

3 AMENDED PERMIT - COMMERCIAL AND RESIDENTIAL DEVELOPMENT SIDING AVENUE, OFFICER

FILE REFERENCE INT1990564

RESPONSIBLE GENERAL MANAGER Tracey Parker

AUTHOR Lisa Hall

RECOMMENDATION

That Planning Permit T170584 be amended by staging the development into commercial and residential stages, changing the proposed commercial uses / developments approved, including advertising signage and licensed premises (bottle-shop) as part of the development, updating permit conditions accordingly and updating the address of the land to reflect the current land details.

Attachments

1	Locality Map	1 Page
2	Approved Planning Permit T170584	11 Pages
3	Approved Development Plans	28 Pages
4	Amended Development Plans	14 Pages

EXECUTIVE SUMMARY:

APPLICATION NO.: T170584-2

APPLICANT: Officer Developments Pty Ltd

LAND: Lot A & B PS820740K, Siding Avenue, Officer

PROPOSAL: Amended Permit – Staging the development, changes to the proposed commercial uses and developments approved (including advertising signage and licensed premise), changes to permit conditions and updating the address of the land to reflect current land details.

PLANNING CONTROLS: Urban Growth Zone Schedule 4
Land Subject to Inundation Overlay
Development Contributions Plan Overlay Schedule 4
Clause 52.05 Signs
Clause 52.06 Car-parking
Clause 52.27 Licensed premises
Officer Precinct Structure Plan September 2011
Officer Native Vegetation Precinct Plan September 2011
Officer Development Contributions Plan September 2011

NOTIFICATION & OBJECTIONS: Clause 37.07-13 of the Cardinia Planning Scheme exempts proposals from the notice requirements of Section 52(1)(a), (b) and (d) of the *Planning and Environment Act 1987*.

KEY PLANNING CONSIDERATIONS: Urban Growth Zone Schedule 4

Officer Precinct Structure Plan September 2011
 Clause 52.05 Signs
 Clause 52.06 Car-parking
 Clause 52.27 Licensed premises

RECOMMENDATION: Approval

BACKGROUND:

Planning Permit T170584 was issued 21st March 2018 for 'Buildings and works associated with the construction of thirty-four (34) residential dwellings, supermarket, shops, medical centres, gymnasium, offices and a reduction in car-parking'. Planning Permit T180697 was issued 17th December 2018 for 'Subdivision of land into two (2) lots and associated works, generally in accordance with the approved plans'. This permit created Lot B PS820740K containing the proposed commercial component and Lot A PS820740K containing the proposed residential component approved under permit T170584.

SUBJECT SITE

The permit site is 1.306ha in size and is located to the east of Siding Avenue between the Pakenham Railway line to the north and Bridge Road to the south, within the Officer Town Centre. The land is boarded to the north by Stroud Road, bordered to the east by Coxon Street and bordered to the south by Piggott Street. Vehicular access to the site is presently available from Stroud Road and Piggott Street via two existing vehicular crossovers. The land is flat, low-lying and vacant.

PROPOSAL

The proposed amendment will allow the residential and commercial development to be completed in separate stages. The residential development will comprise of dwellings (34) as currently approved. The commercial component will comprise of shops/food and drink premises (12), supermarket, medical centres, offices, bottle-shop (including liquor license), restaurant, gymnasium and advertising signage.

Below is a summary of the current approval and proposed amendments:

Features	Current approval	Proposed amendments
Site Layout	<ul style="list-style-type: none"> The commercial development is located in the western portion of the land and contains two two-storey buildings, each fronting Siding Avenue and wrapping around the corner to the north and south respectively to front Stroud Road and Piggott Street. Car-parking is located to the rear of these buildings and is accessible via Stroud Road to the north and Piggott Street to the south. The residential development is 	<ul style="list-style-type: none"> The commercial development is located in the western portion of the land and contains two two-storey buildings, each fronting Siding Avenue and wrapping around the corner to the north and south respectively to front Stroud Road and Piggott Street. Car-parking is located to the rear of these buildings and is accessible via Siding Avenue to the west (left in/left out arrangement), Stroud Road to the north and Piggott Street to the south. The residential development is located

Features	Current approval	Proposed amendments
	<p>located in the eastern portion of the land and contains 34 two-storey dwellings fronting Coxon Street to the east, Stroud Road to the north and Piggott Street to the south. Car-parking is located within individual double garages located to the rear of each dwelling and is accessible via a separate access to the commercial development via Stroud Road and Piggott Street. Visitor car-parking is available within the commercial car-parking area.</p>	<p>in the eastern portion of the land and contains 34 two-storey dwellings fronting Coxon Street to the east, Stroud Road to the north and Piggott Street to the south. Car-parking is located within individual double garages located to the rear of each dwelling and is accessible via a separate access to the commercial development via Stroud Road and Piggott Street.</p>
<p>Floor composition and floor space</p>	<ul style="list-style-type: none"> The northern commercial building contains a medical centre (204sqm), dentist (169sqm) and six shops (72-134sqm) on the ground floor and gymnasium (615sqm) on the first floor. The southern commercial building contains a grocery store/small format supermarket (300sqm) and five shops (72-174sqm) on the ground floor and four offices (84-201sqm) on the first floor. The two commercial buildings are separated by pedestrian walk-through area linking Siding Ave to the car-parking area. The residential development consists of 34 two-storey dwellings, with joining party walls. Four different dwelling types are proposed. The dwellings contain three and four bedrooms, with detached garages and private courtyard. 	<ul style="list-style-type: none"> The northern commercial building contains a restaurant (340sqm), bottle-shop (97sqm) and seven shops/food and drink premises (67-104sqm) on the ground floor and office (590sqm) and gymnasium (352sqm) on the first floor. The southern commercial building contains a supermarket (350sqm) and five shops/food and drink premises (62-128sqm) on the ground floor and two medical centres (214 & 394sqm) on the first floor. The two commercial buildings are separated by a pedestrian and vehicular (left in/left out) access linking Siding Ave to the car parking area. The residential development consists of 34 two-storey dwellings, with joining party walls. Four different dwelling types are proposed. The dwellings contain three and four bedrooms, with detached garages and private courtyard.
<p>Car parking</p>	<ul style="list-style-type: none"> A total of 91 car spaces are proposed for the commercial development, including two (2) handicapped parking spaces One loading bay is proposed. A total of six bicycle spaces are provided adjacent to the car-parking area. A total of 75 car spaces are proposed for the residential development. A total of 68 of these 	<ul style="list-style-type: none"> A total of 85 car spaces are proposed for the commercial development, including two (2) handicapped parking spaces and one waiting bay for the bottle-shop. Two loading bays are proposed. A total of 20 bicycle spaces are provided adjacent to the car-parking area. A total of 68 spaces are proposed for the residential development. These

Features	Current approval	Proposed amendments
	spaces are within garages and a total of seven visitor spaces are proposed within the car-parking area of the commercial development.	spaces are located within garages. No visitor car-parking is proposed on-site and none is required by the Planning Scheme due to the location of the site (Principal Public Transport Network Area).
Vehicular access	<ul style="list-style-type: none"> • Vehicular access to the commercial development is via an access-way off Stroud Road and an access-way off Piggott Street. • Vehicular access to the residential dwellings is via a separate access-way off Stroud Road and Piggott Street. 	<ul style="list-style-type: none"> • Vehicular access to the commercial development is via an access-way off Stroud Road, an access-way off Piggott Street and an access-way (left in/left out) off Siding Avenue. • Vehicular access to the residential dwellings is via a separate access-way off Stroud Road and Piggott Street.
Design and Built form	<ul style="list-style-type: none"> • The proposed commercial development features a modern design, with the use of metal cladding with powdercoat finishing, laminate soffit, brickwork and windows throughout. • The proposed residential development features a modern design, with timber look metal cladding, fibre cement sheeting, metal cladding with powdercoat finishing and selected brickwork. 	<ul style="list-style-type: none"> • The proposed commercial development features a modern design with the use of metal cladding, cement sheet, brickwork and windows throughout. • The proposed residential development features a modern design, with timber look metal cladding, fibre cement sheeting, metal cladding with powdercoat finishing and selected brickwork.
Signage	<ul style="list-style-type: none"> • No signage proposed. 	<ul style="list-style-type: none"> • A total of 42 signs are proposed as part of the commercial development. Twelve (12) of these signs which are internally illuminated require planning approval.
Licensed premises	<ul style="list-style-type: none"> • No liquor license proposed. 	<ul style="list-style-type: none"> • Approval is sought to use the land to sell liquor in order to operate the proposed bottle-shop.
Staging	<ul style="list-style-type: none"> • No staging proposed. 	<ul style="list-style-type: none"> • Staging of the development is proposed to allow the commercial and residential components of the application to be completed independently of each other.

PLANNING SCHEME PROVISIONS

State Planning Policy Framework (SPPF)

The relevant clauses of the SPPF are:

- *Clause 11.01-1R Settlement Metropolitan Melbourne*
- *Clause 11.02-2S Structure Planning*
- *Clause 11.02-3S Sequencing of Development*
- *Clause 11.03-1R Activity Centres – Metropolitan Melbourne*
- *Clause 11.03-2S Growth Areas*
- *Clause 13.02-1S Bushfire Planning*
- *Clause 13.03-1S Floodplain Management*
- *Clause 15.01-1S Urban Design*
- *Clause 15.01-2S Building Design*
- *Clause 15.01-4 Healthy Neighbourhoods*
- *Clause 15.01-5S Neighbourhood Character*
- *Clause 16.01-3S Housing Diversity*
- *Clause 17.01-2S Economic Development*
- *Clause 17.01-1S Diversified Economy*
- *Clause 17.01-1R Diversified Economy – Metropolitan Melbourne*
- *Clause 17.02-1S Business*
- *Clause 18.02-1S Sustainable Personal Transport*
- *Clause 18.02-4S Car Parking*

Local Planning Policy Framework (LPPF)

The relevant clauses of the LPPF are:

- *Clause 21.03 Settlement and Housing*
- *Clause 21.04 Economic Development*
- *Clause 21.04-3 Activity Centres*

Relevant Particular/ General Provisions and relevant incorporated or reference documents

The relevant provisions/documents are:

- Clause 55 Two or more dwellings on a lot and residential buildings
- Clause 52.05 Signs
- Clause 52.06 Car parking
- Clause 52.27 Licensed premises
- Clause 65 Decision guidelines
- Officer Precinct Structure Plan (September 2011)
- Officer Development Contributions Plan (September 2011)
- Officer Native Vegetation Precinct Plan (September 2011)
- Draft Officer Town Centre Urban Design Framework
- Amendment C232 – Review of Officer Precinct Structure Plan

Cardinia Shire's Liveability Plan 2017-2029

The proposal has regard to Cardinia Shire's Liveability Plan 2017-2029, in particular:

- Improved Social Cohesion
- Improved safety

- Reduced obesity

Zone

The land is subject to the Urban Growth Zone Schedule 4.

Overlays

The land is subject to the following overlays:

- Land Subject to Inundation Overlay
- Development Contributions Overlay Schedule 4

PLANNING PERMIT TRIGGERS

The amended proposal for buildings and works associated with the staged development of 34 dwellings, shops/food and drink premises, offices, medical centres, gymnasium, restaurant, supermarket, internally illuminated signage, licensed premises and a reduction in car-parking requires a planning permit under the following clauses of the Cardinia Planning Scheme:

- Pursuant to Clause 2.7 of the Urban Growth Zone Schedule 4 a planning permit is required to construct a building or construct or carry out any works.
- Pursuant to Clause 44.04-1 of the Land Subject to Inundation Overlay a planning permit is required to construct a building or construct or carry out any works.
- Pursuant to Clause 52.05 (Signs), a planning permit is required for internally illuminated signage where:
 - The total display area exceeds 1.5sqm to each premises;
 - The sign is above a verandah or if no verandah is more than 3.7m above pavement level.
- Pursuant to Clause 52.06 (Car parking), a planning permit is required to reduce the number of car-spaces.
- Pursuant to Clause 52.27 (Licensed premises), a planning permit is required to sell or consume liquor if a licence is required under the Liquor Control Reform Act 1998.

PUBLIC NOTIFICATION

Pursuant to Clause 37.07-13 of the Urban Growth Zone, an application under any provision of this scheme which is generally in accordance with the precinct structure plan applying to the land is exempt from the • notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of section 64 (1), (2) and (3) and the review rights of section 82(1) of the *Planning and Environment Act 1987* unless the schedule to this zone specifies otherwise. The schedule to the zone does not specify otherwise and the proposal is generally in accordance with the precinct structure plan applying to the land.

REFERRALS

The application was referred to Melbourne Water as a statutory referral. Melbourne Water had no objection to the amendment and required no changes to their permit conditions.

DISCUSSION

Urban Growth Zone Schedule 4

The Urban Growth Zone Schedule 4 (UGZ4) locates the development site within the Urban Village sub-precinct of the Officer Town Centre. The proposed amendments are generally in accordance with the requirements of the UGZ4 for Urban Village and the proposed draft Urban Design Framework (UDF) for the Officer Town Centre.

The Victorian Planning Authority (VPA) is currently undertaking a review of parts of the Officer Precinct Structure Plan (Amendment C232). The review will result in changes to the UGZ4 with the introduction of applied zones and the re-drafting the UDF to reduce duplication within the Precinct Structure Plan and increase flexibility. Any proposed changes to come from the review are not expected to impact upon the amended development currently being considered, as it complies with proposed exhibited review documents.

Officer Precinct Structure Plan

The Officer Precinct Structure Plan (PSP) is a broad level plan which provides the future urban structure for Officer as it undergoes significant population growth. The objectives of the Urban Village as contained in the PSP include:

- *To establish a safe and attractive pedestrian-prioritised street environment.*
- *To provide a high density mixed use area, with commercial development focused on Main Street.*

The PSP contains a number of planning and design guidelines for the Urban Village that must be met, including:

- *The entrances to buildings are to be at ground level, providing an environment that promotes seamless movement for pedestrians between the public and private realm.*
- *Avoid internalised retail developments which present a blank façade and extensive car parking areas to the street.*
- *Prominent locations (including all corner sites) are to be developed to:*
 - *Provide buildings with a greater number of storeys than otherwise provided in the centre; and*
 - *Ensure frontages are well-articulated; or*
 - *Create the illusion of building height through landmark architecture.*
 - *A high quality of building materials are to be demonstrated in the design.*
- *Rooftop plants, telecommunication towers etc. are to be obscured from view by built form, screens or false facades.*
- *On-street parking is to be maximised.*
- *Car parking within the Activity Centre is to be centralised to allow for shared usage between tenancies.*
- *Buildings along street frontages are to be a minimum of two storeys.*
- *Zero lot line setbacks are required to Main Street. Minimise street setbacks elsewhere.*
- *Access to carparks and site services is not to front Main Street.*

The proposed development generally complies with the objectives and design guidelines of the Urban Village sub-precinct. The location of a vehicular access point from Siding Avenue (i.e. Main Street) is not preferable, however in this instance is considered satisfactory, noting this access is effectively a secondary access (left in/left out arrangement) with the primary access being from Stroud Road to the north and Piggott Street to the south. Council's Urban Design team have assessed the proposal and have advised that the amended development is satisfactory from an Urban Design perspective. Overall the proposal provides a high quality mixed-use two-storey development, with the commercial development fronting Siding Avenue, with a zero set-back to the street and a centralised shared car-parking area.

Staging the development

The proposed development is situated on two separate titles in separate ownership, one title containing the proposed commercial component and one title containing the proposed residential component of development. It is proposed to develop each title in accordance with the permit but independently of each other and as such the amendment seeks to stage the development. The staging proposes two stages being Commercial Stage 1 and Residential Stage 1. This staging allows the flexibility for either stage to be developed first or each stage to be developed concurrently. Permit conditions have been adjusted accordingly to allow for staging and to group conditions according to commercial and residential elements of the development.

Signs (Clause 52.05)

The amendment includes 42 signs, 12 of which are subject to planning approval due to their internal illumination and location on the buildings. The signage proposed is considered appropriate for the Officer Town Centre and generally satisfactory from an urban design perspective. Additional permit conditions have been included to deal with the signs proposed.

Car-parking (Clause 52.06), vehicular access and loading

The original approval generated a planning scheme requirement for 182 car-spaces, with a total of 108 spaces associated with the commercial development and 74 spaces for the residential development (68 spaces in garages and 6 visitor spaces). A total of 166 car spaces were provided on-site, with a shortfall of 9% or 16 spaces. The original car-parking as proposed was satisfactory to Council's Traffic Engineering Department.

An assessment of car-parking for the proposed amendment application is set out in the table below:

Land-use	Total floor area	Planning scheme car-parking rate	Total spaces required by the Planning Scheme
Shops / Food and drink premises	1016sqm gross	3.5 spaces to each 100sqm of leasable floor area	35
Supermarket	350sqm	5 per 100sqm leasable floor area	17
Medical	608sqm	3.5 spaces to each 100sqm of leasable floor area	21
Gym	352sqm	No rate specified - Rate of 0.3 spaces per patron satisfactory to Responsible Authority (60 patrons)	18

		proposed)	
Office	590sqm	3 spaces to 100sqm net floor area	17
Restaurant	340sqm	3.5 spaces to each 100sqm of leasable floor area. Hotel is the same rate	11
Bottleshop	97sqm	3.5 spaces to each 100sqm of leasable floor area	3
Residential	34 Dwellings	2 per dwellings	68
Total:			190 (122 for the commercial component & 68 for the residential component)

The amendment application proposes a total of 153 car spaces on-site, consisting of 85 spaces for the commercial development and 68 spaces (within garages) for the residential development, leaving a shortfall of 37 spaces for the commercial component of the development.

Council's Traffic Engineering Department have reviewed the level of car-parking proposed and have provided the following comments:

- A total of 85 on-site car spaces for the commercial development are proposed to be provided with a further 16 on-street spaces along the commercial frontages;
- The 85 on site spaces is less than the 122 spaces required by the planning scheme, with a 30% reduction being sought.
- The demand assessment indicates a peak demand for 94 car spaces, which appears to be reasonable.
- The peak parking demand should be accommodated within the on-site car parking, with on-street parking for overflow only. Increasing parking to 94 spaces will reduce the overall shortfall to 10% and ensure peak demand is catered for on-site.

Based upon the above Council's Traffic Engineering Department have advised that the parking is insufficient and recommend that on-site car parking needs to be increased to a minimum of 94 spaces.

The proposal falls substantially short (30%) of the required number of on-site spaces as required by the planning scheme. As outlined above 94 actual car spaces need to be provided to cater to the peak demand generated by the proposal. The proposal provides 85 on-site spaces and one waiting bay (falling 9 spaces short of the 94 requirement), but does provide an additional 16 on-street spaces directly adjacent to the development (total of 101 spaces). In this respect, sufficient parking will be available to customers during peak times from on-site or directly adjacent on-street parking. On this basis, noting any further increase in on-site parking would require a substantial re-design of the development, the level of parking proposed is considered satisfactory from a planning perspective.

Vehicular access to the commercial development is via Stroud Road to the north, Piggott Street to the south, with a secondary access left in/left out arrangement from Siding Avenue. As highlighted above direct access from Siding Avenue, being the main street of Officer Town Centre, is not generally supported by the Officer PSP. However in this instance it is not considered unreasonable to allow a left in/left access, with the primary access being via the full intersection arrangements from Stroud Road and Piggott Street. Council's Traffic Engineering Department do not objection to

the vehicular access arrangements, but have advised that the access into Siding Avenue needs to be left in / left out only with the provision of a central triangular splitter island to physically re-enforce the operation of this access arrangement. This can be dealt with via conditions of approval.

The application proposes two loading bays and two waste storage/collection areas. Waste collection times will be limited to the hours of 7am – 9am to reduce noise impacts to adjoining residents of the townhouses and reduce conflict between waste collection trucks moving through the site and customers utilising the car-parking area. Council's Traffic Engineering Department is comfortable with this approach. They have requested that kerbs and landscaping within the waste collection vehicle swept path route be kept to less than 150mm in height to allow waste collection vehicles to satisfactorily manoeuvre through the site. This can be a condition of approval.

Licensed premises (Clause 52.27)

The amendment proposes the sale of packaged liquor for the proposed bottle-shop. As the site forms part of a mixed-use development within Officer Town Centre it is considered a suitable location for a use of this nature. Further, the site is well separated from existing licensed premises, being approximately 800m metres from the Bottle-mart, Thai restaurant and Officer Recreation Reserve situated along the Princes Highway. In regard to amenity impacts, the location of the adjacent townhouses, means the bottle-shop does have some potential to impact upon the future amenity of residents. In order to reduce any potential amenity conflicts it is considered appropriate to place additional conditions on the permit, including a condition restricting the hours of operation of the licensed premise between 9am to 11pm. These hours are considered reasonable to allow the business to serve local residents, but also reduce the potential for any amenity reducing impacts to arise.

CONCLUSION

The proposed amendment incorporating the staged development of 34 dwellings, shops/food and drink premises, supermarket, medical centres, offices, restaurant, gymnasium, internally illuminated signage, liquor licence and a reduction in car-parking is an appropriate mixed-use development for the Urban Village sub-precinct of the Officer Town centre. The proposed development is in accordance with the Officer Precinct Structure Plan and draft Urban Design Framework and will provide an appropriate urban design outcome along Siding Avenue. The application is also in accordance with proposed Amendment C232.

The residential development will comprise of dwellings (34) as currently approved. The commercial component will comprise of shops/food and drink premises (12), supermarket, medical centre, offices, bottle-shop (including liquor licence), restaurant, gymnasium and signage.

It is recommended that planning permit T170584 be amended by allowing staging of the development, changing the proposed commercial uses and development approved, changing permit conditions in response to these changes and updating the address of the land to reflect the current land details.

**AMENDED
PLANNING
PERMIT**

Planning Scheme: Cardinia Planning Scheme
Responsible Authority: Cardinia Shire Council

PLANNING PERMIT NUMBER: T170584-2

ADDRESS OF THE LAND: Lot A & B PS820740K, Siding Avenue, Officer

THIS PERMIT ALLOWS: Buildings and works in stages associated with the construction of thirty-four (34) residential dwellings, shops/food and drink premises, offices, medical centres, gymnasium, supermarket, restaurant, internally illuminated signs, use of land to sell liquor and a reduction in car-parking.

Date amended:	Pursuant to Section 72-76B of the <i>Planning and Environment Act 1987</i> the permit has been amended to:
18 November, 2019	<ul style="list-style-type: none"> • Update the permit preamble to include new components of development and staging; • Update the address of the land to reflect the current details; • Restructure permit conditions to facilitate staging; • Include permit conditions regarding signs and the sale of liquor; • Remove permit conditions no longer applicable; • Amend the plans to include new components of development and staging.

CONDITIONS

1. Before the development commences, a staging plan must be submitted to and approved by the Responsible Authority. The staging plan must show:
 - a) The residential and commercial components within separate stages identified as Residential Stage 1 and Commercial Stage 1;

To the satisfaction of the Responsible Authority.
2. The layout of the uses and buildings and works as shown on the endorsed plan/s must not be altered without the written consent of the Responsible Authority.
3. The development of the land must proceed in the order of stages as shown on the endorsed plans unless otherwise agreed in writing by the Responsible Authority.
4. Once the development of each stage has commenced, it must be continued and completed to the satisfaction of the Responsible Authority.
5. Before each stage of development commences, a detailed landscape plan for the stage must be submitted to and approved by the Responsible Authority. The landscape plan must be prepared by a person suitably qualified or experienced in landscape design to the satisfaction of the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. The landscape plan must be drawn to scale with dimensions and one (1) copy must be provided in an approved electronic format. The landscape plan must show and include to the satisfaction of the Responsible Authority:
 - a) The location of all new plantings throughout the development.
 - b) A detailed planting schedule of all proposed trees, shrubs and groundcovers, including botanical names, common names, pot sizes, sizes at maturity and quantities of each plant. The plant schedule must be consistent with adjoining stages and adjoining land where roads connect through.

- c) Landscaping within the waste collection vehicle swept path route should be kept to less than 150mm in height to allow waste collection vehicles to manoeuvre through the site in accordance with the waste management plan.
- d) The proposed layout, materials and finishes of paths, areas of pavement, structures and street furniture.
- e) Detailed planting and construction drawings including site contours and any proposed changes to existing levels including any structural elements such as retaining walls.
- f) Additional supporting information, such as certified structural designs or building forms of fencing, feature walls and the like.
- g) Canopy trees, a minimum of two metres tall when planted, in key locations within the car parking areas.
- h) Details of the garden bed edging.
- i) The implementation of any landscape principles and guidelines contained in the Officer Precinct Structure Plan and the Officer Town Centre Urban Design Framework

The landscaping works shown on the approved landscape plans must be carried out and completed to the satisfaction of the Responsible Authority.

6. At least 14 days before any works start for each stage, a site specific Construction Management Plan (CMP) for that stage to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved the CMP will be endorsed and will then form part of the permit. All works must be undertaken in accordance with the approved CMP.

The CMP must address all environmental risks and include:

- a) Temporary stormwater management including sedimentation control.
 - b) Provision of pollution and contamination controls including noise and dust.
 - c) Location of stockpiles and stockpile management.
 - d) Location of site office and facilities.
 - e) Equipment, materials and goods management.
 - f) Tree protection zones, trees to be retained and trees to be removed.
7. Before the development commences for each stage, a stormwater management plan showing the stormwater works to the nominated point of discharge for that stage must be prepared to the satisfaction and approval of the Responsible Authority. The stormwater management plan must be prepared by a suitably qualified person and show details of the proposed stormwater works including all existing and proposed features that may have impact (e.g. Trees to be retained, crossings, services, fences, abutting buildings, existing boundary levels etc). All works must be undertaken in accordance with the approved stormwater management plan.

Note: The development of the subject land must be provided with stormwater works which incorporates the use of water sensitive design principles to improve stormwater runoff quality. The system must be maintained to the satisfaction of the Responsible Authority. Council's development engineers can advise on satisfactory options to achieve these desired outcomes which may include the use of an infiltration or bio-retention system and rainwater tanks connected for re-use.

8. The development must be constructed in accordance with the mitigation measures as set out in the 'Places Victoria, Officer Subdivision, Hydrogeology Assessment' completed by Coffey, dated 1st May 2017.

9. Prior to any works commencing for each stage a Construction Environmental Management Plan (CEMP) for that stage must be prepared. The CEMP must specifically address significant flora and fauna where the buildings or works are within:
- a) 100 metres of any waterbody (including creeks, drains, dams and wetland) under the provisions of the Officer Precinct Structure Plan Conservation Management Plan (excluding Cardinia Creek) (September 2011).

The CEMP must address all requirements specified in the Officer Native Vegetation Precinct Plan (September 2011) and the relevant Conservation Management Plan and be to the satisfaction of the Responsible Authority.

10. Prior to any works commencing within 100 metres of the edge of any waterbody which is to be retained, a highly visible fence is to be installed 20 metres from the edge of the water body.
11. The actions which identify the responsible agent as the "landowner" or "developer" in the Conservation Management Plan (CMP) must be implemented to the satisfaction of the Department of Sustainability and Environment.
12. Earthworks must be undertaken in a manner that minimises soil erosion. Exposed areas of soil must be stabilised to prevent soil erosion. The time for which soil remains exposed and unestablished must be minimised to the satisfaction of the Responsible Authority.
13. No polluted and/or sediment laden run-off is to be discharged directly or indirectly into drains or watercourses.
14. Pollution or litter traps must be provided on the land at appropriate points along the drainage system or drainage lines.
15. Any roads used for the purpose of haulage of imported or exported materials for construction must be:
 - a) Approved in writing by the Responsible Authority for the submitted haulage strategy, at least seven days prior to the commencement of use.
 - b) Maintained in accordance with the Responsible Authority's maintenance intervention levels, or as requested by the Responsible Authority if the road deteriorates during the haulage period, and
 - c) Reinstated to the satisfaction of the Responsible Authority.
16. No fill material that is contaminated is to be deposited on the subject land. For the purpose of this condition, the term "contaminated" has the same meaning as that used in Ministerial Direction No. 1.
17. Site and building levels across the development must suitably integrate, including along the boundary separating the commercial and residential components of development.
18. The works associated with the construction of the development must not detrimentally affect the amenity of the area, through the:
 - a) Transport of materials, goods or commodities to or from the land.
 - b) Inappropriate storage of any works or construction materials.
 - c) Hours of construction activity.
 - d) Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste and storm water runoff, waste products, grit or oil.
 - e) Presence of vermin.

To the satisfaction of the Responsible Authority.

19. Prior to the installation of zebra crossings, a Memorandum of Authorisation must be obtained from VicRoads (as per the Road Management Act 2004).

20. Unless with the prior written consent of the Responsible Authority, all rooftop plant and equipment (including air conditioning units, heating units and hot water systems) must be concealed or screened from general view to the satisfaction of the Responsible Authority.
21. The exterior colour and cladding of the development must not result in any adverse visual impact on the environment of the area and all external cladding and trim of the building/s must be of a non-reflective nature.
22. The dimensions and layout of the proposed access and parking areas must be in accordance with the requirements of Clause 52.06 of the Cardinia Planning Scheme.
23. Before the development of each stage is occupied all access arrangements into the site and all proposed areas set aside on the approved plan/s for access, circulation and car parking for that stage must be constructed with concrete, asphalt or other approved hard surfacing material, drained and the parking areas delineated to the satisfaction of the Responsible Authority. Once constructed these areas must be maintained to the satisfaction of the Responsible Authority.
24. Before each stage of development is occupied a commercial/industrial standard concrete vehicle crossing/s as shown on the approved plans for that stage must be constructed to the approval and satisfaction of the Responsible Authority.
25. Before each stage of development is occupied all buildings within that stage must be connected to reticulated water supply, sewerage, drainage and underground electricity to the requirements of the relevant servicing authority.
26. Before each stage of the development is occupied the landowner must enter into a legally binding agreement (or an alternative agreement approved by DSE) for the payment to implement the Officer Precinct Structure Plan: Cardinia Creek Conservation Management Plan (8 September 2011) in accordance with Section 2.3.1 Management Responsibilities and Funding and Appendix 8 to the satisfaction of the Department of Sustainability and Environment. The landowner must pay the reasonable costs of the preparation, execution, and registration of the agreement.
27. Before any stage of the development is occupied:
 - a) Stroud Road must be fully constructed along the northern boundary of the land in accordance with plans and specifications approved by the Responsible Authority.
 - b) Coxon Street must be fully constructed from Bridge Road to Stroud Road in accordance with plans and specifications approved by the Responsible Authority.
 - c) Piggott Street must be fully constructed from Siding Avenue to Coxon Street in accordance with plans and specifications approved by the Responsible Authority.
 - d) On-street car parking adjacent to the land must be provided in accordance with plans and specifications approved by the Responsible Authority.
 - e) Landscaping within the streetscape of Stroud Road, Coxon Street and Piggott Street must be completed in accordance with plans, specifications and bonding arrangements approved by the Responsible Authority.
28. Before the development of each stage is occupied, or any other time agreed to in writing by the Responsible Authority, the landscape works shown on the approved detailed landscape works plan for that stage must be carried out and completed to the satisfaction of the Responsible Authority.
29. The landscape works shown on the endorsed detailed landscape works plan/s must be maintained to the satisfaction of the Responsible Authority and used for no other purpose. Any dead, diseased or damaged plants are to be replaced.

30. Public pedestrian access must be maintained through the land via the pedestrian access-way running east-west through the middle of the land from Siding Avenue to Coxon Road to the satisfaction of the Responsible Authority.

Residential Development conditions:

31. Before the residential development commences, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and one (1) copy must be provided in electronic format. The plans must be generally in accordance with the previously approved (now superseded) plans but modified to show:
- Residential Stage 1 plans containing the residential development only.
 - Evidence that Melbourne Water conditions 65, 66 & 68 have been satisfied.

To the satisfaction of the Responsible Authority.

32. The residential development must be constructed in accordance with the requirements, recommendations and details of the Sustainable Management Plan Lot 1 Siding Ave prepared by Leonie Dixon of F2 design to the satisfaction of the Responsible Authority.
33. Waste collection arrangements for the residential development must be in accordance with the Waste Management Plan prepared by Low Impact Development Consulting, dated 30th November 2017.
34. Before the residential development is occupied, the owner of the land must enter into an agreement with the Responsible Authority under section 173 of the Planning and Environment Act 1987 to confirm waste collection arrangements for the residential development as informed by the approved waste management plan.

The agreement will be informed by the findings of the waste management plan and may provide that:

- all waste generated by the use of the land will be managed in accordance with the waste management plan for the land submitted to the Responsible Authority;
- the Owner acknowledges and agrees that the Responsible Authority is under no obligation to enter the land for the purpose of collecting waste;
- the Owner agrees to indemnify Cardinia Shire Council and its officers with respect to any injury or damage caused to any person (including the Council's officers) or property as a result of Council or its officers entering the land for the purpose of collecting waste; and
- the Owner acknowledges and agrees that, despite the waste collection arrangements that apply to the land, the Owner remains liable to pay the relevant waste collection levy.

The form and content of the agreement must be to the satisfaction of the Responsible Authority, and all costs relating to the preparation and registration of the agreement on title must be met by the permit holder. An application must be made to the Registrar of Titles to register the Section 173 agreement on the title to the land under Section 181 of the Act.

Commercial Development conditions:

35. Before the commercial development commences, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and one (1) copy must be provided in electronic format. The plans must be generally in accordance with the Clarke Hopkins Clarke plans dated 15.10.2019 (ref. 190044) but modified to show:

- a) Left in / left out vehicular access arrangement at Siding Ave with triangular splitter island.
- b) Two (2) additional on-site car spaces adjacent to the kiosk on the roof development plan.
- c) Relocation of any proposed signs over windows away from windows.
- d) Material palette of external finishes.
- e) Notation on the plans stating kerbs within the waste collection vehicle swept path route will be kept to less than 150mm in height to allow waste collection vehicles to manoeuvre through the site in accordance with the waste management plan.
- f) Any changes as required by the amended Sustainable Management Plan at Condition 36.
- g) Evidence that Melbourne Water conditions 65, 66 & 68 have been satisfied.

To the satisfaction of the Responsible Authority.

36. Before the development commences, an amended Sustainable Management Plan must be submitted to and approved by the Responsible Authority. The plan must be prepared by a suitably qualified person to the satisfaction of the Responsible Authority and one (1) copy must be provided in electronic format. The Plan must be generally in accordance with the Sustainable Management Plan, by F2 Design dated 16 October 19 issue C but modified to show:

- a) Removal of any reference to 12,000 litres of rainwater storage. Rainwater storage of 16,000 litres is required, consisting of two 8,000 litre tanks.
- b) Full JV3 energy modelling and final energy inputs (JV3 model inputs in BESS) to confirm commitments outlined in the Sustainable Management Plan will be achieved.
- c) Copy of the Builder Users Guide to be provided to the Responsible Authority in addition to occupants.

The commercial development must be constructed in accordance with the requirements, recommendations and details of the Sustainable Management Plan to the satisfaction of the Responsible Authority.

37. Before the development commences, detailed engineering plans for any works in Siding Avenue including the triangular splitter island must be submitted to and approved by the Responsible Authority.

When approved, the plans will be endorsed and will then form part of the permit. Three copies of the plan must be drawn to a scale of 1:500 to acceptable drafting standards and an electronic copy (pdf) must be provided.

The plan must show:

- a. Location and alignment of kerbs, indented parking spaces, footpaths, shared paths, bus stops and traffic controls,
- b. Drainage outfall system (both interim and ultimate), indicating legal point of discharge and any access requirements for the construction and maintenance,
- c. A table of offsets for all utility services and street trees.

38. Waste collection arrangements for the commercial development must be in accordance with the Waste Management Plan prepared by Salt, dated 11th September 2019.

39. All proposed front entry doors of commercial tenancies on the ground level must match the adjacent footpath levels.

40. All external plant and equipment must be acoustically treated or placed in sound proof housing to reduce noise to residences to a level satisfactory to the Responsible Authority.
41. External lighting must be designed, baffled and located so as to prevent any adverse effect to residences and adjoining landholders to the satisfaction of the Responsible Authority.
42. Before the development is occupied a site management plan for the commercial premises must be submitted to and approved by the Responsible Authority. The site management plan must include the following, to the satisfaction of the Responsible Authority:
 - a) Site security.
 - b) Provision of security cameras.
 - c) Details about managing graffiti and its removal.
 - d) Arrangements for managing the car park, landscape areas, deliveries and waste collection.
 - e) Arrangements for maintaining surveillance and views, including the maintenance of at least 60% of the glazing as unobstructed clear glazing enabling surveillance and views from buildings.
43. Unless with the prior written consent of the Responsible Authority, the commercial premises must operate in accordance with the approved site management plan and a copy must be included within any lease agreement to the satisfaction of the Responsible Authority.
44. Before the development is occupied, a report from a suitably qualified person must be submitted to the satisfaction of the Responsible Authority confirming that all measures as specified in the approved Sustainable Management Plan have been implemented.
45. The amenity of the area must not be detrimentally affected by the development through the:
 - a) Transport of materials, goods or commodities to or from the land;
 - b) Emission of noise, artificial light, vibration, odours, fumes, smoke, vapour, steam, soot, ash, dust, waste and storm water runoff, waste products, grit or oil;
 - c) Presence of vermin;
 - d) The appearance of the development;or in any other way, to the satisfaction of the Responsible Authority.
46. Noise levels emanating from the premises must not exceed those required to be met under the relevant Environment Protection Agency policy.
47. Except with the written consent of the Responsible Authority no external sound amplification equipment or loud speakers are to be used by the commercial tenancies for the purpose of announcement, broadcast, playing of music or similar purpose.
48. Nuisance must not be caused by the operation of the commercial premises to adjoining residents, including those within the development.
49. The gymnasium must not be used by more than 60 patrons at any one time except with the prior written consent of the Responsible Authority.
50. Any storage and handling of clinical and related wastes must comply with the Industry Code of Practice for the Management of Clinical and Related Wastes.
51. Any disposal of clinical and related wastes must comply with the requirements of the Environment Protection (Industrial Waste Resource) Regulations 2009.
52. All bins and receptacles used for the collection and storage of garbage, bottles and other solid wastes must be stored out of general view and storage areas maintained in a suitable condition to the satisfaction of the Responsible Authority.

53. The loading and unloading of goods from vehicles must only be carried out on the subject land within the designated loading bays and must not disrupt the circulation and parking of vehicles on the subject land.
54. Loading and waste collection vehicles associated with the commercial development must not exceed 8.8m in length.
55. The areas set aside for car parking associated with the commercial development as shown on the endorsed plans must be made available for use free of charge to employees and visitors at all times and must not be used for any other purpose.
56. The development must operate in accordance with the requirements, recommendations and details of the approved Sustainable Management Plan to the satisfaction of the Responsible Authority.

Signage conditions:

57. The location and details of the signs, as shown on the endorsed plans, must not be altered without the written consent of the Responsible Authority.
58. The content, colour, lettering style and materials of the signs must be to the satisfaction of the Responsible Authority.
59. The signs must be displayed and maintained to the satisfaction of the Responsible Authority.
60. The illumination of the signs as shown on the endorsed plans must not detrimentally affect the amenity of the area through the emission of unreasonable levels of light to the satisfaction of the Responsible Authority.
61. The signs must not contain any flashing light.
62. No signs other than those allowed by this permit or the planning scheme may be displayed on the subject land without the further consent of the Responsible Authority.

Use of land to sell liquor conditions:

63. This permit allows for the sale of packaged liquor only from within the confines of the bottle shop.
64. The sale of packaged liquor associated with bottle shop may only occur during the following trading hours:
 - Monday-Sunday: 9.00am – 11.00pm

Melbourne Water conditions:

65. Prior to Council endorsement of plans, the Owner shall enter into and comply with an agreement with Melbourne Water Corporation for the acceptance of surface and storm water from the subject land directly or indirectly into Melbourne Water's drainage systems and waterways, the provision of drainage works and other matters in accordance with the statutory powers of Melbourne Water Corporation.
66. Pollution and sediment laden runoff shall not be discharged directly or indirectly into Melbourne Water's drains or watercourses. Prior to Council endorsement of plans, a Site Management Plan detailing pollution and sediment control measures must be submitted to Melbourne Water.
67. Stormwater runoff from the development must achieve State Environment Protection Policy (Waters of Victoria) objectives for environmental management of stormwater as set out in the 'Urban Stormwater Best Practice Environmental Management Guidelines (CSIRO) 1999'.
68. Prior to Council endorsement of plans, engineering plans of the development (in electronic format) must be submitted to Melbourne Water for our records. These plans must show road and drainage details and any overland flow paths for the 100 year ARI storm event.

69. All new Building pads are to be filled to a minimum of 300mm above the 1 in 100 year flood levels associated with any existing or proposed Melbourne Water pipeline and/or all new lots are to be filled to a minimum of 600mm above the 1 in 100 year flood level associated with any existing or proposed Melbourne Water wetland, retarding basin or waterway.
70. Prior to the issue of an Occupancy Permit, a certified survey plan prepared by or under the supervision of a licensed land surveyor, showing finished lot levels reduced to the Australian Height Datum, must be submitted to Melbourne Water for our records.
71. Alignment of roads, car parks and reserves with any adjoining estates must ensure continuity and provide uninterrupted conveyance of overland flows.
72. The development is to make provision for overland flows from the upstream catchment utilising roads and/or reserves.
73. Any road or access way intended to act as a stormwater overland flow path must be designed and constructed to comply with the floodway safety criteria outlined within Melbourne Water's Land Development Manual.
74. The developer is to negotiate with any downstream landowners to obtain a free draining outfall through their property. Approval is to be forwarded to Melbourne Water for our records prior to construction commencing.
75. Any temporary outfall is to be arranged to the satisfaction of Melbourne Water, Council and the affected downstream property owner(s).
76. Prior to construction, a separate application direct to Melbourne Water must be made for any new or modified storm water connection to Melbourne Water's drains or watercourses.

Expiry:

This permit will expire if one of the following circumstances applies:

- a) The development is not started within two (2) years of the date of this permit.
- b) The development is not completed within four (4) years of the date of this permit.

The use of the land for the sale of packaged liquor expires if the use does not start within (2) years of the date of this permit or the use is discontinued for a period of two (2) years.

The signage on the land expires fifteen (15) years after the date of this permit.

In accordance with Section 69 of the *Planning and Environment Act 1987*, an application may be submitted to the Responsible Authority for an extension of the periods referred to in this condition.

T170584-2 Locality Plan



190.0 0 95.0 190.0 Meters

1: 3,740

Data Source: State & Local Government. © CARDINIA SHIRE COUNCIL

21-Aug-2019

Notes



PLANNING PERMIT

Form 4

Planning Scheme: Cardinia Planning Scheme
Responsible Authority: Cardinia Shire Council

PLANNING PERMIT NUMBER: T170584


ADDRESS OF THE LAND: Lot AA PS723779 (proposed Lot 1 PS749786E), Siding Avenue, Officer

THIS PERMIT ALLOWS: Buildings and works associated with the construction of thirty-four (34) residential dwellings, supermarket, shops, medical centres, gymnasium, offices and a reduction in car-parking

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

1. Before the development commences, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and one (1) copy must be provided in electronic format. The plans must be generally in accordance with the plans submitted with the application but modified to show:
 - a) All weather protection awnings (not veranda structures) along the entire length of Siding Avenue frontages.
 - b) Removal of 50% of the window areas of the ground floor facades of the commercial tenancies orientated towards the car-parking to provide greater definition between the primary (Siding Ave) and secondary (car-park) facades of these tenancies.
 - c) Footpath levels and proposed floor levels for the commercial premises which clearly demonstrate that the levels match.
 - d) An updated car-parking table that corresponds with the updated car-parking assessment.
 - e) An updated bicycle parking table that corresponds to the spaces shown on the plans.
 - f) Removal of reference to minor retail tenancies and replacement with shop.
 - g) Removal of signage.
 - h) Removal of reference to shop from the dentist tenancy.
 - i) Removal of reference to Hickson Road and replacement with Piggott Street.
 - j) Rain-water tank details and clothesline locations for the dwellings clearly marked.
 - k) Solar hot water collectors for the dwellings labelled appropriately on the plans.
 - l) Shading devices for northern facing windows of Townhouse Type A1 dwellings.
 - m) Shading devices for northern windows of dwellings sized appropriately for the windows they protect (approximately 45% of the height from the window sill to the bottom of the eaves).
 - n) Notation on the plans regarding double glazing, efficiency of HVAC systems, lighting efficiency, WELS ratings, solar hot water and 6 star gas hot water boosters, water efficient landscaping, energy and water sub metering, in accordance with the Sustainable Management Plan.
 - o) Notation on the plans that public pedestrian access will be maintained through the land via the pedestrian access-way running east-west through the middle of the land from Siding Avenue to Coxon Road.
 - p) Evidence that Melbourne Water conditions 56, 57 & 59 have been satisfied.

To the satisfaction of the Responsible Authority.

Date Issued: 21 March 2018 

Signature for the Responsible Authority:

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PLANNING PERMIT

Form 4

Planning Scheme: Cardinia Planning Scheme
Responsible Authority: Cardinia Shire Council

PLANNING PERMIT NUMBER: T170584

ADDRESS OF THE LAND: Lot AA PS723779 (proposed Lot 1 PS749786E), Siding Avenue, Officer

THIS PERMIT ALLOWS: Buildings and works associated with the construction of thirty-four (34) residential dwellings, supermarket, shops, medical centres, gymnasium, offices and a reduction in car-parking


THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

2. The layout of the uses and buildings and works as shown on the endorsed plan/s must not be altered without the written consent of the Responsible Authority.
3. Once the development has commenced, it must be continued and completed to the satisfaction of the Responsible Authority.
4. Before the development commences the title for the subject site being Lot 1 PS749786E must be created under Planning Permit T170045. A copy of the title must be presented to the building surveyor as evidence.
5. Before the development commences, a detailed landscape plan for the subject site must be submitted to and approved by the Responsible Authority. The landscape plan must be prepared by a person suitably qualified or experienced in landscape design to the satisfaction of the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. The landscape plan must be drawn to scale with dimensions and one (1) copy must be provided in an approved electronic format. The landscape plan must show and include to the satisfaction of the Responsible Authority:
 - a) The location of all new plantings throughout the development.
 - b) A detailed planting schedule of all proposed trees, shrubs and groundcovers, including botanical names, common names, pot sizes, sizes at maturity and quantities of each plant. The plant schedule must be consistent with adjoining sites where roads are continued through.
 - c) The proposed layout, materials and finishes of paths, areas of pavement, structures and street furniture.
 - d) Detailed planting and construction drawings including site contours and any proposed changes to existing levels including any structural elements such as retaining walls.
 - e) Additional supporting information, such as certified structural designs or building forms of fencing, feature walls and the like.
 - f) Canopy trees, a minimum of two metres tall when planted, in key locations within the car parking areas.
 - g) Details of the garden bed edging.
 - h) The implementation of any landscape principles and guidelines contained in the Officer Precinct Structure Plan and the Officer Town Centre Urban Design Framework

The landscaping works shown on the approved landscape plan for the development must be carried out and completed to the satisfaction of the Responsible Authority.

6. At least 14 days before any works start, a site specific Construction Management Plan (CMP) to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved the CMP will be endorsed and will then form part of the permit. All works must be undertaken in accordance with the approved CMP.

The CMP must address all environmental risks and include:

Date Issued: 21 March 2018 

Signature for the Responsible Authority:

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PLANNING PERMIT

Form 4

Planning Scheme: Cardinia Planning Scheme
Responsible Authority: Cardinia Shire Council


PLANNING PERMIT NUMBER: T170584

ADDRESS OF THE LAND: Lot AA PS723779 (proposed Lot 1 PS749786E), Siding Avenue, Officer

THIS PERMIT ALLOWS: Buildings and works associated with the construction of thirty-four (34) residential dwellings, supermarket, shops, medical centres, gymnasium, offices and a reduction in car-parking

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

- a) Temporary stormwater management including sedimentation control.
 - b) Provision of pollution and contamination controls including noise and dust.
 - c) Location of stockpiles and stockpile management.
 - d) Location of site office and facilities.
 - e) Equipment, materials and goods management.
 - f) Tree protection zones, trees to be retained and trees to be removed.
7. Before the development commences, a stormwater management plan showing the stormwater works to the nominated point of discharge must be prepared to the satisfaction and approval of the Responsible Authority. The stormwater management plan must be prepared by a suitably qualified person and show details of the proposed stormwater works including all existing and proposed features that may have impact (e.g. Trees to be retained, crossings, services, fences, abutting buildings, existing boundary levels etc). All works must be undertaken in accordance with the approved stormwater management plan.
- Note: The development of the subject land must be provided with stormwater works which incorporates the use of water sensitive design principles to improve stormwater runoff quality. The system must be maintained to the satisfaction of the Responsible Authority. Council's development engineers can advise on satisfactory options to achieve these desired outcomes which may include the use of an infiltration or bio-retention system and rainwater tanks connected for re-use.
8. Before the development commences, a site drainage plan must be submitted to and approved by the Responsible Authority that includes all proposed buildings, access, circulation and parking areas.
 9. Before the development commences, as defined by the issue of a building permit under the Building Act 1993, unless some other time is agreed in writing by the Collecting Agency, a Development Infrastructure Levy must be paid to the Collecting Agency, being Cardinia Shire Council, in accordance with the approved Officer Development Contributions Plan, September 2011. Note: This condition will be deemed satisfied if the Development Infrastructure Levy has already been paid for the land under Planning Permit T170045.
 10. The development must be constructed in accordance with the requirements, recommendations and details of the Sustainable Management Plan Lot 1 Siding Ave prepared by Leonie Dixon of F2 design to the satisfaction of the Responsible Authority.
 11. The development must be constructed in accordance with the mitigation measures as set out in the 'Places Victoria, Officer Subdivision, Hydrogeology Assessment' completed by Coffey, dated 1st May 2017.
 12. Prior to any works commencing a Construction Environmental Management Plan (CEMP) must be prepared. The CEMP must specifically address significant flora and fauna where the buildings or works are within:

Date Issued: 21 March 2018 

Signature for the Responsible Authority:

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PLANNING PERMIT

Form 4

Planning Scheme: Cardinia Planning Scheme
Responsible Authority: Cardinia Shire Council

PLANNING PERMIT NUMBER: T170584

ADDRESS OF THE LAND: Lot AA PS723779 (proposed Lot 1 PS749786E), Siding Avenue, Officer

THIS PERMIT ALLOWS: Buildings and works associated with the construction of thirty-four (34) residential dwellings, supermarket, shops, medical centres, gymnasium, offices and a reduction in car-parking

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

- a) 100 metres of any waterbody (including creeks, drains, dams and wetland) under the provisions of the Officer Precinct Structure Plan Conservation Management Plan (excluding Cardinia Creek) (September 2011).

The CEMP must address all requirements specified in the Officer Native Vegetation Precinct Plan (September 2011) and the relevant Conservation Management Plan and be to the satisfaction of the Responsible Authority.

13. Prior to any works commencing within 100 metres of the edge of any waterbody which is to be retained, a highly visible fence is to be installed 20 metres from the edge of the water body.
14. The actions which identify the responsible agent as the "landowner" or "developer" in the Conservation Management Plan (CMP) must be implemented to the satisfaction of the Department of Sustainability and Environment.
15. Earthworks must be undertaken in a manner that minimises soil erosion. Exposed areas of soil must be stabilised to prevent soil erosion. The time for which soil remains exposed and unestablished must be minimised to the satisfaction of the Responsible Authority.
16. No polluted and/or sediment laden run-off is to be discharged directly or indirectly into drains or watercourses.
17. Pollution or litter traps must be provided on the land at appropriate points along the drainage system or drainage lines.
18. Any roads used for the purpose of haulage of imported or exported materials for construction must be:
- Approved in writing by the Responsible Authority for the submitted haulage strategy, at least seven days prior to the commencement of use.
 - Maintained in accordance with the Responsible Authority's maintenance intervention levels, or as requested by the Responsible Authority if the road deteriorates during the haulage period, and
 - Reinstated to the satisfaction of the Responsible Authority.
19. No fill material that is contaminated is to be deposited on the subject land. For the purpose of this condition, the term "contaminated" has the same meaning as that used in Ministerial Direction No. 1.
20. The works associated with the construction of the development must not detrimentally affect the amenity of the area, through the:
- Transport of materials, goods or commodities to or from the land.
 - Inappropriate storage of any works or construction materials.
 - Hours of construction activity.
 - Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste and storm water runoff, waste products, grit or oil.

Date Issued: 21 March 2018

Signature for the Responsible Authority:

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PLANNING PERMIT

Form 4

Planning Scheme: Cardinia Planning Scheme
Responsible Authority: Cardinia Shire Council

PLANNING PERMIT NUMBER: T170584

ADDRESS OF THE LAND: Lot AA PS723779 (proposed Lot 1 PS749786E), Siding Avenue, Officer


THIS PERMIT ALLOWS: Buildings and works associated with the construction of thirty-four (34) residential dwellings, supermarket, shops, medical centres, gymnasium, offices and a reduction in car-parking

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

e) Presence of vermin.

To the satisfaction of the Responsible Authority.

21. All proposed front entry doors of commercial tenancies on the ground level must match the adjacent footpath levels.
22. Unless with the prior written consent of the Responsible Authority, all rooftop plant and equipment (including air conditioning units, heating units and hot water systems) must be concealed or screened from general view to the satisfaction of the Responsible Authority.
23. The exterior colour and cladding of the development must not result in any adverse visual impact on the environment of the area and all external cladding and trim of the building/s must be of a non-reflective nature.
24. All external plant and equipment must be acoustically treated or placed in sound proof housing to reduce noise to residences to a level satisfactory to the Responsible Authority.
25. External lighting must be designed, baffled and located so as to prevent any adverse effect to residences and adjoining landholders to the satisfaction of the Responsible Authority.
26. The dimensions and layout of the proposed access and parking areas must be in accordance with the requirements of Clause 52.06 of the Cardinia Planning Scheme.
27. Prior to the installation of zebra crossings, a Memorandum of Authorisation must be obtained from VicRoads (as per the Road Management Act 2004).
28. Waste collection arrangements for the land must be in accordance with the approved Waste Management Plan prepared by Low Impact Development Consulting, dated 30th November 2017.
29. Before the development is occupied all proposed areas set aside on the approved plan/s for access, circulation and car parking must be constructed with concrete, asphalt or other approved hard surfacing material, drained and the parking areas delineated to the satisfaction of the Responsible Authority. Once constructed these areas must be maintained to the satisfaction of the Responsible Authority.
30. Before the development is occupied a commercial/industrial standard concrete vehicle crossing/s as shown on the approved plans must be constructed to the approval and satisfaction of the Responsible Authority.
31. Before the development is occupied all buildings must be connected to reticulated water supply, sewerage, drainage and underground electricity to the requirements of the relevant servicing authority.
32. Before the development is occupied the landowner must enter into a legally binding agreement (or an alternative agreement approved by DSE) for the payment to implement the Officer Precinct Structure Plan: Cardinia Creek Conservation Management Plan (8 September 2011) in accordance with Section 2.3.1 Management Responsibilities and Funding and Appendix 8 to the satisfaction of the Department of Sustainability and Environment. The landowner must pay the reasonable costs of the preparation, execution, and registration of the agreement.

Date Issued: 21 March 2018 

Signature for the Responsible Authority:

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PLANNING PERMIT

Form 4

Planning Scheme: Cardinia Planning Scheme
Responsible Authority: Cardinia Shire Council

PLANNING PERMIT NUMBER: T170584

ADDRESS OF THE LAND: Lot AA PS723779 (proposed Lot 1 PS749786E), Siding Avenue, Officer

THIS PERMIT ALLOWS: Buildings and works associated with the construction of thirty-four (34) residential dwellings, supermarket, shops, medical centres, gymnasium, offices and a reduction in car-parking

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

33. Before the development is occupied:

- a) Stroud Road must be fully constructed along the northern boundary of the land in accordance with plans and specifications approved by the Responsible Authority.
- b) Coxon Street must be fully constructed from Bridge Road to Stroud Road in accordance with plans and specifications approved by the Responsible Authority.
- c) Piggott Street must be fully constructed from Siding Avenue to Coxon Street in accordance with plans and specifications approved by the Responsible Authority.
- d) On-street car parking adjacent to the land must be provided in accordance with plans and specifications approved by the Responsible Authority.
- e) Landscaping within the streetscape of Stroud Road, Coxon Street and Piggott Street must be completed in accordance with plans, specifications and bonding arrangements approved by the Responsible Authority.

34. Before the development is occupied, or any other time agreed to in writing by the Responsible Authority, the landscape works shown on the approved detailed landscape works plan must be carried out and completed to the satisfaction of the Responsible Authority.


35. Before the development is occupied, the owner of the land must enter into an agreement with the Responsible Authority under section 173 of the Planning and Environment Act 1987 to confirm waste collection arrangements for the Land as informed by the approved waste management plan.

The agreement will be informed by the findings of the waste management plan and may provide that:

- a) all waste generated by the use of the land will be managed in accordance with the waste management plan for the land submitted to the Responsible Authority;
- b) the Owner acknowledges and agrees that the Responsible Authority is under no obligation to enter the land for the purpose of collecting waste;
- c) the Owner agrees to indemnify Cardinia Shire Council and its officers with respect to any injury or damage caused to any person (including the Council's officers) or property as a result of Council or its officers entering the land for the purpose of collecting waste; and
- d) the Owner acknowledges and agrees that, despite the waste collection arrangements that apply to the land, the Owner remains liable to pay the relevant waste collection levy.

The form and content of the agreement must be to the satisfaction of the Responsible Authority, and all costs relating to the preparation and registration of the agreement on title must be met by the permit holder. An application must be made to the Registrar of Titles to register the Section 173 agreement on the title to the land under Section 181 of the Act.

36. Before the development is occupied, the owner of the land must enter into a Waste Access Deed of Indemnity with Council regarding the collection of waste from the land. The form and content of the Waste Access Deed Indemnity agreement must be to the satisfaction of the Responsible

Date Issued: 21 March 2018 

Signature for the Responsible Authority:

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PLANNING PERMIT

Form 4

Planning Scheme: Cardinia Planning Scheme
Responsible Authority: Cardinia Shire Council


PLANNING PERMIT NUMBER: T170584

ADDRESS OF THE LAND: Lot AA PS723779 (proposed Lot 1 PS749786E), Siding Avenue, Officer

THIS PERMIT ALLOWS: Buildings and works associated with the construction of thirty-four (34) residential dwellings, supermarket, shops, medical centres, gymnasium, offices and a reduction in car-parking

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

- Authority, and all costs relating to the preparation and registration of the agreement on title must be met by the permit holder.
37. Before the development is occupied a site management plan for the commercial premises must be submitted to and approved by the Responsible Authority. The site management plan must include the following, to the satisfaction of the Responsible Authority:
- a) Site security.
 - b) Provision of security cameras.
 - c) Details about managing graffiti and its removal.
 - d) Arrangements for managing the car park, landscape areas, deliveries and waste collection.
 - e) Arrangements for maintaining surveillance and views, including the maintenance of at least 60% of the glazing as unobstructed clear glazing enabling surveillance and views from buildings.
38. Unless with the prior written consent of the Responsible Authority, the commercial premises must operate in accordance with the approved site management plan and a copy must be included within any lease agreement to the satisfaction of the Responsible Authority.
39. Except with the written consent of the Responsible Authority, the commercial premises may operate only between the hours of:
- a) Medical centres – 8am to 9pm.
 - b) Offices – 8am to 9pm Monday to Friday and 9am – 1pm Saturday.
 - c) Gymnasium – 24 hours.
 - d) Supermarket – 7am to 11pm.
 - e) All other shops – 8am to 9pm.
40. The amenity of the area must not be detrimentally affected by the development through the:
- a) Transport of materials, goods or commodities to or from the land;
 - b) Emission of noise, artificial light, vibration, odours, fumes, smoke, vapour, steam, soot, ash, dust, waste and storm water runoff, waste products, grit or oil;
 - c) Presence of vermin;
 - d) The appearance of the development;
- or in any other way, to the satisfaction of the Responsible Authority.
41. Noise levels emanating from the premises must not exceed those required to be met under the relevant Environment Protection Agency policy.

Date Issued: 21 March 2018 

Signature for the Responsible Authority:

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PLANNING PERMIT

Form 4

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THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

42. Except with the written consent of the Responsible Authority no external sound amplification equipment or loud speakers are to be used by the commercial tenancies for the purpose of announcement, broadcast, playing of music or similar purpose.
43. Nuisance must not be caused by the operation of the commercial premises to adjoining residents, including those within the development.
44. The gymnasium must not be used by more than 40 patrons at any one time except with the prior written consent of the Responsible Authority.
45. The dentist must not be used by more than two (2) practitioners at any one time except with the prior written consent of the Responsible Authority.
46. The medical centre must not be used by more than four (4) practitioners at any one time except with the prior written consent of the Responsible Authority.
47. Any storage and handling of clinical and related wastes must comply with the Industry Code of Practice for the Management of Clinical and Related Wastes.
48. Any disposal of clinical and related wastes must comply with the requirements of the Environment Protection (Industrial Waste Resource) Regulations 2009.
49. All bins and receptacles used for the collection and storage of garbage, bottles and other solid wastes must be stored out of general view and storage areas maintained in a suitable condition to the satisfaction of the Responsible Authority.
50. The loading and unloading of goods from vehicles must only be carried out on the subject land within the designated loading bays and must not disrupt the circulation and parking of vehicles on the subject land.
51. Loading and waste collection vehicles associated with the commercial development must not exceed 6.4m in length.
52. The areas set aside for car parking associated with the commercial development as shown on the endorsed plans must be made available for use free of charge to employees and visitors at all times and must not be used for any other purpose.
53. The landscape works shown on the endorsed detailed landscape works plan must be maintained to the satisfaction of the Responsible Authority and used for no other purpose. Any dead, diseased or damaged plants are to be replaced.
54. Public pedestrian access must be maintained through the land via the pedestrian access-way running east-west through the middle of the land from Siding Avenue to Coxon Road to the satisfaction of the Responsible Authority.
55. No signs other than those allowed by the planning scheme may be displayed on the subject land without the written consent of the Responsible Authority.

Melbourne Water

56. Prior to Council endorsement of plans, the Owner shall enter into and comply with an agreement with Melbourne Water Corporation for the acceptance of surface and storm water from the subject

Date Issued: 21 March 2018 

Signature for the Responsible Authority:

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PLANNING PERMIT

Form 4

Planning Scheme: Cardinia Planning Scheme
Responsible Authority: Cardinia Shire Council

PLANNING PERMIT NUMBER: T170584

ADDRESS OF THE LAND: Lot AA PS723779 (proposed Lot 1 PS749786E), Siding Avenue, Officer

THIS PERMIT ALLOWS: Buildings and works associated with the construction of thirty-four (34) residential dwellings, supermarket, shops, medical centres, gymnasium, offices and a reduction in car-parking


THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

- land directly or indirectly into Melbourne Water's drainage systems and waterways, the provision of drainage works and other matters in accordance with the statutory powers of Melbourne Water Corporation.
57. Pollution and sediment laden runoff shall not be discharged directly or indirectly into Melbourne Water's drains or watercourses. Prior to Council endorsement of plans, a Site Management Plan detailing pollution and sediment control measures must be submitted to Melbourne Water.
 58. Stormwater runoff from the development must achieve State Environment Protection Policy (Waters of Victoria) objectives for environmental management of stormwater as set out in the 'Urban Stormwater Best Practice Environmental Management Guidelines (CSIRO) 1999'.
 59. Prior to Council endorsement of plans, engineering plans of the development (in electronic format) must be submitted to Melbourne Water for our records. These plans must show road and drainage details and any overland flow paths for the 100 year ARI storm event.
 60. All new Building pads are to be filled to a minimum of 300mm above the 1 in 100 year flood levels associated with any existing or proposed Melbourne Water pipeline and/or all new lots are to be filled to a minimum of 600mm above the 1 in 100 year flood level associated with any existing or proposed Melbourne Water wetland, retarding basin or waterway.
 61. Prior to the issue of an Occupancy Permit, a certified survey plan prepared by or under the supervision of a licensed land surveyor, showing finished lot levels reduced to the Australian Height Datum, must be submitted to Melbourne Water for our records.
 62. Alignment of roads, car parks and reserves with any adjoining estates must ensure continuity and provide uninterrupted conveyance of overland flows.
 63. The development is to make provision for overland flows from the upstream catchment utilising roads and/or reserves.
 64. Any road or access way intended to act as a stormwater overland flow path must be designed and constructed to comply with the floodway safety criteria outlined within Melbourne Water's Land Development Manual.
 65. The developer is to negotiate with any downstream landowners to obtain a free draining outfall through their property. Approval is to be forwarded to Melbourne Water for our records prior to construction commencing.
 66. Any temporary outfall is to be arranged to the satisfaction of Melbourne Water, Council and the affected downstream property owner(s).
 67. Prior to construction, a separate application direct to Melbourne Water must be made for any new or modified storm water connection to Melbourne Water's drains or watercourses.

Expiry:

This permit will expire if one of the following circumstances applies:

- a) The development is not started within **two (2) years** of the date of this permit.
- b) The development is not completed within **four (4) years** of the date of this permit.

Date Issued: 21 March 2018 

Signature for the Responsible Authority:

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**PLANNING
PERMIT**

Form 4

Planning Scheme: Cardinia Planning Scheme
Responsible Authority: Cardinia Shire Council


PLANNING PERMIT NUMBER: T170584

ADDRESS OF THE LAND: Lot AA PS723779 (proposed Lot 1 PS749786E), Siding Avenue, Officer

THIS PERMIT ALLOWS: Buildings and works associated with the construction of thirty-four (34) residential dwellings, supermarket, shops, medical centres, gymnasium, offices and a reduction in car-parking

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

The Responsible Authority may extend the periods referred to if a request is made in writing in accordance with Section 69 of the *Planning and Environment Act 1987*.

Date Issued: 21 March 2018 

Signature for the Responsible Authority:

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IMPORTANT INFORMATION ABOUT THIS NOTICE

WHAT HAS BEEN DECIDED?

The Responsible Authority has issued a permit.

(Note: This is not a permit granted under Division 5 of Part 4 of the *Planning and Environment Act 1987*.)

WHEN DOES A PERMIT BEGIN?

A PERMIT OPERATES:

- a) From the date specified in the permit, or
 - b) If no date is specified; from:
 - i. The date of the decision of the Victorian Civil and Administrative Tribunal, if the permit was issued at the direction of the Tribunal, or
 - ii. The date on which it was issued, in any other case.
-

WHEN DOES A PERMIT EXPIRE?

A PERMIT FOR THE DEVELOPMENT OF LAND EXPIRES IF:

- a) The development or any stage of it does not start within the time specified in the permit, or
- b) The development requires the certification of a plan of subdivision or consolidation under the *Subdivision Act 1988* and the plan is not certified within two (2) years of the issue of the permit, unless the permit contains a different provision, or
- c) The development or any stage of it is not completed within the time specified in the permit, or if no time is specified, within two years after the issue of the permit or in case of a subdivision or consolidation within five (5) years of the certification of the certification of the plan of subdivision or consolidation under the *Subdivision Act 1988*.

A PERMIT FOR THE USE OF LAND EXPIRES IF:

- a) The use does not start within the time specified in the permit, or if no time is specified, within two (2) years of the issue of within two years after the issue of the permit; or
- b) The use is discontinued for a period of two (2) years.

A PERMIT FOR THE DEVELOPMENT AND USE OF THE LAND EXPIRES IF:

- a) The development or any stage of it does not start within the time specified in the permit, or
- b) The development or any stage of it is not completed within the time specified in the permit, or if no time is specified within two years after the issue of the permit.
- c) The use does not start within the time specified in the permit, or, if no time is specified, within two years after the completion of the development; or
- d) The use is discontinued for a period of two (2) years.

If a permit for the use of land or the development and use of land or relating to any of the circumstances mentioned in section 6A(2) of the *Planning and Environment Act 1987*, or to any combination of use, development or any of those circumstances requires the certification of a plan under the *Subdivision Act 1988*, unless the permit contains a different provision:

- a) The use or development of any stage is to be taken to have started when the
- b) Plan is certified; and
- c) The permit expires if the plan is not certified within two years of the issue of the permit.

The expiry of a permit does not affect the validity of anything done under that permit before the expiry.

WHAT ABOUT APPEALS?

The person who applied for the permit may apply for a review of any condition in the permit unless it was granted at the direction of the Victorian Civil and Administrative Tribunal, in which case no right of review exists.

An application for review must be lodged within 60 days after the permit was issued, unless a notice of decision to grant a permit has been issued previously, in which case the application for review must be lodged within 60 days after the giving of that notice.

An application for review is lodged with the Victorian Civil and Administrative Tribunal.

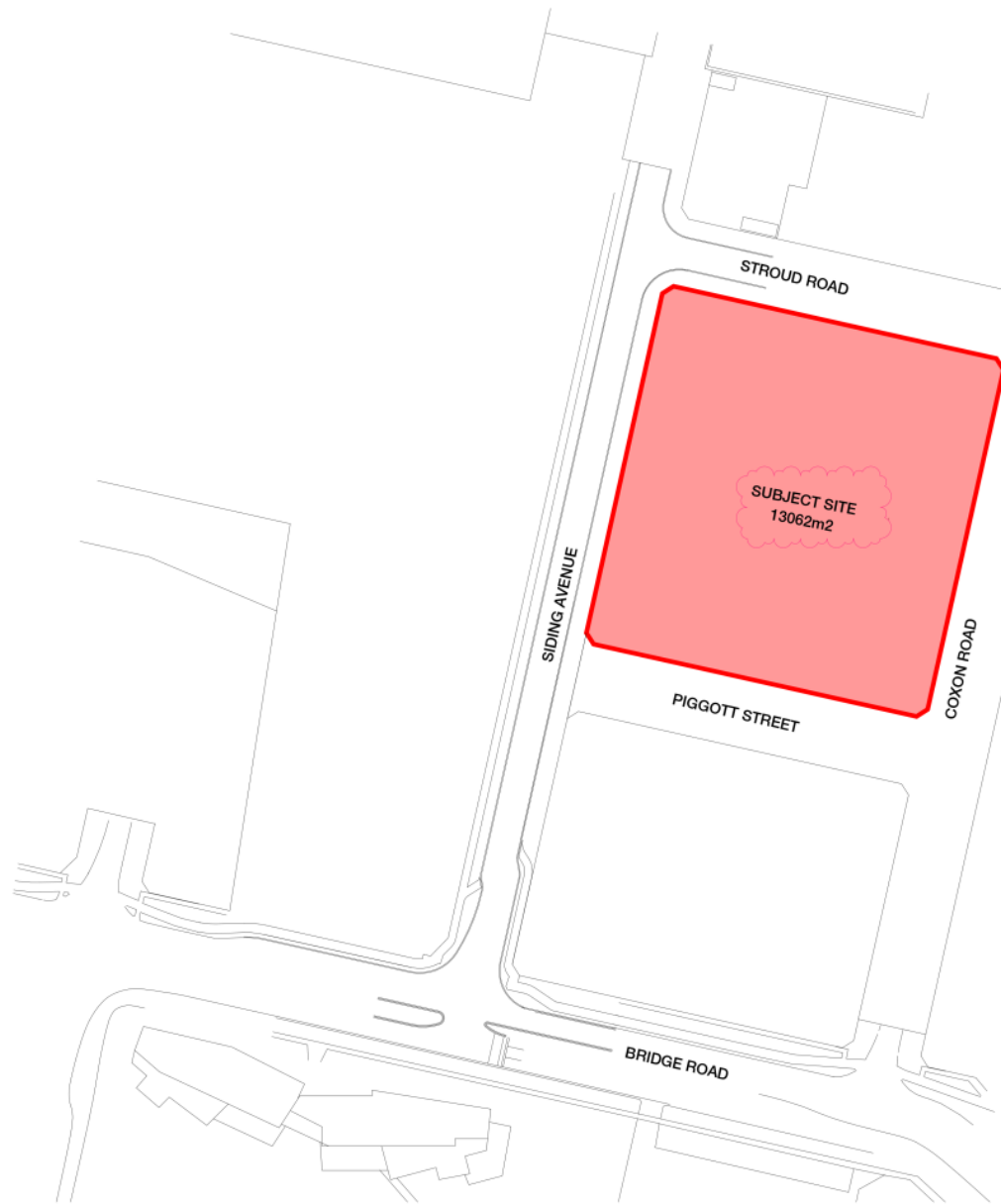
An application for review must be made on the relevant form which can be obtained from the Victorian Civil and Administrative Tribunal, and be accompanied by the applicable fee.

An application for review must state the grounds upon which it is based.

An application for review must also be served on the Responsible Authority.

Details about applications for review and the fees payable can be obtained from the Victorian Civil and Administrative Tribunal

Victoria Civil and Administrative Tribunal, Planning List
55 King Street, MELBOURNE VIC 3000
Ph (03) 9628 9777 Fax: (03) 9628 9789

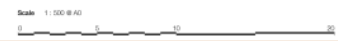


APPROVED PLAN
PLANNING AND ENVIRONMENT ACT 1987
CARDINIA PLANNING SCHEME

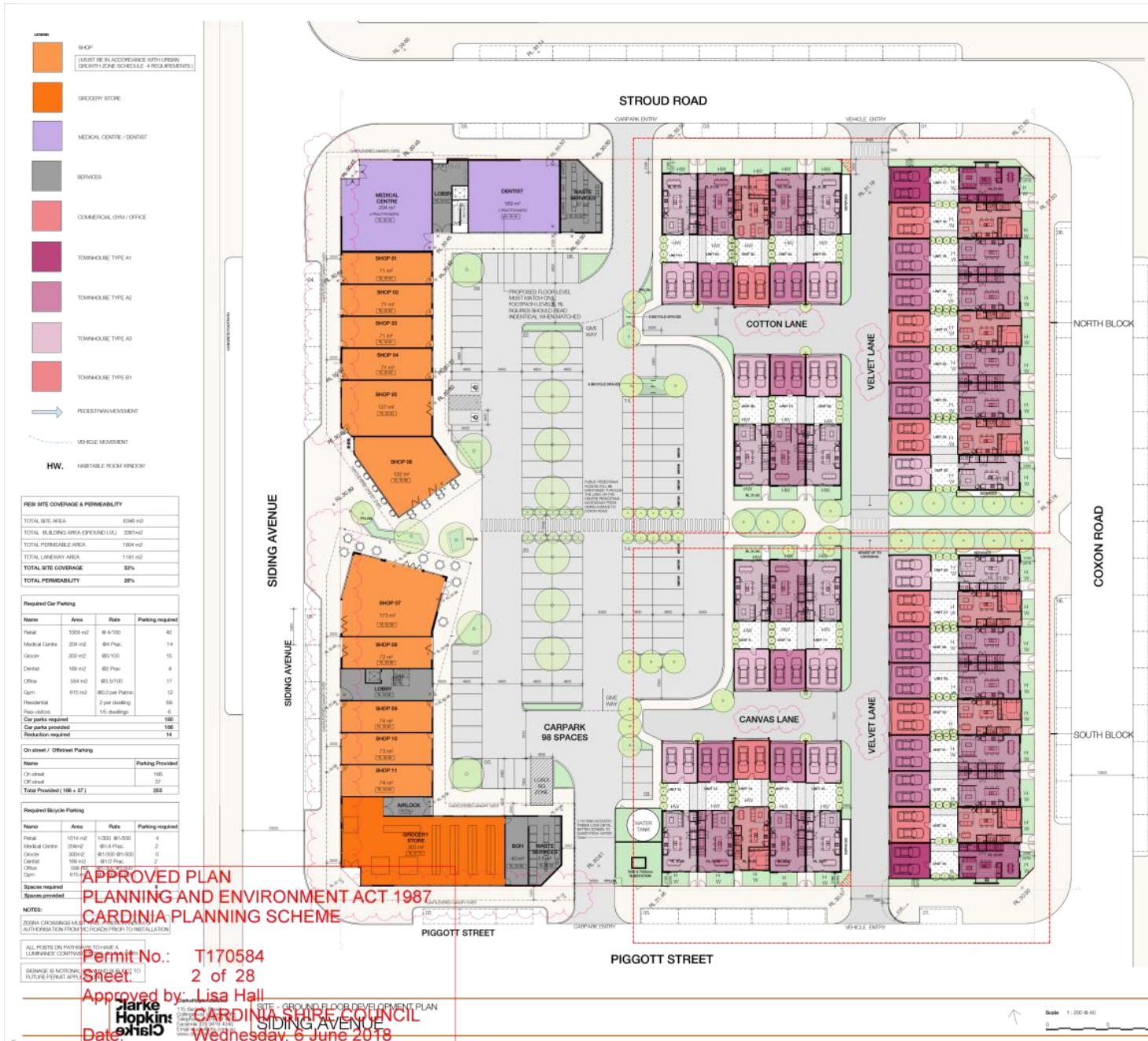
Permit No.: T170584
Sheet: 1 of 28
Approved by: Lisa Hall
CARDINIA SHIRE COUNCIL
Date: Wednesday, 6 June 2018

Clarke Hopkins Clarke
ClarkHopkinClarke
175 Tachibana Street
Cardinalia WA 6155
Tel: (08) 9471 2330
Fax: (08) 9471 2334
Email: info@chc.com.au
www.chc.com.au

SITE & LOCALITY PLAN
SIDING AVENUE



21/12/17
170015/TP01b



RHYTHMIC DOUBLE HEIGHT FACADE



CONTINUOUS SHADED WALKWAYS



VARIETY OF COVERED COMMUNAL AREAS



FINE GRAIN DETAIL

- PERMIT CONDITIONS**
- 101 ALL WEATHER PROTECTION ARRANGES TO RUN ALONG ENTIRE LENGTH OF SIDEWALK
 - 102 UPDATED CAR PARKING TABLE THAT CORRESPONDS WITH THE UPDATED TRAFFIC ASSESSMENT
 - 103 UPDATED BICYCLE TABLE THAT CORRESPONDS WITH SPACES IN CAR PARK PLAN
 - 104 REINFORCEMENT SHALL BE INSTALLED TO FULL DEPTH WITH 10% OVERLAP
 - 105 REINFORCEMENT SHALL BE INSTALLED TO FULL DEPTH WITH 10% OVERLAP
 - 106 REMOVAL OF REFERENCE TO SHOP FROM DEEDS PLAN
 - 107 PLACE HOV3 ROAD LABEL WITH PRODDT STREET
 - 108 MAINTAINED PUBLIC ACCESS NOTE

**APPROVED PLAN
PLANNING AND ENVIRONMENT ACT 1987
CARDINIA PLANNING SCHEME**

Permit No.: T170584
 Sheet: 3 of 28
 Approved by: Lisa Hall
 CARDINIA SHIRE COUNCIL
 Date: Wednesday, 6 June 2018

LEGEND

- SHIP
(MUST BE IN ACCORDANCE WITH URBAN DEVELOPMENT SCHEDULE 4 REQUIREMENTS)
- GROCERY STORE
- MEDICAL CENTRE / DENTIST
- SERVICES
- COMMERCIAL / DMU / OFFICE
- TOWNHOUSE TYPE A1
- TOWNHOUSE TYPE A2
- TOWNHOUSE TYPE A3
- TOWNHOUSE TYPE B1
- PEDESTRIAN MOVEMENT
- VEHICLE MOVEMENT
- HW** HABITABLE ROOM WINDOW

REB SITE COVERAGE & PERMEABILITY

TOTAL SITE AREA	6346 m ²
TOTAL BUILDING AREA (GROUND LEVEL)	3381 m ²
TOTAL PERMEABLE AREA	1104 m ²
TOTAL LANEWAY AREA	1181 m ²
TOTAL SITE COVERAGE	53%
TOTAL PERMEABILITY	28%

Required Car Parking

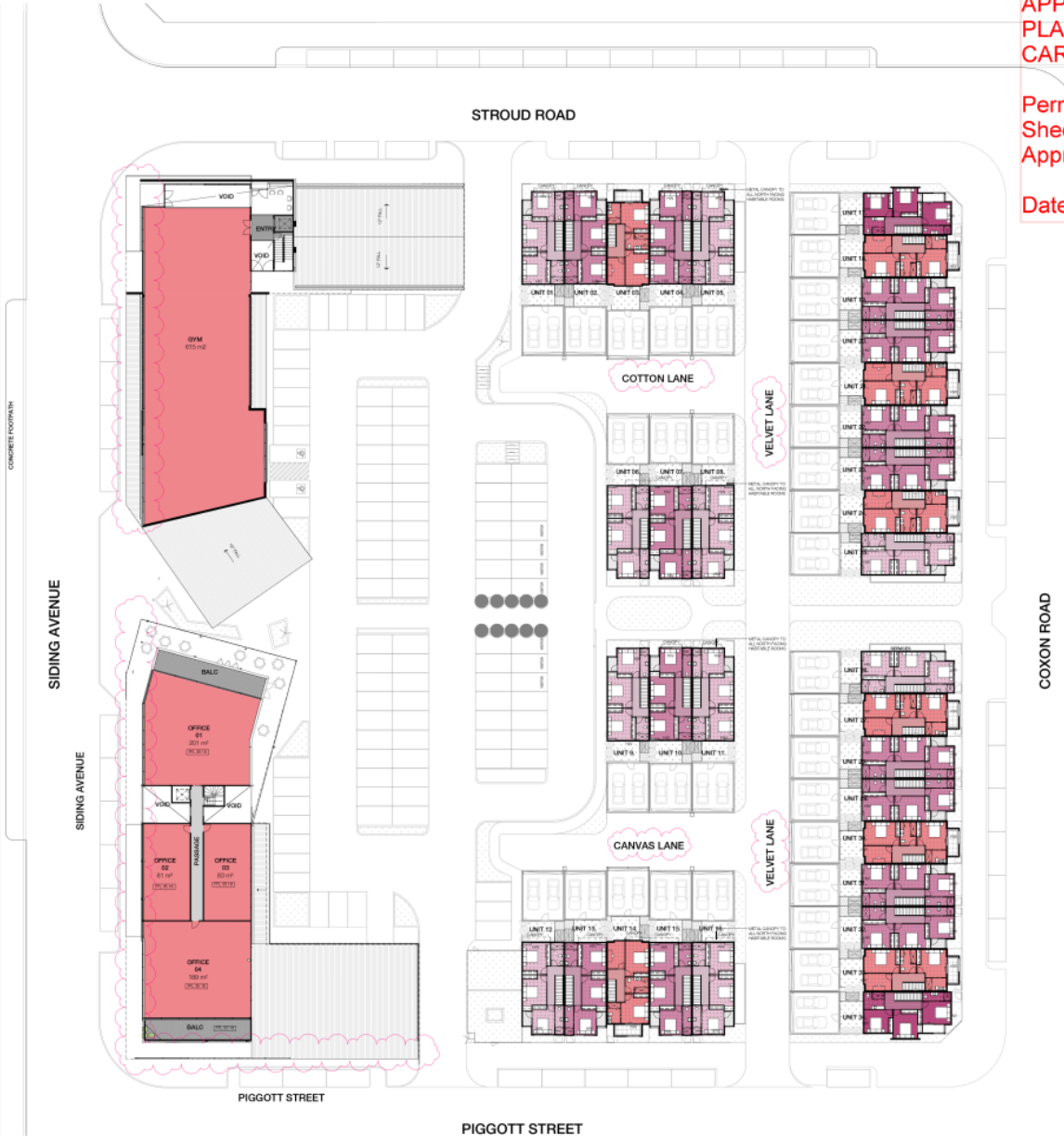
Name	Area	Rate	Parking required
Retail	1000 m ²	@ 4/100	40
Medical Centre	204 m ²	@ 4/100	14
Garage	300 m ²	@ 5/100	15
Dentist	180 m ²	@ 2/100	8
Office	504 m ²	@ 1.5/100	17
Gym	615 m ²	@ 2.5 per dwelling	12
Residential	615 m ²	2 per dwelling	66
Non-residential	1.5 dwellings		6
Car parks required			180
Car parks provided			166
Reduction required			14

On street / Offstreet Parking

Name	Parking Provided
On street	166
Off street	37
Total Provided (166 + 37)	203

Required Bicycle Parking

Name	Area	Rate	Parking required
Retail	1014 m ²	1:1000 @ 1:500	4
Medical Centre	204 m ²	@ 1/4/100	2
Garage	300 m ²	@ 1/100 @ 1:500	0
Dentist	180 m ²	@ 1/2/100	2
Office	504 m ²	@ 1/100 @ 1:500	0
Gym	615 m ²	@ 1/100 @ 1:500	0
Spaces required			8
Spaces provided			12



SITE - FIRST FLOOR DEVELOPMENT PLAN
SIDLING AVENUE

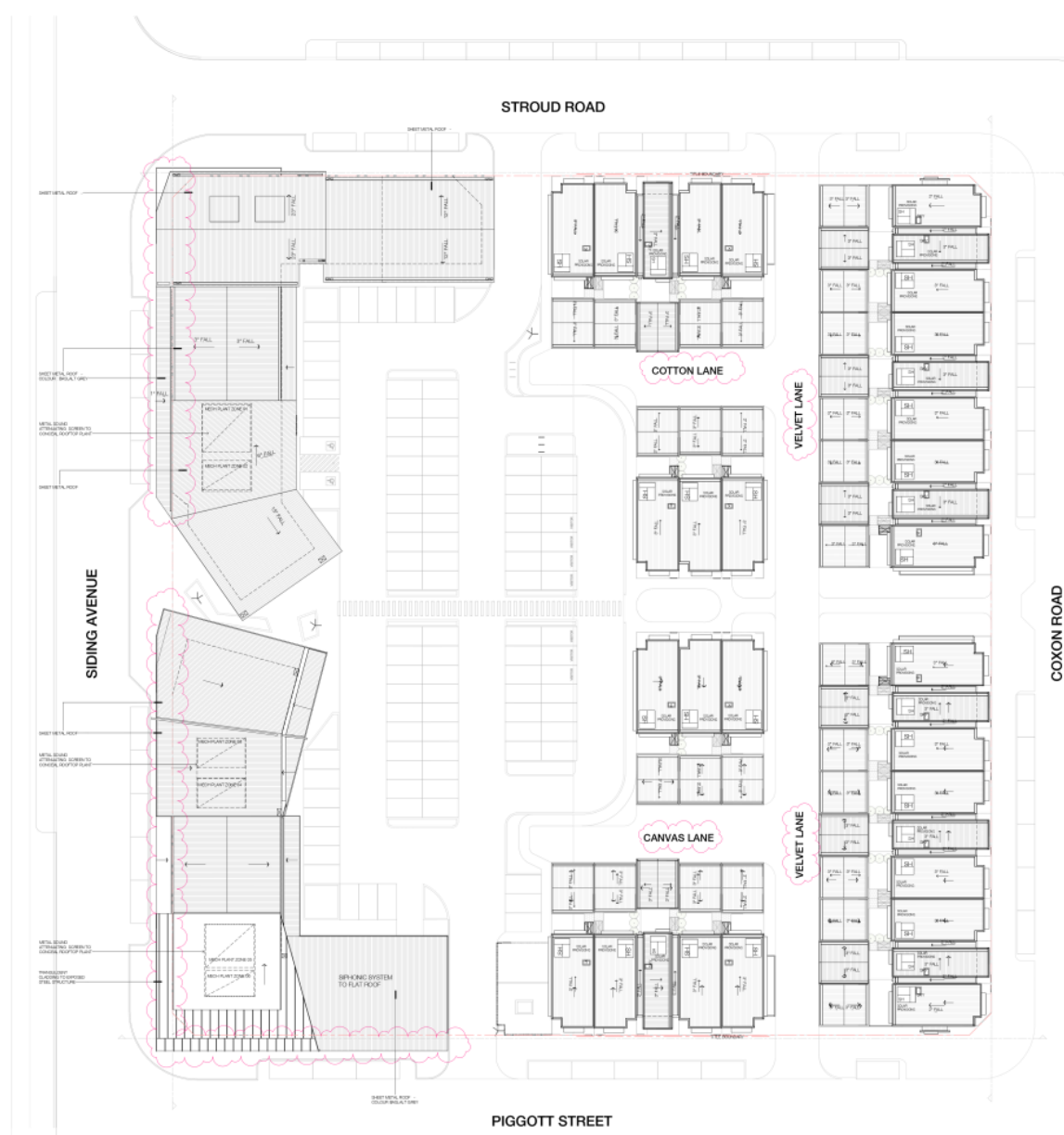
- PERMIT CONDITIONS**
- 14) ALL WEATHER PROTECTION AWAY FROM PARAVENTS TO THE LENGTH OF SIDLING AVENUE
 - 15) SOLAR HOT WATER COLLECTORS FOR THE DWELLINGS LABELLED CORRECTLY ON PLANS
 - 20) ALL ROOF TOP PLANT & EQUIPMENT MUST BE SCHEDULED OR SCREENED FROM GENERAL VIEW
 - 21) ALL EXTERNAL PLANT & EQUIPMENT MUST BE ACoustICALLY TREATED OR PLACED IN SOUND PROOF HOUSING TO REDUCE NOISE TO RESIDENCES

Scale 1:200 @ A0
 0 5 10 20
 30.05.2018
 170015/TP03e

Clarke Hopkins
 1/5 Spence Street
 Cardinia Victoria 3958
 Tel: (03) 5122 1234
 Fax: (03) 5122 1235
 Email: info@clarkehopkins.com.au
 www.clarkehopkins.com.au

**APPROVED PLAN
PLANNING AND ENVIRONMENT ACT 1987
CARDINIA PLANNING SCHEME**

Permit No.: T170584
 Sheet: 4 of 28
 Approved by: Lisa Hall
 CARDINIA SHIRE COUNCIL
 Date: Wednesday, 6 June 2018



PERMIT CONDITIONS

- 16) ALL WEATHER PROTECTION AWINGS TO RUN ALONG THE LENGTH OF SIDEWALKS
- 17) ALL RAIN WATER COLLECTORS FOR THE DWELLINGS LABELLED CORRECTLY ON PLANS
- 23) ALL ROOF TOP PLANT & EQUIPMENT MUST BE CANOPIED OR SCREENED FROM GENERAL VIEW
- 24) ALL EXTERNAL PLANT & EQUIPMENT MUST BE ACoustically TREATED OR PLACED IN SOUND PROOF HOUSING TO REDUCE NOISE TO RESIDENCES.

Clarke Hopkins Clarke
 175 Tachibana Street
 Cardinia Victoria 3636
 Telephone: (03) 4471 2340
 Fax: (03) 4471 2342
 Email: info@chc.com.au
 www.chc.com.au

SITE - ROOF DEVELOPMENT PLAN
 SIDING AVENUE

Scale 1:200 @ A0
 0 5 10 20

30.05.2018
 170015/TP04d

PERMIT CONDITIONS

- 1A) ALL WEATHER PROTECTION AWNINGS TO RUN ALONG ENTIRE LENGTH OF SIDING AVENUE
- 1F) REMOVE MINOR RETAIL TERMINOLOGY & REPLACE WITH SHOP
- 1G) PLACE HICKSON ROAD LABEL WITH PIGGOTT STREET



STREET ELEVATION_NORTH_STROUD ROAD
Scale 1 : 200



STREET ELEVATION_EAST_COXON ROAD
Scale 1 : 200



STREET ELEVATION_SOUTH_PIGGOTT STREET
Scale 1 : 200



STREET ELEVATION_WEST_SIDING AVENUE
Scale 1 : 200

APPROVED PLAN
PLANNING AND ENVIRONMENT ACT 1987
CARDINIA PLANNING SCHEME

Permit No.: T170584
Sheet: 5 of 28
Approved by: Lisa Hall
CARDINIA SHIRE COUNCIL
Date: Wednesday, 6 June 2018

Clarke Hopkins Clarke
115 Sachville Street
Collingwood Victoria 3066
Telephone (03) 9419 4340
Facsimile (03) 9419 4345
Email stuck@chc.com.au
www.chc.com.au

STREET ELEVATIONS
SIDING AVENUE

Scale 1:200 @ A1

30.05.2018
170015/TP05e

APPROVED PLAN
 ALL TOWNHOUSE UNITS TO HAVE A
 LUMINOUS EXIT SIGNIFICATION SCHEME
 SIGNAGE IS NOTATION ONLY AND SUBJECT TO
 FUTURE PERMIT APPLICATIONS
 CARDINA SHIRE COUNCIL

PERMIT CONDITIONS

- 1A) ALL WEATHER PROTECTION AWNINGS ALONG THE ENTIRE LENGTH OF SIDING AVENUE
- 1C) FOOTPATH LEVELS & PROPOSED FLOOR LEVELS FOR THE COMMERCIAL PREMISES CLEARLY DEMONSTRATE LEVELS MATCH
- 1F) REMOVE MINOR RETAIL TERMINOLOGY AND REPLACE WITH SHOP
- 1H) REMOVAL OF REFERENCE TO SHOP FROM DENIST TENANCY
- 1I) REPLACE HICKSON ROAD NAME WITH PIGGOTT STREET
- 1N) NOTATION ON PLANS IN ACCORDANCE WITH THE SUSTAINABLE MANAGEMENT PLAN



LEGEND

- SHOP (MUST BE IN ACCORDANCE WITH THE URBAN GROWTH ZONE SCHEDULE 4 REQUIREMENTS)
- GROCERY STORE
- MEDICAL CENTRE/ DENTIST
- SERVICES
- X DENOTES CIVIL FOOTPATH LEVEL
- RL 00.00 DENOTES PROPOSED FLOOR LEVEL

SUSTAINABLE MANAGEMENT

NATHERS RATINGS
 ALL TOWNHOUSE BUILDING ENVELOPES TO COMPLY WITH THE MINIMUM BCA ENERGY EFFICIENCY REQUIREMENT OF 6 STARS.

METERING
 SEPARATE UTILITY METERS WILL BE PROVIDED FOR INDIVIDUAL COMMERCIAL TENANTS

WATER FIXTURES & FITTINGS
 FOR CLASS 01 BUILDINGS, LOW FLOW FITTINGS MUST BE USED THROUGHOUT TO ACHIEVE THE MINIMUM WELLS RATING. REFER TO PAGE 06 OF THE SUSTAINABLE MANAGEMENT PLAN FOR ACHIEVED RATINGS.

WINDOW GLAZING & FRAMES
 WINDOWS TO COMPLY WITH THE MINIMUM EFFICIENCY REQUIREMENTS FOR RESIDENTIAL UNITS.

ALUMINIUM FRAMES WITH DOUBLE GLAZING MUST BE USED IN LIVING & BEDROOM WINDOWS AS PER THE SUSTAINABLE MANAGEMENT PLAN

HEATING & COOLING SYSTEMS
 REVERSE CYCLE AIR CONDITIONERS ARE TO BE UTILIZED FOR HEATING & COOLING OF RESIDENTIAL UNITS. UNITS TO BE SUPPLIED MUST BE RATED A MINIMUM OF 3 STARS FOR BOTH HEATING AND COOLING.

HVAC ENERGY USE IS TO BE DESIGNED TO USE 85% OF THE MINIMUM BCA ALLOWANCE IN THE OFFICE AND 70% IN OTHER TENAGES.

HEATING OF THE OFFICE & OTHER TENANCES IS TO USE AT LEAST 83% OF THE MINIMUM BCA ENERGY ALLOWANCE.

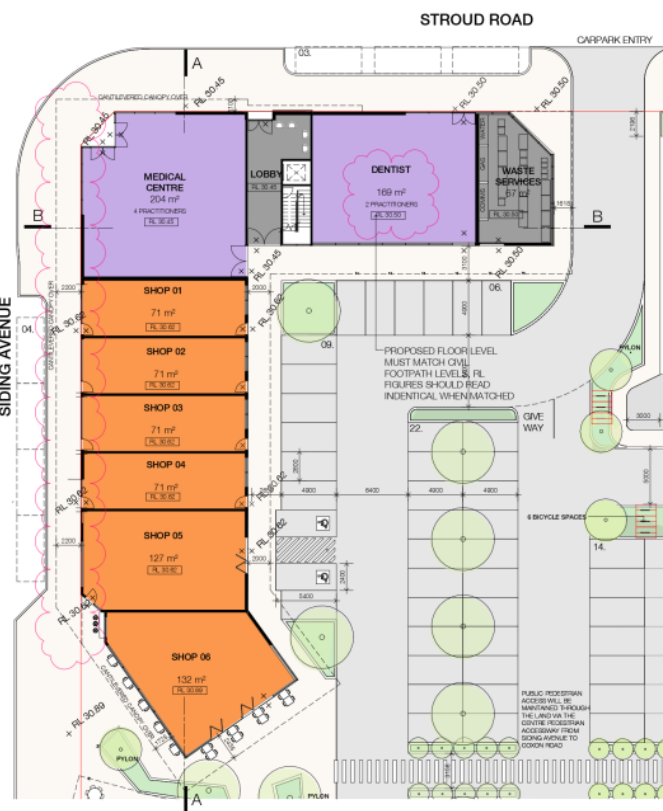
HOT WATER
 FOR ALL RESIDENTIAL UNITS, A 6+ STAR RATED INSTANTANEOUS GAS SOLAR HOT WATER SYSTEM MUST BE ADOPTED IN ACCORDANCE WITH THE SUSTAINABLE MANAGEMENT PLAN.

FOR COMMERCIAL SPACES, ALL NOMINATED HOT WATER SYSTEMS MUST BE 25% MORE EFFICIENT THAN THE MINIMUM BCA ALLOWANCE.

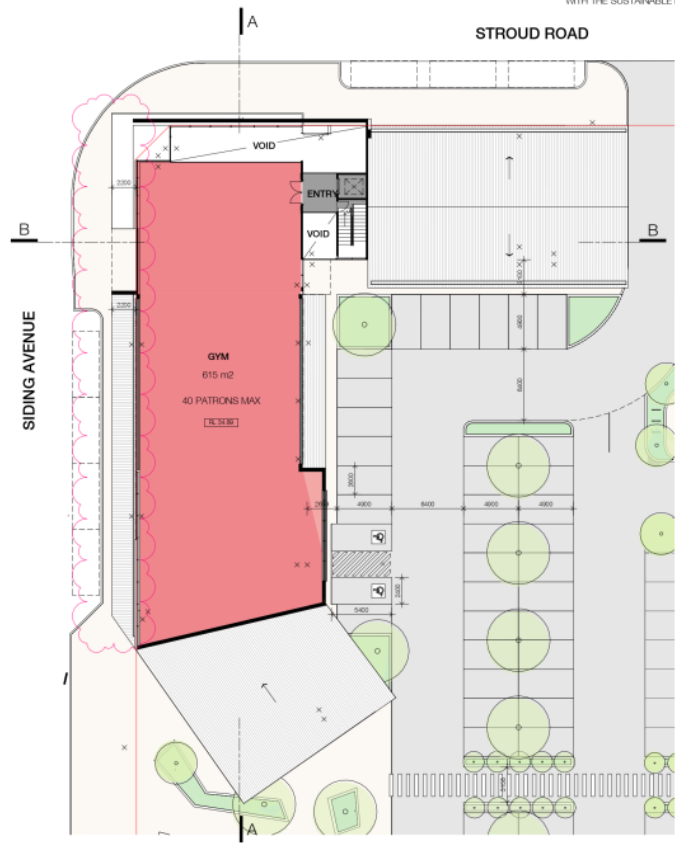
LIGHTING
 IN COMMERCIAL SPACES ILLUMINATION POWER DENSITY MUST BE AT LEAST 20% LOWER THAN REQUIRED AS TABLE J6.2 IN AT LEAST 90% OF THE RELEVANT FLOOR AREA

LANDSCAPING
 WATER EFFICIENT PLANTS & LANDSCAPING WILL BE SELECTED ACROSS THE DEVELOPMENT

ENERGY
 ENERGY REDUCTION COMMITMENTS MUST BE INCORPORATED AS PER IMPROVEMENT PERCENTAGES OUTLINED ON PG 5 OF THE SUSTAINABLE MANAGEMENT PLAN



GROUND FLOOR PLAN - LOT 1A
 Scale 1:200



LEVEL 01 PLAN - LOT 1A
 Scale 1:200

Clarke Hopkins Clarke
 115 Sachville Street
 Colingwood Victoria 3006
 Telephone (03) 9419 4340
 Facsimile (03) 9419 4345
 Email stuck@chc.com.au
www.chc.com.au

LOT 1A PLANS
 SIDING AVENUE, OFFICER



30.05.2018
 170015/TP06c



- LEGEND**
- SHOP (MUST BE IN ACCORDANCE WITH THE URBAN GROWTH ZONE SCHEDULE 4 REQUIREMENTS)
 - GROCERY STORE
 - MEDICAL CENTRE/ DENTIST
 - SERVICES
 - DENOTES CIVIL FOOTPATH LEVEL
 - DENOTES PROPOSED FLOOR LEVEL

KEY PLAN LOT 1B
Scale 1: 1000



GROUND FLOOR PLAN - LOT 1B
Scale 1: 200



LEVEL 01 PLAN - LOT 1B
Scale 1: 200

APPROVED PLAN
PLANNING AND ENVIRONMENT ACT 1987
CARDINIA PLANNING SCHEME

Permit No.: T170584
 Sheet: 7 of 28
 Approved by: Lisa Hall
CARDINIA SHIRE COUNCIL
 Date: Wednesday, 6 June 2018

- ALL POSTS ON PATHWAYS TO HAVE A LUMINANCE CONTRAST OF 30% TO THE PATH
- SIGNAGE IS NOTIONAL ONLY AND SUBJECT TO FUTURE PERMIT APPLICATIONS

PERMIT CONDITIONS

- 10) FOOTPATH LEVELS & PROPOSED FLOOR LEVELS FOR THE COMMERCIAL PREMISES CLEARLY DEMONSTRATE LEVELS MATCH
- 10) REMOVE MINOR RETAIL TERMINOLOGY AND REPLACE WITH SHOP
- 11) REPLACE HOXSON ROAD NAME WITH PIGGOTT STREET
- 12) NOTATION ON PLANS IN ACCORDANCE WITH THE SUSTAINABLE MANAGEMENT PLAN

SUSTAINABLE MANAGEMENT

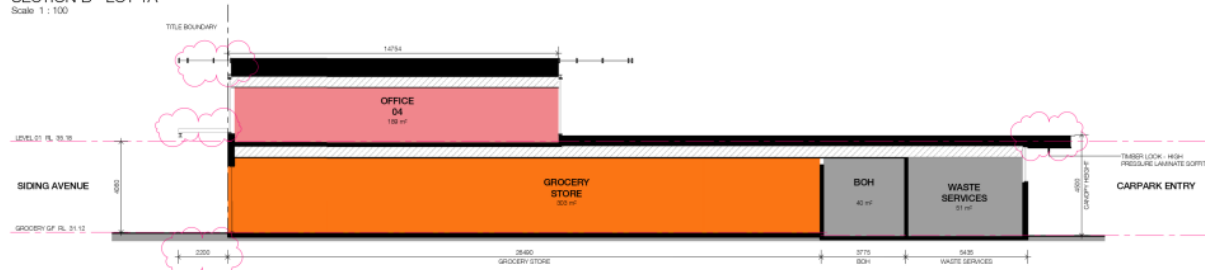
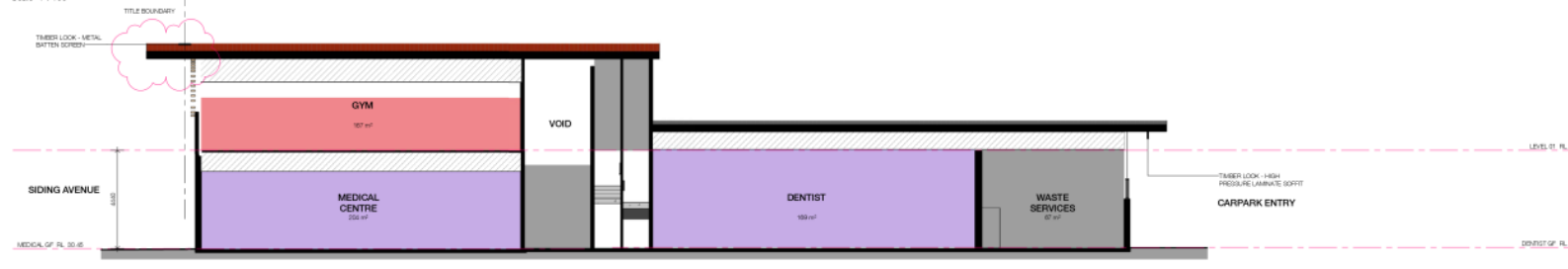
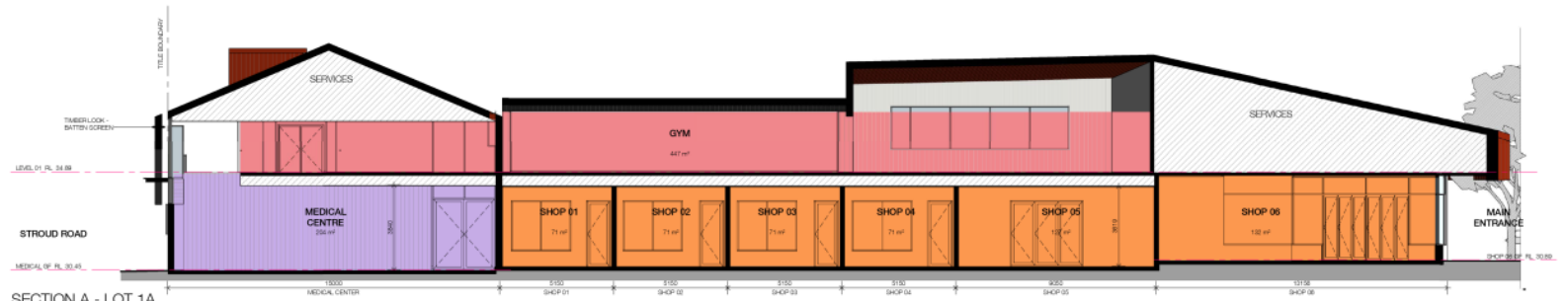
- NATHERS RATINGS**
 ALL TOWN-HOUSE BUILDING ENVELOPES TO COMPLY WITH THE MINIMUM BCA ENERGY EFFICIENCY REQUIREMENT OF 6 STARS.
- METERING**
 SEPARATE UTILITY METERS WILL BE PROVIDED FOR INDIVIDUAL COMMERCIAL TENANTS
- WATER FITTURES & FITTINGS**
 FOR CLASS 01 BUILDINGS, LOW FLOW FITTINGS MUST BE USED THROUGHOUT TO ACHIEVE THE MINIMUM WELLS RATING. REFER TO PAGE 08 OF THE SUSTAINABLE MANAGEMENT PLAN FOR ACHIEVED RATINGS.
- WINDOW GLAZING & FRAMES**
 WINDOWS TO COMPLY WITH THE MINIMUM EFFICIENCY REQUIREMENTS FOR RESIDENTIAL UNITS.
- ALUMINIUM FRAMES** WITH DOUBLE GLAZING MUST BE USED IN LIVING & BEDROOM WINDOWS AS PER THE SUSTAINABLE MANAGEMENT PLAN
- HEATING & COOLING SYSTEMS**
 REVERSE CYCLE AIR CONDITIONERS ARE TO BE UTILIZED FOR HEATING & COOLING OF RESIDENTIAL UNITS. UNITS TO BE SUPPLIED MUST BE RATED A MINIMUM OF 5 STARS FOR BOTH HEATING AND COOLING.
- HVAC ENERGY USE** IS TO BE DESIGNED TO USE 65% OF THE MINIMUM BCA ALLOWANCE IN THE OFFICE AND 70% IN OTHER TENANCES.
- HEATING OF THE OFFICE & OTHER TENANCES** IS TO USE AT LEAST 80% OF THE MINIMUM BCA ENERGY ALLOWANCE
- HOT WATER**
 FOR ALL RESIDENTIAL UNITS, A 6+ STAR RATED INSTANTANEOUS GAS SOLAR HOT WATER SYSTEM MUST BE ADOPTED IN ACCORDANCE WITH THE SUSTAINABLE MANAGEMENT PLAN.
- FOR COMMERCIAL SPACES**, ALL NOMINATED HOT WATER SYSTEMS MUST BE 25% MORE EFFICIENT THAN THE MINIMUM BCA ALLOWANCE.
- LIGHTING**
 IN COMMERCIAL SPACES ILLUMINATION POWER DENSITY MUST BE AT LEAST 20% LOWER THAN REQUIRED AS TABLE J6.2 IN AT LEAST 80% OF THE RELEVANT FLOOR AREA.
- LANDSCAPING**
 WATER EFFICIENT PLANTS & LANDSCAPING WILL BE SELECTED ACROSS THE DEVELOPMENT
- ENERGY**
 ENERGY REDUCTION COMMITMENTS MUST BE INCORPORATED AS PER IMPROVEMENT PERCENTAGES OUTLINED ON PGS 5 OF THE SUSTAINABLE MANAGEMENT PLAN

Clarke Hopkins Clarke
 115 Sackville Street
 Collingwood Victoria 3066
 Telephone (03) 9419 4340
 Facsimile (03) 9419 4345
 Email studio@chc.com.au
 www.chc.com.au

LOT 1B PLANS
 SIDING AVENUE, OFFICER



30.05.2018
 170015/TP026c



ALL POSTS ON PATHWAYS TO HAVE A LUMINANCE CONTRAST OF 30% TO THE PATH

SIGNAGE IS NOTIONAL ONLY AND SUBJECT TO FUTURE PERMIT APPLICATIONS

PERMIT CONDITIONS

1) FOOTPATH LEVELS & PROPOSED FLOOR LEVELS FOR THE COMMERCIAL PREMISES CLEARLY DEMONSTRATE LEVELS MATCH

11) REMOVAL OF REFERENCE TO SHOP FROM DENTIST TENANCY

12) REPLACE HICKSON ROAD NAME WITH PIGGOTT STREET

**APPROVED PLAN
PLANNING AND ENVIRONMENT ACT 1987
CARDINIA PLANNING SCHEME**

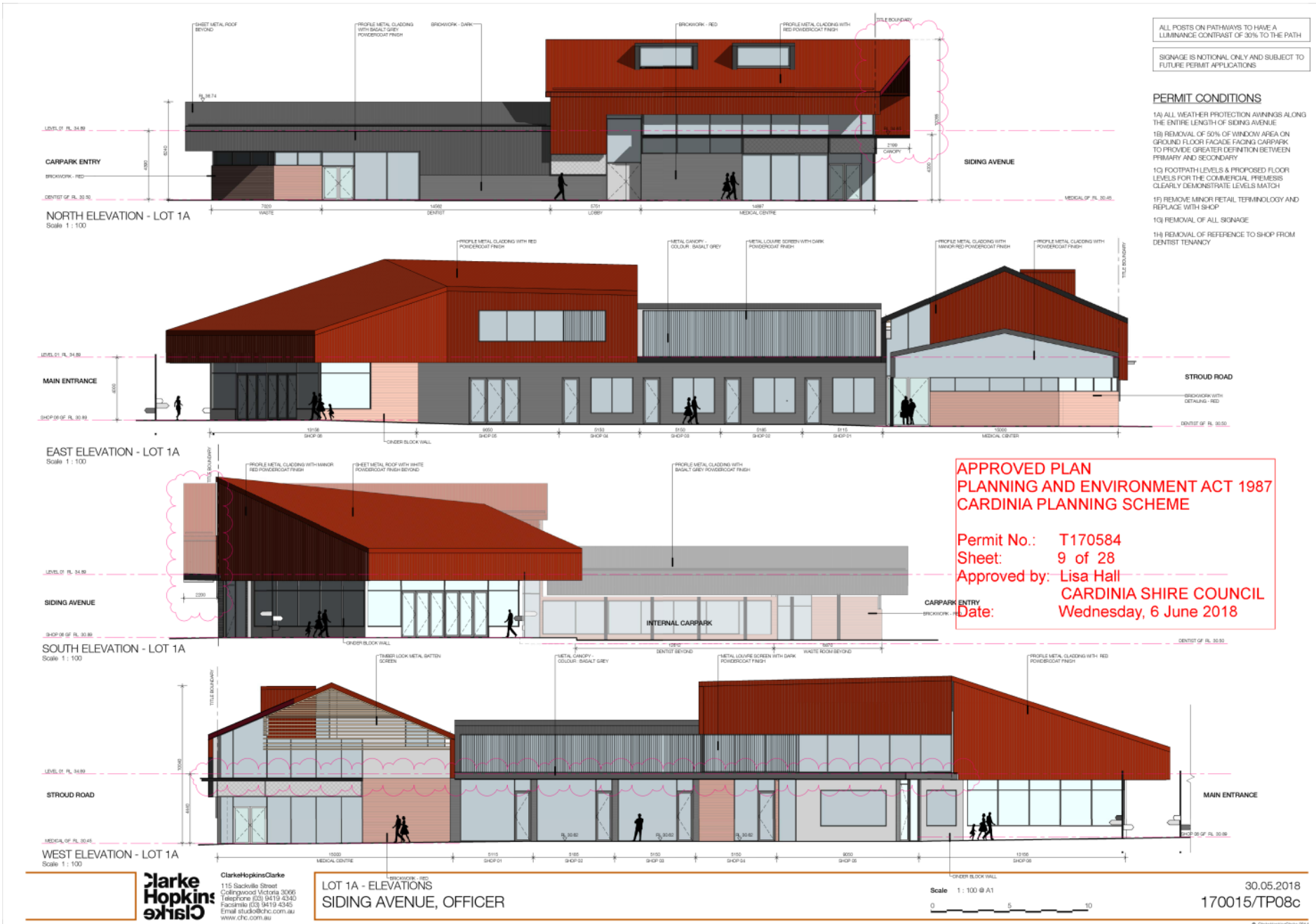
Permit No.: T170584
 Sheet: 8 of 28
 Approved by: Lisa Hall
 CARDINIA SHIRE COUNCIL
 Date: Wednesday, 6 June 2018

Clarke Hopkins Clarke
 115 Sackville Street
 Collingwood Victoria 3066
 Telephone (03) 9419 4340
 Facsimile (03) 9419 4345
 Email studio@chc.com.au
www.chc.com.au

LOT 1A & 1B - SECTIONS
 SIDING AVENUE, OFFICER

Scale 1 : 100 @ A1

30.05.2018
 170015/TP07c



ALL POSTS ON PATHWAYS TO HAVE A LUMINANCE CONTRAST OF 30% TO THE PATH

SIGNAGE IS NOTIONAL ONLY AND SUBJECT TO FUTURE PERMIT APPLICATIONS

- PERMIT CONDITIONS**
- 1A) ALL WEATHER PROTECTION AWNINGS ALONG THE ENTIRE LENGTH OF SIDING AVENUE
 - 1B) REMOVAL OF 50% OF WINDOW AREA ON GROUND FLOOR FACADE FACING CARPARK TO PROVIDE GREATER DEFINITION BETWEEN PRIMARY AND SECONDARY
 - 1C) FOOTPATH LEVELS & PROPOSED FLOOR LEVELS FOR THE COMMERCIAL PREMISES CLEARLY DEMONSTRATE LEVELS MATCH
 - 1F) REMOVE MINOR RETAIL TERMINOLOGY AND REPLACE WITH SHOP
 - 1G) REMOVAL OF ALL SIGNAGE
 - 1H) REMOVAL OF REFERENCE TO SHOP FROM DENTIST TENANCY

**APPROVED PLAN
PLANNING AND ENVIRONMENT ACT 1987
CARDINIA PLANNING SCHEME**

Permit No.: T170584
 Sheet: 9 of 28
 Approved by: Lisa Hall
CARDINIA SHIRE COUNCIL
 Date: Wednesday, 6 June 2018

Clarke Hopkins Clarke
 115 Sackville Street
 Collingwood Victoria 3066
 Telephone (03) 9419 4340
 Facsimile (03) 9419 4345
 Email studio@chc.com.au
www.chc.com.au

**LOT 1A - ELEVATIONS
SIDING AVENUE, OFFICER**

Scale 1:100 @ A1

0 5 10

30.05.2018
 170015/TP08c



APPROVED PLAN
PLANNING AND ENVIRONMENT ACT 1987
CARDINIA PLANNING SCHEME

Permit No.: T170584
 Sheet: 10 of 28

Approved by **Lisa Hall**
 CARDINIA PLANNING SCHEME OFFICE
 Date: **Wednesday, 6 June 2018**

PERMIT CONDITIONS

- 1E) REMOVAL OF 50% OF WINDOW AREA ON GROUND FLOOR FACADE FACING CARPARK TO PROVIDE GREATER DEFINITION BETWEEN PRIMARY AND SECONDARY
- 1G) FOOTPATH LEVELS & PROPOSED FLOOR LEVELS FOR THE COMMERCIAL PREMISES CLEARLY DEMONSTRATE LEVELS MATCH
- 1H) REPLACE HICKSON ROAD NAME WITH PIGGOTT STREET
- 1I) REMOVAL OF ALL SIGNAGE
- 1J) REMOVAL OF REFERENCE TO SHOP FROM DENTIST TENANCY

ALL POSTS ON PATHWAYS TO HAVE A LUMINANCE CONTRAST OF 30% TO THE PATH
 SIGNAGE IS NOTIONAL ONLY AND SUBJECT TO FUTURE PERMIT APPLICATIONS



30.05.2018
 170015/TP09c



GROUND FLOOR PLAN - KEY PLAN
Scale 1 : 1000

LEGEND

- TOWN-HOUSE TYPE A1
- TOWN-HOUSE TYPE A2
A2 METAL CLADDING W/
POWDERCOAT FINISH
A2.1 METAL TIMBER LOOK
CLADDING
- TOWN-HOUSE TYPE A3
A3 METAL TIMBER LOOK
CLADDING
A3.1 METAL CLADDING W/
POWDERCOAT FINISH
- TOWN-HOUSE TYPE B1

SUSTAINABLE MANAGEMENT

NATHERS RATINGS

ALL TOWN-HOUSE BUILDING ENVELOPES TO COMPLY WITH THE MINIMUM BCA ENERGY EFFICIENCY REQUIREMENT OF 6 STARS.

METERING

SEPARATE UTILITY METERS WILL BE PROVIDED FOR INDIVIDUAL COMMERCIAL TENANTS

WATER FIXTURES & FITTINGS

FOR CLASS 01 BUILDINGS, LOW FLOW FITTINGS MUST BE USED THROUGHOUT TO ACHIEVE THE MINIMUM WELL'S RATING. REFER TO PAGE 08 OF THE SUSTAINABLE MANAGEMENT PLAN FOR ACHIEVED RATINGS.

WINDOW GLAZING & FRAMES

WINDOWS TO COMPLY WITH THE MINIMUM EFFICIENCY REQUIREMENTS FOR RESIDENTIAL UNITS.

ALUMINIUM FRAMES WITH DOUBLE GLAZING MUST BE USED IN LIVING & BEDROOM WINDOWS AS PER THE SUSTAINABLE MANAGEMENT PLAN

HEATING & COOLING SYSTEMS
REVERSE CYCLE AIR CONDITIONERS ARE TO BE UTILIZED FOR HEATING & COOLING OF RESIDENTIAL UNITS. UNITS TO BE SUPPLIED MUST BE RATED A MINIMUM OF 3 STARS FOR BOTH HEATING AND COOLING.

HVAC ENERGY USE IS TO BE DESIGNED TO USE 65% OF THE MINIMUM BCA ALLOWANCE IN THE OFFICE AND 70% IN OTHER TENAGES.

HEATING OF THE OFFICE & OTHER TENAGES IS TO USE AT LEAST 85% OF THE MINIMUM BCA ENERGY ALLOWANCE

HOT WATER
FOR ALL RESIDENTIAL UNITS, A 6-STAR RATED INSTANTANEOUS GAS SOLAR HOT WATER SYSTEM MUST BE ADOPTED IN ACCORDANCE WITH THE SUSTAINABLE MANAGEMENT PLAN.

FOR COMMERCIAL SPACES, ALL NOMINATED HOT WATER SYSTEMS MUST BE 25% MORE EFFICIENT THAN THE MINIMUM BCA ALLOWANCE.

LIGHTING
IN COMMERCIAL SPACES ILLUMINATION POWER DENSITY MUST BE AT LEAST 20% LOWER THAN REQUIRED AS TABLE J6.2 IN AT LEAST 90% OF THE RELEVANT FLOOR AREA

LANDSCAPING
WATER EFFICIENT PLANTS & LANDSCAPING WILL BE SELECTED ACROSS THE DEVELOPMENT.

ENERGY
ENERGY REDUCTION COMMITMENTS MUST BE INCORPORATED AS PER THE SUSTAINABLE MANAGEMENT PLAN

PERMIT CONDITIONS

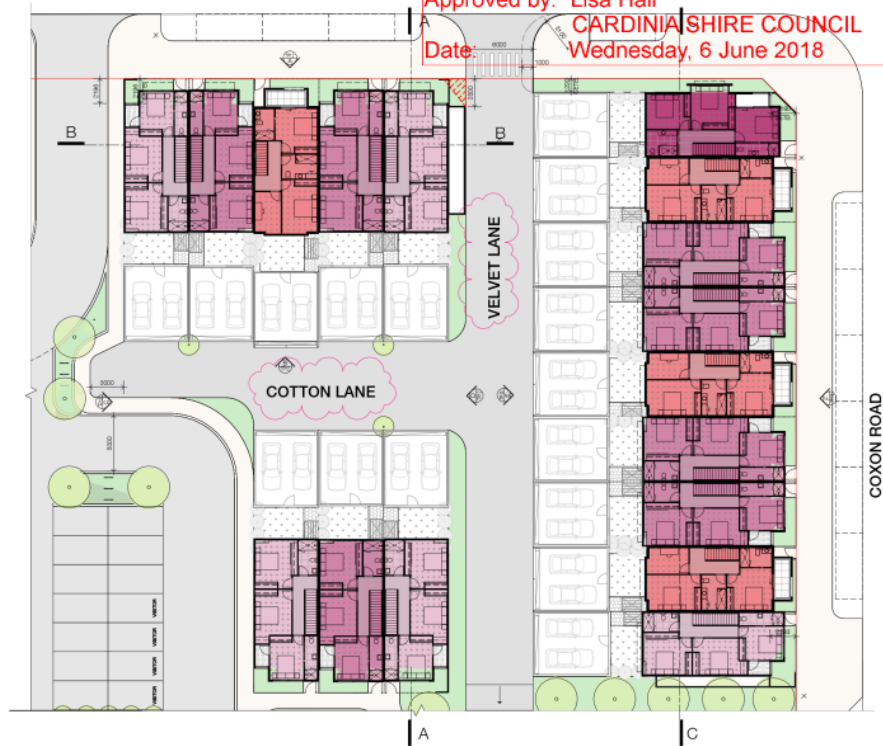
- 1j) SHADING DEVICES FOR NORTH FACING WINDOWS OF TOWN-HOUSE TYPE A1
- 1m) SHADING DEVICES FOR NORTH FACING WINDOWS SIZED APPROPRIATELY FLOOR AREA
- 1n) NOTATION ON PLANS IN ACCORDANCE WITH THE SUSTAINABLE MANAGEMENT PLAN
- 1i) REPLACE HICKSON ROAD NAME WITH PIGGOTT STREET
- 1d) MAINTAINED PUBLIC ACCESS NOTE

APPROVED PLAN
PLANNING AND ENVIRONMENT ACT 1987
CARDINIA PLANNING SCHEME

Permit No.: T170584
Sheet: 11 of 28
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Date: **CARDINIA SHIRE COUNCIL**
Wednesday, 6 June 2018



GROUND FLOOR PLAN - NORTH BLOCK
Scale 1 : 200



FIRST FLOOR PLAN - NORTH BLOCK
Scale 1 : 200

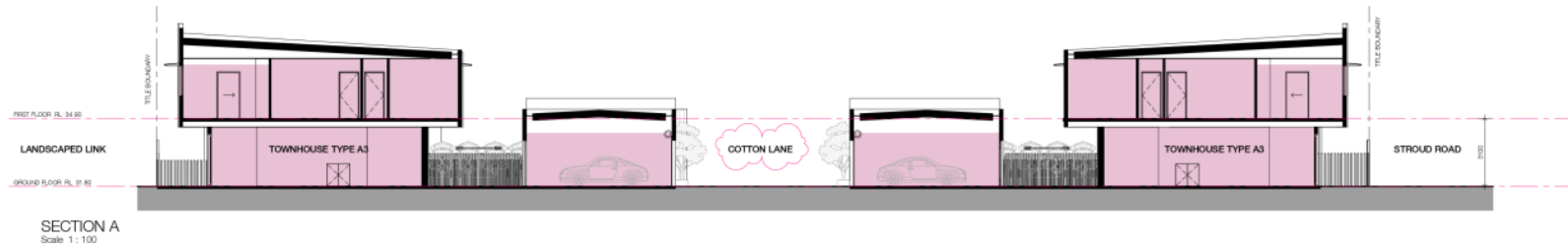
Clarke Hopkins Clarke
115 Sandwell Street
Collingwood Victoria 3066
Telephone (03) 9419 4340
Facsimile (03) 9419 4345
Email studio@chc.com.au
www.chc.com.au

LOT 2A & 2B PLAN - NORTH BLOCK
SIDING AVENUE, OFFICER



30.05.2018
170015/TP10d

PERMIT CONDITIONS
 1M SHADING DEVICES FOR NORTH FACING
 WINDOWS SIZED APPROPRIATELY



APPROVED PLAN
 PLANNING AND ENVIRONMENT ACT 1987
 CARDINIA PLANNING SCHEME

Permit No.: T170584
 Sheet: 12 of 28
 Approved by: Lisa Hall
 CARDINIA SHIRE COUNCIL
 Date: Wednesday, 6 June 2018

Clarke Hopkins Clarke
 115 Sackville Street
 Collingwood Victoria 3066
 Telephone (03) 9419 4340
 Facsimile (03) 9419 4345
 Email studio@chc.com.au
www.chc.com.au

LOT 2A - SECTIONS
 SIDING AVENUE, OFFICER

Scale 1: 100 @ A1

30.05.2018
 170015/TP11d



ELEVATION A - NORTH - LOT 2A
Scale 1 : 100

CANOPIES INDICATIVE ONLY. FOR ALL NORTHERN SHADING CANOPY LOCATIONS REFER TO BLOCK PLANS TP10 & TP26

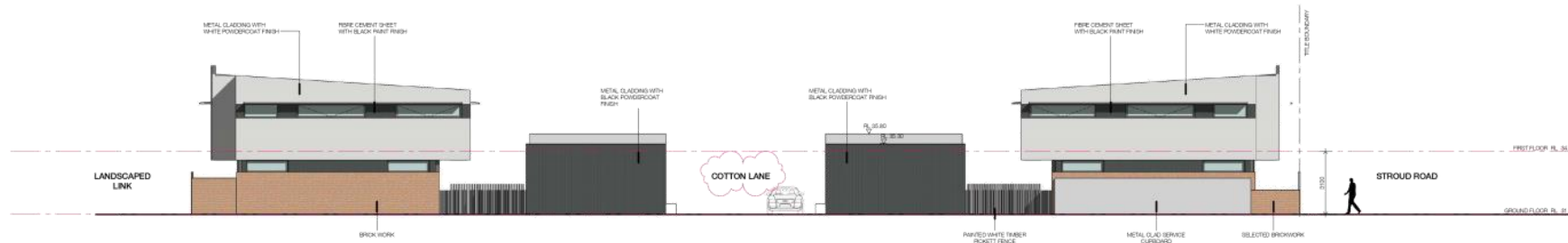


ELEVATION B - SOUTH - LOT 2A
Scale 1 : 100

PERMIT CONDITIONS
1U SHADING DEVICES FOR NORTH-FACING WINDOWS OF TOWN-HOUSE TYPE A1
1M SHADING DEVICES FOR NORTH-FACING WINDOWS SIZED APPROPRIATELY

APPROVED PLAN
PLANNING AND ENVIRONMENT ACT 1987
CARDINIA PLANNING SCHEME

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Sheet: 13 of 28
Approved by: Lisa Hall
CARDINIA SHIRE COUNCIL
Date: Wednesday, 6 June 2018



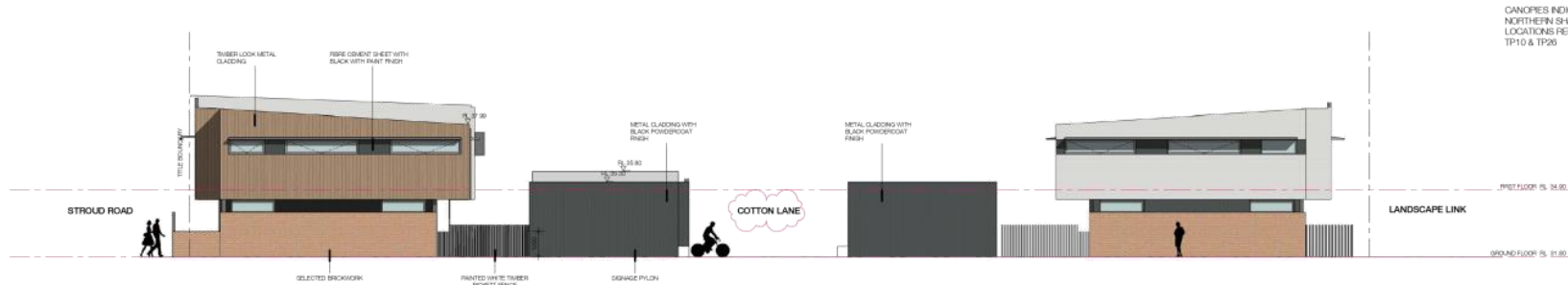
ELEVATION D - EAST - LOT 2A
Scale 1 : 100

Clarke Hopkins Clarke
115 Sackville Street
Collingwood Victoria 3066
Telephone (03) 9419 4340
Facsimile (03) 9419 4345
Email studio@chc.com.au
www.chc.com.au

LOT 2A - ELEVATIONS SHEET 1
SIDING AVENUE, OFFICER

Scale 1 : 100 @ A1

30.05.2018
170015/TP12d



ELEVATION C - WEST - LOT 2A
Scale 1 : 100

PERMIT CONDITIONS
 1U SHADING DEVICES FOR NORTH-FACING WINDOWS OF TOWN-HOUSE TYPE A1
 1M SHADING DEVICES FOR NORTH-FACING WINDOWS SIZED APPROPRIATELY



ELEVATION F - EAST - LOT 2A
Scale 1 : 100

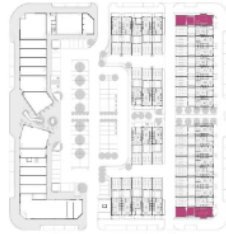


ELEVATION E - WEST - LOT 2A
Scale 1 : 100

APPROVED PLAN
PLANNING AND ENVIRONMENT ACT 1987
CARDINIA PLANNING SCHEME
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 Approved by: Lisa Hall
 Date: **CARDINIA SHIRE COUNCIL** 30.05.2018
 Wednesday, 6 June 2018 170015/TP13c

Clarke Hopkins Clarke
 115 Sackville Street
 Collingwood Victoria 3066
 Telephone (03) 9419 4340
 Facsimile (03) 9419 4345
 Email studio@chc.com.au
www.chc.com.au

LOT 2A - ELEVATIONS SHEET 2
 SIDING AVENUE, OFFICER



KEY PLAN

LEGEND

- SKY SKYLIGHT
- SH SOLAR HOT WATER COLLECTOR
- HW HABITABLE WINDOW
- TANK WATER TANK
- F FIXED WINDOW
- A AWNING WINDOW

Area Schedule

Name	Area	Total Area
RESIDENTIAL TOTAL FLOOR AREA	112m ²	
RESIDENTIAL OVERLAP	112 x 0.85 = 95.2m ²	
RESIDENTIAL NET FLOOR AREA	95.2m ²	
OFFICE	18 x 3.5m = 63m ²	
DRILLING	20m ²	
STORAGE	20m ²	
COMMERCIAL TOTAL FLOOR AREA	103m ²	

PERMIT CONDITIONS

- 1J FRAIN WATER TANK DETAILS AND CLOTHESLINE LOCATIONS FOR THE DWELLINGS CLEARLY MARKED
- 1K SOLAR HOT WATER COLLECTORS FOR THE DWELLINGS APPROPRIATELY LABELLED ON PLANS
- 1L SHADING DEVICES FOR NORTH FACING WINDOWS OF TOWNHOUSE TYPE A1
- 1M SHADING DEVICES FOR NORTH FACING WINDOWS SIZED APPROPRIATELY
- 1N NOTATION ON PLANS IN ACCORDANCE WITH THE SUSTAINABLE MANAGEMENT PLAN

SUSTAINABLE MANAGEMENT PLAN

NATHERS RATINGS
ALL TOWNHOUSE BUILDING ENVELOPES TO COMPLY WITH THE MINIMUM BCA ENERGY EFFICIENCY REQUIREMENT OF 6 STARS.

METERING
SEPARATE UTILITY METERS WILL BE PROVIDED FOR INDIVIDUAL COMMERCIAL TENANTS

WATER FIXTURES & FITTINGS
FOR CLASS 01 BUILDINGS, LOW FLOW FITTINGS MUST BE USED THROUGHOUT TO ACHIEVE THE MINIMUM NATHERS RATING. REFER TO PAGE 08 OF THE SUSTAINABLE MANAGEMENT PLAN FOR ACHIEVED RATINGS.

WINDOW GLAZING & FRAMES
WINDOWS TO COMPLY WITH THE MINIMUM EFFICIENCY REQUIREMENTS FOR RESIDENTIAL UNITS.
ALUMINIUM FRAMES WITH DOUBLE GLAZING MUST BE USED IN LIVING & BEDROOM WINDOWS AS PER THE SUSTAINABLE MANAGEMENT PLAN

HEATING & COOLING SYSTEMS
REVERSE CYCLE AIR CONDITIONERS ARE TO BE UTILIZED FOR HEATING & COOLING OF RESIDENTIAL UNITS. UNITS TO BE SUPPLIED MUST BE RATED A MINIMUM OF 3 STARS FOR BOTH HEATING AND COOLING.

HVAC ENERGY USE IS TO BE DESIGNED TO USE 65% OF THE MINIMUM BCA ALLOWANCE IN THE OFFICE AND 70% IN OTHER TENANCES.

HEATING OF THE OFFICE & OTHER TENANCES IS TO USE AT LEAST 83% OF THE MINIMUM BCA ENERGY ALLOWANCE

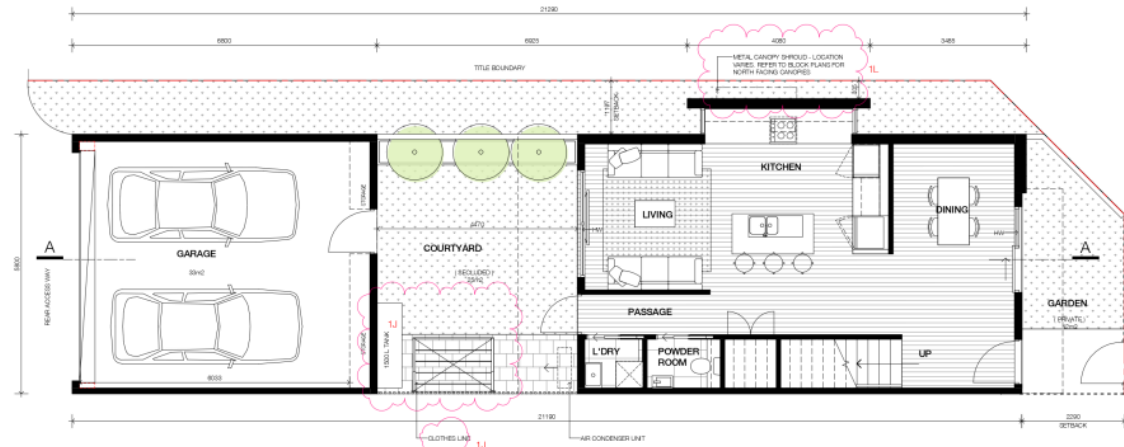
HOT WATER
FOR ALL RESIDENTIAL UNITS, A 6+ STAR RATED INSTANTANEOUS GAS SOLAR HOT WATER SYSTEM MUST BE AFOODIED IN ACCORDANCE WITH THE SUSTAINABLE MANAGEMENT PLAN.

FOR COMMERCIAL SPACES, ALL NOMINATED HOT WATER SYSTEMS MUST BE 25% MORE EFFICIENT THAN THE MINIMUM BCA ALLOWANCE.

LIGHTING
IN COMMERCIAL SPACES ILLUMINATION POWER DENSITY MUST BE AT LEAST 20% LOWER THAN REQUIRED AS TABLE J6.2 IN AT LEAST 90% OF THE RELEVANT FLOOR AREA

LANDSCAPING
WATER EFFICIENT PLANTS & LANDSCAPING WILL BE SELECTED ACROSS THE DEVELOPMENT

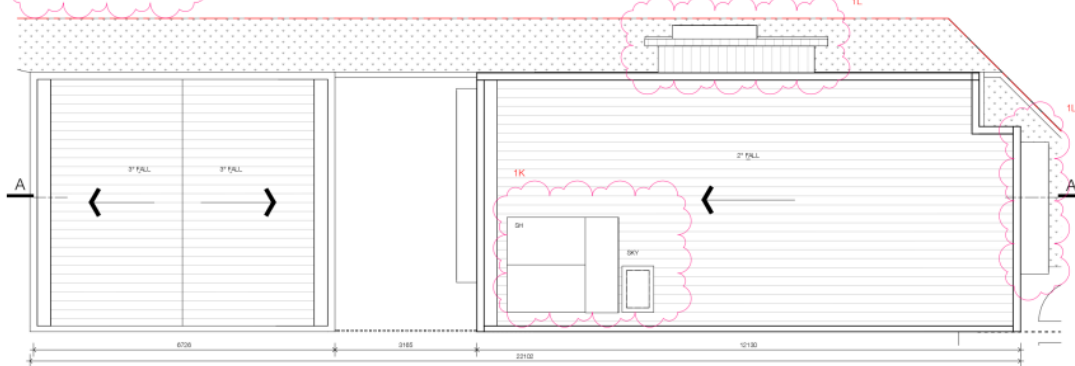
ENERGY
ENERGY REDUCTION COMMITMENTS MUST BE INCORPORATED AS PER IMPROVEMENT PERCENTAGES OUTLINED ON PG 5 OF THE SUSTAINABLE MANAGEMENT PLAN



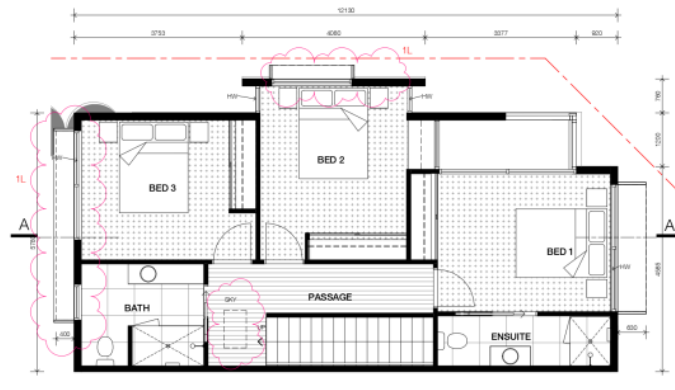
GROUND FLOOR PLAN
Scale 1 : 50

APPROVED PLAN
PLANNING AND ENVIRONMENT ACT 1987
CARDINIA PLANNING SCHEME

Permit No.: T170584
Sheet: 15 of 28
Approved by: Lisa Hall
CARDINIA SHIRE COUNCIL
Date: Wednesday, 6 June 2018



ROOF PLAN
Scale 1 : 50



FIRST FLOOR PLAN
Scale 1 : 50

Clarke Hopkins Clark
115 Sandridge Street
Collingwood Victoria 3066
Telephone (03) 9419 4340
Facsimile (03) 9419 4345
Email studio@chc.com.au
www.chc.com.au

TOWNHOUSE TYPE A1 - PLANS
SIDING AVENUE

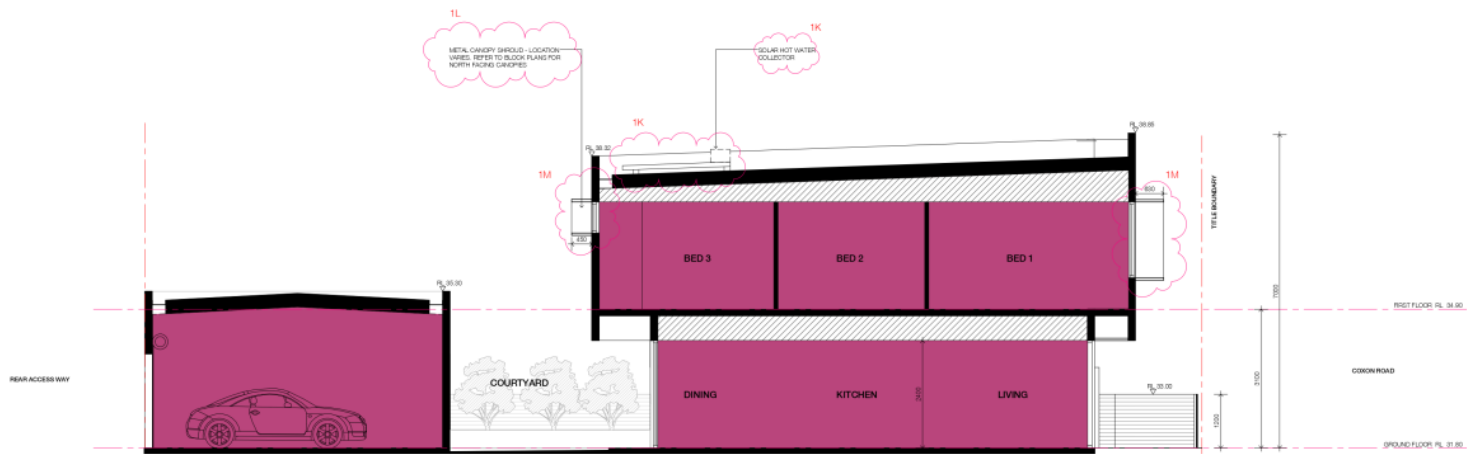


24.04.2018
170015/TP14b

APPROVED PLAN
PLANNING AND ENVIRONMENT ACT 1987
CARDINIA PLANNING SCHEME

Permit No.: T170584
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CARDINIA SHIRE COUNCIL
Date: Wednesday, 6 June 2018

PERMIT CONDITIONS
1K SOLAR HOT WATER COLLECTORS FOR THE DWELLINGS APPROPRIATELY LABELLED ON PLANS
1M SHADING DEVICES FOR NORTH FACING WINDOWS SIZED APPROPRIATELY



SECTION A
Scale 1 : 50

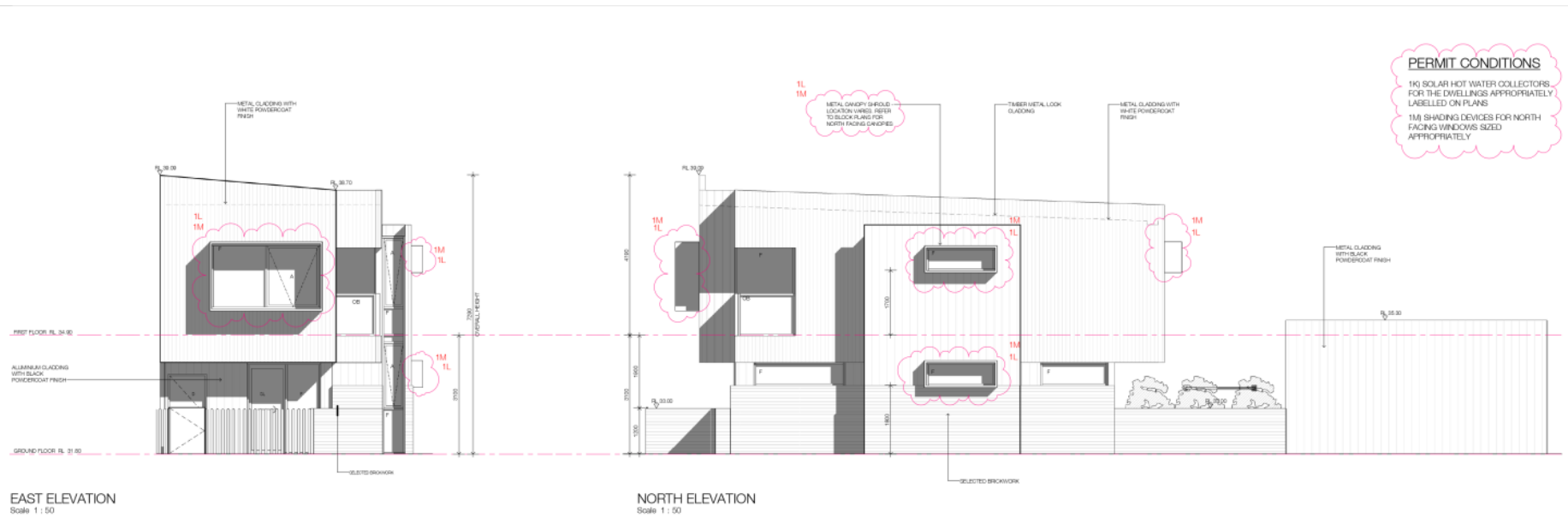
Clarke Hopkins Clarke
115 Sackville Street
Collingwood Victoria 3066
Telephone (03) 9419 4340
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Email studio@chc.com.au
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TOWNHOUSE TYPE A1 - SECTION A
SIDING AVENUE

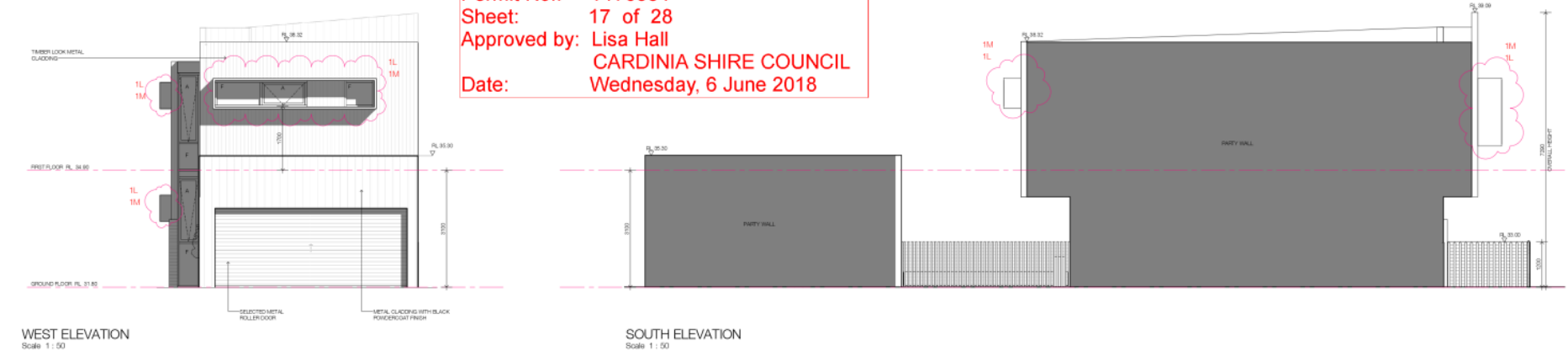


24.04.2018
170015/TP15b

PERMIT CONDITIONS
 1KJ SOLAR HOT WATER COLLECTORS FOR THE DWELLINGS APPROPRIATELY LABELLED ON PLANS
 1M SHADING DEVICES FOR NORTH FACING WINDOWS SIZED APPROPRIATELY

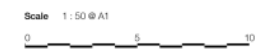


APPROVED PLAN
PLANNING AND ENVIRONMENT ACT 1987
CARDINIA PLANNING SCHEME
 Permit No.: T170584
 Sheet: 17 of 28
 Approved by: Lisa Hall
CARDINIA SHIRE COUNCIL
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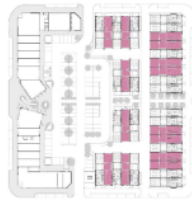


Clarke Hopkins Clarke
 115 Sandwell Street
 Collingwood Victoria 3066
 Telephone (03) 9419 4340
 Facsimile (03) 9419 4345
 Email studio@chc.com.au
www.chc.com.au

TOWNHOUSE TYPE A1 - ELEVATIONS
 SIDING AVENUE



24.04.2018
 170015/TP16b



KEY PLAN

LEGEND

- SKY SKYLIGHT
- SH SOLAR HOT WATER COLLECTOR
- HWF HABITABLE WINDOW
- TANK WATER TANK
- F FIXED WINDOW
- A AWNING WINDOW

Area Schedule

Name	Area
OVERALL GBA TOTAL (LGA)	1000
RESIDENTIAL GBA	713
COMMERCIAL GBA	287
LANDSCAPE	0
DRIVEWAY	0
STORAGE	0
GARAGE	0

PERMIT CONDITIONS

- 1J) RAIN WATER TANK DETAILS AND CLOTHESLINE LOCATIONS FOR THE DWELLINGS CLEARLY MARKED
- 1K) SOLAR HOT WATER COLLECTORS FOR THE DWELLINGS APPROPRIATELY LABELLED ON PLANS
- 1M) SHADING DEVICES FOR NORTH-FACING WINDOWS SIZED APPROPRIATELY
- 1N) NOTATION ON PLANS IN ACCORDANCE WITH THE SUSTAINABLE MANAGEMENT PLAN

SUSTAINABLE MANAGEMENT 1N

NATHERS RATINGS
ALL TOWNHOUSE BUILDING ENVELOPES TO COMPLY WITH THE MINIMUM BCA ENERGY EFFICIENCY REQUIREMENT OF 6 STARS.

METERING
SEPARATE UTILITY METERS WILL BE PROVIDED FOR INDIVIDUAL COMMERCIAL TENANTS

WATER FIXTURES & FITTINGS
FOR CLASS 01 BUILDINGS, LOW FLOW FITTINGS MUST BE USED THROUGHOUT TO ACHIEVE THE MINIMUM WELLS RATINGS. REFER TO PAGE 06 OF THE SUSTAINABLE MANAGEMENT PLAN FOR ACHIEVED RATINGS.

WINDOW GLAZING & FRAMES
WINDOWS TO COMPLY WITH THE MINIMUM EFFICIENCY REQUIREMENTS FOR RESIDENTIAL UNITS.

ALUMINIUM FRAMES WITH DOUBLE GLAZING MUST BE USED IN LIVING & BEDROOM WINDOWS AS PER THE SUSTAINABLE MANAGEMENT PLAN

HEATING & COOLING SYSTEMS
REVERSE CYCLE AIR CONDITIONERS ARE TO BE UTILIZED FOR HEATING & COOLING OF RESIDENTIAL UNITS. UNITS TO BE SUPPLIED MUST BE RATED A MINIMUM OF 3 STARS FOR BOTH HEATING AND COOLING.

HVAC ENERGY USE IS TO BE DESIGNED TO USE 65% OF THE MINIMUM BCA ALLOWANCE IN THE OFFICE AND 70% IN OTHER TENAGES.

HEATING OF THE OFFICE & OTHER TENAGES IS TO USE AT LEAST 85% OF THE MINIMUM BCA ENERGY ALLOWANCE.

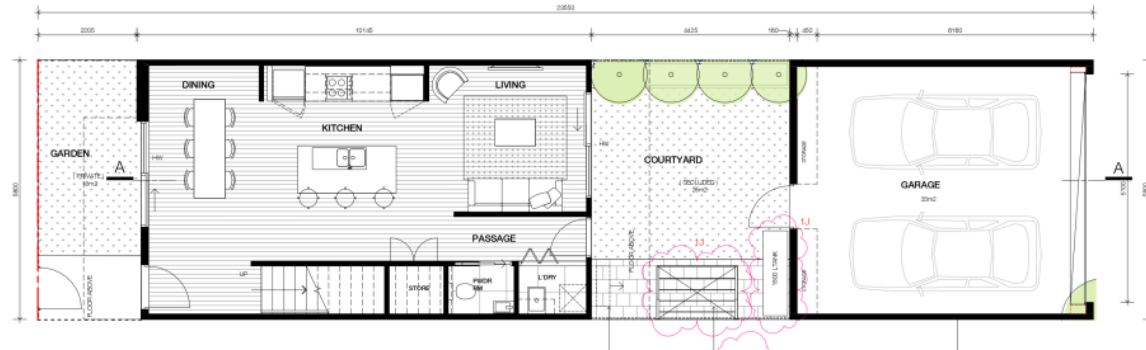
HOT WATER
FOR ALL RESIDENTIAL UNITS, A 6+ STAR RATED INSTANTANEOUS GAS SOLAR HOT WATER SYSTEM MUST BE PROVIDED IN ACCORDANCE WITH THE SUSTAINABLE MANAGEMENT PLAN.

FOR COMMERCIAL SPACES, ALL NOMINATED HOT WATER SYSTEMS MUST BE 25% MORE EFFICIENT THAN THE MINIMUM BCA ALLOWANCE.

LIGHTING
IN COMMERCIAL SPACES ILLUMINATION POWER DENSITY MUST BE AT LEAST 20% LOWER THAN REQUIRED AS TABLE J6.2 IN AT LEAST 90% OF THE RELEVANT FLOOR AREA.

LANDSCAPING
WATER EFFICIENT PLANTS & LANDSCAPING WILL BE SELECTED ACROSS THE DEVELOPMENT

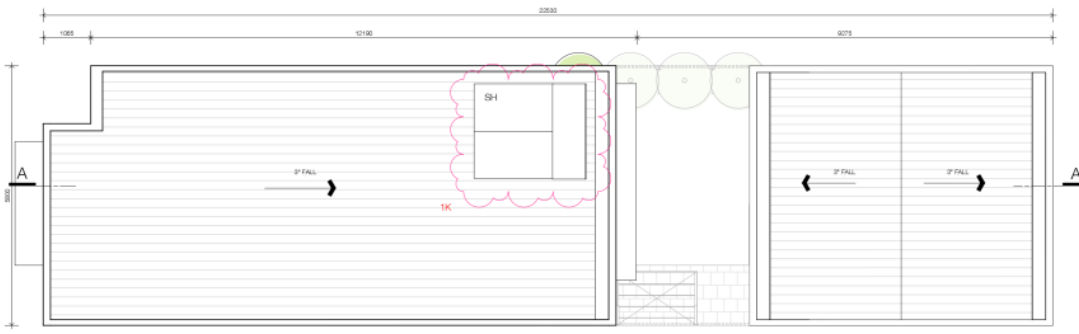
ENERGY
ENERGY REDUCTION COMMITMENTS MUST BE INCORPORATED AS PER IMPROVEMENT PERCENTAGES OUTLINED ON PG.5 OF THE SUSTAINABLE MANAGEMENT PLAN



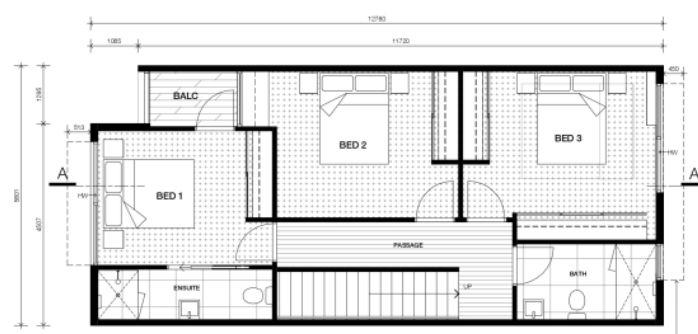
GROUND FLOOR DEVELOPMENT PLAN
Scale 1 : 50

APPROVED PLAN
PLANNING AND ENVIRONMENT ACT 1987
CARDINIA PLANNING SCHEME

Permit No.: T170584
Sheet: 18 of 28
Approved by: Lisa Hall
CARDINIA SHIRE COUNCIL
Date: Wednesday, 6 June 2018



ROOF PLAN
Scale 1 : 50



FIRST FLOOR PLAN
Scale 1 : 50

METAL LANTERN OVER THE NORTH-FACING WINDOWS - WARE REFER TO FLOOR PLANS FOR ALL NORTH-FACING LOCATIONS



Clarke Hopkins Clarke
115 Southside Street
Collingwood Victoria 3066
Telephone (03) 9419 4340
Facsimile (03) 9419 4345
Email studco@chc.com.au
www.chc.com.au

TOWNHOUSE TYPE A2 - FLOOR PLANS
SIDING AVENUE, OFFICER



24.04.2018
170015/TP17b

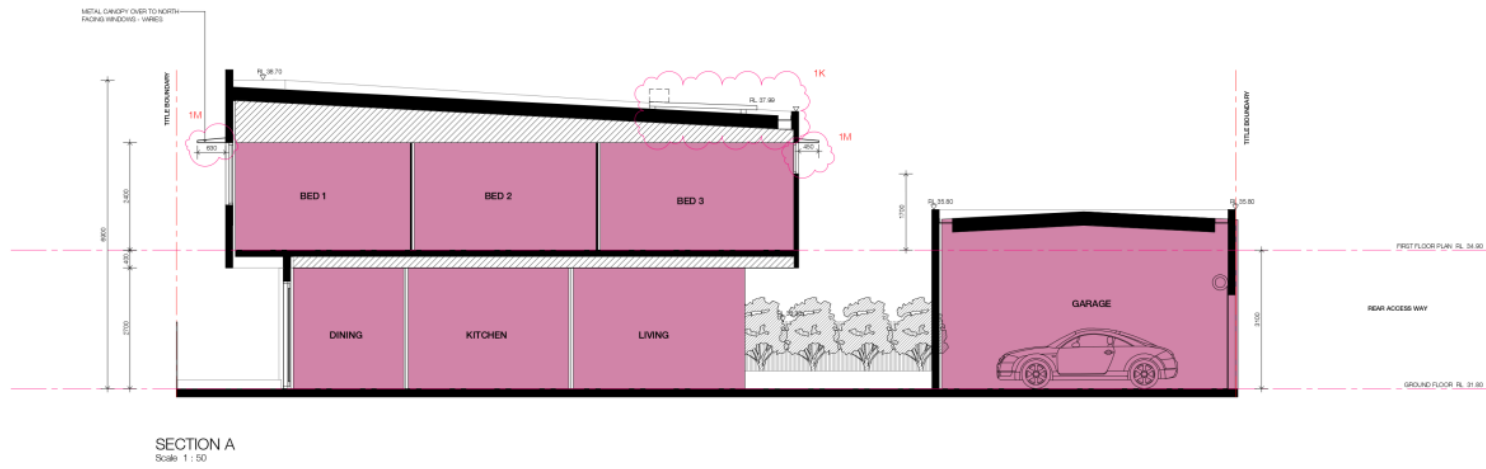
**APPROVED PLAN
PLANNING AND ENVIRONMENT ACT 1987
CARDINIA PLANNING SCHEME**

Permit No.: T170584
 Sheet: 19 of 28
 Approved by: Lisa Hall
 CARDINIA SHIRE COUNCIL
 Date: Wednesday, 6 June 2018

PERMIT CONDITIONS

1K SOLAR HOT WATER COLLECTORS FOR THE DWELLINGS APPROPRIATELY LABELLED ON PLANS

1M SHADING DEVICES FOR NORTH FACING WINDOWS SIZED APPROPRIATELY

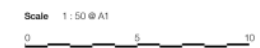


SECTION A
Scale 1:50



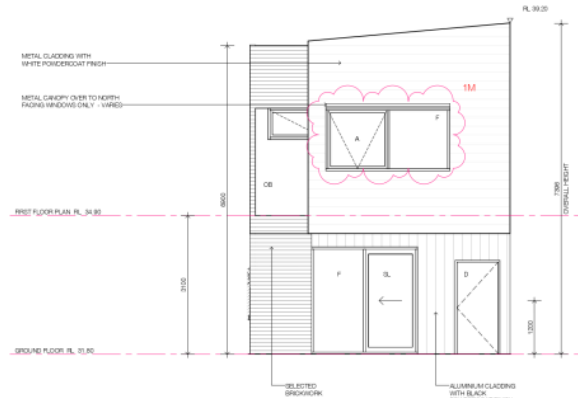
Clarke Hopkins Clarke
 115 Sackville Street
 Collingwood Victoria 3066
 Telephone (03) 9419 4340
 Facsimile (03) 9419 4345
 Email studio@chc.com.au
 www.chc.com.au

TOWNHOUSE TYPE A2 - SECTION A
 SIDING AVENUE, OFFICER

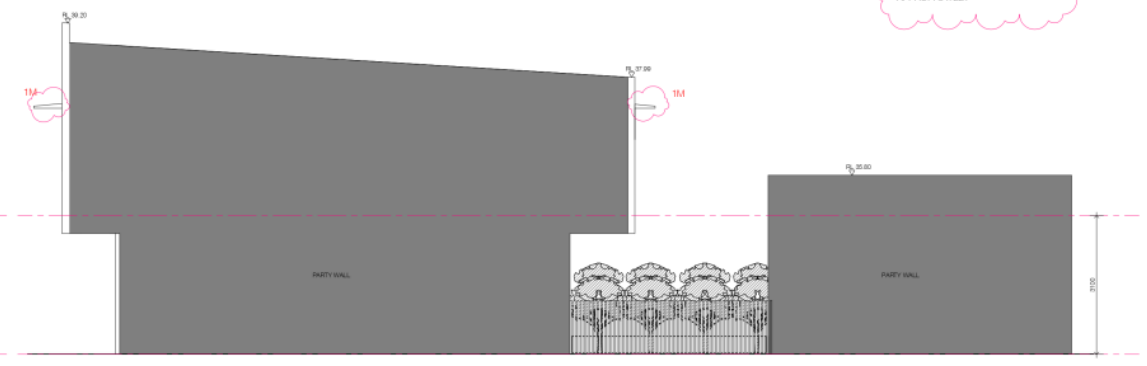


24.04.2018
 170015/TP18b

PERMIT CONDITIONS
 1K SOLAR HOT WATER COLLECTORS FOR THE DWELLINGS APPROPRIATELY LABELLED ON PLANS
 1M SHADING DEVICES FOR NORTH FACING WINDOWS SIZED APPROPRIATELY

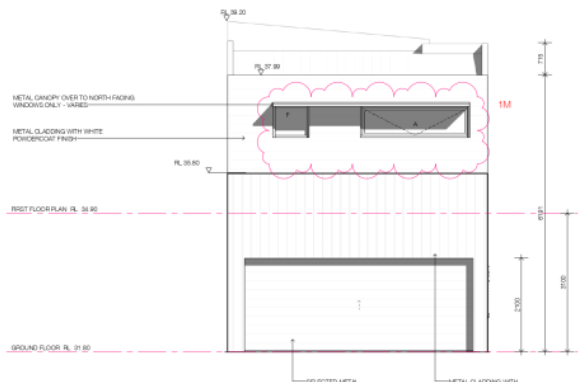


WEST ELEVATION
 Scale 1 : 50

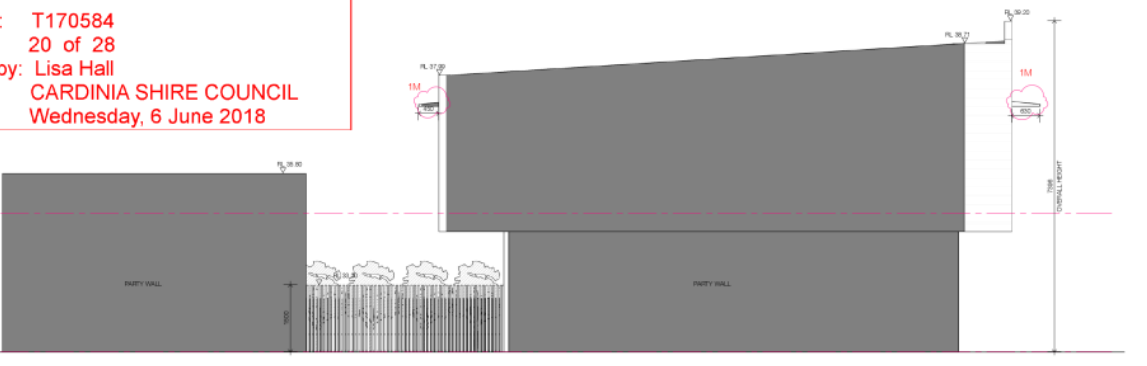


SOUTH ELEVATION
 Scale 1 : 50

APPROVED PLAN
 PLANNING AND ENVIRONMENT ACT 1987
 CARDINIA PLANNING SCHEME
 Permit No.: T170584
 Sheet: 20 of 28
 Approved by: Lisa Hall
 CARDINIA SHIRE COUNCIL
 Date: Wednesday, 6 June 2018



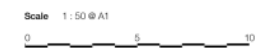
EAST ELEVATION
 Scale 1 : 50



NORTH ELEVATION
 Scale 1 : 50

Clarke Hopkins Clarke
 115 Sandwell Street
 Collingwood Victoria 3066
 Telephone (03) 9419 4340
 Facsimile (03) 9419 4345
 Email studio@chc.com.au
www.chc.com.au

TOWNHOUSE TYPE A2 - ELEVATIONS
 SIDING AVENUE, OFFICER



24.04.2018
 170015/TP19b



KEY PLAN

LEGEND

- SKY SKYLIGHT
- SH SOLAR HOT WATER COLLECTOR
- HW HABITABLE WINDOW
- TANK WATER TANK
- F FIXED WINDOW
- A AWNING WINDOW

Area Schedule

Name	Area
EXTERNAL AREA TOTAL (MBA)	300sq
PERMITTED GARAGE	40.0 x 20.0 = 800sq
SECURED OPEN SPACE	400sq
LANDSCAPE	18.0 x 10.0 = 180sq
POOL/SPAZA	200sq
STORAGE	100sq
LANDSCAPE STORAGE	400sq

PERMIT CONDITIONS

- 1J RAIN WATER TANK DETAILS AND CLOTHES LINE LOCATIONS FOR THE DWELLINGS CLEARLY MARKED
- 1K SOLAR HOT WATER COLLECTORS FOR THE DWELLINGS APPROPRIATELY LABELLED ON PLANS
- 1M SHADING DEVICES FOR NORTH FACING WINDOWS SIZED APPROPRIATELY
- 1N NOTATION ON PLANS IN ACCORDANCE WITH THE SUSTAINABLE MANAGEMENT PLAN

SUSTAINABLE MANAGEMENT 1N

NATHERS RATINGS
ALL TOWNHOUSE BUILDING ENVELOPES TO COMPLY WITH THE MINIMUM BCA ENERGY EFFICIENCY REQUIREMENT OF 6 STARS.

METERING
SEPARATE UTILITY METERS WILL BE PROVIDED FOR INDIVIDUAL COMMERCIAL TENANTS

WATER FIXTURES & FITTINGS
FOR CLASS D1 BUILDINGS, LOW FLOW FITTINGS MUST BE USED THROUGHOUT TO ACHIEVE THE MINIMUM WELS RATINGS. REFER TO PAGE 58 OF THE SUSTAINABLE MANAGEMENT PLAN FOR ACHIEVED RATINGS.

WINDOW GLAZING & FRAMES
WINDOWS TO COMPLY WITH THE MINIMUM EFFICIENCY REQUIREMENTS FOR RESIDENTIAL UNITS.
ALUMINIUM FRAMES WITH DOUBLE GLAZING MUST BE USED IN LIVING & BEDROOM WINDOWS AS PER THE SUSTAINABLE MANAGEMENT PLAN

HEATING & COOLING SYSTEMS
REVERSE CYCLE AIR CONDITIONERS ARE TO BE UTILIZED FOR HEATING & COOLING OF RESIDENTIAL UNITS. UNITS TO BE SUPPLIED MUST BE RATED A MINIMUM OF 3 STARS FOR BOTH HEATING AND COOLING.

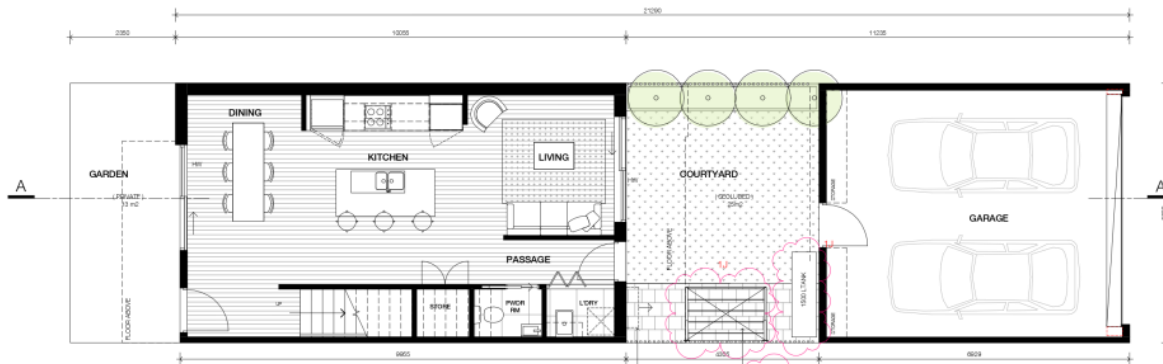
HVAC ENERGY USE IS TO BE DESIGNED TO USE 65% OF THE MINIMUM BCA ALLOWANCE IN THE OFFICE AND 70% IN OTHER TENAGES.

HEATING OF THE OFFICE & OTHER TENAGES IS TO USE AT LEAST 80% OF THE MINIMUM BCA ENERGY ALLOWANCE

HOT WATER
FOR ALL RESIDENTIAL UNITS, A 6+ STAR RATED INSTANTANEOUS GAS SOLAR HOT WATER SYSTEM MUST BE ADOPTED IN ACCORDANCE WITH THE SUSTAINABLE MANAGEMENT PLAN

FOR COMMERCIAL SPACES, ALL NOMINATED HOT WATER SYSTEMS MUST BE 25% MORE EFFICIENT THAN THE MINIMUM BCA ALLOWANCE.

LIGHTING
IN COMMERCIAL SPACES ILLUMINATION POWER DENSITY MUST BE AT LEAST 20% LOWER THAN REQUIRED AS TABLE J6.2 IN AT LEAST 90% OF THE RELEVANT FLOOR AREA



GROUND FLOOR PLAN

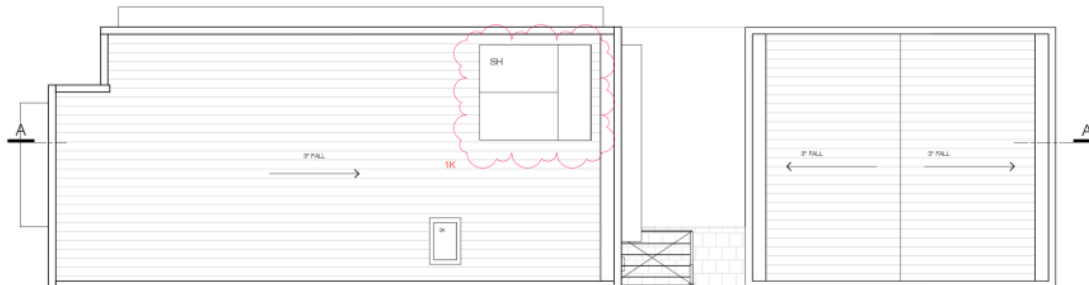
Scale 1: 50

LANDSCAPING
WATER EFFICIENT PLANTS & LANDSCAPING WILL BE SELECTED ACROSS THE DEVELOPMENT
ENERGY
ENERGY REDUCTION COMMITMENTS MUST BE INCORPORATED AS PER IMPROVEMENT PERCENTAGES OUTLINED ON PG 5 OF THE SUSTAINABLE MANAGEMENT PLAN

APPROVED PLAN
PLANNING AND ENVIRONMENT ACT 1987
CARDINIA PLANNING SCHEME

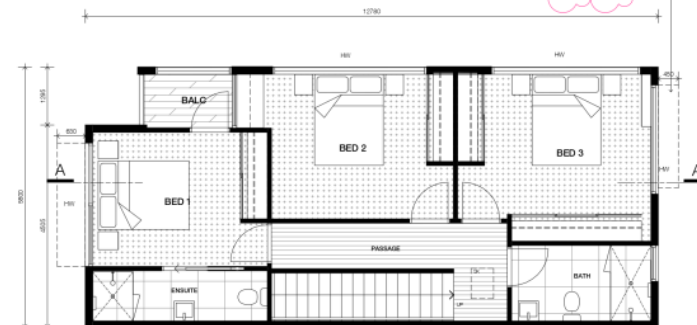
Permit No.: T170584
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Approved by: Lisa Hall
CARDINIA SHIRE COUNCIL
Date: Wednesday, 6 June 2018

METAL CANOPY OVER TO NORTH FACING WINDOWS - REFER TO BLOCK PLANS FOR ALL NORTH FACING LOCATIONS



ROOF PLAN

Scale 1: 50



FIRST FLOOR PLAN

Scale 1: 50

Scale As indicated @ A1



ClarkeHopkinsClarke
115 Sachville Street
Collingwood Victoria 3066
Telephone (03) 9419 4340
Facsimile (03) 9419 4345
Email studio@chc.com.au
www.chc.com.au

TOWNHOUSE TYPE A3 - FLOOR PLANS
SIDING AVENUE, OFFICER

24.04.2018
170015/TP20b

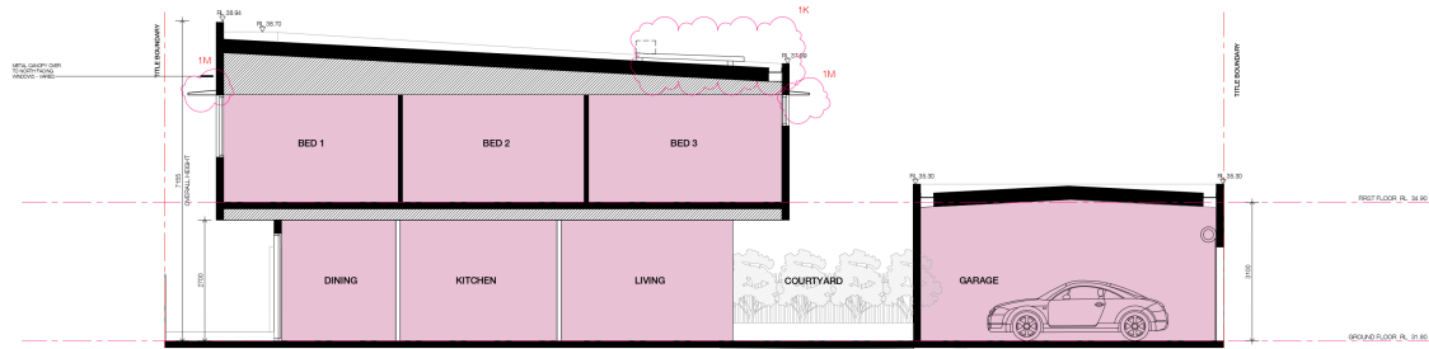
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**APPROVED PLAN
PLANNING AND ENVIRONMENT ACT 1987
CARDINIA PLANNING SCHEME**

Permit No.: T170584
 Sheet: 22 of 28
 Approved by: Lisa Hall
 CARDINIA SHIRE COUNCIL
 Date: Wednesday, 6 June 2018

PERMIT CONDITIONS

1M SOLAR HOT WATER COLLECTORS FOR THE DWELLINGS APPROPRIATELY LABELLED ON PLANS
 1M SHADING DEVICES FOR NORTH FACING WINDOWS SIZED APPROPRIATELY



SECTION A
Scale 1:50



ClarkeHopkinsClarke
 115 Sackville Street
 Collingwood Victoria 3066
 Telephone (03) 9419 4340
 Facsimile (03) 9419 4345
 Email studio@chc.com.au
 www.chc.com.au

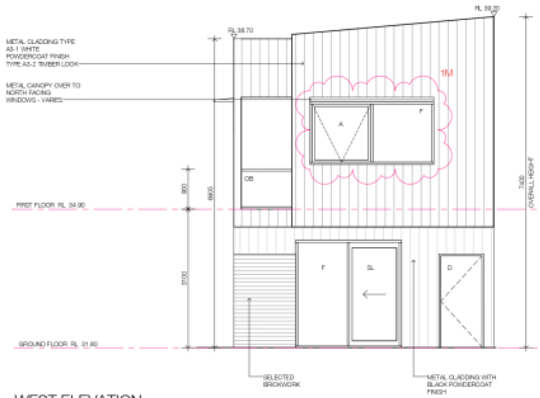
TOWNHOUSE TYPE A3 - SECTION A
 SIDING AVENUE, OFFICER



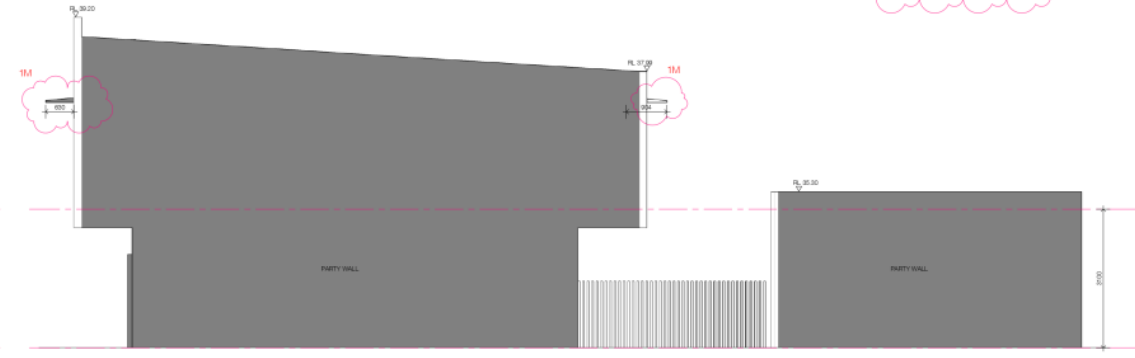
24.04.2018
 170015/TP21b

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PERMIT CONDITIONS
 1M SOLAR HOT WATER COLLECTORS FOR THE DWELLINGS APPROPRIATELY LABELLED ON PLANS
 1M SHADING DEVICES FOR NORTH FACING WINDOWS SIZED APPROPRIATELY

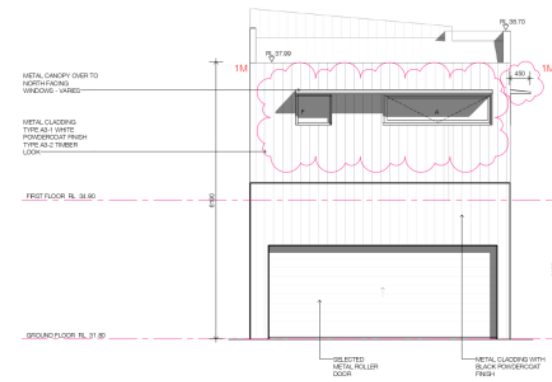


WEST ELEVATION
 Scale 1 : 50

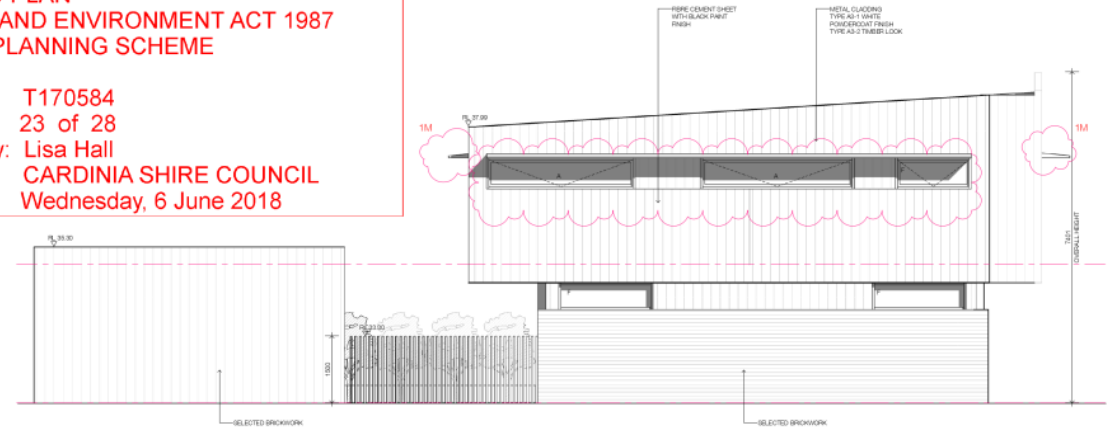


SOUTH ELEVATION
 Scale 1 : 50

APPROVED PLAN
PLANNING AND ENVIRONMENT ACT 1987
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EAST ELEVATION
 Scale 1 : 50



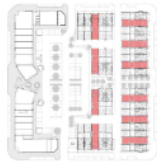
NORTH ELEVATION
 Scale 1 : 50

Clarke Hopkins Clarke
 115 Sandwell Street
 Collingwood Victoria 3066
 Telephone (03) 9419 4340
 Facsimile (03) 9419 4345
 Email studio@chc.com.au
www.chc.com.au

TOWNHOUSE TYPE A3 - ELEVATIONS
 SIDING AVENUE, OFFICER



24.04.2018
 170015/TP22b



KEY PLAN

LEGEND

- SKY SKYLIGHT
- SH SOLAR HOT WATER COLLECTOR
- HW HANGABLE WINDOW
- TANK WATER TANK
- F FIXED WINDOW
- A AWNING WINDOW

Area Schedule

Name	Area
PERMIT AREA TOTAL (M ²)	118m ²
RESIDENTIAL USE (M ²)	108m ²
SCULPTURE (M ²)	8m ²
GARAGE	18m ²
DRIVEWAY	18m ²
STORAGE	8m ²
GARAGE STORAGE	8m ²

PERMIT CONDITIONS

- 1J RAIN WATER TANK DETAILS AND CLOTHESLINE LOCATIONS FOR THE DWELLINGS CLEARLY MARKED
- 1K SOLAR HOT WATER COLLECTORS FOR THE DWELLINGS APPROPRIATELY LABELLED ON PLANS
- 1M SHADING DEVICES FOR NORTH FACING WINDOWS SIZED APPROPRIATELY
- 1N NOTATION ON PLANS IN ACCORDANCE WITH THE SUSTAINABLE MANAGEMENT PLAN

SUSTAINABLE MANAGEMENT 1N

NATHERS RATINGS
ALL TOWNHOUSE BUILDING ENVELOPES TO COMPLY WITH THE MINIMUM BCA ENERGY EFFICIENCY REQUIREMENT OF 6 STARS.

METERING
SEPARATE UTILITY METERS WILL BE PROVIDED FOR INDIVIDUAL COMMERCIAL TENANTS

WATER FIXTURES & FITTINGS
FOR CLASS 01 BUILDINGS, LOW FLOW FITTINGS MUST BE USED THROUGHOUT TO ACHIEVE THE MINIMUM WELLS RATINGS. REFER TO PAGE 02 OF THE SUSTAINABLE MANAGEMENT PLAN FOR ACHIEVED RATINGS.

WINDOW GLAZING & FRAMES
WINDOWS TO COMPLY WITH THE MINIMUM EFFICIENCY REQUIREMENTS FOR RESIDENTIAL UNITS.

ALUMINIUM FRAMES
WITH DOUBLE GLAZING MUST BE USED IN LIVING & BEDROOM WINDOWS AS PER THE SUSTAINABLE MANAGEMENT PLAN

HEATING & COOLING SYSTEMS
REVERSE CYCLE AIR CONDITIONERS ARE TO BE UTILIZED FOR HEATING & COOLING OF RESIDENTIAL UNITS. UNITS TO BE SUPPLIED MUST BE RATED A MINIMUM OF 3 STARS FOR BOTH HEATING AND COOLING.

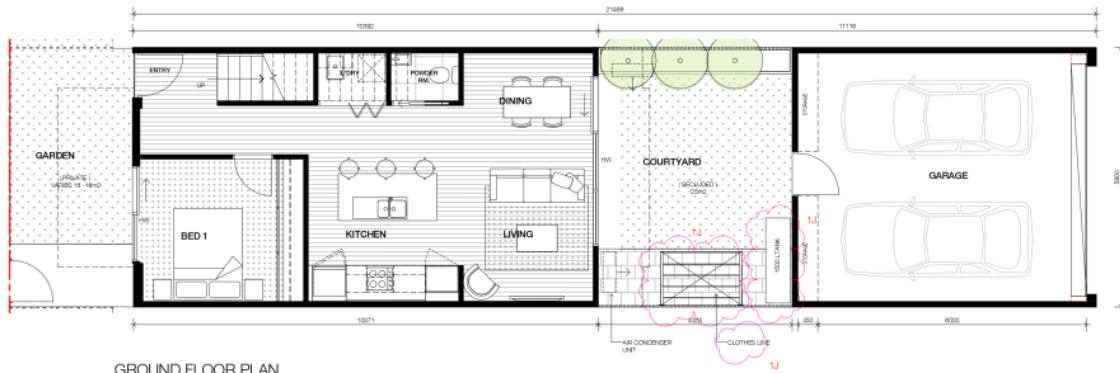
HVAC ENERGY USE IS TO BE DESIGNED TO USE 65% OF THE MINIMUM BCA ALLOWANCE IN THE OFFICE AND 70% IN OTHER TENAGES.

HEATING OF THE OFFICE & OTHER TENAGES IS TO USE AT LEAST 80% OF THE MINIMUM BCA ENERGY ALLOWANCE

HOT WATER
FOR ALL RESIDENTIAL UNITS, A 6+ STAR RATED INSTANTANEOUS GAS SOLAR HOT WATER SYSTEM MUST BE ADOPTED IN ACCORDANCE WITH THE SUSTAINABLE MANAGEMENT PLAN

FOR COMMERCIAL SPACES, ALL NOMINATED HOT WATER SYSTEMS MUST BE 25% MORE EFFICIENT THAN THE MINIMUM BCA ALLOWANCE.

LIGHTING
IN COMMERCIAL SPACES ILLUMINATION POWER DENSITY MUST BE AT LEAST 20% LOWER THAN REQUIRED AS TABLE J6.2 IN AT LEAST 90% OF THE RELEVANT FLOOR AREA



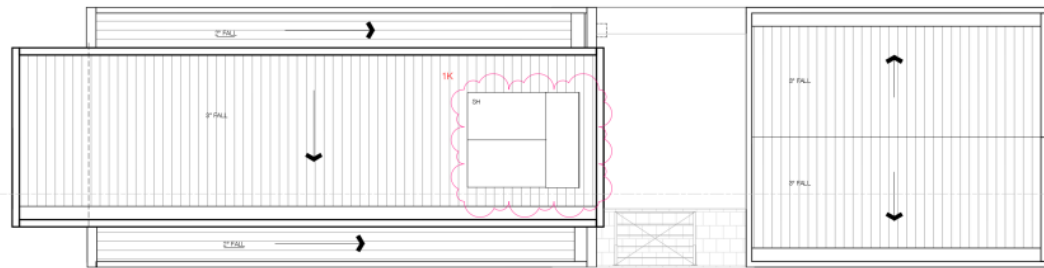
GROUND FLOOR PLAN
Scale 1 : 50

**APPROVED PLAN
PLANNING AND ENVIRONMENT ACT 1987
CARDINIA PLANNING SCHEME**

Permit No.: T170584
 Sheet: 24 of 28
 Approved by: Lisa Hall
CARDINIA SHIRE COUNCIL
 Date: Wednesday, 6 June 2018

LANDSCAPING
WATER EFFICIENT PLANTS & LANDSCAPING WILL BE SELECTED ACROSS THE DEVELOPMENT

ENERGY
ENERGY REDUCTION COMMITMENTS MUST BE INCORPORATED AS PER IMPROVEMENT PERCENTAGES OUTLINED ON PG 5 OF THE SUSTAINABLE MANAGEMENT PLAN



ROOF PLAN
Scale 1 : 50



FIRST FLOOR
Scale 1 : 50

Clarke Hopkins Clarke
 115 Sandwell Street
 Collingwood Victoria 3066
 Telephone (03) 9419 4340
 Facsimile (03) 9419 4345
 Email studio@chc.com.au
 www.chc.com.au

TOWNHOUSE TYPE B1 - FLOOR PLANS
SIDING AVENUE

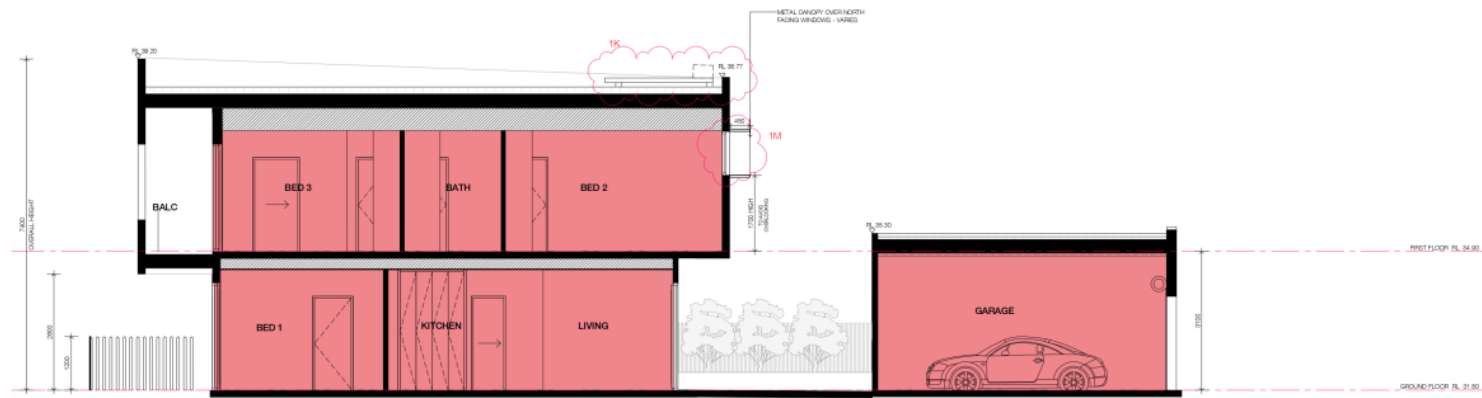
Scale As Indicated @ A1

24.04.2018
170015/TP23b

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PLANNING AND ENVIRONMENT ACT 1987
CARDINIA PLANNING SCHEME**

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 Approved by: Lisa Hall
 CARDINIA SHIRE COUNCIL
 Date: Wednesday, 6 June 2018

PERMIT CONDITIONS
 1M SOLAR HOT WATER COLLECTORS FOR THE DWELLINGS APPROPRIATELY LABELLED ON PLANS
 1M SHADING DEVICES FOR NORTH FACING WINDOWS SIZED APPROPRIATELY



SECTION A
Scale 1 : 50

Clarke Hopkins Clarke
 115 Sackville Street
 Collingwood Victoria 3066
 Telephone (03) 9419 4340
 Facsimile (03) 9419 4345
 Email studio@chc.com.au
 www.chc.com.au

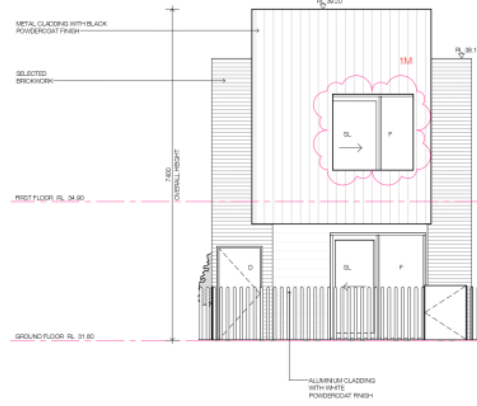
TOWNHOUSE B1 - SECTION
SIDING AVENUE



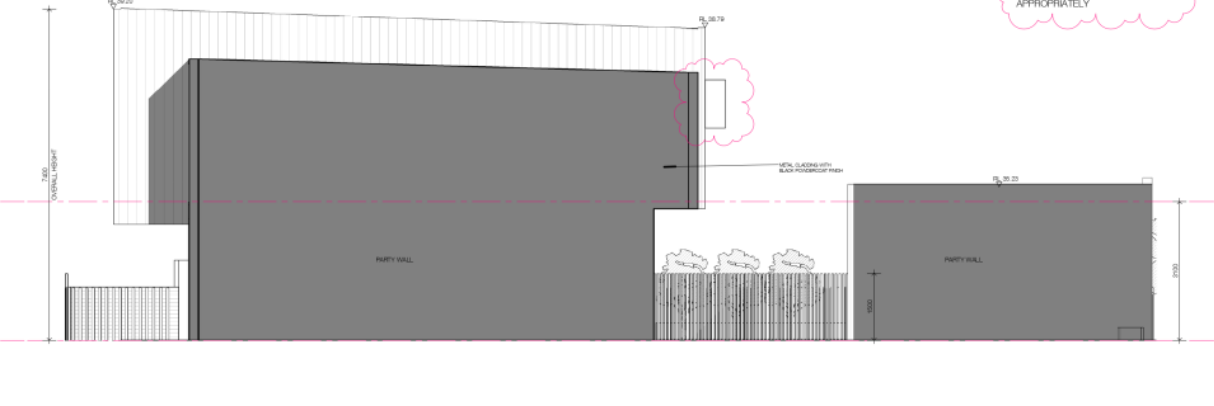
24.04.2018
170015/TP24b

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PERMIT CONDITIONS
 1KJ SOLAR HOT WATER COLLECTORS FOR THE DWELLINGS APPROPRIATELY LABELLED ON PLANS
 1M SHADING DEVICES FOR NORTH FACING WINDOWS SIZED APPROPRIATELY



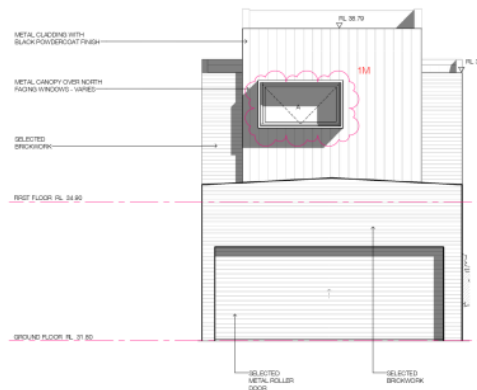
WEST ELEVATION
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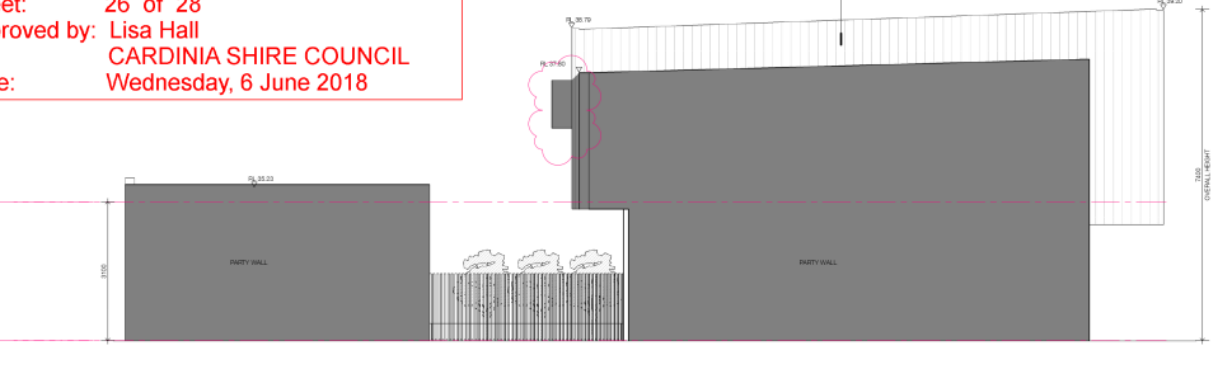
SOUTH ELEVATION
 Scale 1 : 50

APPROVED PLAN
 PLANNING AND ENVIRONMENT ACT 1987
 CARDINIA PLANNING SCHEME

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 CARDINIA SHIRE COUNCIL
 Date: Wednesday, 6 June 2018



EAST ELEVATION
 Scale 1 : 50



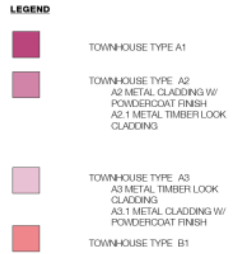
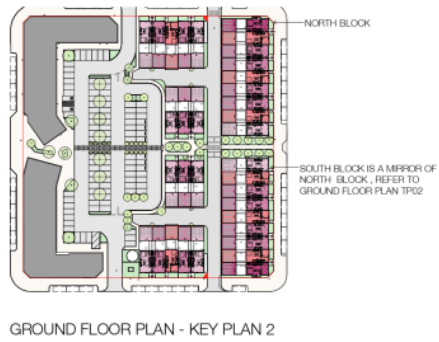
NORTH ELEVATION
 Scale 1 : 50

Clarke Hopkins Clarke
 115 Sandwell Street
 Collingwood Victoria 3066
 Telephone (03) 9419 4340
 Facsimile (03) 9419 4345
 Email studio@chc.com.au
 www.chc.com.au

TOWNHOUSE TYPE B1 - ELEVATIONS
 SIDING AVENUE

Scale 1 : 50 @ A1

24.04.2018
 170015/TP25b



SUSTAINABLE MANAGEMENT

NATHERS RATINGS
ALL TOWN-HOUSE BUILDING ENVELOPES TO COMPLY WITH THE MINIMUM BCA ENERGY EFFICIENCY REQUIREMENT OF 6 STARS.

METERING
SEPARATE UTILITY METERS WILL BE PROVIDED FOR INDIVIDUAL COMMERCIAL TENANTS.

WATER FIXTURES & FITTINGS
FOR CLASS 01 BUILDINGS, LOW FLOW FITTINGS MUST BE USED THROUGHOUT TO ACHIEVE THE MINIMUM WELS RATING. REFER TO PAGE 08 OF THE SUSTAINABLE MANAGEMENT PLAN FOR ACHIEVED RATINGS.

WINDOW GLAZING & FRAMES
WINDOWS TO COMPLY WITH THE MINIMUM EFFICIENCY REQUIREMENTS FOR RESIDENTIAL UNITS.
ALUMINIUM FRAMES WITH DOUBLE GLAZING MUST BE USED IN LIVING & BEDROOM WINDOWS AS PER THE SUSTAINABLE MANAGEMENT PLAN

HEATING & COOLING SYSTEMS
REVERSE CYCLE AIR CONDITIONERS ARE TO BE UTILIZED FOR HEATING & COOLING OF RESIDENTIAL UNITS. UNITS TO BE SUPPLIED MUST BE RATED A MINIMUM OF 3 STARS FOR BOTH HEATING AND COOLING.

HVAC ENERGY USE IS TO BE DESIGNED TO USE 65% OF THE MINIMUM BCA ALLOWANCE IN THE OFFICE AND 70% IN OTHER TENAGES.

HEATING OF THE OFFICE & OTHER TENAGES IS TO USE AT LEAST 85% OF THE MINIMUM BCA ENERGY ALLOWANCE.

HOT WATER
FOR ALL RESIDENTIAL UNITS, A 6-STAR RATED INSTANTANEOUS GAS SOLAR HOT WATER SYSTEM MUST BE ADOPTED IN ACCORDANCE WITH THE SUSTAINABLE MANAGEMENT PLAN.

FOR COMMERCIAL SPACES, ALL NOMINATED HOT WATER SYSTEMS MUST BE 25% MORE EFFICIENT THAN THE MINIMUM BCA ALLOWANCE.

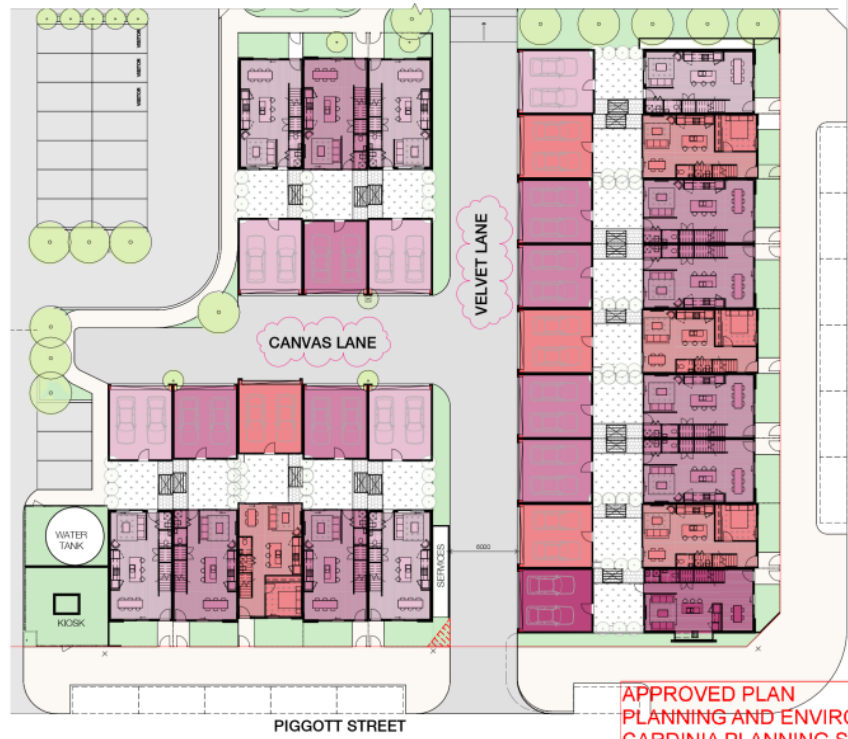
LIGHTING
IN COMMERCIAL SPACES ILLUMINATION POWER DENSITY MUST BE AT LEAST 20% LOWER THAN REQUIRED AS TABLE J6.2 IN AT LEAST 90% OF THE RELEVANT FLOOR AREA.

LANDSCAPING
WATER EFFICIENT PLANTS & LANDSCAPING WILL BE SELECTED ACROSS THE DEVELOPMENT.

ENERGY
ENERGY REDUCTION COMMITMENTS MUST BE INCORPORATED AS PER IMPROVEMENT PERCENTAGES OUTLINED ON PG 5 OF THE SUSTAINABLE MANAGEMENT PLAN

PERMIT CONDITIONS

- 1j) SHADING DEVICES FOR NORTH FACING WINDOWS OF TOWN-HOUSE TYPE A1
- 1m) SHADING DEVICES FOR NORTH FACING WINDOWS SIZED APPROPRIATELY
- 1n) NOTATION ON PLANS IN ACCORDANCE WITH THE SUSTAINABLE MANAGEMENT PLAN
- 1i) REPLACE HICKSON ROAD NAME WITH PIGGOTT STREET
- 1d) MAINTAINED PUBLIC ACCESS NOTE



APPROVED PLAN
PLANNING AND ENVIRONMENT ACT 1987
CARDINIA PLANNING SCHEME

Permit No.: T170584
Sheet: 27 of 28
Approved by: Lisa Hall
CARDINIA SHIRE COUNCIL
Date: Wednesday, 6 June 2018

Clarke Hopkins Clarke
115 Sackville Street
Collingwood Victoria 3066
Telephone (03) 9419 4340
Facsimile (03) 9419 4345
Email: studio@chc.com.au
www.chc.com.au

LOT 2A & 2B PLAN - SOUTH BLOCK
SIDING AVENUE, OFFICER



30.05.2018
170015/TP27d

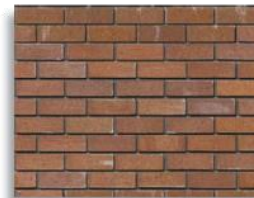


Materiality

1. CONCRETE BLOCKWORK
2. RED BRICKS
3. BLACK BRICKS
4. WALL CREEPERS
5. TIMBER TEXTURED PRECAST CONCRETE
6. TIMBER LOOK PANELS AND BATTENS
7. METAL MESH
8. TRANSLUSCENT SCREEN
9. DARK GREY POWDERCOATED STRUCTURE
10. DARK BROWN PROFILED METAL
11. DARK GREY PROFILED METAL
12. WHITE PROFILED METAL



1



2



3



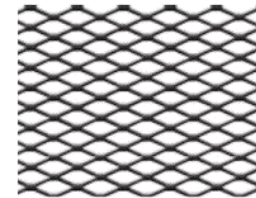
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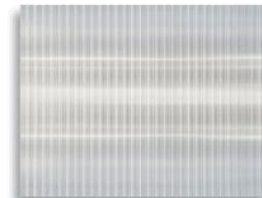
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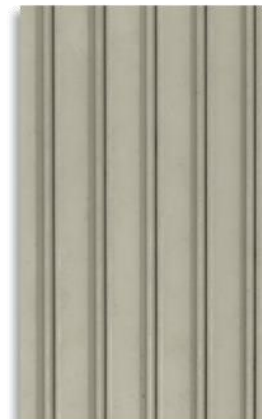
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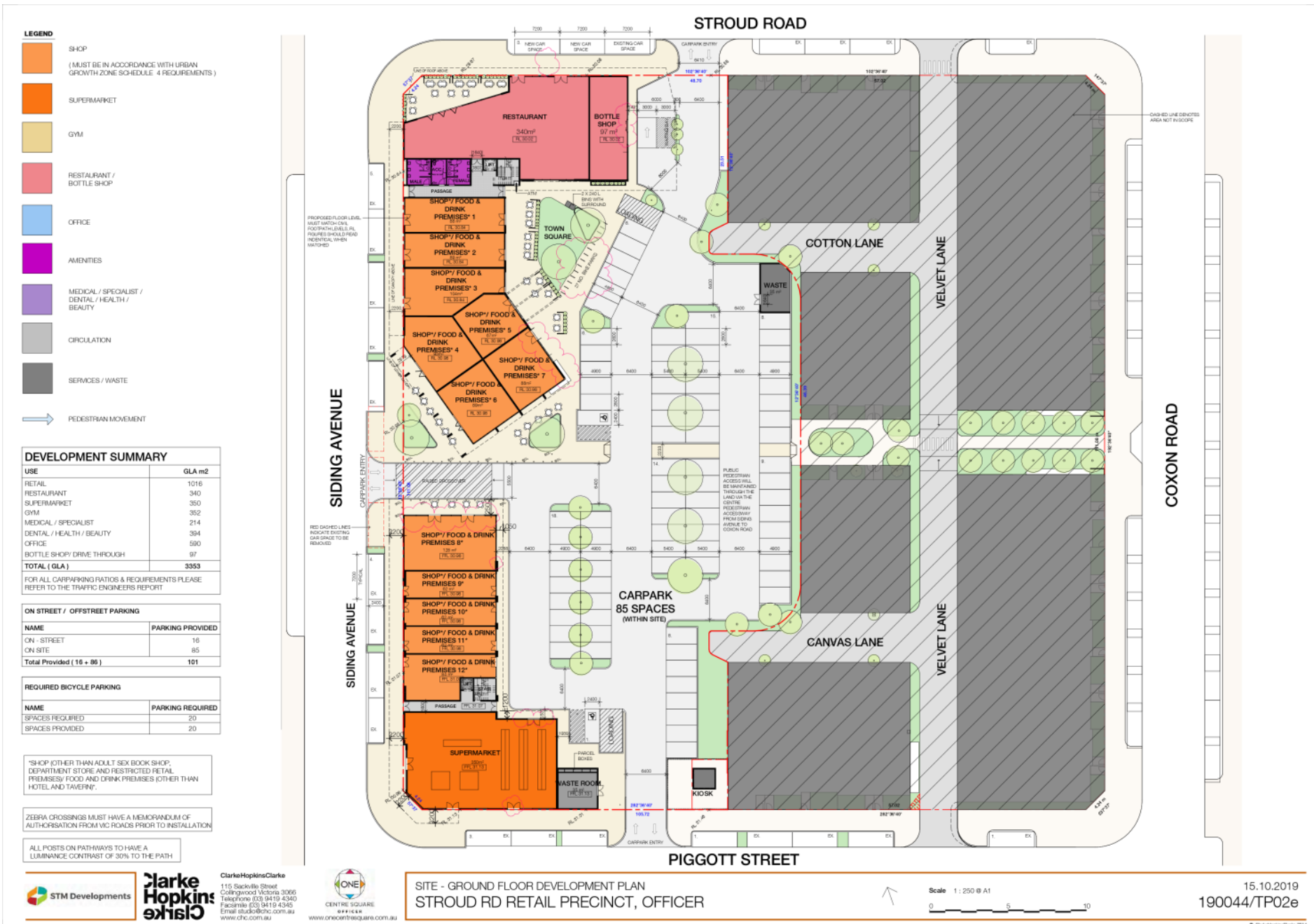
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12

APPROVED PLAN
PLANNING AND ENVIRONMENT ACT 1987
CARDINIA PLANNING SCHEME

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 Sheet: 28 of 28
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ClarkeHopkinsClarke
 115, Seaview Street
 Colingwood Victoria 3066
 Telephone (03) 9419 4340
 Facsimile (03) 9419 4345
 Email studio@chc.com.au
 www.chc.com.au



SITE - ROOF DEVELOPMENT PLAN
 STROUD RD RETAIL PRECINCT, OFFICER



15.10.2019
 190044/TP04d

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STREET ELEVATION_NORTH_STROUD ROAD
Scale: 1 : 200



STREET ELEVATION_SOUTH_PIGGOTT STREET
Scale: 1 : 200



STREET ELEVATION_WEST_SIDING AVENUE
Scale: 1 : 200



ClarkeHopkinsClarke
115, Sackville Street,
Collingwood, Victoria 3066
Telephone: (03) 9419 4340
Facsimile: (03) 9419 4345
Email: studio@chc.com.au
www.chc.com.au



STREET ELEVATIONS
STROUD RD RETAIL PRECINCT, OFFICER

Scale 1:200 @ A1



15.10.2019
190044/TP05b

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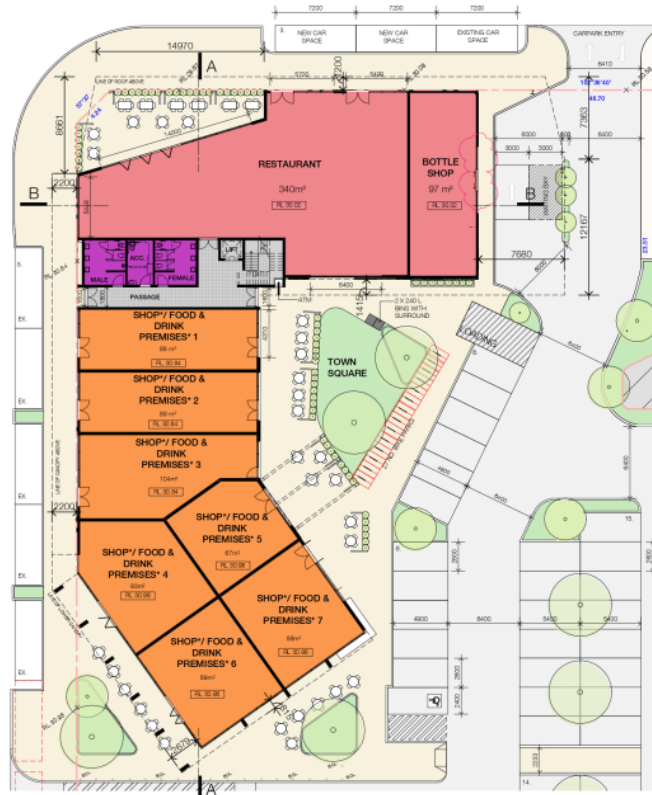


KEY PLAN B1
Scale 1 : 1000

GENERAL NOTES

ALL POSTS ON PATHWAYS TO HAVE A LUMINANCE CONTRAST TO 30% OF PATH

SHOP (OTHER THAN ADULT SEX BOOK SHOP, DEPARTMENT STORE AND RESTRICTED RETAIL PREMISES/ FOOD AND DRINK PREMISES (OTHER THAN HOTEL AND TAVERN).



GROUND FLOOR PLAN - OVERALL
Scale 1 : 200



FIRST FLOOR PLAN - OVERALL
Scale 1 : 200

SUSTAINABLE MANAGEMENT PLAN GENERAL NOTES

ITEM	DETAIL	RESPONSIBILITY
Section J assessment	Preliminary Section J1, J2 and J3 assessment completed on commercial spaces	ESD Consultant
Energy & Water sub-metering	Individual meters for individual commercial tenants	Services Engineer, Owner's Corporation
Building Users Guide	Building Users Guide prepared and supplied to tenants, residents and building management	Architect
Water fittings (Gymnasium)	Showerhead > 3 Star WELS (> 7.5 but <= 9.0) Kitchen Taps > 5 Star WELS rating Bathroom Taps > 5 Star WELS rating Dishwashers > 3 Star WELS rating WC > 4 Star WELS rating Urinals > 4 Star WELS rating	Architect, Builder
Water fittings (Other commercial)	Kitchen Taps > 5 Star WELS rating Bathroom Taps > 5 Star WELS rating Dishwashers > 3 Star WELS rating WC > 4 Star WELS rating Urinals > 4 Star WELS rating	Architect, Builder

ITEM	DETAIL	RESPONSIBILITY
Landscaping	Water efficient landscaping	Architect, Builder
Hot water - commercial	25% improvement in energy use over BCA minimum	Architect, Builder
Heating and cooling system - commercial	20% improvement in energy use over BCA minimum	Architect, Builder
Lighting - commercial	Maximum illumination power density will be at least 20% lower than required as Table J6.2 in at least 90% of the relevant floor area	Architect, Builder
Rainwater collection and re-use	Floor runoff from 452sq.m of impervious area in ground floor to 4.52m2 of rain garden.	Architect, Builder
Rainwater tank (commercial)	Stormwater collected from commercial roofs to 2 nos. of 6,000 tank, connected to WCs (except those located in the medical centre, or dentist)	Architect, Builder
Carpark runoff	3000sq.m carpark runoff directed to a total of 12sqm of infiltration sand (on approval of civil engineers)	Architect, Builder
Bike parking	Bicycle parking spaces to meet requirements of Caroline Shee planning scheme. 27 bicycle racks to be installed	Architect, Builder
Operational waste	Recycling facilities will be at least as convenient for occupants as facilities for general waste	Architect, Builder
Urban ecology	Taps located for easy watering of landscaping	Architect, Builder



ClarkeHopkinsClarke
115 Southside Street
Collingwood Victoria 3066
Telephone (03) 9419 4340
Facsimile (03) 9419 4345
Email studio@chc.com.au
www.chc.com.au

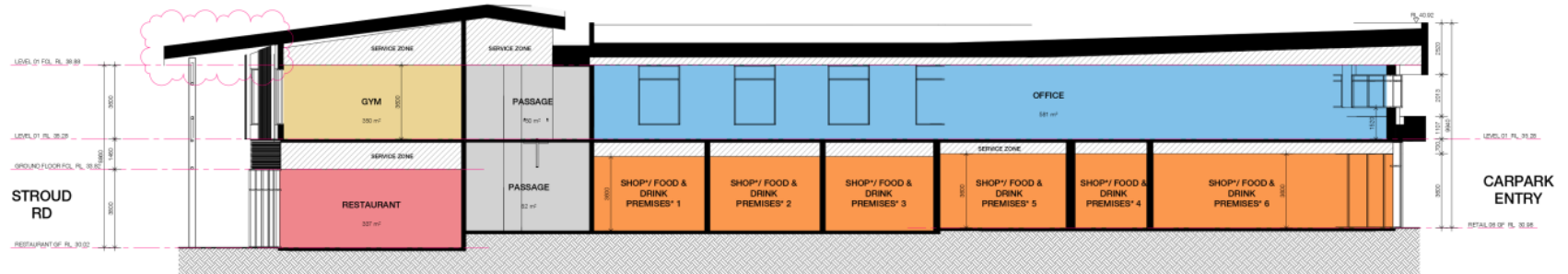


B1 - PLANS
STROUD RD SHOPPING PRECINCT

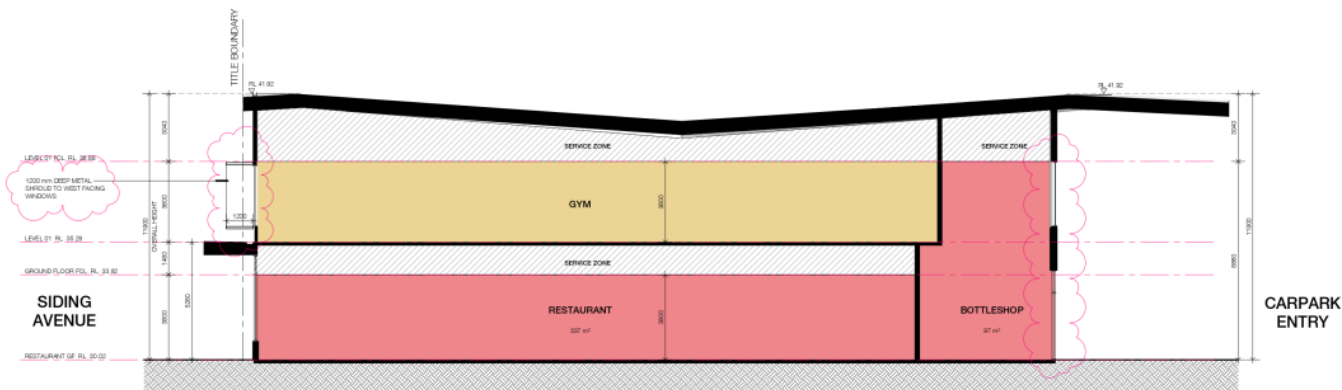


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SECTION A
Scale 1 : 100



SECTION B
Scale 1 : 100

GENERAL NOTES

SHOP (OTHER THAN ADULT SEX BOOK SHOP, DEPARTMENT STORE AND RESTRICTED RETAIL PREMISES) FOOD AND DRINK PREMISES (OTHER THAN HOTEL AND TAVERN).



ClarkeHopkinsClarke
115 South Wile Street
Colingwood Victoria 3066
Telephone (03) 9419 4340
Facsimile (03) 9419 4345
Email studio@chc.com.au
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B1 - SECTIONS
STROUD RD SHOPPING PRECINCT

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EAST ELEVATION - LOT 1A
Scale 1 : 100

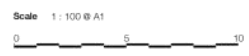


NORTH ELEVATION - LOT 1A
Scale 1 : 100



 ClarkeHopkinsClarke
 115, Sackville Street
 Collingwood Victoria 3066
 Telephone (03) 9419 4340
 Facsimile (03) 9419 4345
 Email studio@chc.com.au
 www.chc.com.au

B1 - ELEVATIONS 1
STROUD RD SHOPPING PRECINCT



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SOUTH EAST ELEVATION - LOT 1A
Scale: 1 : 100



WEST ELEVATION - LOT 1A
Scale: 1 : 100



ClarkeHopkinsClarke
115, Spackville Street
Collingwood Victoria 3066
Telephone (03) 9419 4340
Facsimile (03) 9419 4345
Email studio@chc.com.au
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B1 - ELEVATIONS 2
STROUD RD SHOPPING PRECINCT

Scale 1 : 100 @ A1
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KEY PLAN B2
Scale 1 : 1000

GENERAL NOTES

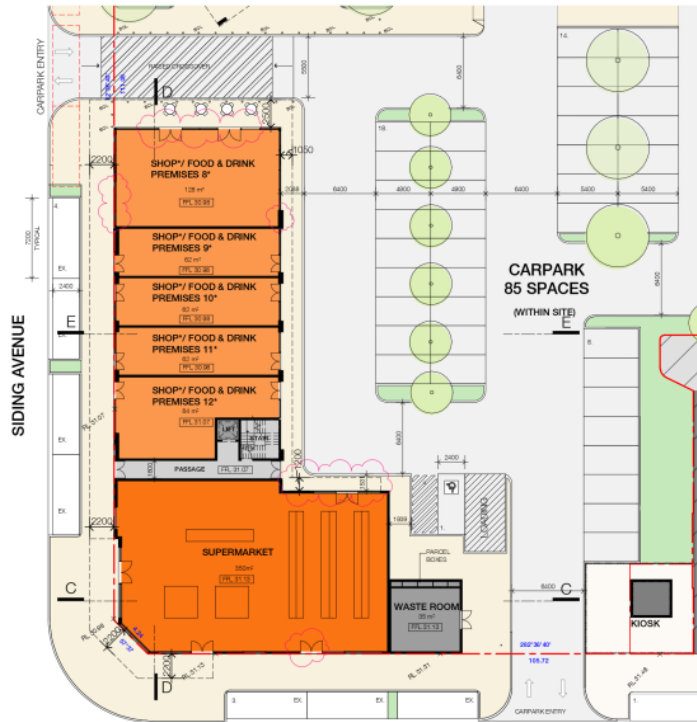
ALL POSTS ON PATHWAYS TO HAVE A LUMINANCE CONTRAST TO 30% OF PATH

*SHOP (OTHER THAN ADULT SEX BOOK SHOP, DEPARTMENT STORE AND RESTRICTED RETAIL PREMISES) / FOOD AND DRINK PREMISES (OTHER THAN HOTEL AND TAVERN)

SUSTAINABLE MANAGEMENT PLAN GENERAL NOTES

ITEM	DETAIL	RESPONSIBILITY
Section J assessment	Preliminary Section J1, J2 and J3 assessment completed on commercial spaces	ESD Consultant
Energy & Water sub-metering	Individual meters for individual commercial tenants	Services Engineer, Owner's Corporation
Building Users Guide	Building Users Guide prepared and supplied to tenants, residents and building management	Architect
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Water fittings (Other commercial)	Kitchen Taps > 5 Star WELS rating Bathroom Taps > 5 Star WELS rating Dishwashers > 3 Star WELS rating WC > 4 Star WELS rating Urinals > 4 Star WELS rating	Architect, Builder

ITEM	DETAIL	RESPONSIBILITY
Landscaping	Water efficient landscaping	Architect, Builder
Hot water - commercial	25% improvement in energy use over BCA minimum	Architect, Builder
Heating and cooling system - commercial	20% improvement in energy use over BCA minimum	Architect, Builder
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Rainwater collection and re-use	Floor runoff from 452sq.m of impervious area in ground floor to 4.5m ² of rain garden.	Architect, Builder
Rainwater tank (commercial)	Stormwater collected from commercial roofs to 2 nos. of 6,000 tank, connected to WCs (except those located in the medical centre, or dentists)	Architect, Builder
Carpark runoff	3000sq.m carpark runoff directed to a total of 12sqm of infiltration sand (on approval of civil engineers)	Architect, Builder
Bike parking	Bicycle parking spaces to meet requirements of Caroline Shire planning scheme. 27 bicycle racks to be installed	Architect, Builder
Operational waste	Recycling facilities will be at least as convenient for occupants as facilities for general waste	Architect, Builder
Urban ecology	Taps located for easy watering of landscaping	Architect, Builder



PIGGOTT STREET



PIGGOTT STREET



ClarkeHopkinsClarke
115 Seaville Street
Collingwood Victoria 3066
Telephone (03) 9419 4340
Facsimile (03) 9419 4345
Email studio@chc.com.au
www.chc.com.au

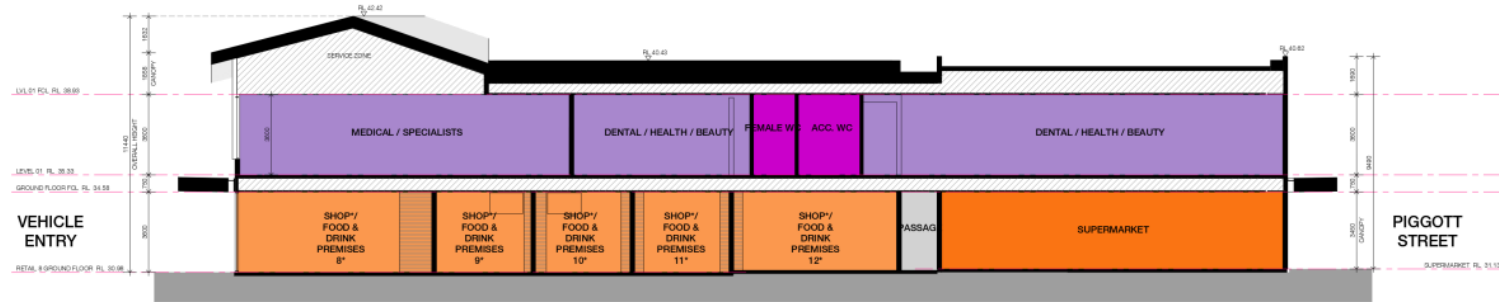


B2 - PLANS
STROUD RD SHOPPING PRECINCT

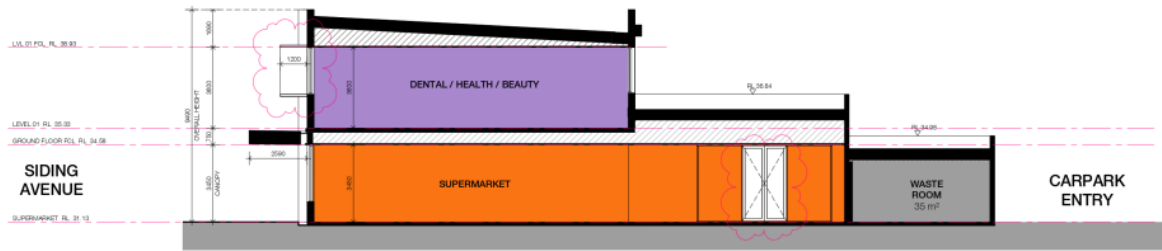


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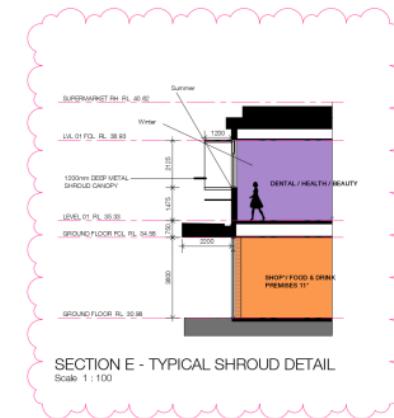
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SECTION D - LOT 1B
Scale 1 : 100



SECTION C - LOT 1B
Scale 1 : 100



SECTION E - TYPICAL SHROUD DETAIL
Scale 1 : 100

GENERAL NOTES

*SHOP (OTHER THAN ADULT SEX BOOK SHOP, DEPARTMENT STORE AND RESTRICTED RETAIL PREMISES) FOOD AND DRINK PREMISES (OTHER THAN HOTEL AND TAVERN).



ClarkeHopkinsClarke
115, Spackville Street
Collingwood Victoria 3066
Telephone (03) 9419 4340
Facsimile (03) 9419 4345
Email studio@chc.com.au
www.chc.com.au



B2 - SECTIONS
STROUD RD SHOPPING PRECINCT

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115, Seacolls Street
Collegewood Victoria 3066
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Facsimile (03) 9419 4345
Email studio@chc.com.au
www.chc.com.au
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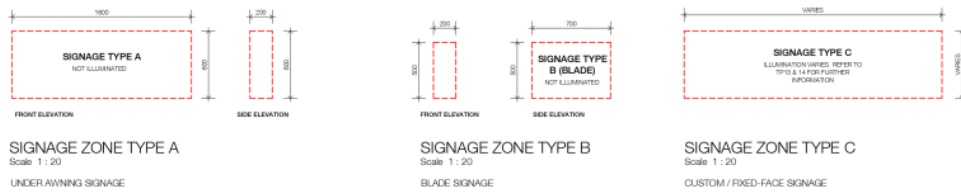
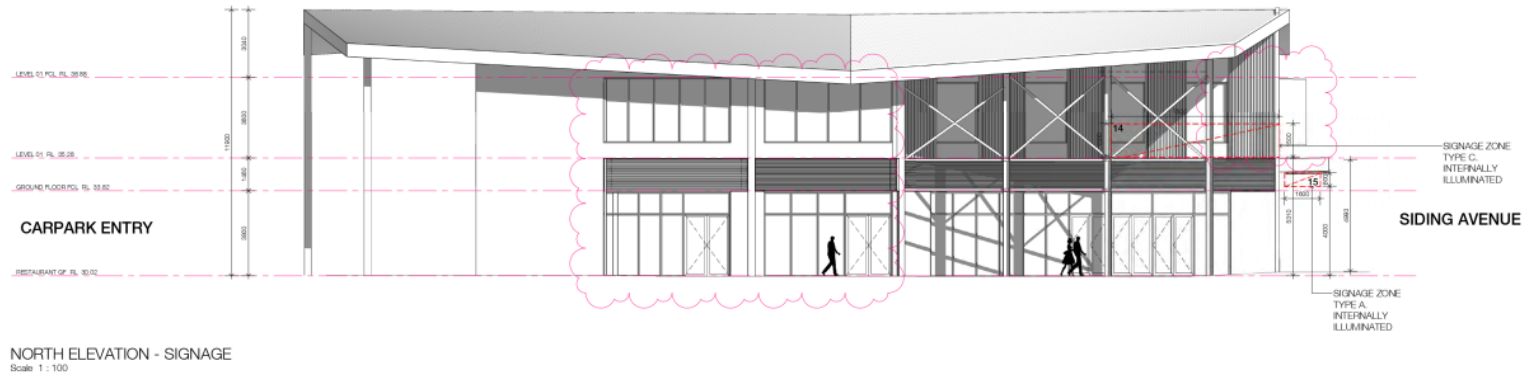
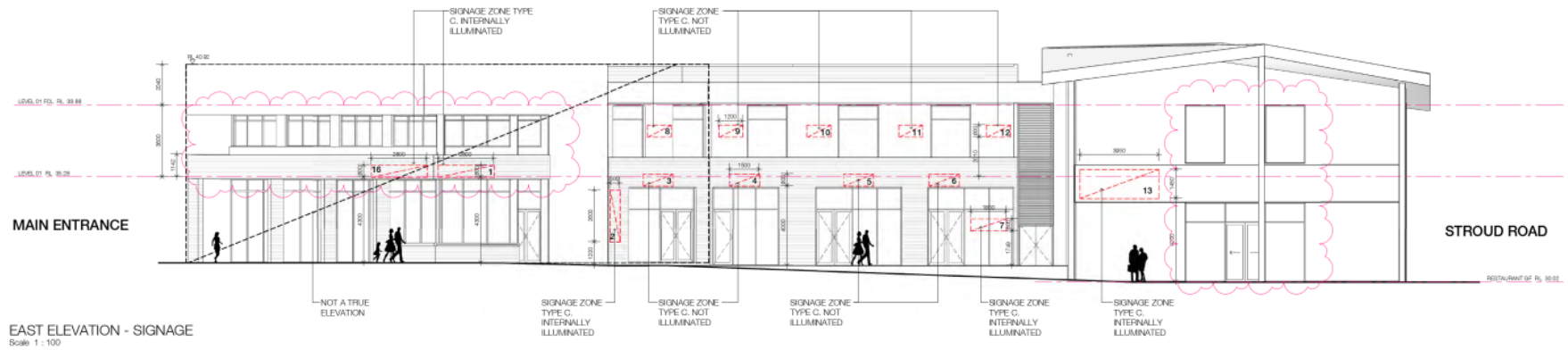


B2 - ELEVATIONS
STROUD RD SHOPPING PRECINCT



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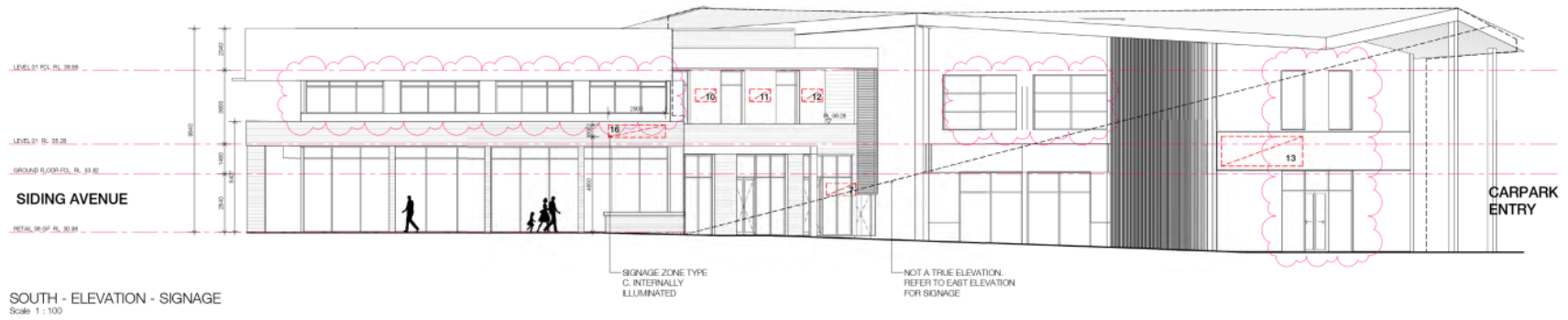
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115, Spackville Street
Collingwood Victoria 3066
Telephone (03) 9419 4340
Facsimile (03) 9419 4345
Email studio@chc.com.au
www.chc.com.au



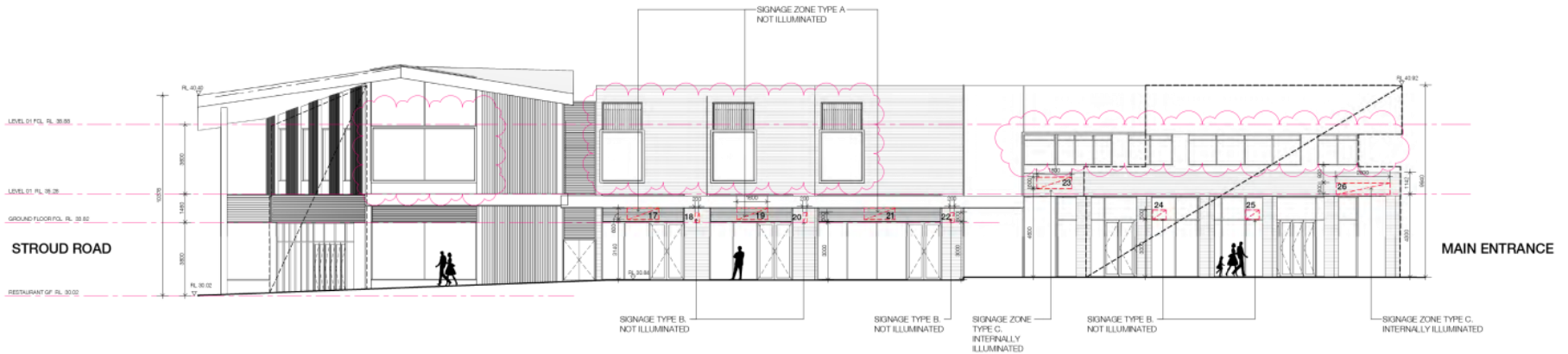
B1 - SIGNAGE ELEVATIONS 1
STROUD RD SHOPPING PRECINCT

Scale As Indicated @ A1
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15.10.2019
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SOUTH - ELEVATION - SIGNAGE
Scale 1 : 100



WEST ELEVATION - SIGNAGE
Scale 1 : 100

REFER TO SIGNAGE TYPE LEGEND, TP13 FOR FURTHER INFORMATION



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115, Sackville Street
Collingwood Victoria 3066
Telephone (03) 9419 4340
Facsimile (03) 9419 4345
Email studio@chc.com.au
www.chc.com.au

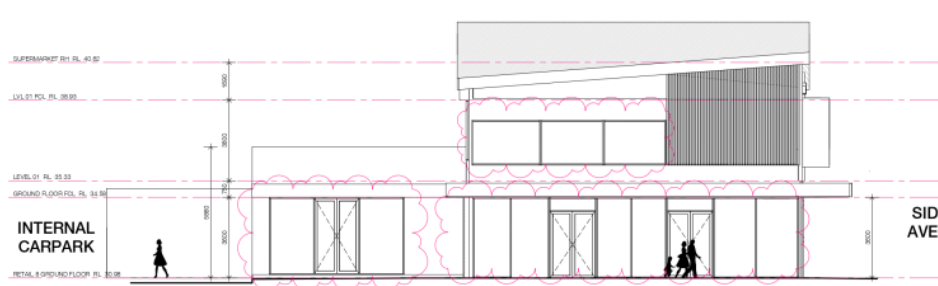


B1 - SIGNAGE ELEVATIONS 2
STROUD RD SHOPPING PRECINCT

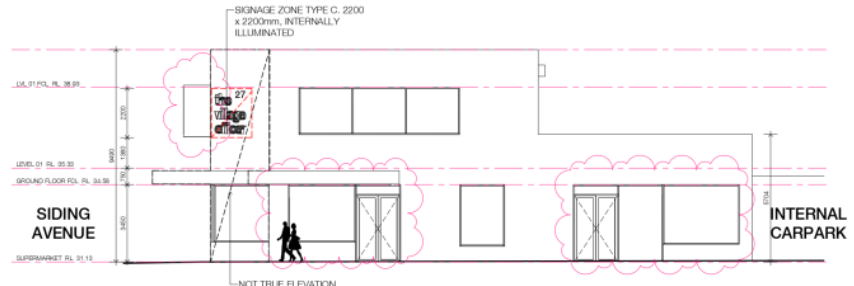
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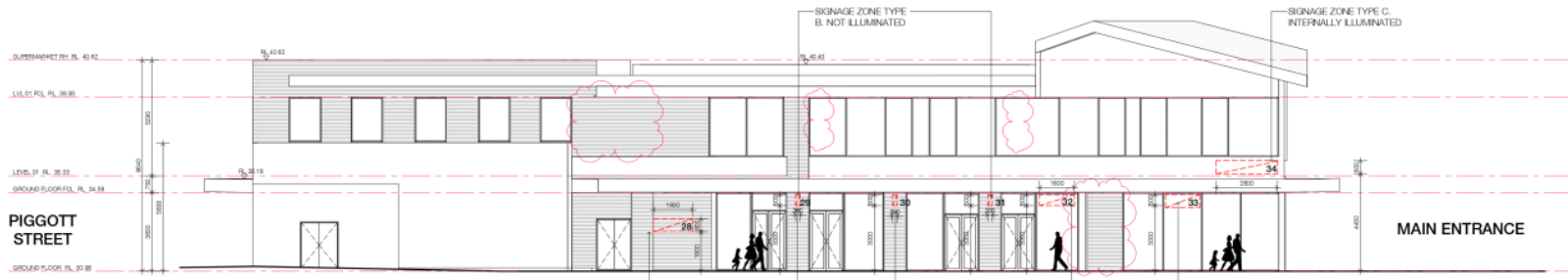
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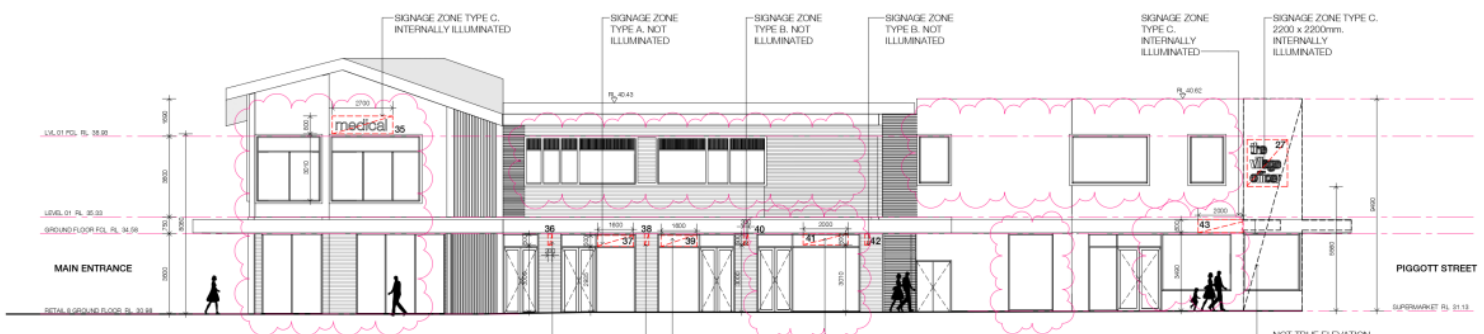
NORTH ELEVATION - SIGNAGE
Scale 1 : 100



SOUTH ELEVATION - SIGNAGE
Scale 1 : 100



EAST ELEVATION - SIGNAGE
Scale 1 : 100



WEST ELEVATION - SIGNAGE
Scale 1 : 100

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Clarke Hopkins Clarke
115 Sackville Street
Collingwood Victoria 3066
Telephone (03) 9419 4340
Facsimile (03) 9419 4345
Email studio@chc.com.au
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B2 - SIGNAGE ELEVATIONS 3
STROUD RD SHOPPING PRECINCT



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