

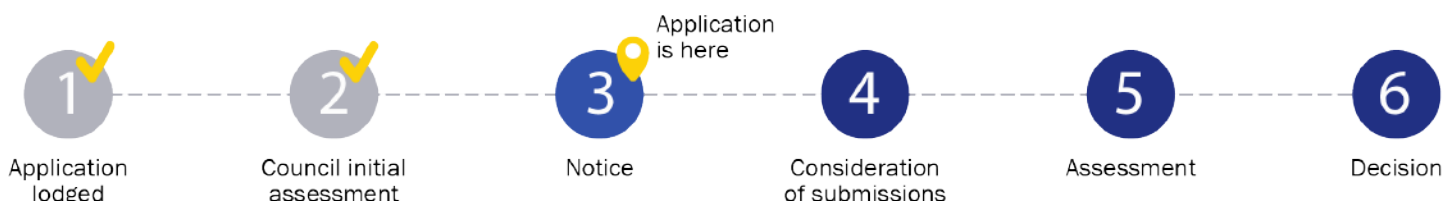
Notice of Application for a Planning Permit



The land affected by the application is located at:	L2 LP210307 V9808 F855 4 Baltaser Drive, Pakenham VIC 3810
The application is for a permit to:	Construction of a Second Dwelling on a Lot

APPLICATION DETAILS	
The applicant for the permit is:	Aavas Consultants Pty Ltd
Application number:	T240444
<p>You may look at the application and any documents that support the application at the office of the Responsible Authority:</p> <p>Cardinia Shire Council, 20 Siding Avenue, Officer 3809.</p> <p>This can be done during office hours and is free of charge.</p> <p>Documents can also be viewed on Council's website: cardinia.vic.gov.au/advertisedplans or by scanning the QR code.</p>	

HOW CAN I MAKE A SUBMISSION?	
This application has not been decided. You can still make a submission before a decision has been made. The Responsible Authority will not decide on the application before:	13 December 2024
<p>WHAT ARE MY OPTIONS?</p> <p>Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.</p>	<p>An objection must:</p> <ul style="list-style-type: none"> • be made to the Responsible Authority in writing; • include the reasons for the objection; and • state how the objector would be affected. <p>If you object, the Responsible Authority will notify you of the decision when it is issued.</p>
	The Responsible Authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.



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ePlanning

Application Summary

Portal Reference A324896M

Basic Information

Proposed Use	Retain existing residential dwelling and proposed single storey residential dwelling at rear with associated car parking and landscaping.
Current Use	Residential single storey Dwelling
Cost of Works	\$350,000
Site Address	4 Baltaser Drive Pakenham 3810

Covenant Disclaimer

Does the proposal breach, in any way, an encumbrance on title such as restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope? Not Applicable, no such encumbrances apply.

Contacts



Fees

Regulation Fee Condition	Amount	Modifier	Payable
9 - Class 12 More than \$100,000 but not more than \$1,000,000	\$1,706.50	100%	\$1,706.50
	Total		\$1,706.50



Civic Centre
20 Siding Avenue, Officer, Victoria

Council's Operations Centre (Depot)
Purton Road, Pakenham, Victoria

Postal Address
Cardinia Shire Council
P.O. Box 7, Pakenham VC, 3810

Email: mail@cardinia.vc.gov.au

Monday to Friday 8.30am–
5pm
Phone: 1300 787 624
After Hours: 1300 787 624
Fax: 03 5941 3784

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Documents Uploaded

Date	Type	Filename
05-09-2024	A Copy of Title	00741370990012024090508160001.pdf
05-09-2024	A Copy of Title	00741370990122024090508160001.pdf
05-09-2024	Site plans	PLANS - 4 Baltaser Drive Pakenham TP Plans New Application.pdf
05-09-2024	Site plans	24-521FL SURVEY 4 Baltaser.pdf
05-09-2024	Site plans	24-521R SURVEY 4 Baltaser.pdf
05-09-2024	Additional Document	COVER LETTER - 4 Baltaser Drive Pakenham 3810.pdf
05-09-2024	Additional Document	PROPERTY REPORT - 4-Baltaser-Drive-Pakenham-(ID1510958).pdf
05-09-2024	Additional Document	TP CHECKLIST - 4 Baltaser Drive Pakenham.pdf
05-09-2024	Additional Document	4 BALTASER DRIVE - Planning Report.pdf

Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit

Lodged By



Declaration

By ticking this checkbox, I, Jatin Kotecha, declare that all the information in this application is true and correct; and the Applicant and/or Owner (if not myself) has been notified of the application.



Civic Centre
20 Siding Avenue, Officer, Victoria
Council's Operations Centre (Depot)
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**REGISTER SEARCH STATEMENT (Title Search) Transfer of
Land Act 1958**

Page 1 of 1

VOLUME 09808 FOLIO 855

Security no : 124118027792A

Produced 05/09/2024 06:16 PM

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LAND DESCRIPTION

Lot 2 on Plan of Subdivision 210307S.
PARENT TITLE Volume 09696 Folio 909

REGISTERED PROPRIETOR

Estate Fee Simple

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AU393847V 28/05/2021
NATIONAL AUSTRALIA BANK LTD

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP210307S FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 4 BALTASER DRIVE PAKENHAM VIC 3810

ADMINISTRATIVE NOTICES

NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LTD
Effective from 28/05/2021

DOCUMENT END



Imaged Document Cover Sheet

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Document Type	Plan
Document Identification	LP210307S
Number of Pages (excluding this cover sheet)	3
Document Assembled	05/09/2024 18:16

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LP210307S

EDITION 5

CHART 13

NOTATIONS
LAND APPROPRIATED OR SET APART
 E-2 DRAINAGE & SEWERAGE
 E-3 DRAINAGE

ROADS WITHIN THE SURVEY ARE THICK LINES FOR WATER, SEWERAGE AND SUPPLY OF WATER, GAS, TELEPHONE AND GAS.

LAND SUBJECT TO EASEMENT
 E-1 DRAINAGE AND SEWERAGE VIDE LP 12374

TO BE COMPLETED BY THE SURVEYOR
 THIS SURVEY HAS BEEN CHECKED FOR PERMANENT MARKS IN PROCLAIMED SURVIVAL RECORDS

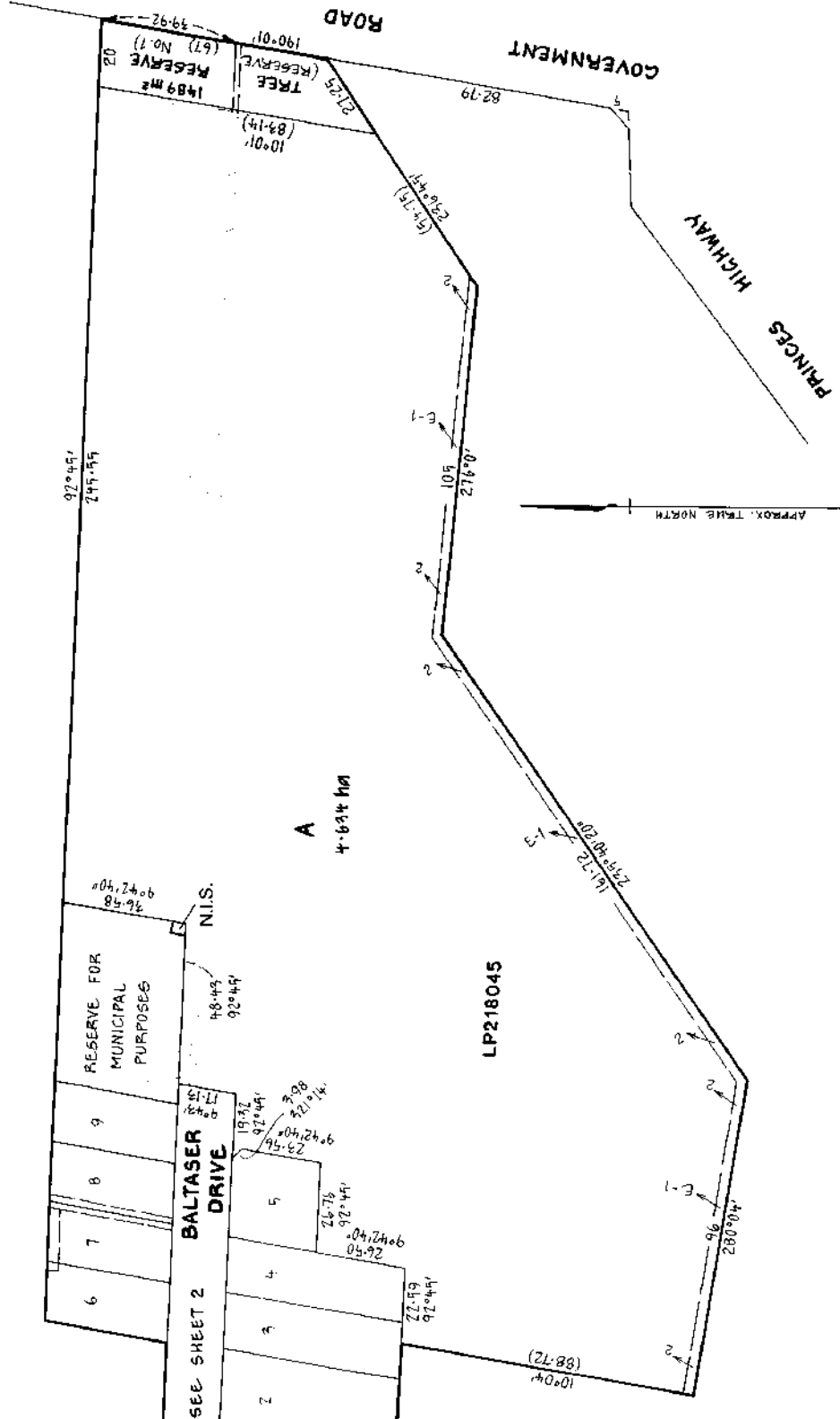
THE LAND TO BE SURVEYED IS NOT ENCLOSED BY THICK LINES
 TITLE REF.: VOL 8000 P. 100
 LAST PLAN REF.: LP 12374

PLAN TO BE SUBMITTED
 COUNTY MORNANT
 PARISH NAR NAR
 CROWN ALLOTMENT (P.A.)

NUMBER OF SHEETS IN PLAN : 2
 NUMBER OF SHEETS : 2

ORIGINAL SCALE SHEET SIZE F:1000 A2
 LENGTHS ARE IN METRES
 OFFICE USE ONLY

LP210307S



CERTIFICATE OF MUNICIPAL CLERK
 MUNICIPALITY: PARENTHAM
 COUNCIL REF: _____
 OFFICE USE ONLY

CERTIFICATE A
 THIS PLAN ACCORDS WITH A PLAN SEALED BY THE COUNCIL UNDER SECTION 598B OF THE LOCAL GOVERNMENT ACT 1958 ON
 • CONFIRMED BY THE PLANNING APPEALS BOARD ON _____
 • AND A REQUIREMENT/NO REQUIREMENT PURSUANT TO SECTION 598E OF THE LOCAL GOVERNMENT ACT 1958 HAS BEEN MADE

CERTIFICATE B
 THIS PLAN ACCORDS WITH A PLAN EXEMPTED FROM SUBDIVISION (3) OF DIVISION (B) OF PART XIX OF THE LOCAL GOVERNMENT ACT 1958 BY
 • THE COUNCIL ON _____
 • THE PLANNING APPEALS BOARD ON _____

DATE _____ MUNICIPAL CLERK _____
 DATE _____ MUNICIPAL CLERK _____

CERTIFICATION BY SURVEYOR
 I, Ian Thomas Muir of 7 Main Street Morningside, have prepared this plan under my immediate direction and in accordance with the Surveyors Act 1978 and complete on 24.7.1987 and that this plan is accurate and correctly represents the adopted boundaries and the classification of the survey is B5.
 Date: 24.7.1987.
 Ian Thomas Muir
 Surveyor Act 1978

AMENDMENTS
 SURVEYORS REF: 28259
 WATSONS PTY. LTD.
 LICENSED SURVEYORS
 7 MAIN ST. MORNINGTON 3991. Ph. (0563) 75-4344

PLAN APPROVED AT ON 9 MAY 88
 ASSISTANT REGISTRAR OF TITLES

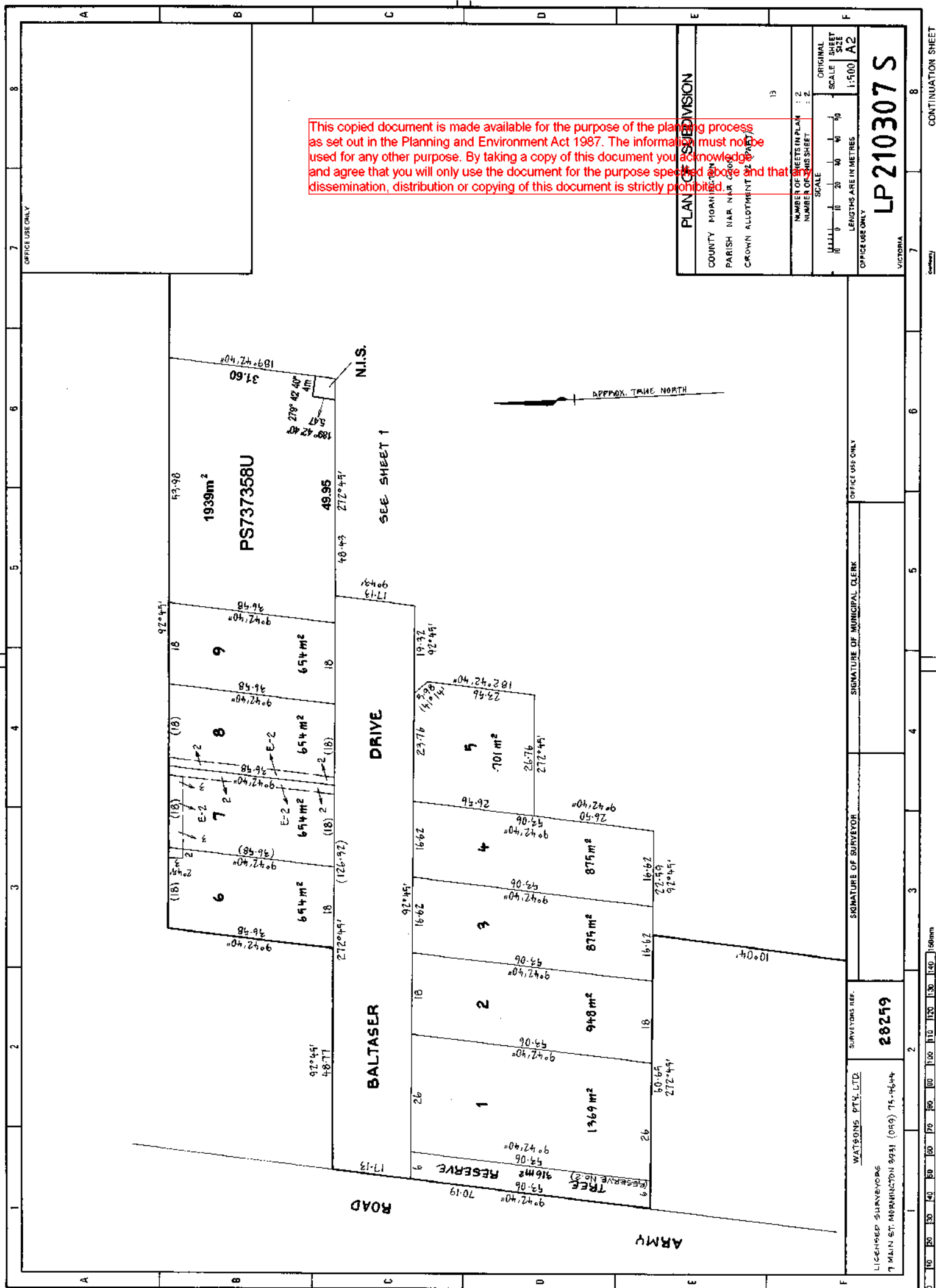
PLAN APPROVED AT ON 9 MAY 88
 ASSISTANT REGISTRAR OF TITLES

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PLAN APPROVED AT ON 9 MAY 88
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PLANNING DIVISION	
COUNTY MORNINGTON	13
PARISH NAR NAR	
CROWN ALLOTMENT 2 (PART)	
NUMBER OF SHEETS IN PLAN : 2	
NUMBER OF SHEETS : 2	
SCALE	ORIGINAL SHEET SIZE 1:500 A2
LENGTHS ARE IN METRES	
OFFICE USE ONLY	
LP210307S	
VICTORIA	

OFFICE USE ONLY	
SIGNATURE OF MUNICIPAL CLERK	
SIGNATURE OF SURVEYOR	
SURVEYORS REF. 28259	
WATSONS PTY. LTD.	
LICENSED SURVEYORS 7 MAIN ST. MORNINGTON 3931 (056) 75-4644	

PLAN NUMBER
LP 210307

MODIFICATION TABLE
RECORD OF ALL ADDITIONS OR CHANGES
TO THE PLAN

LAND	MODIFICATION	DEALING REFERENCE	DATE AND TIME		NEW EDITION NUMBER	SIGNATURE OF ASSISTANT REGISTRAR OF TITLES
			DATE	TIME		
LOTA	REMOVAL OF EASEMENT	PS 334684			2	
LOTA	SUBDIVISION	LP 218045			2	
<p>WARNING: THE IMAGE OF THIS PLAN HAS BEEN DIGITALLY AMENDED NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL PLAN.</p>						
RESERVE No. 3	PART REMOVAL OF RESERVE STAUS	PS406564P	21/5/03		3	ROBERT REDMAN
RESERVE No.3	RECTIFICATION - BEARINGS CORRECTED	AL838906J	24/04/2015		4	RMcb
RESERVE NO. 3	REMOVAL OF RESERVE STATUS SEC.24A SUBDIVISION ACT 1988	PS737358U	07/12/2015		5	GMR

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PO Box 7216,
Dandenong, VIC 3175
info@aavas.com.au
1300 523 993

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02 September 2024

Planning Department
Cardinia Shire Council

Property Details: 4 Baltaser Drive, PAKENHAM 3810
Proposal: Proposed ONE New Single Storey Dwelling at Rear
(Retain ONE Existing Single Storey Dwelling at Front)
Purpose of Letter: New Planning Permit Application

Dear Sir/Madam,

Herewith attached plans and documents for new planning permit application for the proposed development at 4 Baltaser Drive, Pakenham.

There has been no pre-application with this proposed development.

Kind Regards,



Phone: 0413 313 900 | Email: info@aavas.com.au
Website: www.aavas.com.au

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Planning Report

Assessing Compliance with Every Standard of Clause 55 and Clause 32.08 of the Cardinia Planning Scheme and the Relevant State and Local Planning Policies

Property: 4 Baltaser Drive PAKENHAM 3810
Proposal: Proposed ONE New Single Storey
Dwelling at Rear and Retain ONE Existing
Single Storey Dwelling at Front

SEPTEMBER 2024

NEIGHBOURHOOD AND SITE DESCRIPTION

No. 4 Baltaser Drive, PAKENHAM 3810

In relation to the site:

The Subject Site is within the General Residential Zone and has a land area of 948 square metres. The following also describes the subject site:

- The land has a regular shape and is located to the south side of Baltaser Drive.
- The subject site is not a corner lot.
- To the south of the subject site is No.40 Army Road with multi-dwelling development.
- To the west of the subject site is No. 2 Baltaser Drive with one single storey weatherboard dwelling.
- To the east of the subject site is No. 6 Baltaser Drive with one single storey brick dwelling.
- The subject site has an existing single storey brick dwelling with shed.
- The subject site is approximately 63.8 kilometres from Melbourne CBD.

In relation to the neighbourhood:

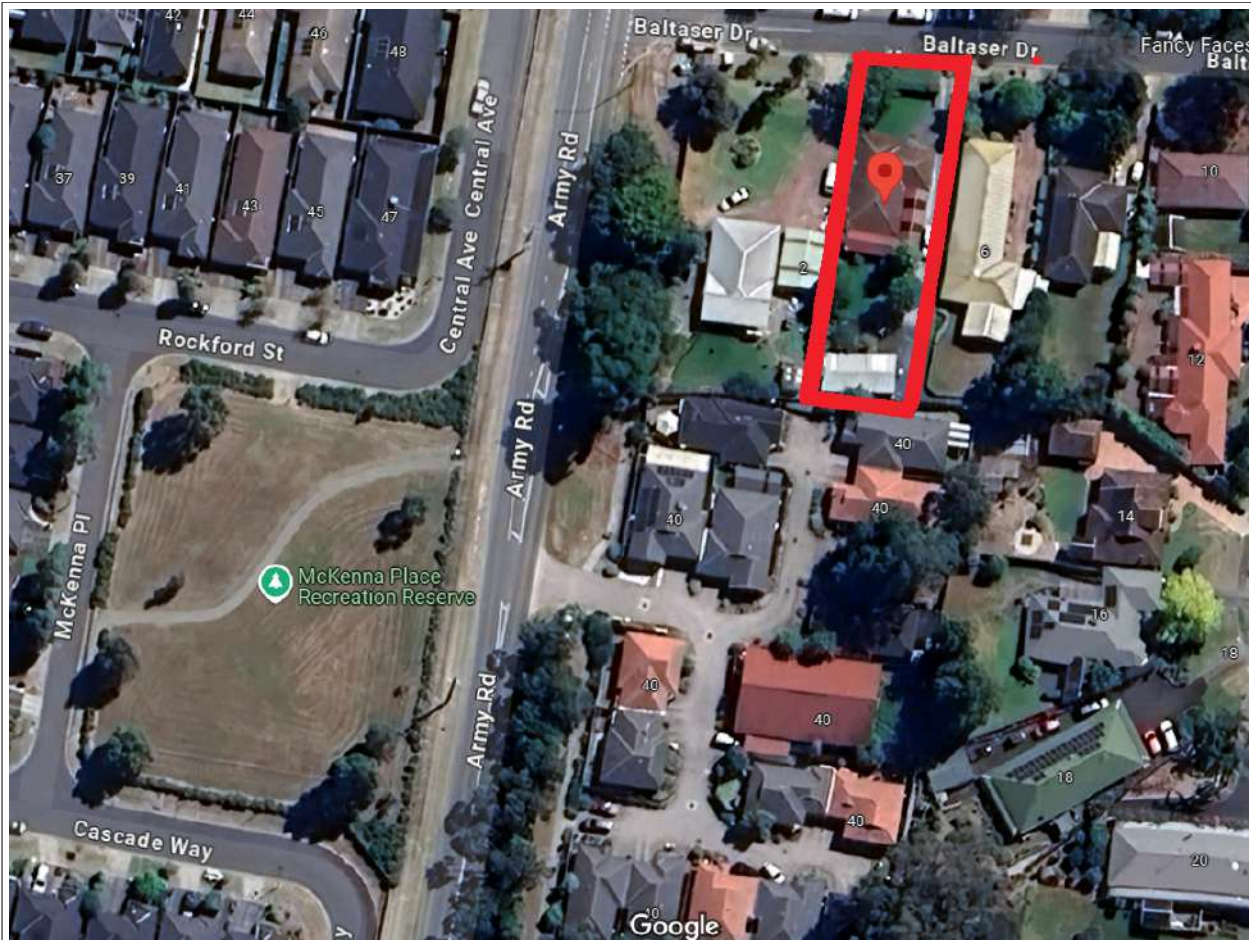
- The subject site is close to:
 - Conrad Court Reserve (approx. 120 m)
 - Parentzone Hub Pakenham (approx. 58 m)
 - McKenna Place Recreation Reserve (approx. 900m)
 - Star Mews Group Pty Ltd (approx. 550 Km)
 - New Leash on Life Dog Training (approx. 1.4 Km)
 - Pakenham Baptist Church (approx. 500 m)
 - Montclair Court Reserve (approx. 1.7 Km)
 - Red Rooster Pakenham Cardinia Lakes (approx. 2.1 Km)
 - Pakenham Primary School (approx. 750 m)
 - Eastone Reserve (approx. 1.8 Km)
 - Coles Cardinia Lakes (approx. 2.0 Km)
 - Community Kids Pakenham Early (approx. 600 m)
 - Serengiti South African Shop (approx. 550 m)
 - Don Jackson Outdoor Gym (approx. 2.0 Km)
 - Melbourne CBD (approx. 63.8 Km)
- Fencing in the area are a mix of timber palings, bricks, picket fencing, and some have no front fence.
- Existing house in the area are mostly single storey dwellings. Most of them have simple window details and pitched roof forms.

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Planning Summary:

- **Suburb:** Pakenham
- **Council:** Cardinia
- **Zoning:** General Residential Zone – Schedule 1 (GRZ1)



The subject site is No. 4 Baltaser Drive Pakenham. There is an existing single storey dwelling which is to be retained. It is proposed to construct one single storey at rear. There will be a total of two dwellings on a 948 sqm land. The satellite image shows that the subject site is surrounded by multi-dwelling developments, mostly are single storey dwellings.

DESIGN RESPONSE

The Proposal

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It is proposed to construct ONE single storey dwelling at rear and retain ONE existing single storey dwelling at front on a 948 sqm land.

The proposal comprises the following:

- It is proposed to construct one single storey dwelling at rear.
- It is proposed to retain one existing single storey dwelling at front.
- The subject site is 948 sqm land and is in General Residential Zone – Schedule 1 (GRZ1).
- There will be no changes on existing street setback.
- The area schedule are:
 - Site Area: 948 sqm
 - Building coverage: 38.2 % ; 60% maximum ; *complies*
 - Hard surface: 20.1 %
 - Site permeability: 41.7 % ; 20% minimum ; *complies*
 - Garden Area: 38.9 % ; 35% minimum ; *complies*

The proposal will be assessed against Clause 32.08 GENERAL RESIDENTIAL ZONE and Clause 55 – TWO OR MORE DWELLINGS ON A LOT AND RESIDENTIAL BUILDINGS – of the Cardinia Planning Scheme. The proposal will also be assessed against the zoning, overlays and range of issues that need to be met in terms of the objectives and standards of the clause.

CLAUSE 55 TWO OR MORE DWELLINGS ON A LOT AND RESIDENTIAL BUILDING

	REQUIREMENT	ASSESSMENT
<p>Standard B1 Neighbourhood character objectives</p>	<ul style="list-style-type: none"> - The design response must be appropriate to the neighbourhood and the site. - The proposed design must respect the existing or preferred neighbourhood character and respond to the features of the site. 	<ul style="list-style-type: none"> - It is proposed to construct one new single storey dwelling at rear and retain existing single storey dwelling at front. - The proposed design respects the existing or preferred neighbourhood character by using materials that are common in the area (brick walls, tiled roofing, etc.) - Refer to neighbourhood and site description. - Refer to the design response. - The proposal is in conjunction with this clause. - Complies.
<p>Standard B2 Residential policy objectives</p>	<ul style="list-style-type: none"> - An application must be accompanied by a written statement to the satisfaction of the responsible authority that describes how the development is consistent with any relevant policy for housing in the Municipal Planning Strategy and the Planning Policy Framework. 	<ul style="list-style-type: none"> - It is proposed to construct one new single storey dwelling at rear and retain existing single storey dwelling at front. - The proposal complies with all the requirements and zoning requirements. - Refer to Municipal Planning Strategy and the Planning Policy Framework response. - Refer to the design response. - The proposal did not violate this clause. - Complies.
<p>Standard B3 Dwelling diversity objective</p>	<ul style="list-style-type: none"> - Developments of ten or more dwelling should provide a range of dwelling sizes and types. 	<ul style="list-style-type: none"> - It is proposed to construct one new single storey dwelling at rear and retain existing single storey dwelling at front. - There will be a total of 2 dwellings on a land. - The proposal did not violate this clause. - Complies.

<p>Standard B4 Infrastructure objectives</p>	<ul style="list-style-type: none"> - Development should be connected to reticulated services, including reticulated sewerage, drainage and electricity, if available. - Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads. - In areas where utility services or infrastructure have little or no spare capacity, developments should provide for the upgrading of or mitigation of the impact on services or infrastructure. 	<ul style="list-style-type: none"> - There are already existing service utilities (drainage, electricity, etc.) in the area. - It is proposed to construct one new single storey dwelling. - The proposal did not violate this objective. - Complies.
<p>Standard B5 Integration with the street objective</p>	<ul style="list-style-type: none"> - Development should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility. - Development should be oriented to front existing and proposed streets. - High fencing in front of dwellings should be avoided if practicable. - Development next to existing public open space should be laid out to complement the open space. 	<ul style="list-style-type: none"> - The proposed dwelling is to be constructed at rear of the existing dwelling at front. - The proposed dwelling at rear is fronting the common driveway and is visible from the street. - There is an existing 1.10m high picket fence. - Refer to the design response and streetview elevation. - The proposal is in conjunction with this objective. - Complies.
<p>Standard B6 Street setback objective</p>	<ul style="list-style-type: none"> - Walls of buildings should be set back from the streets, as per Table B1 street setback. 	<ul style="list-style-type: none"> - There will be no change on existing street setback. - Existing dwelling is to be retained. - Proposed dwelling is at rear of the development. - The proposal did not violate this clause. - Complies.
<p>Standard B7 Building height objective</p>	<ul style="list-style-type: none"> - The maximum building height should not exceed the maximum height specified in the zone, schedule to the zone or an overlay that applies to the land. - If no maximum height is 	<ul style="list-style-type: none"> - It is proposed to construct one new single storey dwelling with a maximum height less than 6 metres. - The proposal is in conjunction with this clause.

	specified in the zone, schedule to the zone or an overlay, the maximum building height should not exceed 9 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case, the maximum building height should not exceed 10 metres.	- Complies.
Standard B8 Site coverage objective	- The maximum site coverage specified in a schedule to the zone, or - If no maximum site coverage is specified in a schedule to the zone, 60 per cent.	- Lot area: 948 sqm - Site coverage is 362.6 sqm = 38.2 % - The proposal is in conjunction with this clause. - Complies.
Standard B9 Permeability and stormwater management objectives	- The minimum are specified in a schedule to the zone, or - If no minimum is specified in a schedule to the zone, 20 per cent of the site.	- Lot area: 948 sqm - Site permeability is 394.9 sqm= 41.7% - The proposal is in conjunction with this clause. - Complies.
Standard B10 Energy efficiency objectives	- Buildings should be oriented to make appropriate use of solar energy. - Sited and designed to ensure that the energy efficiency of existing dwellings or small second dwellings on adjoining lots is not unreasonably reduced. - Sited and designed to ensure that the performance of existing rooftop solar energy systems on dwellings or small second dwellings on adjoining lots in a General Residential Zone, Neighbourhood Residential Zone or Township Zone are not unreasonably reduced. The existing rooftop solar energy system must exist at the date the application is lodged.	- The proposed dwelling have been designed to take advantage of solar energy. - There will be windows along north, south, west and east of the house. - The proposed dwelling have appropriate distance from the existing dwelling, and so, the impact to the existing solar access are minimal. - While it is not possible to have the living areas and private open space to be on the north side of the development, the proposed development have been designed to have plenty of space for private open space in order to have more solar access to the living areas. - Skylights can be added if required. - The proposal is in conjunction with this clause.

	<ul style="list-style-type: none"> - Living areas and private open space should be located on the north side of the development, if practicable. - Developments should be designed so that solar access to north-facing windows is maximised. 	<ul style="list-style-type: none"> - Complies.
Standard B11 Open space objective	<ul style="list-style-type: none"> - If any public or communal open space is provided, where appropriate, it should be substantially fronted by dwellings, where appropriate. - Provide outlook for as many dwellings as practicable. - Be designed to protect any natural features on the site. - Be accessible and useable. 	<ul style="list-style-type: none"> - The only common areas are common driveways. - Each dwelling (existing and proposed) to have its own private open space which are accessible to its own living areas. - The proposal is in conjunction with this clause. - Complies.
Standard B12 Safety objective	<ul style="list-style-type: none"> - Entrances to dwellings and residential buildings should not be obscured or isolated from the street and internal accessways. - Plantings which creates unsafe spaces along streets and accessways should be avoided. - Developments should be designed to provide good lighting, visibility and surveillance or car parks and internal accessways. - Private spaces within developments should be protected from inappropriate use as public thoroughfares. 	<ul style="list-style-type: none"> - There will be no changes on existing dwelling's entrance. - The proposed dwelling's entrance is not obscured. It is clearly visible from the common driveway and from the street. - Plantings are carefully designated for safety. - Proposed development has been designed to have good visibility and surveillance to internal accessways. - Private spaces are secured and protected from public. - The proposal is in conjunction with this clause. - Complies.
Standard B13 Landscaping objectives	<ul style="list-style-type: none"> - The landscape layout and design should protect any predominant landscape features of the neighbourhood. - Take into account the soil type and drainage pattern of the site. - Allow for intended vegetation growth and structural protection 	<ul style="list-style-type: none"> - The existing street tree is to be retained. - The existing tree at front of the existing dwelling is to be retained. - The existing tree on adjoining property is to be retained and will not be impacted by the proposed development.

	<p>of buildings.</p> <ul style="list-style-type: none"> - In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals. - Provide a safe, attractive and functional environment for residents. - Developments should provide for the retention or planting of trees, where these are part of the character of the neighbourhood. - Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made. - The landscape design should specify landscape themes, vegetation (location and species), paving and lighting. - Development should meet any additional landscape requirements specified in a schedule to the zone. 	<ul style="list-style-type: none"> - There will be few existing trees that are proposed to be removed, these will be replaced with new canopy trees. Refer to Tree Plan. - No Arboricultural Report has been provided. This can be provided if required. - Refer to Landscape Concept Plan. - The proposal is in conjunction with this clause. - Complies.
<p>Standard B14 Access objective</p>	<p>The width of accessways or car spaces should not exceed 33 per cent of the street frontage, or</p> <ul style="list-style-type: none"> - If the width of the street frontage is less than 20 metres, 40 per cent of the street frontage. - No more than one single-width crossover should be provided for each dwelling fronting a street. - The location of crossovers should maximise the retention of on-street car parking spaces. - The number of access points to a road in a Transport Zone 2 or a Transport Zone 3 should be minimised. <p>Developments must provide for access for service, emergency and delivery vehicles.</p>	<ul style="list-style-type: none"> - There will be no new crossover proposed. - The existing crossover will be re-used. - There will be no change on existing crossover. - The subject site has a frontage of 18 metres. - The existing crossover has a width of 2.76 metres. - The proposal did not violate this clause. - Complies.

<p>Standard B15 Parking location objective</p>	<ul style="list-style-type: none"> - Car parking facilities should be reasonably close and convenient to dwellings and residential buildings. - Be secure. - Be well ventilated if enclosed. - Shared accessways or car parks of other dwellings and residential buildings should be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced to 1 metres where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the accessways. 	<ul style="list-style-type: none"> - Garages are conveniently accessible to the residents, secured and well-ventilated. - For the existing dwelling, there will be no habitable room window that will be close to the shared accessways. - For the proposed dwelling, habitable room windows along the shared accessways have been provided with dimensions. - Unit 2 Bedroom 2 window has a distance of 3 metres from the shared accessways. - Complies. - Unit 2 Foyer window has a distance of 1.5 metres from the shared accessways. - Complies. - Unit 2 Bedroom 3 has 2 windows. The first window is fronting the porch and the second window is along the shared accessways. The second window has a sill of 1.70m and has a distance of 500mm from the shared accessways. The second window can be fixed, obscured, double glazed or even removed if required. - Seeks variation.
<p>Standard B17 Side and rear setbacks objective</p>	<ul style="list-style-type: none"> - A new building not or within 200mm of a boundary should be setback from side or rear boundaries. - At least the distance in a schedule to the zone, or - If no distance is specified in a schedule to the zone, 1 metres, plus 0.3 metres for every metres of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. - Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating 	<ul style="list-style-type: none"> - It is proposed to construct one new single storey dwelling, with a ridge line of less than 6 metres from the natural ground line. - The proposed dwelling has a setback of 1.20 metres along western boundary and southern boundary of more than 3 metres. - Building envelope has been shown on elevation plans for ease of assessment. - The proposal is in conjunction with this clause. - Complies.

	<p>or cooling equipment or other services may encroach not more than 0.5 metres into the setbacks of this standard.</p> <ul style="list-style-type: none"> - Landings having an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard. 	
<p>Standard B18 Walls on boundaries objectives</p>	<ul style="list-style-type: none"> - A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of lot should not abut the boundary: <ul style="list-style-type: none"> - For a length of more than the specified in a schedule to the zone, or - If no distance is specified in a schedule to the zone, for a length of more than: <ul style="list-style-type: none"> - 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or - Where are there existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports whichever is the greater. 	<ul style="list-style-type: none"> - There is one proposed wall on boundary along eastern boundary, for Unit 2 garage. - The length is 6.46 metres with an average wall height of less 3.2 metres. - The proposal is in conjunction with this objective. - Complies.
<p>Standard B19 Daylight to existing windows objective</p>	<ul style="list-style-type: none"> - Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum of 3 square metres and minimum of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot. - Walls or carports more than 3 	<ul style="list-style-type: none"> - There is no existing habitable room window that will be affected by the proposed development. - The proposal did not violate this objective. - Complies.

	<p>metres in height opposite an existing habitable room window should be set back from the window at least 50 per cent of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window.</p> <p>- Where the existing window is above ground level, the wall height is measured from the floor level of the room containing the window.</p>	
<p>Standard B20 North-facing windows objective</p>	<p>- If a north-facing habitable room window of an existing dwelling or small second dwelling is within 3 metres of a boundary on an abutting lot, a building should be setback from the boundary 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres, for a distance of 3 metres from the edge of each side of the window. A north-facing window is a window with an axis perpendicular to its surface oriented north 20 degrees west to north 30 degrees east.</p>	<p>- There is no north-facing habitable room window will affected by the proposed development.</p> <p>- The proposal did not violate this objective.</p> <p>- Complies.</p>
<p>Standard B21 Overshadowing open space objective</p>	<p>- Where sunlight to the secluded private open space of an existing dwelling or small second dwelling is reduced, at least 75 per cent, or 40 square metres with a minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight</p>	<p>- Due to the orientation of the land, the private open spaces of both dwellings will be located on the southern side.</p> <p>- In order to comply with this requirement, the proposed development have provided for more secluded private open space area, a lot more than the minimum.</p> <p>- The minimum secluded private</p>

	<p>between 9am and 3pm on 22 September.</p> <ul style="list-style-type: none"> - If existing sunlight to the secluded private open space of an existing dwelling or small second dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced. 	<p>open space required is 25 square metres.</p> <ul style="list-style-type: none"> - Unit 1 secluded POS: 69.6 sqm - Unit 2 secluded POS: 77.3 sqm - This is to make sure that there will be an appropriate sunlight to secluded private open space of both dwellings. - To appropriately demonstrate compliance, shadow diagrams for 9am, 12nn, 1pm, 2pm and 3pm have been provided. - The proposal is in conjunction with this objective. - Complies.
<p>Standard B22 Overlooking objective</p>	<ul style="list-style-type: none"> - A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private open space of an existing dwelling or small second dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony terrace, deck or patio. Views should be measured within a 45 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.70 metres above floor level. - A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window of an existing dwelling or small second dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio should be either: <ul style="list-style-type: none"> - Offset a minimum of 1.5 metres from the edge of one window to the edge of the other. 	<ul style="list-style-type: none"> - It is proposed to construct one single storey dwelling. - The boundary fences are high enough. - There is no potential for overlooking issue. - The finished floor level is below 0.8 metres above ground level at the boundary. - The proposal did not violate this objective. - Complies.

	<ul style="list-style-type: none"> - Have sill heights of at least 1.7 metres above floor level. - Have fixed, obscured glazing in any part of the window below 1.70 metres above floor level. - Have permanently fixed external screens to at least 1.70 metres above floor level and be no more than 25 per cent transparent. - Obscure glazing in any part of the window below 1.7 metres above floor level may be openable provided that there are no direct views as specified in this standard. - Screens used to obscure should be: <ul style="list-style-type: none"> - Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels. - Permanent, fixed and durable. - Designed and coloured to blend in with the development. - This standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8 metres high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary. 	
<p>Standard B23 Internal views objective</p>	<ul style="list-style-type: none"> - Windows and balconies should be designed to prevent overlooking of more than 50 per cent of the secluded private open space of a lower-level dwelling or residential building directly below and within the same development. 	<ul style="list-style-type: none"> - It is proposed to construct one single storey dwelling. - Windows will only be overlooking into its own private open spaces. - The proposal is in conjunction with this objective. - Complies.
<p>Standard B24</p>	<ul style="list-style-type: none"> - Noise sources, such as 	<ul style="list-style-type: none"> - Utility / service areas have been

<p>Noise impacts objectives</p>	<p>mechanical plant, should not be located near bedrooms of immediately adjacent existing dwellings or small second dwellings.</p> <ul style="list-style-type: none"> - Noise sensitive rooms and secluded private open spaces of new dwellings and residential buildings should take account of noise sources on immediately adjacent properties. - Dwellings and residential buildings close to busy roads, railway lines or industry should be designed to limit noise levels in habitable rooms. 	<p>provided on plans.</p> <ul style="list-style-type: none"> - Utilities have been appropriately located on plans. - The proposal is in conjunction with this objective. - Complies.
<p>Standard B25 Accessibility objective</p>	<ul style="list-style-type: none"> - The dwelling entries of the ground floor of dwellings and residential buildings should be accessible or able to be easily made accessible to people with limited mobility. 	<ul style="list-style-type: none"> - There is no proposed changes to the existing dwelling. - The proposed one single storey dwelling at rear is accessible to people with limited mobility. - The proposal is in conjunction with this objective. - Complies.
<p>Standard B26 Dwelling entry objective</p>	<ul style="list-style-type: none"> - Entries to dwellings and residential buildings should: <ul style="list-style-type: none"> - Be visible and easily identifiable from streets and other public areas. - Provide shelter, a sense of personal address and a transitional space around the entry. 	<ul style="list-style-type: none"> - There is no proposed changes to the existing dwelling. - The proposed one single storey dwelling at rear has its own entry porch, identifiable and visible from the street. - The proposal is in conjunction with this objective. - Complies.
<p>Standard B27 Daylight to new windows objective</p>	<ul style="list-style-type: none"> - A window in a habitable room should be located to face: <ul style="list-style-type: none"> - An outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, not including land on an abutting lot, or - A verandah provided it is open for at least one third of its 	<ul style="list-style-type: none"> - All proposed windows comply with this requirement. - The proposal is in conjunction with this objective. - Complies.

	<p>perimeter, or</p> <ul style="list-style-type: none"> - A carport provided it has two or more open sides and is open for at least one third of its perimeter. 	
<p>Standard B28 Private open space objective</p>	<ul style="list-style-type: none"> - A dwelling or residential building should have private open space of an area and dimensions specified in a schedule to the zone. - If no area or dimensions are specified in a schedule to the zone, a dwelling or residential building should have private open space consisting of: <ul style="list-style-type: none"> - An area of 40 sqm, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 25 sqm, a minimum dimension of 3 metres and convenient access from a living room, or - A balcony of 8 sqm with a minimum width of 1.60 metres and convenient access from a living room, or - A roof top area of 10 sqm with a minimum width of 2 metres and convenient access from a living room. - The balcony requirements in Clause 55.05-4 do not apply to an apartment development. 	<p>Unit 1 private open space:</p> <ul style="list-style-type: none"> - Secluded 69.6 sqm (min. 3m wide) - Service area 29.9 sqm - Front garden 146.3 sqm - Total U1 POS 245.8 sqm - Complies <p>Unit 2 private open space:</p> <ul style="list-style-type: none"> - Secluded 77.3 sqm (min. 3m wide) - Service area 22.9 sqm - Front garden 4.0 sqm - Total U2 POS 104.2 sqm - Complies
<p>Standard B29 Solar access to open space objective</p>	<ul style="list-style-type: none"> - The private open space should be located on the north side of the dwelling or residential building, if appropriate. - The southern boundary of secluded private open space should be set back from any wall on the north of the space at least (2+0.9h) metres, where 'h' is the height of the wall. 	<ul style="list-style-type: none"> - Due to the orientation of the site, the private open space of the dwellings are not located on northern side. - Therefore, in order to comply with this requirement, the proposal has provided for: Unit 1 secluded POS 69.6 sqm U1 SPOS Width 11.07m, Depth 3.74m

		U1 SPOS Width 3.0m, Depth 10.07m Unit 2 secluded POS 77.3 U2 SPOS Width 7.32m, Depth 4.79m U2 SPOS Width 3.0m, Depth 13.07m - Complies
Standard B30 Storage objective	Each dwelling should have convenient access to at least 6 cubic metres of externally, secure storage space.	- Both dwellings have been provided at least 6 cubic metres of storage shed located conveniently on its own private open spaces. - The proposal is in conjunction with this objective. - Complies.
Standard B31 Design detail objective	The design of buildings, including: - Facade articulation and detailing - Window and door proportions - Roof form, and - Verandahs, eaves and parapets - should respect the existing or preferred neighbourhood character. - Garages and carports should be visually compatible with the development and the existing preferred neighbourhood character.	- It is proposed to construct one single storey dwelling. - The windows and doors are proportioned. - Roof form and eaves respect the existing neighbourhood character. - Proposed garages are not dominant and appropriately setback from the front walls of the dwellings. - The proposal is in conjunction with this objective. - Complies.
Standard B32 Front fences objective	- A front fence within 3 metres of a street should not exceed: - The maximum height specified in a schedule to the zone, or - If no maximum height is specified in a schedule to the zone, the maximum height specified in Table B3. Streets in a Transport Zone 2: max height 2 metres Other streets: max. 1.5m	- There is an existing 1.10m high picket fence, which is to be retained. - No changes on existing front fence. - The proposal did not violate this objective. - Complies.
Standard B33	- Developments should clearly	- Common property has been

Common property objectives	delineate public, communal and private areas. - Common property, where provided, should be functional and capable of efficient management.	limited into shared accessways. - Both dwellings to have its own private open spaces. - The proposal is in conjunction with this objective. - Complies
Standard B34 Site services objective	- The design and layout of dwellings and residential buildings should provide sufficient space (including easements where required) and facilities for services to be installed and maintained efficiently and economically. - Bin and recycling enclosures, mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development. - Bin and recycling enclosures should be located for convenient access by residents. - Mailboxes should be provided	- Facilities for services are to be conveniently installed and maintained efficiently and economically. - Mailboxes are specified on plans. - Electricity meters are specified on plans. - Gas and water meters are specified on plans. - Bin storage location are specified on plans. - Each dwelling have 4 bins each for general waste / garbage, recycling, green waste and glass. - Bins are to be placed on the nature strip upon collection time. - The proposal is in conjunction with this objective. - Complies.
Conclusion		
The proposed development complies with Clause 55 of the Planning Scheme.		

CLAUSE 52.06 CAR PARKING

- The car spaces provided for the dwellings are:
 - Existing Unit 1 3 bedrooms 2 cars - Complies
 - Proposed Unit 2 4 bedrooms 2 cars - Complies
- No visitor car space has been provided. None required.
- Width of accessways has been shown on plans. Minimum of 3 metres provided.
- A 4-metre radius for change in direction.
- All required dimensions and clearances have been shown on plans.
- The proposed development complies with this requirement.

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CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the Planning Scheme Map as GRZ.

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Purpose:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To encourage development that respects the neighbourhood character of the area.
- To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.



Construction or extension of a dwelling or residential building

Minimum garden area requirement

An application to construct or extend a dwelling or residential building on a lot must provide a minimum garden area as set out in the following table:

Lot size	Minimum percentage of a lot set aside as garden area
400 - 500 sqm	25%
Above 500 - 650 sqm	30%
Above 650 sqm	35%

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Assessment:

- It is proposed to construct one new single storey dwelling at rear and retain one existing single storey dwelling at front on a 948 sqm land.
- Proposed garden area is 38.9%. - Complies.

Schedule 1 to the General Residential Zone

Shown on the planning scheme map as GRZ1. Refer to next page for the table.

General Residential Areas

Neighbourhood character objectives

None specified.

Maximum building height requirement for a dwelling or residential building

None specified.

Application requirements

None specified.

Decision Guidelines

None specified.

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Requirements of Clause 54 and Clause 55

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	None specified
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	None specified

Assessment:

- It is proposed to construct one new single storey dwelling at rear and retain one existing single storey dwelling at front on a 948 sqm land in General Residential Zone – Schedule 1 (GRZ1).
- The existing dwelling is proposed to be retained.
- There will be no changes on existing street setback.
- The area schedule of the proposed dwellings are:
 - Existing Unit 1 - 3 bedrooms 2 cars - Complies
 - Unit 1 private open space:
 - Secluded 69.6 sqm (min. 3m wide)
 - Service area 29.9 sqm
 - Front garden 146.3 sqm
 - Total U1 POS 245.8 sqm
 - Proposed Unit 2 - 4 bedrooms 2 cars - Complies
 - Unit 2 private open space:
 - Secluded 77.3 sqm (min. 3m wide)

- Service area 22.9 sqm
- Front garden 4.0 sqm
- Total U2 POS 104.2 sqm
- Site Area: 948.0 sqm
- Building coverage: 38.2 % ; 60% maximum; *complies*
- Hard surface: 20.1 %
- Site permeability: 41.7 % ; 20% minimum ; *complies*
- Garden Area: 38.9 % ; 35% minimum ; *complies*

- **Minimum Street Setback.** No proposed changes on existing setback. *Complies.*
- **Site Coverage.** *Complies.*
- **Permeability.** *Complies.*
- **Landscaping.** Provided at front setback, private open space and rear. *Complies.*
- **Side and rear setbacks.** Shown on plans. *Complies.*
- **Walls on boundaries.** One proposed wall on boundary. *Complies.*
- **Private open space.** *Complies.*
- **Front fence height.** No change on existing front fence, 1.10m high. *Complies.*
- **Garden area requirement.** *Complies.*
- The proposal complies with this clause.

CLAUSE 16.01 RESIDENTIAL DEVELOPMENT

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Housing Supply

Objective:

- *To facilitate well-located, integrated and diverse housing that meets community needs.*

Strategies:

- *Ensure that an appropriate quantity, quality and type of housing is provided, including aged care facilities and other housing suitable for older people, supported accommodation for people with limited disability, rooming houses, student accommodation and social housing.*
- *Increase the proportion of housing in designated locations in established urban areas (including under-utilised urban land) and reduce the share of new dwellings in greenfield, fringe and dispersed development areas.*
- *Encourage higher density housing development in sites that are well located in relation to jobs, services and public transport.*
- *Identify opportunities for increased residential densities to help consolidate urban areas.*
- *Facilitate diverse housing that offers choice and meets changing households*

- needs by widening housing diversity through a mix of housing types.*
- *Encourage the development of well-designed housing that:*
 - *Provides a high level of internal and external amenity.*
 - *Incorporates universal design and adaptable internal dwelling design.*
 - *Support opportunities for a range of income groups to choose housing in well-serviced locations.*
 - *Plan for growth areas to provide for a mix of housing types through a variety of lot sizes, including higher housing densities in and around activity centres.*

Housing Affordability

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Objectives:

- *To deliver more affordable housing closer to jobs, transport and services.*

Strategies:

Improve housing affordability by:

- *Ensuring land supply continues to be sufficient to meet demand.*
- *Increasing choice in housing type, tenure and cost to meet the needs of households as they move through life cycle changes and to support diverse communities.*
- *Promoting good housing and urban design to minimise negative environmental impacts and keep costs down for residents and the wider community.*
- *Encouraging a significant proportion of new development to be affordable for households on very low to moderate incomes.*

Increase the supply of well-located affordable housing by:

- *Facilitating a mix of private, affordable and social housing in suburbs, activity centres and urban renewal precincts.*
- *Ensuring the redevelopment and renewal of public housing stock better meets community needs.*

Facilitate the delivery of social housing by identifying surplus government land suitable for housing.

Assessment:

- It is proposed to construct one single storey dwelling at rear and retain one existing single storey dwelling at front on a 948 square metres land in General Residential Zone – Schedule 1 (GRZ1).
- The existing unit 1 have 3 bedrooms with 2-car garage and the proposed unit 2 have 4 bedrooms with 2-car garage.
- The proposal is in conjunction with this clause.

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CLAUSE 20

LOCAL PLANNING POLICY FRAMEWORK

This section sets out the Municipal Strategic Statement and the Local Planning Policies that apply to the area covered by this planning scheme, and includes provisions about their operation.

CLAUSE 21

MUNICIPAL STRATEGIC STATEMENT

The Cardinia Shire is located on the south east fringe of Melbourne and is one of eight 'interface Councils' which form the perimeter of metropolitan Melbourne, providing a transition between urban and rural areas. The municipality has an area of approximately 1,280 square kilometres, comprising a variety of landforms and landscapes.

The northern part of the Cardinia Shire is set in the foothills of the Dandenong Ranges, and includes the Bunyip State Park and the Cardinia Reservoir. The red volcanic soils around Gembrook have been historically significant for potato production. The area is located within two water catchments being the Yarra Valley and Westernport catchments.

The Koo Wee Rup swamp and Western Port form the significant features of the southern part of the Cardinia Shire, and includes high quality agricultural land of State significance. The land is generally flat alluvial plains which have been substantially cleared of vegetation. The exception to this is the Heath Hill area, which is recognised as being of landscape significance by the National Trust.

The Princess Highway and the Princess Freeway corridor runs east-west through the centre of the Cardinia Shire and provides a demarcation between the hills in the northern part of the municipality and the alluvial plains to the south. The corridor is a key road and rail link between Melbourne, the Latrobe Valley and Gippsland. The South Gippsland Highway is a key link to South Gippsland and a tourist route to Phillip Island.

The majority of the Cardinia Shire's population is located within the urban areas of Beaconfield Officer and Pakenham. These areas are within the Casey-Cardinia South-east Growth Corridor, and will accommodate the majority of future residential and commercial growth. The remainder of the population is located within Cardinia's townships and rural residential areas.

The population within the Cardinia growth area is expected to grow 82% from a current population of around 109,000 people (2018) to approximately 198,000 people in 2041.

The future Officer-Pakenham Industrial Precinct, located south of the Princes Freeway, has been identified by Plan Melbourne 2050 as a State-significant Industrial Precinct. When developed, this 2,500 hectare employment corridor will be a major provider of employment and business opportunities for Melbourne's south-east region.

CLAUSE 21.03 SETTLEMENT AND HOUSING

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Housing

Housing within the Cardinia Shire is currently dominated by detached dwellings in both urban and rural areas. The urban area includes the Urban Established Area and the Urban Growth Area, while the rural area comprises Townships and rural-residential development.

The urban area in the Cardinia Shire will continue to attract predominantly young families into the foreseeable future. However, as the housing market progressively matures and the needs of households change there will be increasing demand for more diverse forms of housing.

Objective 1

To encourage a diversity in housing to meet the needs the existing and future residents.

Strategies

- *Ensure that future housing growth is effectively managed to maintain and enhance the qualities of the municipality.*
- *Encourage a range of lot sizes and housing types in new developments that satisfy the needs and aspirations of the community.*
- *Encourage an increase in densities that has a high standard of urban design, timely provision of infrastructure and is consistent with the existing and/or preferred neighbourhood character.*
- *Encourage medium density housing to be located within or at the interface of activity centres and overlooking local and linear open space.*
- *Ensure residential development and subdivisions are designed to be responsive to existing urban character.*
- *Ensure that new development is located within a safe, attractive and well planned environment that allows residents to maximise opportunities to undertake physical activity.*

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Objective 2

To encourage the provision of housing to cater for groups within the community with specific housing requirements.

Strategies

- *Encourage the development of a diverse, flexible, adaptable range of housing types and tenures.*
- *Encourage the establishment of social and community housing in townships and areas within the urban growth boundary with good access to public transport and services.*
- *Encourage and facilitate the development of Affordable Housing as set out in the Planning and Environment Act 1987, in townships and within the urban growth boundary with good access to public transport and services.*
- *Encourage the development of appropriately located and designed accommodation for the aged including options for ageing in place.*
- *Encourage development that supports adaptive housing – in appropriate locations.*

CLAUSE 21.03-2 Urban Established Area – Beaconsfield and Pakenham

Part of the Cardinia Shire, between Beaconsfield and Pakenham East, is located within the Casey-Cardinia Growth Area for metropolitan Melbourne, and has been recognised as part of a metropolitan growth corridor since 1971.

The Cardinia Shire urban area is divided into ten precincts. The Beaconsfield and Pakenham precincts represent the Urban Established Area of the Shire, as shown in Figure 1.

Key issues

Key elements of Urban Established Area includes:

- Land for residential purposes in Beaconsfield, and generally north of the Princes Freeway in Pakenham.
- Land for employment purposes in Beaconsfield Activity Centre, and in Pakenham Major Activity Centre land north of Greenhills Road.
- A Major Activity Centre at Pakenham.
- A Large Neighbourhood Activity Centre at Beaconsfield.
- Open space corridors along Toomuc Creek and Deep Creek.
- An arterial road network including the Princes Freeway (Pakenham Bypass), Princes Highway, Beaconsfield-Emerald Road, McGregor Road, Greenhills Road, Healesville-Koo Wee Rup Road, and Racecourse Road.

- A principal public transport network comprising railway stations at Beaconsfield and Pakenham along the Gippsland Railway Line, and a regional bus route along the Princes Highway to the Pakenham Major Activity Centre.
- Key principles for the development include:
 - To coordinate the appropriate staging and development of land.
 - To ensure greater diversity of housing types and size.
 - To increase 'Affordable Housing' for very low, low and moderate income households.
 - To attract commercial investment and create and create diverse employment opportunities.
 - To create vibrant well serviced activity centres.
 - To provide sustainable transport networks.
 - To ensure that urban areas are well serviced by utility infrastructure.
 - To deliver accessible community facilities and infrastructure.
 - To deliver arts and cultural facilities.
 - To create multi use, linked open space networks.
 - To increase environmental sustainability.
 - To achieve good urban design outcomes with a strong urban character.
 - To ensure the development of new infrastructure supports and encourages an active lifestyle.

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Objective

To create a functional, attractive, safe and sustainable urban environment for the existing and future community of the Urban Established Area.

Strategies

- Provide for the development in the Urban Established Area in accordance with approved Development Plans, Structure Plans, Urban Design Frameworks, and Incorporated Provisions.
- Provide for Infrastructure Contributions or Development Contributions, as appropriate, to fund physical and community infrastructure associated with urban development.
- Protect areas of future urban development from inappropriate subdivision and development that limits the future orderly and efficient development of the land for urban purposes.
- Provide a distinct character and identify for urban areas through retention of existing vegetation, respect for topography, appropriate streetscaping and provision of adequate open space.

Implementation

The strategies in relation to the Urban Established Areas will be implemented through the planning scheme by:

Use of policy and exercise of discretion

- When deciding on applications for use and development within the Urban Established Areas, considering, as appropriate: Healthy by Design checklist, January 2017.

Application of zones and overlays

- Applying the Comprehensive Development Zone to substantial redevelopment sites with a mix of uses.
- Applying the Development Contributions Plan Overlay (DCPO), as

Further strategic work

- Implement the actions identified in the Pakenham Major Activity Centre Structure Plan, 15 February 2021.
- Investigate a policy or development plan to appropriately manage subdivision, infrastructure provision, and development within Ryan Road area in Pakenham.

Urban Growth Area

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Overview

Within the Cardinia urban area, there are eight precincts that make up the Urban Growth Area of the Shire as shown in the figure.

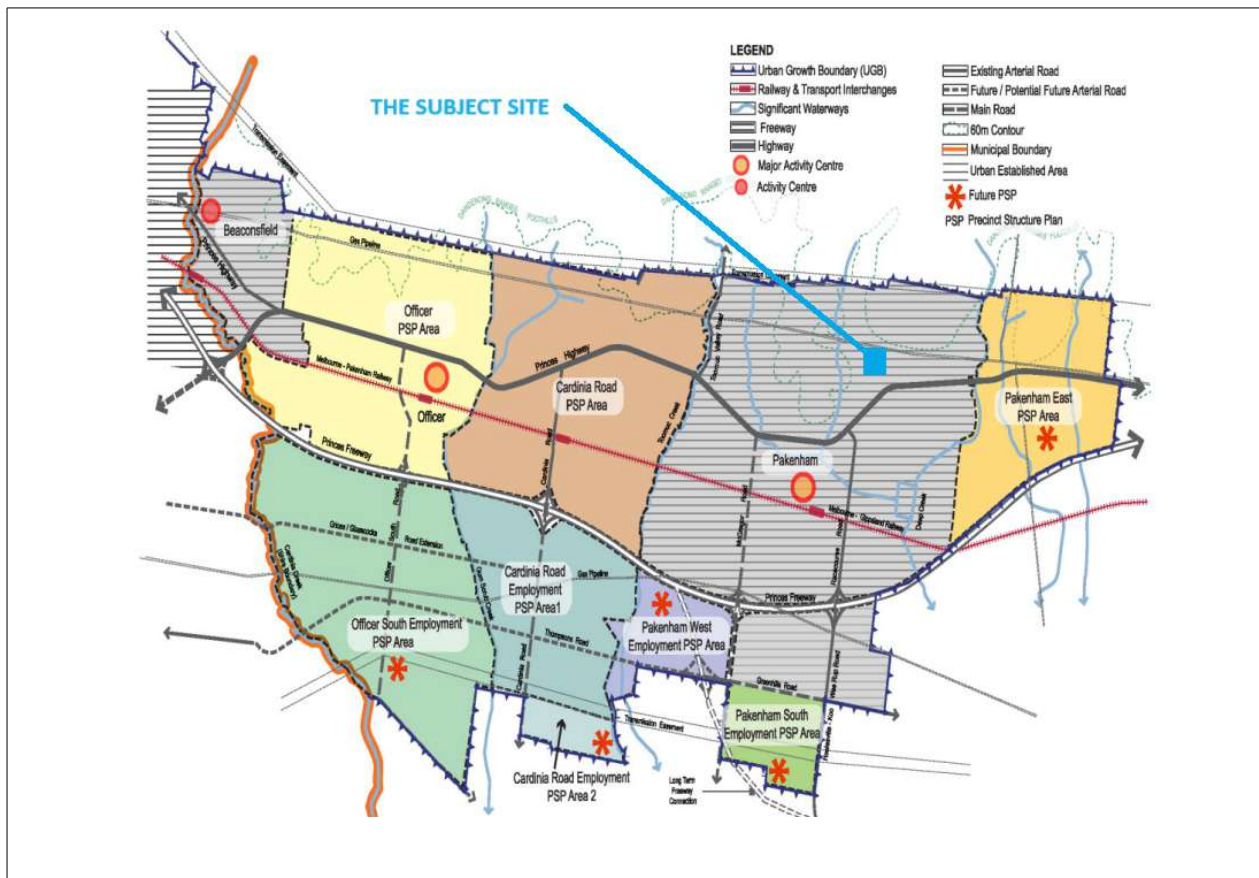
Key issues

Key elements of the Casey-Cardinia Growth Area Framework Plan, 2006 in relation to the Cardinia Urban Growth Area include:

- An urban growth boundary generally defined by the electricity transmission line easement to the north, Mount Ararat North Road and Mount Ararat South Road to the east, and generally the electricity transmission line easement and Koo Wee Rup Flood Protection District to the south.
- Land for urban residential purposes north of the Princes Free (Pakenham Bypass).
- A major employment corridor (Pakenham-Officer State-significant Industrial Precinct) of approximately 2,500 hectares south of the Princes Freeway (Pakenham Bypass).
- A Major Activity Centre at Officer.
- Open space corridor along Cardinia Creek, Gum Scrub Creek, Toomuc Creek and Deep Creek, including regional parklands associated with Cardinia Creek.
- An arterial road network including the Pakenham Bypass (Princes Freeway), Princes Highway, Thompson Road to Greenhills Road connection, Beaconsfield

Emerald Road, O'Sheas Road connection, Officer South Road, Cardinia Road, Pakenham Road, McGregor Road and Koo Wee Rup Road.

- A principal public transport network comprising railway stations at Beaconsfield, Officer, Cardinia Road and Pakenham along the Gippsland Railway Line, and a regional bus route along the Princes Highway to the Pakenham Major Activity Centre.



Key principles for the development of precincts include:

- To coordinate the appropriate staging and development of land.
- To ensure greater housing choice, diversity and affordability.
- To increase 'Affordable Housing' for very low, low and moderate income households.
- To attract commercial investment and create diverse employment opportunities.
- To create vibrant well services activity centres.
- To provide sustainable transport networks.
- To ensure that urban areas are well serviced by utility infrastructure.
- To deliver accessible community facilities and infrastructure.
- To deliver arts and cultural facilities.

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- To create multi-use, linked open space networks.
- To increase environmental sustainability.
- To achieve good urban design outcomes with a strong urban character.
- To ensure the development of new infrastructure supports and encourages an active lifestyle.

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CLAUSE 22 LOCAL PLANNING POLICIES

CLAUSE 22.01 No content

CLAUSE 22.04 HIGHWAY DEVELOPMENT

This policy applies to the use and development of land along the Princes Freeway, Princes Highway, South Gippsland Highway and Bass Highway. For the purposes of this policy, these routes are referred to as 'highways'.

This policy assists in the implementation of the objectives and strategies in the Municipal Strategic Statement in relation to the road network.

Policy basis

Highways are major State and regional transport routes which carry a large volume of traffic including freight and tourist traffic. Highways pass through both urban and rural areas in the municipality. Development along highways needs to be carefully managed to ensure that the efficient and safe movement of traffic along the highways is maintained, and that the visual amenity of the highways is maintained and enhanced.

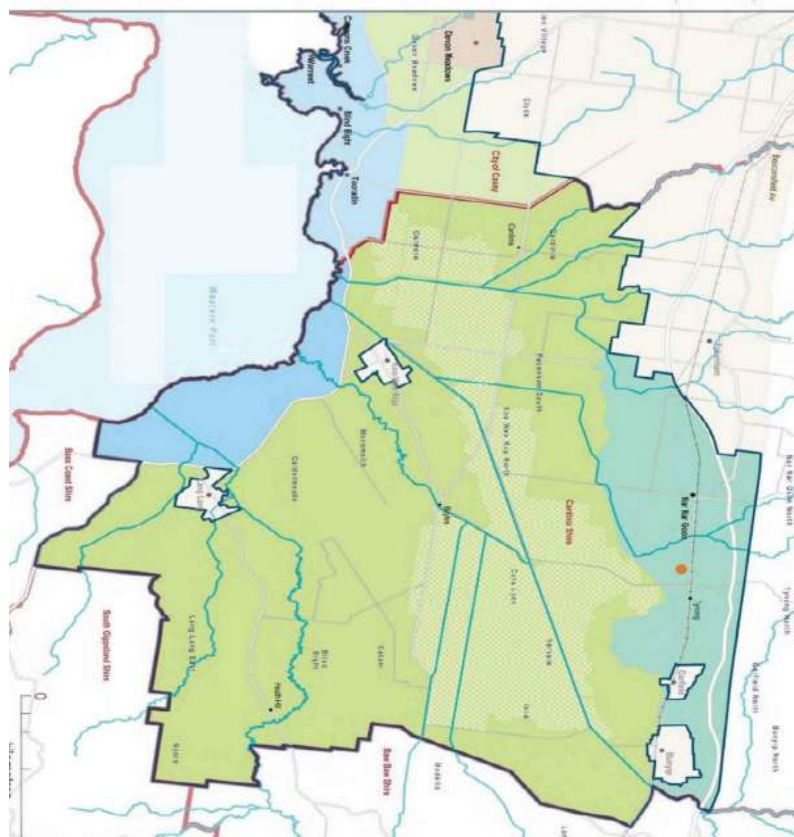
Objectives

- To ensure the safe and efficient movement of traffic along highways in the municipality.
- To provide for facilities to meet the needs of people travelling along highways.
- To protect the rural outlook and visual amenity of highways in rural areas, and the visual amenity of highways in urban areas.
- To ensure a high standard of design associated with developments along highways.

Policy

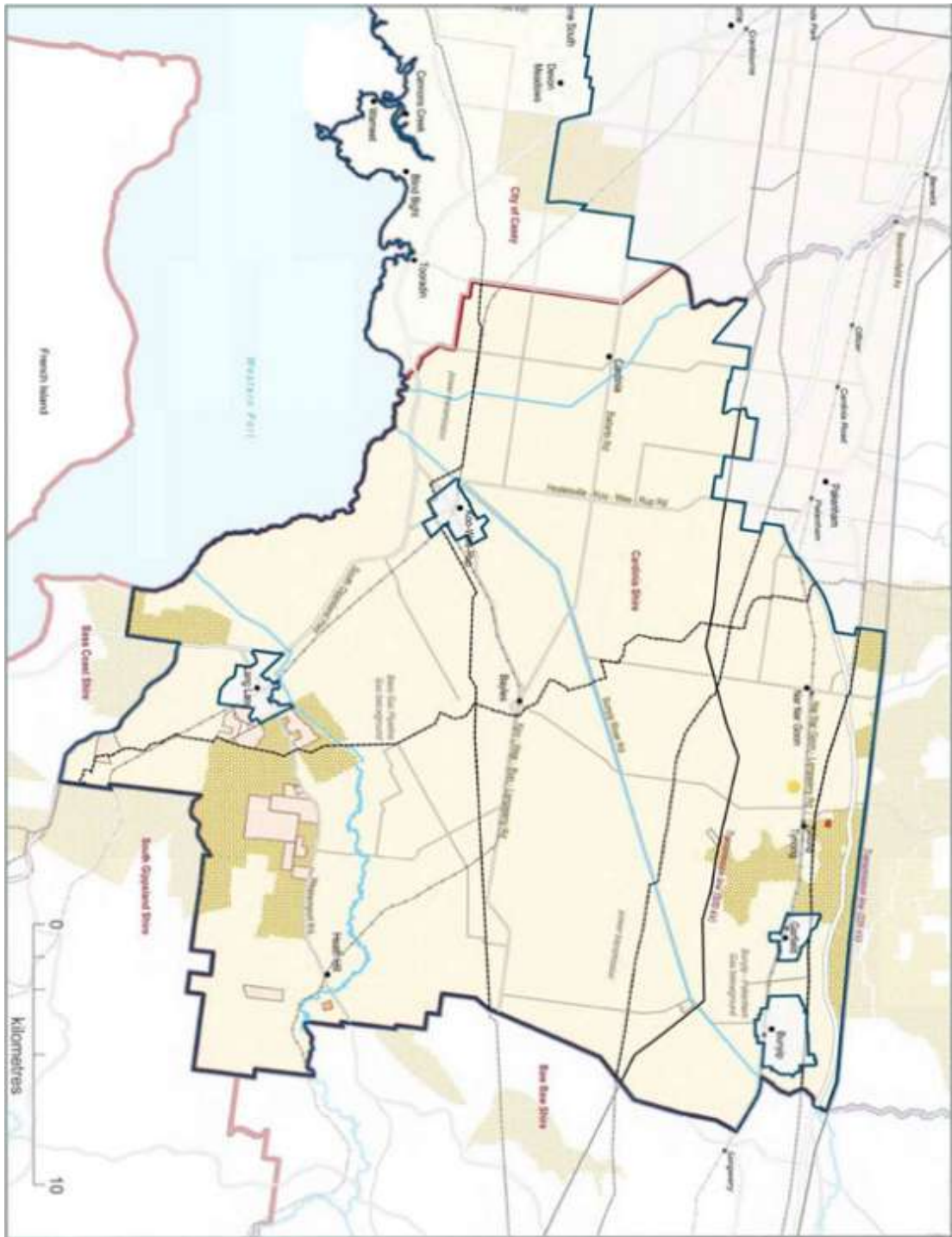
It is policy that:

- Developments to service the needs of people travelling along highways be in a limited number of strategically located service nodes.
- The uses provided in highway service nodes not conflict with the role of commercial facilities provided in existing townships.
- Consideration be given to the establishment of major tourism developments along highways at strategic locations.
- Developments which do not require a highway frontage be encouraged to locate in appropriate alternative locations such as industrial areas or business areas in existing townships.
- Before deciding on an application to use or develop land along a highway, the responsible authority consider:
 - The objectives and principles of the 'Freeway Service Centres Design Guidelines, May 1997.'
 - The advice of the Roads Corporation.
 - The maintenance of the safe and efficient movement of traffic along the highway.
 - The impact of the development on the outlook and visual amenity of the highway.



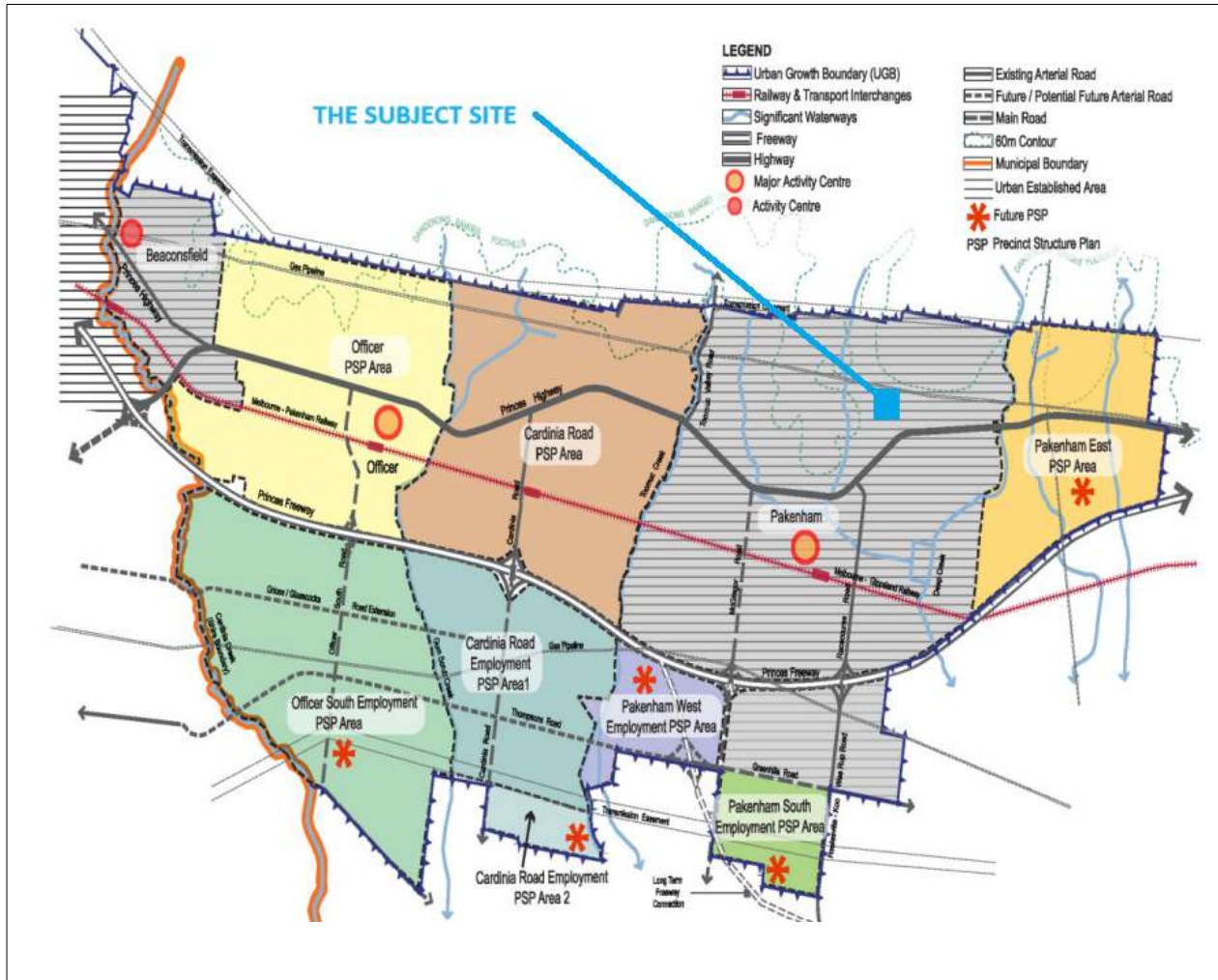
Cardinia Green Wedge Precincts

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Extractive Industries

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Assessment:

- The subject site is within Metropolitan Melbourne's Urban Growth Boundary and is in Urban Established Area.
- It is proposed to construct ONE new single storey dwelling and retain ONE existing single storey dwelling on 948 sqm land.
- There will be a total of 2 single storey dwellings on a land under GRZ1.
- The subject site is 4 Baltaser Drive and is approximately 500 metres from Princes Highway.
- The proposal is in conjunction with this clause.

CLAUSE 23 OPERATION OF THE LOCAL PLANNING POLICY FRAMEWORK (Transitional)

Relationship to the Planning Policy Framework

Clauses 21 and 22 of this planning scheme (the Local Planning Policy Framework) form part of the Planning Policy Framework. Where a provision of this planning scheme requires consideration of the Planning Policy Framework, that consideration must include Clauses 21 and 22.

A reference in this planning scheme, including any incorporated document, to the:

- State Planning Policy Framework or the Local Planning Policy Framework is to be taken to be a reference to the Planning Policy Framework.
- Planning Policy Framework is to be taken to include the Local Planning Policy Framework.

Operation of the Municipal Strategic Statement

The Municipal Strategic Statement (MSS) is a concise statement of the key strategic planning, land use and development objectives for the municipality and the strategies and actions for achieving the objectives. It furthers the objectives of planning in Victoria to the extent that the State Planning Policy Framework is applicable to the municipality and local issues. It provides the strategic basis for the application of the zones, overlays and particular provisions in the planning scheme and decision making by the responsible authority.

The MSS provides for an opportunity for an integrated approach to planning across all areas of council and should clearly express links to the corporate plan. The MSS is dynamic and enables community involvement in its ongoing review. The MSS will be built upon as responsible authorities develop and refine their strategic directions in response to the changing needs of the community.

When preparing amendments to this planning scheme and before making decisions about permit applications, planning and responsible authorities must take the MSS into account.

OPERATION OF THE LOCAL PLANNING POLICIES

Local Planning Policies are tools used to implement the objectives and strategies of the Municipal Strategic Statement.

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A Local Planning Policy is a policy statement of intent or expectation. It states what the responsible authority will do in specified circumstances or the responsible authority's expectation of what should happen. A Local Planning Policy gives the responsible authority an opportunity to state its view of a planning issue and its intentions for an area. A Local Planning Policy provides guidance to decision making on a day to day basis. It can help the community to understand how the responsible authority will consider a proposal. The consistent application of policy over time should achieve a desired outcome.

When preparing amendments to this planning scheme and before making decisions about permit applications, planning and responsible authorities must take any relevant Local Planning Policy into account.

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CLAUSE 65

DECISION GUIDELINES

Before deciding on an application or approval of a plan, responsible authority must consider, as appropriate:

- The matters set out in Section 60 of the Act.
- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- The purpose of the zone, overlay or other provision.
- Any matter required to be considered in the zone, overlay or other provision.
- The orderly planning of the area.
- The effect on the amenity of the area.
- The proximity of the land to any public land.
- Factors like to cause or contribute to land degradation, salinity or reduce water quality.
- Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.
- The extent and character of native vegetation and the likelihood of its destruction.
- Whether native vegetation is to be or can be protected, planted or allowed to regenerate.
- The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.

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CONCLUSION

It is proposed to construct ONE single storey dwelling and retain ONE existing single storey dwelling on a 948 square metres land in General Residential Zone – Schedule 1 (GRZ1). And it should be noted that:

- The proposal respects the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- It complies with the standards set in its zoning.
- It did not violate any restrictions set in overlays.
- The proposed development supports the need of the existing and future community.
- The proposal respects the existing vegetation, the existing conditions of the subject site and adjoining properties.
- Design considerations has been taken to minimise the hazards associated with the location and use of the land.

Therefore, the proposed development is appropriate for the site and represents a significant development for the area in terms of supporting the general purpose and intent of its zoning and overlays.

TOWN PLANNING APPLICATION CHECKLIST

4 Baltaser Drive, Pakenham 3810

✓	COVER LETTER
✓	COPY OF TITLE
✓	COUNCIL FEE
✓	BASIC PROPERTY REPORT
✓	SIGNED SITE SURVEY OR FEATURES & LEVELS PLAN
✓	PLANS IN PDF FORMAT (A3 PAPER SIZE)
✓	PLANNING REPORT

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**BENNETT
TREE
CONSULTING**

**Professional Arboricultural Consultants
PO BOX 355, Gembrook 3783
Phone: 0400 022 818**

ARBORICULTURAL ASSESSMENT

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REF: 24-1021

**4 Baitasser Drive,
Pakenham, VIC 3810**

21 October 2024



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1. Introduction

Devangi Kotecha has requested an arborist report to be prepared to evaluate and assess several trees located on or adjacent to the subject site that might be impacted upon by the proposed development. Aavas Consultants Pty Ltd is proposing to develop the land for a second dwelling on the lot.

The site is currently occupied with a brick veneer dwelling. The site contains a mixture of native and exotics in various conditions of health.

The land is in a General Residential Zone – Schedule 1 and a Development Contributions Plan Overlay – Schedule 1.

2. Terms of Reference

The following report will include:

- Botanical Names
- Diameter at Breast Height at 1.4 metres (DBH)
- Health, structure and form of each tree
- Impact assessment
- Retention value
- Recommendations for tree protection zones
- Photographs of each tree

A total of 13 trees have been assessed in the preparation of this report.

3. Methodology

A site inspection was conducted on 19 October 2024. The trees were assessed from the ground, and observations using standard methods of visual assessment criteria were incorporated. No probing, coring or testing of woody tissue occurred. No non-invasive root investigations were carried out.

Tree health was determined by:

Canopy density, extension growth, foliage size applicable to the species, colour, the presence of pest and disease and termite activity; the amount of deadwood, dieback throughout the crown, small branch twig dieback and the presence of epicormics.

Tree structure was assessed by:

Visual evidence of structural faults, potential points of failure, evidence of past poor pruning practices, physical and or storm damage.

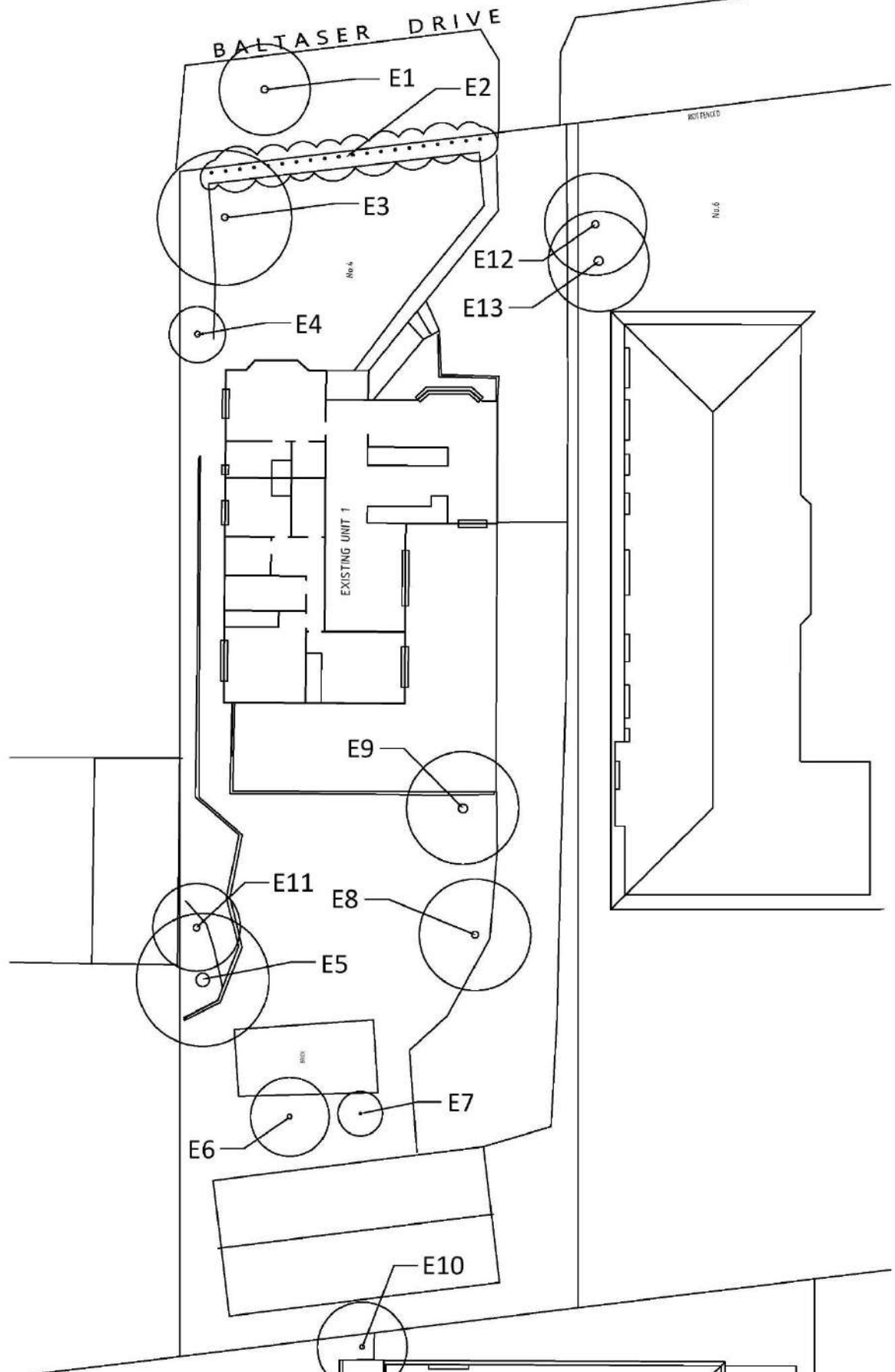
The heights of the trees were estimated and the crown spread and trunk diameters were measured at breast height (DBH). The stem diameters above the root buttress (DRB) were determined using a measuring tape in accordance with **AS 4970 –2009 Protection of trees on development sites.**

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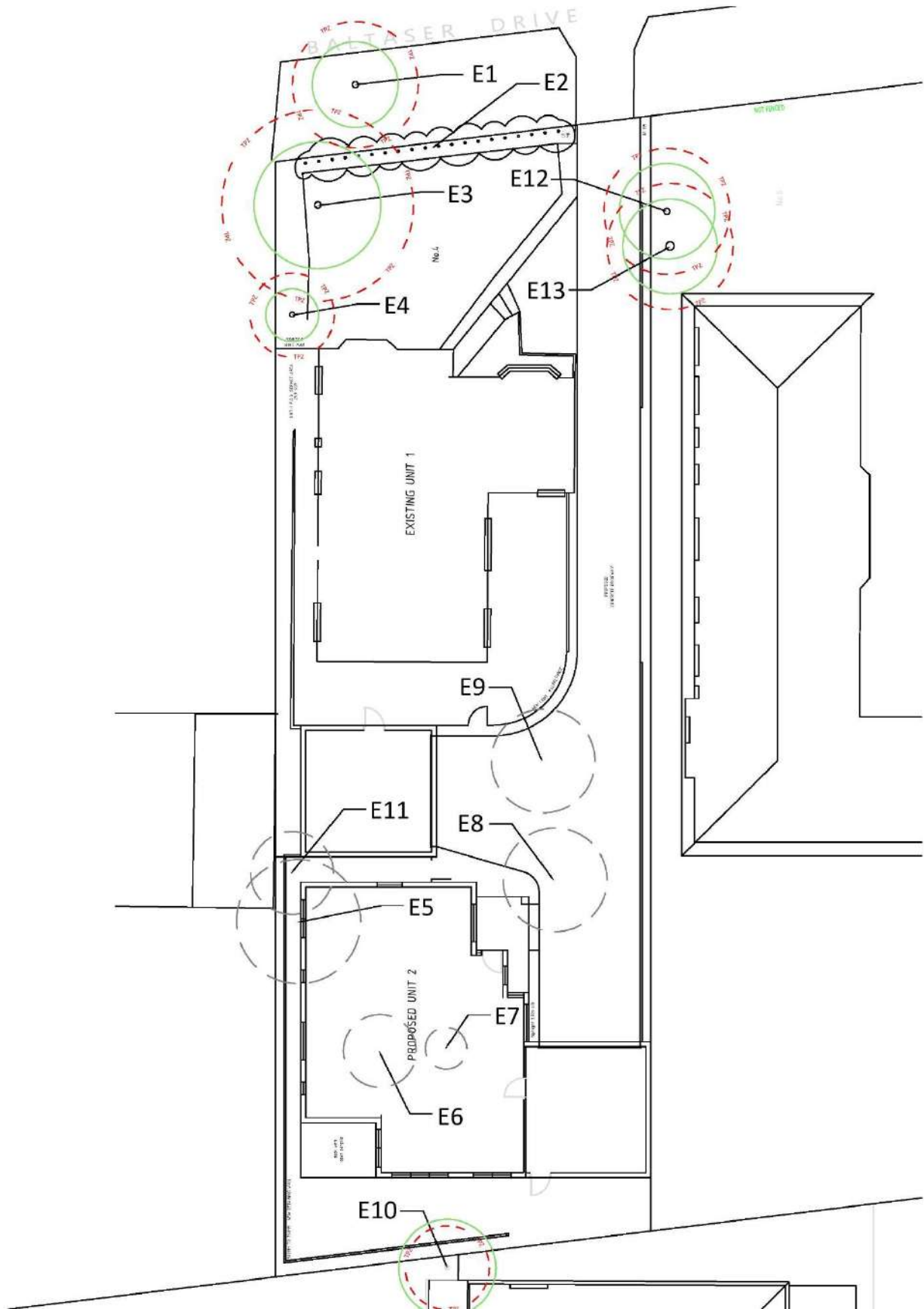


4. Site Map

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4.1 Site Map Proposed



5. Discussion

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The proposed development has removed trees E5, E6, E7, E8 E9 and E11.

The trees to be retained on the subject site will not be affected by the development.

The neighbours' trees E12 and E13 will not be affected, there is already an existing concrete driveway within the TPZ of these trees on the subject site. The proposed plan will be replacing the concrete driveway with a new driveway, this is to be laid at grade.

The *Pittosporum undulatum* (E10) is an environmental weed, this tree will have a 14% encroachment into the TPZ. This is considered a major encroachment however this tree will tolerate this additional root encroachment and will not affect the long-term viability. If council insists on a maximum 10% encroachment into the TPZ then the retaining will need to be moved 200mm northward along the southern boundary within the TPZ area only.

6. Specific Recommendations

- 1) Tree Protection Barriers to be erected prior to any construction beginning on the subject site on all trees located on the site or trees located in neighbouring properties within 3 metres of the subject site boundary. Refer to 8. Tree Protection Zone, for further guidelines.
- 2) All tree works to be performed to the AS 4373-2007 Pruning of amenity trees.
- 3) If council insists on a maximum 10% encroachment for the *Pittosporum undulatum* (E10) then the retaining will need to be moved 200mm northward along the southern boundary within the TPZ area only. The remaining retaining wall can remain in the current proposed location.
- 4) The new proposed concrete driveway is to be laid at grade inside the TPZ of the neighbours trees E12 and E13.



7. Tree Data

Tree Number: E1

Botanical Name:	<i>Callistemon</i> 'Kings Park Special'
Common Name:	Kings Park Bottlebrush
Tree Type:	Australian native
Height:	4 metres
Width:	3 metres
DBH cm:	26
DAB:	30
Age:	Mature
Health:	Fair
Structure:	Fair
Form:	Good
SRZ Radius (m):	2.00
TPZ Radius (m):	3.12
ULE:	N/A Council Tree
Retention Value:	N/A Council Tree
Amenity Value:	N/A Council Tree



Tree Number: E2

Botanical Name:	<i>Camellia japonica</i> (hedge)
Common Name:	Camellia
Tree Type:	Exotic
Height:	< 3 metres
Width:	< 2 metres
DBH cm:	10
DAB:	10
Age:	Mature
Health:	Fair
Structure:	Fair
Form:	Good
SRZ Radius (m):	1.50
TPZ Radius (m):	2.00
ULE:	10 – 20 years
Retention Value:	Medium
Amenity Value:	Low



Tree Number: E3

Botanical Name:	<i>Liquidambar styraciflua</i>
Common Name:	Sweet Gum
Tree Type:	Exotic
Height:	10 metres
Width:	9 metres
DBH cm:	38
DAB:	40
Age:	Mature
Health:	Fair
Structure:	Fair
Form:	Good
SRZ Radius (m):	2.25
TPZ Radius (m):	4.56
ULE:	> 20 years
Retention Value:	Medium
Amenity Value:	Low



Tree Number: E4

Botanical Name: *Syringia vulgaris*
Common Name: Lilac
Tree Type: Exotic
Height: 4 metres
Width: 3 metres
DBH cm: 15
DAB: 15
Age: Mature
Health: Fair
Structure: Poor
Form: Fair
SRZ Radius (m): 1.50
TPZ Radius (m): 2.00
ULE: 5 – 10 years
Retention Value: Low
Amenity Value: Low



Tree Number: E5

Botanical Name: *Callistemon viminalis*
Common Name: Weeping Bottlebrush
Tree Type: Australian native
Height: 7 metres
Width: 7 metres
DBH cm: 46
DAB: 50
Age: Mature
Health: Fair
Structure: Fair
Form: Fair
SRZ Radius (m): 2.47
TPZ Radius (m): 5.52
ULE: 10 – 20 years
Retention Value: Low
Amenity Value: Medium



Tree Number: E6

Botanical Name: *Prunus persica*
Common Name: Peach
Tree Type: Exotic
Height: 4 metres
Width: 3 metres
DBH cm: 15
DAB: 15
Age: Mature
Health: Fair
Structure: Fair
Form: Fair
SRZ Radius (m): 1.50
TPZ Radius (m): 2.00
ULE: 10 – 20 years
Retention Value: Low
Amenity Value: Low



Tree Number: E7

Botanical Name: *Prunus persica*
Common Name: Peach
Tree Type: Exotic
Height: < 3 metres
Width: 3 metres
DBH cm: 8
DAB: 8
Age: Mature
Health: Fair
Structure: Fair
Form: Fair
SRZ Radius (m): 1.50
TPZ Radius (m): 2.00
ULE: 10 – 20 years
Retention Value: Low
Amenity Value: Low



Tree Number: E8

Botanical Name: *Acer rubrum*
Common Name: Canadian Maple
Tree Type: Exotic
Height: 7 metres
Width: 6 metres
DBH cm: 23
DAB: 25
Age: Mature
Health: Good
Structure: Good
Form: Good
SRZ Radius (m): 1.85
TPZ Radius (m): 2.76
ULE: > 20 years
Retention Value: Medium
Amenity Value: Medium



Tree Number: E9

Botanical Name: *Grevillea robusta*
Common Name: Silky Oak
Tree Type: Australian native
Height: 7 metres
Width: 6 metres
DBH cm: 29
DAB: 35
Age: Mature
Health: Good
Structure: Fair
Form: Good
SRZ Radius (m): 2.13
TPZ Radius (m): 3.48
ULE: > 20 years
Retention Value: Medium
Amenity Value: Medium



Tree Number: E10

Botanical Name: *Pittosporum undulatum*
Common Name: Sweet Pittosporum
Tree Type: Victorian native
Height: 6 metres
Width: 5 metres
DBH cm: 16
DAB: 18
Age: Mature
Health: Good
Structure: Fair
Form: Good
SRZ Radius (m): 1.61
TPZ Radius (m): 2.00
ULE: Environmental Weed
Retention Value: N/A Neighbours Tree
Amenity Value: N/A Neighbours Tree



Tree Number: E11

Botanical Name: *Laurus nobilis*
Common Name: Bay Tree
Tree Type: Exotic
Height: 5 metres
Width: 3 metres
DBH cm: 15
DAB: 15
Age: Mature
Health: Good
Structure: Fair
Form: Good
SRZ Radius (m): 1.50
TPZ Radius (m): 2.00
ULE: > 20 years
Retention Value: Medium
Amenity Value: Medium



Tree Number: E12

Botanical Name: *Eucalyptus spp.*
Common Name: Gum Tree
Tree Type: Australian native
Height: 5 metres
Width: 4 metres
DBH cm: 28
DAB: 30
Age: Mature
Health: Fair
Structure: Poor
Form: Fair
SRZ Radius (m): 2.00
TPZ Radius (m): 3.36
ULE: N/A Neighbours Tree
Retention Value: N/A Neighbours Tree
Amenity Value: N/A Neighbours Tree



Tree Number: E13**Botanical Name:** *Jacaranda mimosifolia***Common Name:** Jacaranda**Tree Type:** Exotic**Height:** 5 metres**Width:** 4 metres**DBH cm:** 25**DAB:** 25**Age:** Mature**Health:** Fair**Structure:** Fair**Form:** Fair**SRZ Radius (m):** 1.85**TPZ Radius (m):** 3.00**ULE:** N/A Neighbours Tree**Retention Value:** N/A Neighbours Tree**Amenity Value:** N/A Neighbours Tree

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8. Tree protection Zone



1. **Protection Barrier:** A protection barrier shall be set up around the trees to be retained. The fencing material is to be constructed of a galvanized steel mesh type of material. Fence height 2.1 metres. Concrete filled blow moulded fence feet are to be used as a base support so no protrusion into the soil will take place.

The fencing shall be maintained in good repair at all times during the construction period. The fence will not be removed, relocated or encroached upon without the express approval of the consulting arborist or the Responsible Authority.

2. **Signage:** At least every 25 metres attached to all tree protection fencing there will be a sign, a minimum of 600mm x 600mm, bearing the following phrase in red letters on white background at least 50mm in height:

“TREE PROTECTION ZONE KEEP OUT”.

3. **Mulching:** A layer of organic mulch to be placed to a depth of 75 – 100 mm shall be placed inside the tree protection barrier.
4. **Material Storage:** Supplies of any kind are not to be stored within the protection barriers. Concrete and cement materials, block, stone, sand and soil shall not be stored or placed under the drip line of the tree.
5. **Fuel Storage:** Fuel shall not be permitted within 30 meters of the tree. Any refuelling or servicing of any equipment shall not be permitted within 30 meters of the tree.
6. **Debris and Waste Materials:** Debris and waste shall not be permitted within the protected area. Any wash down of concrete or concrete machinery is not permitted within 30 meters of the tree.
7. **Grade Changes:** No grade changes are to take place without the express permission of the consulting arborist. Grade/level changes can and does have an impact on the long term viability of the tree.
8. **Damages:** Any damage or injuries to the tree must be reported immediately to the consulting arborist. Severed roots shall be pruned cleanly to healthy tissue, using proper pruning tools. Broken branches to be pruned to the AS 4373 – 1996. Pruning of Amenity Trees.
9. **Preventative Measures:** Before the commencement of construction, the formative pruning and removal of all deadwood of the tree should proceed. Pruning of the trees canopy to provide the necessary clearance if required for the construction. All works to be performed under the supervision of the consulting arborist.
10. **Watering:** Supplementary watering should be provided to the tree during and after the building process has finished. Approximately 25 millimetres of water should be provided on a weekly basis to the exclusion zone, by the means of drip irrigation.
11. **Monitoring:** The consulting arborist should perform a monthly tree inspection during the construction period.



9. Explanation of Terms

Tree Type

Indigenous	Occurs naturally in the area or region of the subject site
Victorian native	Occurs naturally within some part of the State of Victoria but is not indigenous
Australian native	Occurs naturally within Australia but is not a Victorian native or indigenous
Exotic	Occurs outside of Australia, can be evergreen or deciduous
Conifer	Classified as a gymnosperm
Palm	Woody monocotyledon

Age Class

Relates to the physiological stage of the tree's life cycle.

Juvenile	Sapling tree and/or recently planted. Approximately 5 or less years in location.
Semi-Mature	Tree in active growth phase of life cycle and not yet of an expected maximum physical size for location. A tree that has reached First Adult Form i.e. displays adult characteristics.
Early-mature	Tree established, generally growing vigorously. > 50% of attainable age/size.
Mature	The period of a plant's life cycle between maturity and death with a gradual deterioration in health occurs, significant decay generally present.

Health

Categorizes the health and growth potential of a tree.

Good	A tree that presents with a full, dense canopy, with no signs of pest or disease and strong vigour
Fair	A tree which may show signs of reduced vigour with some small diameter deadwood. It may have some pest or disease damage that is not causing a significant impact to the tree
Poor	A tree which may be in decline with little to no annual growth. Pests and disease may be widespread throughout the tree and/or dieback present, sparse canopy
Very Poor	A tree in significant decline showing no annual growth. Large sections of die-back are present and is very unlikely to recover
Dead	A tree with no signs of life and a completely dead canopy

Structure

Good	A tree with structure that is typical of its species with no defects such as decay, included bark, cracks, splits, tears outs. Generally, with a single defined trunk with secondary limbs presenting with good attachments
Fair	A tree with minor defects in its canopy but is generally free of any significant structural issues. Pruning may be required to fix minor defects. Its canopy will mostly be symmetrical and typical of its species.
Poor	A tree presenting with 1 or more defects such as included bark, codominant stems, poor attachments and may also have an atypical or asymmetrical canopy. The defects may be able to be rectified with pruning
Very Poor	A tree with significant defects related to its primary stem or secondary scaffold limbs that cannot be rectified with pruning or other measures. This removal of this tree may be required in the short term.
Hazardous	A tree with major defects that is likely to fail and should be removed as soon as possible

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Form

Good	A tree with a typical canopy shape for its species
Fair	A tree with a canopy presenting with signs of an altered shape such as a minor canopy bias, previous pruning or phototropic growth habit
Poor	A tree with a significantly atypical or altered shape

Useful Life Expectancy (ULE)

0 years	A dead, dying or dangerous tree with significant defects, poor health or requires removal in the short term
< 5 years	A poor example of the species that is in decline or will likely die or requires removal within 5 years
5 – 10 years	A tree in fair condition that contributes to the amenity of the landscape in which it is growing, can be retained with a tolerable level of management.
10 – 20 years	A tree in fair-good condition that contributes to the amenity of the landscape in which it is growing and can be retained with an appropriate level of management
> 20 years	A healthy tree in good condition that will contribute to the amenity of the landscape in which it is growing for at least another 20 years with an appropriate level of management

Retention Value

High	A mature tree that contributes positively to a site due to its botanical, historical or local significance in combination with good physiological characteristics such as health, form, structure and future development. Significant efforts should be made to retain this tree and it should be considered for retention within a proposed development
Medium	A semi-mature to mature tree which exhibits fair or good characteristics of health, structure or form and/or may provide some amenity value to the surrounding area or habitat value. Should be considered for retention if possible within a development design proposal and may be modified to allow for construction (eg: canopy pruning, root pruning etc)
Low	A tree that provides minimal contribution to the surrounding landscape and/or may be in poor or declining health. This tree may have a poor structure, poor form, be a noxious/poisonous or listed weed species or a combination of these characteristics. It may be in an inappropriate location. This tree is not worthy of being a constraint to a development design proposal
Nil	A tree with no landscape significance and its retention is inappropriate. The removal of this tree would be of benefit to the landscape

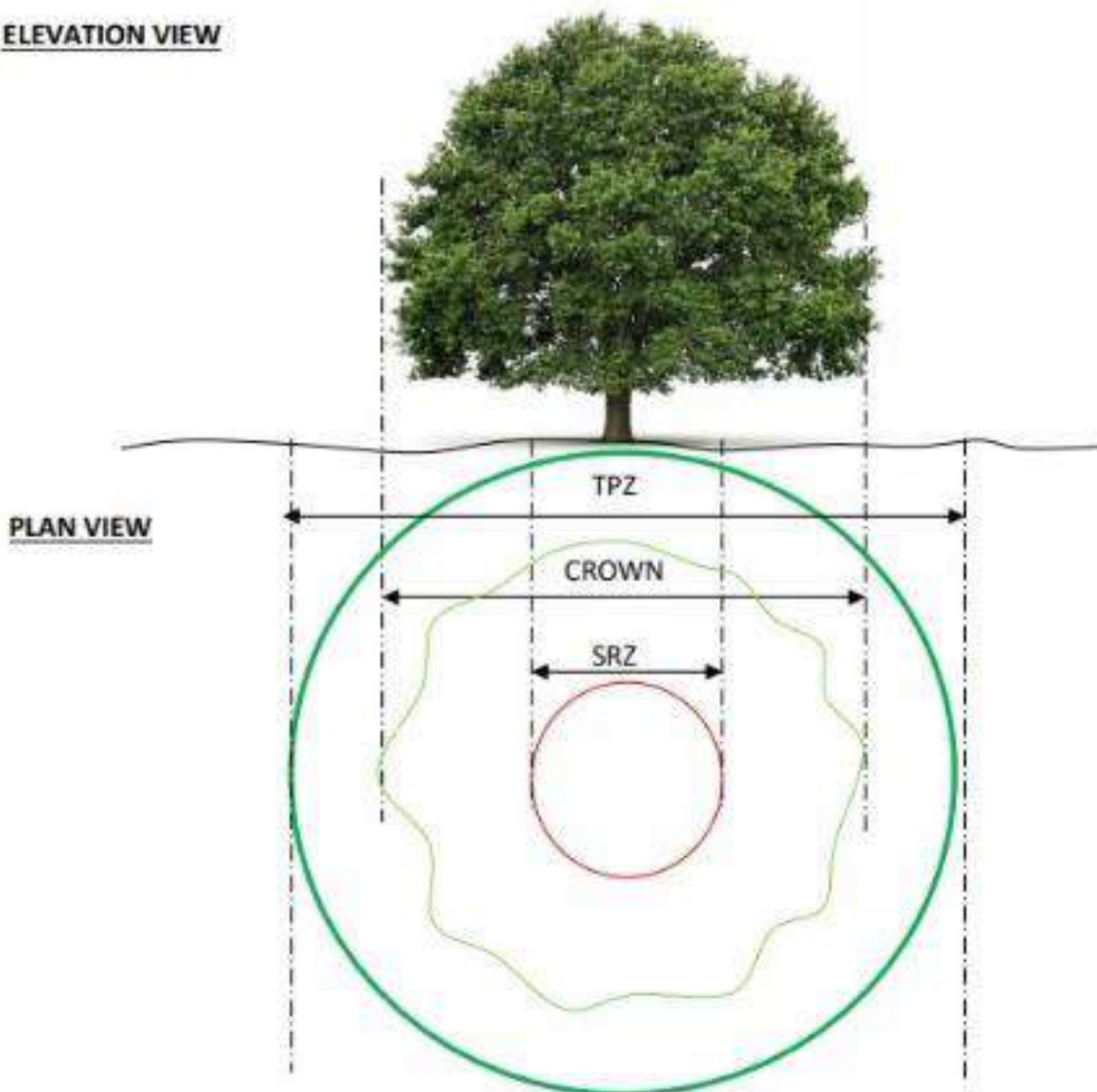
Amenity Value

Very Low	Tree makes little or no amenity value to the site or surrounding areas. In some cases the tree might be detrimental to the areas amenity value (e.g. unsightly, risk of weed spread)
Low	Tree makes some contribution of amenity value to the site but makes no contribution to the amenity value of surrounding areas. The removal of the tree may result in little loss of amenity. Juvenile trees, including street trees are generally included in this category. However, they may have the potential to supply increased amenity in the future
Medium	The tree makes a moderate contribution to the amenity of the site and/or may contribute to the amenity of the surrounding area
High	The tree makes a significant contribution to the amenity value of the site, or the tree makes a moderate contribution to the amenity value of the larger landscape



Indicative TPZ and SRZ (AS 4970/2009)

ELEVATION VIEW



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Structural Root Zone (SRZ)

The area around the base of a tree required for stability in the ground. Woody root growth and soil cohesion in this area are necessary to hold the tree upright. The SRZ is normally circular with the trunk at its centre and is expressed by its radius in metres. This zone considers a tree's structural stability only and not the root zone required to maintain vigour and long-term viability. (AS4970-2009 Protection of Trees on Development Sites).

TPZ - Tree Protection Zone (TPZ)

A specified area above and below ground and at a given distance from the centre of the trunk set aside for the protection of a trees roots and crown to provide for the viability and stability of a tree to be retained where it is potentially subject to damage by development. (AS4970-2009 Protection of Trees on Development Sites).



10. Assumptions and limiting conditions

- 1 The client acknowledges that by their nature trees are subject to a number of variables including the natural elements and disease, as well as variability in structural integrity. These variables cannot always be reliably foreseen or their effects predicted. Consequently, the client accepts and agrees that no liability can or shall be attributed to Bennett Tree Consulting for any loss or damage caused of whatsoever nature, whether directly or consequently resulting from the observations or recommendations contained in this Report or for any failure or omission on the part of Bennett Tree Consulting.
- 2 This Report has been prepared by Bennett Tree Consulting for the client for the purposes outlined by the client. It shall not be used by the client for any other purpose. It shall not be copied or made available by the client to any third party except in relation to the purpose for which it has been prepared.
- 3 The client acknowledges and agrees that Bennett Tree Consulting can, by these terms, rely upon and accept as correct any information given by or on behalf of the client to Bennett Tree Consulting without the need for Bennett Tree Consulting to verify or check that information.
- 4 The client further acknowledges and agrees that Bennett Tree Consulting can, by these terms, assume that the property and any activity proposed to be undertaken by the client or any third party in relation to it or the subject matter of the Report is not and will not be in violation of any applicable laws, by-laws, or regulations and all matters of title and ownership of any property relevant to the Report are in order and that Bennett Tree Consulting is not required to verify or check any such information.
- 5 Unless otherwise expressly stated in this Report:
 - i. this Report is based upon the condition of any items referred to in it at the time they were inspected
 - ii. inspections are limited to visual examination of accessible components without dissection, excavation or probing.
 - iii. there is no representation, warranty or guarantee, expressed or implied that defects, problems or deficiencies may not arise in the future in relation to the plants or property in question.
- 6 Sketches, diagrams, graphs and photographs used in this Report are intended only as visual aids, are not to be assumed to be to scale and should not be constructed as engineering or architectural reports or surveys.
- 7 Loss or alteration of any part of this Report shall invalidate the entire Report.
- 8 The client agrees and undertakes that it will not, and it will use its best endeavours to ensure that no third party shall require Bennett Tree Consulting to give testimony or to attend any court, tribunal or hearing in relation to this Report or the subject matter of it, without first entering into an agreement with Bennett Tree Consulting pursuant to which the client will pay the professional charges of Bennett Tree Consulting, as determined by it in its sole discretion, in relation to the giving of any testimony or any such attendance.
- 9 This Report and any values expressed herein are based upon and represent the professional opinion of Bennett Tree Consulting and the fee paid by the client for the Report is in no way contingent upon the reporting of a specified value, the occurrence of a subsequent event, nor upon any finding to be reported.
- 10 The client acknowledges that the fee charged by Bennett Tree Consulting for this Report has been based on acceptance and observance of these terms and conditions by the client. The client hereby agrees that it will indemnify Bennett Tree Consulting against any costs, expenses or liability incurred by Bennett Tree Consulting as a result of any breach of any of these terms and conditions by the client.



NOTES:

- APPROXIMATELY 120M FROM CONRAD COURT RESERVE
- APPROXIMATELY 58M FROM PARENTZONE HUB PAKENHAM
- APPROXIMATELY 900M FROM MCKENNA PLACE RECREATION RESERVE
- APPROXIMATELY 550M FROM STAR NEWS GROUP PTY LTD
- APPROXIMATELY 14KM FROM A NEW LEASH ON LIFE DOG TRAINING
- APPROXIMATELY 500M FROM PAKENHAM BAPTIST CHURCH
- APPROXIMATELY 1.7KM FROM MONTCLAIRE COURT RESERVE
- APPROXIMATELY 1.8KM RED ROOSTER PAKENHAM (CARDINIA LAKES)
- APPROXIMATELY 2.1KM FROM PAKENHAM PRIMARY SCHOOL
- APPROXIMATELY 1.8KM FROM EASTONE RESERVE
- APPROXIMATELY 2.0KM FROM COLES CARDINIA LAKES
- APPROXIMATELY 600M FROM COMMUNITY KIDS PAKENHAM EARLY
- APPROXIMATELY 550M FROM SERENGITI SOUTH AFRICAN SHOP
- APPROXIMATELY 2.0KM FROM DON JACKSON OUTDOOR GYM
- APPROXIMATELY 63.8KM FROM MELBOURNE CBD

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LEGEND

104 Existing Surface	X	610 Ridge Line	X
201 Single Tree	(Symbol)	611 Parapet	X
202 Plantation/Orchard	(Symbol)	621 Conc./Brick Retaining Wall	X
203 Group Trees/Shrubs	(Symbol)	622 Timber Retaining Wall	X
206 Gum Tree	(Symbol)	623 Carport	X
211 Palm	(Symbol)	628 Stairs / Steps	X
308 Side Entry Pit	(Symbol)	630 Floor Level	X
309 Grated Pit	(Symbol)	631 Timber Decking	X
310 Junction Pit	(Symbol)	711 Light Pole	X
403 Edge Of Bitumen	X	716 Electricity Pit	X
405 Edge Of Formation	X	721 Telecommunications Pit	X
408 Back Of Kerb/Channel	X	730 Gas Meter	X
410 Pedestrian Path	X	741 Sewerage Pit	X
413 Brick Paving	X	743 Sewerage Underground	X
503 Signs	(Symbol)	751 Stop Valve	X
601 Weatherboard Building	(Symbol)	752 Fire Plug	X
602 Second Storey/Shed	(Symbol)	754 Water Meter	X
603 Brick Building	(Symbol)	903 Fence - Palings	X
604 Verandah	(Symbol)	911 Fence - Brick	X
605 Window (Hab)	(Symbol)	912 Fence - Post & Wire	X
606 Window (Non - Hab)	(Symbol)	916 Fence - Pickets	X
607 Doorway	(Symbol)	950 Tile	X
609 Top of Gutter	X	951 Surrounding Tile	X

NOTATIONS
 Date of Survey 01/08/2024
 Survey Data Used - P/2024/24-500/24-521/OTM/24-521FL-see
EASEMENTS
 Land Subject to Easement - NIL

DATUM
HEIGHT DATUM
 This plan has been connected to the Australian Height Datum
 vide GNSS Observations (Nar-Nar-Goon PMS4 - RL31.902)

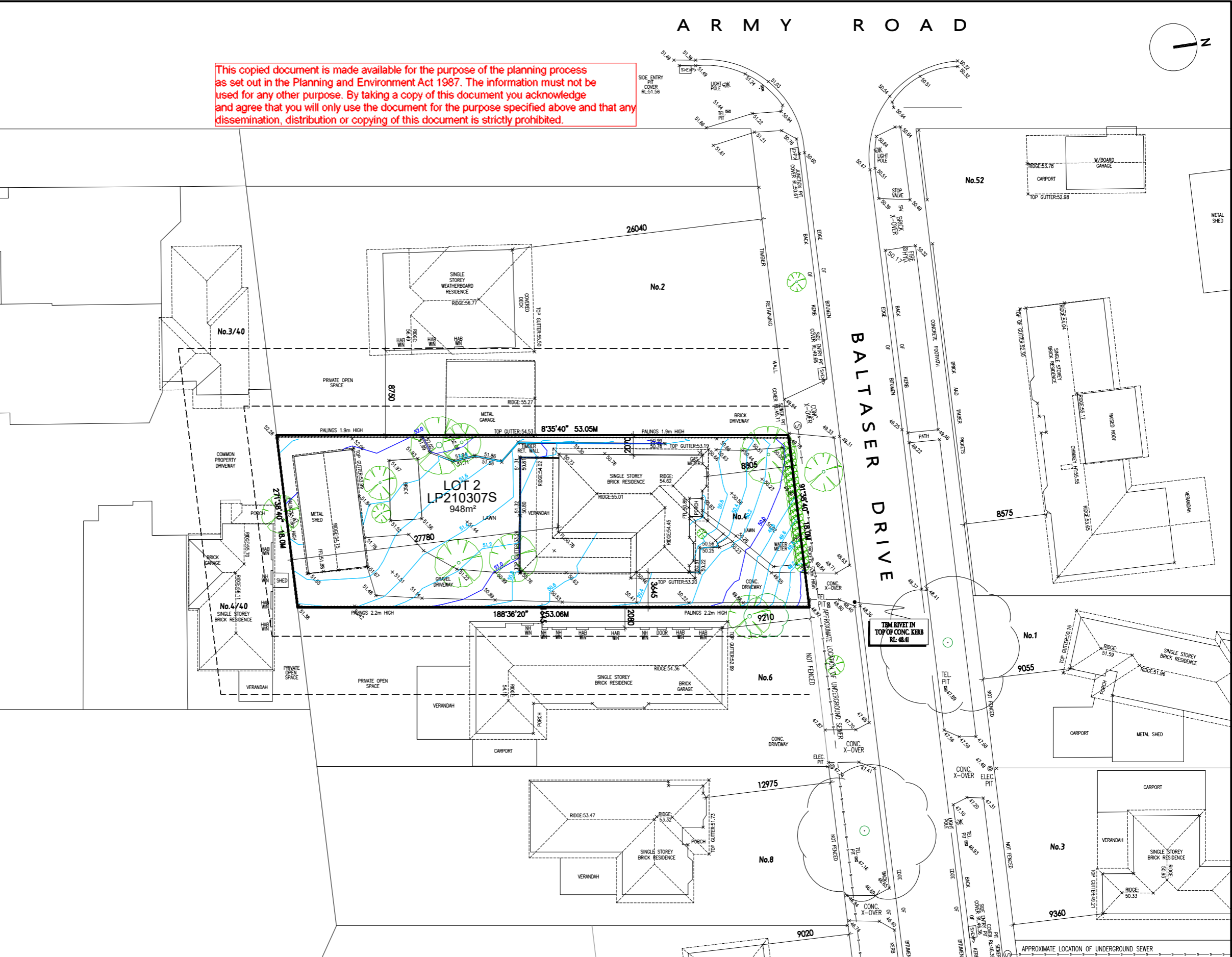
CO-ORDINATE DATUM
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LAYERING
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 Refer to frozen layers with a suffix of -L for levels
 Refer to frozen layers with a suffix of -C for crosses

CONTOURS
 Contours shown on this plan are in 3D
 Refer to layer 1043 for minor contour lines.
 Refer to layer 1053 for major contour lines.
 Contour interval 0.2 metres

TITLE RE-ESTABLISHMENT
 Fences shown hereon are indicative only. Refer to Plan of Survey MM Ref: 24-52R for accurate location & description of fencing & location of any survey marks placed.

IMPORTANT NOTES:
 1) This plan is prepared for Minish Seth for the purpose of designing new constructions on the land and should not be used for any other purpose. Services shown hereon have been located by field survey, other hidden underground services may exist and prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services
 2) This drawing is best viewed using either AutoCAD Release 15.1 and above, with all the required Shapfiles, Linetypes & Font Files installed or in PDF format (as supplied by Nilsson Noel & Holmes (Surveyors) Pty. Ltd.). Nilsson Noel & Holmes (Surveyors) takes NO responsibility for the interpretation of the information contained in this plan.
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FOR PLANNING PERMIT APPLICATION
PROPOSED ONE DWELLING AT REAR
 (RETAIN EXISTING SINGLE STOREY DWELLING AT FRONT)
 4 BALTASER DRIVE
 PAKENHAM 3810
 COUNCIL: CARDINIA SHIRE COUNCIL

AMENDMENTS		Date
No.	Revision	
# 01	AMENDMENT AS PER COUNCIL LETTER DATED 02 OCTOBER 2024	23 OCT 2024

SHEET CONTENT		
SITE CONTEXT PLAN		
DATE	02 September 2024	SCALE 1:400
DRAWN	AA	PAPER SIZE A3
DRAWING N°	202409-01TP	SHEET N° 01

NOTES:

- ① UNIT 1 - EXISTING SINGLE STOREY DWELLING
- ② UNIT 2 - PROPOSED SINGLE STOREY DWELLING
- ③ PROPOSED GARAGES
- ④ PROPOSED CONCRETE DRIVEWAY
- ⑤ SECLUDED PRIVATE OPEN SPACE
- ⑥ FRONT GARDEN
- ⑦ EXISTING CROSSOVER TO BE RE-USED
- ⑧ EXISTING TREES TO BE REMOVED
- ⑨ EXISTING FENCES TO BE RETAINED
- ⑩ RETAIN EXISTING STREET TREE
- ⑪ EXISTING STRUCTURES TO BE DEMOLISHED

LEGEND

104 Existing Surface	x	610 Ridge Line	x
201 Single Tree	(Symbol)	611 Parapet	x
202 Plantation/Orchard	(Symbol)	621 Conc./Brick Retaining Wall	x
203 Group Trees/Shrubs	(Symbol)	622 Timber Retaining Wall	x
206 Gum Tree	(Symbol)	623 Carport	x
211 Palm	(Symbol)	628 Stairs / Steps	x
308 Side Entry Pit	(Symbol)	630 Floor Level	x
309 Grated Pit	(Symbol)	631 Timber Decking	x
310 Junction Pit	(Symbol)	711 Light Pole	x
403 Edge Of Bitumen	x	716 Electricity Pit	x
405 Edge Of Formation	x	721 Telecommunications Pit	x
408 Back Of Kerb/Channel	x	730 Gas Meter	x
410 Pedestrian Path	x	741 Sewerage Pit	x
413 Brick Paving	x	743 Sewerage Underground	x
503 Signs	(Symbol)	751 Stop Valve	SV
601 Weatherboard Building	x	752 Fire Plug	(Symbol)
602 Second Storey/Shed	x	754 Water Meter	(Symbol)
603 Brick Building	x	903 Fence - Palings	x
604 Verandah	x	911 Fence - Brick	x
605 Window (Hab)	(Symbol)	912 Fence - Post & Wire	x
606 Window (Non - Hab)	(Symbol)	916 Fence - Pickets	x
607 Doorway	(Symbol)	950 Tittle	(Symbol)
609 Top of Gutter	x	951 Surrounding Tittle	(Symbol)

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 Date of Survey 01/08/2024
 Survey Data Used - P/2024/24-500/24-521/OTM/24-521FL-see

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 Contour interval 0.2 metres

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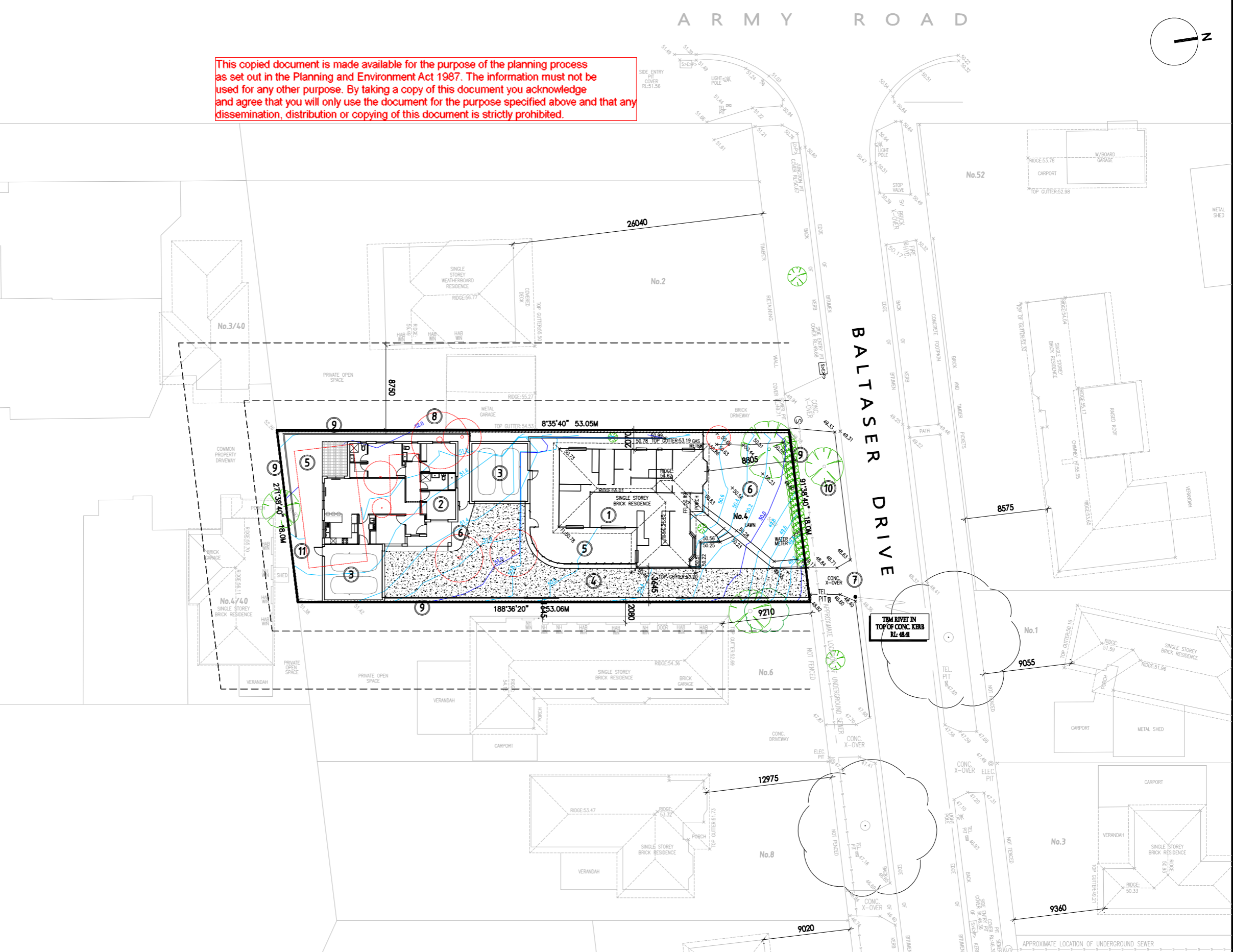
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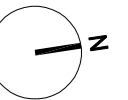
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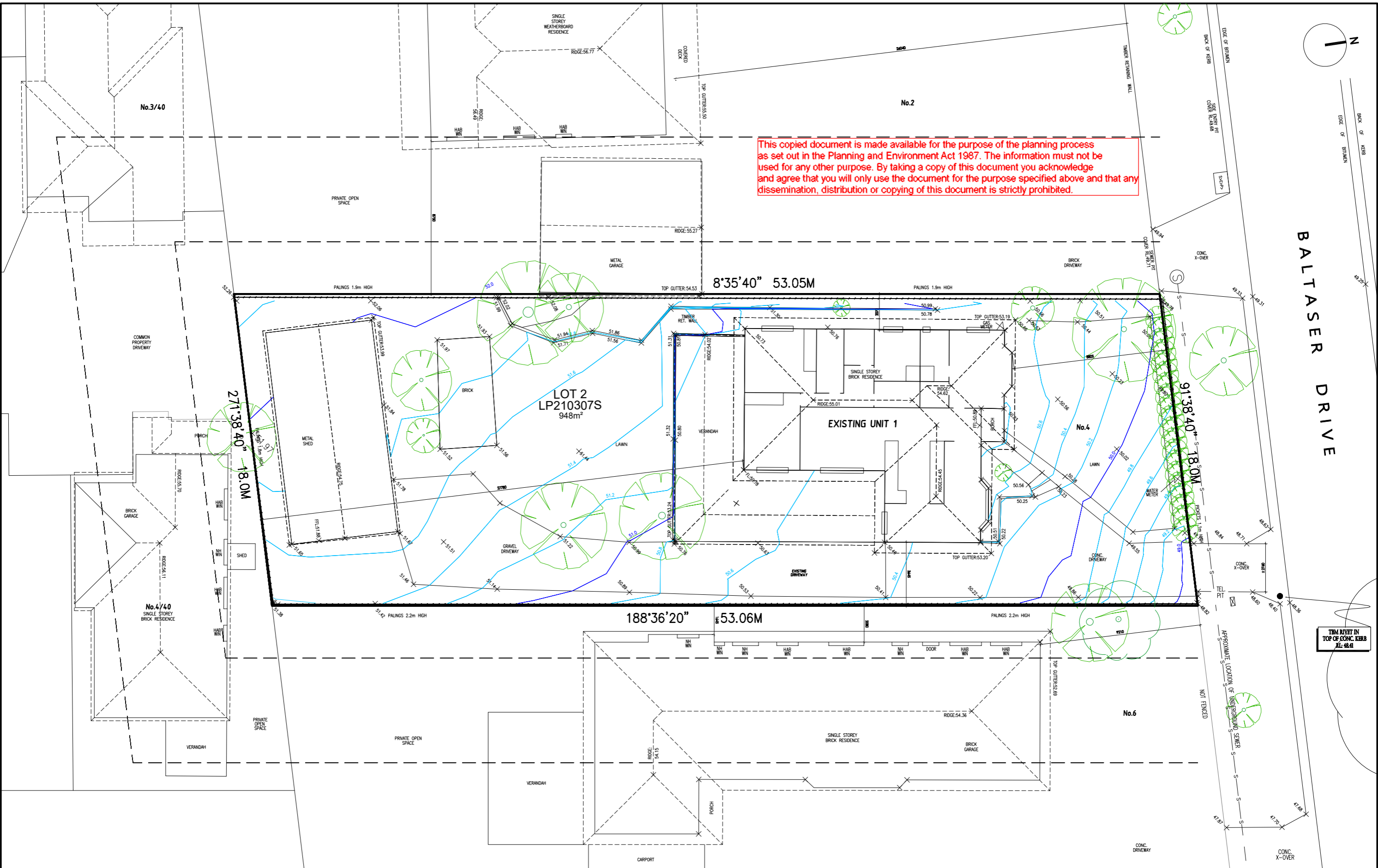
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 COUNCIL: CARDINIA SHIRE COUNCIL

AMENDMENTS		
No.	Revision	Date
# 01	AMENDMENT AS PER COUNCIL LETTER DATED 02 OCTOBER 2024	23 OCT 2024

SHEET CONTENT		
DESIGN RESPONSE PLAN		
DATE	02 September 2024	SCALE 1:400
DRAWN	AA	PAPER SIZE A3
DRAWING N°	202409-01TP	SHEET N° 02



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TBM RIVET IN TOP OF CONC. KERB XL: 48.41



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FOR PLANNING PERMIT APPLICATION
PROPOSED ONE DWELLING AT REAR
(RETAIN EXISTING SINGLE STOREY DWELLING AT FRONT)

4 BALTASER DRIVE
PAKENHAM 3810
COUNCIL: CARDINIA SHIRE COUNCIL

AMENDMENTS		
No.	Revision	Date
# 01	AMENDMENT AS PER COUNCIL LETTER DATED 02 OCTOBER 2024	23 OCT 2024

SHEET CONTENT		
LEVELS AND FEATURES PLAN		
DATE	02 September 2024	SCALE 1:200
DRAWN	AA	PAPER SIZE A3
DRAWING N°	202409-01TP	SHEET N° 03

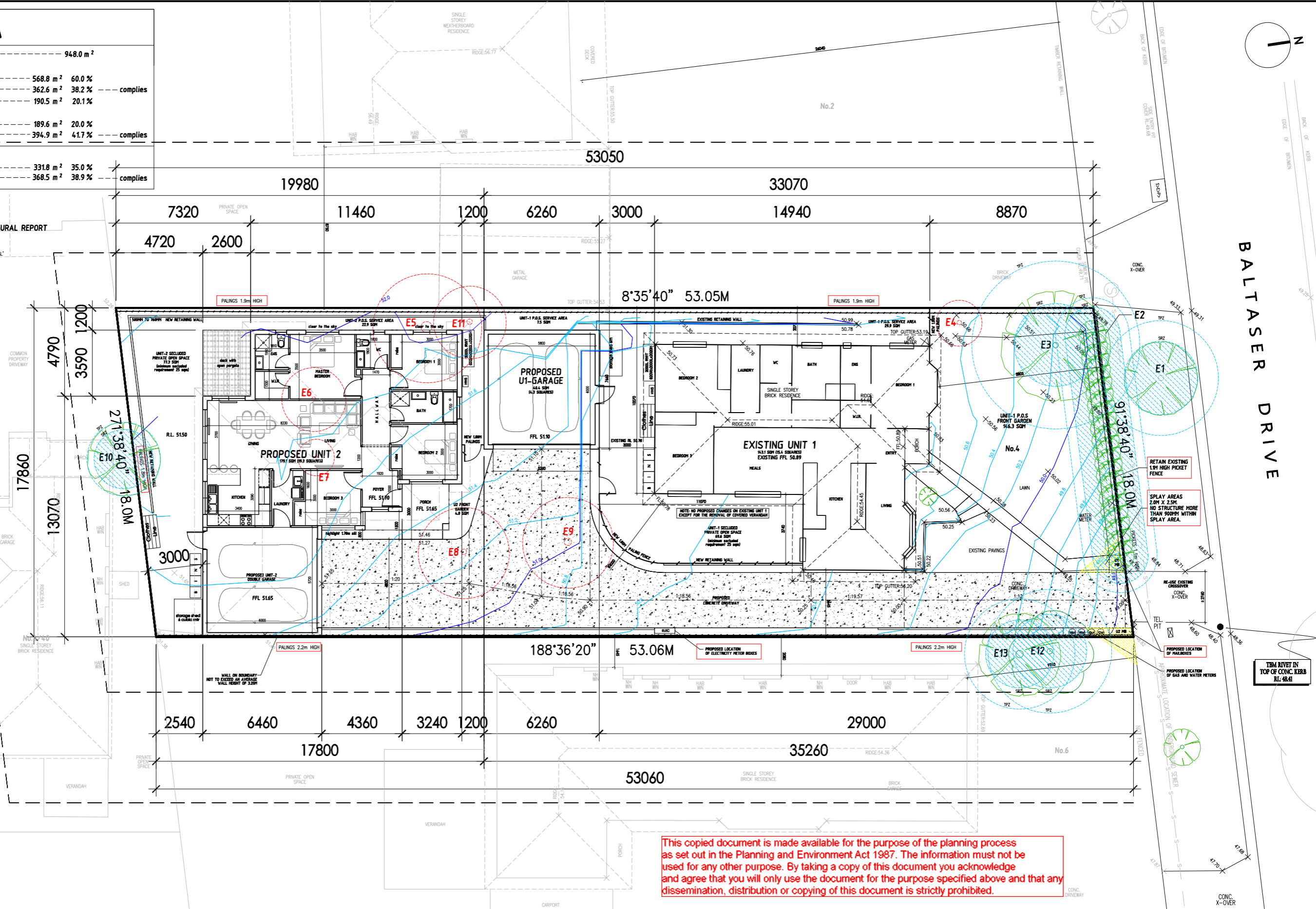
SITE DATA

SITE AREA	948.0 m ²	
BUILDING COVERAGE		
MAXIMUM ALLOWABLE	568.8 m ²	60.0 %
ACTUAL	362.6 m ²	38.2 %
HARD SURFACE	190.5 m ²	20.1 %
SITE PERMEABILITY		
MINIMUM REQUIRED	189.6 m ²	20.0 %
ACTUAL	394.9 m ²	41.7 %
GARDEN AREA REQUIREMENTS		
MINIMUM REQUIRED	331.8 m ²	35.0 %
ACTUAL	368.5 m ²	38.9 %

TREE SUMMARY AS PER ARBORICULTURAL REPORT

FOR FULL ARBORICULTURAL REPORT, REFER TO ASSESSMENT PREPARED BY BENNETT TREE CONSULTING

- E1** BOTANICAL NAME: CALLISTEMON 'KINGS PARK SPECIAL'
COMMON NAME: KINGS PARK BUTTERBRUSH
HEIGHT: 4M
WIDTH: 3M
SRZ RADIUS: 2.00M
TPZ RADIUS: 3.12M
RETENTION VALUE: N/A NEIGHBOUR'S TREE
COMMENTS: TO BE RETAINED
- E2** BOTANICAL NAME: CAMELLIA JAPONICA (HEDGE)
COMMON NAME: CAMELLIA
HEIGHT: <3M
WIDTH: <3M
SRZ RADIUS: 1.50M
TPZ RADIUS: 2.00M
RETENTION VALUE: MEDIUM
COMMENTS: TO BE RETAINED
- E3** BOTANICAL NAME: LIQUIDAMBAR STRYACIFLUA
COMMON NAME: SWEET GUM
HEIGHT: 10M
WIDTH: 5M
SRZ RADIUS: 2.25M
TPZ RADIUS: 4.50M
RETENTION VALUE: MEDIUM
COMMENTS: TO BE RETAINED
- E4** BOTANICAL NAME: SYRINGIA VULGARIS
COMMON NAME: LILAC
HEIGHT: 4M
WIDTH: 3M
SRZ RADIUS: 1.50M
TPZ RADIUS: 2.00M
RETENTION VALUE: LOW
COMMENTS: TO BE REMOVED
- E5** BOTANICAL NAME: CALLISTEMON VIMINALIS
COMMON NAME: WEEPING BUTTERBRUSH
HEIGHT: 7M
WIDTH: 7M
SRZ RADIUS: 2.47M
TPZ RADIUS: 4.50M
RETENTION VALUE: LOW
COMMENTS: TO BE REMOVED
- E6** BOTANICAL NAME: PRUNUS PERSICA
COMMON NAME: PEACH
HEIGHT: 4M
WIDTH: 3M
SRZ RADIUS: 1.50M
TPZ RADIUS: 2.00M
RETENTION VALUE: LOW
COMMENTS: TO BE REMOVED
- E7** BOTANICAL NAME: PRUNUS PERSICA
COMMON NAME: PEACH
HEIGHT: <3M
WIDTH: 3M
SRZ RADIUS: 1.50M
TPZ RADIUS: 2.00M
RETENTION VALUE: LOW
COMMENTS: TO BE REMOVED
- E8** BOTANICAL NAME: ACER RUBRUM
COMMON NAME: CANADIAN MAPLE
HEIGHT: 7M
WIDTH: 6M
SRZ RADIUS: 1.85M
TPZ RADIUS: 2.76M
RETENTION VALUE: MEDIUM
COMMENTS: TO BE REMOVED
- E9** BOTANICAL NAME: GREVILLEA ROBUSTA
COMMON NAME: SILKY OAK
HEIGHT: 7M
WIDTH: 6M
SRZ RADIUS: 2.13M
TPZ RADIUS: 3.48M
RETENTION VALUE: MEDIUM
COMMENTS: TO BE REMOVED
- E10** BOTANICAL NAME: PITTOSPORUM UNDULATUM
COMMON NAME: SWEET PITTOSPORUM
HEIGHT: 6M
WIDTH: 5M
SRZ RADIUS: 1.61M
TPZ RADIUS: 2.00M
RETENTION VALUE: N/A NEIGHBOUR'S TREE
COMMENTS: TO BE RETAINED
- E11** BOTANICAL NAME: LAURUS NOBILIS
COMMON NAME: BAY TREE
HEIGHT: 5M
WIDTH: 3M
SRZ RADIUS: 1.50M
TPZ RADIUS: 2.00M
RETENTION VALUE: MEDIUM
COMMENTS: TO BE REMOVED
- E12** BOTANICAL NAME: EUCALYPTUS SPP.
COMMON NAME: GUM TREE
HEIGHT: 5M
WIDTH: 4M
SRZ RADIUS: 2.00M
TPZ RADIUS: 3.36M
RETENTION VALUE: N/A NEIGHBOUR'S TREE
COMMENTS: TO BE RETAINED
- E13** BOTANICAL NAME: JACARANDA MMOSIFLOA
COMMON NAME: JACARANDA
HEIGHT: 5M
WIDTH: 4M
SRZ RADIUS: 1.85M
TPZ RADIUS: 3.00M
RETENTION VALUE: N/A NEIGHBOUR'S TREE
COMMENTS: TO BE REMOVED



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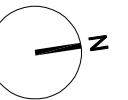


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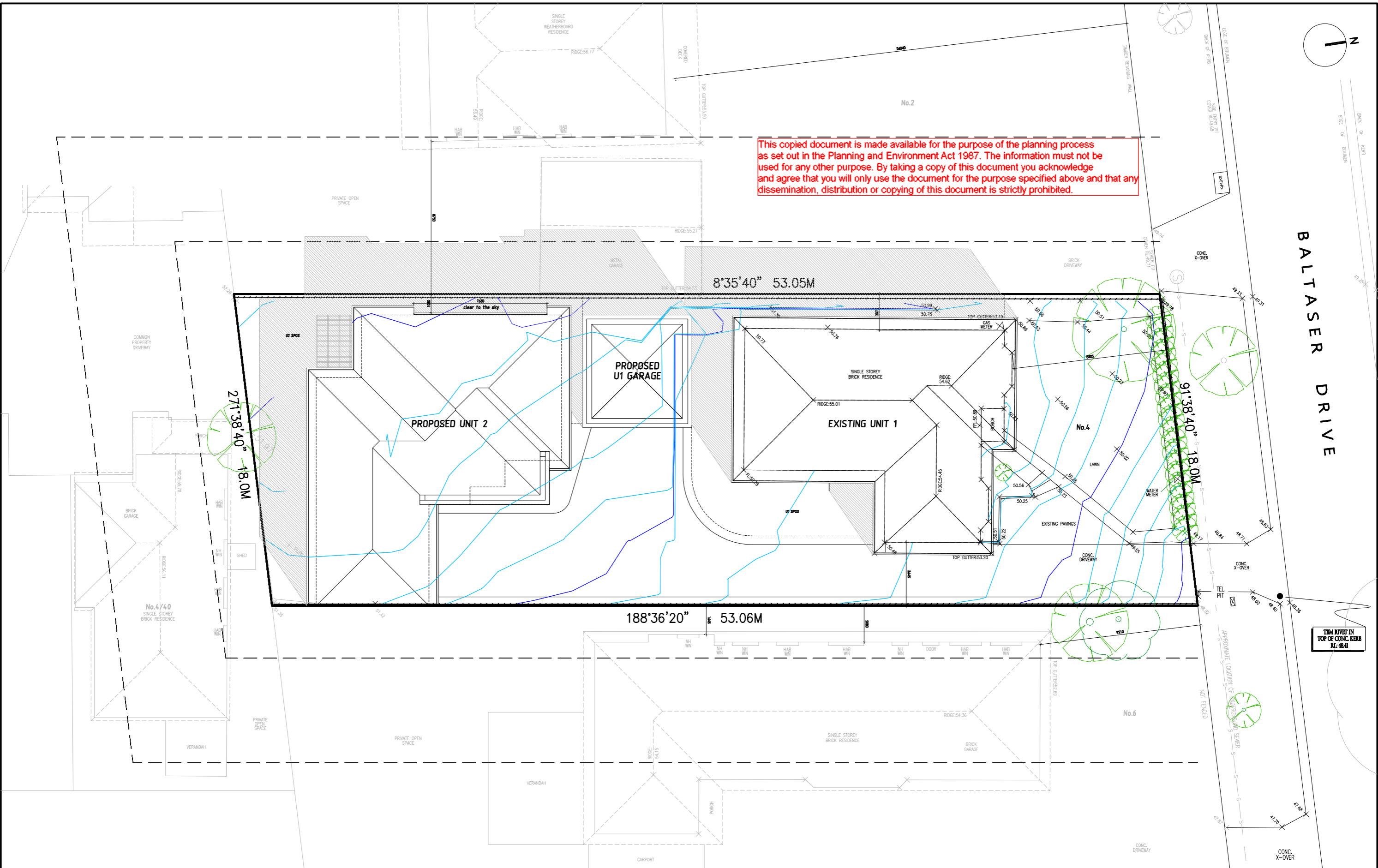
FOR PLANNING PERMIT APPLICATION
PROPOSED ONE DWELLING AT REAR
(RETAIN EXISTING SINGLE STOREY DWELLING AT FRONT)
4 BALTASER DRIVE
PAKENHAM 3810
COUNCIL: CARDINIA SHIRE COUNCIL

AMENDMENTS		
No.	Revision	Date
# 01	AMENDMENT AS PER COUNCIL LETTER DATED 02 OCTOBER 2024	23 OCT 2024

SHEET CONTENT		
FLOOR PLAN		
DATE	02 September 2024	SCALE 1:200
DRAWN	AA	PAPER SIZE A3
DRAWING N°	202409-01TP	SHEET N° 04



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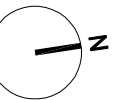
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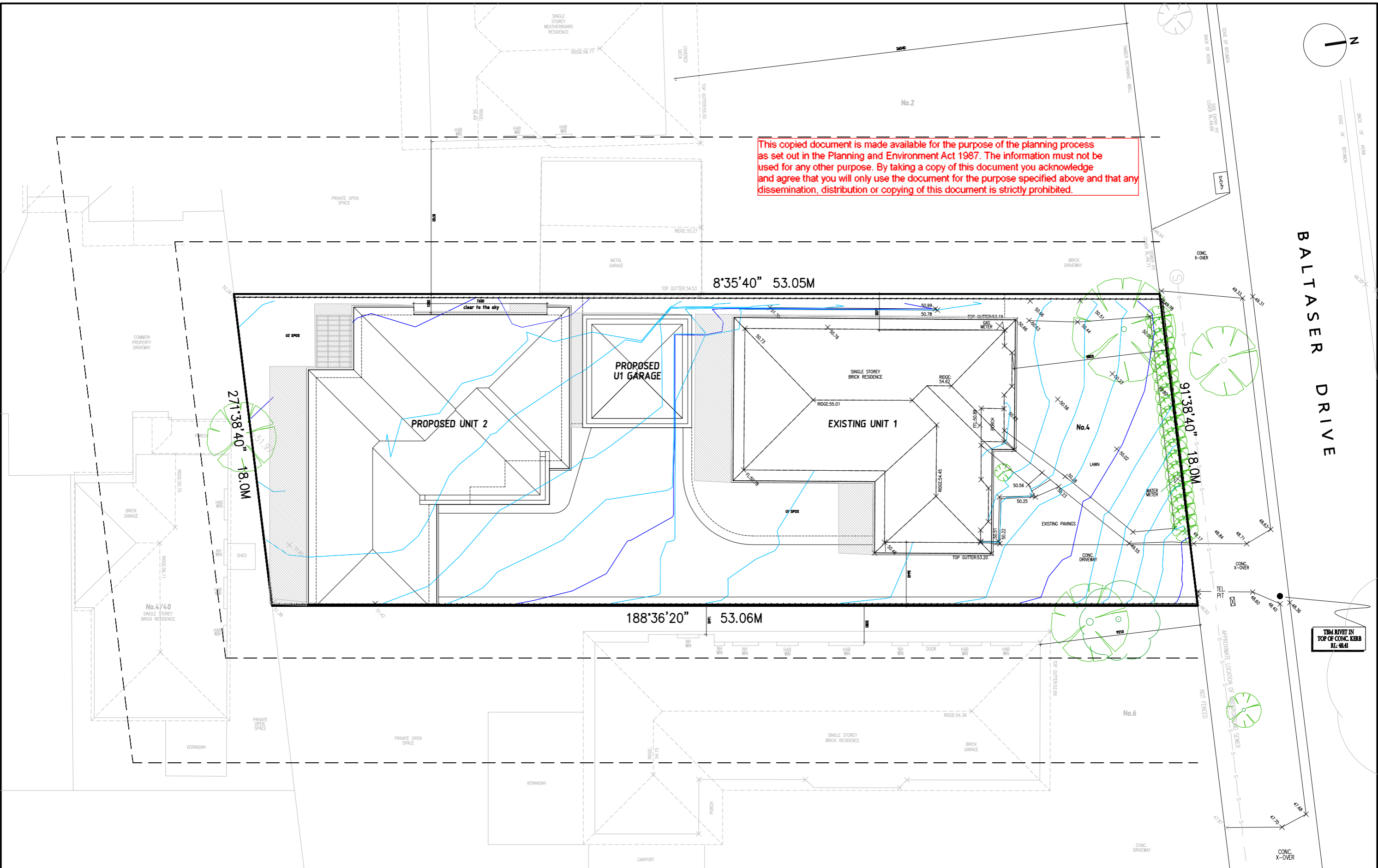
4 BALTASER DRIVE
PAKENHAM 3810
COUNCIL: CARDINIA SHIRE COUNCIL

AMENDMENTS		
No.	Revision	Date
# 01	AMENDMENT AS PER COUNCIL LETTER DATED 02 OCTOBER 2024	23 OCT 2024

SHEET CONTENT		
SHADOW DIAGRAM @ 9AM		
DATE	02 September 2024	SCALE 1:200
DRAWN	AA	PAPER SIZE A3
DRAWING N°	202409-01TP	SHEET N° 05



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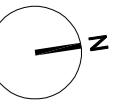
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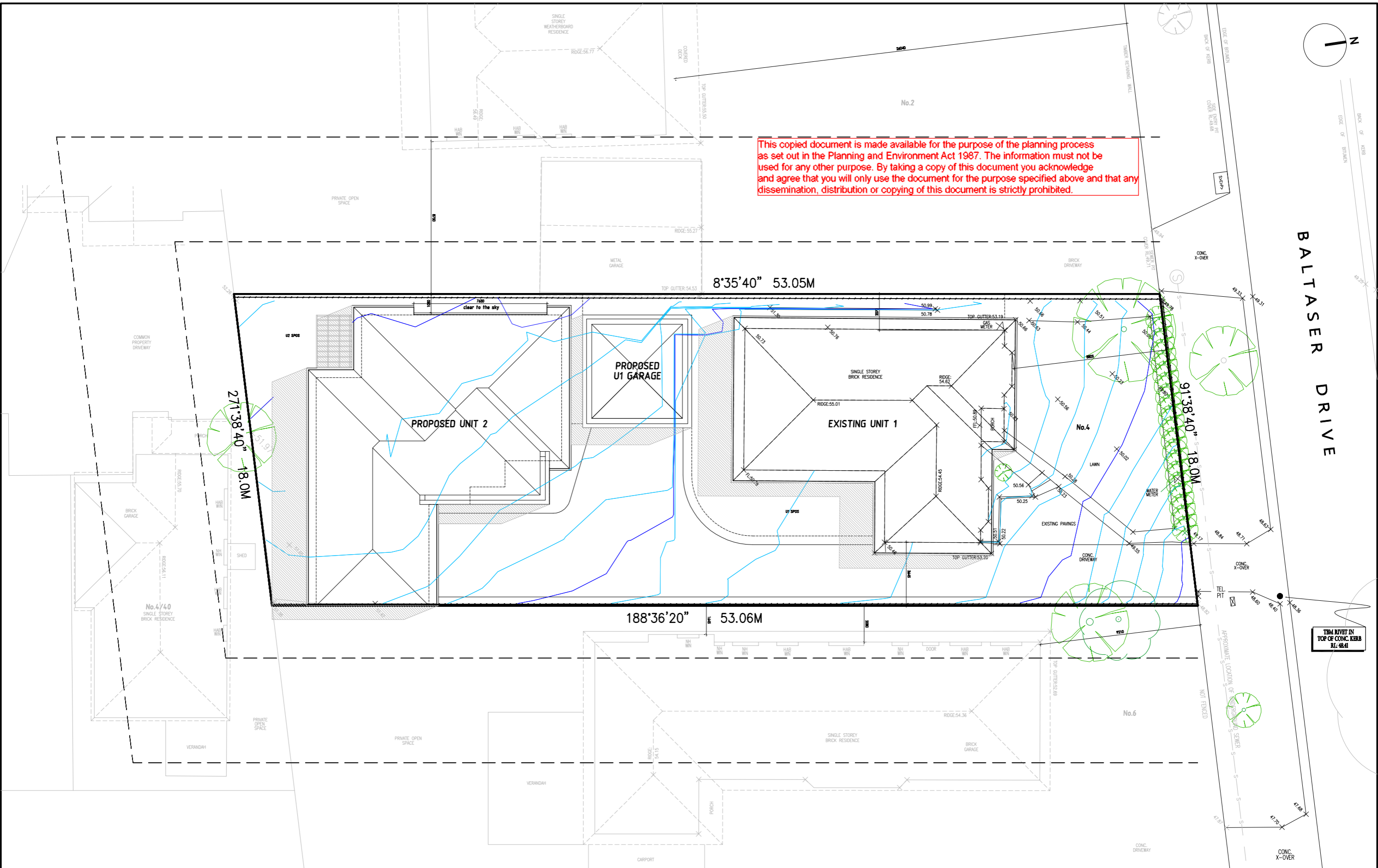
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COUNCIL: CARDINIA SHIRE COUNCIL

AMENDMENTS		
No.	Revision	Date
# 01	AMENDMENT AS PER COUNCIL LETTER DATED 02 OCTOBER 2024	23 OCT 2024

SHEET CONTENT		
SHADOW DIAGRAM @ 12NN		
DATE	02 September 2024	SCALE 1:200
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DRAWING N°	202409-01TP	SHEET N° 06



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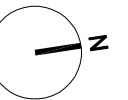
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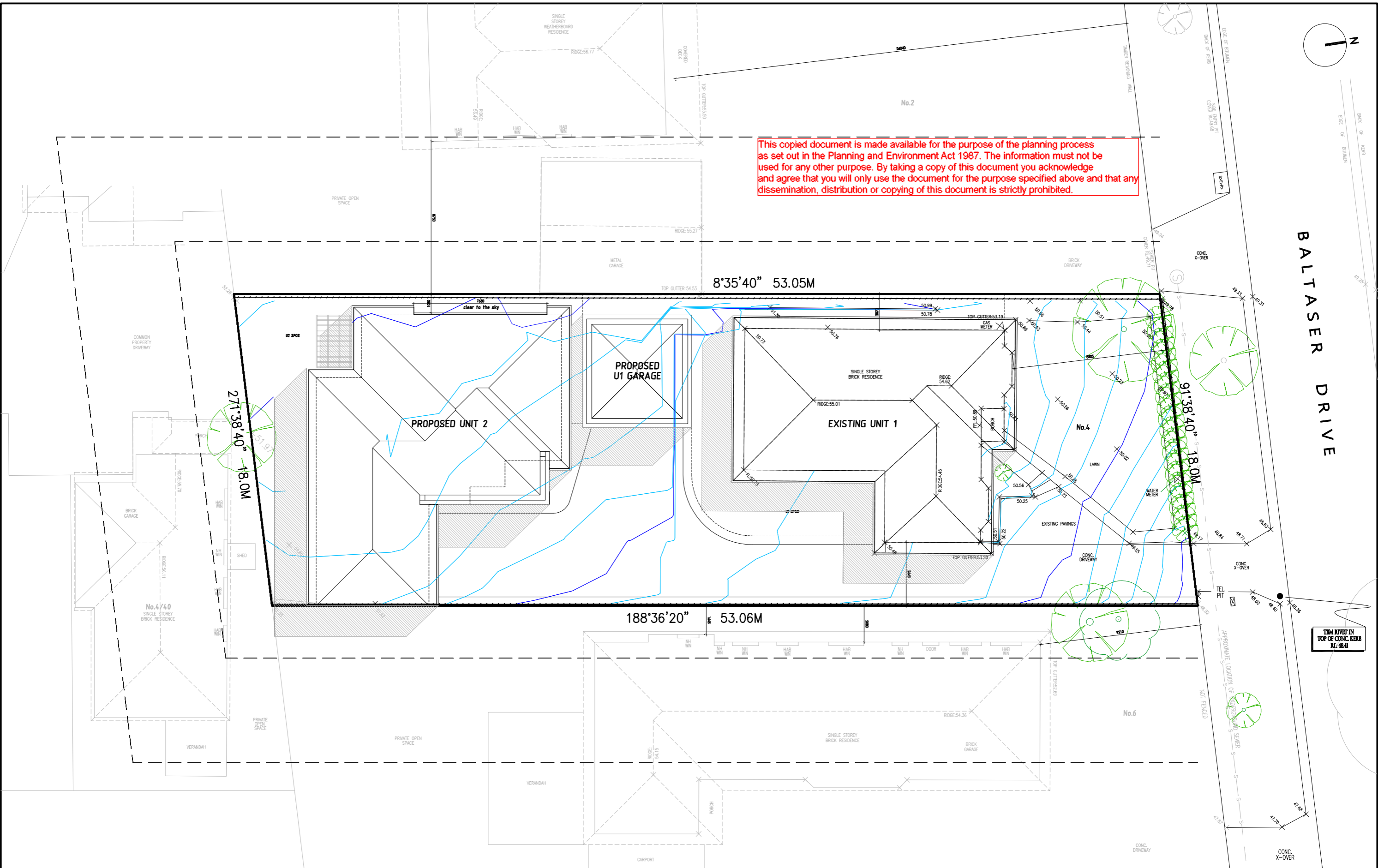
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COUNCIL: CARDINIA SHIRE COUNCIL

AMENDMENTS		
No.	Revision	Date
# 01	AMENDMENT AS PER COUNCIL LETTER DATED 02 OCTOBER 2024	23 OCT 2024

SHEET CONTENT		
SHADOW DIAGRAM @ 1PM		
DATE	02 September 2024	SCALE 1:200
DRAWN	AA	PAPER SIZE A3
DRAWING N°	202409-01TP	SHEET N° 07



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4 BALTASER DRIVE
PAKENHAM 3810

COUNCIL: CARDINIA SHIRE COUNCIL

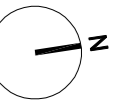
AMENDMENTS

No.	Revision	Date
# 01	AMENDMENT AS PER COUNCIL LETTER DATED 02 OCTOBER 2024	23 OCT 2024

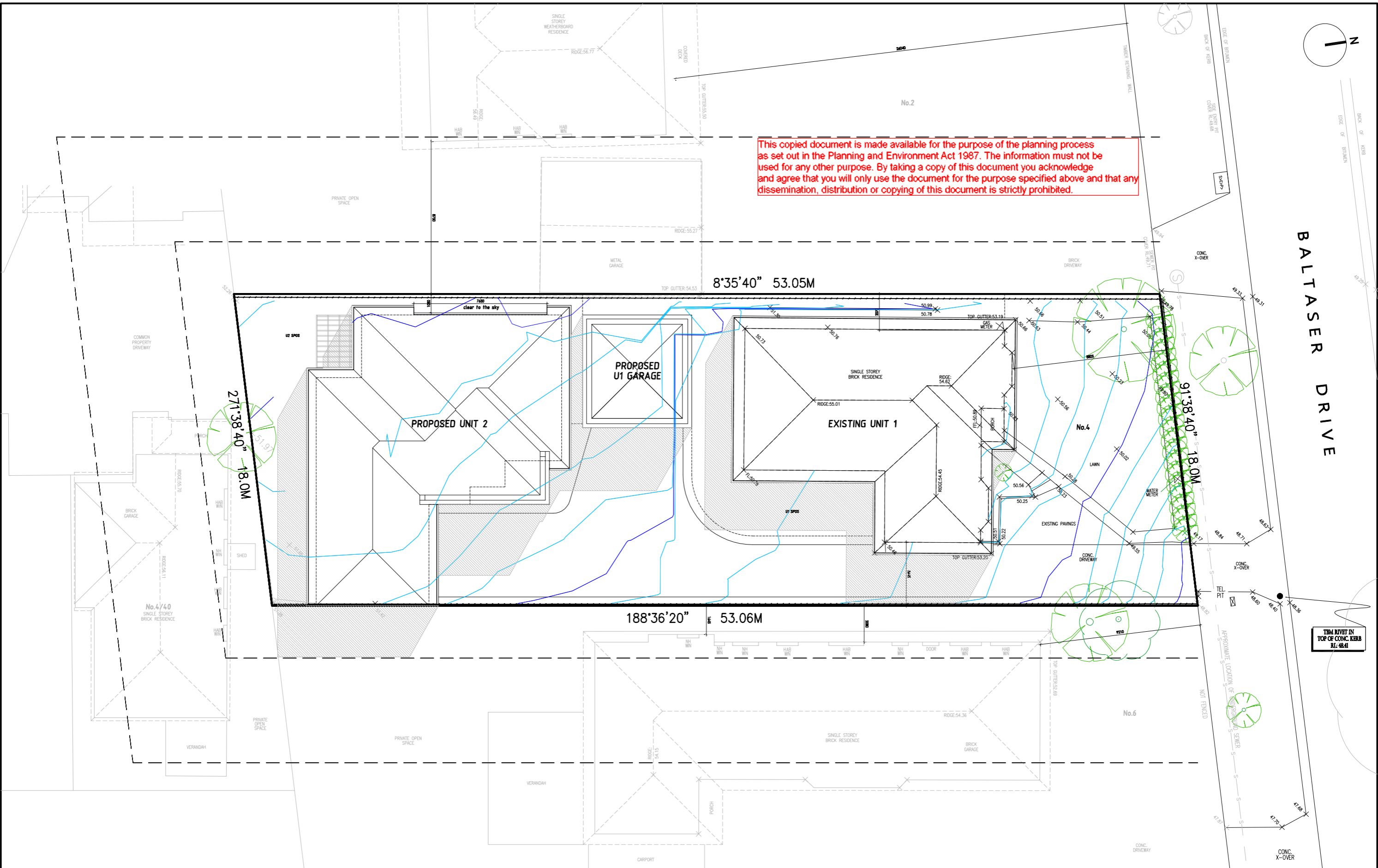
SHEET CONTENT

SHADOW DIAGRAM @ 2PM

DATE	02 September 2024	SCALE	1:200
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DRAWING N°	202409-01TP	SHEET N°	08



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4 BALTASER DRIVE
PAKENHAM 3810
COUNCIL: CARDINIA SHIRE COUNCIL

AMENDMENTS		
No.	Revision	Date
# 01	AMENDMENT AS PER COUNCIL LETTER DATED 02 OCTOBER 2024	23 OCT 2024

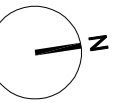
SHEET CONTENT		
SHADOW DIAGRAM @ 3PM		
DATE	02 September 2024	SCALE 1:200
DRAWN	AA	PAPER SIZE A3
DRAWING N°	202409-01TP	SHEET N° 09

SITE DATA

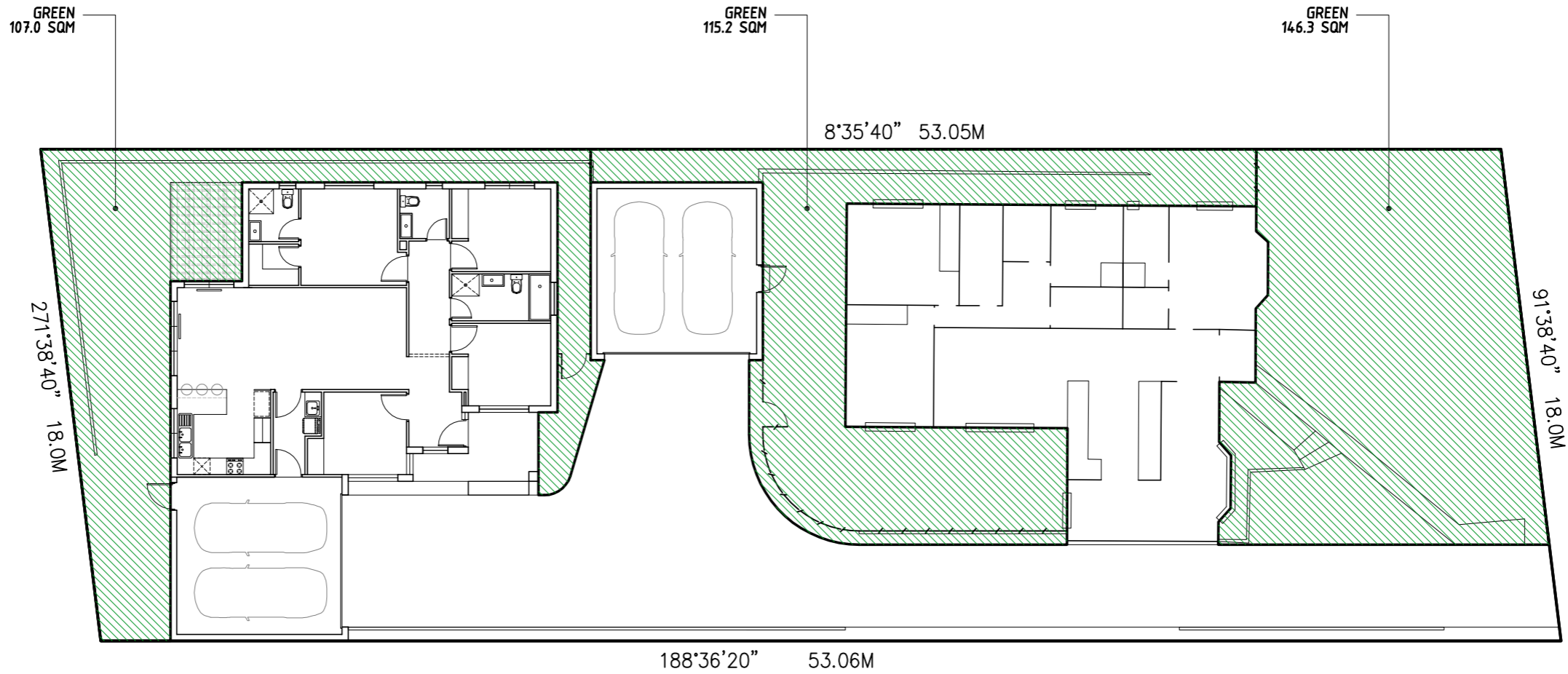
SITE AREA ----- 948.0 m²

GARDEN AREA REQUIREMENTS

MINIMUM REQUIRED ----- 331.8 m² 35.0 %
 ACTUAL ----- 368.5 m² 38.9 % ----- complies



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4 BALTASER DRIVE
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AMENDMENTS

No.	Revision	Date
# 01	AMENDMENT AS PER COUNCIL LETTER DATED 02 OCTOBER 2024	23 OCT 2024

SHEET CONTENT

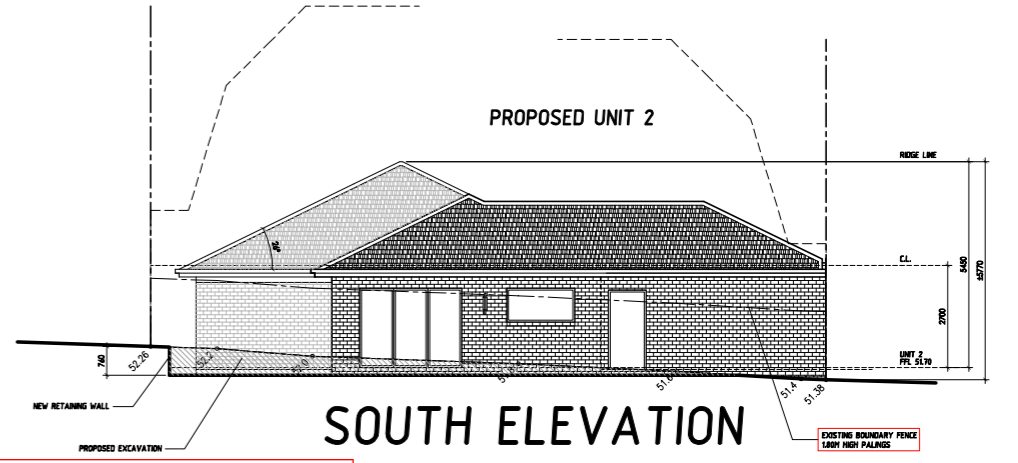
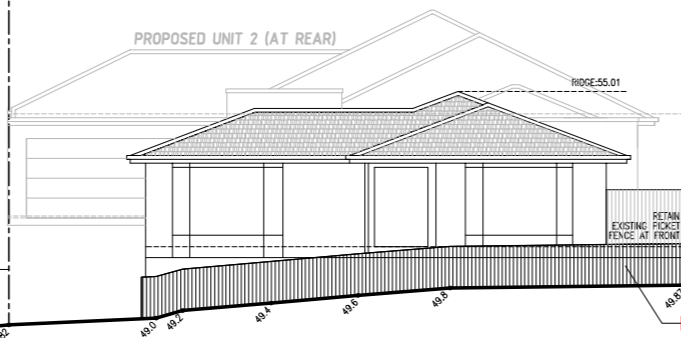
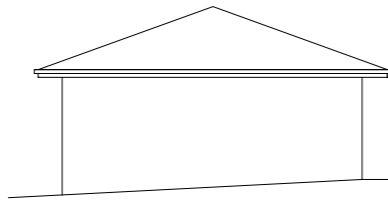
GARDEN AREA COMPUTATION		
DATE	02 September 2024	SCALE 1:200
DRAWN	AA	PAPER SIZE A3
DRAWING N°	202409-01TP	SHEET N° 10

NO. 6

THE SUBJECT SITE

NO. 4
EXISTING UNIT 1 (AT FRONT)

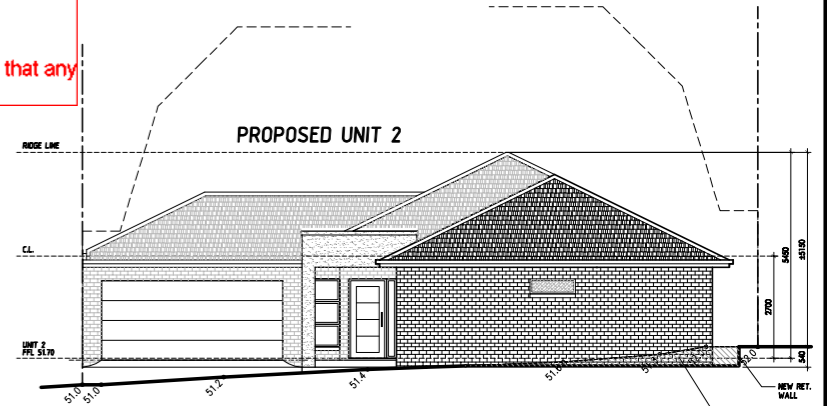
NO. 2



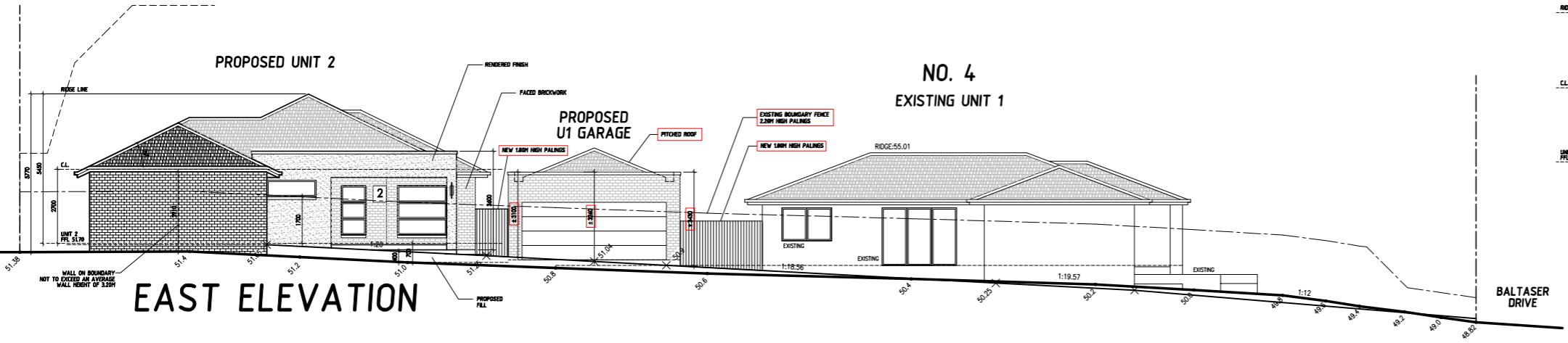
NORTH ELEVATION
STREETVIEW

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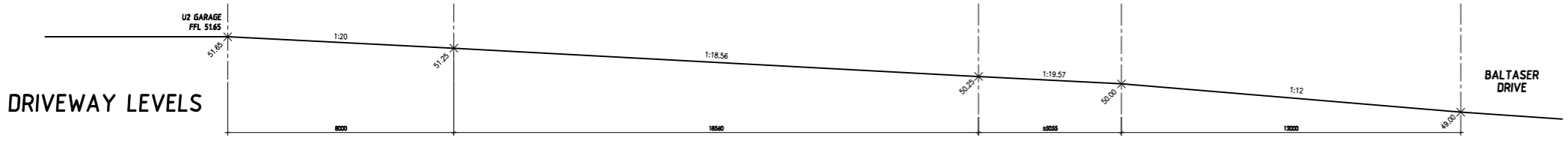
SOUTH ELEVATION



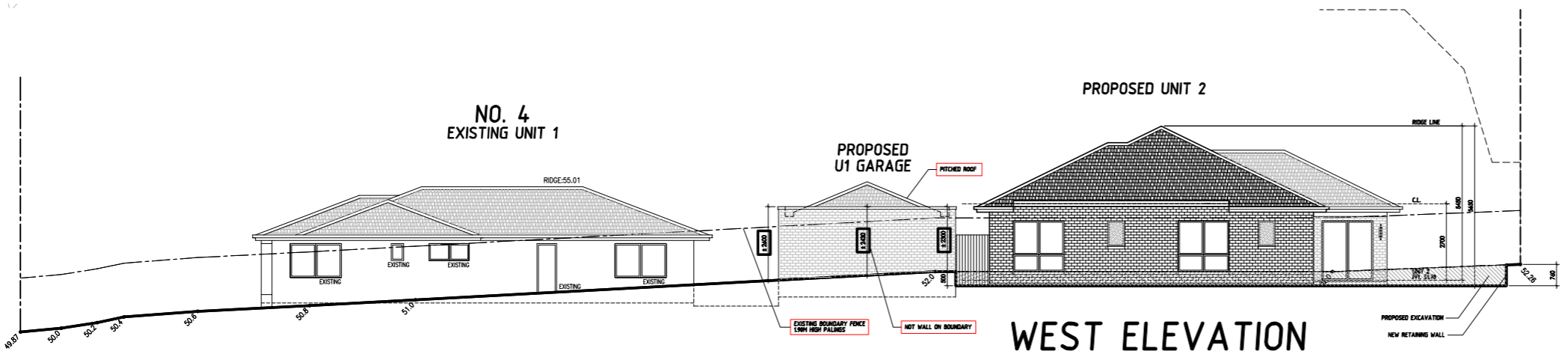
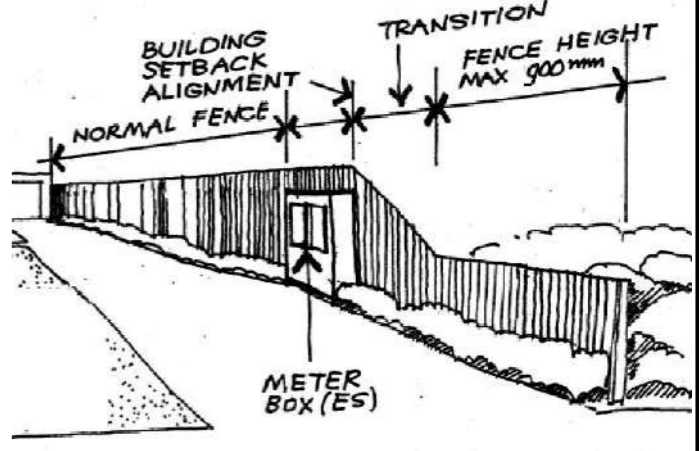
NORTH ELEVATION



EAST ELEVATION



DRIVEWAY LEVELS



WEST ELEVATION

MATERIAL SCHEDULE:		MATERIAL SUMMARY AND BASIC SPECIFICATIONS:	
	26° PITCH TILED ROOF		WINDOWS WITH CLEAR GLAZING
	RENDERED FINISH		WINDOWS WITH OBSCURED GLAZING
	FACED BRICKWORK		
FLOOR STRUCTURE: CONCRETE SLAB		EXTERNAL WALL FINISHES: FACED BRICKWORK (UNLESS OTHERWISE SPECIFIED, E.G. RENDERED FINISH)	
ROOFING: ROOF TILES @ 26° PITCH 450MM ROOF EAVES		CEILING HEIGHT CLEARANCES: 2700MM	
BOUNDARY FENCE: FRONT: RETAIN EXISTING, SIDES: RETAIN EXISTING		OTHER ITEMS: 7-STAR ENERGY: RAINWATER TANKS, DRIVEWAY FINISH: CHARCOAL COLOURED CONCRETE DRIVEWAY	



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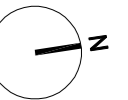
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4 BALTASER DRIVE
PAKENHAM 3810
COUNCIL: CARDINIA SHIRE COUNCIL

AMENDMENTS		No.	Revision	Date
#	01		AMENDMENT AS PER COUNCIL LETTER DATED 02 OCTOBER 2024	23 OCT 2024

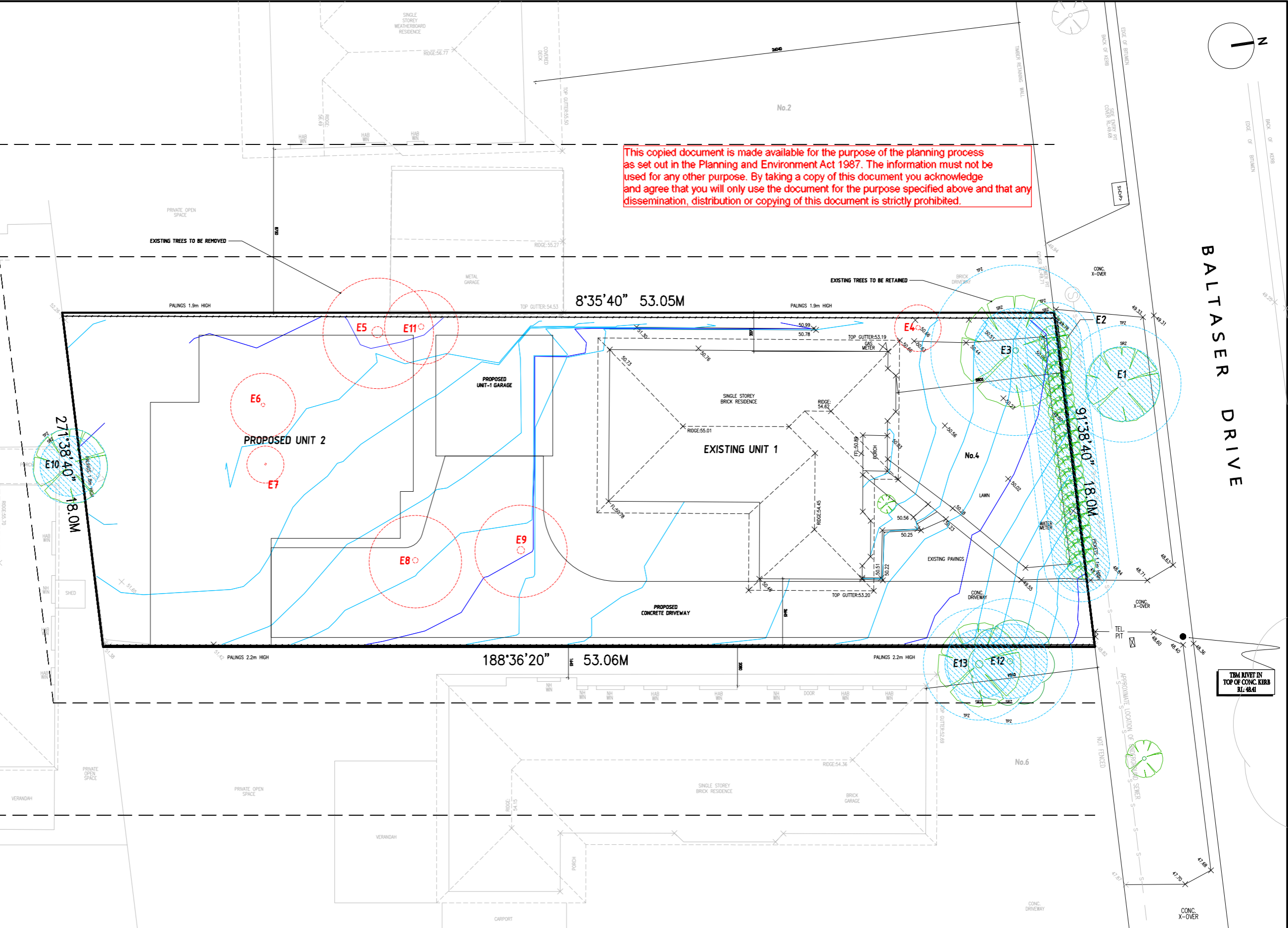
SHEET CONTENT		
ELEVATIONS		
DATE	02 September 2024	SCALE 1:200
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DRAWING N°	202409-01TP	SHEET N° 11



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TREE SUMMARY AS PER ARBORICULTURAL REPORT
FOR FULL ARBORICULTURAL REPORT, REFER TO ASSESSMENT PREPARED BY BENNETT TREE CONSULTING

- E1** BOTANICAL NAME: CALLISTEMON 'KINGS PARK SPECIAL'
COMMON NAME: KINGS PARK BOTTLEBRUSH
HEIGHT: 4M
WIDTH: 3M
SRZ RADIUS: 2.00M
TPZ RADIUS: 3.12M
RETENTION VALUE: N/A COUNCIL TREE
COMMENTS: TO BE RETAINED
- E2** BOTANICAL NAME: CAMELLIA JAPONICA (HEDGE)
COMMON NAME: CAMELLIA
HEIGHT: <2M
WIDTH: <2M
SRZ RADIUS: 1.50M
TPZ RADIUS: 2.00M
RETENTION VALUE: MEDIUM
COMMENTS: TO BE RETAINED
- E3** BOTANICAL NAME: LIQUIDAMBAR STRYACIFLUA
COMMON NAME: SWEET GUM
HEIGHT: 10M
WIDTH: 3M
SRZ RADIUS: 2.25M
TPZ RADIUS: 4.50M
RETENTION VALUE: MEDIUM
COMMENTS: TO BE RETAINED
- E4** BOTANICAL NAME: SYRINGA VULGARIS
COMMON NAME: LILAC
HEIGHT: 4M
WIDTH: 3M
SRZ RADIUS: 1.5M
TPZ RADIUS: 2.0M
RETENTION VALUE: LOW
COMMENTS: TO BE REMOVED
- E5** BOTANICAL NAME: CALLISTEMON VIMINALIS
COMMON NAME: WEeping BOTTLEBRUSH
HEIGHT: 7M
WIDTH: 7M
SRZ RADIUS: 2.47M
TPZ RADIUS: 5.52M
RETENTION VALUE: LOW
COMMENTS: TO BE REMOVED
- E6** BOTANICAL NAME: PRUNUS PERSICA
COMMON NAME: PEACH
HEIGHT: 4M
WIDTH: 3M
SRZ RADIUS: 1.50M
TPZ RADIUS: 2.00M
RETENTION VALUE: LOW
COMMENTS: TO BE REMOVED
- E7** BOTANICAL NAME: PRUNUS PERSICA
COMMON NAME: PEACH
HEIGHT: <3M
WIDTH: 3M
SRZ RADIUS: 1.50M
TPZ RADIUS: 2.00M
RETENTION VALUE: LOW
COMMENTS: TO BE REMOVED
- E8** BOTANICAL NAME: ACER RUBRUM
COMMON NAME: CANADIAN MAPLE
HEIGHT: 7M
WIDTH: 6M
SRZ RADIUS: 1.85M
TPZ RADIUS: 2.70M
RETENTION VALUE: MEDIUM
COMMENTS: TO BE REMOVED
- E9** BOTANICAL NAME: GREVILLEA ROBUSTA
COMMON NAME: SILKY OAK
HEIGHT: 7M
WIDTH: 6M
SRZ RADIUS: 2.13M
TPZ RADIUS: 3.48M
RETENTION VALUE: MEDIUM
COMMENTS: TO BE REMOVED
- E10** BOTANICAL NAME: PITTOSPORUM UNDULATUM
COMMON NAME: SWEET PITTOSPORUM
HEIGHT: 6M
WIDTH: 5M
SRZ RADIUS: 1.61M
TPZ RADIUS: 2.00M
RETENTION VALUE: N/A NEIGHBOUR'S TREE
COMMENTS: TO BE RETAINED
- E11** BOTANICAL NAME: LAURUS NOBILIS
COMMON NAME: BAY TREE
HEIGHT: 5M
WIDTH: 3M
SRZ RADIUS: 1.50M
TPZ RADIUS: 2.00M
RETENTION VALUE: MEDIUM
COMMENTS: TO BE REMOVED
- E12** BOTANICAL NAME: EUCALYPTUS SPP.
COMMON NAME: GUM TREE
HEIGHT: 5M
WIDTH: 4M
SRZ RADIUS: 2.00M
TPZ RADIUS: 3.00M
RETENTION VALUE: N/A NEIGHBOUR'S TREE
COMMENTS: TO BE RETAINED
- E13** BOTANICAL NAME: JACARANDA MMOSIFOUA
COMMON NAME: JACARANDA
HEIGHT: 5M
WIDTH: 4M
SRZ RADIUS: 1.85M
TPZ RADIUS: 3.00M
RETENTION VALUE: N/A NEIGHBOUR'S TREE
COMMENTS: TO BE RETAINED



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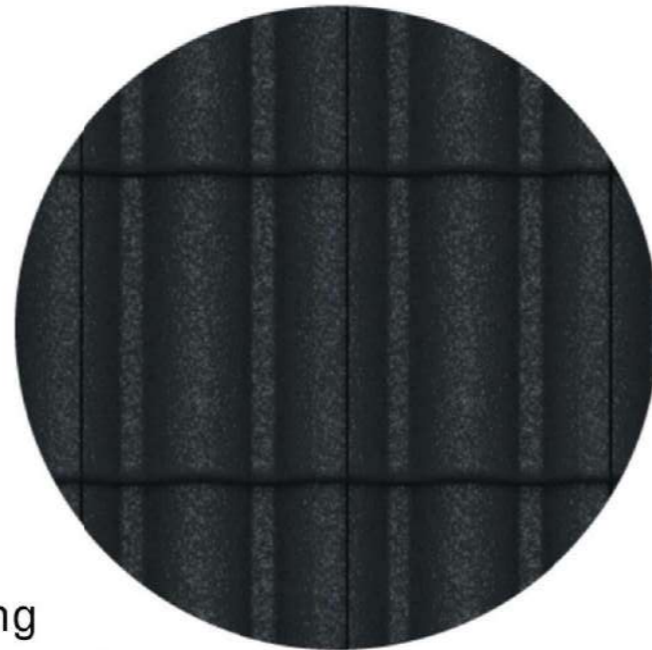
4 BALTASER DRIVE
PAKENHAM 3810
COUNCIL: CARDINIA SHIRE COUNCIL

AMENDMENTS		
No.	Revision	Date
# 01	AMENDMENT AS PER COUNCIL LETTER DATED 02 OCTOBER 2024	23 OCT 2024

SHEET CONTENT		
TREE PLAN		
DATE	02 September 2024	SCALE 1:200
DRAWN	AA	PAPER SIZE A3
DRAWING N°	202409-01TP	SHEET N° 12

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MATERIAL & COLOUR SCHEDULE

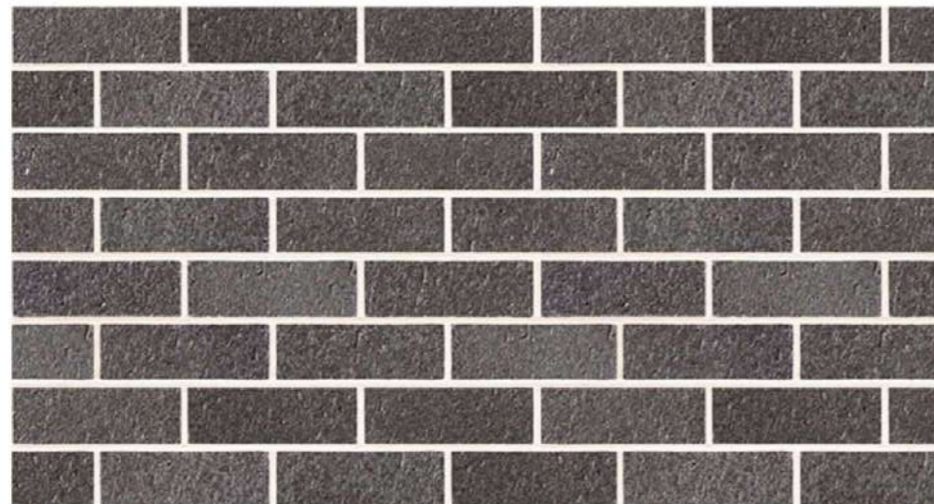


ROOFING:

Monier Roofing
Elabana (Sambuca)
Charcoal Coloured or equivalent

GROUND FLOOR BRICKWORK:

Austral Bricks
Metallix Bronze
or equivalent



WINDOW FRAMES:

Powder Coated
Alum Frame
Colour: Vivid White
or equivalent



GROUND FLOOR RENDERED FINISH:

Dulux (Grey Steel)
or equivalent



DRIVEWAY:

Charcoal Coloured
or equivalent



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PAKENHAM 3810

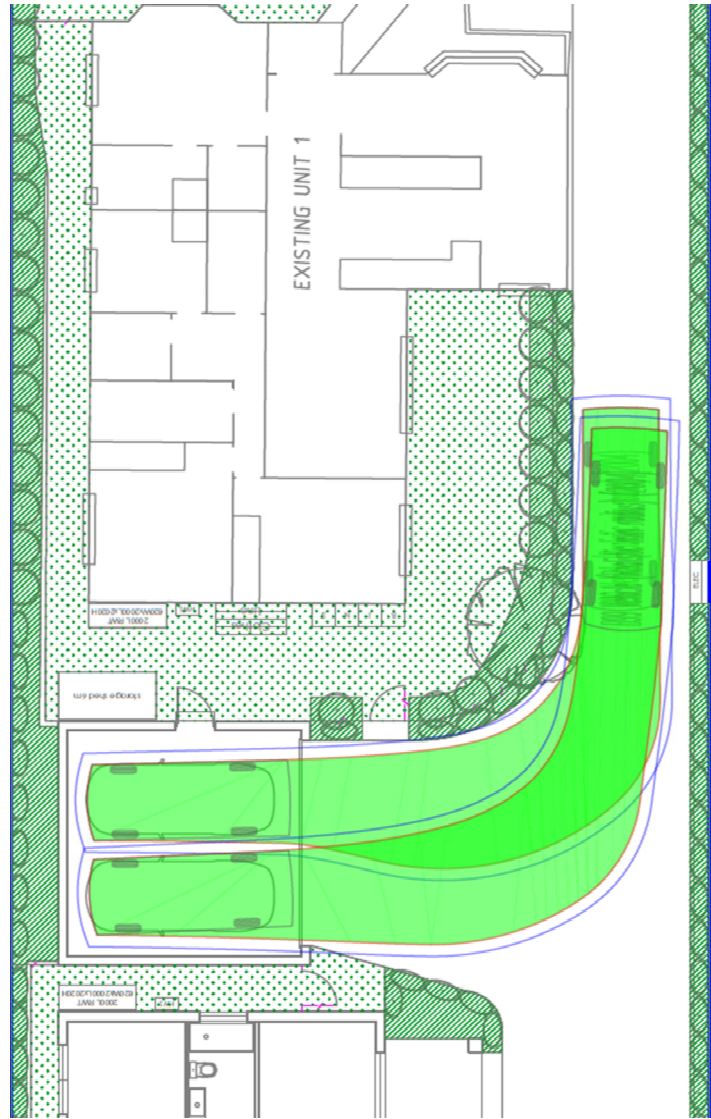
COUNCIL: CARDINIA SHIRE COUNCIL

AMENDMENTS

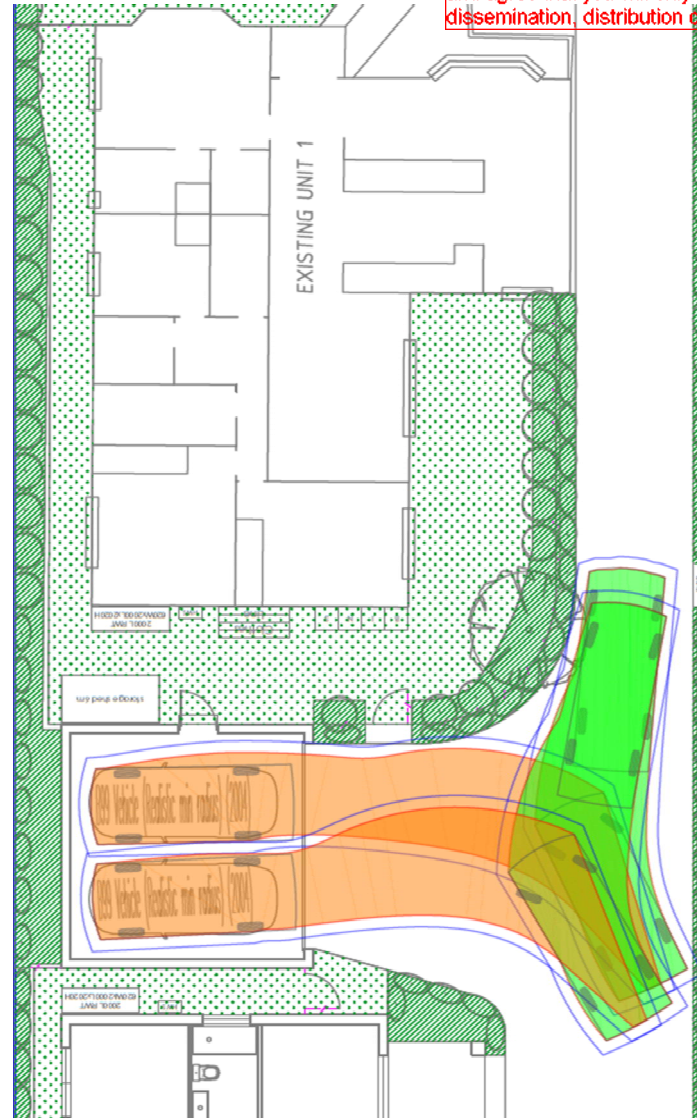
No.	Revision	Date
# 01	AMENDMENT AS PER COUNCIL LETTER DATED 02 OCTOBER 2024	23 OCT 2024

SHEET CONTENT

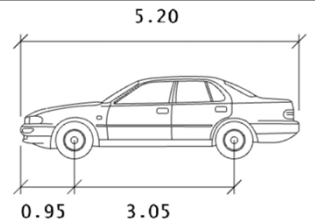
MATERIAL & COLOUR SCHEDULE		
DATE	02 September 2024	SCALE 1:200
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Entry



Exit



B99 Vehicle (Realistic min radius)(2004)

Overall length	5.200m
Overall width	1.940m
Overall body height	1.878m
Min body ground clearance	0.272m
Track width	1.840m
Lock to lock time	6.00sec
Curb to curb turning radius	6.250m
Steering angle	33.9deg

LEGEND

- Vehicle Body
- 300mm Clearance

1	Version 1			28/10/24
Rev	Issue & Description	Drafted	Approved	Date



info@auswideconsulting.com.au

Client
AAVAS Consultants

Address
**4 Baltaser Drive
Pakenham VIC 3810**

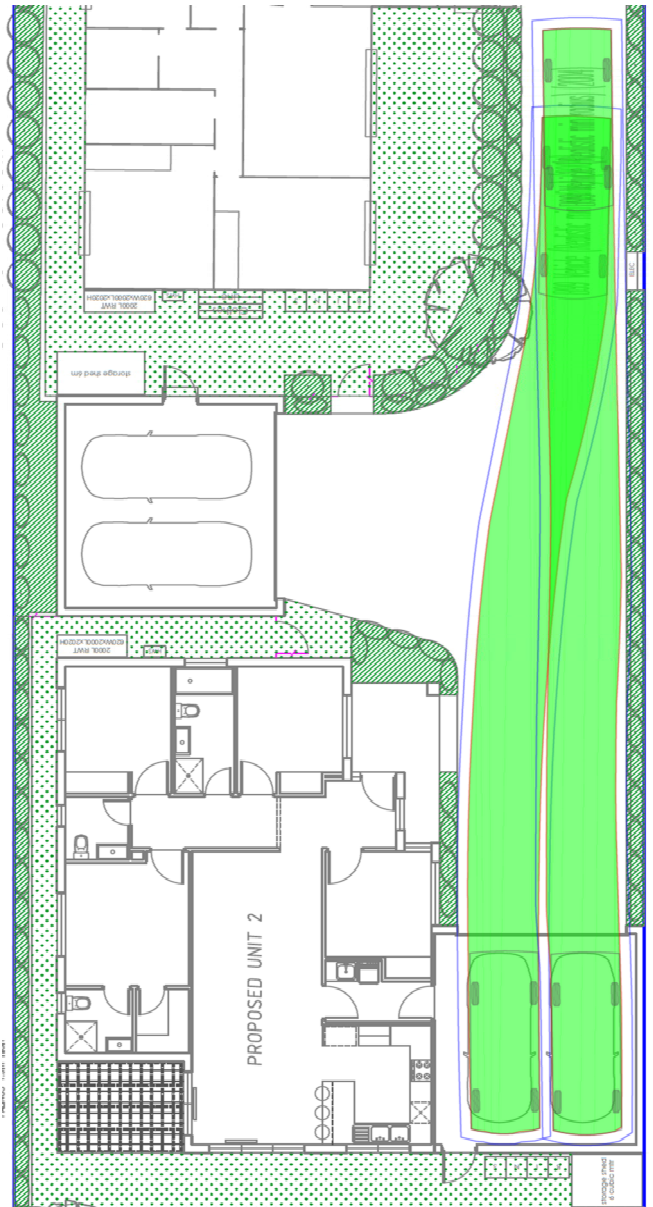
Development Type
Residential

Drawing Title
**Swept Path Diagram
B99 Entry and Exit Unit 1**

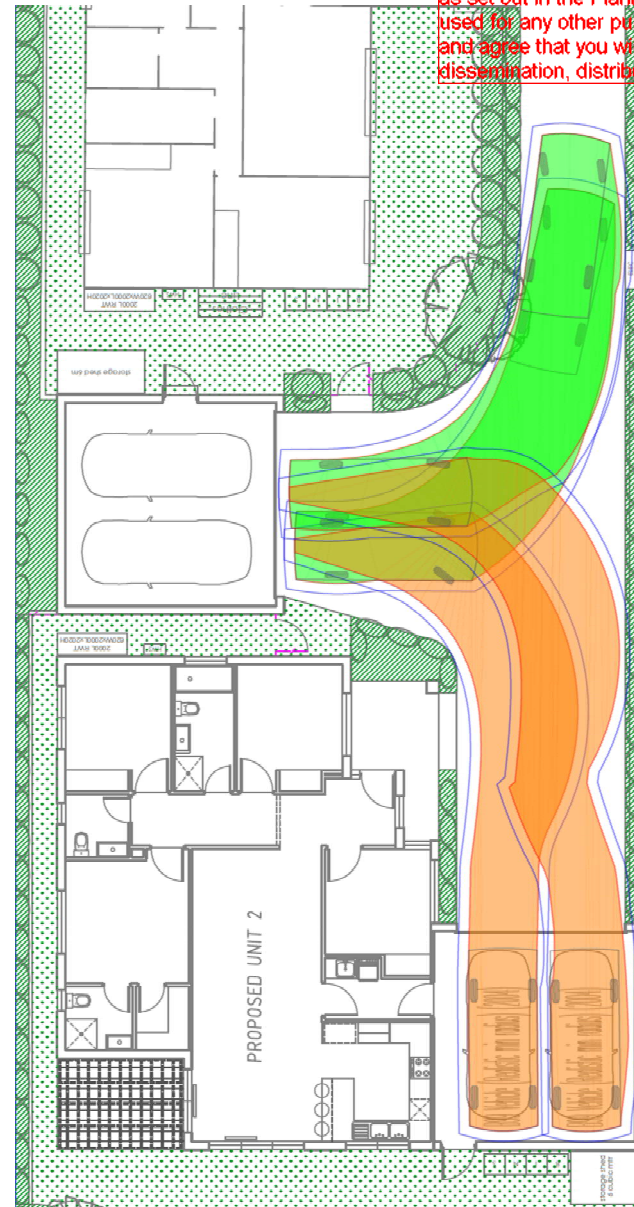
Phase	Who	Date
Designed		
Drawn	Terry Xu	28/10/24
Checked		
Approved		
Scale	NTS	

North ↑	Drawing No. SP-01			
	Rev			1

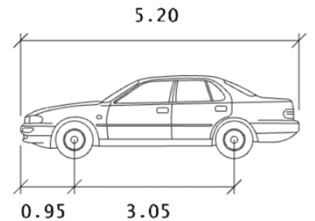
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Entry



Exit



B99 Vehicle (Realistic min radius)(2004)

Overall length	5.200m
Overall width	1.940m
Overall body height	1.878m
Min body ground clearance	0.272m
Track width	1.840m
Lock to lock time	6.00sec
Curb to curb turning radius	6.250m
Steering angle	33.9deg

LEGEND

- Vehicle Body
- 300mm Clearance

1	Version 1			28/10/24
Rev	Issue & Description	Drafted	Approved	Date



info@auswideconsulting.com.au

Client
AAVAS Consultants

Address
**4 Baltaser Drive
Pakenham VIC 3810**

Development Type
Residential

Drawing Title
**Swept Path Diagram
B99 Entry and Exit Unit 2**

Phase	Who	Date
Designed		
Drawn	Terry Xu	28/10/24
Checked		
Approved		
Scale	NTS	

North ↑	Drawing No. SP-02			
	Rev			1

TREE PROTECTION GUIDELINES

The TPZ is an area isolated from construction disturbance - which includes excavation, compacted fill and machine trenching - so that the tree remains viable. Any root excavation within the TPZ shall be avoided and this is to be done during the design and planning stage.

- A protection barrier shall be set up around the trees to be retained. The fencing material is to be constructed of a galvanised steel mesh type of material. Fence height 2.1 metres. Concrete filled blow moulded fence feet are to be used as a base support so no protrusion into the soil will take place.
- If temporary access is required through the TPZ, the area shall be covered by sheets of heavy plywood and reinstated immediately afterwards.
- Any underground service installations shall be bored within the TPZ.
- No fuel, oil dumps, chemicals, materials, equipment, vehicles or temporary buildings shall be allowed in the Tree Protection Zone. Nothing whatsoever shall be attached to any tree including wires, nails, screws or other devices.
- Supplementary watering shall be provided to all trees throughout any dry or windy periods during and after the construction process.
- Any pruning required must be carried out by a trained and competent Arborist to comply with Australian Standard AS 4373 -1996 Pruning of Amenity Trees.
- Activities to be restricted within the TPZ and other notes are outlined in the Australian Standard AS 4970 - 2009 Protection of Trees on Development Sites

MAINTENANCE NOTES

WATERING
Plants shall be watered immediately after planting, then weekly for the first month, then fortnightly for the first 3 months. Watering is unnecessary if there has been enough recent rain. Additional watering is required on days over 30°C or high wind days. Drought tolerant species are selected but all plants will look better if given fortnightly irrigation over hot dry periods.

WEEDING
Removal of weeds by hand and/or by a glyphosate preparation once a month as required. Take care to avoid spray drift and follow manufacturers' instructions.

PRUNING
Shrubs and young trees shall be pruned at 3 months, 6 months and then yearly for: dead, diseased, misshaped or crossed branches and general shaping. Young trees shall be pruned of competing stems to ensure a single main trunk. Stakes shall be removed after one year. Once established, trees shall be checked by a qualified Arborist for form and safety every 5 years.

PEST AND DISEASE CONTROL
Check plants for damage once a month and use relevant sprays to manufacturers specifications.

FERTILISERS
A general organic low phosphorous fertiliser shall be placed under mulch or incorporated into the soil with a vertical spade cut once every 6 months.

LAWNS
Mowing every 3 to 6 weeks, depending on time of year, rainfall and growth to 50mm height. Pest, weed control and fertilising with a liquid preparation once every 6 months.

GENERAL
Remove rubbish and replace dead plants with the same species. Maintain mulch levels

EDGING
All garden bed areas must be edged using brick, timber (renewable resource), High Density Poly Ethylene garden edging steel or aluminium.

MULCH
All garden beds must be mulched to a depth of 75mm - 100mm. Use a coarse grade organic mulch with a sustainably sourced material with an average particle size of 10mm.

WEEDS
All environmental weeds must be removed from the site prior to planting.

PROJECT TITLE
4 Baltaser Drive
PAKENHAM

DRAWING TITLE
LANDSCAPE PLAN

PERMIT NO.
T240444 PA

SCALE
1:100

DATE
28 October 2024

CLIENT
Aavas Consultants Ptd Ltd

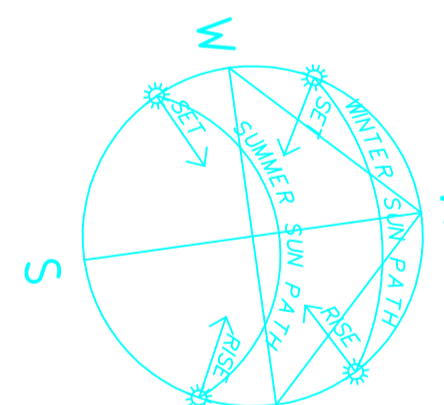
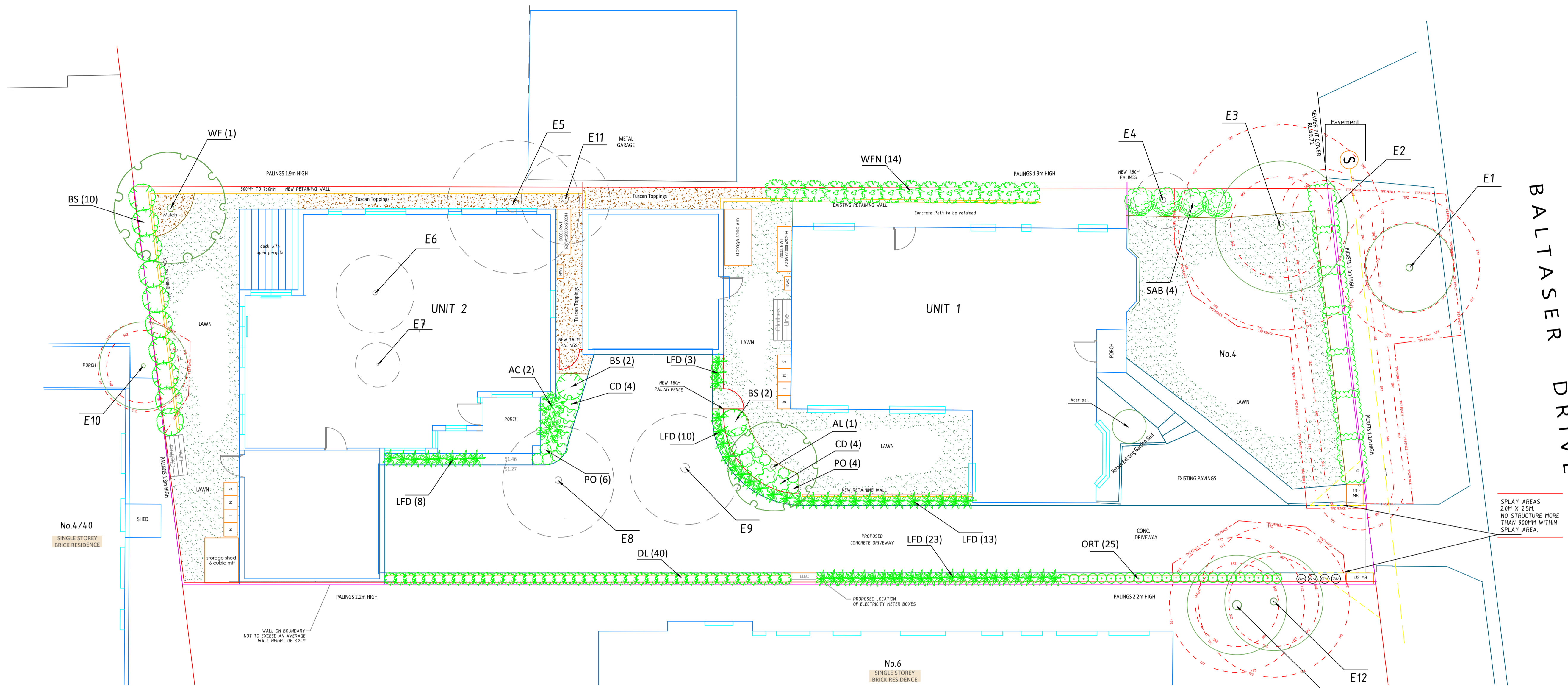


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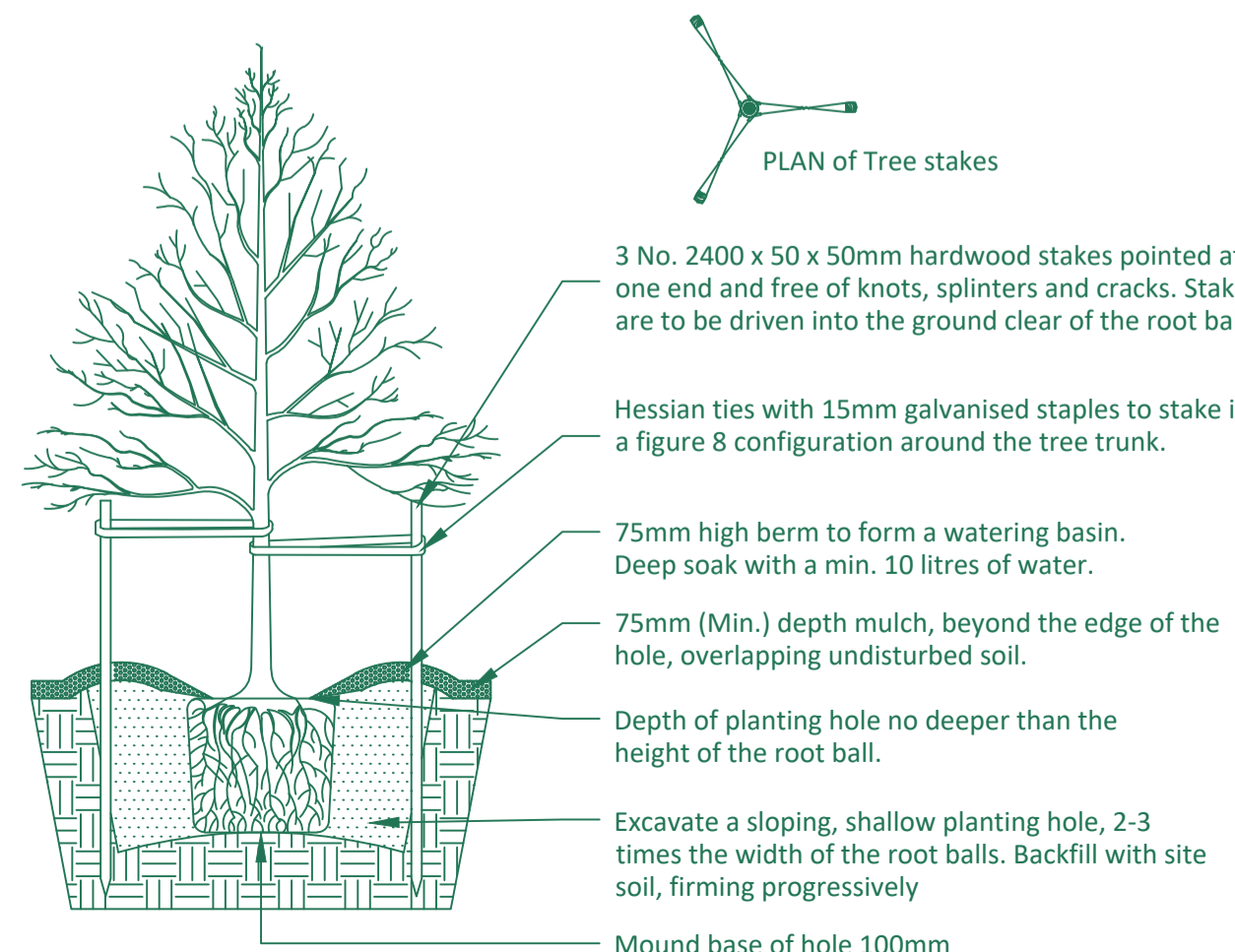
No.2
SINGLE
STOREY
WEATHERBOARD
RESIDENCE



PREPARING A GARDEN BED FROM A BUILDING SITE

- CLEANING**
Clean the site of debris and weeds. If soil is contaminated by paint or concrete wash - which shall be avoided - it must be dug out and removed. If in a tree protection zone (TPZ) - more reason to prevent - it shall be hand excavated to avoid cutting roots. The topsoil shall be replaced with site soil or imported topsoil that complies with AS 4419 - 2003
- GRADING AND DRAINAGE**
- In areas with existing topsoil that will be paved the topsoil can be excavated (unless in TPZs) and stockpiled - to be later used on garden beds.
 - Grade the area into garden beds (slightly higher) and lawn or gravel areas. Garden beds shall be edged with sustainably sourced materials eg treated pine.
 - Check the drainage of the area by running a sprinkler for 5 -10 minutes (check water restrictions) and look where the water flows, noting any water tracks or ponding in areas. Adjust grading accordingly. Garden beds, paths and lawn or gravel areas shall all drain towards a drainage grate, pit or raingarden.
 - Drainage issues may be addressed by the creation of a swale, which can be covered with rock pieces or a sump pit filled with crushed rock wrapped in porous geotextile and covered with lawn or stones.
- IMPROVING SOILS**
- Existing garden beds can be prepared with added organic material such as well rotted manures or materials from plant and animal sources sold as soil improvers or compost and prepared to AS 4454 - 2003. These can just be top dressed (placed over the top of the soil) and then covered with mulch. If there is no existing topsoil left then imported topsoil that complies with AS 4419 - 2003 shall be used with organic mulch on top.
 - Hard clay sub soils can be fractured or ripped to break them up without destroying their structure. This can be done in small areas with vertical action by a garden fork or spade and subsequent placement of organic matter into the vertical spaces. This shall be top dressed with organic material and then mulch added over the top.
 - Soil excavation shall not be carried out in Tree Protection Zones.
 - Clay soils shall never be cultivated in any way when they are wet.
 - Use of plastic weed mats, solid or woven are inappropriate as they deprive soil of oxygen.

TREE PLANTING GUIDE



EXISTING PLANT MATERIAL

CODE	BOTANICAL NAME	COMMON NAME	DESCRIPTION
E1	<i>Callistemon Kings Park Special</i>	Kings Park Special	Retain (S)
E2	<i>Camellia japonica</i>	Bracelet honey-myrtle	Retain
E3	<i>Liquidambar styraciflua</i>	Sweet Gum	Retain
E4	<i>Syringia vulgaris</i>	Lilac	Retain
E5	<i>Callistemon viminalis</i>	Weeping Bottlebrush	Remove
E6	<i>Prunus persica</i>	Peach	Remove
E7	<i>Prunus persica</i>	Peach	Remove
E8	<i>Acer rubrum</i>	Canadian Maple	Remove
E9	<i>Grevillea robusta</i>	Silky Oak	Remove
E10	<i>Pittosporum undulatum</i>	Sweet Pittosporum	Retain (N)
E11	<i>Laurus nobilis</i>	Bay Tree	Remove
E12	<i>Eucalyptus spp.</i>	Gum Tree	Retain (N)
E13	<i>Jacaranda mimosifolia</i>	Jacaranda	Retain (N)

(N) = Neighbour's Tree (S) = Street Tree (W) = Weed Species

PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	QTY	MATURE H x W	POT SIZE
TREES					
E1	<i>Allocasuarina littoralis</i>	Black Sheoak	1	8m x 4m	45cm
WF	<i>Waterhousea 'Whisper'</i>	Whisper	1	8m x 5m	45cm
SHRUBS					
BS	<i>Banksia 'Sentenil'</i>	Sentenil	13	3m x 1m	20cm pot
SAB	<i>Syzigium australe</i> 'Bush Christmas'	Bush Christmas Lilly Pilly	4	3m x 2m	20cm pot
WFN	<i>Westringia fruticosa</i> 'Naringa'	Coast Rosemary	14	2m x .8m	20cm pot
GROUND COVERS & LOW SHRUBS					
AC	<i>Acacia cognata</i> 'Mini Cog'	Dwarf Bower Wattle	2	.75m x 1.5m	20cm pot
CD	<i>Correa</i> 'Dusky Bells'	Dusky Bell Correa	8	.45m x 1.2m	14 cm pot
TUSSOCKS / GRASSES / EVERGREEN PERENNIALS					
DL	<i>Dianella longifolia</i>	Smooth Flax Lily	40	.8m x .6m	14cm pot
PO	<i>Patersonia occidentalis</i>	Native Iris	10	.5m x .4m	14cm pot
ORT	<i>Orthocentrus multiflorus</i>	Morning Flag	25	.6m x .4m	14cm pot
LM	<i>Lomandra 'Fine and Dandy'</i>	Fine and Dandy	57	.75m x .75m	14cm pot