

Town Planning Committee Meeting

Minutes

Monday 2 October 2023

Commenced at 7:00 PM

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

Members: Cr Tammy Radford Mayor
Cr Jack Kowarzik Deputy Mayor
Cr Kaye Cameron
Cr Stephanie Davies
Cr Jeff Springfield
Cr Graeme Moore
Cr Collin Ross
Cr Brett Owen
Cr Carol Ryan

Officers: Carol Jeffs Chief Executive Officer
Peter Benazic General Manager Infrastructure and Environment
Lili Rosic General Manager Liveable Communities
Wayne Mack General Manager Customer, People and Performance
Peter Harris Acting Manager Governance

Meeting opened at 7pm.

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1 Opening And Prayer

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

2 Acknowledgements

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

3 Apologies

Cr Radford
Cr Davies

4 Declaration Of Interests

Nil.

5 Ordinary Business

5.1 T220285 PA - Use and Development of Land for a Medical Centre and alteration of an access in a Transport Zone Schedule 2 at 337 Belgrave-Gembrook Road, Emerald

Responsible GM: Lili Rosic
Author: Jason Gilbert

Recommendation(s)

That Council defer consideration of Planning Permit Application T220285 to a future Town Planning Committee Meeting to allow for the further consideration of vegetation impacts relating to upgrades to Madigan Way.

Attachments

Nil

Executive Summary

APPLICATION NO.:	T220285
APPLICANT:	XWB Consulting
LAND:	L14 LP14785, 337 Belgrave-Gembrook Road, Emerald VIC 3782
PROPOSAL:	Use and Development of Land for a Medical Centre and alteration of access to a road in a Transport Zone 2.
PLANNING CONTROLS:	Zone: <ul style="list-style-type: none"> • Mixed Use Zone (adjacent to Transport Zone, Schedule 2) • Overlays: <ul style="list-style-type: none"> • Bushfire Management Overlay • Design and Development Overlay – Schedule 4 • Vegetation Protection Overlay – Schedule 3 •
NOTIFICATION & OBJECTIONS:	Notice of the application was given pursuant to Section 52 of the <i>Planning an Environment Act 1987</i> . To date, Council has received twelve (12) objections.

KEY PLANNING CONSIDERATIONS:	Mixed use zone Commercial development Township character Built form outcomes Visual bulk Car parking Traffic
REASON FOR MEETING	The application has received over 4 objections.
RECOMMENDATION:	Deferral

Background

This report relates to an application to use and develop the land at 337 Belgrave-Gembrook Road, Emerald for a multi-storey Medical Centre and alteration of access to a road in a Transport Zone 2.

It is proposed that up to thirteen (13) health practitioners will be on site at any one time, with proposed hours of:

- Monday to Friday: 8:30am to 7:00pm;
- Saturdays: 8:30am to 2:00pm; and
- Sundays: Closed.

The building is to incorporate four (4) storeys, presenting as double-storey to Belgrave-Gembrook Road.

The four floors are identified as follows:

- Lower Basement – Car Parking
- Upper Basement – Car Parking and Medical Centre
- Ground Floor (from Belgrave-Gembrook Road) – Medical Centre
- Upper Floor – Medical Centre

The application was previously considered by Council at a Town Planning Committee Meeting on 4 September 2023. Council officers have recommended that Council issue a Notice of Decision to Grant a Planning Permit for the application, subject to a range of conditions.

At this meeting, the Committee resolved to defer consideration of the application until the next meeting of the Town Planning Committee to allow the provision of further information on the traffic impacts of the application on Madigan Way.

Consideration

The proposed conditions recommended by Council officers included the upgrade of Madigan Way immediately adjacent to the site. The traffic impacts have been further reviewed and officers are not proposing to make any changes to the proposed permit conditions in relation to this matter.

However, it has not been demonstrated what, if any, impact the road upgrade will have on vegetation within the Madigan Way road reserve. While any impact on vegetation could be addressed through subsequent processes (such as a future planning permit application, if required), it is considered prudent to understand the impacts of the use and development in totality prior to proceeding the matter to Council's Town Planning Committee.

The deferral of the application will provide additional time to obtain further information regarding the road upgrade and its vegetation impacts, and additional time to consider and assess such impacts.

Amended Resolution

Moved Cr Jeff Springfield, seconded Cr Kaye Cameron.

That Council defer consideration of Planning Permit Application T220285 to a future Town Planning or Ordinary Council Meeting to allow for the further consideration of vegetation impacts relating to upgrades to Madigan Way.

Carried

1325.2 T220214 PA - Buildings and Works (Construction of an Outbuilding) and Native Vegetation Removal at 155 Gordon Road, Pakenham Upper

Responsible GM: Lili Rosic
Author: Hamish Mival

Recommendation

That Council resolve to issue a Notice of Decision to Refuse to Grant a Permit for Planning Permit Application T220214 for Buildings and Works (Construction of an Outbuilding) and Native Vegetation Removal at Lot 1 LP71176, 155 Gordon Road, Beaconsfield Upper, VIC 3810 on the following grounds:

- The proposal is not consistent with the Municipal Planning Strategy and Planning Policy Framework, particularly Clauses 12.01 Biodiversity, 12.05 Significant Environments and Landscapes, and 21.02 Environment as the removal of native vegetation does not protect and enhance the environment.
- The proposal is not consistent with the purpose and decision guidelines of the Rural Conservation Zone as the development has not minimised impact on landscape features due to avoidable removal of native vegetation.
- The proposal is not consistent with the values, purpose, objectives and decision guidelines of the Environmental Significance Overlay (Schedule 1) as the removal of native vegetation does not protect and enhance the significant environmental and landscape values of the area.
- The proposal is not consistent with the objectives and decision guidelines of Clause 53.02 Bushfire Planning, as it has not ensured that location appropriately responds to the bushfire hazard.
- The proposal is not consistent with the purpose and decision guidelines of Clause 52.17 Native Vegetation as it results in avoidable native vegetation removal.

Attachments

1. T220214 PA - Officer Report [5.2.1 - 18 pages]
2. T220214 PA - Locality Map [5.2.2 - 1 page]
3. T220214 PA - Plans and Documents [5.2.3 - 31 pages]

Application Details

APPLICATION NO.:	T220214 PA
APPLICANT:	Alyce Kidgell Melbourne Garages
LAND:	Lot 1 LP71176, 155 Gordon Road, Pakenham Upper, VIC 3810

PROPOSAL:	Buildings and Works (Construction of an Outbuilding) and Native Vegetation Removal
PLANNING CONTROLS:	RCZ2 – Rural Conservation Zone – Schedule 2 BMO – Bushfire Management Overlay ESO1 – Environmental Significance Overlay – Schedule 1
NOTIFICATION & OBJECTIONS:	<p>The application has been advertised pursuant to Section 52 of the <i>Planning and Environment Act 1987</i>, by:</p> <ul style="list-style-type: none"> • Sending notices to the owners and occupiers of adjoining land. <p>Council has received no objections.</p> <p>Amended plans were submitted after advertising, with the changes consisting of:</p> <ul style="list-style-type: none"> • Addition of the removal of two (2) native trees to comply with defensible space requirements. • Addition of a Native Vegetation Removal Report. <p>The application has not been subsequently advertised, based on the decision to refuse.</p>
KEY PLANNING CONSIDERATIONS:	<p>Appropriateness of siting and location of building</p> <p>Protection of biodiversity</p> <p>Protection of landscape and environmental values</p> <p>Management of bushfire risk</p>
REASON FOR MEETING:	Refusal
RECOMMENDATION:	Notice of Decision to Refuse to Grant a Permit

Executive Summary

The purpose of this report is to consider an application for Buildings and Works (Construction of an Outbuilding) and Native Vegetation Removal.

The proposal is for a new domestic shed and the removal of two (2) native trees to accommodate defensible space. The site is subject to the Rural Conservation Zone (Schedule 2), Bushfire Management Overlay and Environmental Significance Overlay (Schedule 1). Clause 52.17 Native Vegetation is also a relevant planning control.

The application was amended post-advertising response to Council concerns around non-compliance with the Bushfire Management Overlay and included a letter from the owners of the property providing justification for the chosen siting and proposed native vegetation removal. The proposal was not subsequently advertised based on the officer's recommendation of refusal.

The application proposes vegetation removal in an area of Zoological significance, and is inconsistent with policy regarding protection of biodiversity, landscape, bushfire planning and native vegetation management. It is for these reasons that the proposal is recommended for refusal.

Relevance to Council Plan

N/A

Alternate Resolution

Moved Cr Brett Owen, seconded Cr Graeme Moore.

That Council resolve to issue a Permit for Planning Permit Application T220214 for Buildings and Works (Construction of an Outbuilding) and Native Vegetation Removal at Lot 1 LP71176, 155 Gordon Road, Beaconsfield Upper, VIC 3810 subject to the following conditions:

Amended plans

1. Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and one (1) electronic copy must be provided. The plans must be generally in accordance with the plans submitted with the application but modified to show:
 - a. The retention of Tree 1 (Stringybark Gum).

Prior to native vegetation removal

1. Before any native vegetation is removed, to offset the removal of 0.031 hectares of native vegetation, the permit holder must secure a native vegetation offset, in accordance with the *Guidelines for the removal, destruction or lopping of native vegetation (DELWP 2017)* as specified below:
 - a. A general offset of 0.018 general habitat units:
 - i. located within the Port Phillip and Westernport CMA boundary or Cardinia Shire Council; and
 - ii. with a minimum strategic biodiversity score of at least 0.448.
 - a. Evidence that the required offset for the development has been secured must be provided to the satisfaction of the Responsible Authority. This evidence is one or both of the following:
 - i. an established first party offset site including a security agreement signed by both parties, and a management plan detailing the 10 year management actions and ongoing management of the site. The applicant must provide the annual offset site report to the responsible authority by the anniversary date of the execution of the offset security agreement, for a period of 10 consecutive years. After the tenth year, the landowner must provide a report at the reasonable request of a statutory authority.

AND/OR

1. credit extract(s) allocated to the permit from the Native Vegetation Credit Register. A copy of the offset evidence will be endorsed by the responsible authority and form part of this permit.

Within 30 days of endorsement of the offset evidence by the responsible authority, a copy of the endorsed offset evidence must be provided to the Department of Environment, Land, Water and Planning.

Layout not altered

1. The development as shown on the endorsed plan/s must not be altered without the written consent of the Responsible Authority.

Satisfactory completion

1. Once the development has started it must be continued and completed to the satisfaction of the Responsible Authority.

Tree protection

1. Before the development starts, tree protection fencing must be erected around Tree 1, 4 and 5 shown for retention on the endorsed plan. The fencing will demarcate the tree protection zone and must be erected at a radius of 12 x the diameter at a height of 1.3 metres to a maximum of 15 metres but no less than 2 metres from the base of the trunk of the trees, excepting the approved area of encroachment for construction as shown on endorsed plans to the satisfaction of the Responsible Authority. The protection fence must be constructed of star pickets and flagging tape/chain mesh or similar to the satisfaction of the Responsible Authority. The protection fence must remain in place until all works are completed to the satisfaction of the Responsible Authority. Except with the written consent of the Responsible Authority, within the tree protection zone, the following are prohibited:
 - a. Vehicular access.
 - b. Trenching or soil excavation.
 - c. Storage or dumping of any soils, materials, equipment, vehicles, machinery or waste products.
 - d. Entry and exit pits for underground services.
 - e. Any other actions or activities that may result in adverse impacts to retained native vegetation.

Use of building

1. The building may only be used for the storage of vehicles and goods for domestic purposes. The building may not be used for human habitation or for any business except in accordance with the Home Based Business provisions of the Cardinia Planning Scheme.

Visual amenity

1. The exterior colour and cladding of the development must not result in any adverse visual impact on the environment of the area and all external cladding and trim of the building, including the roof, must be of a non-reflective nature to the satisfaction of the Responsible Authority.

Stormwater and drainage

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

Bushfire

1. The bushfire protection measures forming part of this permit or shown on the endorsed plans, including those relating to construction standards, defensible space, water supply and access, must be maintained to the satisfaction of the responsible authority on a continuing basis. This condition continues to have force and effect after the development authorised by this permit has been completed.

Expiry:

1. This permit will expire if one of the following circumstances applies:
 - a. The development is not started within **two (2) years** of the date of this permit.
 - b. The development is not completed within **four (4) years** of the date of this permit.

The Responsible Authority may extend the periods referred to if a request is made in writing in accordance with section 69 of the *Planning and Environment Act 1987*.

Carried

5.3 Planning Matters Dealt with by Officers Under Delegated Authority - October 2023

Responsible GM: Lili Rosic
Author: Jason Gilbert

Recommendation(s)

That Council note the report.

Executive Summary

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

Relevance to Council Plan

5.1 We practise responsible leadership

5.1.1 Build trust through meaningful community engagement and transparent decision-making.

Planning Matters Report

The below is for the period between 7 August 2023 and 6 September 2023.

Beacon Hills Ward

Date	Permit Number	Address	Proposal	Decision	Date Lodged
1 September 2023	T220785	9 Young Street, Beaconsfield Upper VIC 3808	Buildings and works associated with a dwelling extension	Issued	29 November 2022
8 August 2023	T230232	189 Quamby Road, Beaconsfield Upper VIC 3808	The removal of one (1) tree (Pinus radiata)	Issued	17 May 2023
28 August 2023	T220455	39 Salisbury Road, Beaconsfield Upper VIC 3808	Development of the land for a dwelling and associated works generally in accordance with the endorsed plans	Issued	04 July 2022
5 September 2023	T210051 - 1	215 Harvie Road, Pakenham Upper VIC 3810	- Proposed Shed relocation closer to Harvie Road - Rewording of Condition 9 of the planning permit to allow no more than 8 persons/ week (in lieu of "8 persons in calendar year") as per the Proposed Business Plan supplied in the application.	Issued	25 January 2022
28 August 2023	T230367	50 Huxtable Road, Pakenham Upper VIC 3810	Development of the land for an outbuilding (shed)	Issued	25 July 2023
31 August 2023	T220284	62-64 May Road, Beaconsfield VIC 3807	Subdivision of land and removal of native vegetation	Issued	28 April 2022
6 September 2023	T210765	245 Morrison Road, Pakenham Upper VIC 3810	Development of the land for an extension to an existing dwelling (garage)	Issued	04 October 2021
28 August 2023	T230280	275 Huxtable Road, Pakenham Upper VIC 3810	Buildings and works for a deck and pavilion	Issued	08 June 2023
21 August 2023	T230299	13 Armstrong Road, Beaconsfield Upper VIC 3808	Alterations and Additions to an Existing Dwelling (pergola) & Construction of an Outbuilding (Carport)	Issued	20 June 2023
1 September 2023	T220840	62-64 Stoney Creek Road, Beaconsfield Upper VIC 3808	Use and development of a dwelling and outbuilding, removal of vegetation and variation to easement	Issued	22 December 2022
17 August 2023	T210798	500 Army Road, Pakenham Upper VIC 3810	Buildings and works (Construction of a Shed) associated with an agricultural product transport and distribution business	Issued	18 October 2021
10 August 2023	T210377 - 1	75 Whiteside Road, Beaconsfield VIC 3807	Buildings and works associated accommodation (dwelling)	Issued	21 June 2023
4 September 2023	T220763	55 Wallace Street, Beaconsfield VIC 3807	Use and development of land for medical center and display of business identification sign	Issued	18 November 2022
21 August 2023	T220732	18 Reed Avenue, Beaconsfield Upper VIC 3808	Buildings and Works (Construction of an Outbuilding)	Issued	04 November 2022

Bunyip Ward

Date	Permit Number	Address	Proposal	Decision	Date Lodged
17 August 2023	T230164	25 Mirrabooka Road, Maryknoll VIC 3812	Development of the land for a Dependent Persons's Unit	Issued	13 April 2023
16 August 2023	T220073	125 Trevor Road, Nar Nar Goon North VIC 3812	Use and development of the land for a dependent persons unit	Issued	09 February 2022
6 September 2023	T220314	24 Railway Avenue, Garfield VIC 3814	Development of the land for two (2) additional dwellings, alterations to an existing dwelling and associated subdivision of the land into three (3) lots	Issued	13 May 2022
17 August 2023	T230108	16 Agnoletto Court, Bunyip VIC 3815	Buildings and Works (Construction of a Shed)	Issued	09 March 2023
23 August 2023	T230325	13 Pearson Street, Bunyip VIC 3815	Demolition of an outbuilding and buildings and works associated with an outbuilding in a Heritage Overlay (HO99)	Issued	29 June 2023
30 August 2023	T230244	60 Nar Nar Goon Road, Nar Nar Goon VIC 3812	Construction of a Veranda	Lapsed	19 May 2023
8 August 2023	T230053	60 Garfield Road, Garfield VIC 3814	Use and development of the land for buildings associated with agriculture (Horse Husbandry)	Lapsed	08 February 2023
10 August 2023	T220518	43 Kingston Avenue, Pakenham VIC 3810	Development of Land for a Second Dwelling, Alterations and Additions to Existing Dwelling	Issued	01 August 2022
4 September 2023	T220782	930 Bessie Creek Road, Nar Nar Goon North VIC 3812	Earthworks associated with a dam(wetland)	Issued	25 November 2022
28 August 2023	T230347	51 A'Beckett Road, Bunyip VIC 3815	Development of the land for a carport	Issued	17 July 2023
28 August 2023	T220619	109 Lone Pine Road, Garfield VIC 3814	Buildings and works associated with the construction of an agricultural building (stables/horse arena) and an extension to a dwelling	Issued	12 September 2022
31 August 2023	T230143	40 Tynong Road, Tynong VIC 3813	Buildings and Works (Dwelling Extension)	Issued	03 April 2023
10 August 2023	T210326 - 2	10 Canty Lane, 140 & 180 Ryan Road and Canty Lane Road Reserve, Pakenham VIC 3810	T210326-2 APP - Amendment to planning permit Response to the unresolved stormwater drainage matters which have been discussed at length between Melbourne Water, Beveridge Williams (together with our client), and Council.	Issued	20 March 2023

10 August 2023	T220137 - 1	10 Cauty Lane, Pakenham VIC 3810	T220137-1 APP - Amended Planning Permit Application This application seeks to provide for additional flexibility in the delivery of the Maple Grove Estate.	Issued	20 March 2023
17 August 2023	T220721	14 Agnoletto Court, Bunyip VIC 3815	Development of the land for an outbuilding (shed) and associated earthworks	Issued	27 October 2022
8 August 2023	T220335	36 Stoneycroft Road, Nar Nar Goon North VIC 3812	Use and development of the land for a dwelling and three (3) outbuildings and (1) one habitable outbuilding	NOD	17 May 2022
21 August 2023	T230176	18A Pinehill Drive, Pakenham VIC 3810	Buildings and Works (Construction of a Shed)	Issued	18 April 2023
22 August 2023	T220392	270 Thirteen Mile Road, Garfield VIC 3814	development of the land for a dwelling (replacement)	Issued	06 June 2022

Henty Ward

Date	Permit Number	Address	Proposal	Decision	Date Lodged
14 August 2023	T160624 - 2	20-22 Mill Street, Pakenham VIC 3810	Use of the land and buildings and works associated with Residential Buildings (Student Accommodation Boarding House)	Issued	31 March 2022
5 September 2023	T220653 - 1	Shop 1/1 Hunt Way, Pakenham VIC 3810	To increase the number of practitioners to three (3) by consent pursuant to condition 2	Issued	30 August 2023
7 August 2023	T230201	32 Henty Street, Pakenham VIC 3810	Subdivision of the land into three (3) lots	Issued	02 May 2023
17 August 2023	T220146	Shop 7/1 Hunt Way, Pakenham VIC 3810	Reduction in car parking requirements associated with a place of assembly	Issued	01 March 2022
5 September 2023	T220598	16 Toomuc Valley Road, Pakenham VIC 3810	Development of the land for two additional dwellings and alterations to an existing dwelling	NOD	05 September 2022
1 September 2023	T230243	1 Thomas Street, Pakenham VIC 3810	Subdivision of the land into two (2) lots	Issued	19 May 2023

Officer Ward

Date	Permit Number	Address	Proposal	Decision	Date Lodged
10 August 2023	T230030	474 Princes Highway, Officer VIC 3809	Use and Development of the land with 8 food trucks, construction of car park and alteration of access to a TRZ2	Issued	18 January 2023
5 September 2023	T230089	414 Princes Highway, Officer VIC 3809	Development of the land for Trade Supplies [Plumbing]	Issued	22 February 2023
17 August 2023	T210899 - 1	65 Mary Street, Officer VIC 3809	Staged multi-lot subdivision of land, construction of dwellings, creation of restrictions and removal of native vegetation.	Issued	08 August 2023
21 August 2023	T230225	39 Portchester Boulevard, Beaconsfield VIC 3807	Development of land for two (2) dwellings	Lapsed	11 May 2023
10 August 2023	T220835	Pink Hill Boulevard, Officer VIC 3809	Child Care Centre (Use and Development) & Display of Business Identification Signage	Issued	21 December 2022
23 August 2023	T170524 - 2	40 Starling Road, Officer VIC 3809	Subdivision of land	Issued	21 October 2022

Pakenham Hills Ward

Date	Permit Number	Address	Proposal	Decision	Date Lodged
18 August 2023	T220359 - 1	43 Solid Drive, Pakenham VIC 3810	Construction of a dwelling, construction of a fence and associated earthworks	Issued	19 June 2023
11 August 2023	T220564	47 Solid Drive, Pakenham VIC 3810	Construction of a single dwelling, construction of a fence, vegetation removal and earthworks	Issued	19 August 2022
28 August 2023	T230184	31 Breyleigh Drive, Pakenham VIC 3810	Development of the land for a single dwelling, fence and associated works	Issued	27 April 2023

Ranges Ward

Date	Permit Number	Address	Proposal	Decision	Date Lodged
14 August 2023	T230261	17 Station Road, Gembrook VIC 3783	The subdivision of the land into two (2) lots and removal of vegetation	Issued	25 May 2023
6 September 2023	T220710	155 Red Road, Gembrook VIC 3783	Variation of the Restrictive Covenant AK779529X on Lot 4 of PS701902A	Issued	21 October 2022
4 September 2023	T200035	11 Station Street, Officer VIC 3809	Development of the land for four dwellings	Refused	10 February 2020
16 August 2023	T220008	24 Beaconsfield-Emerald Road, Emerald VIC 3782	Development of the land for one (1) outbuilding (replacement shed)	Issued	07 January 2022
21 August 2023	T230264	51 Caroline Avenue, Cockatoo VIC 3781	Construction of an Outbuilding (Studio)	Issued	30 May 2023
23 August 2023	T230096	4 Ladd Square, Emerald VIC 3782	Development of the land for an extension and alteration to an existing dwelling	Issued	03 March 2023
14 August 2023	T230136	10 First Avenue, Cockatoo VIC 3781	Buildings and works for a dwelling extension	Issued	24 March 2023
30 August 2023	T220670	38 Emerald-Monbulk Road, Emerald VIC 3782	Buildings and Works (Construction of a Shed)	Issued	05 October 2022
1 September 2023	T220725	1930 Wellington Road, Clematis VIC 3782	Buildings and works to construct a shed	Issued	31 October 2022
15 August 2023	T220692	22 Belgrave-Gembrook Road, Cockatoo VIC 3781	Subdivision of land into two (2) lots	NOD	14 October 2022
6 September 2023	T220343	4 Stringybark Road, Cockatoo VIC 3781	Subdivision of Land into Two Lots	Refused	20 May 2022

Toomuc Ward

Date	Permit Number	Address	Proposal	Decision	Date Lodged
29 August 2023	T220799	135 Mulcahy Road, Pakenham VIC 3810	5 Lot Subdivision of land in accordance with development permit T220504, in accordance with the endorsed plans.	Issued	06 December 2022
11 August 2023	T190643 - 1	35 Mulcahy Road, Pakenham VIC 3810	Amendment to planning permit T190431-1 to subdivide proposed lot 33 into 6 additional allotments	Issued	01 February 2023

Westernport Ward

Date	Permit Number	Address	Proposal	Decision	Date Lodged
25 August 2023	T230139	92 Enterprise Road, Pakenham VIC 3810	Use and development of land for a warehouse and associated works, reduction in car parking requirements and display of internally illuminated signage	Issued	31 March 2023
6 September 2023	T220788	55 Bunyip River Road, Nar Nar Goon VIC 3812	Buildings and works for an agricultural building	Issued	01 December 2022
1 September 2023	T230389	500 Bald Hill Road, Pakenham VIC 3810	Buildings and Works (Construction of a Verandah)	Issued	08 August 2023
17 August 2023	T220624	18 Exchange Drive, Pakenham VIC 3810	Buildings and works for the construction of a warehouse	Issued	14 September 2022
22 August 2023	T230137	625 Bunyip-Modella Road, Iona VIC 3815	Alterations and Additions to an Existing Dwelling	Issued	29 March 2023
31 August 2023	T220797	455 Kettles Road, Lang Lang VIC 3984	Two (2) lot subdivision.	Issued	05 December 2022
16 August 2023	T220366	550 Scanlons Drain Road, Catani VIC 3981	The use and the development of the land for a dwelling	Refused	27 May 2022
7 August 2023	T220662	1205 Koo Wee Rup Road, Pakenham VIC 3810	Multi-lot subdivision of land	Issued	03 October 2022
28 August 2023	T220733 - 1	130 McDonalds Track, Lang Lang VIC 3984	Use and Development of Land for a Child Care Centre and Alteration of Access to a Road in a Transport Zone 2	Issued	29 June 2023
29 August 2023	T230002	405 Monomeith Road, Monomeith VIC 3984	Buildings and Works (Construction of an Outbuilding)	Issued	08 January 2023
11 August 2023	T220652	115 Pioneer Road, Lang Lang VIC 3984	Use and development of the land for a Dependent Persons Unit	Issued	28 September 2022
22 August 2023	T220114	75 McDonalds Road, Caldermeade VIC 3984	Subdivision of land into two (2) lots	Refused	17 February 2022
6 September 2023	T230260	7 Salina Street, Lang Lang VIC 3984	Variation of a restrictive covenant (removal of the vegetation protection envelope)	Issued	25 May 2023
30 August 2023	T220643	50 Peet Street, Pakenham VIC 3810	Buildings and works associated with a Store	Issued	21 September 2022
14 August 2023	T160494 - 1	Southeast Business Park, Greenhills Road, Pakenham VIC 3810	Section 72 Amendment to Condition 6a of Planning Permit T160494	Issued	24 May 2023
21 August 2023	T230230	45 Parish Road, Longwarry VIC 3816	Build a house	Lapsed	16 May 2023
21 August 2023	T230246	185 Harkers Road, Caldermeade VIC 3984	Buildings and Works (Construction of a Shed)	Issued	23 May 2023

10 August 2023	T230317	231 Dalmore Road, Dalmore VIC 3981	Construct or install a solar energy system attached to a dwelling	Lapsed	30 June 2023
6 September 2023	T220237	3 Sette Circuit & 15 Exchange Drive, Pakenham VIC 3810	Subdivision of the land into three lots	Issued	05 April 2022
25 August 2023	T230059	92 Enterprise Road, Pakenham VIC 3810	Subdivision of land and associated works.	Issued	14 February 2023
11 August 2023	T230274	10 O'Sullivan Street, Pakenham VIC 3810	Subdivision of land into five (5) lots	Issued	06 June 2023
7 August 2023	T220808	225 Murray Road, Cora Lynn VIC 3814	Alterations and additions to an existing dwelling	Issued	08 December 2022

Resolution

Moved Cr Graeme Moore, seconded Cr Kaye Cameron.

That Council note the report.

Carried

5.4 Planning Matters VCAT Report - October 2023

Responsible GM: Lili Rosic
Author: Jason Gilbert

Recommendation(s)

That Council note the report.

Executive Summary

The following list is presented to keep Council informed of applications that are currently the subject of appeals proceedings and recent decisions from the Victorian Civil and Administrative Tribunal (VCAT). This list is current as of 6 September 2023.

Relevance to Council Plan

5.1 We practise responsible leadership

5.1.1 Build trust through meaningful community engagement and transparent decision-making.

Matters Recently Lodged at VCAT

No matters have been lodged at VCAT since the previous report.

Matters Currently the Subject of VCAT Appeal

Hearing Date	App. No.	Address	Proposal	Council Decision	Appealed By
7/2/2024	T220809	490-494 McGregor Road, Pakenham VIC 3810	Subdivision of land into two (2) lots (re-subdivision of two lots)	FTD*	Applicant
23-25/ 10/2023	T220501	74-76 Ahern Road Pakenham	Construction of Seventeen (17) Dwellings on a Lot	FTD*	Applicant
18/07/2023	T210643	44 Paternoster Road, Cockatoo	Use and Development of the Land for a Telecommunications facility	Notice of Decision to Grant a Permit	Objector
3/08/2023	T220221	205 Seven Mile Road Nar Nar Goon	Use and development of the land for a Contractors Depot	Refusal	Applicant
23/02/2024	T220813	375 Rossiter Road, Koo	Buildings and works for the construction of twenty-one (21) warehouses; Creation or alteration	FTD*	Applicant

Hearing Date	App. No.	Address	Proposal	Council Decision	Appealed By
		Wee Rup 3981	of access to a road in a Transport Zone 2		
3-4/04/2024	T220666	8/18 Racecourse Road, Pakenham 3810	Use of land for a shop	Refusal	Applicant

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

Matters Recently Decided at VCAT

No matters have been decided at VCAT since the previous report.

Resolution

Moved Cr Jeff Springfield, seconded Cr Collin Ross.

That Council note the report.

Carried

5.5 Planning Scheme Amendment Activity Report

File Reference: {file-reference}
Responsible GM: Lili Rosic
Author: Anita Ransom

Recommendation(s)

That Council note the report.

Executive Summary

The report provides an update on the status of active planning scheme amendments and planning scheme amendment requests received.

Relevance to Council Plan

N/A

Status of Active Amendments

The following table provides details relating to planning scheme amendments that are currently being processed.

Resolution

Moved Cr Jeff Springfield, seconded Cr Collin Ross.

That Council note the report.

Carried

6 Meeting Closure

Meeting closed at 7:24.

Minutes confirmed
Chairman