

## **5 PLANNING MATTERS DEALT WITH BY OFFICERS UNDER DELEGATION AUTHORITY**

FILE REFERENCE INT1750993

RESPONSIBLE GENERAL MANAGER Andrew Paxton

AUTHOR Debbie Tyson

### **RECOMMENDATION**

That the report be noted.

### **EXECUTIVE SUMMARY**

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

#### Central Ward

Date	Permit No	Location	The Proposal	The Decision
20/06/2017	T170290	28 Commercial Drive, Pakenham VIC 3810	To include the land in Lot 2 on PS720773B within the Owners Corporation of PS730737Y, to re-subdivide Lots 1,2, 3 & Common Property No.1 on PS730737Y and Lot 2 on PS720773B into Lots 4, 5, 6, 7, 8 & Common Property No.1 and finally to remove Lot 8 from the Owners Corporation.	Withdrawn
22/06/2017	T170202	Corporate Terrace, Pakenham VIC 3810	Construction of three (3) warehouses and associated buildings and works, and reduction in (1) car parking space	Issued
22/06/2017	T170131 - PC1	18 Sharnet Circuit, Pakenham VIC 3810	Condition 1 of the permit has been complied with in the attached documentation. - Finishes of pathway & driveway shown - Planting Schedule included - Open areas have been planted out. Please endorsed town planning plans.	Issued

Date	Permit No	Location	The Proposal	The Decision
22/06/2017	T100235 - PC1	625-707 Princes Highway, Pakenham Victoria 3810	PC - Condition 27 - TMP Stage 12 - The staged residential subdivision of the land, removal of easements, associated earthworks, removal of native vegetation and subdivision of land adjacent to a RDZ1	Issued
26/06/2017	T170170	47 Exchange Drive, Pakenham VIC 3810	Buildings and works associated with Industry - Concrete Batching Plant	Issued
26/06/2017	T100235 - 1	625-707 Princes Highway, Pakenham Victoria 3810	The staged residential subdivision of the land (for land defined as Precinct 2 and 3), removal of easements E-2 and E-3 on land described as Lot 6 LP213299 and Lot 10 LP213301, associated earthworks, removal of native vegetation and subdivision of the land adjacent to Category 1 Road Zone, generally in accordance with the approved plan/s.	Issued
26/06/2017	T170205	Shops 2 & 3, 141 Windermere Boulevard, Pakenham VIC 3810	The use of the land for the sale of packaged liquor (licensed bottle shop)	NOD
27/06/2017	T170236	560 McGregor Road, Pakenham VIC 3810	Removal of a Section 173 Agreement	Issued
27/06/2017	T170004	Henry Road, Pakenham VIC 3810	Development of the land for two (2) dwellings	Issued
28/06/2017	T170408	Corporate Terrace, Pakenham VIC 3810	Building and works for warehouse development with ancillary offices	Withdrawn
28/06/2017	T160591 - PC2	2 Lavit Lane, Pakenham VIC 3810	Plans to Comply with Condition 16 of Planning Permit T160591 (Subdivision Plan)	Issued

Date	Permit No	Location	The Proposal	The Decision
30/06/2017	T160526	71 Bald Hill Road, Pakenham VIC 3810	Use and development of the land for the purpose of a Convenience Restaurant, display of business identification signage, altering access to a road in a Road Zone Category 1 and waiver of the statutory bicycle requirements.	Issued
30/06/2017	T160034	Peet Street, Pakenham Victoria 3810	Subdivision of the land into thirteen (13) lots	Issued
30/06/2017	T160604	3 Park Orchard Drive, Pakenham VIC 3810	Development of the land for twenty-three (23) dwellings and reduction in car parking requirements of Clause 52.06 in accordance with the approved plans.	Issued
30/06/2017	T170164	1 Conrad Court, Pakenham VIC 3810	Subdivision of the land into seven lot	Issued
4/07/2017	T170384	36 Bate Close, Pakenham VIC 3810	Development of the land for two (2) warehouses	Issued
4/07/2017	T170207	Corporate Terrace, Pakenham VIC 3810	Building and works for four (4) warehouses and reduction in car parking	Issued
4/07/2017	T170251	U 2/17 Cameron Way, Pakenham VIC 3810	Two (2) lot subdivision	Issued
5/07/2017	T170067	43-45 Commercial Drive, Pakenham VIC 3810	Construction of one (1) warehouse and associated buildings and works	Issued
6/07/2017	T170228	13 Skyline Drive, Officer VIC 3809	Development of a single dwelling and associated works in accordance with the approved plans.	Issued
10/07/2017	T170264	960 McDonalds Drain Road, Pakenham VIC 3810	Buildings and works associated with the existing dwelling	Issued
10/07/2017	T170353	62 Cameron Way, PAKENHAM VIC 3810	Removal of vegetation (one indigenous tree)	Issued
11/07/2017	T170431	Sunset Crescent, PAKENHAM VIC 3810	Amend building envelope	Withdrawn

Date	Permit No	Location	The Proposal	The Decision
11/07/2017	T160461 - PC1	27 Henty Street, Pakenham VIC 3810	Condition 1A - Electricity easements internal and external to the subdivision in favour of AusNet Electricity Services P/L to service the lots on the plan of subdivision and/or abutting lands as required by AusNet Electricity Services P/L.	Issued
13/07/2017	T160815 - PC1	31 Kingston Avenue, Pakenham VIC 3810	Development of a second dwelling to the rear of the existing dwelling and alterations and additions to the existing dwelling	Issued
13/07/2017	T170284	Corporate Terrace, Pakenham VIC 3810	Construction of two (2) warehouses and associated buildings and works	Issued
13/07/2017	T150634 - PC2	115 Peck Road, Pakenham Victoria 3810	Section 173 Agreement - 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	Withdrawn
14/07/2017	T170221	15A Pinehill Drive, Pakenham VIC 3810	Development of the land for a dwelling outside the building envelope and an outbuilding	Issued
14/07/2017	T140753 - PC2	15 King Street, Pakenham Victoria 3810	Plans to Comply - Landscape Plans - Development of the land for the purpose of fourteen (14) dwellings	Issued
14/07/2017	T170280	6 Jacqueline Place, Pakenham VIC 3810	Subdivision of the land into two (2) lots	Issued
17/07/2017	T170183	25 Main Street, Pakenham VIC 3810	The use and development of an office	Issued

Date	Permit No	Location	The Proposal	The Decision
18/07/2017	T170297	Shop 3/4 Pacific Promenade, Pakenham VIC 3810	Display business Identification Signage	Lapsed

## PORT WARD

Date	Permit No	Location	The Proposal	The Decision
20/06/2017	T160570 - 1	Pooley Road, Tynong North VIC 3813	Use and development of the land for a dwelling	Issued
20/06/2017	T160756	30 Manoora Road, Maryknoll VIC 3812	Development of the land for a dwelling extension (exceeding 7 metres in height and earthworks exceeding 1 metre)	Issued
20/06/2017	T170188	54 Garfield Road, Garfield VIC 3814	Subdivision of the land into two (2) lots and removal of native vegetation	Issued
21/06/2017	T150823 - PC2	Alexandra Avenue, Koo Wee Rup Victoria 3981	Subdivision of the land into fifteen (15) lots	Issued
21/06/2017	T160442 - PC1	23 Main Street, Bunyip VIC 3815	Section 173 Agreement - Subdivision of the land into two (2) lots	Issued
22/06/2017	T160575 - PC1	415 Bennett Road, Cora Lynn VIC 3814	Condition 10 - Use and development of the land for a store	Issued
22/06/2017	T170151	365 Seymour Road, Nar Nar Goon North VIC 3812	Use and development of the land for a dwelling and horse stable.	Issued
22/06/2017	T170324	1A William Street, Koo Wee Rup VIC 3981	Development of the land for a dwelling and outbuilding (shed)	Issued
23/06/2017	T170119	10 Gardner Street, Koo Wee Rup VIC 3981	Development of a second dwelling	Issued
23/06/2017	T170217	2620 Princes Highway, Tynong VIC 3813	Promotional Signage	Issued
27/06/2017	T170030	McKays Road, Koo Wee Rup VIC 3981	The development of the land for a dwelling, outbuilding and associated earthworks	Issued
27/06/2017	T170111	800 Caldermeade Road, Catani VIC 3981	Construction of an outbuilding	Issued

Date	Permit No	Location	The Proposal	The Decision
27/06/2017	T170127	215 Patullos Road, Yannathan VIC 3981	Demolish existing residential dwelling and replace with new residential dwelling.	Issued
27/06/2017	T170220	Chippendale Road, Nar Nar Goon VIC 3812	Vegetation removal to create access to the site	Withdrawn
27/06/2017	T170223 - PC1	2705 Princes Highway, Tynong North VIC 3813	Buildings and works associated with the existing Outdoor Recreation Facility (including an access road, carpark, entry / amenities building, waterpark and rollercoaster) and the removal of native vegetation.	Issued
27/06/2017	T170271	2B Latta Road, Nar Nar Goon VIC 3812	Development of the land for an outbuilding (garage)	Issued
28/06/2017	T170198	340 Tooradin Station Road, Dalmore VIC 3981	Construction of two (2) outbuildings (shed and carport).	Issued
28/06/2017	T170405	48 Garfield Road, Garfield VIC 3814	To include the land in Lot 3 on PS404038X within the Owners Corporation of PS627415Y to re-subdivide Lot 3 on PS40438X into lots 3 & 4, and finally to remove Lot 4 from the Owners Corporation.	Withdrawn
29/06/2017	T170049	1 Gwen Meredith Drive, Bunyip VIC 3815	Variation of a covenant	NOD
29/06/2017	T170200	25 Wattle Court, Lang Lang VIC 3984	Development of the land for an outbuilding (barn)	Issued
30/06/2017	T170068	10 Tinkham Road, Tonimbuk VIC 3815	Use of the land for a dwelling and buildings and works for a dwelling	Issued
30/06/2017	T170080	6-8 Main Street, Nar Nar Goon VIC 3812	Use and development of the land for a place of assembly	NOD
3/07/2017	T160636	285 Cardinia Road, Officer South VIC 3809	Re-subdivision of land	Issued
4/07/2017	T160223 - PC1	23 Hope Street, Bunyip VIC 3815	Subdivision of the land into two (2) lots	Issued

Date	Permit No	Location	The Proposal	The Decision
4/07/2017	T160580	145 Hall Road, Yannathan VIC 3981	Use of the land for a dwelling and Contractors Depot and development of a replacement dwelling.	NOD
4/07/2017	T160670	105 Jetty Road, Lang Lang VIC 3984	Removal of roadside vegetation and re-construction of the existing boundary fences	Refused
4/07/2017	T170063	Scanlons Drain Road, Bayles VIC 3981	Use and development of the land for a dwelling	Issued
4/07/2017	T170287	9 Ravendene Court, Maryknoll VIC 3812	Development of the land for a dwelling and construction of an outbuilding	Lapsed
6/07/2017	T160439	90 Soldiers Road, Pakenham South VIC 3810	The use and development of a place of worship	Refused
11/07/2017	T170242	500 Five Mile Road, Nar Nar Goon VIC 3812	Development of the land for an outbuilding	Issued
13/07/2017	T150823 - PC3	Alexandra Avenue, Koo Wee Rup Victoria 3981	Section 173 Agreement - Subdivision of the land into fifteen (15) lots	Issued
18/07/2017	T170001 - PC1	75 Nine Mile Road, Tynong VIC 3813	Condition 1 - Development of the land for an extension to an existing store and a canopy over the car park.	Withdrawn
18/07/2017	T170074	990 Westernport Road, Yannathan VIC 3981	Use of the land for Intensive Animal Husbandry (free range chicken farm)	NOD

## RANGES WARD

Date	Permit No	Location	The Proposal	The Decision
20/06/2017	T170360	2-4 Steane Street, Cockatoo VIC 3781	Construction of an outbuilding and water tank	Issued



Date	Permit No	Location	The Proposal	The Decision
22/06/2017	T170028 - PC1	16 Haylock Avenue, Cockatoo VIC 3781	Condition 1 - Development of the land for a dwelling and vegetation removal	Issued
26/06/2017	T150659 - 2	224 Kenilworth Avenue, Beaconsfield Victoria 3807	Staged subdivision of land in accordance with the endorsed plans.	Issued
26/06/2017	T160491 - PC1	139-141 Beaconsfield- Emerald Road, Beaconsfield Upper VIC 3808	Condition 1 - Use and development of the land for a dwelling and associated buildings and works	Issued
26/06/2017	T170245	189 Quamby Road, Beaconsfield Upper VIC 3808	Alterations and additions to an existing dwelling	Issued
27/06/2017	T160695	2 Paternoster Road, Emerald VIC 3782	The removal of sixty- one (61) trees	Issued
27/06/2017	T170078	2 Edmunds Road, Cockatoo VIC 3781	Construction of garage with attached carport	Issued
28/06/2017	T170159	240 Beaconsfield- Emerald Road, Beaconsfield VIC 3807	Development of the land for an outbuilding	Issued
29/06/2017	T150821 - PC5	105 Mary Street, Officer VIC 3809	Condition 16 - The development of thirty- eight (38) dwellings and associated works generally in accordance with the endorsed plans	Issued
29/06/2017	T170105 - PC1	43 Beaconsfield- Emerald Road, Emerald VIC 3782	Development of the land for an outbuilding 100 metres from a Road Zone Category 1, 5 metres from a property boundary and 100 metres from a dwelling not in same ownership and removal of one tree	Issued
29/06/2017	T170296	U 2/26 Lyle Avenue, Beaconsfield VIC 3807	The development of the land for a dwelling extension (veranda)	Issued
30/06/2017	T170166	410 Dickie Road, Officer VIC 3809	The realignment of boundaries between two allotments.	Issued
30/06/2017	T170259	368 O`Neil Road, Officer VIC 3809	Alterations and additions to an existing dwelling	Issued



Date	Permit No	Location	The Proposal	The Decision
30/06/2017	T170298	381 Paternoster Road, Cockatoo VIC 3781	Use of the land for home occupation (exceeding 50sqm in area)	Issued
3/07/2017	T160088 - PC1	255 Amphlett Avenue and L5 PS720430 240 Mountain Road, Gembrook VIC 3783	Condition 1 - Boundary realignment of two (2) lots	Issued
3/07/2017	T160146 - 3	Officer South Road, Officer VIC 3809	Amendment to Planning Permit - Subdivision of the land, associated works (including road-works within land affected by the Land Subject to Inundation Overlay) and creation of restrictions	Issued
3/07/2017	T160187 - PC2	8 Carawa Street, Cockatoo VIC 3781	Plans to comply for condition 9	Issued
3/07/2017	T170416	9 Avondale Street, Officer VIC 3809	New Residence	Withdrawn
4/07/2017	T140748 - PC3	11 Carawa Street, Cockatoo VIC 3781	Condition 1E (This was missed off the Plan of Subdivision for Endorsement - Endorsed 19/11/2015).	Issued
4/07/2017	T160811	McBride Road, Beaconsfield Upper VIC 3808	Development of a new Dwelling on Lot 3 with removal of vegetation on Lot 2	Issued
5/07/2017	T160146 - PC7	Officer South Road, Officer VIC 3809	Stage 14 MCP - Subdivision of the land, associated works (including road-works within land affected by the Land Subject to Inundation Overlay) and creation of restrictions	Issued
5/07/2017	T160146 - PC8	Officer South Road, Officer VIC 3809	Stage 13 MCP - Subdivision of the land, associated works (including road-works within land affected by the Land Subject to Inundation Overlay) and creation of restrictions	Issued

Date	Permit No	Location	The Proposal	The Decision
5/07/2017	T170229	470 Army Road, Pakenham Upper VIC 3810	The development of the land for an outbuilding within 100 metres of a dwelling not in the same ownership	Issued
6/07/2017	T160664	26 McArthur Road, Beaconsfield Upper VIC 3808	Development of the land for a dwelling, earthworks and vegetation removal	NOD
6/07/2017	T160757 - PC1	5 Buckland Lane, Pakenham Upper VIC 3810	Plans to Comply with Condition 1 (updated plans) of Planning Permit T160757	Issued
6/07/2017	T170309	Morbey Road, Gembrook VIC 3783	Use and development of the land for a dwelling	Issued
7/07/2017	T050568 - 1	29 Burton Road, Beaconsfield Upper Victoria 3808	Delete condition 3 to allow the 'existing building' to be used as a bed and breakfast	Issued
7/07/2017	T160671	82-86 St Georges Road, Beaconsfield Upper VIC 3808	Development of the land for a replacement dwelling and two outbuildings (pavilion and workshop), buildings and works associated with agriculture (horse stables, horse ménage, horse ring), construct, use and illuminate a private tennis court and vegetation removal	Issued
7/07/2017	T170147	44 Aura Vale Road, Menzies Creek VIC 3159	Use and development of the land for a building associated with agriculture	Issued
10/07/2017	T150083 - 1	285 Princes Highway, Officer Victoria 3809	The development of the land for twelve (12) dwellings and the subdivision of the land into seventeen (17) allotments	Issued
10/07/2017	T160277 - PC1	Timbertop Boulevard, Officer VIC 3809	Development of the land for eight (8) dwellings and subdivision of land.	Issued

Date	Permit No	Location	The Proposal	The Decision
11/07/2017	T150550 - 1	175 Bayview Road, Officer VIC 3809	Use and development of the land for a replacement dwelling within 100m of a waterway and associated earthworks in the GWZ1; Buildings and works in the ESO1 (exceeding 7m above ground level) and BMO; Use of the land for a rural store (exceeding 100sqm), buildings within 5m of a boundary and within 100m of a waterway in the GWZ1; and the removal of one (1) native tree	Issued
11/07/2017	T170430	20 Siding Avenue, Officer VIC 3809	Amend building envelope	Withdrawn
12/07/2017	T160705	16 Bellbird Crescent, Emerald VIC 3782	Development of the land for a dwelling extension and an extension to an outbuilding	Issued
13/07/2017	T160105 - PC7	191 Rix Road, Officer VIC 3809	Section 173 Agreement - Subdivision of land in accordance with the endorsed plans.	Withdrawn
13/07/2017	T170272	16 Kooyong Close, Officer VIC 3809	Six (6) lot subdivision	Lapsed
14/07/2017	T160646 - PC1	39 Portchester Boulevard, Beaconsfield VIC 3807	Plans to Comply with Condition 1 of Planning Permit T160646	Issued
14/07/2017	T170159 - PC1	240 Beaconsfield-Emerald Road, Beaconsfield VIC 3807	Development of the land for an outbuilding	Issued
14/07/2017	T170184	21 Rosebank Lane, Beaconsfield Upper VIC 3808	Development of the land for a dwelling and earthworks	Issued
16/07/2017	T170394	37 Skyline Drive, Officer VIC 3809	to construct a single storey residential dwelling & garage	Withdrawn
18/07/2017	T130180 - PC1	120 Cardinia Road, Officer Victoria 3809	Subdivision of the land into seventy seven (77) lots and creation of easements	Withdrawn