

## **11 PLANNING MATTERS DEALT WITH BY OFFICERS UNDER DELEGATED AUTHORITY**

FILE REFERENCE INT175301

RESPONSIBLE GENERAL MANAGER Andrew Paxton

AUTHOR Debbie Tyson

### **RECOMMENDATION**

That the report be noted

### **Attachments**

*Nil.*

### **EXECUTIVE SUMMARY**

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

#### **Central Ward - Delegated Decisions from 6/12/16 to 18/01/17**

<b>Date</b>	<b>Permit No</b>	<b>Location</b>	<b>The Proposal</b>	<b>The Decision</b>
7/12/2016	T160351 - PC3	1 Frogmores Street, Pakenham VIC 3810	SEC 173 - Plans to Comply - Subdivision of the land into ten (10) lots in accordance with the endorsed plans.	Withdrawn
8/12/2016	T160572	9 Industrial Drive, Pakenham VIC 3810	Buildings and works for one (1) warehouse	Issued
8/12/2016	T160615	9 Corporate Terrace, Pakenham VIC 3810	Construction of two (2) warehouses and associated works	Issued
8/12/2016	T160684	75 Caversham Drive, Pakenham VIC 3810	The subdivision of land into three (3) lots in accordance with the endorsed plans	Issued
13/12/2016	T160171	189 Ahern Road, Pakenham VIC 3810	Subdivision of the land (boundary realignment)	Withdrawn
16/12/2016	T160662	Commercial Drive, Pakenham VIC 3810	Building and works for seven (7) warehouses with ancillary offices	Issued
16/12/2016	T160494	Southeast Business Park, Corporate Terrace, Pakenham VIC 3810	Multi lot subdivision of the land in stages	Issued
16/12/2016	T160736	5 Acacia Court, Pakenham VIC 3810	Subdivision of the land into three (3) lots	Issued
20/12/2016	T160625	Caversham Drive, Pakenham VIC 3810	Development of the land for three (3) dwellings	Issued
21/12/2016	T160823	Sharnet Circuit, Pakenham VIC 3810	Subdivision of the land into twelve (12) lots	Issued
21/12/2016	T160723	2 Wadsley Avenue, Pakenham VIC 3810	Subdivision of the land into eight (8) lots	Issued
22/12/2016	T160749	18 Industrial Drive, Pakenham VIC 3810	Use and development of the land for materials recycling and warehouse	Issued
23/12/2016	T160588	South East Business Park, 23-25 Commercial Drive, Pakenham VIC 3810	Subdivision of Lot A on unregistered plan PS747660P into eleven (11) lots and common property	Issued
23/12/2016	T160731	6 Bormar Drive, Pakenham VIC 3810	Building and works for warehouse development with ancillary office	Issued
23/12/2016	T160589	South East Business Park, 23-25 Commercial Drive, Pakenham VIC 3810	Subdivision of the land into twelve (12) lots and common property and the creation of easements	Issued
4/01/2017	T160402	26 Mullane Road, Pakenham VIC 3810	Subdivision of the land and Development Plan Overlay - Schedule 5	Issued

6/01/2017	T150634 - PC1	115 Peck Road, Pakenham Victoria 3810	Plans to Comply - Condition 1 - Subdivision to create super-lots and Staged residential subdivision and associated works (including road-works on land affected by the Land Subject to Inundation Overlay) and removal of native vegetation	Issued
6/01/2017	T160235	7 Thomas Street, Pakenham VIC 3810	Development of the land for three (3) dwellings on a lot	NOD
10/01/2017	T970139 - 2	31 Main St, Pakenham Victoria 3810	Amendment to Planning Permit T970139 (issued for a Medical Centre) by amending Conditions 4 and 5, modifying the endorsed plans and amending what the Permit allows to include a reduction in on-site car parking (1 space) and display of business identification signage.	Issued
12/01/2017	T160490	42 Bate Close, Pakenham VIC 3810	Development of the land for a telecommunications facility	Issued
13/01/2017	T160649	5A Fairway Court, Pakenham VIC 3810	The development of the land for the construction of an outbuilding	Issued
13/01/2017	T160659	2 Venture Way, Pakenham VIC 3810	Development of the land for six (6) warehouses	Issued
17/01/2017	T140239 - PC1	270 Bald Hill Road, Pakenham Victoria 3810	Plans to Comply - Use and development of the land for a major sports and recreation facility (ice arena), reduction in the requirements of Clause 52.07 and the sale and consumption of liquor	Issued
17/01/2017	T160114 - PC1	71-77 Racecourse Road, Pakenham VIC 3810	Use and development of the land for twenty-six (26) dwellings, creation of access to a Road Zone Category 1 and removal of native vegetation	Issued

### Port Ward - Delegated Decisions from 26/09/16 to 18/01/17

Date	Permit No	Location	The Proposal	The Decision
7/12/2016	T160593	120 Wattletree Road, Bunyip VIC 3815	Development of the land for an outbuilding with a reduced setback	NOD
8/12/2016	T160044	New Address - L211 PS705124C, Nar Nar Goon-Longwarry Road, Tynong Victoria 3813	Development of the land for a dwelling, outbuildings, horse stables and horse training facilities	Issued
8/12/2016	T160045	New Address - L212 PS705124C, Nar Nar Goon-Longwarry Road, Tynong Victoria 3813	Development of the land for a dwelling, outbuildings, horse stables and horse training facilities	Issued
8/12/2016	T160185	10 McDonalds Road, Catani VIC 3981	Development of the land for a dwelling extension and an outbuilding with a reduced setback	Issued
8/12/2016	T160552	120 Denhams Road, Koo Wee Rup VIC 3981	Two (2) lot subdivision	Issued
8/12/2016	T160660	70 O`Briens Road, Yannathan VIC 3981	Alterations and additions to an existing dwelling	Issued
12/12/2016	T160046	New Address - L213 PS705124C, Nar Nar Goon-Longwarry Road, Tynong Victoria 3813	Development of the land for a dwelling, outbuildings, horse stables and horse training facilities	Issued
12/12/2016	T140337	65 Pioneer Road, Lang Lang Victoria 3984	Use and development of the land for extractive industry (sand quarry) removal of vegetation and alter access to a road in a Road Zone, Category 1	Applicant lodged Failure to determine at VCAT
12/12/2016	T160069	3500 South Gippsland Highway, Koo Wee Rup Victoria 3981	Use of the land for a dwelling and earthworks associated with a driveway.	Issued
13/12/2016	T160451	Pakenham Racecourse, 330 Nar Nar Goon-Longwarry Road, Tynong VIC 3813	Development of the land for a telecommunications monopole	Issued

15/12/2016	T160825	U 18/27 Jefferson Road, Garfield VIC 3814	Veranda	Withdrawn
16/12/2016	T160173	15 Patullus Road, Yannathan VIC 3981	Construction of a dam	Issued
19/12/2016	T150180	170 McDonalds Track, Lang Lang Victoria 3984	Subdivision of the land	Issued
19/12/2016	T160390	105 Hobson Road, Rythdale VIC 3810	Two (2) lot boundary realignment	Issued
19/12/2016	T160435	365 Seymour Road, Nar Nar Goon North VIC 3812	The use and development of a Telecommunications Facility, associated equipment shelter and associated works	Issued
19/12/2016	T160701	Murphy Lane, Longwarry VIC 3816	Development of the land for a building associated with agriculture (hay shed)	Issued
20/12/2016	T160092	60 Nar Nar Goon Road, Nar Nar Goon VIC 3812	Demolition of a building, development of buildings and removal of vegetation associated with an education centre	Issued
20/12/2016	T160838	660 Koo Wee Rup-Longwarry Road, Bayles VIC 3981	Demolition and removal of buildings	Issued
21/12/2016	T150424 - PC1	47 Railway Avenue, Bunyip Victoria 3815	Subdivision of land into two (2) lots	Issued
21/12/2016	T160633	270 Fogarty Road, Tynong North VIC 3813	Development of the land for an outbuilding	Issued
22/12/2016	T160440	12 Knights Court, Tynong VIC 3813	use and development of a caretaker's house and development of buildings and works associated with animal training & horse stables	Issued
22/12/2016	T160677	10 Woodman Avenue, Bayles VIC 3981	Development of Land for replacement outbuilding	Issued
22/12/2016	T160717	175 Fechner Road, Koo Wee Rup VIC 3981	Development of the land for a building associated with agriculture (hay store)	Issued
22/12/2016	T160744	84 Gainsborough Avenue, Lang Lang VIC 3984	Construction of an outbuilding	Issued
22/12/2016	T160841	U 29/27 Jefferson Road, Garfield VIC 3814	Proposed Verandah	Withdrawn
23/12/2016	T160566	4 Haynes Close, Bunyip VIC 3815	Variation of a restrictive covenant	Issued
23/12/2016	T160601	185 Yarrabubba Road, Nar Nar Goon North VIC 3812	Construction of three (3) buildings associated with Agriculture	Issued
23/12/2016	T160711	254 Snell Road, Nar Nar Goon North VIC 3812	Buildings and works associated with an existing accommodation facility	Issued
3/01/2017	T160840	U 2/27 Jefferson Road, Garfield VIC 3814	Proposed Verandah to Unit No 2	Withdrawn
3/01/2017	T160842	U 30/27 Jefferson Road, Garfield VIC 3814	Proposed Veranda to Unit 30	Withdrawn
5/01/2017	T160430 - PC1	270 Cardinia Road, Officer South VIC 3809	Use and Development of the land for a display home village, the erection of advertising signage, construction of single dwellings on lots within the Special Use Zone Schedule 4, and a reduction in car parking in accordance with the endorsed plans.	Issued
5/01/2017	T160789	2 Greenhill Court, Bunyip VIC 3815	Additions and alterations to existing dwelling	Withdrawn
6/01/2017	T120217 - 1	Nine Mile Road, Tynong Victoria 3813	Amend Permit - Buildings and works and use of land for a Rural Store and Rural Industry	Withdrawn
9/01/2017	T150823 - PC1	Alexandra Avenue, Koo Wee Rup Victoria 3981	Subdivision of the land into fifteen (15) lots	Withdrawn
10/01/2017	T160726	13 Mulcare Street, Nar Nar Goon VIC 3812	Development of the land for a dwelling with a reduced setback from the property boundaries and the road	Issued
11/01/2017	T160837	97 Moody Street, Koo Wee Rup VIC 3981	Proposed Construction of a colour bond Garage and habitable outbuildings	Withdrawn

12/01/2017	T160315	6 Ravendene Court, Maryknoll VIC 3812	Variation to a registered covenant (to extend a dwelling outside the building envelope and extend the waste water envelope) and construction of a dam and outbuilding within 5 metres of a boundary.	Issued
16/01/2017	T130145 - PC1	62 Tynong Road, Tynong Victoria 3813	Resubdivision of two lots (boundary realignment)	Issued
16/01/2017	T160635	335 Tynong North Road, Tynong North VIC 3813	Use and development of the land for a dwelling and removal of vegetation	Issued
16/01/2017	T160778	275 McDonalds Drain Road, Koo Wee Rup VIC 3981	Buildings and works associated with the construction of an outbuilding and verandah	Issued

### Ranges Ward - Delegated Decisions from 26/09/16 to 18/01/17

Date	Permit No	Location	The Proposal	The Decision
7/12/2016	T130764 - PC5	226 Rix Road, Beaconsfield Victoria 3807	Plans to Comply - Condition 15 - Multi lot subdivision of the land	Issued
7/12/2016	T150780 - PC1	85 Bayview Road, Officer Victoria 3809	Subdivision of land and removal and/or variation of an easement	Issued
7/12/2016	T160579	Clematis Park Road, CLEMATIS VIC 3782	Buildings and works for the construction of a covered horse arena	Issued
7/12/2016	T160627	2 Montuna Grove, Guys Hill VIC 3807	Alterations and additions to the existing dwelling	Issued
8/12/2016	T160146 - PC6	Officer South Road, Officer VIC 3809	Plans to Comply - Con. 12 MCP, Stage 12A) Subdivision of the land, associated works (including road-works within land affected by the Land Subject to Inundation Overlay) and creation of restrictions	Issued
8/12/2016	T160630	186 Beenak Road, Gembrook VIC 3783	Construction of an agricultural building and associated works	Issued
12/12/2016	T160680	13-15 Mahon Avenue, Beaconsfield VIC 3807	12 Lot subdivision	Issued
13/12/2016	T160504	Shop 3/22-24 Old Princes Highway, Beaconsfield VIC 3807	Sale and consumption of liquor associated with a restaurant	Issued
16/12/2016	T160140	48 Devon Avenue, Cockatoo VIC 3781	Buildings and works for one (1) dwelling, two (2) outbuildings, associated earthworks and vegetation removal	Issued
16/12/2016	T160412	74 Stoney Creek Road, Beaconsfield Upper VIC 3808	The use and development of a dwelling, vegetation removal and associated works	Issued
19/12/2016	T160381	U 3/3 Banks-Smith Drive, Gembrook VIC 3783	Use and development of the land for two (2) dwellings	NOD
20/12/2016	T150713 - PC1	21 Berrys Road, Emerald Victoria 3782	Use of the land for a second dwelling (transformation of existing outbuilding) and associated buildings and works	Issued
20/12/2016	T160190	90 McMullen Road, Officer VIC 3809	Stage multi-lot subdivision and creation of a carriageway easement in accordance with the endorsed plans.	Issued
20/12/2016	T160345 - 1	23-25 Salisbury Road, Beaconsfield Upper VIC 3808	AMENDED PERMIT - Development of the land for an outbuilding, retaining walls, associated earthworks and vegetation removal	Issued
22/12/2016	T130340 - PC4	70 Brunt Road, Beaconsfield Victoria 3807	Plans to Comply - Landscape Master Plan (Stages 1 and 2 ) LCD -001 Subdivision of the land	Issued
22/12/2016	T150827 - PC1	96 Mary Street, Officer Victoria 3809	Development of the land for fourteen (14) dwellings and associated works in accordance with the endorse plans	Issued
22/12/2016	T150659 - PC3	224 Kenilworth Avenue, Beaconsfield Victoria 3807	Plans to Comply - Landscape Master Plan (Stages 3 and 4 ) LCD -001 Staged subdivision of land in accordance with the endorsed plans.	Issued

22/12/2016	T160105 - PC3	191 Rix Road, Officer VIC 3809	Plans to Comply - Condition 3 of the Planning Permit - Subdivision of land in accordance with the endorsed plans.	Issued
22/12/2016	T160669	655 Pakenham Road, Pakenham Upper VIC 3810	Use and development of the land for a dwelling	Issued
23/12/2016	T160675	1-5 Carawa Street, Cockatoo VIC 3781	Removal of 16 Pine Trees (Pinus Radiata)	Issued
3/01/2017	T150659 - PC1	224 Kenilworth Avenue, Beaconsfield Victoria 3807	Staged subdivision of land in accordance with the endorsed plans.	Withdrawn
4/01/2017	T150659 - PC4	224 Kenilworth Avenue, Beaconsfield Victoria 3807	Staged subdivision of land in accordance with the endorsed plans.	Issued
5/01/2017	T150578 - PC2	45 Orchard Road, Gembrook Victoria 3783	Re-subdivision (boundary realignment) of two (2) existing lots	Issued
5/01/2017	T160187 - PC1	8 Carawa Street, Cockatoo VIC 3781	Subdivision of the land into two (2) lots	Issued
6/01/2017	T160412 - PC1	74 Stoney Creek Road, Beaconsfield Upper VIC 3808	Development of the land for a dwelling, earthworks and removal of vegetation	Issued
6/01/2017	T160629	25 Toogood Court, Pakenham Upper VIC 3810	Development of the land for an outbuilding	Issued
10/01/2017	T140403 - 1	225 Belgrave-Gembrook Road, Cockatoo Victoria 3781	The use and development of the land for a dwelling (within 100 metres of a Road Zone Category 1)	Issued
10/01/2017	T150659 - 1	224 Kenilworth Avenue, Beaconsfield Victoria 3807	Subdivision of the land in stages and the creation of easements, generally in accordance with the approved plans	Issued
10/01/2017	T160718	69 First Avenue, Cockatoo VIC 3781	Development of the land for an outbuilding	Issued
10/01/2017	T160519	Stephens Road, Officer VIC 3809	Realignment of boundaries between Lot 1 on Plan of Subdivision 138677 and Lot 4 on LP 143617 in accordance with the endorsed plans.	Issued
10/01/2017	T160758	4 Dewhurst Road, Emerald VIC 3782	Construction of an outbuilding	Issued
10/01/2017	T160628	114 Merretts Road, AVONSLEIGH VIC 3782	Buildings and works associated with agriculture	Issued
10/01/2017	T160819	7 Neville Street, Cockatoo VIC 3781	New Dwelling with removal of vegetation	Withdrawn
11/01/2017	T130340 - PC5	70 Brunt Road, Beaconsfield Victoria 3807	PLANS TO COMPLY - Sec 173 Agreement - Subdivision of the land	Withdrawn
11/01/2017	T150610 - PC5	175 Rix Road, Officer VIC 3809	PLANS TO COMPLY - Sec 173 Agreement - Multi-lot residential subdivision, subdivision adjacent to a public acquisition overlay, the removal of easements and associated works.	Withdrawn
11/01/2017	T160867	13 Kookaburra Court, Gembrook VIC 3783	Extension to a Dwelling with associated earthworks	Withdrawn
12/01/2017	T160727	35 Boundary Road East, Emerald VIC 3782	Development of the land for a dwelling extension and associated earthworks	Withdrawn
12/01/2017	T160824	226 Rix Road, Beaconsfield VIC 3807	Subdivision of the land in stages in accordance with the approved plans.	Issued
13/01/2017	T150659 - PC2	224 Kenilworth Avenue, Beaconsfield Victoria 3807	Plans to Comply - PIP - Staged subdivision of land in accordance with the endorsed plans.	Issued
13/01/2017	T150290 - PC8	Bridge, Officer Victoria 3809	Plans to Comply - MCP - Subdivision in stages and associated works, including road-works within a Floodway Overlay and Land Subject to Inundation Overlay, construction of single dwellings on lots less than 300sqm and creation of restriction.	Issued
13/01/2017	T160753	4 Salisbury Road, Beaconsfield Upper VIC 3808	construct a building or construct or carry out works association with an extension to an existing building within a Heritage Overlay	Issued

16/01/2017	T160507	43-45 Wallace Street, Beaconsfield VIC 3807	Use of the land for a Medical Centre and associated works.	Issued
17/01/2017	T160105 - PC4	191 Rix Road, Officer VIC 3809	Plans to Comply - Change to Condition 8- Subdivision of land in accordance with the endorsed plans.	Issued
17/01/2017	T160598	5 Montuna Grove, Guys Hill VIC 3807	Use and development of the land for a dwelling	Issued
18/01/2017	T140748 - PC2	11 Carawa Street, Cockatoo Victoria 3781	Plans to Comply - Sec 173 - The subdivision of the land into two (2) lots and the removal of vegetation	Issued
18/01/2017	T160824 - PC1	226 Rix Road, Beaconsfield VIC 3807	Plans to Comply - Condition 23 BDG Stages 5 & 6 - Subdivision of the land in stages in accordance with the approved plans.	Issued
18/01/2017	T160824 - PC2	226 Rix Road, Beaconsfield VIC 3807	Plans to Comply - Condition 9 LMP - Subdivision of the land in stages in accordance with the approved plans.	Issued