



# Cardinia

**MINUTES OF TOWN PLANNING COMMITTEE**

**MONDAY, 6 AUGUST 2018**

## MINUTES OF TOWN PLANNING COMMITTEE

held in the Council Chambers, 20 Siding Avenue, Officer  
on Monday, 6 August 2018  
The meeting commenced at 7pm

**PRESENT:**

Mayor, Collin Ross, Chairman

Councillors Michael Schilling, Carol Ryan, Jodie Owen, Ray Brown, Jeff  
Springfield, Leticia Wilmot, Graeme Moore (7.01pm).

Messrs Garry McQuillan (CEO), Mike Ellis (GMAS), Andrew Paxton (GMPD),  
Doug Evans (MG)

**APOLOGIES:**

Cr Brett Owen

**DECLARATION OF PECUNIARY AND OTHER INTERESTS**

Nil.

## TABLE OF CONTENTS

1.	TELECOMMUNICATIONS FACILITY, 115 MOUNT BURNETT ROAD, MOUNT BURNETT .....	3
2.	PLANNING MATTERS CURRENTLY THE SUBJECT OF APPEAL AT THE VICTORIAN CIVIL AND ADMINISTRATIVE TRIBUNAL & THEIR OUTCOMES .....	24
3.	PLANNING SCHEME AMENDMENT ACTIVITY REPORT .....	27
4.	PLANNING MATTERS DEALT WITH BY OFFICERS UNDER DELEGATED AUTHORITY.....	32

# **1 TELECOMMUNICATIONS FACILITY, 115 MOUNT BURNETT ROAD, MOUNT BURNETT**

FILE REFERENCE INT1852122

RESPONSIBLE GENERAL MANAGER Andrew Paxton

AUTHOR Jason Gilbert

## **RECOMMENDATION**

That a Notice of Decision to Grant Planning Permit T180045 be issued for the use and development of a Telecommunications Facility at 115 Mount Burnett Road, Mount Burnett VIC 3781 subject to the conditions attached to this report.

## **Attachments**

- |   |  |         |
|---|--|---------|
| 1 | Locality map                                       | 1 Page  |
| 2 | Development plans                                  | 5 Pages |
| 3 | Copy of objections, circulated to councillors only | 6 Pages |

## **EXECUTIVE SUMMARY:**

APPLICATION NO.:	T180045
APPLICANT:	Singtel Optus Pty Ltd C/- Catalyst One Pty Ltd
LAND:	115 Mount Burnett Road, Mount Burnett VIC 3781
PROPOSAL:	Use and development of a Telecommunications Facility
PLANNING CONTROLS:	Green Wedge Zone - Schedule 2 (GWZ2) Environmental Significance Overlay - Schedule 1 (ESO1)
NOTIFICATION & OBJECTIONS:	The application has been advertised by sending notices to the owners and occupiers of adjoining land; placing one (1) sign on site and placing a notice in the Pakenham Gazette newspaper.  Four objections have been received to date.
KEY PLANNING CONSIDERATIONS:	Telecommunication facilities, visual impact, rural and landscape character, site location, proximity to dwellings.
RECOMMENDATION:	Approval

## **BACKGROUND:**

The subject site has been subject to a previous application T090127 relating a two lot subdivision of the land. This application was refused and this decision was upheld by VCAT (Ref P110/2010).

## **SUBJECT SITE**

The site is located on the north side of Mount Burnett Road approximately 1.2 kilometres south-west of Gembrook Road in Mount Burnett. The site is irregular in shape with an overall area of 45.63 hectares. The site is undulating with a number of easements burdening the site although none are within proximity to the area proposed to be developed.

The site is a rural property dissected by a creek in the southern portion of the site with extensive grazing land and some vegetation surrounding the creek area. The site contains a number of buildings in the south west (Mt Burnett Road frontage) portion of the site, including a dwelling with access provided by crossovers on the east and west side of the site's frontage.

The main characteristics of the surrounding area are:

- *North:* The land to the north includes a rural property with dwelling well separated from the common boundary with a creek and established vegetation located between the dwelling and the common boundary.
- *South:* The land abutting the south includes a rural residential property with an area of 2 hectares and is well separated from the proposed location of the facility. The remaining areas abutting the south boundary include the Mount Burnett Road reserve with a gravel road surface and established roadside vegetation.
- *East:* The land to the east includes a number rural properties used for agricultural purposes with dwellings well separated from the common boundary and the northernmost property including an established row of trees along the common boundary.
- *West:* The land to the west includes a number rural properties used for agricultural purposes with dwellings well separated from the common boundary. A key feature of the property to the west is a creek and surrounding vegetation.

The overall area is a rural landscape with agriculture being the dominant use and a number watercourses and some limited remnant vegetation notable along the creek lines. The area is undulating providing for a rural landscape with interspersed buildings and infrastructure noted in the surrounding context.

## PROPOSAL

The application is for the use and development of a Telecommunications Facility to provide improved mobile and data service coverage for Gembrook and the surrounding area. The applicant states that after investigating a number of sites, the proposed property was the preferred site in order to meet their needs in regard to coverage and availability as there are no viable co-location opportunities.

The facility will be located in the northern portion of the site with a minimum setback of 526 metres from the north boundary and 6.5 metres from the east boundary. The infrastructure will be located in a compound area of 7 metres by 7 metres with no removal of vegetation.

The telecommunications facility will comprise a 30 metre concrete monopole with triangular headframe and three panel antennas and radio remote units with the structure providing an overall height of 32.3 metres with ancillary components including and outdoor equipment cabinet

The specific components of the proposed installation are described below:

- A 30m concrete monopole with internal cabling;
- A triangular headframe with three mounted panel antennas (2.5 metres by 1.8 metres) with twelve (12) radio remote units installed behind the panels with the overall height of 32.3 metres;
- A parabolic antenna at a height of 27 metres;
- A 2.4m high chainlink security compound fence (compound area 7m x 7m), with 3m wide access gate; and

- Two (2) bay outdoor equipment cabinet with pale eucalypt material.

The compound will be accessed from Mount Burnett Road with a gravel access track approximately 3 metres wide along the east boundary connecting to an existing track and crossover.

## PLANNING SCHEME PROVISIONS

### State Planning Policy Framework (SPPF)

The relevant clauses of the SPPF are:

- 11.06-7 Green wedges;
- 12.04-2 Landscapes; and
- 19.03-4 Telecommunications.

### Local Planning Policy Framework (LPPF)

The relevant clauses of the LPPF are:

- 21.02-2 Landscape;
- 21.04-1 Employment; and
- 21.05-1 Infrastructure provision.

### Relevant Particular/ General Provisions and relevant incorporated or reference documents

The relevant provisions/ documents are:

- Clause 52.19 Telecommunications Facility;
- Clause 57 Metropolitan Green Wedge Land;
- Clause 65 Decision Guidelines;
- Clause 66 Referral and Notice Provisions; and
- Cardinia Shire's Liveability Plan 2017-2029.

## Zone

The land is subject to the Green Wedge Zone - Schedule 2 (GWZ2).

## Overlays

The land is subject to the Environmental Significance Overlay – Schedule 1 (ES01).

## PLANNING PERMIT TRIGGERS

The proposal requires a planning permit under the following clauses of the Cardinia Planning Scheme:

- Pursuant to Clause 35.04-1 of the Green Wedge Zone, a permit is required to use the land for a Telecommunications Facility;
- Pursuant to Clause 35.04-1 of the Green Wedge Zone, a permit is required to construct a building or carry out works associated with a use in Section 2 of Clause 35.04-1;
- Pursuant to Clause 42.01-2 of the Environmental Significance Overlay, a permit is required to construct a building or carry out works; and
- Pursuant to Clause 52.19, a permit is required to construct a building or carry out works for a Telecommunications Facility.

## PUBLIC NOTIFICATION

The application has been advertised pursuant to Section 52 of the *Planning and Environment Act 1987*, by:

- Sending notices to the owners and occupiers of adjoining land;
- Placing one (1) sign on site facing Mount Burnett Road; and
- Placing a notice in the Pakenham Gazette newspaper.

Council has received four (4) objections to date and one (1) letter of support.

The key issues that were raised in the objections are:

- Negative visual impacts to the landscape and rural character of the area;
- The close proximity of dwellings to the proposed telecommunications facility;
- The potential for health impacts;
- Negative impacts on property values;
- The potential for the facility to be co-located with other nearby facilities; and
- Limited community consultation opportunities.

## REFERRALS

The application was not required to be referred to any external authorities or departments.

## DISCUSSION

The proposal is generally consistent with the relevant State and Local Planning Policy Framework, the Green Wedge Zone 2, Environmental Significance Overlay 1, Clause 52.19 and Clause 65.

### State and Local Planning Policy Framework

A number of state and local policies are relevant to this application, including clauses 12.04-2 (Landscape) and 21.02-2 (Landscape), which aim to protect landscapes and significant open spaces that contribute to the character, identity and sustainable environments and ensure the sensitive siting of buildings and other structures having regard to the protection of prominent ridgelines, significant views and areas of remnant vegetation.

Clause 11.04-7 (Green wedges) aims to protect the green wedges of metropolitan Melbourne from inappropriate development, with specific strategies including the protection of areas of environmental, landscape and scenic value and support for development that provides for environmental, economic and social benefits.

Clause 19.03-4 (Telecommunications) aims to facilitate the orderly development, extension and maintenance of telecommunication infrastructure. The clause aims encourage the continued deployment of broadband telecommunications services and ensure that modern telecommunications facilities are widely accessible to business, industry and the community.

The provision of infrastructure to meet the needs of the existing and future community is also highlighted as a key issue in Clause 21.01, and reinforced by Clause 21.05-1 (Infrastructure provision), which encourages the provision of high capacity telecommunications infrastructure.

Although the proposal will be visible within a generally rural landscape, this infrastructure is not uncommon within the wider site context. The simple design of the facility combined with the retention of vegetation has minimised the impact on the rural landscape and provides an appropriate balance between the policy directions of the provision of appropriate telecommunications for the immediate and wider area and the impacts on the surrounding landscape.

**Green Wedge Zone (GWZ2) & Environmental Significance Overlay (ESO1)**

The rural characteristics of the site will not be compromised given the total area allocated for the facility relative to the land size. While the use and development does not directly relate to the rural land use of the area, it supports the surrounding community through the provision of improved telecommunications infrastructure. The site has capacity for the installation of a telecommunications facility without compromising agricultural uses or causing any irreversible land impacts.

Overall, the siting of the facility is appropriate in this rural context given the extent of vegetation coverage in the vicinity and setbacks from title boundaries. Expansive views will still be maintained from adjoining land. No vegetation removal is required and the facility is setback in excess of 500 metres from the closest dwelling and over 200 metres from the creek. The site is not located within an area of zoological or botanical significance.

A visual impact assessment has been submitted by the applicant which shows that the structure will be visible in the wider site context from surrounding vantage points including Mt Burnett Road (1km) and Belgrave Gembrook Road (2km). The assessment concludes that the facility will have a moderate to high level of visual impact but that this impact will vary depending on the viewing distance, number of viewers, period of view and vantage point within the surrounding areas.

As highlighted in the VCAT case P1101/2013, the simple visibility of the tower from surrounding land does not mean that there is an unacceptable planning or visual impact. VCAT also states that minimising an adverse impact on visual amenity does not mean that the telecommunication pole must be sited so that it cannot be seen by most or many people. Visibility cannot be equated to adverse visual impact. It is the extent to which a development is compatible with the particular location and how policies seek to guide change that is most relevant.

The site's location within a rural area means it is separated from any large concentration of residential dwellings and generally limits the level of visual impact to users of the road and scattered dwellings to the south. The advantages of improved telecommunications services as a result of the facility is considered to outweigh any general loss of visual amenity.

**Clause 52.19 Telecommunications Facility**

Pursuant to Clause 52.19, an application for a telecommunications facility must be assessed against the Telecommunications Code of Practice, the impacts on the adjoining properties and the decision guidelines of the Environmental Significance Overlay. The final two points have previously been discussed and an assessment against the relevant principals of the Code of Practice is provided below:

**Principle 1: A telecommunications facility should be sited to minimise visual impact**

The facility is generally well setback from the site frontage, common boundaries and neighbouring dwellings, with a minimum 6.5-metre setback from the east boundary, over 200 metres from the creek on the site and approximately 500 metres from the nearest dwelling. Whilst it is acknowledged that the facility will be visible from adjoining land given the overall 32.3-metre height and undulating topography, the visual impact is not unreasonable in this rural context given its slimline design and appropriate setbacks and siting. Expansive views will still be maintained from adjoining and opposite land. Established vegetation on the subject site will also help to minimise the impact of the facility.

The site is not located within the vicinity of a Heritage Place nor will it be mounted on an existing building. Equipment associated with the facility will generally be screened at ground level and associated feeder cables will be located underground.

The applicant has stated that the proposed monopole is the smallest structure capable of meeting coverage and operational objectives. Having regard to the above, it is considered that the siting of the facility is appropriate.

**Principle 2: Telecommunications facilities should be co-located wherever practical**

To minimise the distribution of such facilities, this site has been selected as there is no existing infrastructure within the immediate area and co-location opportunities are limited as shown by the applicant.

Principal 3: Health standards for exposure to radio emissions will be met

In support of the proposal, the applicant has submitted an Environmental Electromagnetic Energy Report. The report concludes that the maximum EME level calculated for the proposed system is 3.83 V/m; equivalent to 38.84 mW/m<sup>2</sup> or 0.61% of the public exposure limit, which is 160 times lower than the Australian Standard.

Principle 4: Disturbance and risk relating to siting and construction should be minimised

In addition to the EPA requirements, the facility must comply with necessary erosion and sediment control measures. The operation of the facility will not produce waste which would require collection or disposal.

A condition of approval will require that all earthworks be undertaken in a manner to prevent soil erosion and that all works must be appropriately stabilised.

Noise and vibration emissions associated with the proposed facility are expected to be limited to the initial construction phase. Noise generated during the construction phase is anticipated to be of short duration and accord with the standards outlined in the relevant EPA guidelines. The applicant has advised that on-going noise emanating from the equipment is comparable with a domestic air conditioning unit which is not unreasonable in this rural setting.

### **Response to Objections**

Four objections have been received to date. A response to the key issues and concerns is provided below:

Visual Impact & Proximity of Dwellings

Whilst it is acknowledged that the facility will be visible from adjoining land, it is not considered to have an unreasonable adverse impact given the setbacks from title boundaries and nature of the surrounding rural allotments. The facility will be setback approximately 500 metres from the dwelling to the east and 700 metres from the property to the north and is not unreasonable in this rural context. Expansive views are still maintained to and the proposed infrastructure is partially obscured by the established vegetation along the common boundary.

The simple form of the structure combined with partial screening by established vegetation will help to minimise impact on the immediate and wider site context. There are existing power poles and a similar structure on Maisey Road is constructed using similar materials and is not considered to be visually intrusive.

A condition of approval will require that external materials must be non-reflective.

Health Impacts

Health impacts associated with such facilities has been explored in a number of VCAT hearings.

In *Lucent Technologies v Maribyrnong CC Laffey and Ors* [2001] VCAT 1955, the Tribunal member determined that:

*“...it would not be appropriate to reject the proposal on health grounds given that the proposal complies so easily with the relevant Australian Standard which has been put in place by government authorities. If there are queries about the appropriateness of the standard, then this should be the subject of government review.”*

Another VCAT decision (VCAT reference P3620/2004), the Tribunal member concluded that:



*"It is not appropriate for the Tribunal to question such standards. In making decisions and imposing conditions the Tribunal should accept standards that are set by relevant Government agencies responsible for controlling the matters addressed by the standards and should not look behind them."*

In another relevant case (VCAT reference P3407/2008), the Tribunal member stated that:

*"Clearly residents have a strongly held fear about the effects of Electro Magnetic Radiation but I have reached the conclusion that I could not reject the proposal on health grounds because of the very easy compliance with the relevant Australian Standard in relation to electromagnetic radiation."*

As detailed above, the applicant has submitted an Environmental EME Report that demonstrates that the maximum EME level calculated is significantly below the public exposure limit.

A condition of approval will require that electromagnetic energy emissions must comply with the Australia Radiation Protection and Nuclear Safer Agency (ARPANSA).

#### Effect on property value

A number of VCAT decisions have concluded that a decrease in property value, perceived or actual, cannot be considered as part of a planning application.

#### Community Consultation

Issues were raised with regard to community consultation for the proposed facility. The proposed application has been notified in accordance with the *Planning and Environment Act 1987* and has satisfied the requirements under the Cardinia Planning Scheme in terms of community consultation.

#### The potential for the facility to be co-located with other nearby facilities

The potential to co-locate the proposed Optus facility with other facilities, including an existing Telstra monopole, was investigated by the applicant during the site selection process. The existing Telstra site at Maisey Road, Gembrook, consists of a 40-metre monopole. It is located approximately 965 metres north-east of the proposed site.

According to the applicant, a structural analysis of this facility revealed that the monopole is already at full capacity and does not have the integrity or load capacity to accommodate additional infrastructure.

The site selection process also found that there are no opportunities to co-locate the proposed facility with existing buildings or utility structures.

#### **Cardinia Shire's Liveability Plan 2017-2029**

Cardinia Shire's Liveability Plan has been developed to provide a clear framework for public health planning within the Shire, and it has a number of goals and actions relating to policy domains that include active travel, education, employment and housing. The application is considered consistent with this Plan as the provision of improved telecommunications coverage supports increased safety, improved social cohesion and economic development.

#### **Decision Guidelines**

The proposal is consistent with the SPPF and LPPF, the purpose of the zone and relevant provisions. The proposal does not undermine the orderly planning of the area and the siting, design and visual impact of the facility is considered appropriate when regard is given to the social and economic benefits provided by improved and enhanced telecommunications.

## CONCLUSION

The proposed facility, comprising a 30 metre high monopole with attached antennas and equipment cabinets has been located in a site which meets visual amenity issues which meets the ability to ensure adequate coverage is achieved. The proposal satisfies the requirements of the Code of Practice for Telecommunications Facilities in Victoria, whilst also addressing coverage deficiencies within the local area.

The proposal is also consistent with the stated objectives of the Cardinia Planning Scheme and, in particular, Clause 52.19 relating to telecommunications facilities, and is not considered to be detrimental to the amenity the surrounding area although visible has been sited and designed to provide an appropriate balance between visual impacts and the provision of improved services for the wider site context.

It is therefore recommended that a Notice of Decision for planning permit T180045 be issued for the use and development of the land for a telecommunications facility at 115 Mount Burnett Road, Mount Burnett subject to the following conditions:

## CONDITIONS

1. The use and development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.
2. The site must be so ordered and maintained as not to prejudicially affect the amenity of the locality by reason of appearance.
3. The exterior colour and cladding of the telecommunication facility must not result in any adverse visual impact on the environment of the area and all external cladding and trim of the equipment shelter, including the roof, must be of a non-reflective nature.
4. Electromagnetic energy emissions must comply with the Australia Radiation Protection and Nuclear Safer Agency (ARPANSA).
5. Earthworks must be undertaken in a manner that minimises soil erosion. Exposed areas of soil must be stabilised to prevent soil erosion. The time for which soil remains exposed and unestablished must be minimised to the satisfaction of the Responsible Authority.


## Expiry:

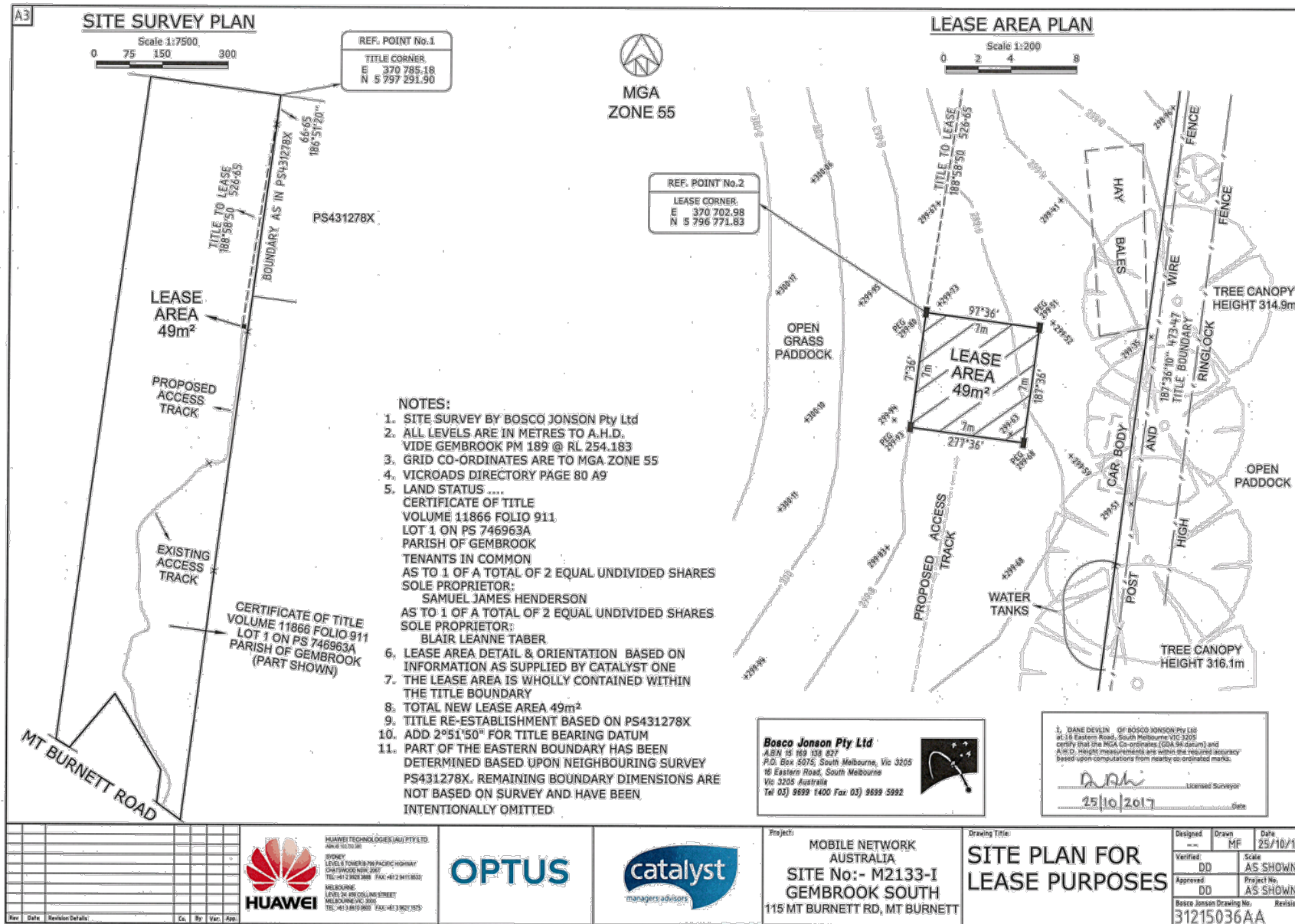
A permit for the development and use of land expires if—

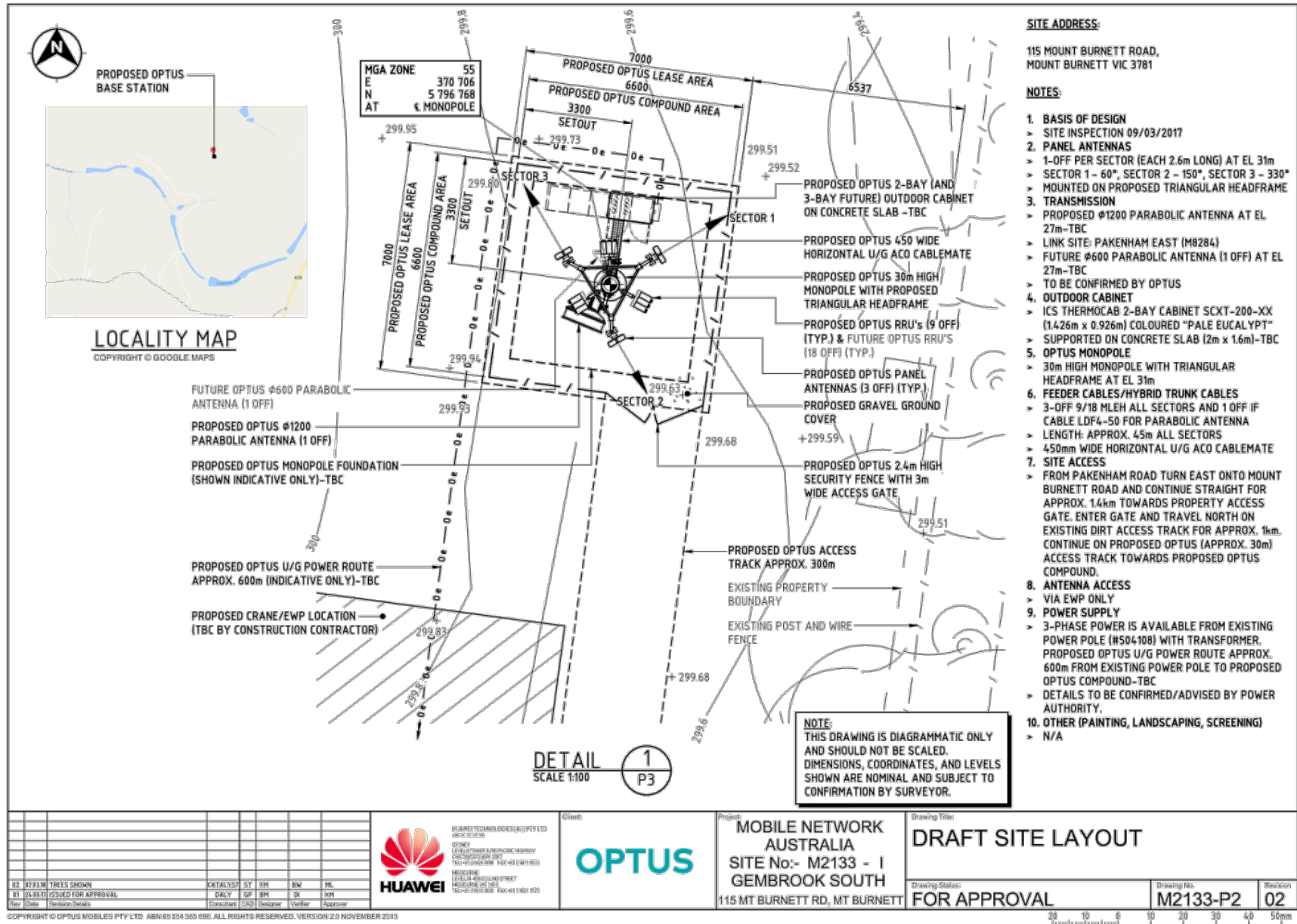
- a) the development does not start within **two (2) years** after the issue of the permit; or
- b) the development is not completed within **four (4) years** after the issue of the permit; or
- c) the use does not start within **two (2) years** after the completion of the development; or
- d) the use is discontinued for a period of **two (2) years**.

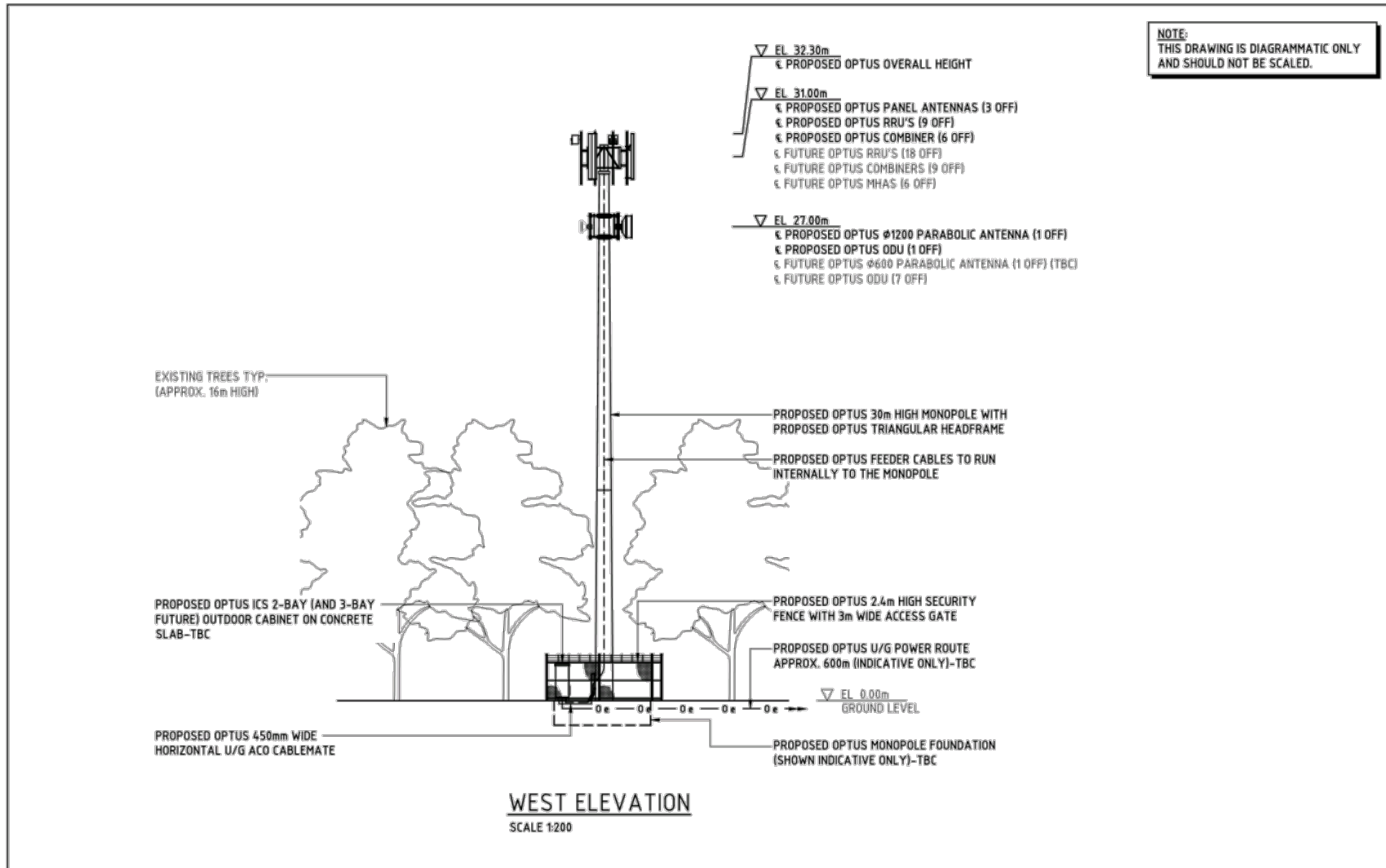
In accordance with Section 69 of the *Planning and Environment Act 1987*, an application may be submitted to the Responsible Authority for an extension of the periods referred to in this condition.



809.7	0	404.85	809.7 Meters	19-Jul-2018	Notes
1: 15,938					
Data Source: State & Local Government. ©CARDINIA SHIRE COUNCIL					



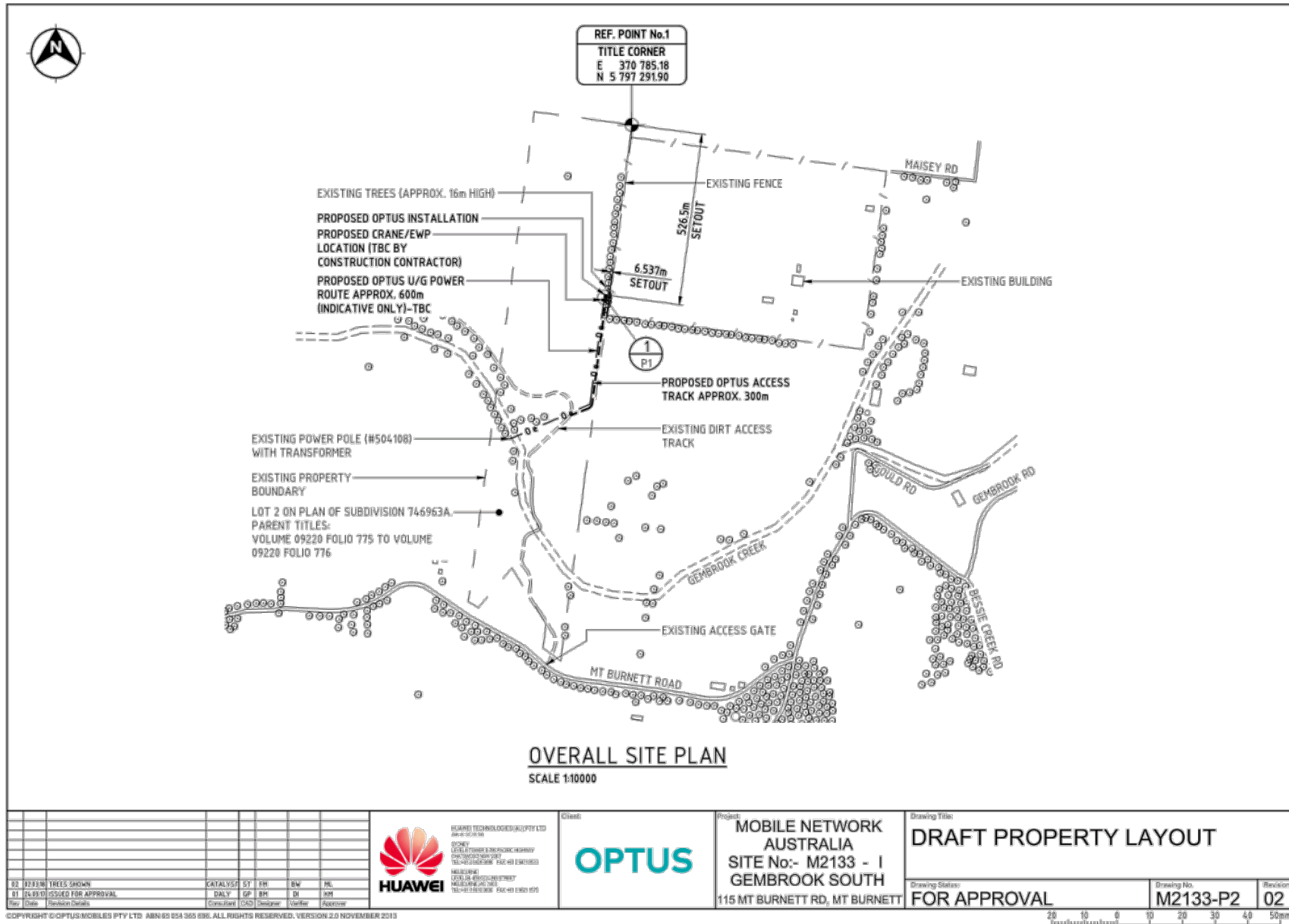


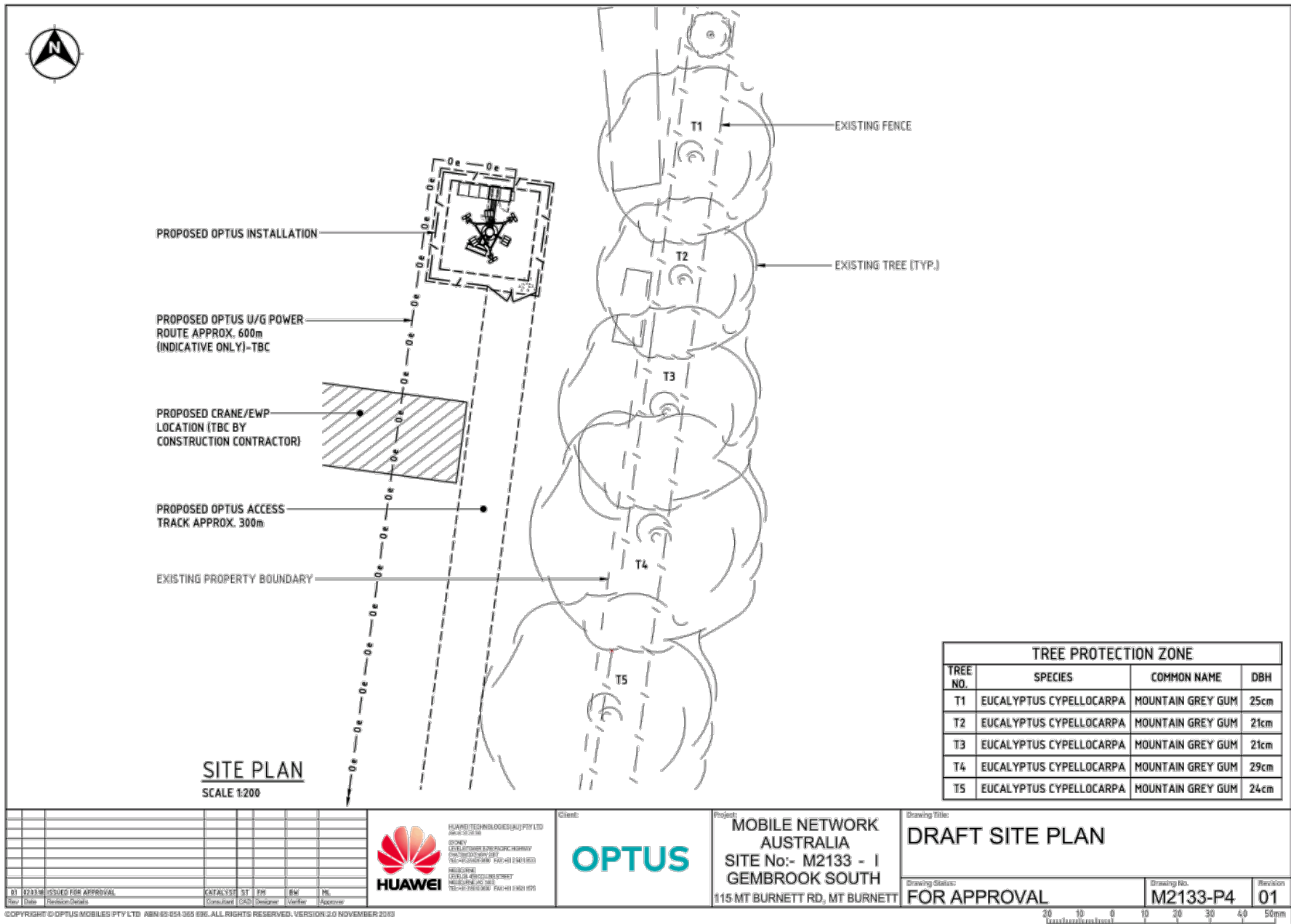


**WEST ELEVATION**

SCALE 1:200

				Project: MOBILE NETWORK AUSTRALIA SITE No:- M2133 - I GEMBROOK SOUTH 115 MT BURNETT RD, MT BURNETT	Drawing Title: DRAFT SITE ELEVATION Drawing Status: FOR APPROVAL Drawing No: M2133-P2 Revision: 02
© COPYRIGHT © OPTUS MOBILES PTY LTD. ABN 65 054 365 896. ALL RIGHTS RESERVED. VERSION 2.0 NOVEMBER 2013		CAD File: V:\VIC\M2133 Gembrook South\1.5 SHEET Working\04\1\CAD (SECURE)\in progress\dwg\m2133-05L.dwg Date: 13.04.2016 3:21 PM		A3	







## **1 TELECOMMUNICATIONS FACILITY, 115 MOUNT BURNETT ROAD, MOUNT BURNETT**

Moved Cr L Wilmot Seconded Cr J Springfield

That a Notice of Decision to Grant Planning Permit T180045 be issued for the use and development of a Telecommunications Facility at 115 Mount Burnett Road, Mount Burnett VIC 3781 subject to the conditions attached to this report.

### **CONDITIONS**

1. The use and development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.
2. The site must be so ordered and maintained as not to prejudicially affect the amenity of the locality by reason of appearance.
3. The exterior colour and cladding of the telecommunication facility must not result in any adverse visual impact on the environment of the area and all external cladding and trim of the equipment shelter, including the roof, must be of a non-reflective nature.
4. Electromagnetic energy emissions must comply with the Australia Radiation Protection and Nuclear Safer Agency (ARPANSA).
5. Earthworks must be undertaken in a manner that minimises soil erosion. Exposed areas of soil must be stabilised to prevent soil erosion. The time for which soil remains exposed and unestablished must be minimised to the satisfaction of the Responsible Authority.
6. That a landscape plan be provided and approved prior to commencing works on site, showing screen planting including to the perimeter a minimum of an additional 4 – 6 Mountain Grey Ash trees are to be planted along the north and also the north-western perimeters of the base site. These trees should be a minimum of 2m tall.

### **Expiry:**

A permit for the development and use of land expires if—

- a) the development does not start within **two (2) years** after the issue of the permit; or
- b) the development is not completed within **four (4) years** after the issue of the permit; or
- c) the use does not start within **two (2) years** after the completion of the development; or
- d) the use is discontinued for a period of **two (2) years**.

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

Cd.

## **2 PLANNING MATTERS CURRENTLY THE SUBJECT OF APPEAL AT THE VICTORIAN CIVIL AND ADMINISTRATIVE TRIBUNAL & THEIR OUTCOMES**

FILE REFERENCE INT1852144

RESPONSIBLE GENERAL MANAGER Andrew Paxton

AUTHOR Debbie Tyson

### **RECOMMENDATION**

That the report was noted.

### **Attachments**

*Nil.*

### **EXECUTIVE SUMMARY**

The following list is presented to keep Council informed of applications that are currently the subject of appeals proceedings.

### **BACKGROUND**

<b>Hearing Date</b>	<b>App No.</b>	<b>Address</b>	<b>Proposal</b>	<b>Council Decision</b>	<b>Appealed By</b>	<b>Outcome</b>
26/11/2018	T170024	1 Station Street Officer	Buildings and works and use of a hotel, sale and consumption of liquor, installation and use of land for eighty (80) Electronic Gaming Machines	Refusal	Applicant	Waiting on hearing
26/11/2018	T170046	2 May Rd & 215 Princes Hwy Beaconsfield	Subdivision of the land	Approval	Applicant – appeal against conditions	Waiting on hearing
2/11/2018	T170676	36-40 Gallery Way, Pakenham	Construction of twelve (12) dwellings and associated works	Approval	Objector	Waiting on hearing
19/9/2018	T170462	3 Savage Street Pakenham	Develop the land with a residential building (boarding house)	Refusal	Applicant	Waiting on hearing
22/8/2018	T170698	Rix Road, Officer	Multi lot subdivision	Refusal	Applicant	Waiting on hearing
22/8/2018	T170671	Rix Road, Officer	Multi lot subdivision	Refusal	Applicant	Waiting on hearing
27/07/2018	T170666	Timbertop Blvd, Officer	Use of land for multi-unit development, subdivision of the land into eight (8) lots and a reduction in car parking	Refusal	Applicant	Waiting on hearing
9/7/2018	T170570	3 Niki Place Officer	Installation of 20 Electronic Gaming Machines	Refusal	Applicant	Withdrawn
1/7/2018	T130742-2	365 Princes Hwy Officer	Multi lot subdivision of the land	Refusal	Applicant	Waiting on decision

## TOWN PLANNING COMMITTEE - 6 AUGUST 2018

---

<b>Hearing Date</b>	<b>App No.</b>	<b>Address</b>	<b>Proposal</b>	<b>Council Decision</b>	<b>Appealed By</b>	<b>Outcome</b>
27/6/2018	T160693	46 Tivendale Road Officer	Multi lot subdivision	Refusal	Applicant	Waiting on decision

**2 PLANNING MATTERS CURRENTLY THE SUBJECT OF APPEAL AT THE VICTORIAN CIVIL AND ADMINISTRATIVE TRIBUNAL & THEIR OUTCOMES**

Moved Cr G Moore Seconded Cr C Ryan

That the report was noted.

Cd.

### **3 PLANNING SCHEME AMENDMENT ACTIVITY REPORT**

FILE REFERENCE INT1852067

RESPONSIBLE GENERAL MANAGER Andrew Paxton

AUTHOR Tracey Parker

#### **RECOMMENDATION**

That the report be noted.

#### **Attachments**

Nil.

#### **EXECUTIVE SUMMARY**

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

#### **Status of active amendments**

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

<b>Cardinia Planning Scheme Amendment Activity Report</b>						
<b>A/No.</b>	<b>Proponent</b>	<b>Address</b>	<b>Purpose</b>	<b>Exhibition Start</b>	<b>Exhibition End</b>	<b>Status</b>
C205	EDM Group	80 McDonalds Track Lang Lang	Rezone part of the land at 80 McDonalds Track, Lang Lang (Lot 3 on PS542732), and Lots 1 and 2 (PS542732) Westernport Road, Lang Lang, from Farming Zone to Industrial 1 Zone, apply Schedule 20 to the Development Plan Overlay to this land and concurrently consider, under Section 96A of the Planning and Environment Act 1987, a planning permit application to subdivide the land at 80 McDonalds Track, Lang Lang into two (2) lots.	02/11/2017	04/12/2017	Adopted by Council 16 July 2018 sent to the Minister for Approval
C220	Cardinia Shire Council	Beaconsfield	Implement the key objectives of the	09/11/2017	11/12/2017	On 21/05/2018

Cardinia Planning Scheme Amendment Activity Report						
A/No.	Proponent	Address	Purpose	Exhibition Start	Exhibition End	Status
			Beaconsfield Structure Plan December 2013 (expires March 2019) by applying the Design and Development Overlay (DDO) to the Princes Highway Gateway Precinct (Proposed DD05), Beaconsfield Point Precinct (Proposed DD06) and Woodland Grove Precinct (Proposed DD07).			Council adopted the amendment. Awaiting approval from the Minister for Planning.
C226	Cardinia Shire Council	Lot 5 PS321195 67 Whiteside Rd Officer, Lot 2 PS327845 130 Whiteside Rd Officer and Lot PP PS746064 325 Princes Hwy Officer	Repair inconsistent policy in the Urban Growth Zone Schedule 3 (UGZ3) and the applied Schedule of the Rural Conservation Zone (RCZ) that prevents development in the 3 lots identified from occurring in line with the Officer Precinct Structure Plan (PSP) that was adopted by Council in 2011. The amendment proposes to add a Schedule to the RCZ removing the minimum subdivision requirements for the 3 sites identified, that would otherwise exist in the provision. This ensures there is a match between the policy intention of the PSP and the provisions in the UGZ3 and the applied zone (RCZ).	Thu 22/06/2017	Mon 24/07/2017	On 19/02/2018 Council adopted the amendment. Awaiting approval from the Minister for Planning.
C229	Cardinia Shire Council	Tynong, Garfield and Bunyip	Apply the Environmental Significance Overlay (ESO) to Tynong, Bunyip and Garfield to facilitate the provision of habitat corridors for the Southern Brown Bandicoot.			Awaiting authorisation from Minister
C232	Victorian	Officer	Implement the revised	Thu	Fri	Panel Hearing

Cardinia Planning Scheme Amendment Activity Report						
A/No.	Proponent	Address	Purpose	Exhibition Start	Exhibition End	Status
	Planning Authority	Precinct	Officer Precinct Structure Plan (Amended February 2018) by making changes to the zone, overlay and ordinance provisions of the Cardinia Planning Scheme.	22/03/2018	27/04/2018	to be held on 13 August 2018
C234	Victorian Planning Authority	Pakenham East Precinct Structure Plan	Incorporate the Pakenham East Precinct Structure Plan (PSP) and associated the associated Infrastructure Contributions Plan into the Cardinia Shire Council Planning Scheme along with associated Heritage Overlay.	Mon 15/01/2018	Fri 23/02/2018	Panel Hearings held for 10 days between the dates of 30/05/2018 to 03/07/2018.  Awaiting Panel report.
C237	Cardinia Shire Council	Multiple addresses	Amend various provisions of the Cardinia Planning Scheme to correct mapping anomalies, delete redundant controls and correct ordinance errors.	Thu 07/06/2018	Thu 19/07/2018	On exhibition.
C238	Cardinia Shire Council	Glismann Road and Old Princes Highway, Beaconsfield	Rezone to General Residential Zone (Schedule 2) and introduce a Development Plan Overlay (DPO), a site specific Environmental Audit Overlay (EAO) and remove the Environment Significance Overlay 1 (ESO1). An ICP will be implemented at a later stage.			Submitted to Minister for Planning on 29/03/2018. Seeking authorisation to prepare a planning scheme amendment.
C242	Cardinia Shire Council	Pakenham Precinct Activity Centre	Introduce a permanent Heritage Overlay over various properties identified by the Pakenham Heritage Review and includes updating the Heritage Overlay Schedule, adds a Reference			On 21/05/2018 Council adopted to seek authorisation to prepare an amendment. A request for

Cardinia Planning Scheme Amendment Activity Report						
A/No.	Proponent	Address	Purpose	Exhibition Start	Exhibition End	Status
			Document and an Incorporated Document.			authorisation was sent to the Minister for Planning on 24/05/2018.
C244	Cardinia Shire Council	Pakenham Precinct Activity Centre	Implement the key objectives of the Pakenham Parking Precinct Plan (May 2018) by applying the Parking Overlay to the Pakenham Activity Centre.			On 21/05/2018 Council adopted to seek authorisation to prepare an amendment. A request for authorisation was sent to the Minister for Planning on 24/05/2018.



### **3 PLANNING SCHEME AMENDMENT ACTIVITY REPORT**

Moved Cr G Moore Seconded Cr C Ryan

That the report be noted.

Cd.

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

FILE REFERENCE INT1852140

RESPONSIBLE GENERAL MANAGER Andrew Paxton

AUTHOR Debbie Tyson

### **RECOMMENDATION**

That the report ne noted

### **Attachments**

*Nil.*

### **EXECUTIVE SUMMARY**

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

### **BACKGROUND**

Central Ward

<b>Date</b>	<b>Permit No</b>	<b>Location</b>	<b>The Proposal</b>	<b>The Decision</b>	<b>Lodged Date</b>
18/06/2018	T140656 - PC2	9-13, 15 & units 1-5, 17, Main Street, Pakenham Victoria 3810	Use and development of the land for purpose of a retirement village and removal of native vegetation	Issued	28 March 2018
21/06/2018	T170500 - PC1	70 Gardenia Street, Pakenham VIC 3810	Development of the land for an additional dwelling	Issued	22 February 2018
21/06/2018	T180357	7 Hume Court, Pakenham VIC 3810	Proposed Out building and pool	Withdrawn	07 June 2018
22/06/2018	T170652 - PC1	152 Duncan Drive, Pakenham VIC 3810	Development of the land for three additional dwellings	Issued	13 April 2018
26/06/2018	T180338	16 Carrington Drive, Pakenham VIC 3810	Proposed DHHS movable unit to be located in rear yard of property. Applied for written planing advise and was advised of the following: I wish to advise that the above property is zoned General Residential Zone - Schedule 1 and is subject to the Development Contributions Plan Overlay - Schedule 1 under the Cardinia Planning Scheme. Under these provisions a Planning Permit is required for a Dependant Persons Unit	Withdrawn	31 May 2018
29/06/2018	T170756 - PC1	9 Palm Court, Pakenham VIC 3810	Development of the land for a dwelling	Issued	15 June 2018
29/06/2018	T180114	98-102 Princes Highway, Pakenham VIC 3810	Buildings and works associated with the upgrade of an existing drive-thru facility and business identification signage	Issued	28 February 2018
5/07/2018	T170312	6 Thomas Street, Pakenham VIC 3810	Construction of three (3) dwellings on a lot	NOD	28 June 2017
6/07/2018	T180261	12 Garland Street, Pakenham VIC 3810	Proposed 16.64sq dwelling on a lot less than 300m2 Lot size is 294m2	Issued	10 May 2018
9/07/2018	T180213	11 Henty Street, Pakenham VIC 3810	Five (5) lot subdivision	Issued	16 April 2018
10/07/2018	T180012	2 Meeking Drive, Pakenham VIC 3810	To Subdivide land into two lots	Issued	08 January 2018
12/07/2018	T180304	5 Henty Street, Pakenham VIC 3810	Subdivision of the land into three (3) lots	Issued	21 May 2018
16/07/2018	T170489 - PC2	17 Discovery Street, Pakenham VIC 3810	Condition 1 - Subdivision of the land into six (6) lots	Issued	05 July 2018
18/07/2018	T180122	FY 1/108 Mulcahy Road,	Use of the land for an indoor recreational facility	NOD	05 March

		Pakenham VIC 3810	(swim school)		2018
--	--	-------------------	---------------	--	------

## Port Ward

Date	Permit No	Location	The Proposal	The Decision	Lodged Date
14/06/2018	T130457 - PC4	Nash Road, Bunyip Victoria 3815	The subdivision of the land, to remove vegetation and associated works in accordance with the Development Plan - Schedule 15	Issued	29 May 2018
14/06/2018	T180104 - PC1	420 Westernport Road, Lang Lang VIC 3984	Extension of an existing building and the use of the building as a rural industry (storage and packing of vegetables).	Issued	07 June 2018
14/06/2018	T180123	19A Tarmac Way, Pakenham VIC 3810	Use of the land for an education centre (beauty training college)	Issued	05 March 2018
15/06/2018	T170447 - PC2	7 Kingston Avenue, Pakenham VIC 3810	Development of the land for one additional dwelling and alterations and additions to the existing dwelling	Withdrawn	09 May 2018
15/06/2018	T180208	17 Corporate Terrace, Pakenham VIC 3810	Development of the land for a warehouse and associated works	Issued	16 April 2018
18/06/2018	T150789 - PC2	Lot 607 Corporate Terrace, Pakenham Victoria 3810	Use and development of the land for a place of worship and business identification signage.	Issued	12 June 2018
18/06/2018	T160434 - PC1	72 Manoora Road, Maryknoll VIC 3812	Plans to Comply with Condition 1 of Planning Permit T160434	Issued	23 April 2018
19/06/2018	T180226	21 Corporate Terrace, Pakenham VIC 3810	Development of the land for three (3) warehouses and associated works	Issued	20 April 2018
21/06/2018	T170601 - PC1	286 A` Beckett Road, Bunyip VIC 3815	Development of land for an Agricultural shed and earthworks	Issued	02 May 2018
21/06/2018	T180019 - PC1	220 Lyons Road, Heath Hill VIC 3981	Use and development of the land for a dwelling, farm buildings (sheds) and associated earthworks	Issued	15 June 2018
22/06/2018	T170336	500 McDonalds Drain Road, Koo Wee Rup VIC 3981	Additions and alterations to existing dwelling and associated works	Issued	02 June 2017
22/06/2018	T180041	125 Moore Road, Nar Nar Goon North VIC 3812	Development of the land for alterations and additions to an existing dwelling, vegetation removal and associated earthworks	Issued	24 January 2018
22/06/2018	T180171	U 1/4a Whitstable Street, Lang Lang VIC 3984	Development of the land for a shed	Lapsed	27 March 2018
25/06/2018	T180235	700 McDonalds Drain Road, PAKENHAM SOUTH VIC 3810	Use and development of the land for a dwelling and outbuilding	Issued	26 April 2018
25/06/2018	T180251	2 Johanna Court, Pakenham VIC 3810	Use of the site for a residential village. Please refer to cover letter.	Withdrawn	14 May 2018
26/06/2018	T160593 - PC1	120 Wattleree Road, Bunyip VIC 3815	Development of the land for an outbuilding with a reduced setback	Issued	02 May 2018
26/06/2018	T180052 - PC1	Freeway Service Centre West Bound, 94 Princes Freeway, Officer VIC 3809	Use and development of the land for a telecommunications facility (installation of 35 metre monopole, outdoor equipment cabinet and ancillary equipment)	Issued	25 June 2018
26/06/2018	T180206	19 Corporate Terrace, Pakenham VIC 3810	Development of the land for fourteen (14) warehouses, associated works and car parking reduction	Issued	16 April 2018
27/06/2018	T180339	32 Racecourse Road, Pakenham VIC 3810	Consolidate the titles and create a Road to be vested to the Roads Corporation	Withdrawn	01 June 2018
28/06/2018	T180087	108 Wattleree Road, Bunyip VIC 3815	Development of the land for an outbuilding (shed)	Issued	16 February 2018
28/06/2018	T180144	1-3 Livestock Way, Pakenham VIC 3810	Variation to the covenant W046040M registered on Lot 1 PS422350T	Issued	16 March 2018
28/06/2018	T180245	60 National Avenue, Pakenham VIC 3810	Buildings and works associated with an existing warehouse	Issued	01 May 2018
28/06/2018	T180323	7 Sette Circuit, Pakenham VIC 3810	Development of the land for one (1) warehouse and associated works	Issued	22 May 2018
29/06/2018	T170668 - PC1	25 A` Beckett Road, Bunyip VIC 3815	Development of the land for four (4) dwellings and subdivision into five (5) lots	Issued	13 June 2018
29/06/2018	T170668 - PC2	25 A` Beckett Road, Bunyip VIC 3815	Development of the land for four (4) dwellings and subdivision into five (5) lots	Issued	25 June 2018

29/06/2018	T180208 - PC1	17 Corporate Terrace, Pakenham VIC 3810	Condition 1a, 1b & 1c.	Issued	20 June 2018
29/06/2018	T180226 - PC1	21 Corporate Terrace, Pakenham VIC 3810	Condition 1a	Issued	19 June 2018
2/07/2018	T170593 - PC1	10 Lea Road, Dalmore VIC 3981	Buildings and works associated with a rural store	Issued	19 June 2018
2/07/2018	T180077	10 Doran Road, Bunyip VIC 3815	Development of the land for an outbuilding (Garage/Shed)	Issued	13 February 2018
3/07/2018	T180135	48 Mary Street, Bunyip VIC 3815	Development of the land for an outbuilding (shed)	Issued	13 March 2018
3/07/2018	T180196	450 Main Drain Road, Koo Wee Rup VIC 3981	Alterations and additions to an existing dwelling	Issued	11 April 2018
3/07/2018	T180209	15 Corporate Terrace, Pakenham VIC 3810	Development of the land for four (4) warehouses and associated works	Issued	16 April 2018
3/07/2018	T180220	96 Croft Road, Nar Nar Goon North VIC 3812	Development of the land for an outbuilding and associated earthworks	Issued	16 April 2018
3/07/2018	T180389	64 Gainsborough Avenue, Lang Lang VIC 3984	Development of the land for an outbuilding (shed)	Issued	22 June 2018
4/07/2018	T170223 - 5	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	22 May 2018
4/07/2018	T170358	14 Industrial Drive, Pakenham VIC 3810	Use and development of the land for motor vehicle sales (truck hire)	Issued	09 June 2017
4/07/2018	T180246	Manks Road, Cardinia VIC 3978	Use and development of the land for a dwelling	Issued	30 April 2018
9/07/2018	T140555 - PC2	43 Wattletree Road, Bunyip Victoria 3815	Plans to comply with conditions 2, 3 and 4 of Planning Permit T140555-2	Issued	18 April 2018
9/07/2018	T180183	100 Yarrabubba Road, Nar Nar Goon North VIC 3812	Development of Land For an Outbuilding (shed)	Issued	06 April 2018
11/07/2018	T170836 - PC1	850 Longwarry-Modella Road, Modella VIC 3816	Development of the land for an outbuilding (shed)	Issued	26 April 2018
11/07/2018	T180206 - PC1	19 Corporate Terrace, Pakenham VIC 3810	Condition 1	Issued	26 June 2018

**Ranges Ward**

Date	Permit No	Location	The Proposal	The Decision	Lodged Date
14/06/2018	T180128	255 Amphlett Avenue, Gembrook VIC 3783	The use and development of the land for a dwelling and outbuilding and associated earthworks	Issued	08 March 2018
14/06/2018	T180363	56 Goldsborough Drive, Officer VIC 3809	Bushfire Management Overlay for New Residential Dwelling	Withdrawn	13 June 2018
15/06/2018	T170187 - PC4	32-34 St Georges Road, Beaconsfield Upper VIC 3808	Section 173 Agreement Subdivision of the land into three (3) lots and the removal of vegetation	Issued	21 May 2018
15/06/2018	T180214	36 Shelton Road, Pakenham Upper VIC 3810	Development of the land for a dwelling extension	Issued	17 April 2018
15/06/2018	T180265	85 Main Street, Gembrook VIC 3783	Sale of packaged liquor	Issued	03 May 2018
18/06/2018	T170701 - PC1	1 Andrew Court, Emerald VIC 3782	Construction of a dwelling, outbuilding (shed), earthworks and vegetation removal.	Issued	12 June 2018
18/06/2018	T180192	3 First Avenue, Cockatoo VIC 3781	Development of the land for an outbuilding	Issued	09 April 2018
19/06/2018	T180371	115 White Lane, Beaconsfield Upper VIC 3808	Development of the land for an outbuilding (shed)	Issued	15 June 2018
20/06/2018	T180222	50 Salisbury Road, Beaconsfield Upper VIC 3808	End Section 173 Agreement	Issued	17 April 2018
20/06/2018	T180302	405 O`Neil Road, Beaconsfield VIC 3807	Alterations and additions to an existing dwelling	Withdrawn	18 May 2018
21/06/2018	T160146 - 5	Officer South Road, Officer	Amendment to Condition 33	Issued	08 June

VIC 3809				2018	
21/06/2018	T170833	52 Goldsbrough Drive, Officer VIC 3809	Buildings and works associated with accommodation (dwelling) within the Bushfire Management Overlay	Issued	20 December 2017
21/06/2018	T180071	20 Wong Hee Road, Emerald VIC 3782	Development of the land for alterations and additions to an existing dwelling (verandah & new carport)	Issued	09 February 2018
22/06/2018	T170648 - PC2	9 Mikey Boulevard, Beaconsfield VIC 3807	Subdivision of the land into two (2) lots	Issued	14 June 2018
22/06/2018	T180191	Officer Recreation Reserve, Princes Highway (adjacent to Officer Recreation Reserve), Officer VIC 3809	Removal of native vegetation	Issued	06 April 2018
22/06/2018	T180272	66 Goldsbrough Drive, Officer VIC 3809	Development of the land for a dwelling	Issued	10 May 2018
25/06/2018	T130742 - PC2	365 Princes Highway, Officer Victoria 3809	Subdivision of the land and creation of a reserve	Issued	02 February 2018
25/06/2018	T160573 - PC2	Timbertop Boulevard, Officer VIC 3809	Subdivision of the land	Issued	29 May 2018
25/06/2018	T170491 - PC2	340 Princes Highway, Officer VIC 3809	Use and development of the land for the purpose of a medical centre and signage	Issued	04 May 2018
26/06/2018	T180139	118 Armytage Road, Officer VIC 3809	Development of the land for an outbuilding	Issued	16 March 2018
27/06/2018	T170796	1 Thomson Road, Beaconsfield Upper VIC 3808	Earthworks associated with the construction of a driveway	NOD	05 December 2017
27/06/2018	T180394	12 Bayview Road, Officer VIC 3809	see T150800-1 - Amendment to Conditions 8. b) & n) of Permit T150800 and endorsed Design Guidelines.	Withdrawn	27 June 2018
28/06/2018	T160810	Armytage Road, Officer VIC 3809	Use and development of the land for a dwelling and removal of vegetation	Issued	07 December 2016
28/06/2018	T180007	Mountain Road, Cockatoo VIC 3781	Development of the land for a dwelling, and associated earthworks	Issued	04 January 2018
28/06/2018	T180035	Army Settlement Road, Pakenham VIC 3810	Re-subdivision of the land (two (2) lot boundary realignment)	Issued	22 January 2018
28/06/2018	T180092	35 Beaconsfield-Emerald Road, Emerald VIC 3782	Construction of a outbuilding	Issued	22 February 2018
28/06/2018	T180378	125 Bayview Road, Officer VIC 3809	Subdivision of the land	Withdrawn	18 June 2018
29/06/2018	T170420 - PC1	250 Belgrave-Gembrook Road, Cockatoo VIC 3781	Section 173 Agreement - Development and use of the land for a dependent persons unit	Issued	13 March 2018
29/06/2018	T180377	140 Huxtable Road, Pakenham Upper VIC 3810	Construction of a carport	Issued	18 June 2018
3/07/2018	T170634	2A Salisbury Road, Beaconsfield Upper VIC 3808	Use and development of the land for a veterinary clinic and reduction in on-site car parking	Refused	26 September 2017
4/07/2018	T170156 - PC1	105 Orchard Road &, 51 Orchard Road, Gembrook VIC 3783	Subdivision of the land (Boundary realignment of three (3) lots) and removal of a building and effluent envelope restriction on Lot 2 PS739800	Issued	03 May 2018
4/07/2018	T180090	40 Aura Vale Road, Menzies Creek VIC 3159	Use and development of the land for a dwelling, vegetation removal and associated earthworks	Issued	20 February 2018
4/07/2018	T180137	89 Beenak East Road, Gembrook VIC 3783	Development of the land for an agricultural building (shed) and associated earthworks	Issued	16 March 2018
5/07/2018	T090457 - PC1	13 May Road, Beaconsfield Victoria 3807	Use and development of the land for a hotel, sixty (60) gaming machines, the sale and consumption of liquor, vegetation removal and a reduction of the car parking requirements.	Issued	05 July 2018
5/07/2018	T090457 - 1	20 Pink Hill Boulevard, Beaconsfield Victoria 3807	Deletion of conditions 1j and 1l and amendment to the address details of Planning Permit T090457	Issued	13 August 2015
6/07/2018	T180328	4 Annabel Crescent, Officer VIC 3809	Development of the land for a dwelling	Issued	25 May 2018

6/07/2018	T180386	14 Clear Brook Road, Clematis VIC 3782	Internal alterations and additions	Withdrawn	22 June 2018
9/07/2018	T150634 - PC6	115 Peck Road, Pakenham Victoria 3810	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	15 May 2018
11/07/2018	T170344 - PC2	32 McMullen Road, Officer VIC 3809	Con. 8 & 9 (S173) - Subdivision of land into 2 lots and creation of carriageway easement.	Issued	16 November 2017
11/07/2018	T170576 - PC1	1580 Pakenham Road, Cockatoo VIC 3781	Earthworks associated with a horse arena	Issued	04 April 2018
11/07/2018	T180007 - PC1	Mountain Road, Cockatoo VIC 3781	Development of the land for a dwelling, and associated earthworks	Issued	06 July 2018
11/07/2018	T180247	11 Lenne Street, Beaconsfield Upper VIC 3808	Development of the land for a dwelling extension, garage extension and associated earthworks	NOD	02 May 2018
12/07/2018	T180211	9 Church Street, Emerald VIC 3782	Subdivision of the land into two (2) lots	Issued	16 April 2018
13/07/2018	T170045 - PC2	Bridge Road, Officer VIC 3809	Section 173 (Con. 26) Subdivision of the land into four (4) lots in two stages, removal of drainage easement and construction of roads within the Land Subject to Inundation Overlay generally in accordance with the endorsed plans, subject to the following conditions	Issued	12 June 2018
16/07/2018	T130742 - PC1	365 Princes Highway, Officer Victoria 3809	Condition 8 - Subdivision of the land and creation of a reserve	Withdrawn	09 October 2017
16/07/2018	T180329	21 Valentine Crescent, Officer VIC 3809	Buildings and works associated with accommodation (dwelling) within the Bushfire Management Overlay	Issued	25 May 2018
17/07/2018	T160679 - PC1	5 Desmond Court, Beaconsfield VIC 3807	2 lot subdivision	Issued	05 June 2018
18/07/2018	T180276	2 Timbertop Boulevard, Officer VIC 3809	Advertising signage that promotes the sale of land or dwellings	Refused	09 May 2018
19/07/2018	T140410 - PC4	24 Tivendale Road, Officer Victoria 3809	Condition 42 - Service station shops (including a licensed premise - bottle-shop)	Issued	29 November 2017
19/07/2018	T160671 - PC1	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	15 June 2018
19/07/2018	T170839	270 Brown Road, PAKENHAM VIC 3810	Re-subdivision of the land (two (2) lot boundary realignment) and vegetation removal	NOD	22 December 2017

**4 PLANNING MATTERS DEALT WITH BY OFFICERS UNDER DELEGATED AUTHORITY**

Moved Cr G Moore Seconded Cr C Ryan

That the report be noted

Cd.

Meeting closed at 7.13pm

---

Minutes Confirmed  
Chairman