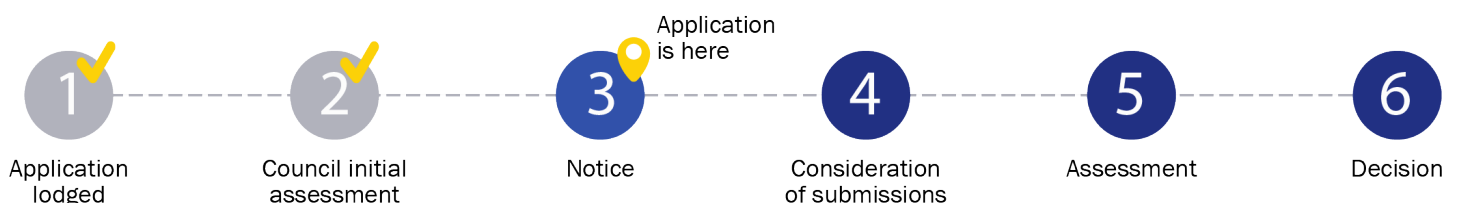


Notice of Application for a Planning Permit

The land affected by the application is located at:	L178 LP146441 V9596 F301 144 Duncan Drive, Pakenham VIC 3810	
The application is for a permit to:	Construction of a Single Storey Dwelling to the rear of an existing Single Storey Dwelling & subdivision of the land into two (2) lots	
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	
32.08-3	Subdivide land	
APPLICATION DETAILS		
The applicant for the permit is:	MP Building Design	
Application number:	T240699	
<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 cardinia.vic.gov.au/advertisedplans or by scanning the QR code.</p>		
HOW CAN I MAKE A SUBMISSION?		
<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>		04 April 2025
<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>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"> • be made to the Responsible Authority in writing; • include the reasons for the objection; and • state how the objector would be affected. 	<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>



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.

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.



ePlanning

Application Summary

Portal Reference A424999U

Basic Information

Proposed Use	Construction of a Single Storey Dwelling to the rear of an existing Single Storey Dwelling & subdivision of the land into two (2) lots
Current Use	VACANT EXISTING SINGLE STOREY DWELLING
Cost of Works	\$350,000
Site Address	144 Duncan 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	Mihajla Prusac MP Building Design	13 Danby Street, Lara VIC 3212	W: 0408-321-232 M: 0408-321-232 E: mihajla@mp-design.com.au
Owner	MARICA JURIC [REDACTED]	13 DANBY STREET, Lara VIC 3212	W: 0408-321-232 M: 0408-321-232 E: mihajla@mp-design.com.au
Preferred Contact	Mihajla Prusac MP Building Design	13 Danby Street, Lara VIC 3212	W: 0408-321-232 M: 0408-321-232 E: mihajla@mp-design.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
9 - Class 18 To subdivide land into two lots	\$1,453.40	50%	\$726.70
	Total		\$2,433.20



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.vic.gov.au

Monday to Friday 8.30am–
5pm

Phone: 1300 787 624
After Hours: 1300 787 624
Fax: 03 5941 3784

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.

Documents Uploaded

Date	Type	Filename
19-12-2024	Subdivision Plan	Copy of Plan.pdf
20-12-2024	A Copy of Title	Register Search Statement (Copy of Title)_DEC 2024.pdf
20-12-2024	Encumbrance	Instrument L964532K.pdf
20-12-2024	Site plans	Lot 178 No 144 Duncan Drive, Pakenham - Sheet - PA03 - SITE CONTEXT PLAN.pdf
20-12-2024	Existing floor plan	Lot 178 No 144 Duncan Drive, Pakenham - Sheet - PA02 - EXISTING & DEMOLITION PLAN.pdf
20-12-2024	A proposed floor plan	Lot 178 No 144 Duncan Drive, Pakenham - Sheet - PA04 - DESIGN RESPONSE - GROUND FLOOR PLAN.pdf
20-12-2024	Existing elevation plans	Lot 178 No 144 Duncan Drive, Pakenham - Sheet - PA07 - STREETSCAPE & MATERIAL LEGEND.pdf
20-12-2024	Proposed elevation plan	Lot 178 No 144 Duncan Drive, Pakenham - Sheet - PA08 - ELEVATIONS.pdf
20-12-2024	Neighbourhood and Site Description	Lot 178 No 144 Duncan Drive, Pakenham - Sheet - PA01 - LOCALITY PLAN.pdf
20-12-2024	Design response	Lot 178 No 144 Duncan Drive, Pakenham - Sheet - PA04 - DESIGN RESPONSE - GROUND FLOOR PLAN.pdf
20-12-2024	Landscape plans	Lot 178 No 144 Duncan Drive, Pakenham - Sheet - PA09 - LANDSCAPE PLAN.pdf
20-12-2024	Shadow Diagrams	Lot 178 No 144 Duncan Drive, Pakenham - Sheet - PA10 - SHADOW DIAGRAMS.pdf
20-12-2024	Parking Plans	Lot 178 No 144 Duncan Drive, Pakenham - Sheet - PA04 - DESIGN RESPONSE - GROUND FLOOR PLAN.pdf
20-12-2024	Additional Document	Lot 178 No 144 Duncan Drive, Pakenham - ENTIRE SET OF DRAWINGS.pdf
20-12-2024	Explanatory Letter	144DuncanDrive - PlanningReport.pdf
20-12-2024	Design response	Lot 178 No 144 Duncan Drive, Pakenham - Sheet - PA06 - SUBDIVISION PLAN.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	Mihajla Prusac MP Building Design	13 Danby Street, Lara VIC 3212	M: 0408-321-232 E: mihajla@mp-design.com.au
Submission Date	20 December 2024 - 02:18:PM		

Declaration

By ticking this checkbox, I, Mihajla Prusac, 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)
Purton Road, Pakenham, Victoria

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



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.vic.gov.au

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



144 DUNCAN DRIVE PAKENHAM

PROPOSED SINGLE STOREY DWELLING AND EXISTING SINGLE STOREY DWELLING SUBDIVISION

TOWN PLANNING DRAWING LIST

No	DRAWING	REV	DATE	ISSUE
PA00	COVER SHEET	D	20/02/2025	COUNCIL'S RFI
PA01	LOCALITY PLAN	D	20/02/2025	COUNCIL'S RFI
PA02	EXISTING & DEMOLITION PLAN	D	20/02/2025	COUNCIL'S RFI
PA03	SITE CONTEXT PLAN	D	20/02/2025	COUNCIL'S RFI
PA04	DESIGN RESPONSE	D	20/02/2025	COUNCIL'S RFI
PA05	GROUND FLOOR PLAN	D	20/02/2025	COUNCIL'S RFI
PA06	SUBDIVISION PLAN	D	20/02/2025	COUNCIL'S RFI
PA07	STREETSCAPE & MATERIAL LEGEND	D	20/02/2025	COUNCIL'S RFI
PA08	ELEVATIONS	D	20/02/2025	COUNCIL'S RFI
PA09	LANDSCAPE PLAN	D	20/02/2025	COUNCIL'S RFI
PA10	SHADOW DIAGRAMS	D	20/02/2025	COUNCIL'S RFI
PA11	ARTIST'S IMPRESSIONS	D	20/02/2025	COUNCIL'S RFI

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.

PROPOSAL:
Proposed Single Storey
Dwelling & Subdivision
Concept

ADDRESS:
Lot 178 (No.144) Duncan Drive
Pakenham
Melway 317 B8

CLIENT:

MP
BUILDING DESIGN

e: mhaj@mp-design.com.au | m: 0408 321 232 | f: 03-AD 36495

This drawing is copyright - any infringement
will result in legal proceedings.
Written dimensions take preference over scale. All levels &
dimensions must be verified by contractor prior to commencement. IF
IN DOUBT, ASK!

COVER SHEET

SHEET NO: PA00

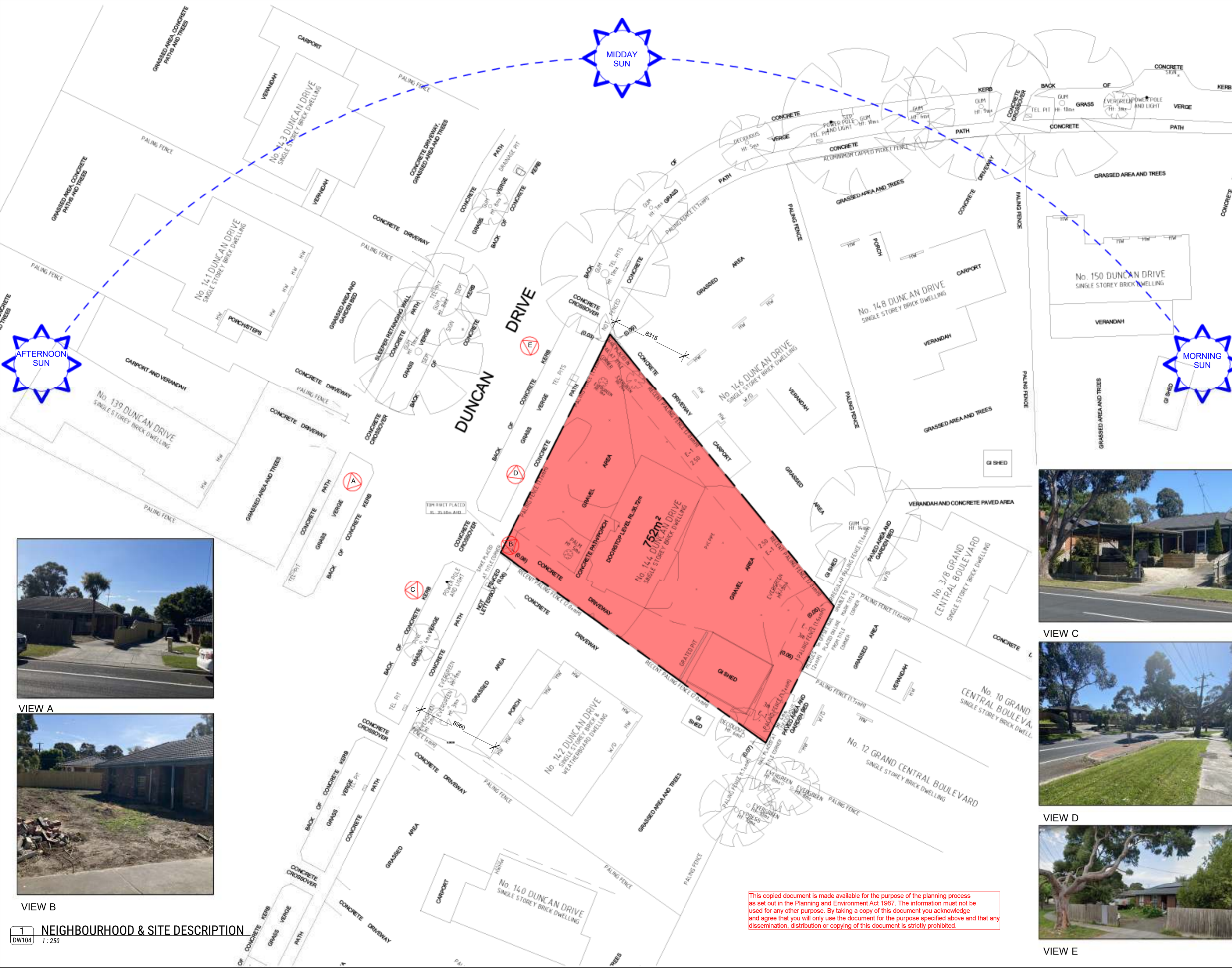
DRAWN BY: MP

SCALE:

00

REVISION

20/02/2025



EXISTING BUILDING
SINGLE STOREY DWELLING

EXISTING ADDRESS
144 DUNCAN DRIVE, PAKENHAM

SITE AREA
752 m²

SITE FRONTAGE
DUNCAN DRIVE

LOCAL COUNCIL
CARDINIA

LOT & PLAN No.
LOT 178 & LP146441T

PLANNING ZONES
GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)

PLANNING OVERLAYS
DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY

EASEMENT AND SERVICES

- WATER AT DUNCAN DRIVE
- SEWER AT THE SIDE & REAR OF THE SITE
- STORMWATER TO THE REAR OF SITE
- POWER AT DUNCAN DRIVE
- TELSTRA AT DUNCAN DRIVE
- NBN AT ...TO BE CONFIRMED
- GAS AT DUNCAN DRIVE

TOPOGRAPHY
500mm Fall from North West to South East

SITE COVERAGE
60% Maximum

BUILDING HEIGHT
11 m Maximum & 3 Storeys

SETBACKS
AVERAGE MINIMUM SETBACK 8638MM

GARDEN AREA
35% Minimum

PERMEABILITY
20% Minimum

PRIVATE OPEN SPACE
25m² SPOS
40m² POS

PROPOSAL:
Proposed Single Storey Dwelling & Subdivision Concept

ADDRESS:
Lot 178 (No.144) Duncan Drive Pakenham
Melway 317 B8

CLIENT:

BUILDING DESIGN

11 mtaylor@bdp-design.com.au | t: 0408 321 232 | f: 03-AD 36495

This drawing is copyright - any infringement will result in legal proceedings.
Written dimensions take preference over scale. All levels & dimensions must be verified by contractor prior to commencement - IF IN DOUBT - ASK!

LOCALITY PLAN

SHEET NO: PA01

DRAWN BY: Author

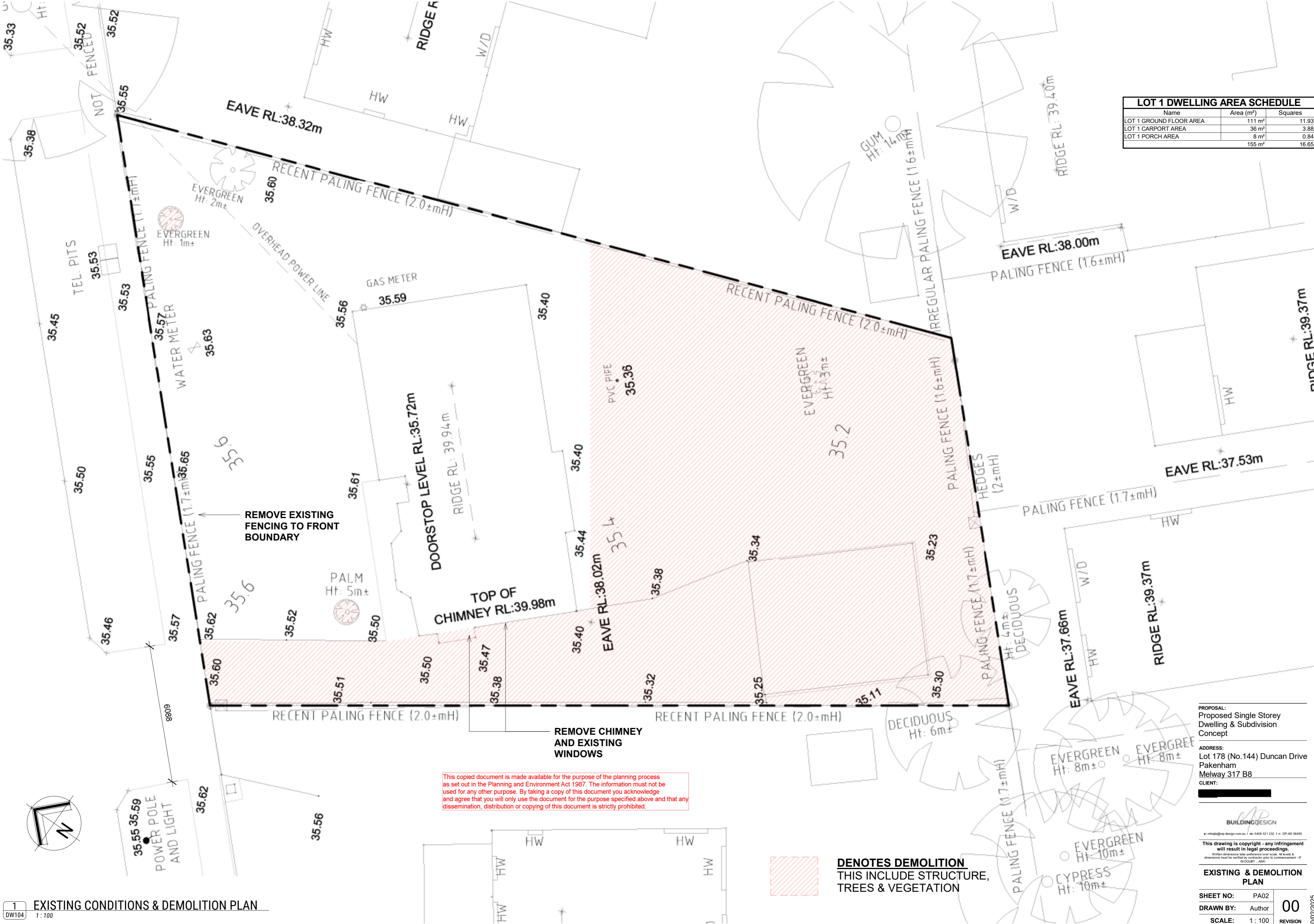
SCALE: As indicated

REVISION



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.

LOT 1 DWELLING AREA SCHEDULE		
Name	Area (m ²)	Squares
LOT 1 GROUND FLOOR AREA	111 m ²	11.93
LOT 1 CARPORT AREA	36 m ²	3.88
LOT 1 PORCH AREA	8 m ²	0.84
	155 m ²	16.65



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.

■ DENOTES DEMOLITION
THIS INCLUDE STRUCTURE,
TREES & VEGETATION

PROPOSAL:
Proposed Single Storey
Dwelling & Subdivision
Concept

ADDRESS:
Lot 178 (No.144) Duncan Drive
Pakenham
Melway 317 B8

CLIENT:
[REDACTED]

BUILDING DESIGN

©: mthaj@mp-design.com.au | t: 0408 221 232 | f: 03-AD 36495

This drawing is copyright - any infringement
will result in legal proceedings.
Written dimensions take preference over scale. All levels &
dimensions must be verified by contractor prior to commencement - if
IN DOUBT, ASK!

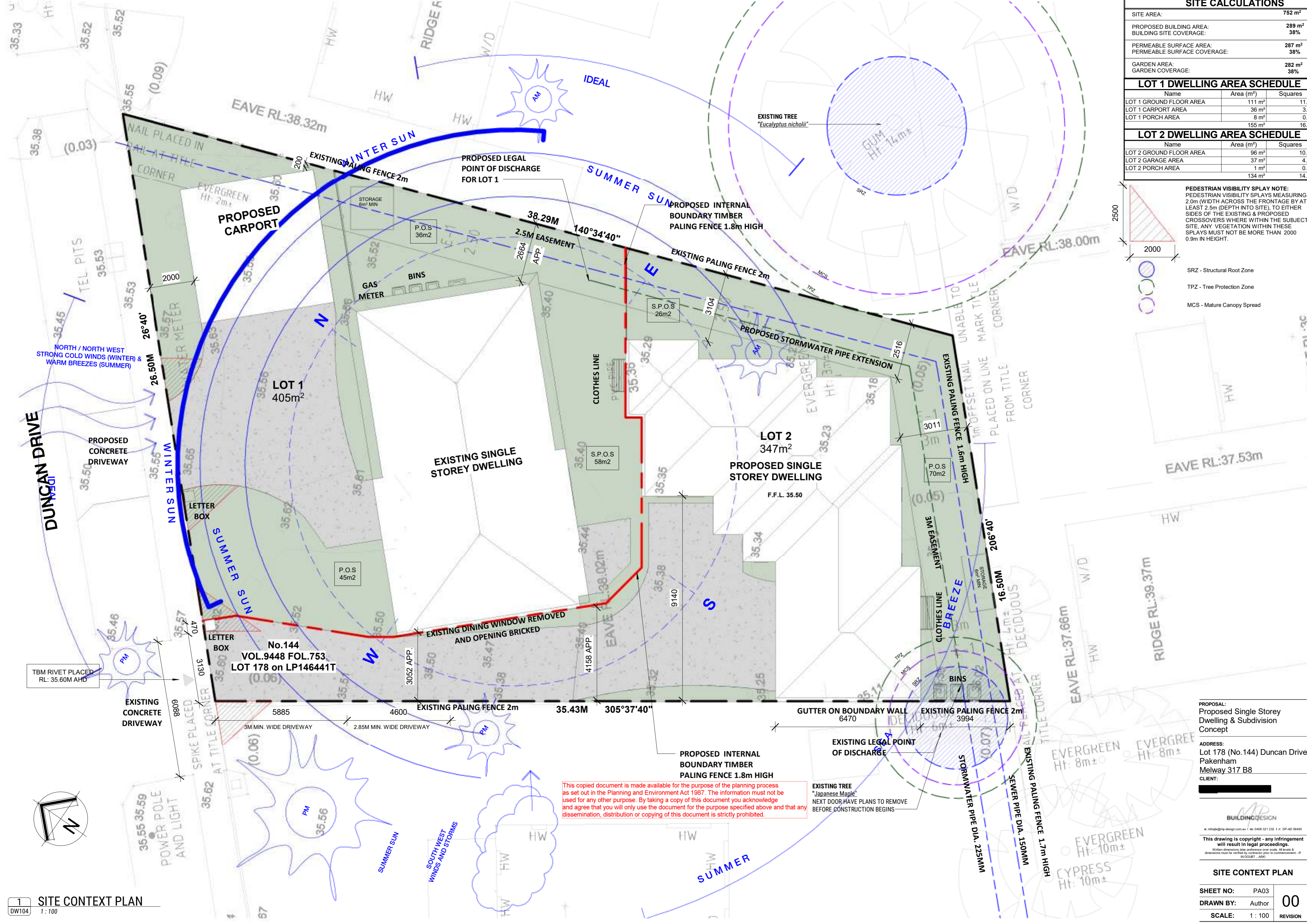
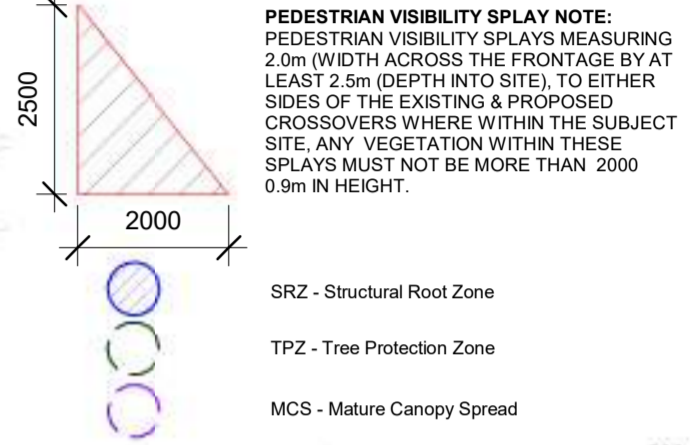
**EXISTING & DEMOLITION
PLAN**

SHEET NO:	PA02	00
DRAWN BY:	Author	
SCALE:	1:100	REVISION

SITE CALCULATIONS	
SITE AREA:	752 m ²
PROPOSED BUILDING AREA:	289 m ²
BUILDING SITE COVERAGE:	38%
PERMEABLE SURFACE AREA:	287 m ²
PERMEABLE SURFACE COVERAGE:	38%
GARDEN AREA:	282 m ²
GARDEN COVERAGE:	38%

LOT 1 DWELLING AREA SCHEDULE		
Name	Area (m ²)	Squares
LOT 1 GROUND FLOOR AREA	111 m ²	11.93
LOT 1 CARPORT AREA	36 m ²	3.88
LOT 1 PORCH AREA	8 m ²	0.84
LOT 1 TOTAL	155 m²	16.65

LOT 2 DWELLING AREA SCHEDULE		
Name	Area (m ²)	Squares
LOT 2 GROUND FLOOR AREA	96 m ²	10.28
LOT 2 GARAGE AREA	37 m ²	4.03
LOT 2 PORCH AREA	1 m ²	0.13
LOT 2 TOTAL	134 m²	14.44



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.

PROPOSAL:
 Proposed Single Storey Dwelling & Subdivision Concept

ADDRESS:
 Lot 178 (No.144) Duncan Drive Pakenham Melway 317 B8

CLIENT:

BUILDING DESIGN

©: mthaj@mp-design.com.au | t: 0408 321 232 | f: 03-AD 36495

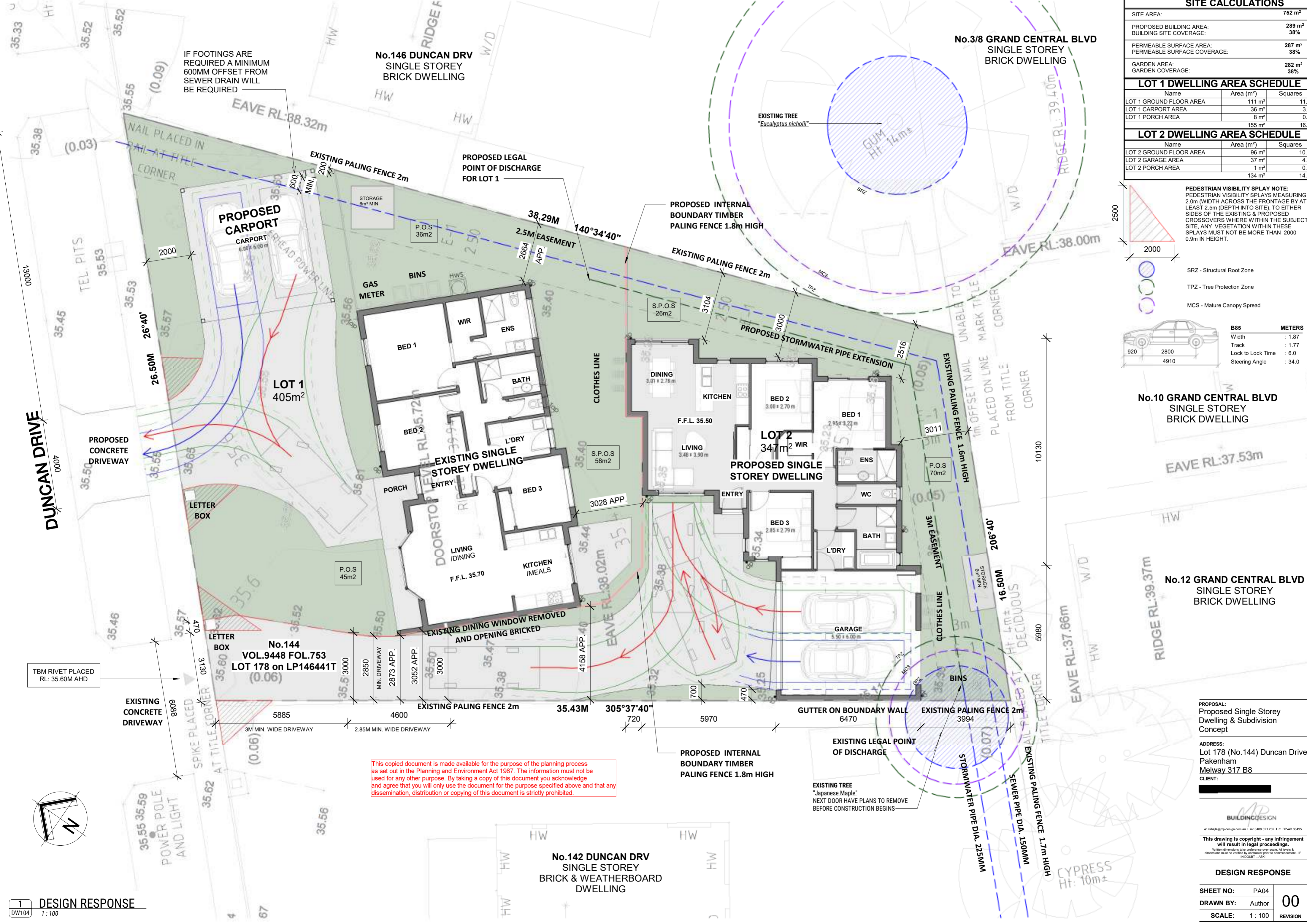
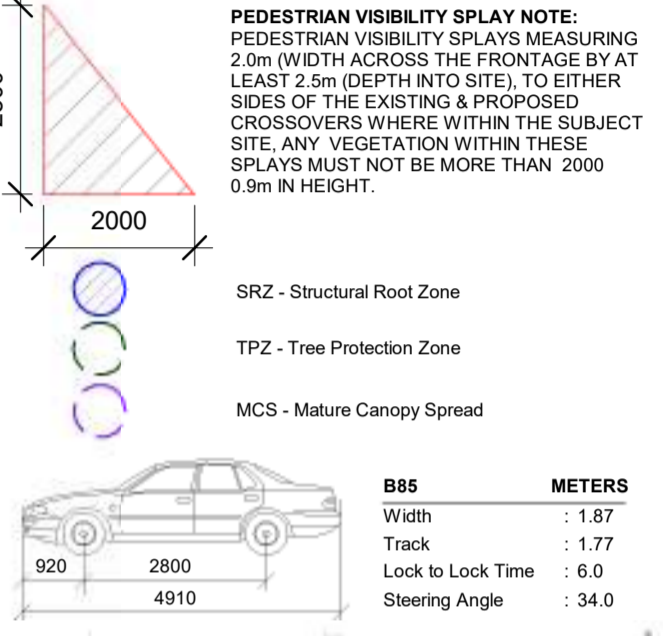
This drawing is copyright - any infringement will result in legal proceedings.
 Written dimensions take precedence over scale. All levels & dimensions must be verified by contractor prior to commencement - if IN DOUBT, ASK!

SITE CONTEXT PLAN	
SHEET NO:	PA03
DRAWN BY:	Author
SCALE:	1: 100
REVISION:	00

SITE CALCULATIONS	
SITE AREA:	752 m ²
PROPOSED BUILDING AREA:	289 m ²
BUILDING SITE COVERAGE:	38%
PERMEABLE SURFACE AREA:	287 m ²
PERMEABLE SURFACE COVERAGE:	38%
GARDEN AREA:	282 m ²
GARDEN COVERAGE:	38%

LOT 1 DWELLING AREA SCHEDULE		
Name	Area (m ²)	Squares
LOT 1 GROUND FLOOR AREA	111 m ²	11.93
LOT 1 CARPORT AREA	36 m ²	3.88
LOT 1 PORCH AREA	8 m ²	0.84
	155 m ²	16.65

LOT 2 DWELLING AREA SCHEDULE		
Name	Area (m ²)	Squares
LOT 2 GROUND FLOOR AREA	96 m ²	10.28
LOT 2 GARAGE AREA	37 m ²	4.03
LOT 2 PORCH AREA	1 m ²	0.13
	134 m ²	14.44



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.

PROPOSAL:
Proposed Single Storey Dwelling & Subdivision Concept

ADDRESS:
Lot 178 (No.144) Duncan Drive Pakenham Melway 317 B8

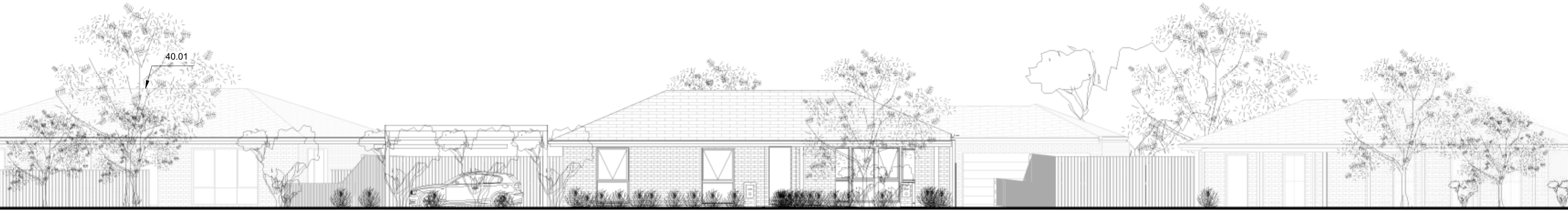
CLIENT:
[REDACTED]

BUILDING DESIGN
e: mthaj@bpd-design.com.au | t: 0408 321 232 | f: 03-AD 36495

This drawing is copyright - any infringement will result in legal proceedings.
Written dimensions take preference over scale. All levels & dimensions must be verified by contractor prior to commencement. - IF IN DOUBT, ASK!

DESIGN RESPONSE	
SHEET NO:	PA04
DRAWN BY:	Author
SCALE:	1 : 100
REVISION	00

[Redacted]



NO. 146
DUNCAN DRIVE

NO. 144 LOT 1
DUNCAN DRIVE

NO. 144 LOT 2
DUNCAN DRIVE

NO. 142
DUNCAN DRIVE

2 North West Streetscape Elevation

[Redacted]

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.



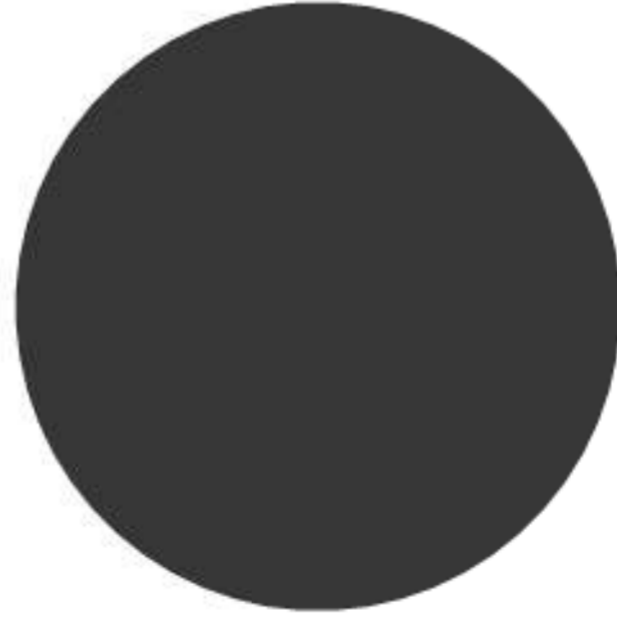
A - Midland "Recycled brick"
Feature Brickwork or similar



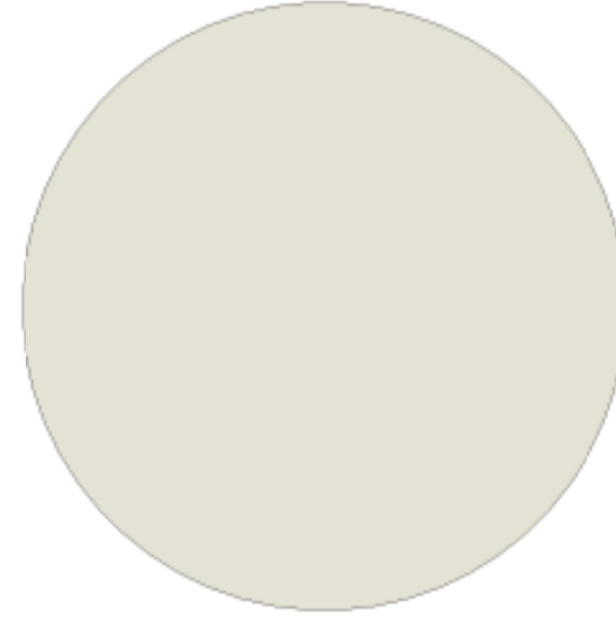
B - Midland "Subiaco Red brick"
Rear & Side Brickwork or similar



C - Concrete Roof tile
"charcoal Grey" or similar



D - Gutter's & Garage door
Colorbond "Monument" or similar



E - Fascia, Window frames
& Garage door
Colorbond "Surfmist" or similar

SCHEDULE OF FINISHES

PROPOSAL:
Proposed Single Storey
Dwelling & Subdivision
Concept

ADDRESS:
Lot 178 (No.144) Duncan Drive
Pakenham
Melway 317 B8
CLIENT:
[Redacted]

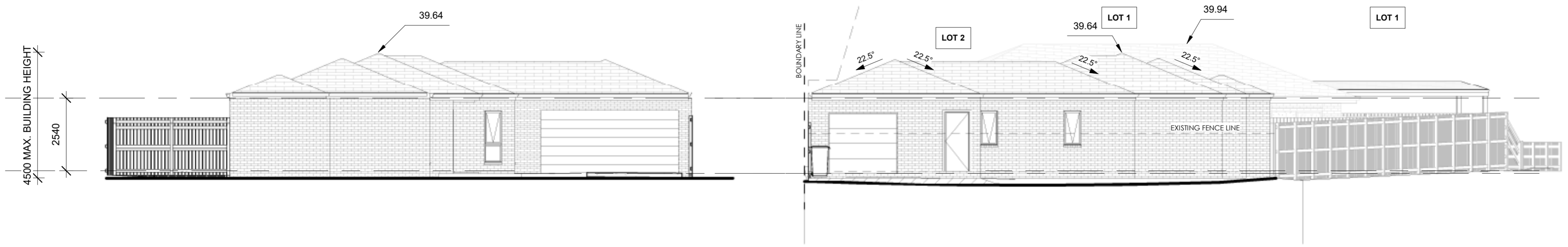
BUILDING DESIGN
e: mh@bdp-design.com.au | m: 0408 321 232 | f: 03-AD 36495
This drawing is copyright - any infringement will result in legal proceedings.
Written dimensions take preference over scale. All levels & dimensions must be verified by contractor prior to commencement. IF IN DOUBT, ASK!

STREETSCAPE & MATERIAL LEGEND

SHEET NO:	PA07	00
DRAWN BY:	Author	
SCALE:	1 : 100	REVISION

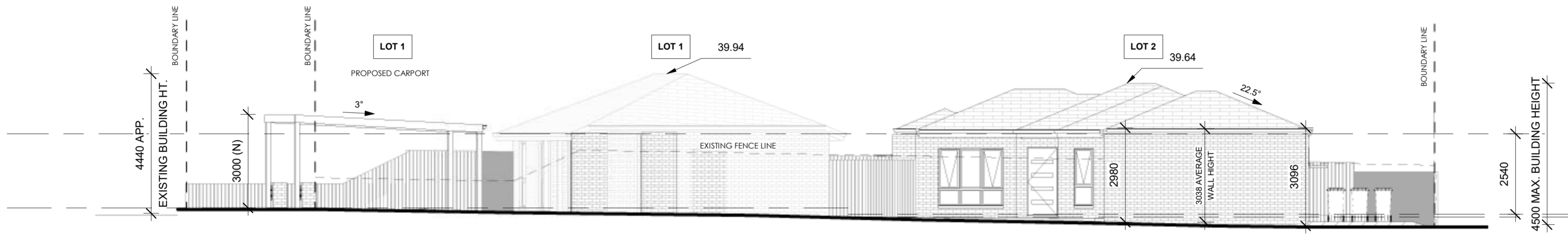
20/02/2025

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.

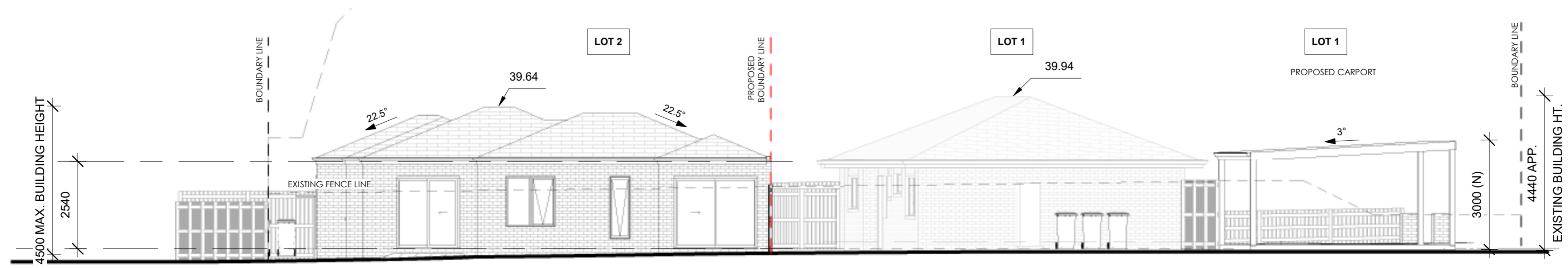


1 NORTH WEST ELEVATION
1:100

2 SOUTH EAST ELEVATION
1:100



3 SOUTH WEST ELEVATION
1:100



4 NORTH EAST ELEVATION
1:100

PROPOSAL:
Proposed Single Storey Dwelling & Subdivision Concept

ADDRESS:
Lot 178 (No.144) Duncan Drive Pakenham
Melway 317 B8

CLIENT:
[REDACTED]

BUILDING DESIGN

e: mhajaj@mp-design.com.au | m: 0408 321 232 | f: 03-AD 36495

This drawing is copyright - any infringement will result in legal proceedings.
Written dimensions take preference over scale. All levels & dimensions must be verified by contractor prior to commencement. IF IN DOUBT...ASK!

ELEVATIONS	
SHEET NO:	PA08
DRAWN BY:	Author
SCALE:	1:100
REVISION	00

20/02/2025

TREE PROTECTION MEASURES NOTES

As per the Arboricultural Impact Assessment recommendations for existing TREE 3 "Japanese Maple" Prepared by Treespace Solutions Pty Ltd :
Following excavation works for the garage foundations, all exposed roots associated with the tree to be pruned by a qualified arborist (minimum level 3 certification) in accordance with AS4373-2007 Pruning of amenity trees.

Tree Protection Zone:

Persuant to the above conditions a Tree Protection Zone (TPZ) is to be established as shown on this drawing. The TPZ is to be fenced with a 1.6m high temporary steel mesh fence (eg cyclone mesh)
 - approved by the relevant local council prior to construction and prior to removal.
 - provided with signage fixed to the TPZ noting "Tree Protection Zone - No Access".
 - mulched with 20mm wood mulch to a depth of 100mm and
 - maintained during construction including fortnightly irrigation and weed control.

Within the TPZ:

- the existing soil level must not be altered by either fill or excavation;
 - the soil must not be compacted, or the soil drainage patterns changed;
 - no fuels, oils, chemicals, waste or other materials are to be stored or dispersed;
 - no storage of equipment, machinery or material, or vehicle parking is to occur;
 - open trenching to lay underground services must not be used;
 - tree roots must not be severed or injured, and;
 - machinery must not be used to remove any existing materials.
 All tree pruning to be carried out by a qualified arborist according to AS 4373-2007 'Pruning of Amenity Trees'.

Preparation:

At least 2 weeks prior to commencement, the works area is to be sprayed off with a Glyphosate-based herbicide (eg Roundup) to kill weeds.
 Prior to spreading topsoil to garden beds and lawn areas, cultivate site soil to 150mm depth with a rotary hoe or similar, incorporating 1kg/m2 (1m3/1000m2) gypsum if necessary.

Garden beds and edging:

Garden beds to be spread with screened organic blended soil, and mulched as noted. Garden edging is to be installed where shown, using 2.0mm x 100mm galvanised steel garden edging (eg Formboss), tech-screwed at max 1.5m centres to 2.5mm gauge heavy duty 400minx50x30 angled galvanised steel stakes. 100x50 finesawn treated pine, fixed with hardwood pegs may be used as an alternative if approved by client.

Root Control Barriers

Proposed planting may require the provision of root control barriers or specially designed building footings to prevent root intrusion into adjacent areas or building foundations. A structural engineer may be required to recommend appropriate foundation designs and preventative measures.

Lawn areas:

Lawn areas to be screened organic topsoil, brought to a fine tilth, finishing as a lightly rolled layer 8mm above adjacent paved surfaces or plinth board. Turf with Santa Ana or Conquest couch turf, or approved grass seed mix, and establish as per best horticultural practice.

Plants and planting :

All plants to be healthy disease-free specimens. All tree stock used must be in accordance with AS2303-2015 Tree stock for Landscape Use.
 Over-excavate all plant holes by at least twice the volume. Spread Osmocote fertiliser to each plant hole at the following rates:
 400mm pots 75gms/ea, 300mm and 140mm pots 25gms/ea. Trees to be staked outside the plants root ball with 3no. 50x50x2400 hardwood stakes, and secured with a figure 8 loop of rubber or hessian banding. Immediately after planting, water in all plants and maintain regular follow-up watering during establishment period.

Irrigation :

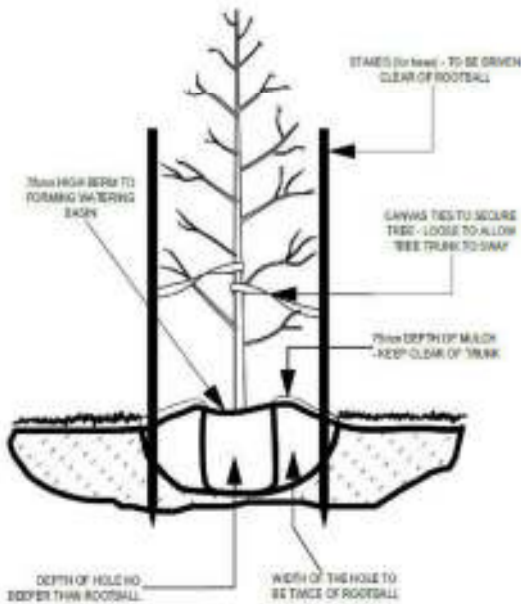
A fully automatic irrigation system is required to be designed for the approval of the Project Manager and installed to all planted areas to relevant Australian Standards. Irrigation is to comprise drip irrigation (eg Netafim Scapeline), with a fully automatic controller connected to mains power, and including a handover to clients representative.

Substitutions :

Every effort has been made to specify plants and recommended pot sizes that are readily available from either a multi-nursery trade outlet or specialist local indigenous plant nursery. However, if a plant is unavailable in nominated size, the next smallest size should be used. If a plant is unavailable at all, contact the Landscape Architect for recommendation of a suitable substitute plant.

Maintenance:

All garden and lawn areas are to be maintained to a high standard, including lawn mowing, pruning, fertilising, watering, and weeding. Garden beds and lawn areas are to be regularly watered during establishment period and dry spells.
 Note requirements for maintenance of replacement street tree.

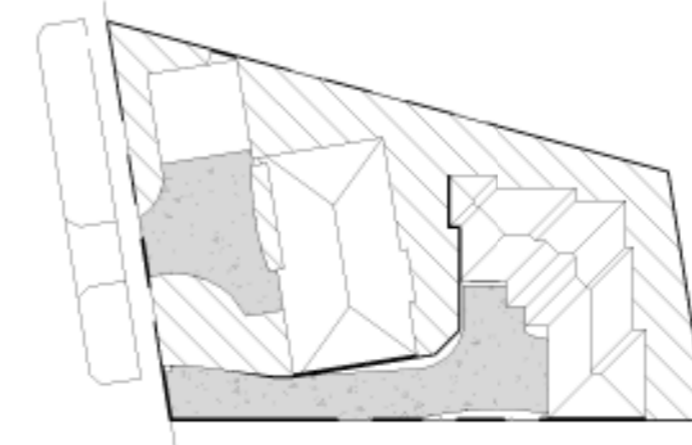


TREE & SHRUB PLANTING DETAIL

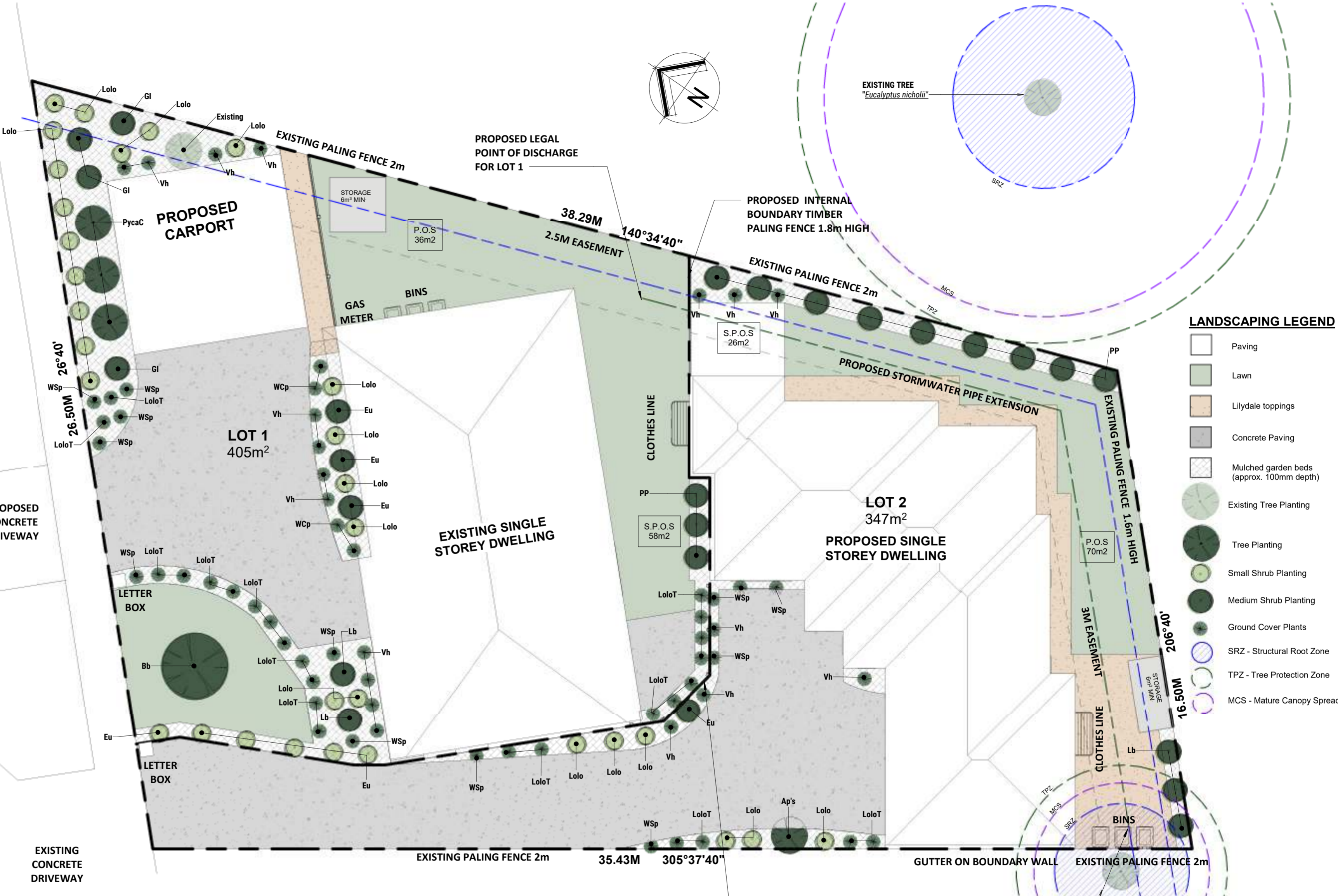
1 LANDSCAPE PLAN
DW104 1:100

PLANT SCHEDULE:

Key	Botanical Name (Common)	Height / Spread	Pot size	Qty	Plant Height
TREES					
Bb	Eucalyptus (Baby Blue)	4m / 6m	40cm	1	1.5m min.
PycaC	Pyrus calleryana 'Capital' (Ornamental Pear)	10m / 3m	40cm	3	1.5m min.
Ap's'	Japanese Maple (Acer palmatum 'Senkaki')	5m / 3m	40cm	1	1.5m min.
SHRUBS / HEDGING					
Lolo	Spiny-headed Mat-rush (Lomandra longifolia)	1.2m / 1m	20cm	22	
GI	Broadway mint (Griselinia littoralis)	1.0m / 1.0m	20cm	4	
Eu	Capparis spinosa rupestris (Eureka Caper)	1.0m / 1.0m	20cm	10	
Lb	Cushion Bush (Leucophyta Brownii)	1m / 1m	20cm	5	
PP	Pittosporum tenuifolium 'Green Pillar'	2-3m / 1m	20cm	12	
TUFTING PLANTS					
WSp	Pratia pedunculata (white star creeper)	10cm/1.5m	140cm	16	
LoloT	Lomandra longifolia (Tanika)	0.5-0.6/0.65m	140cm	26	
Vh	Ivy-leaf Violet (Viola Hederacea)	0.15m / 1m	20cm	16	



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.



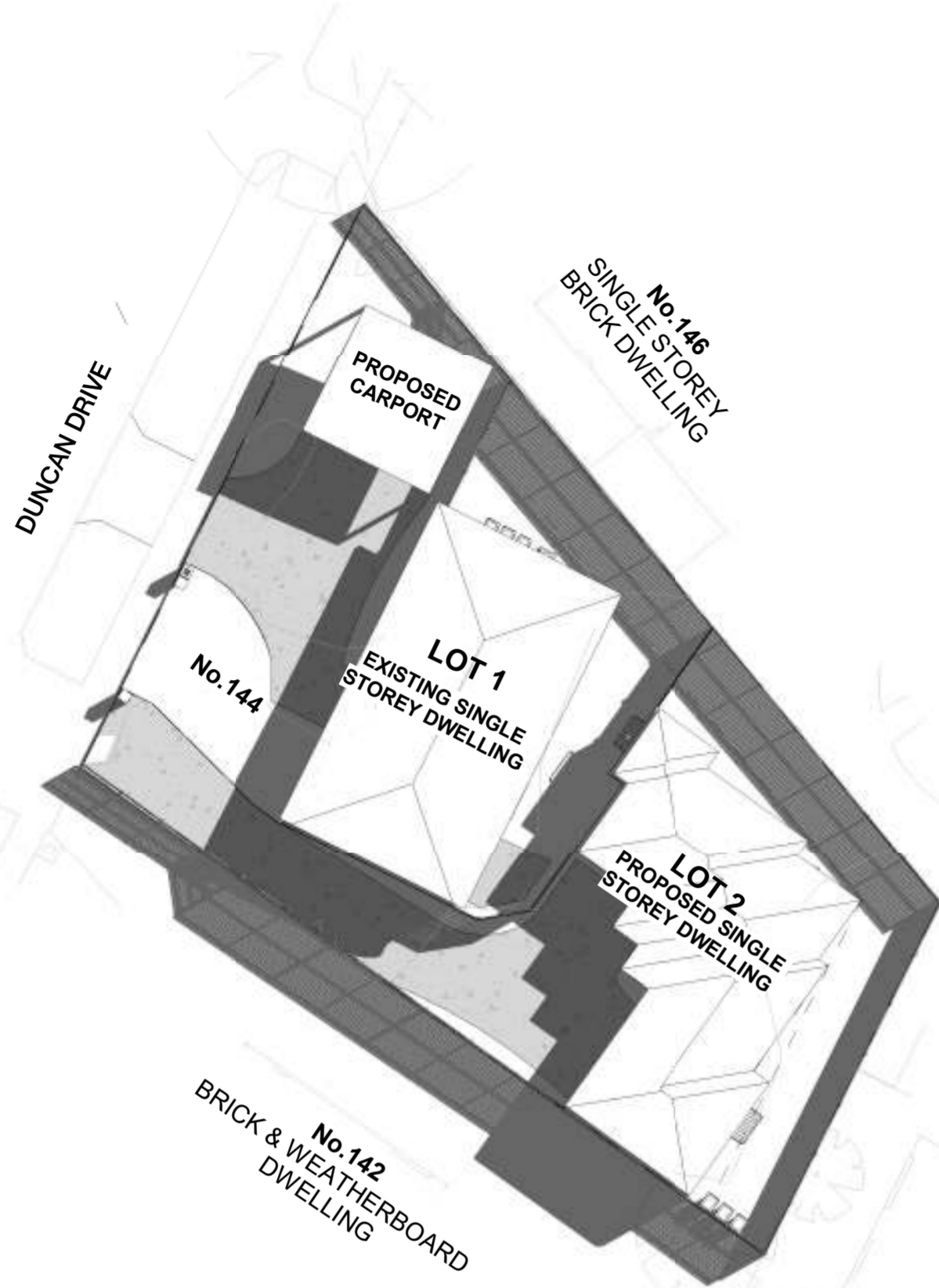
LANDSCAPING LEGEND

- Paving
- Lawn
- Lilydale toppings
- Concrete Paving
- Mulched garden beds (approx. 100mm depth)
- Existing Tree Planting
- Tree Planting
- Small Shrub Planting
- Medium Shrub Planting
- Ground Cover Plants
- SRZ - Structural Root Zone
- TPZ - Tree Protection Zone
- MCS - Mature Canopy Spread

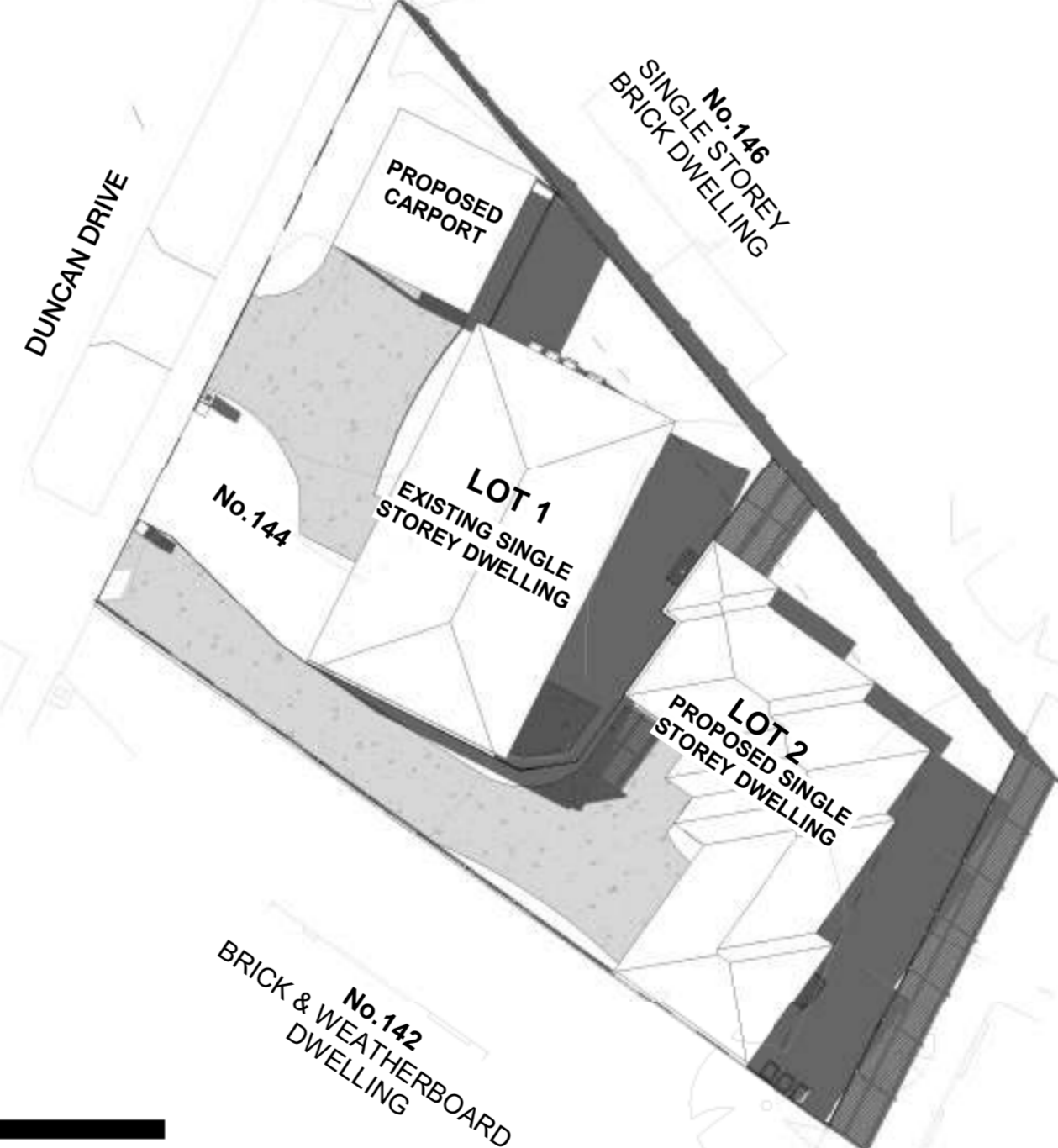
PROPOSAL: Proposed Single Storey Dwelling & Subdivision Concept
 ADDRESS: Lot 178 (No.144) Duncan Drive Rakenham Melway 317 B8
 CLIENT: [REDACTED]

BUILDING DESIGN
 mtdesign@pdp-design.com.au | m: 0408 321 232 | f: 01-AD 36495
 This drawing is copyright - any infringement will result in legal proceedings.
 Written dimensions take preference over scale. All levels & dimensions must be verified by contractor prior to commencement - IF IN DOUBT... ASK!
LANDSCAPE PLAN
 SHEET NO: PA09
 DRAWN BY: Author
 SCALE: As indicated
 REVISION: 00
 20/02/2025

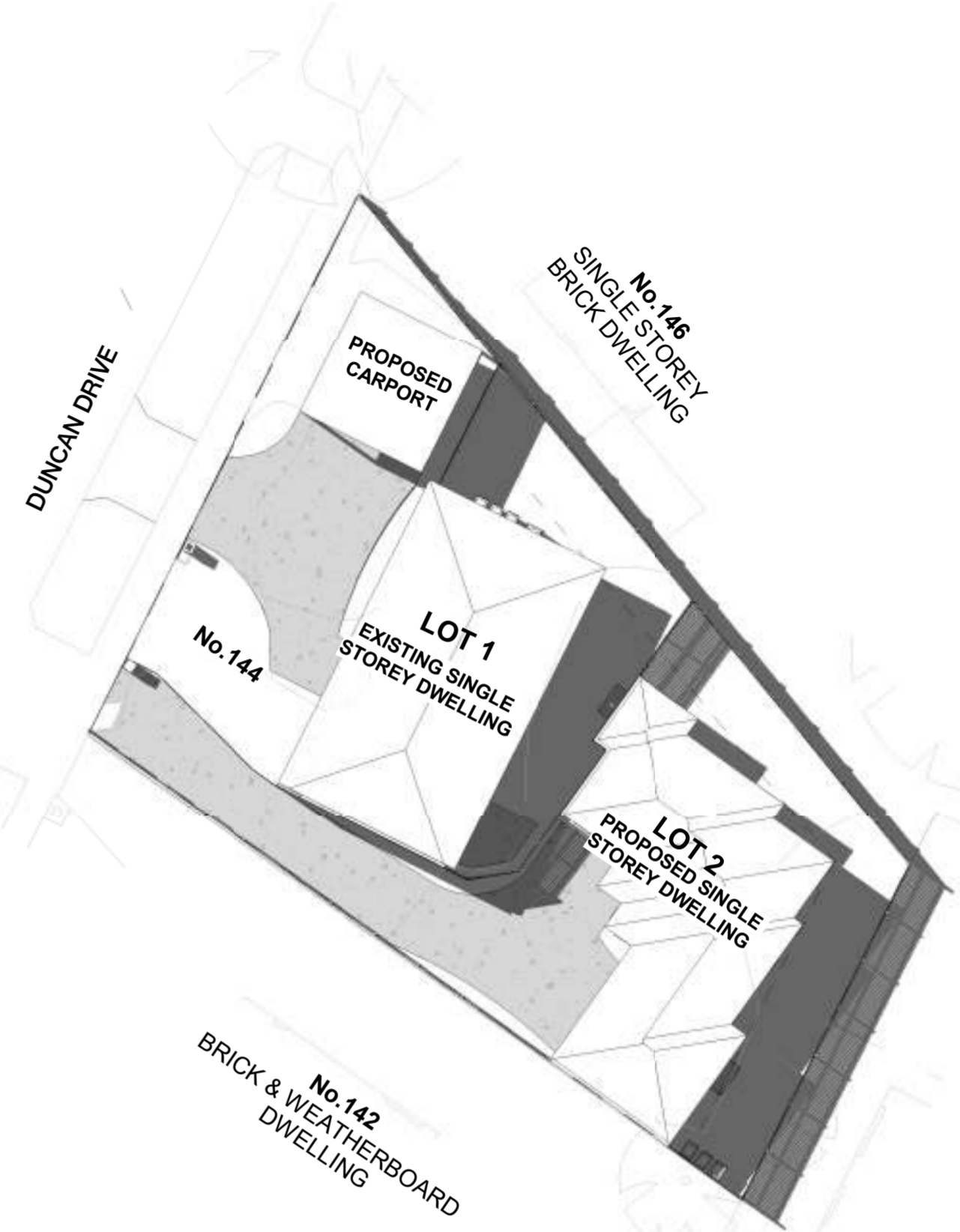
This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



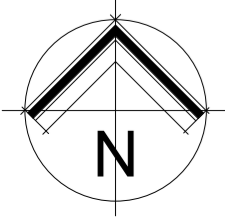
1 SHADOW PLAN 9AM



2 SHADOW PLAN 12PM



3 SHADOW PLAN 3PM



PROPOSAL:
Proposed Single Storey Dwelling & Subdivision Concept

ADDRESS:
Lot 178 (No. 144) Duncan Drive Pakenham
Melway 317 B8

CLIENT:
[REDACTED]

BUILDING DESIGN

©: mthaj@bpd-design.com.au | t: 0408 321 232 | f: 03-AD 36495

This drawing is copyright - any infringement will result in legal proceedings. Written dimensions take precedence over scale. All levels & dimensions must be verified by contractor prior to commencement - IF IN DOUBT, ASK!

SHADOW DIAGRAMS	
SHEET NO:	PA10
DRAWN BY:	Author
SCALE:	As indicated
REVISION:	00

20/02/2025



1 3D VIEW - LOT 1 DWELLING

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.



2 3D VIEW - LOT 2 DWELLING

PROPOSAL:
Proposed Single Storey
Dwelling & Subdivision
Concept

ADDRESS:
Lot 178 (No.144) Duncan Drive
Pakenham
Melway 317 B8

CLIENT:

BD
BUILDING DESIGN

e: mthaj@bdp-design.com.au | m: 0408 321 232 | f: 03-AD 36495

This drawing is copyright - any infringement will result in legal proceedings.
Written dimensions take preference over scale. All levels & dimensions must be verified by contractor prior to commencement. - IF IN DOUBT, ASK!

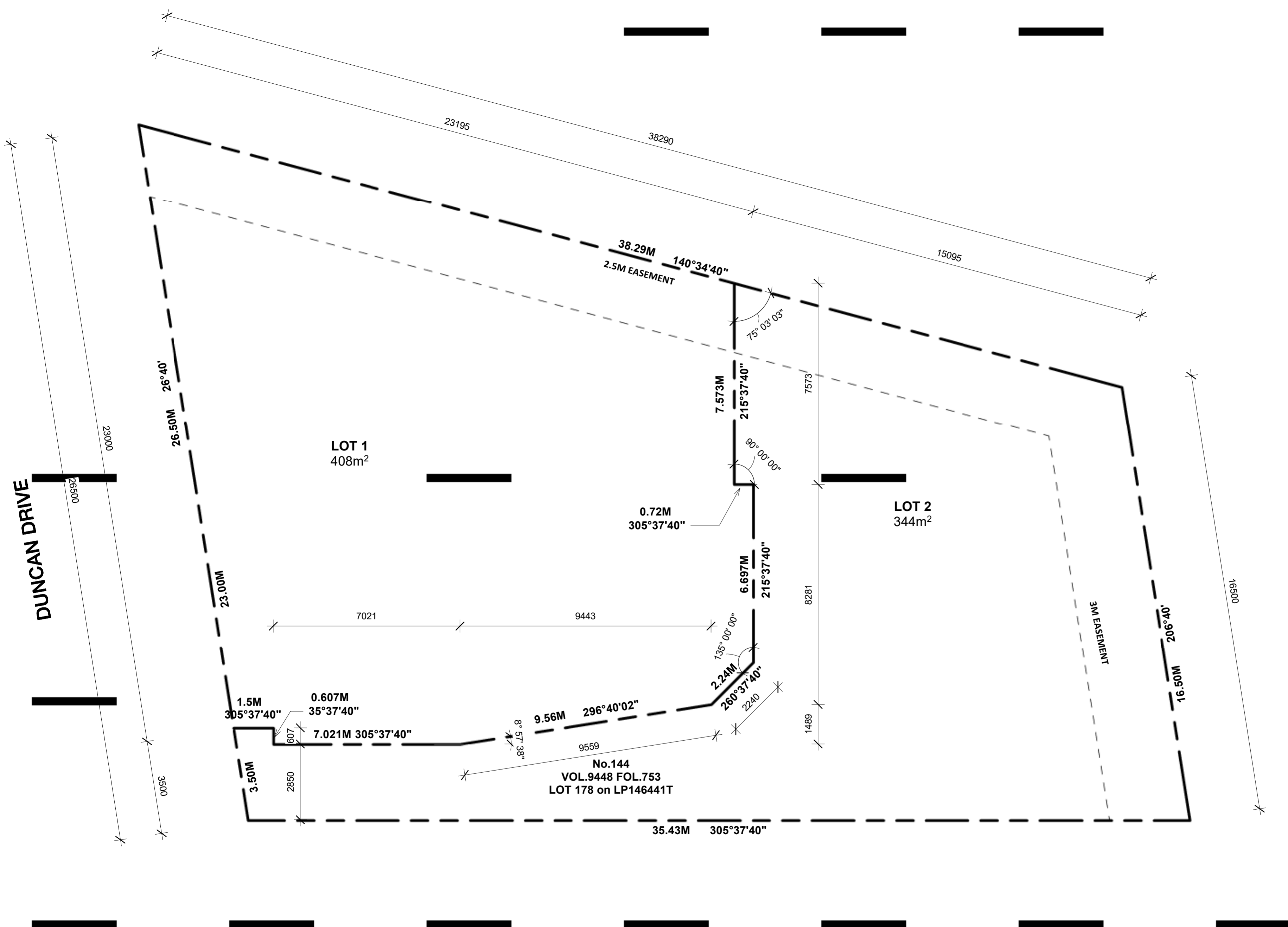
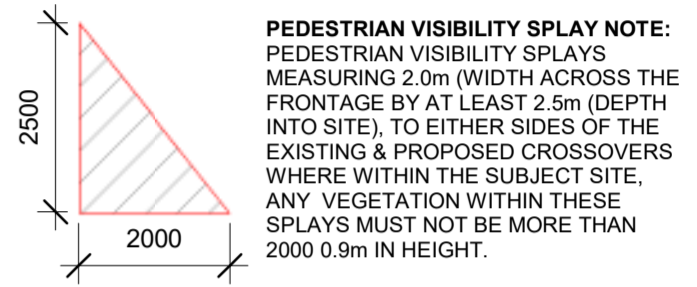
ARTIST'S IMPRESSIONS

SHEET NO:	PA11	00
DRAWN BY:	Author	
SCALE:		REVISION

SITE CALCULATIONS	
SITE AREA:	752 m ²
PROPOSED BUILDING AREA:	290 m ²
BUILDING SITE COVERAGE:	39%
PERMEABLE SURFACE AREA:	280 m ²
PERMEABLE SURFACE COVERAGE:	37%
GARDEN AREA:	289 m ²
GARDEN COVERAGE:	38%

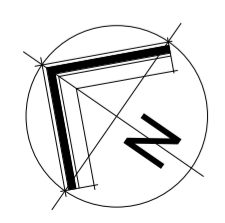
LOT 1 DWELLING AREA SCHEDULE		
Name	Area (m ²)	Squares
LOT 1 GROUND FLOOR AREA	111 m ²	11.93
LOT 1 CARPORT AREA	36 m ²	3.88
LOT 1 PORCH AREA	8 m ²	0.84
	155 m ²	16.65

LOT 2 DWELLING AREA SCHEDULE		
Name	Area (m ²)	Squares
LOT 2 GROUND FLOOR AREA	96 m ²	10.35
LOT 2 GARAGE AREA	37 m ²	4.03
LOT 2 PORCH AREA	2 m ²	0.17
	135 m ²	14.54



No.144
VOL.9448 FOL.753
LOT 178 on LP146441T

DUNCAN DRIVE



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.

PROPOSAL:
Proposed Single Storey Dwelling & Subdivision Concept

ADDRESS:
Lot 178 (No.144) Duncan Drive
Pakenham
Melway 317 B8

CLIENT:

BUILDING DESIGN

©: mhajid@mp-design.com.au | t: 0408 221 232 | f: 03-AD 36495

This drawing is copyright - any infringement will result in legal proceedings. Written dimensions take preference over scale. All levels & dimensions must be verified by contractor prior to commencement. IF IN DOUBT, ASK!

SUBDIVISION PLAN	
SHEET NO:	PA06
DRAWN BY:	Author
SCALE:	1 : 100
REVISION:	00

Planning Report

Site Description & Features

Clause 55 & 56 Assessments

Planning Policy Framework Assessment

Construction of a Single Storey Dwelling to the rear of an existing Single Storey Dwelling & subdivision of the land into two (2) lots

**144 Duncan Drive
PAKENHAM
(File Ref: 15/2024)**

Prepared by Planning Sense:

**Simon Skinner
Town Planning Consultant
BPD BTRP (Melb)**

Office: 9727 5084
Mobile: 0405 447 095
Email: planningsense@bigpond.com

December 2024 – Version 1

Intellectual Copyright Protected

This planning report has been prepared in support of a planning application to construct a single storey dwelling to the rear of an existing single storey dwelling at 144 Duncan Drive, Pakenham.

The purpose of the report is to provide a planning based assessment of relevant Clauses under the Cardinia Planning Scheme and it must be read in conjunction with the Neighbourhood & Site Description Plan prepared by MP Building Design.

1. CARDINIA PLANNING SCHEME CONTROLS (DECEMBER 2024)

- The subject land is located within the **General Residential Zone – Schedule 1** and exhibits direct frontage to a local road.
- GRZ Schedule 1 does NOT vary any Clause 55 Standards.
- Clause 32.08 – 10 (Maximum building height requirement for a dwelling or residential building) states:
 - **If no maximum building height or maximum number of storeys is specified in a schedule to this zone:**
 - **the building height must not exceed 11 metres; and**
 - **the building must contain no more than 3 storeys at any point**
- There are no Application Requirements or Decision Guidelines specified under GRZ1.

- **Development Contributions Plan Overlay – Schedule 1 (Pakenham Township Development Contributions Plan)** has been applied to the subject land.
- This DCPO requires a financial payment for the provisions of infrastructure and services within the Pakenham Township area based on the approval of new residential development.

2. SITE DESCRIPTION & FEATURES

2.1 Site Location & Dimensions

- This typical residential property is located on the eastern side of Duncan Drive (assuming the front boundary generally faces west).
- The land exhibits a trapezoidal shape, with a 26.5m wide frontage and maximum 38.29m depth, yielding a total site area of 752m².



Plate 1 – Contextual relationship of the subject land with Duncan Drive and abutting/surrounding properties

2.2 Existing Development

- The subject land contains a single storey brick veneer dwelling which is setback 8.31 m from the front boundary.
- A concrete crossover and driveway located adjacent to the southern boundary, currently provides vehicle access/egress between Duncan Drive and a detached garage in the rear yard.



Plates 2 & 3 – The existing dwelling will be retained (and enhanced) in the front portion of the subject land to ensure it continues to make a positive contribution to neighbourhood and streetscape character

2.3 Vegetation

- Apart from a single Cabbage tree in the street setback and a small shrub in the rear secluded private open space, the subject land does not contain any other vegetation.
- **Existing vegetation within the street setback and rear yard was lawfully removed from the subject land approximately 12 - 14 months ago.**



Plate 4 & 5 – The subject land currently contains minimal vegetation as a result of the previous (lawful) removal of garden specimens

2.4 Topography and Contours

- The subject land exhibits gently sloping topography which falls 600mm from the Duncan Drive frontage towards the rear (eastern) boundary.

2.5 Fences

- Conventional timber paling fences (1.6m – 1.7m – 2m high) located along the northern, eastern and southern boundaries provide physical separation between the subject land and abutting properties.
- The front property boundary is currently enclosed by a 1.7m high timber paling fence.

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.

2.6 Site Features & Infrastructure Services

- Based on the residential context, there is no indication that the subject land is affected by any form of contaminated material.
- The Duncan Drive nature strip does not contain any street trees or electricity poles/street furniture, however a telecommunications pit is located in the footpath at the northern end of the nature strip.
- The Feature & Level Survey Plan prepared by M J Reddie Surveys Pty Ltd indicates that the subject land contains a 2.5m – 3m wide Drainage & Sewerage easement (E-1) across the northern (side) and eastern (rear) boundaries.
- **Dial Before You Dig** has confirmed that there is a 150mm sewer main located approximately 1.3m offset from the northern and eastern property boundaries within the 2.5m – 3m wide easement.
- No information regarding stormwater drainage was made publically available by Cardinia Shire Council as part of the **Dial Before You Dig** enquiry, therefore this information should be provided by the Council's Engineers during the planning application process.
- **The exact size, depth, offset and location of all underground sewer and stormwater drainage assets located within 144 Duncan Drive, the road reserve or any abutting properties, must be determined by the owner/builder/developer prior to any construction works commencing on the subject land.**



Plate 6 – The Duncan Drive nature strip is clear of existing service pits, utility infrastructure and street trees

3. CLAUSE 32.08 – 4 MINIMUM GARDEN AREA REQUIREMENT

- Under Clause 32.08 - 4, the design response must provide at least **263.2m²** of garden area based upon the mandatory **35%** requirement for a **752m²** site area.
- The design response provides **289m² (38%)** of garden area in accordance with the Minimum Garden Area definition.

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.

4. SECOND DWELLING DESIGN RESPONSE ASSESSMENT – CLAUSE 55 STANDARDS/OBJECTIVES

- In accordance with the “codification” of specific Clause 55 Standards under Amendment VC243, an assessment of this design response must have regard to the “Requirements” of Clause 55 of the Cardinia Planning Scheme which state:

If a development meets standard B6, B7, B8, B17, B18, B19, B20, B21, B22, B27, B28, B30 or B32, it is deemed to meet the objective for that standard.

Where standard B6, B7, B8, B17, B18, B19, B20, B21, B22, B27, B28, B30 or B32 is met the decision guidelines for that standard do not apply to the application.

Neighbourhood character objectives – Standard B1: COMPLIES WITH STANDARD

- The built form character of this local neighbourhood predominantly comprises single storey dwellings constructed in the 1980's – 1990's and scattered small scale medium density housing developments (3 – 4 dwellings) generally constructed from 2010 onwards.
- The scale/form/type of single storey medium density housing change is reflective of the evolving need for a diversity of accommodation but also consistent with the modest neighbourhood character which is broadly evident within this suburban housing estate.
- While this part of Pakenham is not designated for more extensive/robust housing change, it is evident that small scale medium density housing developments are respectful of existing/preferred neighbourhood character.
- The proposed second dwelling layout ensures that the original single storey dwelling is retained in the front portion of the land, with a new single storey dwelling located in the rear yard area, to minimise the sense of housing change when viewed from Duncan Drive.
- Due to the 2.5m – 3m wide easement, dwelling 2 has been designed with substantial setbacks from the northern (side) and eastern (rear) boundaries that provide the opportunity/potential for dense landscape planting along these interfaces.
- Minimal boundary wall construction (limited to the garage of dwelling 2) and generous side/rear boundary setbacks will ensure that the proposed second dwelling achieves respectful physical and visual transition from adjacent rear yards.
- Dwelling 2 utilises a conventional form of domestic architecture, which is consistent with the traditional character of housing in the local neighbourhood and respectful of single storey built form of existing dwellings within abutting properties.



Plate 7 – Four (4) single storey medium density housing dwellings at 152 Duncan Drive achieve a respectful form of housing change that will be replicated in the proposed design response

- As part of this second dwelling design response, an existing 1700mm high timber paling fence will be removed from the front boundary to create open views of the street setback and proposed landscape planting.
- While a double carport and vehicle driveway is proposed within the street setback of the existing dwelling, the car parking structure exhibits a 2m street setback and has been designed towards the northern boundary to minimise its visibility, provide safe/convenient driveway access and maximise the available space for future landscape planting.
- Existing double carports located within the street setback of 130 & 137 Duncan Drive provide a clear neighbourhood character precedent for a double carport within the street setback of this second dwelling design response
- The removal of high/solid fencing from the front boundary and its replacement with a lightweight double carport, shaped driveway and future landscape planting will significantly improve the streetscape and neighbourhood character in this section of Duncan Drive.



Plate 8 – Removal of the high front fence from the subject land as part of this second dwelling design response will achieve significant streetscape and neighbourhood character enhancement



Plate 9 – Example of a double carport in the street setback of a second dwelling development at 130 Duncan Drive



Plate 10 – Example of a double carport in the street setback of a single dwelling at 137 Duncan Drive located diagonally opposite the subject land



Plate 11 – Example of a double carport in the street setback of a single dwelling at 137 Duncan Drive located diagonally opposite the subject land

Residential policy objectives - Standard B2: COMPLIES WITH STANDARD

- The design response clearly satisfies relevant Planning Policy Framework requirements for medium density housing to respect neighbourhood character, provide landscape planting opportunities and ensure that new housing does not cause unreasonable amenity impacts.

Dwelling diversity objective - Standard B3: COMPLIES WITH STANDARD

- While this Standard does not apply to the proposed design response, the construction of a single storey, three (3) bedroom dwelling on a low maintenance lot will provide additional housing diversity compared to existing single dwellings on large (full size) residential lots.

Infrastructure objectives - Standard B4: COMPLIES WITH STANDARD

- It is considered unlikely that a net increase of one (1) dwelling on the property will detrimentally affect the capacity or functioning of infrastructure and utility services.

Integration with street objective – Standard B5: COMPLIES WITH STANDARD

- Removal of the 1.7m high timber paling fence from the front boundary is a critical component of this second dwelling design response as it will significantly enhance the streetscape.
- The existing single storey dwelling has also been retained to preserve the current pattern of housing in this section of Duncan Drive.
- A proposed double carport provided for the retained single storey dwelling has been positioned into the northwest corner of the street setback to ensure that unobstructed street views are achieved from the existing dwelling across the open street setback towards Duncan Drive.
- Dwelling 2 has been designed as a highly recessive, single storey built form element in the rear portion of the subject land.
- The design response integrates dwelling 2 with Duncan Drive along a minimum 3m wide driveway alignment that widens internally within the development layout to allow unobstructed views of the front entrance porch and habitable room windows of this dwelling from the driveway.



Plate 12 – Removal of the existing 1.7m solid timber paling fence from the front boundary will create a more open and integrated sense of connection between the subject land and Duncan Drive

Street setback objective – Standard B6: – DWELLING NO CHANGE - CARPORT COMPLIES WITH OBJECTIVE

- The existing single storey dwelling exhibits an 8.31m street setback and no alterations/modifications are proposed to the footprint of this dwelling.
- A lightweight, open sided double carport is proposed to be located within the street setback to provide car parking for the existing dwelling.
- The carport has been designed and sited with a 2m street setback from the Duncan Drive frontage to allow for screen planting between the carport and the front boundary.

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.

Building height objective – Standard B7: DEEMED TO COMPLY (11m building height & 3 storeys)

- Dwelling 2 exhibits conventional single storey built form that will not exceed an approximate 4.5m building height above natural ground level below the relevant section of roof ridgeline.

Site Coverage objective – Standard B8: DEEMED TO COMPLY (maximum 60%)

- The development layout exhibits **39%** building site coverage which is considered highly respectful of existing neighbourhood character.

Permeability objectives – Standard B9: DEEMED TO COMPLY (minimum 20%)

- Approximately **37%** of the subject land will remain in a permeable (water absorbing) form, which significantly minimises the volume of water directed to underground stormwater drainage.

Energy efficiency objective – Standard B10: COMPLIES WITH STANDARD

- While the design and orientation of the existing 1980's dwelling does not provide a direct north facing living room, the current dining/living room does receive a reasonable level of solar lighting and heating during the mid – late afternoon.
- Due to the angled east – west orientation of the subject land, the design response provides a north facing living room for dwelling 2 that will receive appropriate levels of passive solar lighting and heating to maximise energy efficiency.
- Substantial boundary setbacks ensure that the single storey design of dwelling 2 will not affect the energy efficiency of any adjoining dwellings.

Open Space objective – Standard B11: NOT RELEVANT

- No communal open space is provided for this second dwelling development.

Safety objective – Standard B12: COMPLIES WITH STANDARD

- This design response ensures that a front entrance porch and ground / first floor habitable room windows of dwelling 2 are orientated towards the vehicle driveway to create passive and active surveillance opportunities.
- Dwelling 1 maintains a front door entrance and habitable room windows that are orientated towards Duncan Drive an open street setback as a result of the high front fence being removed.

Landscaping objective – Standard B13: COMPLIES WITH STANDARD

- The layout provides landscape planting opportunities (including canopy tree and understorey species) within the street setback and secluded private open space.
- This extent and configuration of landscaping planting opportunities is considered appropriate for a modest second dwelling development in this neighbourhood as the available space will allow vegetation to be planted that will complement the local neighbourhood.
- There is no variation to Standard B13, therefore the planning expectation is that a second dwelling development will provide landscape planting opportunities that are consistent with the limited range and type of vegetation that generally characterises the local neighbourhood.

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.



Plate 13 – The removal of low quality garden vegetation from the subject land and its replacement with new planting will be consistent with the landscape character of the local neighbourhood

Access objectives – Standard B14: COMPLIES WITH STANDARD

- The proposed double carport for the existing dwelling will require a new, centrally located crossover on the site frontage (with an associated driveway and reversing area), in order to provide safe and convenient forward moving vehicle access/egress.
- Adaptive re-use of the existing crossover located adjacent to the southern boundary by the proposed second dwelling does not raise any access/egress concerns, particularly as vehicles will be capable of entering and existing the site in a forwards direction at all times.
- Two (2) crossovers on the site frontage is respectful of the existing neighbourhood/streetscape character and ensures that only 22.64% of the 26.50m wide frontage is used for vehicle access/egress (33% is permissible for a site frontage wider than 20m).





Plates 14 & 15 – Retention of the existing crossover on the site frontage adjacent to the southern boundary will provide safe and convenient vehicle access/egress for dwelling 2



Plate 16 - Construction of a new single crossover in a central position on the site frontage (approximately red area) will provide safe and convenient vehicle access/egress for the existing dwelling

Parking location objectives – Standard B15: COMPLIES WITH STANDARD

- Resident car parking provided for dwellings 1 & 2 is conveniently located within the development layout, ensures safe and efficient pedestrian movement and exhibits a high degree of security.
- The positioning of an open sided carport within the street setback for dwelling is consistent with other carports identified in Duncan Drive and has been achieved with the simultaneous removal of high fencing from the front boundary to enhance neighbourhood and streetscape character.

Side and rear setbacks – Standard B17: DEEMED TO COMPLY

- The closest **side boundary** setback proposed for dwelling 2 under this design response is 2.5m (Bed 1 & Bed 2) from the northern boundary.
- Dwelling 2 has been designed with variable 3m – 3.7m setbacks from the rear (eastern) boundary to achieve a generous “green corridor” separation from the abutting secluded private open spaces of dwellings at 10 & 12 Grand Central Boulevard.

Walls on boundaries objectives – Standard B18: DEEMED TO COMPLY

- Boundary wall construction is limited to the 6.48m long wall of garage 2 on the western boundary, which has been designed to not exceed 3.6m maximum height and 3.2m average height.

Daylight to existing windows objectives – Standard B19: DEEMED TO COMPLY

- Due to the context of surrounding dwellings and the layout of this design response, all existing habitable room windows located within adjoining properties will continue to receive unencumbered daylight access.

North facing windows objective – Standard B20: DEEMED TO COMPLY

- No north facing habitable room windows will be affected by this design response.

Overshadowing open space objectives – Standard B21: DEEMED TO COMPLY

- Shadows cast between 9am - 3pm will be **predominantly** contained within the subject land or fall within the extent of shadows generated by the existing southern boundary fence.
- This design response ensures that secluded private open space yards to the south and east will continue to either receive existing levels of solar access (east) OR solar access to at least 40m² of secluded private open space between 9am - 3pm at the Equinox (south).

Overlooking objective – Standard B22: DEEMED TO COMPLY

- As the northern and southern boundaries of the subject land are enclosed by an existing 2m high timber paling fence and the finished floor level of dwelling 2 is less than 800mm above natural ground level, **there is no ability for any north or south facing habitable room windows to cause any overlooking into abutting properties.**
- The existing 1.6m – 1.7m high eastern boundary timber paling fence does not require replacement or an increased height with screening extensions given that dwelling 2 has been designed without ANY habitable room windows in its eastern façade (only bathroom and WC windows).

Internal views objective – Standard B23: COMPLIES WITH STANDARD

- There is no potential for any cross viewing between dwellings 1 & 2 and their respective secluded private open space yards due to internal 1.8m high fencing.

Noise impacts objectives – Standard B24: COMPLIES WITH STANDARD

- There are no detrimental or unusual off site noise sources within this residential neighbourhood.

Accessibility objectives – Standard B25: COMPLIES WITH STANDARD

- As no steps are required at the front entrance porch of either dwelling 1 (existing) or proposed dwelling 2, there will be safe and convenient access/egress for persons with limited mobility.

Dwelling entry objectives – Standard B26: COMPLIES WITH STANDARD

- Dwelling 1 retains an existing covered entrance porch on the front façade which is visible and conveniently accessible from Duncan Drive.
- Dwelling 2 has been designed with a covered entrance porch on its front facade, which can be viewed and conveniently accessed from the vehicle driveway.
- This design response ensures that both dwellings have a unique sense of identity and street address within the development layout.

Daylight to new windows objectives – Standard B27: DEEMED TO COMPLY

- Based on the development layout that has been achieved under this design response, all new windows exhibit unencumbered daylight access.

Private open space – Standard B28: DEEMED TO COMPLY

- **Existing dwelling 1 - 150m²** of private open space including 94m² of secluded private open space located to the side and rear of the dwelling which exhibits minimum 3m width, north/east orientation and convenient access from a living room.
- **Dwelling 2 – 96m²** of secluded private open space located to the rear of the dwelling which exhibits minimum 3m width, north/east orientation and convenient access from a living room.
- The amount, configuration and location of private and secluded private open space provided for dwellings 1 & 2 will ensure that the recreational and service needs of residents are satisfied.

Solar access objectives – Standard B29: COMPLIES WITH STANDARD

- The secluded private open space of dwellings 1 & 2 will not be affected by any walls located directly to the north of the respective outdoor area.

Storage objectives – Standard B30: DEEMED TO COMPLY

- 6m³ of externally accessible storage has been provided in the rear secluded private open space yards of both dwellings.

Design detail objectives – Standard B31: COMPLIES WITH STANDARD

- This second dwelling design response utilises modest architectural detailing typical of existing dwellings in this part of Pakenham to create a conventional single storey dwelling and typical outer suburban built form.
- Design elements including a pitched/hipped concrete tiled roof, brick veneer construction and powdercoated aluminum fascias, gutters and windows, will ensure that dwelling 2 makes a respectful contribution to the local neighbourhood character.

Front fence – Standard B32: COMPLIES WITH OBJECTIVE

- A 1.7m high timber paling fence located on the front property boundary will be removed under this design response to create an open street setback and an enhanced sense of connection between the proposed development and Duncan Drive.

Common property objectives – Standard B33: NOT RELEVANT

- No common property is proposed within this second dwelling development.

Site services objectives – Standard B34: COMPLIES WITH STANDARD

- Individual letterboxes for both dwellings will be located near the front property boundary, while garbage/recycling bins can be stored in the respective secluded private open space yards.
- Electricity, gas and water meters must be located in accordance with the statutory requirements of relevant Service Authorities.

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.

5. **TWO (2) LOT SUBDIVISION ASSESSMENT – CLAUSE 56 STANDARDS/OBJECTIVES**

Under **Clause 32.08 -2 Subdivision**, a Permit is required to subdivide land. The General Residential Zone - Schedule 1 does not specify a Minimum Subdivision Area.

An application to subdivide land, other than an application to subdivide land into lots each containing an existing dwelling or car parking space, must comply with Clause 56 and:

- Must meet all of the objectives included in the clauses specified in the following table.
- Should meet all of the standards included in the clauses specified in the following table.
 - **2 lots - Clauses 56.03-5, 56.04-2, 56.04-3, 56.04-5, 56.06-8 to 56.09-2.**

56.03 LIVABLE AND SUSTAINABLE COMMUNITIES

56.03-5 Neighbourhood character objective – Standard C6 – COMPLIES WITH STANDARD

- The two (2) lot subdivision will create a 409m² lot and a 363m² lot which correspond to the form and layout of the second dwelling development.
- Both proposed lots exhibits direct frontage/connection to Duncan Drive due to the absence of any common property.
- The overall lot configuration and subdivision layout is a respectful response to the size and mid block context of the subject land and will ensure that the medium density housing development makes a positive contribution to neighbourhood character in this part of Pakenham.

56.04 LOT DESIGN

56.04-2 Lot area and building envelopes objective - Standard C8 – COMPLIES WITH STANDARD

- As the subdivision design response creates two (2) lots which will contain an **existing dwelling** (Lot 1) and a **second dwelling** (Lot 2) proposed as part of the same planning application, there is no need for a Building Envelope to be specified.
- The length, width and depth of Lots 1 & 2 will clearly allow retention of the existing dwelling and proposed construction of the second dwelling accordance with the associated development plans.

56.04-3 Solar orientation of lots objective – Standard C9 – COMPLIES WITH STANDARD

- The configuration/shape of Lots 1 & 2 proposed under this two (2) lot subdivision are directly related to the medium density housing design response.
- The layout of Lot 2 ensures that the proposed second dwelling will benefit from passive solar lighting and heating opportunities.

56.04-5 Common area objectives – Standard C11 – COMPLIES WITH STANDARD

- No common property is provided as part of this two (2) lot subdivision based on the development layout and vehicle access/egress that has been designed for the existing dwelling and the proposed second dwelling.

56.06 ACCESS AND MOBILITY MANAGEMENT

56.06-8 Lot access objective – Standard C21 – COMPLIES WITH STANDARD

- The existing dwelling has been designed with a new, centrally located crossover on the site frontage and a driveway with reversing area, to provide safe and convenient forward moving vehicle access/egress.
- Adaptive re-use of the existing crossover on the site frontage does not raise any vehicle access/egress concerns for the proposed second dwelling, particularly as vehicles will have the ability to manoeuvre within the site and enter/exit the driveway in a forwards direction.

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.

56.07 INTEGRATED WATER MANAGEMENT

56.07-1 Drinking water supply objectives – Standard C22 – COMPLIES WITH STANDARD

- The subject land is connected with reticulated potable water.
- The supply of drinking water to the frontage of proposed Lot 2 will be subject to the design and construction requirements of the relevant servicing authority.

56.07-2 Reused and recycled water objective – Standard C23 – COMPLIES WITH STANDARD

- The requirements of the relevant servicing authority regarding the provisions of re-used or recycled water to the land is unknown at this stage, however where necessary and appropriate, rainwater tanks can be incorporated into the second dwelling development layout.

56.07-3 Waste water management objective – Standard C24 – COMPLIES WITH STANDARD

- The subject land is connected to reticulated sewerage infrastructure and a new sewerage connection for Lot 2 will be designed and constructed in accordance with the requirements of the relevant servicing authority.

56.07-4 Urban run-off management objectives – Standard C25 – COMPLIES WITH STANDARD

- Legal Point of Discharge drainage works associated with the proposed second dwelling and/or subdivision will be constructed in accordance with the Engineering requirements specified by the Responsible Authority.
- On site stormwater drainage disposal within Lots 1 & 2 will be determined and approved as part of the future dwelling construction.

56.08 SITE MANAGEMENT

56.08-1 Site management objectives – Standard C26 – COMPLIES WITH STANDARD

Erosion and sediment

- As major construction works will not be required for the creation of two (2) lots, it is considered that a Construction Management Plan will not be required.
- Due to the level land topography, there will be negligible potential for land erosion and associated sediment run off.

Dust

- This modest two (2) lot subdivision layout will not have any potential to cause dust emissions however appropriate site management techniques will prevent dust from causing a local nuisance.

Run-off

- It is anticipated that Lots 1 & 2 will require legal point of discharge works.
- Drainage run off will need to be controlled and limited by techniques to be implemented under relevant permit conditions.

Litter, concrete and other construction waste

- This two (2) lot subdivision will generate minimal litter, however any construction waste will need to be contained and stored on site so that it can be removed in a co-ordinated manner.

Chemical contamination

- There are no anticipated chemical contamination issues associated with the proposed subdivision.

Vegetation and natural features planned for retention

- As there is no significant or protected vegetation located within the subject land, the proposed two (2) lot subdivision does not raise any vegetation issues or concerns.

56.09 UTILITIES

56.09-1 Shared trenching objective – Standard C27 – COMPLIES WITH STANDARD

- It is not anticipated that there will be any impediment to the provision of underground utility or infrastructure services to Lots 1 & 2 within shared trenches where necessary and practical.

56.09-2 Electricity, telecommunications and gas – Standard C28 – COMPLIES WITH STANDARD

- The subject land is connected to electricity services, reticulated gas supply and telecommunication facilities and both lots will be capable of utilising these services.

56.09-3 Fire hydrants objective – Standard C29 – COMPLIES WITH STANDARD

- It is considered highly unlikely that new fire hydrants will be required for this two (2) lot subdivision however any relevant Conditions will be specified.

56.09-4 Public lighting objective – Standard C30 – COMPLIES WITH STANDARD

- Due to the absence of common property associated with this second dwelling development layout, there will not be any requirement for public lighting as part of the proposed two (2) lot subdivision.

7. PLANNING POLICY FRAMEWORK ASSESSMENT

Planning Policy Framework

15.01-5S Neighbourhood character

Strategies

- Support development that respects the existing neighbourhood character or contributes to a preferred neighbourhood character.
- Ensure the preferred neighbourhood character is consistent with medium and higher density housing outcomes in areas identified for increased housing.
- Ensure development responds to its context and reinforces a sense of place and the valued features and characteristics of the local environment and place by respecting the:
 - Pattern of local urban structure and subdivision.
 - Underlying natural landscape character and significant vegetation.
 - Neighbourhood character values and built form that reflect community identity.

Response:

A modest, single storey second dwelling represents the most respectful form of medium density housing change that is capable of being proposed within this established residential neighbourhood having regard to the pattern of residential development surrounding the subject land.

This low intensity form of housing ensures that streetscape and neighbourhood character values are fundamentally protected and that the secluded private open space yards of abutting single dwelling properties experience a visually and physically recessive form of housing change.

16.01-1S Housing supply

Strategies

- 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.
- Facilitate diverse housing that offers choice and meets changing household needs by widening housing diversity through a mix of housing types

16.01 – 1 R Housing supply - Metropolitan Melbourne

Strategies

- Facilitate increased housing in established areas to create a city of 20 minute neighbourhoods close to existing services, jobs and public transport.

Response:

The subject land is located within an established residential neighbourhood which is identified for housing diversity and growth under the General Residential Zone. As a result, both the subject land and the local neighbourhood are suitable and desirable locations for a modest second dwelling development.

As the intensity and design of any medium density housing development must be commensurate with its suburban context and the availability of services/facilities to support the increased population, it is considered that the construction of one (1) additional dwelling on the land represents a sustainable housing outcome that will offer increased choice for persons looking to downsize and/or age in place.

Municipal Strategic Statement

21.03 SETTLEMENT AND HOUSING

21.03-1 Housing

Objective 1

To encourage a diversity in housing to meet the needs of 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.
- Ensure residential development and subdivisions are designed to be responsive to existing urban character.

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 development of appropriately located and designed accommodation for the aged including options for ageing in place.

Response:

This Pakenham neighbourhood has historically been subject to minimal medium density housing change since its initial development in the late 1970's – early 1980's, resulting in a significant lack of housing diversity and choice for the local community to downsize or for new residents to access more affordable housing.

The single storey layout of the second dwelling provides maximum potential for a broad cross section of the community to be able to live in this type of housing due to the safe and convenient accessibility for families with young children, elderly persons and/or persons with limited mobility.

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.

21.03-2 Urban Established Area - Beaconsfield and Pakenham

Key principles for development include:

- To ensure greater diversity of housing types and size.
- To increase 'Affordable Housing' for very low, low and moderate income households.
- To achieve good urban design outcomes with a strong urban character.

Strategies

- Provide a distinct character and identity for urban areas through retention of existing vegetation, respect for topography, appropriate streetscaping and provision of adequate open space.

Response:

Unlike other developing parts of the Cardinia municipality, Pakenham represents an established residential area with excellent access to commercial/retail services and rail public transport. Consolidation of Pakenham with medium density housing represents a logical and desirable planning outcome that will result in more people being located in areas with greater access to infrastructure/services, while also ensuring the same infrastructure/services directly benefit from increased population growth.

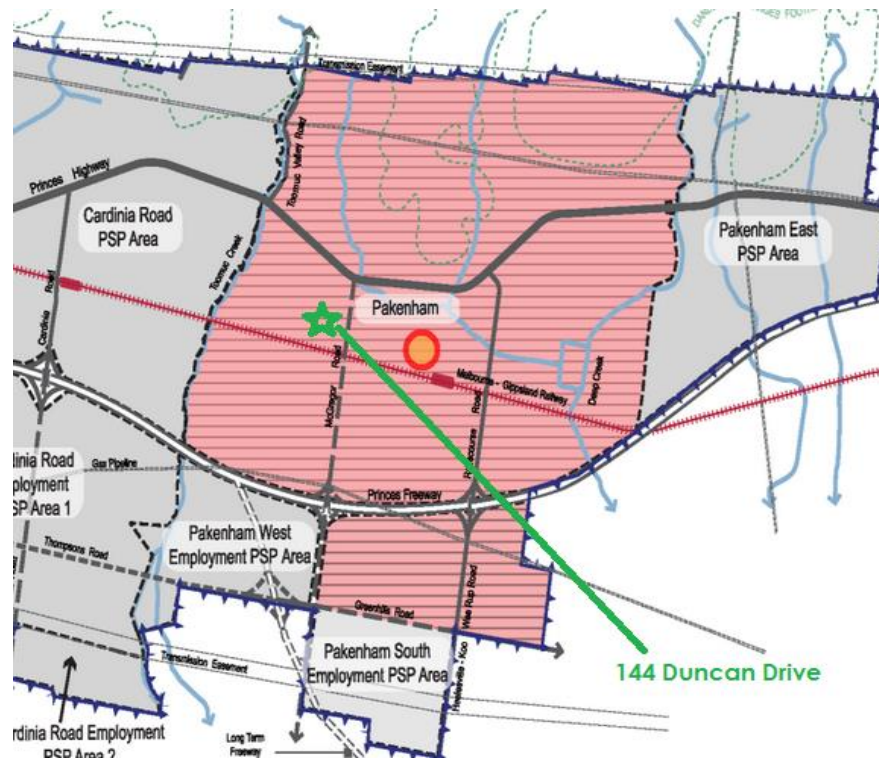


Plate 17 – The subject land is centrally located within the established Pakenham urban area and enjoys convenient access to infrastructure/services necessary to sustain a modest increase of population

7. CONCLUSION

This second dwelling development proposes sensitively designed single storey built form, which is respectful of existing housing stock and adjoining secluded private open space yards.

The planning application proposes housing change that is respectful of the existing urban fabric and capable of making a positive character contribution to a local neighbourhood identified for housing growth and diversity.

As there are no planning issues arising from the Clause 55 or 56 assessments that would prevent a planning permit being issued by the responsible authority, the development and two (2) lot subdivision can be supported by Cardinia Shire Council and the local community with a high level of confidence.

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

VOLUME 09596 FOLIO 301

Security no : 124120809866G
Produced 19/12/2024 04:15 PM

LAND DESCRIPTION

Lot 178 on Plan of Subdivision 146441T.
PARENT TITLE Volume 09574 Folio 859
Created by instrument LP146441T 06/03/1985

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

[REDACTED]

ENCUMBRANCES, CAVEATS AND NOTICES

[REDACTED]

COVENANT L964532K 29/10/1985

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 LP146441T FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

[REDACTED]

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

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

Street Address: 144 DUNCAN DRIVE PAKENHAM VIC 3810

ADMINISTRATIVE NOTICES

NIL

[REDACTED] 4

DOCUMENT END

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.

LP146441T

EDITION 1
APPROVED 24/11/85

3 SHEETS
SHEET 1

COLOUR CODE

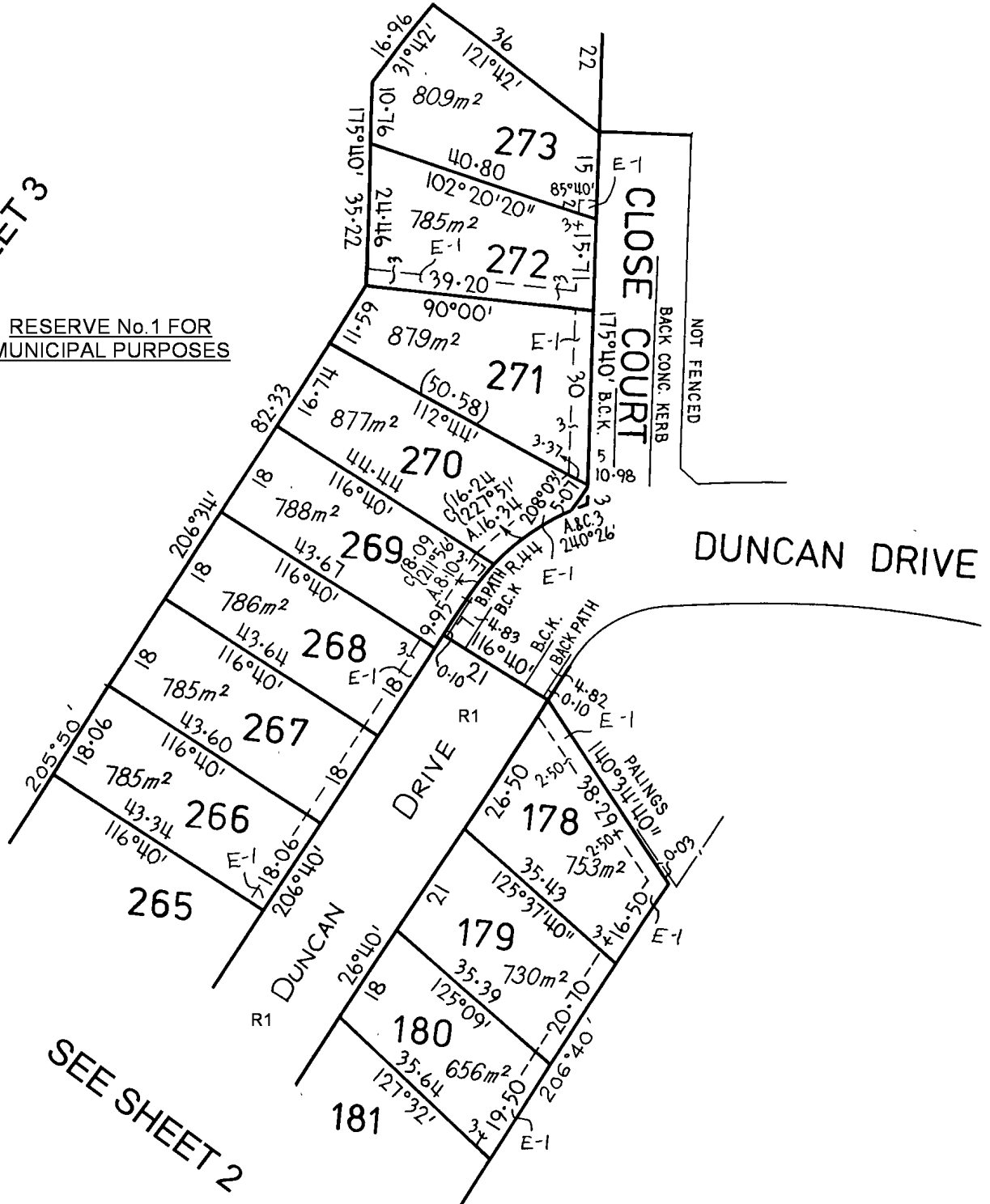
- E-1 = BLUE
- R1 = BROWN
- E-3 = BLUE HATCHED
- E-4 = YELLOW
- E-5 = PURPLE

PLAN OF SUBDIVISION OF PART OF CROWN PRE-EMPTIVE SECTION A PARISH OF NAR NAR GOON COUNTY OF MORNINGTON VOL.9448 FOL.753 MEASUREMENTS ARE IN METRES	APPROPRIATIONS BROWN - WAY, DRAINAGE AND SEWERAGE BLUE & BLUE HATCHED - DRAINAGE AND SEWERAGE YELLOW & BLUE HATCHED - USE OF THE STATE ELECTRICITY COMMISSION OF VICTORIA FOR POWER LINE PURPOSES PURSUANT TO SECTION 103 B OF THE STATE ELECTRICITY ACT 1958
	NOTATIONS LOTS 1 TO 177 AND 187 TO 251 (INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN PURPLE - (ENCUMBERED) DRAINAGE AND SEWERAGE VIDE L P 14-6318

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.

SEE SHEET 3

RESERVE No.1 FOR MUNICIPAL PURPOSES



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.

LP146441T

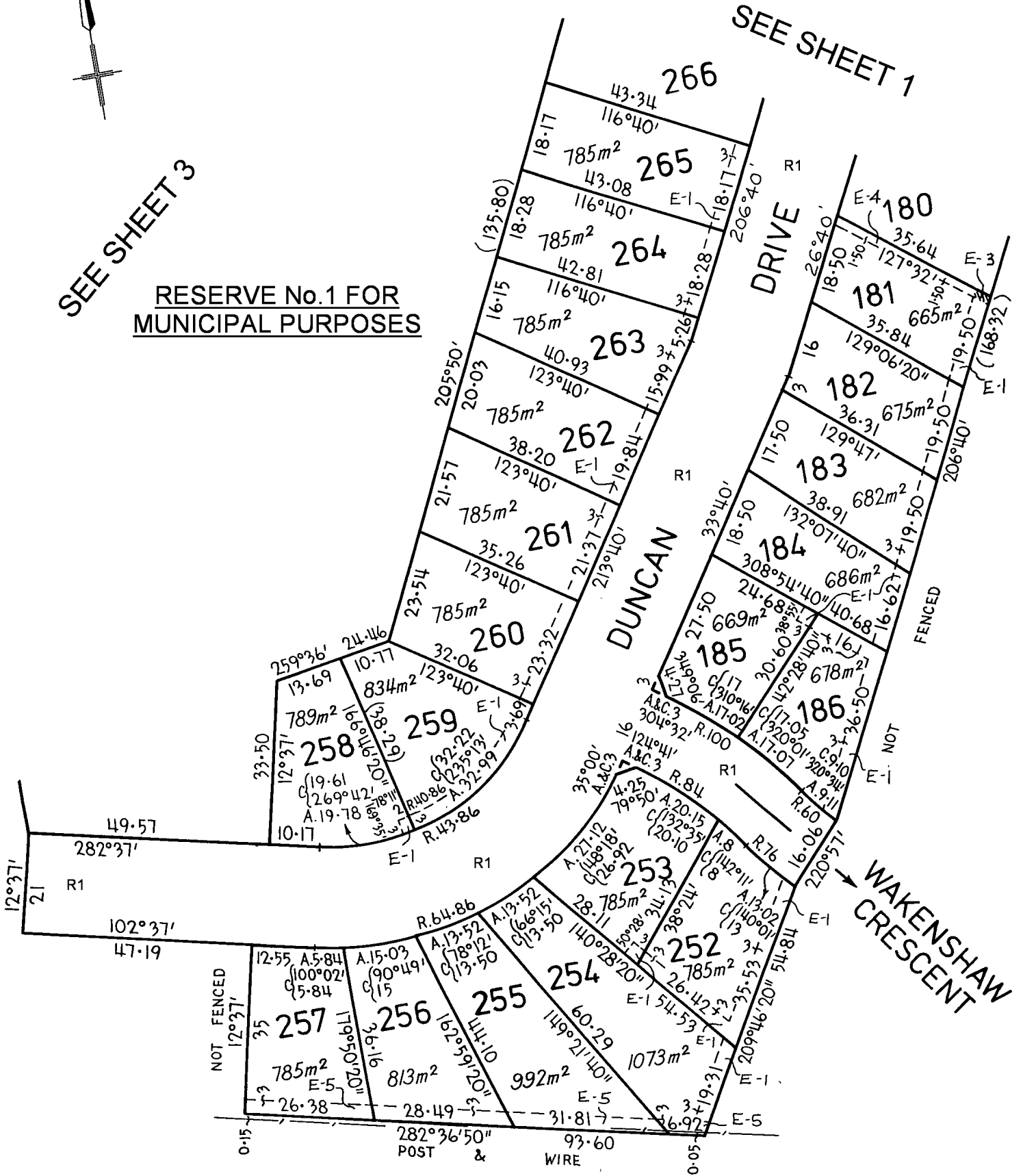
3 SHEETS
SHEET 2



SEE SHEET 3

RESERVE No.1 FOR MUNICIPAL PURPOSES

SEE SHEET 1



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.

