

Notice of Application for a Planning Permit

The land affected by the application is located at:	L93 LP2096 V12496 F411 1 Oldbury Street, Lang Lang VIC 3984
The application is for a permit to:	Construction of Two Dwellings on a Lot & Subdivision of Land into Two Lots

A permit is required under the following clauses of the planning scheme:

32.09-3	Subdivide land
32.09-7	Construct two or more dwellings on a lot

APPLICATION DETAILS

The applicant for the permit is:	Lakeside Building Consultants
Application number:	T240272

You may look at the application and any documents that support the application at the office of the responsible authority:

Cardinia Shire Council, 20 Siding Avenue, Officer 3809.

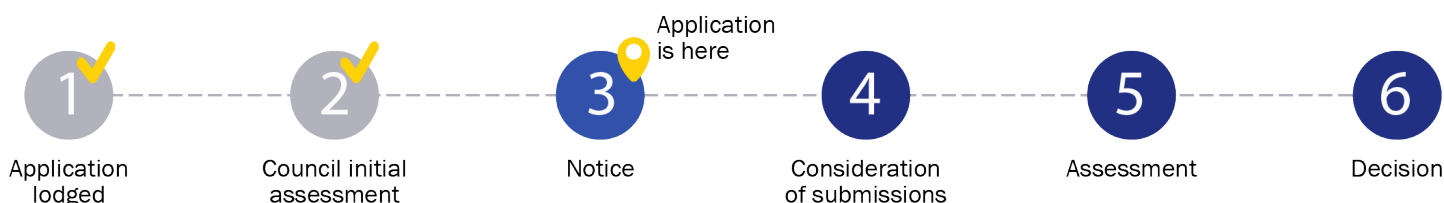
This can be done during office hours and is free of charge.

Documents can also be viewed on Council's website at cardinia.vic.gov.au/advertisedplans or by scanning the QR code.



HOW CAN I MAKE A SUBMISSION?

This application has not been decided. You can still make a submission before a decision has been made. The Responsible Authority will not decide on the application before:		18 April 2025
WHAT ARE MY OPTIONS? Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority. If you object, the Responsible Authority will notify you of the decision when it is issued.	An objection must: <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. 	The Responsible Authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.



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ePlanning

Application Summary

Portal Reference A22458WV

Basic Information

Proposed Use construction of 2 x dwelling and sub division of land into 2 titles
Current Use single dwelling to be removed
Cost of Works \$500,000
Site Address 1 Oldbury Street Lang Lang 3984

Covenant Disclaimer

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

Contacts

Type	Name	Address	Contact Details
Applicant	Lakeside Building Consultants	PO BOX 49, Pakenham VIC 3810	M: 0447-443-618 E: sonya@lakesidebuilding.com.au
Owner			
Preferred Contact	Lakeside Building Consultants	PO BOX 49, Pakenham VIC 3810	M: 0447-443-618 E: sonya@lakesidebuilding.com.au

Fees

Regulation Fee Condition	Amount	Modifier	Payable
9 - Class 12 More than \$100,000 but not more than \$1,000,000	\$1,661.60	100%	\$1,661.60
	Total		\$1,661.60

Meetings

Meeting Type	Officer Name	Date of Meeting
Pre Application		14 Nov 2023



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

Documents Uploaded


Date	Type	Filename
18-06-2024	A Copy of Title	2 title Docs.pdf
18-06-2024	Site plans	6 Planning Drawings.pdf
18-06-2024	Neighbourhood and Site Description	2A Proposed Plan of sub.pdf
18-06-2024	Design response	4A Clause 55 - 1 Oldbury Street Lang Lang.pdf
18-06-2024	Design response	4B CLAUSE 56 ASSESSMENT - 1 Oldbury Street Lang Lang.pdf
18-06-2024	Design response	4 planning report.pdf
18-06-2024	Additional Document	Aerial.docx
18-06-2024	Design response	1 Cover letter.docx

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	 Lakeside Building Consultants	PO BOX 49, Pakenham VIC 3810	M: 0447-443-618 E: sonya@lakesidebuilding.com.au
Submission Date	18 June 2024 - 05:01: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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Purton Road, Pakenham, Victoria

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Fax: 03 5941 3784

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

VOLUME 12496 FOLIO 411

Security no : 124115919352H
Produced 18/06/2024 04:34 PM

LAND DESCRIPTION

Lot 93 on Plan of Subdivision 002096.
PARENT TITLE Volume 08056 Folio 300
Created by instrument AX159230X 16/08/2023

REGISTERED PROPRIETOR



ENCUMBRANCES, CAVEATS AND NOTICES



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 LP002096 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AX737395R (E)	NOMINATION OF ECT TO LC	Completed	16/02/2024
AX740231F (E)	MORTGAGE	Registered	16/02/2024

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

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

Street Address: 1 OLDBURY STREET LANG LANG VIC 3984

ADMINISTRATIVE NOTICES

NIL



DOCUMENT END

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Imaged Document Cover Sheet

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Document Type	Plan
Document Identification	LP002096
Number of Pages (excluding this cover sheet)	4
Document Assembled	18/06/2024 16:34

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SUBDIVISION OF PORTION OF ALLOTMENT 13^A
 PARISH OF LANG LANG
 COUNTY OF MORNINGTON

VOL. 1951 FOL. 158

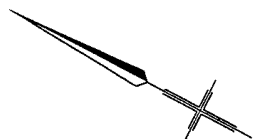
Measurements are in Links
 Conversion Factor
 LINKS X 0.201168 = METRES

ENCUMBRANCES

AS TO THE LAND MARKED R1 & R2
 ANY EASEMENTS AFFECTING THE SAME

PART OF R1
 APPROPRIATED FOR WAY & DRAINAGE
 ON LP 27469 & LP 27470

AS TO THE LAND MARKED E-4;
 SEWERAGE EASEMENT 9.9 LINKS WIDE
 IN FAVOUR OF LOT 94 ON THIS PLAN
 CREATED VIDE AJ870575Q.



APPURTENANCIES

AS TO LOTS: 10, 11, 14, 15, 18, 19, 20, 25, 26, 27, 39, 42 TO 45 (B.I.), 47 TO 49 (B.I.), 52 TO 60 (B.I.), 62, 68, 73, 79, 85, 86, 89 TO 93 (B.I.), 107 & 108 TOGETHER WITH A RIGHT OF CARRIAGEWAY OVER THE ROADS COLOURED BROWN ON THIS PLAN OF SUBDIVISION WHICH LIE TO THE WEST OF THE LAND SHOWN AS RAILWAY STATION GROUND ON THIS PLAN OF SUBDIVISION

AS TO LOTS: 3 TO 6 (B.I.), 28 TO 30 (B.I.), 32, 41, 50, 61, 77, 97 & 98 TOGETHER WITH A RIGHT OF CARRIAGEWAY OVER THE ROADS COLOURED BROWN ON THIS PLAN OF SUBDIVISION

NOTATIONS

THE DIMENSIONS OF LOT 100A HAVE BEEN AMENDED VIDE APPN. 67762 SEC. 99
 SEE APPLICATION FOR NEW DIMENSIONS

LP 2096

EDITION 5
 PLAN MAY BE LODGED
 10/9/88

3 SHEETS
 SHEET 1.

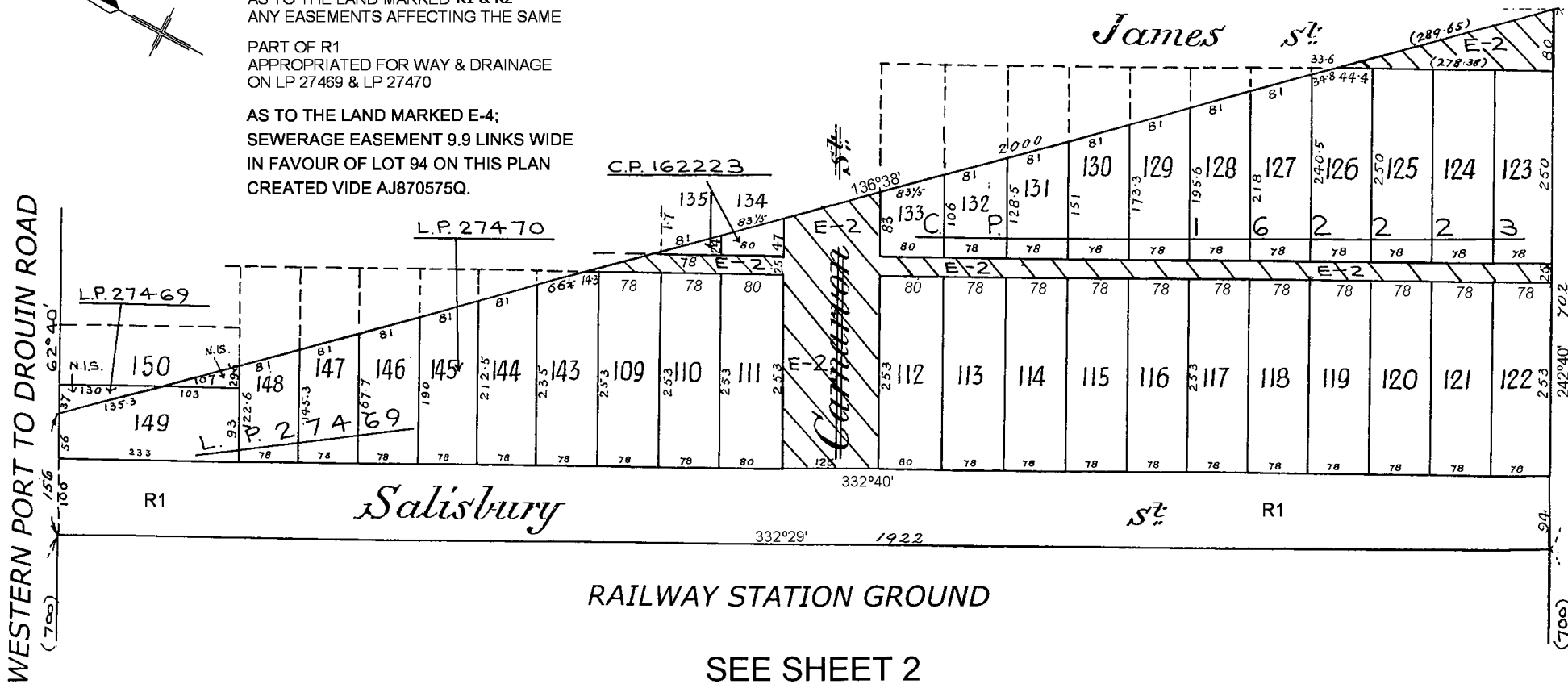
COLOUR CODE

R1 & R2 = BROWN
 E-2 = HATCHED RED OVER BROWN
 E-3 = CROSS HATCHED RED OVER BROWN

ROADS COLOURED BROWN

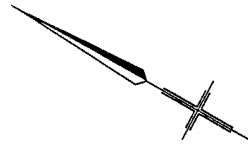
ROAD HATCHED RED OVER BROWN HAS BEEN DISCONTINUED VIDE L.G.D.3471

ROAD CROSS HATCHED RED OVER BROWN EXCISED VIDE APPN.1070 SEC.60



SEE SHEET 2

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SALISBURY

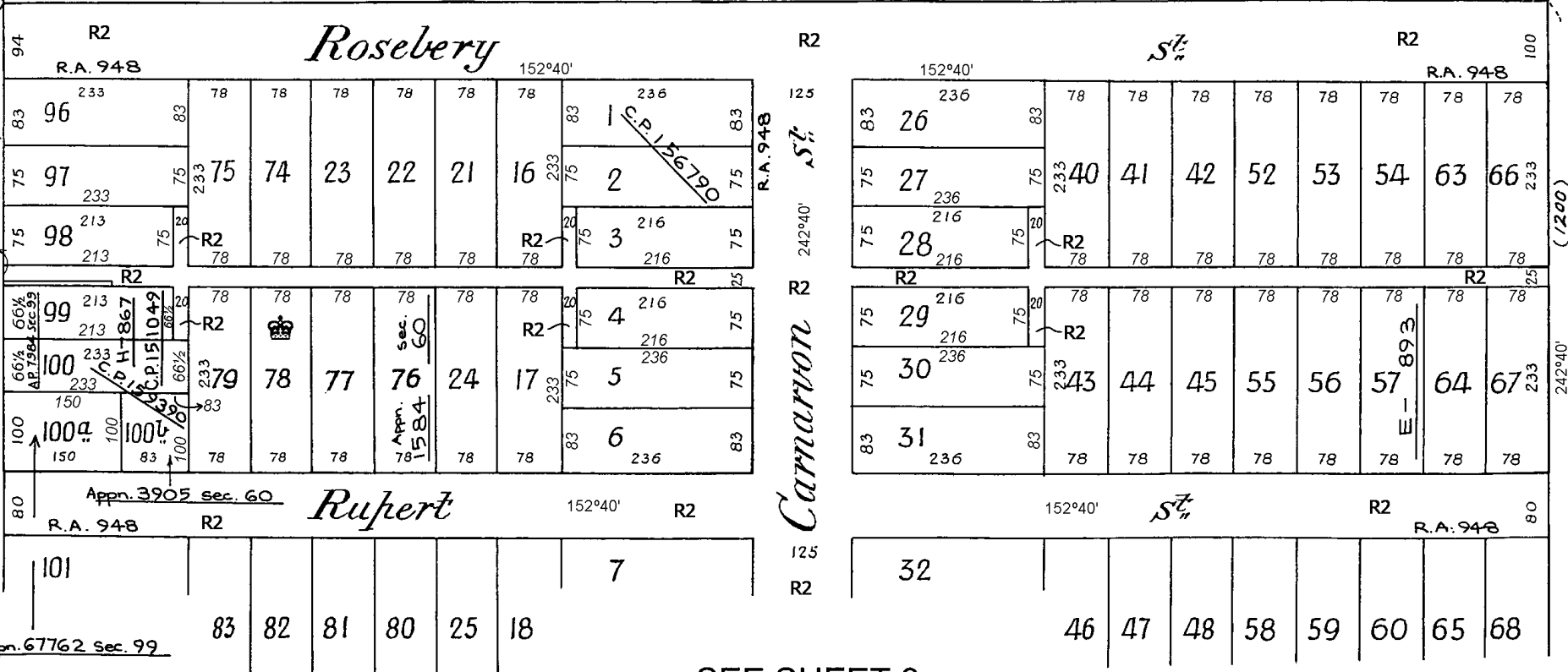
STREET

RAILWAY STATION GROUND

TO DROUIN ROAD 700
23.5 (1746)

TO WESTERN PORT 62: 40'
23.5

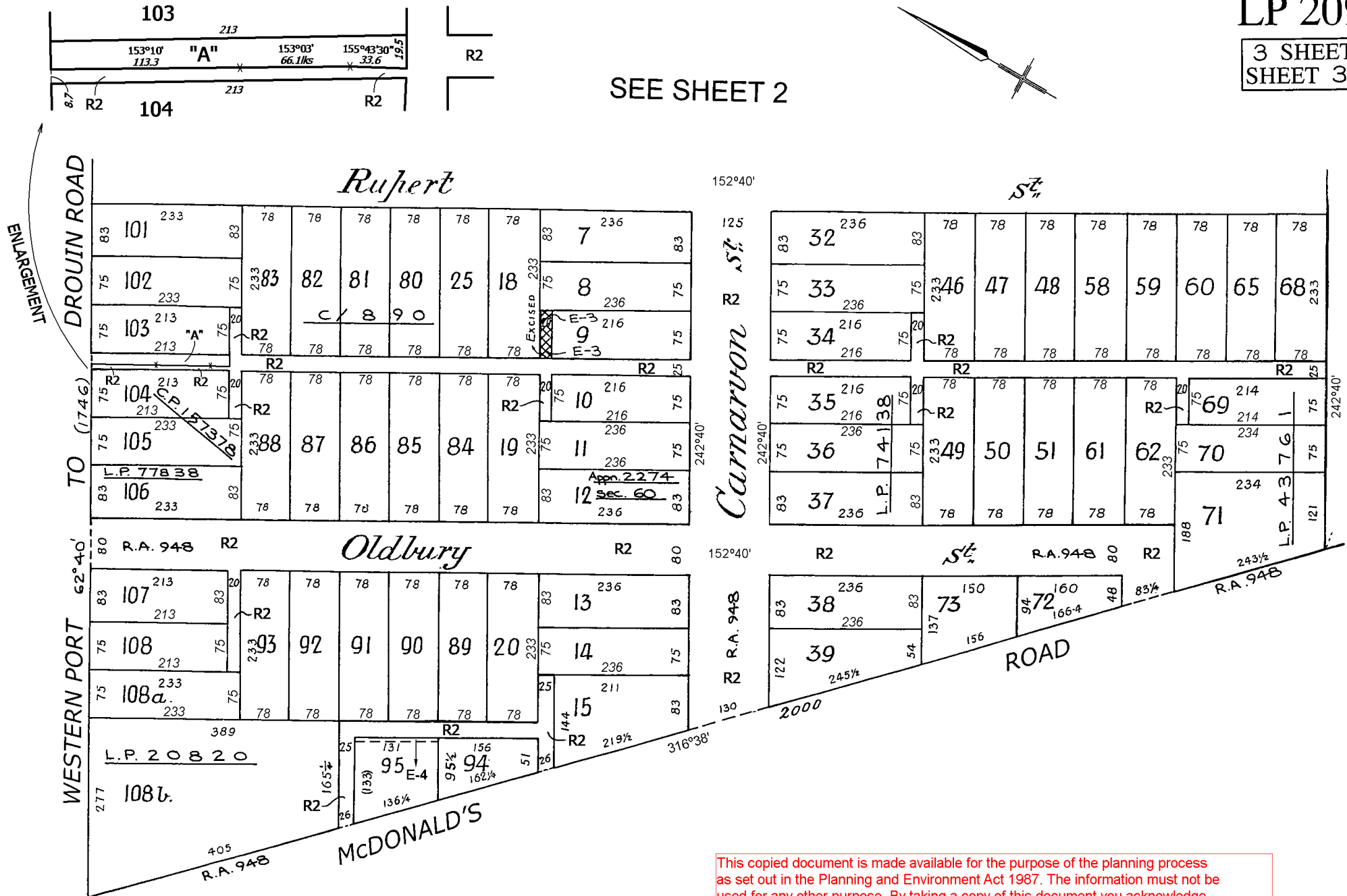
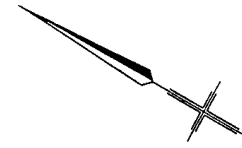
ENLARGEMENT



SEE SHEET 3

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SEE SHEET 2



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MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

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PLAN NUMBER

LP 2096

AFFECTED LAND/PARCEL	LAND/PARCEL IDENTIFIER CREATED	MODIFICATION	DEALING NUMBER	DATE	TIME	EDITION NUMBER	ASSISTANT REGISTRAR OF TITLES
THIS PLAN	E-2	ROAD DISCONTINUED	L.G.D.3471			1	AD
THIS PLAN	E-3	ROAD EXCISED	APPN.1070 SEC.60			1	AD
THIS PLAN		EASEMENTS ENHANCED				2	AD
SALISBURY STREET	R1	EASEMENTS ENHANCED				3	AD
LOT 95	E-4	EASEMENT CREATION	AJ870575Q	23/8/12		4	JK
ROAD	"A"	ROAD EXCISED	AP 61483F			5	AD
ROADS	R2	EASEMENTS ENHANCED				5	AD
ROAD	"B"	ROAD EXCISED	AP7984 SEC.99			5	AD

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Lakeside Building Consultants

Lakeside Building Consultants

P.O. Box 49

Pakenham ,Vic 3810

sonya@lakesidebuilding.com.au

Phone: 0447 443 618

16 June 2024

Statutory Planning Office
Cardinia Shire
P.O Box 7
Pakenham 3810

Dear Whom it may concern

**REF: 1 Oldbury St, Lang Lang
Construction of 2 townhouses with sub division**

I also refer to the above property and the proposed development plans for the site.
This office did have a quick call with 14/11/2023 -9:30am - [REDACTED]

This office therefore seeks planning approval for:

The sub division of the land into 2 titles and the construction of 2 x double storey townhouses.

It is noted that there have been several similar developments in the surrounding areas of the last few years and note there appears to be several at this time in the township.

This office believes the draftsman has kept well to the brief to keep the amenity of the area and the streetscape. The attached report will address the requirements of relevant Clauses under the planning scheme.

Plans submitted included overlooking, overshadowing, turning circles. We are seeking a proposed plan of sub division at this time and this has been provided.

Attached is the reports prepared by a planning consultant as well as land surveyor and drafting
A landscape plan will be prepared in due course

If you have any queries please do not hesitate to contact this office.

Yours Faithfully

[REDACTED]

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10 September 2024.


Statutory Planner
Cardinia Shire Council

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**RE: RESPONSE TO REQUEST FOR FURTHER INFORMATION FOR PLANNING
APPLICATION T240272PA AT 1 OLDBURY STREET, LANG LANG.**

I refer to the request for further information dated 17 July 2024 and wish to provide the following additional information in support of our application to enable Council to progress this application further.

1. Fee – has been paid. R/R – 4492148.
2. Amended Town Planning Report attached.
3. Arboricultural Impact Assessment -
As stated in this report, there is no intention to remove any vegetation from the land or adjoining land. In the absence of a Vegetation Protection Overlay, Significant Landscape Overlay, Environmental Significance Overlay, Clause 52.17 or any other similar Planning controls / requirements, it is understood that one can remove vegetation without further Planning Approvals. In addition to this, one can also lop/trim any branches overhanging the site boundary.

From site inspections and aerial maps, it is noted that most of the trees adjoining the proposed development is in very close proximity of the existing dwellings and it is likely that in the near future these trees will be removed to mitigate fire risks and/or for safety reasons.

On this basis, we submit that an AIA is not required and request that this be waived. However, Council may consider including permit conditions requiring tree protection measures to be implemented during construction works (as applicable).

Amended Site Plan -

An updated Site Plan is attached. This includes all relevant information as requested by Council. This is considered sufficient to enable Council to make a Decision on the application. Alternatively, if Council is of the opinion that any further information is still required, then we request that this be included as a condition of the permit.

Amended Elevation Plans –

An updated set of Elevation Plan is attached as well. This includes all relevant information as requested by Council. This is again considered sufficient to enable Council to make a Decision on the application. Alternatively, if Council is of the opinion that any further information is still required, then we request that this be included as a condition of the permit.

Amended Shadow Plans -

An updated set of Shadow Plan is attached for councils perusal.

Landscape Plans –

We respectfully request that this be included as part of the permit conditions.

Preliminary Assessment

1. *Vehicular access arrangements to Lot 2 - Subsequently non-compliant with Res Code B5 and B12.*

We submit that a pre-application meeting was held with Councils Engineers where *approval in principle* was received. On this basis, plans were prepared and submitted to Council for perusal. The road reserve to the north of the site provides formal vehicular access to 1/10 and 2/12 Westernport Road and has an approximate width of 4.20m. As this part of the land is set aside as a *Road Reserve*, there is no restrictions on adjoining land to use this part of the land for access purposes, and for this reason, Traffic Engineers have supported the application in principal. The reserve does not contain any significant features which would restrict it from being used to its potential. We again request Planning Dept to consider allowing access to Lot 2 only as proposed with this application.

In response to B5 at Clause 55.02-5 (Integration with the Street), the Objective of the clause provisions is to integrate the layout of development with the street. The Standards at B5 further states that:

- Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility.
- Development should be oriented to front existing and proposed streets.
- High fencing in front of dwellings should be avoided if practicable.
- Development next to existing public open space should be laid out to complement the open space.

In response to the above guidelines, we submit that:

- The proposed development and associated subdivision will continue to provide a safe level of vehicular and pedestrian access to Oldbury Road and the road reserve to the north of the site. Lot 1 will continue to utilise the current access while Lot 2 will gain direct access to the road reserve, connecting to Oldbury Road. This arrangement is no different than a battle-axe shaped subdivision layout. It is further noted that Lot 2 will also contain vehicle turning areas to allow vehicles to exit the site in a forward direction.
- The proposed development will continue to front Oldbury Road and the road reserve to the north. This arrangement will further enable active and passive surveillance of these reserves, which the Planning Scheme strongly encourages.
- No front fencing is proposed.
- The proposed layout will continue to complement both the road reserves.

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In response to B12 at Clause 55.03-7 (Safety), the objective of the provision is to ensure the layout of development provides for the safety and security of residents and property.

The Standards at B12 states that:

- Entrances to dwellings and residential buildings should not be obscured or isolated from the street and internal accessways.
- Planting which creates unsafe spaces along streets and accessways should be avoided.
- Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways.
- Private spaces within developments should be protected from inappropriate use as public thoroughfares.

It is submitted that the proposed development well satisfies the clause requirements for the following reasons –

- Entrances to both the dwellings are located fronting the units and is clearly identified by the porch.
- Landscaping works will ensure low shrubs and plants are utilised as this will also allow maximum sunlight to the land.
- The car parks and internal accessways are clear of obstructions and located in close proximity to the dwellings. Appropriate residential type lighting will be provided to ensure surveillance and safety of the residents.

Lang Land Township Strategy 2009 (Adopted)



In addition to compliance with the above *Standards* and *Objectives*, we further bring to the attention of Council that the Adopted *Lang Land Township Strategy 2009* identifies the subject Road Reserve for being ‘*Potential Shared Pedestrian and Vehicular Linkages providing access to Rear Car Parking*’.

2. *Architectural feature located on the northern side of the Unit 1 Master Bedroom is non-compliant with ResCode B6.*

We submit that the Objectives and Standards of this clause are satisfactorily met. The encroachment is significantly minor and house a column only. We further note that the clause provisions at 55.03-1 does allow such encroachments (and up to 2.50m). Therefore, the requirements of the clause provisions are satisfactorily met.

3. *Precinct Character Guidelines (Precinct 4 – Established Residential Areas) of the Lang Lang Township Strategy.*

This has now been addressed in the amended Town Planning Report.

We hope this satisfies Councils requirements and request that Council progresses the application to Notification stage under s52 without delay.

Please contact the Permit Applicant should you have any further queries.

Kind Regards,

West Gippsland Planning Services.

Mob: 0466 792 853

Email: wgplanning@outlook.com

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PLAN OF SUBDIVISION

EDITION 1

PS 925903 X

LOCATION OF LAND

PARISH: Lang Lang

TOWNSHIP: ---

SECTION: ---

CROWN ALLOTMENT: 13A (Pt)

CROWN PORTION: ---

TITLE REFERENCE: Vol. Fol.

LAST PLAN REFERENCE: Lot 93 on LP 2096

POSTAL ADDRESS: 1 Oldbury Street, Lang Lang 3984
(at time of subdivision)

MGA CO-ORDINATES: E: 374 340 ZONE: 55
(of approx centre of land in plan) N: 5 763 690 GDA 2020

Council Name: Cardina Shire Council

EXPLANATORY NOTE:

WARNING: This plan is unregistered.
Alterations may be required by Council and the Registrar of Titles prior to Registration, Nobelius Land Surveyors accepts no responsibility whatsoever for any loss or damage suffered.

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
NIL	NIL

Building Boundaries are defined by thick continuous lines

Location of Boundaries defined by Buildings
Exterior : All other Boundaries

NOTATIONS

DEPTH LIMITATION: DOES NOT APPLY

SURVEY:
This plan is based on survey.

STAGING:
This is not a staged subdivision.
Planning Permit No.

This survey has been connected to permanent marks No(s).
In Proclaimed Survey Area No. ---

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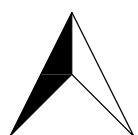
EASEMENT INFORMATION

LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easements and rights implied by Section 12(2) of the Subdivision Act 1988 apply to all of the land in this plan.

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of

NOBELIUS LAND SURVEYORS



P.O. BOX 461
PAKENHAM 3810
Ph 03 5941 4112
mail@nobelius.com.au

SURVEYORS FILE REF: 21726

LICENSED SURVEYOR: T. D. WALKER
VERSION 1

ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 2



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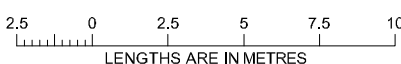
WARNING: This plan is unregistered.
See Sheet 1 for Explanatory Note

NOBELIUS LAND SURVEYORS



P.O. BOX 461
PAKENHAM 3810
Ph 03 5941 4112
mail@nobelius.com.au

SCALE
1:250



ORIGINAL SHEET
SIZE: A3

SHEET 2

LICENSED SURVEYOR: T. D. WALKER
VERSION 1

PLANNING PERMIT APPLICATION

**Development of land with Two Dwellings and associated
Two Lot Subdivision
at 1 Oldbury Street, Lang Lang.**



Applicant – Lakeside Building Consultants.

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1. INTRODUCTION

The proposal is to demolish the existing dwelling on the land located at 1 Oldbury Street, Lang Lang, and develop the land with two dwellings. The application also includes a two-lot subdivision to accord with the layout of the proposed dwellings as per the attached plans and documentation.

Lakeside Building Consultants have been engaged to represent owners with this application.

This Planning report provides an assessment of the proposal against the relevant provisions of the Cardinia Planning Scheme.

2. THE PROPOSAL

The application seeks approval to develop land with one single storey and one double storey dwelling and for a two lot subdivision in accordance with attached plans.

Proposed Development:

It is proposed to remove the existing single storey dwelling from the land (permit not required) and to develop two dwellings as per the attached plans.

The design and layout of the proposal will utilise the existing crossover along Oldbury Street for vehicular access to service Dwelling 1 and the existing Road Reserve located immediately to the north of the site to service Dwelling 2. (It should be noted that there is a Road Reserve located along the north western (i.e. side boundary of the site) which will be used to provide access to Dwelling 2).

This access arrangement has been discussed with and supported by Council during a pre-application meeting.

Dwelling 1 –

Will be single storey in design and contain three bedrooms including a master bedroom, a two car garage, an open plan living, dining and family rooms, kitchen and amenity areas. The overall height of the dwelling is set at 5.26m.

The external materials will consist of a *Colorbond Windspray* for roof and gutters and rendered walls in *Dulux Water Rock* finish.

The setback of the unit is set at 6.75m which is consistent with the dwelling to the south of the site. It is further noted that the existing dwelling has a reduced setback of 6.64m

The existing crossover will continue to service Dwelling 1 and therefore no impact to the TPZ of the existing street tree.

Dwelling 2 - will be double storey in design. The ground floor will consist of open plan kitchen, dining, living, laundry areas and a two car garage, whilst the first floor will contain a sitting room, toilet, bath and three bedrooms including a master bedroom. The dwelling will have an overall height of 7.89m.

The external materials will consist of a *Colorbond Windspray* for roof and gutters, and the walls comprising of a mixture of *Natural White* painted weatherboards, Off White Acrylic rendered to Hebel and timber look finish to garage door.

The access to the site is from a Road Reserve located along the north western boundary of the site. This reserve will continue to service Dwelling 2.

Proposed Subdivision:

Two lot subdivision is proposed with the application.

Proposed Lot 1 will consist of Dwelling 1 and is located fronting Oldbury Street, while proposed Lot 2 is to the rear containing Dwelling 2.

As per the proposed Plan of Subdivision, Lot 1 will have an area of 395sqm while Lot 2 will contain an area of 340sqm. No common property is proposed as each lot has independent access from road reserves.

The proposed subdivision will allow formal separation of the titles, access and associated utility services for both the dwellings.

3. SUBJECT SITE

The subject site is located on the southwest side of Oldbury Street in Lang Lang and is commonly known as 1 Oldbury Street and formally described as Lot 93 LP2096.

The site is approximately rectangular in shape and is accessed via an existing crossover located along Oldbury Street. The lot measures 15.69 metres along Oldbury Street (frontage) and the rear boundary, and 46.87 metres along the southern and northern (side) boundary, resulting in an overall land area of 735 square metres.

The site contains a single storey fibre cement dwelling and two associated outbuilding located to the rear of the site. There is planted vegetation along the common boundary with adjoining properties. None of these trees are proposed to be removed to facilitate the proposed dwelling. It is also noted that there are no Planning controls relating to vegetation on the land.



Image 1 - Aerial photo of the subject site.

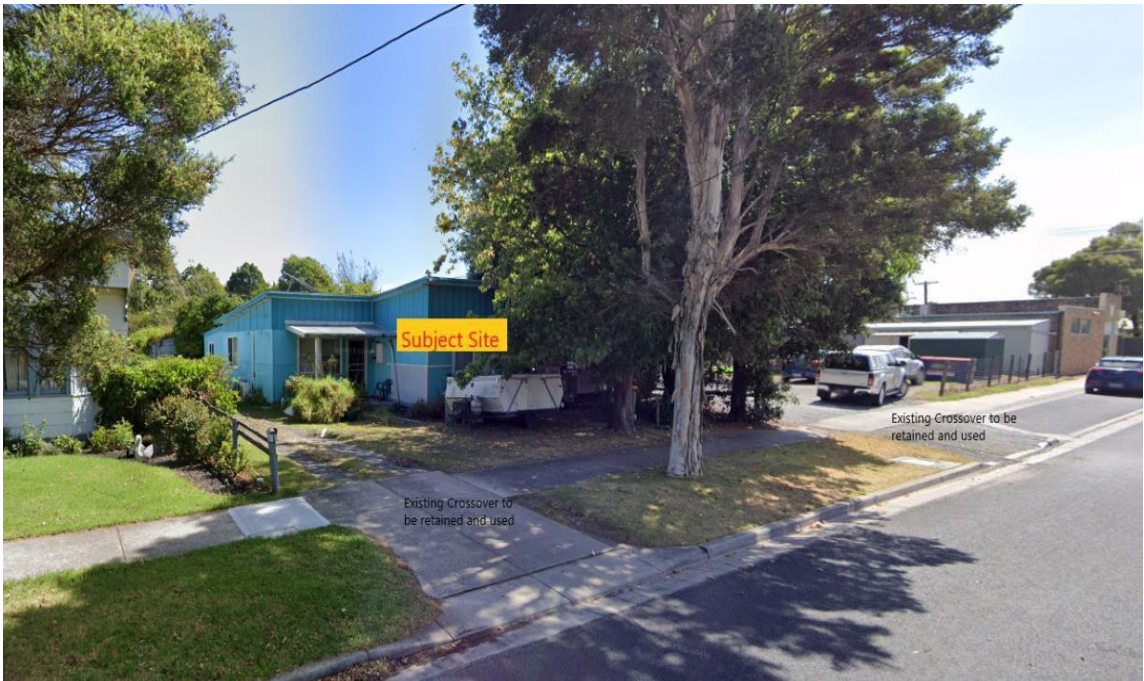


Image 2 – Street view of the existing dwelling and crossover.

The subject site is located within an established neighbourhood residential zoned precinct. Properties in the surrounding areas are combination of single and double stories. While some of the land still contains the original subdivision, dual occupancy dwelling developments are being established in the surrounding areas.

The aerial map below shows the site within the context of the adjoining properties and emerging dual occupancy in the broader area.

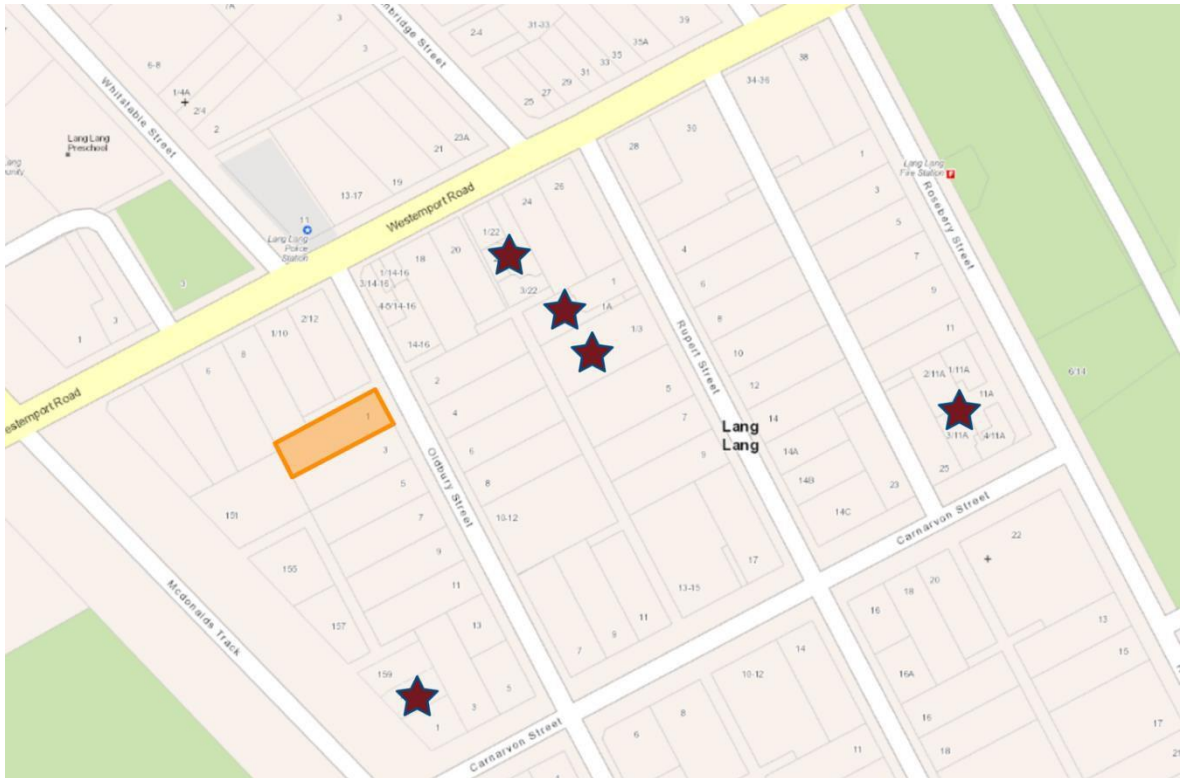


Image 3 – location of multi unit development established within the surrounding areas.

The registered title of the land does not contain any restrictive covenants, agreements or easement attached to it. A copy of the Certificate of Title & Plan of Subdivision is attached to this application

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4. SURROUNDING LAND

The property to the northwest being 8 Westernport Road (C1Z) is occupied by a single storey weatherboard dwelling with metal roof with an overall area of 700 square metres.

The property to the northwest being 6 Westernport Road (C1Z) is occupied by a shop at the front and a single storey weatherboard dwelling at the rear with metal roof with an overall area of 940 square metres.

The property to the southwest being 151 McDonalds Track (NRZ1) is occupied by a single storey weatherboard dwelling with metal roof with an overall area of 1,056 square metres.

The property to the south being 3 Westernport Road (NRZ1) has an overall area of 750 square metres and is occupied by a single storey weatherboard dwelling.

The site is within working distances to parks, shopping centres and bus stops as described below.

Location	Distance
<u>Parks</u>	
Dick Jones Reserve	250m
James Street Playground	475m
<u>Child Care & Schools</u>	
Lang Lang Child Care Centre	200m
Lang Lang Primary School	570m
<u>Bus</u>	
Bus Stop	90m
<u>Shopping & Services</u>	
Land Lang Pharmacy	60m
Lang Lang Doctors	150m
IGA Liquor	165m

Oldbury Street is a sealed road with a footpath along the west side of the street, and scattered street trees. Oldbury Street is located to the south of Westernport Road, which is the main collector road connecting the South Gippsland Highway.

5. CULTURAL HERITAGE

The site is not located within a Cultural Heritage Sensitive Area.

6. PLANNING CONTROLS

The following policies are considered relevant to the consideration of this application.

Clause 11 Settlement

Planning is to anticipate and respond to the needs of existing and future communities through provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities and infrastructure.

- Planning is to recognise the need for, and as far as practicable contribute towards:
 - Health and safety.
 - Diversity of choice.
 - Adaptation in response to changing technology.
 - Economic viability.
 - A high standard of urban design and amenity.
 - Energy efficiency.
 - Prevention of pollution to land, water and air.
 - Protection of environmentally sensitive areas and natural resources.
 - Accessibility.
 - Land use and transport integration.
- Planning is to prevent environmental problems created by siting incompatible land uses close together.
- Planning is to facilitate sustainable development that takes full advantage of existing settlement patterns and investments in transport and communication, water and sewerage and social facilities.

Clause 11.01-1S Settlement

Objective:

To facilitate the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.

Strategies

- Develop sustainable communities through a settlement framework offering convenient access to jobs, services, infrastructure and community facilities.

- Ensure regions and their settlements are planned in accordance with their relevant regional growth plan.
- Guide the structure, functioning and character of each settlement taking into account municipal and regional contexts and frameworks.
- Create and reinforce settlement boundaries.

- Provide for growth in population and development of facilities and services across a regional or sub-regional network.
- Plan for development and investment opportunities along existing and planned transport infrastructure.
- Promote transport, communications and economic linkages between settlements through the identification of servicing priorities in regional land use plans.
- Strengthen transport links on national networks for the movement of commodities.
- Deliver networks of high-quality integrated settlements that have a strong identity and sense of place, are prosperous and are sustainable by:
 - Building on strengths and capabilities of each region across Victoria to respond sustainably to population growth and changing environments.
 - Developing settlements that will support resilient communities and their ability to adapt and change.
 - Balancing strategic objectives to achieve improved land use and development outcomes at a regional, catchment and local level.
 - Preserving and protecting features of rural land and natural resources and features to enhance their contribution to settlements and landscapes.
 - Encouraging an integrated planning response between settlements in regions and in adjoining regions and states in accordance with the relevant regional growth plan.
 - Providing for appropriately located supplies of residential, commercial, and industrial land across a region, sufficient to meet community needs in accordance with the relevant regional growth plan.
 - Improving transport network connections in and between regional cities, towns and Melbourne.
 - Integrating the management of water resources into the urban environment in a way that supports water security, public health, environment and amenity outcomes.
- Limit urban sprawl and direct growth into existing settlements.
- Promote and capitalise on opportunities for urban renewal and infill redevelopment.
- Develop compact urban areas that are based around existing or planned activity centres to maximise accessibility to facilities and services.

Clause 11.02-1S Supply of urban land

Objective:

To ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational and other community uses.

Strategies:

- Ensure the ongoing provision of land and supporting infrastructure to support sustainable urban development.
- Ensure that sufficient land is available to meet forecast demand.
- Plan to accommodate projected population growth over at least a 15 year period and provide clear direction on locations where growth should occur. Residential land supply will be considered on a municipal basis, rather than a town-by-town basis.
- Planning for urban growth should consider:
 - Opportunities for the consolidation, redevelopment and intensification of existing urban areas.
 - Neighbourhood character and landscape considerations.
 - The limits of land capability and natural hazards and environmental quality.
 - Service limitations and the costs of providing infrastructure.
 - Monitor development trends and land supply and demand for housing and industry.

11.01-1R Settlement

Strategies

- Metropolitan Melbourne Strategies
- Maintain a permanent urban growth boundary around Melbourne to create a more consolidated, sustainable city and protect the values of non-urban land.
- Focus investment and growth in places of state significance, including:
 - Metropolitan Melbourne Central City.
 - National Employment and Innovation Clusters.
 - Metropolitan Activity Centres.
 - State-Significant Industrial Precincts.
 - Transport Gateways.
 - Health and Education Precincts.
 - Major Urban-Renewal Precincts.
- Develop the Suburban Rail Loop through Melbourne's middle suburbs to facilitate substantial growth and change in major employment, health and education precincts and activity centres beyond the central city at an

appropriate scale to address the needs of Melbourne's rapidly growing population.

- Develop a network of activity centres linked by transport; consisting of Metropolitan Activity Centres supported by a network of vibrant major and neighbourhood activity centres of varying size, role and function.
- Create mixed-use neighbourhoods at varying densities, including through the development of urban-renewal precincts, that offer more choice in housing, create jobs and opportunities for local businesses and deliver better access to services and facilities

Clause 15 Built Environment and Heritage

Planning is to recognise the role of urban design, building design, heritage and energy and resource efficiency in delivering liveable and sustainable cities, towns and neighbourhoods.

Planning should ensure all new land use and development appropriately responds to its landscape, valued built form and cultural context, and protect places and sites with significant heritage, architectural, aesthetic, scientific and cultural value.

Creating quality built environments supports the social, cultural, economic and environmental wellbeing of our communities, cities and towns.

Land use and development planning must support the development and maintenance of communities with adequate and safe physical and social environments for their residents, through the appropriate location of uses and development and quality of urban design.

Planning should achieve high quality urban design and architecture that:

- Contributes positively to local urban character and sense of place.
- Reflects the particular characteristics, aspirations and cultural identity of the community.
- Enhances liveability, diversity, amenity and safety of the public realm.
- Promotes attractiveness of towns and cities within broader strategic contexts.
- Minimises detrimental impact on neighbouring properties.

Clause 15.01-1S - Urban Design.

To create urban environments that are safe, functional and provide good quality environments with a sense of place and cultural identity.

Strategies:

- Require development to respond to its context in terms of character, cultural identity, natural features, surrounding landscape and climate.
- Ensure development contributes to community and cultural life by improving the quality of living and working environments, facilitating accessibility and providing for inclusiveness.
- Ensure the interface between the private and public realm protects and enhances personal safety.
- Ensure development supports public realm amenity and safe access to walking and cycling environments and public transport.
- Ensure that the design and location of publicly accessible private spaces, including car parking areas, forecourts and walkways, is of a high standard, creates a safe environment for users and enables easy and efficient use.

- Ensure that development provides landscaping that supports the amenity, attractiveness and safety of the public realm.
- Ensure that development, including signs, minimises detrimental impacts on amenity, on the natural and built environment and on the safety and efficiency of roads.
- Promote good urban design along and abutting transport corridors.

15.01-2S Building design

Objective:

To achieve building design outcomes that contribute positively to the local context and enhance the public realm.

Strategies:

- Require a comprehensive site analysis as the starting point of the design process.
- Ensure the site analysis provides the basis for the consideration of height, scale and massing of new development.
- Ensure development responds and contributes to the strategic and cultural context of its location.
- Minimise the detrimental impact of development on neighbouring properties, the public realm and the natural environment.
- Ensure the form, scale, and appearance of development enhances the function and amenity of the public realm.
- Ensure buildings and their interface with the public realm support personal safety, perceptions of safety and property security.
- Ensure development is designed to protect and enhance valued landmarks, views and vistas.

- Ensure development provides safe access and egress for pedestrians, cyclists and vehicles.
- Ensure development provides landscaping that responds to its site context, enhances the built form and creates safe and attractive spaces.
- Encourage development to retain existing vegetation.

Clause 15.01-3S Subdivision design.

Objective

To ensure the design of subdivisions achieves attractive, liveable, walkable, cyclable, diverse and sustainable neighbourhoods.

Strategies:

- In the development of new residential areas and in the redevelopment of existing areas, subdivision should be designed to create liveable and sustainable communities by:
 - Creating compact neighbourhoods that have walkable distances between activities.
 - Developing activity centres in appropriate locations with a mix of uses and services and access to public transport.
 - Creating neighbourhood centres that include services to meet day to day needs.
 - Creating urban places with a strong sense of place that are functional, safe and attractive.
 - Providing a range of lot sizes to suit a variety of dwelling and household types to meet the needs and aspirations of different groups of people.
 - Creating landscaped streets and a network of open spaces to meet a variety of needs with links to regional parks where possible.
 - Protecting and enhancing native habitat.
 - Facilitating an urban structure where neighbourhoods are clustered to support larger activity centres served by high quality public transport.
- Reduce car dependency by allowing for:
 - Convenient and safe public transport.
 - Safe and attractive spaces and networks for walking and cycling.
 - Subdivision layouts that allow easy movement within and between neighbourhoods.
 - A convenient and safe road network.
- Being accessible to people with disabilities.

- Creating an urban structure and providing utilities and services that enable energy efficiency, resource conservation, integrated water management and minimisation of waste and air pollution.

Clause 15.01-4 Design for Safety.

To improve community safety and encourage neighbourhood design that makes people feel safe.

Strategies:

- Ensure the design of buildings, public spaces and the mix of activities contribute to safety and perceptions of safety.
- Support initiatives that provide safer walking and cycling routes and improved safety for people using public transport.

Clause 15.02-1 Energy and resource efficiency

To encourage land use and development that is consistent with the efficient use of energy and the minimisation of greenhouse gas emissions.

Strategies:

- Ensure that buildings and subdivision design improves efficiency in energy use.
- Promote consolidation of urban development and integration of land use and transport.
- Improve efficiency in energy use through greater use of renewable energy.
- Support low energy forms of transport such as walking and cycling.

15.01-5S Neighbourhood character

Objective:

To recognise, support and protect neighbourhood character, cultural identity, and sense of place.

Strategies:

- Support development that respects the existing neighbourhood character or contributes to a preferred neighbourhood character.
- Ensure development responds to cultural identity and contributes to existing or preferred neighbourhood character.

- 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 emphasising the:
 - Pattern of local urban structure and subdivision.
 - Underlying natural landscape character and significant vegetation.
 - Heritage values and built form that reflect community identity.

Clause 16 Housing

Planning should provide for housing diversity, and ensure the efficient provision of supporting infrastructure.

New housing should have access to services and be planned for long term sustainability, including walkability to activity centres, public transport, schools and open space.

Planning for housing should include providing land for affordable housing.

Clause 16.01-1S Integrated Housing

To promote a housing market that meets community needs.

Strategies:

- Increase the supply of housing in existing urban areas by facilitating increased housing yield in appropriate locations, including under-utilised urban land.
- Ensure that the planning system supports the appropriate quantity, quality and type of housing, including the provision of aged care facilities, supported accommodation for people with disability, rooming houses, student accommodation and social housing.
- Ensure housing developments are integrated with infrastructure and services, whether they are located in existing suburbs, growth areas or regional towns.
- Encourage housing that is both water efficient and energy efficient.
- Facilitate the delivery of high quality social housing to meet the needs of Victorians.

16.01-1S Housing supply

Objective

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

Strategies

- Ensure that an appropriate quantity, quality and type of housing is provided, including aged care facilities and other housing suitable for older people,

supported accommodation for people with disability, rooming houses, student accommodation and social housing.

- Increase the proportion of housing in designated locations in established urban areas (including under-utilised urban land) and reduce the share of new dwellings in greenfield, fringe and dispersed development areas.
- Encourage higher density housing development on sites that are well located in relation to jobs, services and public transport.
- Identify opportunities for increased residential densities to help consolidate urban areas. Facilitate diverse housing that offers choice and meets changing household needs by widening housing diversity through a mix of housing types.
- Encourage the development of well-designed housing that:
 - Provides a high level of internal and external amenity.
 - Incorporates universal design and adaptable internal dwelling design.
- Support opportunities for a range of income groups to choose housing in well-serviced locations.
- Plan for growth areas to provide for a mix of housing types through a variety of lot sizes, including higher housing densities in and around activity centres.

Clause 16.01-4S Housing affordability.

Objective:

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

Strategies:

Improve housing affordability by:

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

Increase the supply of well-located affordable housing by:

- Facilitating a mix of private, affordable and social housing in suburbs, activity centres and urban renewal precincts.
- Ensuring the redevelopment and renewal of public housing stock better meets community needs.
- Facilitate the delivery of social housing by identifying surplus government land suitable for housing.

7. LOCAL PLANNING POLICY FRAMEWORK

Clause 21.02 Key Issues and Strategic Vision

The key issues facing Cardinia can be grouped into five strategic themes:

The provision of diverse housing types and lot sizes to meet the needs of a changing community.

Settlement and housing

The management of rapid urban growth to meet the social and physical needs of a diverse community. The management of urban development and its impacts on surrounding rural areas and areas of landscape, environmental and heritage significance.

The provision of diverse housing types and lot sizes to meet the needs of a changing community.

Built environment

The protection and enhancement of local neighbourhood character.

The retention and maintenance of heritage places for the benefit of present and future generations.

The protection of Cardinia's diverse local areas, townships and villages from inappropriate use and development.

Clause 21.02-3 - Cardinia Municipal Strategic Statement

The Municipal Strategic Statement (MSS) is based on the Cardinia C21 Strategy, which is the main reference document of the Local Planning Policy Framework of this planning scheme.

Only those aspects of the strategy relevant to land use, subdivision and development planning policy have been included in this MSS, but the responsible authority will have regard to all of the strategy in its decision-making.

The conceptual model for Cardinia MSS examines the municipality using two discrete, but related, analytical approaches:

A thematic approach, based on the development of strategic responses to key economic, social and environmental development and land use planning issues, comprising the following five themes (refer to Clauses 21.03-21.07):

- Settlement and housing.
- Environment.

- Economic development.
- Transport.
- Built environment.

A local area approach, based on the analysis of the following 17 local areas derived from those identified in the Cardinia C21 Strategy (refer to Clauses 21.08-21.25). The Berwick Northern Area (including part of Beaconsfield) is applicable to the subject site.

21.08 Local Areas – Western Port Region

21.08-1 Lang Lang

Local area implementation

- Ensure that any proposed use or development within or around the Lang Lang township is generally consistent with the *Lang Lang Township Strategy, July 2009*, including the Lang Lang Framework Plan (Figure 1).

Residential development

- Protect and enhance the ‘rural character’ of the Lang Lang Township. Locate multi unit development within vicinity of the town centre.
- Maintain a sense of spaciousness between residential allotments.
- Ensure protection and conservation of native vegetation including street trees and roadside vegetation and encourage the inclusion of native vegetation and garden in new development.
- Consider as appropriate the Precinct Character Guidelines set out in the *Lang Lang Township Strategy, July 2009* to residential development within the Lang Lang township.
- Ensure that land within the Lang Lang urban growth boundary is released for development in a staged/controlled manner.
- Avoid cul-de-sacs in residential subdivisions, and if used, they should be connected through to another street by a wide reserve and path for safe pedestrian and bicycle access.

Economic development

- Consolidate commercial and retail uses along Westernport Road between McDonalds Track and the closed South Gippsland Railway Line, as reflected in the *Lang Lang Town Centre Urban Design Framework 2008* and as set out in the *Lang Lang Township Strategy, July 2009*.
- Establish tourist accommodation facilities within and around the Lang Lang township, including bed and breakfasts, farm stays, guest houses or a caravan park.

Community development

- Encourage the establishment of health care and service providers in Lang Lang, including a general practitioner service, in appropriate locations.

Traffic and transport

- Limit direct vehicle access from private land holdings to the proposed Lang Lang sand truck bypass.
- Require improvements in the connectivity of pedestrian and vehicular networks within the township as part of new subdivisions and developments.
- Establish local road connections between properties as set out in the Lang Lang Framework Plan (Figure 1).
- Encourage an interconnected street network with links between the town centre and surrounding areas, providing good accessibility and streetscape detailing to make walking and cycling pleasant, efficient and safe.
- Maintain generous street, footpath and easement widths in new developments.

Open space

- Provide open space to meet the active and passive recreational needs of the community.
- Secure the ongoing use of Dick Jones Park for open space.
- Maintain, upgrade and provide areas for equestrian activities (including a safe and interconnected network of equestrian trails) in and around Lang Lang.
- Support the construction of a multi-use path along the South Gippsland Railway line to create a linkage between the Lang Lang and Koo Wee Rup townships.
- Establish a rail trail along the disused section of the South Gippsland Railway Line.

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Urban design

- Encourage urban design which creates a strong character and identity for the area, provides for a functional built environment and promotes community and personal safety.
- Encourage urban design that reinforces the character of the town, through sympathetic building design and standard design elements which are in keeping with the rural atmosphere of the town.
- Create a consolidated and active town centre through the development of existing vacant lots and residential lots in the main street between McDonald's Track and South Gippsland Railway Reserve.
- Support the rezoning of land known as 140 Westernport Road and 150 McDonalds Track, Lang Lang to Mixed Used Zone.

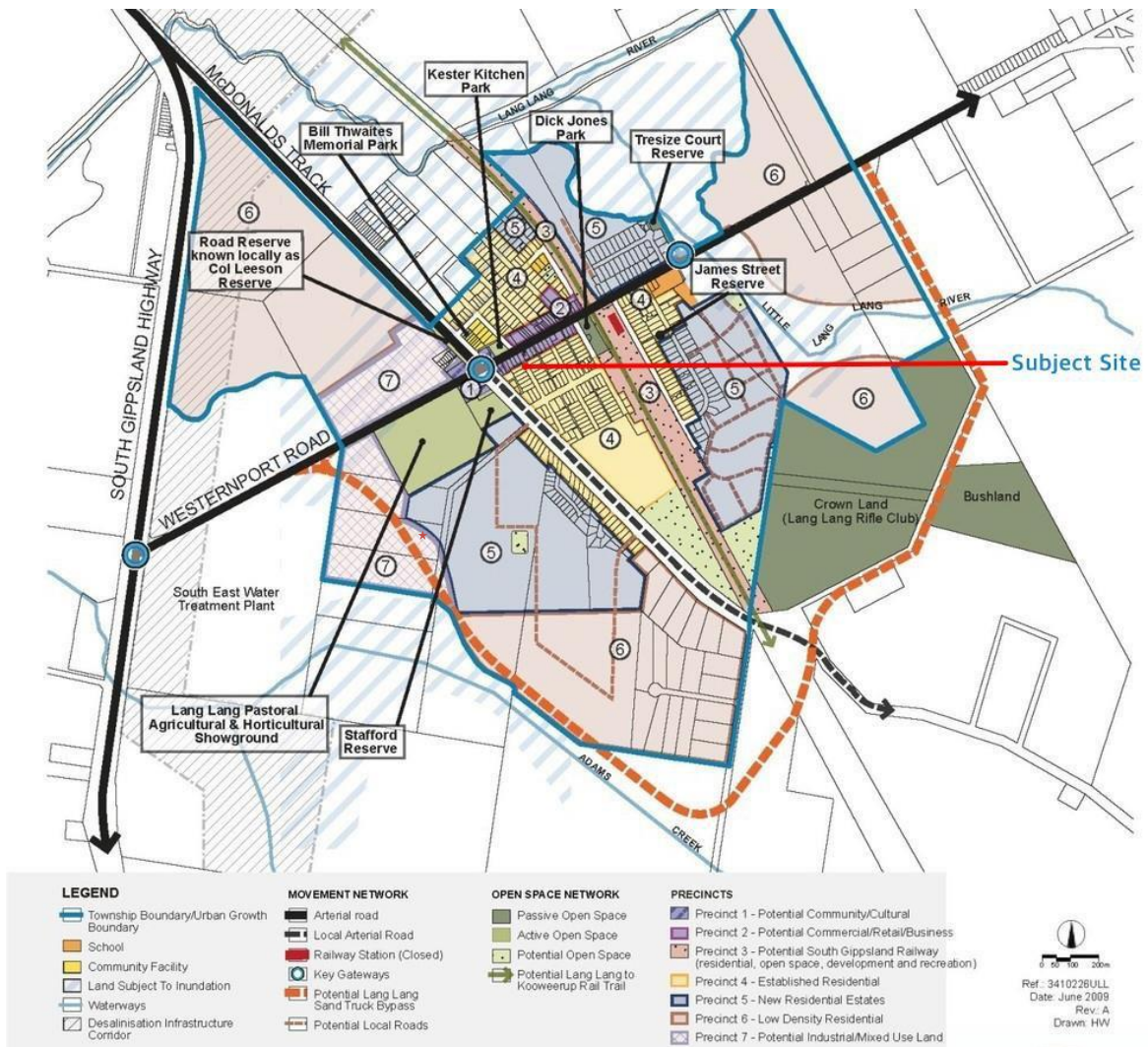


Image 4 - Lang Lang Framework Plan

Response –

A response to the above clause policy is provided below. It is submitted that the application supports the local and state planning policies for the following reasons –

- The development utilises landscaping and streetscape improvements to create attractive view lines and vistas to the dwellings.
- The proposed dwellings are in accord with the current and future use and development within the Lang Lang Framework Plan.
- It is submitted that the proposal will provide infill development within an established residential precinct and on lot which adjoins the central business district.
- The proposal makes use of the subject site to provide additional accommodation opportunities within the municipal of Cardinia which is demanding growth opportunities.
- The application supports the above policies by offering increased housing opportunities.
- The proposed dwellings are similar to emerging density in the area and will not cause any detrimental impact on neighbouring properties due to its design and compliance with policy requirements.
- The proposed development will ensure the interface between the private and public realm along Oldbury Street through appropriate treatment of the interface.
- The proposal responds to the existing and emerging neighbourhood character through dual occupancy development, which is not considered over development of the site, given the size of the site.
- The proposed development increases the supply of housing opportunities in an area which to some extent is considered underutilised. The proposed development will increase housing yield in the area.
- The site is well located in close proximity to services and public transport.
- The development will be connected to all basic reticulated services.

LANG LANG TOWNSHIP STRATEGY 2009

The Lang Lang Township Strategy 2009 was adopted by Council in July 2009 and provides a strategic policy framework for the future development of the township.

Lang Lang has been identified as being a large rural township, with the potential for future growth. Strategic directions relevant to Lang Lang to achieve the objective for townships in the MSS are:

- maintain the scenic quality of the town and surrounding landscape by avoiding the scattering of township development into nearby landscapes. An underlying principal of large townships should be to consolidate development to create visual and physical links to existing developments and community facilities
- provide sewerage treatment and stormwater management systems to minimise the impact of existing township development on the environment and to enable developments to occur in townships in accordance with overall strategy plans
- encourage the retention and development of commercial and community services.

The key Strategic Objectives for the Lang Lang Township (as relevant) is to achieve the desired vision are to:

- provide for the growth of the town
- facilitate developments and subdivisions, recognising the importance of the township character and opportunities

The future development of the Lang Lang Township is shown in the Lang Lang Framework Plan (below). The Framework Plan sets out the general pattern for the use and development of land in the township. The purpose of this plan is to provide a strategy for guiding re-development opportunities, encouraging a better mix of retail uses, creating a sense of place and preserving the existing assets.



Lang Land Framework Plan – Precinct 4 Established Residential.

The subject site has been identified in Precinct 4 (Established Residential).

The Precinct Character Guidelines are set in Table 9 of the Strategy Plan.

The guidelines acknowledges that the sense of spaciousness within this established residential area will be maintained and further enhanced, particularly through the retention and further development of wide nature strips and roads, and a significant canopy of street trees. There will continue to be a significant proportion of large lot sizes to strengthen the rural feel and ambience of the area. There will be some unit development near the town centre provided.

This table also provides Character Guidelines for future developments.

A response to the guidelines are provided below –

<i>Character Guidelines</i>	<i>Comments</i>
Maintain 70% of the lots with sizes over 700 sqm	Complies – more than 70% of the lots identified in the Strategy remains in excess of 700qm.
Encourage a diversity of development styles	Complies – refer to attached development design plans
Locate unit development within vicinity of the town centre	Complies - the site adjoins central business district of the Township of Lang Lang
Unit development to avoid repetition and uniform siting and design of dwellings	Complies – refer to attached development design plans
Maintain continuity of building rhythm along streets with appropriate building frontages	Complies – refer to attached development design plans. The proposed Unit 1 complies with the ResCode setback requirements.
Ensure protection and conservation of native vegetation including street trees and roadside vegetation	Complies - no native vegetation will be impacted by the proposed development
Encourage the inclusion of native vegetation and garden space for private and commercial development	A landscaping plan can be provided as part of the permit conditions which will include native vegetation and typical garden plantings.
Maintain a high level of quality in the design and construction of new buildings as well as a continuity with the character of the areas existing built form	Complies – refer to attached development design plans. The proposed development provides opportunities for both single and double storey development.
Ensure building height respects the existing character of the surrounding area	Complies – the proposed building height is similar to the existing development on surrounding allotments being a mixture of single and double storey buildings.
Encourage an interconnected street network with links between the town centre and surrounding areas, providing good accessibility and streetscape detailing to make walking and cycling pleasant, efficient and safe	No new road network is proposed as part of this application. The access to Unit 2 is from the Road Reserve to the north which has also been identified for vehicular and pedestrian access purposes.

Maintain generous street, footpath and easement widths in new developments	Complies – to meet ResCode requirements.
<p>Maintain a sense of spaciousness between residential allotments through:</p> <ul style="list-style-type: none"> - No front fences or if fenced, low front fences or open wire fences to allow gardens and nature strips to merge - Provide sufficient open space or garden areas - Retaining existing vegetation - Provide new trees and garden spaces 	<p>No front fence is proposed. The frontage of both units provide for large open areas, similar to adjoining properties.</p> <p>No existing vegetation is proposed for removal. Additional landscaping works will be carried out as per the landscaping plans to the satisfaction of the RA.</p>
<p>Maintain sense of spaciousness in unit developments by:</p> <ul style="list-style-type: none"> - Providing a minimum 30% site coverage of the allotment as private open space - Minimum lot width of 18 metres - Retain existing vegetation - Provide new trees and garden spaces - Encourage no front fences to allow gardens and nature strips to merge 	<p>Site coverage is set at 46% which is well above the minimum requirements.</p> <p>The minimum lot width remains at 15.69m. This is complimented by the use of the road reserve for access purposes to Lot 2.</p> <p>As stated above,</p> <ul style="list-style-type: none"> - No existing vegetation is proposed for removal. - Additional landscaping works will be carried out as per the landscaping plans to the satisfaction of the RA. <p>No front fencing proposed.</p>

In addition to the above guidelines, the Strategy at (Figure 10) further highlights the potential for a *'Shared Pedestrian and Vehicular Linkages providing Access to Rear Car Parking'*.

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In response to concerns raised by Council in terms of access to the site, it is submitted that the Strategy specifically supports a potential access (vehicular and pedestrian) from the Road Reserve to the north of the site, as proposed with the application.

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8. ZONE

Clause 32.09 – Neighbourhood Residential Zone

The property is identified within the Cardinia Planning Scheme as being located within the Neighbourhood Residential Zone Schedule 1 (NRZ1). The surrounding land are also zoned as NRZ1.



Image 5 – Land use zone of the site and surrounding areas.

The purpose of NRZ is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To recognise areas of predominantly single and double storey residential development.*
- *To manage and ensure that development respects the identified neighbourhood character, heritage, environmental or landscape characteristics.*
- *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*

In accordance with Clause 32.09 of the Neighbourhood Residential Zone, a permit is required to subdivide land and clause 32.09-7 further states that a permit is required to construct two or more dwellings on a lot.

An application to construct two or more dwellings on a lot must meet the requirements of Clause 55 and to subdivide land must meet the requirements of Clause 56 of the Planning Scheme.

An application to subdivide land into 2 lots must meet all of the objectives and should meet all of the standards specified in Clauses 56.03-5, 56.04-2, 56.04-3, 56.04-5, 56.06-8 to 56.09-2.

Clause 32.08-4 sets minimum Garden Area requirements and lots having an area greater than 650sqm requires 35% of the lot to be set aside for Garden Area.

A copy of the assessment against the standards and objectives of Clauses 55 and 56 relevant to the development and the 2 lot subdivision is attached to this application. Both the proposed lots comfortably exceed the minimum garden area requirements as set out in clause 32.09-4 which is set at 38.5%.

This proposal will provide for further infill development of residentially zoned land that will be connected to all reticulated services available to the site. The proposed development and subdivision will result in a well-designed built form and adequately meets the garden area requirements without compromising the character of the neighbourhood.

Neighbourhood Residential Zone Schedule 1

- No neighbourhood character objectives are contained within Schedule 1 of the zone.
- The schedule does not contain any minimum subdivision size.
- No Clause 54 or 55 requirements are stated within the zone.

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 32.09, in addition to those specified in Clause 32.09 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The pattern of subdivision and its effect on the spacing of buildings.
- For subdivision of land for residential development, the objectives and standards of Clause 56.
- For the construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings, the objectives, standards and decision guidelines of Clause 55.

This has been discussed in the attached Clause 55 and 56 assessments.

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9. OVERLAYS

The site does not have any applicable overlay's and not located within area prone to Bushfire.

10. PARTICULAR PROVISIONS

Clause 53.01 - Public Open Space Contribution.

A person who proposes to subdivide land must make a contribution to the council for public open space in an amount specified in the schedule to this clause (being a percentage of the land intended to be used for residential, industrial or commercial purposes, or a percentage of the site value of such land, or a combination of both). If no amount is specified, a contribution for public open space may still be required under section 18 of the Subdivision Act 1988.

The proposed subdivision will result in two lots and it is not considered that these two lots will have any further opportunities for further potential subdivision.

On this basis, the POS contribution is not considered relevant to this application.

Clause 52.06 - Car Parking

Both the dwellings consist of two 3 bedrooms respectively. In accordance with the provisions of clause 52.06-5, each dwelling is required to provide two car parking spaces.

Car parking areas are provided in form of double garage for each dwelling. It is therefore submitted that the car parking requirements of Clause 52.06 is satisfactorily met.

Clause 55 – ResCode Assessment for development of two or more dwellings.

A detailed assessment against Clause 55 provisions is attached to this application.

Clause 56 – ResCode Assessment for a two lot subdivision

A detailed assessment against Clause 56 provisions is attached to this application.

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11. CONCLUSION

The proposal is considered to be consistent with the relevant provisions of the planning policies and all other relevant provisions of the Cardinia Planning Scheme. The medium density nature of the proposal will allow for more residents to be catered for and will contribute to a diversity of dwellings, housing affordability and a range of housing options for future residents.

The site has access to all required basic services which has been formally confirmed with all relevant servicing authorities.

As such, it is requested that Council supports this application and issues a permit with appropriate conditions.

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CLAUSE 55 RESCODE ASSESSMENT

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Clause 55 specifies **objectives** that must be met. The objectives describe the desired outcome to be achieved by a development proposal. A development must meet all of the objectives of the clause before a permit can be issued.

Each objective contains a relevant **standard**. A standard contains the preferred requirements or measures to meet the objective. However, if the particular features of your site or the neighbourhood mean that application of the standard would not meet the objective, an alternative design solution that meets the objective is required. Remember, meeting the standard does not automatically mean that the objective has been met.

Objective	Standard	Response
<p>Clause 55.02-1 Neighbourhood character objectives</p> <p>To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character.</p> <p>To ensure that the design responds to the features of the site and the surrounding area.</p>	<p>Standard B1</p> <p>The design response must be appropriate to the neighbourhood and the site.</p> <p>The proposed design must respect the existing or preferred neighbourhood character and respond to the features of the site.</p>	<p>The development proposes one single storey and one double storey dwelling. The proposed development is respectful to the existing neighbourhood character.</p> <p>The design of the proposed dwellings fits in and provides for a mixture of dwelling types for future residents and blends in within the area while being supported by its convenient access to Oldbury Street and other neighbourhood services.</p>
<p>Clause 55.02-2 Residential policy objectives</p> <p>To ensure that residential development is provided in accordance with any policy for housing in the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal</p>	<p>Standard B2</p> <p>An application must be accompanied by a written statement to the satisfaction of the responsible authority that describes how the development is consistent with any relevant policy for housing in the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.</p>	<p>The proposal is consistent with the Planning Policy Framework and the Municipal Strategic Statement (MSS).</p> <p>A detailed assessment is also provided with the attached Town Planning report.</p>

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<p>Strategic Statement and local planning policies.</p> <p>To support medium densities in areas where development can take advantage of public transport and community infrastructure and services.</p>		
<p>Clause 55.02-3 Dwelling diversity objective</p> <p>To encourage a range of dwelling sizes and types in developments of ten or more dwellings.</p>	<p>Standard B3</p> <p>Developments of ten or more dwellings should provide a range of dwelling sizes and types, including:</p> <ul style="list-style-type: none"> ▪ Dwellings with a different number of bedrooms. ▪ At least one dwelling that contains a kitchen, bath or shower, and a toilet and wash basin at ground floor level. 	<p>This clause is not considered applicable.</p>
<p>Clause 55.02-4 Infrastructure objectives</p> <p>To ensure development is provided with appropriate utility services and infrastructure.</p> <p>To ensure development does not unreasonably overload the capacity of utility services and infrastructure.</p>	<p>Standard B4</p> <p>Development should be connected to reticulated services, including reticulated sewerage, drainage, electricity and gas, if available.</p> <p>Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads.</p> <p>In areas where utility services or infrastructure have little or no spare capacity, developments should provide for the upgrading of or mitigation of the impact on services or infrastructure.</p>	<p>The development will be connected to reticulated services including stormwater, gas, electricity, sewerage and telecommunications.</p> <p>Building Permit process will also ensure connection to these services prior to Occupancy Certificate being issued.</p>
<p>Clause 55.02-5 Integration with the street objectives</p> <p>To integrate the layout of development with the street.</p>	<p>Standard B5</p> <p>Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility.</p> <p>Development should be oriented to front existing and proposed streets.</p> <p>High fencing in front of dwellings should be avoided if practicable.</p> <p>Development next to existing public open space should be laid out to</p>	<p>Dwelling one is designed to directly front Oldbury Street, while dwelling 2 will be discreetly located at the rear. The arrangement of the dwellings will allow for pedestrian and vehicular access as well as shown on plans.</p> <p>No front fences are proposed as part of this</p>

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	complement the open space.	application. There are no existing public open spaces adjoining the site.
<p>Clause 55.03-1 Street setback objective</p> <p>To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.</p>	<p>Standard B6</p> <p>Walls of buildings should be set back from streets the distance specified in Table B1.</p> <p>Porches, pergolas and verandahs that are less than 3.6 metres high and eaves may encroach not more than 2.5 metres into the setbacks of this standard.</p>	<p>The development proposes a front wall setback of 6.75 metres from Oldbury Street. This is in accordance with the requirements of the standard as the site is on a corner while the abutting lot on the same street has a front setback of 6.75 metres.</p> <p>A front portico with a height of less than 3.6m is proposed which will have a setback of 6.35m. This is an allowable encroachment as it encroaches less than 2.5m into the standard.</p>
<p>Clause 55.03-2 Building height objectives</p> <p>To ensure that the height of buildings respects the existing or preferred neighbourhood character.</p>	<p>Standard B7</p> <p>The maximum building height should not exceed the maximum height specified in the zone, schedule to the zone or an overlay that applies to the land.</p> <p>If no maximum height is specified in the zone, schedule to the zone or an overlay, the maximum building height should not exceed 9 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height should not exceed 10 metres.</p> <p>Changes of building height between existing buildings and new buildings should be graduated.</p>	<p>The proposed dwellings have a maximum building height less than the allowable 9 metres with two storey design that also accords with the maximum height requirements under the Neighbourhood Residential Zone.</p>
<p>Clause 55.03-3 Site coverage objective</p> <p>To encourage development that respects the landscape character of the</p>	<p>Standard B8</p> <p>The site area covered by buildings should not exceed 60 per cent.</p>	<p>The site coverage is set at 46.3% which is well less than the allowable 60%</p>

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<p>neighbourhood.</p> <p>To encourage the retention of significant trees on the site.</p>		
<p>Clause 55.03-4 Permeability objectives</p> <p>To reduce the impact of increased stormwater run-off on the drainage system.</p> <p>To facilitate on-site stormwater infiltration</p> <p>.</p>	<p>Standard B9</p> <p>At least 20 per cent of the site should not be covered by impervious surfaces.</p>	<p>The proposed development achieves the permeable area at 40.1%.</p>
<p>Clause 55.03-5 Energy efficiency objectives</p> <p>To achieve and protect energy efficient dwellings and residential buildings.</p> <p>To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.</p>	<p>Standard B10</p> <p>Buildings should be:</p> <ul style="list-style-type: none"> ▪ Oriented to make appropriate use of solar energy. ▪ Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced. <p>Living areas and private open space should be located on the north side of the development, if practicable.</p> <p>Developments should be designed so that solar access to north-facing windows is maximised.</p>	<p>All habitable rooms are provided with natural lighting.</p> <p>The development proposes east to west oriented building layout which maximize the opportunity of receiving warm winter sunlight. The proposed building layout minimizes the impact of hot summer sunlight.</p> <p>Dwelling 1's living area and private open space has been designed to be north facing, however it was not practicable for dwelling 2 due to the access and car parking requirement and site orientation. However the design layout still benefits largely from the morning sunlight.</p>
<p>Clause 55.03-6 Open space objective</p> <p>To integrate the layout of development with any public and communal open space</p>	<p>Standard B11</p> <p>If any public or communal open space is provided on site, it should:</p> <ul style="list-style-type: none"> ▪ Be substantially fronted by dwellings, where appropriate. ▪ Provide outlook for as many dwellings as practicable. 	<p>No public open space adjoins the site.</p> <p>No common property is required.</p>

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<p>provided in or adjacent to the development.</p>	<ul style="list-style-type: none"> ▪ Be designed to protect any natural features on the site. ▪ Be accessible and useable. 	
<p>Clause 55.03-7 Safety objective</p> <p>To ensure the layout of development provides for the safety and security of residents and property.</p>	<p>Standard B12</p> <p>Entrances to dwellings and residential buildings should not be obscured or isolated from the street and internal accessways.</p> <p>Planting which creates unsafe spaces along streets and accessways should be avoided.</p> <p>Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways.</p> <p>Private spaces within developments should be protected from inappropriate use as public thoroughfares.</p>	<p>Entrance to the proposed dwellings is highly visible from the adjoining street.</p> <p>Future landscaping works will ensure access ways are not obstructed.</p> <p>Adequate domestic standard lighting will be provided for proposed car parking areas and accessways.</p> <p>Dwelling one will provide opportunity for passive surveillance to Oldbury Street and the Road Reserve accessway. Passive surveillance will be achieved via the ground and upper floor.</p> <p>The new fencing along the side and rear boundary will prevent private open space from being used as a public thoroughfare.</p>
<p>Clause 55.03-8 Landscaping objectives</p> <p>To encourage development that respects the landscape character of the neighbourhood.</p> <p>To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance.</p> <p>To provide appropriate landscaping.</p> <p>To encourage the retention of mature vegetation on the site.</p>	<p>Standard B13</p> <p>The landscape layout and design should:</p> <ul style="list-style-type: none"> ▪ Protect any predominant landscape features of the neighbourhood. ▪ Take into account the soil type and drainage patterns of the site. ▪ Allow for intended vegetation growth and structural protection of buildings. ▪ In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals. ▪ Provide a safe, attractive and functional environment for residents. <p>Development should provide for the retention or planting of trees, where these are part of the character of the neighbourhood.</p> <p>Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being</p>	<p>Landscaping works proposed includes a combination of lawn areas, garden beds, and shrubs to blend in with the character of the area.</p>

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	<p>made.</p> <p>The landscape design should specify landscape themes, vegetation (location and species), paving and lighting.</p>	
<p>Clause 55.03-9 Access objectives</p> <p>To ensure vehicle access to and from a development is safe, manageable and convenient.</p> <p>To ensure the number and design of vehicle crossovers respects the neighbourhood character.</p>	<p>Standard B14</p> <p>Accessways should:</p> <ul style="list-style-type: none"> ▪ Be designed to allow convenient, safe and ▪ Be designed to ensure vehicles can exit a development in a forwards direction if the access way serves five or more car spaces, three or more dwellings, or connects to a road in a Road Zone. ▪ Be at least 3 metres wide. ▪ Have an internal radius of at least 4 metres at changes of direction. ▪ Provide a passing area at the entrance that is at least 5 metres wide and 7 metres long if the access way serves ten or more spaces and connects to a road in a Road Zone. <p>The width of accessways or car spaces should not exceed:</p> <ul style="list-style-type: none"> ▪ 33 per cent of the street frontage, or ▪ if the width of the street frontage is less than 20 metres, 40 per cent of the street frontage. <p>No more than one single-width crossover should be provided for each dwelling fronting a street.</p> <p>The location of crossovers should maximise the retention of on-street car parking spaces.</p> <p>The number of access points to a road in a Road Zone should be minimised.</p> <p>Developments must provide for access for service, emergency and delivery vehicles.</p>	<p>The crossover and the driveway are designed with 3 metres width to allow convenient, safe and efficient vehicle movements and connections within the development and to the street network.</p> <p>The existing crossover will continue to service Dwelling 1 while Dwelling 2 will take advantage of the Road Reserve adjoining the site.</p> <p>Vehicles from Dwelling 2 will have opportunity to manoeuvre and exit the development in a forward direction, while vehicles from Dwelling 1 will reverse out which is permissible.</p>

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<p>Clause 55.03-10</p> <p>Parking location objectives</p> <p>To provide convenient parking for resident and visitor vehicles.</p> <p>To avoid parking and traffic difficulties in the development and the neighbourhood.</p> <p>To protect residents from vehicular noise within developments.</p>	<p>Standard B15</p> <p>Car parking facilities should:</p> <ul style="list-style-type: none"> ▪ Be reasonably close and convenient to dwellings and residential buildings. ▪ Be secure. ▪ Be designed to allow safe and efficient movements within the development. ▪ Be well ventilated if enclosed. <p>Large parking areas should be broken up with trees, buildings or different surface treatments.</p> <p>Shared accessways or car parks of other dwellings and residential buildings should be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced to 1 metre where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the accessway.</p>	<p>Each dwelling is provided with its own car parking space in accordance with the clause provisions.</p> <p>Double garages appropriately dimensioned to accommodate two cars for each dwelling have been provided.</p>
<p>Clause 55.04-1</p> <p>Side and rear setbacks objective</p> <p>To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.</p>	<p>Standard B17</p> <p>A new building not on or within 200mm of a boundary should be set back from side or rear boundaries:</p> <ul style="list-style-type: none"> ▪ At least the distance specified in a schedule to the zone, or ▪ If no distance is specified in a schedule to the zone, 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. <p>Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the setbacks of this standard.</p> <p>Landings having an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard.</p>	<p>Each dwelling has been appropriately setback from the side and rear boundary in accordance with the standard. This has also been demonstrated on plans sheet – TP05 and TP07.</p>

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<p>Clause 55.04-2 Walls on boundaries objective</p> <p>To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.</p>	<p>Standard B18</p> <p>A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of lot should not abut the boundary:</p> <ul style="list-style-type: none"> ▪ For a length of more than the distance specified in a schedule to the zone; or ▪ If no distance is specified in a schedule to the zone, for a length of more than: <ul style="list-style-type: none"> ○ 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or ○ Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports, whichever is the greater. <p>A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property boundary.</p> <p>A building on a boundary includes a building set back up to 200mm from a boundary.</p>	<p>The garage wall of dwelling 1 and 2 is located along the side boundary. Dwelling 1 complies with the standard as the garage wall is less than 10m in length while having an average height less than 3.2m.</p> <p>Dwelling 2 does not conform with the standard as the average wall height is 3.35m. However, a variation is considered reasonable as a 0.15m difference is unlikely to cause material detriment to surrounding landowners and occupiers.</p>
<p>Clause 55.04-3 Daylight to windows objective</p> <p>To allow adequate daylight into existing habitable room windows.</p>	<p>Standard B19</p> <p>Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot.</p> <p>Walls or carports more than 3 metres in height opposite an existing habitable room window should be set back from the window at least 50</p>	<p>The proposed development is reasonably setback from dwellings on the abutting lots and will provide an appropriate light court to existing dwellings.</p>

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	<p>per cent of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window.</p> <p>Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.</p>	
<p>Clause 55.04-4 North facing windows objective To allow adequate solar access to existing north-facing habitable room windows.</p>	<p>Standard B20 If a north-facing habitable room window of an existing dwelling is within 3 metres of a boundary on an abutting lot, a building should be setback from the boundary 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres, for a distance of 3 metres from the edge of each side of the window. A north-facing window is a window with an axis perpendicular to its surface oriented north 20 degrees west to north 30 degrees east.</p>	<p>The abutting lot at 3 Oldbury Street has north-facing habitable room windows within 3 meters of the development. However, given that the developments height within 3m does not exceed 3.6m, the abutting dwellings 1.68m setback from its northern boundary confirms meet to the standard.</p>
<p>Clause 55.04-5 Overshadowing open space objective To ensure buildings do not significantly overshadow existing secluded private open space.</p>	<p>Standard B21 Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent, or 40 square metres with minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9 am and 3 pm on 22 September.</p> <p>If existing sunlight to the secluded private open space of an existing dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced.</p>	<p>It is not expected that sunlight to any abutting secluded private open space will be unreasonably reduced as demonstrated by the submitted shadow diagrams. Some overshadow may occur, however this will for a limited period of time.</p>
<p>Clause 55.04-6 Overlooking objective To limit views into existing secluded private</p>	<p>Standard B22 A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private</p>	<p>There is a new 1.8 metre paling fence along the side and rear boundaries to limit overlooking from the ground floor of the proposed dwellings. Dwelling 2's</p>

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open space and habitable room windows.	<p>open space of an existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views should be measured within a 45 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level.</p> <p>A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window of existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio should be either:</p> <ul style="list-style-type: none"> ▪ Offset a minimum of 1.5 metres from the edge of one window to the edge of the other. ▪ Have sill heights of at least 1.7 metres above floor level. ▪ Have fixed, obscure glazing in any part of the window below 1.7 metre above floor level. ▪ Have permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent. <p>Obscure glazing in any part of the window below 1.7 metres above floor level may be openable provided that there are no direct views as specified in this standard.</p> <p>Screens used to obscure a view should be:</p> <ul style="list-style-type: none"> ▪ Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels. ▪ Permanent, fixed and durable. ▪ Designed and coloured to blend in with the development. <p>This standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8 metres high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary.</p>	first floor habitable room windows have been orientated so that it either faces within the development or contain obscure glazing.
Clause 55.04-7	Standard B23	No internal overlooking will be caused due to the proposed fence separating the SPOS of the

Development of two dwellings on a lot and 2 lot subdivision at 1 Oldbury Street, Lang Lang.

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<p>Internal views objective</p> <p>To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.</p>	<p>Windows and balconies should be designed to prevent overlooking of more than 50 per cent of the secluded private open space of a lower-level dwelling or residential building directly below and within the same development.</p>	<p>dwellings.</p>
<p>Clause 55.04-8</p> <p>Noise impacts objective</p> <p>To contain noise sources in developments that may affect existing dwellings.</p> <p>To protect residents from external noise.</p>	<p>Standard B24</p> <p>Noise sources, such as mechanical plant, should not be located near bedrooms of immediately adjacent existing dwellings.</p> <p>Noise sensitive rooms and secluded private open spaces of new dwellings and residential buildings should take account of noise sources on immediately adjacent properties.</p> <p>Dwellings and residential buildings close to busy roads, railway lines or industry should be designed to limit noise levels in habitable rooms.</p>	<p>No mechanical plants are proposed as part of this application.</p> <p>The proposal is a residential development, any noise will be same as one would expect in a residential area.</p>
<p>Clause 55.05-1</p> <p>Accessibility objective</p> <p>To encourage the consideration of the needs of people with limited mobility in the design of developments.</p>	<p>Standard B25</p> <p>The dwelling entries of the ground floor of dwellings and residential buildings should be accessible or able to be easily made accessible to people with limited mobility.</p>	<p>Building regulations will also ensure that the dwelling complies with disable access requirements. The proposed dwellings are designed to allow access for people with limited mobility.</p>
<p>Clause 55.05-2</p> <p>Dwelling entry objective</p> <p>To provide each dwelling or residential building with its own sense of identity.</p>	<p>Standard B26</p> <p>Entries to dwellings and residential buildings should:</p> <ul style="list-style-type: none"> ▪ Be visible and easily identifiable from streets and other public areas. ▪ Provide shelter, a sense of personal address and a transitional space around the entry. 	<p>The dwellings accommodate a veranda at the front to highlight entrance of the dwelling from the street.</p>
<p>Clause 55.05-3</p> <p>Daylight to new windows objective</p>	<p>Standard B27</p> <p>A window in a habitable room should be located to face:</p>	<p>All habitable room windows can easily achieve this requirement.</p>

Development of two dwellings on a lot and 2 lot subdivision at 1 Oldbury Street, Lang Lang.

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<p>To allow adequate daylight into new habitable room windows.</p>	<ul style="list-style-type: none"> ▪ An outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, not including land on an abutting lot, or ▪ A verandah provided it is open for at least one third of its perimeter, or ▪ A carport provided it has two or more open sides and is open for at least one third of its perimeter. 	
<p>Clause 55.05-4 Private open space objective To provide adequate private open space for the reasonable recreation and service needs of residents.</p>	<p>Standard B28 A dwelling or residential building should have private open space of an area and dimensions specified in the schedule to the zone. If no area or dimensions are specified in the schedule to the zone, a dwelling or residential building should have private open space consisting of:</p> <ul style="list-style-type: none"> ▪ An area of 40 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 25 square metres, a minimum dimension of 3 metres and convenient access from a living room, or ▪ A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room, or ▪ A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room. 	<p>Each dwelling is provided with north facing SPOS that satisfies the requirements of this objective and standard.</p>
<p>Clause 55.05-5 Solar Access to Open Space To allow solar access into the secluded private open space of new dwellings and residential buildings.</p>	<p>Standard B29 The private open space should be located on the north side of the dwelling or residential building, if appropriate. The southern boundary of secluded private open space should be set back from any wall on the north of the space at least $(2+0.9h)$ metres, where 'h' is the height of the wall.</p>	<p>The location of the POS is on the north and has direct access to sunlight.</p>

Development of two dwellings on a lot and 2 lot subdivision at 1 Oldbury Street, Lang Lang.

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<p>Clause 55.05-6 Storage To provide adequate storage facilities for each dwelling.</p>	<p>Standard B30 Each dwelling should have convenient access to at least 6 cubic metres of externally accessible, secure storage space.</p>	<p>Each dwelling is provided with external storage spaces in accordance with the requirement and shown on plans.</p>
<p>Clause 55.06-1 Design Detail To encourage design detail that respects the existing or preferred neighbourhood character.</p>	<p>Standard B31 The design of buildings, including:</p> <ul style="list-style-type: none"> ▪ Façade articulation and detailing, ▪ Window and door proportions, ▪ Roof form, and ▪ Verandahs, eaves and parapets, <p>should respect the existing or preferred neighbourhood character. Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character.</p>	<p>The development proposes contemporary building form designed to blend in with the character of the area with pitch roof and colorbond material.</p> <p>The proposed dwelling is adequately setback from all boundaries. Porches have been provided at entrances of dwellings to identify entry to the dwellings.</p>
<p>Clause 55.06-2 Front Fences To encourage front fence design that respects the existing or preferred neighbourhood character.</p>	<p>Standard B32 The design of front fences should complement the design of the dwelling or residential building and any front fences on adjoining properties. A front fence within 3 metres of a street should not exceed:</p> <ul style="list-style-type: none"> ▪ Streets in a Road Zone, Category 1: 2 metres. ▪ Other streets: 1.5 metres. 	<p>No new front fencing is proposed.</p>
<p>Clause 55.06-3 Common Property To ensure that communal open space, car parking, access areas and site facilities are</p>	<p>Standard B33 Development should clearly delineate public, communal and private areas. Common property, where provided, should be functional and capable of</p>	<p>No common property is proposed.</p>

Development of two dwellings on a lot and 2 lot subdivision at 1 Oldbury Street, Lang Lang.

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<p>practical, attractive and easily maintained. To avoid future management difficulties in areas of common ownership.</p>	<p>efficient management.</p>	
<p>Clause 55.06-4 Site Services To ensure that site services can be installed and easily maintained. To ensure that site facilities are accessible, adequate and attractive.</p>	<p>Standard B34 The design and layout of dwellings and residential buildings should provide sufficient space (including easements where required) and facilities for services to be installed and maintained efficiently and economically. Bin and recycling enclosures, mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development. Bin and recycling enclosures should be located for convenient access by residents. Mailboxes should be provided and located for convenient access as required by Australia Post.</p>	<p>Mailboxes are provided for each dwelling and are located appropriately. Waste bin are also conveniently located within each dwelling. This has been identified on plans All main services are proposed to be connected to the site.</p>

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CLAUSE 56 ASSESSMENT

Development of two dwellings on a lot and 2 lot subdivision at 1 Oldbury Street, Lang Lang.

CLAUSE 56 (RESCODE)	PLANNING ASSESSMENT
<p>Clause 56.03-5 NEIGHBOURHOOD CHARACTER</p> <p>Objectives</p> <ul style="list-style-type: none"> To design subdivisions that respond to neighbourhood character create urban places with identity and character. 	<p><i>The design and layout of the subdivision is appropriate to the developing character of the area. It will continue to respect the existing neighbourhood character of the area and integrate with the emerging medium density environment. There is no significant vegetation or any other features of the site which will be affected by the proposed development and subdivision.</i></p>
<p>Clause 56.04-2 LOT AREA AND BUILDING ENVELOPES</p> <p>Objectives</p> <ul style="list-style-type: none"> To provide lots with areas and dimensions that enable the appropriate siting and construction of a dwelling, solar access, private open space, vehicle access and parking, water management, easements and the retention of significant vegetation and site features. 	<p><i>Lot 1 will have an area of 395sqm while lot 2 will be 340sqm in size. Plans submitted with the application shows that each dwelling will be comfortably sited, while providing sufficient area, a functional access arrangement, parking and secluded private open space.</i></p> <p><i>A clause 55 assessment has also been provided in support of the development.</i></p>
<p>Clause 56.04-3 SOLAR ORIENTATION OF LOTS</p> <p>Objectives</p> <ul style="list-style-type: none"> To provide good solar orientation of lots and solar access for future dwellings. 	<p><i>Lots are appropriately orientated in east to west arrangement with the POS of dwelling one being located to the north. Due to the access arrangement, dwellings 2's will be situated to the west but will achieve appropriate solar access. The development has sufficient room to maximise energy efficiency and to comply with the POS requirements.</i></p>

<p>Clause 56.04-5 COMMON AREA Objectives</p> <ul style="list-style-type: none"> • To identify common areas and the purpose for which the area is commonly held. • To ensure the provision of common area is appropriate and that necessary management arrangements are in place. • To maintain direct public access throughout the neighbourhood street network. 	<p><i>No common property is proposed as each lot will have independent access.</i></p>
<p>Clause 56.06-8 LOT ACCESS Objectives</p> <ul style="list-style-type: none"> • To provide for safe vehicle access between roads and lots. 	<p><i>The driveway of each lot will provide safe vehicular access to the dwellings. Lot 1 will continue to use the existing crossover.</i></p> <p><i>Lot 2 will use the access provided via the gravelled Road Reserve which has also been used by adjoining properties. This arrangement has been confirmed by Council during a pre-assessment meeting.</i></p>
<p>Clause 56.07-1 DRINKING WATER SUPPLY Objectives</p> <ul style="list-style-type: none"> • To reduce the use of drinking water. • To provide an adequate, cost-effective supply of drinking water. 	<p><i>Connection to reticulated water supply will be provided to the satisfaction of the relevant water authority.</i></p>

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<p>Clause 56.07-2</p> <p>REUSED AND RECYCLED WATER</p> <p>Objectives</p> <ul style="list-style-type: none"> To provide for the substitution of drinking water for non-drinking purposes with reused and recycled water. 	<p><i>The use of recycled water is not proposed as part of this application.</i></p> <p><i>However, each dwelling will have opportunity to harvest rain for non-drinking purposes.</i></p>
<p>Clause 56.07-3</p> <p>WASTE WATER MANAGEMENT</p> <p>Objectives</p> <ul style="list-style-type: none"> To provide a waste water system that is adequate for the maintenance of public health and the management of effluent in an environmentally friendly manner. 	<p><i>Connection to reticulated waste water system will be provided to the satisfaction of the relevant sewerage authority.</i></p>
<p>Clause 56.07-4</p> <p>URBAN RUN-OFF MANAGEMENT</p> <p>Objectives</p> <ul style="list-style-type: none"> To minimise damage to properties and inconvenience to residents from urban run-off. To ensure that the street operates adequately during major storm events and provides for public safety. To minimise increases in stormwater run-off and protect the environmental values and physical characteristics of receiving waters from degradation by urban run-off. 	<p><i>Site drainage will be consistent with current best practice design principles and any additional Council requirements.</i></p> <p><i>The stormwater from the proposed development will be connected to a legal point of discharge and it is understood that council will include this as a permit condition.</i></p>

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<p>Clause 56.08-1</p> <p>SITE MANAGEMENT</p> <p>Objectives</p> <ul style="list-style-type: none"> • To protect drainage infrastructure and receiving waters from sedimentation and contamination. • To protect the site and surrounding area from environmental degradation or nuisance prior to and during construction of subdivision works. • To encourage the reuse of materials from the site and recycled materials in the construction of subdivisions where practical. 	<p><i>Appropriate measures will be undertaken during construction works to ensure that the site and surrounding area, including drainage infrastructure and receiving waters, are protected from degradation, sedimentation and contamination to Council's satisfaction. Materials will be reused and recycled where appropriate.</i></p> <p><i>However, given the site conditions and the subdivision being a 2 lot subdivision, it is not expected that major site works will be conducted to facilitate the subdivision.</i></p>
<p>Clause 56.09-1</p> <p>SHARED TRENCHING</p> <p>Objectives</p> <ul style="list-style-type: none"> • To maximise the opportunities for shared trenching. • To minimise constraints on landscaping within street reserves. 	<p><i>Trenching will be shared where possible or as agreed with relevant service authorities.</i></p>
<p>Clause 56.09-2</p> <p>ELECTRICITY, TELECOMMUNICATIONS AND GAS</p> <p>Objectives</p> <ul style="list-style-type: none"> • To provide public utilities to each lot in a timely, efficient and cost effective manner. • To reduce greenhouse gas emissions by supporting generation and use of electricity from renewable sources. 	<p><i>The lots will be connected to electricity, gas and telecommunications services in accordance with the requirements of the relevant service authorities as applicable.</i></p>

1 Oldbury St Lang Lang



Tree 4



Tree 3 on the fence



Tree 2 fruit tree

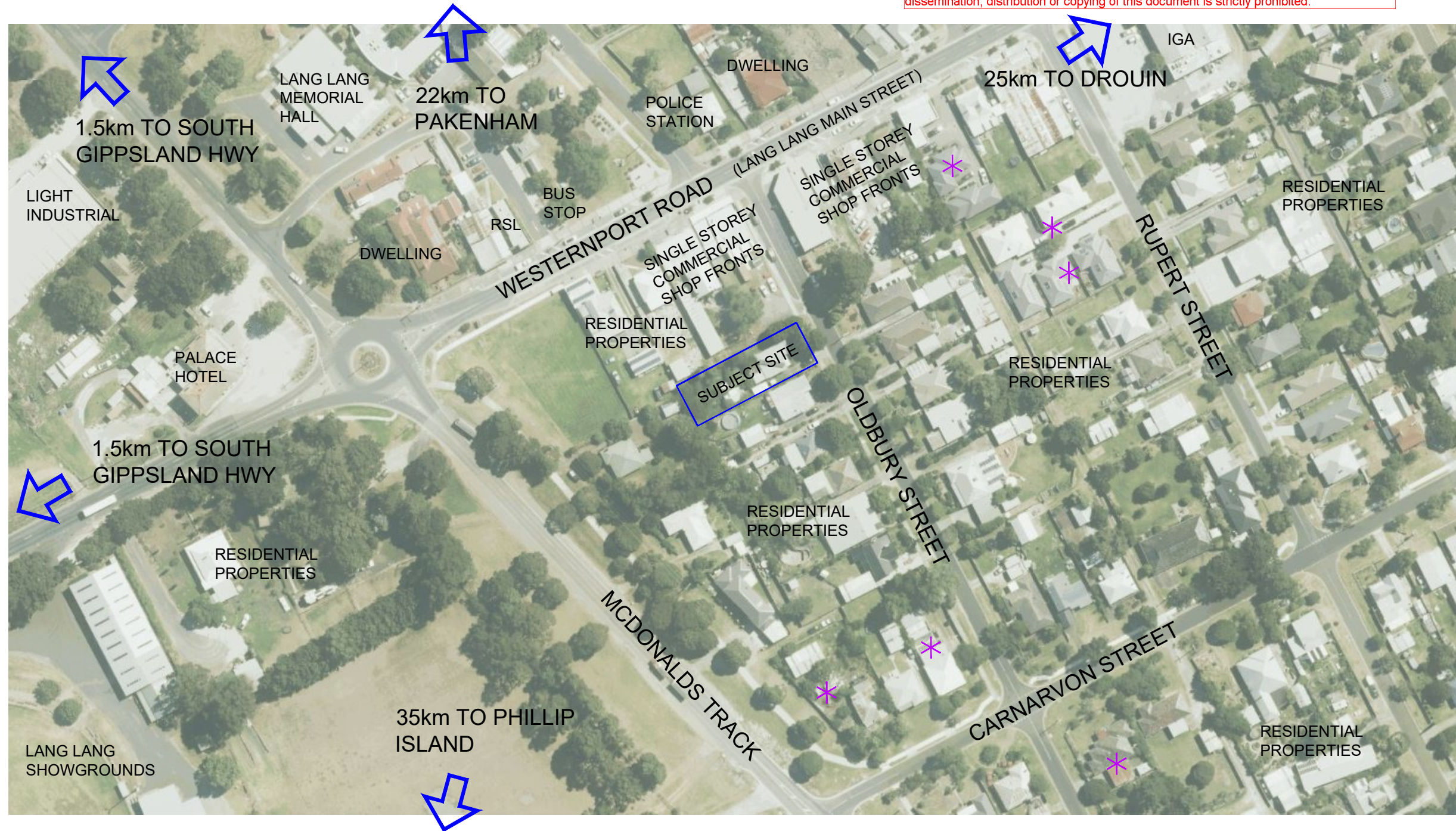


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Tree 2 Oldbury St nature strip – no change to access way

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* MULTI UNIT DEVELOPMENTS

OLDER LARGER BLOCKS OF LAND IN LANG LANG ARE STARTING TO BE REDEVELOPED INTO 2 & 3 UNIT PROJECTS

REV A AS PER COUNCIL RFI DATED 17.07.24



MARK BENNETT
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Project
**Proposed Dual Occupancy
at 1 Oldbury Street
Lang Lang**

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Drawing
**SITE CONTEXT
PLAN**



Scale: NTS at A3	Project Number: 23041
Dwg Date: Jan 2024	Rev. A Drg. No. TP01
Plot Date: 02.09.24	Drawn: MDB

SITE CONTEXT

EXISTING CONDITIONS:

THE SITE IS RECTANGULAR IN SHAPE AND HAS A 15.6m FRONTAGE TO OLDBURY STREET & 46.8 M DEEP.

THE SITE AREA IS APPROX. 735m2.

THERE IS A MINIMAL FALL FROM LEFT TO RIGHT ACROSS THE SUBJECT SITE.

THE EXISTING DWELLING IS A SINGLE STOREY DWELLING WITH FIBRO WALLS & A SKILLION ROOF.

TO THE NORTH OF THE SUBJECT SITE IS A SMALL ROAD WAY THAT PROVIDES ACCESS TO THE REAR OF THE ADJOINING PROPERTIES FRONTING WESTERNPORT ROAD. THESE PROPERTIES ARE SINGLE STOREY COMMERCIAL.

TO THE NORTH OF THE SUBJECT SITE AT THE END OF THE ROAD IS THE REAR YARD OF A RESIDENTIAL PROPERTY. HALF OF THE COMMON BOUNDARY IS SCREENED BY A SHED ON THIS PROPERTY.

TO THE EAST OF THE SUBJECT SITE IS OLDBURY STREET. THE OTHER SIDE OF OLDBURY STREET IS OCCUPIED WITH SINGLE STOREY BRICK VENEER DWELLINGS WITH PITCHED TILED ROOFS.

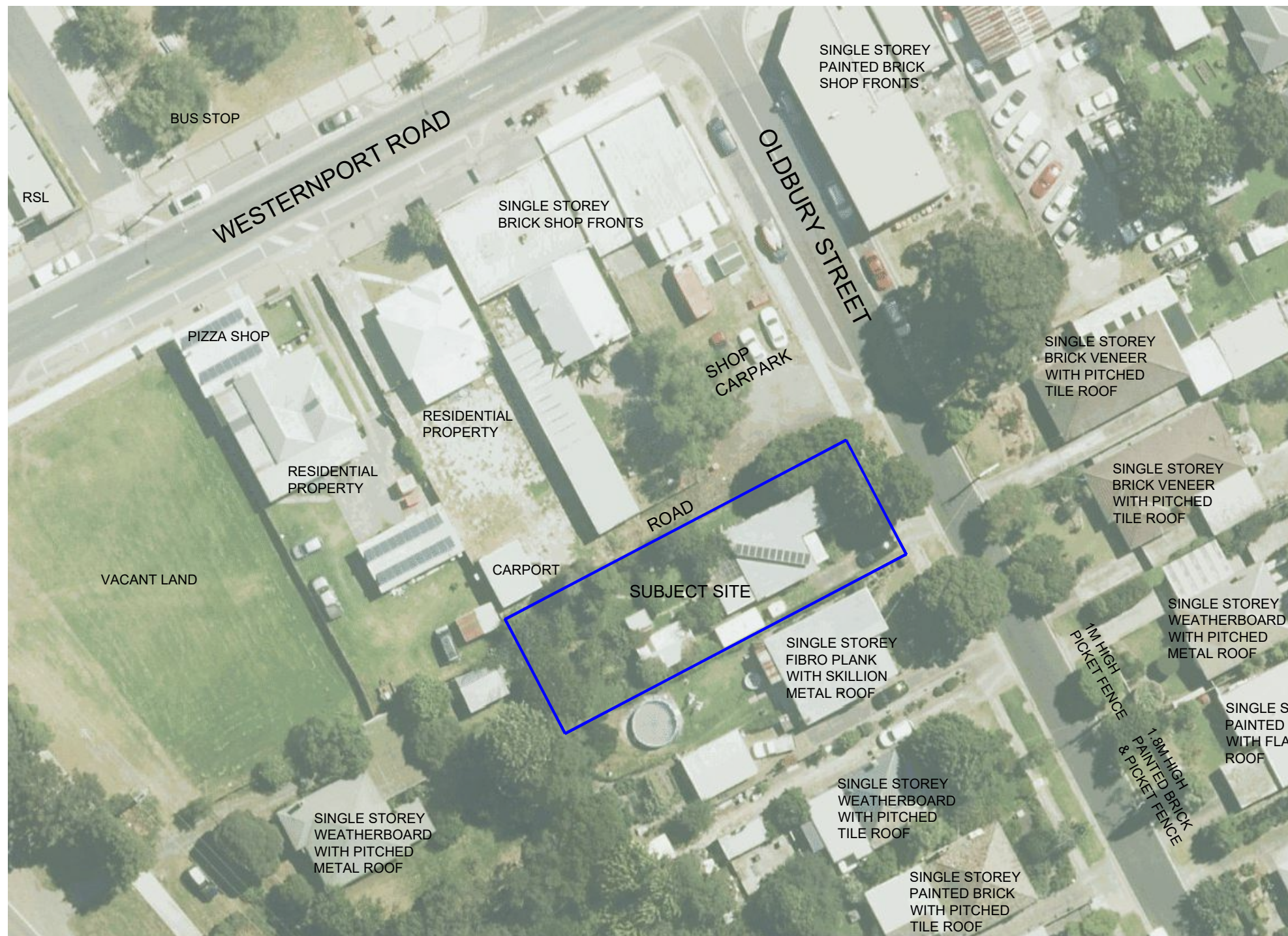
SOUTH OF SUBJECT SITE IS A SINGLE STOREY FIBRO PLANK DWELLING WITH A METAL SKILLION ROOF. IT HAS A LARGE AREA OF SPOS TO THE REAR ADJOINING THE SUBJECT SITE.

TO THE WEST OF THE SUBJECT SITE IS A SINGLE STOREY PROPERTY THAT HAS SHEDS & EXISTING VEGETATION ALONG THE COMMON BOUNDARY.

WESTERPORT ROAD IS THE MAIN STREET OF LANG LANG & MAJORITY OF THE COMMERCIAL ACTIVITIES OF THE TOWN HAPPEN HERE. IT IS 50M TO THE NORTH OF THE SUBJECT SITE.

THE LOCAL GROCERY SHOP IS THE IGS & IS LOCATED 150M TO THE NORTH EAST OF THE SUBJECT SITE.

THERE IS LIMITED OPPORTUNITIES FOR PUBLIC TRANSPORT. THERE IS A BUS STOP 80M TO THE NORTH WEST OF THE SUBJECT SITE.



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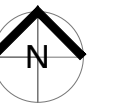


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Project
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 Lang Lang**

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**DESIGN RESPONSE
 PLAN**



Scale: NTS at A3 Project Number: **23041**
 Dwg Date: Jan 2024 Rev. A Drg. No. **TP02**
 Plot Date: 02.09.24 Drawn: MDB

DESIGN RESPONSE

THERE IS A MIX OF EVERY TYPE OF RESIDENTIAL CONSTRUCTION WITHIN A FEW PROPERTIES OF THE SUBJECT SITE.

- PITCHED TILE ROOF
- PITCHED METAL ROOF
- SKILLION METAL ROOF
- FLAT ROOF

- FIBRO PLANK
- TIMBER WEATHERBOARDS
- FACE BRICK
- PAINTED BRICK

COMMERCIAL PROPERTIES TO THE NORTH.

THE DESIGN HAS UTILISED THE ROAD TO THE NORTH TO PROVIDE SEPARATE ACCESS TO UNIT 2

EXTERNAL MATERIALS HAVE BEEN SELECTED TO ENHANCE THE IMMEDIATE NEIGHBOURHOOD. RENDERED HEBEL WILL GIVE A CLEAN & MODERN LOOK WITH TIMBER WEATHERBOARD ACCENTS BORROWED FROM THE NEIGHBOURING BUILDINGS

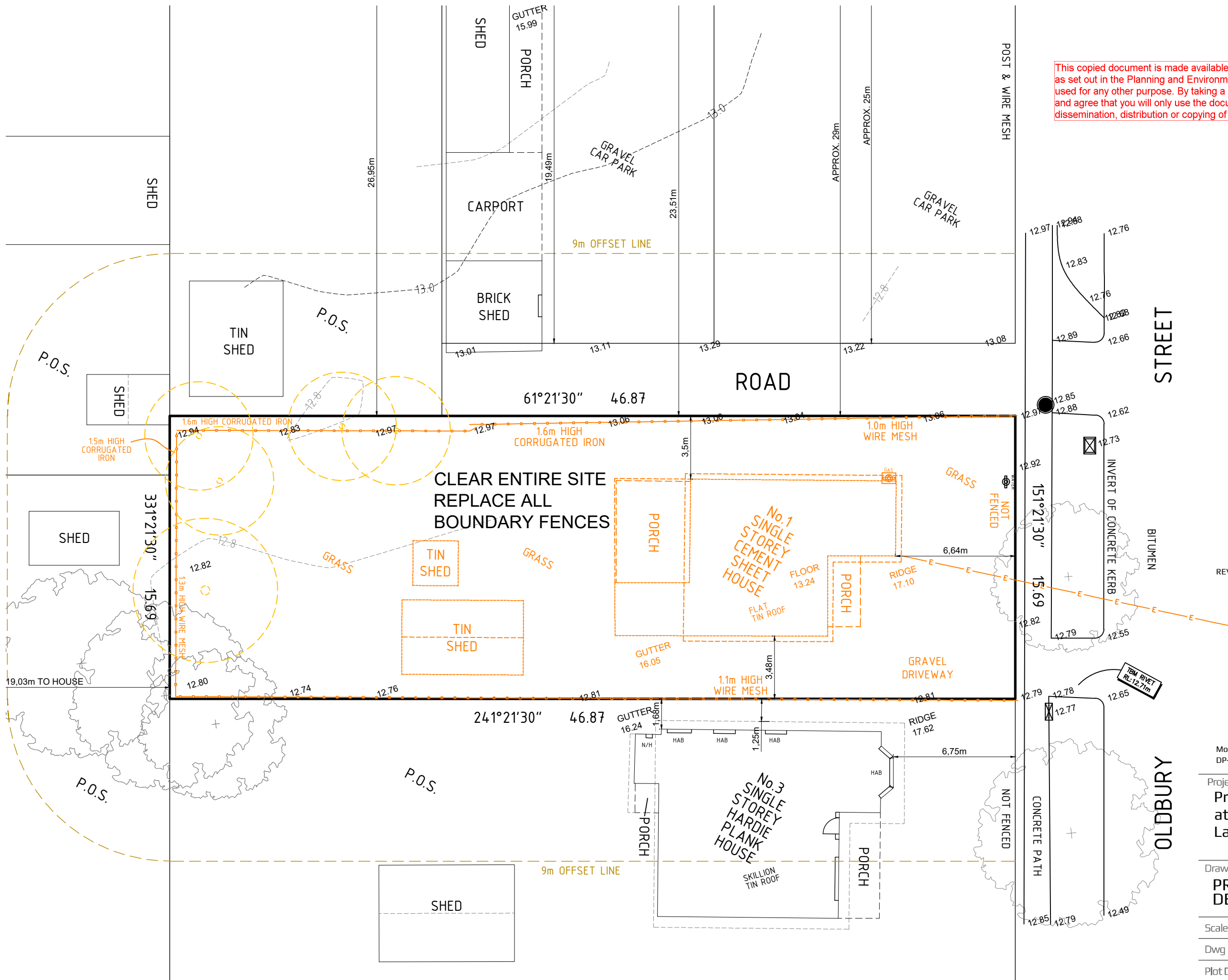
EXTERNAL COLOUR SCHEME PROPOSED HAS BEEN KEPT NEUTRAL & LIGHT

PITCHED METAL ROOFING HAS BEEN PROPOSED TO MATCH EXISTING

NO FRONT FENCE HAS BEEN PROPOSED IN THE DEVELOPMENT

SETBACKS HAVE BEEN CONSIDERED APPROPRIATE TO LIMIT ANY PERCEIVED IMPACT ON NEIGHBOURING PROPERTIES AMENITY & EXISTING VEGETATION

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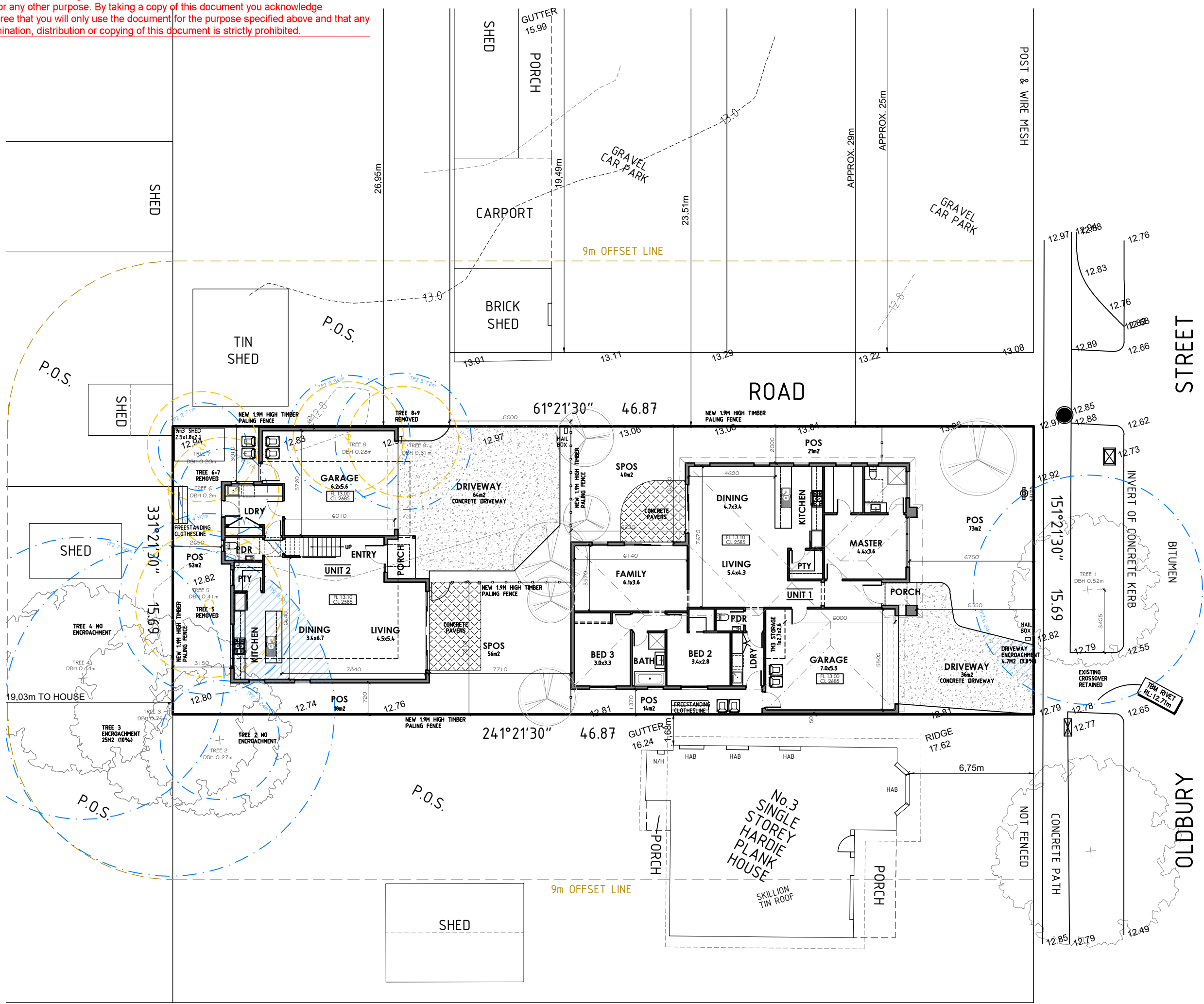
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Drawing
**PROPOSED
DEMO PLAN**



Scale: 1:100 at A3	Project Number: 23041
Dwg Date: Jan 2024	Rev. Drg. No.
Plot Date: 02.09.24	A TP03
Drawn: MDB	

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SITE AREAS		
SITE:	735sqm	
GARDEN AREA:	286sqm	38.9 %
SITE COVERAGE:	340sqm	46.2 %
HARD STAND:	125sqm	17.0 %
PERMEABLE AREA:	285sqm	38.7 %

UNIT 1 AREAS		
GROUND FLOOR:	163.78sqm	
GARAGE:	42.01sqm	
TOTAL:	205.79sqm	(22.155Q)
SITE AREA:	395 sqm	
SPOS:	40 sqm	
TOTAL POS:	148 sqm	

UNIT 2 AREAS		
GROUND FLOOR:	91.29sqm	
FIRST FLOOR:	96.60sqm	
GARAGE:	41.74sqm	
TOTAL:	229.64sqm	(24.725Q)
SITE AREA:	340 sqm	
SPOS:	60 sqm	
TOTAL POS:	121 sqm	

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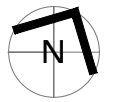


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Project
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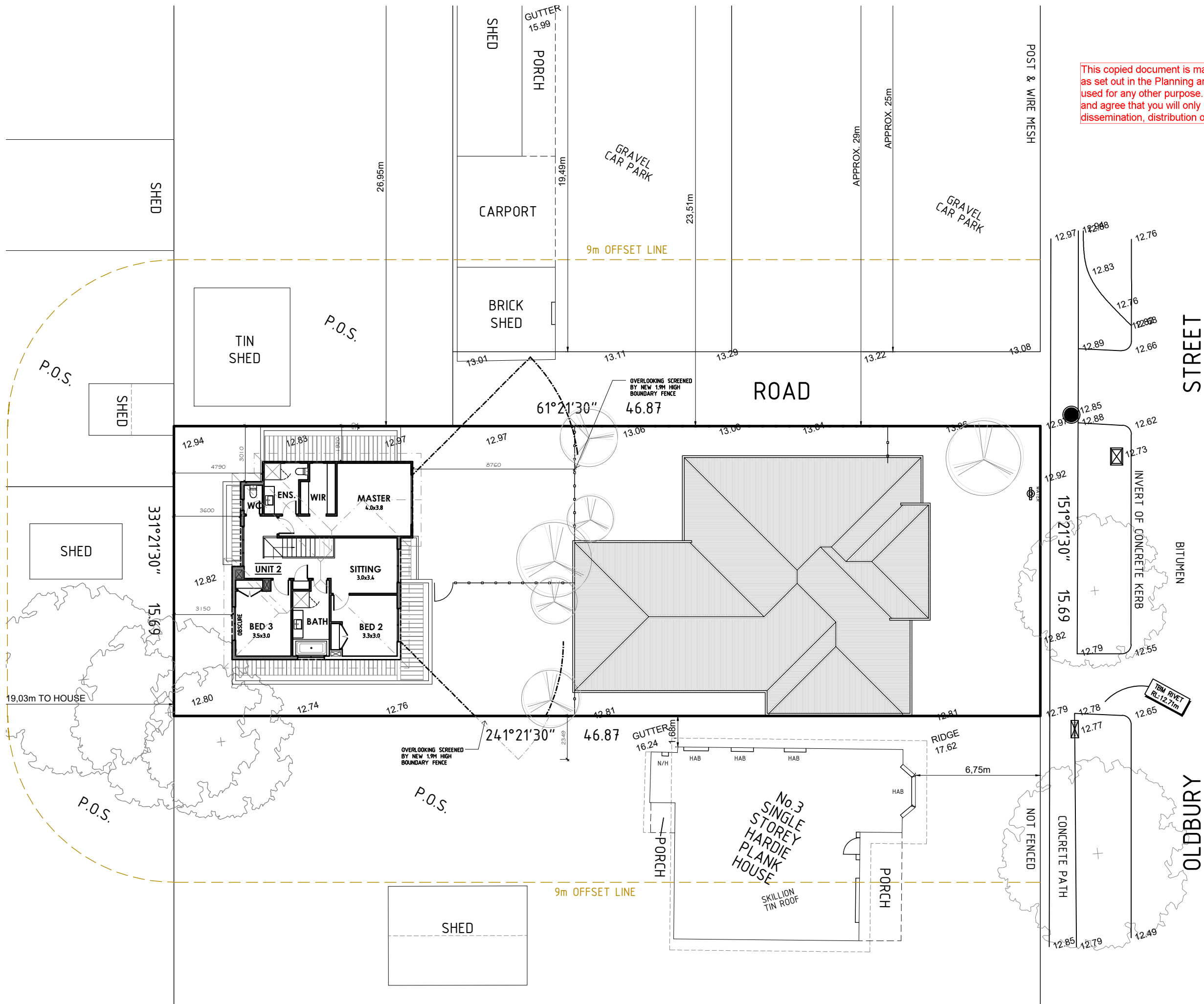
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**PROPOSED GROUND
FLOOR PLAN**



Scale: 1:200 at A3 Project Number: **23041**
Dwg Date: Jan 2024 Rev. Drg. No.
Plot Date: 02.09.24 Rev. Drg. No.
Drawn: MDB **A TP04**

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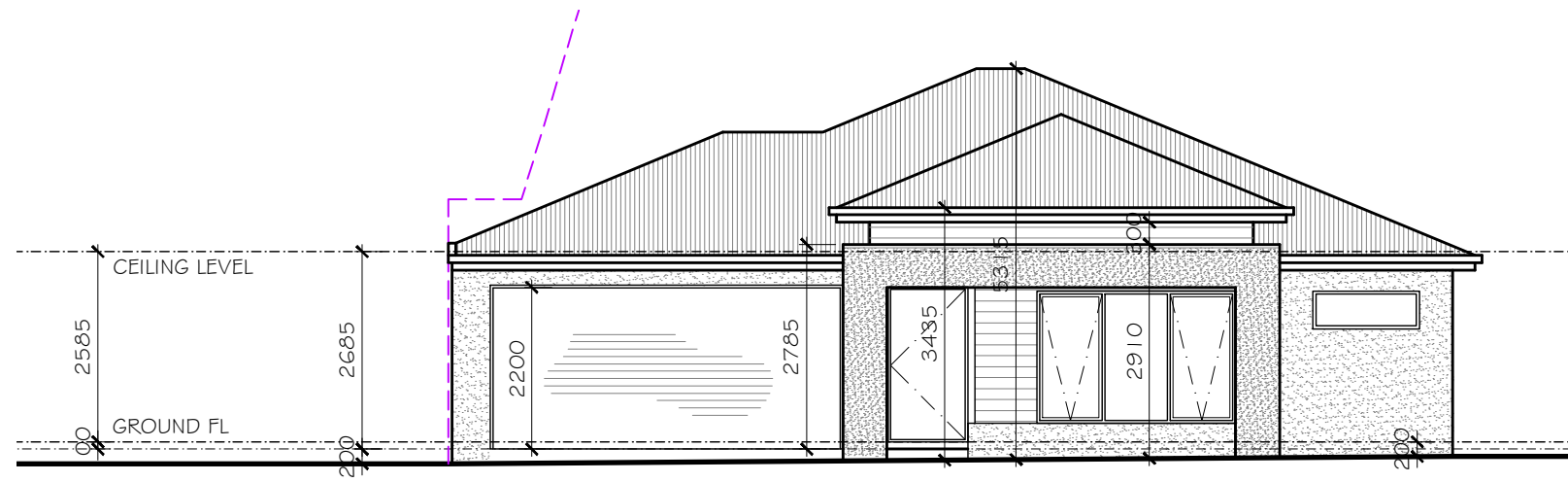
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Drawing
**PROPOSED FIRST
FLOOR PLAN**

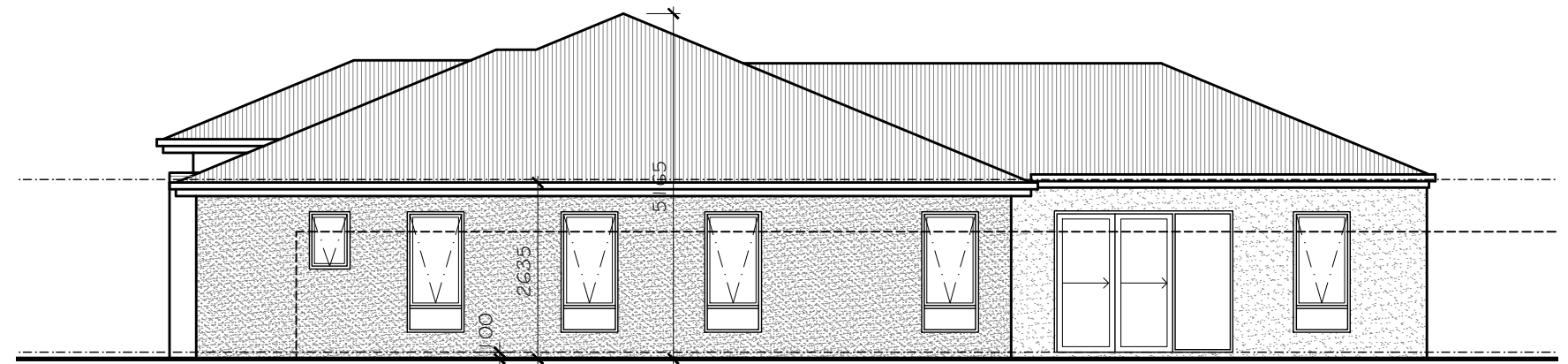


Scale: 1:200 at A3	Project Number: 23041
Dwg Date: Jan 2024	Rev. Drg. No.
Plot Date: 02.09.24	A TP05
Drawn: MDB	

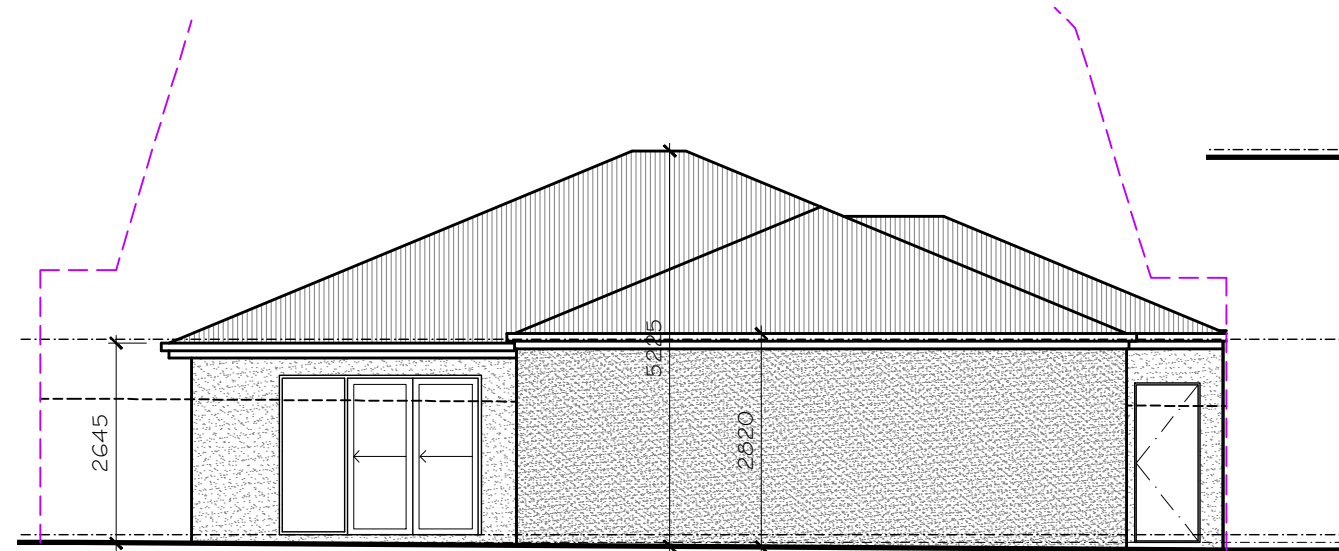
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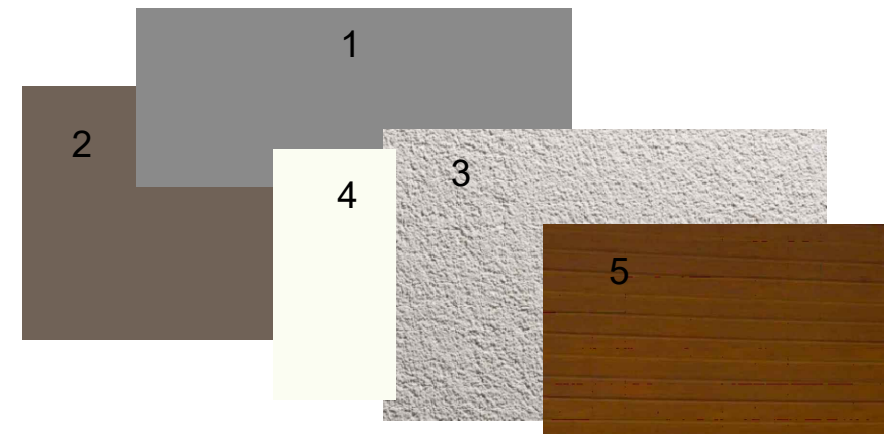
EAST ELEVATION



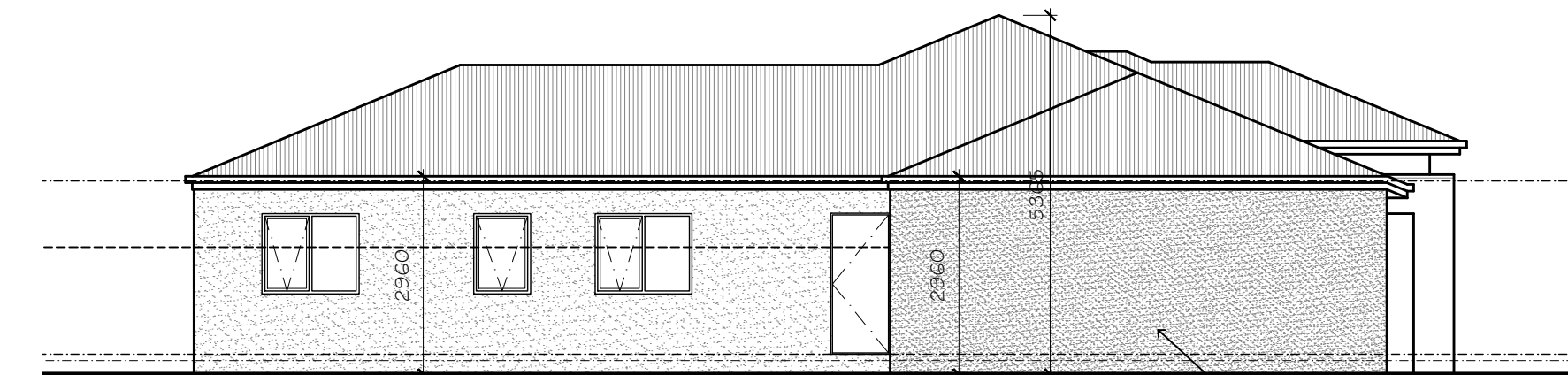
NORTH ELEVATION



WEST ELEVATION



1. COLORBOND WINDSPRAY ROOF & GUTTERS
2. DULUX 'WATER ROCK' RENDER TO PORCH
3. OFF WHITE ACRYLIC RENDER TO HEBEL
4. COLORBOND DOVER WHITE FASCIA, WINDOWS & TRIMS
5. TIMBER LOOK GARAGE DOOR & TIMBER OVER PORCH



SOUTH ELEVATION

WALL ON BOUNDARY:
LENGTH: 7.43m
AREA: 21.99m²
AVG. HEIGHT: 2.96m

REV A AS PER COUNCIL RFI DATED 17.07.24



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Project
**Proposed Dual Occupancy
at 1 Oldbury Street
Lang Lang**

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Drawing
**PROPOSED UNIT 1
ELEVATIONS**

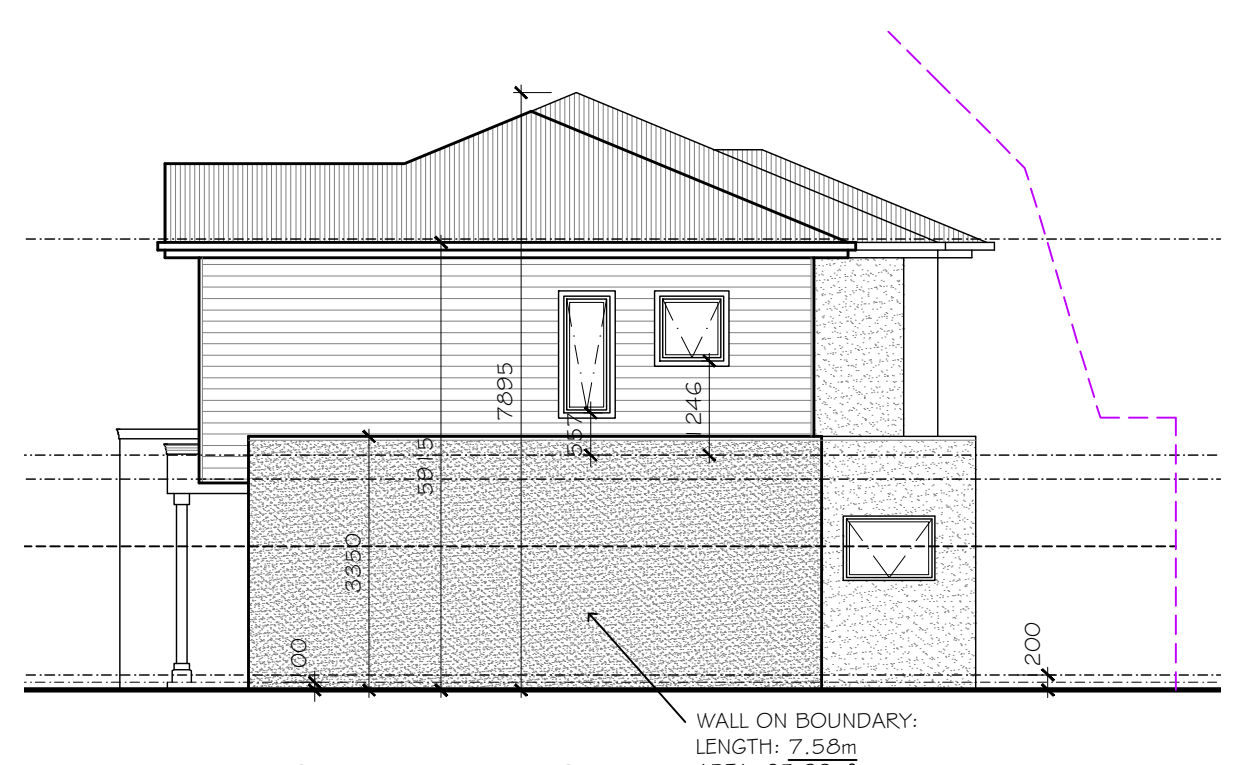


Scale: 1:100 at A3	Project Number: 23041
Dwg Date: Jan 2024	Rev. A
Plot Date: 02.09.24	Org. No. TP05
Drawn: MDB	

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EAST ELEVATION

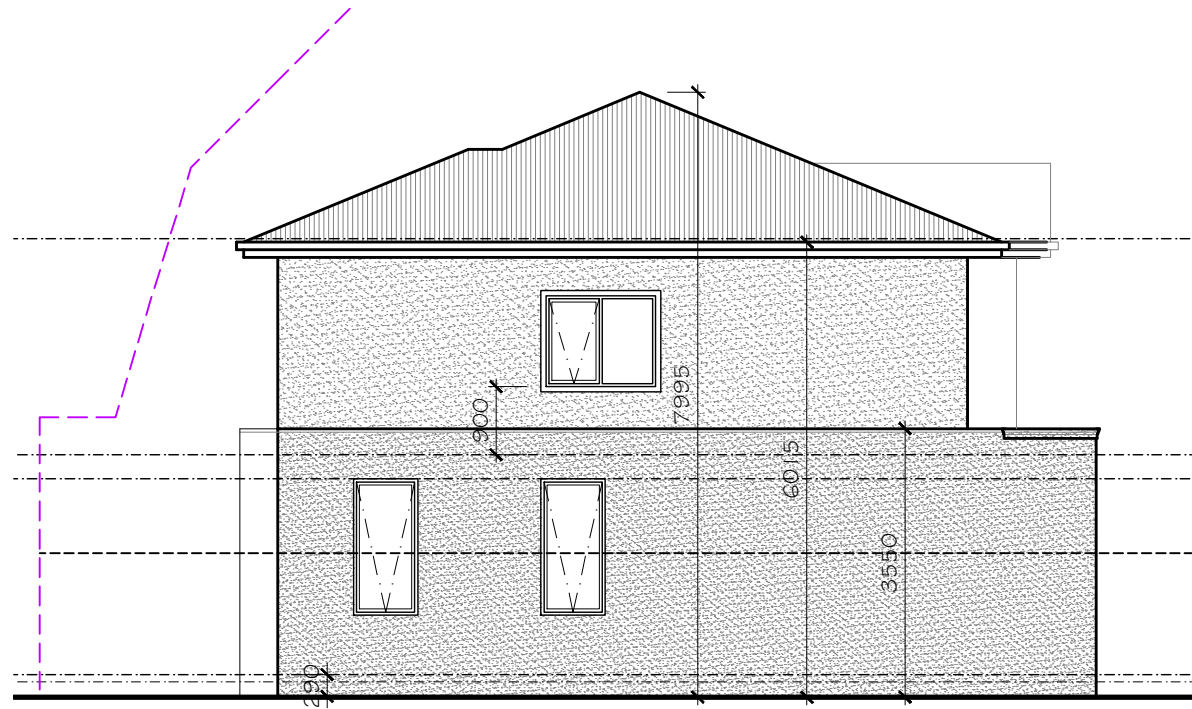


NORTH ELEVATION

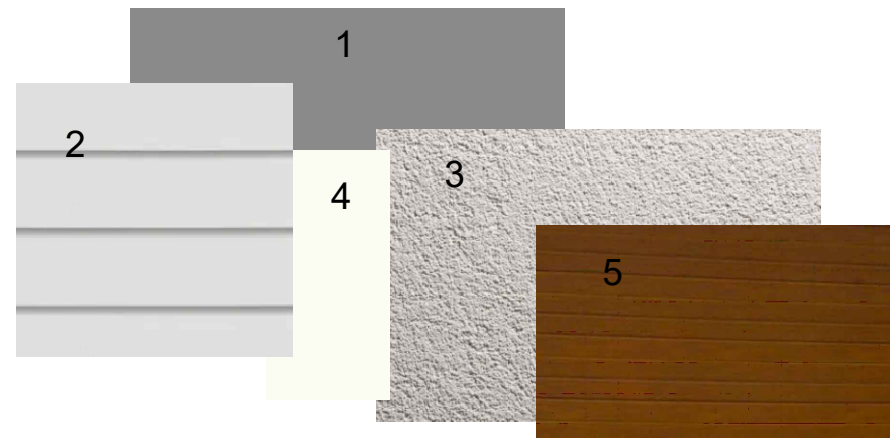
WALL ON BOUNDARY:
LENGTH: 7.58m
AREA: 25.39m²
AVG. HEIGHT: 3.35m



WEST ELEVATION



SOUTH ELEVATION



1. COLORBOND WINDSPRAY ROOF & GUTTERS
2. DULUX 'NATURAL WHITE' PAINTED WEATHERBOARDS
3. OFF WHITE ACRYLIC RENDER TO HEBEL
4. COLORBOND DOVER WHITE FASCIA, WINDOWS & TRIMS
5. TIMBER LOOK GARAGE DOOR

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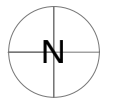
Project
Proposed Dual Occupancy
at 1 Oldbury Street
Lang Lang

Drawing
PROPOSED UNIT 2
ELEVATIONS

Scale: 1:100 at A3
Dwg Date: Jan 2024
Plot Date: 02.09.24
Drawn: MDB

Project Number: 23041
Rev. A
Drg. No. TP07

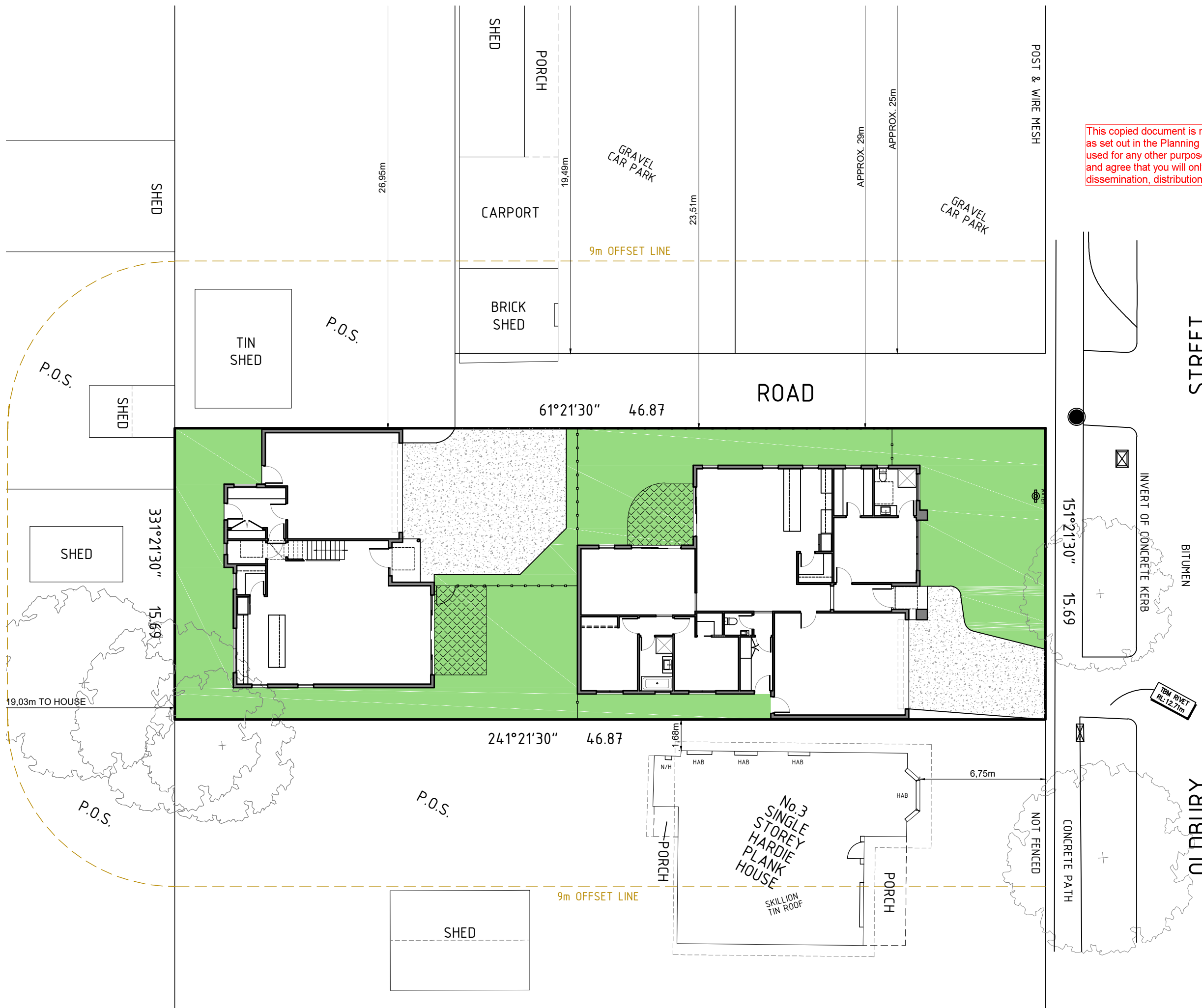
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SITE AREAS

SITE:	735sqm	
GARDEN AREA:	286sqm	38.9 %

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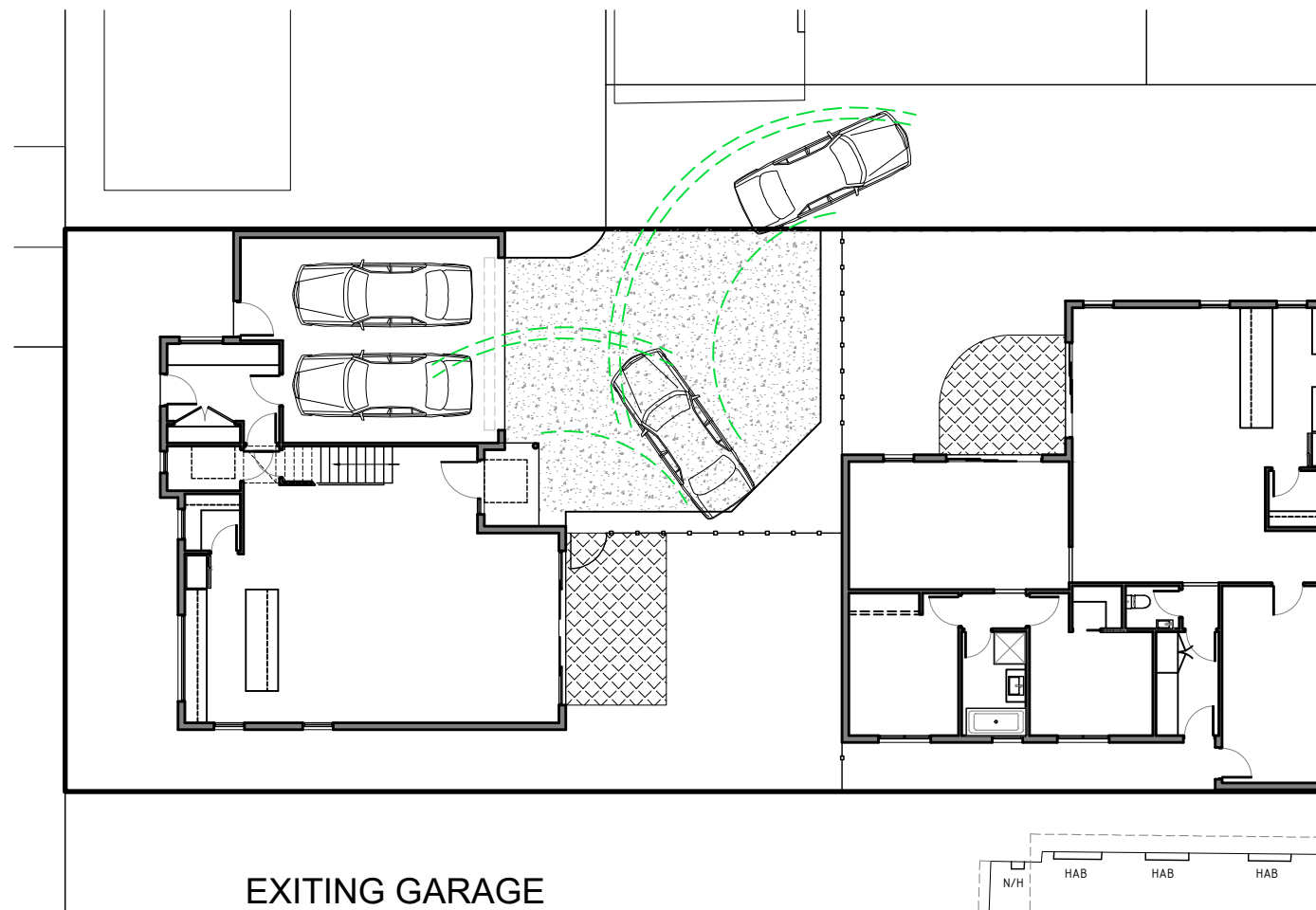
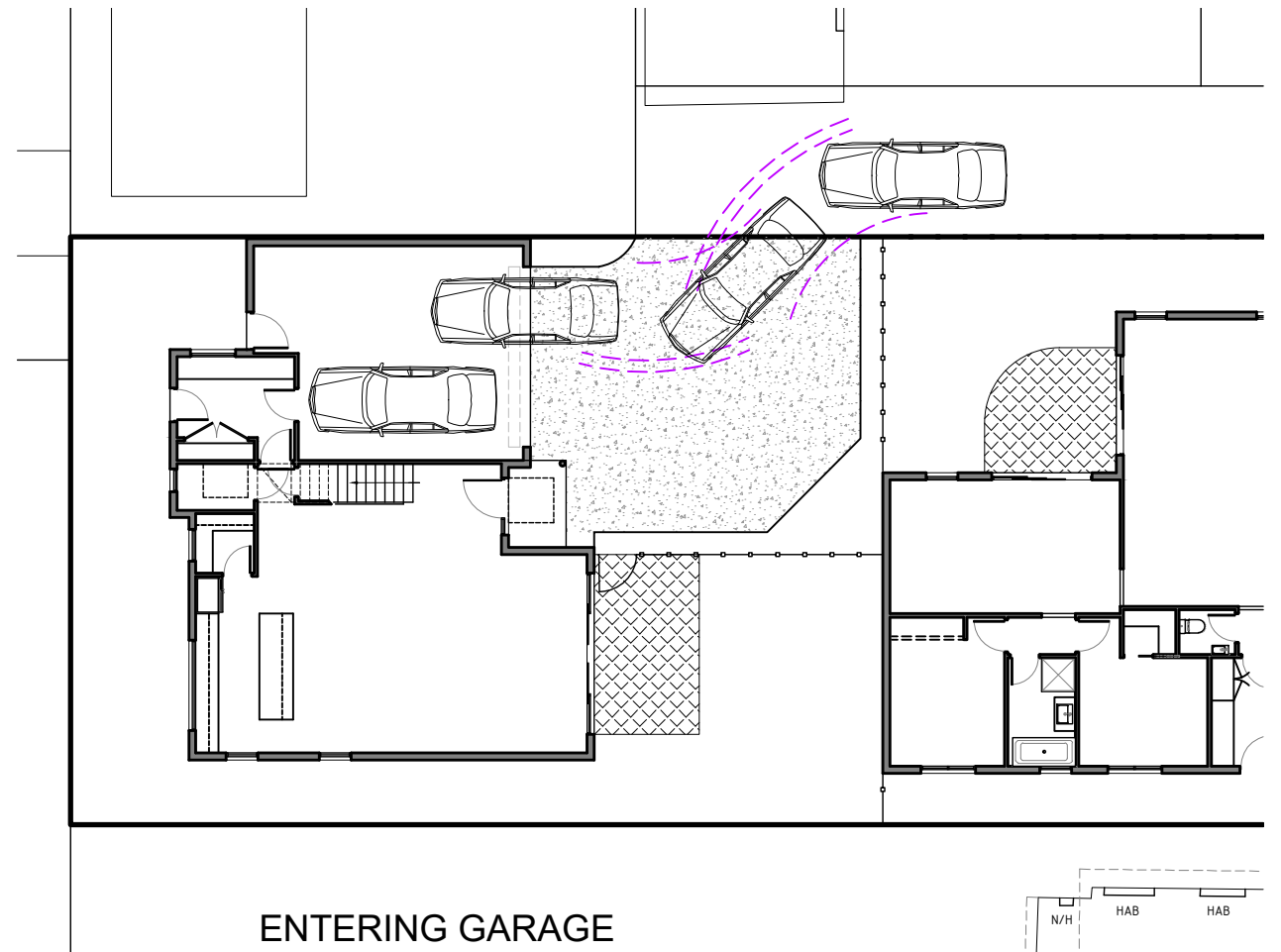
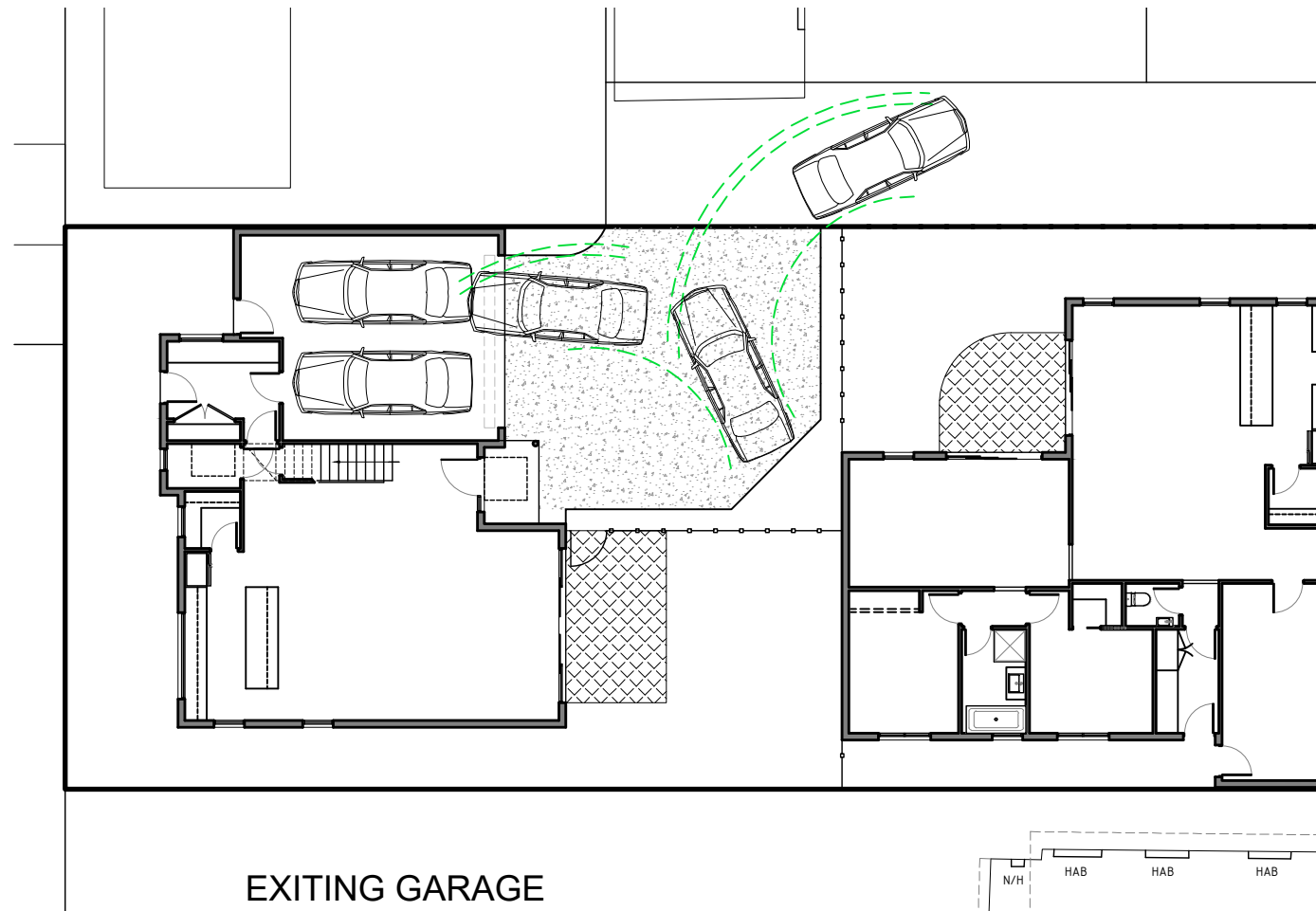
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**Proposed Dual Occupancy
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Drawing
**PROPOSED GARDEN
AREA PLAN**



Scale: 1:200 at A3 Project Number: **23041**
Dwg Date: Jan 2024 Rev. Drg. No.
Plot Date: 02.09.24 Rev. Drg. No.
Drawn: MDB **A TP08**



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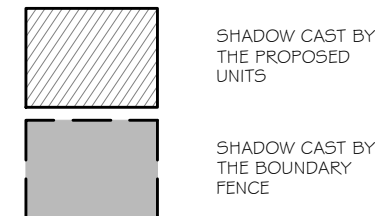
Drawing
**PROPOSED
TURNING CIRCLES**



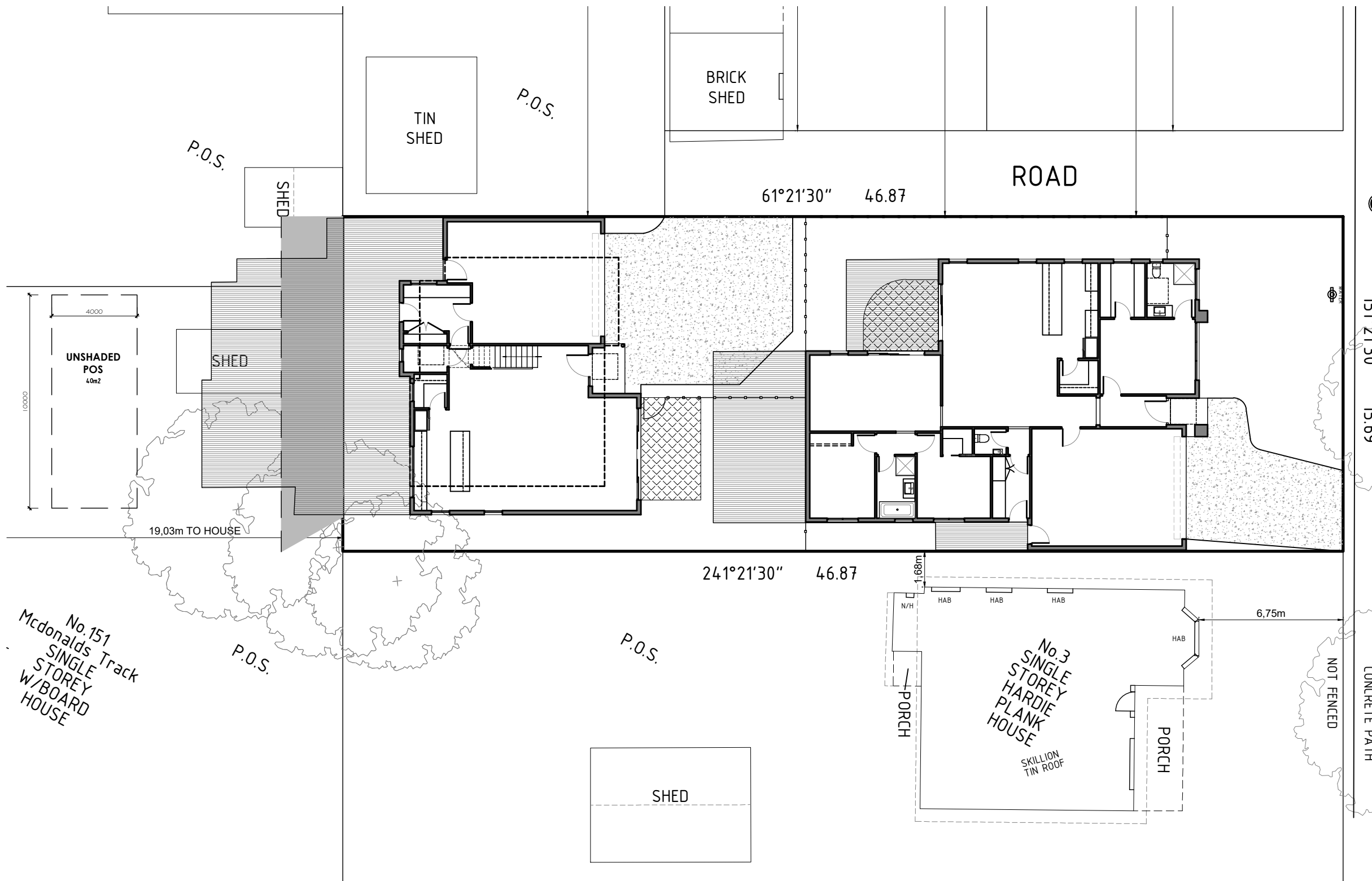
Scale: 1:200 at A3	Project Number: 23041
Dwg Date: Jan 2024	Rev. A
Plot Date: 02.09.24	Org. No. TP09
Drawn: MDB	

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LEGEND



ALL SHADOWS SHOWN ARE ON 22ND SEPTEMBER



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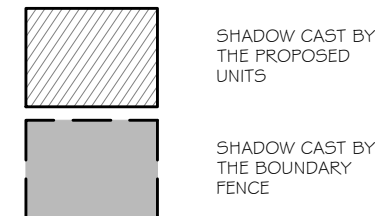
Drawing
**PROPOSED 9am
SHADOW DIAGRAM**



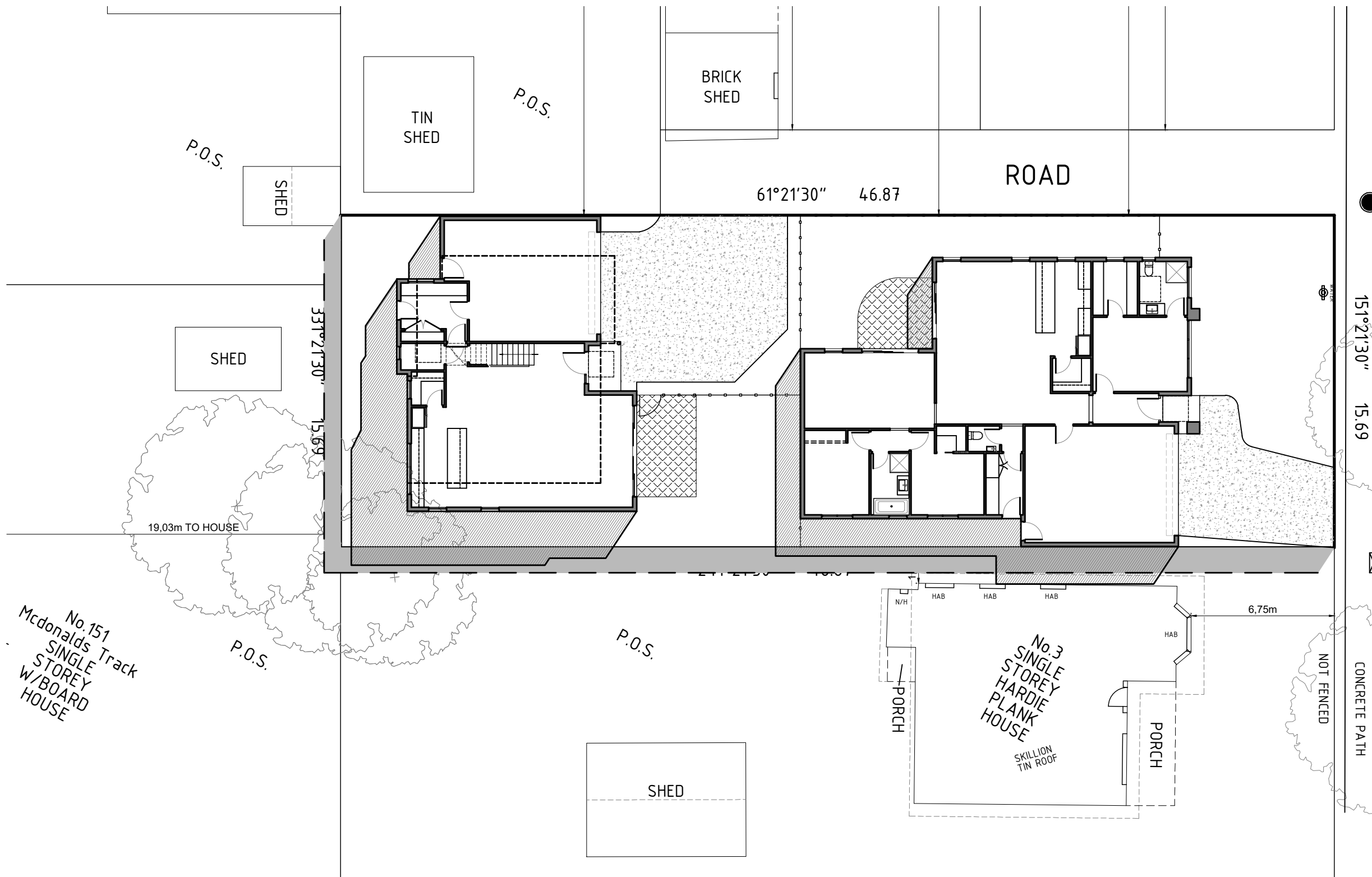
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Dwg Date: Jan 2024	Rev. Drg. No.
Plot Date: 02.09.24	A TP10
Drawn: MDB	

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LEGEND



ALL SHADOWS SHOWN ARE ON 22ND SEPTEMBER



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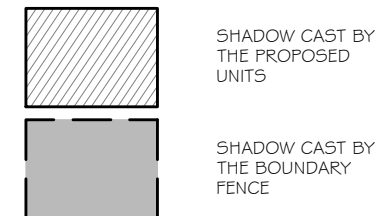
Drawing
**PROPOSED 12pm
SHADOW DIAGRAM**



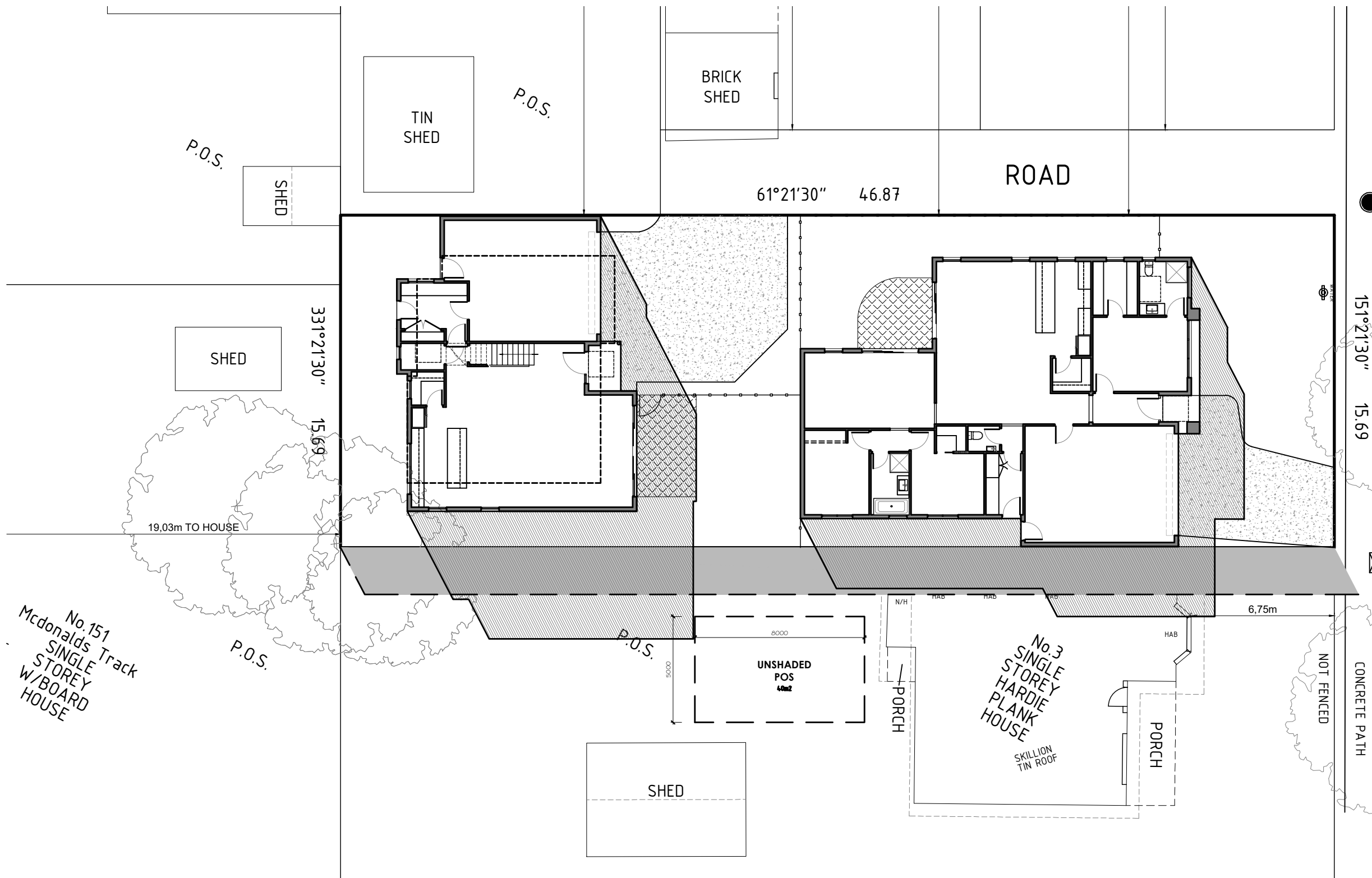
Scale: 1:200 at A3	Project Number: 23041
Dwg Date: Jan 2024	Rev. Drg. No.
Plot Date: 02.09.24	A TP11
Drawn: MDB	

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LEGEND



ALL SHADOWS SHOWN ARE ON 22ND SEPTEMBER



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Drawing
**PROPOSED 3pm
SHADOW DIAGRAM**



Scale: 1:200 at A3	Project Number: 23041
Dwg Date: Jan 2024	Rev. Drg. No.
Plot Date: 02.09.24	A TP12
Drawn: MDB	

LANDSCAPE NOTES

SOIL PREPARATION
Crushed rock, concrete spillage and any other material restrictive to plant growth (e.g. large rocks) shall be removed from the site of any planting beds and semi-advanced trees. All trees to be removed shall be stump ground and all rubbish/vegetative spoil is to be removed from site.
Existing top soil in planting areas is to be preserved so that it does not receive additional compaction from site machinery and so that no rubble or building supplies are stored in these areas.
No imported top soil is to be used within the root zones of trees to be protected. Any preparation of existing soil for planting within these areas is to be done by hand only. Holes (e.g. as the result of plant removal) and uneven soil levels may be patched using topsoil as specified below.

Any imported topsoil is to be free of weeds, rubble and other materials damaging to plant growth and is to be of a medium texture (sandy loam) with a pH of 6.0-7.0. Top soil is to be laid over a prepared sub-base which has had any materials damaging to plant growth (e.g. rubble and large rocks) removed, spread to the appropriate depth and cultivated into the existing site soil to a minimum depth of 150mm.
Imported top soil is to be lightly and uniformly compacted in 150mm layers to a minimum depth of 100mm on lawn areas and 300mm on excavated planting beds.

WEED REMOVAL
All weeds shall be thoroughly removed. All vegetative material, including roots and rhizomes of non-woody perennials and woody suckering weeds, is to be removed or appropriately controlled using chemical means. The stumps of non-suckering woody perennials are to be stump ground. All vegetative material shall be appropriately disposed of off site in a manner which will not allow their re-establishment elsewhere. Any chemical controls are to be used in accordance with manufacturer's instructions and standard occupational health and safety procedures.
Care must be taken to ensure that all trees to be retained are not damaged during weed removal. This also implies that any herbicides used are suitable for use around the vegetation to be retained.

PLANTING
Planting shall be carried out using accepted horticultural practices with all plants conforming to the species, size and quantities indicated on the Landscape Plan and Plant Schedule. Plants shall be thoroughly soaked through immersion in water prior to planting and if the planting soil is very dry then the planting hole is also to be filled with water and allowed to drain completely.
All plants shall be appropriately hardened off in the nursery. Use plants with the following characteristics: Large healthy root systems with no evidence of root curl or pot bound restriction or damage, vigorous, well established, free from disease and pests and of good form, consistent with the species or variety.

Planting holes for shrubs and groundcovers are to be of minimum size 75mm larger than the planting pot in all directions.
Semi-advanced tree planting holes are to be the same depth as the rootball and 2-3 times its diameter, with the top of the rootball being at grade.
A 75mm high berm is to be constructed at edge of root-ball to hold water. All plants are to be thoroughly watered after planting and slow release fertiliser added at the quantities specified by the manufacturer.

MULCH
Mulch is to be supplied to all garden beds and is to be an organic type laid to a minimum depth of 75mm, consisting of fine dark coloured chipped or shredded pine bark or similar with 80% of particles in the size range 10 to 20mm in plan and 5mm in thickness. No particles are to exceed 30mm in plan. Mulch shall be free of damaging matter such as soil, weeds and sticks and is to be stockpiled and thoroughly weathered prior to delivery.
All mulch is to be sloped towards plant stems but shall be kept back 100mm from the stems of all plants to prevent collar rot.
1200mm min. mulch diameter around any tree in lawn areas.

REPAIR/RESTORATION OF DAMAGED NATURE-STRIPS
Nature strips are to be restored to current grades with any depressions filled with topsoil to specifications above and lightly compacted in 150mm layers. Areas are then to be re-seeded using an appropriate and matching turf type and the area fenced off to allow the re-establishment of lawn. Re-seeded areas are to be well irrigated and the area supplied with a slow release fertiliser at the quantities recommended by the manufacturer.

Any areas of lawn which have failed to germinate (achieve an even green 95% covering of a consistent height) are to be re-seeded within one month of original sowing date.

PLANT ESTABLISHMENT PERIOD
There shall be a 13 weeks Plant Establishment Period following the approval of Practical Completion by the responsible authority. During this period the landscape contractor shall make good all defects in his/her scope of works. Maintenance and Establishment means the care and maintenance of the contract area by accepted horticultural practices, as well as rectifying any defects that become apparent in the work under normal use. This shall include, but shall not be limited to watering, fertilising, weeding, pruning, pest and disease control, cultivation, re-staking and replacement of any plants that fail with plants of the same species and size.

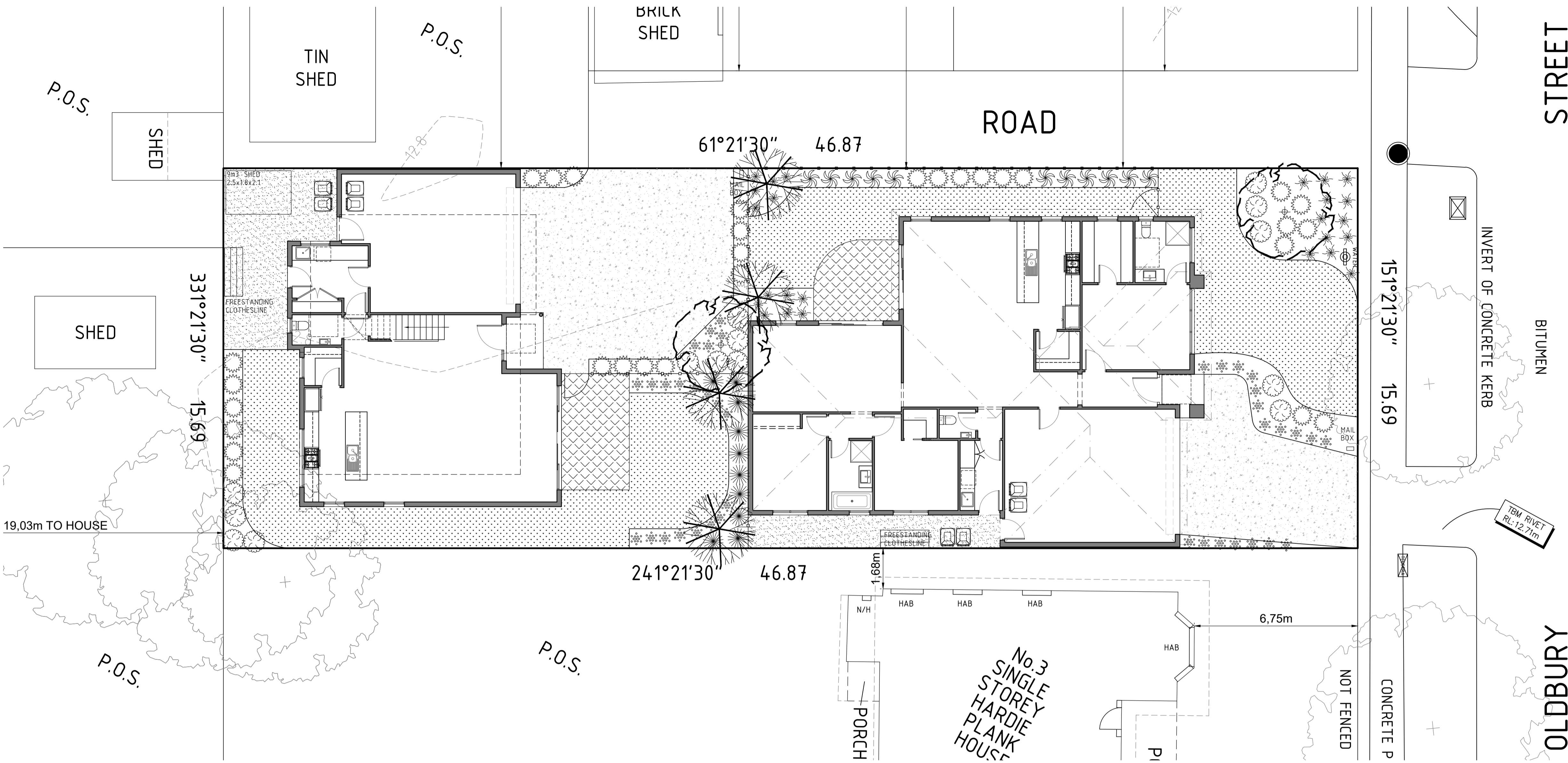
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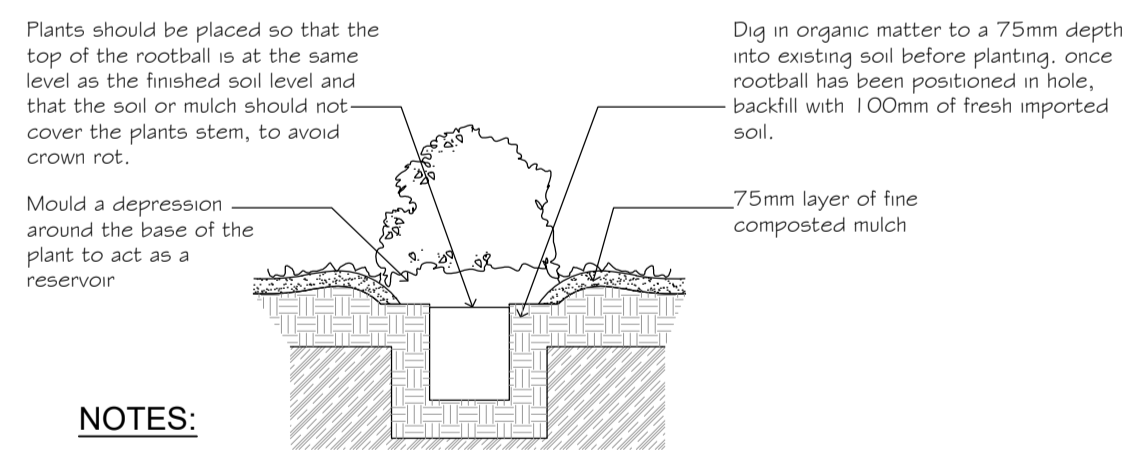
Drawing
PROPOSED LANDSCAPE PLAN
Scale: 1:100 at A3 Project Number: **23041**
Dwg Date: Jan 2024 Rev. Number:
Plot Date: 24.11.24 Rev. Dwg. No.
Drawn: MDB A L01



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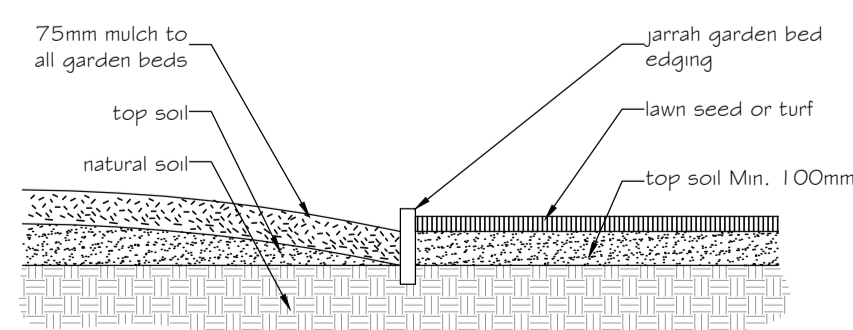
PLANT SCHEDULE		
	TREE A CREPE MYRTLE CULTIVAR Lagerstroemia archidena 7.0 x 4.0m Pot Size 2m TALL	2 No.
	TREE B FLOWERING GUM Corymbia ficifolia 'Calypso' 5.0 x 4.0m Pot Size 2m TALL	4 No.
	SHRUB C NATIVE FUSCHIA Correa Reflexa 1.5 x 1.5m Pot Size 140mm	13 No.
	SHRUB D SMALL CROWIEA Crowea Excelata 1.0 x 1.0m Pot Size 140mm	31 No.
	SHRUB E AUSTRAL INDIGO Indigofera Australis 1.6 x 1.6m Pot Size 140mm	10 No.
	SHRUB F DWARF NATIVE ROSEMARY Westringia 'Jervis Gem' 0.8 x 0.8m Pot Size 140mm	11 No.
	GROUND COVER G DIANELLA Dianella 'Little Jess' 0.4 x 0.4m Pot Size 100mm	39 No.
	GROUND COVER H LOMANDRA Lomandra 'Tanika' 0.6 x 0.4m Pot Size 100mm	24 No.

SURFACE FINISH		
	GRASS LAWN	140 m2
	CRUSHED ROCK, 50-100mm DEEP TYNONG TOPPINGS OR SIMILAR	40m2
	CONCRETE PAVING	100 m2
	SELECTED PAVING	24 m2

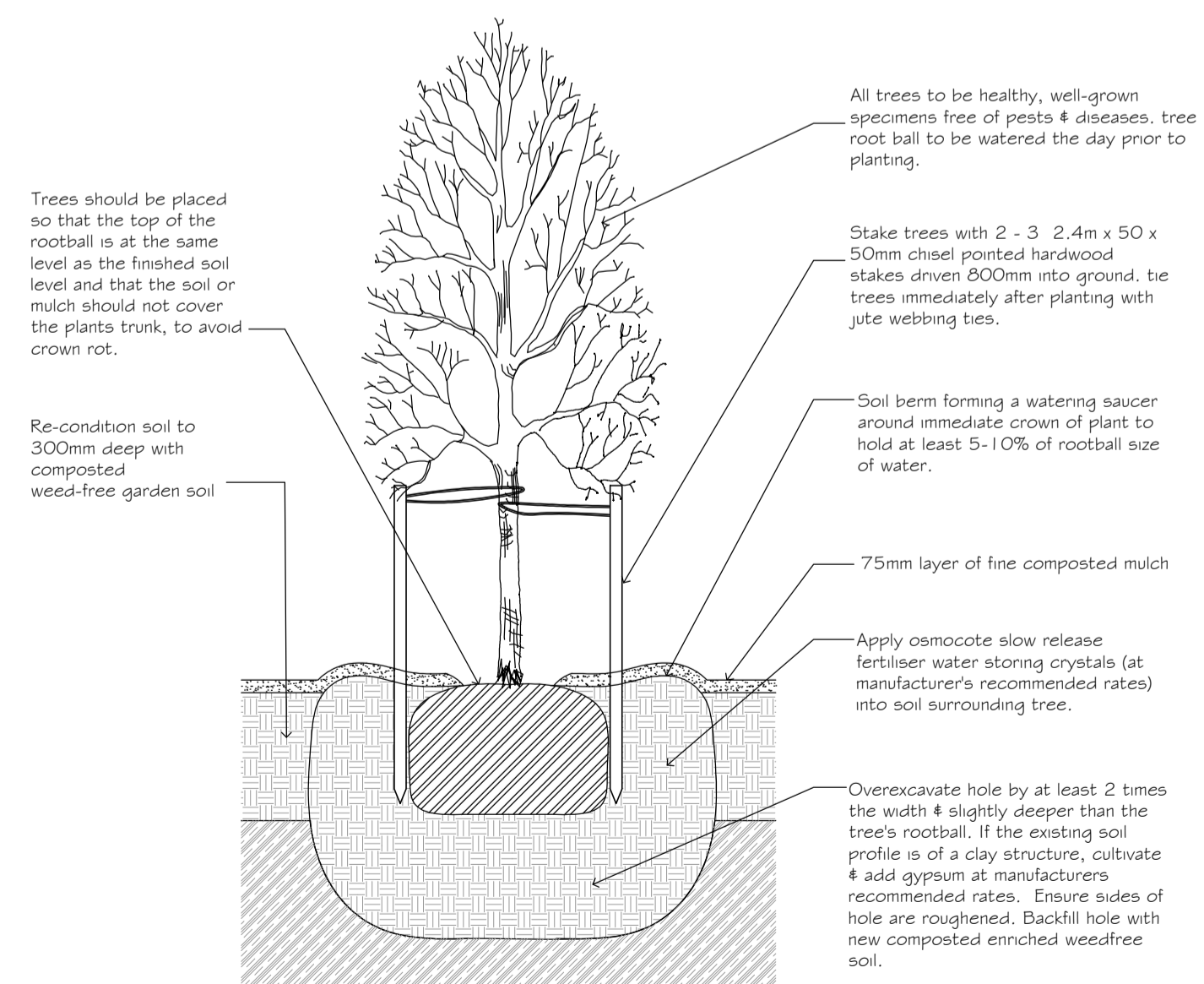


NOTES:

1. eradicate weeds by spraying with glyphosate or removing by hand.
2. water soil thoroughly for 2 days before planting.
3. loosely break up soil with a fork and combine with a 75mm depth of organic matter.
4. dig a hole minimum size 75mm larger than the planting pot in all directions.
5. fill the hole with water before planting and allow to drain thoroughly.
6. place the plant in the hole & backfill with fresh topsoil.
7. spread with a 75mm layer of fine composted mulch and water deeply after planting.
8. if planting is taller than 1m, support plant with 750mm long x 25 x 25 hardwood stake tied with jute webbing ties.
9. garden beds to be well drained with geo-fabric socked agricultural drains with screenings surrounding, connected to silt pit prior to stormwater systems



GARDEN BED EDGING DETAIL



NOTES:

- Garden bed to be well drained with drainage as per drawing. Before planting, thoroughly water trees to be transplanted. After planting water is to be concentrated with drippers placed directly on top of rootball. For period of 6 weeks after planting it is essential moisture levels of rootball are regularly checked to ensure rootball does not dry out.

TREE PLANTING DETAIL