

5.2 T210808 PA - Development of the land for five (5) dwellings and a reduction in car parking requirements

Responsible GM: Lili Rosic
Author: Dean Haeusler

Recommendation

That Council resolve to issue a Notice of Decision to Refuse to Grant a Permit for Planning Permit Application T210808 for development of the land for five (5) dwellings and a reduction in car parking requirements on the following grounds:

1. The proposal does not respect or respond to the established neighbourhood character, contrary to:
 - a. Clause 15.01-5S (Neighbourhood character);
 - b. Clause 21.03-1 (Housing);
 - c. Clause 32.08 (General Residential Zone) and;
 - d. Clause 55 (Two or More Dwellings on a Lot).
2. The proposal does not appropriately respond to the standards and/or objectives of Clause 55, including front setback and landscaping.
3. The design is not site responsive and results in an excessive bulk, scale and massing to neighbouring properties.
4. The proposal has not justified the reduction of visitor car parking requirements and is not supported due to the location, size of the site and the loss of a street parking space.

Attachments

1. T210808 PA Council report refusal [5.2.1 - 21 pages]
2. T 210808 PA - Development plans [5.2.2 - 11 pages]
3. CONFIDENTIAL REDACTED - T 210808 PA - Objections (unredacted) [5.2.3 - 8 pages]
4. T 210808 PA - Locality map [5.2.4 - 1 page]

Application Details

APPLICATION NO.:	T210808
APPLICANT:	Planning Property Partners
LAND:	L15 LP62861 V8531 F034, 10 Gardenia Street, Pakenham VIC 3810
PROPOSAL:	Buildings and works associated with the construction of five (5) dwellings and a reduction in car parking requirements (visitor space)
PLANNING CONTROLS:	General Residential Zone – Schedule 1

NOTIFICATION & OBJECTIONS:	The application was put on public notice in accordance with Section 52 of the Planning and Environment Act; three objections have been received.
KEY PLANNING CONSIDERATIONS:	<ul style="list-style-type: none"> • Response to neighbourhood character; • Compliance with objectives and standards of Clause 55; • Impacts associated with car parking reduction; • Site-responsiveness of built form
REASON FOR MEETING:	Officer recommendation for refusal.
RECOMMENDATION:	Notice of Decision to Refuse to Grant a Permit

Executive Summary

The purpose of this report is to consider an application to develop 10 Gardenia Street, Pakenham with five dwellings and reduce the number of parking spaces required by the Cardinia Planning Scheme.

The planning permit application initially submitted to Council proposed the construction of six dwellings but was later amended in response to concerns raised by the Planning Department relating to overdevelopment. The application was subsequently amended to five dwellings and proceeded to public notice where three objections were received.

An assessment against the relevant policy that applies to the subject site has revealed that the land is capable of in-fill residential development but that the response ultimately results in a design that does not adequately respond the existing character of Gardenia Street and does not address the reduction in car parking.

Relevance to Council Plan

N/A.

APPLICATION FOR CONSIDERATION
REFUSAL
 OFFICER REPORT



Application Details:

Proposal	Buildings and works associated with the construction of five (5) dwellings and a reduction in car parking requirements (visitor space).		
Applicant	Sue Zhang Planning & Property Partners Pty Ltd		
Date Received:	21 October 2021		
Statutory Days:	195 days as of 7 July 2023		
Section 50/50A/57A Amendment	<input type="checkbox"/> None	<input checked="" type="checkbox"/> Yes, date: Section 50A amendment submitted 25 November 2022. The amendment proposed a revision to the proposal including changes to the layout and design of dwelling 1 and creation of a second access to service this dwelling from Gardenia Street.	
Application Number	T210808		
Planner	Dean Haeusler		
Land/Address	L15 LP62861 V8531 F034, 10 Gardenia Street, Pakenham VIC 3810		
Property No.	1315050500		
Zoning	General Residential Zone - Schedule 1		
Overlay/s	Development Contributions Plan Overlay - Schedule 1		
Permit Trigger(s)	Pursuant to Clause 32.08-6 of the General Residential Zone, a planning permit is required for the construction of two or more dwellings on a lot. Pursuant to Clause 52.06-3, a permit is required to reduce the number of car parking spaces required under Clause 52.06-5.		
Aboriginal Cultural Sensitivity	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes; a CHMP is: <input type="checkbox"/> Not required <input type="checkbox"/> Required	
Section 55 Referrals	<input checked="" type="checkbox"/> None	<input type="checkbox"/> Yes, list below: N/A	
Registered restrictions on Title	<input checked="" type="checkbox"/> None	<input type="checkbox"/> Yes, list below:	
Recommendation	<input type="checkbox"/> Permit <input type="checkbox"/> NOD		

	<input checked="" type="checkbox"/> Refusal	
Ward Councillor communications	<input checked="" type="checkbox"/> None	<input type="checkbox"/> Yes , item in Councillor Bulletin
Documents relied on	<ul style="list-style-type: none"> ▪ Application Form (including Section 50 Forms and associated Covering Letters) ▪ Title documentation ▪ Town Planning Report prepared by Planning + Property Partners, dated November 2022, including Clause 55 Assessment ▪ Development Plan Set prepared by Plus Architecture (inclusive of Survey Plan prepared by Taylors), Revision 2 November 2022 ▪ Arboricultural Impact Assessment prepared by Treetec dated 17 February 2023 ▪ Swept Path Analysis, prepared by Traffix Group, Revision B dated 08 February 2023 	

Proposal

The proposal is for the development of land for five (5) double-storey dwellings and a reduction of visitor car parking requirements. The existing dwelling and all vegetation are proposed to be removed to accommodate the development.

The development is proposed to be accessed via two driveways, with one crossover located near to the western side boundary to provide access to Dwelling 1, whilst a common crossover and accessway located in the centre of the site is to provide access to the remaining four dwellings.

Dwelling #	Scale	Bedrooms	Car Parking	Secluded Private Open Space (m2)
1	Double-storey	4 (1 GF, 3 UF)	Single garage and tandem space	54
2	Double-storey	4 (0 GF, 4 UF)	Double garage	25
3	Double-storey	4 (0 GF, 4 UF)	Double garage	29
4	Double-storey	3 (0 GF, 3 UF)	Double garage	58
5	Double-storey	3 (0 GF, 3 UF)	Double garage	95

The proposal has a 7.6m front setback (excluding porch) to Gardenia Street from both dwellings fronting the street (Dwellings 1 and 2).

At the ground floor, whilst elements of the built form are built to both side boundaries (such as the garage of Dwelling 1 and living room of Dwelling 2), setbacks from side boundaries are generally at least 1 metre. The rear setback is 3.068m from Dwelling 4 and 5 to the rear property boundary at the south.

Dwellings 2, 3 and 4 are attached resulting in built form extending the general length of the site, however there is separation between the built form at the upper floor.

A relatively grey materials, colours and finishes palette is proposed.

The proposal provides for:

- 37% garden area;
- 36% permeability; and

- 47% site coverage.



Figure 1 - Ground Floor Plan



Figure 2 - Upper Floor Plan



Figure 3 - 3D Perspective Imagery

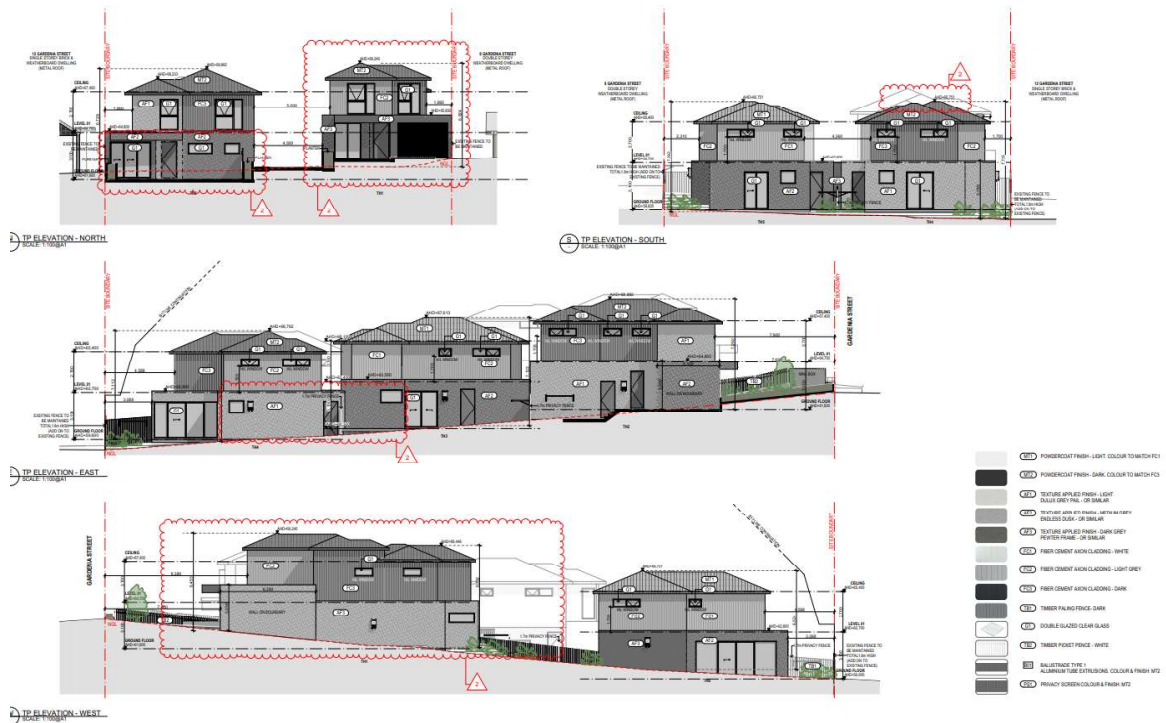


Figure 4 - Elevation Plans



Figure 5 - Streetscape Elevations of the existing (top) and proposed (bottom)

Subject site & locality

The site is located on the southern side of Gardenia Street, forming part of an established residential area of Pakenham. The site is located 130m east of the Gardenia Street / Ahern Road intersection, and approximately 730m north-east of the Princes Highway / Ahern Road intersection.

The generally rectangular site has a frontage to Gardenia Street of 22.9m, and an overall area of 1,100m². A 3m wide drainage and sewer easement adjoins the rear boundary, whilst a surrendered easement is also located along the western boundary.

The site falls approximately 4m to the rear, noting the property has a depth of approximately 48m. The site is currently developed with a single-storey dwelling and associated outbuilding, accessed via a single crossover located centrally to the Gardenia Street frontage. Whilst no significant vegetation is found on the site, the site currently incorporates several trees, shrubs and groundcovers associated with a conventional garden.

The site is located approximately 1.7km north of the Pakenham Activity Centre and is located within an existing residential precinct that follows a loose grid pattern (with intersecting courtbowls).

Single-dwelling development is the current predominant built form outcome, however multi-dwelling development is an emerging trend and is currently noted within the vicinity on Thwaites Road and Ahern Road to the north and west.

Whilst the built form varies within the immediate surrounds, general built form includes both brick and weatherboard construction and is of both single and double-storey in nature due to the slope of the surrounds. Single dwellings on lots generally allow for landscaping within the front yard, and large spacious rear yards with outbuildings.



Figure 6 - Aerial imagery of the subject site (red) and immediate surrounds (Nearmap, April 2023)

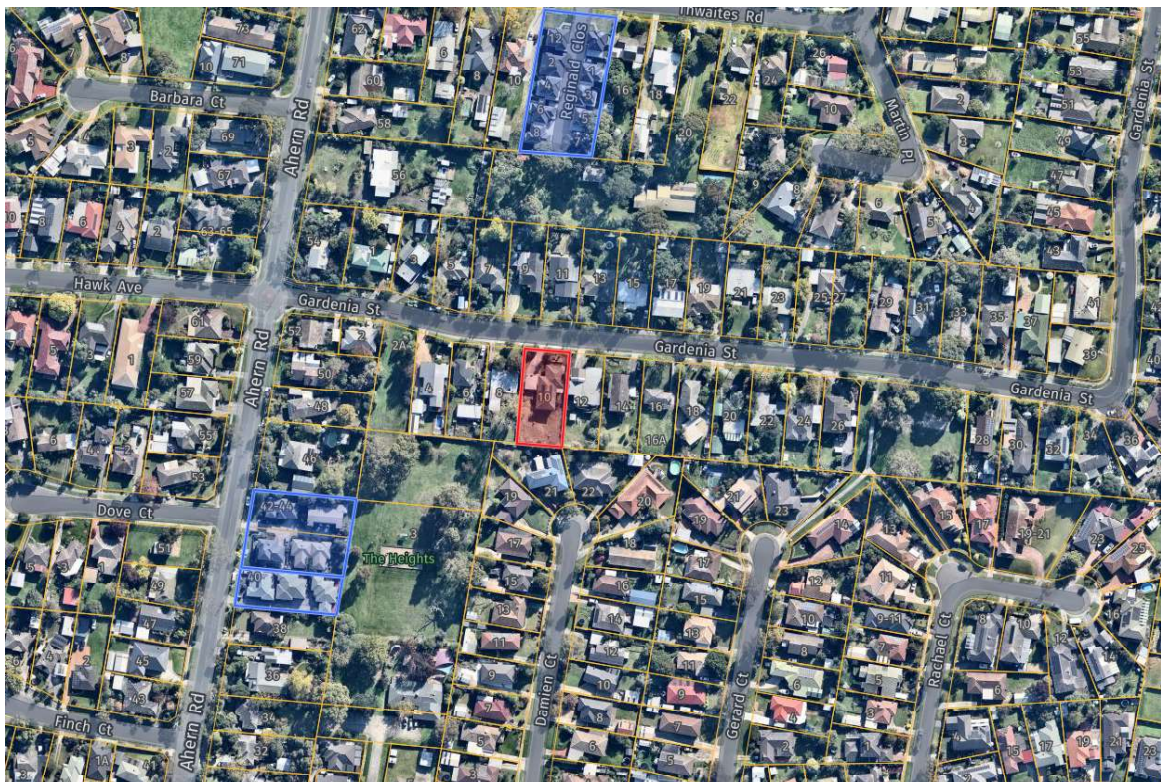


Figure 7 - Aerial imagery of the site (red), multi dwelling developments (blue) and the wider surrounds (Nearmap, April 2023)

Permit/Site History

There is no recent Planning Permit history for the subject site.

However, T230148 has recently been lodged for the subdivision of land into three lots (inclusive of building envelopes). This separate planning application is currently undergoing assessment.

Planning Scheme Provisions

Zone

The land is subject to the following zones:

- General Residential Zone - Schedule 1

Overlays

The land is subject to the following overlays:

- Development Contributions Plan Overlay - Schedule 1

Planning Policy Framework (PPF)

The relevant clauses of the PPF are:

- Clause 11 including Clause 11.01-1S Settlement
- Clause 15 including Clause 15.01-1S Urban Design, Clause 15.01-2S Building Design, Clause 15.01-4S Healthy Neighbourhoods and Clause 15.01-5S Neighbourhood Character
- Clause 16 including Clause 16.01-1S Housing Supply, Clause 16.01-1R Housing Supply – Metropolitan Melbourne and Clause 16.01-2S Housing Affordability.

Local Planning Policy Framework (LPPF)

The relevant clauses of the LPPF are:

- Clause 21.03 including Clause 21.03-1 Housing, Clause 21.03-2 Urban Established Areas – Beaconsfield and Pakenham and;
- Clause 21.06 including Clause 21.06-1 Urban Design.

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.

Planning Permit Triggers

The proposal requires a planning permit under the following clauses of the Cardinia Planning Scheme:

- Pursuant to Clause 32,08-6 of the General Residential Zone, a planning permit is required for the construction of two or more dwellings on a lot.
- Pursuant to Clause 52.06-3, a permit is required to reduce the number of car parking spaces required under Clause 52.06-5.

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 (1) sign on site.

The notification has been carried out and the statutory declaration has been submitted to Council on 13 April 2023.

Council has received three (3) objections to date.

The key issues that were raised in the objections include:

- Impacts to street safety and parking provisions
- Overlooking and impacts to privacy
- Overshadowing/reduction of access to sunlight
- Insufficient services (ie water/sewer etc)
- Impacts during construction
- Impacts to vegetation
- Impacts to character of area

Matters without planning merit raised include:

- Impact to land values
- Inconsistencies within application documentation
- Noise impacts from future residents

Referrals

External Referrals/Notices:

Referrals/ Notice	Referral Authority	Brief summary of response
Section 55 Referrals	n/a	n/a
Section 52 Notices	n/a	n/a

Internal Referrals:

Internal Council Referral	Advice/ Response/ Conditions
Engineering	No objection (subject to conditions)
Traffic	Unsupportive of the proposal due to the reduction of visitor parking provision

Assessment

Several key matters require consideration for an application of this nature.

Response to Planning Policy Framework

At a Planning Policy Framework level, Clause 11 Settlement seeks for planning *“to anticipate and respond to the needs of existing and future communities”* via health, wellbeing, safety and diversity of choice via a high standard of urban design and amenity. This is expanded on at Clause 11.01-1S Settlement which identifies an objective to *“facilitate the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.”*

Clause 11 is coupled with Clause 16 Housing which seeks to *“provide for housing diversity and ensure the efficient provision of supporting infrastructure”* and *“ensure the long-term sustainability of new housing, including access to services, walkability to activity centres, public transport, schools and open space.”* Clause 16 is further expanded on at Clause 16.01-1S Housing Supply, Clause 16.01-1R Housing Supply – Metropolitan Melbourne and Clause 16.01-2S Housing Affordability which all seek to provide diverse living opportunities to assist with ageing in place, choice and affordability and focusing greater densities that are well-located relative to jobs and transport.

Local Policy supports these state policies at Clause 21.03 Housing. Clause 21.03-1 Housing and Clause 21.03-2 Urban Established Areas notes that housing within the shire is dominated by detached dwellings, where key issues include to provide a diversity in housing choice and typology.

Noting the policy basis for the site and that the proposal will result in additional housing stock within a good location of Pakenham on lot sizes smaller than a conventional single-dwelling, it is evident that the site can accommodate some form of incremental infill development to provide housing opportunities for varied segments of the market to reside within an established residential area.

Clause 15 Built Environment and Heritage incorporates Clause 15.01-1S Urban Design which seeks to *“create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity”* by requiring development to respond to its context in terms of character and amenity outcomes. These matters are generally mirrored at Clause 15.01-1R Urban Design – Metropolitan Melbourne, Clause 15.01-2S Building Design, Clause 15.01-4S Healthy Neighbourhoods and Clause 15.01-5S Neighbourhood Character. These policies are supported at the Local Policy level via Clause 21.06-1 Urban Design which all reference the importance of future built form to respect and/or add to the existing or preferred future character and built form outcome for the area.

It is the element of policy regarding neighbourhood character that highlights the concerns with the proposed built form, and it is questioned whether the proposal provides an appropriate response that adds positively to the character of the neighbourhood. Neighbourhood character is discussed further below in this report.

Response to General Residential Zone

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 or 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.

A mandatory Garden Area of 35% must be provided across the site. The proposal satisfies the requirement, with 37% of the land containing garden area. The Zone sets a mandatory height limit of development to 11 metres in height which the proposal is also compliant with, with a maximum height of approximately 7.8 metres.

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 report.

Clause 32.08-13 - Decision Guidelines directs for the Responsible Authority to consider matters such as:

- The Municipal Planning Strategy and the Planning Policy Framework.
- The purpose of this zone.
- The objectives set out in a schedule to this zone.
- Any other decision guidelines specified in a schedule to this zone.
- The impact of overshadowing on existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Mixed Use Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone.
- For the construction and extension of one dwelling on a lot, the objectives, standards and decision guidelines of Clause 54.
- For the construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings, the objectives, standards and decision guidelines of Clause 55. This does not apply to an apartment development of five or more storeys, excluding a basement.
- For the construction and extension of an apartment development of five or more storeys, excluding a basement, the objectives, standards and decisions guidelines of Clause 58.

The resulting findings identify that whilst a proposal for multi-dwelling development is supported by the policy, purposes and decision guidelines of the zone, the design of this proposal is not consistent with the existing character of the Gardenia Road streetscape, and as such should not be supported.

Response to Clause 55

An assessment of the proposal against the provisions of Clause 55 (refer to the appendix attached to this report), identifies that the proposal is generally compliant with the standards and objectives of Clause 55. However, some variations to standards and non-compliance with objectives have been identified and are discussed below.

- **Front Setback**

A variation to the numerical standard is sought, as the proposed street setback of 7.6m does not meet the required setback of 8.3m (being the average setback of the two adjoining side properties) however it is acknowledged the proposed setback numerically meets the existing setback of the dwelling on the site to be demolished.

As an isolated matter, this variation may be acceptable however the extent of built form facing the street with a setback of 7.6m is vastly increased compared to the existing conditions of the site, and coupled with the introduction of a second crossover and additional paving within the front setback, the opportunity for landscaping within the front setback is reduced and does not result in an appropriate character-responsive outcome. Further, the double-storey built form facing the street results in additional bulk and massing that is amplified as a result of the reduced front setback.

- **Landscaping**

Whilst there is no significant or high value canopy trees on the site to be retained, the provision of two accessways, high site coverage, additional paved services and the extent of side setbacks (built form to boundary fence) being in the range of ~1m to both the eastern and western boundary, the level of achievable landscaping to assist in screening the development is not commensurate to the double-storey built form proposed with the effect of limiting the ability of the development to integrate within the streetscape over time.

Further, the existing built-form character incorporates generous side and rear setbacks, and the proposal departs from this whilst not providing appropriate landscaping opportunity.

- **Detailed Design**

As identified within the neighbourhood character section of this report, detailed design elements of the proposal do not appropriately capture or respond to either the existing or preferred character.

- **Neighbourhood Character**

As captured within planning policy, the zone and Clause 55, any proposal is required to respect and respond to either the existing or preferred neighbourhood character of the area.

It is acknowledged there is no specific neighbourhood character policy that applies to the site that sets the direction for preferred future character. It is further acknowledged the site is located within an existing residential area with adequate connections to public transport, community services and infrastructure. Mixed with policy that lends support for some form of incremental infill development, a greater understanding of the existing character and likely appropriate future outcomes must be considered.

The existing character of the surrounds generally incorporates single dwelling development, with a mix of both single and double-storey built form due to the southern slope of the land. Many sites incorporate both single and double-storey elements due to slope of land (i.e. presents as one-storey to one interface, and two-storeys to the opposing interface).

Due to the predominant single-dwelling housing stock, sites generally benefit from generous setbacks to one side boundary, and large spacious rear yards. Many of these rear yards include canopy trees and small to medium outbuildings. However, spaciousness between detached built form is the predominant characteristic.

Where multi-unit development is noted (40 and 43-44 Ahern Road (100m south-west, Reginald Close (100m north), and the Thwaites Road / Ahern Road intersection (250 north-west), these examples consist of predominantly single-storey semi-attached built form. Where double-storey built form is the predominant outcome (81-83 Ahern Road), the lot abuts open space with less sensitive interfaces to the rear or incorporates single-storey development to the rear unit(s) (Reginald Close). Reginald Close is also the consolidation of two larger residential lots, and therefore presents with a broader property to accommodate the additional built form and massing without transforming the streetscape character.

The proposal at hand departs from both the existing and preferred future character by resulting in lengthy attached built form extending throughout the site and introducing significant double-storey elements through the central and rear portions of the site. This outcome has a number of flow on impacts, with a lack of suitable landscaping to most boundaries due to the extensive attached built form which does not add to or meet the leafy green feel of the streetscape. Additionally, the encroachment of the front setback (to the relevant Clause 55 standard), addition of a second crossover and extensive paving within the front setback further reduce the opportunity for meaningful landscaping.

Concerns with the extent of the built form and associated scale and bulk of the upper storey throughout the central and rear portion of the site has been raised with the applicant, who have not sought to make any fundamental changes to the design. Seeking to provide four bedrooms at the upper floor for most of the dwellings is a key driver to the departure from both the existing and preferred future character.

Determining character is not a numerical matter in terms of setbacks or density but is intrinsically linked to built form particulars. This site, capable of accommodating a multi-unit development, is better suited to an outcome that tapers away built form from double to single-storey to respond to the site, the character and the slope of the land.

The proposal before Council is not appropriate and departs too far from the existing and emerging character.

Car Parking and Access

In accordance with the table to Clause 52.06-5 of the Cardinia Planning Scheme, a visitor parking space must be provided for every five dwellings in a development.

The proposal does not provide an on-site visitor space and therefore seeks to reduce the car parking requirement, which requires a planning permit pursuant to Clause 52.06-3.

No traffic report or advice has been provided by the applicant to justify this reduction, and this matter is further compounded by the introduction of a second crossover which results in the removal of on-street car parking. The application has been referred to Council's Traffic Engineering Unit which has identified

the waiver of the visitor parking space as a key concern and have not provided support for the proposed reduction.

The site does not benefit from frequent public transport services, is not in proximity to public car parks and given its area of approximately 1,100 square metres and the benefit of surplus space between units 1 and 5, there is no practical barrier to providing the required car parking spaces on the site.

Response to Objections

A response to the reasons for objection that have planning merit are assessed below:

Reason for Objection	Officer Comment
Impacts to street safety and parking provisions	The existing road network is capable of handling expected traffic associated with a five-dwelling development, and there are no known traffic concerns within the immediate network. However, it is noted that the reduction to visitor space requirements is not supported by Council's Traffic Engineering Unit
Overlooking and impacts to privacy	The proposal meets the relevant standards and requirements to avoid overlooking via the provision of fencing or windowsill heights. No overlooking or impacts to privacy are envisaged.
Overshadowing/reduction of access to sunlight	The proposal meets the relevant standards and objectives regarding overshadowing. Whilst additional overshadowing is projected, all adjoining sites still retain 75% or 40m ² of private open space receiving sunlight for a minimum of 5 hours.
Insufficient services (ie water/sewer etc)	The site has access to all necessary utilities. There are no known or envisaged capacity concerns with existing services or infrastructure.
Impacts during construction	If a permit was to be issued, a Construction Management Plan (or similar) can be required as a condition to control construction to minimise disruption. Further, a degree of 'impact' during construction is appropriate due to being located within an existing residential area.
Impacts to vegetation	If a permit was to be issued, impacts to trees on adjoining sites can be appropriately resolved via a Tree Management Plan (or similar) as a condition.
Impacts to character of area	Refer to discussion on character.

Conclusion

An assessment of the proposal against the Cardinia Planning Scheme has identified several concerns and issues that are unresolved, or not able to be resolved via conditions on a permit.

Whilst the site is suitable for some form infill of development, the proposal as lodged is not appropriate and should be refused.

Appendix 1: Clause 55 Assessment:

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	Yes
Standard B2	Infill development is broadly acceptable and appropriate for a site within an established residential area of Pakenham.

55.02-3 Dwelling diversity objective

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

Objective met	n/a
Standard B3	As the proposal regards less than 10 dwellings, this clause is not applicable.

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	Yes
Standard B4	There are no known capacity or servicing constraints affecting the site, and permit conditions can otherwise capture all relevant information, plans and agreements with servicing authorities.

55.02-5 Integration with the street objective

- To integrate the layout of development with the street.

Objective met	Yes
Standard B5	All dwellings will have appropriate integration with the street or internal accessway, whilst no high front fencing is proposed.

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	No
Standard B6	<p>The proposed front setback of 7.6m does not meet the required setback of 8.3m (being the average setback of the two adjoining side properties) however it is acknowledged the proposed setback numerically meets the existing setback of the dwelling on the site to be demolished.</p> <p>However, the extent of built form facing the street with a setback of 7.6m is vastly increased compared to the existing dwelling, and coupled with the introduction of a second crossover, the front setback reduces the potential for landscaping within the front setback and does not result in an appropriate character responsive outcome when considering the width of built form and the setback sought.</p>

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 8.5m (Dwelling 1) and contains a maximum of two storeys, meeting the mandatory height requirements.

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	Yes
Standard B8	The proposed site coverage is 47%, complying with the maximum numerical requirement of 60% and satisfying the objective.

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	36% permeability is proposed, meeting the standard and objective

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 with living areas and open space provided with northerly aspects where possible. There are no existing rooftop solar energy facilities on adjoining lots that will be impacted by the proposed development.

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	n/a
Standard B11	This standard is not applicable as the site does not adjoin any public open space. However it is acknowledged that dwellings appropriately face the common property areas (driveway).

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 each dwelling are easily identifiable and face either the front street or internal common driveway, with appropriate sheltered. Further windows at the ground and upper floor provide a sense of appropriate passive surveillance.

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	No
Standard B13	<p>Whilst there is no significant or high value canopy trees on the site to be retained, the provision of two accessways and paved surfaces reduces the landscape potential of the front setback.</p> <p>Further, there are extensive areas of setbacks to built form of ~1m on both the eastern and western property boundary which reduce landscaping and screening potential commensurate to the double-storey built form.</p>

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	Two crossovers are proposed, occupying approximately 23% of the site's frontage, meeting the numerical requirement.

55.03-10 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, whilst habitable room windows are appropriately located from accessways. No dimensions have been provided to determine the kitchen windowsill height however a condition can be applied to any permit to ensure compliance with this standard.

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	Yes
Standard B17	The proposal meets the requirements of side and rear setbacks, with eaves encroaching to an appropriate margin.

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	Whilst there are walls on boundaries, these are compliant with the requirements of B18. Whilst currently not a common characteristic in the area, the walls on boundaries are not deemed to be detrimental to the streetscape.

55.04-3 Daylight to existing windows objective

- To allow adequate daylight into existing habitable room windows.

Objective met	Yes
Standard B19	As all existing habitable room windows are set back at least 1m from the property boundary, the minimum requirement for a light court (1m clear to the sky) is met.

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 proposal meets the requirements of Standard B21 as whilst some additional overshadowing is identified, each adjoining property received a minimum of 5 hours of sunlight to 75% or 40m ² of its open space.

55.04-6 Overlooking objective

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

Objective met	Yes.
Standard B22	Existing boundary fencing appropriately mitigates overlooking at the ground floor level, whilst highlight windows are used at the upper floor (from habitable room windows) to mitigate overlooking to meet this standard.

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	Proposed internal fencing and window treatments are proposed to mitigate 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	Yes
Standard B24	Building services such as air conditioners have not been specified on the development plans, however there is no foreseen reason that there will be any noise impacts that would otherwise be unreasonable in an existing residential area.

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	A variation to standard B28 is required for Dwelling 3 which benefits from 29m ² of open space only. 24.84 m ² of this area is Secluded Private Open Space with a minimum 3-metre depth.

	<p>While there is a sizeable variation in the distribution of Private Open Space between the proposed dwellings, the open space of dwelling 3 is a directly accessible from the primary living area and sufficiently dimensioned for a good quality of Secluded Private Open Space. The proximity of public open space less than 100 metres west of the subject site suitably compensates for the reduced Private Open Space of this dwelling.</p> <p>All other units have generous areas and dimensions of open space and secluded private open space.</p>
--	---

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	Yes
Standard B29	Open space of dwellings is generally appropriately located to allow for appropriate solar access. The layout of open space for Dwelling 1 meets requirements (based on the approximate height of the north side wall).

55.05-6 Storage objective

- To provide adequate storage facilities for each dwelling.

Objective met	Yes
Standard B30	Each dwelling and/or rear yard has the capacity to provide for appropriate storage, however this has not been shown on plans. A condition on any permit issued could clarify this matter.

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 discussion.

55.06-2 Front fences objective

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

Objective met	Yes
Standard B32	No front fencing is proposed, meeting the existing front fencing characteristics.

55.06-3 Common property objectives

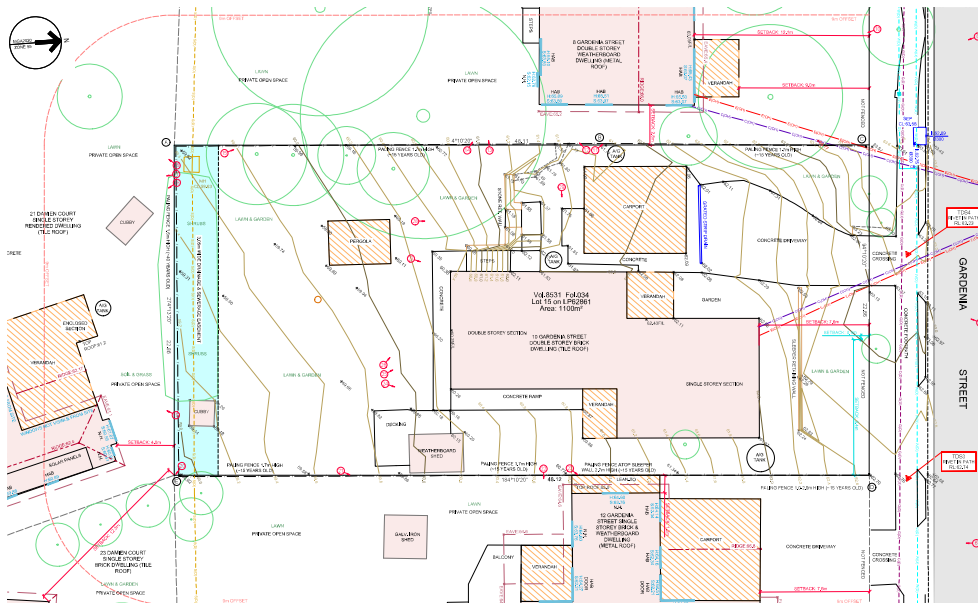
- To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained.
- To avoid future management difficulties in areas of common ownership.

Objective met	Yes
Standard B33	Areas of communal use and private use 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.



NOTES:

DATA FROM THIS PLAN MAY ONLY BE UTILIZED WITHIN THE BOUNDARIES OF THE PROJECTS DEVELOPMENT STRATEGIC PLAN, UTILIZED FOR THE PURPOSES OF THIS PROJECT ONLY. ANY OTHER USE OF THIS INFORMATION IS AT THE USER'S RISK. THE TOWN OF BAYBURN IS NOT RESPONSIBLE FOR ANY DAMAGE TO PROPERTY OR PERSONS ARISING FROM THE USE OF THIS INFORMATION.

REVISIONS:

NO.	DESCRIPTION
1	ISSUED FOR TENDERS
2	REVISIONS TO PLAN
3	REVISIONS TO PLAN

PROVISIONAL ACQUISITION EASEMENTS:

PROVISIONAL ACQUISITION EASEMENTS ARE SHOWN IN GREEN WITH A SHADY GREEN BACKGROUND.

GENERAL:

ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE STATED. DIMENSIONS OF CONCRETE FOUNDATIONS AND WALLS ARE TO FACE UNLESS OTHERWISE STATED.

VEGETATION:

VEGETATION TO BE MAINTAINED IS SHOWN IN GREEN WITH A SHADY GREEN BACKGROUND. VEGETATION TO BE REMOVED IS SHOWN IN GREEN WITH A SHADY GREEN BACKGROUND AND A CROSS-HATCH PATTERN.

UTILITIES:

UTILITIES ARE SHOWN IN ACCORDANCE WITH THE STANDARD SYMBOLS FOR UTILITIES. ALL UTILITIES ARE TO BE MAINTAINED UNLESS OTHERWISE STATED.

UNDERGROUND SERVICES:

UNDERGROUND SERVICES ARE SHOWN IN ACCORDANCE WITH THE STANDARD SYMBOLS FOR UTILITIES. ALL UTILITIES ARE TO BE MAINTAINED UNLESS OTHERWISE STATED.

PROVISIONAL ACQUISITION EASEMENTS:

PROVISIONAL ACQUISITION EASEMENTS ARE SHOWN IN GREEN WITH A SHADY GREEN BACKGROUND.

DIGITALLY SIGNED BY Mark Peter Grey

Date: 2021.07.26 09:29:31 +1000

AMENDMENTS:

NO.	DESCRIPTION	DATE
1	ISSUED FOR TENDERS	2021.07.26
2	REVISIONS TO PLAN	2021.07.26
3	REVISIONS TO PLAN	2021.07.26

CLIENT:

PSA Group

PROJECT:

10 GARDENIA STREET
PARKENHAM QLD

DRAWING:

PLAN OF TITLE RE-ESTABLISHMENT
FEATURE & LEVEL SURVEY

NO.	DATE	APPROVED BY	SCALE
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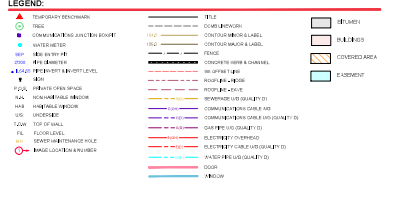
DRAWING NUMBER: 23100-D1

VERSION: 02



NOTE: SURVEY PREPARED BY OTHERS

TOWN PLANNING AMENDMENT



IMPORTANT NOTE

THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION. THE PLAN IS SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNMENT AND THE TOWN PLANNING COMMITTEE. ANY CHANGES TO THE PLAN WILL BE MADE BY A SUPPLEMENTARY PLAN. THE PLAN IS VALID ONLY IF IT IS ACCOMPANIED BY A COPY OF THE TOWN PLANNING AMENDMENT.

UNDERGROUND LOCATION SERVICE QUALITY

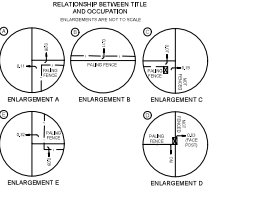
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WARNING

BEWARE OF UNDERGROUND SERVICES

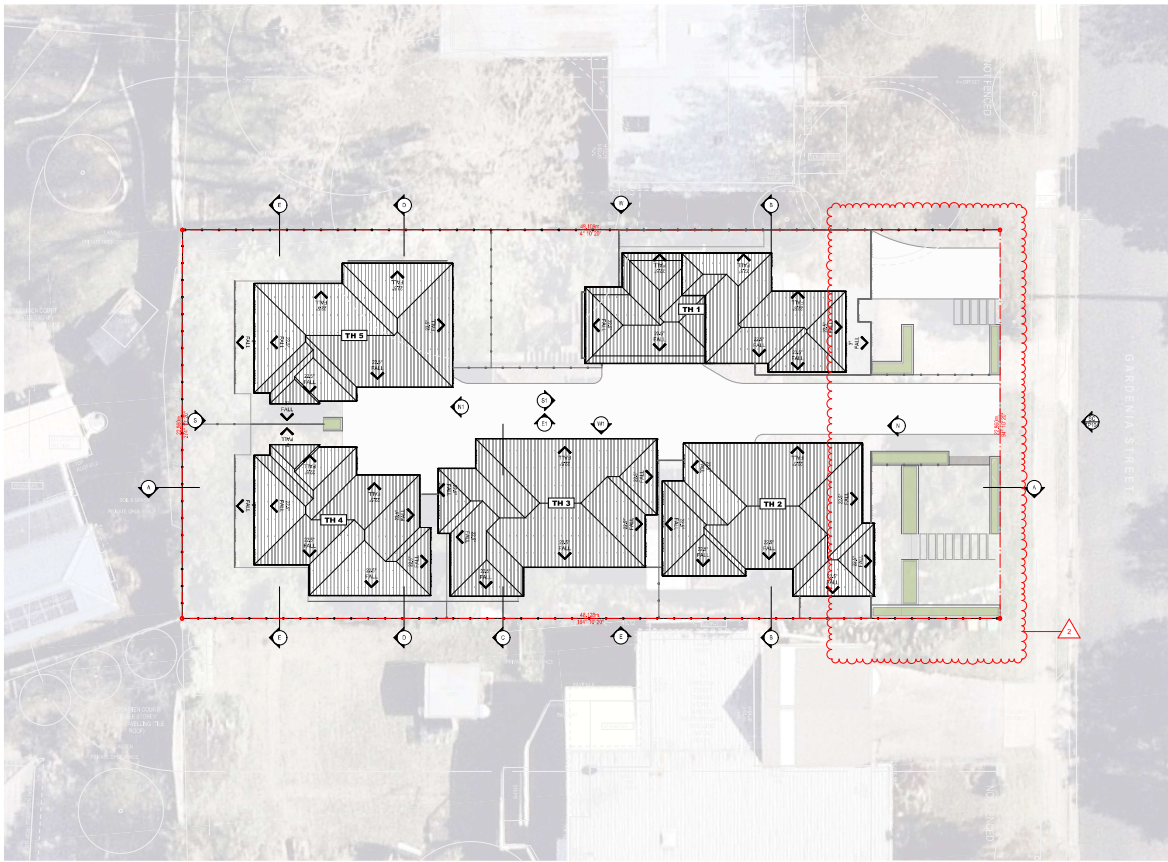
BEFORE YOU DIG

CALL 1300 BEFORE YOU DIG



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NO.	DATE	APPROVED BY	SCALE
1	2021.07.26	Mark Peter Grey	1:100



TOWN PLANNING AMENDMENT

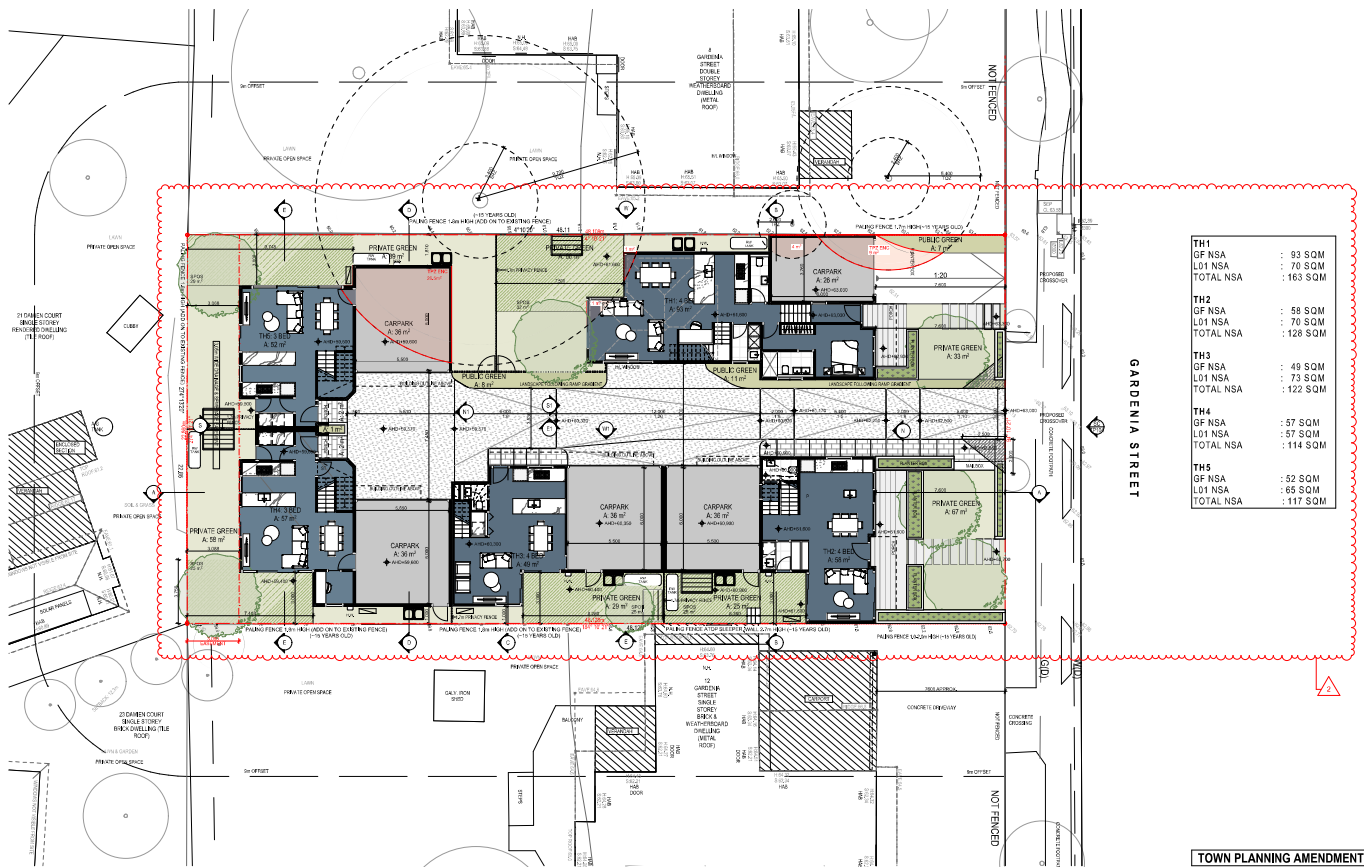
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plus
 Planning
 Architects
 15 GARDINIA STREET
 PAKEMHAM VIC 3810

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TH1	GF NSA	: 93 SQM
	LOT NSA	: 70 SQM
	TOTAL NSA	: 163 SQM
TH2	GF NSA	: 58 SQM
	LOT NSA	: 70 SQM
	TOTAL NSA	: 128 SQM
TH3	GF NSA	: 49 SQM
	LOT NSA	: 73 SQM
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TH4	GF NSA	: 57 SQM
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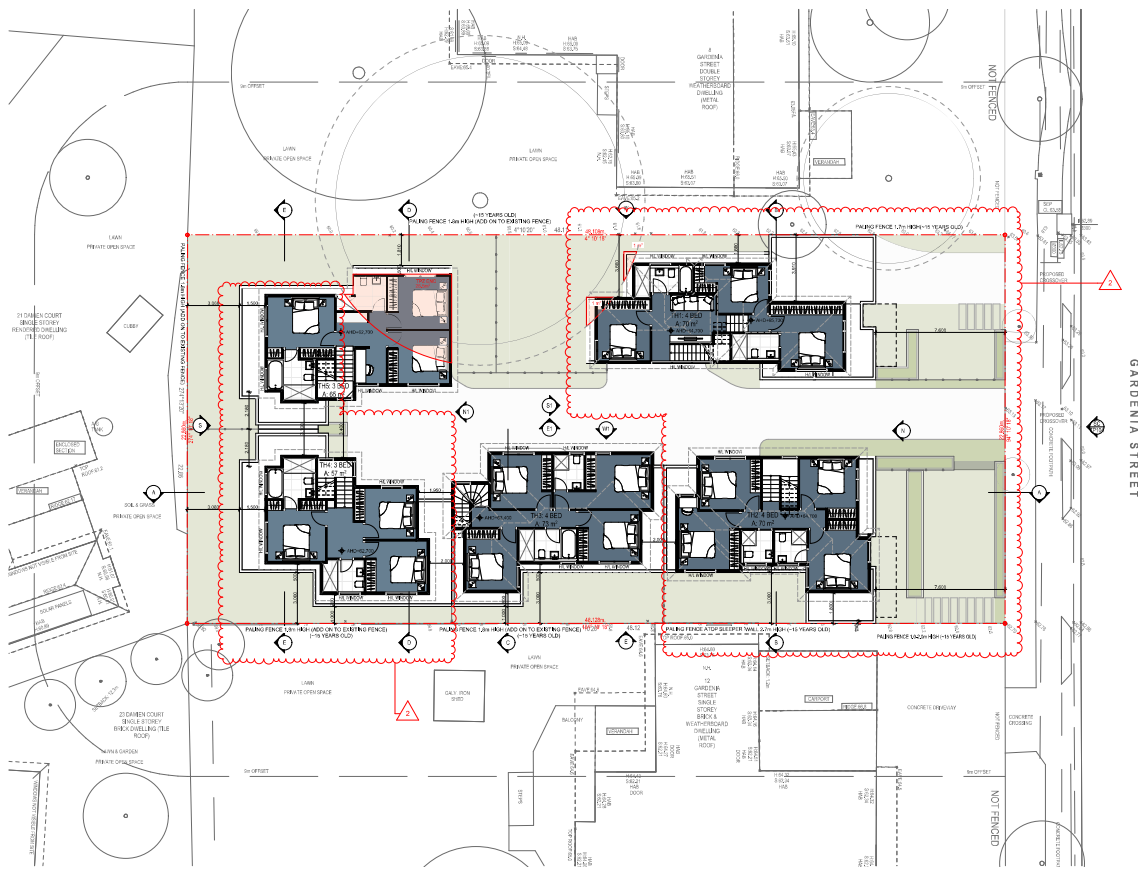
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plus
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Pty Ltd

16 GARDERIA STREET
PAKENHAM VIC 3010

16 GARDERIA STREET
FLOOR PLAN - GROUND

DATE	13/10/2023
BY	ARCHITECT
NO.	13100
REV.	TP100
NO.	2



GARDINIA STREET

NO.	REVISION	DATE	BY	CHKD	APPD
01	ISSUE FOR TENDERS	2023			
02	ISSUE FOR TENDERS	2023			

NO.	REVISION	DATE	BY	CHKD	APPD
01	ISSUE FOR TENDERS	2023			
02	ISSUE FOR TENDERS	2023			

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02	ISSUE FOR TENDERS	2023			

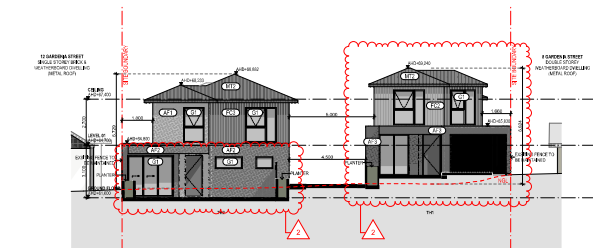


15 GARDINIA STREET
PAKEMHAM VP 3810
FLOOR PLAN - LEVEL 01

TOWN PLANNING AMENDMENT

NO.	REVISION	DATE	BY	CHKD	APPD
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02	ISSUE FOR TENDERS	2023			

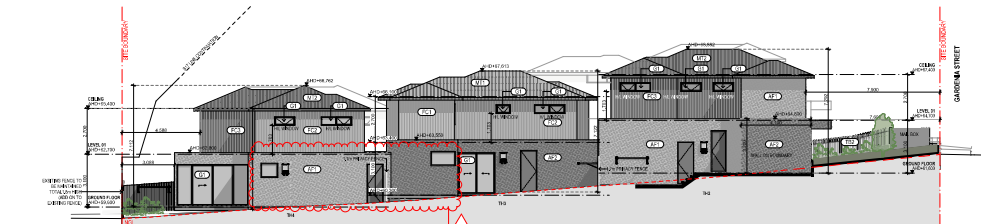
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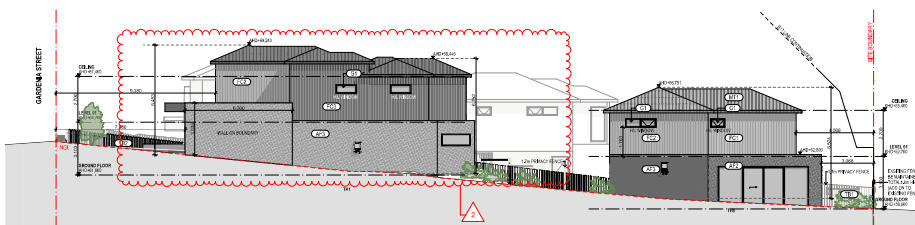
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SCALE: 1/100



TP ELEVATION - SOUTH
SCALE: 1/100



TP ELEVATION - EAST
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TP ELEVATION - WEST
SCALE: 1/100

- 001 POWDERCOAT FINISH - LIGHT COLOUR TO MATCH FCS
- 002 POWDERCOAT FINISH - DARK COLOUR TO MATCH FCS
- 003 TEXTURE APPLIC FINISH - LIGHT
- 004 DULLY GREY FINISH - 0158-01
- 005 TEXTURE APPLIC FINISH - MEDIUM GREY
- 006 POLISHED DARK GREY FINISH
- 007 TEXTURE APPLIC FINISH - DARK GREY
- 008 TEXTURE APPLIC FINISH - DARK GREY
- 009 BROWN CONCRETE FINISH - WHITE
- 010 BROWN CONCRETE FINISH - LIGHT GREY
- 011 BROWN CONCRETE FINISH - DARK
- 012 TIMBER FINISH - DARK
- 013 DOUBLE GLAZED CLEAR GLASS
- 014 BROWN FINISH - WHITE
- 015 BROWN FINISH - DARK
- 016 BALUSTRADE TYPE 1
- 017 ALUMINIUM TUBE EXTRUSION, COLOUR & FINISH M12
- 018 FINISH SCREEN COLOUR & FINISH M12

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4	CONCRETE ROOF	m ²	100	100	10000
5	CONCRETE STAIR	m ²	50	50	5000
6	CONCRETE CURB	m	100	100	10000
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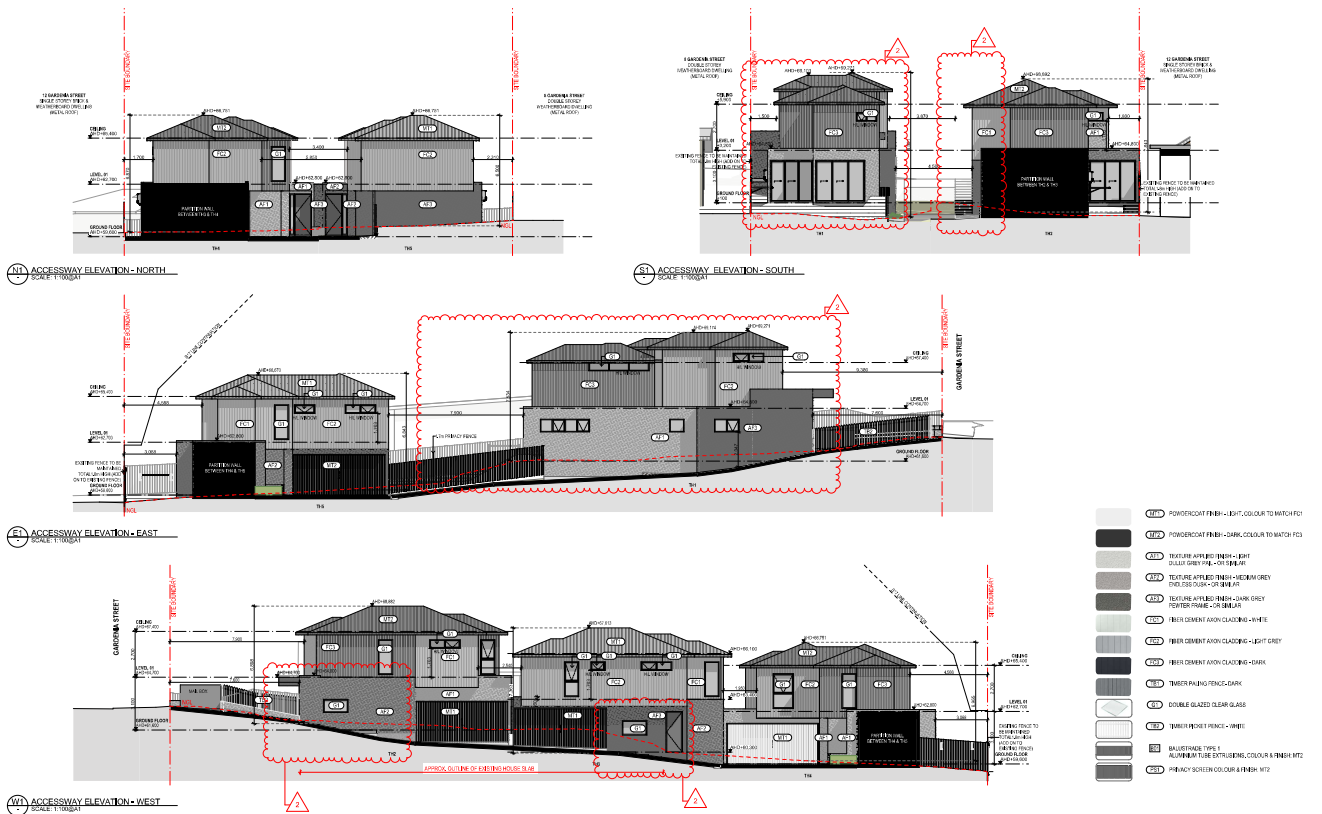
plus
Architectural
Services
Pte Ltd
100, North Bridge Road,
Singapore 069273
Tel: +65 6339 1234
Email: info@plusarchitect.com

PROJECT: 16 GARDENIA STREET
PAKENHAM VP 3810

DATE: 15/08/2023
DRAWN: [Name]
CHECKED: [Name]
SCALE: 1/100

TOWN PLANNING AMENDMENT

NO.	DESCRIPTION	UNIT	QTY	PRICE	TOTAL
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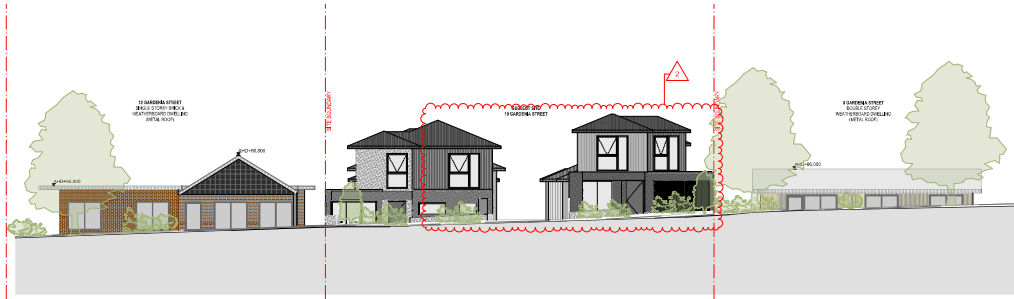
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NO.	DESCRIPTION	UNIT	AREA	DATE	BY	CHKD.
1	PRELIMINARY					
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TOWN PLANNING AMENDMENT	
13100	TP103
2	



SC STREETSCAPE - EXISTING
SCALE: 1:1000



SC STREETSCAPE - PROPOSED
SCALE: 1:1000

DATE	REVISION	BY	CHKD	APPD	DATE	REVISION	BY	CHKD	APPD
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2023/08/01	FINAL STAFFED CONSULTATION								

DESCRIPTION	STATUS	DATE
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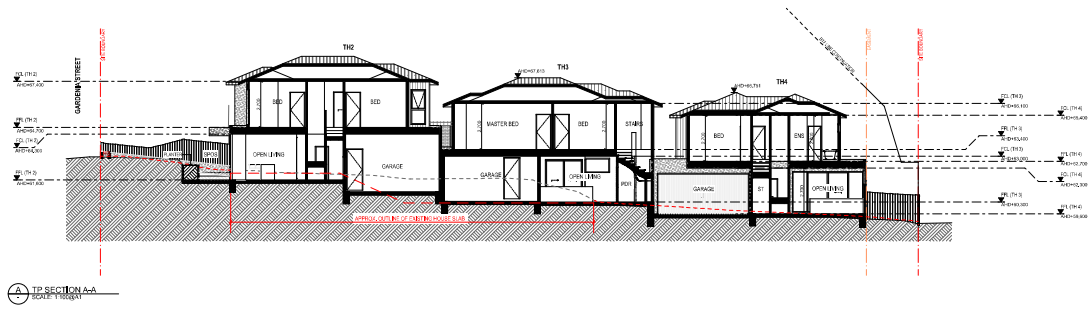


15 GARDINIA STREET
PARKENHAM VIC 3810

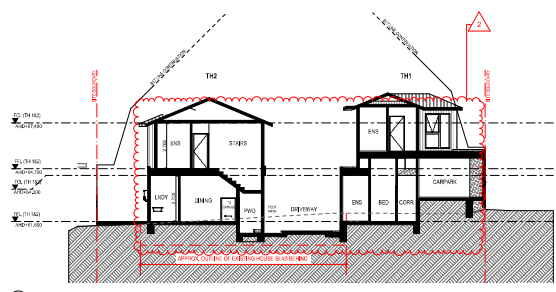
STREETSCAPE

13100

TOWN PLANNING AMENDMENT			
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CITY	PARKENHAM	SECTION	
DATE	13/08/2023	PROJECT	STREETSCAPE
CITY	PARKENHAM	SECTION	
13100	TP104	2	



TP SECTION A-A
SOUTH TOWNSHIP



TP SECTION B-B
SOUTH TOWNSHIP

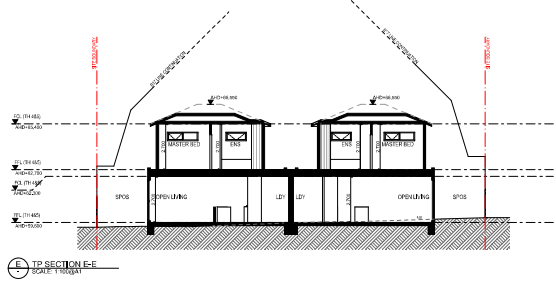
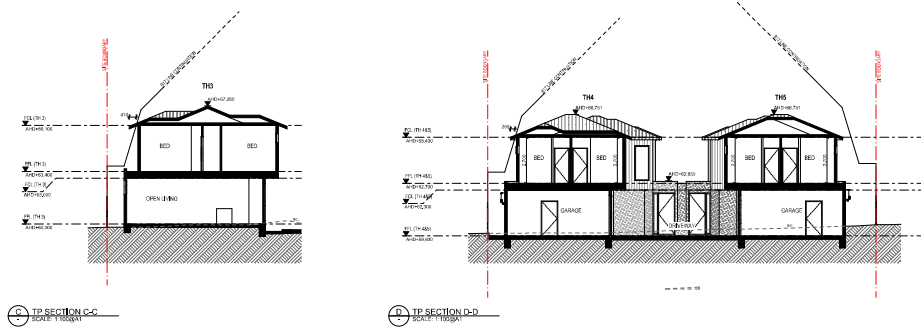
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8	ELECTRICAL				
9	PLUMBING				
10	PAINTING				
11	LANDSCAPING				
12	CONTINGENCY				
13	TOTAL				

**16 GARDINIA STREET
PARKING V03 3810**

SECTIONS 01

13100

TOWN PLANNING AMENDMENT	
NO.	DESCRIPTION
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2	AMENDMENT
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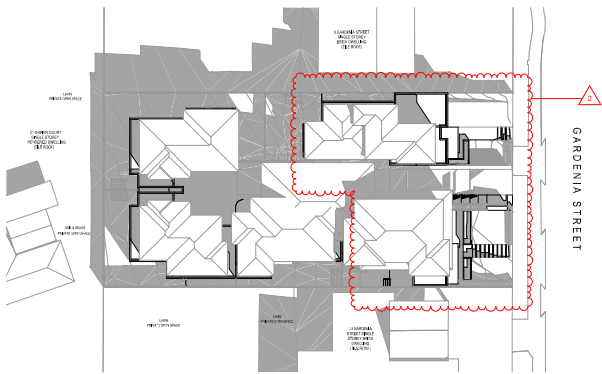
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02	FOR APPROVAL

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02	FOR APPROVAL

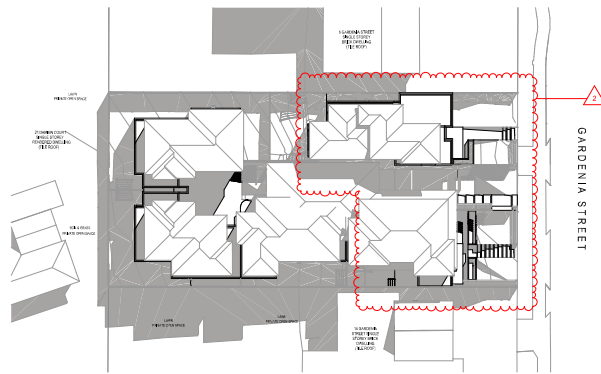
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 ARCHITECTS
 15 GARDINIA STREET
 PAKENHAM VIC 3810

15 GARDINIA STREET
 PAKENHAM VIC 3810
 SECTIONS 02

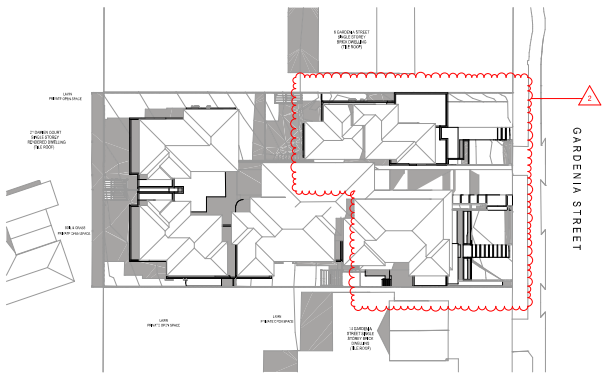
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NO.	13100	SECTION	TP106
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112 SHADOW DIAGRAM: 3PM - 22 SEPT
SCALE: 1:2000(A)



113 SHADOW DIAGRAM: 12PM - 22 SEPT
SCALE: 1:2000(A)

DATE	REVISION	BY	CHKD	APPD	DATE	REVISION	BY	CHKD	APPD	DATE	REVISION	BY	CHKD	APPD
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27/08/23	ISSUE FOR PUBLIC CONSULTATION													

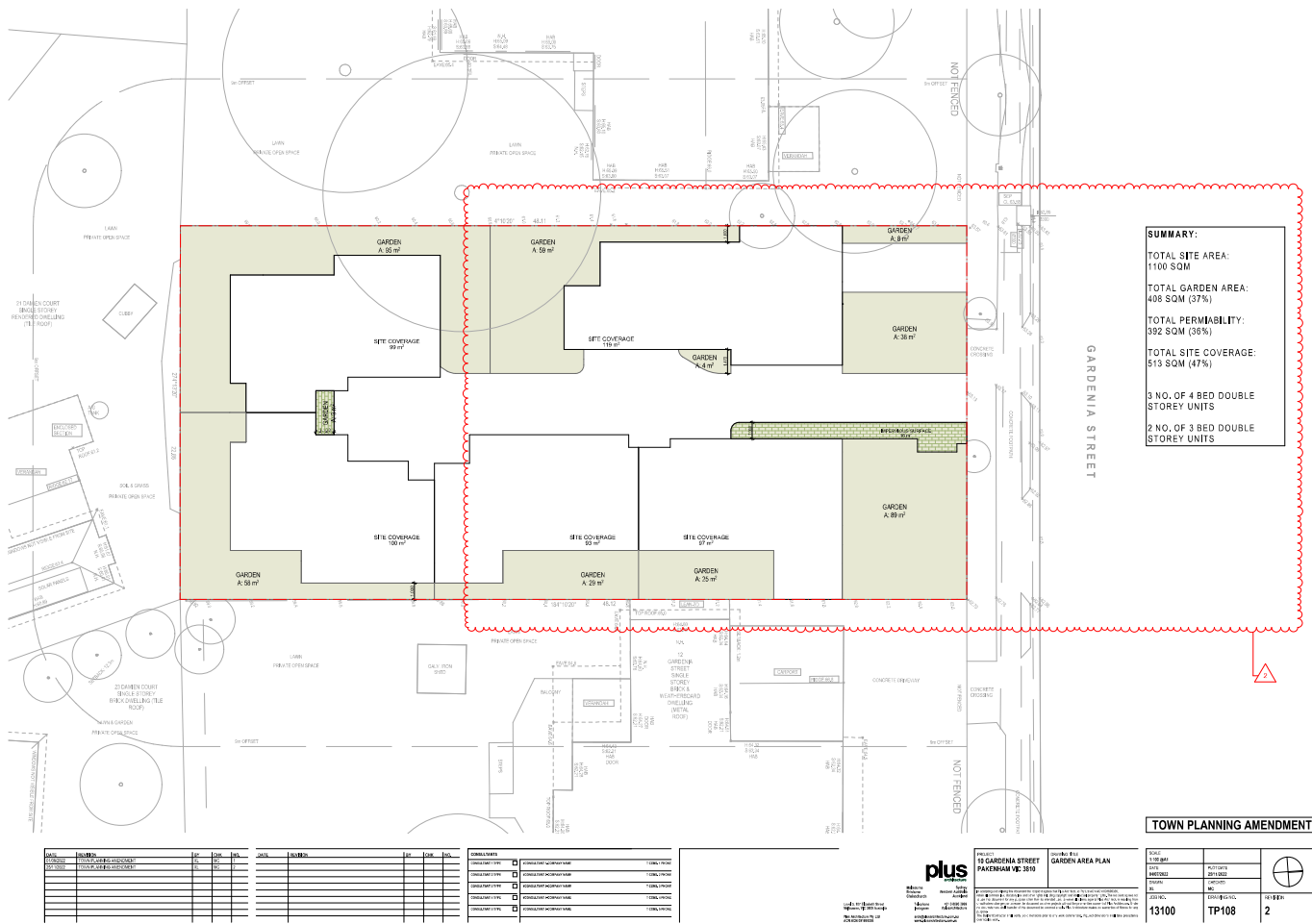
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REVISION 1:3	27/08/2023
REVISION 1:4	27/08/2023
REVISION 1:5	27/08/2023

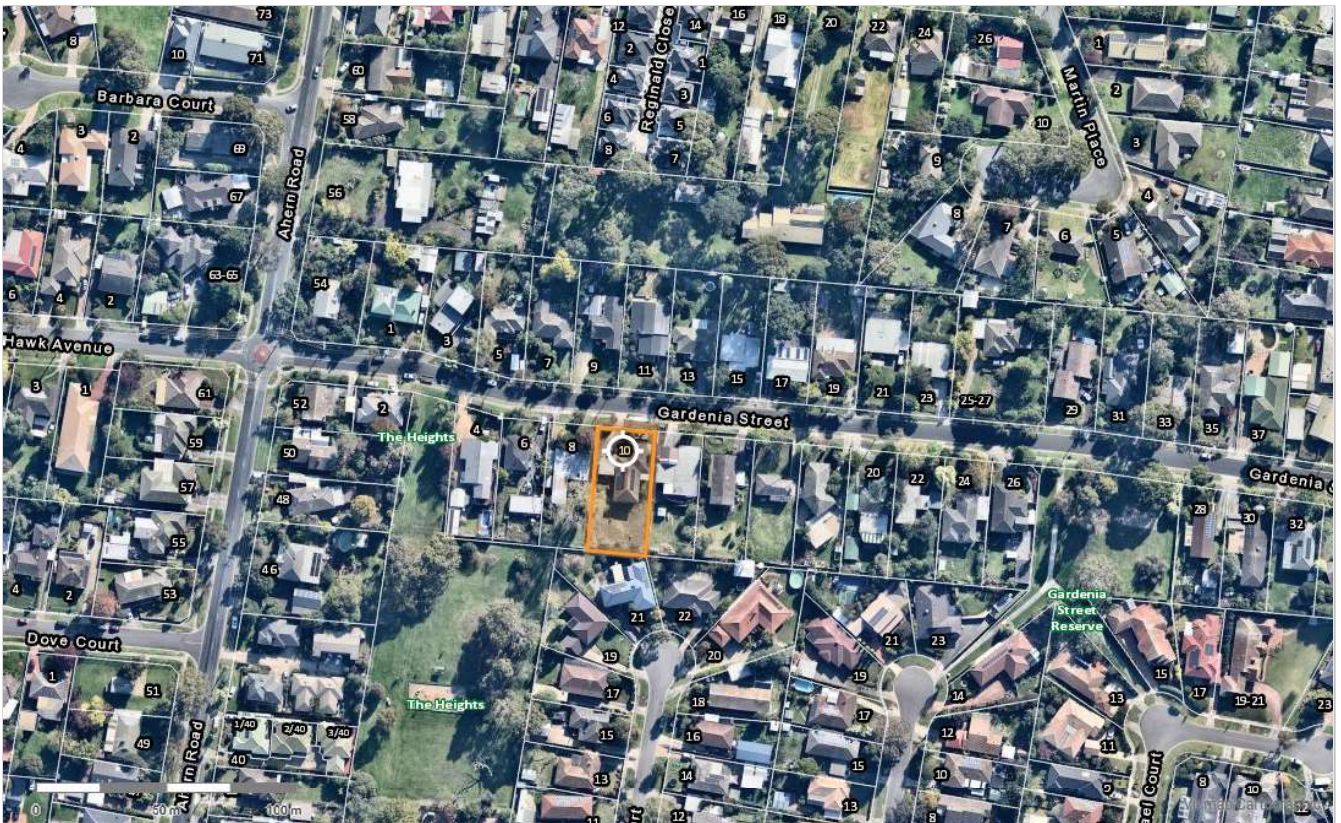
15 GARDENIA STREET
PARKENHAM VIC 3810

SHADOW DIAGRAM

DATE:	27/08/23
DATE:	27/08/23
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