gippsland Half in Baw Baw Mostly in South Gippsland, small amount in Baw Baw
Central	Beaconsfield	Small amount in Casey
Hills	Emerald Menzies Creek	Small amount in Yarra Ranges Half in Yarra Ranges

*Please note – these townships will need to be monitored in consultation with neighbouring municipal Councils.

A wide variety of risks exist in each township, requiring action to remove or reduce them. The magnitude of risk posed by threats is dependent on the individual characteristics of each township. These include, the size of the threats, significance of the local environment, quality of the storm water infrastructure, exposure of threats to the public and availability of threat reduction measures.

To enable Council to gain a better understanding of the impacts and risk, Council would need to focused audit program in these areas to identify the following:

- confirm properties less than 1000 square metres (with very low or high soil percolation rates);
- investigate inadequate and failing wastewater infrastructure
- steep grades prone to instability exacerbated by high rainfall, moving ground water springs and high wastewater loading
- investigative sampling of storm water and/or ground waters may be used to monitor impacts of wastewater disposal in the area

Information and data collation is a critical primary phase that must be completed before effective risk-based interventions can be undertaken. The quality and extent of the information Council hold for individual wastewater treatment systems (OWMS) directly influences the quality and extent to which subsequent actions can be conducted.

9. Land capability assessments

A Land Capability Assessment (LCA) assist applicants, Council and Water Authorities by providing specific and relevant information about the ability for wastewater to be contained on the property.

The table below provides the expected information to be provided within an LCA.

LCA Topics	Examples
Background and proposal detail	• overview of the proposal • limitations and assumptions
Land features	• topography and drainage • soil characteristics, soil permeability and vegetation across the site with a focus on the land capability areas • average rainfall, and flooding potential • catchment area • bores, dams and groundwater • building envelope • erosion potential • local comate and aspect of the site
Site information	• property location • property title • zoning and overlays • land use (past and present) • use of surrounding areas
Infrastructure	• available services
Land capability	• land constraints • soil percolation • risk rating and summary • management protocols
Recommendations	• recommended OWMS • OWMS design and specifications • disposal fields and reserve area allocations
Management and maintenance	• Ongoing management, maintenance, reporting and other requirements
Supporting data and mapping	• accurate mapping • supporting soil classification test data

Should an LCA be requested to support an OWMS application for a property, Council's Environmental Health Officer will refer to the below table to guide decision making and provide justifications to the applicant, for example, if a lot size is assessed as high, an LCA will be required to be submitted.

Feature			Low risk	Moderate risk	High risk
			Soil category and permeability test required		
			LCA **may** be required after assessment.	Standard LCA **will be** required	Comprehensive LCA **will be** required
Public building/ infrastructure	Includes structures like public toilets		Not Applicable	Yes	Dependent on proposal
Commercial use	Includes properties with combined residential and commercial usage		Not Applicable	Yes	Dependent on proposal
Lot Size	Useable lot area can be affected by densely vegetated areas, excessive slope, shallow soils, size/number of buildings etc.		>4000m^2	2501m^2 - 4000m^2	<2500m^2
Flood Risk	Properties covered by a Land Subject to Inundation Overlay (LSIO)		OWMS within LSIO – dependent on AEP		
	Annual Exceedance Probability (AEP)		<1% AEP	1% - 5% AEP	>5% AEP
Distance between available OWMS area to surface waters	Properties covered by an Environmental Significance Overlay (ESO)	distance to waterways	>100m	100m – 50m	<50m
		distance to dams, lakes, reservoirs	>300m	300m – 150m	<150m
	Surface waters used as a source of water for drinking	distance to waterways	>100m	100m – 50m	<50m
		distance to dams, lakes, reservoirs	>300m	300m – 150m	<150m
	Other surface waters	Distance to waterways, dams, lakes, reservoirs	>60m	30m – 60m if proposing primary treatment	<30m

Slope	Average slope on the lot	<10%	11% - 15%	>16%
Soil Type	Determined via Soil Test. Categories as per AS1547:2012 and EPAs 'Guideline for Onsite Wastewater Management'	Category 3 and 4 Soils	Category 2 and 5 Soils	Category 1 and 6 Soils

10. Compliance and monitoring

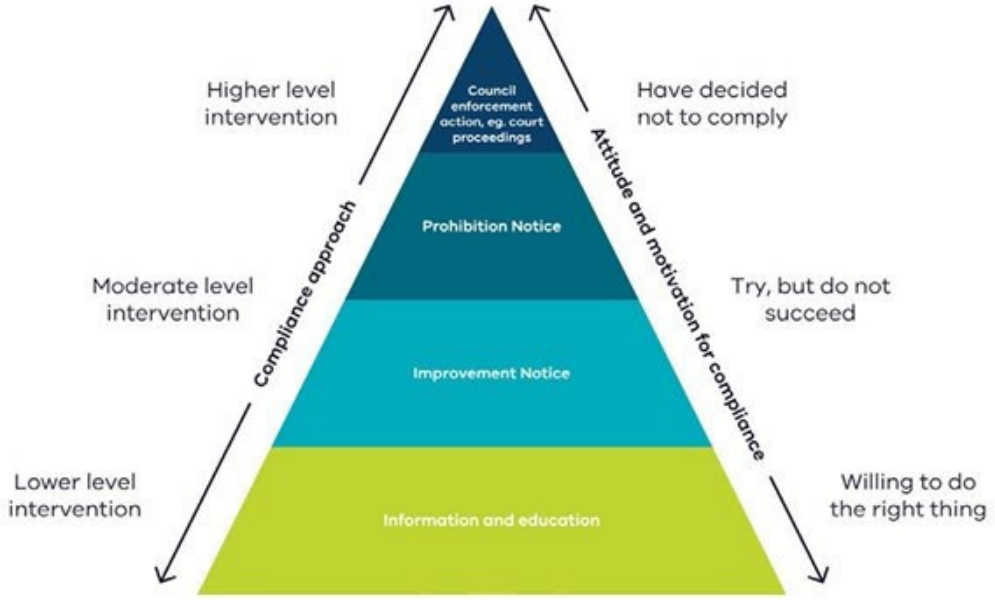
All OWMS have a lifespan, and in time systems will become less effective in controlling the risks associated with wastewater management systems. Although it is the responsibility of all property owners to ensure that their OWMS are working effectively, Cardinia Shire Council has an important role to play in ensuring that these risks are managed, such as:

- educating the community, and people responsible for an OWMS about good management practices
- investigating community complaints relating to alleged system failures, such as wastewater discharges or odour, and when these occur ensuring compliance is achieved
- assessing applications, and land capability assessments before and during installation.

10.1 Council compliance monitoring program

Cardinia Shire Council is committed to fair and consistent application of legislation relating to OWMS.

To achieve this commitment, authorised officers will make compliance and enforcement decisions in-line with guidance published by the Environment Protection Authority – Regulating Onsite Wastewater Management Systems (November 2022).



Council is committed to developing education material that is consistent with resources prepared by Environment Protection Authority.

Following are examples of how Council may apply various education, compliance and enforcement options outlined in the Environment Protection Act:

Compliance and enforcement tools	Scenario
Education	"I called the owner of the property and reminded them that the quarterly reports are required to be submitted."
Notice ordering maintenance	"After notification of an OWMS overflow a Notice ordering maintenance was issued providing a direction for desludging."
Official warning	"As the permit condition was breached, Council issued an Official Warning to the property owner."
Improvement notice	"As the permit condition was breached, Council issued an improvement notice on the property owner"
Prohibition notice	"Due to the public health risk, a prohibition notice has been issued. This means the OWMS cannot be used until compliance has been achieved."
Infringement notice	"Due to the owner of the property not complying with the improvement notice, Council issuing an infringement notice under the EP Regulation 163 (4) – comply with Council notice requiring maintenance."
Prosecution	"The occupier continued o use the OWMS after the prohibition notice has been issued. Council has decided to support a prosecution."

10.2 Our approach to compliance and education

Cardinia Shire Council is committed to fair and consistent regulation. To achieve this commitment, Council has developed policy and procedure to align with EPA guidance.

To ensure this is effective, council policy must actively support and apply the educational framework outlined in the OWMP. This includes targeted outreach and resources for rural communities, where system performance and maintenance challenges may be more pronounced.

11. Existing OWMS in sewered areas

For properties within the Shire that already have an OWMS, Cardinia Shire Council's policy is that property owners are not required to connect to sewer unless:

- The OWMS fails and the associated risks, as outlined in the General Environmental Duty obligations are not managed; or
- The property is further developed (e.g. extension, outbuildings, dependant units, swimming pool)
- In the case of subdivision, all lots – including the existing property must be connected to the reticulated sewer system.

12. Implementing our OWMP

12.1 Where we have come from our last OWMP (previously called DWMP)

Council's last DWMP (Domestic Wastewater Management Plan) was developed in 2020 - 2025 and highlighted a number of key issues relating to domestic wastewater management within Cardina Shire. These included:

- Inconsistencies in relation to domestic wastewater data;
- A need to ensure ongoing strategic alliances with the water authority and ensuring the DWMP aligns with future Sewerage Management Plans developed by the authority;
- Decisions concerning domestic wastewater management at Cardinia are not supported by an over-arching wastewater operational management strategy or decision making framework;
- The need for regional land capability mapping system to assist in the decision-making
- process regarding individual septic tank installations;
- The number of failing wastewater systems in operation within the municipality is unknown;
- The need for referral processes for developments within unsewered areas within the municipality;
- The need to develop a wastewater community education program to assist in improving the community's knowledge of the risks associated with the poor maintenance of wastewater systems, and;
- The need for a greywater reuse policy and an associated community education program to ensure greywater is managed appropriately.

Council has undertaken a large amount of work in data cleansing and updating Council GIS platform to ensure that all old onsite wastewater management system data and new is in the one repository, so wastewater information is readily available to Council Officers community members and agencies.

12.2 What does the future look like?

This new OWMP forms part of Council's response to an integrated whole-of-Council approach to promoting the best environmental practice in domestic wastewater management. This approach is designed to assess and improve overall onsite wastewater management program performance and effectiveness with the aim of maintaining amenity and reducing risk to human health and the environment.

The focus area for Council's management of onsite wastewater is informed by several main factors, including Council's statutory duty and key stakeholder strategic priorities. Council's management strategies for wastewater continue to be informed by three factors:

1. Council's statutory duty
2. Council's capacity to undertake wastewater management services
3. The risks posed by ineffective OWMS systems

Given the diversity of wastewater management performance in our townships, the OWMP identifies the current challenges being experienced, the wastewater management designs or requirements, and any recommended system improvement options. This OWMP identifies four strategies for the management of wastewater systems within Cardinia Shire Council.

The capacity of council to undertake these activities and services requires a range of resources including:

- the collection of appropriate data at the point source through an ongoing monitoring program, development of a domestic wastewater information management system, and analysis of this information;
- review and development of operating policies and procedures,
- to ensure that the OWMP is strategically linked to other Council plans, and;
- the development of, and access to, a range of information by owners of onsite wastewater management systems and other stakeholders.
- the building and sustaining internal and external relationships is a fundamental element in improving the level of collaboration, consultation, information and resource sharing between agencies.
- this OWMP should be used as a tool for Council to advocate for the infrastructure and service investment needed to support population growth in their growing municipalities by partnering with higher levels of government and water authorities.

Council commits to implementing these strategies to improve the management of wastewater across the municipality. The success of this OWMP relies upon the active involvement of all stakeholders and Council. Actions identified will contribute to the implementation of these strategies and will be monitored annually and reviewed every three years.

13. Onsite wastewater management strategies

The following action plan outlines Council's wastewater management strategies for the 2026 – 2030 period.

Strategy 1: Healthy Environments - Promote sustainable wastewater practices and support community understanding **To implement an efficient and comprehensive program of education, facilitation, and enforcement to ensure property owners fulfil their responsibilities for the maintenance of their on-site wastewater systems by the Council's Wastewater Management Policy to prevent risks to public health or the environment.**			
Action	Action	Outcomes	Timeframe
1.1	Provide fair, accurate, and accessible information on good wastewater management principles, practices, and improvement options	• Develop a suite of education resources to assist developers, plumbers and property owners to understand and comply with their legal responsibilities for monitoring and maintenance of their wastewater systems, including: - website, factsheets - installation guide - approvals process - connect to sewer information - Provide information to prospective buyers via Section 32 Sale of Land Act 3 - Introduce procedural fairness into regulatory management/enforcement	Year 1
1.2	Develop a township risk prioritisation plan	• Focus on high priority townships identified in risk assessment • Improved risk data for strategic planning and decision making • Design standards can be developed for high-risk townships • Improve onsite wastewater management by assessing gaps and improving data collection • Assess any property in an onsite wastewater containment area where Council does not have data • Collaborate with stakeholders on results of water data from receiving environments • Review documentation from maintenance providers to identify permit and system maintenance requirements	Year 1 - 3

1.3	Encourage property owners to connect to sewer (in declared areas	• Utilise internal building and planning referral process to encourage system upgrades where required • Properties provided sewer in high density area's to be encouraged to connect through notification to the water authority.	Year 1 - 3

Strategy 2: The protection of the public health and environment is at the centre of wastewater decisions. Encourage community participation and partnerships with key stakeholders for greater involvement in wastewater issues			
Action	Action	Outcomes	Timeframe
2.1	Raise profile of wastewater system operation and maintenance requirements within the municipality and region	• Implement targeted education campaigns to property owners, occupiers and agents in high-risk areas at appropriate times. • Provide readily accessible wastewater management information in other languages and in both hard copy and web-based formats.	Year 2
2.2	Utilise a Risk Management Framework to identify townships and high-risk sites that require a review of their wastewater treatment and disposal options to enable long term sustainability and future growth of townships.	• Investigate innovative and sustainable community-scale or on-site wastewater treatment and water cycle management solutions in partnership with key stakeholders • Regularly engage with relevant water authorities to discuss sustainable and future on-site wastewater disposal system needs for townships and high-risk sites that reduce environmental impacts • Investigate health protection measures to address high-risk and accessible contaminated stormwater drains or groundwaters. • Seek improved maintenance and development of stormwater drainage in priority townships in partnership with Council's Projects and Infrastructure departments.	Year 2
2.3	Develop an environmental monitoring program in collaboration with other agencies.	• Implement a comprehensive environmental monitoring program including the collection of water samples from selected locations and arranging their analysis at a NATA-approved laboratory. • Prepare an annual report outlining the results of the environmental monitoring program and any improvements that have been made.	Year 3

Strategy 3: Regulatory Management Ensure that Council policies and procedures to manage wastewater reflecting regulatory frameworks and utilising available tools to assist with clear, accountable, transparent decision-making and enforcement			
Action	Action	Outcomes	Timeframe
3.1	Our authorised officers will have the required skills and knowledge to make decisions fairly, consistently and proportionate to risk.	• Development of Council wastewater policy through evidence-based investigation, including enforcement protocols. • Wastewater policy to include: – Specify OWMS approvals process – Transition from existing OWMS to upgrade and connection to sewer process – Non-permit (e.g. older dwellings with no records) to permit process – Enforcement (e.g. failing/aged/non-maintained systems) process – Green energy home design and greywater reuse – Authorised Officer training procedures (including induction) • Annual policy review to ensure it is reflective of current legislation, organisational needs and best practice.	Year 1-4
3.2	Explore alternative or innovative uses of existing legislative provisions to enhance wastewater management processes	• Develop and implement a OWMS inspection program (prioritised by risk, including age of system) to gather system details at property level. • Influence and assist Government agencies and other stakeholders to improve the regulatory framework within which the Council operates.	Year 2 and 3
3.3	Establish an audit and enforcement program to ensure that property owners and service technicians or agents adequately fulfil their respective responsibilities	• Advocate to government agencies and other stakeholders to improve the regulatory framework within which Council operates. • Develop robust wastewater compliance processes including procedures for managing non-compliance. • Introduce procedural fairness into regulatory management/enforcement.	Year 1-3

Strategy 4: Collaboration Strengthen partnerships with stakeholders to improve outcomes and share responsibility			
Action	Action	Outcomes	Timeframe
4.1	Identify, plan and advocate for the provision of sewerage infrastructure in growth areas	• Investigate alternative, community scale treatment systems for priority townships, and availability of funding in collaboration with water corporations. • Liaise with appropriate departments to ensure that planning and infrastructure proposals adequately address wastewater management needs for townships	Year 1 - 4
4.2	Develop an internal stakeholder group with key Council representatives being Environmental Health, Strategic planning, Sustainability and Engineering to collaborate and advocate on wastewater priorities	• Meet quarterly to discuss wastewater priorities • Share data and information to identify wastewater opportunities for townships. • Promote and facilitate ongoing coordination of internal resources into wastewater management strategies and projects.	Year 1 - 4
4.3	Develop and strengthen external stakeholder relationships and collaboration on wastewater management projects and programs.	• Identify shared water/ wastewater objectives and strategies with external water authorities and stakeholders.	Year 2 and 3
4.4	Determine priorities for implementation and recommend to Council for consideration via the annual budget process as a result of the annual review.	• Annual review of the action plan and reporting to Council and stakeholders on progress, including results of inspection and monitoring program. • A full review of the OWMP (including independent audit) four years after its adoption by Council.	Year 1 - 4 Year 3

13.1 Risk assessment expanded

	Risk	Age			Lot Size				Topography (Slope)			SWSC Proximity			Flood Plains		
	Band	Low	Medium	High	Low	Medium	High	Very high	Low	Medium	High	Low	Medium	High	Low	Medium	High
	Moderator	0.2	0.5	0.9	0.2	0.5	0.9	1	0.2	0.5	0.9	0.2	0.5	1	0.2	0.4	0.6
	Weighting		10			7				9			5			1	
Central	Beaconsfield	13	11	610	26	119	235	254	634			287	347		634		
	Officer	27	25	911	53	250	105	555	963			720	243		867	96	
	Pakenham	40	90	1642	347	442	475	508	1772			955	817		1597	175	
Flats	Bayles	11	45	392	142	189	39	78	448			448				448	
	Bunyip	70	90	1142	68	112	663	459	1302			1065	237		1270	32	
	Cardinia		25	304	143	42	69	75	329			329				329	
	Catani	3	12	190	79	76	16	34	205			205				205	
	Cora Lynn		19	168	125	16	24	22	187			187				187	
	Dalmore	12	17	80	74	21	8	6	109			105	4			109	
	Garfield	34	24	578	113	207	173	143	636			552	84		439	197	
	Heath Hill			60	31	19	8	2	60			60			54	6	
	Iona		14	55	54	11	3	1	69			69				69	
	Koo Wee Rup	6	20	921	360	301	148	138	947			942	5			947	
	Koo Wee Rup North			27	10	12	4	1	27			27				27	
	Lang Lang	12	13	231	81	31	92	52	256			256			256		
	Modella			23	12	4	5	2	23			23				23	
	Nar Nar Goon	26	15	373	210	48	99	57	414			414			168	246	
	Nyora			15	11	2	2		15			15			15		
	Officer South			46	23	12	7	4	46			46			12	34	
	Pakenham South	10	7	206	148	29	41	5	223			223				223	
	Rythdale			35	22	6	3	4	35			35				35	
	Tooradin			4	1	3			4			4				4	
	Tynong	13	4	143	62	45	19	34	160			108	52		73	87	
	Vervale	7		22	18	9	2		29			29				29	
	Yannathan			90	45	38	6	1	90			90			17	73	

Hills	Avonsleigh	8	4	358	70	110	118	72	12	358		58	312		370		
	Beaconsfield Upper	68	52	1976	198	735	616	547	116	1980		389	1707		2096		
	Bunyip North			51	31	8	9	3		51			51		51		
	Clematis	34	10	307	25	57	52	217	44	307		159	192		351		
	Cockatoo	4	8	1035	166	136	243	502	12	1035		482	565		1047		
	Dewhurst			147	70	55	22			147			147		147		
	Emerald	356	74	2491	139	434	757	1591	422	2499		1442	1479		2921		
	Garfield North			158	74	58	23	3		158			158		158		
	Gembrook	29	68	1856	353	552	444	604	94	1859		527	1426		1940	13	
	Guys Hill	8	14	190	14	57	116	25	22	190		19	193		206	6	
	Maryknoll	13	8	513	35	53	438	8	21	513		302	232		527	7	
	Menzies Creek	10		176	17	78	41	50	10	176			186		186		
	Monomeith			37	22	7	8			37		37				37	
	Mount Burnett	10	9	74	43	15	27	8	19	74			93		88	5	
	Nangana			38	18	15	4	1		38			38		38		
	Nar Nar Goon North		12	458	248	141	71	10	12	458		2	468		463	7	
	Pakenham Upper	16	9	938	219	557	156	31	25	938			963		930	33	
	Tonimbuk	11	6	106	86	18	15	4	11	112		2	121		119	4	
	Tynong North	7	8	327	103	123	99	17	15	327			342		342		

	Risk	Age			Lot Size				Topography (Slope)			SWSC Proximity			Flood Plains		
	Band	Low	Medium	High	Low	Medium	High	Very high	Low	Medium	High	Low	Medium	High	Low	Medium	High
	Moderator	0.2	0.5	0.9	0.2	0.5	0.9	1	0.2	0.5	0.9	0.2	0.5	1	0.2	0.4	0.6
	Weighting	10			7				9			5			1		
Central	Beaconsfield	2.6	5.5	549	5.2	59.5	211.5	254	126.8	0	0	57.4	173.5		0	126.8	0
	Officer	5.4	12.5	819.9	10.6	125	94.5	555	192.6	0	0	144	121.5		0	173.4	38.4
	Pakenham	8	45	1477.8	69.4	221	427.5	508	354.4	0	0	191	408.5		0	319.4	70
Flats	Bayles	2.2	22.5	352.8	28.4	94.5	35.1	78	89.6	0	0	89.6	0		0	0	179.2
	Bunyip	14	45	1027.8	13.6	56	596.7	459	260.4	0	0	213	118.5		0	254	12.8
	Cardinia	0	12.5	273.6	28.6	21	62.1	75	65.8	0	0	65.8	0		0	0	131.6
	Catani	0.6	6	171	15.8	38	14.4	34	41	0	0	41	0		0	0	82
	Cora Lynn	0	9.5	151.2	25	8	21.6	22	37.4	0	0	37.4	0		0	0	74.8
	Dalmore	2.4	8.5	72	14.8	10.5	7.2	6	21.8	0	0	21	2		0	0	43.6
	Garfield	6.8	12	520.2	22.6	103.5	155.7	143	127.2	0	0	110.4	42		0	87.8	78.8
	Heath Hill	0	0	54	6.2	9.5	7.2	2	12	0	0	12	0		0	10.8	2.4
	Iona	0	7	49.5	10.8	5.5	2.7	1	13.8	0	0	13.8	0		0	0	27.6
	Koo Wee Rup	1.2	10	828.9	72	150.5	133.2	138	189.4	0	0	188.4	2.5		0	0	378.8
	Koo Wee Rup North	0	0	24.3	2	6	3.6	1	5.4	0	0	5.4	0		0	0	10.8
	Lang Lang	2.4	6.5	207.9	16.2	15.5	82.8	52	51.2	0	0	51.2	0		0	51.2	0
	Modella	0	0	20.7	2.4	2	4.5	2	4.6	0	0	4.6	0		0	0	9.2
	Nar Nar Goon	5.2	7.5	335.7	42	24	89.1	57	82.8	0	0	82.8	0		0	33.6	98.4
	Nyora	0	0	13.5	2.2	1	1.8	0	3	0	0	3	0		0	3	0
	Officer South	0	0	41.4	4.6	6	6.3	4	9.2	0	0	9.2	0		0	2.4	13.6
	Pakenham South	2	3.5	185.4	29.6	14.5	36.9	5	44.6	0	0	44.6	0		0	0	89.2
	Rythdale	0	0	31.5	4.4	3	2.7	4	7	0	0	7	0		0	0	14
	Tooradin	0	0	3.6	0.2	1.5	0	0	0.8	0	0	0.8	0		0	0	1.6
	Pakenham South	2	3.5	185.4	29.6	14.5	36.9	5	44.6	0	0	44.6	0		0	0	89.2
	Rythdale	0	0	31.5	4.4	3	2.7	4	7	0	0	7	0		0	0	14
	Tooradin	0	0	3.6	0.2	1.5	0	0	0.8	0	0	0.8	0		0	0	1.6
	Pakenham South	2	3.5	185.4	29.6	14.5	36.9	5	44.6	0	0	44.6	0		0	0	89.2
	Rythdale	0	0	31.5	4.4	3	2.7	4	7	0	0	7	0		0	0	14
	Tooradin	0	0	3.6	0.2	1.5	0	0	0.8	0	0	0.8	0		0	0	1.6

	Tynong	2.6	2	128.7	12.4	22.5	17.1	34	32	0	0	21.6	26		0	14.6	34.8
	Vervale	1.4	0	19.8	3.6	4.5	1.8	0	5.8	0	0	5.8	0		0	0	11.6
	Yannathan	0	0	81	9	19	5.4	1	18	0	0	18	0		0	3.4	29.2
	Tynong	2.6	2	128.7	12.4	22.5	17.1	34	32	0	0	21.6	26		0	14.6	34.8
	Vervale	1.4	0	19.8	3.6	4.5	1.8	0	5.8	0	0	5.8	0		0	0	11.6
	Yannathan	0	0	81	9	19	5.4	1	18	0	0	18	0		0	3.4	29.2
Hills	Avonsleigh	1.6	2	322.2	14	55	106.2	72	2.4	179	0	11.6	156		0	74	0
	Beaconsfield Upper	13.6	26	1778.4	39.6	367.5	554.4	547	23.2	990	0	77.8	853.5		0	419.2	0
	Bunyip North	0	0	45.9	6.2	4	8.1	3	0	25.5	0	0	25.5		0	10.2	0
	Clematis	6.8	5	276.3	5	28.5	46.8	217	8.8	153.5	0	31.8	96		0	70.2	0
	Cockatoo	0.8	4	931.5	33.2	68	218.7	502	2.4	517.5	0	96.4	282.5		0	209.4	0
	Dewhurst	0	0	132.3	14	27.5	19.8	0	0	73.5	0	0	73.5		0	29.4	0
	Emerald	71.2	37	2241.9	27.8	217	681.3	1591	84.4	1249.5	0	288.4	739.5		0	584.2	0
	Garfield North	0	0	142.2	14.8	29	20.7	3	0	79	0	0	79		0	31.6	0
	Gembrook	5.8	34	1670.4	70.6	276	399.6	604	18.8	929.5	0	105.4	713		0	388	5.2
	Guys Hill	1.6	7	171	2.8	28.5	104.4	25	4.4	95	0	3.8	96.5		0	41.2	2.4
	Maryknoll	2.6	4	461.7	7	26.5	394.2	8	4.2	256.5	0	60.4	116		0	105.4	2.8
	Menzies Creek	2	0	158.4	3.4	39	36.9	50	2	88	0	0	93		0	37.2	0
	Monomeith	0	0	33.3	4.4	3.5	7.2	0	0	18.5	0	7.4	0		0	0	14.8
	Mount Burnett	2	4.5	66.6	8.6	7.5	24.3	8	3.8	37	0	0	46.5		0	17.6	2
	Nangana	0	0	34.2	3.6	7.5	3.6	1	0	19	0	0	19		0	7.6	0
	Nar Nar Goon North	0	6	412.2	49.6	70.5	63.9	10	2.4	229	0	0.4	234		0	92.6	2.8
	Pakenham Upper	3.2	4.5	844.2	43.8	278.5	140.4	31	5	469	0	0	481.5		0	186	13.2
	Tonimbuk	2.2	3	95.4	17.2	9	13.5	4	2.2	56	0	0.4	60.5		0	23.8	1.6
	Tynong North	1.4	4	294.3	20.6	61.5	89.1	17	3	163.5	0	0	171		0	68.4	0

			Likelihood of treatment failure/under designed		Likelihood of effluents leaving the lot				Likelihood of effluent travelling to the endpoint factor		Likelihood risk of catastrophic failure	
			Age		Lot Size		Topography		SWSC Proximity		Flood Plains	
			10		7		9		5		1	
	Total System		total Risk Bans	dRF Likelihood	total Risk Ban	dRF Likelihood	total Risk Ban	dRF Likelihood	total Risk Ban	dRF Likelihood	total Risk Ban	dRF Likelihood
Central	Beaconsfield	634	557.1	0.88	530.2	0.84	126.8	0.20	230.9	0.36	126.8	0.20
	Officer	963	837.8	0.87	785.1	0.82	192.6	0.20	265.5	0.28	211.8	0.22
	Pakenham	1772	1530.8	0.86	1225.9	0.69	354.4	0.20	599.5	0.34	389.4	0.22
Flats	Bayles	448	377.5	0.84	236	0.53	89.6	0.20	89.6	0.20	179.2	0.40
	Bunyip	1302	1086.8	0.83	1125.3	0.86	260.4	0.20	331.5	0.25	266.8	0.20
	Cardinia	329	286.1	0.87	186.7	0.57	65.8	0.20	65.8	0.20	131.6	0.40
	Catani	205	177.6	0.87	102.2	0.50	41	0.20	41	0.20	82	0.40
	Cora Lynn	187	160.7	0.86	76.6	0.41	37.4	0.20	37.4	0.20	74.8	0.40
	Dalmore	109	82.9	0.76	38.5	0.35	21.8	0.20	23	0.21	43.6	0.40
	Garfield	636	539	0.85	424.8	0.67	127.2	0.20	152.4	0.24	166.6	0.26
	Heath Hill	60	54	0.90	24.9	0.42	12	0.20	12	0.20	13.2	0.22
	Iona	69	56.5	0.82	20	0.29	13.8	0.20	13.8	0.20	27.6	0.40
	Koo Wee Rup	947	840.1	0.89	493.7	0.52	189.4	0.20	190.9	0.20	378.8	0.40
	Koo Wee Rup North	27	24.3	0.90	12.6	0.47	5.4	0.20	5.4	0.20	10.8	0.40
	Lang Lang	256	216.8	0.85	166.5	0.65	51.2	0.20	51.2	0.20	51.2	0.20
	Modella	23	20.7	0.90	10.9	0.47	4.6	0.20	4.6	0.20	9.2	0.40
	Nar Nar Goon	414	348.4	0.84	212.1	0.51	82.8	0.20	82.8	0.20	132	0.32
	Nyora	15	13.5	0.90	5	0.33	3	0.20	3	0.20	3	0.20
	Officer South	46	41.4	0.90	20.9	0.45	9.2	0.20	9.2	0.20	16	0.35
	Pakenham South	223	190.9	0.86	86	0.39	44.6	0.20	44.6	0.20	89.2	0.40
	Rythdale	35	31.5	0.90	14.1	0.40	7	0.20	7	0.20	14	0.40
	Tooradin	4	3.6	0.90	1.7	0.43	0.8	0.20	0.8	0.20	1.6	0.40
	Tynong	160	133.3	0.83	86	0.54	32	0.20	47.6	0.30	49.4	0.31
	Vervale	29	21.2	0.73	9.9	0.34	5.8	0.20	5.8	0.20	11.6	0.40
	Yannathan	90	81	0.90	34.4	0.38	18	0.20	18	0.20	32.6	0.36

Hills	Avonsleigh	370	325.8	0.88	247.2	0.67	181.4	0.49	167.6	0.45	74	0.20
	Beaconsfield Upper	2096	1818	0.87	1508.5	0.72	1013.2	0.48	931.3	0.44	419.2	0.20
	Bunyip North	51	45.9	0.90	21.3	0.42	25.5	0.50	25.5	0.50	10.2	0.20
	Clematis	351	288.1	0.82	297.3	0.85	162.3	0.46	127.8	0.36	70.2	0.20
	Cockatoo	1047	936.3	0.89	821.9	0.79	519.9	0.50	378.9	0.36	209.4	0.20
	Dewhurst	147	132.3	0.90	61.3	0.42	73.5	0.50	73.5	0.50	29.4	0.20
	Emerald	2921	2350.1	0.80	2517.1	0.86	1333.9	0.46	1027.9	0.35	584.2	0.20
	Garfield North	158	142.2	0.90	67.5	0.43	79	0.50	79	0.50	31.6	0.20
	Gembrook	1953	1710.2	0.88	1350.2	0.69	948.3	0.49	818.4	0.42	393.2	0.20
	Guys Hill	212	179.6	0.85	160.7	0.76	99.4	0.47	100.3	0.47	43.6	0.21
	Maryknoll	534	468.3	0.88	435.7	0.82	260.7	0.49	176.4	0.33	108.2	0.20
	Menzies Creek	186	160.4	0.86	129.3	0.70	90	0.48	93	0.50	37.2	0.20
	Monomeith	37	33.3	0.90	15.1	0.41	18.5	0.50	7.4	0.20	14.8	0.40
	Mount Burnett	93	73.1	0.79	48.4	0.52	40.8	0.44	46.5	0.50	19.6	0.21
	Nangana	38	34.2	0.90	15.7	0.41	19	0.50	19	0.50	7.6	0.20
	Nar Nar Goon North	470	418.2	0.89	194	0.41	231.4	0.49	234.4	0.50	95.4	0.20
	Pakenham Upper	963	851.9	0.88	493.7	0.51	474	0.49	481.5	0.50	199.2	0.21
	Tonimbuk	123	100.6	0.82	43.7	0.36	58.2	0.47	60.9	0.50	25.4	0.21
	Tynong North	342	299.7	0.88	188.2	0.55	166.5	0.49	171	0.50	68.4	0.20

								Likelihood of treatment failure/under designed		Likelihood of effluent leaving the lot		Likelihood of effluent travelling to the endpoint factor		Likelihood risk of catastrophic failure	
		Primary	Secondary	Tertiary	TOTAL	Average	Consequence	e RP Likelihood	Likelihood (Matrix)	RP Likelihood	Likelihood (Matrix)	RP Likelihood	Likelihood (Matrix)	RP Likelihood	Likelihood (Matrix)
Central	Beaconsfield	159	23	3	185	2.84	Minor	0.88	Likely	0.48	Unlikely	0.36	Unlikely	0.20	Rare
	Officer	138	17		155	2.89	Minor	0.87	Likely	0.47	Unlikely	0.28	Rare	0.22	Rare
	Pakenham	287	54	1	342	2.84	Minor	0.86	Likely	0.42	Unlikely	0.34	Unlikely	0.22	Rare
Flats	Bayles	79	16	1	96	2.81	Minor	0.84	Likely	0.34	Unlikely	0.20	Rare	0.40	Unlikely
	Bunyip	307	54	3	364	2.84	Minor	0.83	Likely	0.49	Unlikely	0.25	Rare	0.20	Rare
	Cardinia	69	14		83	2.83	Minor	0.87	Likely	0.36	Unlikely	0.20	Rare	0.40	Unlikely
	Catani	57	8	1	66	2.85	Minor	0.87	Likely	0.33	Unlikely	0.20	Rare	0.40	Unlikely
	Cora Lynn	45	5		50	2.90	Moderate	0.86	Likely	0.29	Rare	0.20	Rare	0.40	Unlikely
	Dalmore	18	11		29	2.62	Insignificant	0.76	Likely	0.27	Rare	0.21	Rare	0.40	Unlikely
	Garfield	133	24	2	159	2.82	Insignificant	0.85	Likely	0.40	Unlikely	0.24	Rare	0.26	Rare
	Heath Hill	21	1		22	2.95	Major	0.90	Almost certain	0.29	Rare	0.20	Rare	0.22	Rare
	Iona	36	5		41	2.88	Minor	0.82	Likely	0.24	Rare	0.20	Rare	0.40	Unlikely
	Koo Wee Rup	173	11		184	2.94	Moderate	0.89	Likely	0.34	Unlikely	0.20	Rare	0.40	Unlikely
	Koo Wee Rup North	8	1		9	2.89	Minor	0.90	Almost certain	0.32	Unlikely	0.20	Rare	0.40	Unlikely
	Lang Lang	103	20	1	124	2.82	Minor	0.85	Likely	0.40	Unlikely	0.20	Rare	0.20	Rare
	Modella	12			12	3.00	Major	0.90	Almost certain	0.32	Unlikely	0.20	Rare	0.40	Unlikely
	Nar Nar Goon	104	19		123	2.85	Minor	0.84	Likely	0.34	Unlikely	0.20	Rare	0.32	Unlikely
	Nyora	5			5	3.00	Major	0.90	Almost certain	0.26	Rare	0.20	Rare	0.20	Rare
	Officer South	15			15	3.00	Major	0.90	Almost certain	0.31	Unlikely	0.20	Rare	0.35	Unlikely
	Pakenham South	41	6		47	2.87	Minor	0.86	Likely	0.28	Rare	0.20	Rare	0.40	Unlikely
	Rythdale	6			6	3.00	Major	0.90	Almost certain	0.29	Rare	0.20	Rare	0.40	Unlikely
	Tooradin	1			1	3.00	Major	0.90	Almost certain	0.30	Unlikely	0.20	Rare	0.40	Unlikely
	Tynong	40	7		47	2.85	Minor	0.83	Likely	0.35	Unlikely	0.30	Unlikely	0.31	Unlikely
	Vervale	7	1	1	9	2.67	Minor	0.73	Likely	0.26	Rare	0.20	Rare	0.40	Unlikely

	Yannathan	39	3		42	2.93	Moderate	0.90	Almost certain	0.28	Rare	0.20	Rare	0.36	Unlikely
Hills	Avonsleigh	71	3		74	2.96	Major	0.88	Likely	0.57	Possible	0.45	Unlikely	0.20	Rare
	Beaconsfield Upper	482	75	8	565	2.84	Minor	0.87	Likely	0.59	Possible	0.44	Unlikely	0.20	Rare
	Bunyip North	17	2		19	2.89	Minor	0.90	Almost certain	0.46	Unlikely	0.50	Possible	0.20	Rare
	Clematis	67	7		74	2.91	Moderate	0.82	Likely	0.63	Possible	0.36	Unlikely	0.20	Rare
	Cockatoo	289	13	1	303	2.95	Major	0.89	Likely	0.62	Possible	0.36	Unlikely	0.20	Rare
	Dewhurst	42			42	3.00	Major	0.90	Almost certain	0.46	Unlikely	0.50	Possible	0.20	Rare
	Emerald	612	74	9	695	2.87	Minor	0.80	Likely	0.63	Possible	0.35	Unlikely	0.20	Rare
	Garfield North	59	4		63	2.94	Moderate	0.90	Almost certain	0.47	Unlikely	0.50	Possible	0.20	Rare
	Gembrook	468	43		511	2.92	Moderate	0.88	Likely	0.58	Possible	0.42	Unlikely	0.20	Rare
	Guys Hill	74	11	2	87	2.83	Minor	0.85	Likely	0.60	Possible	0.47	Unlikely	0.21	Rare
	Maryknoll	153	10	1	164	2.93	Moderate	0.88	Likely	0.63	Possible	0.33	Unlikely	0.20	Rare
	Menzies Creek	40	2		42	2.95	Major	0.86	Likely	0.58	Possible	0.50	Possible	0.20	Rare
	Monomeith	8	1		9	2.89	Minor	0.90	Almost certain	0.46	Unlikely	0.20	Rare	0.40	Unlikely
	Mount Burnett	24	4		28	2.86	Minor	0.79	Likely	0.47	Unlikely	0.50	Possible	0.21	Rare
	Nangana	7			7	3.00	Major	0.90	Almost certain	0.46	Unlikely	0.50	Possible	0.20	Rare
	Nar Nar Goon North	165	16		181	2.91	Moderate	0.89	Likely	0.46	Unlikely	0.50	Possible	0.20	Rare
	Pakenham Upper	255	16	2	273	2.93	Moderate	0.88	Likely	0.50	Possible	0.50	Possible	0.21	Rare
	Tonimbuk	53	1		54	2.98	Major	0.82	Likely	0.42	Unlikely	0.50	Possible	0.21	Rare
	Tynong North	98	7	2	107	2.90	Moderate	0.88	Likely	0.51	Possible	0.50	Possible	0.20	Rare

14. Appendix

14.1 Risk band summary

Risk factor	Parameter		Bands		
			Low	Medium	High
Number of onsite systems in the population centre	Number of onsite wastewater management systems in a population centre		<10	10 - 200	>200
Ongoing performance of systems (type and age of systems	Treatment type and age - number of onsite systems in each band	Secondary and Tertiary Treatment	<5 years	5 - 15 years	>15 years or poorly maintained
		Primary Treatment	-	-	All systems
Lot size	Median lot size		>10 ha	2 - 10 ha	<2 ha
	Number of sites < 0.4 ha		-	-	All sites attributed very high risk
Topography	Slope (%) - number of onsite systems in each band	Surface Irrigation	<6%	6% - 10%	>10%
		Absorption Systems	<6%	6% - 15%	>15%
		Subsurface Irrigation	<10%	10% - 30%	>30%
Soil type	Soil category - number of onsite systems in each band	Surface Water	1, 2, 3, 4	5	6
		Ground Water	3, 4, 5, 6	2	1
Proximity to watercourse	Distance to watercourse – number of onsite systems in each band		>100m	60m - 100m	<60m

Proximity to potable water supply offtake in SWSC	Distance to potable water supply dam, lake, reservoir or offtake point – number of onsite systems in each band	>2km	500m - 2km	<500m
Proximity to flood plains	Annual Exceedance Probability (AEP) - number of onsite systems in each band	<1% AEP	1% - 5% AEP	>5% AEP
Proximity to / density of groundwater bores	Separation distance - onsite system to bore - number of onsite systems in each band	>250m	100m - 250m	<100m
	Bore density (distance of bores to onsite systems) - number of bores within each risk band	>250m	100m - 250m	<100m
Groundwater depth and quality	Depth from disposal site to highest seasonal water table – number of onsite systems in each band	>10 m or confined aquifer	5m - 10m	<5m
Weather conditions (rainfall)	Rainfall - number of days (annual average) with rainfall above 10mm	<10 days	10 - 40 days	>40 days

Optional Risk Factors					
Number of accommodation and commercial sites (indicator of the quantity of wastewater produced)	Number of rooms or sites - number of onsite systems in each band	Accommodation	<3 rooms/sites	3 - 20 rooms/sites	>20 rooms/sites
	Capacity of wastewater system (L/day) - number of onsite systems in each band	Commercial	<600	600 - 2999	3000 - 5000

14.2 Community Resources

- Requirements for owners and occupiers of land with an OWMS: www.epa.vic.gov.au/forcommunity/environmentalinformation/water/aboutwastewater/onsite-wastewaterregulatory-framework

- Standards for onsite wastewater treatment plants.

  Appropriate standard is: An onsite wastewater treatment plant type must be assessed by a body accredited under the Joint Accreditation System of Australia and New Zealand or any other accreditation body approved by the Authority (assessment body).

  The assessment body must certify the treatment plant as conforming with the relevant Australian and New Zealand standards (appropriate standards): www.epa.vic.gov.au/forcommunity/environmentalinformation/water/aboutwastewater/standards-for-onsitewastewater-treatment-plants

- Guidance for owners and occupiers of land with an OWMS ≤ 5000 liters on any day (including OWMS systems). The Environment Protection Act 2017 (EP Act) creates a GED that applies to all Victorians from 1 July 2021.

  The GED requires anyone conducting an activity that poses risks to human health and the environment from pollution and waste, to minimise those risks. If you own or use an onsite wastewater management system (OWMS), including septic tank systems and secondary treatment systems, the GED applies to you.

  It also applies to how you construct, install, alter, operate, and maintain the system, deal with faults or system failures, and manage your waste: www.epa.vic.gov.au/aboutepa/publications/1976

- Regulating onsite wastewater management systems: local government toolkit Environment Protection Authority Victoria (EPA) has developed this toolkit to support local government (council) officers in Victoria to understand and enforce the laws under the Environment Protection Act 2017 (the Act) and the proposed Environment Protection Regulations 2021 (the Regulations).

  This toolkit sets out the new laws for on-site wastewater management systems (OWMS) with a daily design or actual flow rate of sewage capacity of 5000 litres (L) or less that councils can enforce.

  Regulating onsite wastewater management systems: epa.vic.gov.au

- Planning Practice Note: 39: Using the Integrated Water Management Provisions of Clause 56 – Residential Subdivision Clause 56 provides sustainable water management requirements that aim to integrate the use of all water resources – including rainwater, reused water, recycled water, and stormwater – and reduce the use of potable water: www.planning.vic.gov.au/guides-andresources/guides/planning-practicenotes

- Australian and New Zealand Standards: The following standards are relevant to the design, construction, and installation of onsite wastewater management systems.

AS/NZS 1547:2012.1:2008 Onsite

Domestic Wastewater management

AS/NZS 1546.2:2008 Onsite
Domestic Wastewater Treatment
Units – Waterless Composting Toilets

AS/NZS 1546.3:2008 Onsite
Domestic Wastewater Treatment
Units – Aerated Wastewater

AS/NZS 1547:2000 Onsite Domestic Wastewater Management

AS/NZS 3500 National Plumbing and
Drainage – Domestic Installations

7.3.2 GLASS ONLY WASTE SERVICE UPDATE

Responsible GM:	Peter Benazic
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:	**3. Adaptive Environments** **3.5 Waste -** We collaborate with the community, industry and all levels of government to reduce our reliance on landfill and enhance resource recovery, with a focus on long-term sustainable services. **5. Responsible Leaders** **5.3 Long term financial sustainability -** We manage Council's resources prudently and efficiently to ensure long-term financial sustainability. **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:

1. Delays the implementation of glass only waste service and universal food and garden waste service until the Service Standard are finalised and endorsed by the Minister, and Council has sufficient time to consider the requirements, plan and budget accordingly.
2. Notes the risk of non-compliance if deferral of glass and universal food and garden waste puts Council outside the legislated requirements.
3. Continues to support the collaborative advocacy effort between the 34 Victorian councils. Key advocacy objectives include:
    a. Extend the timeframe for Councils to introduce a glass only service.
    b. Expand the Victorian Container Deposit Scheme (CDS) to accept wine and spirits bottles in line with other states in Australia.
    c. For the Victorian Government to review the effectiveness of the Container Deposit Scheme and assess against the usage of the glass recycling service that has been rolled out by councils to date.
    d. That the Victorian Government share the Business Case it prepared on kerbside glass recycling for Victoria.

Executive Summary

The Victorian Government's *Circular Economy (Waste Reduction and Recycling) Act 2021* (the Act) and its associated Kerbside Reform aims to enhance recycling quality and consistency, boost recovery and onshore processing, and support Victoria's transition to a circular economy. Developed in response to the recycling-crisis of 2019 which was triggered by China's National Sword policy. The Act requires local governments to provide four waste streams to all households by 1 July 2027. This includes a glass-only recycling bin and universal food and garden waste (rather than Cardinia's current opt-in service).

In general, officers support the Kerbside Reform, recognising the value of a statewide standardisation, such as consistent bin lid colours and accepted contents. A universal food and garden waste service is also welcomed noting the proven business case and

environmental and community benefits. However, the case for introducing a separate glass service is not fully supported.

34 Victorian councils have joined a glass advocacy group, raising concerns about the cost, lack of a business case, inefficiency and duplication of the glass collection, given the success of the Container Deposit Scheme (CDS). In addition, the delay of the Service Standard remains a critical concern as it will provide certainty required to responsibly plan for future services.

The advocacy group commissioned independent consultants, Tonkin and Taylor, to review the proposed service and found that the Victorian Governments Regulatory Impact Statement (RIS) underestimated the true cost to councils and that expanding CDS to include more glass is a more cost-effective and environmentally beneficial solution.

The requirements outlined in the Act are formalised and supported by subordinate instruments known as Service Standards (standards), which will provide local governments with a framework for compliance. While these standards are not classified as regulations, they are legally enforceable once approved and are made under Section 62 of the Act. The Standards have been progressively delayed and were last expected to be approved and finalised by the Minister for Environment in the first half of 2025, the Victorian Government is unable to indicate when this will occur.

Despite councils expressing these significant concerns, the Victorian Government continues to insist that a fourth glass bin is required by 1 July 2027.

To meet the deadline of 1 July 2027, Council must begin planning and budgeting now, however, the absence of confirmed standards creates significant uncertainty regarding delivery requirements, and this lack of clarity poses considerable financial and reputational risks for Council.

Background

Previous Council Discussion

On 14 April 2025, Council endorsed Cardinia's continued advocacy regarding the proposed glass only service. Noting Council's commitment to drive value for money within waste services, recognising the success of the Container Deposit Scheme, advocating for the delay in the implementation date of the glass only service (in line with the wider advocacy group) and continuing to work with the Victorian Government to provide services that maximise resource recovery.

Advocacy activities

The glass advocacy group, led by the City of Maroondah and established in mid-2024, commissioned independent research and cost modelling from consultants Tonkin and Taylor, who were unable to replicate the costs presented in the Victorian Governments Regulatory Impact Statement (RIS).

Since then, the group has engaged in multiple conversations with the Department of Energy, Environment and Climate Action (DEECA) to agree on the 'true' cost to deliver the glass service and in turn, the assumptions underpinning the RIS model. Despite ongoing efforts, progress has been limited, with DEECA showing little understanding or willingness to acknowledge the financial impact on Councils.

DEECA remains resistant to the exploration of any other models that may enable the recovery of high-quality glass at a lower cost to rate payers, such as the expanding the Container Deposit Scheme (CDS).

Financial Impact

Although the government's RIS suggested a glass service would be cost-neutral or even deliver savings, independent modelling by the advocacy group indicates the opposite. The service is expected to significantly increase costs for councils and ratepayers, with minimal additional benefit due to persistent glass contamination from other sources at processing facilities and the effectiveness of the CDS in reducing glass in kerbside recycling. While the proposed four-stream system aims to improve the paper and cardboard quality as well as glass quality for bottle-to-bottle recycling, any quality gains do not translate into financial benefits for councils.

Currently, glass is recycled shire-wide via the yellow recycling bin and already achieves bottle-to-bottle recycling outcomes. It costs approximately $4,309,000 per year to provide the commingled recycling service which equates to $86 per household. This amount is captured in the total service charge applied to every household receiving Council waste services, known as the General Garbage Charge.

To provide a shire-wide separate glass service, the roll out costs (bin supply, delivery, education and staffing) would be approximately $3,311,000. An additional $1,404,000 is required annually (adjusted annually by price indexes) to service the separate glass bins monthly, in addition to the yellow commingled recycling bin costs. This will increase the total garbage charge cost by approximately $28 per household per year. The implementation costs, needing to be funded in the first year, would add an additional one-off cost of $66 per household.

The Victorian Government's Kerbside Reform Support Fund assists local governments to implement the required reform. The total amount of funding to be received for Cardinia is still to be confirmed. The maximum amount available is $747,000, of which $310,470 has already been received and was put towards changing rubbish bin lids from green to red. The funding covers less than 10% of the glass service implementation costs, leaving a significant shortfall to be carried by Council and ultimately, ratepayers.

Early-adopter councils report that, despite introducing a dedicated glass bin, glass continues to appear in recycling bins. Once the glass service is implemented, any glass in recycling bins will be classified as contamination. Because glass is a heavy material, this change is expected to significantly increase contamination rates and associated processing fees, estimated at approximately $5,000-10,000 per month.

Environmental impact

Reducing waste to landfill is a key priority for Council and the Victorian Government. However, introducing a glass-only service offers minimal opportunity to achieve this goal. Currently, less than 2% of glass bottles and jars in Cardinia Shire end up in landfill instead of the recycling bin, and it is unclear whether a dedicated glass bin would significantly change this behaviour. Any potential increase in glass recovery would deliver negligible environmental benefits compared to the ongoing servicing costs.

Implementing a separate glass collection would require additional kerbside collection trucks. While there may be a slight reduction in emissions from servicing lighter recycling bins, these savings would be outweighed by emissions from an extra vehicle or two travelling approximately 7,880Kms per month. This additional vehicle would also increase wear and tear on Council's local road network, resulting in higher emissions and added maintenance costs.

The research completed by consultants, Tonkin and Taylor, found that expanding CDS to include more glass is a more cost-effective and environmentally beneficial solution.

The Victorian Government has not released a business case for the glass-only service, making it difficult for Council's to understand the benefits and justify the associated costs.

Service Standards delays

The Service Standards sets detailed expectations for the performance, consistency, and delivery of the kerbside reform, including:

- The acceptable and unacceptable contents for each stream
- The type of service provided (kerbside collection, or drop-off points)
- Exemptions where delivery is not "reasonably practicable," however the criteria for those exemptions remain undefined.
- Possible opt-out exemptions for the universal food and garden service, the criteria for those exemptions also remains undefined.

Despite the legislation coming into effect in 2021, the proposed Service Standard are yet to be endorsed by the Minister for Environment. Two drafts have been proposed, the first version allowed greater flexibility for glass recycling services, including the option for communal drop-off points and an implementation date of 2030 for universal food and garden waste. However, in the latest draft (June 2024), this flexibility for glass has been removed and implementation for food and garden waste has been brought forward to 2027.

It would be irresponsible to financially commit to a service, through the purchase of 60,000+ new bins, new processing contracts and variations of the existing processing and kerbside collection contracts (requiring the contractor to purchase additional collection vehicles), that is still not adequately defined.

As of mid-2025, more than half of Victorian Councils are yet to implement the glass service. It is therefore likely there will be significant lead times in purchasing bins from one of the three suppliers available in Australia. Additionally, the purchase and fit-out of kerbside collection vehicles have a 12 to 24-month lead time.

Council benchmarking

Of the 79 local governments in Victoria, 27 (34%) have delivered or are planning a kerbside glass service, 15 (19%) have delivered a glass drop-off service, and 34 (43%) have joined the advocacy group, please see overview of glass services across Victoria in **Attachment 1**.

Councils already providing a monthly kerbside glass bins are reporting low participation. Presentation rates from 15 to 30%, meaning that for every 100 bins, only 15 to 30 are placed out for collection, and on average those bins only 30% full. By comparison, Cardinia Shire's yellow recycling bin has a presentation rate of 84%.

It's also important to note that the proposed glass service will only accept glass bottles and jars from food and drink packaging. It will not accept other common glass items such as:

- kitchenware (drinking glasses, cookware, containers, reusable coffee cups)
- household items (vases, candle jars, perfume bottles, mirrors, picture frame glass, glass from furniture and appliances)
- plate glass (windows and windscreens).

Hume City Council has reached out to many Councils to advise that it's endorsed position is to reject the glass bin mandate, citing cost, inefficiency, and lack of flexibility, and is calling for a unified sector campaign to advocate for CDS expansion and locally tailored solutions.
Since then, City of Stonnington, Campaspe Shire Council, City of Greater Geelong, Manningham Council, Maroondah City Council, City of Boroondara, East Gippsland Shire, Maribyrnong City Council, and Yarra Rangers Council, have also adopted stronger advocacy positions to either reject the glass service mandate altogether or not commit to implementation until more information is provided by the Victorian Government. More Councils are expected to follow in the coming months.

Compliance Considerations

The glass advocacy group obtained legal advice to assist councils in understand the risks associated with not complying with the Act and subordinate regulations. However, there is uncertainty regarding the legal advice until the Service Standards and Regulation are finalised.

Discussion

Noting the issues, risks and challenges outlined above, and without clear guidelines from the Victorian Government's Service Standards on how the glass service is to be delivered and the FOGO service is to be adjusted, it is extremely difficult to allocate resources, design the service or budget responsibly and accurately to meet the mandated 1 July 2027 deadline. While tendering and contracting a service with unknown elements is possible, significant uncertainties would require substantial flexibility and contingency allowances, leading to increased and undesirable contract costs and a likely waste of resources. As this would be a long-term contract, these elevated costs may remain in place for many years. If the release of the Standards continues to be delayed, Council will be forced into unachievable procurement and delivery timelines and exposed to escalated costs.

Project planning for kerbside reform changes has been occurring for many years. With recognition of Councils commitment to responsible leadership, prudent financial management and long-term financial sustainability, officers are recommending that the next stages of detailed planning and implementation for the glass only service and universal food and garden waste services should only progress once the Service Standards are finalised and endorsed. Detailed planning includes activities such as comprehensive service design, tender preparation, budget finalisation, approaches to market, and awarding contracts. Deferring these activities due to the unavailability of the service standards will likely result in missing the State Governments implementation deadline of 1 July 2027.

Policy Implications

As outlined above.

Climate Emergency Consideration

Environmental impact outlined above.

Consultation/Communication

The Victorian Government did not consult on the need for a glass-only service, nor released the business case supporting its implementation. This lack of information makes it challenging for Council to justify the associated costs and effectively communicate the rationale for the service to the community.

While the Victorian Government states that it engaged with Councils and industry regarding the rollout of the four-stream waste service, consultation occurred only after the Recycling Victoria: A New Economy Policy was announced. At that point, the decision had been made, and feedback was limited to the development of the Standards rather than consideration of whether the four-bin model was the most appropriate approach for communities.

Interactions from our recent community engagement campaign (supporting the development of the new waste strategy), and insights from early adopter Councils as well as the low participation rates, indicates that community acceptance of a glass bin remains low.

Risk Assessment

Legal advice as outlined above.

Financial and Resource Implications

Financial impacts outlined above. Please also see Cardinia specific cost modelling below, provided by Tonkin and Taylor in June 2025.

Service	Cardinia	RIS	Difference
Recycling	**$3,946,000**	$1,485,000	-$2,461,000
Glass	**$1,404,000**	$939,000	-$465,000
Organics	**$2,689,000**	$2,448,000	-$241,000
General waste	**$7,865,000**	$7,991,000	$126,000
Total for collection and processing	$15,904,000	$12,863,000	-$3,041,000
Implementation	**$3,311,000**	$2,333,000	-$978,000

Council has commenced the development of its 2026-27 Waste Services Budget for Councillor approval in June 2026. Noting that the Waste Services are a cost recovery service it is planned to recover the implementation costs for these services over the next 2-year period of residential waste charges. If the implementation process is approved to be delayed from the 2026/27 year, the budgeted amount will be held in reserve until the required year of spend. Spreading the cost increase across multiple years for ratepayers will reduce the financial burden on the community while ensuring the full cost recovery model.

Gender Impact Assessment

In the preparation of this report, Council has considered its obligations under the Gender Equality Act 2020. A Gender Impact Assessment (GIA) has been identified as a possible requirement for the glass only service and will be completed prior to the planning, engagement, and delivery of the service.

Attachments

1. Attachment 1 - Glass Service - Metro and Regional map [**7.3.2.1** - 2 pages]

7.4 Financial Reports

Nil

7.5 Activity Reports

7.5.1 ORGANISATION QUARTERLY PERFORMANCE REPORT – OCTOBER 2025 – DECEMBER 2025

Responsible GM:	Wayne Mack
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:	**2. Vibrant Places** **2.1 Strategic planning** - We ensure the Cardinia Shire Planning Scheme delivers high quality outcomes that preserve the liveability and identity of the municipality and protecting our natural environment, while also accommodating for population growth and economic development, while preserving the liveability and identity of the municipality and protecting our natural environment. **2.2 Annual capital project planning** - We identify and deliver capital projects that provide and renew public infrastructure. **5. Responsible Leaders** **5.3 Long term financial sustainability** - We manage Council's resources prudently and efficiently to ensure long-term financial sustainability.

Recommendation

That Council:

1. Receives and notes the Quarterly Organisational Performance Report for the period ended 31 December 2025, including the quarterly financial report for the purpose of section 97 of the *Local Government Act 2020.*
2. Notes that the Chief Executive Officer, as required under section 97(3) of the *Local Government Act 2020*, is of the opinion that a revised budget is not required.

Executive Summary

The purpose of this report is to combine and present key quarterly reports for the period ended 31 December 2025.

In its first iteration, this report will present the separate reports as attachments, but officers are working towards a consolidated Organisational Performance Report, which will be presented to Council on a quarterly basis.

Discussion

The quarterly organisational report includes attachments for each of the following items, along with a summary of each report:

- Quarterly finance report
- Quarterly capital report
- Quarterly performance and growth report
- Quarterly environment report
- Quarterly Council meeting resolution actions

Quarterly Finance Report

The quarterly financial report presents summary financial statements and a series of other progress reports on matters that will inform Council and the community on the performance of Council for the six months ending 31 December 2025.

The full report is included in **Attachment 1**

Comprehensive result
The year-to-date comprehensive result of a $32.2 million surplus is $24.6 million unfavourable to the adopted budget.

Revenue is currently tracking lower than budget, due to:
- The timing of the Victorian Local Government Grants Commission (VLGGC) payment, with 50% of the 2025/26 allocation received and recognised in June 2025, reducing current year revenue recognition.
- Delays in capital project delivery, which has deferred the recognition of capital grant revenue, particularly across major road projects that are now scheduled for the second half of the year or estimated for carryover to 2026/27

Expenses are lower than budget due to:
- A materials and services underspend, largely driven by changes in timing of expenditure, most notably for operational projects, as well as timing differences for insurance premiums and utility costs.

The current full year forecasted result of a $65.8 million surplus is $42.8 million unfavourable to the adopted budget. This variance is primarily driven by the timing of VLGGC payments, continued re-phasing of capital works into FY26/27, and the associated deferral of capital grant and contribution revenue recognition.

Adjusted underlying result
The year-to-date result of a $0.5 million deficit is $3.3 million unfavourable to the adopted budget.

This variance is largely driven by:
- The flow on impacts of the early VLGGC payment received in FY24/25.
- These unfavourable impacts are partially offset by lower materials and services expenditure arising from project timing delays.

The full year forecast is currently showing a $22.9 million deficit, which is $19.5 million unfavourable to the adopted budget deficit of $3.4 million. This outcome is mainly influenced by the timing of VLGGC funding and a reforecast increase in materials and services expenditure as project delivery accelerates later in the year.

Balance sheet
The balance sheet shows significant year to date movements.

Current assets increased by $82.7 million, primarily due to the annual rates billing cycle, with $131 million in rates issued in August, combined with the timing of grant receipts. Current liabilities increased by $72.2 million, largely reflecting deferred income for rates and unearned capital grants, resulting in a strong but largely committed working capital position.

Noncurrent assets increased by $18.9 million, reflecting continued capital investment, including completed infrastructure works and developer-contributed assets, partially offset by depreciation. Noncurrent liabilities decreased by $2.9 million, driven by lower outstanding supplier payments following the ramp-up of capital delivery prior to June.

Overall, the balance sheet remains strong, though a significant proportion of assets and cash are tied to future capital commitments.

Cashflow statement

Council ended the quarter with a favourable unrestricted cash position of $12.6 million above budget. This is primarily due to strong investing cashflows, including term deposits and lower than budget capital expenditure reflecting the slower capital delivery profile.

However, restricted cash is $4.2 million below budget, largely due to delays in developer contributions and unspent grant funding resulting from changes in the timing of capital project delivery.

The full year forecast indicates an unfavourable variance of $18.0 million in unrestricted cash. This position is expected fluctuate and will continue to be monitored closely as capital delivery and development activity trends become clearer through the remainder of the financial year.

Quarterly Capital report

Year to date capital expenditure of $16.0 million is 51.5% or $17.1 million lower than the year to date adopted budget (including carry forward). This YTD variance is primarily due to the timing of capital project delivery, and following a review of expenditure phasing, several significant projects are now being forecast to be delivered in the second half of the financial year.

The full year forecast is expected to be $9.1 million less than the full year adopted budget (including carry forward). This variance reflects the re-phasing of several major road projects into the 2026-27 financial year, which is also being reflected in the lower than expected grant revenue recognition and DCP contributions.

Further details are included in the full report in **Attachment 2.**

Quarterly Performance and Growth report

Performance and Growth reports are included in **Attachments 3 to 5.**

Council Plan initiatives

The Council Plan 2025-29 was adopted on Monday 20 October 2025. This is the first report for this Council Plan.

Council remains committed to delivering the 37 initiatives planned for 2025–26. At the end of the second quarter, 36 initiatives are progressing on-track and **1 is currently off-track**, reflecting strong early momentum and alignment with our strategic goals.

Local Government Performance Reporting Framework statistics

LGPRF indicators showing improvement	• The percentage of planning applications decided within the required timeframes has significantly improved from 50.5% to 67.4%, continuing a multi-year upward trend. This progress is driven by ongoing enhancements to Council's planning processes and departmental capacity and stabilised application volumes. • Time taken to action animal requests has decreased from 3.98 days to 3.64 days • Animals reclaimed has increased from 45.0% to 54.0% • Council decisions closed to public has decreased from 5.0% to 4.5%

	• Councillor attendance rate at Council meetings has slightly increased from 94.4% to 96.3% • The percentage of planning decisions upheld at VCAT has reached 100%, continuing a strong upward trend. However, this result remains highly variable due to the small number of cases that proceed to VCAT and the unique circumstances of each case • Waste diverted from landfill increased from 45.8% to 47.1%
LGPRF indicators that were stable and remain high	• Time taken to action food complaints • Sealed roads maintained to standards • MCH Infant enrolment
LGPRF indicators that showed a decline	• MCH 4 weeks KAS participation decreased slightly from 96.7% to 94.3% • Missed Bins (per 10,000 collections) declined slightly from 3.09 to 3.23

Growth and Residential development trends

The household growth rate in the Shire has declined to four households per calendar day for the current financial year. This quarter the number of residential subdivision lot applications lodged was 22% lower compared to the same period last year. The issuance of statements of compliance for residential lots has witnessed a decrease of 15% in comparison to same period last year. The number of building permits issued was 3% lower than the same time last year. Similarly, residential building completions was 6% lower than the same time last year, with 306 residential building completions processed this quarter. On the contrary, the number of non-residential building completions processed is 2% higher than the same time last year.

Government Advocacy

Council works with all levels of Government to lobby for action on important local issues and works hard to influence government priorities that will benefit our local communities. Council also works with other groups of Councils, such as the Municipal Association of Victoria (MAV), Greater South East Melbourne (GSEM), the Outer Melbourne Councils (OMC) and the National Growth Areas Alliance (NGAA) to facilitate investment into the broader region.

In the past quarter Council has finalised and endorsed the first formal Advocacy Agenda which will inform our approach to the 2026 Victorian State Election. This required a full audit of all advocacy priorities to ensure our efforts are focused on projects that are high priorities for the community, and which have the background and evidence available to engage in successful advocacy. The Advocacy Agenda outlines Council's priorities for the next four years and will be updated annually to reflect new political opportunities and elections.

The 2026 State Election will be the next major opportunity to advocate for meaningful investment in Cardinia Shire and Council is already engaging in planning to guarantee a successful campaign that builds on learnings from the 2025 Federal Election advocacy campaign. The Advocacy Framework, also endorsed for the first time in 2025, provides a strong foundation for evidence-based advocacy that aligns with current political priorities.

Council has continued to make submissions to a number of key funding streams and to work closely with our local Members of Parliament to help secure grant support and budget funding. This has been complemented by internal work to improve governance of grant applications and the promotion of the GrantGuru portal that provides local businesses and community groups with a single source of information about suitable grants from all levels of government, including Council.

Council has continued to work with our advocacy partners to raise further awareness about our key priorities. We have worked particularly closely with the National Growth Areas Alliance and Outer Melbourne Councils this quarter to draw attention to the infrastructure deficit that Council faces and the need for greater focus from all levels of government on growth areas. Our efforts in this space were recognised at the National Growth Areas Alliance annual awards, where Council was shortlisted for an award based on our work during the federal election campaign.

Cardinia Shire Gender Equality Action Plan (GEAP) 2021 – 2025

The progress against the actions outlined in the key focus areas of the Cardinia Shire Gender Equality Action Plan (GEAP) 2021 – 2025 is detailed in '**Attachment 6**– Gender Equality Action Plan Report – 2024-25 Q4'.

Cardinia continues to strengthen its commitment to a respectful and inclusive workplace. As of 31 December 2025, 60% of staff have completed the Respectful Workplace Behaviours training. The 2025 Our Voice engagement survey, with a 69% participation rate, reported no instances of sexual harassment through sensitive comments or written feedback. Several Gender Impact Assessments (GIAs) have been completed, including the Domestic Animal Management Plan, Deep Creek Pakenham Golf Course, Onsite Wastewater Management Plan, Puffing Billy Masterplan, and the Council Plan. Work is ongoing to improve data systems for gender equality reporting, and regular engagement with Contact Officers and GIA champions continues to support cultural change.

Quarterly Environmental actions report

The environment council plan initiatives quarterly report in **Attachment 7**, provides an update on projects, services and actions that are undertaken by Council to deliver on the Council Plan objective Adaptive Environments and groups the initiatives under the Sustainable Environment Policy 2018–28 themes of: biodiversity, climate change and waste and resource recovery.

In addition to the above, this report also provides updates on the Council Plan strategy 2.8: we work to protect sites of heritage significance within the shire for future generations.

Council meeting resolution actions

The Chief Executive Officer is required under section 46(2)(a) and (2)(e) of the *Local Government Act 2020* for ensuring that Council decisions are implemented without undue delay and when requested, to report to Council in respect of the implementation of these decisions.

The Actions in this report, refer to **Attachment 8**, encompass decisions made from 1 October 2025 to 31 December 2025 and any carried over from a previous quarter and includes the actions taken to implement the decisions, the report does not include matters listed for noting.

The 'Quarterly Resolutions Report' was last tabled at the 20 October 2025 Council Meeting and reported on the resolutions register period from July to September 2025.

- For the period July 2024 to 30 September 2025, 20 decisions were carried over from Council Meetings. Of these decisions, 13 have been completed and 7 decisions remain 'In-Progress'.
- For the period 1 October to 31 December 2025 there were 37 decisions made in Town Planning Committee and Council Meetings. Of these decisions, 28 have been completed and 29 decisions remain 'In-Progress'.

It is important to note that Council disbanded Town Planning Committee at its Statutory Council Meeting 24 November 2025, which took effect from 31 December 2025.

Policy Implications

Nil

Climate Emergency Consideration

Nil

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 but the retrospective review of the implementation of them.

Attachments

1. Attachment 1 - Quarterly Financial Report 2025-26 Q2 [**7.5.1.1** - 14 pages]
2. Attachment 2 - Quarterly Capital Works Report 2025-26 Q2 [**7.5.1.2** - 6 pages]
3. Attachment 3 - Council Plan Initiatives - Progress Report 2025-26 Q 2 [**7.5.1.3** - 20 pages]
4. Attachment 4 - Performance & Growth - Growth Report 2025-26 Q2 [**7.5.1.4** - 6 pages]
5. Attachment 5 - Performance & Growth - Performance Report 2025-26 Q2 [**7.5.1.5** - 19 pages]
6. Attachment 6 - Performance & Growth - Gender Equality Action Plan Report- Q2 2025-26 [**7.5.1.6** - 2 pages]
7. Attachment 7 - Environment Council Plans Initiatives Quarterly Report Q2 December 2025 [**7.5.1.7** - 7 pages]
8. Attachment 8 - Resolution Action Report - July 2024 - 31 December 2025 [**7.5.1.8** - 16 pages]

Financial Performance Report
1 July 2025 - 31 December 2025

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Executive Summary

As at 31 December 2025

	YTD Actual	*Highlights*	*Full Year Forecast*	*Highlights*
Comprehensive Result Vs Budget	-$28.20M	The unfavourable position is primarily due to the delay in capital project delivery, resulting in the delay of capital revenue recognition. The result was also affected by the timing of the Victorian Local Government Grants Commission (VLGGC) payment, as well as spending on materials and services being lower than expected during the month.	-$42.78M	Key drivers for the YTD variance is the early receipt of the VLGGC grant FY24/25 and some major road projects rescheduled into FY26/27. An additional factor is the inclusion of operating costs which were not originally budgeted as operating but as capital expenses. These costs relate to non-capital projects such as Upper Beaconsfield and Cora Lynn. These expenses planned in the capital program are now being recognised as operational expenditure in materials and services in line with project delivery.
Capital Delivery %	48%	The YTD unfavourable variance compared to budget is largely driven by the timing of capital project delivery, with several major road projects now scheduled for delivery in the second half of the year.	88%	The full year unfavourable variance is due to additional major road projects being re-phased into next financial year, shifting capital expenditure and associated capital grant revenue into FY26/27.
Liquidity	2.11	Indicates the ratio of cash or equivalent assets the Council holds over liabilities less than twelve months. Ratio above the benchmark of 1.0 indicates the Council is in a strong position to meet its short-term financial obligations. However, it's important to note that 89% of Council's cash and term deposits are already committed to future capital works, such as infrastructure funded by capital grants and developer contributions. This means while the ratio looks strong, much of the cash is earmarked for specific long-term projects.	3.26	The ratio is expected to improve by June, mainly driven by the significant reduction in current liabilities following the recognition of unearned revenue in rates and charges billed to ratepayers in August 2025 for the full year. This will reduce the current liability by $64.5M by June 2026.
Unrestricted Cash Vs Budget	$12.60M	YTD Unrestricted Cash is $12.6M which exceeded budget expectations. This positive result is mainly due to higher than budgeted cash and financial assets. This is being driven by the timing of the cash payments due to the under delivery of the capital program (48%), and higher than budgeted investments in term deposits.	-$17.96M	The full year Unrestricted Cash forecast is $17.9 million below budget. This is mainly driven by higher Materials and Services expenditure and additional cash placed into term deposits due to the delivery of the capital program (88%). Grant funded capital projects not expected to be completed will retain funding in Restricted Cash, resulting in an unfavourable restricted cash balance and reduced unrestricted cash.

Cardinia Shire Council

VAGO Sustainability Indicators

As at 31 December 2025

	YTD Actual	Full Year Budget	Full Year Forecast	Scale		
Net result (%) *Measures the size of the operating result*	27.5%	38.0%	26.1%	<-10%	-10%-0%	>0%
Adjusted underlying result (%) *Removes non-recurrent items to measure pure operating result*	-0.6%	-2.0%	-10.0%	<0	0%-5%	
Liquidity (Working Capital ratio) *Measures ability to pay existing liabilities in the next 12mths*	2.11	5.01	3.26	<0.75	0.75-1.0	>1
Internal financing (%) *Measures ability to finance capex cash outflow through operating cashflow*	289.8%	145.1%	135.8%	<75%	75%-100%	>100%
Indebtedness (%) *Measures ability to cover non-current liabilities through own revenue*	28.7%	24.6%	24.6%	>60%	40%-60%	<40%
Capital replacement (ratio) *Measures if rate of infrastructure investment exceeds dep'n, excl carryovers*	0.87	2.49	1.63	<1	1-1.5	>1.5
Renewal gap (ratio) *Measures if Council is maintaining its existing assets, excl carryovers*	0.70	1.71	1.44	<0.5	0.5-1.0	>1.0

Adjusted underlying result: shows the Council's ability to generate an operating surplus from regular activities, excluding one-off capital grants and contributions. This negative result indicates that Council needs to focus on controlling / reducing operating costs. This negative result factors in the budgeted VLGGC payment which was received in FY24-25. The full year forecast does not assume a potential early payment in June 2026.

Capital replacement: This ratio compares spending on new infrastructure, property, plant and equipment to depreciation. A result of 0.87 shows assets are depreciating faster than they are being renewed, creating potential long term renewal risks. While this trend is not expected to continue, Council must prioritise ongoing investment in infrastructure to maintain asset sustainability and service quality.

Renewal gap: This compares the rate of spending on asset renewal to depreciation. A ratio of 0.70 indicates Council's assets are depreciating at a faster rate than Council can replace. Council must continue to prioritise investment of renewal of existing assets to ensure the long-term sustainability and service quality of its asset portfolio.Several large renewal programs including roads, footpaths and court resurfacing are currently forecast for delivery in December 2025 through to March 2026, which will see the renewal gap ratio increase in line with forecast.

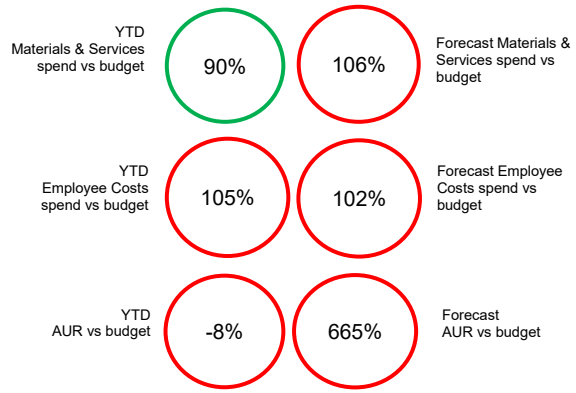
Definitions and risk assessment criteria are available from the VAGO website

Operating Performance

As at 31 December 2025

Income Statement	Ref	YTD Actual $'000	YTD Budget	Variance to Budget $'000	Full Year Forecast $'000	Full Year Budget	Variance to Budget $'000
Income							
Rates and Charges	1	67,062	66,436	626	132,585	132,826	(241)
Statutory and User Fees	2	5,718	4,995	723	11,654	10,663	991
Grants and Contributions	3	39,789	71,587	(31,798)	97,012	133,728	(36,716)
Other Income	4	4,625	3,776	849	10,726	8,356	2,370
Total Income		**117,193**	**146,793**	**(29,600)**	**251,978**	**285,573**	**(33,595)**
Expenses							
Employee costs	5	30,367	28,924	(1,443)	62,707	61,296	(1,411)
Materials and Services	6	34,962	39,059	4,097	83,476	78,518	(4,958)
Depreciation	7	17,614	16,284	(1,330)	35,475	32,568	(2,907)
Other Expenses	8	2,018	2,096	78	4,524	4,618	94
Total Expenses		**84,960**	**86,363**	**1,402**	**186,183**	**177,000**	**(9,183)**
Comprehensive Result		**32,233**	**60,430**	**(28,197)**	**65,795**	**108,573**	**(42,778)**
Adjusted Underlying Result (AUR)		**(526)**	**6,360**	**(6,886)**	**(22,940)**	**(3,448)**	**(19,492)**

Note: Variances to budget is favourable where shown as a positive value (surplus) and unfavourable where shown as a negative value (deficit).
The underlying result from regular activities, excluding one-off capital grants and contributions.



Year to date Adjusted Underlying Result ($3.2M) unfavourable to budget largely due to:

Favourable variance:

- **Ref 6 – Materials and Services:**
  YTD variance is driven by the timing of **insurance premiums**, **utility costs and project delivery**. These costs are expected to realign with budget later in the financial year.

Partly offset by unfavourable variance:

- **Ref 3 – Grants (VLGGC):**
  Part of the unfavourable variance relates to the early receipt of **50% of FY25/26 VLGGC funding in FY24/25**, resulting in reduced recognition in the current year.

The Adjusted Underlying Result is ($19.4) unfavourable to budget.

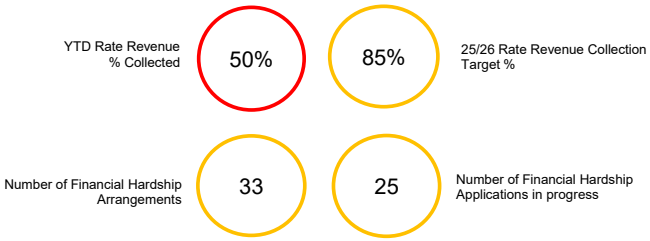
- **Ref 3 – Grants (VLGGC):**
  As outlined in prior commentary, the key drivers of the variance relate to the **timing of VLGGC funding receipts.**
- **Ref 6 – Materials and Services:**
  The remaining variance reflects a **reforecast increase in Materials and Services expenditure**, driven by the alignment of costs with revised project delivery schedules, as well as updated estimates for **insurance premiums and utility obligations.**

Financial Position

As at 31 December 2025

Cash Position	YTD Actual $'000	YTD Budget	Variance to Budget $'000	Full Year Forecast $'000	Full Year Budget	Variance to Budget $'000
Opening Cash Balance	25,075	23,089	1,986	25,075	23,089	1,986
Cash Received/(Paid) through Activities	13,076	25,260	(12,184)	(4,792)	50,520	(55,312)
Closing Cash Balance	38,151	48,349	(10,198)	20,283	73,609	(53,326)
Other Financial Assets (Cash Equivalents)	159,500	140,929	18,571	184,500	140,929	43,571
Total Cash and Cash Equivalents	**197,651**	**189,278**	**8,373**	**204,783**	**214,538**	**(9,755)**
Total Restricted Cash	**172,808**	**177,031**	**(4,223)**	**191,749**	**183,540**	**8,208**
Total Unrestricted Cash Balance	**24,843**	**12,247**	**12,596**	**13,034**	**30,998**	**(17,963)**

Note: Variances to budget is favourable where shown as a positive value (surplus) and unfavourable where shown as a negative value (deficit).



YTD Unrestricted Cash Position $12.6M favourable

- Year-to-date, the Cash and Cash Equivalents balance is **$8.3M above budget**, primarily reflecting higher cash held on hand. This outcome is driven by strong performance in investing activities and lower than budget expenditure on Property, Plant and Equipment acquisitions. These favourable movements are partially offset by lower cash inflows from operating activities, mainly due to reduced contribution income and grant receipts.
- Restricted Cash is **$4.2M below budget**, largely due to lower than anticipated DCP reserve balances arising from delays in developer progression. This has been partially offset by higher balances in trust funds and deposits, reflecting delays in the completion of development activities by developers.
- Unrestricted Cash remains favourable to budget, supported by higher cash on hand, the timing of capital delivery payments, and higher than budget investments in term deposits.

Forecast Full Year Unrestricted Cash Position ($17.9M) unfavourable.

- The primary driver of this unfavourable variance is the lower than budget forecast balance of DCP related levy reserves.
- Furthermore, the total forecast balance for Cash and Cash Equivalents is below budget. This is mainly attributable to an optimistic budget assumption for payments related to Property, Plant and Equipment, as well as higher budgeted investments in term deposits.

Balance Sheet	Ref	YTD Actual $'000	Opening Balances	YTD Movement $'000	Full Year Forecast $'000	Full Year Budget	Variance to Budget $'000
Current Assets	1	285,149	202,497	82,652	222,078	240,502	(18,424)
Non-Current Assets	2	3,361,198	3,342,264	18,934	3,503,738	3,268,382	235,356
Current Liabilities	3	135,080	62,873	(72,207)	68,166	48,017	(20,149)
Non-Current Liabilities	4	22,245	25,100	2,855	38,152	37,191	(961)
Equity		3,489,022	3,456,788	(32,234)	3,619,498	3,423,676	195,822

Note: Variances to budget is favourable where shown as a positive value and unfavourable where shown as a negative value.

Balance Sheet

Year to date variances are largely due to:

Ref 1 - Current Assets – Year-to-date increase $82.6M:

The increase in current assets is mainly due to the timing of our annual rates billing and payments:

- **Rates Billed**: In Aug, we issued **$131 million** in rates and charges to property owners for the 2025/26 financial year.
- **Opening Balance**: We started the year with **$19 million** in unpaid rates from previous years.
- **Payments Received**: **$66 million** has been paid by ratepayers till 31 Dec 2025.

Ref 2 - Non-Current Assets – Year-to-date increase of $18.9M:

This reflects investment in long-term infrastructure up to Dec 2025. $16.05M spent on capital projects (e.g. roads, buildings), $22.8M worth of assets contributed by developers, this increase of $38.8M increase to the assets partially offset by depreciation to Dec 2025 $17.6M.

Ref 3 - Current Liabilities – Year-to-date increase of $72.2M:

$64.5M of the total rates and charges billed in Aug 2025 will be gradually recognised as income over the next 6 months. Additionally, grants received for the capital projects has been increased by $17.8M year to date at Dec 2025, a liability until the associated project milestones are delivered.

Ref 4 - Non-Current Liabilities – Year-to-date decrease of $2.8M:

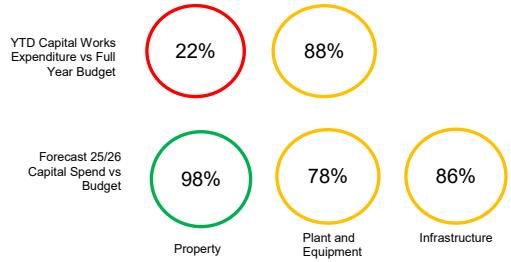
Due to lower outstanding supplier payments at December 2025 compared to 30 June 2025, due to ramping up the capital delivery before the end of June.

Capital Expenditure and Grant Revenue

As at 31 December 2025

Capital Expenditure	YTD Actual $'000	YTD Budget $'000	Variance to Budget $'000	Full Year Forecast $'000	Full Year Budget $'000	Variance to Budget $'000
Capital Works Expenditure	16,056	33,209	(17,153)	65,053	74,167	(9,114)
Funded By:						
Grant Revenue	6,338	17,070	(10,733)	12,631	34,141	(21,510)
Contributions	-	-	-	660	3,732	(3,072)
Borrowings	-	-	-	-	17,000	(17,000)
Council Cash	9,718	16,139	(6,420)	51,762	19,294	32,468
Total	**16,056**	**33,209**	**(17,153)**	**65,053**	**74,167**	**(9,114)**

Note: Variance to budget is favourable where shown as a positive value (surplus) and unfavourable where shown as a negative value (deficit).



Estimated for carryover to 2026/27	**12,149,910**

YTD Variance:
• The YTD variance is primarily attributable to the timing of capital project delivery. Expenditure phased across the financial year has now been reviewed, updated, and re-phased in line with revised project delivery schedules. As a result, several significant road projects are now forecast to be delivered in the second half of the financial year, contributing to the current variance.

Full Year Variance:
• The full year variance reflects the re-phasing of several major road projects into the next financial year (FY26/27). Correspondingly, the grant and contribution funding associated with these projects has also been deferred, resulting in lower than budget revenue for the current year within Grants and Contributions.

Grant Funding	YTD Actual $'000	YTD Budget $'000	Variance to Budget $'000	Full Year Forecast $'000	Full Year Budget $'000	Variance to Budget $'000
Capital Grant Revenue	6,338	17,070	(10,733)	12,631	34,141	(21,510)
Operating Grant Revenue	6,872	17,427	(10,555)	7,970	21,513	(13,543)
Unearned Grant Revenue	94,017		94,017	27,102	12,616	14,486

Note: Variances to budget is favourable where shown as a positive value and unfavourable where shown as a negative value.

Unearned Grant revenue *(funding received in advance of project delivery)*
• Capital grant revenue recognition continues to align with capital project delivery milestones. Grant revenue is expected to increase as project delivery accelerates later in the financial year, which will correspondingly reduce the unearned revenue balance, however this will remain lower than budgeted due to the re-phasing.

• Under the *Sealing the Hills* program, two projects practical completion in December 2025, resulting in the recognition of previously unearned grant revenue. Of the total capital grant revenue recognised to date, **$3.0 million** relates to *Sealing the Hills* funding.

• In addition, *Roads to Recovery* grant funding of **$2.4 million** was received in December 2025, of which **$1.0 million** has been recognised to date, consistent with project delivery progress.
The remaining balance of unearned capital grant revenue comprises the following:
GAIC-funded projects: $17.0 million
Sealing the Hills projects: $2.0 million
Upper Beaconsfield Reserve Pavilion: $2.0 million
Roads to Recovery: $1.0 million

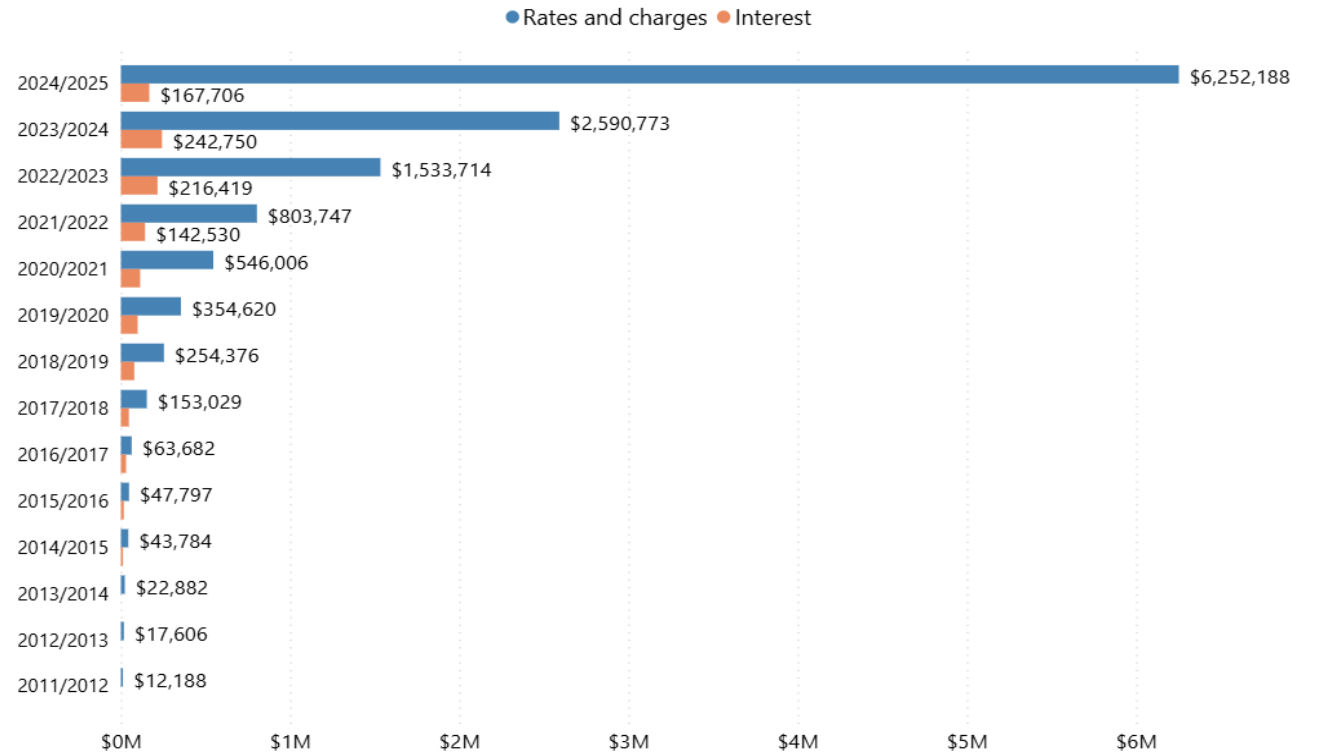
Operational Projects moved from Capital Plan:	YTD Actual $'000	Full Year Forecast $'000	Full Year Budget $'000	Variance to Budget $'000
Community Grants Program	8,613	221,057	300,000	(78,943)
Tree planting program	539	-	50,000	(50,000)
Landscape renewal program	11,843	137,000	137,000	-
Significant Reserve Program	-	-	72,000	(72,000)
Traffic management devices program	51,059	270,000	270,000	-
Guard Rail & Safety Fence Renewal Prog	-	-	80,000	(80,000)
Equestrian Trails Maintenance Program & BMX Gravel	13,125	13	26,000	(25,987)
WSUD Assets	4,000	94,000	160,000	(66,000)
Basketball Net replacement	25,110	31,110	12,000	19,110
Remediation works - Bayles - to finish FY28/29	-	270,000	270,000	-
Total	**114,289**	**1,023,180**	**1,377,000**	**(353,820)**

Rates and charges outstanding for prior years

As at 31 Dec 2025

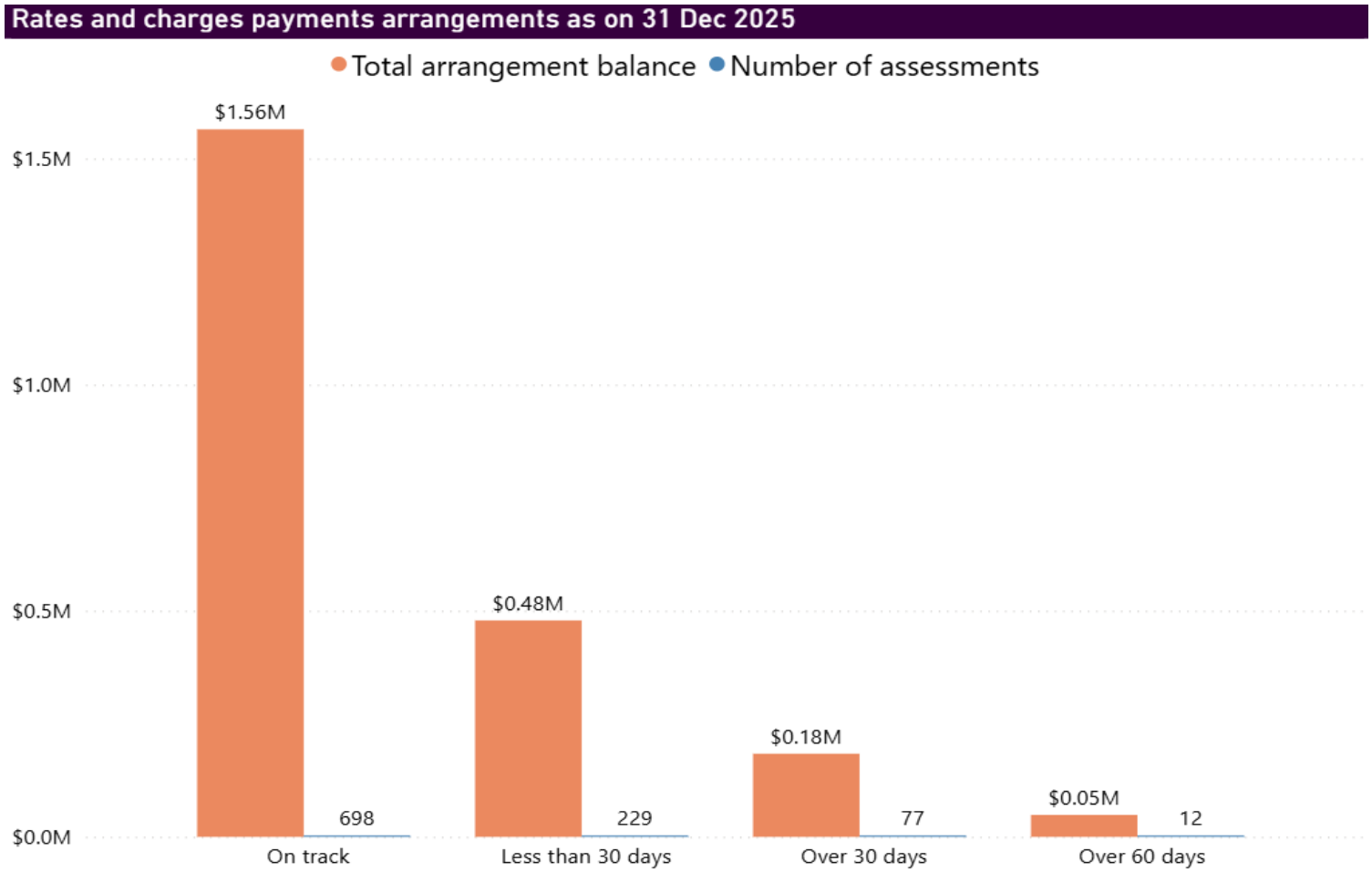
Outstanding Rates and Charges Over the Years

Total outstanding rates and charges (excluding 2025/26): $12.73M | Outstanding interest charges: $1.21M. The graph below shows only years in which the outstanding balance exceeds $10,000. Rates and charges for 2025/26 are excluded as two instalments remain. As of 31st December, 2025/26 rates and charges total $77.84M.



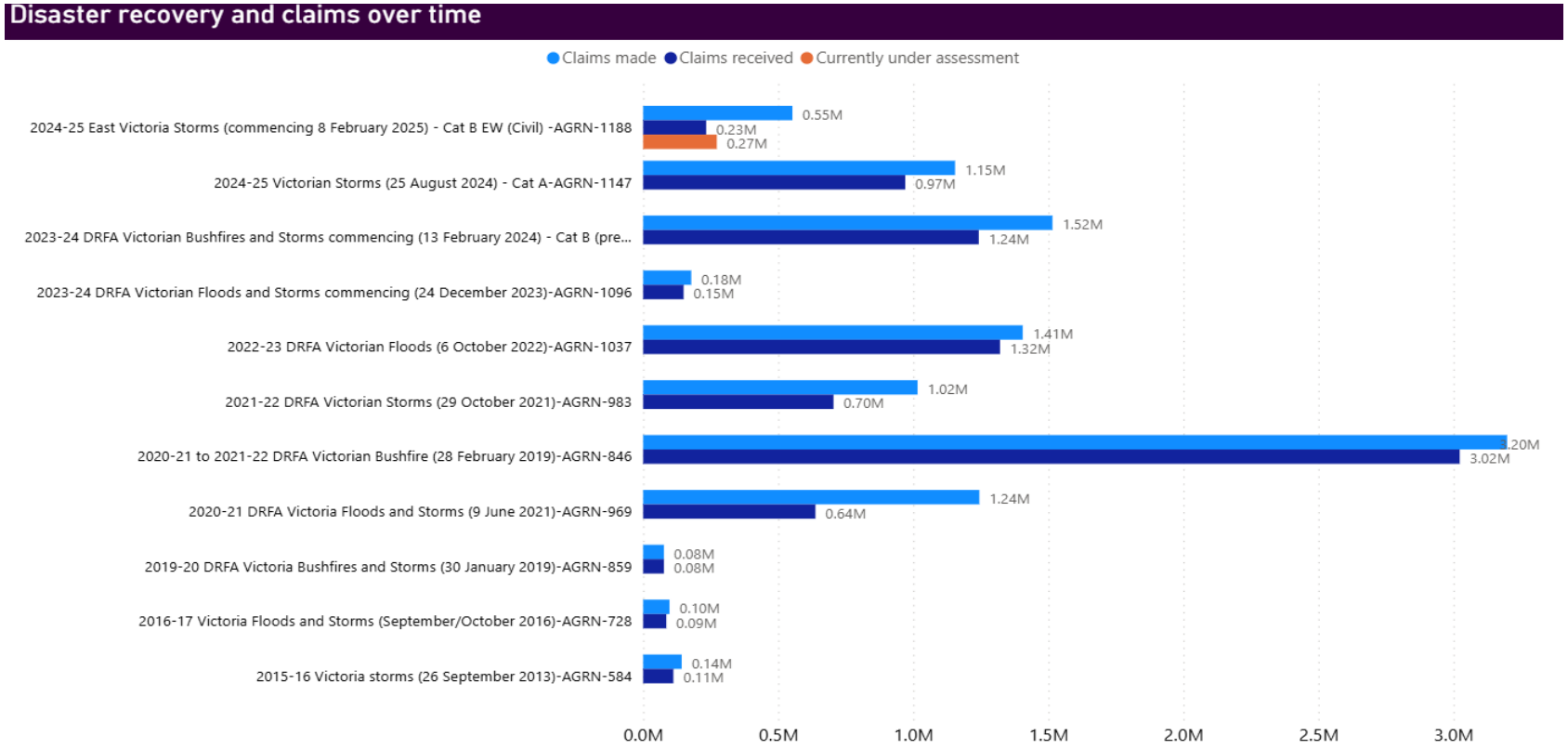
Rates and charges balances in payment arrangements

As at 31 Dec 2025



Disaster recovery and claims over time

As at 31 Dec 2025



Cardinia Shire Council
Income Statement
As at 31 December 2025

	YTD Actual $'000	YTD Budget $'000	Variance $'000	%	Full Year Forecast $'000	Full Year Budget $'000	Variance $'000	%
Income								
Rates and charges	67,062	66,436	626	1%	132,585	132,826	(241)	(0%)
Statutory fees and fines	3,971	3,475	496	14%	8,308	7,587	721	10%
User fees	1,747	1,519	228	15%	3,346	3,076	270	9%
Grants - operating	6,872	17,427	(10,555)	(61%)	7,970	21,513	(13,543)	(63%)
Grants - capital	6,338	17,070	(10,733)	(63%)	12,631	34,141	(21,510)	(63%)
Contributions - monetary	3,747	20,422	(16,674)	(82%)	32,242	41,745	(9,503)	(23%)
Contributions - non-monetary	22,831	16,668	6,163	37%	44,168	36,329	7,839	22%
Net gain/(loss) on disposal of PIPE	(641)	250	(891)	(356%)	(441)	500	(941)	(188%)
Other income	5,266	3,526	1,740	49%	11,167	7,856	3,311	42%
Total income	**117,193**	**146,793**	**(29,600)**	**(20%)**	**251,978**	**285,573**	**(33,595)**	**(12%)**
Expenses								
Employee costs	30,367	28,924	(1,443)	(5%)	62,707	61,296	(1,411)	(2%)
Materials and services	34,962	39,059	4,097	10%	83,476	78,518	(4,958)	(6%)
Depreciation	17,614	16,284	(1,330)	(8%)	35,475	32,568	(2,907)	(9%)
Amortisation - intangible assets	79	78	(1)	(2%)	172	155	(17)	(11%)
Amortisation - right of use assets	209	281	72	26%	418	562	144	26%
Bad and doubtful debts	143	108	(35)	(32%)	258	223	(35)	(16%)
Borrowing costs	347	535	188	35%	893	1,070	177	17%
Finance costs - leases	32	48	16	34%	70	107	37	34%
Other expenses	1,208	1,046	(162)	(16%)	2,714	2,501	(213)	(9%)
Total expenses	**84,960**	**86,363**	**1,402**	**2%**	**186,183**	**177,000**	**(9,183)**	**(5%)**
Comprehensive surplus/(deficit)	**32,233**	**60,430**	**(28,197)**	**(47%)**	**65,795**	**108,573**	**(42,778)**	**(39%)**
Adjusted Underlying Result								
Remove capital grants and contributions	(32,759)	(54,071)	(21,312)	(39%)	(88,735)	(112,021)	(23,286)	(21%)
Adjusted underlying surplus/(deficit)	**(526)**	**6,360**	**(6,886)**	**(108%)**	**(22,940)**	**(3,448)**	**(19,492)**	**(565%)**

Adjusted Underlying Result removes the impact of one-off capital income streams, presenting Councils pure operating result.
Note: Variance to budget is favourable where shown as a positive value (surplus) and unfavourable where shown as a negative value (deficit).

Cardinia Shire Council

Balance Sheet

As at 31 December 2025

	Actual 30 June 25 $'000	YTD Actual $'000	YTD Movement $'000	Full Year Forecast $'000	Full Year Budget $'000	Full Year Variance $'000
Current assets						
Cash and cash equivalents	25,075	38,151	13,076	20,283	73,609	(53,326)
Non-current assets held for sale	-	-	-	-	-	-
Other assets	3,663	3,571	(92)	3,373	4,928	(1,555)
Other financial assets	144,624	159,500	14,876	184,500	140,929	43,571
Trade and other receivables	29,135	83,927	54,792	13,922	21,036	(7,114)
Total Current assets	202,497	285,149	82,652	222,078	240,502	(18,424)
Non-current assets						
Intangible assets	1,160	1,127	(33)	1,499	1,325	174
Property, infrastructure, plant & equipment	3,335,912	3,355,563	19,651	3,497,940	3,264,121	233,819
Right of use assets	2,081	1,872	(209)	1,663	1,686	(23)
Trade and other receivables	3,111	2,636	(475)	2,636	1,250	1,386
Total Non-current assets	3,342,264	3,361,198	18,934	3,503,738	3,268,382	235,356
Current liabilities						
Interest-bearing liabilities	1,418	1,451	(33)	1,451	4,818	3,367
Lease liabilities	424	220	204	220	582	362
Provisions	11,533	11,990	(457)	11,990	9,295	(2,695)
Trade and other payables	8,386	5,824	2,562	8,412	7,325	(1,087)
Trust funds and deposits	15,322	21,578	(6,256)	18,991	13,381	(5,610)
Unearned income	25,790	94,017	(68,227)	27,102	12,616	(14,486)
Total Current liabilities	62,873	135,080	72,207	68,166	48,017	20,149
Non-current liabilities						
Interest-bearing liabilities	16,092	15,358	734	31,265	31,017	(248)
Lease liabilities	1,805	1,805	-	1,805	1,255	(550)
Provisions	1,471	1,624	(153)	1,624	4,919	3,295
Trade and other payables	5,732	3,458	2,274	3,458	-	(3,458)
Total Non-current liabilities	25,100	22,245	(2,855)	38,152	37,191	961
Net Assets	3,456,788	3,489,022	32,234	3,619,498	3,423,676	195,822
Equity						
Accumulated surplus	1,496,789	1,521,357	24,568	1,531,004	1,559,659	(28,655)
Reserves	1,959,999	1,967,665	7,666	2,088,494	1,864,017	224,477
Total Equity	3,456,788	3,489,022	32,234	3,619,498	3,423,676	195,822

Note: Variance to budget is favourable where shown as a positive value (surplus) and unfavourable where shown as a negative value (deficit).

Cardinia Shire Council

Statement of Cash Flows

As at 31 December 2025

	Actual 30 Jun 2025 $'000	YTD Actual $'000	YTD Budget $'000	YTD Variance $'000	Full Year Forecast $'000	Full Year Budget $'000	Full Year Variance $'000
Cash flows (to)/from operating activities							
Rates and Charges	123,841	66,029	66,762	(733)	126,536	133,524	(6,988)
Statutory Fees and Fines	7,908	3,996	4,195	(199)	8,334	8,390	(56)
User Fees	3,713	1,781	1,701	81	3,411	3,401	10
Grants - operating	29,585	7,134	10,813	(3,679)	14,387	21,626	(7,239)
Grants - capital	24,025	11,957	17,160	(5,203)	9,734	34,320	(24,586)
Contributions - monetary	19,748	3,751	20,873	(17,122)	32,277	41,745	(9,468)
Interest received	7,309	1,878	2,647	(769)	6,915	5,294	1,621
Trust funds and deposits taken / (repaid)	2,298	6,257	-	6,257	3,669	-	3,669
Other Receipts	5,632	13,073	3,625	9,449	24,508	7,249	17,259
GST received (net)	12,511	5,184	4,388	797	13,197	8,775	4,422
Employee costs	(58,863)	(29,796)	(30,950)	1,154	(62,178)	(61,899)	(279)
Materials and Services	(98,073)	(46,114)	(41,013)	(5,102)	(100,037)	(82,025)	(18,012)
Short-term, low value and variable lease payments	(387)	(192)	-	(192)	(441)	-	(441)
Other Payments	(1,913)	(583)	(1,307)	724	(1,898)	(2,613)	715
Net cash provided/(used) by operating activities	77,334	44,355	58,894	(14,539)	78,414	117,787	(39,373)
Cash flows (to)/from investing activities							
Payments for property, plant and equipment	(60,222)	(15,307)	(40,593)	25,286	(57,757)	(81,185)	23,428
Proceeds from sales of assets	616	188	275	(87)	388	550	(162)
Net Payments from investments	(27,624)	(14,876)	-	(14,876)	(39,876)	-	(39,876)
Net cash provided/(used) in investing activities	(87,230)	(29,995)	(40,318)	10,323	(97,245)	(80,635)	(16,610)
Cash flows (to)/from financing activities							
Finance costs	(274)	(347)	(535)	188	(893)	(1,070)	177
Proceeds from borrowings	17,510	-	8,500	(8,500)	17,000	17,000	-
Repayment of borrowings	(11,690)	(701)	(951)	250	(1,794)	(1,901)	107
Interest paid - lease liability	(72)	(32)	(54)	22	(70)	(107)	37
Repayment of lease liabilities	(429)	(204)	(277)	73	(204)	(554)	350
Net cash provided/(used) by financing activities	5,045	(1,284)	6,684	(7,968)	14,039	13,368	671
Increase/(reduction) in cash held	(4,851)	13,076	25,260	(12,184)	(4,792)	50,520	(55,312)
Cash at beginning	29,926	25,075	23,089	1,986	25,075	23,089	1,986
Cash at end	25,075	38,151	48,349	(10,198)	20,283	73,609	(53,326)
Other financial assets	144,624	159,500	140,929	18,571	184,500	140,929	43,571
Cash and other financial assets at year end	169,699	197,651	189,278	8,373	204,783	214,538	(9,755)
Restricted Cash							
Unearned Income/Unspent Grants	23,445	29,301	26,011	3,290	26,916	11,469	15,447
Trust funds and deposits	15,322	21,578	6,437	15,141	18,991	13,381	5,610
Asset Committees Bank	940	1,204	1,256	(52)	1,204	1,189	15
Unexpended Contributions (incl DCP,POS,CIL)	106,216	113,758	136,076	(22,318)	137,876	150,377	(12,501)
Other Reserve Balances	6,847	6,967	7,250	(283)	6,762	7,125	(363)
Restricted Cash - Total	152,770	172,808	177,031	(4,223)	191,749	183,540	8,208
Unrestricted Cash	16,929	24,843	12,247	12,596	13,034	30,998	(17,963)

Restricted Cash includes any cash held by Council which is required to be spent on specific future obligations, or is held on behalf of another group or organisation. Removing these values shows Councils pure cash position.

Note: Variance to budget is favourable where shown as a positive value (surplus) and unfavourable where shown as a negative value (deficit).

OFFICIAL – This document is a record of a Council action or decision

Cardinia Shire Council
Statement of Capital Works
As at 31 December 2025

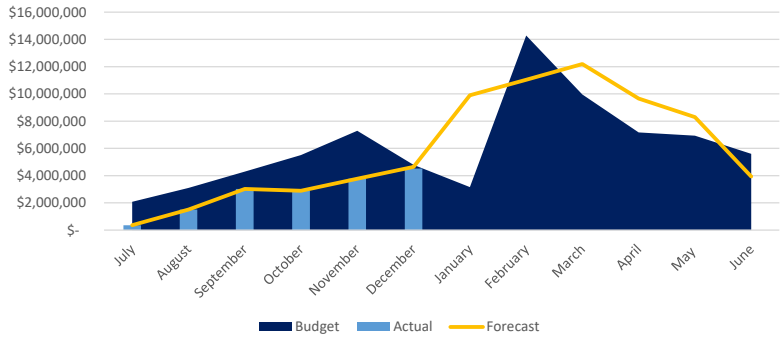
	YTD Actual $'000	YTD Budget $'000	YTD Variance $'000	Full Year Forecast $'000	Full Year Budget $'000	Full Year Variance $'000
Property						
Land	1,036	2,747	1,711	4,104	3,990	(114)
Buildings	2,487	5,112	2,625	7,754	10,222	2,468
Total Property	3,523	7,859	4,336	11,858	14,212	2,354
Plant and equipment						
Plant & machinery	701	1,958	1,257	3,569	3,036	(533)
Fixture, fittings & furniture	975	1,031	56	1,663	1,641	(22)
Computers & telecoms	6	298	292	471	2,665	2,194
Total Plant and equipment	1,682	3,287	1,605	5,703	7,342	1,639
Infrastructure						
Roads	6,616	13,461	6,845	29,790	37,243	7,453
Bridges	66	382	316	668	1,057	389
Footpaths	1,301	1,005	(296)	1,763	1,835	72
Drainage	139	675	536	1,291	1,135	(156)
Recreational	620	1,524	904	2,268	2,156	(112)
Parks and open space	252	860	608	1,839	1,583	(256)
Off Street Car Parks	26	85	59	168	-	(168)
Other infrastructure	976	2,687	1,711	7,606	7,604	(2)
Total Infrastructure	9,996	20,679	10,683	45,393	52,613	7,220
Intangibles						
Software	855	1,384	529	2,099	-	(2,099)
Total Intangibles	855	1,384	529	2,099	-	(2,099)
Total Capital Works Expenditure	16,056	33,209	17,153	65,053	74,167	9,114
Represented by:						
New assets	2,837	5,464	2,627	7,848	6,309	(1,539)
Asset renewals	5,614	11,476	5,862	20,263	23,244	2,981
Asset upgrades	6,637	14,321	7,684	30,916	32,313	1,397
Asset expansions	968	1,948	980	6,026	12,301	6,275
Total Capital Works Expenditure	16,056	33,209	17,153	65,053	74,167	9,114

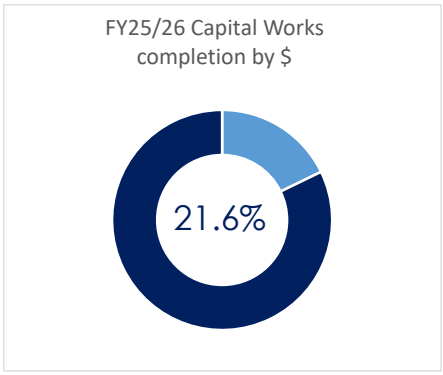
Note: Variance to budget is favourable where shown as a positive value (surplus) and unfavourable where shown as a negative value (deficit).

FY25/26 Capital Works Report to end P6 (December 2025)

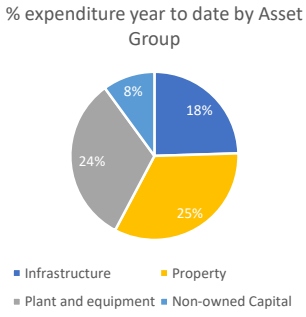
	Number of projects		Value
Adopted budget	247	$	74,167,141
Approved carry forwards from FY24/25	28	$	3,072,879
Approved in-year adjustments:			
- External grants	12	$	3,972,670
- *Change requests*	182	$	2,485,472
Capital Plan	**469**	**$**	**83,698,162**
Forecast carry forward		-$	12,149,910
Forecast underspend		-$	5,263,296
Forecast underspend (non-owned infrastructure)		-$	1,232,419
Total capital expenditure FY25/26	**469**	**$**	**65,052,537**

Forecast performance as at 31 December 2025

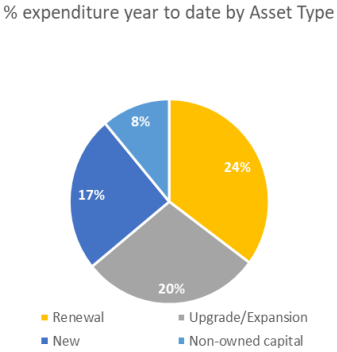




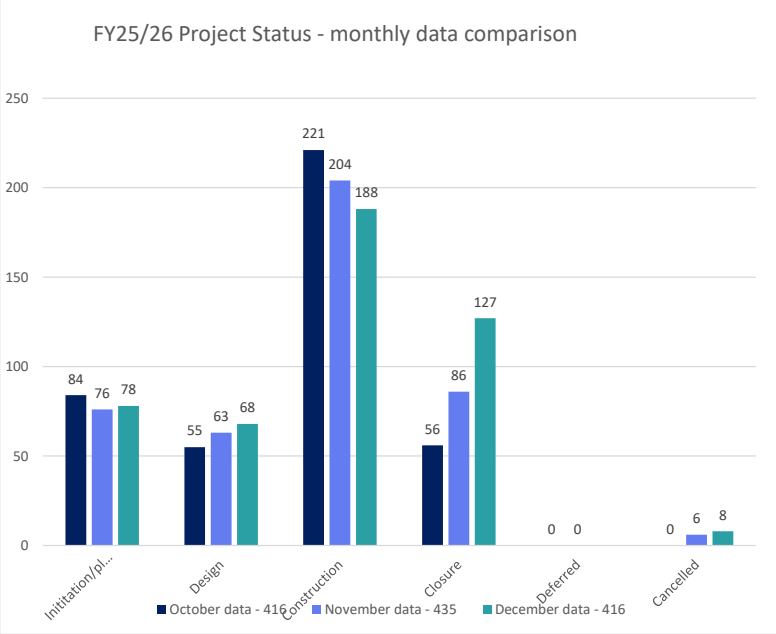
Asset group	FY25/26 Budget	P6 Actuals as at 31 Dec	# of Projects
Infrastructure	$49,336,089	$9,053,606	256
Property	$16,720,189	$3,715,487	86
Plant & equipment	$8,750,916	2603158.82	124
Non-owned infrastructure	$8,890,968	$683,823	3
Total	**$83,698,162**	**$16,056,075**	**$469**



Asset type	FY25/26 Budget	P6 Actuals as at 31 Dec	# of Projects
Renewal	$25,730,352	$6,094,120	324
Upgrade / Expansion	$37,828,266	$7,385,474	97
New	$11,248,576	$1,892,658	45
Non-owned infrastructure	$8,890,968	$683,823	3
Total	**$83,698,162**	**$16,056,075**	**$469**



Asset class	FY25/26 Budget	P6 Actuals as at 31 Dec	# of Projects
Bridges	$1,504,119	$204,059	12
Drainage	$1,151,500	$122,438	18
Footpaths & cycleways	$1,827,360	$1,266,141	63
Parks, open space and streetscapes	$1,752,232	$159,936	16
Recreation, leisure and community facilities	$3,626,611	449401.27	22
Roads	$39,304,267	$6,826,093	122
Off street car parks	$170,000	25538.1	3
Computers and telecom (hardware)	$665,000	$45,137	8
Intangible assets (i.e.software)	$2,368,196	$809,478	3
Fixtures, fittings and furniture	$2,138,163	$1,086,309	62
Plant & equipment	$3,579,557	$662,234	51
Buildings	$11,493,068	$2,635,272	70
Land	$5,227,121	$1,080,214	16
Non-owned infrastructure	$8,890,968	$683,823	3
Grand Total	**$83,698,162**	**$16,056,075**	**469**



CARRY FORWARD

Capital carry forward is the process for carrying unused capital funds from one year the next.

At the completion of FY24/25, we reviewed all projects that were not completed to assess whether carry forward into FY25/26 was required to enable completion of the project. Projects were only considered for carry forward if they were underway and expected to be completed by 30 June 2025.

Carry forward requested from FY24/25 Capital Pl	Amount carried forward	Expected Completion	Project status
Infrastructure			
Blessing Rise, Pakenham landscape rehabilitation	$125,413	30-Jun-26	Footpath construction is complete. Tree planting will occur in April 2026.
Beaconsfield Oval sports lighting upgrade	$187,128	31-Jul-25	Project complete
Nar Nar Goon Reserve Oval 2 sports lighting upgrade	$40,000	31-Jul-25	Project complete
Pakenham outdoor pool repair and refurbishment	$32,039	30-Oct-25	Upgrade works at Pakenham Outdoor Pool have been delayed by wet weather and construction challenges. While Council staff are working to progress the project, the pool is unlikely to reopen for the 2025–26 season.
Lighting - Hobsons Rd & Soldiers Rd, Rythdale	$17,813	30-Sep-25	Lights have been installed
Lighting - 180 Main Drain Road, Koo Wee Rup	$16,470	30-Sep-25	Lights have been installed
Bunyip Sanctuary BMX Track	$25,189	30-Jun-25	Contractor awarded, design & construction expected to commence in December 2025
Renewal - Simpson Road, Road Vervale Bridge	$418,633	31-Aug-25	Project complete
Renewal - Lakeside seawall stabilization	$46,649	31-Mar-26	Construction will commence in Febuary 2025
Renewal - Greenland Ct Reserve playspace	$28,807	30-May-26	Works have commenced onsite with the project expected to be complete in April 2026.
Renewal - Lauriston Estate Park playspace	$15,316	30-May-26	Construction is expected to commence in February with completion in May 2026.
Plant and equipment			
Booking and ticketing system	$180,568	31-Oct-25	Project Complete
Website transformation	$187,628	1-May-26	Website has moved into build phase and is on track for testing in February 2026
Renewal - CCC foyer and theatre lighting	$33,041	30-Sep-25	Project complete
CCC furniture replacement	$7,800	31-Jul-25	Project complete
New Plant #19 - Township maintenance truck	$169,057	31-Aug-25	Project complete
Plant Replace #24 - Heavy vehicle truck	$250,000	31-Aug-25	Project complete
Upgrade - Pakenham Upper Hall HVAC	$25,000	30-Sep-25	Project complete
Property			
Garfield North Cannibal Creek Community Hub	$55,957	31-Oct-25	Project complete
Koo Wee Rup Bowling Club Pavilion	$18,000	31-Aug-25	Project complete
Land Acquisition	$387,121		In progress
Lang Lang public art project	$19,300	31-Aug-25	Project complete
Non-capital			
Community capital works grant - Pakenham Auto Club ablution block	$33,385	31-Aug-25	Project complete
Community capital works grant -Upgrade of lighting for netball courts	$7,263	31-Oct-25	Project complete
Community capital works grant -Blinds and carpeting at Pakenham Cricket Club	$5,247	30-Sep-25	Works complete, final payment to be made
Universal design - Bunyip Football Pavilion	$73,217	30-Sep-25	Project complete
Cora Lynn Reserve Pavilion	$366,037	31-Dec-25	Due to delays from the service authority, project completion is delayed until February 2026.
Upper Beaconsfield Recreation Pavilion	$300,801	31-May-26	Onsite works underway with Tree Removal completed, demolition to commence end of
Total carry forward requested	**$3,072,879**		

Asset Class	Type of Capital	Scope of Works	Adopted FY25/26 budget	Working Budget FY25/26 (includes carry forward, external funding and approved changes)	Actual spend to P6 December 2025	Number of projects	% of planned works completed	Performance indicator	Comment
		Total Program	**$ 74,167,141**	**$ 83,698,162**	**$ 16,056,075**	**469**	**%**		
Infrastructure									
Bridges									
Bridge Renewal Program	**Renewal**	Repairing or replacing aging bridges, enhancing structural integrity, improving safety features, and ensuring durability	$1,057,291	$ 1,504,119	$ 204,059	12	28%	In Progress	Cardinia Creek Pedestrian Bridge feasibility study is nearing completion. Simpson Bridge works are now completed and open to traffic.
Drainage									
Drainage Renewal and Upgrade Program	**Renewal**	Assessing, repairing, and improving existing drainage systems to enhance capacity, reduce flooding, ensure efficient water flow, and maintain the long-term integrity of surrounding infrastructure	$722,000	$ 738,500	$ 108,952	16	22%	In Progress	Works at Henry Street, Bunyip is complete. Procurement processes are underway for the remaining projects, with all works expected to be complete by March 2026.
WSUD Assets Renewal Program	**Renewal**	Upgrading WSUD infrastructure, including bio-retention basins, swales, and rain gardens, to improve stormwater management, water quality, and environmental sustainability	$413,000	$ 413,000	$ 13,486	2	15%	In Progress	Henry Lawson Bioretention reset works will commence in January 2026. The redesign of the wetland in Manna Gum Drive, Pakenham will be finished by June, 2026.
Footpaths and cycleways									
Footpath network expansion program	**New**	Extending pedestrian pathways or constructing new paths, to improve connectivity, accessibility, and safety.	$ 465,000	$ 457,660	$ 65,913	7	4%	In Progress	Designs for the program are underway and construction due to commence in October 2025.
Gravel pathway resheeting Program	**Renewal**	Maintaining and improving pathway surfaces, ensuring safety, accessibility, and longevity by replenishing gravel layers and addressing wear and erosion.	$ 102,000	$ 102,000	$ 22,313	8	0%	In Progress	Asset inspections are being carried out to determine locations for this year's projects.
Sealed Pathway Renewal Program	**Renewal**	Renewal of footpaths within Cardinia Shire Council, for defects and risk and repair or replace according to the road management plan intervention levels.	$ 1,267,700	$ 1,267,700	$ 1,177,915	48	46%	In Progress	Works continuing in Nar Nar Goon, Bunyip and Garfield and are due for completion by end of September 2025. Works to commence in Pakenham in October 2025.
Parks, open spaces and streetscapes									
Alma Treloar Dog Off Leash Area upgrade	**New**		$ 278,920	$ 278,920	$ 13,975	1	20%	In Progress	The design process is nearing completion and community feedback is being considered as the design is finalised.
BMX Facility asset renewal	**Renewal**	Renewing or upgrading existing BMX facilities and infrastructure, including resurfacing, upgrading obstacles, enhancing safety features, and improving accessibility	$ 287,000	$ 312,189	$ 1,773	1	50%	In Progress	Works are expected to commence onsite in November 2025.
Basketball halfcourt renewal	**Renewal**	Renewing or upgrading existing basketball courts, including resurfacing, enhancing markings, improving lighting, and ensuring safety features	$ 10,000	$ 10,000	$ 2,790	3	0%	In Progress	Scopes is being developed for Finch Court Reserve/Robin Court
Emerald Lake Park	**Renewal**	Implementing projects identified in Stage 1 of the masterplan for the Emerald Lake Park Precinct	$ 220,000	$ 220,000	$ 54,316	2	68%	In Progress	Site investigations are underway in response to the Council Notice of Motion in April 2025
Exercise equipment renewal program	**Renewal**		$ 10,000	$ 10,000	$ -	1	5%	In Progress	Early investigation works are underway to finalise the project scope.
Open Space Furniture & Equipment	**Renewal**		$ 100,000	$ 100,000	$ -	1	1%	In Progress	Works will commence in October 2025.
Playspace and supporting infra renewal	**Renewal**	Revitalising or upgrading outdoor playspaces, including upgrading equipment, improving landscaping, incorporating inclusive features, and fostering community involvement to create vibrant play environments	$ 777,000	$ 821,123	$ 87,082	7	20%	In progress	Playspace and playground renewal projects are progressing across multiple reserves, with community consultation planned for November 2025 at Lauriston Estate Park and Ron Andrews Pakenham, where design concepts will be presented. Final design for Greenland Ct Reserve will be issued in November 2025.
Sport, recreation & community facilities									
Shade structures renewal program	**Renewal**		$ 100,000	$ 100,000	$ 11,471	5	2%	In progress	All sites have been inspected and planning is underway. Works will be carried out in April 2026.
Netball/Tennis Court Resurfacing Program	**Renewal**	Renovating and upgrading existing netball and tennis court surfaces to improve playability, safety and durability	$ 100,000	$ 1,220,000	$ 8,639	2	10%	In progress	KWR Reserve netball court design is nearing completion and the planning permit process has commenced.
Rec Reserve lighting and power upgrade	**Renewal**	Enhancing outdoor sportfield facilities by installing energy-efficient lighting, improving power supply systems, and ensuring safety and accessibility, fostering a better environment for community sports and events	$ 50,000	$ 309,446	$ 213,130	9	30%	In progress	Lights at Nar Nar Goon Reserve Oval 2 have been installed and are in use. The old light poles will be removed in October 2025 when the surrounding surface area has dried out in order to prevent oval surface damage.
Rec reserve turf resurfacing program	**Renewal**	Replacing damaged turf, improving drainage, and enhancing surface quality, ensuring safer, more durable grounds for sports, events, and community activities	$ 1,300,000	$ 1,300,000	$ 185	1	10%	In progress	Early stage investigations continue as Council refines the required scope of this project.
Swimming Facilities Renewal Program	**Renewal**	Refurbishing or upgrading outdoor swimming pools, equipment, and infrastructure, improving water quality, safety features, accessibility, and energy efficiency	$ 585,826	$ 657,865	$ 184,597	4	30%	In progress	Planning is underway to inform prioritisation of future delivery of halls. Assessments will allow scope design and guide priorities for the delivery of works that need to be undertaken for the upcoming financial years.
Public Art Program	**New**	Commissioning and installing site-specific, community-driven artworks to enhance cultural vibrancy, foster civic engagement and promote artistic innovation.	$ 20,000	$ 39,300	$ 31,379	1	50%	In Progress	Artwork in Lang Lang has been installed and is now completed. Project identification to commence after the approval of the Public Art policy (due December 2025).
Roads									
Arena Parade Intersection	**Upgrade/ Expansion**	Upgrade of existing intersection to be fully signalised, including additional lanes, drainage, pedestrian/cyclist facilities.	$ 3,600,000	$ 3,600,000	$ 32,340	1	30%	In progress	Early work investigations have been completed. Detailed design is being finalised in preparation to submit for service authority approval.
Better Local Roads - Connect Cardinia	**Upgrade/ Expansion**	Road sealing of identified link roads	$ 5,000,000	$ 5,000,000	$ 95,114	2	80%	In progress	The tender for Huxtable Road has been completed and a contract awarded.
Blackspot Road/Intersection Program	**Upgrade/ Expansion**	Federally-funded program targeting high-risk intersections, improving safety through design upgrades, traffic control enhancements, better signage, and infrastructure changes	$ 512,907	$ 642,507	$ 95,322	4	50%	In progress	Moody St & Gardner St, Koo Wee Rup street lighting has been installed. Livingstone & Heritage Blvd, Pakenham construction expected to commence in November 2025.
Blessing Rise	**New**	Streetscape and reserve landscaping works including street trees and nature strips, reserve tree and shrub planting and concrete footpath		$ 125,413	$ 81,700	1	70%	In progress	Footpath construction is complete and tree planting will be deferred until April 2025 planting season.
Brunt Rd-Rix Rd - Road Component	**Upgrade/ Expansion**	Construction of roads, intersection and roundabout, including associated drainage works and public lighting works	$ 1,120,000	$ 1,120,000	$ 9,012	3	30%	In progress	Design continues and is anticipated to be completed by end of 2025.
Brunt-Whiteside to O'Neil Intersection	**Upgrade/ Expansion**	Princes Highway Intersection upgrade		$ 350,000	$ -	1			

Carpark resurfacing program	**Renewal**	Resurfacing, improving drainage, upgrading lighting, enhancing safety features, and optimizing layout to create safer, more accessible, and durable off-street car parking facilities	$ 170,000	$ 170,000	$ 25,538	3	20% In progress	Three car parks have been identified for renewal and works have been planned: Mary St Car Park in Bunyip (Sept–Oct 2025), Koo Wee Rup CFA Track Access Rd (Oct–Nov 2025), and Cardinia Life East Car Park (Jan 2026).
DCP Road Projects (Officer Sth Road/Hickson Rd)	**Renewal**	Construction of Officer Sth Road/Hickson Rd and associated drainage works	$ -	$ 300,000	$ 11,230	2	15% In progress	Design is currently underway, in conjunction with Melbourne Water.
Local Area Traffic Improvements Program	**Upgrade/ Expansion**	Enhancing traffic flow and safety through measures such as intersection upgrades, traffic calming, improved signage, and pedestrian facilities	$ 376,400	$ 2,039,309	$ 100,791	6	20% In progress	Civil and lighting upgrades are progressing across Eagle Drive, Livingstone Blvd, and Ahern Road, with road works scheduled to commence between November 2025 and February 2026.
Drake Place, Pakenham (Pakenham Revitalisation)	**Upgrade/ Expansion**	Pakenham revitalisation program	$ 6,020,000	$ 6,020,000	$ 420,408	1	0% In progress	Construction of Phase 1 works will commence in October 2025. Design and investigations ongoing for remaining works.
John Street extension Pakenham (Pakenham Revitalisation)	**Upgrade/ Expansion**	Pakenham revitalisation program	$ 1,000,000	$ 150,000	$ 76,200	1	0% In progress	Design and investigations ongoing. Construction anticipated for late 2026.
Main Street Central , Pakenham (Pakenham Revitalisation)	**Upgrade/ Expansion**	Pakenham revitalisation program	$ 56,662	$ 56,662	$ 1,190	1	0% In progress	Design and investigations ongoing for project review.
Main St Gateway (Pakenham Revitalisation)	**Upgrade/ Expansion**	Pakenham revitalisation program	$ 1,026,772	$ 1,004,743	$ 130,588	1	0% In progress	Approval to award construction contract at September 2025 Council Meeting. Construction works expected to start October 2025.
McGregor-Henty-Rogers Intersection	**Upgrade/ Expansion**	Upgrade of McGregor Rd-Henty St and Rogers St intersection to be fully signalised, including additional lanes, drainage, pedestrian/cyclist facilities.	$ 4,000,000	$ 4,000,000	$ 270,931	1	50% In progress	Design is ongoing. Construction to commence in financial year 25/26. Construction of this project will be coordinated with other projects within Pakenham.
Princes Hwy Intersection (Tivendale & Bayview)	**Upgrade/ Expansion**	Upgrade of Tivendale & Bayview Princes Hwy Intersection	$ -	$ -	$ 285,860	1	100% **Completed**	Final payment made for works completed in last financial year.
Road Reserve Lighting Program	**Renewal**	Installing energy-efficient streetlights along road reserves, improving visibility, safety, and security	$ 148,000	$ 182,283	$ 480	11	1% In progress	Replacement light poles have been ordered for Hobsons Rd & Soldiers Rd, Rythdale and 180 Main Drain Road, Koo Wee Rup.
Road Pavement Renewal Program	**Renewal**	Road renewal or rehabilitation involves fully rebuilding the road pavement. A combination of new and recycled material is then used to build a new road pavement, starting with the layers under the surface and finishing with the blacktop surface.	$ 1,669,300	$ 1,996,300	$ 192,470	11	50% In progress	Currently in procurement. Contract has been awarded.
Sealed Road Prep & Resurfacing Program	**Renewal**	We put a fresh layer over the top layer of the road, using either: asphalt: a bitumen-based concrete-like mixture of stone and bitumen laid at 30mm thickness or greater. spray seal: a layer of bitumen sprayed on the road and covered with stones.	$ 3,039,200	$ 2,712,200	$ 771,320	60	15% In progress	Resurfacing preparation works have been identified and commenced, with contractor engagement underway. The road resealing tender has been released, and resurfacing is scheduled to begin in October 2025, with completion expected by April 2026.
Sealing of the Hills Program	**Upgrade/ Expansion**	Federally-funded program to seal unsealed roads across Dandenong Ranges and surrounding townships.	$ 6,470,000	$ 6,470,000	$ 3,025,988	6	65% In progress	Progress continues across multiple packages, with Mt Burnett Rd and Mountain/Ure Rd preparing for tender and finalising documentation. Construction is underway at Old Gembrook Catchment, on track for completion by December 2025, while kerb, channel, and topsoil works are nearing completion at Stoney Creek Catchment.
Streetlight upgrades - MV lights to LED	**Upgrade/ Expansion**		$ 495,000	$ 495,000	$ 280,016	1	11% In progress	Works are planned to be completed by the end of March 2026.
Thewlis Rd - Princes Hwy Inter upgrade	**Upgrade/ Expansion**	Princes Highway Intersection upgrade		$ 500,000	$ -			
2425 Road project Bayview Rd Intersection	**Upgrade/ Expansion**			$ -	$ -	1		
Bergun wayfinding (Princes Hwy Intersections)	**New**	Interpretive indigenous signage and sculpture to be installed along Princes Highway intersection between Arena Pde Officer and O'Neil Rd Beaconsfield	$ 135,850	$ 135,850	$ 10,559	1	80% In progress	Sculpture has been delivered and installed.
Unsealed Road Resheeting Program	**Renewal**	The Unsealed Roads Resheeting Program aims to restore the wearing course on unsealed roads, enhancing durability and safety for all users. This project will involve grading, resheeting and compacting the road surface.	$ 2,404,000	$ 2,404,000	$ 933,471	5	5% In progress	Drainage works will commence in September 2025 followed by road sheeting works in October 2025.
Total - Infrastructure			$ 45,109,828	$ 49,336,089	$ 9,053,606	$ 256		
Plant and equipment								
Computers and Technology								
IT Strategy	**Renewal**	Investing in, upgrading, or expanding technology infrastructure, including hardware, software, and network systems, to enhance operational efficiency, cybersecurity, data management, and overall digital capabilities.	$ 665,000	$ 665,000	$ 45,137	8	0% In progress	Planning is underway for all projects.
Business improvement Program	**Upgrade/ Expansion**	Improving business systems and digital platforms to enhance operational efficiency and customer experience.	$ 2,000,000	$ 2,368,196	$ 809,478	3	50% In progress	Digital transformation initiatives are progressing, with website design underway following developer engagement. The new booking and ticketing system has been developed and is currently undergoing end-user testing to validate readiness for deployment.
Fixtures, Fittings and Furniture								
CCC Minor Equipment	**Upgrade/ Expansion**	Procuring, upgrading, or replacing small-scale equipment for the Cardinia Cultural Centre	$ 104,000	$ 104,000	$ 64,435	8	60% In progress	All equipment has been ordered with half of the equipment already delivered.
Disability Access Upgrade Program	**Upgrade/ Expansion**	Delivering a prioritised program of adjustments and improvements to buildings, facilities, infrastructure, communications, or connections to support an inclusive community where all people have an equal ability to access Cardinia Shire's services	$ 240,000	$ 232,102	$ 199,564	4	40% In progress	Design commenced for a new accessible toilet at Mountain Road Reserve - Cockatoo Athletics. Works include accessible toilet and male and female toilets, including ambulant toilets.
EAC & MK System Upgrade Program	**Upgrade/ Expansion**	Upgrading existing facilities to Electronic Access Control and rekeying to new Master Key system	$ 400,000	$ 400,000	$ 315,157	38	7% In progress	Four CCTV upgrades have been completed, as well as electronic access upgrades at four kindergartens in September 2025.

Energy & Water Strategies Program	**Upgrade/ Expansion**	Implementing energy saving retrofits and solar power for Council buildings and integrated water management plan to delivering water efficiency and alternative water sources upgrades to council facilities	$ 100,000	$ 597,573	$ 32,167	7	10% In progress	Energy resilience and electrification upgrades are progressing across Bunyip, Koo Wee Rup, Beaconsfield Upper, Henry, and Toomah, with construction and implementation planned between March and May 2026.
HVAC renewal program	**Renewal**		$ 596,688	$ 596,688	$ 347,068	3	20% In progress	Pakenham and Emerald projects are in procurement.
Furniture and Equipment Renewal Program	**Renewal**	CCC Furniture replacement		$ 207,800	$ 127,919	2	100% **Completed**	CCC furniture replacement Project Completed Early Years furniture renewal just awarded
Plant								
New Plant Program	**New**	Procuring new light and heavy vehicles, heavy plant, equipment and machinery	$ 89,000	$ 938,057	$ 328,027	14	14% In progress	All new plant has been ordered and one vehicle delivered.
Plant Replacement Program	**Renewal**	Replacing or upgrading aging or inefficient equipment and machinery to improve operational efficiency, reduce downtime, ensure safety, and support long-term sustainability of operations	$ 2,946,500	$ 2,641,500	$ 334,207	37	3% In progress	Nine vehicles have been ordered and planning is underway for the remaining vehicles and plant.
Total -Plant and equipment			$ 7,141,188	$ 8,750,916	$ 2,603,159	$ 124		
Property								
Buildings								
Beaconsfield Station House Citation	**Upgrade/ Expansion**		$ -	$ 5,000	$ 4,810	1	80% In progress	
Building Minor Renewal Program Reactive	**Renewal**	Addressing unforeseen building issues by providing timely repairs and essential upkeep to buildings and facilities, ensuring safety, functionality, and compliance	$ 600,000	$ 560,000	$ 162,587	27	26% In progress	Works have been completed at Nar Nar Goon Memorial Hall - Switchboard, Beaconsfield CC - Operable Wall and Lang Lang Memorial Hall.
Building Minor Renewal Program Strategic	**Renewal**	Delivering minor building projects, including renovations, upgrades, and structural improvements, to enhance functionality, safety, and usability of facilities across various Cardinia Shire Council buildings and facilities	$ 3,439,000	$ 3,365,473	$ 884,072	24	34% In progress	Nar Nar Goon public toilet upgrade works have been completed. A number of projects are currently in planning and procurement phases.
Building & Facilities Furniture and Equipment Renewal Program	**Renewal**	Replacing or upgrading furniture or equipment to maintain functionality, ensure safety, and support efficient operations at Cardinia Shire Council facilities	$ 100,000	$ 100,000	$ 7,487	2	0% In progress	The office furniture replacement is progressing through planning and engagement. Staff trials are informing procurement decisions. Delivery remains on track and within budget.
Cardinia Youth Hub	**New**	Building a new youth facility to provide community and youth services in the Cardinia Shire	$ 4,000,000	$ 4,000,000	$ 239,885	1	0% In progress	Contract has been awarded to commence design and build. Project spend will be rephased across FY25/26 and FY26/27.
Cockatoo Community Kindergarten	**Upgrade/ Expansion**	Redevelopment of a 33 licensed-place kindergarten room to make the site a double room kindergarten service.	$ -	$ 904,000	$ 4,196	1	0%	
CCC Minor Building Works Program	**Renewal**	The CCC Foyer & Theatre Lighting. The Dynalite integration between the theatre space and front of house / gallery control system, theatre relay controllers and additional strip lights to the foyer	$ -	$ 33,041	$ 24,248	1	85% In progress	Works have commenced and will be completed in October 2025.
Community Capital Works Grants Program	**New**		$ -	$ 46,255	$ 41,006	3	100% **Completed**	Program is completed
Garfield Nth Cannibal Creek Comm Hub	**Upgrade/ Expansion**	Community Centre comprising of large open community space, verandas all around, kitchen, office, accessible toilet and amenities and gravel car park	$ 1,401,000	$ 1,456,957	$ 1,074,274	1	95% In progress	Building works are expected to be completed in September 2025.
Koo Wee Rup Bowling Club Pavilion	**Upgrade/ Expansion**			$ 18,000	$ 17,282	1	100% **Completed**	The project is complete
Public Building Major renewal	**Renewal**		$ 83,625	$ 83,625	$ -	1	In progress	Planning is underway to inform prioritisation of future delivery of halls. Assessments will allow scope design and guide priorities for the delivery of works that need to be undertaken for the upcoming financial years.
Public Toilet renewal program	**Renewal**		$ 477,500	$ 626,500	$ 136,177	5	7% In progress	Program is on track, with multiple projects in planning stages.
Universal Design (Incl Rec Pav Renewal)	**Upgrade/ Expansion**	Upgrading facilities to be accessible and reduce barriers that might prevent members of the community from participating in sport and active recreation, particular women, girls and gender diverse people	$ 221,000	$ 294,217	$ 10,630	2	5% In progress	Consultants are being engaged to carry out a structural assessment and asbestos audit at Nar Nar Goon Pavilion.
Land								
Land Acquisition	**New**	Strategically purchasing properties for public use, urban development, community expansion and enhancing local infrastructure and services	$ 3,990,000	$ 5,227,121	$ 1,080,214	16	10% In progress	Council is progressing plans to acquire 14 parcels of land within the current financial year. Of these, six acquisitions are actively underway, with land valuations and negotiations in progress.
Total - Property			$ 14,312,125	$ 16,720,189	$ 3,715,487	$ 86		
Non-capital projects								
Total - Non-capital projects								
Cora Lynn Reserve Pavilion	**Non capital**	Constructing new, upgraded change rooms at Cora Lynn Recreation Reserve	$ 1,330,000	$ 2,316,167	$ 547,300	1	70% In progress	Modules have been delivered and are being installed.
Upper Beaconsfield Recreation Pavilion	**Non capital**	Constructing new pavilion at Upper Beaconsfield Recreation	$ 5,874,000	$ 6,174,801	$ 93,823	1	43% In progress	Planning permit has been issued.
Capital advancement Fund	**Non Capital**		$ 400,000	$ 350,000	$ 42,699			
Township beautification	**Non Capital**		$ -	$ 50,000	$ -	1		
Total - Non-capital projects			$ 7,604,000	$ 8,890,968	$ 683,823	$ 3		

Cardinia Initiative Performance Report

Cardinia Shire Council

cammsstrategy

Print Date: 05-Feb-2026

Applied Filters
Date Select: 01-Jul-2025 - 31-Dec-2025
Hierarchy: Planning
Hierachy Level: Focus Area
Hierachy Node: All
Initiative Filter: Council Plan Initiatives

INITIATIVE SUMMARY

BY PERFORMANCE

36 ON TRACK

0 MONITOR

1 OFF TRACK

0 NO TARGET SET



1 Thriving Communities

1.1 The programs, facilities and places that we support are safe, inclusive, and enhance participation, wellbeing and resilience. Cardinia Shire is a great place to live, work and play. How we plan and grow creates places that enhance our community's health and wellbeing and protects what we love.

1.1.1 Community Culture and Identity - We enrich local identity and foster opportunities for the community to make meaningful connections through creative arts, events and cultural expression.

Initiative	Business Unit	Start Date	End Date	Status	% Complete	Performance
1.1.1.1 CPI - Support the delivery of an annual calendar of events, programs and grants that celebrate our diverse community, its arts and culture.	Arts, Advocacy and Economy	01-07-2025	30-06-2026	In Progress	50	GREEN
Progress Comments: Cardinia Cultural Centre continued to operate as a highly utilised community hub, hosting a wide range of private, community and civic events. These included celebrations of life, weddings, birthdays, a wedding expo, local business end of year functions, workshops, networking events and group rehearsals. Schools and kindergartens made extensive use of the venue for concerts, graduations, valedictory and thanksgiving celebrations, alongside dance and choir concerts and sporting club presentation evenings. Cultural performances included Banal na Pagaaral Australia and Sammaditi. The Centre supported ongoing training, business and civic activity through white card training, two weekly BNI meetings, weekly new parent sessions, immunisation clinics and citizenship ceremonies. Public programming remained strong, with Sip & See performances including the Melbourne Chamber Orchestra 'Nightingale' and Bublé Christmas Story, alongside Stickybeak, Tony Martin and screenings of First Australians. Youth engagement was showcased through the Cardinia Interschool Battle of the Bands, featuring three local high schools. Weekly children's drop in activities were delivered across 10 sessions. The Seniors Festival offered a diverse suite of free events including crochet workshops, pop up choir performances, seniors themed Thursday Lounge artists and Anything You Can Do, a co created performance by four local seniors developed with PonyCam. The gallery program featured the Pakenham National Photographic Prize and the Marra Marra First Nations family exhibition, which included a paint and sip workshop with Robert Young. Creative development was further supported through residencies under the Thursday Lounge activation program. A school engagement afternoon tea brought together seven local teachers to inform the 2026 CCC schools engagement program. The launch of Sunday Sounds Open Mic, held monthly over summer, expanded opportunities for local musicians. Looking ahead, Sam Richards: Moondani (Embrace) will be presented as a free artist in residence exhibition and workshop program from 13 January to 1 February 2026, offering drop in creative activities that explore traditional and contemporary Indigenous cultures of Victoria.						
1.1.1.1 CPI - We engage with our first nations communities to develop and implement Reconciliation Action Plans 2025-2027.	Community and Family Services	01-07-2025	30-06-2026	In Progress	75	GREEN
Progress Comments: Reconciliation Australia has granted conditional approval for Council's draft Innovate RAP 2026–2028. Councillors received a briefing on the draft in early December, and it will be available for public exhibition from mid-December through 19 January 2026. Bayila Creative has been engaged to design the final document, which will be presented to Council for endorsement at a meeting in early 2026.						

1.1.1 Community Culture and Identity - We enrich local identity and foster opportunities for the community to make meaningful connections through creative arts, events and cultural expression.

Initiative	Business Unit	Start Date	End Date	Status	% Complete	Performance
1.1.1.2 CPI - Implement Arts and Creative Industries Strategy.	Arts, Advocacy and Economy	01-07-2025	30-06-2026	In Progress	50	GREEN
Progress Comments: The Draft Strategy is currently being updated to incorporate the feedback received from stakeholders. Once these revisions are finalised, the updated draft will be presented to councillors prior to proceeding to public exhibition.						

1.1.2 Partnerships and Volunteers - We recognise the work of volunteers in supporting our community, and we partner with community groups and providers to support and encourage volunteerism in the municipality.

Initiative	Business Unit	Start Date	End Date	Status	% Complete	Performance
1.1.2.1 CPI - Develop a Volunteers' Strategy to support volunteers and encourage volunteer participation.	Active and Connected Communities	01-07-2025	30-06-2026	In Progress	75	GREEN
Progress Comments: Officers have undertaken internal consultation and developed a proposed scope which has been presented to Councillors. A consultant has been appointed, and an inception meeting has occured, with data collection underway. Internal and external engagement is planned to occur early 2026.						
1.1.2.1 CPI - Establish a Youth Action and Advisory Committee to ensure that the voices of young people are heard and considered, and so they have an opportunity to engage in democracy at a local level.	Community and Family Services	01-07-2025	30-06-2026	In Progress	51	GREEN
Progress Comments: Establishing a Youth Action and Advisory Committee to amplify young people's voices in Council decisions is progressing. Governance documents (Terms of Reference, Code of Conduct, Meeting Templates) have been drafted with input from young people. Recruitment for participants is currently open and targeted promotion is underway to ensure representation from across the Shire. Selection and interview with applicants is planned to be conducted in early 2026.						

1.1.3 Wellbeing and Liveability - With diverse partner agencies we work to protect, improve and promote community health and wellbeing by implementing the Cardinia Shire Council Liveability Plan 2017-2029.

Initiative	Business Unit	Start Date	End Date	Status	% Complete	Performance
1.1.3.1 CPI -Co-ordinate public health planning processes in partnership with local agencies.	Arts, Advocacy and Economy	01-07-2025	30-06-2026	In Progress	50	GREEN
Progress Comments: The updated Liveability Plan 2017-29 was adopted at the October Council Meeting alongside Council's other key strategic documents. This marks the second, four-year review of the Liveability Plan 2017–29, which has been developed to provide a clear framework for public health planning in the shire. The plan recognises Council's role under the Public Health and Wellbeing Act 2008 in coordinating local public health planning by bringing together a range of organisations, groups and our local community to work together to protect, improve and promote the health and wellbeing of our community.? Work now continues to finalise the governance structure which will support partnership coordination for implementation and reporting.						

2 Vibrant Places

2.1 We value our well-designed towns and infrastructure that fosters belonging and connections.

2.1.1 Strategic Planning - Ensure the Cardinia Shire Planning Scheme delivers high quality outcomes that preserve the liveability and identity of the municipality and protecting our natural environment, while also accommodating for population growth and economic development, while preserving the liveability and identity of the municipality and protecting our natural environment.

Initiative	Business Unit	Start Date	End Date	Status	% Complete	Performance
2.1.1.1 CPI - Review the Cardinia Shire Planning Scheme.	Planning and Design	01-07-2025	30-06-2026	In Progress	50	GREEN
Progress Comments: The project plan and engagement plan have been completed, establishing a clear roadmap for implementation and stakeholder involvement. Councillors have been briefed on the project's objectives and scope. Councillor, community, and stakeholder consultation has now commenced, with feedback opportunities open until December 2025. Councillor briefed on community responses and workshopped priorities.						
2.1.1.1 CPI - Work with government, development agencies and landowners to progress the Officer Town Centre.	Major Projects	01-07-2025	30-06-2026	In Progress	50	GREEN
Progress Comments: Teams have been developing a Officer Town Centre brief to clearly articulate the vision, background and key steps to progress this work, collaboration across Council departments has been ongoing. Across the organisation, regular meetings with government and development agencies have been conducted and will continue into the future. With a number of regular departments including planning and development working with landowners.						
2.1.1.2 CPI - Develop and endorse a Yarra Valley and Dandenong Ranges and Southern Ranges Green Wedge Management Plan.	Planning and Design	01-07-2025	30-06-2026	In Progress	75	GREEN
Progress Comments: The project scope and high-level project plan have been clearly defined. Councillors have been briefed on the project objectives and approach. Principal Strategic planner appointed in December 2025 to led the project.						
2.1.1.3 CPI - Deliver a 4-year schedule of strategic planning priority projects and policies.	Planning and Design	01-07-2025	30-06-2026	In Progress	50	GREEN
Progress Comments: The Annual Work Plan and Four-Year Strategic Work Plan have been completed. A Councillor Briefing has been undertaken. Projects scheduled for delivery in 2025–26 are currently underway.						

2.1.2 Annual Capital Project Planning - Identify and deliver capital projects that provide and renew public infrastructure.

Initiative	Business Unit	Start Date	End Date	Status	% Complete	Performance
2.1.2.1 CPI - Deliver funded stages of Pakenham Revitalisation, and advocate for funding for additional stages.	Major Projects	22-09-2025	30-06-2026	In Progress	50	GREEN
Progress Comments: Stage 1 Main Street Gateway will commence construction in October 2025, with the following stages of Drake Place and John Street extension have commenced design and will be heading towards tender for construction in 2026. Main Street Central will continue to be developed in 2025 and 2026. Advocacy has continued throughout 2026 with submission of the Urban Precincts and Partnership Program Grant.						

2.1.3 Road Network - We partner with agencies to plan, deliver and maintain an integrated transport network that supports connected communities into the future.

Initiative	Business Unit	Start Date	End Date	Status	% Complete	Performance
2.1.3.1 CPI - Develop an Unsealed Roads Improvement Plan to improve the maintenance of unsealed roads and improve the resident experience, and then implement the adopted plan.	Infrastructure Services	01-07-2025	30-06-2026	In Progress	25	GREEN
Progress Comments: Draft Project Plan is complete. Invitation has been sent for quotations for the development of Unsealed Roads Improvement Plan Strategy.						
2.1.3.1 CPI - Plan and deliver infrastructure upgrades to our road network and public assets to meet the needs of the current and future population.	Community Infrastructure Delivery	01-07-2025	30-06-2026	In Progress	50	GREEN
Progress Comments: The Capital Works Program is currently underway 25/26						

2.1.5 Community and Open Space Infrastructure - We plan, deliver and maintain recreation facilities, open spaces and places that support community connection and promote the health and wellbeing of the community.

Initiative	Business Unit	Start Date	End Date	Status	% Complete	Performance
2.1.5.1 CPI - Review the Pedestrian and Bicycle Strategy, including options for the enhancement of the Eastern Dandenong Ranges Trail, the Gippsland Odyssey trails, and other significant rail and tourist trails within Cardinia.	Active and Connected Communities	01-07-2025	30-06-2026	In Progress	50	GREEN
Progress Comments: Officers have undertaken internal consultation and developed a proposed scope which has been presented to Councillors. A consultant has been appointed and an initial round of ideas-gathering consultation has occured. Results including a draft will be presened to the community for futher feedback in early 2026.						

2.1.5 Community and Open Space Infrastructure - We plan, deliver and maintain recreation facilities, open spaces and places that support community connection and promote the health and wellbeing of the community.

Initiative	Business Unit	Start Date	End Date	Status	% Complete	Performance
2.1.5.1 CPI - Undertake cost-effective works across townships to improve amenity and presentation, including garden bed renewal, tree planting and street furniture maintenance.	Operations	01-07-2025	30-06-2026	In Progress	25	GREEN
Progress Comments: Project scoping being to be finalised in January, with works to commence after Easter for better planting/weather conditions.						

2.1.5 Community and Open Space Infrastructure - We plan, deliver and maintain recreation facilities, open spaces and places that support community connection and promote the health and wellbeing of the community.

Initiative	Business Unit	Start Date	End Date	Status	% Complete	Performance
2.1.5.2 CPI - Plan and deliver accessible and inclusive recreation and community facilities.	Active and Connected Communities	01-07-2025	30-06-2026	In Progress	50	GREEN

Progress Comments: Accessible and inclusive recreation and community facilities either being planned/designed or delivered, include:
Bunyip BMX track – in progress
Greenland Ct Reserve playspace – in progress
Lauriston Estate Park playspace – in progress
Alma Treloar dog off leash area upgrade – in progress
Toomuc Creek playspace – in progress
Heritage Springs exercise equipment – in progress
Ebony Drive Reserve – in progress
Ron Answers Park playspace – in progress
Puffing Billy Place Reserve Masterplan – in progress
Emerald Lake Precinct masterplan review – in progress
Pedestrian & Bicycle Strategy review – in progress
Heatherbrae netball court resurfacing – in progress
Nar Nar Goon oval lighting - in progress
Holm Park Oval 2 resurfacing – in progress
Swimming facilities refurbishment – in progress
Cora Lynn Reserve pavilion upgrade – in progress
Upper Beaconsfield Reserve pavilion upgrade – in progress
Bunyip Reserve pavilion upgrade – in progress
Koo Wee Rup Netball Court upgrade - in progress
Pakenham Outdoor Pool improvements - in progress
Pakenham Regional Tennis Centre lighting design - in progress
Nar Nar Goon Main Pavilion Universal upgrade design - in progress
Garfield North Community Centre - complete
IYU Recreation Reserve tempoary building facilities - complete
Upper Beaconsfield Reserve Masterplan - complete
Bunyip Football Pavilion Universal Design – complete
O'Neil Recreation Reserve Masterplan - complete

2.1.5 Community and Open Space Infrastructure - We plan, deliver and maintain recreation facilities, open spaces and places that support community connection and promote the health and wellbeing of the community.

Initiative	Business Unit	Start Date	End Date	Status	% Complete	Performance
2.1.5.3 CPI - Assess the feasibility of the Golf Course at Deep Creek Reserve, and develop a plan for identified future use.	Active and Connected Communities	01-07-2025	30-06-2026	In Progress	75	GREEN
Progress Comments: A feasibility has been completed, and community engagement has been undertaken. Council endorsed a recommendation to undertake an EOI, inviting proposals for the sites future use including golf and alternate proposals in line with permitted zoning. The EOI is being prepared and will be public in February/March 2026.						

2.1.6 Infrastructure Funding - Advocate to and partner with all levels of government to deliver projects that improve our community infrastructure, open spaces and precincts to meet the needs of our growing Shire

Initiative	Business Unit	Start Date	End Date	Status	% Complete	Performance
2.1.6.1 CPI - Plan for a library and community facilities in the Officer Town Centre and advocate for funding to ensure the successful delivery of the facilities.	Major Projects	01-07-2025	30-06-2026	In Progress	50	GREEN
Progress Comments: Teams have been developing a Officer Town Centre brief to clearly articulate the vision, background and key steps to progress this work, collaboration across Council departments will be ongoing. A cross functional group to provide strategy and direction for the successful delivery has been formed and will develop in 2026.						

2.1.7 Advocacy Growth/Funding - Advocate for fair and equitable funding to ensure Cardinia is equipped with the infrastructure and services needed to support our existing and growing population, accommodate increases in housing and employment, and help our community to thrive as a connected, sustainable and inclusive place to live.

Initiative	Business Unit	Start Date	End Date	Status	% Complete	Performance
2.1.7.1 CPI - Advocate for further funding to expand and redevelop Cardinia Life.	Arts, Advocacy and Economy	01-07-2025	30-06-2026	In Progress	50	GREEN
Progress Comments: Cardinia Life regional basketball and gymnastics stadium redevelopment has been confirmed via the adopted Advocacy Agenda 2025-29 as one of Council's key advocacy initiatives leading into the 2026 Victorian election. Council is seeking co-investment from the State and Federal governments to deliver the $60 million stage one redevelopment through an equal three-way funding partnership to be delivered over 5 years. A comprehensive advocacy campaign is being developed, and the initiative will be included in Council's federal budget submission in January.						

2.1.9 Asset Planning and Management - We manage assets on behalf of the community to sustainably deliver services with the optimal balance of whole of life costs and performance

Initiative	Business Unit	Start Date	End Date	Status	% Complete	Performance
2.1.9.1 CPI - Develop 10-year Asset Plan.	Infrastructure Services	01-07-2025	30-06-2026	Completed	100	GREEN
Progress Comments: The Asset Plan was adopted Council at the October Council meeting, and has been uploaded to the Website.						

3 Adaptive Environments

3.1 We care for our natural environment and support recovery from challenges.

3.1.3 Climate Change - We partner with the community and business to respond to, and build resilience against, the impacts of climate change.

Initiative	Business Unit	Start Date	End Date	Status	% Complete	Performance
3.1.3.1 CPI - Implement initiatives in the Climate Change Adaptation Strategy 2022-2033, the Biolinks Plan 2023-2033 and the Biodiversity Conservation Strategy 2019- 2029 and Weed Management Strategy 2019-2029.	Environment and Heritage	01-07-2025	30-06-2026	In Progress	50	GREEN

Progress Comments: Supported local conservation efforts by providing grants and support to Landcare, Friends groups and wildlife shelters. The Peri Urban Weed Management partners have commenced works on their respective reserves. Supported the establishment of a Tamil Sangam Friends of Toomuc Creek, celebrated the Friends of Gembrook Park 30-year anniversary, and thanked our environment volunteers at the annual thank you event.

Weed control works have started on roadsides of environmental significance and Council is working with community groups and landholders to deliver weed programs. The annual Weed for Trees event was held in partnership with Friends of Emerald Lake Park.

Over 170 residents have joined the newly re-launch Gardens for Wildlife program, with planning underway for events in 2026. Birds of Cardinia events were held, including a community guided walk in Emerald Lake Park attended by 32 people, feedback was overwhelmingly positive. Emergency preparedness session with staff and emergency service stakeholders was held to outline Council's role during an emergency and what they can do to assist community.

3.1.4 Sustainable Practices - We seek to reduce Council service impacts on the environment.

Initiative	Business Unit	Start Date	End Date	Status	% Complete	Performance
3.1.4.1 CPI - Develop a Towards Zero Emissions Plan, and implement the Plan.	Environment and Heritage	01-07-2025	30-06-2026	In Progress	50	GREEN

Progress Comments: Commenced planning and development of the Towards Zero Emissions Plan. Recent progress includes defining the scope of the plan, alignment with Council's capital works program, regulatory responsibilities, and advocacy efforts, ensuring consistency with state and federal emissions reduction targets.

3.1.5 Waste - We collaborate with the community, industry and all levels of government to reduce our reliance on landfill and enhance resource recovery, with a focus on long-term sustainable services.

Initiative	Business Unit	Start Date	End Date	Status	% Complete	Performance
3.1.5.1 CPI - Develop a future Waste and Resource Recovery Strategy 2026-2036, and implement the actions under the strategy.	Infrastructure Services	01-07-2025	30-06-2026	In Progress	50	GREEN
Progress Comments: The Draft Waste and Resource Recovery Strategy is advancing well, and post community consultation, is in the drafting process phase. A draft of the strategy will be out for community consultation in due course.						

4 Prosperous Economies

4.1 We encourage urban and rural business and local employment to grow.

4.1.1 Investment Attraction - We advocate for major infrastructure projects and investment that secure and enhance the economic potential of the municipality.

Initiative	Business Unit	Start Date	End Date	Status	% Complete	Performance
4.1.1.1 CPI - Partner with GSEM and key stakeholders to progress planning and advocacy for a South East Melbourne Airport and Thompsons Road Upgrade and Extension, that supports regional economic growth, freight movement, and improved access to national and global markets.	Arts, Advocacy and Economy	01-07-2025	30-06-2026	In Progress	50	GREEN
Progress Comments: Council continues to collaborate with GSEM to align regional priorities with coordinated advocacy. Council endorsed both the South East Melbourne Airport and the Thompsons Road Upgrade and Extension as items on the new Advocacy Agenda 2025-29. Cardinia's infrastructure needs were strongly represented in GSEM's 2025–26 state budget submission.						
4.1.1.2 CPI - Implement initiatives in accordance with the Investment Attraction Plan.	Arts, Advocacy and Economy	01-07-2025	30-06-2026	In Progress	50	GREEN
Progress Comments: Following adoption of the Investment Attraction Plan earlier this year, Council has commenced delivery of targeted initiatives to strengthen local business capacity and attract strategic investment. Development of Cardinia Shire's first cohesive Investment Attraction brand is now complete, with launch planned for early 2026. The brand is designed to showcase the shire's unique offering; its proximity to Melbourne, access to industrial land, strong agribusiness base, and emerging advanced manufacturing corridor. Council continues to build strategic relationships with key stakeholders including Invest Victoria, DJSIR, Tourism East, and Federation University, while benchmarking investment attraction practices across other councils to ensure Cardinia remains competitive and investment-ready. Officers continue to facilitate major investments through the planning permit system. Additional work includes supporting local business associations through the 2025 Business Grants Program, developing an interim investment tracking system, and providing strategic advice on township planning and infrastructure projects to ensure alignment with economic development goals.						

4.1.2 Advocacy and Partnerships - We collaborate with our regional partners to drive growth and prosperity in the region and foster economic opportunities.

Initiative	Business Unit	Start Date	End Date	Status	% Complete	Performance
4.1.2.1 CPI - Deliver the 2025 Agribusiness Audit, using its findings to inform the development of a Food and Agribusiness Strategy and guide the implementation of strategic actions to strengthen the sector.	Arts, Advocacy and Economy	01-07-2025	30-06-2026	In Progress	50	GREEN
Progress Comments: The Draft Agribusiness Audit is now complete and outlines a range of opportunities for action which will form the basis for development of the Food and Agribusiness Strategy. The Draft Audit was made available for community feedback from December and engagement on the Draft Food and Agribusiness Strategy will commence from February 2026. Establishment of a Food and Agribusiness Advisory Committee will commence in early 2026, with an Expressions of Interest process commencing in late January.						

4.1.3 Community Workforce Development - We advocate to improve the education and employment pathways that provide meaningful employment opportunities for our residents and develop the local workforce.

Initiative	Business Unit	Start Date	End Date	Status	% Complete	Performance
4.1.3.1 CPI - Conduct a comprehensive gap analysis of community and human services, and further education and skills with recommendations to support advocacy and funding to attract service providers (ie integrated community information and support hubs, financial counselling, further education providers and health services) to operate in Cardinia Shire.	Arts, Advocacy and Economy	01-07-2025	30-06-2026	In Progress	50	GREEN
Progress Comments: Scoping of the gap analysis and a request for proposal from suitable consultants is now complete. Officers are currently finalising appointment of the successful consultant to commence work in January 2026. Data collection and research are underway, with officers compiling demographic, service provision, and access data to identify gaps and opportunities. An engagement plan is also in development to ensure that stakeholder insights are embedded in the analysis and recommendations. Benchmarking of local government Service Attraction Frameworks has also commenced.						

4.1.4 Visitor Economy - We work to enhance the development of the local tourism industry and visitor economy with our partners of Tourism East.

Initiative	Business Unit	Start Date	End Date	Status	% Complete	Performance
4.1.4.1 CPI - Support implementation of the Tourism East Destination Management Plan and report progress annually.	Arts, Advocacy and Economy	01-07-2025	30-06-2026	In Progress	50	GREEN
Progress Comments: Review of the strategic framework guiding Tourism East has commenced, to ensure alignment with emerging regional priorities and state-level tourism strategies. Expressions of Interest to establish an Industry Advisory Committee closed in October, with applications currently being reviewed. The Committee will provide sector insights and ensure the Destination Management Plan (DMP) reflects the needs of operators and communities. In line with Victorian Government requirements, Cardinia Shire is now developing Local Area Management Plans (LAMPs) to articulate place-based tourism priorities. These plans will serve as foundational inputs into the broader DMP review, ensuring that local aspirations and visitor economy opportunities are captured and integrated. Officer-led stakeholder engagement to inform the LAMPs is scheduled to commence in early 2026, with a focus on inclusive consultation and alignment with the Visitor Economy Community Engagement Framework.						

4.1.5 Business and Industry Development - Enhance and develop local economy through industry development, programs and initiatives.

Initiative	Business Unit	Start Date	End Date	Status	% Complete	Performance
4.1.5.1 CPI - Review and refine the Economic Development strategy, while implementing key initiatives to drive business & industry development.	Arts, Advocacy and Economy	01-07-2025	30-06-2026	In Progress	50	GREEN
Progress Comments: While the formal review of the Economic Development Strategy is scheduled for the next financial year, Council continues to implement a range of initiatives that support business and industry development. This quarter included two business planning workshops (33 participants), 3 monthly business newsletters (2,092 subscribers), and two businesses receiving tailored support through the Business Coaches Program. Planning is underway for the 2026 Jobs and Skills Showcase following the success of the 2025 event. Council also collaborates regionally through the Casey Cardinia Jobs and Skills Network and supports local businesses to engage with key events such as GSEM's manufacturing forum. Ongoing efforts include responding to business enquiries and championing Council's efforts through the Small Business Friendly Councils program.						

5 Responsible Leaders

5.1 We demonstrate responsible leadership and financial stewardship.

5.1.2 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.

Initiative	Business Unit	Start Date	End Date	Status	% Complete	Performance
5.1.2.1 CPI - Provide opportunities for meaningful, informed and representative community engagement to guide Council's decision-making.	Communications and Engagement	01-07-2025	30-06-2026	In Progress	51	GREEN

Progress Comments: The Engagement Team continues to support the organisation with community engagement activities and provide an opportunity for the community to provide feedback to help inform Council decision making.

Projects this quarter have included:
-Upper Beaconsfield Reserve Masterplan
- Footpath Expansion Program
- Review of Cardinia Shire Planning Scheme
- Phase 2 Draft Nar Nar Goon Townships Strategy
- Draft Onsite Wastewater Management Plan
- Playspace upgrades at the Heritage Springs and Toomuc Linear Reserve, and the Ron Andrews Playspace in Pakenham
- Pedestrian and Bicycle Strategy review
- Glismann Road Area Development Plan
- Draft innovate Reconciliation Action Plan
- EOI for community members to join a Community Panel for the Rating Strategy Review
- Proposal to discontinue a laneway abutting 11 Rosebery Street Lang Lang
Arts, Culture and Events Policy Review.

5.1.3 Long Term Financial Sustainability - We manage Council's resources prudently and efficiently to ensure long-term financial sustainability.

Initiative	Business Unit	Start Date	End Date	Status	% Complete	Performance
5.1.3.1 CPI - Develop and review Financial Plan to ensure that it supports long term financial sustainability.	Finance	01-07-2025	30-06-2026	Completed	100	GREEN
Progress Comments: 2025-26 to 2034-35 LTFP adopted by Council in October 2025. Annual review of LTFP will occur as part of 2026/27 budget process						
5.1.3.2 CPI - Undertake a review of Council's Revenue and Rating Strategy	Finance	01-07-2025	30-06-2026	In Progress	50	GREEN
Progress Comments: Community panel EOI is complete and panellists selected. Work is underway to finalise workshop agendas that will be held in February 2026.						

5.1.4 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.

Initiative	Business Unit	Start Date	End Date	Status	% Complete	Performance
5.1.4.1 CPI - Adopt the Advocacy Agenda 2025-2029, annually review Council advocacy priorities and report on efforts and outcomes.	Arts, Advocacy and Economy	01-07-2025	30-06-2026	In Progress	50	GREEN
Progress Comments: Council's Advocacy Agenda 2025-29 was adopted at the December Council Meeting. The Advocacy Agenda is anchored by five priority projects across the shire that will headline Council's 2026 Victorian State election campaign – Lang Lang truck bypass, Cardinia Life regional basketball and gymnastics stadium redevelopment, strategic road sealing package, public transport package, and parks and open space package. These key priorities, along with 13 additional initiatives, will underpin proactive advocacy opportunities over the next four years, shaping Council's Federal Budget submission, strengthening the advocacy prospectus, and driving engagement with Members of Parliament, election candidates and key stakeholders to secure vital funding and support.						

5.1.5 Continuous Improvement - We take advantage of emerging technologies to continuously improve our customer experience, ensure our services are efficient, scalable and secure.

Initiative	Business Unit	Start Date	End Date	Status	% Complete	Performance
5.1.5.1 CPI - Develop a Transformation Roadmap to enhance Council processes and systems, improve customer experience, ensure future readiness, and implement the roadmap.	Business Transformation and Customer	01-07-2025	30-06-2026	In Progress	50	GREEN
Progress Comments: The Transformation Roadmap is progressing well. In Qtr 2, officers have reviewed submissions from the recent public tender calling for consolidated enterprise solutions. A recommendation on the tender is on track to be presented to Council in Qtr 3. The Roadmap will be finalised once the outcome of the tender is known. Other Transformation projects continue to progress, with the replacement of the Venue booking platform sucessfully oimplemented (during November 2025), and the Website Transformation project on track to go live Qtr 4 2026.						

5.1.6 Service Quality and Review - Our services are designed and reviewed to ensure that they address changing community needs, are efficient, effective, respond to risks and fulfill Council's legal obligations.

Initiative	Business Unit	Start Date	End Date	Status	% Complete	Performance
5.1.6.1 CPI - Undertake focused service reviews to ensure alignment to the Council Plan and optimal service delivery.	Business Transformation and Customer	01-07-2025	30-06-2026	In Progress	50	GREEN
Progress Comments: Preparation for Service Reviews is underway. All managers have completed service planning work in support of the next budget, and the outputs of this will determine the focus of service reviews, which will be discussed with Council as the budget development progresses.						

5.1.7 Governance - We maintain a high level of transparent, accountable, unbiased and representative governance.

Initiative	Business Unit	Start Date	End Date	Status	% Complete	Performance
5.1.7.1 CPI - Develop an Investment Policy and Advisory Committee to guide potential investment and revenue opportunities.	Governance, Safety and Property	01-07-2025	30-06-2026	In Progress	10	RED
Progress Comments: Officers will be preparing an options paper for Council to consider which model they wish to proceed with in relation to the Advisory Committee. It is likely that this paper will be presented to Councillors in February/March 2026. Officers will then have the required direction and seek to establish a terms of reference for the committee and seek nominations for suitably qualified external members on the Committee. The current aim is to have the committee established in mid-2026.						

5.1.9 Gender and Social Equity - We consider gender and social equity when making decisions, and we ensure that our policies, programs and services promote gender equality.

Initiative	Business Unit	Start Date	End Date	Status	% Complete	Performance
5.1.9.1 CPI - Undertake Gender Impact Assessments when developing or reviewing any Council policy, program or service that has a direct and significant impact on the public, and ensure our organisation implements our Gender Equality Action Plan.	People and Culture	01-07-2025	30-06-2026	In Progress	50	GREEN
Progress Comments: Two Gender Impact Assessments were completed in Q2 2025-26. A summary of the 2025 Workforce Audit was provided to Councillors in December 2025 for noting. Planning is underway to prepare Council's new GEAP (due May 2026).						

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GROWTH REPORT

Q2 OCT – DEC 2025

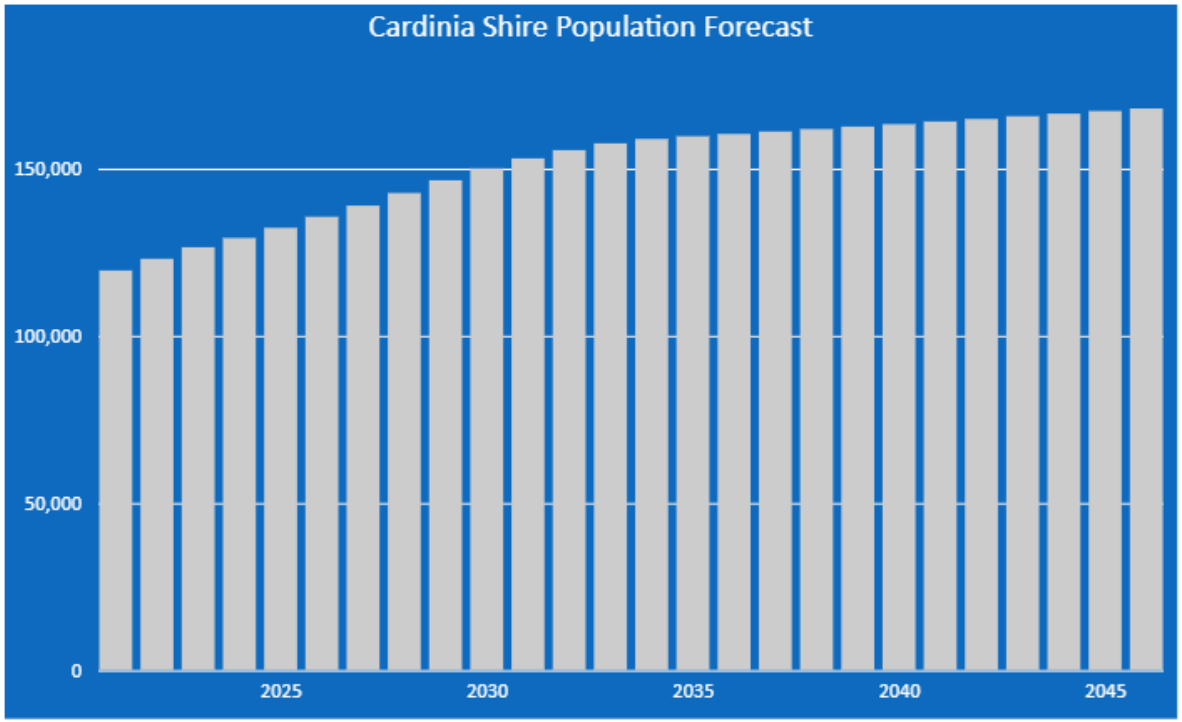
Growth Projections

Q2 OCT – DEC 2025

POPULATION FORECAST

Cardinia Shire is a growing community. It is important therefore that we forecast our population growth to ensure that there are adequate services and infrastructure provisions for our residence in the future.

Population 2025	Population 2046	Change 2025-46
132,289	167,989	26.99 %



Source: https://forecast.id.com.au/cardinia

HOUSEHOLD GROWTH

YTD comparison to last year

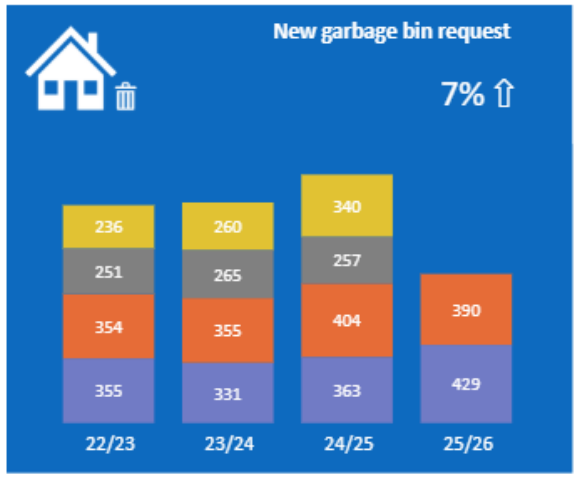
Growth Indicator

Number of households moving into the Shire per day

4

A new household garbage service is requested predominantly when a new home has been completed and ready to be occupied.

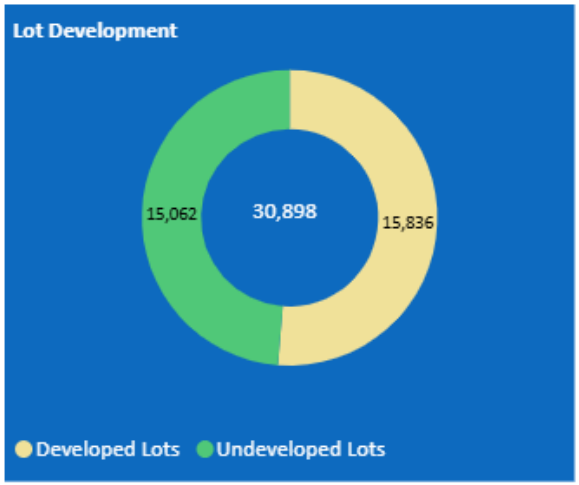
This indicator can therefore represent the growth of new households within the Shire.

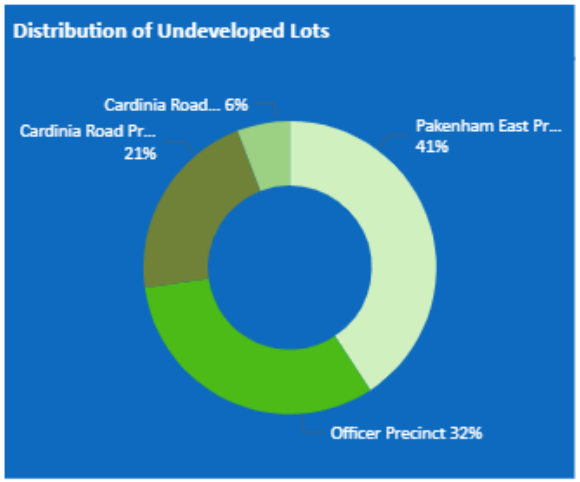


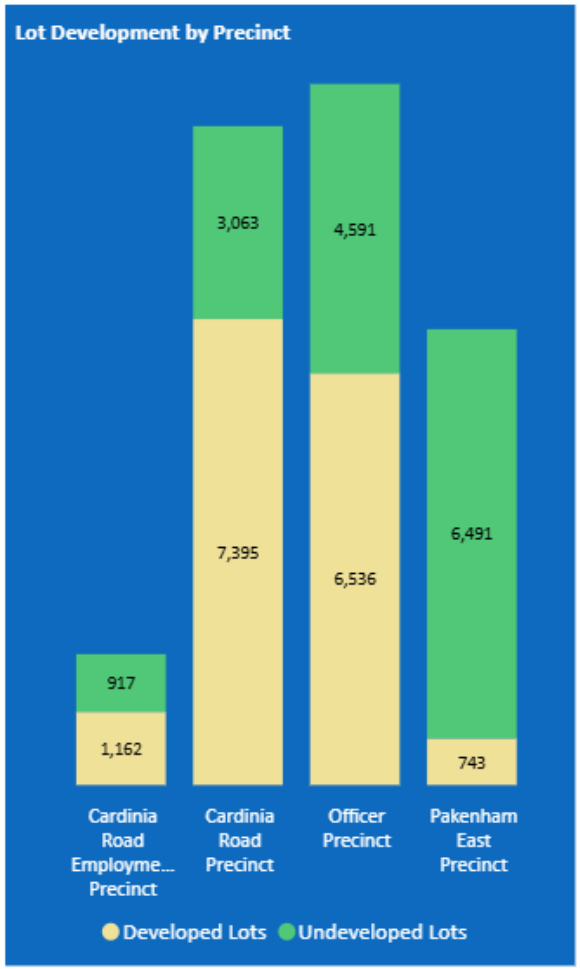
Future Development

Q2 OCT – DEC 2025

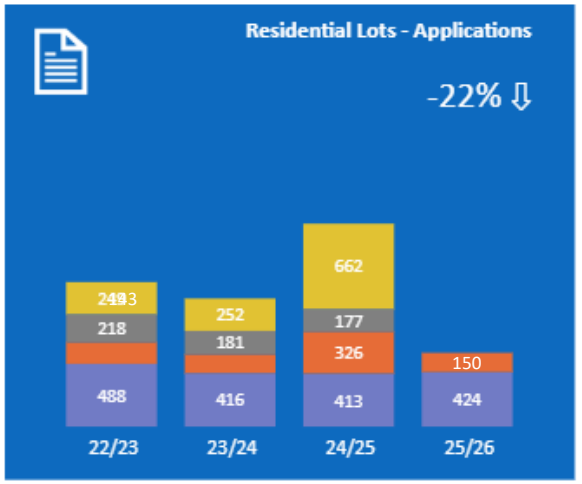
RESIDENTIAL LAND ACTIVITY METRICS *YTD comparison to last year*

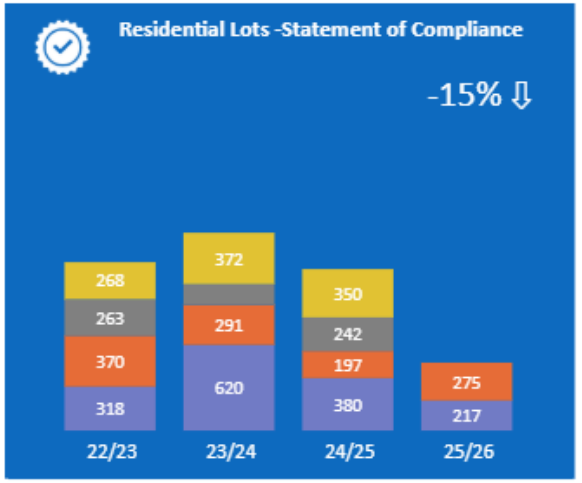






SUBDIVISION METRICS *YTD comparison to last year*



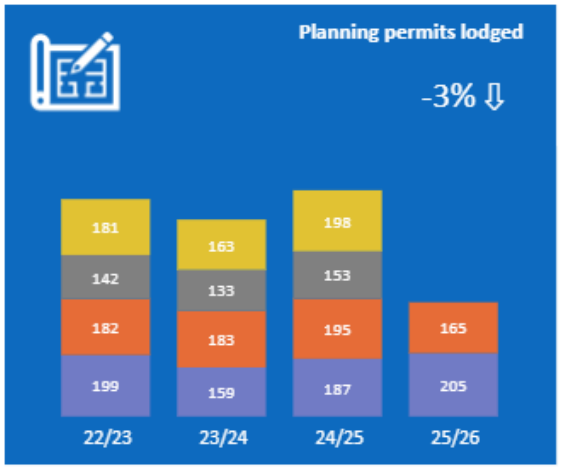


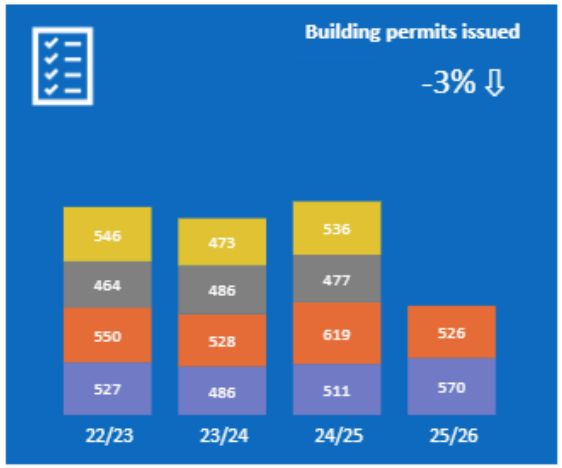
Legend Q1 Q2 Q3 Q4

Current Activity

Q2 OCT – DEC 2025

PROPERTY METRICS *YTD comparison to last year*



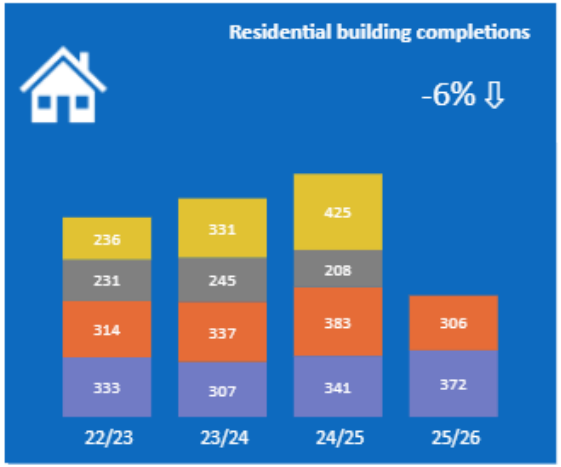


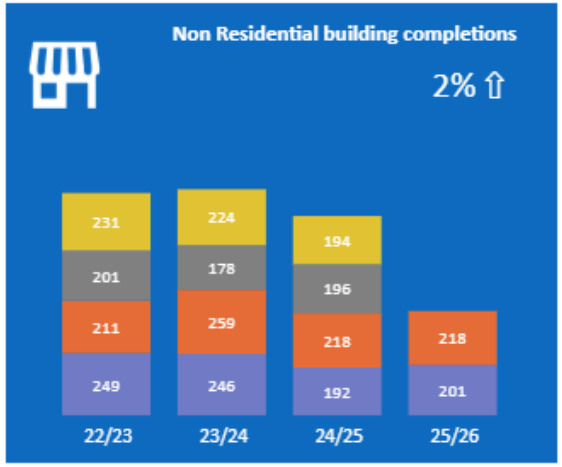
Activity within the property sector can help determine the growth rate within a municipality and therefore assist with future decision making.

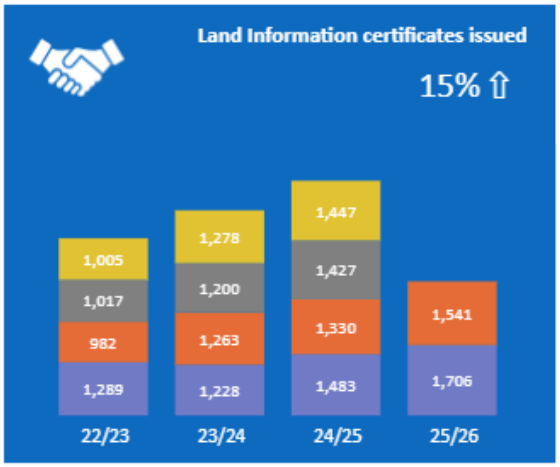
Planning permits are required to make changes to a property. Changes are dependent on location, zones, overlays and particular provisions affecting a property.

Building permits are required for both new buildings and alterations to existing buildings.

Land Information Certificates are required whenever a property changes owners. This figure includes both first home buyers and subsequent owners. It shows both growth and churn in the property market.





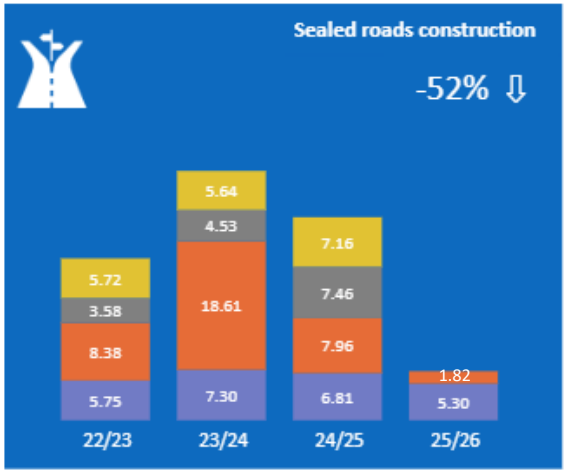


Legend Q1 Q2 Q3 Q4

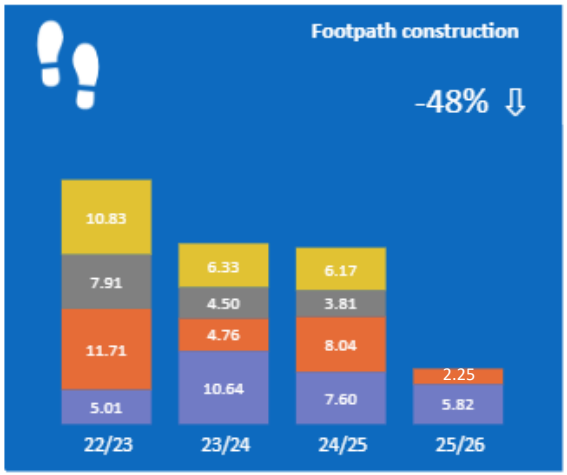
Current Activity

Q2 OCT – DEC 2025

INFRASTRUCTURE METRICS *YTD comparison to last year*

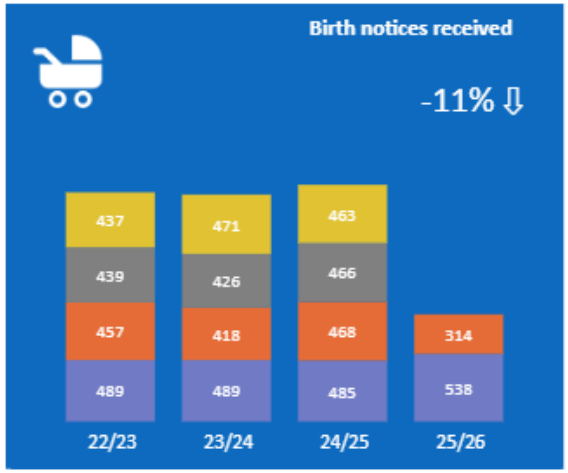


Sealed road growth is due to a combination of subdivision development and Council's sealing of unsealed roads through special charge schemes or other external funding such as Roads to Recovery.

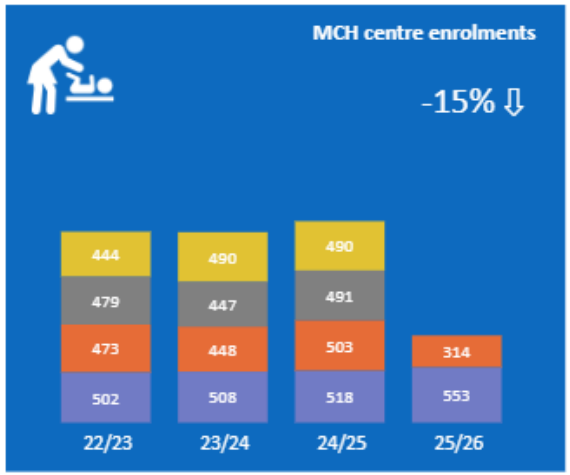


Footpath growth is due to a combination of footpaths constructed from subdivision development and Council's capital works program.

MATERNAL AND CHILD HEALTH METRICS *YTD comparison to last year*



Birth notices are the number of notifications received from hospitals, for newborn babies in the municipality .



Total enrolments is the number of babies and children, from birth to school age, that visit and enrol at an MCH centre, including both new born babies and children of families moving to Cardinia Shire.

Legend Q1 Q2 Q3 Q4

Cardinia

cardinia.vic.gov.au/dashboard

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PERFORMANCE REPORT

Q2 OCT – DEC 2025

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Council Plan Performance

Cardinia

Q2 OCT – DEC 2025

COUNCIL PLAN

Council Plan Initative
37

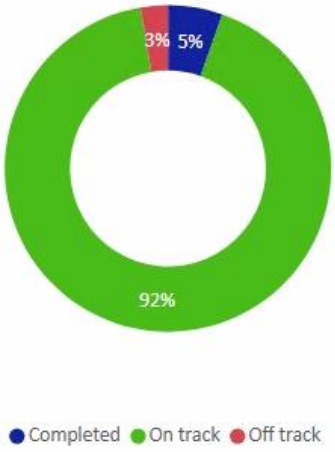
Strategic Objective
5

Completed
5%

Off track
3%

COUNCIL PLAN INITIATIVE PERFORMANCE

The Council Plan sets out a medium to long-term vision for how Council respond to community needs and the opportunities and challenges facing Cardinia Shire. The performance of the Council Plan is illustrated below.



STRATEGIC OBJECTIVE PERFORMANCE

Council delivers the plan through a 4-year action plan which covers 5 Strategic Objectives. The performance of the 5 Strategic Objectives is illustrated below.



Note: To view actions, right click on a KPA bar, select Drillthrough then select Council plan details.

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Service Request Performance – Whole Organisation

Cardinia

Q2 OCT – DEC 2025

PERFORMANCE METRICS

88%
Overall Service Level *
≥ 90%
-2%

14,702
Total Request received

-6%
(compared to same time last year)
Request received volume

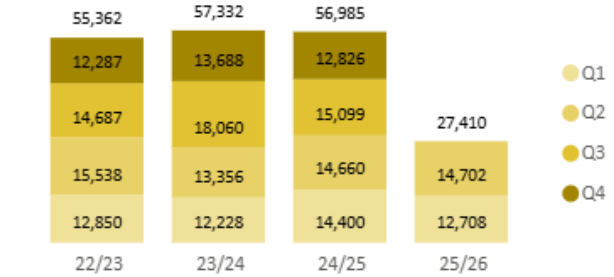
WHAT DOES SERVICE LEVEL MEAN?

A service request is recorded in Council's Customer Relationship Management System (CRMS) when a call is taken through the call centre or sent via web mail.

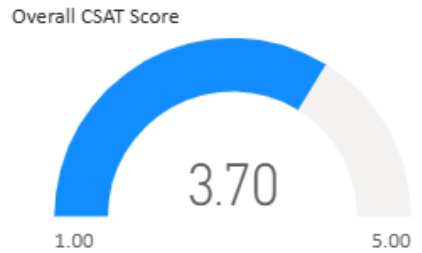
Service Level is the in-time completion rate for requests. Each request is assigned a service standard which is a target for completion within a certain timeframe. Council's target to finalise services request on time is 90%.

REQUEST STATISTICS

Request received volume



Service quality



825
Surveys Sent

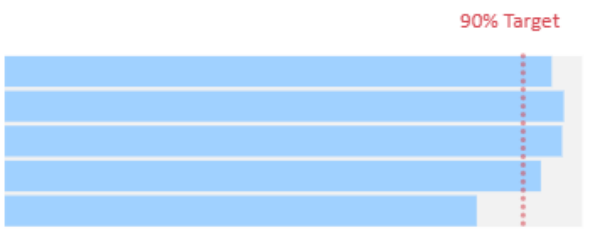
106
Responses

13%
Response Rate

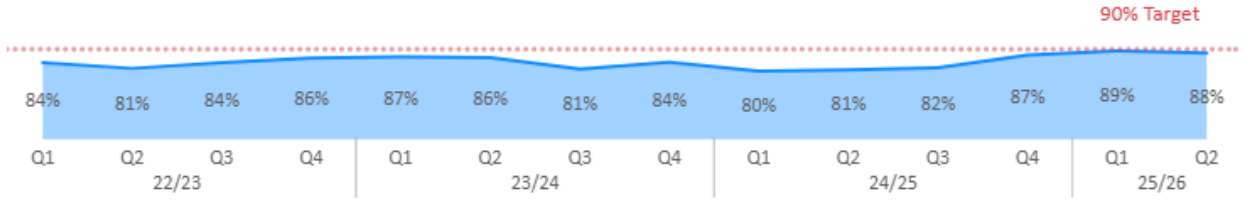
REQUEST PERFORMANCE

Top 5 service request categories by volume and their service levels

Service Request	Volumes	Service Level
Waste - Kerbside Bin Issue	2,094	95%
Waste - Kerbside Bin Change	1,522	97%
Rates	972	97%
Trees and Vegetation on Public or Council Land	916	93%
Planning	744	82%



Overall service level trend over time



* Percentage of service requests completed within the time standards defined in the CRMS (against 'original' target date)

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Unsealed Roads Performance

Cardinia

Q2 OCT – DEC 2025

PERFORMANCE METRICS

95% Reactive Inspection Service Level *

≥ 90%

5%

-42%

(compared to same time last year)

Service request due

+30%

(compared to same time last year)

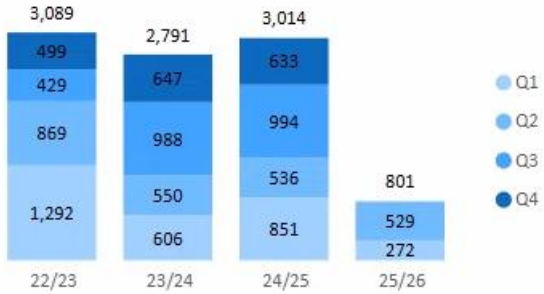
Unsealed roads grading effort

WHAT IS ROAD GRADING EFFORT?

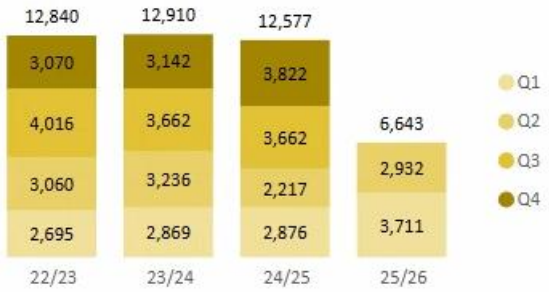
Road grading effort is the total hours spent on the roads doing maintenance work with our graders and heavy rollers. This includes both in house resources and additional resources from our contract partners.

UNSEALED ROAD STATISTICS

Service request due



Road grading effort (hours)



UNSEALED ROAD PERFORMANCE

Service request types by volume,standard and service level

Service request	Volumes	Standard (Days)	Service Level
Corrugation or Pothole Complaint	284	8	95%
Other Complaint (Request to grade)	233	8	96%
Slippery Surface Complaint	12	8	92%

90% Target

Overall service level trend over time



* Percentage of service requests completed within the time standards defined in the CRMS.

- Note that, each unsealed road request is closed upon completion of inspection and scheduling of work (if work is required).

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Unsealed Roads Performance

Cardinia

Q2 OCT – DEC 2025

PERFORMANCE METRICS

-45%
(compared to same time last year)
Corrugation or pothole complaints

-41%
(compared to same time last year)
Other Complaints (request to Grade)

+3%
(compared to same time last year)
Slippery surface complaints

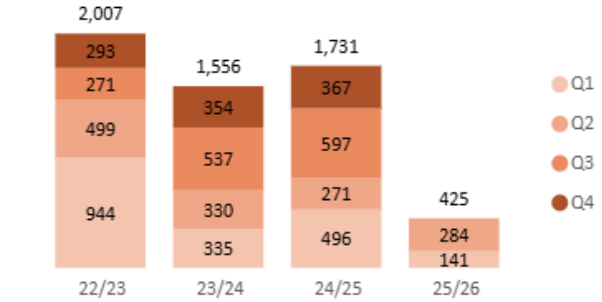
We have about 862 kilometres of unsealed roads, which are maintained via our Grading and Maintenance, Re-sheeting and Drainage Works programs.

Maintaining roadside drains is a core part of our unsealed road maintenance works, as drains have a big impact on the performance of our roads.

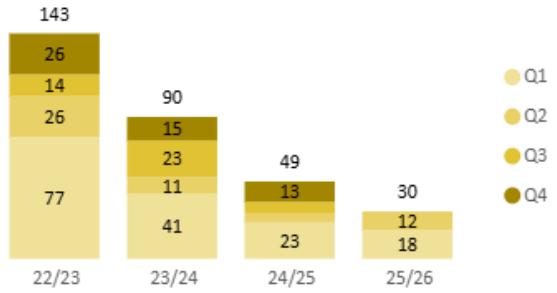
We schedule works into a road maintenance schedule based on inspections and requests made by residents.

UNSEALED ROAD SERVICE REQUEST STATISTICS

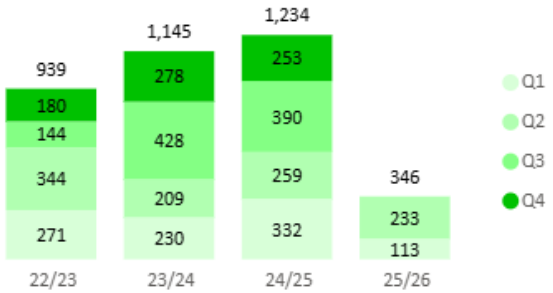
Corrugation or pothole complaints



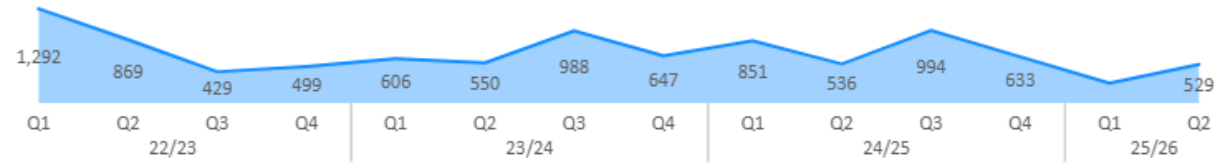
Slippery surface complaints



Other complaints (request to grade)



Service request trend over time



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Drainage Performance

Cardinia

Q2 OCT – DEC 2025

PERFORMANCE METRICS

79%
Reactive Inspection Service Level *
≥ 90%
-11%

-32%
(compared to same time last year)
Surface drains cleared

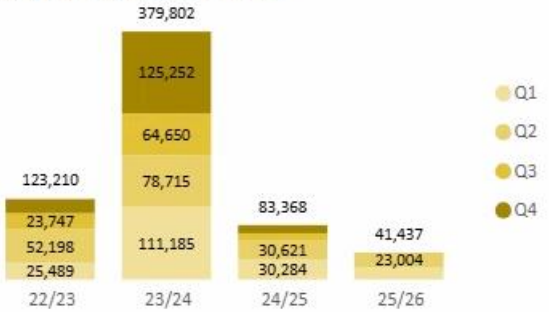
-92%
(compared to same time last year)
Underground drains cleared

WHAT ARE DRAINS MAINTAINED?

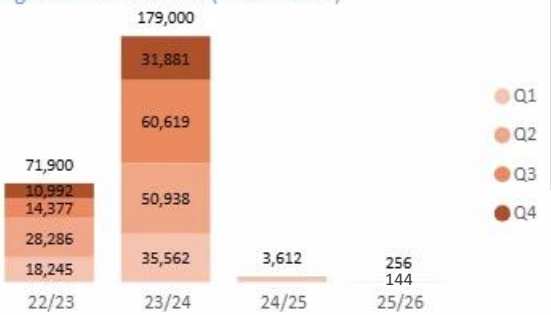
Surface drains are cleaned out using a maintenance system that is driven by proactive inspections and reactive works, and supplemented by responding to flooding issues following storms. Works are prioritised based on risk to property or person.

DRAIN STATISTICS

Surface drains cleared (linear metres)



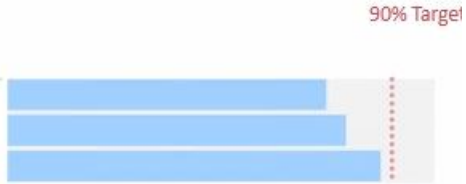
Underground drains cleared (linear metres)



DRAINS PERFORMANCE

Service request types by volume,standard and service level

Service request	Volumes	Standard (Days)	Service Level
Surface Drain (Drainage)	205	15	75%
Pits (Drainage)	130	15	79%
Underground Drain (Drainage)	87	15	87%



Overall service level trend over time



* Percentage of service requests completed within the time standards defined in the CRMS

- Note that, each drainage request is closed upon completion of inspection and scheduling of work (if work is required).

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Waste Management Performance

Cardinia

Q2 OCT – DEC 2025

PERFORMANCE METRICS

95%

Overall Service Level *

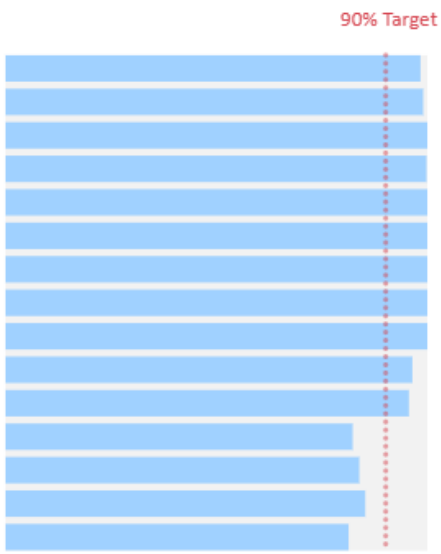
≥ 90%

5%

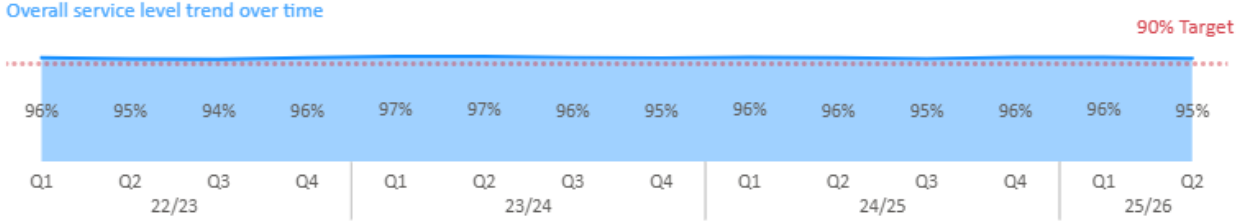
WASTE MANAGEMENT PERFORMANCE

Top 15 Service request types by volume,standard and service level

Service request	Volumes	Standard (Days)	Service Level
Additional Rubbish 120L	113	5	98%
Cancel Rubbish 120L (Additional Bin Only)	87	15	99%
Damaged Garden 240L	171	15	100%
Damaged Recycling 240L	289	15	100%
Damaged Rubbish 120L	695	15	100%
Missing Garden 240L	76	15	100%
Missing Recycling 240L	75	15	100%
Missing Rubbish 120L	122	15	100%
New Garden 120L	188	30	100%
New Garden 240L	378	5	96%
New Rubbish 120L & New Recycling 240L	376	5	95%
Not Emptied Garden Bin	129	3	82%
Not Emptied Recycling Bin	123	3	84%
Not Emptied Rubbish Bin	249	3	85%
Service Information Enquiry	165	22	81%



Overall service level trend over time



* Percentage of service requests completed within the time standards defined in the CRMS

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Waste Disposal and Recovery Performance

Cardinia

Q2 OCT – DEC 2025

PERFORMANCE METRICS

459 Kg
(per household)
Average garbage waste to landfill

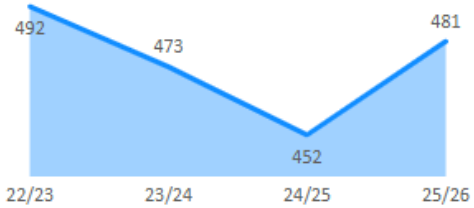
+6%
(compared to same time last year)
Garbage waste to landfill

-1%
(compared to same time last year)
Recycled waste to recovery

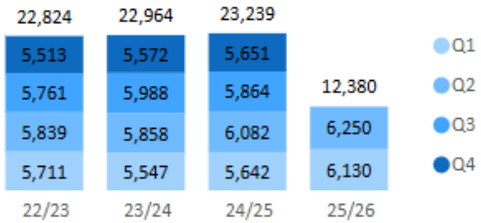
+3%
(compared to same time last year)
Food and green waste to mulching.

DISPOSAL STATISTICS

Average household garbage waste (kgs)

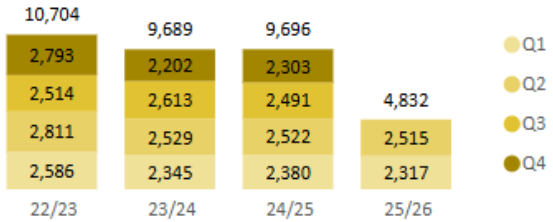


Garbage waste to landfill (tonnes)

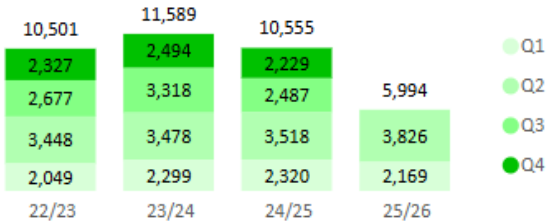


RECOVERY STATISTICS

Recycle waste to recovery (tonnes)



Food and green waste to mulching (tonnes)



As the Shire's population continues to grow, the amount of waste generated is also growing. Cardinia Shire Council will continue to take advantage of recent advancements such as newer technologies and improved markets for products, resulting in improved financial outcomes for resource recovery. The impact of drought can also vary the tonnage of green waste recycling due to moisture content from wet or dry years.

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Customer Support Call Performance

Cardinia

Q2 OCT – DEC 2025

PERFORMANCE METRICS

59% in 90 seconds
83% in 300 seconds
Service Level *
≥ 80%

107 Sec
After call work time
≤ 105

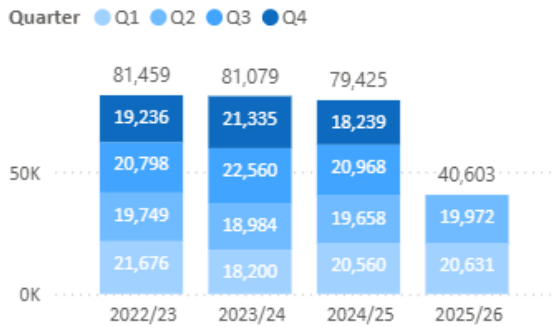
6%
Abandoned calls
≤ 3%

123 Sec
Average Wait Time

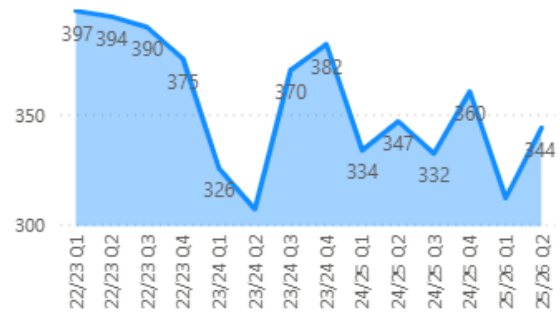
344 Sec
Average Handling Time

CALL STATISTICS

Call volumes (Answered and Abandoned)

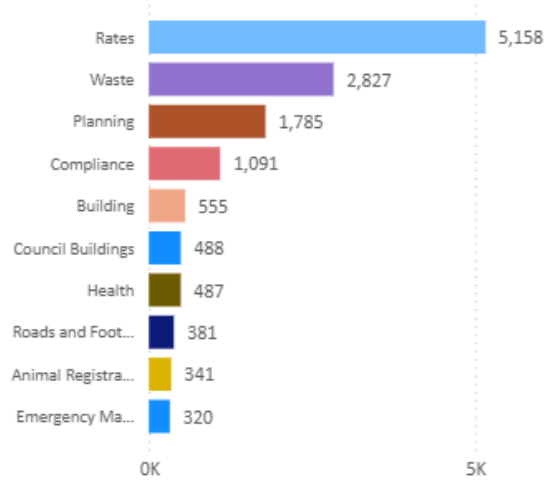


Average Handling Time (Seconds)



ENQUIRY TYPE

Enquiry type volumes



WHAT DOES SERVICE LEVEL MEAN?

Service Level, or Grade of Service (GOS), is a measure which displays the percentage of calls answered within a designated time period.

The Service Level displayed on this report is measuring the percentage of calls that were answered within 90 seconds.

* Percentage of calls answered within 90 and 300 Seconds

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Customer Support Digital Performance

Cardinia

Q2 OCT – DEC 2025

PERFORMANCE METRICS



WHAT DOES THE SERVICE LEVEL MEAN?

Service Level, or Grade of Service (GOS), is a measure which displays the percentage of emails and chats answered within a designated time period.

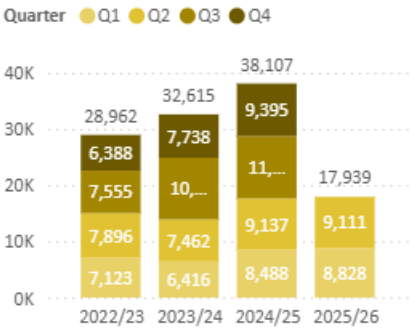
The Service Level displayed on this report measures the percentage of emails that were answered within one (1) business day and for chats within ninety (90) seconds.

*Percent of emails actioned within one (1) business day, and percent of chats answered within ninety (90) seconds.

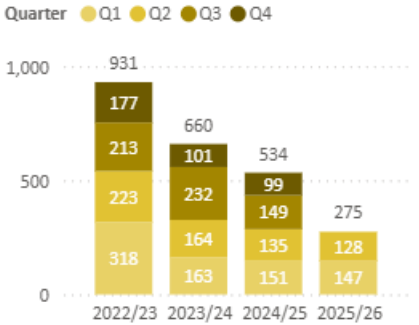
**Average time to respond to emails with target set within eight (8) business hours.

EMAIL & CHAT STATISTICS

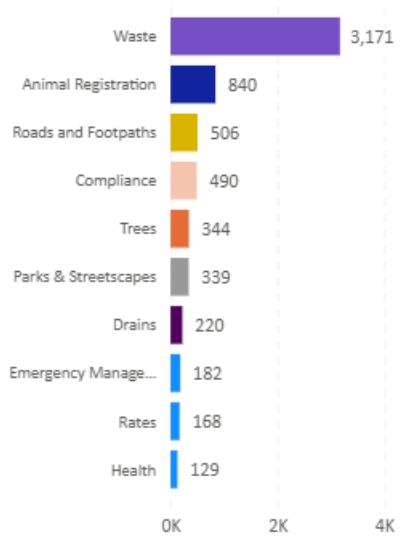
Volume of emails actioned



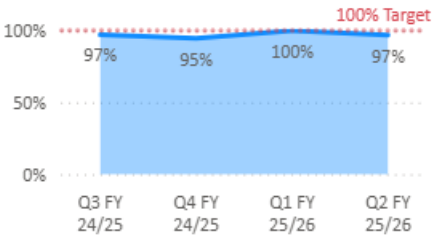
Volume of chats answered



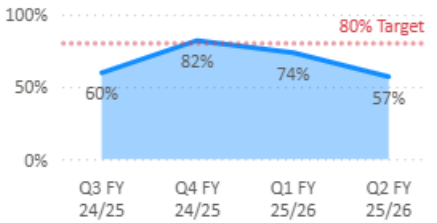
Volume of digital work by enquiry type



Email service level



Chat service level



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Customer Support After Hours Call Performance

Cardinia

Q2 OCT – DEC 2025

PERFORMANCE METRICS

93% Service Level * ≥ 90%

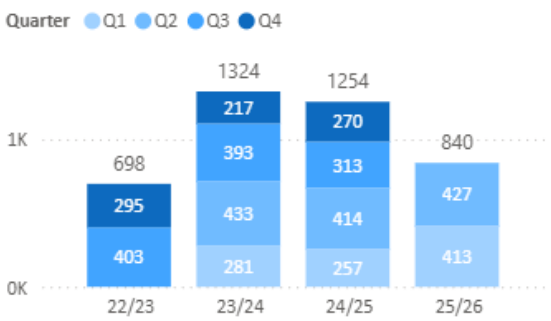
0% Abandoned calls

15 Sec Average Wait Time

276 Sec Average Handling Time

CALL STATISTICS

Call volumes (Answered and Abandoned)

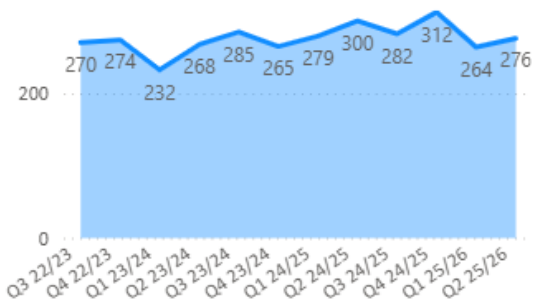


WHAT DOES SERVICE LEVEL MEAN?

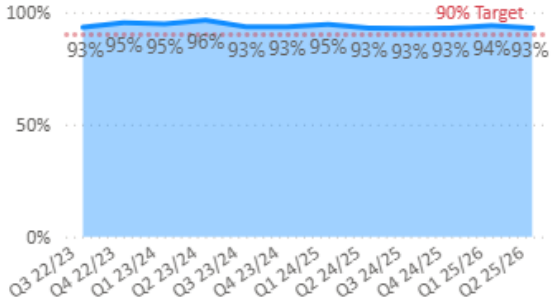
Service Level, or Grade of Service (GOS), is a measure which displays the percentage of calls answered within a designated time period.

The Service Level displayed on this report is measuring the percentage of calls that were answered within 14 seconds.

Average Handling Time (Seconds)



Service Level* Trend



*Percentage of calls answered within 14 seconds

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Customer Support After Call Survey

Cardinia

Q2 OCT – DEC 2025

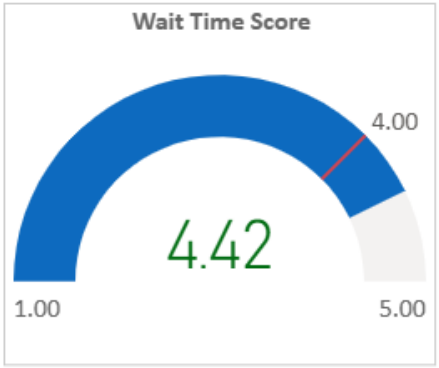
SURVEY METRICS

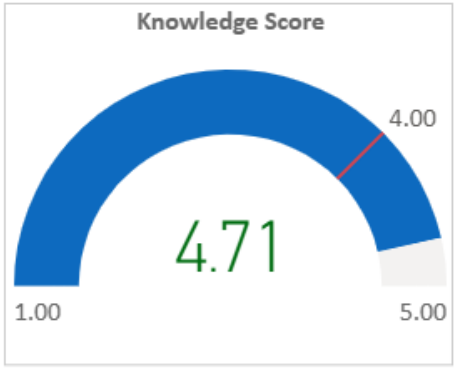
6%
Response Rate

7,410
Total Surveys Sent

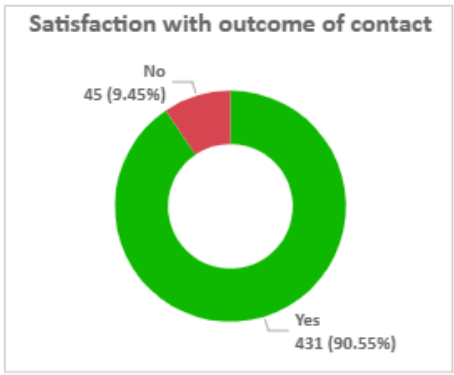
476
Total Responses Received

SURVEY RESULTS









HOW IS THE SURVEY DONE?

Surveys are offered after calls and chats and invite customers to give feedback on how they felt the interaction went. The questions we ask are:

- *Using a scale of 1 to 5 where 5 is Very Satisfied, how satisfied were you with the time you waited on hold before speaking with an officer?*
- *Using a scale of 1 to 5 where 5 is Very Satisfied, how satisfied were you with our officer's level of knowledge about your inquiry?*
- *Using a scale of 1 to 5 where 5 is Very Satisfied, how satisfied were you with our officer's professionalism and the time they took to handle your inquiry?*
- *Are you satisfied with the outcome of your call? Yes or No.*

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Youth Engagement Performance

Cardinia

Q2 OCT – DEC 2025

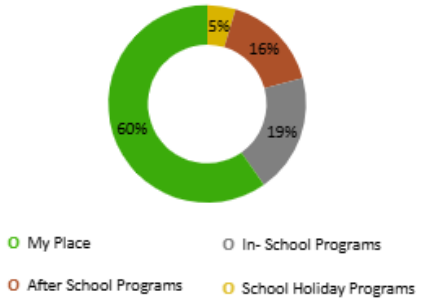
PERFORMANCE METRICS

5,661
Interactions with young people

+32%
(compared to same time last year)
Interactions with young people

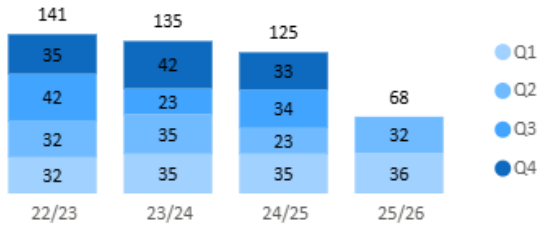
+17%
(compared to same time last year)
Youth support program attendance

HOW DO OUR YOUTH INTERACT WITH US?



YOUTH PROGRAM SUPPORT STATISTICS

Number of young people offered support

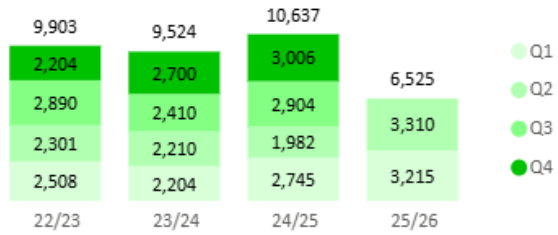


The Youth Support Program is a free and confidential service which offers young people with information, advice and practical support (short- and medium-term). The program is flexible, accessible to all young people and is respectful of race, gender, sexuality or religion.

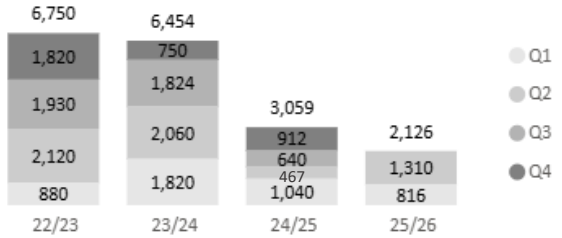
The graph illustrates the number of young people provided with more than one episode of support from a dedicated Youth Support Officer.

INTERACTION STATISTICS

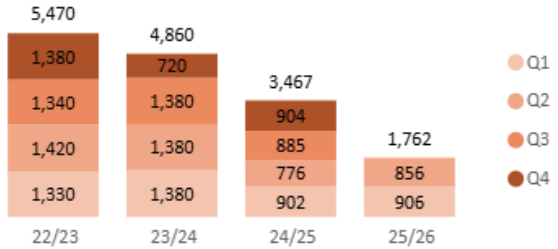
My Place volumes



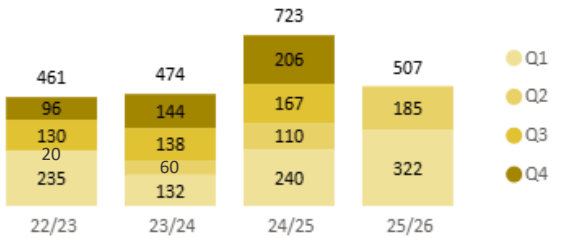
In- School program/workshops volumes



After school program volumes



School holiday program



† Compared to last quarter's result

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Escalated complaints (Tier 2 and above) recorded in CRMS

Cardinia

Q2 OCT – DEC 2025

PERFORMANCE METRICS

74.0%
% Escalated Complaints Closed In Time

56
Total Escalated Complaints Recorded

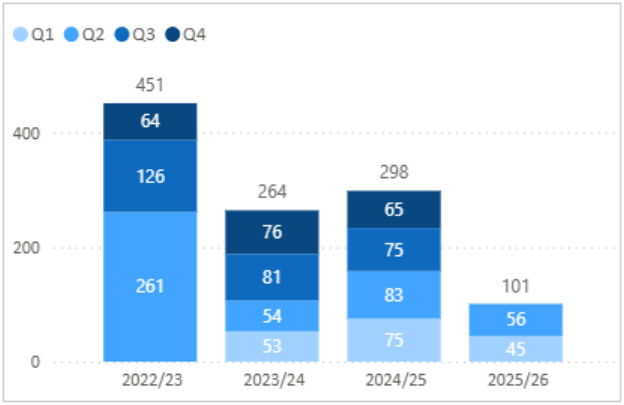
53
Number of TIER 2 Complaints Received

3
Number of TIER 3 Complaints Received

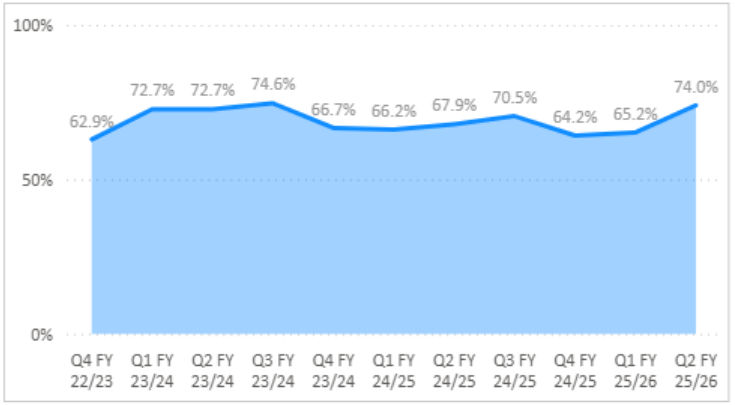
0
Number of TIER 4 Complaints Received

ESCALATED COMPLAINTS STATISTICS

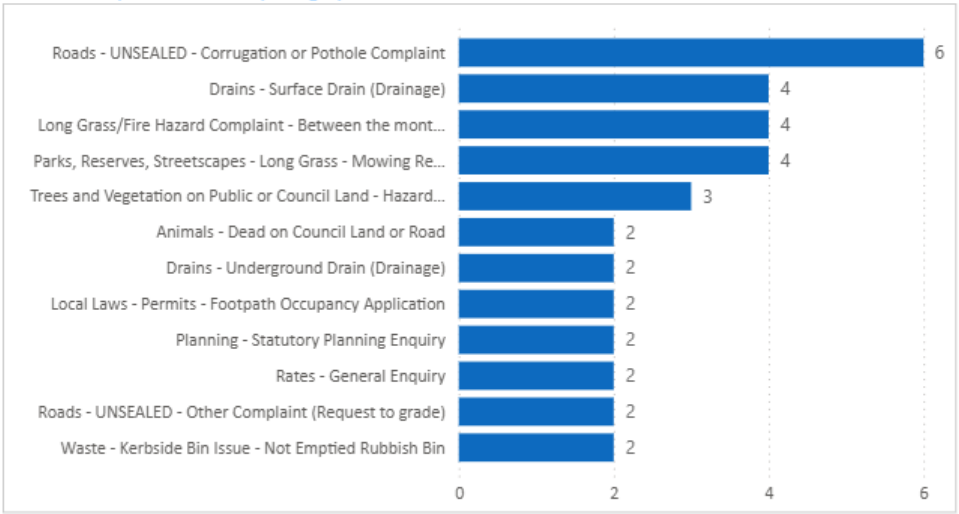
Escalated complaints received quarterly



Percent of escalated complaints closed in time by quarter



Escalated complaints received by Category



A complaint can be assigned to the relevant or approved Council Officer/Contractor tasked with managing and responding to the complaint.

All Tier 2, 3 & 4 complaints must be acknowledged within **5 business days** and an outcome letter (if a substantial investigation is required) is issued to the complainant within **20 business days** of recording the complaint.

*The **Local Government ACT 2020** has redefined a complaint as a written or oral expression of dissatisfaction with the;*

- *Quality of an action taken, decision made, or service provided by a member of Council staff or contractor engaged by the Council; or*
- *Delay by a member of Council staff or contractor engaged by the Council in taking an action, making a decision, or providing a service; or*
- *Policy or decision made by a Council, member of Council staff or a contractor.*

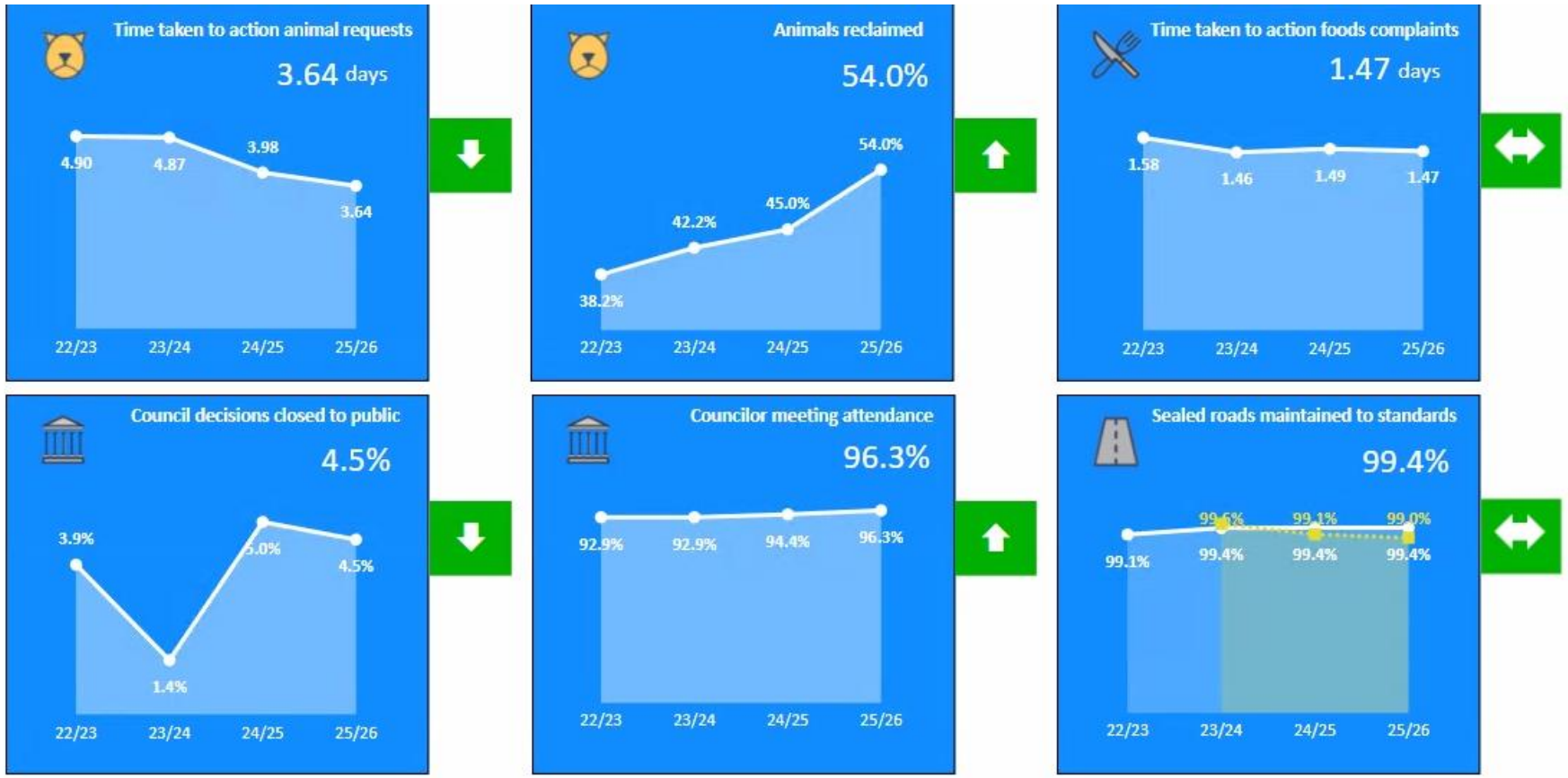
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LGPRF Service Measures

Q2 OCT – DEC 2025

Cardinia

The Local Government Performance Reporting Framework (LGPRF) is a platform for key local government service and financial measures. The measures are reported annually in Council Annual Reports and published on the *Know Your Council* website. Below is a selection of LGPRF service measures that are able to be reported on a quarterly basis.



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LGPRF Service Measures

Q2 OCT – DEC 2025

Cardinia

The Local Government Performance Reporting Framework (LGPRF) is a platform for key local government service and financial measures. The measures are reported annually in Council Annual Reports and published on the *Know Your Council* website. Below is a selection of LGPRF service measures that are able to be reported on a quarterly basis.



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CRMS Service Standards

Q2 OCT – DEC 2025

A service request is recorded in Council's Customer Relationship Management System (CRMS) when a call is taken through the call centre or sent via web mail. Each request is assigned a **service standard** which is a target for completion within a certain timeframe. The Service Level is the in-time completion rate for requests based on it's service standard.

The table below lists the service standards for the service areas detailed in this report. A full list of request types and their service standards can be found on the Performance Report dashboard on Council's website. (cardinia.vic.gov.au/dashboard)

Request Category	Request Type	Details	Service Standard (days)
Waste - Kerbside Bin Issue	Damaged Garden 120L	Request for the replacement or repair of a 120L garden bin that has been damaged.	10
Waste - Kerbside Bin Issue	Damaged Garden 240L Damaged Recycling 240L Damaged Rubbish 120L Damaged Rubbish 80L	Request for the replacement or repair of any size waste, recycling or green bin that has been damaged.	15
Waste - Kerbside Bin Issue	Missing Garden 120L	Request for the replacement of a 120L garden bin that has gone missing.	10
Waste - Kerbside Bin Issue	Missing Garden 240L Missing Recycling 240L Missing Rubbish 120L Missing Rubbish 80L	Request for the replacement of any size waste, recycling or green bin that has gone missing.	15
Waste - Kerbside Bin Issue	Not Emptied Garden Bin Not Emptied Recycling Bin Not Emptied Rubbish Bin	Request for contractor to return to empty any size waste, recycling or green bin that was not emptied on the scheduled bin collection day by fault of contractor.	3
Waste - Kerbside Bin Information	Service Information Enquiry	Request for general bin information from the Waste Collection team.	15
Waste - Kerbside Bin Issue	Driver issues, Speeding, Damage Claims	Service performance issues related to the waste and recycling contractor, including driver issues and damage to property.	3
Waste – New Additional or Cancelled Service	Service Issue - Driver issues, Speeding, Damage Claims	Service performance issues related to the green waste contractor, including driver issues and damage to property.	15
Waste – Kerbside Bin Change	Request for free additional medical	Based on medical grounds, free bins can be provided to residents who require extra bin capacity.	5
Roads - UNSEALED	Corrugation or Pothole Complaint	Request to repair an unsealed due to corrugation or pothole(s).	8
Roads - UNSEALED	Other Complaint	Request to grade an unsealed road.	8
Roads - UNSEALED	Slippery Surface Complaint	Request to safeguard and repair unsealed road.	8
Drains	Pits	Request to investigate and rectify drainage pit issue.	15
Drains	Surface Drain	Request to investigate and rectify drainage pit issue.	15
Drains	Underground Drain	Request to investigate and rectify drainage pit issue.	15

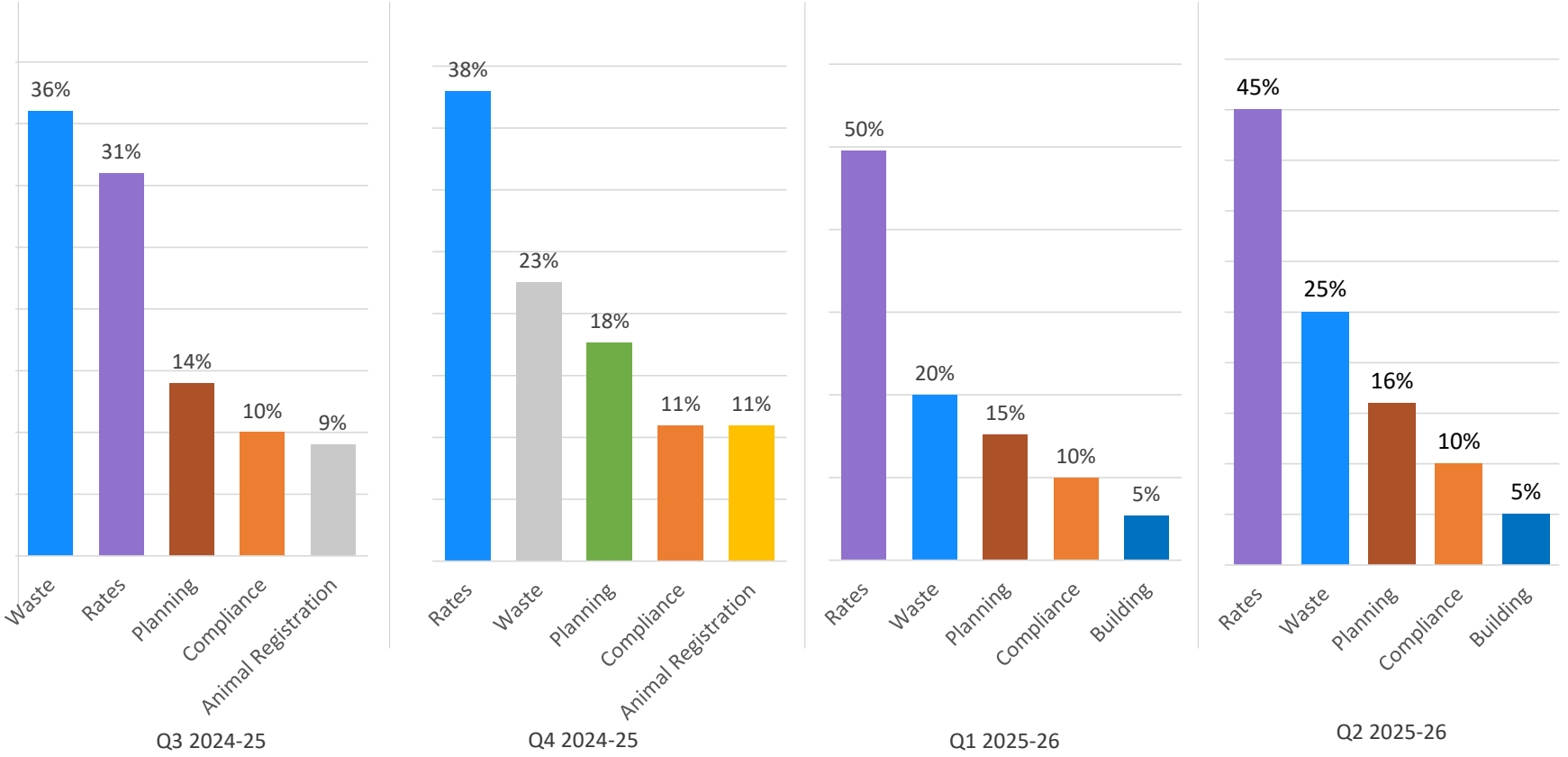
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Customer Support Call Performance

Q2 OCT – DEC 2025

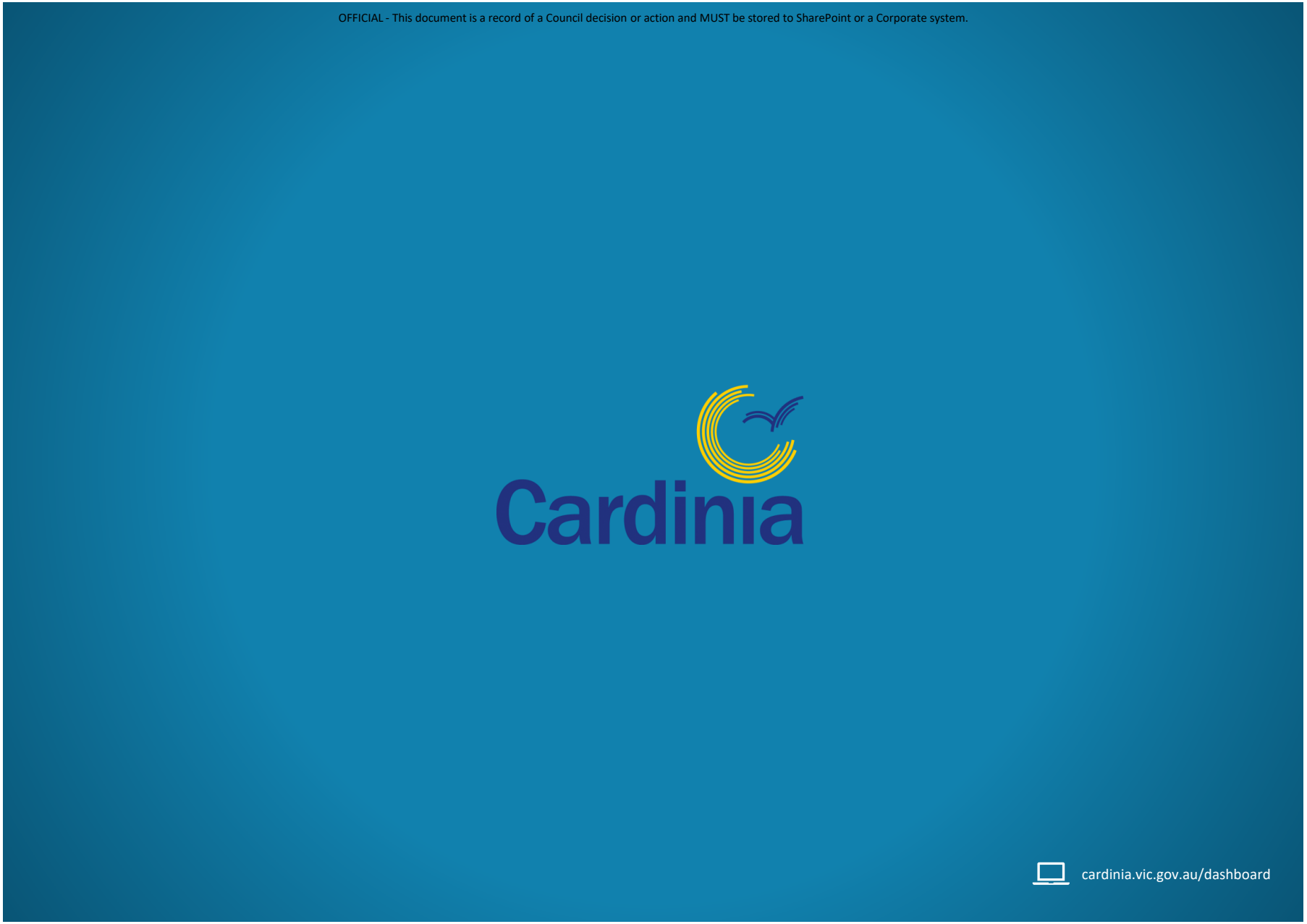
ENQUIRY TYPE TREND OVER TIME

Distribution of enquiry types (top 5)



* Enquiry types displayed on above graphs represent 80% or more of classified incoming calls.

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Council report – Q2 2025-26

The following outlines progress against the actions outlined in the key focus areas of the Cardinia Shire Gender Equality Action Plan (GEAP) 2021 – 2025.

Sexual Harassment at Cardinia

- **Respectful Workplace Behaviours** continues to roll out across the organisation. We have achieved an additional 20% (133) employees complete in the quarter, bringing the overall completion rate to 60% (420 employees) as at 30 September 2025. Training covers what is sexual harassment (in addition to bullying, harassment and discrimination) what is not acceptable in the workplace and the consequences if sexual harassment occurs.
- Results for **People Matter Survey** were received in August, in which 206 (30%) employees participated. The percentage of respondents who reported experiencing sexual harassment over the last 12 months has increased by 3% to 7% from the 2023 survey results. Cardinia sits at the same percentage as the Local Government comparator group (7%).
- The **2025 Our Voice** engagement survey occurred in September. There was a 69% participation rate. The survey results presented no findings of sexual harassment in the workplace via sensitive comments or written feedback.
- Quarterly meetings continue to occur with **Contact Officers**. These quarterly meetings enable the Senior Workplace Relations Lead to provide any updates on internal processes & reporting or changes in legislation. Internal communication continues to promote the Contact Officer role as a resource for employees with regard to sexual harassment or other complaints.

Gender pay gap

- Recent workforce audit data suggests our **mean total remuneration pay gap** has increased from -0.2% in 2023 to -1.6%. More data from the workforce audit will be made available as People & Culture prepare the next progress report and GEAP in 2026.
- People & Culture continue to use benchmarking tools and job briefs to ensure pay equity.

Business Intelligence & Data Gaps

- The opportunity to develop new ways of **collecting intersectional data** and formal flexible leave arrangements via payroll systems continues to be explored. Meetings with payroll continue to occur to improve **workplace gender audit** reporting.
- People & Culture have provided feedback on Council's Human Resources Information Systems (HRIS) for the organisation wide enterprise system upgrade, to ensure the data required for gender equality reporting can be captured.

Other

- **GIA champion monthly meetings** continue to strengthen collaboration, process and application of training to current GIAs. There has been useful information sharing from the group including review of GIAs completed at Council and neighbouring councils.
- Capability and Culture Business Partner continues to attend monthly **MAV Gender Equality Act check ins** online to enable ongoing learning to support GIA champions and the development of the next GEAP.

Gender Impact Assessments (GIAs) completed

- Domestic Animal Management Plan

OFFICIAL - This document is a record of a Council decision or action and MUST be stored to SharePoint or a Corporate system.

- Deep Creek Pakenham Golf Course
- Onsite Wastewater Management Plan
- Puffing Billy Masterplan
- Council Plan 2025-2029

Biodiversity

Council Plan initiative 3.7: Continue adopted strategies.

- Implement initiatives in the Biolinks Plan 2023-2033 and the Biodiversity Conservation Strategy 2019-2029 and Weed Management Strategy 2019-2029.

Roadside weed control program update.

Description	This program provides funding to rural, regional, and interface councils to manage invasive plants on municipal roadsides, reducing threats to agriculture, biodiversity, and fire risk. Council has developed the annual work plan for 2025-26 to implement control activities for regionally controlled, restricted, and prohibited species.
Funding	This program is jointly funded by the Victorian Government and Council
Update	The roadside weed control program for 2025-26 is currently underway with over 200km of roadside being prioritised for noxious weed management by our contractor. In line with our current control plan, most roads within this year's program are categorised as being of high and very high conservation value. Priority weed targets include blackberry, broom species, ragwort, spear thistle, watsonia and gorse. Techniques for control include knapsack and rig spraying.

Koo Wee Rup Health planting to support bandicoots.

Description	This project is part of a multi-year collaboration between the Koo Wee Rup Health centre, school groups and Koo Wee Rup men's shed to support the endangered southern brown bandicoot. The partnership will roll out ongoing tree planting, weed control and education sessions.
Funding	The project is fully funded by Council
Update	On Tuesday 7 October Council and Koo Wee Rup Health staff worked with 21 students from Koo Wee Rup Secondary College to plant 400 plants to enhance the bandicoot corridor through the grounds of the Koo Wee Rup Health centre. The clients at the health centre have developed a connection with the bandicoots and really appreciate the program.

Gardens for wildlife relaunch.

Description	Gardens for Wildlife is a free program for Cardinia Shire residents and is all about helping residents create wildlife friendly gardens that support local biodiversity. The program is a partnership between Cardinia Shire Council and Cardinia Environment Coalition.
Funding	The project is fully funded by Council.
Update	Cardinia Shire's Gardens for Wildlife program has been relaunched to encourage residents to create wildlife friendly gardens. Residents can now register to become members of the program and receive an indigenous plant voucher from the Cardina Environment Coalitions Indigenous Nursery. To date over 170 residents have joined the program. Early feedback shows strong interest in hands-on workshops, garden tours, and social events, particularly in growth areas such as Pakenham. Council officers are working on a range of events for 2026 which will be communicated to members via the gardens for wildlife newsletter and hope to strengthen community engagement and local conservation efforts.

Peri-urban weed management partnership update.

Description	The Peri-urban Weed Management Partnership (PWMP) is a collaborative effort between the Victorian Government, Council, City of Casey, Bunurong Land Council, Parks Victoria, Melbourne Water and Zoos Victoria. The project aims to control invasive weeds within the Cardinia Creek catchment to protect native plants, animals, and habitats.
Funding	This partnership is funded by the Victorian Government's Peri Urban Weed Management Partnership Program
Update	Council was successful in securing $194,000 of grant funding over 2 years. This project will build on previous iterations of the program by providing targeted weed control at 9 reserves within the Cardinia Creek catchment. Our works will focus on weed control at Beaconsfield Flora and Fauna Reserve and Hillview Reserve. Over the 2 years the project will deliver 217 Ha of weed control spread across the 9 reserves as well as revegetation efforts.

Birds of Cardinia: learn, explore, protect.

Description	Late last year Council hosted events for the community that highlighted some of our wonderful bird species that call Cardinia Shire home. The events aimed to raise awareness of our unique bird species and the habitat that they need to thrive and encourage our community to take steps to help protect our wildlife.
Funding	This event series was fully funded by Council.
Update	During October, Council hosted a bird of Cardinia series, which included a free webinar, family-friendly and all abilities guided bird watching walk and an information session about the Helmeted Honeyeater. Council partnered with Kirsty Costa from Weekend Birder for the webinar and guided walk at Emerald Lake Park: • The free guided walk was a 'sell out' with 32 participants attending on the day. • 33 different bird species were at Emerald Lake Park. • Feedback was overwhelmingly positive, with many participants requesting more events in future. • 80 people watched the live 30-minute webinar which covered common bird species. The reported community reach for these two events was 8,358 views of Cardinia Shire promotion on Weekend Birder channels, excluding further reach from Council's own channels. Council partnered with City of Casey to deliver the "Return to the Creek: Celebrating the Helmeted Honeyeater" event, which focused on raising awareness about the critically endangered species and its habitat restoration efforts. The event highlighted Zoos Victoria's successful breeding and release program, which is helping re-establish wild populations along Cardinia Creek. All 25 spaces for this event were allocated.

Climate change

Council Plan initiative 3.7: Continue adopted strategies.

- Implement initiatives in the Climate Change Adaptation Strategy 2022-2033.

Building climate resilience: climate emergency scenario training.

Description	To ensure that Council staff and other key community stakeholders are ready to assist our community with a natural disaster (such as bushfire, flood or storm), training scenarios have been undertaken that clearly outlines the roles and responsibilities of Council.
Funding	The project is fully funded by Council.
Update	Emergency preparedness session with staff and emergency service stakeholders was held to outline Council's role during an emergency and what they can do to assist community. A temporary emergency relief centre was set up in the James Bathe Recreation Reserve pavilion in Pakenham to help Council build our staff's capability to provide relief in case of a natural disaster. Emergency management stakeholders including the State Emergency Services and Fire Rescue Victoria were also involved. This hands-on exercise helped strengthen knowledge, skills and capability needed to respond effectively to incident management for emergency events.

Heritage

Council Plan strategy 2.8

- We work to protect sites of heritage significance within the shire for future generations.

Community Heritage Grant for Emerald Museum.

Description	The Australian Government's Community Heritage Grants (CHG) program, managed by the National Library of Australia, offers museums grants to provide access to nationally significant, locally held cultural heritage collections.
Funding	This grants program is funded by the Australian Government
Update	The Emerald Museum received a Community Heritage Grant totalling $6,305 for the digitisation of two ledgers from the nationally significant Nobelius Nursery collection. The fragile handwritten records capture the stock and sales history of what was once the largest commercial nursery in the Southern Hemisphere. Digitisation will protect the originals while giving access to the community across Australia to the important and significant local history record.

Waste and resource recovery

Council Plan initiatives 3.10 Waste strategy.

- Develop a future Waste Resource and Recovery Strategy 2026-2036 and implement the actions under the strategy.

While the new strategy is being developed, this report will continue to provide updates on the current Waste and Resource Recovery strategy.

Dumped rubbish success stories

Description	To encourage residents to report dumped rubbish in the community, Council's waste team ran a dumped rubbish campaign in early 2025. A series of social posts, newspaper advertisements and media stories focused on the financial and environmental impacts dumped rubbish has on our community and highlighted success stories from community reporting.
Funding	This campaign was fully funded by Council
Update	Following the successful dumped rubbish campaign, the waste team have also installed over 100 dumped rubbish signs on 68 public place bins across the shire. The signs encourage residents to 'dob in a dumper' with key messages highlighting the financial impacts of dumped rubbish to ratepayers. Since installing the signs, Council has seen an increase in community reporting and awareness around the issue. This was particularly helpful after several individuals dumped household waste on Haunted Gully Road, Officer. Residents who saw this happen offered to complete witness statements and provided security footage which helped Council identify those responsible. Using the evidence provided by the community, our litter prevention officer was able to issue a waste abatement notice to the dumpers, which later escalated to a $5,000 fine. Council's Litter Prevention Officer has also been working closely with land developers in Pakenham East PSP to address an increase in illegal dumping around their development. This collaboration has resulted in Council issuing $40,000 in fines to businesses found dumping soil in the area. Since these fines were imposed, all dumped waste has been removed by those responsible.

Green waste drop off wrap up

Description	Council organised and delivered six green waste drop-off events throughout 2025, with one event running every second month. There were four events held at Future Recycling in Pakenham and two events held at Cleanaway Lysterfield. These events are free for residents of Cardinia Shire and provide an opportunity to help manage residential green waste, reducing the need for burning off.
Funding	These events are fully funded by Council.
Update	A total of 3,690 vehicles attended the six green waste drop-off events in 2025. The number of vehicles and the volume of green waste collected have both increased significantly from the 2024 events (2024 saw a total of 2,441 vehicles drop off 466 tonnes), demonstrating that our community continue to value these opportunities. The December drop-off at Future Recycling, Pakenham was the busiest event for 2025, with 1,130 vehicles attending the drop-off over 7 days. Due to the high attendance, the total tonnage figures for the December green waste drop-off were still being finalised at the time of writing this report. The green waste drop-off event dates for the first half of 2026 have been confirmed and are listed on Council's website.

Cardinia Christmas Carols – waste wise initiatives

Description	Cardinia Shire's Carols by Candlelight on Saturday 6 December 2025 at Toomuc Recreation Reserve, Pakenham, provided an opportunity to showcase innovative waste management initiatives, including multi-stream bin stations, reusable food serving systems, and community education on recycling.
Funding	This initiative was primarily funded through event stallholder fees, with additional costs supported by Council.
Update	This year's Cardinia Shire Carols by Candlelight showcased a new approach to waste management. Multiple bin stations were set up across the event site, providing attendees with options to dispose of rubbish, recycling, food and garden waste, and Container Deposit Scheme (CDS) items separately. By collaborating with Pakenham Football Club, Pakenham Netball Club, and Pakenham Scouts, the CDS initiative co-ordinated by Council not only supported local fundraising but also encouraged community participation in recycling. To further reduce single-use waste, Council engaged services from Green My Plate to introduce a closed-loop reusable plate and bowl system for commercial food vendors at the event. Despite external factors such as poor weather this first-year trial was highly successful, with reusable catering items being collected, washed, and reused at the event. This initiative not only diverted a significant amount of waste from landfill but also improved bin contamination rates across all waste streams offered at the event. Council's Waste Services team also attended the event alongside a Cleanaway truck and the recycling mascot, 'Kerby'. Families enjoyed interactive activities, picked up recycling tips, and learned practical ways to reduce waste at home and in the community. These initiatives demonstrate Council's commitment to reducing single-use waste and improving resource recovery at major events. Feedback from vendors and attendees was overwhelmingly positive, and Council aims to explore expansion and improvement in these offerings at future events to ensure Cardinia Shire continues to lead by example in waste minimisation at community events.

Bunyip Christmas market and clothing toy swap

Description	Council hosted a free Children's Clothing and Toy Swap event on Sunday 14 December 2025 at the Bunyip Recreation Reserve. The event provided families with an environmentally friendly way to refresh their children's wardrobes and toy collections ahead of the festive season, while reducing textile and plastic waste.
Funding	This initiative was fully funded by Council.
Update	To help reduce textile waste and encourage the reuse of toys, which often end up in landfill or are incorrectly disposed of in kerbside recycling, Council organised a Children's Clothing and Toy Swap event for families. Residents were invited to bring up to 6 good-quality pre-washed items of clothing and/or 6 good-quality toys, which were exchanged for tokens to 'purchase' other items, without the need to spend any money. To align with service efficiencies and community connectedness, the event ran alongside the Bunyip Community Market and Christmas Carnival, allowing attendees to enjoy a wide variety of event offerings in one location. Families with a variety of ages attended on the day bringing good quality items to swap. Once residents had chosen their 'new' items to take home, remaining good-quality items were donated to local op shops, ensuring nothing went to landfill. In addition to the swap, Council's Waste Services team attended the Christmas Carnival with a kerbside truck, engaging with the community about appropriate waste disposal practices and answering questions about Council's waste and recycling services. The event successfully promoted reuse and sharing within the community and supported families during the festive season.

What is coming up?

- Come and chat to the waste team at summer events.
- Keep an eye out for the annual waste guide coming to letterboxes in 2026.
- Clean Up Australia Day Sunday 1 March 2026 – you can register your event now
- Gardens for wildlife program event at the Cardinia Environment Coalition indigenous nursery, Deep Creek Reserve Pakenham.

For more upcoming events, please subscribe to Council's environmental newsletter – Down to earth
www.cardinia.vic.gov.au/downtoearth

Resolution Action Report | July 2024 – September 2025 – Actions in Progress from previous Quarters

Document	Item No.	Item	Status	Action Required	Action Taken
Ordinary Council Meeting 15 July 2024	7 2.1	Pakenham East Precinct Suburb Naming	In progress	That Council, following community consultation regarding a name for the new suburb created by the Pakenham East Precinct Structure Plan, resolves, subject to Geographic Names Victoria approval, to adopt the officer recommendation as follows; • The new suburb be named Honora and if a suffix is required by Geographic Names Victoria, works with the family members and Geographic Names Victoria to select a suitable extension to the name, and • Mount Ararat South Road be renamed Hannah Road, Mount Ararat North Road be renamed Mount Ararat Road, and • The boundary of the new suburb be as detailed in the plan attached which includes the wedge of land between Princes Highway and Princes Freeway on the eastern edge of the suburb, and • All other suggested names, from the voting list that accompanied the community engagement, be retained for naming of future road, places and features in the new suburb, and • All suggested names from the community engagement process and submissions, including Hannah, be investigated to identify which names can be approved for use as part of the subdivision process. Forward the above resolution to the Office of Geographic Names (GNV) for formal approval and Gazettal.	December 2024 Additional consultation undertaken which resulted in 'fields' being added so the suburb name proposed to be submitted to Geographic Names Victoria will be Honora Fields. Currently awaiting a request of a review before proceeding further with the naming process. January 2025 The registration of the name with Geographic Names Victoria remains on hold pending external review. July 2025 This matter remains on hold pending external review of the process undertaken. Officers have enquired, but not been provided with an estimation of when a response is likely. September 2025 Response received from the Local Government Inspectorate 25 July 2025 enabling the proposed suburb name to be lodged. The proposed name was submitted to GNV for review on 13 August 2025. January 2026 Council awaits the response from the review being undertaken by GNV.
Ordinary Council Meeting 16 September 2024	7 2.2	Public Art Independent Assessment Panel	Complete	That Council: 1. Delegate the selection and commissioning of public art for the Lang Lang township to the CEO or their designated representative, adhering to the specified design criteria: - The artwork shall be a sculpture, excluding murals. - It must commemorate the Lang Lang rodeo with an equine theme. - Materials reflective of Lang Lang's rural setting and council maintenance requirements, such as anti-graffiti measures, must be incorporated. - The sculpture will be situated at Thwaites Park, Lang Lang. - The artwork should be of a size that is visible from the main road and positioned within the park to allow safe public access. - A maximum budget of $140,000 is allocated for this project. - The artist selected must demonstrate an understanding of local history and engage with the local community. 2. Endorse the creation of a Public Arts Independent Assessment Panel, as outlined in Attachment 3, to oversee the public art project at Thewlis Road Integrated Child and Family Centre. 3. Require council officers to provide a report on the artist selection and progress of the public art projects for Lang Lang and Thewlis Road Integrated Child and Family Centre to the Arts and Culture Reference Group following the establishment of the committee after the Council election. 4. Delegate the oversight of all future public art projects to the Arts and Culture Reference Group, who may consult an Independent Assessment Panel as needed.	January 2025 Artists have been selected to deliver both artworks as per the process outlined in Councils resolution. A report will be prepared and presented to the Arts Advisory Panel in the coming months. March 2025 The Independent Assessment Panel has completed their report on the Boollum Boollum public art project. This has been reviewed by Councillors appointed to the Arts and Culture Reference Group. Councillors continue to be updated on the progress of this project, as well as the Lang Lang public art project. September 2025 The Boollum Boollum public artwork report has been distributed to members of the Arts and Culture Reference Group for review and feedback. The Lang Lang Public Artwork was successfully delivered, launched, and celebrated in August 2025, marking a significant milestone for the community. The Tiny Towns Grant acquittal and reporting process is nearing completion, with final documentation being prepared for submission and closure. A final report for the Arts and Culture Reference Group is currently being drafted and will be presented to members for review in the near future. January 2026 A report on the Lang Lang Public Art Project was completed and submitted to the Arts and Culture Reference Group for review in December 2025.
Ordinary Council Meeting 16 December 2024	7 2.3	Torongo Park Naming	In progress	That Council undertakes a new community engagement process to determine the name for Officer District Park.	December 2024 Engagement to commence from March 2025. April 2025 Staff are engaging with Bunruong land council and are awaiting further communication from

Resolution Action Report | July 2024 – September 2025 – Actions in Progress from previous Quarters

Document	Item No.	Item	Status	Action Required	Action Taken
					the group before progressing. September 2025 The renaming process is ongoing and will be considered alongside further works planned at ODP across this financial year. January 2026 The renaming process remains on hold. Works have been proposed in the draft 2026/27 Capital Program, if confirmed, renaming will be planned to align with these works as appropriate.
Council Meeting Agenda - 17 March 2025	7 2.5	Mercury Vapour Street Lighting Upgrade Program - Proposed Next Steps	In progress	That Council: 1. Endorses continuing to pause the replacement of mercury vapour lights in Heritage Springs and Lakeside estates pending the potential use of a retrofit LED globe by AusNet from July 2026. This will incur an additional annual cost of $25,000 in energy and maintenance compared to replacing this lighting hardware. 2. Replaces mercury vapour lighting hardware in Beaconsfield and Garfield (403 lights) following community notification. 3. Provides decorative lighting hardware to Ausnet to replace failed decorative lights. This hardware is to be as close as possible in appearance to the failed lighting. 4. Reinstalls decorative hardware to restore character in locations where standard hardware has been used to rectify failed decorative lights and poles.	March 2025 Discussions are taking place with the lighting supplier in relation to the lights for the replacements in Beaconsfield and Garfield. A list of decorative lights works is being compiled, that will occur as part of ongoing maintenance. September 2025 Contracts and orders for the light replacements in Beaconsfield and Garfield are being finalised. The community has been notified of the planned replacements including through a mail out, media briefing and information session. The replacements are intended to be completed by the end of March 2026. Discussions are taking place with AusNet representatives in relation to the maintenance of decorative lights and rectification of decorative lights that have been replaced with standard lights. January 2026 Light replacements in Beaconsfield and Garfield are currently underway. Discussions are continuing with AusNet representatives in relation to the maintenance of decorative lights and rectification of decorative lights that have been replaced with standard lights.
Council Meeting Agenda - 17 March 2025	10.2	Notice of Motion 1110 - Cr Liz Roberts	In progress	That Council: 5. resolve to undertake a review of the Cardinia Shire Council Pedestrian and Bicycle Strategy providing $25,000 in the 2025-26 financial year and provides a report back to Council by its February 2026 Meeting. 6. requests the review include an audit of progress to date since the strategy was adopted and outstanding actions 7. requests the review considers, but is not limited to, the following factors; a. Changes in walking and cycling behaviours Post – Covid pandemic b. Pedestrian and cyclist safety, incorporating accessibility c. The economic case for investment in walking 8. requires the Report include a review of the current actions within the strategy with the intent to prioritise actions to be linked to Council's advocacy program and Council's Capital works program.	April 2025 Internal team working through a scope of works for the project, and likelihood of bringing something back to Council by February 2026. Next steps will be to engage internal stakeholders, confirm scope and commence review. Officers will return to briefing with a proposed scope for the review of the pedestrian and cycle strategy, before completing the strategy review. September 2025 Project scope has been developed and communicated with Councillors. A consultant brief has been issued, with officers currently reviewing submissions. The next steps include formal engagement of a consultant and confirmation of timelines. Once the initial review of the current strategy has taken place, an update will be provided to Councillors. January 2026 Startegy research and Community engagement have been completed. Officers are presenting results to Councillors in February 2026, following which they will continue to work on

Resolution Action Report | July 2024 – September 2025 – Actions in Progress from previous Quarters

Document	Item No.	Item	Status	Action Required	Action Taken
					preparation of a draft Bicycle Strategy.
Council Meeting Agenda - 17 March 2025	10.4	Notice of Motion 1112 - Cr David Nickell	In progress	That Council: 9. pause the demolition of the cafe and tea rooms building at Emerald Lake Park. 10. request the relevant Officers discuss with Emerald Arts Society, Hills Photographic Society and Cardinia Arts Society, opportunities for a pop-up arts display in the Emerald Lake Park buildings which are currently vacant in time for the 2025 PAVE festival. 11. requests a review of the Emerald Lake Master Plan to be completed and presented to Council within 6 months. The review should also consider Emerald Lake Park in the context of it being an important node of the wider Eastern Dandenong Ranges Trail corridor. 12. requests officers present Councillors a briefing report in April with details of works proposed to occur this financial year and how they fit into the current budget allocation. This is to include justification for demolition of the café and tea rooms building at Emerald Lake Park and what options would be available if the café and tea rooms remain.	April 2025 Arts groups have been handed over the cafe building, with approval for their event granted and mainteance undertaken on the building. Councillors were briefed on proposed works on 14 April 2025. Officers presented an update to Councillors, and are progressing with a review of the masterplan. September 2025 A review of the masterplan has been completed and presented to Councillors. It outlines next steps with further work actions and community engagement to be completed. The review will be presented for consideration at Council Meeting 20 October 2025. January 2026 A review has been completed and presented to Councillors. The next step is to engage with the community, which is planned to occur in March 2026.
Council Meeting - 14 April 2025	7 1.1	Amendment C284card Pakenham Cemetery Rezoning	Completed	That Council write to the Minister for Planning and request: 13. 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. 14. The Minister for Planning exercises the Ministerial powers of intervention pursuant to Section 20(2) of the Planning and Environment Act 1987 and direct Council to notify any potentially impacted owners and occupiers of land immediately adjacent to the east of the proposed rezoning of land included in the Amendment C284card proposal, exempting herself and Council from any other public notice requirements pursuant to the relevant provisions set out in Sections 17, 18 and 19 of the Planning and Environment Act 1987 15. The Minister for Planning approves Amendment C284card pursuant to Section 35 of the Planning and Environment Act 1987.	July 2025 Actions to seek authorisation from the Minister for Planning Scheme Amendment C284card have commenced. September 2025 Discussions are ongoing with relevant agencies to determine who is best placed to be the Responsbile Authority for this Planning Scheme Amendment. January 2026 Council officers requested authorisation from the Minister for Planning for Amendment C284card on the 12 May 2025. The Amendment is being considered by the Department of Transport and Planning.
Council Meeting - 14 April 2025	7 1.2	Amendment C283card - Fix up Amendment of Minor Anomalies and Errors	Completed	That Council resolves not to proceed with Amendment C283card to the Cardinia Planning Scheme until such time as: 1. The results of the Agricultural Audit undertaken in 2024 are formally reported to Council and the community at a future Council Meeting.	April 2025 Planning Scheme Amendment C283card is on hold until the Agricultural Audit 2024 is reported to Council. July 2025 Council officers will not proceed with the proposed planning scheme amendment until the alternate resolution is resolved. Once the alternate resolution is resolved Council officers will need to resubmit the proposed planning scheme amendment to ELT and Council. September 2025 A report is proposed for consideration at a Council Meeting by the end of year. January 2026 The Agricultural Audit was considered by Councillors at a briefing 15 December 2025 and is currently out for community consultation. The Amendment C283card will now be considered at

Resolution Action Report | July 2024 – September 2025 – Actions in Progress from previous Quarters

Document	Item No.	Item	Status	Action Required	Action Taken
					Council Meeting 16 February 2026.
Council Meeting – 19 May 2025	7.2.1	Lang Lang Public Artwork Update	Completed	That Council: 2. Notes the progress of the Lang Lang Public Art Sculpture project. 3. Approves the identified contingency sites for the sculpture's placement, as recommended by the Arts and Culture Reference Group, specifically: 4. 1st Preference: 190 Westernport Road, Lang Lang (Dick Jones Reserve) subject to VicTrack approvals. 5. 2nd Preference: McDonalds Track, Lang Lang (Council-owned Road reserve between Westernport Road and Clarke Road). 6. Authorises responsible Officers to commence the delivery of the public artwork at the 2nd Preference contingency site on McDonalds Track if approvals from DTP or VicTrack are not received by June 30, 2025. 7. Supports the review and update of councils Public Art Policy (2012-2017) to reflect current best practices and contemporary standards, with a revised policy to be presented at a future council meeting, and prior to further public artworks being delivered.	July 2025 Council has received preliminary approval from the Department of Transport and Planning to locate the Lang Lang Public Artwork at Thwaites Park on their land. This is subject to a Road Safety Audit, which is currently in progress. Should the Road Safety Audit not satisfy DTP requirements, the public artwork will be situated at the second contingency site, McDonalds Track (Council-owned Road reserve between Westernport Road and Clarke Road). September 2025 The public artwork was delivered at the 2nd Preference contingency site on McDonalds Track. A review and update of councils Public Art Policy (2012-2017) to reflect current best practices and contemporary standards is now underway, with the intent to present this to Council in Quarter 3. January 2026 Community Engagement to support and inform a Draft Public Art Policy is underway. At the conclusion of this engagement phase, the summary of findings will be presented to the Arts and Culture Reference Group for their awareness, consideration and feedback. Officers will commence drafting of the Policy, with involvement of the ACRG.
Council Meeting – 19 May 2025	7.3.2	Investment Attraction Plan	Completed	That Council: 1. Endorses the Investment Attraction Plan (Attachment 1) and 2. Reviews this plan within four months of the adoption of the Council Plan 2025-2029.	May 2025 The Investment Attraction Plan has been uploaded to the Cardinia Business webpage. Media release issued. September 2025 The actions identified within the Investment Attraction Plan have been reviewed alongside the development of the Council Plan and Councillors briefed noting no revisions required at this time.
Council Meeting - 21 July 2025	7 3.2	Draft Liveability Plan Review	Completed	That Council: 8. Supports the changes recommended to the Liveability Plan 2017-2029 as described in Table 2 of the report. 9. Supports the draft Liveability Plan 2025 (Attachment 1) being exhibited for community and stakeholder feedback through July/August alongside the Draft Council Plan 2025-29. 10. Supports the Engagement Summary (Attachment 2) being exhibited as a supporting document for the stakeholder and community engagement on the draft Liveability Plan. 11. Notes a report will be prepared in late 2025 providing recommendations for a refined governance structure for the delivery of the Plan and a Draft Action Agenda for 2025-26.	July 2025 Community Engagement - Draft Liveability Plan 2017-2029 (2025 review) community engagement commenced on 22 July. The community engagement will close on 19 August 2025. September 2025 Draft Liveability Plan proposed for consideration at Council Meeting 20 October 2025. November 2025 The Liveability Plan was adopted at the 20 October 2025 Council Meeting and is now available on Council's website. January 2026 A draft Governance Framework and Action Agenda 2025-26 has been prepared and will be finalised in March 2026 through stakeholder consultation.

Resolution Action Report | July 2024 – September 2025 – Actions in Progress from previous Quarters

Document	Item No.	Item	Status	Action Required	Action Taken
Council Meeting – 21 July 2025	7 3.3	Draft Road Management Plan 2025 - 2029	Completed	That Council: 1. Endorses the Draft Road Management Plan 2025-2029 (Attachment 1) for public consultation. 2. Approves the commencement of a public consultation period from 22 July 2025 to19 August 2025. 3. Receive a further report on the outcomes of the public consultation in October 2025 for consideration prior to the formal adoption of the Road Management Plan 2025-2029.	July 2025 Public consultation commenced on 22 July 2025. Further report to be developed for October meeting with public consultation outcomes and final draft of the Road Management Plan. September 2025 Consultation completed and Council briefed on results on 15 September. Report proposedfor consideration at Council Meeting 20 October 2025.
Council Meeting - 21 July 2025	7 3.4	Festivals and Events Grant Program 2025/2026	Completed	Alternate Resolution 1. Endorses the allocation of $61,838 in funding to 13 eligible applicants under the 2025-26 Festivals and Events Grant Program, as outlined in the attached audit summary. 2. Notes the reopening of the grant program for new submissions, with a rolling assessment process to be maintained until 30 June 2026 or until allocated funds are exhausted. 3. Delegates authority to the Chief Executive Officer to approve future grant applications under this program, in accordance with the assessment criteria and funding guidelines. 4. Notes that Officers will provide a summary report to Council at three month intervals over 2025/2026 period updating the Council on the grant program and at the conclusion of the 2025-26 financial year, a report is submitted detailing all successful grant applications approved under delegated authority. 5. Seeks feedback from both successful and unsuccessful applicants of the 2025-26 Festivals and Events Grant Program and present a report to the November Ordinary Council Meeting outlining any proposed improvements or changes to the program based on the feedback received.	September 2025 A review of the revised Festival and Event Guidelines is currently underway, with a report being prepared for consideration at the November Council Meeting. January 2026 A review of the Festivals and Events Grant Program was completed and a report presented at the 17 November 2025 Council Meeting. Funding for the 2025-2026 funding round has now been exhausted.
Council Meeting - 18 August 2025	7 2.1	Petition Response - Temperature of Cardinia Life Changeroom & 25m Pool	Completed	That Council: 1. Notes that works are underway including repairs to the compressor valves, filter replacement, motor repairs and building management system repair. 2. Notes that replacement of the dehumidifier units will be investigated and considered in Council's future capital works program.	September 2025 Works have commenced and outstanding repairs on the dehumidification units include replacement of expansion valve heads, replacement of air filters and top up of refrigerant. Requests for quotes have been issued to investigate options for the replacement of the dehumidification units, due mid October. January 2026 Repairs to the compressor valves, filter replacement, motor repairs and building management system repair have been finalised. The replacement of the dehumidifier units is currently being designed and has been included in the 2026/27 Capital Plan for Council consideration.
Council Meeting - 18 August 2025	7 2.4	Koo Wee Rup RSL Options for Relocation and Petition	Completed	That Council: 1. Acknowledges the position the Koo Wee Rup Returned Service League Sub-Branch (the RSL) are in and notes assistance provided to support the RSL in developing options for their future premises; 2. Does not support Options 1-5 of land within Cochrane Park; 3. Supports further discussion of Options 7 and 8 with the RSL, and the existing tenant (Bowling Club) for the Bowls Pavillion and Community Asset Committee of the Koo Wee Rup Community Complex, before proceeding to appropriate community engagement if required; 4. Supports further discussion with VicTrack for Option 6 as the landowner, subject to additional information for a building project that is feasible, compliant and designed to satisfactory standards being provided by the RSL; and 5. Encourages the RSL to continue to explore alternative opportunities, including commercial opportunities and other shared use locations within Koo Wee Rup.	August 2025 Awaiting further advice from VicTrack regarding Icke Road location (Option 6). Progressing discussions with the Community Asset Committee of the Koo Wee Rup Complex (Option 7) and the Bowling Club (Option 8). Will continue to liaise with Koo Wee Rup RSL Sub-Branch on options being explored. October 2025 Bowling Club is now RSL's preference with plan provided by them. Agreement with Bowls Club up for renewal in 2026. Property, Recreation and Buildings and Facilities met on the proposed plan and have since discussed potential solution. Plans to take the matter to the Property Committee for direction. January 2026 The RSL have advised that they are able to stay in their current facility for the foreseeable future. They have thanked officers for their support and advised there is no need to look further into the co-location with the Bowls Club or other options.

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Document	Item No.	Item	Status	Action Required	Action Taken
Council Meeting – 18 August 2025	7.3.1	Draft Asset Plan for Public Consultation	Completed	That Council: 1. Endorses (in principle) the Draft Asset Plan, and undertake a further phase of community engagement, and 2. Following the completion of the community engagement, receive the outcomes of the further engagement and further consider a final Asset Plan to satisfy the requirements of the Local Government Act 2020 prior to 31 October 2025.	September 2025 The Draft Asset Plan community engagement has commenced and is published on council website following endorsement of Councillors from 18 August 2025 Council Meeting. The community engagement will be undertaken from 19 August and closed on 9 September. Report proposed for consideration at Council Meeting 20th October 2025. January 2026 The Asset Plan 2025-35 was adopted at Council Meeting 20 October 2025 and has been published to Council's website.
Council Meeting - 15 September 2025	7 2.2	Land Use Key Lane, Pakenham	In progress	That Council: 1. Negotiates lease terms with the Koo Wee Rup Motorcycle Club; 2. Defers any final decisions on lease arrangements until the Investment Advisory Committee has reviewed and provided advice to Council Lots 2 & 3. 3. Notifies Strategic Policy Advice Victoria Pty Ltd that Council will not proceed with the submitted proposal for the lease of Lot 3 for the use as a motorsports park.	September 2025 1. Meeting is being organised with KWRMCC to progress discussions on a lease with the club. 2. Officers will hold any signing until the committee is in place and can review the proposal. SPAV have been notified of the decision. This part of the recommendation is complete. January 2026 Working on the establishment of the advisory committee to progress the lease with the Koo Wee Rup Motorcycle Club.
Council Meeting - 15 September 2025	7 3.1	Draft Nar Nar Goon Township Strategy and Community Engagement	Completed	That Council: 1. Notes the feedback from Phase 1 of Community Engagement including the survey responses and written submissions. 2. Endorses (in principle) the following documents for the purpose of seeking community and stakeholder feedback: 3. Nar Nar Goon Township Strategy (2025 – 2040), Part A – Background and Planning Context, Draft for Exhibition (Attachment 4) 4. Nar Nar Goon Township Strategy (2025 – 2040), Part B – Understanding Nar Nar Goon, Draft for Exhibition (Attachment 5) 5. Nar Nar Goon Township Strategy (2025 – 2040), Part C – Strategic Framework, Draft for Exhibition (Attachment 6) 6. Supports the commencement of Phase 2 Community Engagement during October and November 2025.	September 2025 Engagement plan for the exhibition period has commenced. January 2026 The community engagement for the Draft Nar Nar Goon Township Strategy was undertaken from 30 October 2025 to 12 December 2025.
Council Meeting - 15 September 2025	7 3.2	Review Draft O'Neil Road Recreation Reserve Masterplan - Community Engagement	Completed	That Council endorses the revised draft O'Neil Road Recreation Reserve Master Plan to progress to community engagement.	September 2025 The Draft O'Neil Road Recreation Reserve Masterplan is out for community engagement, undertaken from 16 September - 14 October 2025.
Council Meeting - 15 September 2025	10.1	Notice of Motion 1118 - Cr Potter	In progress	That Council: 1. Notes the Community concerns around growing traffic and changed traffic movements in the Officer area given recent changes such as gazettal of the Officer South Employment Precinct Structure Plans (PSP) and Infrastructure Contributions Plan (ICP) by the Victoria Planning Authority, the closure of Station Street by the LXRP project (Victoria Government), as well as continued development, and a growing population. 2. Requests a report be presented to Council, that includes: a. PSP/DCP requirements for a future arterial road in Officer b. Advocacy work done to date c. Opportunities to progress prioritisation and delivery by State Government d. Further Traffic counts and analysis on traffic movement are conducted within the Officer area on completion of Starling Street stage two works	September 2025 Investigations have commenced with responses proposed for a future council meeting. January 2026 This work will be delivered as part of the broader Officer Precinct project, led by the Major Projects team. There is strong alignment between these pieces of work, with the traffic considerations forming part of the broader Precinct vision.

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Document	Item No.	Item	Status	Action Required	Action Taken
				3. Notes that the Notice of Motion will be actioned as indicated and will be a collaborative effort by Major Projects, Infrastructure Services, Community Infrastructure Delivery and Arts, Advocacy and Economy.	

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Document	Item No.	Item	Status	Action Required	Action Taken
Town Planning Committee Meeting – 6 October 2025	5.1.1	T220661 PA - Use and Development of Land for a Dwelling at 160 Holm Park Road Beaconsfield	Completed	That Council resolve to grant Planning Permit T240617 for the *use and development of a dwelling and associated works; and building & works to extend an existing shed/rural store* on land known and described as L1 TP111051, 125 McNamara Road Bunyip as per the following table and subject to the conditions listed in the Agenda.	October 2025 The decision was issued to the applicant and parties in accordance with the resolution.
Council Meeting - 20 October 2025	7.2.1	Council Plan 2025-2029	Completed	That Council: 1. Adopts the Council Plan 2025-2029 in accordance with the requirements of section 90 of the Local Government Act 2020, and 2. Acknowledges and thanks the 2025 Future Cardinia Community Panel and all other submitters throughout 2025 for their contributions and comments that have helped to shape the Council Plan and other key strategic documents.	January 2026 The *Council Plan 2025-2029* was adopted at Council Meeting 20 October 2025 and has been published to Council's website, implementation of the Council Plan is underway.
Council Meeting - 20 October 2025	7 2.2	Liveability Plan Review 2025	Completed	That Council: 1. Notes the changes recommended to the Liveability Plan 2017-2029 as described in Table 1 of the report. 2. Endorses the 2025 Review of the Liveability Plan 2017-2029. 3. Publishes the 2025 Review of the Liveability Plan 2017-2029 on Council's website. 4. Writes to the Secretary of the Department of Health providing a copy of the endorsed Liveability Plan 2017-2029.	November 2025 The adopted Liveability Plan Review 2025 has been uploaded to Council's website. A copy of the adopted Liveability Plan has been provided to the Secretary of the Department of Health, with receipt acknowledged.
Council Meeting - 20 October 2025	7.2.3	2025-2035 Financial Plan	Completed	That Council adopts the 2025-2035 Financial Plan in accordance with the requirements of section 91 of the *Local Government Act 2020*.	January The *2025-2035 Financial Plan* was adopted at Council Meeting 20 October 2025 and has been published to Council's website.
Council Meeting - 20 October 2025	7.2.4	Asset Plan 2025-35	Completed	That Council: 1. Adopts the Asset Plan 2025-2035 in accordance with the requirements of section 92(4) of the Local Government Act 2020. 2. Publishes the new Asset Plan 2025-2035 to Cardinia's website.	January The *Asset Plan 2025-35* was adopted at Council Meeting 20 October 2025 and has been published to Council's website.
Council Meeting - 20 October 2025	7 2.5	Road Management Plan 2025-2029	Completed	That Council: 1. Modifies Figure 3 (Maintenance Management Process), of the Draft Road Management Plan 2025-2029, as adopted for community consultation at its meeting on 21 July 2025, to include the words "and monitored", to the action to be taken if no defects are identified beyond intervention level, so it reads "No works required. Inspection details recorded and monitored". 2. Adopts the Road Management Plan 2025-2029 in accordance with the requirements of section 105 of the Road Management Act 2004. 3. Publishes the new Road Management Plan 2025-2029 to Cardinia's website.	January 2026 An update to the *Road Management Plan 2025-2029* was made per Council's request in item 1. The *Road Management Plan 2025-2029* was adopted at Council Meeting 20 October 2025, it is now located on Council's website.
Council Meeting - 20 October 2025	7.2.6	Instrument Of Delegation - Council To CEO	Completed	That Council, In the exercise of the power conferred by s 11(1)(b) of the Local Government Act 2020 resolves that: 1. There be delegated to the person holding the position, or acting in or performing the duties, of Chief Executive Officer the powers, duties and functions set out in the attached Instrument of Delegation to the Chief Executive Officer , subject to the conditions and limitations specified in that Instrument. 2. The instrument comes into force immediately upon this resolution being made and is to be signed by the Council's Chief Executive Officer and the Mayor. 3. On the coming into force of the instrument all previous delegations to the Chief Executive Officer are revoked. 4. The duties and functions set out in the instrument must be performed, and the powers set out in the instruments must be executed, in accordance with any guidelines or policies of Council that it may from time to time adopt.	November 2025 Instrument has been signed and witnessed and is now in effect.
Council Meeting - 20 October 2025	7.2.7	Instrument of appointment and authorisation - Planning and	Completed	That Council in the exercise of the powers conferred by s 147(4) of the Planning and Environment Act 1987, resolves that: 1. The members of Council staff referred to in the attached Instrument be appointed and authorised as set out in the instrument.	November 2025 Instrument has been signed and witnessed and is now in effect. ID cards have been issued for all authorised officers.

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		Environment Act 1987		2. That the instrument comes into force immediately it is signed by Council's Chief Executive Officer and remains in force until Council determines to vary or revoke it.	
Council Meeting - 20 October 2025	7 2.8	Response to NoM 1112 - Emerald Lake Precinct (ELP) Master Plan Review	In progress	That Council: 1. Supports the continuation of scoping activities for the Emerald Lake Precinct (ELP) master plan review and associated projects, based on the considerations outlined in this report. 2. Acknowledges that the scoping process will require additional time and resources beyond the initial six-month timeframe, as outlined in the activity schedule. This extended effort is necessary to ensure a comprehensive and informed approach to planning and implementation of these works 3. Notes that the scope of the original ELP master plan remains unchanged at this stage. Once the recommended actions have been implemented, this—along with insights from community engagement—will inform the prioritisation of initiatives and any necessary changes to the scope.	January 2026 Investigative work on-site continues and will inform recommendations on scoping activities.
Council Meeting - 20 October 2025	7 2.9	Road Discontinuance and Sale at Trythall Street Beaconsfield	In progress	That Council having given public notice of a proposal to discontinue a 375m2 section of Trythall Street in Beaconsfield (Road) and transfer this to the Department of Energy, Environment and Climate Action (DEECA) by private treaty pursuant to s223 of the Local Government Act 1989 and s114 of the Local Government Act 2020, having considered submissions made in respect of the proposal, hereby: 1. Discontinues the Road in accordance with section 206, schedule 10, clause 3 of the *Local Government Act 1989*; 2. Directs that, in accordance with section 114 of the Local Government Act 2020, the land from the Road be sold by private treaty to DEECA for $1 in lieu of Council recovering costs estimated at $17,000 - $18,000 plus GST; 3. Directs that a notice of discontinuance be published in the Victorian Government Gazette; 4. Authorises the Chief Executive Officer to finalise the terms of the sale of land and sign all documents relating to the sale of the land from the discontinued road to DEECA; and 5. Directs that the discontinuance and sale will not affect any right, power or interest held by South East Water in the Road.	October 2025 Creating Cardinia page updated with outcome. Property Team progressing Government Gazette Notice to formally discontinue the road and are writing to the Minister to formalise funds before preparing Contract of Sale. December 2025 Letter to Minister currently being drafted.
Council Meeting - 20 October 2025	7.3.1	Procurement Policy 2025-29	Completed	That Council adopts the Procurement Policy 2025-2029 in accordance with the *Local Government Act 2020*.	October 2025 The *Procurement Policy 2025-29* was adopted at Council Meeting 20 October 2025 and has been published to Council's website.
Council Meeting - 20 October 2025	7.4.1	Annual Report 2024-25	Completed	That Council endorses the Cardinia Shire Council Annual Report 2024-25 and notes its completion within 4 months of the end of the financial year, to meet the requirements of the Local Government Act 2020.	October 2025 The *Asset Plan 2025-35* was adopted at Council Meeting 20 October 2025 and has been published to Council's website.
Council Meeting - 20 October 2025	7.4.2	Contract Rft000085 - Road Pavement Renewal Works 2025-26	Completed	That Council: 1. Awards Contract - RFT000085 Pavement Renewal Works 2025-26 to Downer EDI Works Pty Ltd for Pitt Road Iona and the Intersection of Seven Mile Road and Bunyip River Road, Nar Nar Goon for the lump sum of $1,076,135.72 (excl. GST). 2. Awards Contract - RFT000085 Pavement Renewal Works 2025-26 to Sure Constructions (Vic) Pty Ltd for Manks Road in Dalmore for the lump sum of $412,058.21 (excl. GST). 3. Approves the contingency sum as outlined in the confidential attachment. 4. Delegates authority to the CEO to approve variations up to 10% of the awarded contract values.	October 2025 Contract drafted, administration actions against the contract commenced.
Council Meeting - 20 October 2025	7 4.3	Contract RFT000076 - Annual Tree Planting Program Cardinia Shire	Completed	That Council: 1. Awards the contract for RFT000076 Tree Planting Program to Melbourne Treeworks for $693,000 for the initial 2-year contract, and subject to performance, up to two additional 2-year extensions. 2. Approves the use of any contingency items as outlined in the confidential attachment for the delivery of this contract should they arise throughout the course of the contract.	October 2025 Contract drafted, administration actions against the contract commenced.

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				3. Delegates CEO to have the authority to approve up to 10% variation on the total contract value as declared in Recommendation 1.	
Council Meeting - 20 October 2025	10.1	Notice of Motion 1119 - Cr Roberts	Completed	That Council: 1. Writes to Hon. Ros Spence, Minister for Carers and Volunteers, to express Council's support for Neighbourhood Houses Victoria's advocacy appeal to the State Government for more support for staff and the sector overall through the following, requesting: 2. funding for Neighbourhood Houses (Neighbourhood House Coordination Program) increases by 25% ensure our community is provided with essential support and connection, 3. an additional 25 houses receive ongoing funding who currently do not, 4. in principle support regarding the development of a fund for the establishment of 5 neighbourhood houses per year over 4 years in Growth Areas subject to Council's review of its Neighbourhood House Policy. 5. Notes the importance of the eight Neighbourhood houses operating in Cardinia Shire to the social and community fabric of the Shire and thank the staff and volunteers who run them.	January 2026 Council has written to the Minister outlining it's support for Neighbourhood House Victoria's campaign. The Minister has confirmed receipt of our correspondence and responded to Council.
Council Meeting - 17 November 2025	7.1.1	Glismann Road Area Development Plan Approval	Completed	That Council: 1. Approves the Glismann Road Area Development Plan (November 2025) (Attachment 3 to this report) under the provisions of Section 4.0 of Schedule 19 to Clause 43.04 Development Plan Overlay of the Cardinia Planning Scheme, and: Approves minor administrative, formatting, and editorial changes to improve clarity and consistency throughout the document, provided such changes do not alter the strategic intent of the Development Plan. 2. Requires that any changes made to the document be recorded in an appendix to the approved and stamped Glismann Road Area Development Plan. 3. Notes the Engagement Outcomes Report (October 2025) (Attachment 4 to this report) and: Thanks landowners and key internal and external stakeholders for their valuable participation and input during the informal engagement process. 4. Acknowledges the feedback received and its important role in shaping the Glismann Road Area Development Plan (GRADP).	December 2025 The Glismann Road Area Development Plan was adopted at Council Meeting 17 November 2025 and was published to Council's website.
Council Meeting - 17 November 2025	7 2.1	Pakenham Golf Course (Deep Creek Reserve) Recommendations	In progress	That Council: 1. Notes the findings of the Pakenham Golf Course community engagement outcomes report. 2. Endorses officers to undertake an Expression of Interest (EOI) process for the future management of the Pakenham Golf Course, with the option for a long-term lease arrangement. The EOI will invite proposals aligned with the use of golf at the site alongside alternative proposals in accordance with the permitted zoning. 3. Acknowledges that it has not made a decision to continue golf at the site, and that any future decision regarding the continuation of golf will be informed by the proposals received through the EOI process.	Janaury 2026 Preparation of the expresion of interest in underway, and is expected to be made public in March 2026. Following EOI closure date, Officers will then evaluate applications and report back to Council.
Council Meeting - 17 November 2025	7 2.2	Proposed Sale of 1 Halford Street, Upper Beaconsfield	Completed	That Council: 1. Notes and thanks the public for the feedback received during the community consultation for the proposed future use of 1 Halford St Upper Beaconsfield; 2. Resolves to retain the land in Council ownership and that the future use of 1 Halford Street Upper Beaconsfield and be considered as part of the pending review of the 2009 Upper Beaconsfield Township Strategy; and 3. Explores opportunities for use of the land in accordance with Council's Leasing and Licensing Policy.	January 2026 Opportunities to lease the land will be explored with any lease to be negotiated within the timeframes of the Township Review. No date has been set yet for the Township Review.
Council Meeting - 17 November 2025	7 2.3	Proposed Sale of Army Road Hall, Pakenham Upper	In progress	That Council: 1. Notes and thanks the public for the feedback received during the community consultation for the proposed sale of Army Road Hall by private treaty to the Cardinia Civic Concert Band; 2. Notes it has met the requirements of section 114 of the Local Government Act 2020; 3. Resolves to sell Lot 1 on TP238546B and Lot 1 on TP29705C, known as the Army Road Hall at Pakenham Upper by private treaty to the Cardinia Civic Concert Band for the certified valuation sum of $20,000 ex GST, (plus costs); and 4. Authorises the Chief Executive Officer to finalise negotiations and to sign the Contract of Sale and all other necessary documents associated with the sale of Lot 1 on TP238546B and Lot 1	January 2026 Terms have been agreed and sale documents have been prepared and provided to the Army Road Hall Band. Settlement is set for 30 January 2026.

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				on TP29705C, known as the Army Road Hall at Pakenham Upper to the Cardinia Civic Concert Band.	
Council Meeting - 17 November 2025	7 2.4	Road Discontinuance and Sale at 11 Rosebery Street Lang Lang	In progress	That Council: 1. Gives notice of its intention to discontinue the 61m2 of laneway south-east of 11 Rosebery Street Lang Lang and transfer this to the abutting landowner at 11 Rosebery for the market value of $10,000 excluding GST plus reimbursement of associated costs including but not limited to valuations, surveying services, legals and lodgement; 2. Commences community engagement under s223 of the Local Government Act 1989 and s.114 of the Local Government Act 2020 in regard to the proposed discontinuance and transfer; and 3. Considers a report on the outcome of any submissions to be heard, prior to making a final decision on the discontinuance and transfer at a future Council Meeting.	January 2026 Community Engagement was undertaken and completed on 22 December 2025. The further report will now be presented to Council seeking a Resolution to progress with the sale.
Council Meeting - 17 November 2025	7 2.6	Festival and Events Grant Program Review	In progress	That Council: 1. Notes the review of the 2025-26 Festivals and Events Grant Program, including program compliance analysis, applicant feedback, and insights gathered through community consultation. 2. Endorses a community engagement process to be undertaken in accordance with the Local Government Act 2020 to inform the development of a Festivals and Events Grant Funding Policy. 3. Receives a further report in April 2026 presenting the draft Festivals and Events Grant Funding Policy informed by community engagement findings for Council consideration.	January 2026 A community engagement process to support and inform the Draft Festivals And Events Policy is underway, and will conclude in February 2026. A summary of findings will be presented to the Arts and Culture Reference Group for their awareness, consideration and feedback. This process will inform the development of the Policy.
Council Meeting - 17 November 2025	7 3.1	Rating Strategy Review - Community Panel	Completed	That Council endorses the deliberative community engagement remit and process (Attachment 1) to inform Council's review of its property rating classifications within the Revenue and Rating Plan 2025-2029.	November 2025 The Expression of Interest (EOI) process commenced on 18 November 2025 and closed on 9 December 2025.
Council Meeting - 17 November 2025	7.3.2	Draft onsite waste management plan 2026-2029	Completed	That Council: 1. Endorses the Draft Onsite Wastewater Management Plan (OWMP) 2026-2029. 2. Supports commencement of community engagement.	November 2025 The *Draft Onsite Wastewater Management Plan 2026-2029* stage 2 consultation has been published on Counci's Creating Cardinia webpage and social media from Tuesday 18 November 2025 for a four-week consultation period
Council Meeting - 17 November 2025	7.3.3	Domestic animal management plan 2026-2029	Completed	That Council: 1. Adopts the Domestic Animal Management Plan 2026-2029 in accordance with the requirements of section 68A of the Domestic Animals Act 1994. 2. Publishes the new Domestic Animal Management Plan 2026-2029 to Cardinia's website.	November 2025 The Domestic Animal Management Plan 2026-2029 was adopted at Council Meeting 17 November 2025, then the DAMP will be publishes on Cardinia's website and sent to the Minister for Agriculture.
Council Meeting - 17 November 2025	7.4.2	Contract extension CT000100 – Kernow Immunisation Service	Completed	That Council approves the contract extension CT000100 – Kernow Immunisation Service for a further 6 months, to a total contract sum of $156,000.00 (excluding GST), with a revised a contract completion date of 30 June 2026.	November 2025 The contract extension has been created and is ready for officer administration actions against the contract.
Council Meeting - 17 November 2025	10.2	Notice of Motion 1121 - Cr Nickell	In progress	That Council: 1. In support of rapid implementation of the proposed approach to Special Charge Schemes, includes consideration of ways to give appropriate priority to roads with the following characteristics: a. in upcoming work on refining the approach to and implementation of Special Charge Schemes and/or b. the Unsealed Roads Strategy, for: i. Roads in the residential areas (not the rural connector roads), where Lot sizes fall outside the target for the SCS Program. e.g. average frontage greater than 40m, or only some of road frontage has residential lots.	January 2026 Actions against the notice of motion have commenced and will address as part of the overall adopted Council Plan initiative 2.12 Unsealed Road Strategy (now Road Improvement Plan) which is targeted to be completed by end of June 2026.

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				ii. Roads in the residential areas where no. 1 applies and/or that carry a high proportion of traffic which come from side streets (ie minor collector roads). iii. Roads in residential areas where traffic volumes or terrain mean that a higher standard of surface or drainage treatment is required than the SCS Program Standards and cost per metre will therefore be prohibitive to adjacent residents. iv. Roads in residential areas where the terrain causes adverse environmental or maintenance overheads, which warrant sealing and or construction of drainage. 2. In parallel to the development of a consistent Special Charge Scheme approach and the Unsealed Roads Strategy outlined in recommendation No.1, includes consideration of an inclusive process for residents to be involved in deciding the speed limit on local roads which have not been sealed to date, as a way of mitigating harmful effects in the interim.	
Council Meeting - 17 November 2025	12.1	Petition	In progress	That Council: 1. Receives petition titled, 'Request to asphalt Lenne Street, Upper Beaconsfield'. 2. Considers a report on the matter at or prior to its Council Meeting in March 2026. 3. Notifies the lead petitioner, John Carney of the progress of the petition.	January 2026 The petition is proposed to be considered at the Council Meeting 16 March 2026.
Council Meeting - 17 November 2025	12.2	Petition	In progress	That Council: 1. Receives petition titled, 'Request to asphalt Sunderland Road Beaconsfield Upper'. 2. Considers a report on the matter at or prior to its Council Meeting in March 2026. 3. Notifies the lead petitioner, Chris Horbury of the progress of the petition.	January 2026 The petition is proposed to be considered at the Council Meeting 16 March 2026.
Town Planning Committee Meeting - 1 December 2025	5.1	T230646 PA - Construction of two or more dwellings on a lot (six dwellings) - 140 Army Road, Pakenham	Completed	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 conditions listed in the Agenda.	October 2025 The decision was issued to the applicant and parties in accordance with the resolution.
Council Meeting - 15 December 2025	7 2.1	Appointment to Committees	Completed	That Council: 1. Appoints Councillor representatives to the following Council committees: **Arts and Culture Reference Group** Cr Potter Cr Thomsen **Audit and Risk Committee** Cr Nickell Cr Kowarzik Mayor as observer **Multicultural Advisory Group (MAG)** Cr Potter **Cardinia Access & Inclusion Advisory Committee** Cr Roberts Cr Potter **Chief Executive Officer Employment Matters Committee** Cr Owen Cr Roberts Cr Kowarzik **Emerald Lake Park Advisory Committee** Cr Nickell **Financial Wellbeing and Resilience Action Team** Cr Kowarzik Cr Thomsen 2. Appoints Councillor representatives to the following external Committees: **The Cardinia Foundation Ltd** Cr Roberts **Casey Cardinia Local History Reference Group** Cr Roberts **My Community Library (MyLi)** Cr Pomeroy **Municipal Association of Victoria** Cr Owen Cr Roberts (substitute) **National Growth Area Alliance** Cr Owen Cr Roberts (substitute) **Outer Melbourne Councils** Cr Owen Cr Roberts (substitute) **South East Councils Climate Change Alliance** Cr Owen	January 2026 New delegates communicated to the responsible departments to ensure the delegates are included in all committee meetings and correspondence for 2026.

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Document	Item No.	Item	Status	Action Required	Action Taken
				Motorsports Clubs Steering Committee Cr Owen Cr Paton **Mt Shamrock Quarry Extension Environmental Review Committee** Cr Owen **Improve Safety Action Team** Cr Ross **Mental Wellbeing Action Team** Cr Thomsen **Reduce Family Violence Action Team** Cr Thomsen Cr Potter (Substitute) Cr Kowarzik **Greater South East Melbourne Group of Councils** Cr Owen Cr Roberts (substitute) **South East Australia Transport Strategy** Cr Pomeroy Cr Paton (substitute) **Victorian Local Governance Association** Cr Owen Cr Roberts (substitute) **Western Port Biosphere Councillor Liaison Committee** Cr Potter Cr Paton (substitute)	
Council Meeting - 15 December 2025	7 2.2	Appointment of Community Asset Committees for Recreation Reserves	Completed	That Council: 1. Endorses the appointment of the following persons to the respective recreation reserve Community Asset Committees appointed by Cardinia Shire Council in accordance with the *Local Government Act 2020*. **Worrell Reserve** President — Matt Byron Secretary — Vanessa Kewish Treasurer — Shane Closter Committee Member — Glenn George Committee Member — James Campbell Committee Member — Ian Crosher Committee Member — Lynda Chiaruttini **Cardinia Recreation Reserve** President — Chris Beard Vice President — Bill Orr Secretary — Liz Bergmeier Treasurer — John Adlam Committee Member — David Young Committee Member — Luke Turner Committee Member — Riley Watts Committee Member — Bradey Welsh **Sutherland Park Recreation Reserve** President — Glenn Burridge Secretary — Matt Hutchinson Treasurer — Sandra Butler Public Committee Rep — Carol Gibson Conservation Group Rep — Sue Simmons **Garfield Recreation Reserve** President — Lara Canty	January 2026 In accordance with the *Local Government Act 2020* and Community Asset Committee (CAC) Governance Manual Council endorsed membership, this was communicated to relevant Committees.

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Document	Item No.	Item	Status	Action Required	Action Taken
				Secretary Chelsea Burgmann Treasurer Julie Miller Committee Member Roger VanDerPas Committee Member Meg Platte Committee Member Judith Bishop Committee Member George Wouters Committee Member David Glazzard Committee Member Erin Polson Committee Member Tate Burgmann Committee Member Paul Osborne Committee Member John Simcocks **Huxtable Road Reserve** President John Baillie Secretary Rosemary Buczak Treasurer Andrew Seen Committee Member Paul McMurray Committee Member Sally Moser Committee Member Sue Baillie Committee Member Brianna Mastalerz Committee Member Shanyn Heuvel Committee Member Karen Buckland Committee Member Sue Stewart **Lang Lang Community Recreation Reserve** Committee Member Jo Beadle Pound Road President Kristy Ritson Secretary Lorraine Stark Treasurer Sam Daly Committee Member Airlie Robinson Committee Member Chris Huntingford Committee Member Joe Interlandi 2. Thanks Committee Asset Committee members for their valuable contribution to the management of community recreation reserves.	
Council Meeting - 15 December 2025	7 2.3	S6A - Instrument of Delegation - Council to members of Council staff	Completed	That Council: 1. Adopts the proposed S6A - Instrument of Delegation to members of Council staff under the Planning and Environment Act 1987, as amended by the Consumer and Planning Legislation Amendment (Housing Statement Reform) Act 2025. 2. Authorises the Chief Executive Officer to execute the Instrument of Delegation.	December 2025 Instrument has been signed by the CEO and is now in effect.
Council Meeting - 15 December 2025	7 3.1	Cardinia Shire's Advocacy Agenda 2025-29	Completed	That Council: 1. Adopts the following Priority Advocacy Projects, as listed in the Advocacy Agenda (Table 1), for Council-led proactive advocacy across all major government engagement opportunities, including the 2026 Victorian state election: a. Lang Lang Truck Bypass (Indicative project cost: $57+ million State and Federal partnership)	December 2025 The *Advocacy Agenda 2025-29* was adopted at Council Meeting 15 December 2025 and has been published to Council's website.

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Document	Item No.	Item	Status	Action Required	Action Taken
				b. Cardinia Life Regional Basketball and Gymnastics Stadium Redevelopment ($60 million equal three-way funding) c. Strategic Road Sealing Package (Co-investment with councils adopted budget) d. Public Transport Package (Improved bus frequency and connections) e. Parks and Open Space Package ($27 million three-way funding split): i. Officer District Park Stage 2 ($7 million) ii. PB Ronald Reserve Pakenham Stage 1 ($10 million) iii. McMullen Recreation Reserve (Indicative project cost: $10 million) 2. Adopts the remaining initiatives listed in the Advocacy Agenda (Table 1) for proactive advocacy through Council's advocacy prospectus, federal budget submissions, and ongoing engagement with stakeholders, Members of Parliament, and election candidates to secure funding and support. 3. Authorises the CEO to make the necessary adjustments to the forward year budgets to commit the Council funding contributions required to support these projects, which will not proceed without securing the State and Federal Government funding contributions outlined in the Advocacy Agenda (Table 1); 4. Authorises the CEO to approve Cardinia Shire Council's Federal Budget Submission 2026, highlighting key advocacy priorities identified within the Advocacy Agenda 2025-26 (Table 1) relevant for the Australian Government; 5. Supports Council-led advocacy on the range of other strategic and opportunistic projects listed in the Advocacy Agenda (Table 1), including applying for grants where Council's contribution has already been approved through the operational and/or capital budget; 6. In line with the Advocacy Framework, receive the first Annual Progress Report of the Advocacy Agenda following the Victorian State Election in 2026.	
Council Meeting - 15 December 2025	7 3.2	Revised O'Neil Road Recreation Reserve Masterplan	Completed	That Council: 1. Notes the findings of the revised O'Neil Road Recreation Reserve Master Plan community engagement report. 2. Endorses the final revised O'Neil Road Recreation Reserve Master Plan and thanks the community for their contribution.	January 2026 The O'Neil Road Recreation Reserve Masterplan was adopted at Council Meeting 15 December 2025 and has been published to Council's website.
Council Meeting - 15 December 2025	7 4.1	Award contract CT000093 - Koo Wee Rup Netball Courts Reconstruction	Completed	That Council: 1. Awards the contract for Koo Wee Rup Netball Courts Redevelopment to Idwala Pty Ltd for $902,207.60, 2. Approves the use of any contingency items as outlined in the Confidential Attachment 1 for the delivery of this contract should they arise throughout the course of the contract. 3. Delegates CEO to have the authority to approve up to 10% variation on the total contract value as declared in Recommendation 1.	December 2025 The decision was issued to the awarded in accordance with the resolution. Council are now working through the end procurement process and collating contracts and recording in system.
Council Meeting - 15 December 2025	7 4.2	Capital Works Report - New Capital Project	Completed	That Council: 1. Approves a $550,000 budget for Brunt/Whiteside Road Intersection – Preparatory Works; and 2. Allocates a Council-funded budget of $550,000 for preparatory works on the Brunt/Whiteside Road Intersection project (including design of Pink Hill Road), noting the expectation that Council will be reimbursed these costs upon execution of an external funding agreement.	January 2026 The Capital budget updated accordingly.
Council Meeting - 15 December 2025	10.1	Notice of Motion 1122 - Cr Paton	Completed	That Council: 1. Writes to the Honourable Minister for Planning in reference to the Planning Amendment (Better Decisions Made Faster) Bill 2025 and Expresses significant concerns with: a. The substantial regulatory burden on local government, and absence of consultation with councils on the Bill. b. The removal of public notice process for certain application types. Public notice is the mechanism that councils rely on to ensure local communities know about proposals, and to ensure that local knowledge can add value to the decision-making process. c. The new codified residential development pathways all 'switch off' the environmental protections found at Section 60 of the Act - specifically the ability of the decision-maker to consider the presence of contaminated land, or the known risk of floods, fires or land-slips where a relevant overlay is yet to be applied to the land. Victoria is one of the most fire-prone regions in the world and removal of these environmental protections fail to	January 2026 A Letter sent to the Minister for Planning on 24 December 2025, indluding a copy of the 15 December 2025 Council meeting resolution.

Resolution Action Report | 1 October – 31 December 2025

Document	Item No.	Item	Status	Action Required	Action Taken
				champion Victoria's planning objectives of a "safe living and working environment" and ignores the 2009 Bushfires Royal Commission and decades of planning policy seeking to preserve human life. d. The new provisions will make it more difficult for councillors, applicants, submitters, and members of the public to understand the local government conflict of interest tests. e. Implementation details are left to the regulations without any guarantee of consultation. The Bill provides over 100 instances where matters are still to be prescribed in the regulations. f. There is no state funding commitment alongside the Bill to assist councils to implement this proposed permit streaming in a consistent statewide system. g. The Bill does not provide a new head of power to require affordable housing in future, where development potential is proposed to be greatly increased. 2. Advises the Minister that Cardinia Shire Council corroborates the Municipal Association of Victoria's "Local Government position: Planning Amendment Bill 2025", published 6 November 2025; 3. Requests the State Government to require that in line with recommendations of the Select Committee inquiring into Victoria Planning Provisions VC257, VC267 and VC274, new section 4K of the Planning Amendment (Better Decisions Made Faster) Bill 2025, commences on the day after Royal Assent; and 4. Requests the State Government to pause progress of the Planning Amendment (Better Decisions Made Faster) Bill 2025 in its current form and work with local government to design a new process. 5. Commits to actively monitoring the development of regulations and implementation frameworks associated with the Bill over the next two years. 6. Commits to advocate and provide feedback through the Planning once the Bill is enacted, to help shape transparent, well-resourced regulations that reflect community and local government priorities, including: a. Transparency and community engagement; b. Protection of environmental and safety considerations; c. Advocacy for local government interests in any future amendments or regulatory instruments; d. Influencing how regulations are structured and resourced, highlighting operational impact on councils; e. Recommending that State Government provide supportive funding to ensure councils have capacity to implement permit streaming and other reforms consistently.	

7.5.2 COMMUNITY ENGAGEMENT UPDATE - FEBRUARY 2026

Responsible GM:	Wayne Mack
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** **5.2 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.

Recommendation

That Council:

1. Notes the community engagement update for February 2026.
2. Approves future community engagement reports be incorporated into and reported in the quarterly performance reports.

Executive Summary

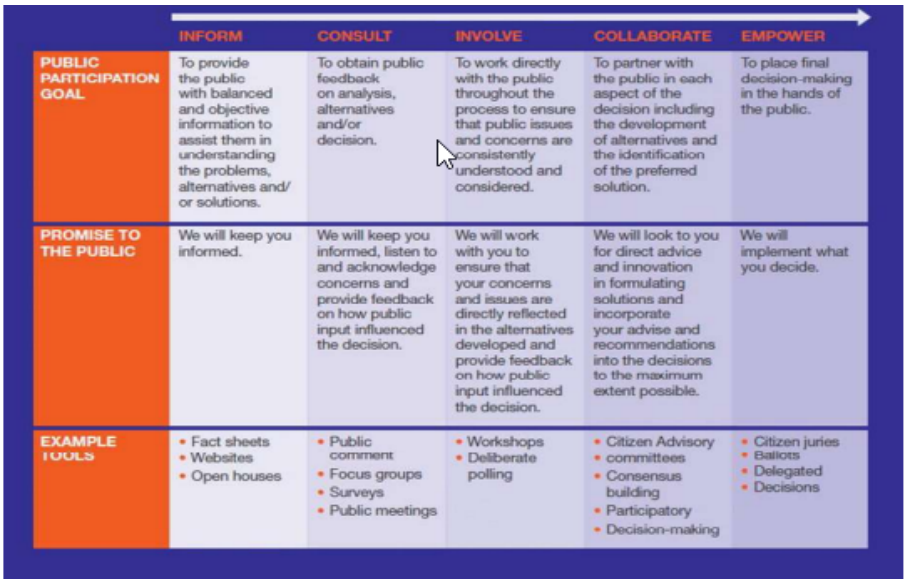
This report provides an update on Council's community engagement opportunities concluding or commencing in February 2026.

Council officers have been reviewing its performance and activity reporting with a view to make these reports more efficient to prepare and consider, whilst maintaining transparency to the community. It is recommended that future community engagement reports be incorporated and reported in the quarterly performance reports, noting the significant improvements in communications of engagement opportunities that have been implemented since the establishment of this monthly reporting practice.

Background

Community engagement is a process whereby Council uses a variety of methods to proactively seek out information and feedback from the community, including their values, concerns, ideas and aspirations. Where possible and when required by legislation, Council will include the community in the development and delivery of identified initiatives and projects. This practice establishes an ongoing partnership, ensuring that community members continue to have the opportunity to shape Council's decision-making process.

Council's Community Engagement Policy sets out Council's accountability for, and commitment to, providing authentic and meaningful community engagement practices. The Policy meets the requirements of the Local Government Act 2020. It also reflects Council's commitment to undertaking best practice, high quality community engagement activities to receive input, feedback and ideas from the community on Council projects, services, plans, policies, strategies and other Council decisions.
Council uses the Engagement Institute's International Association for Public Participation Australasia (IAP2) Spectrum of Public Participation (referenced below) as the core model for its community engagement activities depending on the nature of the project, legislative requirements, and level of influence the community can have on the project, the risk and level of complexity of the project and available resources.



	INFORM	CONSULT	INVOLVE	COLLABORATE	EMPOWER
PUBLIC PARTICIPATION GOAL	To provide the public with balanced and objective information to assist them in understanding the problems, alternatives and/or solutions.	To obtain public feedback on analysis, alternatives and/or decision.	To work directly with the public throughout the process to ensure that public issues and concerns are consistently understood and considered.	To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution.	To place final decision-making in the hands of the public.
PROMISE TO THE PUBLIC	We will keep you informed.	We will keep you informed, listen to and acknowledge concerns and provide feedback on how public input influenced the decision.	We will work with you to ensure that your concerns and issues are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision.	We will look to you for direct advice and innovation in formulating solutions and incorporate your advise and recommendations into the decisions to the maximum extent possible.	We will implement what you decide.
EXAMPLE TOOLS	• Fact sheets • Websites • Open houses	• Public comment • Focus groups • Surveys • Public meetings	• Workshops • Deliberate polling	• Citizen Advisory committees • Consensus building • Participatory • Decision-making	• Citizen juries • Ballots • Delegated • Decisions

At its meeting on 15 July 2024, in considering Notice of Motion 1102 Council resolved:

> *That decisions made by the organisation to apply the 'Inform' approach per Council's Community Engagement Policy, are included in the Community Engagement Update reports presented to Council.*

Since the establishment of the monthly reporting practice, and the implementation of this resolution, Council has developed a monthly electronic distribution newsletter that includes information on current and upcoming engagement opportunities, directly reaching over 35,000 people monthly.

Existing features on Council's Creating Cardinia platform also provide an opportunity to distribute information related to engagement opportunities.

The use of these channels provides direct information to interested community members. The recommended change to reporting will ensure transparency and accountability is maintained, along with being more efficient to prepare and consider.

Policy Implications

Community engagement is undertaken in line with Council's Community Engagement Policy.

Financial and Resource Implications

The activities undertaken fall within Council's existing budget and resourcing.

Climate Emergency Consideration

There are no climate emergency considerations as part of this report.

Consultation/Communication

The following engagement projects are continuing in or planned for February 2026.

Project	Project description	Details of Engagement	Business Unit
Draft Waste and Recovery Strategy 2026-2036.	Phase 2 public exhibition of the draft Waste and Recovery Strategy 2026-2036.	Promotion via • Creating Cardinia webpage online survey • At engagement pop ups at community events and Council recycling events. • Council's recycling events and in Down-to-Earth e-news. • Council's social media, website, e-news, media release.	Infrastructure Services.
Food and Agribusiness Audit and Draft Strategy.	Engagement inviting: • Feedback on the food and agribusiness audit to inform a draft strategy. • Interest in joining an advisory group.	Promotion via: • Creating Cardinia webpage survey • Engagement pop ups Koo Wee Rup, Gembrook, Pakenham Agricultural Show and Cardinia Cultural Centre. • Direct engagement with agribusiness contacts. • Council's social media, website, monthly e-news, business e-news and media release.	Community and Planning Services.
Community Panel to inform Council's review of differential rates in 2026.	Deliberative community engagement to inform Council's review of Cardinia Shire's differential rates in 2026.	An independently appointed panel will meet over two sessions in February 2026 to consider and deliberate on Council's differential rating structure.	Corporate Services.
Public exhibition of the Planning Scheme Amendment C282 - Cotswold Crescent, Officer (also known as the Officer Kiln site).	Invite feedback regarding the proposed changes in the Cardinia Planning Scheme via Amendment C282.	Promotion and activities include: • Statutory public notices and notices onsite • Letters to residents, occupants and residents' groups within 200m of the site. • Drop-in engagement session on Thursday 12 February 2026. 5-7pm in Civic Centre. • Opportunity to make submissions promoted via Creating Cardinia webpage, • Media release and monthly e-news.	Community and Planning Services.

Stage 2 Upgrades to: • Bunyip BMX Park • Lauriston Estate Park Playground, Koo Wee Rup.	Community feedback invited in Jan/Feb on the draft concept plans.	Promotion and activities include: • Information and survey on Creating Cardinia webpage • On site signage linked to QR code • Council's social media, website, e-news and media release. • Letters to residents surrounding each site.	

Previous Engagement/Inform Projects	How feedback shaped decisions made
Greenland Court, Play Space, Garfield.	Feedback from community engagement during 2024 and 2025 helped shape renewal works including: new playground equipment, shelter, bike racks, drainage improvement works, connecting pathways, landscaping and seating.
Almar Treloar Dog Park, Cockatoo.	The project includes significant improvements to the drainage system to ensure the site is accessible in all seasons. Feedback from community engagement during 2025 helped shape renewal works including: additional seating, shelter, a concrete walking path, a drinking fountain with a dog water bowl, planting, and other enhancements. Feedback influenced two separate fenced spaces to better accommodate dogs with different behaviours. The dog park has an area for active dogs and a separate one for passive/quiet dogs.
O'Neil Road oval and recreation facilities, Beaconsfield.	Feedback from the two-stage consultation process in 2025 with user groups, local primary school and surrounding residents resulted in the following updates to the study report: • Inclusion of additional seating and picnic tables in the cost plan • Expanded reference to potential active recreation facilities, including options such as a pickleball court and a bocce court.

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

8 Reports By Councillors

9 Presentation Of Petitions

10 Notices Of Motion

10.1 NOTICE OF MOTION 1123 - CR KOWARZIK

Motion

I, Councillor Jack Kowarzik hereby give notice of my intention to move the following motion at the Council Meeting to be held at 6.00pm on Monday 16 February 2026:

That Council:

i. Requests a report to be prepared for Council Meeting 18 May 2026 that identifies areas within Cardinia that currently have decorative street lights; and

1. Requests that the report include an explanation of the process for removing or replacing lights and SP Ausnet's role in this process.

10.2 NOTICE OF MOTION 1124 - CR NICKELL

Motion

I, Councillor David Nickell hereby give notice of my intention to move the following motion at the Council Meeting to be held at 6.00pm on Monday 16 February 2026:

That Council writes under the Mayors signature to all volunteer brigades, Forest and Fire Management Victoria - Yarra District and the Mayor of Yarra Ranges Shire, expressing appreciation and thanks to the volunteers and staff for their quick action in extinguishing a fire at Seville East on 9 January 2026. This spared Cardinia residents from a potentially dangerous outcome, had the fire spread further under the conditions on that day.

10.3 NOTICE OF MOTION 1125 - CR NICKELL

Motion

I, Councillor David Nickell hereby give notice of my intention to move the following motion at the Council Meeting to be held at 6.00pm on Monday 16 February 2026:

That Council writes under the Mayors signature to the responsible Minister seeking a response in relation to the closure of the bridge/culvert over Tomahawk Creek on Beenak Road at Kurth Kiln Regional Park. Including a request that this is repaired without delay, due to its importance in providing alternative North/ South access in the area to the north of Gembrook, in the event of an emergency, for the critical community safety of the Gembrook Community, users of the Gillwell Park Scout Camp and visitors to the area.

11 Urgent Business

12 Councillor Questions

13 Mayoral Minute

14. Confidential Business

The *Local Government Act 2020* (the Act), section 66 provides that if a council or delegated committee determines that a meeting is to be closed to the public to consider confidential information, the Council or delegated committee must record in the minutes of the meeting that are available for public inspection:

a) the ground or grounds for determining to close the meeting to the public by reference to the grounds specified in the definition of ***confidential information*** in section 3(1); and
b) an explanation of why the specified ground or grounds applied.

The Act defines ***confidential information in*** s.3(1)(a)-(l), and includes information that may prejudice or impact; commercial negotiations, the security of Council, land use planning, law enforcement, legal privilege, personal information, private commercial information, confidential meeting information, internal arbitration, Councillor conduct panel information and information specified under s.77 of the previous *Local Government Act 1989*.

Once confidential information has been considered and decided in a closed session of a Council Meeting, a further resolution to resume open Council is required.

Recommendation

That Council pursuant to section 66(5)(a) and (b) of the *Local Government Act 2020* close the Council Meeting to the public to consider the following confidential information:

1. Agenda Item 14.1 – CEO Employment Matters Committee is designated confidential on the grounds that it relates to 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.

15 Meeting Closure