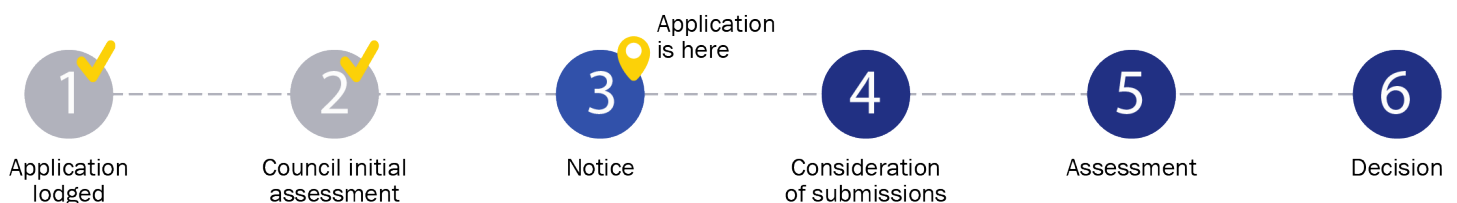


# Notice of Application for a Planning Permit

The land affected by the application is located at:	L34 LP125942 V9387 F505 15 Barrington Drive, Pakenham VIC 3810	
The application is for a permit to:	Development of the land for a second dwelling	
A permit is required under the following clauses of the planning scheme:		
32.08-7	Construct a dwelling if there is at least one dwelling existing on the lot	
<b>APPLICATION DETAILS</b>		
The applicant for the permit is:	Archiden Design and Consultancy	
Application number:	T240436	
<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 at <a href="http://cardinia.vic.gov.au/advertisedplans">cardinia.vic.gov.au/advertisedplans</a> or by scanning the QR code.</p>		
<b>HOW CAN I MAKE A SUBMISSION?</b>		
<p>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:</p>		7 February 2025
<p><b>WHAT ARE MY OPTIONS?</b></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>If you object, the Responsible Authority will notify you of the decision when it is issued.</p>	<p>An objection must:</p> <ul style="list-style-type: none"> <li>• be made to the Responsible Authority in writing;</li> <li>• include the reasons for the objection; and</li> <li>• state how the objector would be affected.</li> </ul>	<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.</p>



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## Application Summary

Portal Reference: A324896U

## Basic Information

Proposed Use: Development of a second dwelling on the land  
 Current Use: One dwelling  
 Cost of Works: \$350,000  
 Site Address: 15 Barrington 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? **No such encumbrances are breached**

Note: During the application process you may be required to provide more information in relation to any encumbrances.

## Contacts

Type	Name	Address	Contact Details
Applicant	[Redacted] Archiden Design and Consultancy	208/65 Victor Crescent, Narre Warren VIC 3805	W: 03-9769-8316 M: 0433-883-161 E: admin@archiden.com.au
Owner	[Redacted]	[Redacted]	[Redacted]
Preferred Contact	[Redacted] Archiden Design and Consultancy	208/65 Victor Crescent, Narre Warren VIC 3805	W: 03-9769-8316 M: 0433-883-161 E: admin@archiden.com.au

## 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
<b>Total</b>			<b>\$1,706.50</b>

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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.vic.gov.au

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

## Documents Uploaded

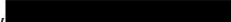
Date	Type	Filename
30-08-2024	A Copy of Title	Title.pdf
30-08-2024	A Copy of Title	Copy of Plan.pdf
30-08-2024	Encumbrance	Post covt modiciation.pdf
30-08-2024	Site plans	No.15 Barrington Dr_Development Plans.pdf
30-08-2024	Design response	TP REPORT _15 Barrington Dr.pdf

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

Site User	 Archiden Architecture	7, Scotsgateway Scotsgateway, Berwick VIC 3806	W: 3-9769-8316 M: 0433-883-161 E: admin@archiden.com.au
Submission Date	30 August 2024 - 06:03:PM		

## Declaration

By ticking this checkbox, I,  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.



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20 Siding Avenue, Officer, Victoria

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

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Cardinia Shire Council  
P.O. Box 7, Pakenham VIC, 3810

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5pm  
**Phone:** 1300 787 624  
**After Hours:** 1300 787 624  
**Fax:** 03 5941 3784

**REGISTER SEARCH STATEMENT (Title Search) Transfer of  
Land Act 1958**

Page 1 of 1

VOLUME 09387 FOLIO 505

Security no : 124117872160Q  
Produced 30/08/2024 05:53 PM

**LAND DESCRIPTION**

Lot 34 on Plan of Subdivision 125942.  
PARENT TITLE Volume 08936 Folio 606  
Created by instrument LP125942 06/08/1980

**REGISTERED PROPRIETOR**

**ENCUMBRANCES, CAVEATS AND NOTICES**

COVENANT L557677T 13/03/1985  
VARIATION OF COVENANT AT648084Q 29/09/2020

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 LP125942 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: 15 BARRINGTON DRIVE PAKENHAM VIC 3810

**ADMINISTRATIVE NOTICES**

NIL

DOCUMENT END

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Document Identification	<b>LP125942</b>
Number of Pages (excluding this cover sheet)	<b>2</b>
Document Assembled	<b>21/06/2024 15:55</b>

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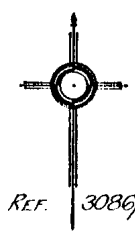
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LP125942  
EDITION 1  
PARISH/F-SHIP/CHARTS 2

PLAN OF SUBDIVISION OF PART OF CROWN ALLOTMENTS 40 & 41 PARISH OF NAR-NAR-GOON COUNTY OF MORNINGTON  80 40 0 100 200 LENGTHS ARE IN METRES	<b>APPROPRIATIONS</b> AND BLUE HATCHED BLUE - DRAINAGE & SEWERAGE. BROWN - WAY, DRAINAGE & SEWERAGE.  YELLOW AND BLUE HATCHED - ELECTRICITY SUPPLY PURPOSES
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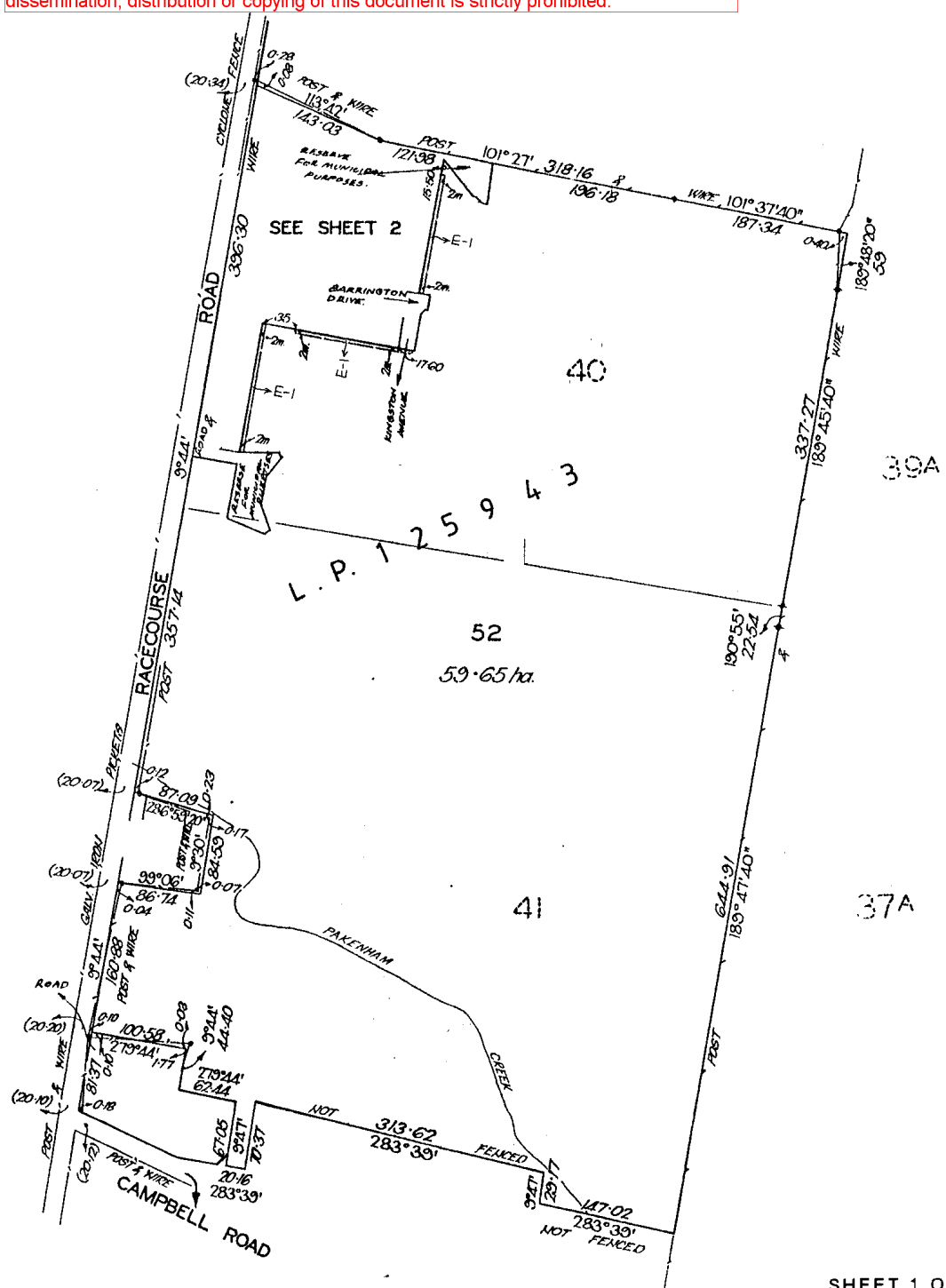
Vol 8936 Fol 606

APPROVED 27/02/80  
COLOUR CONVERSION  
BLUE = E-1  
BROWN = E-2



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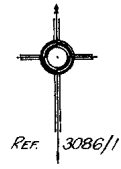
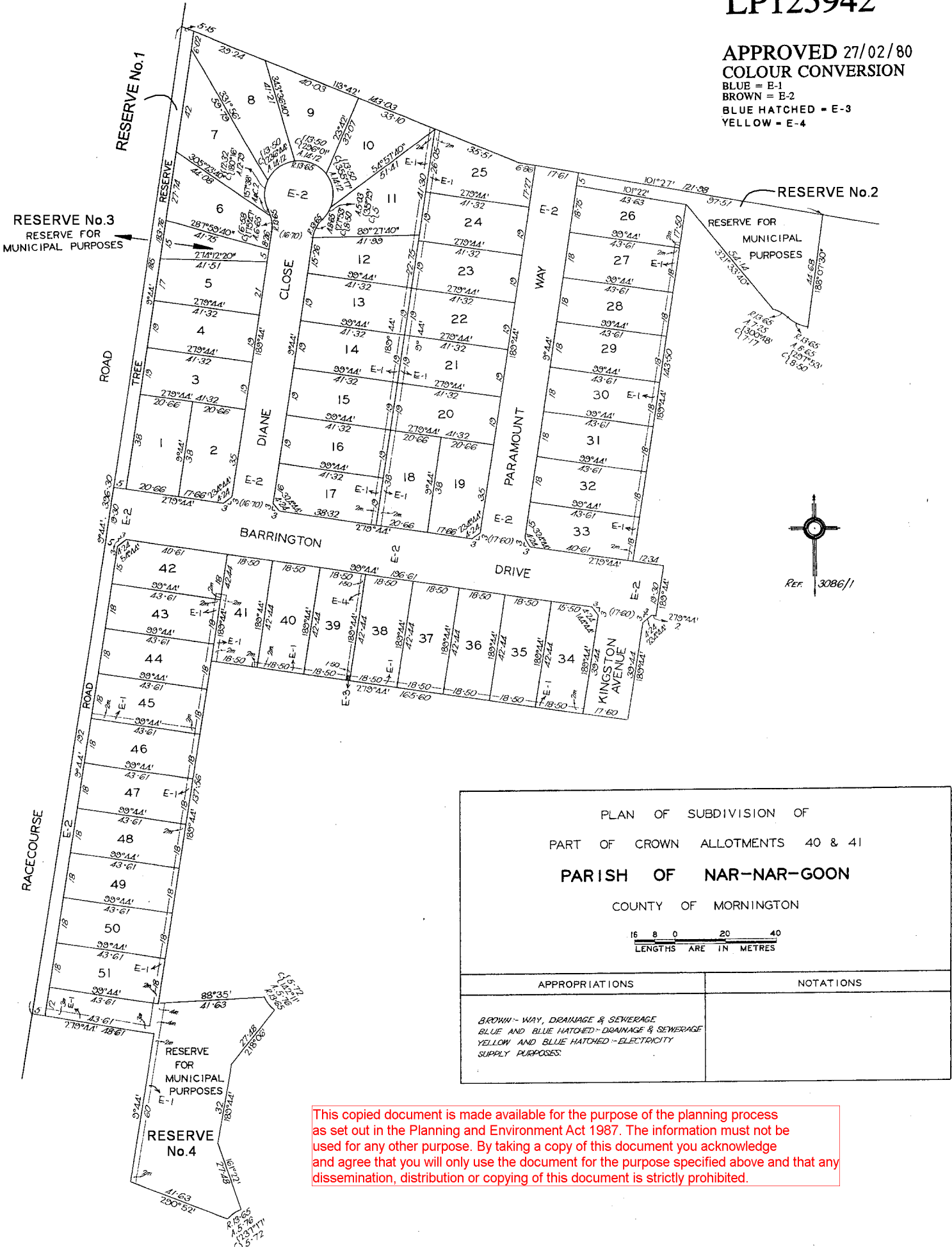
WARNING: THE IMAGE OF THIS DOCUMENT OF THE REGISTER HAS BEEN DIGITALLY AMENDED. NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL DOCUMENT OF THE REGISTER.



# LP125942

APPROVED 27/02/80  
COLOUR CONVERSION

BLUE = E-1  
BROWN = E-2  
BLUE HATCHED = E-3  
YELLOW = E-4



PLAN OF SUBDIVISION OF  
PART OF CROWN ALLOTMENTS 40 & 41  
PARISH OF NAR-NAR-GOON  
COUNTY OF MORNINGTON

16 8 0 20 40  
LENGTHS ARE IN METRES

APPROPRIATIONS	NOTATIONS
<p><i>BROWN</i> - WAY, DRAINAGE &amp; SEWERAGE <i>BLUE AND BLUE HATCHED</i> - DRAINAGE &amp; SEWERAGE <i>YELLOW AND BLUE HATCHED</i> - ELECTRICITY SUPPLY PURPOSES.</p>	

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Document Type	<b>Instrument</b>
Document Identification	<b>L557677T</b>
Number of Pages (excluding this cover sheet)	<b>6</b>
Document Assembled	<b>16/10/2024 14:03</b>

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REGD

130385 1417 45 18 L557677T

Lodged at the Titles Office by

MACPHERSON & KELLEY,  
114 MAIN ST., PAKENHAM

Code 1161S

VICTORIA

TRANSFER OF LAND

Subject to the encumbrances affecting the land including any created by dealings lodged for registration prior to the lodging of this instrument the transferor for the consideration expressed at the request and by the direction of the directing party (if any) transfers to the transferee the estate and the interest specified in the land described together with any easement hereby created and subject to any easement hereby reserved or restrictive covenant herein contained or covenant created pursuant to statute and included herein. (Notes 1-4)

Land Volume 9387 Folio 505 (Note 5)

Consideration EIGHTEEN THOUSAND FIVE HUNDRED DOLLARS (\$18,500-00) (Note 6)

Transferor F.T.G. NOMINEES PTY. LIMITED (Note 7)

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Transferee [REDACTED] (Note 8)

Estate and Interest all its estate and interest in fee simple (Note 9)

CODE: 07
DUTY: 360-75
CLASSIFICATION: A
VALUE: 18500- Directing Party



FEB-12-85 82590 11459 LC A 101 \*\*\*\*360-75

Creation (or Reservation) of Easement and/or Covenant the transferees for themselves their heirs' executors administrators and transferees and the registered proprietor or proprietors for the time being of the land hereby transferred HEREBY COVENANT with the transferor its successors assigns and transferees and as separate covenants with the other (Notes 11-12)

See Annexure "A"

T2

Office Use Only



A memorandum of the within instrument has been entered in the Register Book.



Approval No. T2/1

**Natural Resources and Environment**  
AGRICULTURE • RESOURCES • CONSERVATION • LAND MANAGEMENT

**INTENTIONALLY  
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Date February 5<sup>th</sup> 1985.

(Note 13)

Execution and Attestation

THE COMMON SEAL of F.T.G. )  
NOMINEES PTY. LIMITED )  
was hereunto affixed in )  
accordance with its Articles of )  
Association in the presence of:- )



..... Director  
..... Secretary

SIGNED by the Transferees  
in the presence of:



5651b/MB



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### NOTES

1. This form must be used for any transfer by the registered proprietor—
  - (a) of other than the whole of an estate and interest in fee simple
  - (b) by direction
  - (c) in which an easement is created or reserved
  - (d) which contains a restrictive covenant or a covenant created pursuant to statute.
2. Transfers may be lodged as an original only and must be typed or completed in ink.
3. All signatures must be in ink.
4. If there is insufficient space in any panel to accommodate the required information use an annexure sheet (Form A1) or (if there is space available) enter the information under the appropriate heading after any creation or reservation of easement or covenant. Insert only the words “See Annexure A” (or as the case may be) or “See overleaf” in the panel as appropriate.

Multiple annexures may appear on the same annexure sheet but each must be correctly headed.

All annexure sheets should be properly identified and signed by the parties and securely attached to the instrument.
5. Volume and folio references must be given. If the whole of the land in a title is to be transferred no other description should be used. If the transfer affects part only of the land in a title the lot and plan number or Crown description should also be given. Any necessary diagram should be endorsed hereon or on an annexure sheet (Form A1).
6. Set out the amount (in figures) or the nature of the consideration. If the transfer is by direction show the various considerations  
e.g. \$ ..... paid by B to A  
\$ ..... paid by C to B  

In a transfer on sale of land subject to a mortgage it should be clearly shown whether or not the amount owing under the mortgage is included in the consideration e.g. \$ ..... which includes the amount owing under mortgage No. ....
7. Insert full name. Address is not required.
8. Insert full name and address. If two or more transferees state whether as joint tenants or tenants in common. If tenants in common specify shares.
9. Set out “All my estate and interest in the fee simple” (or other as the case may be).
10. If the transfer is by direction give the full name of any directing party and show the various considerations under the consideration heading.
11. Set out any easement being created or reserved and define the dominant and servient tenements.
12. Set out full details of any covenant and define the covenantee and the land to bear the burden and to take the benefit of the covenant.
13. The transfer must be dated.
14. If an executing party is a natural person execution should read “Signed by the transferor (transferee, directing party) in the presence of .....”. The witness must be an independent person. If an executing party is a body corporate execution should conform to any prescribed formalities relating to the affixing of the common seal.

VICTORIA

ANNEXURE SHEET  
Transfer of Land Act 1958  
Notes 1-2

Note 3

This is the annexure marked "A" referred to in instrument  
of Transfer dated 5TH FEBRUARY 1985 between F.T.G.  
NOMINEES PTY. LTD. & ERIK LOUIS LAANE and ANNETTE LESLEY LAANE

SI  
PT  
un  
DC



Note 4

Heading

COVENANT (Con't.)

LOT + PLAN NO

the registered proprietor or proprietors for the time being of the land comprised in the said Plan of Subdivision and every part or parts thereof (other than the land hereby transferred) that the transferee will not erect or cause to be erected on the said land hereby transferred any building or erection other than a single dwelling house together with the usual outbuildings and the single dwelling house is to have external walls made of stone brick or brick veneer and shall have an area of at least 115 square metres around the external walls and a roof of tiles or other building materials excluding galvanized sheet iron and this covenant shall appear on the Certificate of Title to issue for the said land and run with the land.

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5651b/MB

A1



Approval No. A1/1



Continuation

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NOTES

1. If there is insufficient space to accommodate the required information in a panel on the parent instrument insert the words "See Annexure A" (or as the case may be) and enter all the information on the annexure sheet under the appropriate heading.
2. If the instrument is lodged in duplicate (or triplicate) an annexure sheet must be attached to each. The annexure attached to the original must be completed in ink or by typewriter, that attached to the duplicate (or triplicate) may be a copy of the original but the signatures of all parties must be in ink on both the original and any copy.
3. The annexure must be properly indentified, be signed by the parties to the instrument to which it is annexed and be securely attached thereto.
4. Multiple annexures may appear on the same annexure sheet but each must be correctly headed.



# Department of Environment, Land, Water & Planning

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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

Produced: 16/10/2024 02:00:09 PM

Dealing Number: AT648084Q

Status: Registered

Date and Time Lodged: 29/09/2020 04:51:13 PM

Responsible Subscriber: MOIRA RYAN CONVEYANCING SERVICES

Customer Code: 18485U

Reference: [REDACTED] 2018/46

RESTRICTION CREATION, REMOVAL OR VARIATION

The applicant applies for registration of the plan of variation of a restriction under Section 23 of the Subdivision Act 1988.

Burdened Land:

VOLUME: 9387 FOLIO: 505

Benefited Land:

Council in which land is located:

Cardinia Shire Council

SPEAR Reference Number:

S147553E

Execution:

1. The Certifier has taken reasonable steps to verify the identity of the applicant or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.



# Department of Environment, Land, Water & Planning

---

## Electronic Instrument Statement

3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Executed on behalf of [REDACTED]  
Signer Name [REDACTED]  
Signer Organisation MOIRA RYAN CONVEYANCING SERVICES  
Signer Role LICENSED CONVEYANCER  
Execution Date 28 September 2020

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File Notes:  
NIL

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This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.

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PLAN OF VARIATION OF RESTRICTION		EDITION 1	AT648084Q
<b>LOCATION OF LAND</b> PARISH: NAR NAR GOON  TOWNSHIP: SECTION: CROWN ALLOTMENT: 40 (PART) CROWN PORTION: TITLE REFERENCE: v.9387 f.505  LAST PLAN REFERENCE: LOT 34 LP 125942  POSTAL ADDRESS: 15 BARRINGTON DRIVE, (at time of subdivision) PAKENHAM, 3810.  MGA 94 CO-ORDINATES: E: 368 120 ZONE: 55 (of approx centre of land N: 5 784 930 in plan)		Council Name: Cardinia Shire Council  Council Reference Number: S19-111 Planning Permit Reference: T190212 SPEAR Reference Number: S147553E  <b>Certification</b> This plan is certified under section 6 of the Subdivision Act 1988  <b>Statement of Compliance</b> This is a statement of compliance issued under section 21 of the Subdivision Act 1988  Public Open Space  A requirement for public open space under section 18 of the Subdivision Act 1988 has not been made  Digitally signed by: Penny Carney for Cardinia Shire Council on 14/10/2019	
<b>VESTING OF ROADS AND/OR RESERVES</b>		<b>NOTATIONS</b>	
IDENTIFIER	COUNCIL/BODY/PERSON	DEPTH LIMITATION: Does not apply.	
		SURVEY: This plan <del>is</del> /is not based on survey.  STAGING: This <del>is</del> /is not a staged subdivision. Planning Permit No.  This survey has been connected to permanent marks No(s).  In Proclaimed Survey Area No.	
<p><b><u>Purpose of Plan:</u></b> To vary the Restrictive Covenant L557677T.</p> <p>Variation of Restrictive Covenant contained in Instrument of Transfer L557677T relating to Lot 34 of Lodged Plan 125942 (Volume 9387 Folio 505) to be modified to contain the following wording:-</p> <p>“the registered proprietor or proprietors for the time being of the land comprised in the said Plan of Subdivision and every part or parts thereof (other than the land hereby transferred) that the transferee will not erect or casue to be erected on the said land hereby transferred more than two dwellings with the usual outbuildings and that the external walls shall not be made of less than 75% stone, brick or brick veneer and this covenant shall appear on the Certificate of Title to issue for the said land and run with the land.”</p> <p><b><u>Grounds for Removal:</u></b> By direction in Cardinia Shire Council Planning Permit Number: T 190212</p>			
<div style="border: 1px solid red; padding: 5px; color: red;"> <p>This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.</p> </div>			
 <b>DICKSON HEARN PTY LTD</b> A.C.N. 162 086 339 685 GLENHUNTLY ROAD, CAULFIELD SOUTH, 3162. Phone (03) 9523 9155 Fax (03) 9523 6926 Email: melb@dicksonhearn.com.au		SURVEYORS FILE REF: 7762  Digitally signed by: Peter Andrew Dennis, Licensed Surveyor, Surveyor's Plan Version (04), 11/10/2019, SPEAR Ref: S147553E	
		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 1
		PLAN REGISTERED TIME: 8:09PM DATE: 10/11/20 Ethan KAO Assistant Registrar of Titles	

**Letter to:**

Town Planning Department  
Cardinia Shire Council  
PO Box 7  
Pakenham, VIC 3810

**Date:**

Date / Month / Year

16 10 2024

Dear Sir /Madam,

**Mailing Address:**

PO Box 403. Berwick  
VIC. 3806

**Application No.: T240436 PA**

**Property No.: 1065750800**

**Address: L34 LP125942 V9387 F505, 15 Barrington Drive, Pakenham VIC 3810**

**Proposal: Development of a second dwelling on the land**

**Telephone:**

+61 0397698316

Please find below response to each requested item with regards to the further information request letter dated 20th of September 2024.

1. Title, Copy of Plan, Covenant and Covenant Variation documents have been provided
2. An amended town planning report including Cluase 53.18 has been provided.
3. A detailed STORM report has been provided.
4. A landscape plan has been provided.
5. The details of materiality and finishes has been provided.

**email:**

admin@archiden.com.au

If you are not satisfied with the information provided, we would like to request an extension of four weeks from the current laps date to provide more information to the satisfaction of the council

**web:**

archiden.com.au

If you have any queries on any aspect of this application, please contact me on

Yours faithfully,



**ARCHIDEN**  
DESIGN & CONSULTANCY



**15**

**BARRINGTON DRIVE,  
PAKENHAM, VIC 3810**

# **TOWN PLANNING REPORT**

## **PROPOSED UNIT DEVELOPMENT**

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## **DRAWINGS**

DRG. NO. TP 01 SITE CONTEXT

DRG. NO. TP 02 GROUND FLOOR PLAN

DRG. NO. TP 03 ELEVATIONS

DRG. NO. TP 04 SHADOW DIAGRAMS

DRG. NO. TP 05 LANDSCAPE AREA DEMONSTRATION

# 01 INTRODUCTION

Subject site: **15 BARRINGTON DRIVE, PAKENHAM VIC 3810.**

The aim of this report is to support the planning permit application for the proposed development of 1 new unit at the subject site, behind the existing dwelling.

This report identifies the relevant provisions of the Cardinia Shire Council Planning Scheme including the Planning Policy Framework, Municipal Planning Strategy, the local planning policies and how the Planning Permit application complies with all.

This report describes the site and its context and analyses its opportunities and constraints with the detailed planning permit application.



Figure 1: Birds-eye view of subject site+



Figure 2: Street view of subject site (from Barrington Dr)



Figure 3: Street view of subject site (from Kingston Av)

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## 1.01 THE PROPOSAL

The proposed development is for

- the construction of 1 new unit on the subject site behind the existing dwelling,
- appropriate car accommodation with,
- 2 new driveways &
- 1 new crossover

The proposed new driveways will provide clear access to all proposed units.

The proposed units consist of a porch, a living, an open plan family incorporating kitchen, bedrooms, baths, laundry, and garage or carport parking. Each of the units will also be provided with a lockable storage space of min.6.0m<sup>3</sup>

The proposed units will have a slab floor construction as required per the engineering specifications (brick/ rendered and painted finish walls). The roof will be a traditional tiled pitched hip roof to conform to the neighbouring properties.

## 1.02 SITE ANALYSIS

The Site is located at **15 Barrington Dr, Pakenham VIC 3810** and is formally described as Lot 34 on Title Plan LP125942. The land is situated on a corner block with approximately a 15.50m wide frontage, a minimum depth of 39.44m and a **North** facing orientation. The overall site area is 781m<sup>2</sup>. The site is mainly flat with a gentle slope which runs from the East boundary of the site towards the West boundary of the site.

The site is currently occupied by a detached, single-storey brick dwelling with a tile roof. There is also one detached galvanised iron garage and one galvanised iron shed located near the south-west boundary of the site. There is one drainage and sewer easements which runs along the south boundary of the subject site. Vehicle access to the site is currently via an existing concrete crossover on Kingston Av.

The site is close to Pakenham Central Shopping Centre, within walking distance from local transport, medical centres, local shops, recreational parks, primary and secondary schools. It is located close to the main traffic arterials (Princes Hwy, Racecourse Rd and Princes Fwy). It is also within easy public transport locations.

Please refer **TP01**.

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## 02 PLANNING POLICIES AND CONTROLS

Planning Policy Framework relevance to the application comprises the following:

### 02.01 STATE PLANNING POLICY FRAMEWORK

The State Planning Policy Framework seeks to ensure that the objectives of planning in Victoria are fostered through appropriate land use and development planning policies and practices that integrate relevant environmental, social, and economic factors in the interests of net community benefit and sustainable development.

The following state planning policies are relevant to this application:

**Clause 11.01-1 (Settlement)** objective is to facilitate the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.

**Clause 14.02-1 (Catchment planning and management)** objective is to assist the protection and restoration of catchments, waterways, estuaries, bays, water bodies, groundwater, and the marine environment.

**Clause 14.02-2 (Water Quality)** objective is to protect water quality.

**Clause 15.01-1 (Urban Design)** objective is to create urban environments that are safe, functional and provide good quality environments with a sense of place and cultural identity.

**Clause 15.01-2 (Building Design)** objective is to achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development.

**Clause 15.01-4 (Healthy Neighbourhoods)** objective is to achieve neighbourhoods that foster healthy and active living and community wellbeing

**Clause 15.01-5 (Neighbourhood Character)** objective is to recognise, support and protect neighbourhood character, cultural identity, and sense of place.

**Clause 16.01-1 (Housing Supply)** objective is to facilitate well-located, integrated, and diverse housing that meets community needs.

**Clause 16.01-2 (Housing Affordability)** objective is to deliver more affordable housing closer to jobs, transport and services.

**Clause 18.01-1 (Land Use and Transport Integration)** objective is to facilitate access to social, cultural and economic opportunities by effectively integrating land use and transport.

**Clause 19.03-4 (Telecommunications)** objective is to facilitate the orderly development, extension, and maintenance of telecommunication infrastructure.

These policies have been considered in the preparation of this proposal and are addressed under Planning Considerations in this report.

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## **02.02 LOCAL PLANNING POLICY FRAMEWORK**

The proposed development provides a quality response to the provisions of the LPPF of Cardinia Shire.

### **CLAUSE 21 MUNICIPAL STRATEGIC STATEMENT**

#### **CLAUSE 21.01 INTRODUCTION**

The Cardinia Shire's Municipal Planning Scheme is a concise statement of the Cardinia Council's objectives and strategies regarding land use and development.

The planning scheme is taken into consideration in the assessment of planning applications or a plan approval.

This identifies that the Council's key strategic directives are set in the form of five themes including "Environment", "Settlement and housing", "Economic development", "Infrastructure" and "Particular use and development".

The proposed development will appropriately respond to the evolving needs and diversity of the population within Cardinia Shire. The development acknowledges that Cardinia Shire provides a transition between urban and rural areas, where majority of the shire's population resides within the urban areas of Beaconsfield, Officer and Pakenham which are a part of the Casey-Cardinia South-east Growth Corridor.

Those sections of the scheme that are of relevance to this planning permit application are summarised below.

#### **CLAUSE 21.03 SETTLEMENT AND HOUSING**

The urban heart of Cardinia which generally follows the Princes Highway and Princes Freeway corridors includes the urban established areas of Beaconsfield, Officer, and Pakenham. Cardinia Shire also includes urban growth areas which range from large rural townships such as Emerald and Gembrook, small rural townships such as Avonsleigh and Bayles, to rural localities such as Pakenham Upper, Pakenham South and Dewhurst.

The profile acknowledges that Cardinia Shire is experiencing rapid growth especially within the Cardinia Growth area where the population is expected to grow by 82% in 2041 from its population of 2018. This growth and expansion is expected in all areas, including housing, industry, and commercial and retail facilities, supported by the ongoing roll-out of associated infrastructure, where the major growth catalyst is new housing.

Cardinia Shire recognises that its local areas have different neighbourhood characteristics, such as built form, landscape features and community identity, and acknowledges that new and infill development must be appropriately managed to ensure these characteristics are retained and enhanced.

The proposed development will appropriately respond to the evolving needs and diversity of the population within Cardinia Shire.

- The new medium-density housing, which allows the comparatively low cost and generous size of residential allotments within the Urban Growth Area of Officer will support the rapid growth in Cardinia.

- It will cater for the needs and preferences of a dynamic and evolving community, recognising the need for affordability and availability of housing choice for different income levels in both the rental and purchaser markets.
- By providing greater housing and lifestyle choices a more diverse range of future residents are attracted to the area. The proposed development provides a diverse range of dwelling sizes to ensure the housing needs of residents at different stages in life and increasingly diverse household types (e.g., young families, professionals, and retirees as well as the needs of those with disabilities) are provided and catered for. In particular, fulfilling the need for housing diversity to cater for more young families, single and dual person households.
- The development is consistent with the emerging neighbourhood character and will be appropriately managed to ensure that these characteristics are retained and enhanced.
- It will address the need of the protection and restoration of Cardinia's biodiversity and sustainability.

### **CLAUSE 21.03-3 URBAN GROWTH AREA**

This development has been done by considering the long-term development vision of Cardinia's Urban Growth Area and its surroundings. This has been reviewed by the developers, architects and builders while finalizing the design.

- The location of this site is a huge advantage for this development. This development has been done to integrate with the character and existing image of Officer. This development expands and refurbishes Officer's spaces, places and programs to reflect population growth.
- Officer being a part of the Casey-Cardinia Growth area contains an enviable natural landscape setting. The proposed development embraces these natural aspects of the locality and provides a range of quality and diverse housing opportunities within the neighbourhood. Housing diversity has been achieved by providing a range of dwelling products, sizes and a variety of external finishing of building forms.
- The quality of the housing has been achieved in this development by providing safe, affordable, well-connected housing and medium density housing with the aim of facilitating active lifestyles, social interaction, and creating a safe living environment with amenities for daily living. The development also reinforces the identity, character and sense of place.
- This development will contribute 21 new residential units to the area and provide an opportunity for 21 new families, singles or dual person households to live within the Urban Growth Area of Officer. Thus, provides affordable housing, located close to amenities such as public transport, employment, shops, schools and services. This is particularly relevant to those who do not own a car, encouraging the use of public services and amenities.
- In various ways, this development ensures good urban design outcomes with a strong urban character whilst encouraging the growing population of the area to lead active lifestyles.
- The development will ensure to contribute to a functional, attractive, safe and sustainable urban environment for the existing and future residents of Officer.
- It will be ensured that the new construction will strengthen the established rural to urban suburban environment and have a minimum impact on the existing streetscape. This will include enhancing the canopy tree character, generous setback, a sense of openness and the dominance of the landscape setting.

- Front setback will be landscaped choosing native plants, to ensure the property will retain the residential character of the area.
- The new development's proposed landscape design will contribute to the character of the area and will provide wildlife habitat.
- The development recognizes that some trees are required to be removed due to tree health/quality and development needs and seeks to provide a high-quality replacement landscape response as part of the development.
- All trees in the proposed design will have been selected for their value to the area and its ability to provide a leafy appearance. Australian native trees will also be incorporated for their suitability to this site, which will add value and character to the area.

## Cardinia Urban Growth Area Map

Figure 2: Cardinia Urban Growth Area



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## 02.03 ZONES/OVERLAYS AND SCHEDULES

The site is within **General Residential Zone (GRZ)- General Residential Zone - Schedule 1 (GRZ1)**, with a **Development Contributions Plan Overlay (DCPO) – Schedule 1 (DCPO1)** applied.



Figure 4: Planning Zones

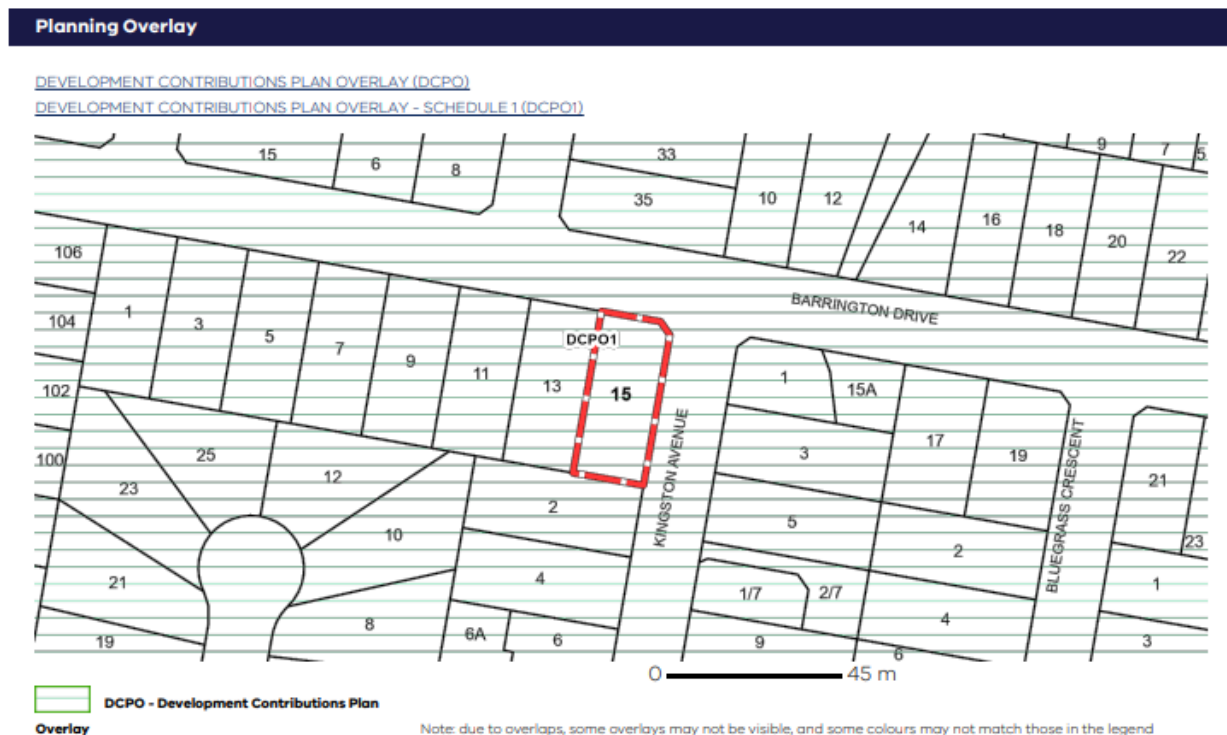


Figure 5: Planning Overlay

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## **CLAUSE 32.08 GENERAL RESIDENTIAL ZONE**

### **32.08-7 Construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings.**

A permit is required to:

- Construct a dwelling if there is at least one dwelling existing on the lot.
- Construct two or more dwellings on a lot.
- Extend a dwelling if there are two or more dwellings on the lot.
- Construct or extend a dwelling if it is on common property.
- Construct or extend a residential building.

For this application of 15 Barrington Dr, Pakenham, a permit is required to:

- Construct a dwelling if there is at least one dwelling existing on the lot.

### **32.08-8 Requirements of Clause 54 and Clause 55**

A schedule to this zone may specify the requirements of: Standards A3, A5, A6, A10, A11, A17, A20, of Clause 54 of this scheme. Standards B6, B8, B9, B13, B17, B18, B28 and B32 of Clause 55 of this scheme. If a requirement is not specified in a schedule to this zone, the requirement set out in the relevant standard of Clause 54 or Clause 55 applies.

### **32.08-11 Maximum building height requirement for a dwelling or residential building**

The proposed new unit is only one storey with a maximum height of 4.865m measured from the top of the roof of the dwellings to the natural ground level. Therefore, the proposed unit complies with the requirement of building height not exceeding a maximum of 11m and containing no more than 3 storeys at any point. Please refer to **TP03**.

## **02.04 PARTICULAR PROVISIONS**

### **CLAUSE 52.06 CAR PARKING**

The purpose of this clause is:

- To ensure that car parking is provided in accordance with the Municipal Planning Strategy and the Planning Policy Framework.
- To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated the activities on the land and the nature of the locality.
- To support sustainable transport alternatives to the motor car.
- To promote the efficient use of car parking spaces through the consolidation of car parking facilities.
- To ensure that car parking does not adversely affect the amenity of the locality.
- To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.

Clause 52.06 applies to:

- a new use; or
- an increase in the floor area or site area of an existing use; or
- an increase to an existing use by the measure specified in Column C of Table 1 in Clause 52.06-5 for that use.

For this application of 15 Barrington Dr, Pakenham, Clause 52.06 applies for:

- an increase in the floor area of an existing use

### **Clause 52.06-5 Number of car parking spaces required under Table 1.**

For each of the units which do not lie within the Principal Public Transport Network Area as shown on the *Principal Public Transport Network Area Map*, Column A of Table 1 apply. Both units, Unit 1 (existing house) and Unit 2 (proposed unit) consist of three or more bedrooms (with studies that are separate rooms counted as a bedroom) therefore 2 parking spaces should be provided to both units. Both units are provided with one undercover parking space and one tandem parking space, complying with the planning scheme requirements.

### **Clause 52.06-9 Design standards for car parking**

#### Design Standard 1: Access ways

The accessways to all units are provided at least 3m in width and are clear of visual and overhead obstructions at the splay area. The landscaping area at the front is less than 900mm in height.

#### Design Standard 2: Car Parking Spaces

All car parking spaces and accessways have the minimum dimensions as outlined in Table 2.

#### Design Standard 3: Gradients – N/A

#### Design Standard 4: Mechanical Parking – N/A

#### Design Standard 5: Urban Design

Car parking, garage doors and accessways do not visually dominate public space and are used as entry points to the site.

#### Design Standard 6: Safety

Car parking is well lit and clearly signed. The design of car parks maximizes natural surveillance and pedestrian visibility from adjacent buildings.

#### Design Standard 7: Landscaping

The areas adjacent to car spaces provide for potential water-sensitive urban design treatment and landscaping. Landscaping and trees provide shade and shelter, soften the appearance in the proximity of car parking and aid in the clear identification of pedestrian paths while leading the way to parking. The spacing of trees is determined accordingly to the expected at maturity.

## **02.05 CLAUSE 55 - TWO OR MORE DWELLINGS ON A LOT AND RESIDENTIAL BUILDINGS**

The proposal generally complies with the provisions of Clause 55 of the Cardinia Shire Planning Scheme, an assessment of the key criteria, including any areas of non-compliance are considered in the next pages of this report.

### **CLAUSE 55.01 NEIGHBOURHOOD AND SITE DESCRIPTION AND DESIGN RESPONSE**

Please refer **TP01**

The site is well located for residential needs, being close to Schools, Shopping precincts, local parks, community facilities and public transport.

- The site is located facing both Barrington Dr and Kingston Av, with access to the site only from Kingston Av.
- The site is not only a short distance from main roads such as Princes Hwy, Racecourse Rd and Princes Fwy, but also in close proximity to both Pakenham Railway Station and East Pakenham Railway Station.
- Public transport is found along Princes Hwy, Racecourse Rd and Barrington Dr.

The housing stock in the neighbourhood mainly consists of single storey face brick, dwellings with tiled hip roofs. Generally, the dwellings are without front fencing and an open front yard whilst a few are with front fencing. The configuration of the allotment will allow breadth in design and the location of the site at the interface of residential uses makes the proposed land use an excellent use in this location.

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### **CLAUSE 55.02 NEIGHBOURHOOD CHARACTER AND INFRASTRUCTURE**

#### **55.02-1 Neighbourhood Character Objectives**

*To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character.*

*To ensure the development responds to the features of the site and the surrounding area.*

#### **Standard B1**

The proposal has responded to the preferred neighbourhood character which encourages contemporary, well-articulated and designed residential development, including units and townhouses with smaller, well-landscaped front setbacks while respecting the existing neighbourhood character.

- The proposed design respects the existing medium-dense neighbourhood character and preserves adequate land for vegetation and landscaping to maintain the surrounding residential character.
- The proposed development maintains most of the existing characteristics of the area whilst also incorporating preferred future characteristics such as roof configurations and materials.

Characteristics: The neighbouring residential properties are mostly single storey dwellings with front brickwork, (Please refer to **TP01**).

Proposed Materials: Walls: Brick, rendered, selected cladding and painted finish

Roof: Tiled hip roof

Windows and trim: Powder-coated Aluminium framed.

### **55.02-2 Residential Policy Objectives**

*To ensure that residential development is provided in accordance with any policy for housing in the Municipal Planning Strategy and the Planning Policy Framework.*

*To support medium densities in areas where development can take advantage of public transport and community infrastructure and services.*

#### **Standard B2**

This proposal to construct new dwellings is clearly consistent with the clause.

- Development can readily take advantage of public transport and community infrastructure and amenities.
- The quality of the design, site layout, side and rear setbacks, provision of car parking and open space allocation will ensure that the development provides a good standard of amenity for future residents and a good standard for future development in the area.

### **55.02-4 Infrastructure Objectives**

*To ensure development is provided with appropriate utility services and infrastructure.*

*To ensure development does not unreasonably overload the capacity of utility services and infrastructure.*

#### **Standard B4**

- The development is provided with all the appropriate and necessary services such as sewerage, drainage, electricity, and gas.
- The proposed dwellings will connect to these services without unreasonably exceeding their capacity.

### **55.02-5 Integration with the street Objective**

*To integrate the layout of development with the street.*

#### **Standard B5**

- This development provides adequate vehicle and pedestrian link which not only maintains but also enhances local accessibility.
- This development does not propose a new front fence, so it provides an opportunity to integrate with the street without any obstruction.
- Proposed setbacks of all units will be landscaped and provided with sufficient open space to improve the visual street character positively.

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## **CLAUSE 55.03 SITE LAYOUT AND BUILDING MASSING**

### **55.03-1 Street setback Objective**

*To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.*

#### **Standard B6**

- Schedule to the zone requires walls of buildings to be set back from the street in accordance with the distance specified in a schedule to the zone or if no schedule specified, in accordance with table in Standard A3 and B6, whichever is the lesser.
- Schedule 1 to the General Residential Zone does not specify a minimum setback requirement, therefore in accordance with Table B1 of Standard B6, for a site on a corner with an existing building on the abutting allotment facing the front street, *the setback should be the same distance as the setback of the front wall of the existing building on the abutting allotments facing the front street or 9m, whichever is the lesser.*
- Additionally, for the minimum setback from a side street, *the front walls of the new development fronting the side street of a corner site should be setback at least the same distances as the setback of the front wall of any existing building on the abutting allotment facing the side street or 3m, whichever is the lesser.*
- The proposed dwellings comply with these standards. Unit 1 (existing house) which faces the front street maintains a setback of 5.6m and Unit 2 which faces the side street consists of a setback of 3m.

### **55.03-2 Building height Objective**

*To ensure that the height of buildings respects the existing or preferred neighbourhood character*

#### **Standard B7**

- Most dwellings in the immediate neighbourhood are single-storied. The maximum overall height of the proposed single storey unit is 4.865m which is less than the maximum height of 9m outlined in Standard B7.

### **55.03-3 Site coverage objective**

*To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site.*

#### **Standard B8**

**Site Areas**

Total Site Area is: 781.00m<sup>2</sup>

**Total Building Areas**

Unit 1&2 = 296.12m<sup>2</sup> (37.92%)

Hence the proposal complies with the site coverage not exceeding a maximum of 60% (as specified in Standard B8).

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#### **55.03-4 Permeability and stormwater management objectives**

*To reduce the impact of increased stormwater run-off on the drainage system.*

*To facilitate on-site stormwater infiltration.*

*To encourage stormwater management that maximizes the retention and reuse of stormwater.*

##### **Standard B9**

**Hard-Surface Areas** – 33.72m<sup>2</sup> (4.32%)

**Total Impervious Surfaces** – 329.84m<sup>2</sup> (42.23%)

**Pervious Surface** – 451.16m<sup>2</sup> (57.77%)

Therefore, the proposal complies with the requirements of pervious surfaces of the site being at least 20%.

#### **55.03-5 Energy efficiency Objective**

*To achieve and protect energy-efficient dwellings and residential buildings*

*To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.*

##### **Standard B10**

- Proposed dwelling is designed to achieve a 6-star rating.
- It has been ensured, that the energy efficiency of existing dwellings on adjoining lots is not compromised with the orientation.
- Energy Efficiency Report will be provided as part of the Building Permit. Further energy conservation measures will be added when the dwellings are energy-rated.

#### **55.03-6 Open Space Objective**

*To integrate the layout of the development with any public and communal open space provided in or adjacent to the development.*

##### **Standard B11**

- No public open spaces are provided and not applicable to the proposed development.

#### **55.03-07 Safety Objective**

*To ensure the layout of development provides for the safety and security of residents and property.*

##### **Standard B12**

- Entrances to dwellings are not obscured or isolated from the street and internal accessways.
- 3m min. wide driveways will improve the visibility to the access way of units and provide surveillance to the parking and entry.

- Garden lighting will be provided along any common access ways & wall mounted security lighting will be provided adjacent to entrance, making it a safe and secure environment.

### **55.03-8 Landscape Objective**

*To encourage development that respects the landscape character of the neighbourhood.*

*To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance.*

*To provide appropriate landscaping.*

*To encourage the retention of mature vegetation on the site.*

#### **Standard B13**

To encourage development that respects the landscape character of the neighbourhood.

- A landscape plan will be provided to the requirements of the council upon request.

### **55.03-9 Access Objective**

*To ensure the number and design of vehicle crossovers respect the neighbourhood character.*

#### **Standard B14**

- The width of the proposed accessways do not exceed 33% of the street frontage.
- Vehicular accesses to the units are provided with the proposed new driveways.
- Pedestrian access ways will be via the provided accessways to each unit.
- Council consent is requested for the addition of one new crossover along Kingston Av, to allow clear access to Unit 1 (existing dwelling).

### **55.03-10 Parking location Objective**

*To provide convenient parking for resident and visitor vehicles.*

*To protect residents from vehicular noise within developments.*

#### **Standard B15**

- All units are provided with close convenient parking facilities.
- All units are provided with a single spaced attached undercover car parking area and one tandem car park.
- All car spaces are located more than 1.5m away from windows of habitable rooms.

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## **CLAUSE 55.04 AMENITY IMPACTS**

### **55.04-1 Side and rear setbacks Objective**

*To ensure that the height and setback of a building from a boundary respect the existing or preferred neighbourhood character and limit the impact on the amenity of existing dwellings.*

#### **Standard B17**

- The overall height of the proposed single storey dwelling is less than 4.9m and the walls of the ground floors of all units are at a height of less than 3.6m. Therefore, all walls of all units that are not on or within 200m of a boundary are setback from any rear and side boundaries at an appropriate length in accordance with Standard B17.

### **55.04-2 Walls on boundaries Objective**

*To ensure that the location, length, and height of a wall on a boundary respect the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.*

#### **Standard B18**

- There are no dwellings that are proposed to be constructed on or within 200mm of any site boundaries.

### **55.04-3 Daylight to existing windows Objective**

*To allow adequate daylight into existing habitable room windows.*

#### **Standard B19**

- The proposal does not affect daylight provision to the existing habitable windows of the adjacent dwellings. Please refer to **TP 02**, **TP 03**, and **TP04**.

### **55.04-4 North-facing windows Objective**

*To allow adequate solar access to existing north-facing habitable windows*

#### **Standard B20**

- Any existing North facing habitable windows will not be affected. Please refer to **TP04**.

### **55.04-5 Overshadowing open space Objective**

*To ensure buildings do not significantly overshadow existing secluded private open spaces.*

### **Standard B21**

- The private open spaces of any of the adjoining properties are not affected by any major overshadowing from the proposed dwelling.
- If any minor overshadowing is present, this is only for a very limited amount of time. This overshadowing also does not compromise the private open space of the adjoining property from receiving the required minimum of five hours of sunlight for at least 75 per cent, or 40 square meters with minimum dimension of 3 metres.
- Please refer to **TP 04**.

### **55.04-6 Overlooking Objective**

*To limit views into existing secluded private open space and habitable room windows.*

#### **Standard B22**

- The boundary fences are a minimum of 1.8m screened and provided limited opportunity for overlooking.

### **55.04-7 Internal views Objective**

*To limit views into secluded private open space and habitable room windows of dwellings and residential buildings within the development.*

#### **Standard B23**

- Overlooking to the secluded private open spaces and habitable room windows of dwellings within the development is prevented by providing 1.8m high paling fences as shown on **TP02**.

### **55.04-8 Noise impact Objective**

*To contain noise sources in developments that may affect existing dwellings.*

*To protect residents from external noise*

#### **Standard B24**

- The proposal has considered the location of private open space in relation to habitable rooms within the site and neighbouring properties.
- No mechanical plant will be located near bedrooms of adjacent dwellings.

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## **CLAUSE 55.05 ON-SITE AMENITY AND FACILITIES**

### **55.05-1 Accessibility Objective**

*To encourage the consideration of the needs of people with limited mobility in the design of developments.*

#### **Standard B25**

- The ground floor entries of the dwellings are easily made accessible to people with limited mobility.

### **55.05-2 Dwelling entry Objective**

*To provide each dwelling or residential building with its own sense of identity*

#### **Standard B26**

- The proposed dwellings have their own entrances off the individual driveways.
- The porch leading to the living areas of the unit provides a transitional space and individual identity.
- The entrances are also clearly visible and easily identifiable from the accessway.
- Please refer to **TP 02**.

### **55.05-3 Daylight to new windows Objective**

*To allow adequate daylight into new habitable room windows*

#### **Standard B27**

- All the windows in habitable rooms are located and oriented to provide ample light to each room.

### **55.05-04 Private open space Objective**

*To provide adequate private open space for the reasonable recreation and service needs of residents.*

#### **Standard B28**

- All private open spaces of the proposed development are located to have access from family/meal areas.
- A total of 348.20m<sup>2</sup> of private open space has been provided to Unit 1 including 98.20m<sup>2</sup> of secluded private open space with a minimum dimension of 3.5m.
- A total of 103.30m<sup>2</sup> of private open space has been provided to Unit 2 including 36.45m<sup>2</sup> of secluded private open space with a minimum dimension of 5.5m.

### **55.05-5 Solar access to open space Objective**

*To allow solar access into the secluded private open space of new dwellings and residential buildings.*

#### **Standard B29**

- Due to the locations of the private open spaces for each unit adequate solar access has been allowed.

### **55.05-6 Storage Objective**

*To provide adequate storage facilities for each dwelling.*

#### **Standard B30**

- In garage storage or a lockable storage area, with a total of 6.0m<sup>3</sup> has been provided for each unit.

## **CLAUSE 55.06 DETAILED DESIGN**

### **55.06-1 Design detail Objective**

*To encourage design detail that respects the existing or preferred neighbourhood character*

#### **Standard B31**

- The proposed unit form is similar in nature to many other dwellings in the area.
- Proposed roof form is also designed to match existing dwellings around the area.
- The proposed units will have a suitable selected floor construction method and brick, rendered and painted finish wall construction.
- The roofs will be traditional hip roofs to maintain the broad configuration of the roofs in the houses along the area.
- Roofing will be tiled to maintain a similar roofing character.

### **55.06-2 Front fences Objective**

*To encourage front fence design that respects the existing or preferred neighbourhood character*

#### **Standard B32**

- There is no front fence proposed.

### **55.06-3 Common Property Objective**

*To ensure that communal open space, car parking, access areas and facilities are practical, attractive, and easily maintained.*

*To avoid future management difficulties in areas of common ownership.*

#### **Standard B33**

- There are no common properties, which makes future maintenance practical and easy.

### **55.06-4 Site Services Objective**

*To ensure that site services can be installed and easily maintained*

*To ensure that site facilities are accessible and attractive*

#### **Standard B34**

- New Mail: letterboxes, paper and parcel delivery slots will be built facing the street for all units.
- Waste: There is enough room set aside for the storage of Council supplied waste bins and recycling containers.
- Clotheslines are also located within the allocated area for each dwelling; see **TP 02** for locations of all these amenities.

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## 02.06 CLAUSE 53.18 STORMWATER MANAGEMENT IN URBAN DEVELOPMENT

### **Purpose**

*To ensure that stormwater in urban development, including retention and reuse, is managed to mitigate the impacts of stormwater on the environment, property and public safety, and to provide cooling, local habitat and amenity benefits.*

### **Design Response**

Proposed development complies with the best practice performance targets for suspended solids, total phosphorous and total nitrogen, as set out in the Urban Stormwater Best Practice Environmental Management Guidelines, Victoria Stormwater Committee 1999. Currently, these water quality performance targets require:

- Suspended Solids - 80% retention of typical urban annual load.
- Total Nitrogen - 45% retention of typical urban annual load.
- Total Phosphorus - 45% retention of typical urban annual load.
- Litter - 70% reduction of typical urban annual load.

The STORM tool, an industry-accepted tool, was used to assess the development and ensure that the best practice targets described above are met. A minimum compliance score of 100% is required to achieve for the development.

### **Site Delineation**

For the assessment, the development has been delineated into the following surface types:

- Site area of 781m<sup>2</sup>.
- Part of roof area runoff of dwelling 1 of 129.00m<sup>2</sup> which will be diverted into rainwater tank.
- Roof area runoff of dwelling 1 verandah of 43.00m<sup>2</sup> which will be diverted into raingarden (1m<sup>2</sup> size planter box).
- Part of roof area runoff of dwelling 2 of 93.46m<sup>2</sup> which will be diverted into rainwater tank.
- Part of roof area runoff of dwelling 2 of 45.70m<sup>2</sup> which will be diverted into raingarden (planter box).
- Driveway area runoff of dwelling 2 of 16.5m<sup>2</sup> which will be diverted into 1m length Atlan Hydro Channel.
- Permeable area of 375.20m<sup>2</sup> comprised of landscaped area, and other pervious surfaces in the backyards and
- Remainder of impervious areas of 75.00m<sup>2</sup> comprised of other impervious areas (roof & driveway) around the site. See **TP 07**.

### **Stormwater initiatives**

- **Rainwater Tank**

The roof catchment area of each dwelling (as described above) will be diverted to 3,500L rainwater tanks for each dwelling. The rainwater collected will be used for toilet flushing and laundry in all townhouses.

If required, a charged pipe system or multiple tanks will be installed to collect water from part of the roof of each dwelling. In the case of a charged pipe system, the charged pipes will not be running underneath the slab and the stakeholders (builder/developer) will be required to explicitly acknowledge this solution and have the capacity to install it.

- **Planter Box (Raingarden)**

The roof catchment area of each dwelling (as described above) will be diverted to 1m<sup>2</sup> size planter boxes(raingardens) for each dwelling. Raingarden in a planter box, positioning it to collect water from a diverted downpipe or rainwater tank overflow.

- **Atlan Hydro Channel**

Part of the driveway catchment area will be diverted into Atlan hydro channel. Atlan hydro channel required length and modular details will be provided with the drainage design in future for satisfaction of the council.

## **Stormwater Results**

The initiatives and areas described above have been applied to the STORM calculator and the proposed development has achieved a score of 100%.



## STORM Rating Report

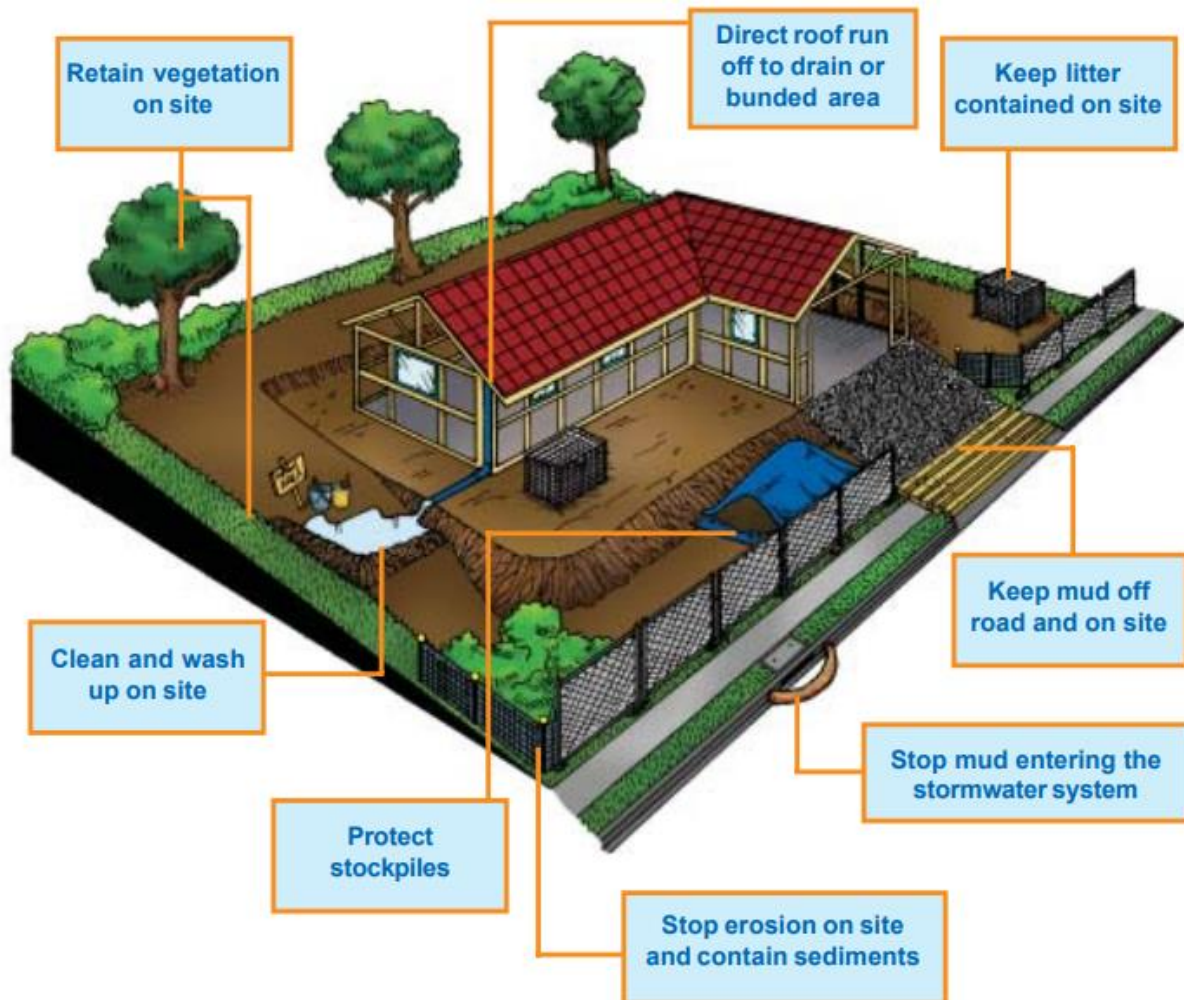
TransactionID: 0  
Municipality: CARDINIA  
Rainfall Station: CARDINIA  
Address: 15 Barrington Drive  
  
Pakenham  
VIC 3810  
Assessor: Archiden Design & Consultancy  
Development Type: Residential - Multiunit  
Allotment Site (m2): 781.00  
STORM Rating %: 100

Description	Impervious Area (m2)	Treatment Type	Treatment Area/Volume (m2 or L)	Occupants / Number Of Bedrooms	Treatment %	Tank Water Supply Reliability (%)
Part of U1 Roof to RWT	129.00	Rainwater Tank	3,500.00	3	109.00	97.30
U1 Verandah Roof to Raingarden	43.00	Raingarden 100mm	1.00	0	129.55	0.00
Part of U2 Roof to RWT	93.46	Rainwater Tank	3,500.00	3	136.00	90.70
Part of U2 Roof to Raingarden	45.70	Raingarden 100mm	1.00	0	128.95	0.00
U2 Driveway to Atlan Hydro Channel	16.50	Raingarden 100mm	0.50	0	131.75	0.00
Other Impervious Area	75.00	None	0.00	0	0.00	0.00

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## **Stormwater Management at Construction Site**

To manage stormwater management in the construction stage, measures will be put in place to minimize the likelihood of contaminating stormwater. This will mean ensuring buffer strips are in place, sediment traps are installed, and the site will be kept clean from any loose rubbish. The builder will follow the process outlined in "Keeping Our Stormwater Clean - A Builder's Guide" by Melbourne Water.



## **WSUD MAINTENANCE & INSTALLATION**

### **Installation**

- Rainwater Tanks

The rainwater tank(s) will be installed above ground. Its manufacturer or material has not been nominated. It will be installed with a mesh insect cover over the inlet pipe to ensure the tank does not become a breeding ground for pests. Mesh needs to be installed over overflow pipes and if a manhole is present it needs to be properly sealed. Please refer to TP02 for the location of the rainwater tank.

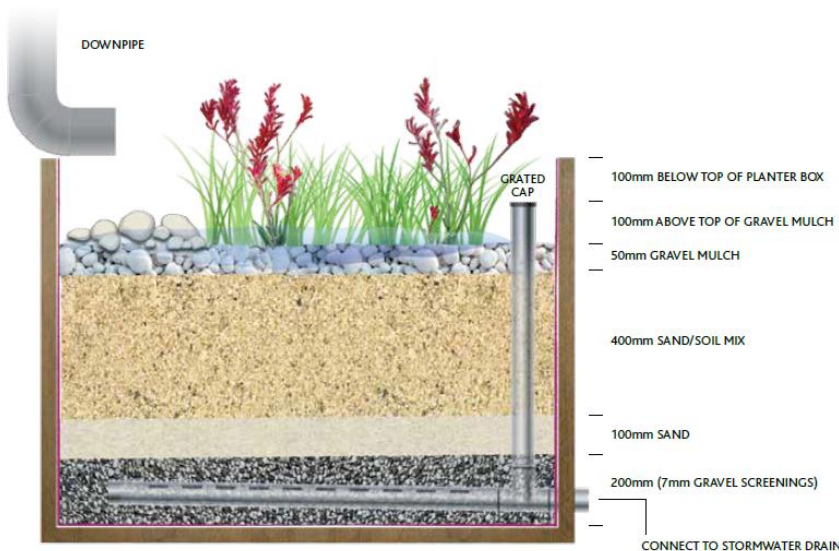
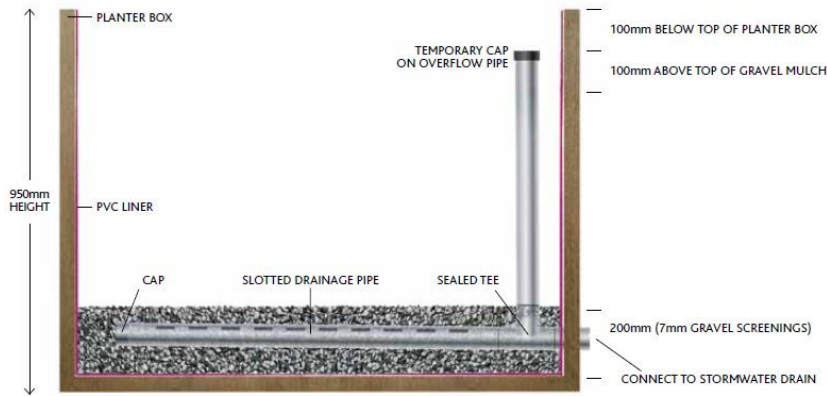
- Pumps

The pumps required either to divert the stormwater runoff to the rainwater tank or to distribute the collected water to the end use (toilets and laundry) will be required to be installed as per the chosen manufacturer specifications.

- Planter Box (Raingarden)

Build the planter box as close as possible to the water source whether it be a downpipe or rainwater tank overflow. Raingarden needs to sit at least 300mm away from a dwelling.

All connections or modifications to existing stormwater pipes need to be done by a licensed plumber. The plumber should ensure that pipes are reconnected into the property's stormwater and not another services such as the sewer.



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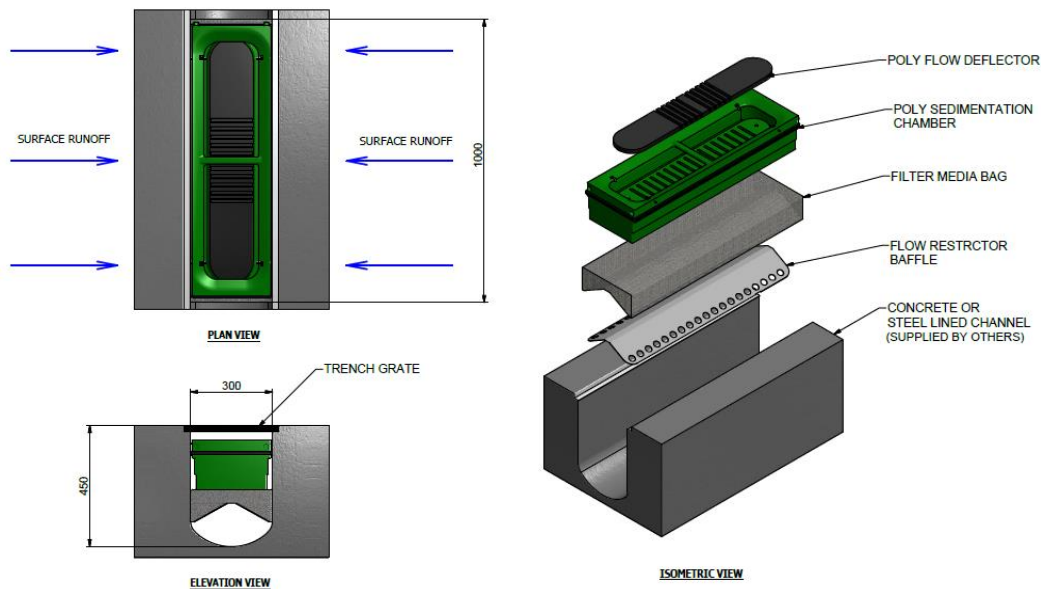
## Plant List – the best plants for your raingarden

The following plants grow well in raingardens.

BOTANICAL NAME	COMMON NAME	CONDITIONS	SIZE (H x W) (cm)
<i>Anigozanthos</i> sp.	Kangaroo paw	Full sun	30-90 x 100-120
<i>Blechnum nudum</i>	Fishbone Water-fern	Full sun to partial shade	50-100 x 40-80
<i>Calocephalus lacteus</i>	Milky Beauty-heads	Full sun to partial shade	15-30 x 10-30
<i>Carex Appressa</i>	Tall Sedge	Full sun to partial shade	80-100 x 120
<i>Carpobrotus modestus</i>	Pigface	Full sun	20cm high and spreading
<i>Chrysocephalum apiculatum</i>	Common Everlasting	Full sun	30-90 x 10-30
<i>Derwentia perfoliata</i>	Digger's Speedwell	Full sun to partial shade	20-40 x 30-60
<i>Dianella species</i>		Full sun to partial shade	60-120 x 40-150
<i>Ficinia nodosa</i>	Knobby Club-rush	Full sun	50-150 x 60-200
<i>Juncus amabilis</i>	Hollow Rush	Full sun to partial shade	20-120 x 20-50
<i>Juncus flavidus</i>	Yellow Rush	Full sun to partial shade	40-120 x 20-100
<i>Leucaphyta brownii</i>	Cushion Bush	Full sun, salt tolerant	100 x 200
<i>Lomandra species</i>		Full sun to partial shade	60-120 x 50-100
<i>Melaleuca ericifolia</i>	Swamp paperback	Full sun to partial shade	4m high x 3m wide
<i>Myoporum parvifolium</i>	Creeping Boobialla	Full sun	20-30 x 300
<i>Patersonia occidentalis</i>	Native iris	Sun to partial shade	20-40 x 30-60
<i>Pratia perdunculata</i>	Matter Pratia	Partial shade	50-150 x 1.8-5
<i>Wahlenbergia communis</i>	Tufted Bluebell	Full sun	15-50 x 15

- **Atlan Hydro Channel**

The innovative modular design is based on a standard 300mm channel & trench grate width. There is no need to make site specific or bespoke design amendments to the channel drainage runs. This will be required to be installed as per the manufacturer specifications.



## Inspection Requirements

- **Rainwater Tanks**

Inspections of roof areas and gutters leading to the tank should take place every 6 months. Rainwater in the tanks should be checked every 6 months for mosquito infestation. The rainwater tank should be examined every 2 years for sludge buildup. Ensure the monitoring system (be it digital or a simple float system) is functioning properly by checking the water level in the rainwater tanks.

- Pumps

The pumps required will be required to be routinely inspected by listening for the day-to-day operation of the pumps. Unusual noise or no noise should be investigated. Inspection should occur as per the chosen manufacturer' specifications.

- Planter Box (Raingarden)

Filter media should be inspected every three months and following storm events to ensure optimal performance and prevent clogging. Sediment removal should occur annually to maintain proper filtration. Erosion checks should also be conducted every three months to identify and address any potential issues that could compromise the system. Additionally, mulch and vegetation must be inspected quarterly to ensure they remain intact and effective. Civil components, such as inlet and outlet points should undergo a thorough inspection annually to ensure their integrity and proper functioning.

- Atlan Hydro Channel

Inspection should occur as per the manufacturer' specifications.

### **Clean Out / Maintenance Procedure**

- Rainwater Tanks, Roof, and Gutters

Rainwater tanks will require the roof and gutters onsite to be maintained; gutters should be checked, maintained, and cleaned every six months to avoid blockages from occurring. If a leaf-blocking system is installed this can be completed annually. Any trees onsite should be maintained every 6 months with branches overhanging the roof removed.

Water ponding in gutters should be avoided as this provides a breeding ground for mosquitos; tanks should also not become breeding grounds for mosquitoes. If mosquitoes are detected in the tank remedial steps need to occur to prevent breeding. If mosquitoes or other insects are found in rainwater tanks, the point of entry should be located and repaired. As well as preventing further access, this will prevent the escape of emerging adults. Gutters should be inspected to ensure they do not contain ponded water and be cleaned if necessary.

Rainwater tanks should be checked by a regular maintenance person every 3-6 months to ensure that connection to the building is maintained and there are no blockages. Alternatively, onsite tank gauges can help those occupants with the tank know if the tank is not working correctly.

- Pumps

Maintenance should occur as per the chosen manufacturer's specifications. All strainers and filters should be cleaned every 6 months. Good quality pumps should provide trouble-free service for up to 10 years.

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- Planter Box (Raingarden)

Gravel mulch is an excellent way to retain moisture in your rain garden while preventing weeds from growing, helping to keep the area low-maintenance. It's important to ensure that the overflow is never blocked to avoid water backup, and regularly remove any sediment or build-up from the downpipe to maintain proper drainage. During the early stages of plant growth, some weeding may be necessary until the plants mature and naturally suppress weeds. To minimize erosion from heavy rainfall, evenly distribute water flow throughout the garden, and strategically placed rocks can help manage this. Additionally, it's crucial to inspect your garden regularly, replacing plants and repairing erosion as needed to maintain its health and functionality.

- Atlan Hydro Channel

The sedimentation box takes rough cleaning all solids such as stones, leaves, and suspended particles on. The rubber lip ensures sealing around the edges - for the reliable differentiation for subsequent filtration.

The pretreated rainwater passes through the granular-filter-pad and the organic and inorganic pollutants will be filtered from the water. The filtered water flows over the baffle into the free flow area of the channel and is discharged per normal site requirements.

Granular filter bag need cleaning once or twice a year and need to be replaced every 4-5 years. The Atlan hydro channels modular design means that the stormwater is treated in two steps

1. Solids and particulates are settled in the first step
2. Dissolved contaminants are then absorbed in the filter matrix

The initial sedimentation step ensures the long working life of the filter bag, and the granular filter material within it. The filter is designed to promote an even and homogenous flow distribution within it. The pad will need be replaced at about 10 years, depending on site conditions.

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### 03 CONCLUSION

The proposed development at **15 Barrington Dr, Pakenham VIC 3810** has been assessed against the relevant matters for consideration set out in the Planning and Environment Act 1987, and the relevant Decision Guidelines contained within the Cardinia Planning Scheme.

That assessment has found the proposed development to be consistent with the purpose of the General Residential Zone, and all relevant objectives and requirements of the applicable State and Local Planning Policies.

The proposed development is compliant with all relevant numerical Standards of ResCode, as contained within Clause 55 of the Planning Scheme.

It is considered that the proposed development will not have any detrimental impacts upon the built or natural environments, will complement the neighbourhood character of the surrounding area, and will not have any unacceptable impacts upon the amenity of adjoining properties or the surrounding area.

Accordingly, it is considered that the proposed development is consistent with the relevant planning framework and is worthy of approval, subject to suitable permit conditions.



# STORM Rating Report

TransactionID: 0  
Municipality: CARDINIA  
Rainfall Station: CARDINIA  
Address: 15 Barrington Drive

Pakenham  
VIC 3810

Assessor: Archiden Design & Consultancy  
Development Type: Residential - Multiunit  
Allotment Site (m2): 781.00  
STORM Rating %: 100

Description	Impervious Area (m2)	Treatment Type	Treatment Area/Volume (m2 or L)	Occupants / Number Of Bedrooms	Treatment %	Tank Water Supply Reliability (%)
Part of U1 Roof to RWT	129.00	Rainwater Tank	3,500.00	3	109.00	97.30
U1 Verandah Roof to Raingarden	43.00	Raingarden 100mm	1.00	0	129.55	0.00
Part of U2 Roof to RWT	93.46	Rainwater Tank	3,500.00	3	136.00	90.70
Part of U2 Roof to Raingarden	45.70	Raingarden 100mm	1.00	0	128.95	0.00
U2 Driveway to Atlan Hydro Channel	16.50	Raingarden 100mm	0.50	0	131.75	0.00
Other Impervious Area	75.00	None	0.00	0	0.00	0.00

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Date Generated: 27-Nov-2024

Program Version: 1.0.0



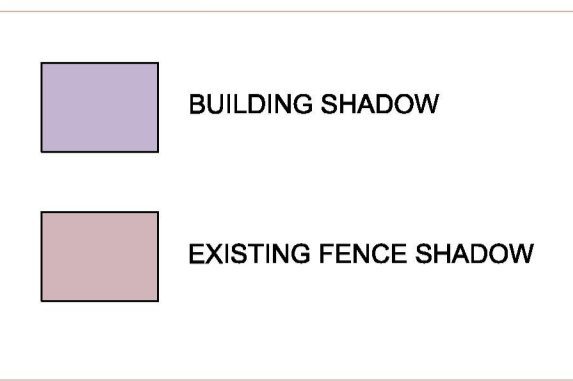
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**DESIGN RESPONSE**

THE DESIGN CONSISTS OF A NEW SINGLE STOREY DWELLING (UNIT 2) SIDE BY SIDE THE EXISTING SINGLE STOREY DWELLING. VARIOUS ASPECTS OF THE DESIGN, AS ANNOTATED ON THE DRAWING, ARE LISTED BELOW.

- A. THE PROPOSED DWELLINGS BUILT FORMS TO BE SIMILAR MASSING TO MANY OTHER NEWLY DEVELOPED ADJOINING NEIGHBORHOOD DWELLINGS (REFER TO THE DRAWING TP01) PROPOSED ROOF FORMS ARE ALSO DESIGN TO MATCH EXISTING DWELLINGS AROUND THE AREA. WALL & ROOF MATERIALS HAVE BEEN DEVELOPED TO RESPOND THE PREFERRED STREET CHARACTER WITH EMERGING DEVELOPMENT IN THE AREA & TO ENSURE NEW DWELLINGS ARE RESPECT THE CURRENT BUILDING FORM & STYLE IN THIS AREA.
- B. THE PROPOSED DWELLINGS DO NOT DOMINATE THE STREETScape DUE TO THE FAIR SETBACK FROM THE STREET AND ALSO PROPOSED DWELLING TO BE DESIGNED TO FOLLOW THE TOPOGRAPHY OF THE SITE.
- C. THE PROPOSED DWELLINGS PROVIDE A SIMILAR SETBACK TO THE ADJOINING DWELLINGS.
- D. PROPOSED DWELLINGS HAVE BEEN RESTRICTED TO THE CENTRAL AXIS OF THE PROPERTY TO AVOID IMPACT TO ADJOINING DWELLINGS. OVER SHADOWING IS NOT A CONSIDERABLE ISSUE FOR ANY NEIGHBORING PROPERTIES DUE TO ORIENTATION OF THE BLOCK & THE SITING OF THE PROPOSED BUILDINGS WHICH IS FAIRLY SET BACK FROM PRIVATE OPEN SPACES & HABITABLE ROOM WINDOWS OF NEIGHBORING PROPERTIES. SEE DRAWINGS TP02
- E. LIVING AREA WINDOWS OF ALL DWELLINGS PROVIDE SURVEILLANCE TO PUBLIC ACCESS AREAS.
- F. THE FAMILY ROOMS & MEAL AREAS OF EACH DWELLING HAVE DIRECT ACCESS TO THEIR RESPECTIVE AREAS OF PRIVATE OPEN SPACES, AND HAVE NORTHERLY ASPECT.
- G. THE PROPOSAL PROVIDES ONE UNDER COVER PARKING AND ONE TANDEM PARKING FOR BOTH DWELLING

**LEGEND**

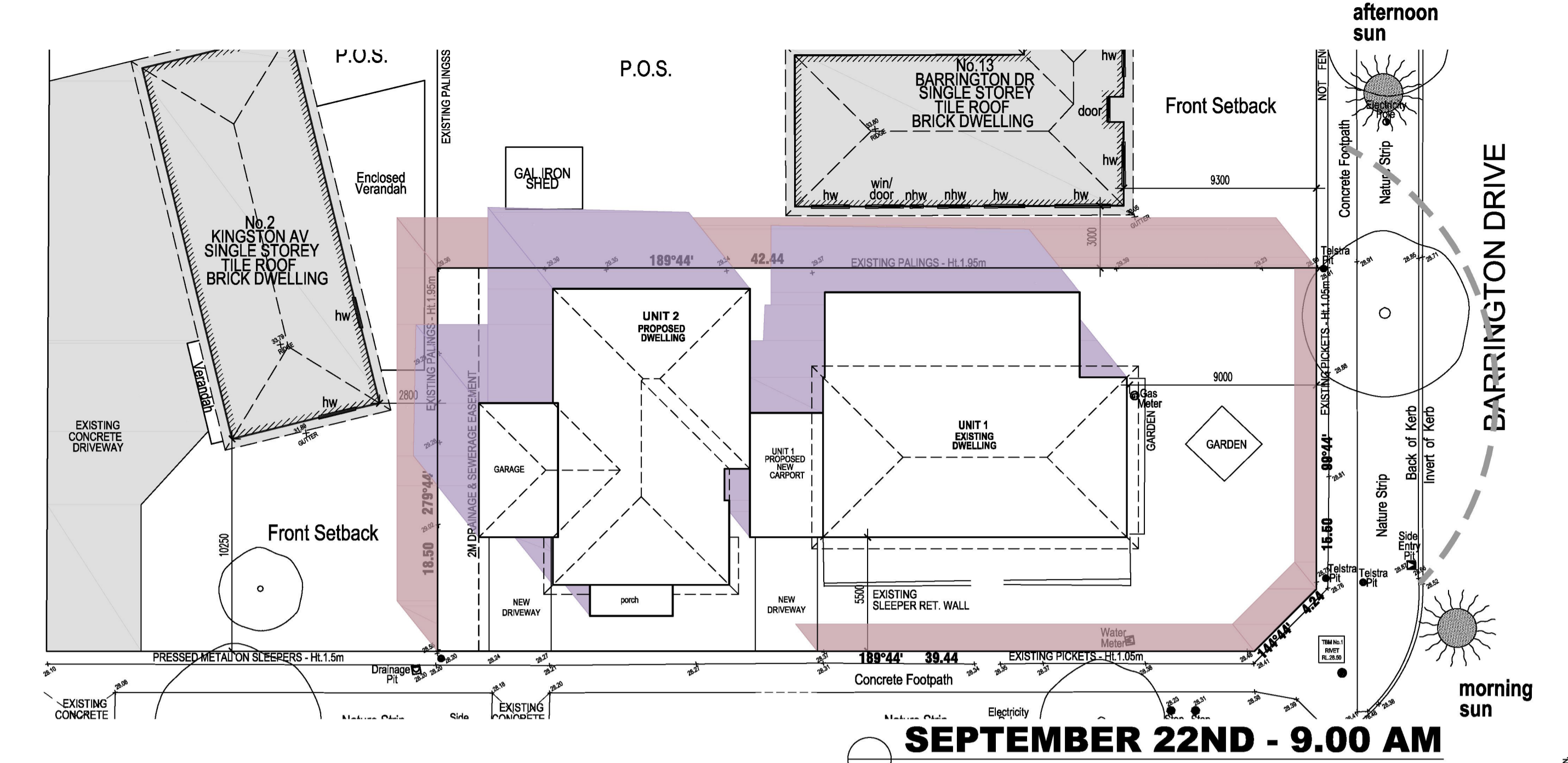


**TOWN PLANNING PERMIT ISSUE - RFI - R2**

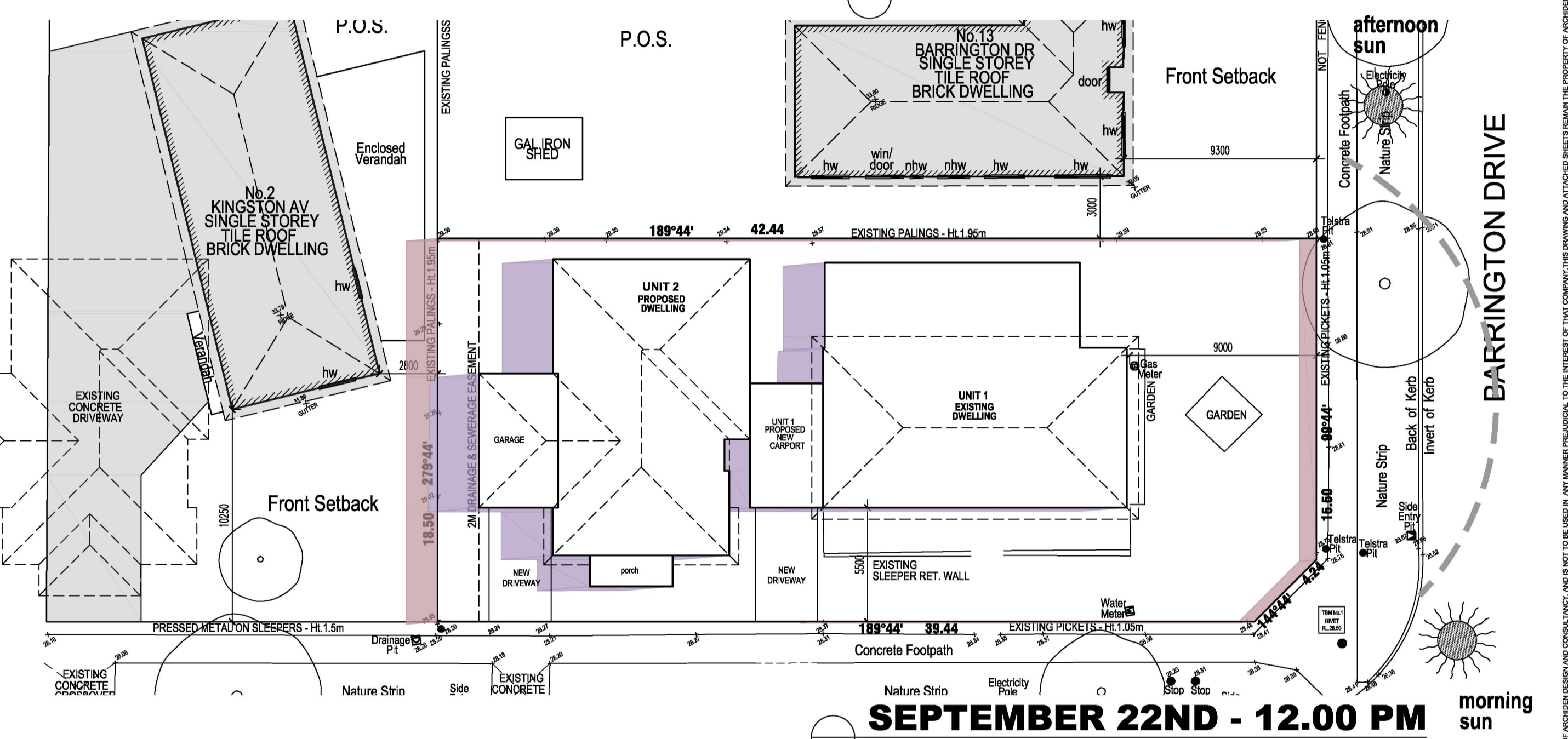


**DESIGN RESPONSE PLAN**

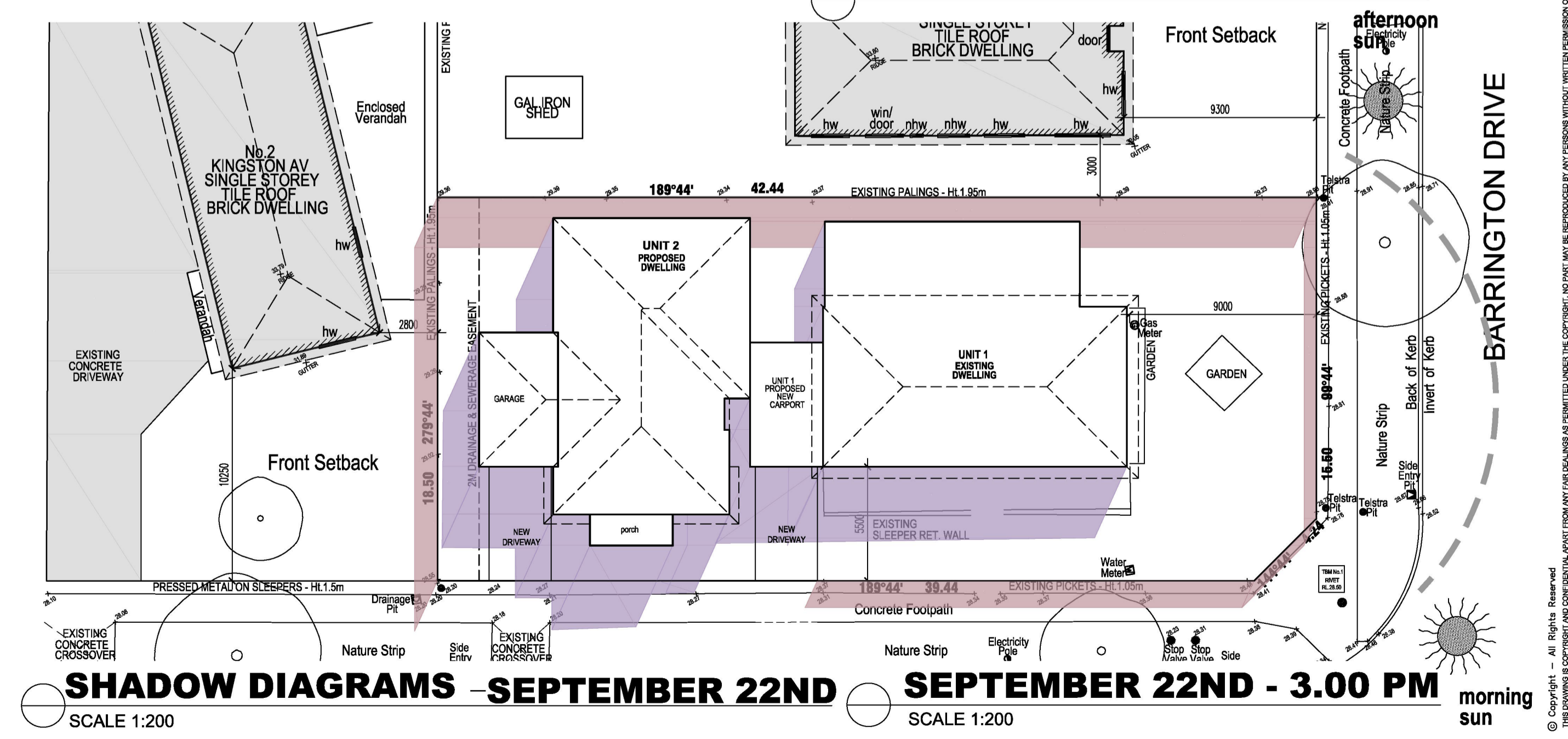
SCALE 1:250



**SEPTEMBER 22ND - 9.00 AM**



**SEPTEMBER 22ND - 12.00 PM**



**SHADOW DIAGRAMS - SEPTEMBER 22ND**

SCALE 1:200

SCALE 1:200

**ADDRESS. NO. 15 BARRINGTON DRIVE, PAKENHAM VIC 3810**

PROJECT NO.	24U11	SCALE.	1:100 OR STATED@A1	DRAWN.	AP
DRAWING NO.	TP04	DATE.	JUNE 2024	CHECKED.	

**PROJECT. PROPOSED UNIT DEVELOPMENT**  
**CLIENT.** [REDACTED]



**ARCHIDEN DESIGN & CONSULTANCY**  
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 HARRIS WARREN VIC 3805 AUSTRALIA  
 TEL. 03 97082516 TEL. 03 97057924  
 EMAIL: archiden@archiden.com.au

REVISIONS	REMARKS
TPPI	30-08-2024 (AP)
TPPI - RFI	15-10-2024 (SC)
TPPI - RFI - R1	13-11-2024 (SC)
TPPI - RFI - R2	27-11-2024 (SC)



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**LEGEND**

- EXISTING TREES
- TREES TO BE REMOVED
- HW** HABITABLE ROOM WINDOW
- NHW** NON HABITABLE ROOM WINDOW
- P.O.S.** PRIVATE OPEN SPACE
- S.P.O.S.** SECLUDED PRIVATE OPEN SPACE
- CONCRETE PAVINGS
- 2M LONG 2.5M DEEP AREA WITH LESS THAN 0.9M HIGH LANDSCAPE & LETTER BOX
- RAIN WATER TANK

BUILDING AREAS-GROUND		AREA (m <sup>2</sup> )		
NO.	LIVING	PORCH/ VERANDAH	GARAGE / CARPORT	TOTAL
UNIT 1	114.89	51.60	21.09	187.58
UNIT 2	128.44	6.00	24.10	158.54
TOTAL SITE AREA - 781 sqm				
BUILDING & HARD-SURFACE AREAS (m <sup>2</sup> )				
NO.	BUILDING AREA	HARD-SURFACE AREA		
UNIT 1	187.58			
UNIT 2	158.54			
DRIVE WAY U1		16.50		
U2		17.22		
TOTAL	346.12 (44.32%)	33.72 (4.32%)		
TOTAL IMPERVIOUS AREAS (BUILDING+HARD-SURFACES)				
IMPERVIOUS AREA		PERMEABLE SURFACES		
379.84 (48.64%)		401.16 (51.36%)		
GARDEN AREA -		401.10sqm (51.36%)		

**TOWN PLANNING PERMIT ISSUE - RFI - R2**

**PROPOSED GROUND FLOOR PLAN**  
SCALE 1:100

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**ADDRESS. NO. 15 BARRINGTON DRIVE, PAKENHAM VIC 3810**

PROJECT NO.	24U11	SCALE: 1:100 OR STATED@A1	DRAWN: IM
DRAWING NO.	TP02	DATE: JUNE 2024	CHECKED:

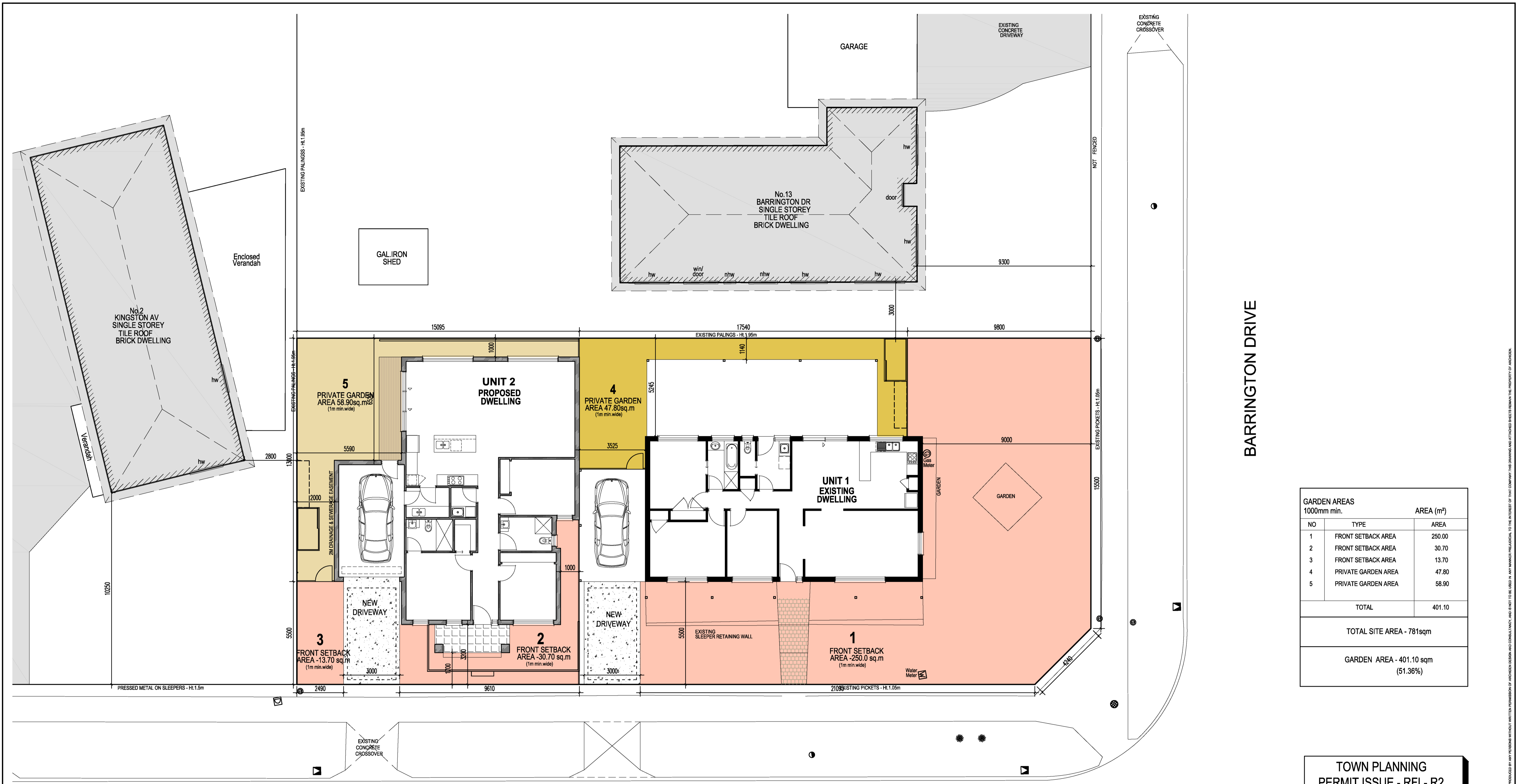
**PROJECT. PROPOSED UNIT DEVELOPMENT**  
**CLIENT.** [REDACTED]

**ARCHIDEN DESIGN & CONSULTANCY**  
NO. 208/65 VICTOR CRESCENT  
HARRIS WARREN VIC 3805 AUSTRALIA  
TEL. 03 97698316 TEL. 03 9707924  
EMAIL: admin@archiden.com.au

REVISIONS	REMARKS
TPP1	30-08-2024 (AP)
TPP1 - RFI	15-10-2024 (SC)
TPP1 - RFI - R1	13-11-2024 (SC)
TPP1 - RFI - R2	27-11-2024 (SC)



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GARDEN AREAS 1000mm min.		AREA (m <sup>2</sup> )
NO	TYPE	AREA
1	FRONT SETBACK AREA	250.00
2	FRONT SETBACK AREA	30.70
3	FRONT SETBACK AREA	13.70
4	PRIVATE GARDEN AREA	47.80
5	PRIVATE GARDEN AREA	58.90
TOTAL		401.10
TOTAL SITE AREA - 781sqm		
GARDEN AREA - 401.10 sqm (51.36%)		

**TOWN PLANNING  
PERMIT ISSUE - RFI - R2**

**PROPOSED GARDEN AREA DEMONSTRATION PLAN**  
SCALE 1:100

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PROJECT NO.	24U11	SCALE.	1:100 OR STATED@A1	DRAWN.	AP
DRAWING NO.	TP05	DATE.	JUNE 2024	CHECKED.	

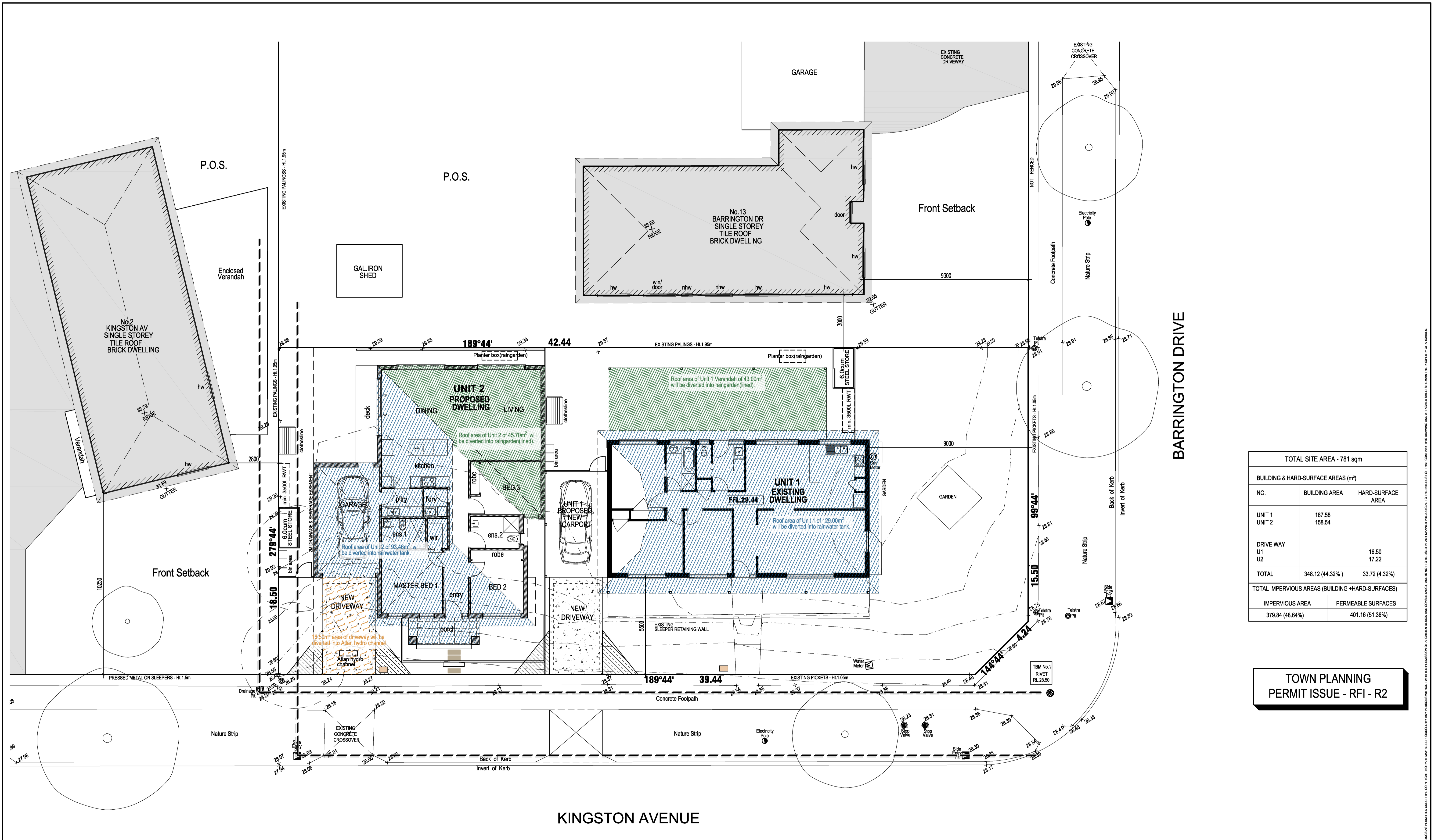
**PROJECT. PROPOSED UNIT DEVELOPMENT**  
**CLIENT.** [REDACTED]

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REVISIONS	REMARKS
TPPI	30-08-2024 (AP)
TPPI - RFI	15-10-2024 (SC)
TPPI - RFI - R1	13-11-2024 (SC)
TPPI - RFI - R2	27-11-2024 (SC)



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TOTAL SITE AREA - 781 sqm		
BUILDING & HARD-SURFACE AREAS (m²)		
NO.	BUILDING AREA	HARD-SURFACE AREA
UNIT 1	187.58	
UNIT 2	158.54	
DRIVE WAY U1		16.50
DRIVE WAY U2		17.22
<b>TOTAL</b>	<b>346.12 (44.32%)</b>	<b>33.72 (4.32%)</b>
TOTAL IMPERVIOUS AREAS (BUILDING + HARD-SURFACES)		
IMPERVIOUS AREA	PERMEABLE SURFACES	
379.84 (48.64%)	401.16 (51.36%)	

**TOWN PLANNING PERMIT ISSUE - RFI - R2**

**STORM RATING CALCULATIONS - GROUND FLOOR PLAN**  
SCALE 1:100

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PROJECT NO.	24U11	SCALE.	1:100 OR STATED@A1	DRAWN.	SC
DRAWING NO.	TP07	DATE.	JUNE 2024	CHECKED.	

**PROJECT. PROPOSED UNIT DEVELOPMENT**  
**CLIENT.** [REDACTED]

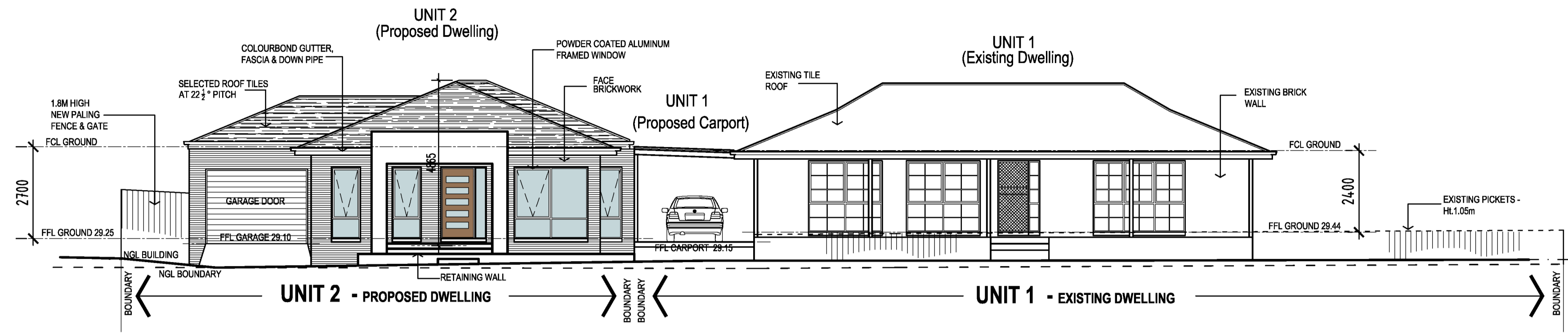
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REVISIONS	REMARKS
TP01 - RFI	15-10-2024 (SC)
TP01 - RFI - R1	12-11-2024 (SC)
TP01 - RFI - R2	27-11-2024 (SC)

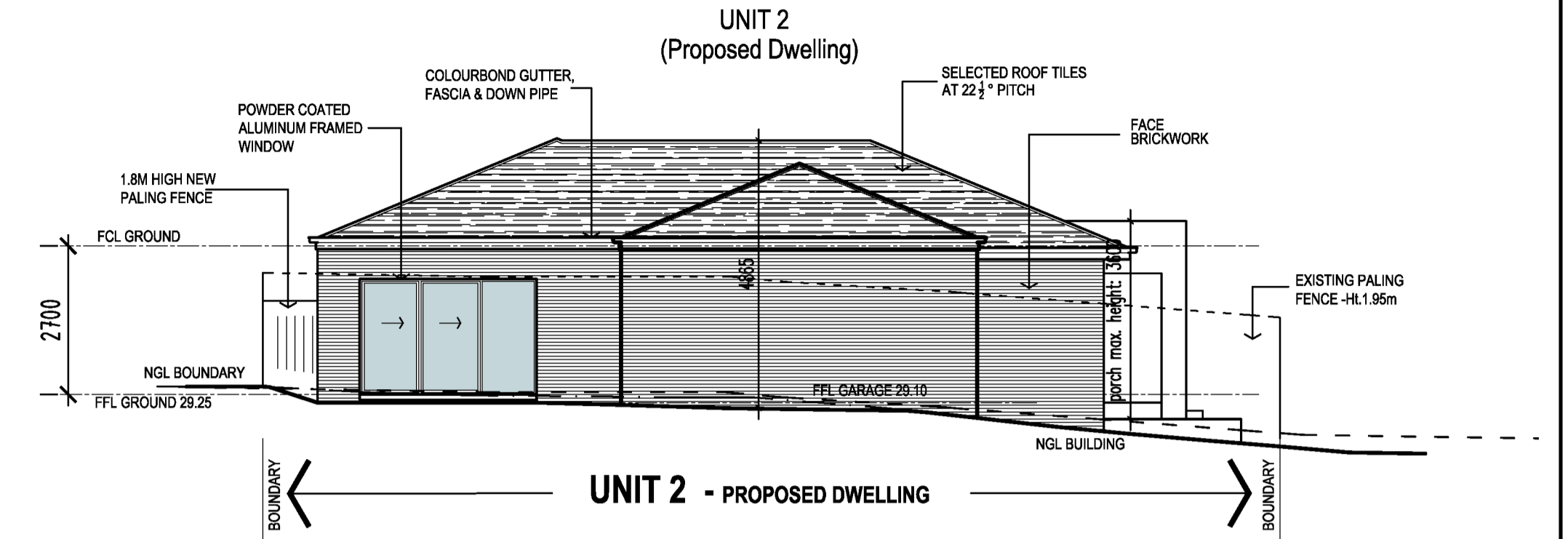


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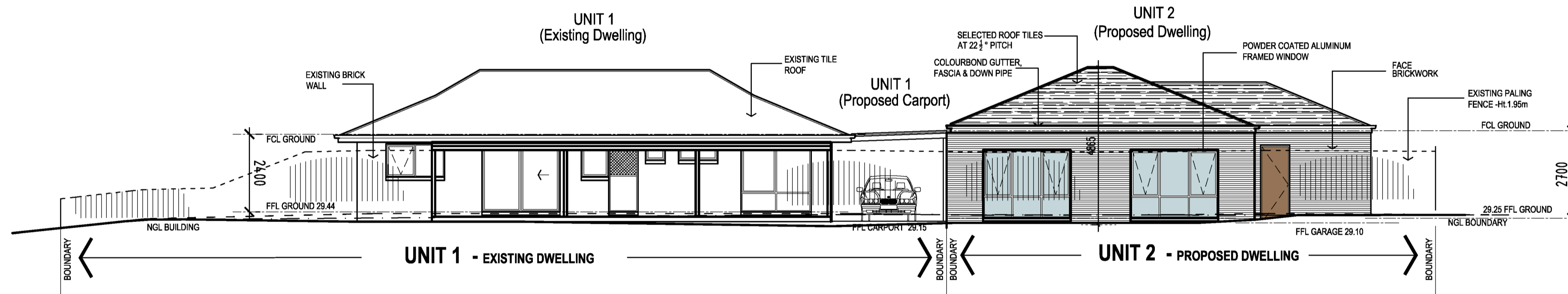
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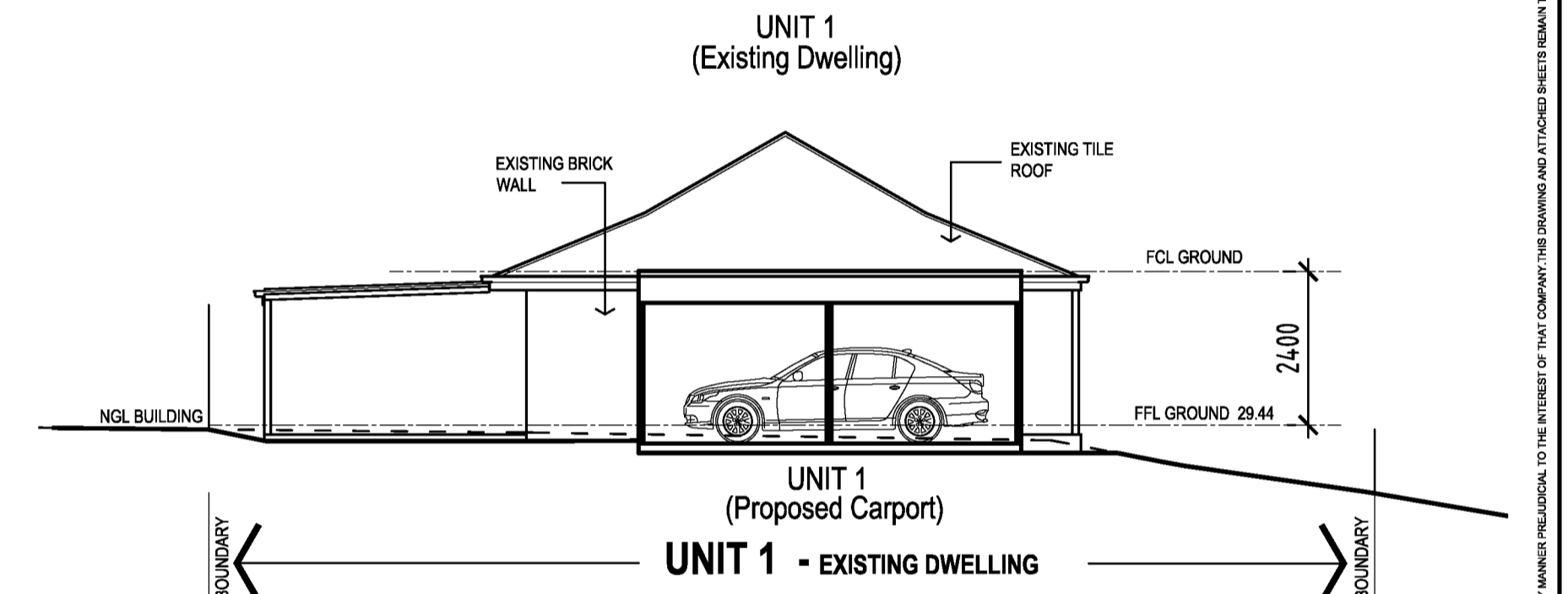
**EAST ELEVATIONS - UNIT 1 & 2**  
SCALE 1:100



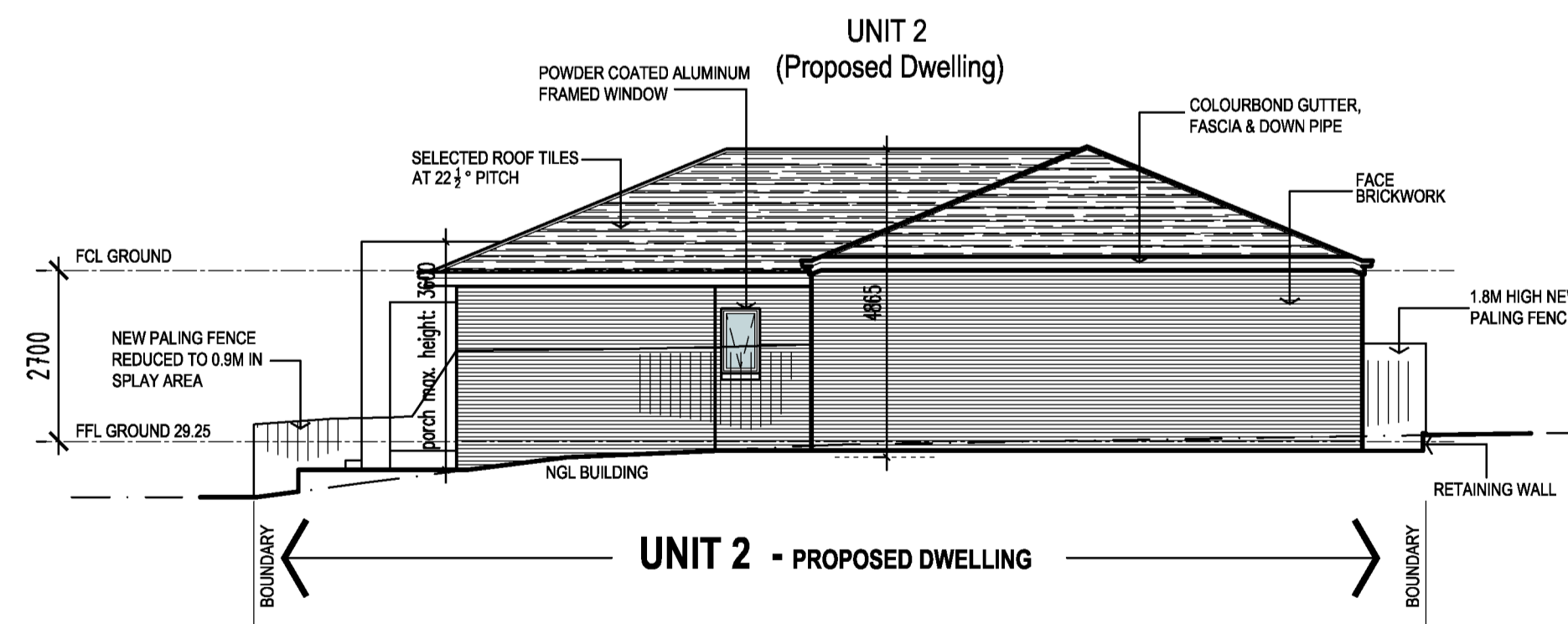
**SOUTH ELEVATIONS - UNIT 2**  
SCALE 1:100



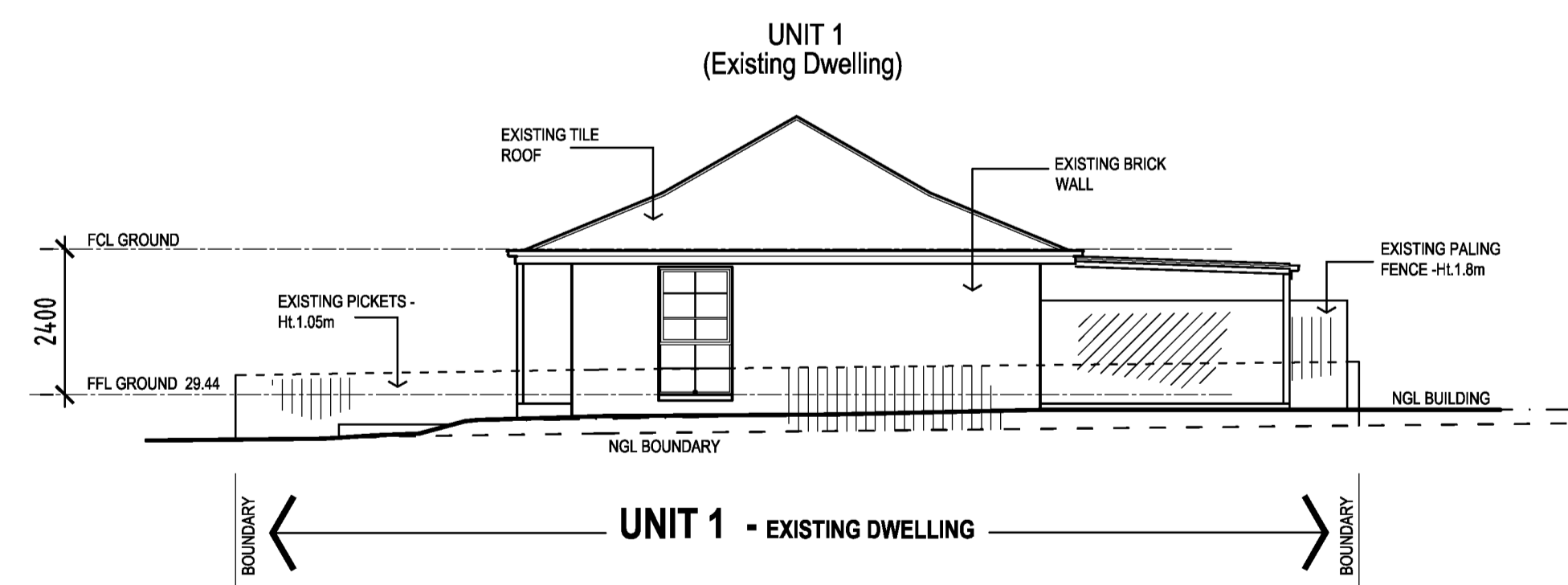
**WEST ELEVATIONS - UNIT 1 & 2**  
SCALE 1:100



**SOUTH ELEVATIONS - UNIT 1**  
SCALE 1:100



**NORTH ELEVATIONS - UNIT 2**  
SCALE 1:100



**NORTH ELEVATIONS - UNIT 1**  
SCALE 1:100

**TOWN PLANNING  
PERMIT ISSUE - RFI - R2**

**ADDRESS. NO. 15 BARRINGTON DRIVE,  
PAKENHAM VIC 3810**

**PROJECT. PROPOSED UNIT DEVELOPMENT**  
**CLIENT.** [REDACTED]

PROJECT NO.	24U11	SCALE.	1:100 OR STATED@A1	DRAWN.	AP
DRAWING NO.	TP03	DATE.	JUNE 2024	CHECKED.	



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REVISIONS	REMARKS
TPP1	30-08-2024 (AP)
TPP1 - RFI	15-10-2024 (SC)
TPP1 - RFI - R1	13-11-2024 (SC)
TPP1 - RFI - R2	27-11-2024 (SC)

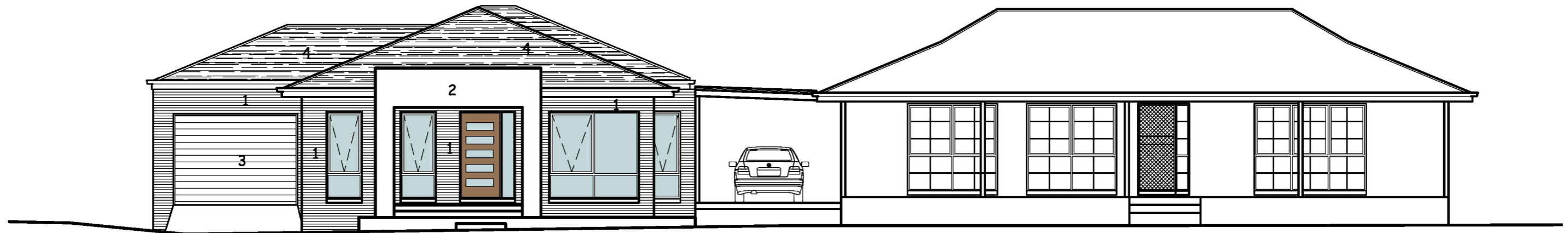


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# FINISHES & COLOUR SCHEDULE

UNIT 2  
(Proposed Dwelling)

UNIT 1  
(Existing Dwelling)



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1  
FACE BRICKWORK  
Austral Brick - "Access Tan "or similar



GUTTERS, FASCIA -  
COLOURBOND - 'MONUMENT' or similar



DOWN PIPES -  
COLOURBOND - 'MONUMENT' or similar



2  
RENDER ON BRICK  
DULUX 'Light Leather' or similar



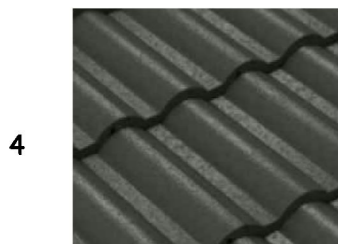
WINDOW FRAMES -  
POWDER COATED ALUMINIUM  
'MONUMENT' OR similar



ACCESS DRIVEWAY -  
EXPOSED AGGREGATE CONCRETE  
'Cream' Colour or similar



3  
GARAGE DOOR - PANEL LIFT  
'Light Leather' or similar



4  
ROOF  
BRISTLE - 'Magnum' or similar

TOWN PLANNING  
PERMIT ISSUE - RFI - R2

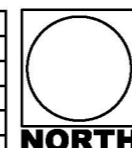
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PROJECT. PROPOSED UNIT DEVELOPMENT  
CLIENT. [REDACTED]

ADDRESS. No.15 BARRINGTON DRIVE,  
PAKENHAM VIC 3810

PROJECT NO. 24U11 SCALE. 1:100 OR STATED@A3  
DRAWING NO. TP06 DATE. OCTOBER 2024

REVISIONS	REMARKS
TPPI-RFI	15-10-2024 (SUN)
TPPI-RFI-R1	12-11-2024 (SC)
TPPI-RFI-R2	27-11-2024 (SC)



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ABN 15 318 420 445



BARRINGTON DRIVE

LEGEND

- PROPOSED TREES AND LARGE SHRUBS
- PROPOSED SMALL TO MEDIUM SHRUB, GROUND COVERS, LOW PLANTS, GRASSES
- EXISTING TREES
- TREES TO BE REMOVED
- 75mm BIODEGRADABLE /INORGANIC MULCHED GARDEN BED
- PEBBLES/TUSCAN TOPPING
- CONCRETE DRIVEWAY / FOOT PATH
- LAWN AREA
- PAVING
- DECKING
- GARDEN EDGING
- 2M LONG 2.5 M DEEP AREA WITH LESS THAN 0.9 M HIGH LANDSCAPE & LETTER BOX
- Rain Water Tank (RWT)
- Retaining Wall (RW)
- 1.8m High Paling Fence & Gate (1.8 PF & G)
- Proposed Washing Line
- Bin Area
- Steel Store

PLANT SCHEDULE

TREES (Supply in 2.0m high plants)

CODE	BOTANIC NAME	COMMON NAME	H	x	W	QTY
LIFS	Lagerstroemia indica x fauriei 'Sioux'	Crepe Myrtle/hot musk pink	8.0	x	4.0	2
Ab	Acer buergerianum	Trident Maple	6.0	x	6.0	2

LARGE SHRUBS (Supply in 300mm pots)

CODE	BOTANIC NAME	COMMON NAME	H	x	W	QTY
PfR	Photinia x fraseri 'Robusta'	Photinia 'Robusta'	3.0	x	1.0 (Clipped)	6

MEDIUM TO SMALL SHRUBS, GROUND COVERS, LOW PLANTS (Supply in 150mm pots)

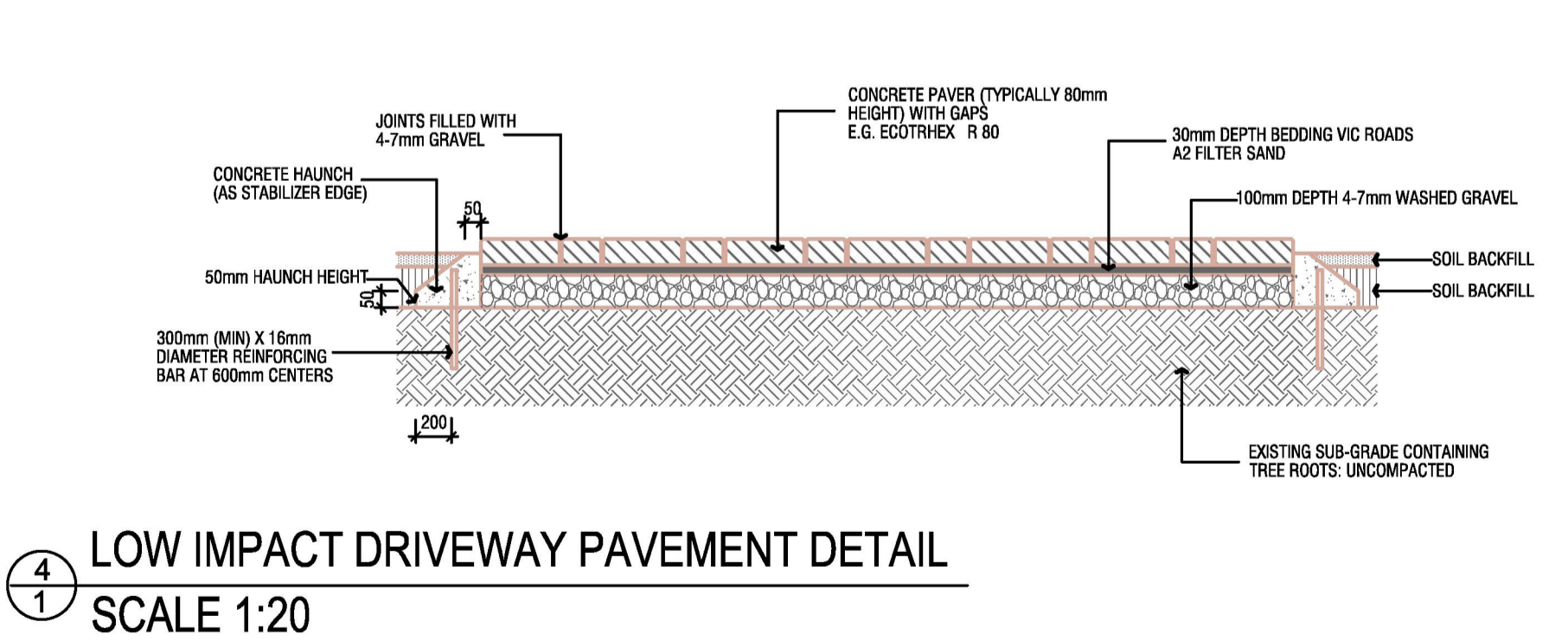
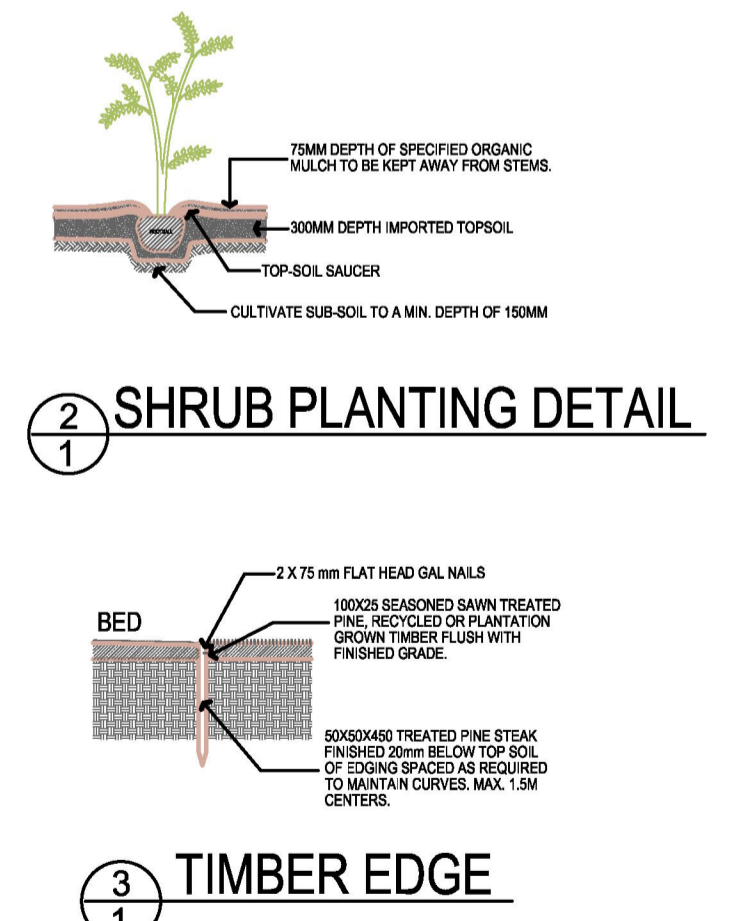
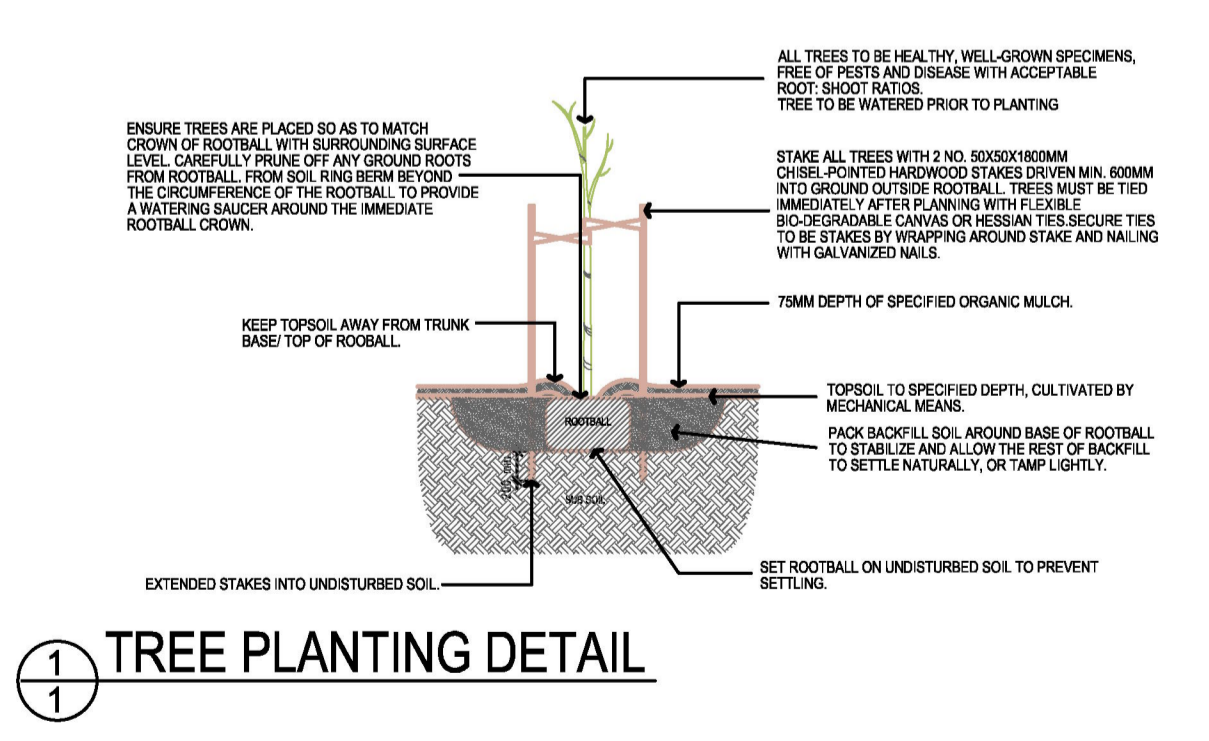
CODE	BOTANIC NAME	COMMON NAME	H	x	W	QTY
LavH	Lavandula Angustifolia 'Hidcote'	Lavandula 'Hidcote' Dwarf Lavender	0.3	x	0.4	15
TaMS	Ophiopogon Japonicus	Tall Mondo Grass	0.1	x	0.1	30
LmBB	Liriope muscari 'Big Blue'	Lily Turf	0.4	x	0.4	50
Lin	Lomandra longifolia Nyalla LM400	Mat Rush	0.9	x	0.7	30
AFI	Anigozanthos Flavivus	Kangaroo paw	0.3-0.9	x	1.0-1.2	20

MEDIUM TO SMALL SHRUBS, PLANTER BOX, LOW PLANTS (Supply in 150mm pots)

CODE	BOTANIC NAME	COMMON NAME	H	x	W	QTY
Bln	Blechnum nudum	Fishbone Water-fern	0.5-1.0	x	0.4-0.2	7

LANDSCAPE PLAN  
SCALE 1: 100

PLANTING DETAILS

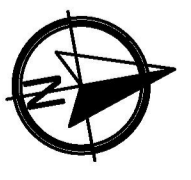


**LUSH GREEN**  
LANDSCAPE DESIGN  
84 Riverstone Boulevard Clyde North,  
VIC 3978 Phone: 0406 221 355

TITLE: CONCEPT LANDSCAPE PLAN  
CLIENT: [REDACTED]

ADDRESS: NO.15 BARRINGTON DRIVE, PAKENHAM VIC 3810

DRAWN: AP SCALE: 1: 100 DATE: 15.10.2024  
PROJECT NO: LA/24U11 DRAWING NO: 01



ISSUE	DATE	DESCRIPTION
A	15.10.24	TOWN PLANNING APPLICATION RFI

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