

Cardinia Planning Scheme Amendment C282

Officer Kiln – 365 Princes Highway, Officer



Frequently Asked Questions

How will the amendment affect me?

You have been given notice of the amendment as you may be affected by or have an interest in the proposed changes. You may own property or live nearby or be planning on developing property in the affected areas.

The documents provided to you are for your information and you do not have to do anything further if you do not wish to do so.

What is the Cardinia Planning Scheme?

Each local government in Victoria is covered by a planning scheme. The Cardinia Planning Scheme sets out how land is protected and how it can be used and developed in Cardinia Shire.

Planning schemes require changes from time to time to achieve certain planning outcomes, support new policies and to ensure that requirements continue to meet the needs of the local community.

What does the amendment propose?

The amendment proposes to amend the Schedule to Clause 43.01 Heritage Overlay. Specifically, the amendment proposes to amend the table contained in the Schedule to Clause 43.01 Heritage Overlay to allow prohibited uses for HO104. The table contains site specific heritage controls and includes a column that asks whether prohibited uses are permitted. The

response in the table for HO104 currently states 'No' and it is proposed to change this to state 'Yes'.

This will enable Council to consider the concurrent planning permit application seeking approval for the use of the land for an office. The table of uses contained in Clause 32.08-1 (General Residential Zone) was recently revised in Amendment VC232, and changed 'Office' from a Section 3 use (prohibited) to a Section 2 (permit required) use on the condition that the use must be associated with a use or development to which Clause 53.23 (significant residential development with affordable housing) applies.

The proposed development of the subject site does not meet the condition for the Section 2 use as it is not proposing significant residential development with affordable housing, and therefore, by virtue, is a prohibited use.

Why is the amendment required?

The amendment seeks to amend the table in the Schedule to Clause 43.01 Heritage Overlay, to allow prohibited uses for HO104. Modifying the Heritage Overlay HO104 under the Planning and Environment Act 1987 is considered the most appropriate mechanism to achieve the desired outcome. Council is considering a prohibited 'office' use for the James Hicks Pty Ltd site (HO104) to facilitate the development of the site and associated conservation of the heritage structures.

What does the concurrent planning permit application do?

The proposed Office use will not adversely affect the significance of the heritage place, and a planning permit application (s96a) has been prepared and lodged concurrently with this planning scheme amendment application to demonstrate how the proposed mixed-use development and the proposed office use will aid in the conservation of the heritage place. The office component of the use and development proposed under Planning Permit Application T230528 presents the most reasonable and compatible use of the site in comparison with other permitted uses, and the most economically viable with the capacity to contribute to the ongoing preservation of the heritage components of the site.

How do I make a submission to the Amendment?

Any person who may be affected by the amendment may make a submission clearly stating the grounds on which the amendment is supported or opposed and indicating what changes (if any) the submitter wishes to make.

All submissions must be made in writing and submitted to Council by 5pm on the final day of exhibition.

This document aims to provide an understanding of the planning scheme amendment process and the terms used in correspondence regarding amendments. For further information go to our [Cardinia Planning Scheme Amendments](#) page or contact Planning and Design on 1300 787 624.

Please mention 'Amendment C282 – Officer Kiln' in the subject line.

Submissions can be emailed to Council at mail@cardinia.vic.gov.au

Or mailed to:

Planning and Design
Cardinia Shire Council
PO Box 7
PAKENHAM VIC 3810

What happens if I make a submission?

All submissions received are public documents and Council must consider all submissions as part of the amendment process.

If concerns cannot be resolved by making changes to the amendment, Council may refer submissions to an independent planning panel for review.

What is a Planning Panel?

The Planning Panel is appointed by the Minister for Planning and they will hold a public hearing where all submitters can present and be heard.

What happens next?

The Planning Panel will review each submission individually and provide a report with recommendations to Council and the Minister for Planning.

When will the Planning Panel hearing occur?

A preliminary hearing date has been pre-set which is as follows:

- Directions hearing:
Week commencing 22 June 2026

- Panel hearing:
Week commencing 20 July 2026

Further details about any Planning Panel Hearing and specific dates will be provided at a later date to those who make a submission.

Where can I find more information?

Amendment documents and more information can be found on the Council's website at <https://creating.cardinia.vic.gov.au>.

You can also **contact Mir Faruque on 03 5943 4804** to discuss over the phone or to arrange a meeting to answer any questions.

A drop-in session is organised on 12 February 2026 from 5 pm to 7 pm at Cardinia Civic Centre at 20 Siding Ave, Officer VIC 3809.

1. Exhibition

- Notice of the amendment is given.
- The amendment is exhibited for one month.
- Anyone who may be affected by the amendment is invited to make a submission.

2. Consideration of submissions

- Submissions are considered by Council.
- The amendment may be abandoned, changed or the submissions referred to a Planning Panel.

3. Panel Hearing

- A public planning panel hearing is held.
- The Panel considers the submissions.
- The Panel writes a report with a recommendation about what Council should do about the amendment and provides this to Council (4-6 weeks).

4. Council's consideration

- Council must consider, but is not bound by, the Panel's report and recommendations when making its decision.
- Council must decide to:
 - adopt the amendment as is
 - adopt the amendment with changes,
 - or abandon the amendment.

5. The Minister's consideration

- Council submits the amendment documents to the Minister for Planning.
- If not approved, the amendment is abandoned.
- If approved, a notice is published in the Government Gazette.