

5 Ordinary Business

5.1 T210902 PA - Development of the land for thirty-one (31) dwellings at 13-15 Mahon Avenue, Beaconsfield

File Reference: {file-reference}
Responsible GM: Lili Rosic
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Recommendation(s)

That Council form a position to refuse to grant Planning Permit T210902 for the development of the land for thirty-one (31) dwellings at L1 LP46245, 13-15 Mahon Avenue, Beaconsfield on the following grounds:

1. The proposal does not respect established neighbourhood character sought to be preserved by:
 - o Clause 15.01-5S (Neighbourhood character)
 - o Clause 21.03-1 (Housing)
 - o Clause 32.08 (General Residential Zone) and;
 - o Clause 55 (two or more dwellings)
2. The proposal is inconsistent with Clauses 19.03-3S (Integrated water management) and permeability and stormwater management objectives of clause 55.03-4 and 55.07-5 that seek to manage drainage and stormwater through integrated approaches
3. The proposal does not provide communal open space for apartment dwellings in accordance with Clause 55.07-2 (Communal open space objective);
4. The proposal does not provide sufficient vehicle or pedestrian access in accordance with the Design Standards of Clause 52.06-9 (Design standards for car parking);
5. The development results in major encroachment within the Tree Protection Zone on adjoining land that may result in its decline or loss without further investigation.

Attachments

1. T 210902 PA - Locality map [5.1.1 - 1 page]
2. T 210902 PA - Development plans [5.1.2 - 25 pages]
3. T 210902 PA - Compiled objections (redacted) [5.1.3 - 46 pages]

Executive Summary

APPLICATION NO.:	T210902
APPLICANT:	UpCo Urban Planning Collective
LAND:	L1 LP46245, 13-15 Mahon Avenue, Beaconsfield VIC 3807
PROPOSAL:	Development of the land for thirty-one (31) dwellings
PLANNING CONTROLS:	General Residential Zone – Schedule 1
NOTIFICATION & OBJECTIONS:	The proposal was advertised pursuant to Section 52 of the Planning and Environment Act 1987. Twenty-six (26) objections received.
KEY PLANNING CONSIDERATIONS:	Response to Neighbourhood Character Stormwater/Drainage management Compliance with Clause 55 Standards Vehicle and pedestrian access and compliance with 52.06-9 Design Standards
RECOMMENDATION:	Refusal

Background

The site benefits from two planning permits, T140068-1 that has been original issued 19 February 2015 and amended 28 August 2018 for the development of eleven dwellings and T160680 issued 12 December 2016 for the subdivision of land into twelve lots.

The validity of both permits has been extended and remain active.

Subject Site

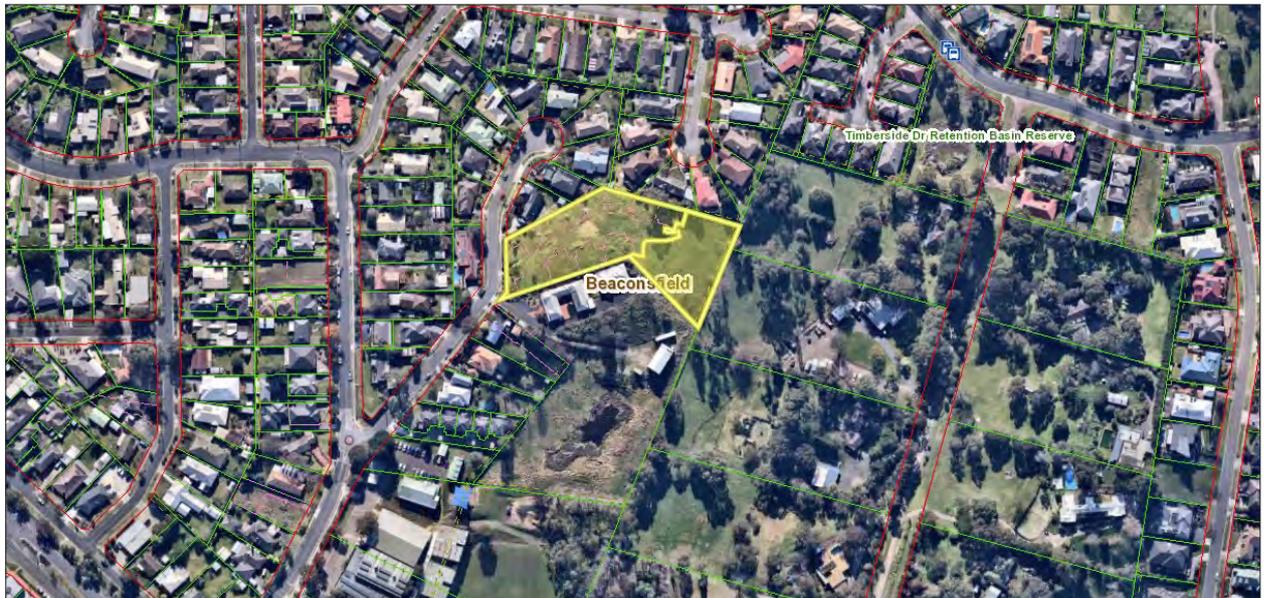


Fig 1: Aerial image of the subject site and surrounding locality (source: Nearmaps)

The site is located on the east side of Mahon Avenue, a no-through road with sole access from Lyle Avenue that feeds into Old Princes Highway. The site is approximately 800 metres walking distance from the edge of the Beaconsfield commercial precinct.

Beaconsfield is identified as an Activity Centre on the western border with Casey City Council, linking Officer to Berwick and the Princes Freeway. By comparison, Pakenham and Officer are Major Activity Centres that anticipate high levels of intensification and urban consolidation.

Adjoining the site is land contained within the Glismann Road structure plan and subject to Planning Scheme Amendment C238 to introduce a Neighbourhood Residential Zone – Schedule 2, Development Plan Overlay 19. Council resolved to adopt the amendment on 16 May 2022. The amendment is current pending Ministerial approval.

The site is positioned at a ridgeline that sits 75 metres above sea level, falling moderately to Mahon Avenue, with a steeper fall to the south-east boundary and the land contained in the Glismann Road Structure Plan.

The site is approximately 6700 square metres, in an irregular shape and burdened by a sewerage and drainage easement along the eastern boundary. The site is predominantly clear of vegetation with two trees remaining on-site.

Surrounding land is characterised by a mixture of single and double storey detached dwellings developed in the late 20th century. lot sizes generally range from 600 – 900 square metres with the exception of the subject site and the adjacent site at 11 Mahon Avenue. Dwellings generally have large footprints with setbacks from all boundaries and established landscaping. There are consistent themes of hipped roof form and brick veneer.

There is one example of residential in-fill development on Mahon Avenue (#3) containing five double storey units.

NORTH

Residential properties, each containing detached single and double storey dwellings with access from Mahon Avenue or Wilma Court.

EAST
Residential properties contained in the Rural Living Zone (and subject to planning scheme amendment C238)
SOUTH
1.3 hectare residential property containing a single dwelling and outbuildings.
WEST
Mahon Avenue; single storey brick veneer dwelling.

Proposal

Approval is sought for the construction of thirty-one dwellings at the subject address. The proposal incorporates a diversity of housing types including townhouse, single-storey unit and apartment living with a combination of surface level parking and integrated garages for units and townhouses.

<i>No.</i>	Type	Storeys	B'rooms	Private Open Space (square metres)
1	Unit	1	3	57
2	Apartment	2 storey complex	2	55
3	Apartment	2 storey complex	2	54
4	Apartment	2 storey complex	2	40
5	Apartment	2 storey complex	2	50
6	Unit	1	3	44
7	townhouse	2	3	80
8	Unit	1	3	91
9	Townhouse	2	3	61
10	Unit	1	3	148
11	Unit	1	3	80
12	Unit	1	3	80
13	Unit	1	3	81
14	Unit	1	3	82
15	Unit	1	3	277
16	Townhouse	2	3	79
17	Unit	1	3	51
18	Townhouse	2	3	44
19	Apartment	2 storey complex	2	53
20	Apartment	2 storey complex	2	40
21	Apartment	2 storey complex	2	40
22	Apartment	2 storey complex	2	51
23	Unit	1	3	46
24	Apartment	2 storey complex	2	20 (balcony)

25	Apartment	2 storey complex	2	20 (balcony)
26	Apartment	2 storey complex	2	20 (balcony)
27	Apartment	2 storey complex	2	20 (balcony)
28	Apartment	2 storey complex	2	21 (balcony)
29	Apartment	2 storey complex	2	21 (balcony)
30	Apartment	2 storey complex	2	21 (balcony)
31	Apartment	2 storey complex	2	21 (balcony)



Fig 2: Site Plan of the proposed development

Dwelling 1 and 22 (units)



Fig 3: Streetscape elevation of the proposed development (view from the street)

Dwellings 1 and 2 front Mahon Avenue with a single storey built form that accommodates three bedrooms. Both dwellings have been designed with double garages oriented toward the internal access way with pedestrian access from Mahon Avenue for unit 23.

Dwelling 1 is setback 7.50 metres from the road and dwelling 23 is setback 7.52 metres at their minimum and both are separated from boundaries.

The dwellings are a contemporary design with traditional elements of a hipped tile roof with eaves and porch entry from the street. External finishes include a combination of face and rendered brick along with horizontal cladding akin to weatherboards.

Dwellings 2-5, 19-22 and 24-31 (apartments)



Fig 4: Northern elevation of apartment buildings

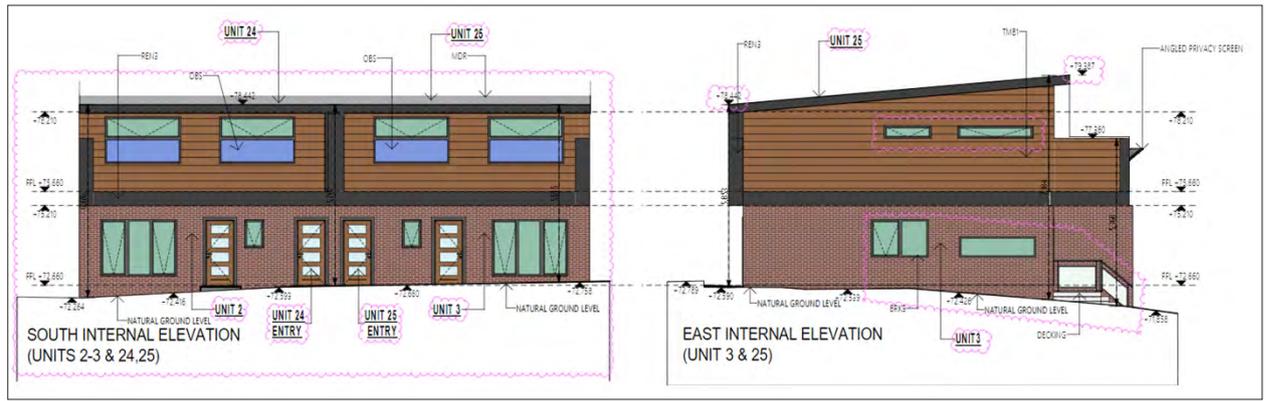


Fig 5: Further elevation views of apartment buildings (as per notation)

The apartment dwellings are centred within the site at the highest point of the property.

The apartments are separated into four blocks each containing four dwellings, two at ground level, two at the first floor. All dwellings contain two bedrooms along with typical amenities and living areas with a northern aspect. Upper storey dwellings contain a single balcony ranging between 20-21 square metres.

Building design is distinct from units 1 and 22 with a more modern design that integrates a cantilevered upper storey, skillion roofing with a low pitch and the use of tradition external materials, primary red brick at ground level and horizontal timber cladding at the upper storey along with metal roofing in a charcoal colour.

Maximum height of the buildings range from 7 – 7.8 metres across the four buildings.

Dwellings 6-9 and 16-18 (townhouse and units)

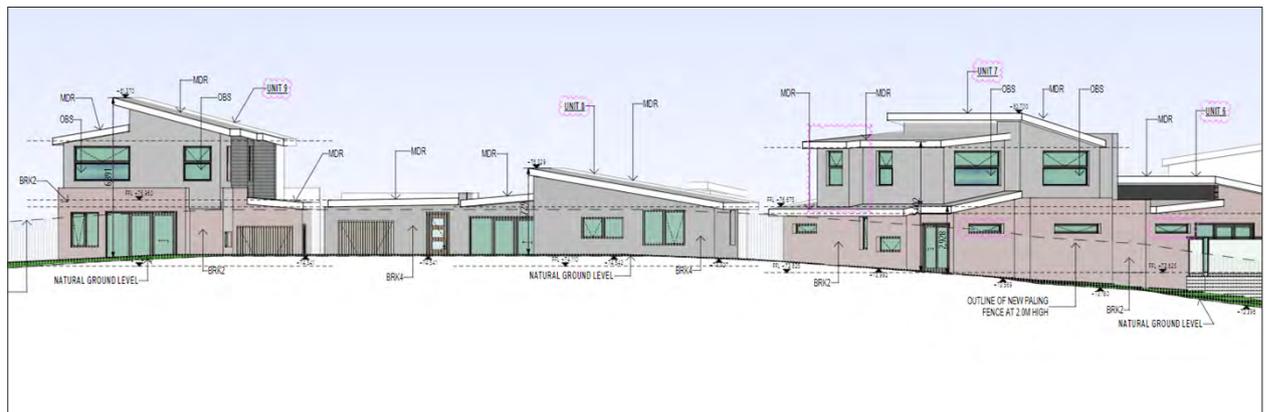


Fig 6: North elevation view of units 6, 7, 8 and 9

These dwellings incorporate a range of design elements and styles with a combination of single and double storey built form. Dwellings 6 and 7 along with 17 and 18 are constructed with shared walls through a combination of single and double storey height. All incorporate single garages with tandem parking spaces provided. Each dwelling provides three bedrooms and normal amenities with rear ground level private open space facing north or south.

The other three dwellings are detached and provide recessed double garages or a single with tandem space.

The dwellings each incorporate a geometric form with skillion roofing on an east-west axis and mixed use of materials and ground and upper storey that utilise a mixture of brick, timber cladding and rendered finishes using the same set of colours introduced through the other dwellings.

Dwellings 10-15

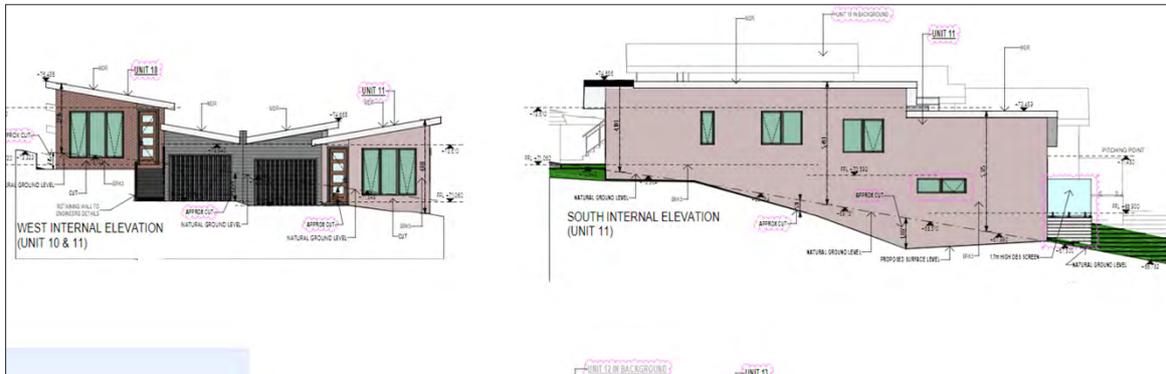


Fig 7: Internal west elevations of unit 10, 11(left) and southern elevation of unit 11

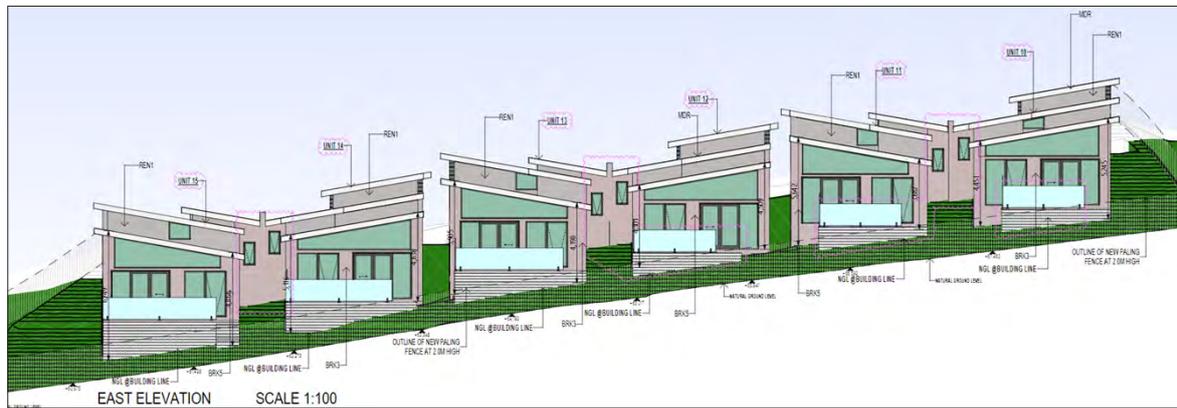


Fig 8: East elevation of units 10 - 15

The easternmost dwellings present a similar layout and design to one another with an elongated, split level response to address the fall of the land. Dwellings are constructed with shared walls with separation between every second dwelling.

Living spaces and decking are oriented south-east with connection to larger private open space areas.

Each dwelling contains three bedrooms, usual amenities and single garages that are incorporated with the buildings and recessed from the front facades.

The dwellings continue the theme of skillion roofing but on a north-south axis while otherwise providing a modern built form using predominantly red brick with further combination at the front façade.

Other

Waste management

A bin enclosure is integrated centrally in the site providing shared bins that will be collected through private waste collection.

Visitor parking spaces

A total of six spaces are provided for visitors, distributed at the western and eastern ends of the site.

Vegetation

The property is predominantly clear of vegetation with the exception of two trees. An arborist report prepared by Rigoni Tree Solutions (dated 5 October 2021) has been provided for assessment with the application. The assessment confirms the presence of two trees 10 and 15, identified as a medium sized Eucalyptus sp. (Australian Native) and a small Eucalyptus sp. (Australian Native) respectively.

Tree 15 will be removed as a consequence of the development while low-level development impact will affect tree 10 enabling the retention of the tree.

A further fourteen trees on neighbouring land have also been assessed. Thirteen of these trees will experience no or minor encroachment from the development that falls within arboricultural standards. Tree 9 (*Syzygium Smithii*) located at 5 Wilma Court however, will suffer major encroachment and further root investigation has been recommended by the arborist.

Planning Scheme Provisions

The relevant clauses of the PPF are:

- 11.03-1S Activity Centres;
- 15.01-1S Urban Design;
- 15.01-2S Building design;
- 15.01-4S Health Neighbourhoods;
- 15.01-5S Neighbourhood character; and
- 16.01-1S Housing Supply.

The relevant clauses of the LPPF are:

- 21.03-1 Housing;
- 21.03-2 Urban Established Area – Beaconsfield and Pakenham; and
- 21.06-1 Design and built form.

Relevant Particular/ General Provisions and relevant incorporated or reference documents

The relevant provisions/ documents are:

- Clause 52.06 Car Parking;
- Clause 55 Two or More Dwellings on a Lot and Residential Buildings;
- Clause 65 Decision Guidelines; and
- Beaconsfield Structure Plan (reference document).

Planning Permit Triggers

The proposal for the construction of thirty-one (31) dwellings on a lot requires a planning permit under the following clause of the Cardinia Planning Scheme:

- Pursuant to Clause 32.08-6 of the General Residential Zone a permit is required to construct two or more dwellings on a lot.

Public Notification

The application has been advertised pursuant to Section 52 of the Planning and Environment Act 1987, by:

- Sending notices to the owners and occupiers of adjoining land.
- Placing one signs on site.

A statutory declaration was submitted 5th April 2022 confirming the completion of public notice. Council has received 26 objections to date.

The key issues that were raised in the objections are:

- *Loss of privacy*
- *Loss of property value*
- *Safety* – footpaths
- *Noise* and pollution
- *Proximity to adjoining boundary*
- *Loss of light*
- *Drainage* overflow
- *Traffic congestion*
- *Insufficient car parking*
- Inconsistent with character
- Overdevelopment
- Concerns relating to approved permits on the site.
- Impacts to fauna
- Neighbouring tree impact
- Waste management
- C238 Amendment

Referrals

Internal referrals

Strategic

Preliminary comments have highlighted that the diversity of housing is welcomed but the response is an overdevelopment of the site that does not provide an acceptable transition to land forming part of the Glismann Road planning scheme amendment recently adopted by Council and the Environmental Significance Overlay – Schedule 1 that affects this land.

Urban Design

Building massing (particularly apartment blocks), neighbourhood character, the address of some dwellings and pedestrian movement through the site have been raised as key concerns.

Engineering

The engineering team have identified an issue relating to stormwater management from the site extending to the impact on the existing drainage systems and lack of drainage infrastructure to service the eastern portion of the site.

There is no direct connection to the underground drainage network required to service this development. Surrounding drainage networks have not been designed to drain the extent of impervious area proposed by this development and therefore an on-site detention system will be required.

Due to these limitations drainage will be required to be connected to Mahon Avenue as the alternatives and expected to result in flood damage to dwellings. The eastern portion of the

site cannot be drained by gravity due to site topography and a pump solution is not supported. This portion will require construction of outfall drainage through land downstream, requiring to securing of easements of neighbouring land.

The engineering department have also identified that these units may be vulnerable to flooding from overland flow within the site.

To address the above concerns, a stormwater strategy has been required of the applicant however no response has been provided.

Traffic

Council's traffic engineers have raised concern regarding the use of tandems parking spaces for three bedroom units and the need for further turning path assessments for unit 1 and 23. The need for a passing area that meets the Design Standards of clause 52.06 has also been raised as a concern.

No concern has been raised regarding the capacity of the street to accommodate the increase in vehicle movements.

Parks and Gardens

The application was referred to the Parks and Gardens department. No response has been received.

Waste department

Unsupportive of the proposal due to the use of private waste collection.

It is noted that these grounds cannot be used to refuse an application provided a sufficient alternative through a private service can be provided.

External authorities

There were no referrals required to external authorities as part of this application.

Discussion

Planning Policy Framework

A number of State and Local policies are relevant to this application which seeks approval for intensification of residential land in a Neighbourhood Activity Centre. A proposal of this scale must be considered on its merit from a wider strategic perspective at a Local and State strategic level.

Policies such as Clause 11.03-1S (Activity Centres), Clause 15.01-2S (Building Design) and Clause 16.01-1S (Housing Supply) aim to encourage housing diversity, promote a high standard of design and achieve attractive, diverse, sustainable and liveable neighbourhoods. More specifically, these clauses include strategies that seek to facilitate increased housing in the established areas and in areas with appropriate infrastructure and access to jobs and public transport and deliver a diverse mix of housing types. The location of the subject site is situated within 1 kilometre of the Beaconsfield commercial precinct and Beaconsfield railway station with good access to amenities relative to wider established areas of Beaconsfield and Pakenham.

At a local level, Clause 21.03-1 (Housing) of the Local Policy Planning Framework and Clause 21.03-2 (Urban Established Areas – Pakenham and Beaconsfield) provide objectives and strategies to help deliver a range of housing types at increased densities, while being consistent with the existing and/or preferred neighbourhood character.

The proposal has sought to respond to these policies through a high level of intensification of the site that provides a range of housing options, through the delivery of single storey, double storey dwellings and apartment alternatives.

15.01-5S (Neighbourhood Character) seeks to achieve development that responds to cultural identity and contributes to existing or preferred neighbourhood character of the area.

The strategies implementing this policy operate to:

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

There is no underlying Neighbourhood Character statement in Beaconsfield therefore the assessment and consideration of Neighbourhood Character draws on evaluations of the site and surrounding area and the Beaconsfield Structure Plan (2013) as a reference document to the Cardinia Planning Scheme.

Beaconsfield Structure Plan (2013)

The Beaconsfield Structure Plan provides direction for the growth and development of Beaconsfield and recognises its role as a Neighbourhood Activity Centre to facilitate retail, commercial, community and residential activities to meet existing and future community needs.

The plan has recently been amended from an incorporated document to a reference document, meaning the document no longer carries the same weight or status as the document has previously.

The document provides guidelines on urban design and a focus for residential growth areas in certain areas. Medium density housing and 'incremental residential intensification' are encouraged in the following areas:

- Residential Core (bound by Woods Street, Beaconsfield Avenue and Old Princes Highway);
- Glismann Road precinct;
- Desmond Court precinct;
- Woodland Grove;
- the Commercial Triangle (mixed use encouraged)
- Princes Highway Gateway Precinct (mixed use encouraged); and
- O'Neil Road.

The subject site is not identified within the above precincts where a higher level of residential growth is encouraged.

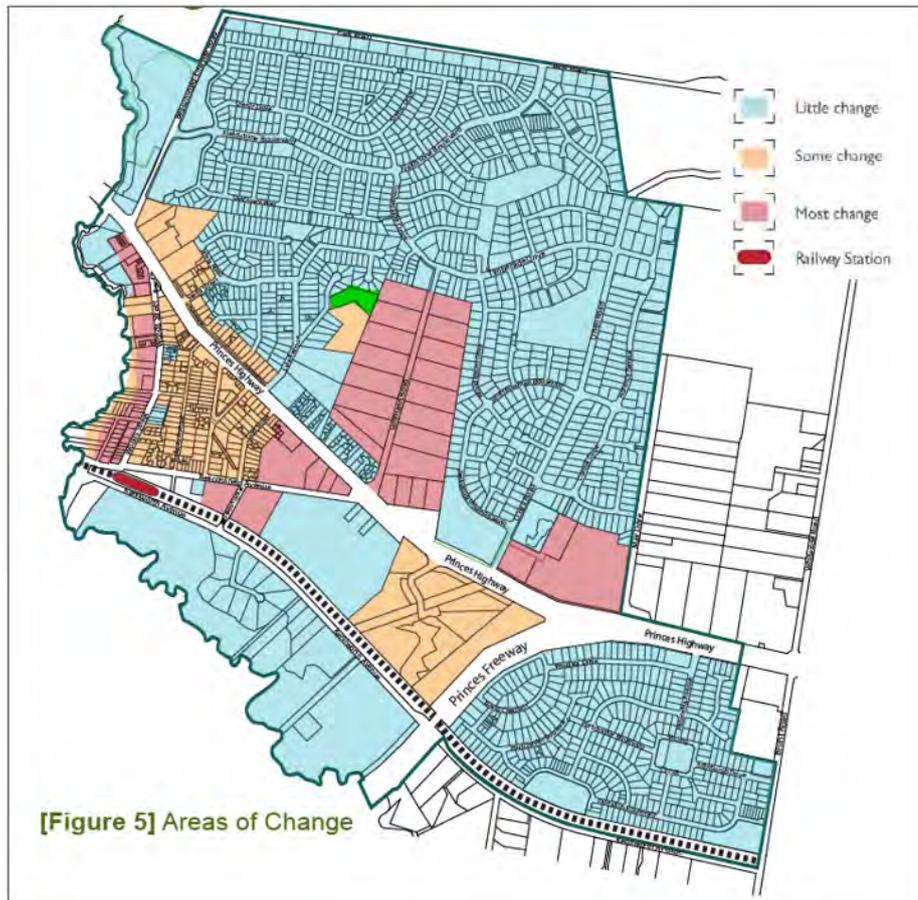


Fig 9: Areas of Change plan, subject site highlighted in green (source: Beaconsfield Structure Plan)

Figure 5 of the plan outlines a framework for the potential change of Beaconsfield over the next 10-15 years through three classifications ranging from 'little change' to 'most change'. The framework states:

"the areas shown as having some or most change are also the areas and parcels of land that have the greatest number of actions in the structure plan"

A correlation between the sites identified for most change and residential intensification is therefore not implied by this plan, particularly when considering the areas where medium density resident growth is encouraged.

While the structure plan encompasses the subject site, the plan is silent on the future development or preferred character for the area where this property is located. Given the status of the Structure Plan and absence of direction for residential development in this area, the plan provides limited guidance to inform a decision on this application.

General Residential Zone - Schedule 1

The subject site is zoned General Residential Zone – Schedule 1, the purpose of which seeks to encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport. The Zone also encourages development that is responsive to the existing precinct and reflects the preferred character of the area.

In this application, a permit is required through this planning control to construct two or more dwellings on a lot.

The decision guidelines of this zone relevant to the application cover a number of matters, including:

- The objectives, standards and decision guidelines of Clause 55
- The Municipal Planning Strategy and the Planning Policy Framework
- The purpose of the zone
- The impact of overshadowing on existing rooftop solar energy systems on adjoining dwellings.

A mandatory Garden Area of 35% must be provided across the site. The proposal satisfies the requirement providing 36.4% of garden area. Similarly, the Zone sets a mandatory height limit of development to 11 metres in height which the proposal is compliant with.

The proposal has been assessed against the requirements of Clause 55 to determine whether the proposal can achieve residential development that respects the existing neighbourhood character or which contributes to a preferred neighbourhood character. The proposal must also provide a reasonable standard of amenity for existing and new residents.

An assessment against Clause 55 can be found at Appendix 1 of this document. Detailed consideration of Neighbourhood Character considerations of Clause 55.02 is shown below that demonstrates that critical objectives of the provision are not addressed:

Clause 55.02 Neighbourhood character and infrastructure:



Fig 10: Aerial image of the surrounding locality (source: Nearmaps)

As detailed in the subject site description, the property is located within an established residential pocket of Beaconsfield on undulating land that falls toward Old Princes Highway and the commercial precinct north-west of the site.

The surrounding area is defined by a pattern of lots that vary between 650-1000 square metres, most of which are developed containing detached dwellings constructed during the late 20th century.

These dwellings are characterised by some consistent themes of siting, architectural features, colours/materials.

Siting of buildings are generally set deeper from the street frontage in response to land topography. Garages are typically double width and incorporated with the dwelling and often constructed on a title boundary. Dwellings are mostly constructed of brick with hipped tiled roofing and a variation in single and double storey typology through Mahon Avenue.

There are also examples of weatherboard dwellings likely to have been built at an earlier time, with lean-to carports and pitched corrugated metal or tile roofing.

There are a handful of double storey dwellings that are typically located on the eastern side of the court bowl in Mahon Avenue that possess a recessed upper storey and hipped roofing.



An exception to this pattern is one example of in-fill residential development along the avenue at 3 Mahon Avenue containing five double storey dwellings. These dwellings are arranged along the northern side of the site with shared wall construction between garages. Upper levels are mostly recessed from the ground floor footprint and provide hipped roofs. These dwellings are finished in a light rendered finish with a dark tile roof.

Dwellings along Wilma Court follow a similar theme to Mahon Avenue having been developed during a similar period. Dwellings are typically single storey with some double storey examples. Buildings are deeply setback with generous areas of landscaping and a sense of openness. There is a dominant use of brick and hipped tile roofing. Across both streets, most properties utilise a single-width crossover.

Land east of the site forms part of Glismann Road which is defined by rural-residential properties on larger allotments with steep topography that rises from Old Princes Highway. These properties contain a mix of single storey dwellings generally arranged toward Glismann Road which is unsealed along with substantial tree cover throughout many of the properties and the road reservation. While limited infill development of this area will be encouraged once the amendment is approved by the Planning Minister, Schedule 2 to the Neighbourhood Residential Zone and Development Plan Overlay 19 will act to ensure development responds to natural topography and landscape features and protects the vegetation hilltops when viewed from within and beyond the area.

Neighbourhood Character Response

For reasons detailed below the proposal is considered an overdevelopment of the site that does not sufficiently integrate with or respect the prevailing neighbourhood character.

The proposed development offers a variety of design themes and scale in the design response to respond to neighbourhood character principals. A reliance is placed on the two dwellings that address the street which propose single storey, hipped roofing and porches along with siting and architectural features that take queues from surround properties.

Dwellings 6-9 and 16-18 at the centre of the site provide a measured response with single and two storey form, including detached and dual occupancy construction that provides housing options in a format that seeks to tie in with the scale and upper storey volume that is more reflective of the built form in the area.

The four apartment buildings introduce a new format of living to the vicinity and new built form. These buildings command a large collective footprint with significant upper storey bulk through the use of a cantilevered design that projects above the parking area and low pitch roofing that acts to emphasise the visual mass.

Limited separation at a ground and first floor level between the buildings on either side of the accessway amplify the perception of bulk and massing and draws further contrast with the adjoining properties.

The open ground level parking adjacent to the apartment building entries will be visible from the street and likely perceived from certain aspects, limiting the opportunities for landscaping to soften these buildings and increasing the extent of hard surfacing. The apartment parking format reflects a development pattern more closely associated with a mixed use or high density development with little attempt to conceal the parking to respect a more traditional residential area and accommodate mature landscaping to assist in screening the development.

The apartment buildings are situated at the highest point of property and a ridgeline that is prominent and visible from a larger surrounding aspect, emphasising a need to have a strong response to the surrounding landscape and built form.

While the maximum heights of the buildings are not dissimilar to surrounding double storey dwellings, the tall wall heights and substantive upper storey volume act to increase the sense of size and scale to surrounding properties that is not adequately reflected in the height dimensions. These buildings are considered to have limited articulation and do not provide a suitable transition having regard to development on adjoining land.

Although there is some attempt to respond to the prevailing character of the area, the dominance in form and massing of the apartment buildings coupled with a prominent landscape location and open parking results in a design response that does not sufficiently respect the established character,

Clause 52.06 - Car Parking

The purpose of Clause 52.06 is to ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality car parking requirements for the proposal.

A planning permit is required to reduce the number of parking spaces required.

The car parking requirements for the proposal are outlined in Clause 52.06-5 are as following:

Type	Rate	Parking required
Dwellings with 2 bedrooms	1 car space	16 x 1= 16
Dwellings with 3 or more bedrooms	2 car spaces	15 x 2 = 30
Developments of 5 or more dwellings	1 visitor car space per 5 dwellings	6
Total required		52 spaces

As per the development plans the car parking rate is satisfied.

Design standards

Development plans must meet Design Standards unless otherwise agreed by Council as the Responsible Authority.

Standard 1 – Accessways

Non-compliant - The accessway has been designed to a 4.5 metre width at the site entry providing limited opportunity for vehicle passing.

A minimum of 6.1 metre driveway width and 7 metre length is required to facilitate safe passing and avoid vehicle queuing.

Councils traffic department have reviewed the proposal and are unsupportive of the variation to the design standard given the sizeable parking demand and ample opportunity to accommodate a larger access.

Standard 2 – Car parking spaces

Variation supported - All spaces provided meet or exceed the minimum specifications. A reduced aisle width of 5.8 metres is proposed through the centre of the property between the apartment buildings that has been addressed through wider parking spaces.

Tandem spaces associated with dwellings 6, 7, 17 and 18 however are constrained with a narrower parking width that does not meet the Standard.

Turning Path assessments have been provided to demonstrate sufficient access to this area.

Standard 3 – Gradients

Unconfirmed - Gradients have not been shown the development plans and compliance in not confirmed

Standard 4 – Mechanical Parking

Not applicable

Standard 5 – Urban Design

Non-compliant - The open surface level parking associated with the apartment buildings will be visible from the street and visually dominant. While attempt has been made to incorporate some spaces behind the design of the dwellings facing the street, many of the spaces on the southern side of the development will be clearly visible from the street.

Standard 6 – Safety

Non-compliant - All parking areas are clearly demarcated and allow for natural surveillance from the residential buildings. Pedestrian access through the site however is poor with limited pathway connectivity through to the eastern dwellings and a large dependency on the shared use of the driveway without any further delineation.

Standard 7 – Landscaping

Compliant - A landscaping plan has been provided with the proposal providing extensive planting throughout the private and common areas of the site.

Decision guidelines

The decision guidelines of this provision require consideration of the following matters:

The role and function of nearby roads and the ease and safety with which vehicles gain access to the site.

The site is sufficiently accessible from Old Princes Highway via a local road. Insufficient passing space at the entry to the site however may result in the queuing of vehicles to and from the address, particularly given the volume of traffic expected.

The ease and safety with which vehicles access and circulate within the parking area.

The development is largely designed to allow for the efficient and safe flow of vehicles through the site however the site entry and pinch-points through the middle of the site are expected to constrain vehicle movement.

The provision for pedestrian movement within and around the parking area.

There is a reliance on the shared use of the driveway for vehicles and pedestrians through much of the development, exposing pedestrians to unnecessary safety risks. These issues are amplified by the depth of the site at approximately 120 metres.

The provision of parking facilities for cyclists and disabled people.

No provision of accessible parking or bicycle spaces are provided.

The protection and enhancement of the streetscape.

Surface level parking will be visible from the streetscape, impacting the visual amenity of the streetscape. Attempt has been made to address these matters through the design of the street facing dwellings, however due to upslope topography these spaces will be visible.

The provisions of landscaping for screening and shade.

Extensive landscaping is proposed at the frontage and in open areas to soften the parking and accessway through the site.

The measures proposed to enhance the security of people using the parking area particularly at night.

A lighting plan has not been submitted for assessment with the application and there is limited footpath to ensure pedestrian safety.

The amenity of the locality and any increased noise or disturbance to dwellings and the amenity of pedestrians.

The proposal is not expected to result in an unreasonable increase in noise or disturbance to existing dwellings that is not anticipated in areas encouraging residential growth. Garages and parking spaces are generally buffered by dwellings or private open space, minimising the amount of vehicle noise.

The type and size of vehicle likely to use the parking area.

The development will primarily accommodate standard-sized residential vehicles. Waste will be managed by a private contractor and a turning path assessment provided to demonstrate that a suitable collection vehicle can enter and exit the site safely.

Whether the layout of car parking spaces and access lanes is consistent with the specific standards or an appropriate variation.

As detailed above, the development does not justify appropriate variations to design standards 1, 2 and 6 which create an unacceptable risk to safety and vehicle movement to and from the site.

The need for the required car parking spaces to adjoin the premises used by the occupier/s, if the land is used by more than one occupier.

All spaces are provided with close proximity to each dwelling, and an even distribution of visitor spaces are allocated through the site.

Other matters

Stormwater Management and drainage infrastructure

Council's Engineers have identified potential issues relating to the management of stormwater for the eastern portion of the site due fall of the land toward the eastern boundary, limited drainage infrastructure and extent of non-permeable surfacing proposed through this development.

Whilst this is typically a post-permit matter, the above concerns resulted in a request for a Stormwater Management Strategy to demonstrate how and through what means this

appropriate stormwater solutions could be achieved. The Engineering request was passed onto the applicant 16th March 2022 with no response received to date.

Stormwater and drainage management is applied under Clause 55.02-4 (Infrastructure Objectives) that seeks to ensure development does not unreasonably overload the capacity of infrastructure and utility services. Council as the responsible authority must consider the capacity of the development to provide for stormwater drainage mitigation or upgrading of the local drainage system.

In the absence of a stormwater management strategy, a significant risk is posed to the subject site and properties downstream.

Objections

The following comments are provided in response to concerns raised by objectors that have not already been addressed in the report:

- Loss of privacy
Impacts to privacy have been addressed through the implementation of obscured glazing, highlight windows and o to prevent direct overlooking to neighbouring habitable rooms and private open space.
- Loss of property value
Impact to property values is not a matter that can be considered in the assessment of a planning permit application.
- Noise and pollution
While increased noise is expected through the residential intensification of the site, the level of noise and disturbance is consistent with the residential context of this site and residential zoning of this area.
- Proximity of development from adjoining boundaries
The development has been designed to meet the design standards required by Clause 55 of the planning scheme that seeks to ensure there is sufficient setbacks from boundaries.
- Traffic congestion
Council's traffic engineers are satisfied that the existing local road network will adequately service this development. Mahon avenue is a local road designed to Council standards. A development cannot be prejudiced by local road issues or bottlenecks that are addressed separately by Councils traffic team and the Department of Transport.
- Concerns relating to approved permits on the site.
The past permits approved on the site and the historic decisions that were made were specific to the assessment of those applications at that time. This application is a new planning permit and must be assessed against the current planning policy and controls as they apply to the site.
- Impacts to vegetation and fauna
An arboriculture assessment has been provided confirming vegetation for removal is not Victorian native and does not require planning permission to be removed.
- Waste management

A shared waste storage and collection area has been provided within the site that will be serviced by private waste collection vehicles as required. Bins will not be placed on the road reservation.

Conclusion

The proposal seeks to leverage off key policies in the scheme that attempt to direct and encourage residential growth in activity centres and provide a range of diverse housing options in well serviced and accessible areas.

Through the design response, substantial residential intensification of the site is proposed through the introduction of thirty-one dwellings. The dwellings introduce a range of housing formats to cater for different needs of the community that is supported by State and Local policy.

As a consequence of the topology and intensification, particularly through the form and mass of the apartment buildings, the proposal is expected to have an unacceptable transformational effect on the development pattern and identity of this established area of Beaconsfield.

Despite its prominent siting at a ridgeline and steep fall toward the south-eastern boundary, scarce regard has been made to consider landscape character that underpins the unique identity of this location with extensive site coverage and visual massing across full extent of the site.

In conjunction with an extensive list of non-compliance with Design Standards of Clause 52.06-9 and the objectives of Clause 55 (appendix 1 below), the proposal is a significant departure from established neighbourhood character.

Due to the challenging topography and limited available drainage infrastructure, the unresolved drainage management concerns raised by Council's Engineering team exposes potential overland flow issues to downstream properties and those of the development if left unaddressed at the design stage and poses an unacceptable risk to Council.

Following the applicant's appeal to VCAT for a failure of Council to make a decision in the prescribed time, Council can no longer make a determining decision on the application. It is therefore recommended that Council form a position that the development of the land for thirty-one (31) dwellings is refused on the following grounds:

1. The proposal does not respect established neighbourhood character sought to be preserved by:
 - o Clause 15.01-5S (Neighbourhood character)
 - o Clause 21.03-1 (Housing)
 - o Clause 32.08 (General Residential Zone) and;
 - o Clause 55 (two or more dwellings)
2. The proposal is inconsistent with Clauses 19.03-3S (Integrated water management) and the permeability and stormwater management objectives of clause 55.03-4 and 55.07-5 that seek to manage drainage and stormwater through integrated approaches;
3. The proposal does not provide communal open space for apartment dwellings in accordance with Clause 55.07-2 (Communal open space objective);
4. The proposal does not provide sufficient vehicle or pedestrian access in accordance with the Design Standards of Clause 52.06-9 (Design standards for car parking);

5. The development results in major encroachment within the Tree Protection Zone on adjoining land that may result in its decline or loss without further investigation

Appendix 1: Clause 55 Assessment: Particular Provisions

55.02-1 Neighbourhood character objectives

- To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character.
- To ensure that development responds to the features of the site and the surrounding area.

Objective met	No
Standard B1	Refer to report discussion regarding neighborhood character

55.02-2 Residential policy objectives

- To ensure that residential development is provided in accordance with any policy for housing in the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To support medium densities in areas where development can take advantage of public transport and community infrastructure and services.

Objective met	No
Standard B2	The construction of multiple dwellings is in accordance with the residential intensification outlined in the zone and strategic policy. The proposal is broadly consistent with the urban consolidation objectives contained within the State and Local Planning Policy Frameworks however the extent of redevelopment is not directly supported by the Beaconsfield Structure Plan (2013) or the location that which does not benefit from close integration with amenities and transport.

55.02-3 Dwelling diversity objective

- To encourage a range of dwelling sizes and types in developments of ten or more dwellings.

Objective met	Yes
Standard B3	A variation of dwelling types and sizing has been provided with two and three bedroom options.

55.02-4 Infrastructure objectives

- To ensure development is provided with appropriate utility services and infrastructure.
- To ensure development does not unreasonably overload the capacity of utility services and infrastructure.

Objective met	No
Standard B4	The site has the availability of connection for utilities. The capacity of the site to manage stormwater through Council's existing drainage system is unclear and no supporting information has been provided.

55.02-5 Integration with the street objective

- To integrate the layout of development with the street.

Objective met	Yes
Standard B5	<p>Dwellings 1 and 23 will have integration with the street frontage with entries to footpath. The remaining dwellings will have integration through the common driveway.</p> <p>There will be no fences along the street frontage.</p>

55.03 SITE LAYOUT AND BUILDING MASSING

55.03-1 Street setback objective

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

Objective met	Yes
Standard B6	<p>The standard requires a minimum setback of 9 metres or the average setbacks of the two adjoining sites or 9 metres, whichever is lesser.</p> <p>The plans submitted do not provide a measurement of the adjoining properties from the frontage however an approximately calculation indicates 17 Mahon Avenue is constructed with a setback of 3.5 metres from the front boundary and 11 Mahon Avenue is setback of 25 metres therefore a 9 metre setback for both dwellings is applicable.</p> <p>A variation to this figure has been sought by the applicant to a street setback of 7.52 metres due to the angled frontage and the large variations in setbacks of the cul-de-sac.</p> <p>A variation to the standard is justified because of the following reasons:</p> <ul style="list-style-type: none"> • 11 Mahon Avenue is legacy lot that possesses a setback that is inconsistent with the wider streetscape character. • Properties at 9, 17 and 6 have setbacks less than 5 metres. • The proposed setback will ensure sufficient landscaping can still be provided to minimise the visual impact of the built form. • The reduction sought is comparatively low and consistent with a strategic direction where more intense residential development is encouraged.

55.03-2 Building height objective

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

Objective met	Yes
Standard B7	Maximum building height is 7.88 m which satisfies the standard and the mandatory height requirement of the GRZ1.

55.03-3 Site coverage objective

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

Objective met	No
Standard B8	Site coverage proposed is 59.9% and compliant with the Standard. This coverage greatly exceeds that of surrounding properties and does not sufficiently account for the unique topography of the site. Although the standard is technically met, the objective to respect the neighborhood character and address site features is not sufficiently met.

55.03-4 Permeability objectives

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

- To facilitate on-site stormwater infiltration.

Objective met	Yes
Standard B9	40.1% site permeability has been provided

55.03-5 Energy efficiency objectives

- To achieve and protect energy efficient dwellings and residential buildings.
- To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.

Objective met	Yes
Standard B10 Buildings should be:	As much as practicable, the dwellings have been designed to have good solar access however it is noted that some living rooms and secluded private open spaces are situated with a south or south-eastern aspect. While north-facing orientation is preferred this is constrained by the alignment of the lot that limits alternative options without affecting internal amenity. The adjoining sites south and east of the subject site do not have roof-top solar.

55.03-6 Open space objective

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

Objective met	Not applicable
Standard B11	N/A - The site does not adjoin any public open space.

55.03-7 Safety objective

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

Objective met	Yes
Standard B12	The entrance to the front dwellings are clearly visible from the street frontage and the entrances to the dwellings within the development are visible from the common accessway. Passive surveillance will be enabled through the use of balconies, ground floor windows to the street and internal access. The internal orientation of dwellings ensure surveillance to private and visitor parking areas is achieved.

55.03-8 Landscaping objectives

- To encourage development that respects the landscape character of the neighbourhood.
- To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance.
- To provide appropriate landscaping.
- To encourage the retention of mature vegetation on the site.

Objective met	Yes
Standard B13	There is limited vegetation impact to the site and a landscaping plan has been provided for assessment to assist in contributing to landscape character and integrating the development.

	The design has accounted for neighbouring trees to ensure Tree Protection Zone impacts are suitably minimised.
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55.03-9 Access objectives

- To ensure vehicle access to and from a development is safe, manageable and convenient.
- To ensure the number and design of vehicle crossovers respects the neighbourhood character.

Objective met	Yes
Standard B14	Vehicle access to the development will utilise a single crossover located centrally along the frontage and is consistent with the theme along Mahon Avenue.

5.03-10 Parking location objectives

- To provide convenient parking for resident and visitor vehicles. To avoid parking and traffic difficulties in the development and the neighbourhood.
- To protect residents from vehicular noise within developments.

Objective met	Yes
Standard B15	The car parking spaces are conveniently located near each dwelling while the visitor space are distributed across the site.

55.04 AMENITY IMPACTS

55.04-1 Side and rear setbacks objective

- To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.

Objective met	No
Standard B17	The proposal satisfies the side and rear setback standards however the upper storey volume and elevated positioning of the apartment buildings result in substantial massing to adjoining properties north and south of the subject site that contrast to the established character.

55.04-2 Walls on boundaries objective

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

Objective met	Yes
Standard B18	There are no walls on or within 200mm of boundaries.

55.04-3 Daylight to existing windows objective

- To allow adequate daylight into existing habitable room windows.

Objective met	Yes
Standard B19	The setbacks of the walls of the dwellings to adjoining habitable room windows are demonstrated through shadow diagrams at 9am, 12pm and 3pm satisfy the requirements of the Standard showing no overshadowing to adjoining habitable rooms.

55.04-4 North-facing windows objective

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

Objective met	Yes
Standard B20	No north-facing habitable room window of any of an adjoining dwelling is less than 3m from the common boundary.

55.04-5 Overshadowing open space objective

- To ensure buildings do not significantly overshadow existing secluded private open space.

Objective met	Yes
Standard B21	The proposed development will have some overshadowing impact on 11 Mahon Avenue during the middle of the day however this property benefits from large SPOS and the area overshadowed in on a significant incline that is less likely to be actively used. It is considered that the overshadowing to this property is managed to an acceptable level. The proposal meets the requirements of Standard B21.

55.04-6 Overlooking objective

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

Objective met	Yes.
Standard B22	Overlooking from ground level and upper storeys will be managed through a combination of highlight windows and obscured glazing. Balconies will implement screening to ensure sightlines within 9 metres are obscured in compliance with the Standard. To mitigate ground level overlooking, a 600mm trellis extension to the boundary fence will be provided.

5.04-7 Internal views objective

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

Objective met	Yes
Standard B23	Complies, no internal overlooking.

55.04-8 Noise impacts objectives

- To contain noise sources in developments that may affect existing dwellings.
- To protect residents from external noise.

Objective met	Undetermined
Standard B24	Building services such as air conditioners have not been specified on the development plans. While neighbouring dwellings are generally separated from the boundaries to avoid direct impact, a full assessment cannot be made.

55.05 ON-SITE AMENITY AND FACILITIES

55.05-1 Accessibility objective

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

Objective met	yes
Standard B25	Relative to the challenging grades of the site, the development provides access with few steps to front doors of dwelling. All dwellings include a toilet or bathroom on ground floor level.

55.05-2 Dwelling entry objective

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

Objective met	Yes
Standard B26	Each dwelling will have an easily identifiable entrance with some differentiation between properties.

55.05-3 Daylight to new windows objective

- To allow adequate daylight into new habitable room windows.

Objective met	Yes
Standard B27	All the habitable room windows of the proposed development will have sufficient access to daylight and ventilation.

55.05-4 Private open space objective

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

Objective met	Yes
Standard B28	All units and townhouses provide a minimum 40 square metres private open space, and 25 square metres Secluded Private Open Space with minimum dimensions of 3 metres. Balcony requirements do not apply to the first floor apartments.

55.05-5 Solar access to open space objective

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

Objective met	No
Standard B29	The ground level secluded private open space of dwellings 17 to 22 will have limited solar access due to their southern aspect and shallow depth. Given the availability of alternative solutions the response is considered unacceptable.

55.05-6 Storage objective

- To provide adequate storage facilities for each dwelling.

Objective met	Yes
Standard B30	Each dwelling has been provided with 6 cubic metres of storage facility in the private open space of each dwelling.

55.06 DETAILED DESIGN

55.06-1 Design detail objective

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

Objective met	No
Standard B31	Refer to neighbourhood character discuss.

55.06-2 Front fences objective

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

Objective met	Yes
Standard B32	The street boundary will be unfenced.

55.06-3 Common property objectives

- To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained.
- To avoid future management difficulties in areas of common ownership.

Objective met	Yes
Standard B33	The proposal involves the use of common access and parking areas. A body or owners corporation will be required to ensure ongoing management of common areas. These areas are clear delineated by internal fencing to avoid conflict.

55.06-4 Site services objectives

- To ensure that site services can be installed and easily maintained.
- To ensure that site facilities are accessible, adequate and attractive.

Objective met	Yes
Standard B34	Each dwelling has ample space for the provision of the required services including bin enclosures, mailboxes etc.

55.07 APARTMENT DEVELOPMENT

The follow requirements apply to the apartment buildings (dwellings 2-5, 19-22 and 24-31 only)

55.07-1 Energy efficiency objective

- To achieve and protect energy efficient dwellings and buildings.
- To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.
- To ensure dwellings achieve adequate thermal efficiency

Objective met	Yes
Standard B35	Where practical dwellings have been designed to take advantage of solar energy including through to use of living areas oriented towards the north.

55.07-2 Communal Open Space Objective

- To provide communal open space that meets the recreation and amenity needs of residents.
- To ensure that communal open space is accessible, functional, and is easily maintained.
- To ensure that communal open space is integrated with the layout of the development and enhances resident amenity.

Objective met	No
Standard B36	There is no communal open space provided on the site.

55.07-4 Landscaping objective

- To provide landscaping that supports the existing or preferred urban context of the area and reduces the visual impact of buildings on the streetscape.
- To preserve existing canopy cover and support the provision of new canopy cover.
- To ensure landscaping is climate responsive, supports biodiversity, wellbeing and amenity and reduces urban heat

Objective met	Yes
Standard B37	<p>There is limited vegetation impact to the site and a landscaping plan has been provided for assessment to assist in contributing to landscape character and integrating the development.</p> <p>While the development provides an acceptable landscape response in totality there is limited capacity for landscaping at front of the apartment buildings that to assist in integrating the built form.</p> <p>The design has accounted for neighbouring trees to ensure Tree Protection Zone impacts are suitably minimised.</p>

55.07-5 Integrated water and stormwater management objectives

- To encourage the use of alternative water sources such as rainwater, stormwater and recycled water.
- To facilitate stormwater collection, utilisation and infiltration within the development.
- To encourage development that reduces the impact of stormwater run-off on the drainage system and filters sediment and waste from stormwater prior to discharge from the site

Objective met	No
Standard B39	<p>A number of measures have been implemented including rainwater tanks and raingardens in the eastern portion of the site to encourage collection and filtration.</p> <p>Despite the use of WSUD measures, issues relating to drainage infrastructure capacity have not been addressed by the applicant.</p>

55.07-6 Access objective

- To ensure that vehicle crossovers are designed and located to provide safe access for pedestrians, cyclists and other vehicles.
- To ensure that vehicle crossovers are designed and located to minimise visual impact

Objective met	No
Standard B40	<p>The single crossover will have limited impact on the streetscape however the internal access has not been designed to meet passing bay design standards and limited delineation is provided between pedestrian and driveway access through much of the site.</p>

55.07-7 Noise impacts objective

- To contain noise sources in developments that may affect existing dwellings.
- To protect residents from external and internal noise sources

Objective met	Unconfirmed
Standard B41	Building services such as air conditioners have not been specified on the development plans. While neighbouring dwellings are generally separated from the boundaries to avoid direct impact, a full assessment cannot be made.

55.07-8 Accessibility objectives

- To ensure the design of dwellings meets the needs of people with limited mobility

Objective met	Undetermined
Standard B42	Ground floor apartments are readily accessible however no design detail for these apartments has been shown to determine whether compliance is achieved for the doorway, main bedroom or bathroom facilities.

55.07-9 Private Open Space Objective

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

Objective met	yes
Standard B43	All minimum areas at ground level and balconies achieve design standards with convenient access from living areas.

55.07-10 Storage Objective

- To provide adequate storage facilities for each dwelling

Objective met	No
Standard B44	All apartments are two bedroom requiring a total minimum storage of 14 cubic metres and 9 cubic metres within the dwelling. 6 cubic metres has been provided in the SPOS of ground level apartments and a smaller area provided on the balconies of upper storey apartments. No external storage units have been provided.

55.07-11 Waste and recycling objective

- To ensure dwellings are designed to encourage waste recycling.
- To ensure that waste and recycling facilities are accessible, adequate and attractive.
- To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity, health and the public realm

Objective met	Yes
Standard B45	The communal waste area with shared bins is expected to sufficiently service the apartment dwellings.

55.07-12 Functional layout objective

- To ensure dwellings provide functional areas that meet the needs of residents.

Objective met	Undetermined
Standard B46	Apartment floor plans are not dimensioned.

55.07-13 Room depth objective

- To allow adequate daylight into single aspect habitable rooms

Objective met	Undetermined
Standard B47	Apartment floor plans are not dimensioned.

55.07-14 Window objectives

- To allow adequate daylight into new habitable room windows

Objective met	yes
Standard B48	Sufficient daylight access has been provided to all habitable rooms of the apartments.

55.07-15 Natural Ventilation Objective

- To encourage natural ventilation of dwellings.
- To allow occupants to effectively manage natural ventilation of dwelling

Objective met	Yes
Standard B49	The maximum breeze path of apartment dwellings is approximately 10 metres and windows or doorways are provided at northern and southern ends of the apartments allowing sufficient cross-ventilation.

55.07-16 Building entry and circulation objectives

- To provide each dwelling and building with its own sense of identity.
- To ensure the internal layout of buildings provide for the safe, functional and efficient movement of residents.
- To ensure internal communal areas provide adequate access to daylight and natural ventilation

Objective met	Yes
Standard B50	Buildings provide some variation of external colours and materials and are clear identifiable from the common driveway and parking area. There are no common spaces inside the buildings such as a foyer etc.

55.07-17 Integration with the street Objective

- To integrate the layout of development with the street.
- To support development that activates street frontages

Objective met	Yes
Standard B51	The apartments are oriented toward the common driveway and thus provide integration to the street that are enhanced through the use of glazing.

55.07-18 Site services objective

- To ensure that site services are accessible and can be easily installed and maintained.
- To ensure that site services and facilities are visually integrated into the building design or landscape.

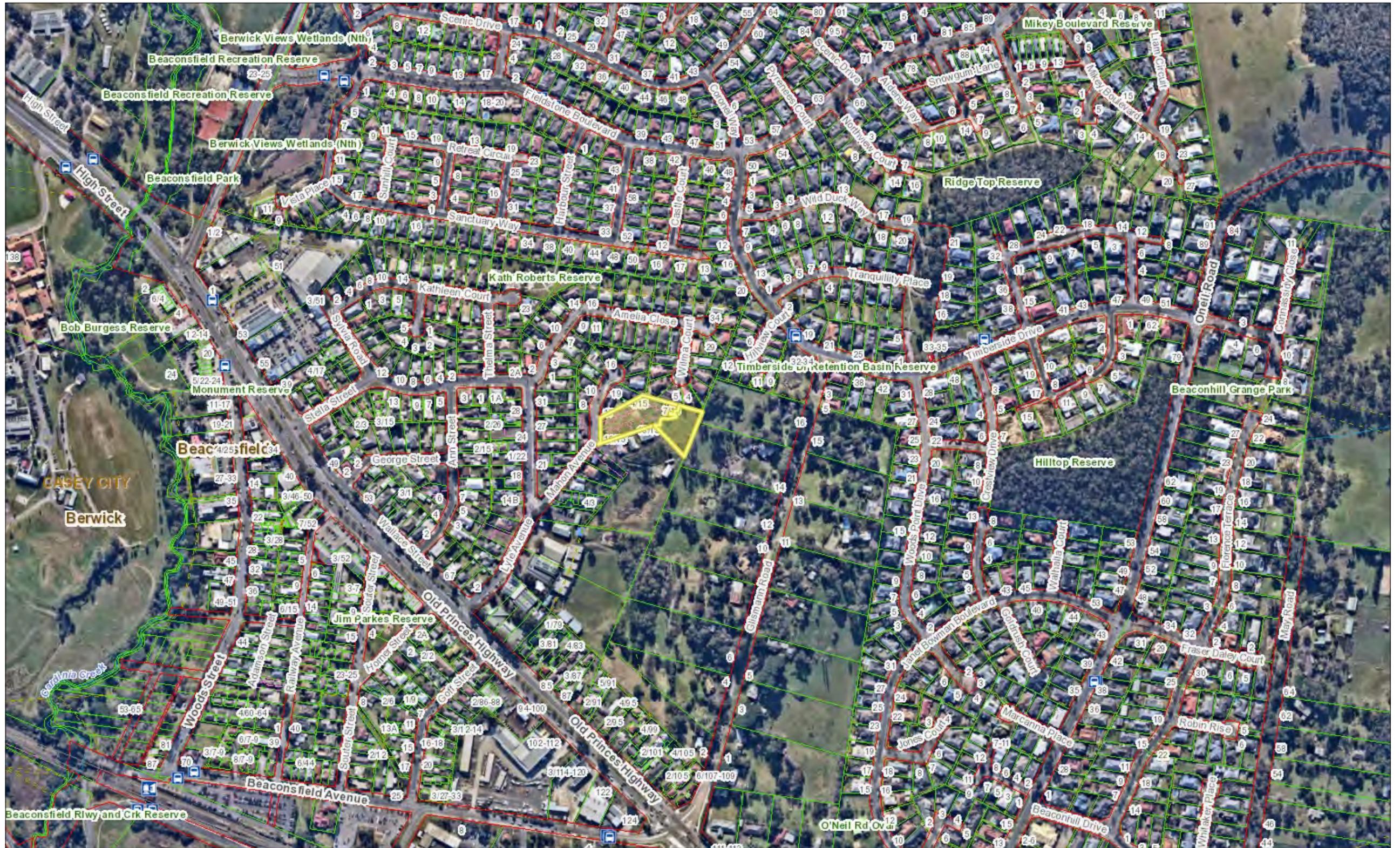
Objective met	Undetermined
Standard B52	A services plan has not been submitted for assessment with the application.

55.07-19 External walls and materials objective

- To ensure external walls use materials appropriate to the existing urban context or preferred future development of the area.
- To ensure external walls endure and retain their attractiveness

Objective met	Yes.
Standard B53	The primary use of red face brick at ground level along with weatherboard cladding to the upper storey draw on colours and materials that are evident in the neighbourhood. These materials are expected to provide sufficient durability over time provided the buildings are maintained.

T210902 PA - Locality map



254.0 0 127.00 254.0 Meters

1:5,000

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

28-Jul-2022

Notes



UNIT DEVELOPEMENT

13-15 Mahon Ave Beaconsfield VIC 3807



Unit 1 (3 Bedroom) Total living: 104.7m2 Porch: 4.4m2 Garage: 36.7m2 Decking: 9.5m2 Front yard: 128.4m2 Pos: 57.0m2 Grand Total: 155.3m2	Unit 10 (3 Bedroom) Floor Pan: 119.5m2 Porch: 2.2m2 Garage: 23.2m2 Decking: 11.1m2 Pos: 148.0m2 Front Yard: 42.0m2 Grand Total: 156.0m2	Unit 18 (3 Bedroom) Ground Floor Pan: 66.0m2 First Floor Pan: 67.6m2 Total Living: 133.6m2 Porch: 1.8m2 Garage: 22.7m2 Decking: 5.6m2 Pos: 44.0m2 Front Yard: 10.0m2 Grand Total: 163.7m2	Unit 27 (2 Bedroom) Ground Floor Pan: 7.9m2 First Floor Pan: 82.2m2 Total Living: 90.1m2 Porch: 1.5m2 Balcony: 20.0m2 Grand Total: 111.6m2
Unit 2 (2 Bedroom) Floor Pan: 71.9m2 Porch: 1.5m2 Decking: 6.7m2 Pos: 55.0m2 Grand Total: 80.1m2	Unit 11 (3 Bedroom) Floor Pan: 115.4m2 Porch: 2.2m2 Garage: 23.2m2 Decking: 11.1m2 Pos: 80.0m2 Front Yard: 33.0m2 Grand Total: 151.9m2	Unit 19 (2 Bedroom) Total living: 85.7m2 Porch: 1.5m2 Decking: 6.4m2 Front yard: 30.7m2 Pos: 53.0m2 Grand Total: 93.6m2	Unit 28 (2 Bedroom) Ground Floor Pan: 7.9m2 First Floor Pan: 86.2m2 Total Living: 94.1m2 Porch: 1.5m2 Balcony: 24.9m2 Grand Total: 120.5m2
Unit 3 (2 Bedroom) Floor Pan: 71.9m2 Porch: 1.5m2 Decking: 6.7m2 Pos: 54.0m2 Grand Total: 80.1m2	Unit 12 (3 Bedroom) Floor Pan: 115.4m2 Porch: 2.2m2 Garage: 23.2m2 Decking: 11.3m2 Pos: 80.0m2 Front Yard: 34.0m2 Grand Total: 152.1m2	Unit 20 (2 Bedroom) Total living: 71.3m2 Porch: 1.5m2 Decking: 8.7m2 Pos: 40.0m2 Grand Total: 81.5m2	Unit 29 (2 Bedroom) Ground Floor Pan: 9.8m2 First Floor Pan: 86.2m2 Total Living: 96.0m2 Porch: 1.5m2 Balcony: 24.9m2 Grand Total: 122.4m2
Unit 4 (2 Bedroom) Floor Pan: 73.3m2 Porch: 1.5m2 Decking: 7.6m2 Pos: 40.0m2 Grand Total: 82.4m2	Unit 13 (3 Bedroom) Floor Pan: 115.4m2 Porch: 2.2m2 Garage: 23.2m2 Decking: 13.7m2 Pos: 81.0m2 Front Yard: 34.0m2 Grand Total: 154.5m2	Unit 21 (2 Bedroom) Total living: 71.3m2 Porch: 1.5m2 Decking: 8.7m2 Pos: 40.0m2 Grand Total: 81.5m2	Unit 30 (2 Bedroom) Ground Floor Pan: 9.8m2 First Floor Pan: 86.2m2 Total Living: 96.0m2 Porch: 1.5m2 Balcony: 24.9m2 Grand Total: 122.4m2
Unit 5 (2 Bedroom) Floor Pan: 72.2m2 Porch: 1.5m2 Decking: 5.3m2 Pos: 50.0m2 Grand Total: 79.0m2	Unit 14 (3 Bedroom) Floor Pan: 115.4m2 Porch: 2.2m2 Garage: 23.2m2 Decking: 13.6m2 Pos: 82.0m2 Front Yard: 34.0m2 Grand Total: 154.4m2	Unit 22 (2 Bedroom) Total living: 81.9m2 Porch: 1.5m2 Decking: 6.4m2 Front yard: 27.3m2 Pos: 51.0m2 Grand Total: 89.8m2	Unit 31 (2 Bedroom) Ground Floor Pan: 7.9m2 First Floor Pan: 86.2m2 Total Living: 94.1m2 Porch: 1.5m2 Balcony: 24.9m2 Grand Total: 120.5m2
Unit 6 (3 Bedroom) Floor Pan: 109.3m2 Porch: 1.7m2 Garage: 23.0m2 Decking: 5.3m2 Pos: 44.0m2 Grand Total: 139.3m2	Unit 15 (3 Bedroom) Floor Pan: 115.4m2 Porch: 2.2m2 Garage: 23.2m2 Decking: 14.2m2 Pos: 277.0m2 Front Yard: 16.0m2 Grand Total: 154.4m2	Unit 23 (3 Bedroom) Total living: 114.5m2 Porch: 3.0m2 Garage: 38.8m2 Front yard: 84.0m2 Pos: 46.0m2 Grand Total: 153.3m2	Unit 24 (2 Bedroom) Ground Floor Pan: 7.9m2 First Floor Pan: 79.0m2 Total Living: 86.0m2 Porch: 1.5m2 Balcony: 20.0m2 Grand Total: 108.4m2
Unit 7 (3 Bedroom) Ground Floor Pan: 68.5m2 First Floor Pan: 69.0m2 Total Living: 137.5m2 Porch: 1.6m2 Garage: 23.4m2 Decking: 3.6m2 Pos: 80.0m2 Grand Total: 166.1m2	Unit 16 (3 Bedroom) Ground Floor Pan: 74.8m2 Lower Level Pan: 65.6m2 Total Living: 140.4m2 Porch: 5.3m2 Garage: 25.2m2 Pos: 79.0m2 Front Yard: 40.0m2 Grand Total: 170.9m2	Unit 25 (2 Bedroom) Ground Floor Pan: 7.9m2 First Floor Pan: 79.0m2 Total Living: 86.0m2 Porch: 1.5m2 Balcony: 20.0m2 Grand Total: 108.4m2	Unit 26 (2 Bedroom) Ground Floor Pan: 7.9m2 First Floor Pan: 82.2m2 Total Living: 90.1m2 Porch: 1.5m2 Balcony: 20.0m2 Grand Total: 111.6m2
Unit 8 (3 Bedroom) Floor Pan: 121.8m2 Porch: 1.2m2 Garage: 38.2m2 Pos: 91.0m2 Grand Total: 161.2m2	Unit 17 (3 Bedroom) Total living: 108.5m2 Porch: 3.2m2 Garage: 22.8m2 Decking: 6.8m2 Front yard: 25.0m2 Pos: 51.0m2 Grand Total: 141.3m2	Unit 9 (3 Bedroom) Ground Floor Pan: 68.0m2 First Floor Pan: 73.0m2 Total Living: 141.0m2 Porch: 2.0m2 Garage: 37.5m2 Pos: 61.0m2 Grand Total: 180.5m2	

LAYOUT / MASTER CHECKING			
Layout ID	Layout Name	Subset Name	Published
A0000	COVER PAGE		<input type="checkbox"/>
A0001	SITE ANALYSIS EXISTING		<input type="checkbox"/>
A0002	SITE PHOTOGRAPHS		<input type="checkbox"/>
A0100	SITE CONTEXT PLAN		<input type="checkbox"/>
A0300	CUT & FILL PLAN		<input type="checkbox"/>
A1001	PROPOSED BASEMENT FLOOR PLAN		<input type="checkbox"/>
A1002	PROPOSED GROUND FLOOR PLAN		<input type="checkbox"/>
A1003	PROPOSED FIRST FLOOR		<input type="checkbox"/>
A2000	ELEVATIONS		<input type="checkbox"/>
A2001	ELEVATIONS		<input type="checkbox"/>
A2002	ELEVATIONS		<input type="checkbox"/>
A2003	ELEVATIONS		<input type="checkbox"/>
A2004	ELEVATIONS		<input type="checkbox"/>
A3000	SECTIONS		<input type="checkbox"/>
A3001	SECTIONS		<input type="checkbox"/>
A8000	MATERIALS SCHEDULE		<input type="checkbox"/>
A8500	GARDEN AREA		<input type="checkbox"/>
A8600	OVERLAY EXISTING APPROVED UNIT DEVELOPMENT		<input type="checkbox"/>
A9000	9AM SHADOW DIAGRAM		<input type="checkbox"/>
A9001	12PM SHADOW DIAGRAM		<input type="checkbox"/>
A9002	3PM SHADOW DIAGRAM		<input type="checkbox"/>
A9900	PERSPECTIVE 1		<input type="checkbox"/>
A9901	PERSPECTIVE 2		<input type="checkbox"/>
A9902	PERSPECTIVE 3		<input type="checkbox"/>

ENERGY EFFICIENCY REPORT

The National Construction Code (NCC) Class 1a - Single Residential Unit(s) and Class 2 - Sole Occupancy Unit(s) residential building component is to be designed in accordance with NCC Part 3.12 and Section J (2019) NATHERS requirements. The Class 1a residential units must achieve a minimum star rating of 6 stars. The Class 2 residential units must achieve an average 6.0 Star rating, with no unit achieving below 5 Stars. The Class 2 residential units are to meet the maximum cooling load of 30MJ/m2 per annum for Climate zone 6.

The units are currently achieving a 6.6 Star average. The below sample ratings demonstrate the developers' ability to achieve this average.

Sample Unit No.	Representative of Unit No.	ACE Total MJ/M2	ACE Heating	ACE Cooling	ACE NCFA	Star Rating
Unit 4	Units 2, 3, 5	74.1	68.8	5.3	55.7	7.5
Unit 8	Units 1, 6, 16, 17, 23	94.4	84.2	10.2	89.9	6.9
Unit 10	Units 11, 12, 13, 14, 15	108.9	90.7	18.2	84.2	6.4
Unit 16	-	109.3	100.1	9.2	84.5	6.4
Unit 18	Units 7, 9	123.6	113.2	10.4	102.9	6.0
Unit 20	Units 19, 21, 22	87.8	81	6.8	57.5	7.1
Unit 31	Units 24, 25, 26, 27, 28, 29, 30	123.2	107.1	16.1	72.5	6.1
Average		103.0	92.2	10.9	78.2	6.6

*Apartments are assessed using FirstRate5 v5.3.2a

Element	Material	Value
Floor	Concrete Slab on Ground	R0.9
	Concrete Slab on Ground (Applied to Unit 7, 9, 18)	R1.44
	Concrete (where exposed below)	R1.1
External Walls	Heavyweight - Brick	R2.0
	Lightweight - Cladding	R2.0
Internal Walls	Plasterboard	R2.0
Roof	Metal Deck	R1.3 + R3.0
Sliding Doors	Aluminium framed, Argon filled, Double glazed, Clear	U-Value ≤ 3.81 SHGC: 0.55 ±5%
	Aluminium framed, Argon filled, Double glazed, Low-E, Clear	U-Value ≤ 3.19 SHGC: 0.48 ±5%
Awning Windows	Aluminium framed, Argon filled, Double glazed, Clear	U-Value ≤ 4.89 SHGC: 0.45 ±5%
	Aluminium framed, Argon filled, Double glazed, Low-E, Clear	U-Value ≤ 4.42 SHGC: 0.41 ±5%
Fixed Windows	Aluminium framed, Argon filled, Double glazed, Clear	U-Value ≤ 6.51 SHGC: 0.61 ±5%
	Aluminium framed, Argon filled, Double glazed, Low-E, Clear	U-Value ≤ 2.71 SHGC: 0.58 ±5%
Casement Doors	Aluminium framed, Argon filled, Double glazed, Clear	U-Value ≤ 4.14 SHGC: 0.50 ±5%
	Aluminium framed, Argon filled, Double glazed, Low-E, Clear	U-Value ≤ 3.42 SHGC: 0.46 ±5%

REFER TO GIW ENVIRONMENTAL SOLUTIONS FULL REPORT FOR FURTHER INFORMATION

PROPOSED DEVELOPMENT
 SITE AREA: 6,827.25M2
 GARDEN AREA REQUIREMENTS 35%: 2,389.53M2
 PROPOSED GARDEN AREA: 2,609.39M2 38.2%

TOTAL BUILT UP AREA: 2,668.0M2 39%
 CONCRETE DRIVEWAY: 1,425.60M2
 TOTAL SITE COVERAGE: 4,093.6M2 59.9%
 PERMEABILITY: 40.1%

10x SINGLE STOREY UNITS
 4x DOUBLE STOREY UNITS
 17x APARTMENTS

15x 3 BEDROOM UNITS
 16x 2 BEDROOM UNITS
 27x CARSPACES
 19x CARSPACES IN GARAGES

6x VISITOR CARSPACES

Revision	Drawn	Checked	Date	Description
1	MARCO MACONANO			ISSUED FOR PERMIT

Project: 21030 Beaconsfield



DO NOT SCALE DRAWING
 DIMENSIONS TAKE PRECEDENCE
 Drawing Scale: 1:60, 1:50 @A1

Modified by: MM
 Checked by: MB

Date: 15/02/2022
 Date: 15/02/2022

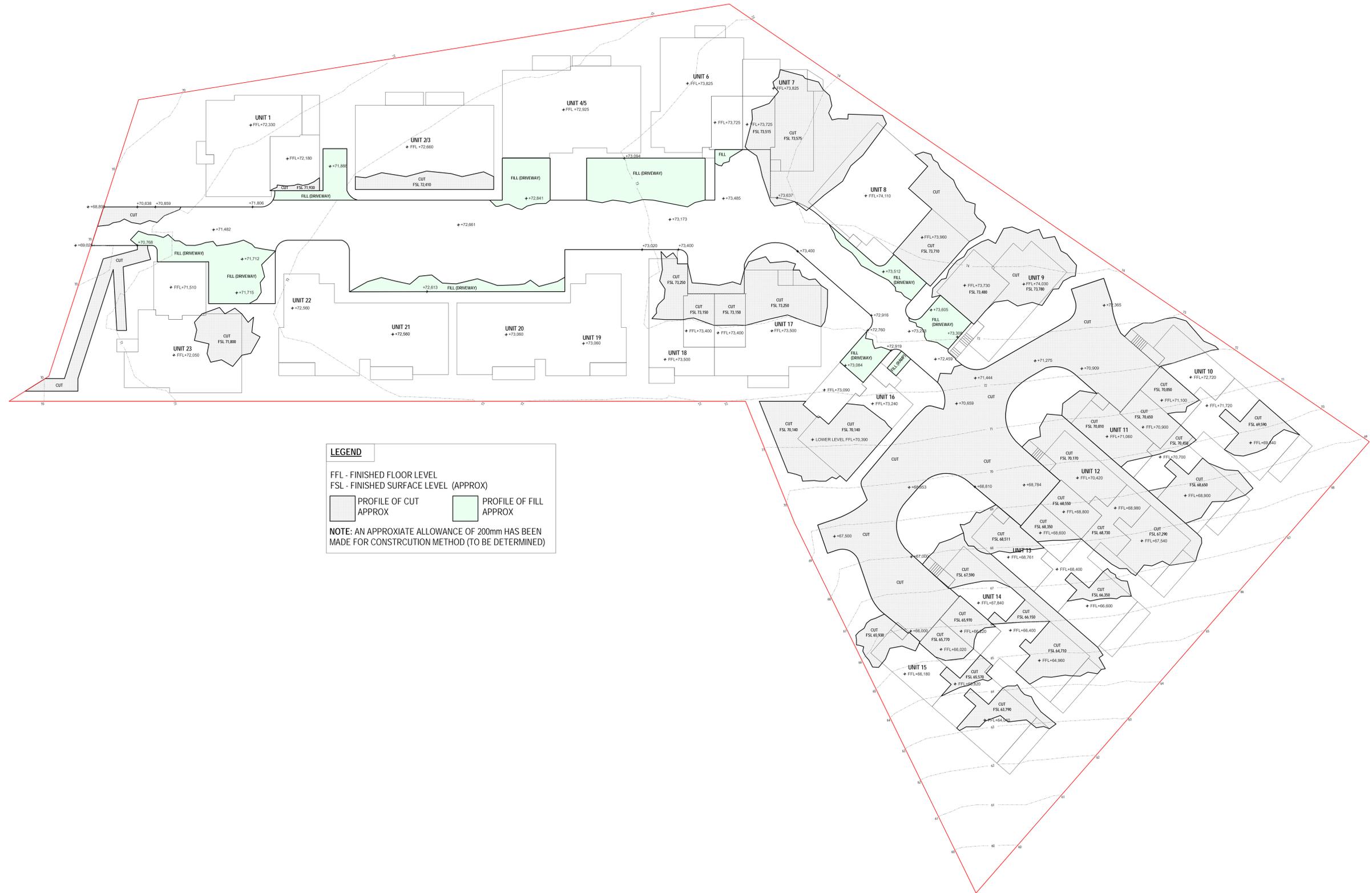
Project Status: TOWN PLANNING

Drawing Name: COVER PAGE



201 Waterloo Road
 Coleraine VIC 3068
 Ph: 0427676768
 EMAIL: admin@colabarchitects.com.au
 ABN: 67 130 968 477

SITE ADDRESS: 13-15 Mahon Ave Beaconsfield VIC 3807
A0000 TP_B



Rev	Description	Date
1	Issue for comment	15/09/2022
2	Final design	15/09/2022

Project
21030 Beaconsfield



DO NOT SCALE DRAWING
 DIMENSIONS TAKE PRECEDENCE
 Drawing Scale: **1:150 @A1**

Modified by
 MM
 Checked by
 MB

Date
 15/09/2022
 Date
 15/09/2022

Project Status
TOWN PLANNING

Drawing Name
CUT & FILL PLAN

{Co-lab}
 ARCHITECTURE
 2/21 Waterloo Road
 Coburg VIC 3086
 Ph: 0422761016
 EMAIL: admin@colabarchitects.com.au
 ABN: 97 130 968 407

SITE ADDRESS
 15-15 Mohan Ave Beaconsfield VIC 3007
A0300 TP_B



BUILDING DESCRIPTION LEGEND

- SINGLE STOREY BUILDINGS
- DOUBLE STOREY APARTMENTS
- DOUBLE STOREY DWELLINGS

LEGEND

- BINS LOCATIONS
- SHED
6m² STORAGE SHED
2.20L x 1.52W x 1.8H
- CLOTHS LINE
- WATER TANK
3000L RAIN WATER TANK
1.97H x 0.58W x 2.92L
TO BE CONNECTED TO TOILET FLUSHING
- EXISTING TREES TO REMAIN
- EXISTING TREES TO BE REMOVED
- TREE PROTECTION ZONE
- POS
2 m² PROPOSED PRIVATE OPEN SPACE
- RAIN GARDEN
- PROPOSED LANDSCAPING AREA

Revision	Number	Description	Date
1	1	Issue for approval	15/09/2022
2	2	Revised drawing	15/09/2022

Project: 21030 Beaconsfield



DO NOT SCALE DRAWING
DIMENSIONS TAKE PRECEDENCE
Drawing Scale: 1:150, 1:50 @A1

Modified by: MM
Checked by: MB

Date: 15/09/2022
Date: 15/09/2022

Project Status: TOWN PLANNING

Drawing Name: PROPOSED BASEMENT FLOOR PLAN

{Co-lab}
ARCHITECTURE

2/21 Waterloo Road
Coburg VIC 3066
PH: 0427547676
EMAIL: admin@colabarchitects.com.au
ABN: 51 150 968 407

SITE ADDRESS: 15-15 Marion Ave Beaconsfield VIC 3007
A1001 TP_B



BUILDING DESCRIPTION LEGEND

- SINGLE STOREY BUILDINGS
- DOUBLE STOREY APARTMENTS
- DOUBLE STOREY DWELLINGS

LEGEND

- BINS LOCATIONS
- EXISTING TREES TO REMAIN
- TREE PROTECTION ZONE
- 6m² STORAGE SHED
2.20L x 1.52W x 1.8H
- EXISTING TREES TO BE REMOVED
- PROPOSED PRIVATE OPEN SPACE
2 m²
- CLOTHS LINE
- RAIN GARDEN
- PROPOSED LANDSCAPING AREA
- 3000L RAIN WATER TANK
1.97H x 0.58W x 2.92L
TO BE CONNECTED TO TOILET FLUSHING

Revision	Number	Description	Date
1	1	Issue for Council	15/09/2022
2	2	Final Design	20/09/2022
3	3	Final Design	20/09/2022

Project
21030 Beaconsfield



DO NOT SCALE DRAWING
DIMENSIONS TAKE PRECEDENCE
Drawing Scale:
1:150, 1:50 @A1

Modified by
MM
Checked by
MB

Date
15/09/2022
Date
15/09/2022

Project Status
TOWN PLANNING

Drawing Name
PROPOSED GROUND FLOOR PLAN

{Co-lab}
ARCHITECTURE
2/21 Waterloo Road
Coleraine VIC 3066
PH: 0422761016
EMAIL: admin@colabarchitects.com.au
ABN: 51 150 968 407

SITE ADDRESS
15-15 Mahon Ave Beaconsfield VIC 3007
A1002 TP_B



BUILDING DESCRIPTION LEGEND

- SINGLE STOREY BUILDINGS
- DOUBLE STOREY APARTMENTS
- DOUBLE STOREY DWELLINGS

LEGEND

- BINS LOCATIONS
- SHED
6m² STORAGE SHED
2.20L x 1.52W x 1.8H
- CLOTHS LINE
- WATER TANK
3000L RAIN WATER TANK
1.97H x 0.58W x 2.92L
TO BE CONNECTED TO TOILET FLUSHING
- EXISTING TREES TO REMAIN
- EXISTING TREES TO BE REMOVED
- TREE PROTECTION ZONE
- POS
2 m²
- RAIN GARDEN
- PROPOSED LANDSCAPING AREA

Revision	Number	Description	Date
1	1	Issue for Approval	15/09/2022
2	2	Revised	15/09/2022

Project
21030 Beaconsfield



DO NOT SCALE DRAWING
DIMENSIONS TAKE PRECEDENCE
Drawing Scale: 1:150, 1:50 @A1

Modified by
MM
Checked by
MB

Date
15/09/2022
Date
15/09/2022

Project Status
TOWN PLANNING

Drawing Name
PROPOSED FIRST FLOOR

{Co-lab}
ARCHITECTURE
2/21 Waterloo Road
Coburg VIC 3086
PH: 0427547678
EMAIL: admin@colabarchitects.com.au
ABN: 51 150 968 407

SITE ADDRESS
15-15 Malvern Ave Beaconsfield VIC 3007
A1003 TP_B



OVERLOOKING WINDOWS

Revision History		Drawn	Checked
1	Issue for Council	MM	MM
2	Issue for Council	MM	MM
3	Issue for Council	MM	MM
4	Issue for Council	MM	MM
5	Issue for Council	MM	MM
6	Issue for Council	MM	MM
7	Issue for Council	MM	MM
8	Issue for Council	MM	MM
9	Issue for Council	MM	MM
10	Issue for Council	MM	MM

Project
21030 Beaconsfield



DO NOT SCALE DRAWING
DIMENSIONS TAKE PRECEDENCE
Drawing Scale: 1:100, 1:50 @A1

Modified by
MM
Checked by
MM

Date
15/02/2022
Date
15/02/2022

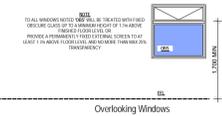
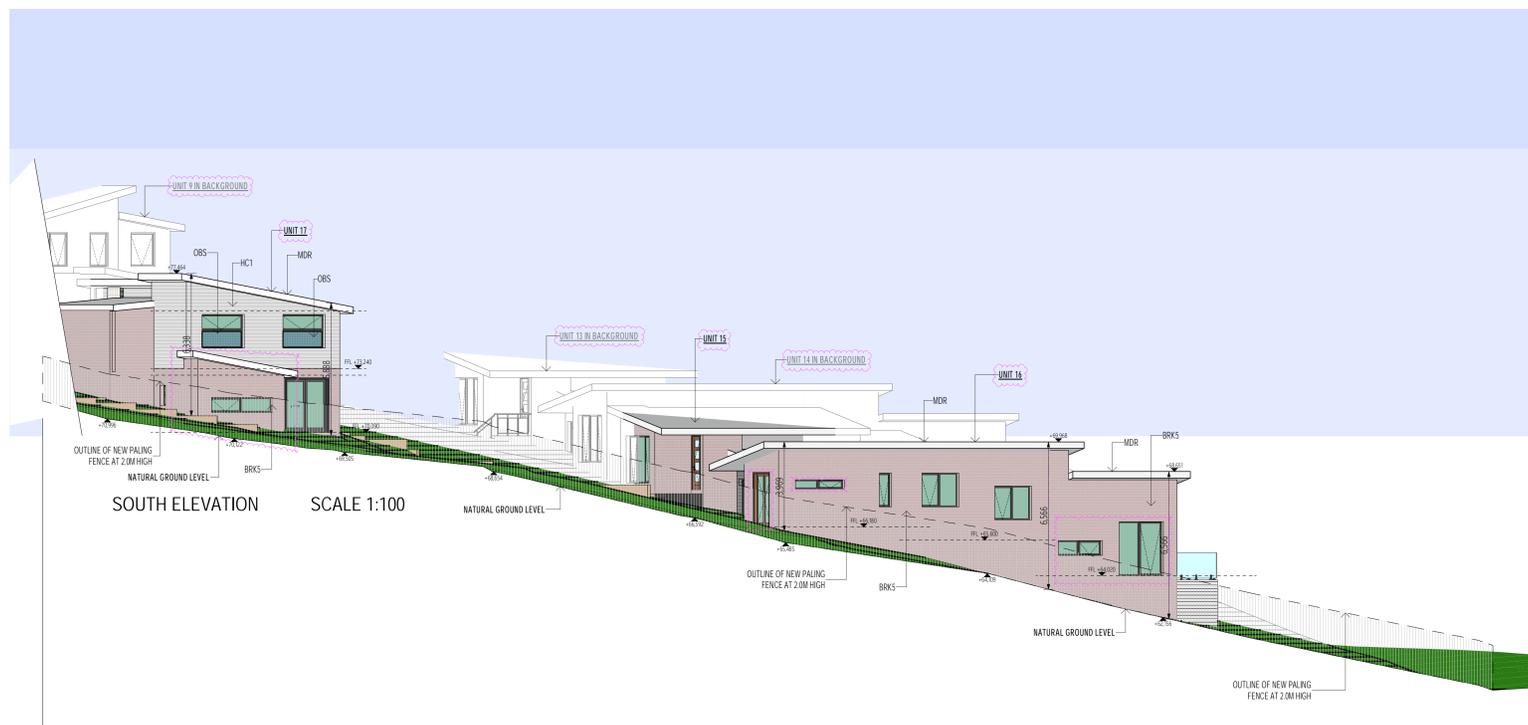
Project Status
TOWN PLANNING

Drawing Name
ELEVATIONS

{Co-lab}
ARCHITECTURE

2121 Waterloo Road
Coleraine VIC 3098
PH: 0422767676
EMAIL: admin@colabarchitects.com.au
ABN: 67 130 948 457

SITE ADDRESS
15-15 Mahon Ave Beaconsfield VIC 3007
A2001 TP_B



Revision History	
Rev	Description
1	Issue for Council
2	Issue for Council
3	Issue for Council
4	Issue for Council
5	Issue for Council
6	Issue for Council
7	Issue for Council
8	Issue for Council
9	Issue for Council
10	Issue for Council

Project
21030 Beaconsfield



DO NOT SCALE DRAWING
DIMENSIONS TAKE PRECEDENCE
Drawing Scale:
1:100, 1:50 @A1

Modified by
MM
Checked by
MB

Date
15/02/2022
Date
15/02/2022

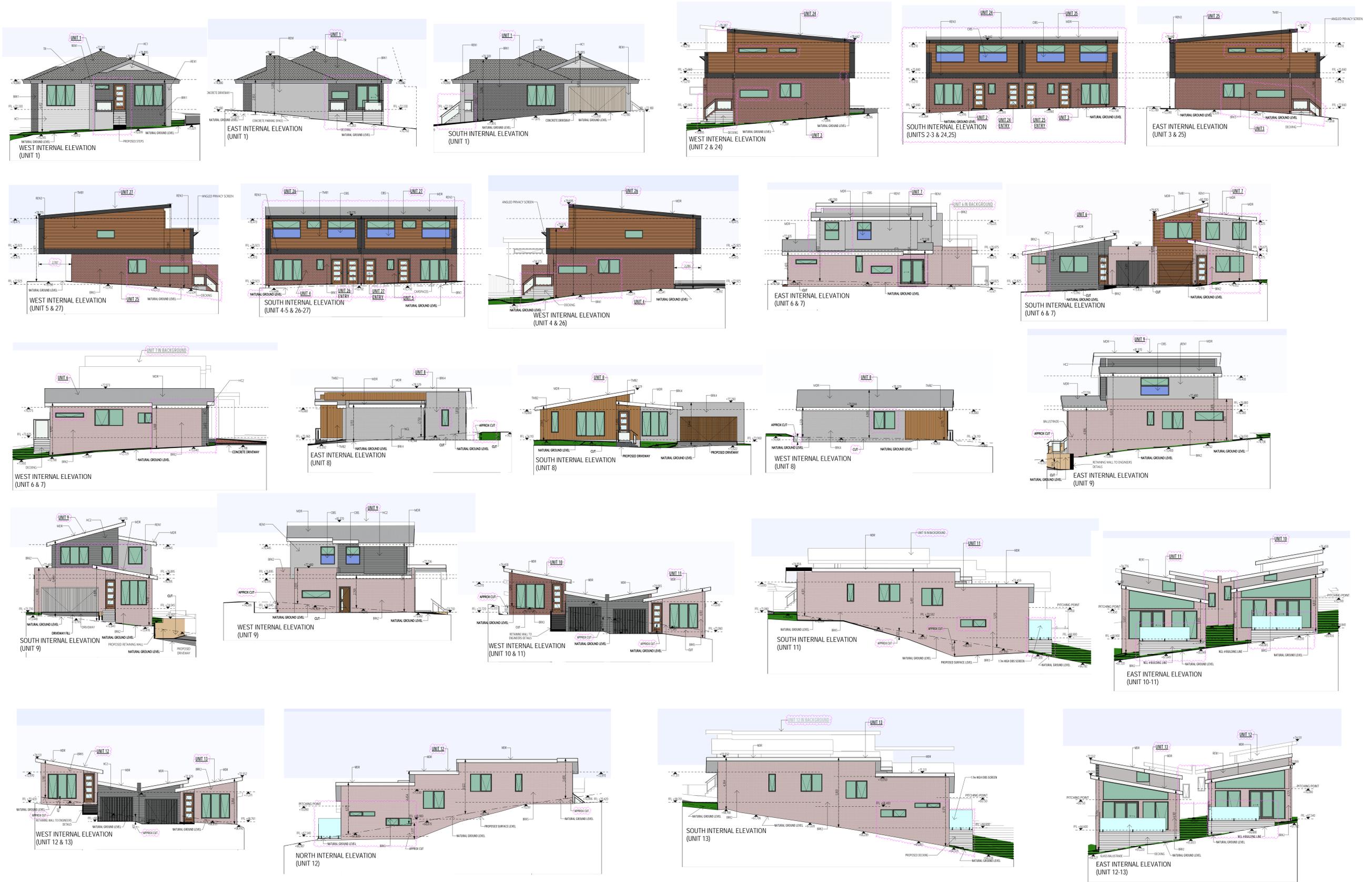
Project Status
TOWN PLANNING

Drawing Name
ELEVATIONS

{Co-lab}
ARCHITECTURE

2/21 Waterloo Road
Coleraine VIC 3098
PH: 0422767076
EMAIL: admin@colabarchitects.com.au
ABN: 67 130 948 407

SITE ADDRESS
15-15 Malvern Ave Beaconsfield VIC 3007
A2002 TP_B



Revision History	
Rev	Description
1	Issue for Council
2	Issue for Council
3	Issue for Council
4	Issue for Council
5	Issue for Council
6	Issue for Council
7	Issue for Council
8	Issue for Council
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45	Issue for Council
46	Issue for Council
47	Issue for Council
48	Issue for Council
49	Issue for Council
50	Issue for Council

Project
21030 Beaconsfield



DO NOT SCALE DRAWING
DIMENSIONS TAKE PRECEDENCE
Drawing Scale: 1:100, 1:50 @A1

Modified by
MM
Checked by
MB

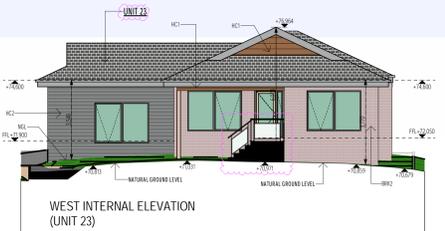
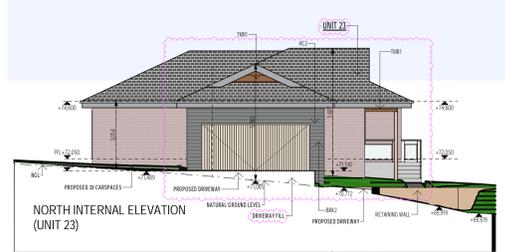
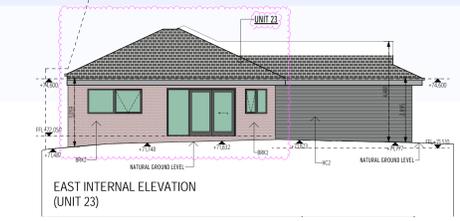
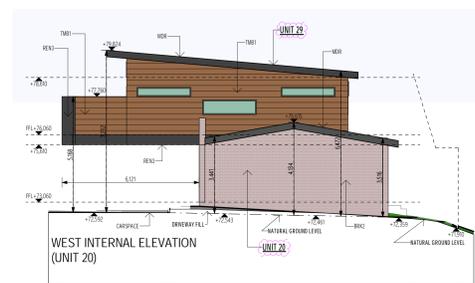
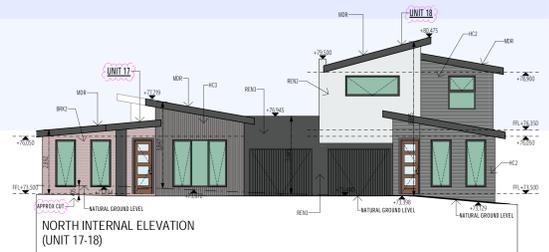
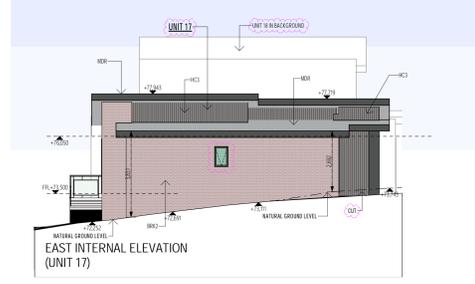
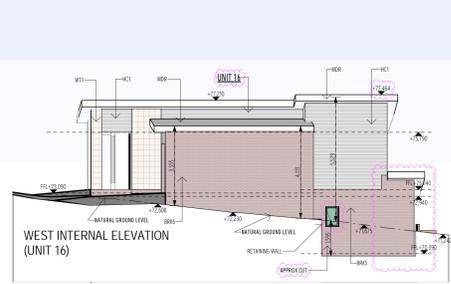
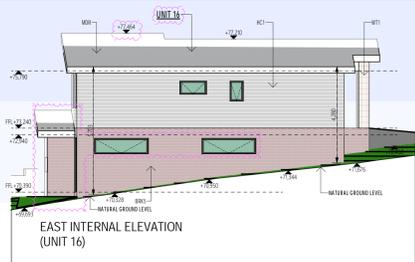
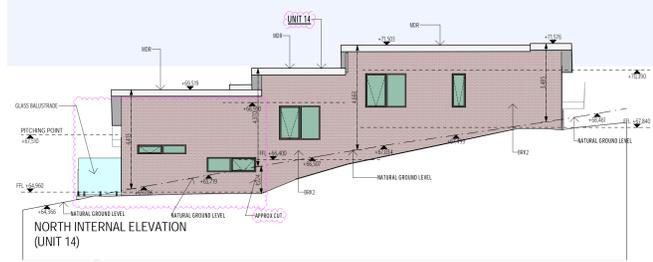
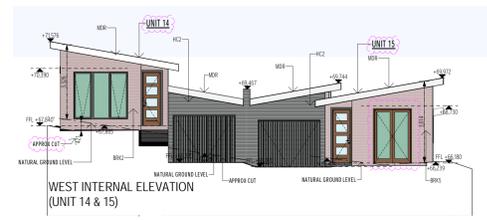
Date
15/02/2022
Date
15/02/2022

Project Status
TOWN PLANNING

Drawing Name
ELEVATIONS

{Co-lab} ARCHITECTURE
2/21 Waterloo Road
Coleraine VIC 3098
PH: 0432707006
EMAIL: admin@colabarchitects.com.au
ABN: 67 130 908 407

SITE ADDRESS
13-15 Milton Ave Beaconsfield VIC 3007
A2003 TP_B



Revision History	
Rev	Description
1	Issue for Council
2	Issue for Council
3	Issue for Council
4	Issue for Council
5	Issue for Council
6	Issue for Council
7	Issue for Council
8	Issue for Council
9	Issue for Council
10	Issue for Council

Project
21030 Beaconsfield



DO NOT SCALE DRAWING
DIMENSIONS TAKE PRECEDENCE
Drawing Scale: 1:100, 1:50 @A1

Modified by
MM
Checked by
MB

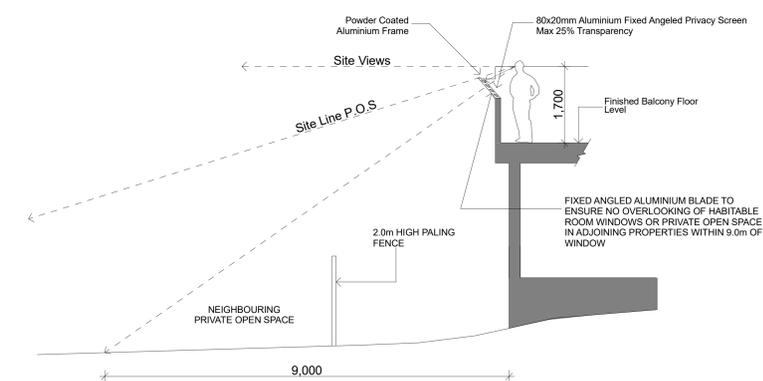
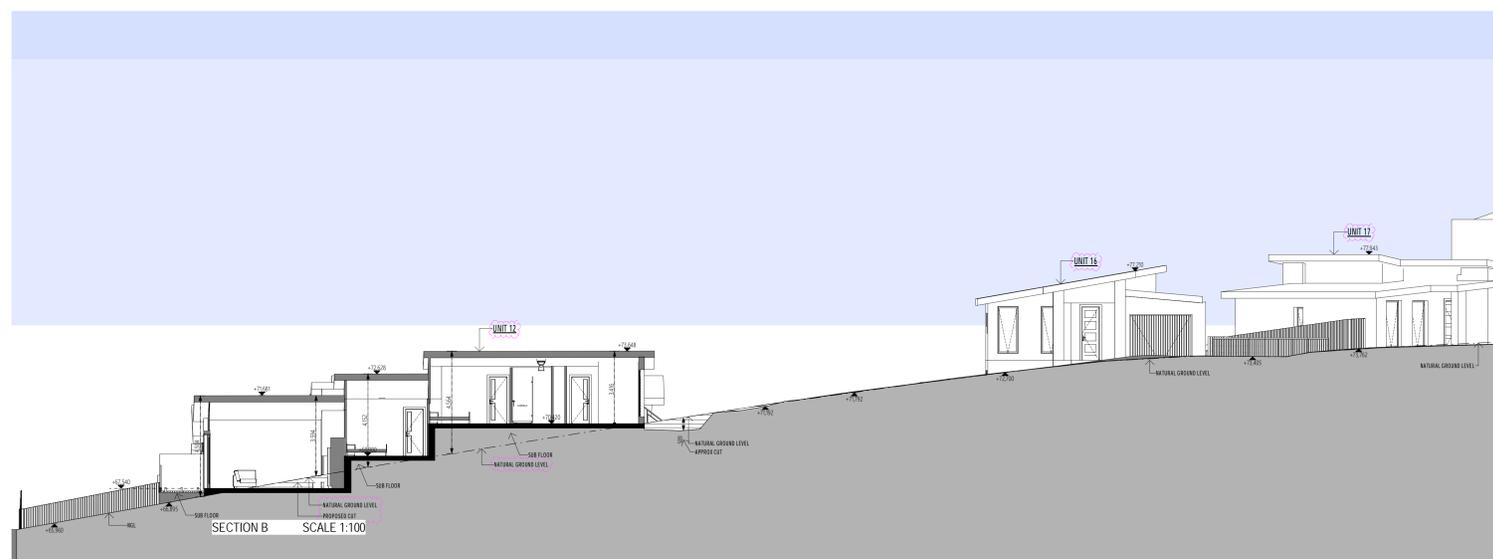
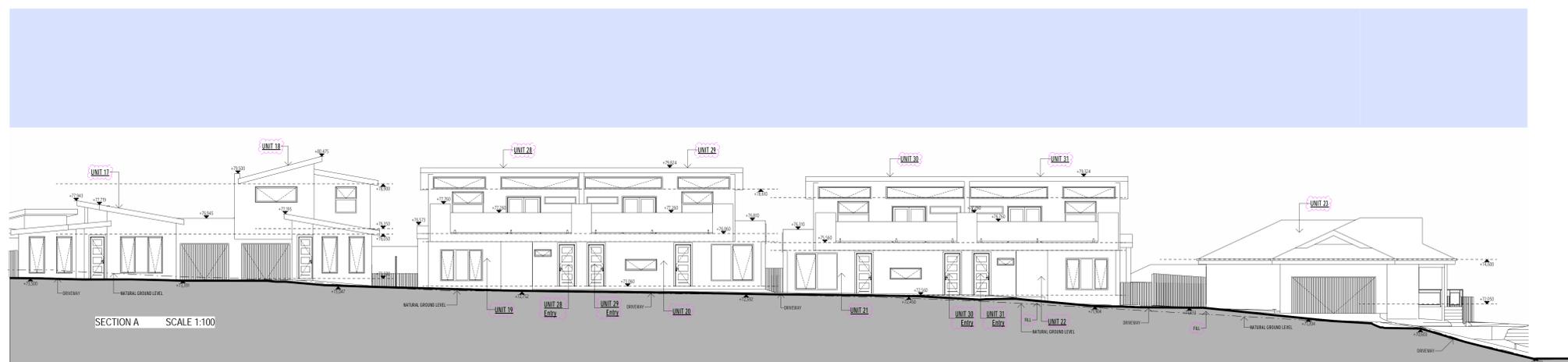
Date
15/09/2022
Date
15/09/2022

Project Status
TOWN PLANNING

Drawing Name
ELEVATIONS

{Co-lab}
ARCHITECTURE
2/21 Waterloo Road
Coleraine VIC 3066
PH: 0432787076
EMAIL: admin@colabarchitects.com.au
ABN: 67 130 968 407

SITE ADDRESS
15-15 Milton Ave Beaconsfield VIC 3007
A2004 TP_B



OVERLOOKING ANGLED SCREEN DETAIL

Revision History	
Rev	Description
1	Issue for comment
2	Issue for comment
3	Issue for comment
4	Issue for comment
5	Issue for comment
6	Issue for comment
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100	Issue for comment

Project
21030 Beaconsfield



DO NOT SCALE DRAWING
DIMENSIONS TAKE PRECEDENCE
Drawing Scale: **1:50, 1:100 @A1**

Modified by: MM
Checked by: MB
Date: 15/02/2022
Date: 15/02/2022

Project Status: **TOWN PLANNING**

Drawing Name: **SECTIONS**

2/21 Waterloo Road
Coburg VIC 3086
PH: 0422767876
EMAIL: admin@colabarchitects.com.au
ABN: 97 130 968 407

SITE ADDRESS: 15-15 Malton Ave Beaconsfield VIC 3007
A3000 TP_B