

12.1	Planning Activity Update and Delegate Decisions and Planning Scheme Amendments Update - February 2026
Directorate	City Futures
Director	Kelvin Walsh
Manager	Kristen Gilbert and Leanne Deans
Attachment(s)	<ol style="list-style-type: none"> 1. Delegated Planning Permit Decisions - February 2026 [12.1.1 - 23 pages] 2. Graphical Representation of Data from Last Four Years - February 2026 [12.1.2 - 3 pages] 3. Planning Scheme Amendment Status Summary - February 2026 [12.1.3 - 3 pages]

Purpose

To report to Council on:

- The status of planning permit applications and trends in planning approvals in Brimbank.
- Decisions made under delegated authority in February 2026 regarding planning permit applications and other matters.
- The status of current Planning Scheme Amendments at 28 February 2026.

Officer Recommendation

That Council:

- a. **Note the Planning Activity Update and Delegate Decisions – February 2026 report, and Delegated Planning Permit Decisions, at Attachment 1 to this report.**
- b. **Note the Planning Scheme Amendment Summary – February 2026, at Attachment 3, and that this relates to amendments where Council has resolved to request authorisation from the Minister for Planning to prepare and exhibit an amendment or has requested that the Minister prepare an amendment under section 20(4) of the Planning and Environment Act 1987.**

Background

Council is a Responsible Authority under the *Planning and Environment Act 1987 (the Act)*. In this role, Council administers the Brimbank Planning Scheme (Planning Scheme) and, among other things, determines planning permit applications made for the use and development of the land in the municipality. Certain planning permit applications, and other matters, are determined by Council officers under the delegated authority of Council.

The statistics presented do not represent all development activity in the municipality. Many types of use and development do not require a planning permit and may take place without being recorded as part of the planning approvals data. In addition, some planning permits are not acted on, or there may be a delay between when the approval is granted and when works take place.

Council is a Planning Authority for the Planning Scheme and undertakes amendments to the Planning Scheme when authorised by the Minister for Planning (Minister), or in

accordance with section 8A(7) of *the Act*. Council undertakes amendments for a range of reasons including to enhance or implement the strategic vision, to implement local policy, to correct mistakes, to enable or restrict development, and to set aside land for acquisition for a public purpose or remove such a reservation when it is no longer required.

The Minister may prepare an amendment or authorise the preparation of an amendment by another Minister, public authority or municipal council. For the purpose of this report, the status of Planning Scheme Amendments will only include amendments where Council is the Planning Authority, and where Council has resolved to request authorisation from the Minister to prepare and exhibit an amendment or has requested that the Minister prepare an amendment under section 20(4) of *the Act*.

Matters for Consideration

53 planning determinations and 20 subdivision determinations were made under delegated authority in February 2026. 64 new planning permit applications were received in February 2026. The value of development for these 64 applications is \$16.13 million.

A list of the planning applications determined under delegation from Council during February 2026, is at **Attachment 1**. **Attachment 2** provides a graphical representation of the data over the last three years.

	Feb 2026	Previous month (Jan 2026)	Monthly average for past 12 months	Feb 2025
Applications Received	64	40	62	62
Planning Permit Approvals	50	47	61	45
Notice of Decision to Grant a Permit	2	7	4	8
Refusal to Grant a Planning Permit	1	1	1	0
Subdivision Approvals	20	113	20	22
Cost of development for new applications (millions)	\$16.13	\$197	\$68.90	\$108.5

No planning appeals were determined by the Victorian Civil and Administrative Tribunal (VCAT) in this period.

At the end of February 2026 there were three appeals lodged at VCAT that had not yet been determined. This is the same as at the end of February 2024.

The Planning Scheme Amendment Summary (PSA Summary) is shown at **Attachment 3** and includes two Planning Scheme Amendments where Council is the Planning Authority or has requested the Minister to prepare an amendment under section 20(4) of *the Act*.

There is no change to the PSA Summary in February, with Council officers awaiting the Panel Report following the Hearing for Amendment C219brim (Heritage Update).

Community Engagement

Not applicable.

Resource And Risk Implications

Resource requirements can be met within the Annual Budget 2025/2026.

There are no Community, Environmental, Financial, Regulatory or Safety risks identified.

Legislation/Council Plan/Policy Context

This report complies with the *Planning and Environment Act 1987*, *Local Government Act 1989* and the Brimbank Planning Scheme.

Council officers contributing to the preparation and approval of this report, have no conflicts of interests to declare.



Delegated Planning Permit Decisions 01/02/2026 – 28/02/2026

<u>Application Number</u>	<u>Application Type</u>	<u>Received Date</u>	<u>Property Address</u>	<u>Proposal Description</u>	<u>Estimated Cost</u>
Ward: Albanvale 4					
S69/2021 P/N: 1	Subdivision Certification	11/05/2021	81 Welwyn Pde, Deer Park 1/81 Welwyn Pde, Deer Park 2/81 Welwyn Pde, Deer Park 3/81 Welwyn Pde, Deer Park 81 Welwyn Pde, Deer Park	Neighbourhood Residential Zone (NRZ) Subdivision - Residential 3 LOT RESIDENTIAL SUBDIVISION (PS 820274N)	\$0
Determination: PCLP (Certification Lapsed)					
Determination Date: 25-02-2026					
S138/2025 P/N: 1	Subdivision Certification	07/10/2025	25 Dumfries St, Deer Park	Neighbourhood Residential Zone (NRZ) Subdivision - Residential 2 LOT RESIDENTIAL SUBDIVISION (PS 934753P) OF LAND WITHIN A SPECIAL BUILDING OVERLAY	\$0
Determination: PCER (Certified)					
Determination Date: 19-02-2026					
P17/2026v P/N: 1	Planning Application (VicSmart)	23/01/2026	15 Salmond St, Deer Park	Neighbourhood Residential Zone (NRZ) Multi Unit Residential Development and PPAR-Multi dwelling CONSTRUCTION OF TWO (2) DOUBLE STOREY DWELLINGS	\$840,000
Determination: PPI (Permit Issued by Delegate)					
Determination Date: 12-02-2026					

Bairnsbank Council Meeting No. 636 - 17 March 2026

<u>Application Number</u>	<u>Application Type</u>	<u>Received Date</u>	<u>Property Address</u>	<u>Proposal Description</u>	<u>Estimated Cost</u>
P44/2026v P/N: 1	Planning Application (VicSmart)	12/02/2026	26 Irvine St, Deer Park 24 Irvine St, Deer Park 26 Irvine St, Deer Park	Neighbourhood Residential Zone (NRZ) Subdivision - Residential and PPAR-Subdivision of land 2 LOT RESIDENTIAL SUBDIVISION	\$0

Determination: PPI (Permit Issued by Delegate)

Determination Date: 18-02-2026

Ward: Cherry Creek 8

P8/2024 P/N: 1	Planning Application	16/01/2024	1 North St, Ardeer	Neighbourhood Residential Zone (NRZ) Multi Unit Residential Development and PPAR-Multi dwelling CONSTRUCTION OF THREE (3) DOUBLE STOREY DWELLINGS TO THE SIDE OF THE EXISTING SINGLE STOREY DWELLING	\$1,100,000
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Determination: PPI (Permit Issued by Delegate)

Determination Date: 20-02-2026

P366/2024 P/N: 1	Planning Application	19/08/2024	179 Tilburn Rd, Deer Park	Commercial 2 Zone (C2Z) Subdivision and Demolition and Removal of Native Vegetation STAGED SUBDIVISION OF THE LAND WITHIN A SPECIAL BUILDING OVERLAY, ENVIRONMENTAL SIGNIFICANCE OVERLAY, LAND SUBJECT TO INUNDATION OVERLAY, CONSTRUCT AND CARRY OUT WORKS WITHIN THE SPECIAL BUILDING OVERLAY AND CONSTRUCT AND CARRY OUT WORKS INCLUDING FENCES WITHIN A SIGNIFICANT LANDSCAPE OVERLAY, DEMOLITION & CARRY OUT WORKS WITHIN A HERITAGE OVERLAY, REMOVAL OF NATIVE VEGETATION, CREATION AND REMOVAL OF EASEMENTS AND CREATION OF AN ACCESS TO A TRANSPORT ZONE 2 ROAD	\$0
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Determination: PPI (Permit Issued by Delegate)

Determination Date: 16-02-2026

<u>Application Number</u>	<u>Application Type</u>	<u>Received Date</u>	<u>Property Address</u>	<u>Proposal Description</u>	<u>Estimated Cost</u>
P417/2024 P/N: 1	Planning Application	19/09/2024	104 Maxweld St, Ardeer	Neighbourhood Residential Zone (NRZ) Multi Unit Residential Development and Subdivision - Residential CONSTRUCTION OF THREE (3) DOUBLE STOREY DWELLINGS	\$950,000
Determination: PPI (Permit Issued by Delegate)					
Determination Date: 24-02-2026					
S55/2025 P/N: 1	Subdivision Certification	29/04/2025	6 Mentha St, Sunshine West	General Residential Zone (GRZ) Subdivision - Residential 3 LOT RESIDENTIAL SUBDIVISION (PS 904332K)	\$0
Determination: PSOC (Statement of Compliance)					
Determination Date: 19-02-2026					
P553/2025 P/N: 1	Planning Application	04/12/2025	15 Marwen Dr, Derrimut	Industrial 2 Zone (IN2) Materials Recycling and PPAR-Alter building structure or dwell USE OF THE LAND FOR MATERIALS RECYCLING (BATTERIES)	\$750,000
Determination: PPI (Permit Issued by Delegate)					
Determination Date: 09-02-2026					
P591/2025v P/N: 1	Planning Application (VicSmart)	22/12/2025	100 Mclaughlin St, Ardeer	Neighbourhood Residential Zone (NRZ) Multi Unit Residential Development and PPAR-Multi dwelling CONSTRUCTION OF TWO (2) SINGLE STOREY DWELLINGS	\$500,000
Determination: PPI (Permit Issued by Delegate)					
Determination Date: 06-02-2026					

Barrabook Council Meeting No. 656 - 17 March 2026

<u>Application Number</u>	<u>Application Type</u>	<u>Received Date</u>	<u>Property Address</u>	<u>Proposal Description</u>	<u>Estimated Cost</u>
P37/2026v P/N: 1	Planning Application (VicSmart)	06/02/2026	10 John Deere Ct, Derrimut	Industrial 2 Zone (IN2) Buildings & Works to Industrial Premise and PPAR-Extend exist building BUILDINGS AND WORKS TO AN EXISTING WAREHOUSE (EXTENSION TO HARDSTAND)	\$610,000

Determination: PPI (Permit Issued by Delegate)

Determination Date: 12-02-2026

P16/2026v P/N: 2	Planning Application (VicSmart)	11/02/2026	1 Innovation Ct, Derrimut	Industrial 2 Zone (IN2) Buildings & Works to Industrial Premise and PPAR-Extend exist building AMENDMENT TO PLANS (INCREASE IN CANOPY HEIGHT OVER LOADING BAY)	\$7,000
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Determination: PPAM (Amended Permit Issued by Delegate)

Determination Date: 19-02-2026

Ward: Copernicus 5

P388/2024 P/N: 1	Planning Application	02/09/2024	89 Theodore St, St Albans 91 Theodore St, St Albans	Residential Growth Zone (RGZ) Community Care Accommodation and PPAR-Multi dwelling USE AND DEVELOPMENT OF THE LAND FOR TWO ROOMING HOUSES AND COMMUNITY CARE ACCOMMODATION AND REMOVAL OF A CANOPY TREE	\$2,200,000
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Determination: PPI (Permit Issued by Delegate)

Determination Date: 06-02-2026

<u>Application Number</u>	<u>Application Type</u>	<u>Received Date</u>	<u>Property Address</u>	<u>Proposal Description</u>	<u>Estimated Cost</u>
P234/2021 P/N: 2	Planning Application	14/11/2025	1/36 East Esplanade, St Albans 2/36 East Esplanade, St Albans 3/36 East Esplanade, St Albans 4/36 East Esplanade, St Albans 36 East Esplanade, St Albans 36A East Esplanade, St Albans 36B East Esplanade, St Albans 1/36A East Esplanade, St Albans 2/36A East Esplanade, St Albans 3/36B East Esplanade, St Albans 4/36B East Esplanade, St Albans 101/36A East Esplanade, St Albans 102/36A East Esplanade, St Albans 103/36A East Esplanade, St Albans 104/36A East Esplanade, St Albans 105/36B East Esplanade, St Albans 106/36B East Esplanade, St Albans 107/36B East Esplanade, St Albans 201/36A East Esplanade, St Albans 202/36A East Esplanade, St Albans 203/36A East Esplanade, St Albans 204/36A East Esplanade, St Albans 205/36B East Esplanade, St Albans 206/36B East Esplanade, St Albans 207/36B East Esplanade, St Albans 301/36A East Esplanade, St Albans 302/36A East Esplanade, St Albans 303/36A East Esplanade, St Albans 304/36A East Esplanade, St Albans 36 East Esplanade, St Albans	Commercial 1 Zone (C1Z) Retail Premise and Community Care Accommodation and PPAR-Other AMENDMENT TO THE ENDORSED PLANS FOR INTERNAL ALTERATIONS TO PROVIDE A COMMUNAL KITCHEN AND DINING AREA FOR THE COMMUNITY CARE UNITS	\$80,000

Determination: PPAM (Amended Permit Issued by Delegate)

Determination Date: 04-02-2026

P616/2025 P/N: 1	Planning Application	02/01/2026	2 Nerida Ct, Taylors Lakes	General Residential Zone (GRZ)	\$0
Residential Subdivision and PPAR-Subdivision of land 3 LOT RESIDENTIAL SUBDIVISION					

Determination: PPI (Permit Issued by Delegate)
Determination Date: 05-02-2026

P10/2026v P/N: 1	Planning Application (VicSmart)	16/01/2026	60 Pindari Ave, Taylors Lakes	Neighbourhood Residential Zone (NRZ)	\$750,000
Multi Unit Residential Development and PPAR-Multi dwelling CONSTRUCTION OF TWO (2) SINGLE STOREY DWELLINGS					

Determination: PPI (Permit Issued by Delegate)
Determination Date: 06-02-2026

P13/2026 P/N: 1	Planning Application	02/02/2026	71/800 Kings Rd, Taylors Lakes	Comprehensive Development Zone (CDZ)	\$0
Dwelling Works (including fence) and PPAR-Other buildings & works (tan ADDITIONS AND ALTERATIONS TO AN EXISTING DWELLING (VERANDAH) ON A LOT LESS THAN 300SQM					

Determination: PDPA (Development Plan Approved)
Determination Date: 16-02-2026

Ward: Delahey 2

P2/2026v P/N: 1	Planning Application (VicSmart)	06/01/2026	7 Willis Pl, Delahey 7A Willis Pl, Delahey 7B Willis Pl, Delahey	Neighbourhood Residential Zone (NRZ)	\$0
Residential Subdivision and PPAR-Subdivision of land 2 LOT RESIDENTIAL SUBDIVISION					

Determination: PPI (Permit Issued by Delegate)
Determination Date: 04-02-2026

Bainbank Council Meeting No. 656 - 17 March 2026

<u>Application Number</u>	<u>Application Type</u>	<u>Received Date</u>	<u>Property Address</u>	<u>Proposal Description</u>	<u>Estimated Cost</u>
P546/2025v P/N: 2	Planning Application (VicSmart)	10/02/2026	7 Willis Pl, Delahey 7A Willis Pl, Delahey 7B Willis Pl, Delahey	Neighbourhood Residential Zone (NRZ) Multi Unit Residential Development and Subdivision - Residential AMENDMENT TO THE PLANNING PERMIT AND ENDORSED PLANS TO MODIFY THE PROPOSED SUSTAINABILITY MEASURES	\$9,990

Determination: PPAM (Amended Permit Issued by Delegate)

Determination Date: 26-02-2026

Ward: Grasslands 7

S58/2023 P/N: 1	Subdivision Certification	05/04/2023	44 Mcleod Rd, St Albans 1/44 Mcleod Rd, St Albans 2/44 Mcleod Rd, St Albans 44 Mcleod Rd, St Albans	General Residential Zone (GRZ) Subdivision - Residential 2 LOT RESIDENTIAL SUBDIVISION (PS 917143Q)	\$0
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Determination: PSOC (Statement of Compliance)

Determination Date: 16-02-2026

S88/2023 P/N: 1	Subdivision Certification	30/06/2023	10 James St, St Albans 10 James St, St Albans	General Residential Zone (GRZ) Subdivision - Residential 3 LOT RESIDENTIAL SUBDIVISION (PS 849828H)	\$0
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Determination: PCLP (Certification Lapsed)

Determination Date: 26-02-2026

P132/2025 P/N: 1	Planning Application	09/04/2025	57 Shirley St, St Albans 59 Shirley St, St Albans 2/59 Shirley St, St Albans	General Residential Zone (GRZ) Community Care Accommodation and PPAR-One or more new buildings USE AND DEVELOPMENT OF DOUBLE STOREY COMMUNITY CARE ACCOMMODATION	\$1,000,000
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Determination: PNOD (Notice of Decision issued by Delegate)

Determination Date: 27-02-2026

<u>Application Number</u>	<u>Application Type</u>	<u>Received Date</u>	<u>Property Address</u>	<u>Proposal Description</u>	<u>Estimated Cost</u>
Barrabook Council Meeting No. 636 - 17 March 2026					
S95/2025 P/N: 1	Subdivision Certification	17/07/2025	2 Thomas St, St Albans	General Residential Zone (GRZ) Subdivision - Residential 2 LOT RESIDENTIAL SUBDIVISION (PS 932599H)	\$0
Determination: PSOC (Statement of Compliance)					
Determination Date: 04-02-2026					
P542/2025v P/N: 1	Planning Application (VicSmart)	03/12/2025	11 Cleveland St, St Albans 11A Cleveland St, St Albans 11B Cleveland St, St Albans	General Residential Zone (GRZ) Subdivision - Residential and PPAR-Subdivision of land 2 LOT RESIDENTIAL SUBDIVISION	\$0
Determination: PPI (Permit Issued by Delegate)					
Determination Date: 05-02-2026					
P701/2016 P/N: 2	Planning Application	09/12/2025	27 Kate St, St Albans	Residential Growth Zone (RGZ) Multi Unit Residential Development and PPAR-Multi dwelling AMENDMENT TO PLANS TO REDUCE FRONT SETBACK FOR THE CONSTRUCTION OF FOUR (4) DOUBLE STOREY DWELLINGS	\$0
Determination: PPAM (Amended Permit Issued by Delegate)					
Determination Date: 16-02-2026					
P614/2025 P/N: 1	Planning Application	23/12/2025	11A Stockton Dr, Cairnlea	Public Park and Recreation Zone (PPRZ) Informal Outdoor Recreation and PPAR-Native Vegetation Removal REMOVAL OF NATIVE VEGETATION	\$314,000
Determination: PPI (Permit Issued by Delegate)					
Determination Date: 23-02-2026					

Ward: Harvester

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<u>Application Number</u>	<u>Application Type</u>	<u>Received Date</u>	<u>Property Address</u>	<u>Proposal Description</u>	<u>Estimated Cost</u>
Barrabook Council Meeting No. 636 - 17 March 2026					
S81/2022 P/N: 1	Subdivision Certification	24/05/2022	247 St Albans Rd, Sunshine North 267 St Albans Rd, Sunshine North	Mixed Use Zone (MUZ) Subdivision - Residential 4 LOT SUPERLOT SUBDIVISION (PS 908458P) - STAGE 2 LUMA RESIDENTIAL ESTATE	\$0
Determination: PSOC (Statement of Compliance)					
Determination Date: 06-02-2026					
S85/2022 P/N: 1	Subdivision Certification	24/05/2022	247 St Albans Rd, Sunshine North 267 St Albans Rd, Sunshine North	Mixed Use Zone (MUZ) Subdivision - Residential 15 LOT RESIDENTIAL SUBDIVISION (PS 908461B)	\$0
Determination: PSOC (Statement of Compliance)					
Determination Date: 06-02-2026					
S154/2023 P/N: 1	Subdivision Certification	25/10/2023	3 Rosewall St, Sunshine North 1/3 Rosewall St, Sunshine North 2/3 Rosewall St, Sunshine North 3/3 Rosewall St, Sunshine North 3 Rosewall St, Sunshine North	General Residential Zone (GRZ) Subdivision - Residential 3 LOT RESIDENTIAL SUBDIVISION (PS 917712B)	\$0
Determination: PSOC (Statement of Compliance)					
Determination Date: 20-02-2026					
S26/2024 P/N: 1	Subdivision Certification	22/03/2024	4 Cutts St, Sunshine North 1/4 Cutts St, Sunshine North 2/4 Cutts St, Sunshine North 3/4 Cutts St, Sunshine North	Residential Growth Zone (RGZ) Subdivision - Residential 3 LOT RESIDENTIAL SUBDIVISION (PS 919584W)	\$0
Determination: PCER (Certified)					
Determination Date: 23-02-2026					

<u>Application Number</u>	<u>Application Type</u>	<u>Received Date</u>	<u>Property Address</u>	<u>Proposal Description</u>	<u>Estimated Cost</u>
P204/2024 P/N: 1	Planning Application	20/05/2024	44 Station Pl, Sunshine	Residential Growth Zone (RGZ) Community Care Accommodation and PPAR-One or more new buildings USE AND DEVELOPMENT OF LAND FOR COMMUNITY CARE ACCOMMODATION AND A TWO (2) LOT SUBDIVISION	\$600,000
Determination: PPI (Permit Issued by Delegate)					
Determination Date: 06-02-2026					
S81/2025 P/N: 1	Subdivision Certification	16/06/2025	61-65 Spalding Ave, Sunshine North	Industrial 3 Zone (IN3) Subdivision - Industrial 3 LOT INDUSTRIAL SUBDIVISION (PS 932232F) OF LAND AFFECTED BY MELBOURNE AIRPORT ENVIRONS OVERLAY SCHEDULE 2	\$0
Determination: PCER (Certified)					
Determination Date: 12-02-2026					
P487/2025 P/N: 1	Planning Application	30/10/2025	19 Marshall St, Sunshine North 19 Marshall St, Sunshine North	Industrial 3 Zone (IN3) Warehouse and PPAR-One or more new buildings CONSTRUCTION OF A WAREHOUSE	\$649,997
Determination: PPI (Permit Issued by Delegate)					
Determination Date: 26-02-2026					
P574/2025v P/N: 1	Planning Application (VicSmart)	15/12/2025	77 Davies Ave, Sunshine North	Industrial 3 Zone (IN3) Warehouse and PPAR-One or more new buildings CONSTRUCTION OF A WAREHOUSE	\$450,000
Determination: PPI (Permit Issued by Delegate)					
Determination Date: 06-02-2026					

<u>Application Number</u>	<u>Application Type</u>	<u>Received Date</u>	<u>Property Address</u>	<u>Proposal Description</u>	<u>Estimated Cost</u>
P576/2025v P/N: 1	Planning Application (VicSmart)	15/12/2025	71 Auburn Ave, Sunshine North	Industrial 3 Zone (IN3) Warehouse and PPAR-One or more new buildings CONSTRUCTION OF A WAREHOUSE	\$450,000
Determination: PPI (Permit Issued by Delegate)					
Determination Date: 06-02-2026					
P582/2025 P/N: 1	Planning Application	17/12/2025	131 Rivervalley Bvd, Sunshine North	General Residential Zone (GRZ) Dwelling and PPAR-Single dwelling CONSTRUCTION OF A DWELLING OVER 6M IN HEIGHT IN A DESIGN AND DEVELOPMENT OVERLAY SCHEDULE 1	\$600,000
Determination: PPI (Permit Issued by Delegate)					
Determination Date: 17-02-2026					
P434/2025 P/N: 2	Planning Application	13/01/2026	35 Perennial Dr, Sunshine North	General Residential Zone (GRZ) Dwelling and PPAR-Single dwelling AMENDMENT TO THE PLANS TO ALLOW FOR A TERRACE ABOVE THE GARAGE	\$40,000
Determination: PPAM (Amended Permit Issued by Delegate)					
Determination Date: 16-02-2026					
P366/2025 P/N: 2	Planning Application	05/02/2026	78 Monash St, Sunshine	General Residential Zone (GRZ) Dwelling Extension and PPAR-Extend exist dwell or assoc structure AMENDMENT TO PLANS FOR AN EXTENSION TO A DWELLING IN A HERITAGE OVERLAY (H0151)	\$0
Determination: PPAM (Amended Permit Issued by Delegate)					
Determination Date: 16-02-2026					

Bairnsbank Council Meeting No. 636 - 17 March 2026

<u>Application Number</u>	<u>Application Type</u>	<u>Received Date</u>	<u>Property Address</u>	<u>Proposal Description</u>	<u>Estimated Cost</u>
P47/2026v P/N: 1	Planning Application (VicSmart)	16/02/2026	50 Balfour Ave, Sunshine North	Industrial 3 Zone (IN3) Warehouse and Car Parking Reduction and PPAR-One or more new buildings CONSTRUCTION OF A WAREHOUSE WITH ANCILLARY OFFICE AND REDUCTION TO THE STANDARD CAR PARKING REQUIREMENT	\$351,000

Determination: PPI (Permit Issued by Delegate)

Determination Date: 26-02-2026

Ward: Horseshoe Bend 11

S10/2025 P/N: 1	Subdivision Certification	03/02/2025	2 Market St, Keilor Park	Neighbourhood Residential Zone (NRZ) Subdivision - Residential 2 LOT RESIDENTIAL SUBDIVISION (PS 925730D)	\$0
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Determination: PSOC (Statement of Compliance)

Determination Date: 05-02-2026

P110/2025 P/N: 1	Planning Application	24/03/2025	21 Campaspe Cres, Keilor	Neighbourhood Residential Zone (NRZ) Dwelling and PPAR-Single dwelling USE AND DEVELOPMENT OF THE LAND FOR A DWELLING IN A MELBOURNE AIRPORT ENVIRONS OVERLAY SCHEDULE 2 AND BUILDINGS AND WORKS WITHIN A DESIGN AND DEVELOPMENT OVERLAY SCHEDULE 5	\$830,000
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Determination: PPI (Permit Issued by Delegate)

Determination Date: 27-02-2026

<u>Application Number</u>	<u>Application Type</u>	<u>Received Date</u>	<u>Property Address</u>	<u>Proposal Description</u>	<u>Estimated Cost</u>
Bairnsbank Council Meeting No. 636 - 17 March 2026					
P437/2025 P/N: 1	Planning Application	03/10/2025	69/2 Thomsons Rd, Keilor Park	Industrial 1 Zone (IN1) Indoor Recreation Facility and PPAR-Other and Change of Use USE OF THE LAND FOR A RESTRICTED RECREATION FACILITY (GYM) WITHIN THE MELBOURNE AIRPORT ENVIRONS OVERLAY (SCHEDULE 2) AND A REDUCTION TO THE STANDARD CAR PARKING REQUIREMENTS	\$100,000
Determination: PNOD (Notice of Decision issued by Delegate)					
Determination Date: 12-02-2026					
P501/2025 P/N: 1	Planning Application	07/11/2025	24 Fosters Rd, Keilor Park	Neighbourhood Residential Zone (NRZ) Multi Unit Residential Development and PPAR-Multi dwelling USE AND DEVELOPMENT OF THE LAND FOR TWO (2) SINGLE STOREY DWELLINGS IN A MELBOURNE AIRPORT ENVIRONS OVERLAY SCHEDULE 2 (MAEO2)	\$800,000
Determination: PPI (Permit Issued by Delegate)					
Determination Date: 19-02-2026					
P245/2024 P/N: 2	Planning Application	17/11/2025	2 Barcelona Ave, Keilor	Neighbourhood Residential Zone (NRZ) Dwelling and PPAR-Single dwelling AMENDMENT TO PLANS TO ALTER THE SITING AND INTERNAL LAYOUT OF THE DWELLING	\$0
Determination: PPAM (Amended Permit Issued by Delegate)					
Determination Date: 18-02-2026					

<u>Application Number</u>	<u>Application Type</u>	<u>Received Date</u>	<u>Property Address</u>	<u>Proposal Description</u>	<u>Estimated Cost</u>
P245/2019 P/N: 2	Planning Application	28/11/2025	6 Richards Ct, Keilor Park 1/6 Richards Ct, Keilor Park 2/6 Richards Ct, Keilor Park 3/6 Richards Ct, Keilor Park 4/6 Richards Ct, Keilor Park 5/6 Richards Ct, Keilor Park 6/6 Richards Ct, Keilor Park 7/6 Richards Ct, Keilor Park 8/6 Richards Ct, Keilor Park 9/6 Richards Ct, Keilor Park 10/6 Richards Ct, Keilor Park 6 Richards Ct, Keilor Park 2/6 Richards Ct, Keilor Park 3/6 Richards Ct, Keilor Park 4/6 Richards Ct, Keilor Park 5/6 Richards Ct, Keilor Park 6/6 Richards Ct, Keilor Park 7/6 Richards Ct, Keilor Park 8/6 Richards Ct, Keilor Park 9/6 Richards Ct, Keilor Park	Industrial 1 Zone (IN1) Warehouse and PPAR-One or more new buildings AMENDMENT TO THE PLANS TO ALLOW FOR A MEZZANINE FLOOR	\$100,000

Determination: PPAM (Amended Permit Issued by Delegate)

Determination Date: 12-02-2026

P551/2025v P/N: 1	Planning Application (VicSmart)	08/12/2025	39 Randwick Dr, Keilor Park	Neighbourhood Residential Zone (NRZ) Multi Unit Residential Development and PPAR-Multi dwelling CONSTRUCTION OF TWO (2) SINGLE STOREY DWELLINGS	\$700,000
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Determination: PPI (Permit Issued by Delegate)

Determination Date: 16-02-2026

<u>Application Number</u>	<u>Application Type</u>	<u>Received Date</u>	<u>Property Address</u>	<u>Proposal Description</u>	<u>Estimated Cost</u>
P560/2025 P/N: 1	Planning Application	23/12/2025	5 Biak Ct, Keilor Park	Neighbourhood Residential Zone (NRZ) Animal Husbandry and PPAR-Change or extension of use USE OF THE LAND FOR DOMESTIC ANIMAL HUSBANDRY (CAT BREEDING)	\$0
Determination: PPI (Permit Issued by Delegate)					
Determination Date: 10-02-2026					
P30/2026 P/N: 1	Planning Application	30/01/2026	22-40 Keilor Park Dr, Keilor East	Industrial 3 Zone (IN3) Indoor Recreation Facility and Change of Use and PPAR-One or more new buildings AMENDMENT TO THE PERMIT AND PLANS TO ALLOW FOR THE PART USE AND DEVELOPMENT OF THE LAND FOR AN INDOOR RECREATION FACILITY (GOLF SIMULATOR) AND ANCILLARY RETAIL PREMISES	\$1,000,000
Determination: PWIT (Planning Application Withdrawn)					
Determination Date: 09-02-2026					
P4/2026v P/N: 2	Planning Application (VicSmart)	05/02/2026	3/1-3 Disney Ave, Keilor East	Industrial 1 Zone (IN1) Buildings & Works to Industrial Premise and PPAR-Alter building structure AMENDMENT TO PLANS FOR BUILDINGS AND WORKS TO AN EXISTING WAREHOUSE	\$5,000
Determination: PPAM (Amended Permit Issued by Delegate)					
Determination Date: 16-02-2026					
P46/2026v P/N: 1	Planning Application (VicSmart)	13/02/2026	20 Collinson St, Keilor Park	Neighbourhood Residential Zone (NRZ) Multi Unit Residential Development and PPAR-Multi dwelling CONSTRUCTION OF TWO (2) DOUBLE STOREY DWELLINGS	\$700,000
Determination: PPI (Permit Issued by Delegate)					
Determination Date: 18-02-2026					

Ward: Kororoit Creek 10

<u>Application Number</u>	<u>Application Type</u>	<u>Received Date</u>	<u>Property Address</u>	<u>Proposal Description</u>	<u>Estimated Cost</u>
Barrbank Council Meeting No. 636 - 17 March 2026					
P373/2024 P/N: 1	Planning Application	19/08/2024	9 Emslie St, Sunshine West	Neighbourhood Residential Zone (NRZ) Multi Unit Residential Development and PPAR-Multi dwelling CONSTRUCTION OF TWO (2) SINGLE STOREY DWELLINGS	\$700,000
Determination: PPI (Permit Issued by Delegate)					
Determination Date: 04-02-2026					
S132/2024 P/N: 1	Subdivision Certification	17/10/2024	45 Armstrong St, Sunshine West 45A Armstrong St, Sunshine West 45B Armstrong St, Sunshine West	General Residential Zone (GRZ) Subdivision - Residential 2 LOT RESIDENTIAL SUBDIVISION (PS 924497M)	\$0
Determination: PSOC (Statement of Compliance)					
Determination Date: 11-02-2026					
S37/2025 P/N: 1	Subdivision Certification	31/03/2025	19 Adelaide St, Albion 19 Adelaide St, Albion	Neighbourhood Residential Zone (NRZ) Subdivision - Residential 2 LOT RESIDENTIAL SUBDIVISION (PS 927956P) OF LAND WITHIN A HERITAGE OVERLAY (HO24)	\$0
Determination: PSOC (Statement of Compliance)					
Determination Date: 11-02-2026					
S70/2025 P/N: 1	Subdivision Certification	20/05/2025	8 Industrial Dr, Sunshine West	Industrial 2 Zone (IN2) Subdivision - Industrial 2 LOT INDUSTRIAL SUBDIVISION (PS 907321Y)	\$0
Determination: PSOC (Statement of Compliance)					
Determination Date: 20-02-2026					

Bairnsbank Council Meeting No. 656 - 17 March 2026

<u>Application Number</u>	<u>Application Type</u>	<u>Received Date</u>	<u>Property Address</u>	<u>Proposal Description</u>	<u>Estimated Cost</u>
P370/2025 P/N: 1	Planning Application	28/08/2025	13 Market Rd, Sunshine 15 Market Rd, Sunshine	Industrial 1 Zone (IN1) Warehouse and PPAR-One or more new buildings CONSTRUCTION OF THREE (3) WAREHOUSES	\$1,350,000

Determination: PPR (Permit Refused by Delegate)

Determination Date: 23-02-2026

P656/2023 P/N: 2	Planning Application	17/12/2025	59 Benjamin St, Sunshine	Neighbourhood Residential Zone (NRZ) Dwelling Extension and PPAR-Extend exist dwell or assoc structure AMENDMENT TO THE PERMIT (DELETION OF S173 AGREEMENT CONDITION) AND ENDORSED PLANS	\$0
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Determination: PPAM (Amended Permit Issued by Delegate)

Determination Date: 12-02-2026

P593/2025 P/N: 1	Planning Application	19/12/2025	65 King Edward Ave, Albion	Neighbourhood Residential Zone (NRZ) Dwelling Extension and PPAR-Extend exist dwell or assoc structure PARITAL DEMOLITION AND CONSTRUCTION OF AN EXTENSION TO A DWELLING IN A HERITAGE OVERLAY (HO24)	\$550,000
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Determination: PPI (Permit Issued by Delegate)

Determination Date: 11-02-2026

P596/2025 P/N: 1	Planning Application	22/12/2025	58 King Edward Ave, Albion	Neighbourhood Residential Zone (NRZ) Dwelling Works (including fence) and PPAR-Other buildings & works (tan PART DEMOLITION AND BUILDINGS AND WORKS TO A DWELLING IN A HERITAGE OVERLAY (HO24)	\$700,000
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Determination: PPI (Permit Issued by Delegate)

Determination Date: 10-02-2026

Bairnsbank Council Meeting No. 636 - 17 March 2026

<u>Application Number</u>	<u>Application Type</u>	<u>Received Date</u>	<u>Property Address</u>	<u>Proposal Description</u>	<u>Estimated Cost</u>
S5/2026 P/N: 1	Subdivision Certification	16/01/2026	24 Burnewang St, Albion 26 Burnewang St, Albion	General Residential Zone (GRZ) Consolidation CONSOLIDATION OF TWO (2) ALLOTMENTS OF LAND (PC 384353J)	\$0

Determination: PSOC (Statement of Compliance)

Determination Date: 23-02-2026

P19/2026v P/N: 1	Planning Application (VicSmart)	22/01/2026	14 Perth Ave, Albion	General Residential Zone (GRZ) Subdivision - Residential and PPAR-Subdivision of land 2 LOT RESIDENTIAL SUBDIVISION	\$0
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Determination: PPI (Permit Issued by Delegate)

Determination Date: 05-02-2026

Ward: Mount Derrimut 4

P388/2025 P/N: 1	Planning Application	04/09/2025	834 Ballarat Rd, Deer Park	General Residential Zone (GRZ) Place of Assembly and PPAR-One or more new buildings USE AND DEVELOPMENT OF THE LAND FOR A PLACE OF WORSHIP	\$750,000
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Determination: PLAP (Planning Application Lapsed)

Determination Date: 05-02-2026

S128/2025 P/N: 1	Subdivision Certification	09/09/2025	80 Robinsons Rd, Deer Park	General Residential Zone (GRZ) Subdivision - Residential 2 LOT RESIDENTIAL SUBDIVISION (PS 934137N)	\$0
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Determination: PSOC (Statement of Compliance)

Determination Date: 17-02-2026

Application Number Application Type Received Date Property Address Proposal Description Estimated Cost

Bairnsbank Council Meeting No. 636 - 17 March 2026

S147/2025 P/N: 1	Subdivision Certification	24/10/2025	1S/823S-825S Ballarat Rd, Deer Park 1/823-825 Ballarat Rd, Deer Park 2D Burnside St, Deer Park 2C Burnside St, Deer Park 2B Burnside St, Deer Park	Commercial 1 Zone (C1Z) Subdivision - Commercial 4 LOT COMMERCIAL SUBDIVISION (PS 931153G)	\$0
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Determination: PCER (Certified)

Determination Date: 23-02-2026

P36/2026v P/N: 1	Planning Application (VicSmart)	03/02/2026	176 Derrimut Dr, Derrimut	Industrial 1 Zone (IN1) Subdivision - Industrial and PPAR-Subdivision buildings TWO (2) LOT INDUSTRIAL SUBDIVISION	\$30,000
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Determination: PPI (Permit Issued by Delegate)

Determination Date: 12-02-2026

Ward: Organ Pipes 1

P62/2026 P/N: 1	Planning Application	20/02/2026	211S/399 Melton Hwy, Taylors Lakes	Comprehensive Development Zone (CDZ) Advertising/Signage and PPAR-Signage ERECT AND DISPLAY INTERNALLY ILLUMINATED SIGNAGE	\$97,850
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Determination: PPI (Permit Issued by Delegate)

Determination Date: 27-02-2026

Ward: St Albans East 8

<u>Application Number</u>	<u>Application Type</u>	<u>Received Date</u>	<u>Property Address</u>	<u>Proposal Description</u>	<u>Estimated Cost</u>
S165/2023 P/N: 1	Subdivision Certification	30/11/2023	29 Walmer Ave, St Albans 29 Walmer Ave, St Albans 29A Walmer Ave, St Albans 29B Walmer Ave, St Albans	General Residential Zone (GRZ) Subdivision - Residential 3 LOT RESIDENTIAL SUBDIVISION (PS 921707U)	\$0
Determination: PSOC (Statement of Compliance)					
Determination Date: 12-02-2026					
S68/2025 P/N: 1	Subdivision Certification	19/05/2025	8 Mclvor Rd, St Albans 8 Mclvor Rd, St Albans	General Residential Zone (GRZ) Subdivision - Residential 3 LOT RESIDENTIAL SUBDIVISION (PS 932257N) WITHIN A DESIGN AND DEVELOPMENT OVERLAY SCHEDULE 9	\$0
Determination: PCER (Certified)					
Determination Date: 10-02-2026					
P306/2025 P/N: 1	Planning Application	22/07/2025	15 Fox St, St Albans	General Residential Zone (GRZ) Rooming House and PPAR-Multi dwelling DEVELOPMENT AND USE OF A ROOMING HOUSE TO THE REAR OF AN EXISTING DWELLING	\$517,000
Determination: PPI (Permit Issued by Delegate)					
Determination Date: 12-02-2026					

P343/2024 Planning Application 21/08/2025 73 Alfrieda St, St Albans Mixed Use Zone (MUZ) \$0
 P/N: 2

Multi Unit Residential Development and Car Parking Reduction and Office AMENDMENT TO THE PREAMBLE AS FOLLOWS:

FROM:
 USE AND DEVELOPMENT OF
 THE LAND FOR OFFICES AND FOOD AND DRINK PREMISES (RESTAURANT),
 CONSTRUCTION OF FOUR DWELLINGS AND A REDUCTION IN THE STANDARD CAR
 PARKING REQUIREMENTS WITHIN A THREE STOREY BUILDING ON LAND AFFECTED
 BY A PARKING O`VERLAY AND DESIGN AND DEVELOPMENT OVERLAY

TO:
 USE AND DEVELOPMENT OF
 THE LAND FOR FOOD AND DRINK PREMISES (RESTAURANT),
 CONSTRUCTION OF FOUR DWELLINGS AND A REDUCTION IN THE STANDARD CAR
 PARKING REQUIREMENTS AND BICYCLE FACILTIES WITHIN A THREE STOREY
 BUILDING ON LAND AFFECTED BY A PARKING OVERLAY AND DESIGN AND
 DEVELOPMENT OVERLAY

AND SUBSEQUENT CHANGES TO CONDITIONS AND PLANS
 INCLUDING:
 - MINOR MODIFICATIONS AT GROUND FLOOR INCLUDING
 RELOCATING STACKERS/ BIN STORAGE AND CAR PARKING SPACES
 - REMOVAL OF FIRST FLOOR OFFICES TO BE REPLACED
 WITH RESTAURANT
 - REDUCTION IN CAR PARKING SPACES FROM 14 SPACES
 TO 12 SPACES
 - CHANGES TO CONDITIONS REMOVING OFFICE REFERENCES

Determination: PPAM (Amended Permit Issued by Delegate)

Determination Date: 25-02-2026

<u>Application Number</u>	<u>Application Type</u>	<u>Received Date</u>	<u>Property Address</u>	<u>Proposal Description</u>	<u>Estimated Cost</u>
P573/2025 P/N: 1	Planning Application	15/12/2025	53 Lester Ave, St Albans 53 Lester Ave, St Albans	General Residential Zone (GRZ) Subdivision - Residential and PPAR-Subdivision of land 3 LOT RESIDENTIAL SUBDIVISION	\$0
Determination: PPI (Permit Issued by Delegate)					
Determination Date: 05-02-2026					
P615/2025 P/N: 1	Planning Application	31/12/2025	46 Stradbroke Dr, St Albans	Commercial 1 Zone (C1Z) Advertising/Signage and PPAR-Signage CONSTRUCT AND PUT UP FOR DISPLAY BUSINESS IDENTIFICATION SIGNAGE INCLUDING AN INTERNALLY ILLUMINATED SIGN	\$6,600
Determination: PPI (Permit Issued by Delegate)					
Determination Date: 20-02-2026					
P3/2026 P/N: 1	Planning Application	07/01/2026	93 William St, St Albans 93 William St, St Albans	General Residential Zone (GRZ) Subdivision - Residential and PPAR-Subdivision of land 3 LOT RESIDENTIAL SUBDIVISION	\$0
Determination: PPI (Permit Issued by Delegate)					
Determination Date: 04-02-2026					
P43/2026v P/N: 1	Planning Application (VicSmart)	12/02/2026	8 Walter St, St Albans	General Residential Zone (GRZ) Subdivision - Residential and PPAR-Subdivision of land 2 LOT RESIDENTIAL SUBDIVISION	\$0
Determination: PPI (Permit Issued by Delegate)					
Determination Date: 17-02-2026					

Summary

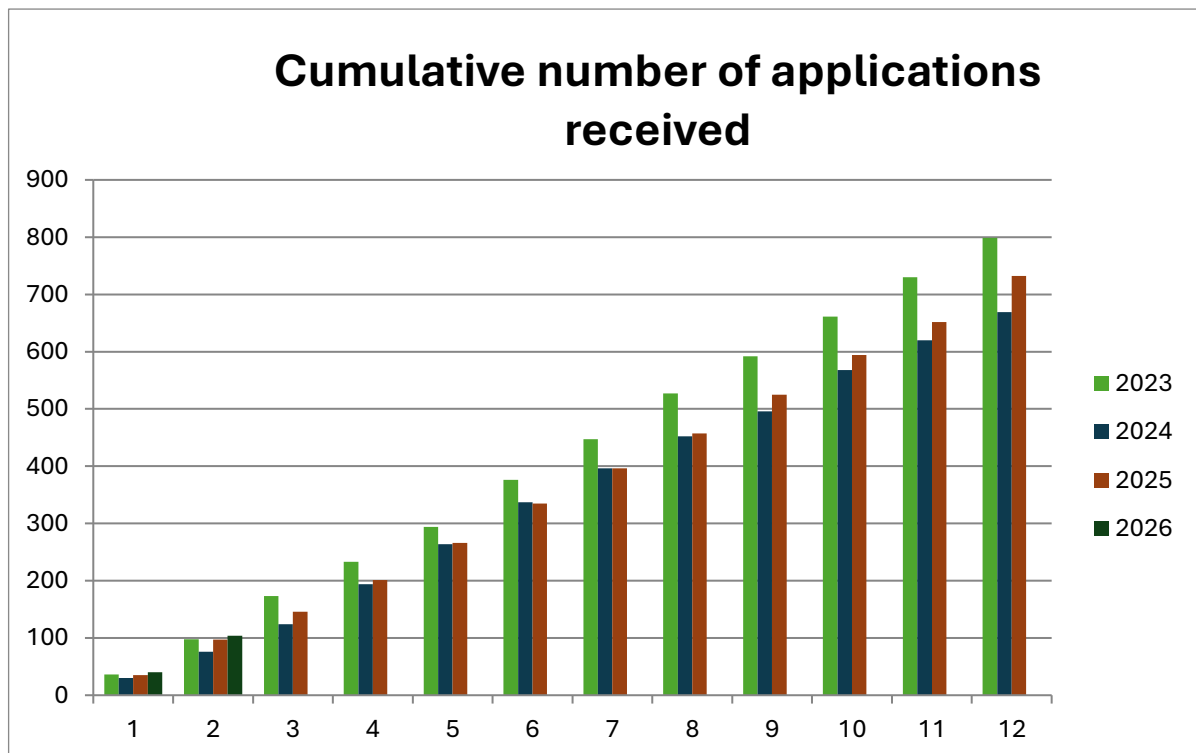
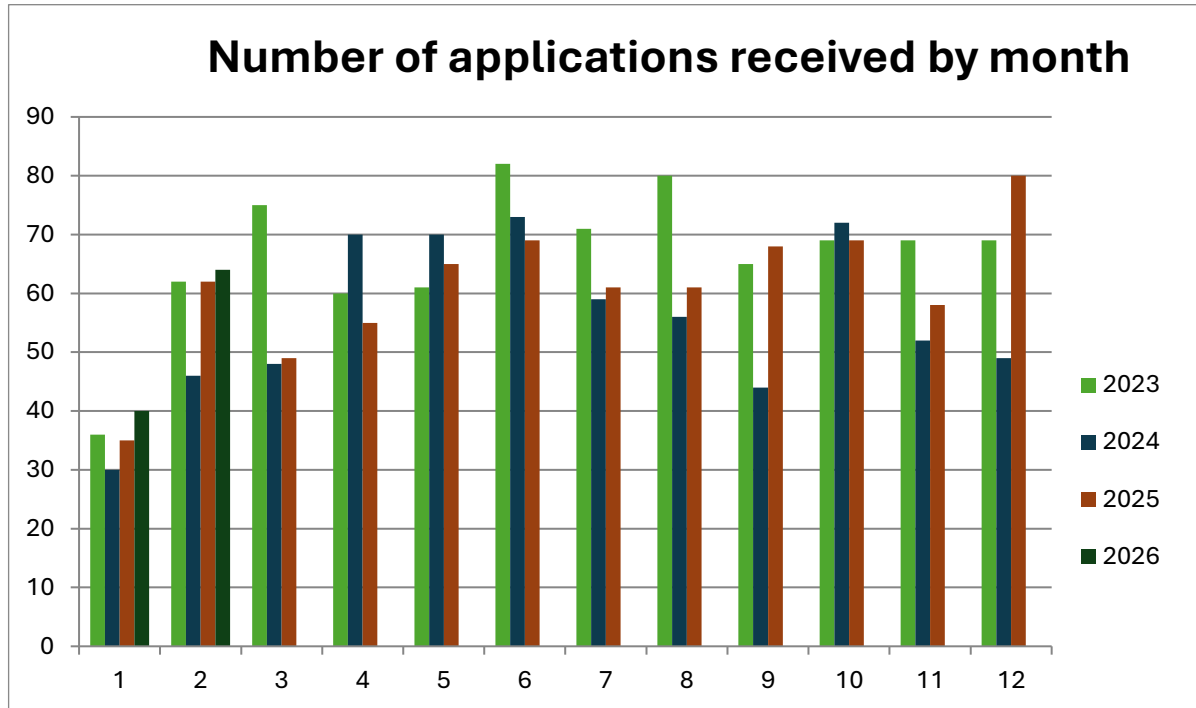
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 General 35
 Attachment 12.1.1 (VicSmart) 18

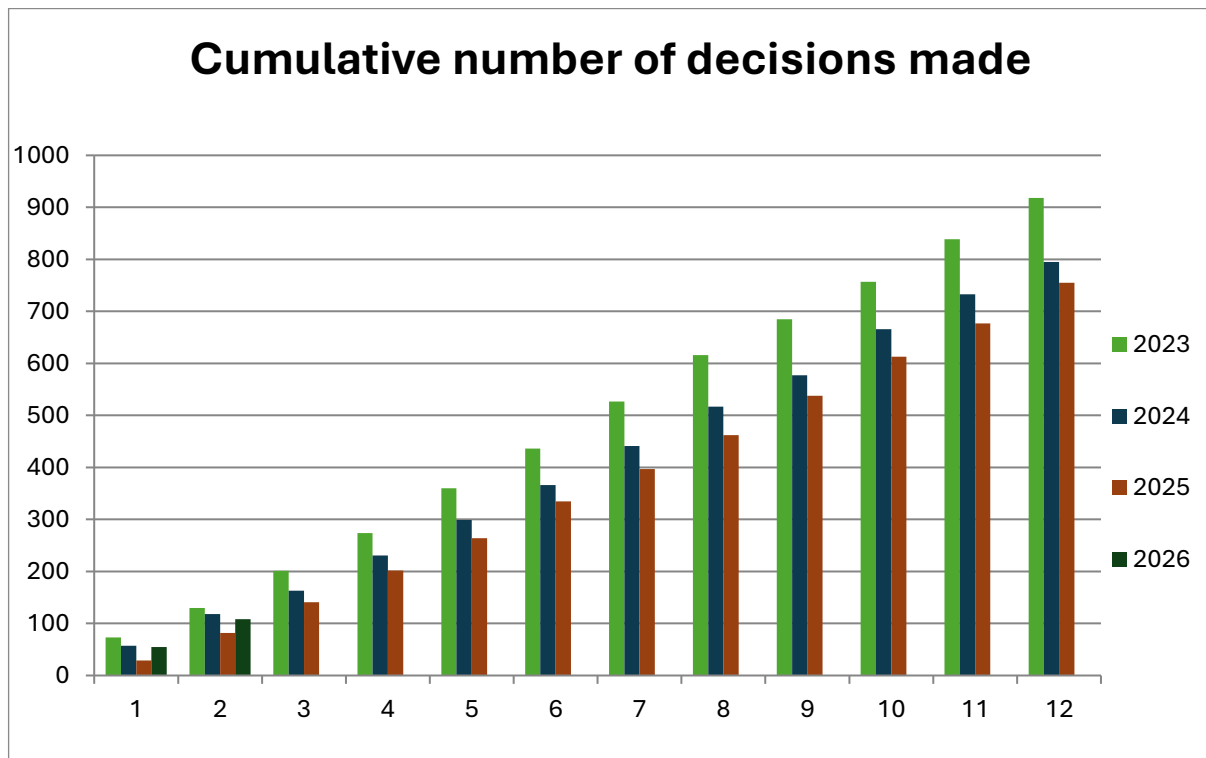
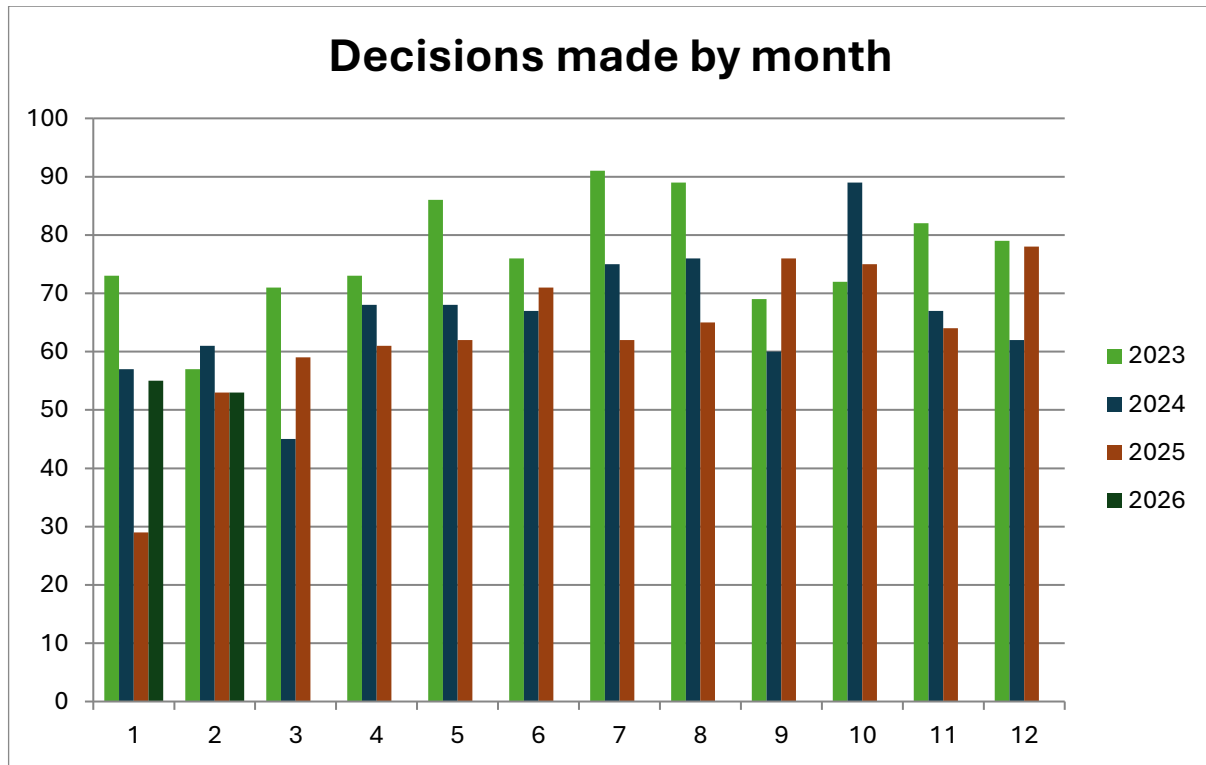
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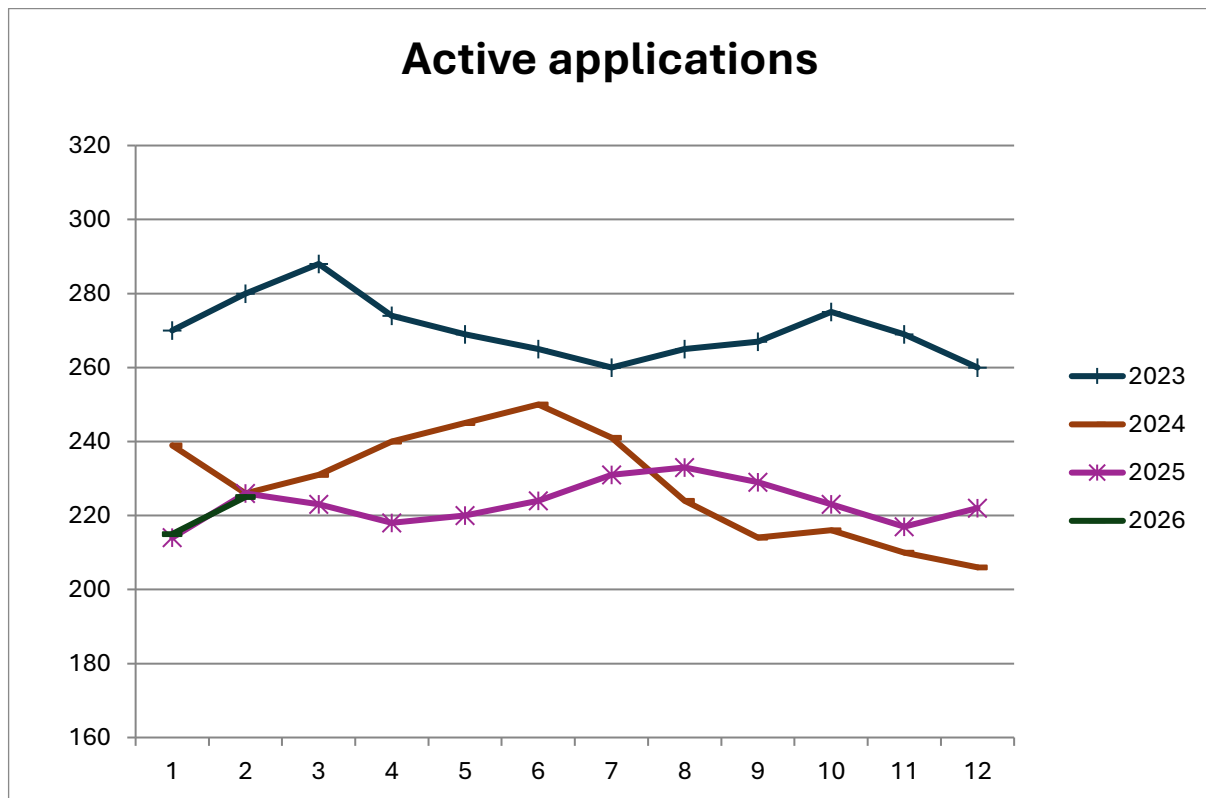
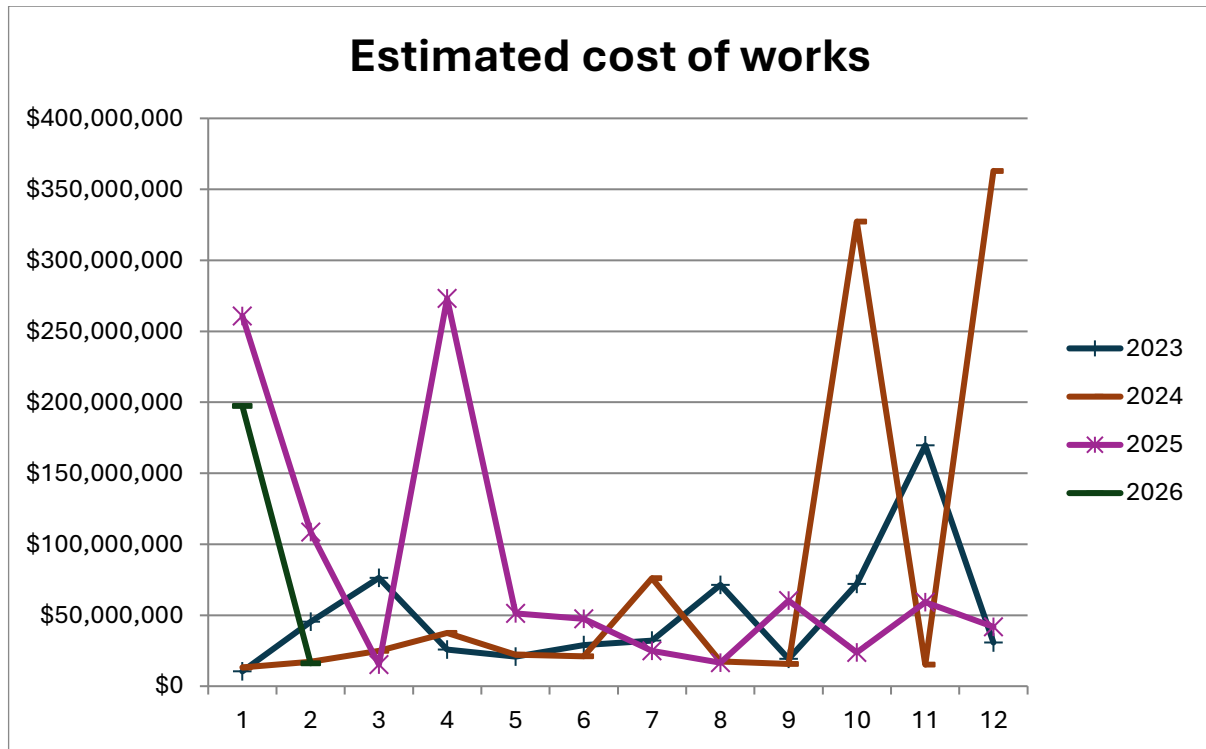
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<u>Application Number</u>	<u>Application Type</u>	<u>Received Date</u>	<u>Property Address</u>	<u>Proposal Description</u>	<u>Estimated Cost</u>
Barnstable Council Meeting No. 636 - 17 March 2026					
Subdivision Certification Applications:		20	20	0	
Total Applications:		73			Total Estimated Cost: \$21,188,437

Graphical representation of data from last four years







Planning Scheme Amendment Summary – As at 28 February 2026

The table below shows the status of current planning scheme amendments:

Amendment	Intent	Status	Progress summary
Amendment C219brim – Heritage Update	Update heritage properties in the Grand Junction and Matthews Hill Estate precincts and include Beaufort Houses and Quonset Warehouse	The Directions Hearing was held on 16 December 2025 and the Panel Hearing was held on 30 January 2026.	<p>At the Council Meeting on 13 December 2022, Council resolved to request the Minister for Planning to authorise the preparation and exhibition of Amendment C219.</p> <p>Council officers submitted Amendment C219 to the Department of Transport and Planning seeking authorisation on 20 December 2022. The Minister did not determine to authorise the preparation of the Amendment within the required 10 business day timeframe and has placed the amendment on further review. The Minister is yet to determine this matter.</p> <p>The Minister for Planning granted conditional authorisation on the 6 June 2025. Officers worked through the conditions of Authorisation and sent a revised version of Amendment C219brim to the Department of Transport and Planning (DTP) on 21 July 2025 for review.</p> <p>Council officers submitted the updated documents to DTP and prepared exhibition documentation. Letters advising of exhibition were sent on 28 August 2025.</p> <p>Exhibition commenced on 4 September 2025 when a notice appeared in the Victorian Government Gazette. Exhibition closed on 10 October 2025 and Council received five submissions (including one late submission).</p> <p>At the Council Meeting on 18 November 2025, Council resolved to refer the submissions received to a Planning Panel. On 24 November 2025 officers lodged a formal request to Planning Panels Victoria seeking the appointment of a Planning Panel.</p> <p>On 27 November 2025 Planning Panels Victoria wrote to Council to advise that a Planning Panel had been appointed and a Directions Hearing is scheduled for the week commencing 15 December 2025.</p>

Amendment	Intent	Status	Progress summary
			<p>The Directions Hearing was held on 16 December 2025 and the Panel Hearing was held on 30 January 2026.</p> <p>Officers are awaiting the Planning Panel Report.</p> <p>Note:</p> <p>The Minister prepared and approved Amendment C234 on 25 August 2022 to extend the interim Heritage Overlay applied to five properties within the Grand Junction Estate and Matthew’s Hill Precinct until 30 June 2023.</p> <p>The Minister prepared and approved Amendment C237 on 29 June 2023 to extend the interim Heritage Overlay applied to these five properties until 31 May 2024.</p> <p>The Minister prepared and approved Amendment C240 on 30 May 2024 to extend the interim Heritage Overlay applied to these five properties until 30 May 2025.</p> <p>The Minister prepared and approved Amendment C244 on 26 May 2025 to extend the interim Heritage Overlay applied to these five properties until 29 May 2026.</p> <p>Amendment C219 proposes to apply the Heritage Overlay permanently.</p>
Amendment C239 – Housing and Neighbourhood Character Strategy	Implements the Brimbank Housing and Neighbourhood Character Strategy (2024) by making changes to zones and ordinances in the Brimbank Planning Scheme.	Authorisation was requested 19 July 2024.	<p>At the Council Meeting on 18 June 2024, Council resolved to seek authorisation to prepare and exhibit the Amendment.</p> <p>A request seeking authorisation from the Minister for Planning to prepare and exhibit Amendment C239 was sent 19 July 2024.</p> <p>On 22 August 2024 Council received a request for further information from the Department of Transport and Planning. Officers prepared a draft response and met with the Department of Transport and Planning on 20 September to discuss.</p> <p>Officers undertook further work and a formal response to the request for further</p>

Amendment	Intent	Status	Progress summary
			information was provided on 30 October 2024.