

5.2 T140068-2 APP - Development of the land for sixteen (16) dwellings - 13-15 Mahon Avenue, Beaconsfield

Responsible GM: Lili Rosic
Author: Dean Haeusler

Recommendation(s)

That Council form a position to support the application to Amend Planning Permit T140068-1 to develop land for sixteen (16) dwellings and removal of native vegetation subject to the following conditions:

Conditions

1. Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be generally in accordance with the endorsed plans but modified to show:

Landscape Plan

- a. An updated landscape plan modified to:
 - i. Show trees approved for removal and retention.
 - ii. The Tree Protection Zones of retained trees including those of trees on neighbouring properties that encroach the site.

Development Plans

- b. Development plans (prepared by Co-Lab Architecture, Revision 2, dated 13/12/2023) modified to show:
 - i. Visitor space adjacent to dwellings 10 and 11 deleted.
 - ii. Presentation for three bins and storage space for four bins shown for each dwelling.
 - iii. Hard waste collection area/s.
 - iv. Modifications to the porch entrance of units 9 and 10 to ensure vehicles can safely and efficiently reverse clear of impediment
 - v. Finished Floor Levels of all dwellings and decking areas.
 - vi. Unit 8 bedroom 3 window to demonstrate compliance with Standard B22 (Overlooking).
 - vii. Unit 11 south-facing windows to demonstrate compliance with Standard B22 (Overlooking).
2. The layout of the site and the size of the proposed buildings and works, as shown on the approved plans, must not be altered or modified without the consent in writing of the Responsible Authority.
3. Prior to the removal of native vegetation hereby approved, the permit holders must prepare and submit an *Offset Management Plan* to compensate for the removal of native vegetation approved under this permit, to the satisfaction of the Responsible Authority.

When approved by the Responsible Authority, the plan will be endorsed and will form part of this permit. The plan must show:

- a. indigenous plants to be planted and protected under conservation management;
- b. indigenous plant species to be used for revegetation, actions and timing of all planting preparation and follow up maintenance works including tree guards and mulch;
- c. only local indigenous plants to be planted. Plantings must include a range of indigenous trees, shrubs and grasses.

The *Offset Management Plan* must provide protection of the offset area in perpetuity.

4. Offset actions must begin within 12 months from the commencement of works. The offset area must be protected and maintained in perpetuity to the satisfaction of the Responsible Authority.
5. Prior to the commencement of the development, the trees marked on the endorsed plans as being retained must have Tree Protection Zones (TPZ) installed to the satisfaction of the Responsible Authority. All TPZ's must meet the following requirements:
 - a. Each TPZ must be installed prior to the commencement of any demolition, excavation, tree removal, delivery of building/construction materials, temporary buildings and construction.
 - b. Each shall not be removed until such works have been fully completed.
 - c. Each TPZ must extend (as close as practicable) to the Tree Retention Zone, calculated as being a radius of 12 times the Diameter at Breast Height (DBH – measured at 1.4 metres above ground level as defined by the Australian Standard AS 4970.2009).
 - d. If works are shown on any endorsed plans of this permit within the calculated TPZ, the Tree Protection Fencing must be taken in only the minimum amount necessary to allow the works to be completed.
 - e. Areas within the TPZ must not be used:
 - viii. for vehicular or pedestrian access, no trenching or soil excavation is to occur.
 - ix. for storage or dumping of tools, equipment, materials or waste is to occur.
 - x. for storage of any vehicles, machinery, equipment or other materials.
6. Before the removal or pruning works starts, the trees to be removed from the subject site must be inspected by an appropriately qualified zoologist to determine the presence or otherwise of any native fauna living or nesting in the trees. If any native animals are living or nesting in the trees they must be caught and relocated prior to the removal of the trees, to the satisfaction of the Responsible Authority
7. All vegetation that is removed and disposed of must:
 - a. not cause damage to vegetation stands to be retained
 - b. have regard to any local laws (e.g. vegetation burning laws)
8. This permit limits the vegetation to be removed to the specific plants identified as part of this application.
 - a. No additional native plants outside those specified in this permit are to be removed as part of this application
9. Before the development starts, drainage plans must be submitted to and approved by the Responsible Authority. The plans must show the provision of a stormwater detention

system. The stormwater detention system will become the responsibility of the property owner or body corporate to maintain to the satisfaction of the Responsible Authority.

Note: As the development has an impervious ratio greater than 35%, the developer shall engage the services of a suitably experienced engineer to design a stormwater detention system that will reduce the intensity of the storm water discharge entering Council's drainage system, i.e.: a detention system. The storm water detention system shall provide for the same five (5) year ARI peak discharge as that for a standard house lot with no storm water detention. A standard house lot is assumed to have a fraction impervious area of 35%. Calculations and a plan shall be submitted to Council for approval prior to construction. The storm water detention system must be constructed prior to the occupation of the proposed development.

If the drainage of the eastern portion of the site requires drainage to be directed to the existing Melbourne Water drain located within the adjoining land to the east, the applicant must negotiate the creation of a suitable drainage easement with the adjoining land owner and construct an outfall drain within this easement to service the affected portion of the proposed development to the satisfaction of the Responsible Authority

10. Stormwater works must be provided on the subject land to prevent overflows onto adjacent properties.
11. Stormwater must not be discharged from the subject land other than by means of an underground pipe drain discharged to an outlet in the street or to an underground pipe drain to the satisfaction of the Responsible Authority.
12. Earthworks must be undertaken in a manner that minimises soil erosion. Exposed areas of soil must be stabilised to prevent soil erosion. The time for which soil remains exposed and unestablished must be minimised to the satisfaction of the Responsible Authority.
13. The slope of batters, both cut and fill, must not exceed 2:1 (horizontal: vertical) or, where this is not practicable, batters must be stabilised by other means to the satisfaction of the Responsible Authority.
14. Before the development is occupied a residential standard concrete vehicle crossing as shown on the approved plans must be constructed to the approval and satisfaction of the Responsible Authority.
15. Before the development is occupied, all proposed areas set aside on the approved plans for access, circulation and car parking must be constructed with concrete, asphalt or other approved hard surfacing material, drained and the parking areas delineated to the satisfaction of the Responsible Authority. Once constructed, these areas must be maintained to the satisfaction of the Responsible Authority.
16. The dimensions and layout of the proposed access and parking areas must accord with the requirements of Clause 52.06 of the Cardinia Planning Scheme.
17. Before the development is occupied the dwellings must be connected to a reticulated sewerage system of a sewerage authority.
18. Delete.
19. All plumbing work, sewer pipes etc. associated with the development must be concealed from the general view.
20. Power and telephone lines to all new dwellings must be placed underground from the main point of service supplied by the authority outside the boundaries of the site.
21. A mailbox must be provided at the front of each dwelling to the satisfaction of the Responsible Authority and Australia Post.

22. A clothesline must be provided for each dwelling and must be located to the satisfaction of the Responsible Authority so as not to be detrimental to the visual amenity of the neighbourhood.
23. Lighting standards must be provided near the front entrance of each dwelling to the satisfaction of the Responsible Authority.
24. The landscaping works as shown on the approved plan must be completed within sixty (60) days of the completion of the dwellings. The completion date is defined as the issue of a Certificate of Occupancy.
25. The completed landscaping must be maintained by the owner to the satisfaction of the Responsible Authority until the dwellings are transferred.
26. All non-ground floor windows on the northern elevation of units 1 to 7 must be obscured in accordance with the requirements of Clause 55 of the Cardinia Planning Scheme and to the satisfaction of the Responsible Authority, prior to the occupation of these dwellings. These windows must remain obscured to the satisfaction of the Responsible Authority in perpetuity.
27. At all times waste management and collection must be undertaken in accordance with the endorsed Waste Management Plan, prepared by Waste Space Solutions, dated 15 August 2023 (or as amended).

Expiry of Permit

This permit will expire if:

- a. the development is not commenced within **two (2) years** of the date of the permit;
or
- b. the development is not completed within **four (4) years** of the date of the permit.

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

Please note the timeframes detailed in the 'Expiry of Permit' relate to the Date Issued, not the Date Amended.

Notes

Council does not provide waste collection services from common property areas. A private waste collection service is required to service the dwellings within this approved development. Any such service will be the responsibility of the Owners Corporation

AND

That Council authorise the Manager Planning and Design to instruct Council's Statutory Planners and/ or Council's Solicitors on any future application for review at the Victorian Civil and Administrative Tribunal.

Attachments

1. T140068-2 APP - Locality Map [5.2.1 - 1 page]
2. T140068-2 APP - Officer Report [5.2.2 - 26 pages]
3. CONFIDENTIAL REDACTED - T140068-2 APP - Objections [5.2.3 - 4 pages]
4. T 140068-2 APP - Development Plans [5.2.4 - 43 pages]

Application Details

APPLICATION NO.:	T140068-2
APPLICANT:	UpCo Urban Planning Collective
LAND:	L1 LP46245, 13-15 Mahon Avenue, Beaconsfield VIC 3807
PROPOSAL:	Amend planning permit application T140068-1 (approved for the development of land for eleven dwellings) to amend what the permit allows by introducing a further five dwellings, totalling 16 dwellings for the site.
PLANNING CONTROLS:	General Residential Zone – Schedule 1
NOTIFICATION & OBJECTIONS:	<p>The proposal was advertised pursuant to Section 52 of the <i>Planning and Environment Act</i> (1987).</p> <p>Notices were sent to neighbouring properties and signage erected on-site for fourteen (14) days.</p> <p>Four (4) objections were received.</p>
KEY PLANNING CONSIDERATIONS:	<ul style="list-style-type: none"> • Stormwater management • Traffic generation and access • Neighbourhood character
REASON FOR MEETING:	<ul style="list-style-type: none"> • Four objections received • Planning Permit T140068 was determined by Council (supporting an officer recommendation for approval)
RECOMMENDATION:	Adopt a position to support the application to amend the Planning Permit

Executive Summary

The site benefits from two active planning permits; T140068 that was originally issued on 19 February 2015 and amended on 28 August 2018 for the development of eleven dwellings and T160680 issued on 12 December 2016 for the subdivision of land into twelve lots. Both permits have been extended and remain active.

The current application to amend planning permit T140068 was received 10 November 2023. The application seeks to integrate the development of the site's eastern portion with the approved dwellings.

Further information was requested before the application proceeded to public notice on 11 January 2024, where four objections were received.

On 14 March 2024 Council received notification of an Initiating Order from the Victorian Civil and Administrative Tribunal (VCAT) that the applicant had applied for a review under Section 79 of the *Planning and Environment Act (1987)*.

The addition of five dwellings to the balance of the site is achieved with a site-responsive design of detached dwellings consistent with the approved development. The further dwellings represent a moderate increase in the residential in-fill development to a site that is positioned with good access to services, amenities and public transport more generally.

As demonstrated in the officer report, it is recommended the amendment is supported, subject to conditions.

Relevance to Council Plan

2.1 We support the creation of liveable spaces and places

2.1.3 Plan for housing diversity that meets community need, is affordable and delivers environmental sustainability, safety and healthy living outcomes.



CardiMap

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11-Apr-2024

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APPLICATION FOR CONSIDERATION AMENDED PERMIT OFFICER REPORT

(Section 72 - 76B Amendments to Existing Permit)



Application Details:

Proposal	Amendment to Planning Permit T140068-1 (that allows the development of land for eleven (11) dwellings) to amend what the permit allows and the endorsed plans.		
Is the permit valid?	The permit was issued on 19 February 2015 with various extensions having been granted over the years. A further extension to commencement was granted 5 April 2024, extending the time to commence works to 19 February 2025.		
Applicant	Urban Planning Collective On behalf of The Trustee for 1315MAB Unit Trust		
Date Received:	10 November 2023		
Statutory Days:	136 days as of 3 April 2024 Section 79 appeal (failure) lodged at VCAT		
Section 50/50A/57A Amendment	<input checked="" type="checkbox"/> None	<input type="checkbox"/> Yes, date:	
Application Number	T140068-2		
Planner	Dean Haeusler		
Land/Address	L1 PS46245 V08443 F934 13-15 Mahon Avenue Beaconsfield VIC 3807		
Property No.	1509450600		
Zoning	General Residential Zone – Schedule 1		
Overlay/s	None		
Current Permit Trigger(s)	<ul style="list-style-type: none"> Pursuant to clause 32.08-7 (previously 32.08-4 at the time the permit was approved) of the General Residential Zone a permit is required to construct or carry out works associated with two or more dwellings. Pursuant to 52.17-1 of the Native Vegetation Planning Provisions, a permit is required to remove, destroy or lop native vegetation. 		
Original Zoning	As above		
Original Overlay/s	As above		
Original Permit Trigger(s)	<ul style="list-style-type: none"> Pursuant to clause 32.08-4 of the General Residential Zone a permit is required to construct or carry out works associated with two or more dwellings. Pursuant to 52.17-1 of the Native Vegetation Planning Provisions, a permit is required to remove, destroy or lop native vegetation. 		
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:
	No s55 referrals undertaken as part of this amendment.	
Registered restrictions on Title	<input checked="" type="checkbox"/> None	<input type="checkbox"/> Yes, list below:
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"> ▪ Development Plans prepared by Collab Architecture ▪ Town Planning Submission prepared by UpCo Urban Planning Collective. ▪ Car Park Demand Assessment prepared by TTM Consulting. ▪ Waste Management Plan, prepared by Waste Space Solutions. ▪ Title Documents 	
Plans to be endorsed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No, amended plans required	

The Request

The permit was issued by Council and the original decision was made under that Council's authority, not under delegation. As a result, this application to amend the permit must also be reported to and determined by Council (it cannot be decided by officers under delegation). Notwithstanding this, as a Section 79 appeal (failure) has been lodged with VCAT, Council is now required to form a position on the application prior to the merits hearing rather than formally determine the application.

The applicant has submitted a request to amend the permit, including the preamble and endorsed plans.

Permit Preamble

The permit preamble currently reads:

"Development of the land for eleven (11) dwellings, generally in accordance with the approved plans"

It is proposed that the permit preamble be amended to read:

"Development of the land for sixteen (16) dwellings, generally in accordance with the approved plans"

Conditions

The permit applicant has not specifically sought any amendments to conditions, however following a detailed assessment of the proposal, several conditions will need to be amended in response to the amended development layout sought by the permit applicant. These are detailed in the discussion of the report.

Changes to Endorsed Plans

Proposed units

The applicant seeks to amend endorsed plans by developing the eastern portion of the site that was previously not proposed for development.

As part of this amendment, five additional dwellings are proposed: units 8 – 12.



Figure 1: Layout plan - lower ground level



Figure 2: Layout plan - Ground level



Figure 3: Internal elevations (unit 8-11)



Figure 4: South-east elevation (unit 8 - 11)

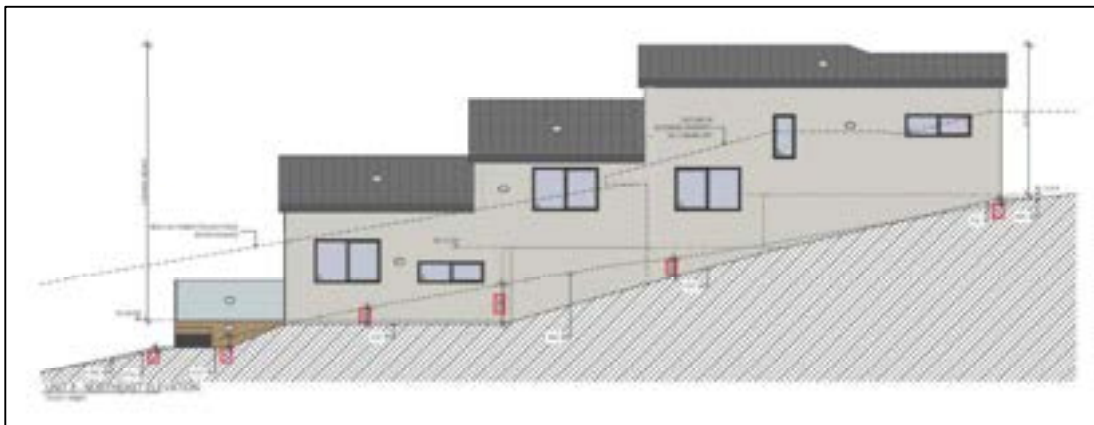


Figure 5: North-east elevation (unit 8)



Figure 6: Unit 12 south-west elevation

Units 8-11 are to be split-level single storey design that are elongated with the fall of the land. The dwellings incorporate a single garage and tandem parking spaces along with three bedrooms and south-easterly facing deck. Secluded Private Open Space is located south-east of the dwellings ranging from 208 to 330 square metres.

These units will be constructed with a gable roof design finished with dark tiled roofing reaching a maximum 8.25 metres height (Unit 11), with a mixture of rendered and exposed brick construction.

Unit 12 is located east of approved unit 13 and will reflect a design that is more similar to existing approved dwellings; a split-level construction is proposed with a lower ground and ground level, gabled tile roofing along with the same brick construction. The dwelling will present as single storey internally with a double garage and large east-facing ground floor deck.

This unit will consist of one bedroom and ground level and two additional bedrooms at lower ground along with living spaces at both levels. Secluded Private Open Space will total 195 square metres, oriented east and south of the dwelling.

The common accessway is to be extended provide direct access to each dwelling and a visitor space within the frontage of unit 13 has been relocated in front of units 10 and 11.

Landscape within common areas and private open space is to be extended with a range of ground covers, shrubs, and canopy trees.

Approved units

Minor modifications are also proposed to the approved units as follows:

- Reduction in Finished Floor Levels of units 6, 14 and 15 are proposed by up to 500mm, resulting in an equivalent reduction in total height of these dwellings.



Figure 7: Unit 14 and 15 (southern internal view)

- The Secluded Private Open Space of Unit 7 increases from 79 sqm to 80.
- The gas metres have been relocated to the front setback.
- One visitor space relocated, adjacent to unit 10 and 11.

It is noted that the plans submitted show changes to other approved dwellings (identified in red). These changes were considered during a previous amendment to the application under Secondary Consent.

Subject site & locality



Figure 8: subject site and surrounds (Source: Cardimap)

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 to the east is land contained within the Glismann Road structure plan and subject to Planning Scheme Amendment C238 to introduce a Neighbourhood Residential Zone – Schedule 2, and Development Plan Overlay Schedule 19. Council resolved to adopt the amendment on 16 May 2022. The amendment was gazetted 3 August 2023.

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
Large rural-living residential properties (each approximately 1 hectare and developed with single dwellings) contained within the Glismann Road precinct.
SOUTH
1.3 hectare residential property containing a single storey dwelling and outbuildings.
WEST
Mahon Avenue; single storey brick veneer dwelling.

Permit/Site History

The history of the site includes:

- Planning Permit Application T040091 refused on 5 July 2004 for 'multi-unit development (23 units)'.
- Planning Permit T140068 issued on 19 February 2015 for 'development of the land for twelve (12) dwellings'.
 - Endorsed plans under planning permit T140068 issued on 16 October 2018.
 - Amended Planning Permit T140068-1 issued on 25 July 2018 to amend the endorsed plans and Condition 1.
 - 1st Extension of Time to T140068 issued on 15 February 2017 to extend the date of commencement.

- 2nd Extension of Time to T140068 issued on 27 February 2019 to extend the date of commencement.
- Amended Plans issued under Secondary Consent for T140068 issued on 1 April 2019.
- 3rd Extension of Time to T140068-1 issued 15 March 2021 extending the commencement date to 19 February 2023.
- A 4th Extension of time to T140068-1 was issued 16 February 2023 granting a further year, extending commencement to 19 February 2024.
- A 5th Extension of time to T140068-2 was issued 5th April 2024 granting a further year extension, extending commencement to 19 February 2025.
- Planning Permit T160680 issued on 12 December 2016 for 'twelve (12) lot subdivision'.
 - 1st Extension of Time to T160680 issued on 8 April 2019 to extend the date of commencement.
- Planning Permit Application T210902, for 'buildings and works associated with the construction of thirty-one (31) dwellings' was appealed by the applicant to the Tribunal. Council formed a position to refuse the grant of a permit. This was upheld by the Tribunal in the final order dated 12 April 2023.
- The subject planning permit application (T140068-2) was lodged with Council on 10 November 2023. A Section 79 appeal was subsequently lodged with VCAT.

Public Notification

Pursuant to Section 52 of the *Planning and Environment Act 1987* the proposal was subject to public notice by way of a notice erected at the front of the site and notices being posted to owners and occupiers of adjoining and adjacent lots.

Following the giving of notice, four (4) objections have been received. In summary they raise the following concerns:

- Development on the steep gradient seems at odds with Glismann Road planning.
- Drainage issues raised during previous Tribunal hearing for Planning Permit T210902.
- VCAT issues regarding neighbourhood character and amenity not addressed.
- Increased traffic congestion during build, particularly at peak times.
- Increased traffic congestion from higher number of dwellings.
- Off-site parking issues due to lack on on-site parking.
- Lack of access for emergency services vehicles to the rear dwellings.
- Concerns with public notification (signage erected on-site)


Referrals

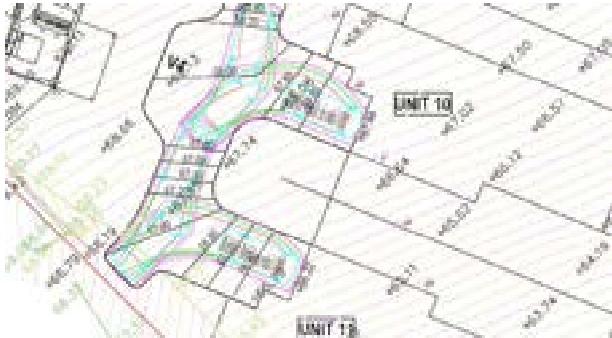
External Referrals/Notices Required by the Planning Scheme:

Referrals/ Notice	Referral Authority	Brief summary of response
Section 55 Referrals	None	There are no buildings and/or works which trigger s55 referrals.

Section 52 notices	None	There are no buildings and/or works which trigger s52 notices to external authorities.
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Internal Referrals

Internal Referral	Council	Advice/ Response/ Conditions
Engineering		<p>Council's Engineering unit is satisfied that the existing conditions remain appropriate to the amended design. A condition of the existing permit requires the submission of a stormwater management plan and if required the permit holder will need to secure an easement to connect to the O'Neil Road Drainage Scheme (Melbourne Water asset) that runs through the properties east of Glismann Road as shown below.</p> 
Parks and Gardens		<p>The following comments have been raised:</p> <ul style="list-style-type: none"> • The plant schedule is inconsistent with what is shown on the plans. • Ensure that sight triangles are adhered to with no shrubs >600mm height at maturity in these areas. • There appears to be grassed areas near the front, but this is not shown on the schedule. • Existing trees being removed should be marked as such, trees being retained should be marked as such, and any works within TPZs need assessment.
Waste		<p>The following areas of concern have been identified:</p> <ul style="list-style-type: none"> • The need for plans to clearly show adequate room for presentation of 3 bins per dwelling, plus storage for 4 bins per dwelling. • It must be demonstrated that bin storage is not to exceed 40m from bin presentation location. • A designated hard rubbish collection area must be shown. <p>The above matters can be addressed via condition of permit, prior to commencement of development.</p>

	<ul style="list-style-type: none"> Concerns were raised regarding the collection vehicle, however it is noted that the Traffic team has assessed and considers the site can reasonably accommodate the target collection vehicle. The WMP must note the owners corporation as being responsible for managing collections and communications.
Traffic	<ul style="list-style-type: none"> The Traffic team confirms that parking provision, including dimensional aspects, is as required within the scheme. Traffic has assessed the Waste truck movements and they are considered satisfactory. The quantum of additional vehicle movements is considered able to be absorbed within the surrounding road network. Concerns have been raised regarding accessibility of the visitor parking space between dwellings 10 and 12 – a visitor cannot enter and exit this space in a forward direction without using the tandem parking space areas in front of adjacent dwellings (which cannot be guaranteed to be available) or reverse 15m where visibility is obscured). <p>Similarly, concerns are raised as to the extent of the swept path analysis for dwellings 10 & 11 and possible conflicts with the stairs / porch.</p> <p>As the development has a surplus number of visitor parking spaces, the deletion of this space via a condition of any permit is considered appropriate to improve vehicle accessibility.</p>  <p>Figure 9: Turning path assessment (units 10 and 11)</p>

Assessment

1. As part of the assessment of the amendment, consideration has been given to a number of matters, including:

a) *The relevant planning scheme or any changes to the scheme;*

The development continues to remain consistent with the objectives and strategies of the Cardinia Planning Scheme that seek to support urban in-fill development in areas that benefit from good access. Policies such as Clause 11.03-1S (Activity Centres), 16.01-1S (Housing Supply) along with Clause 21.03-1 (Housing) 21.03-2 (Urban Established Areas – Pakenham and Beaconsfield) promote increased housing densities and a diversity of housing in areas with appropriate infrastructure, access to jobs and amenities. The

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application represents an appropriate response to these policy objectives through a continued theme of detached double storey dwellings in the east of the site.

One change that is recognised as introducing broader influence on the area is the Glismann Road Development Plan that applies to land east of the subject site. This amendment was a draft document at the time that the proposal was initially assessed in 2014 and has since been incorporated into the Planning Scheme under amendment C238 on 18 November 2022.

As part of this amendment, the land was rezoned from Rural Living Zone to Neighbourhood Residential Zone. The amendment introduces an expectation of greater residential development that is more closely aligned to the development controls of this site (General Residential Zone – Schedule 1). To this end, officers consider the policy settings now encourage appropriately designed residential development similar to that found on the subject site and a transition in built form and landscape character.

- b) *All objections and other submissions which it has received, and which have not been withdrawn;*

The amendment request was advertised and attracted six (6) objections. The grounds of the objections are detailed in this report and a response is provided to each relevant matter.

In summary, objectors are concerned with the intensity of the development and how this may create offsite impacts through such matters as visual bulk, parking and traffic. The proposal is considered to satisfy policy which seeks to balance amenity and safety with the need to accommodate growth within areas of Melbourne zoned for residential purposes and particularly those close to services and public transport infrastructure. The proposal is considered to achieve this balance.

- c) *Any decision and comments of a referral authority which it has received; and*

The amended permit application was not required to be referred to any statutory authorities.

- d) *Any significant effects which the Responsible Authority considers the changes may have on the locality / environment / etc.*

There are no such effects as part of this amendment which cannot be managed by standard conditions relating to drainage and soil stability.

- e) *Will not cause an increase in detriment to any person;*

It is not foreseen that this application will cause unreasonable detriment to any person. The changes proposed satisfy all relevant Planning Scheme policy, including:

- Proposed dwelling 12 setback from the boundary (to 11 Mahon Avenue) well in excess of the requirements of clause 55 standard B17.
- Proposed dwellings 8 through 11 are all single-storey as they address the fall of land downhill towards the east.
- All vehicles can enter and exit the site in a forward direction.
- All new dwellings being provided with car parking in accordance with clause 52.06-5.
- Visitor parking to be provided in accordance with clause 52.06-5.
- Waste collection continues to be managed on the site as previously approved under the permit.

2. Before deciding on an application to amend a plan or permit, the Responsible Authority, if the circumstances appear to so require, may consider:

- a) *Any significant social and economic effects of the amendment; and*

It is considered that there will not be any significant social or economic effects of the proposed amendment.

- b) *Any other strategic plan, policy statement, code or guideline which has been adopted by a Minister, government department, public authority or municipal council; and*

There are no strategic plans, policy statements, codes or guidelines which have been adopted by a Minister, Government Department, Public Authority or Municipal Council which would impact on the approval of the proposed amendment.

- c) *Any amendment to the planning scheme which has been adopted by a planning authority but not, as at the date on which the application is considered, approved by the Minister or a planning authority; and*

There has been no amendment to the Planning Scheme which has been adopted by a Planning Authority but not approved by the Minister or a Planning Authority which would affect the approval of the proposed amendment.

- d) *Any agreement made pursuant to section 173 affecting the land the subject of the application; and*

Not applicable – no Section 173 agreements affecting the site.

- e) *Any other relevant matter.*

There are no other relevant matters required to be considered in the approval of the proposed amendment.

3. Are the changes to the Planning Permit considered appropriate?

The changes are considered compatible with the locality and relevant policy settings. In short, the subject site is zoned for residential purposes, within Metropolitan Melbourne and relatively close to high quality public infrastructure where this significant investment can be utilised.

The siting, layout and design of the dwellings provide separation of built form that is consistent with the approved dwellings and have been designed to be site-responsive to the fall of the land, ensuring integration with the landscape character.

Each of the new dwellings demonstrate compliance with the Standards of Clause 55 as detailed in the Appendix A assessment, further demonstrating that the amendment represents an appropriate and proportionate development for the remainder of the site.

The changes to the existing development are of a very minor nature and of no consequence when regard is made for the permission granted and the Objectives/Standards of Clause 55.

Detailed assessment has revealed a number of matters which require resolution, including:

- Changes required to the landscaping plan, including referring all originally 'existing' vegetation, trees to be removed and retained, relevant TPZs and details of all surfaces finishes throughout the site;
- Details required on the waste management plan to confirm adequate presentation space for 3 bins per dwelling;
- Changes to the visitor parking space to the west of dwellings 9, 10 and 11.
- Confirmation that Unit 8 complies with overlooking requirements.

Response to grounds of objection

Ground of objection	Response
Development on the steep gradient seems at odds with Glismann Road planning.	Glismann Road Development Plan (C238, approved 22 November 2022) DPO19 does not apply to the subject site, however it does adjoin the eastern boundary. DPO19 exists to ensure that development strikes an appropriate balance between yield and respect for a number of significant attributes, including sloping land, existing

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	<p>vegetation, view lines and ensuring new development does not 'dominate the landscape'</p> <p>At the time Planning Permit application T210902 was initially considered by Council, and ultimately the Tribunal, DPO19 was not a seriously entertained document (it is now incorporated into the Planning Scheme and so has status). Given the uncertainty of the policy settings at that time, development at the rear was removed for future consideration.</p> <p>The proposed development is considered to be a satisfactory balance for the following key reasons:</p> <ul style="list-style-type: none"> ▪ The subject site is not encumbered by DPO19. ▪ The zoning and applicable local and state policy allows and encourages in-fill development of this type in an area close to services and high-quality public transport. ▪ The dwellings towards the rear (east) of the lot (adjacent the Glismann Road DPO19) will consist of single storey forms only. ▪ The dwellings will be constructed as split-level design to more appropriately follow the natural surface level of the lot. ▪ Decked areas are proposed within the rear yards to avoid unnecessary 'cut/fill' yet provide usability for residents.
Drainage issues raised during previous Tribunal hearing for Planning Permit T210902	<p>Council's Engineering unit is satisfied that condition 9 of the existing permit adequately captures the drainage management issues for the site and securing of an easement to access the Melbourne Water drainage system will address additional demand.</p> <p>Overall site coverage is relatively low allowing some combination of detention / retention to successfully manage drainage from impermeable surfaces.</p> <p>It is acknowledged that unresolved stormwater issues were a matter that the Tribunal considered, this was a separate application where twenty-nine dwellings were proposed, and consequently higher proportion of impermeable surfacing.</p>
VCAT issues regarding neighbourhood character and amenity not addressed.	<p>Although there is previous VCAT history with development for this property, this permit was never subject to review by the Tribunal. It is noted that previous applications proposed high densities and different topology that differs to what is under consideration. This assessment is based on the merits of the proposal before Council and for reasoning in this report, the additional dwellings are considered to respect the existing character and residential amenity of the area.</p>

Increased traffic congestion during build, particularly at peak times.	Amenity impacts as a consequence of construction works is not a matter that can be assessed during a planning application. Traffic management will be governed by the relevant legislation that is place to ensure safety. Temporary traffic impacts are an unavoidable consequence of development.
Increased traffic congestion from higher number of dwellings.	All parking requirements that are set out in Clause 52.06-5 are satisfied within the site. Visitor parking is required to be provided at a rate of one visitor space per five dwellings. The proposal for 16 dwellings, therefore, requires three visitor spaces (rounded down). The four visitor spaces indicated on the plans exceed parking requirements and are disturbed throughout the site to provide more equitable access
Off-site parking issues due to lack on on-site parking.	As detailed in the report, parking requirements are met and exceeded on the site.
Lack of access for emergency services vehicles to the rear dwellings.	The proposal has been reviewed by Council's Traffic Engineering unit. No concerns have been raised in regards to emergency vehicle access. Some concerns have been raised regarding potential vehicle movement conflicts associated with dwellings 10 & 11, and the fourth visitor parking space. These are discussed in detail within the assessment section of this report
Concerns with public notification (signage erected on-site)	A Statutory Declaration and photographic evidence has been provided by the applicant confirming that the Public Notice has been undertaken as instructed by Council.

Further changes necessary to the Planning Permit

Corrections

During the course of the application assessment, it has been identified that the original permit granted permission for the removal three native trees in accordance with Clause 52.17. This is detailed in the original Officer report and further highlighted in Condition 3 that requires an Offset Management Plan, since endorsed.

As such, an amendment to the permit preamble is recommended under Section 71 of the Planning and Environment Act (1987) to incorporate this planning permission.

Condition 18

This condition requires the permit holder to indemnify Council for waste collection services. The condition is no longer applicable as private waste collection is now proposed to service the entire development. Engineering plans have been provided to demonstrating that an adequate vehicle can service the site and it is therefore recommended the condition is deleted and a note placed on the permit altering them to their waste management obligations.

Conclusion

1. It is recommended that:

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- a) The permit preamble be amended.
- b) Condition 1 be amended.
- c) Condition 18 be deleted, and a permit note added.
- d) Add condition 27.

Amended plans submitted with this request under Section 72 are not recommended to be endorsed as further revisions are required under Condition 1 prior to endorsement.

Recommendation

That Council decides to **form a position** to support the application to amend Planning Permit T140068-1 in respect of the land known and described as L1 PS46245, 13-15 Mahon Avenue, Beaconsfield VIC 3807, for development of the land for sixteen (16) dwellings and removal of native vegetation pursuant to Sections 72-76B of the *Planning and Environment Act 1987* in accordance with the below conditions.

AND

That Council authorise the Manager Planning and Design to instruct Council's Statutory Planners and/ or Council's Solicitors on any future application for review at the Victorian Civil and Administrative Tribunal.

ADDRESS OF THE LAND: L1 PS46245, 13-15 Mahon Avenue, Beaconsfield VIC 3807

THIS PERMIT ALLOWS: Development of the land for sixteen (16) dwellings and removal of native vegetation.

Date amended:	Pursuant to Section 72-76B of the <i>Planning and Environment Act 1987</i> this permit has been amended to:
XX Month, 20XX	<ul style="list-style-type: none"> • Amend permit preamble; • Amend condition 1; • Amend the endorsed plans; • Delete condition 18; and • Add condition 27
28 August 2018	<ul style="list-style-type: none"> • Amendment to the endorsed plans • Changes to condition 1 requirements

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT

Conditions

1. Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be generally in accordance with the endorsed plans but modified to show:

Landscape Plan

- a. An updated Landscape Plan modified to:
 - i. Show trees approved for removal and retention.
 - ii. The Tree Protection Zones of retained trees including those of trees on neighbouring properties that encroach the site.

Development Plans

- b. Development plans (prepared by Co-Lab Architecture, Revision 2, dated 13/12/2023) modified to show:
 - i. Visitor space adjacent to dwellings 10 and 11 deleted.
 - ii. Presentation for three bins and storage space for four bins shown for each dwelling.
 - iii. Hard waste collection area/s.
 - iv. Modifications to the porch entrance of units 9 and 10 to ensure vehicles can safely and efficiently reverse clear of impediment
 - v. Finished Floor Levels of all dwellings and decking areas.
 - vi. Unit 8 bedroom 3 window to demonstrate compliance with Standard B22 (Overlooking).
 - vii. Unit 11 south-facing windows to demonstrate compliance with Standard B22 (Overlooking).
2. The layout of the site and the size of the proposed buildings and works, as shown on the approved plans, must not be altered or modified without the consent in writing of the Responsible Authority.
3. Prior to the removal of native vegetation hereby approved, the permit holders must prepare and submit an *Offset Management Plan* to compensate for the removal of native vegetation approved under this permit, to the satisfaction of the Responsible Authority. When approved by the Responsible Authority, the plan will be endorsed and will form part of this permit. The plan must show:
 - a. indigenous plants to be planted and protected under conservation management;
 - b. indigenous plant species to be used for revegetation, actions and timing of all planting preparation and follow up maintenance works including tree guards and mulch;
 - c. only local indigenous plants to be planted. Plantings must include a range of indigenous trees, shrubs and grasses.The *Offset Management Plan* must provide protection of the offset area in perpetuity.
4. Offset actions must begin within 12 months from the commencement of works. The offset area must be protected and maintained in perpetuity to the satisfaction of the Responsible Authority.
5. Prior to the commencement of the development, the trees marked on the endorsed plans as being retained must have Tree Protection Zones (TPZ) installed to the satisfaction of the Responsible Authority. All TPZ's must meet the following requirements:
 - a. Each TPZ must be installed prior to the commencement of any demolition, excavation, tree removal, delivery of building/construction materials, temporary buildings and construction.
 - b. Each shall not be removed until such works have been fully completed.
 - c. Each TPZ must extend (as close as practicable) to the Tree Retention Zone, calculated as being a radius of 12 times the Diameter at Breast Height (DBH – measured at 1.4 metres above ground level as defined by the Australian Standard AS 4970.2009).
 - d. If works are shown on any endorsed plans of this permit within the calculated TPZ, the Tree Protection Fencing must be taken in only the minimum amount necessary to allow the works to be completed.
 - e. Areas within the TPZ must not be used:
 - i. for vehicular or pedestrian access, no trenching or soil excavation is to occur.
 - ii. for storage or dumping of tools, equipment, materials or waste is to occur.
 - iii. for storage of any vehicles, machinery, equipment or other materials.

6. Before the removal or pruning works starts, the trees to be removed from the subject site must be inspected by an appropriately qualified zoologist to determine the presence or otherwise of any native fauna living or nesting in the trees. If any native animals are living or nesting in the trees they must be caught and relocated prior to the removal of the trees, to the satisfaction of the Responsible Authority.
7. All vegetation that is removed and disposed of must:
 - a. not cause damage to vegetation stands to be retained
 - b. have regard to any local laws (e.g. vegetation burning laws)
8. This permit limits the vegetation to be removed to the specific plants identified as part of this application.
 - a. No additional native plants outside those specified in this permit are to be removed as part of this application
9. Before the development starts, drainage plans must be submitted to and approved by the Responsible Authority. The plans must show the provision of a stormwater detention system. The stormwater detention system will become the responsibility of the property owner or body corporate to maintain to the satisfaction of the Responsible Authority.

Note: As the development has an impervious ratio greater than 35%, the developer shall engage the services of a suitably experienced Engineer to design a stormwater detention system that will reduce the intensity of the storm water discharge entering Council's drainage system, i.e.: a detention system. The storm water detention system shall provide for the same five (5) year ARI peak discharge as that for a standard house lot with no storm water detention. A standard house lot is assumed to have a fraction impervious area of 35%. Calculations and a plan shall be submitted to Council for approval prior to construction. The storm water detention system must be constructed prior to the occupation of the proposed development.

If the drainage of the eastern portion of the site requires drainage to be directed to the existing Melbourne Water drain located within the adjoining land to the east, the applicant must negotiate the creation of a suitable drainage easement with the adjoining land owner and construct an outfall drain within this easement to service the affected portion of the proposed development to the satisfaction of the Responsible Authority

10. Stormwater works must be provided on the subject land to prevent overflows onto adjacent properties.
11. Stormwater must not be discharged from the subject land other than by means of an underground pipe drain discharged to an outlet in the street or to an underground pipe drain to the satisfaction of the Responsible Authority.
12. Earthworks must be undertaken in a manner that minimises soil erosion. Exposed areas of soil must be stabilised to prevent soil erosion. The time for which soil remains exposed and unestablished must be minimised to the satisfaction of the Responsible Authority.
13. The slope of batters, both cut and fill, must not exceed 2:1 (horizontal: vertical) or, where this is not practicable, batters must be stabilised by other means to the satisfaction of the Responsible Authority.
14. Before the development is occupied a residential standard concrete vehicle crossing as shown on the approved plans must be constructed to the approval and satisfaction of the Responsible Authority.
15. Before the development is occupied, all proposed areas set aside on the approved plans for access, circulation and car parking must be constructed with concrete, asphalt or other approved hard surfacing material, drained and the parking areas delineated to the satisfaction of the Responsible Authority. Once constructed, these areas must be maintained to the satisfaction of the Responsible Authority.
16. The dimensions and layout of the proposed access and parking areas must accord with the requirements of Clause 52.06 of the Cardinia Planning Scheme.

17. Before the development is occupied the dwellings must be connected to a reticulated sewerage system of a sewerage authority.
18. Delete.
19. All plumbing work, sewer pipes etc. associated with the development must be concealed from general view.
20. Power and telephone lines to all new dwellings must be placed underground from the main point of service supplied by the authority outside the boundaries of the site.
21. A mailbox must be provided at the front of each dwelling to the satisfaction of the Responsible Authority and Australia Post.
22. A clothesline must be provided for each dwelling and must be located to the satisfaction of the Responsible Authority so as not to be detrimental to the visual amenity of the neighbourhood.
23. Lighting standards must be provided near the front entrance of each dwelling to the satisfaction of the Responsible Authority.
24. The landscaping works as shown on the approved plan must be completed within sixty (60) days of the completion of the dwellings. The completion date is defined as the issue of a Certificate of Occupancy.
25. The completed landscaping must be maintained by the owner to the satisfaction of the Responsible Authority until the dwellings are transferred.
26. All non-ground floor windows on the northern elevation of units 1 to 7 must be obscured in accordance with the requirements of Clause 55 of the Cardinia Planning Scheme and to the satisfaction of the Responsible Authority, prior to the occupation of these dwellings. These windows must remain obscured to the satisfaction of the Responsible Authority in perpetuity.
27. At all times waste management and collection must be undertaken in accordance with the endorsed Waste Management Plan, prepared by Waste Space Solutions, dated 15 August 2023 (or as amended).

Expiry of Permit

This permit will expire if:

- a. the development is not commenced within **two (2) years** of the date of the permit; or
- b. the development is not completed within **four (4) years** of the date of the permit.

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

Please note the timeframes detailed in the 'Expiry of Permit' relate to the Date Issued, not the Date Amended.

Notes

- i. Council does not provide waste collection services from common property areas. A private waste collection service is required to service the dwellings within this approved development. Any such service will be the responsibility of the Owners Corporation.
-

Appendix 1: Clause 55 Assessment:

Particular Provisions

NOTE: Assessment applies to units 8 – 12 only.

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	Yes
Standard B1	The additional dwellings are responsive to the surrounding character through scale and typology. The additional dwellings are detached and single storey in an area characterized by a similar format. There is adequate visual separation between the built form from all aspects which is consistent with the rhythm of development in the locality. Materials and the gabled roof forms also borrow from the key themes that are recognized in the area. Large private and common areas in the eastern portion of the site are to be reserved for generous landscaping, allowing for integration of the dwellings over time. Noting the significant slope at the rear of the site, the dwellings are responsive to the topography and have been suitably sites/designed to minimise visual massing and unreasonable impacts to adjoining dwellings.

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	The construction of multiple dwellings is consistent with the residential intensification outlined in the zone and strategic policy. The proposal supports the urban consolidation objectives contained within the State and Local Planning Policy Frameworks and represents an appropriate medium density in-fill to the area with access to services and amenities.

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 floor layout and design is provided however all dwellings provide three bedrooms. While the development provides little variation in regards to dwelling size, it is

	considered complimentary to the immediate context that is characterized by larger dwellings and large lots that will appeal to different people in housing market.
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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	The development is expected to be provided with the relevant utility connections that are available from the street. As discussed in the assessment above, exiting conditions on the permit will suffice from a drainage perspective.

55.02-5 Integration with the street objective

- To integrate the layout of development with the street.

Objective met	Yes
Standard B5	The additional dwellings are located to the rear of the lot and are expected to be imperceptible.

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	N/A – no change to approved units proposed.
Standard B6	

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 well below the maximum 12 meters and less than 3 storeys.

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	Site coverage proposed is 32.7% and compliant with the Standard.

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	Site permeability is 50.1% and compliant with the Standard.

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:	<p>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 shape of the lot that limits alternative options without affecting internal amenity.</p> <p>The adjoining sites south and east of the subject site do not have roof-top solar.</p>

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
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Standard B12	<p>The entrances to the dwellings within the development are clearly visible from the common accessway.</p> <p>Passive surveillance will be established through the use of a balcony (unit 12) and ground floor windows to the internal accessway. The internal orientation of dwellings ensure surveillance to private and visitor parking areas is achieved.</p>
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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	<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>The design has accounted for neighbouring trees to ensure Tree Protection Zone impacts are suitably avoided.</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	<p>Vehicle access to the development is unchanged for this amendment and will utilise a single crossover located centrally along the frontage, consistent with the theme along Mahon Avenue.</p>

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	<p>The car parking spaces are conveniently integrated with each dwelling while the visitor space are distributed throughout the site.</p>

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 satisfies the side and rear setback standards.

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 affected is on a significant slope and less likely to be frequently used. It is considered that the overshadowing to this property is managed to an acceptable level.

	The proposal meets the requirements of Standard B21.
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55.04-6 Overlooking objective

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

Objective met	Variation to standard to be met via condition.
Standard B22	<p>Overlooking from ground level and upper storeys are managed through a combination of highlight windows and obscured glazing. Some external windows of dwelling 8 and 11 are currently non-compliant and will require modification to meet the Standard.</p> <p>The decking areas of units 8 – 11 are raised greater than 800mm above Natural Ground Level and setback between 3.6 and 4.6 metres from the eastern fence line. While these balconies do not meet the Standard, these decks are substantially separated from the adjoining dwellings (75+ metres) and their immediate outdoor living areas. They will also be partially obscured by the proposed landscaping along this boundary. As such, a variation to the Standard for these decks is considered appropriate.</p>

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 with Standard. Externally facing windows are either highlight windows or will be obscured to meet the relevant requirements and avoid 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 all new dwellings are separated from title boundaries, minimising the likelihood of offsite impacts.

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
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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.
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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 in design language and style between units.

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 substantially exceed the minimum 40 square metres private open space required.

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	Sufficient solar access will be provided for all secluded private open space of the development.

55.05-6 Storage objective

- To provide adequate storage facilities for each dwelling.

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

55.06-1 Design detail objective

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

Objective met	Yes
Standard B31	Refer to neighbourhood character discussion in report.

55.06-2 Front fences objective

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

Objective met	Not applicable.
Standard B32	There are no front fences proposed for the new dwellings.

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 includes 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 and confusion.

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.





REVISION HISTORY		
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BS	KB	13/12/2023	21.030	1:200, 1:1 @A1

PROJECT
BEAconsfield - STAGE 2
13 - 15 MAHON AVE
BEAconsfield VIC 3807

DRAWING TITLE
PROPOSED SITE / GROUND FLOOR
PLAN

221 Waterloo Road,
Coleraine VIC 3893
E: www@colabarchitects.com.au
M: 08 959 999 407

ISSUE PURPOSE
TOWN PLANNING

Co-lab
ARCHITECTS

DRAWING NO.
TP02

REV.
02



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PROJECT

BEAconsfield - STAGE 2
13 - 15 MAHON AVE
BEAconsfield VIC 3807

DRAWING TITLE

PROPOSED SITE / FIRST FLOOR /
ROOF PLAN

221 Waterloo Road,
Coburg VIC 3033
T: 03 9360 1800
E: info@colabarchitects.com.au
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Co-lab
ARCHITECTS

ISSUE PURPOSE

TOWN PLANNING

DRAWING NO.

TP03

REV.

02



REVISION HISTORY	
REV	DESCRIPTION
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3	ISSUED FOR PERMIT
4	ISSUED FOR PERMIT
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6	ISSUED FOR PERMIT
7	ISSUED FOR PERMIT
8	ISSUED FOR PERMIT
9	ISSUED FOR PERMIT
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11	ISSUED FOR PERMIT
12	ISSUED FOR PERMIT

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13/09/2024	12

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DATE	@A1

PROJECT	
BEACONSFIELD - STAGE 2	
13 - 15 MAHON AVE	
BEACONSFIELD VIC 3807	
DRAWING TITLE	
SHADOW DIAGRAM - 9AM 22 SEP	



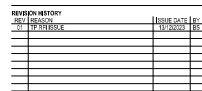
ISSUE PURPOSE
TOWN PLANNING

221 Waterloo Road,
Coburg
VIC 3033
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M: 09 151 969 407

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ARCHITECTS

DRAWING NO.
TP04

REV.
02

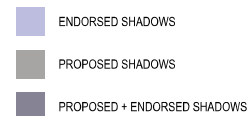


PROJECT
BEACONSFIELD - STAGE 2
13 - 15 MAHON AVE
BEACONSFIELD VIC 3807

DRAWING TITLE
SHADOW DIAGRAM - 10AM 22 SEP



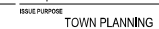
Co-lab
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TP05



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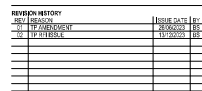
DRAWN	CHECKED	PLOT DATE	JOB NO.
BS	KB	13/12/2023	21.030

DRAWING TITLE
SHADOW DIAGRAM - 11AM 22 SEP



[Co-lab
ARCHITECTURE

DRAWING NO. **TP06** REV. **01**



PROJECT
BEACONSFIELD - STAGE 2
13 - 15 MAHON AVE
BEACONSFIELD VIC 3807

DRAWING TITLE
SHADOW DIAGRAM - 12PM 22 SEP



[Co-lab]
LONDON FINE PRINT

DRAWING NO. **TP07** REV. **02**



REVISION HISTORY	
REV	DESCRIPTION
1	ISSUED FOR PERMIT
2	ISSUED FOR PERMIT
3	ISSUED FOR PERMIT
4	ISSUED FOR PERMIT
5	ISSUED FOR PERMIT
6	ISSUED FOR PERMIT
7	ISSUED FOR PERMIT
8	ISSUED FOR PERMIT
9	ISSUED FOR PERMIT
10	ISSUED FOR PERMIT

ISSUE DATE	BY
20/06/2024	TP
13/09/2024	TP
13/09/2024	TP
13/09/2024	TP
13/09/2024	TP
13/09/2024	TP
13/09/2024	TP
13/09/2024	TP
13/09/2024	TP
13/09/2024	TP

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DRAWN	CHECKED	DATE	JOB NO.	SCALE
BS	KB	13/12/2023	21.030	1:200
				@A1

PROJECT

BEACONSFIELD - STAGE 2
13 - 15 MAHON AVE
BEACONSFIELD VIC 3807

DRAWING TITLE

SHADOW DIAGRAM - 1PM 22 SEP

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Colingwood
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ISSUE PURPOSE

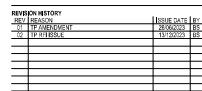
TOWN PLANNING

DRAWING NO.

TP08

REV.

02



[Co-lab]



REVISION HISTORY	
REV. NO.	DATE
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2	13/12/2023
3	13/12/2023
4	13/12/2023
5	13/12/2023
6	13/12/2023
7	13/12/2023
8	13/12/2023
9	13/12/2023
10	13/12/2023

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Drawn: BS
Checked: KB
Plot Date: 13/12/2023
Job No: 21.030
Scale: 1:200
@A1

PROJECT

BEACONSFIELD - STAGE 2
13 - 15 MAHON AVE
BEACONSFIELD VIC 3807

DRAWING TITLE

SHADOW DIAGRAM - 3PM 22 SEP

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Web: 191 151 969 407

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ISSUE PURPOSE

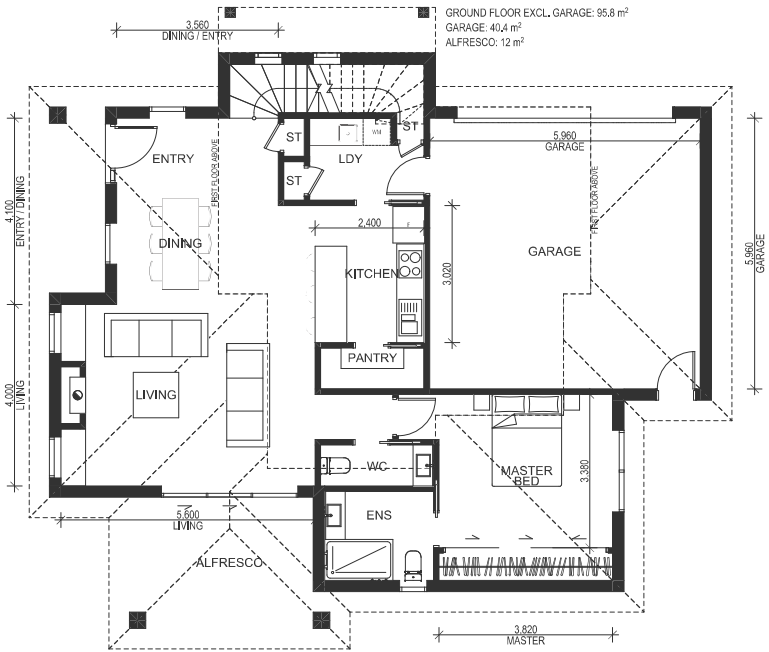
TOWN PLANNING

DRAWING NO.

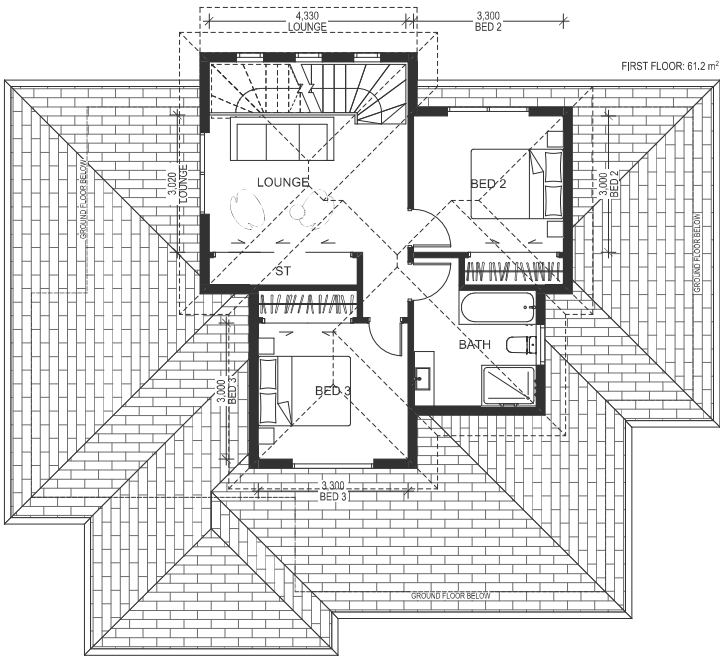
TP10

REV.

02



TYPE 1 - GROUND FLOOR
SCALE 1:500A1



TYPE 1 - FIRST FLOOR
SCALE 1:500A1

REVISION HISTORY	
REV. NO.	ISSUE DATE
1	20/06/2023
2	13/09/2023
3	13/09/2023
4	13/09/2023
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10	13/09/2023

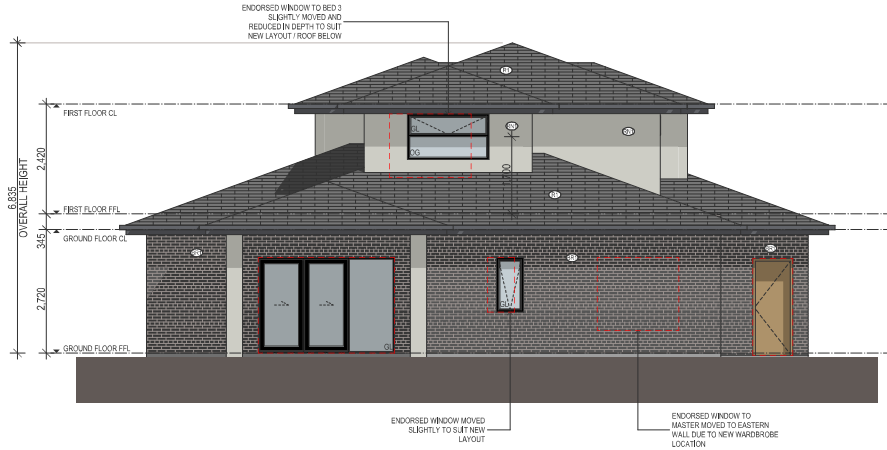
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DRAWN	CHECKED	PLOT DATE	JOB NO.
BS	KB	13/12/2023	21,030
SCALE		1:50	
		@A1	

PROJECT	
BEACONSFIELD	
13 - 15 MAHON AVE	
BEACONSFIELD VIC 3807	
DRAWING TITLE	
TYPE 1 - FLOOR PLANS	



ISSUE PURPOSE	
TOWN PLANNING	

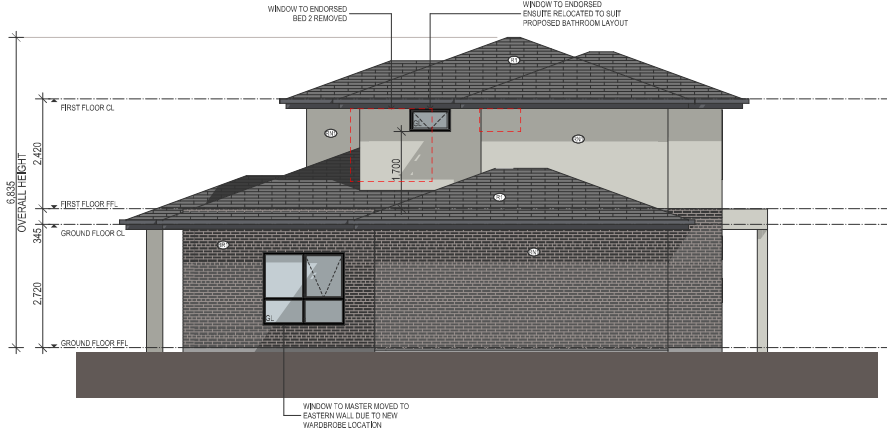
221 Waterloo Road, Coleraine T: 0800 900 1000 E: admin@colabarchitects.com.au A/N: 197 150 900 407	
[Co-lab] ARCHITECTS	
DRAWING NO.	
TP11	
REV.	
02	



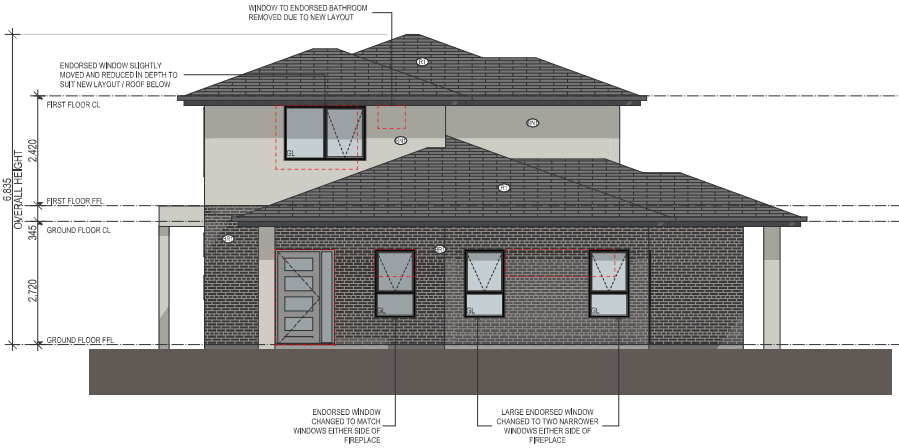
TYPICAL UNIT - TYPE 1 - REAR
SCALE 1:50@A1



TYPICAL UNIT - TYPE 1 - FRONT
SCALE 1:50@A1



TYPICAL UNIT - TYPE 1 - SIDE
SCALE 1:50@A1



TYPICAL UNIT - TYPE 1 - SIDE
SCALE 1:50@A1

REVISION HISTORY	ISSUE DATE / BY
1. INITIAL DESIGN	20/02/2024 / TB
2. REVISED DESIGN	13/02/2024 / TB
3. REVISED DESIGN	13/02/2024 / TB
4. REVISED DESIGN	13/02/2024 / TB
5. REVISED DESIGN	13/02/2024 / TB
6. REVISED DESIGN	13/02/2024 / TB
7. REVISED DESIGN	13/02/2024 / TB
8. REVISED DESIGN	13/02/2024 / TB
9. REVISED DESIGN	13/02/2024 / TB
10. REVISED DESIGN	13/02/2024 / TB

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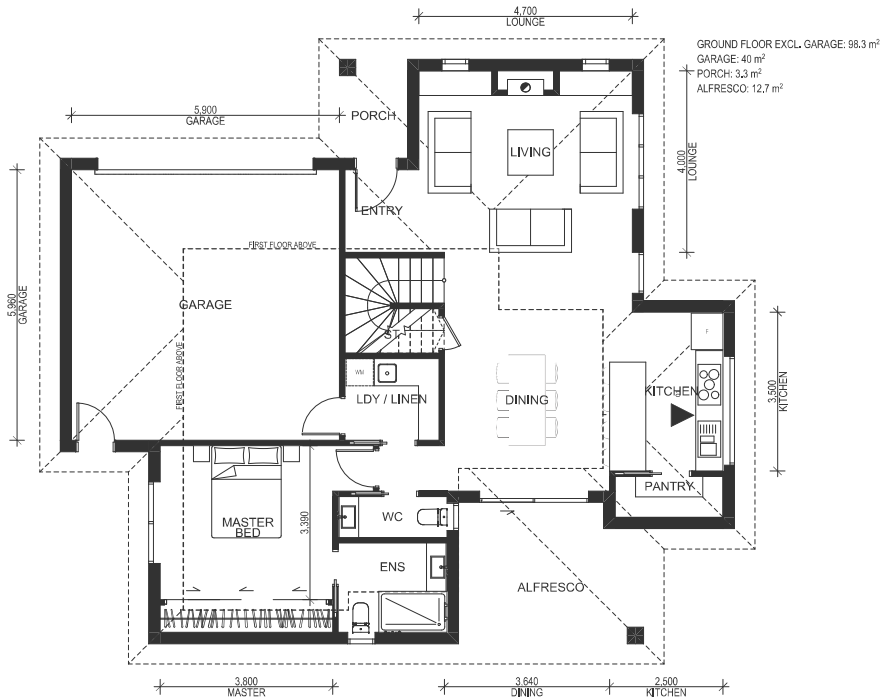
NOTES	PROJECT
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2. DRAWING IS FOR INFORMATION ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION.	DRAWING TITLE
3. DRAWING IS FOR INFORMATION ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION.	TYPE 1 - ELEVATIONS
4. DRAWING IS FOR INFORMATION ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION.	SCALE
5. DRAWING IS FOR INFORMATION ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION.	1:50 @A1
6. DRAWING IS FOR INFORMATION ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION.	
7. DRAWING IS FOR INFORMATION ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION.	
8. DRAWING IS FOR INFORMATION ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION.	
9. DRAWING IS FOR INFORMATION ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION.	
10. DRAWING IS FOR INFORMATION ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION.	

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REV.	02

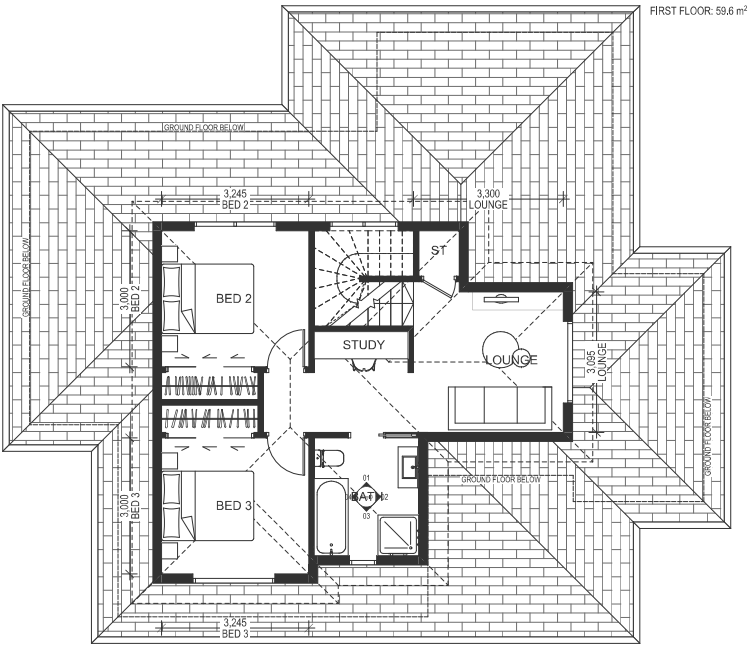


TOWN PLANNING

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TYPE 2a - GROUND FLOOR
SCALE 1:500@A1



TYPE 2a - FIRST FLOOR
SCALE 1:500@A1

REVISION HISTORY	
REV. NO.	ISSUE DATE
1	13/12/2023
2	13/12/2023
3	13/12/2023
4	13/12/2023
5	13/12/2023
6	13/12/2023
7	13/12/2023
8	13/12/2023
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PROJECT
BEACONSFIELD
13 • 15 MAHON AVE
BEACONSFIELD VIC 3807

DRAWING TITLE
TYPE 2a - FLOOR PLANS

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ISSUE PURPOSE
TOWN PLANNING

DRAWING NO.
TP13

REV.
02

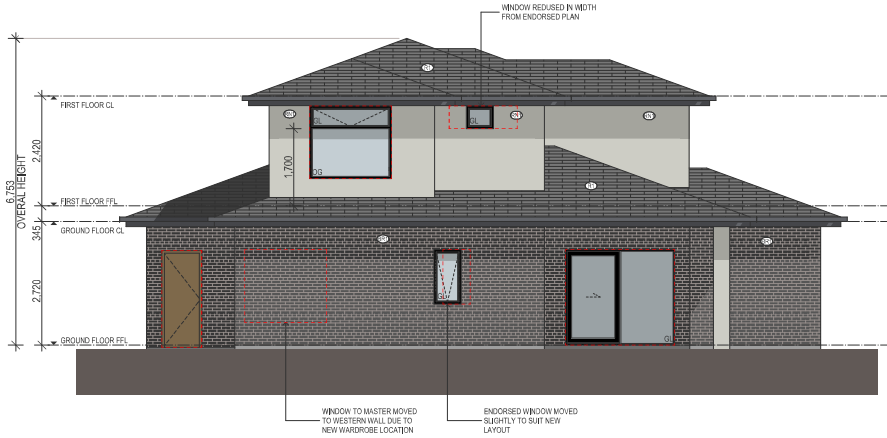
DRAWN
BS

CHECKED
KB

PLOT DATE
13/12/2023

JOB NO.
21,030

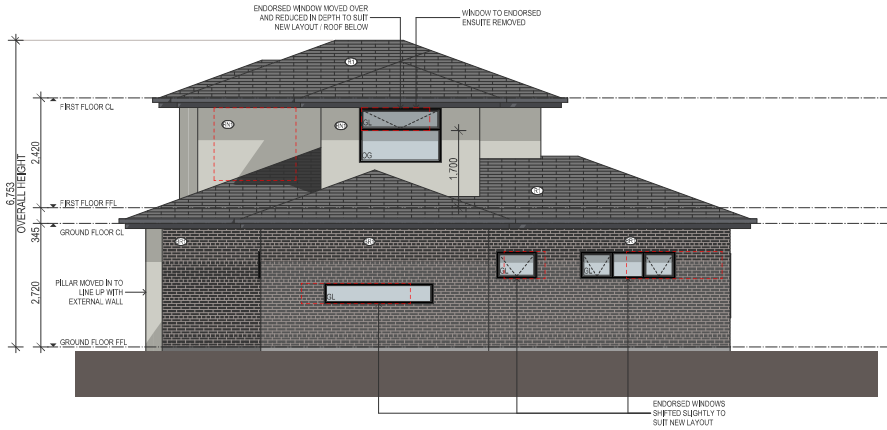
SCALE
1:50
@A1



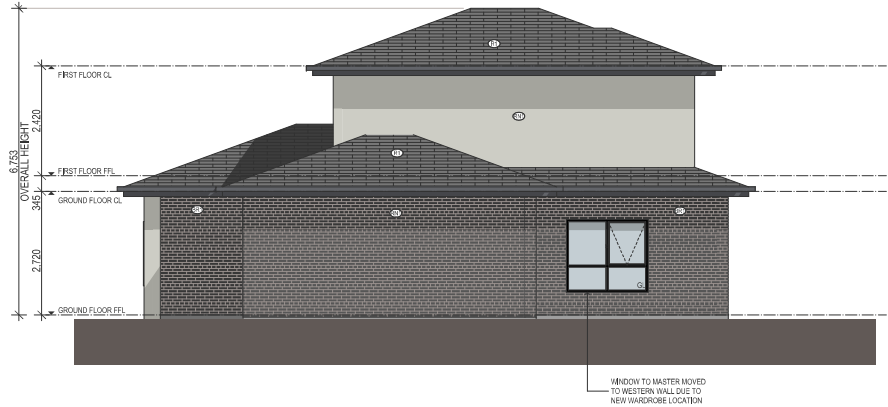
TYPICAL UNIT - TYPE 2a - REAR
SCALE 1:500(A1)



TYPICAL UNIT - TYPE 2a - FRONT
SCALE 1:500(A1)



TYPICAL UNIT - TYPE 2a - SIDE
SCALE 1:500(A1)



TYPICAL UNIT - TYPE 2a - SIDE
SCALE 1:500(A1)

REVISION HISTORY	ISSUE DATE (REV)
1. INITIAL DESIGN	20/06/2023 (1)
2. REVISED DESIGN	13/09/2023 (2)
3. REVISED DESIGN	13/09/2023 (3)
4. REVISED DESIGN	13/09/2023 (4)
5. REVISED DESIGN	13/09/2023 (5)
6. REVISED DESIGN	13/09/2023 (6)
7. REVISED DESIGN	13/09/2023 (7)
8. REVISED DESIGN	13/09/2023 (8)
9. REVISED DESIGN	13/09/2023 (9)
10. REVISED DESIGN	13/09/2023 (10)

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PROJECT	DRAWING TITLE
BEACONSFIELD 13 - 15 MAHON AVE BEACONSFIELD VIC 3807	TYPE 2a - ELEVATIONS

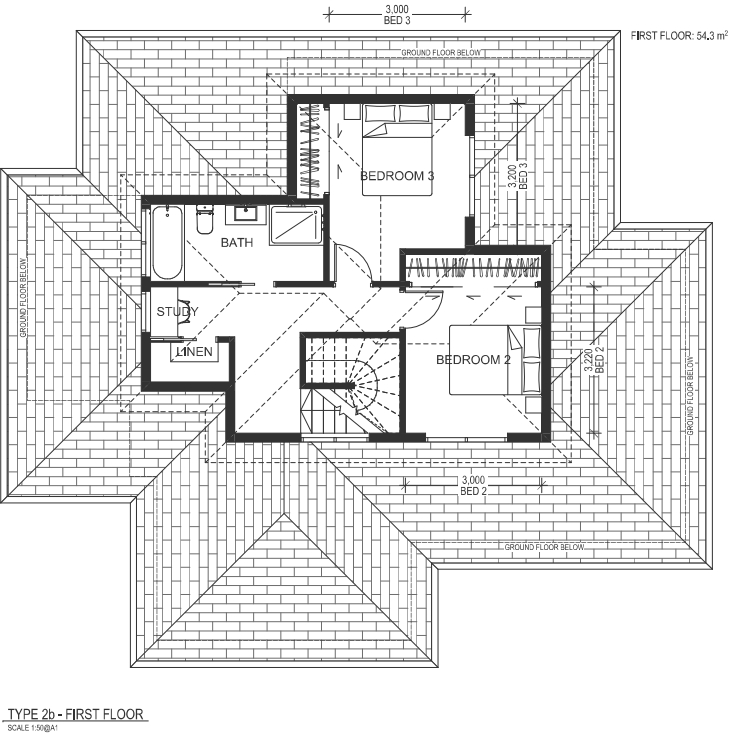
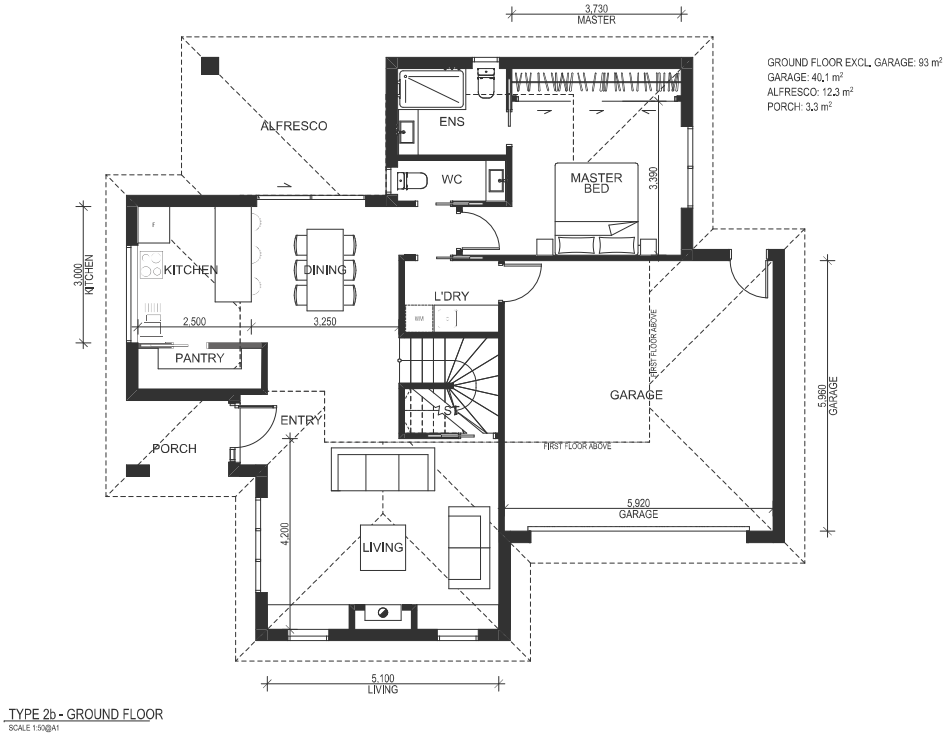


ISSUE PURPOSE
TOWN PLANNING

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DRAWING NO.	REV.
TP14	02



REVISION HISTORY	
REV. NO.	ISSUE DATE / BY
1	20/06/2024 / JH
2	13/09/2024 / JH
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REVISION HISTORY

REV.	CHKD.	PLT DATE	JOB NO.	SCALE
BS	KB	13/12/2023	21.030	1:50

@A1

PROJECT

BEAconsFIELD
13 • 15 MAHON AVE
BEAconsFIELD VIC 3807

DRAWING TITLE

TYPE 2b - FLOOR PLANS

ISSUE PURPOSE

TOWN PLANNING

DRAWING NO.

TP15

REV.

02

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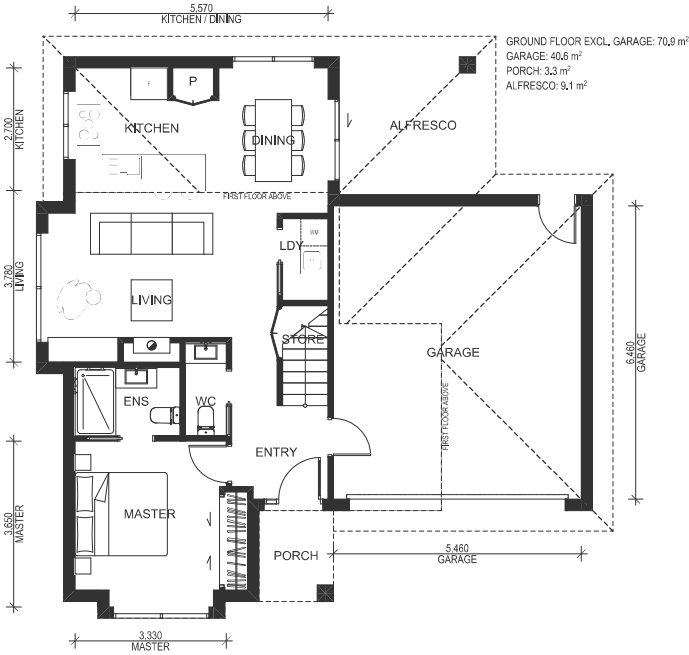
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BS	KB	13/12/2023	21.030

DRAWING TITLE
TYPE 2b - ELEVATIONS

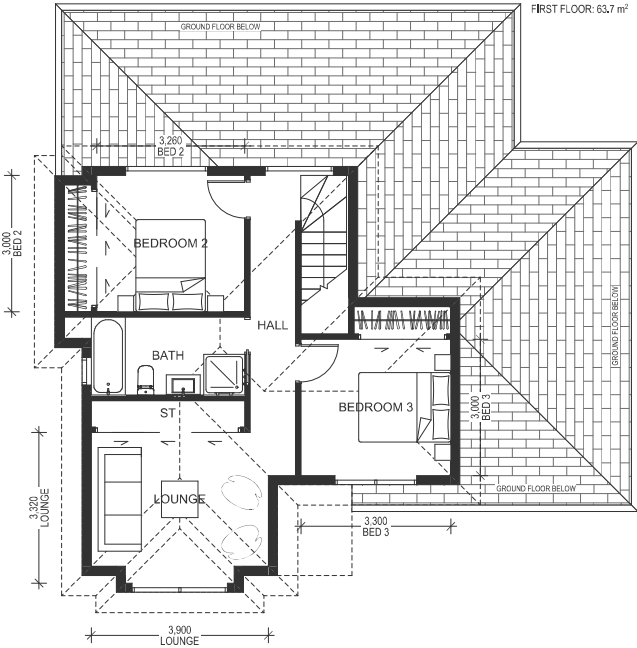


(Co-lab)

DRAWING NO. **TP16** REV: 02



TYPE 3 - GROUND FLOOR
SCALE 1:50@A1



TYPE 3 - FIRST FLOOR
SCALE 1:50@A1

REVISION HISTORY	
REV. NO.	ISSUE DATE
1	20/06/2024
2	13/08/2024
3	13/08/2024
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7	13/08/2024
8	13/08/2024
9	13/08/2024
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13 - 15 MAHON AVE
BEACONSFIELD VIC 3807

DRAWING TITLE
TYPE 3 - FLOOR PLANS

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ISSUE PURPOSE
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DRAWING NO.
TP17

REV.
02

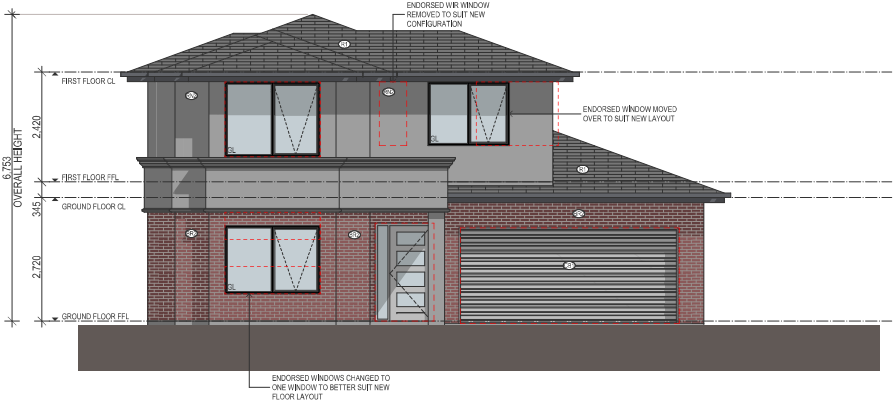
DRAWN
BS

CHECKED
KB

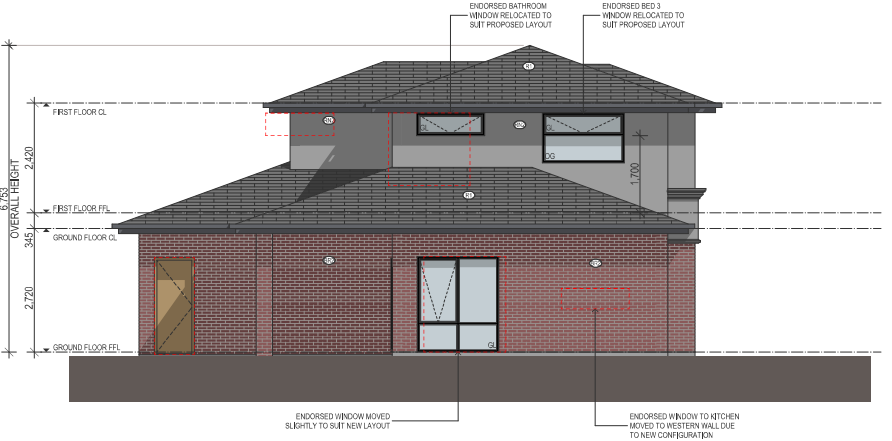
PLOT DATE
13/12/2023

JOB NO.
21.030

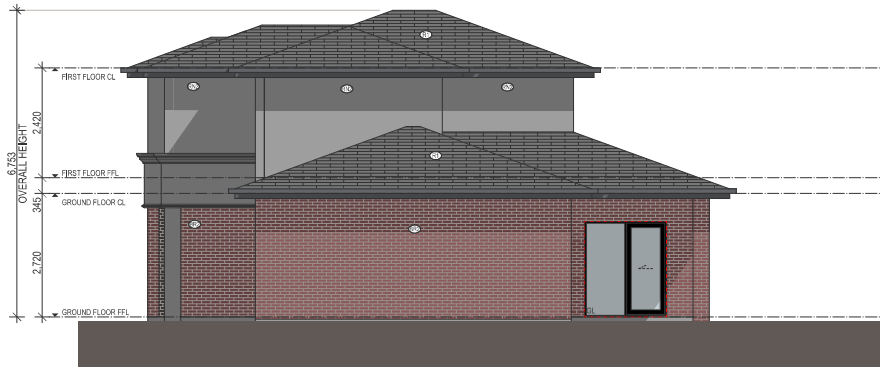
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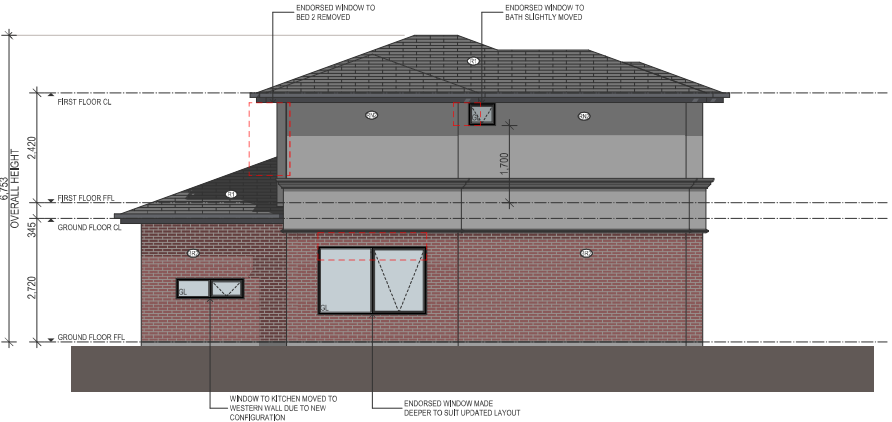
TYPICAL UNIT - TYPE 3 - FRONT
SCALE 1:50@A1



TYPICAL UNIT - TYPE 3 - REAR
SCALE 1:50@A1



TYPICAL UNIT - TYPE 3 - SIDE
SCALE 1:50@A1



TYPICAL UNIT - TYPE 3 - SIDE
SCALE 1:50@A1

REVISION HISTORY	
REV	DESCRIPTION
1	TP18
2	TP18
3	TP18
4	TP18
5	TP18
6	TP18
7	TP18
8	TP18
9	TP18
10	TP18

ISSUE DATE	REV
20/06/2023	1
13/09/2023	2

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All work shall be done in accordance with the Australian Standard AS/NZS 1170:2002.			
DRAWN	CHECKED	PLOT DATE	JOB NO.
BS	KB	13/12/2023	21,030
SCALE		@A1	

PROJECT
BEACONSFIELD
13 - 15 MAHON AVE
BEACONSFIELD VIC 3807

DRAWING TITLE
TYPE 3 - ELEVATIONS



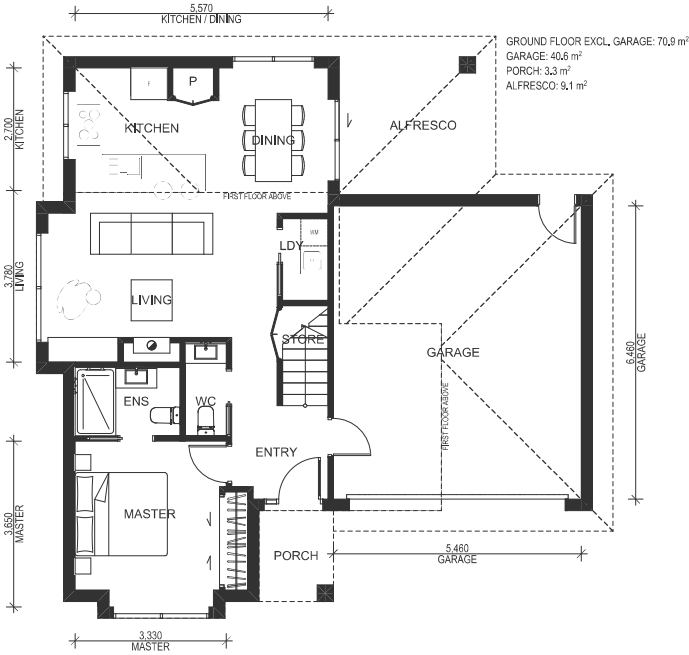
ISSUE PURPOSE
TOWN PLANNING

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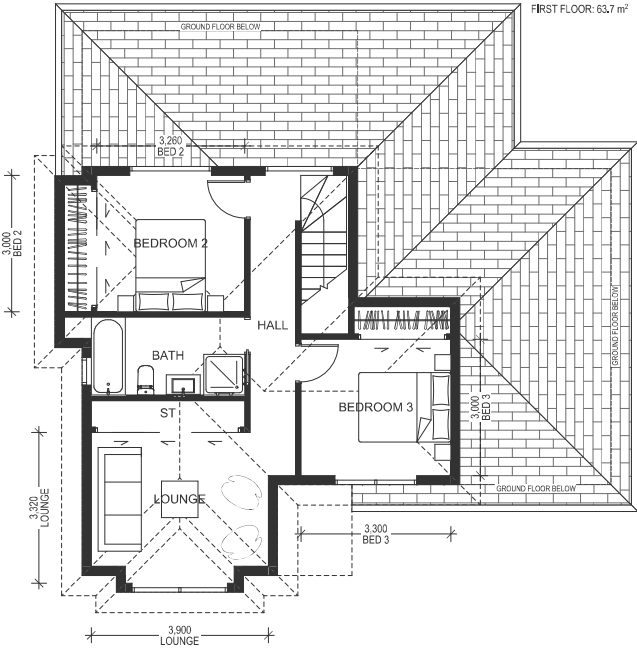


DRAWING NO.
TP18

REV.
02



TYPE 4 - GROUND FLOOR
SCALE 1:50@A1



TYPE 4 - FIRST FLOOR
SCALE 1:50@A1

REVISION HISTORY	
REV. NO.	ISSUE DATE (YY-MM-DD)
1	20/06/2024
2	13/09/2024
3	
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PROJECT

BEACONSFIELD
13 - 15 MAHON AVE
BEACONSFIELD VIC 3807

DRAWING TITLE

TYPE 4 - FLOOR PLANS

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ISSUE PURPOSE

TOWN PLANNING

DRAWING NO.

TP19

REV.

02

DATE

13/12/2023

JOB NO.

21.030

SCALE

1:50
@A1



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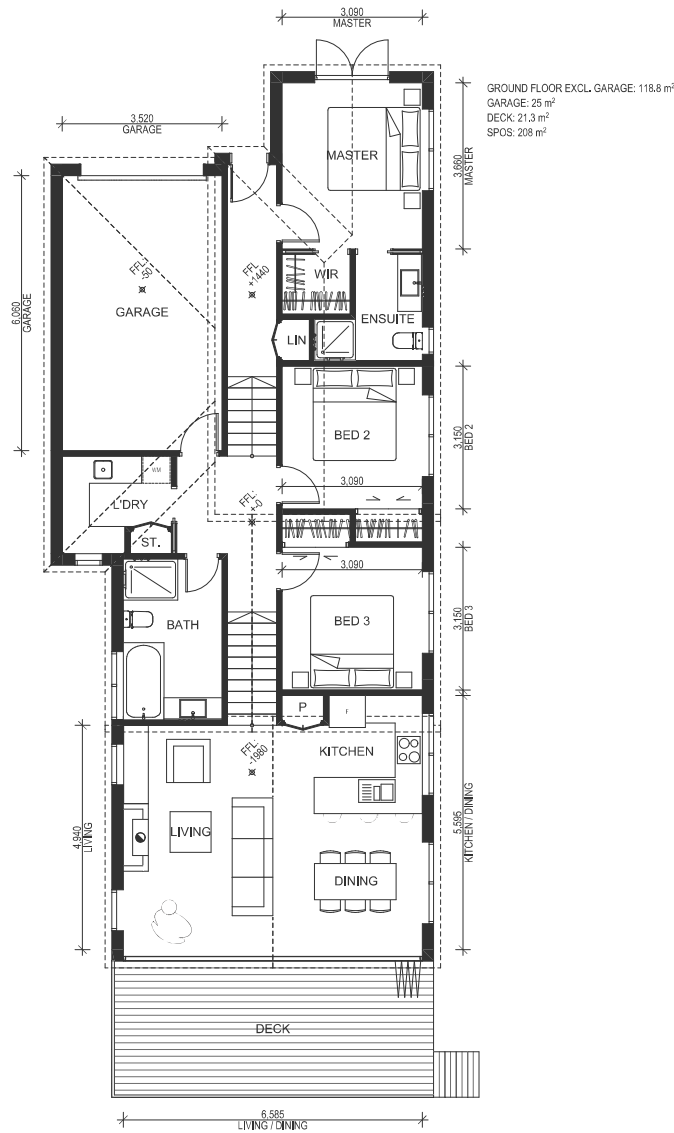
DRAWN CHECKED PLOT DATE JOB NO.
 BS KB 13/12/2023 21.030

DRAWING TITLE
TYPE 4 - ELEVATIONS



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DRAWING NO.	REV.
TP20	02



REVISION HISTORY	
REV	ISSUE DATE / BY
1	21/03/2023 / BS
2	13/12/2023 / KB
3	13/12/2023 / KB
4	13/12/2023 / KB
5	13/12/2023 / KB
6	13/12/2023 / KB
7	13/12/2023 / KB
8	13/12/2023 / KB
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Plot Date: 13/12/2023
Job No: 21,030
Scale: 1:50
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PROJECT
BEACONSFIELD
13 - 15 MAHON AVE
BEACONSFIELD VIC 3807

DRAWING TITLE
STAGE 2 - UNIT 8 - FLOOR PLAN



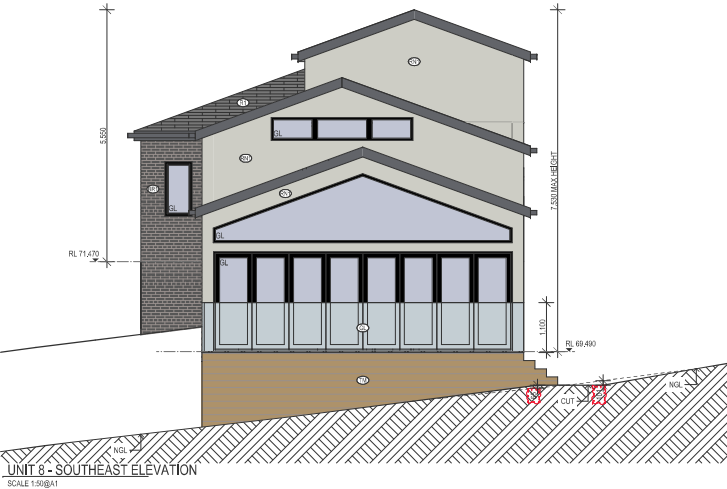
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ISSUE PURPOSE
TOWN PLANNING

DRAWING NO.
TP21

REV.
02



REVISION HISTORY	
REV	ISSUE DATE / BY
1	20/03/2024 / BS
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3	13/12/2023 / BS
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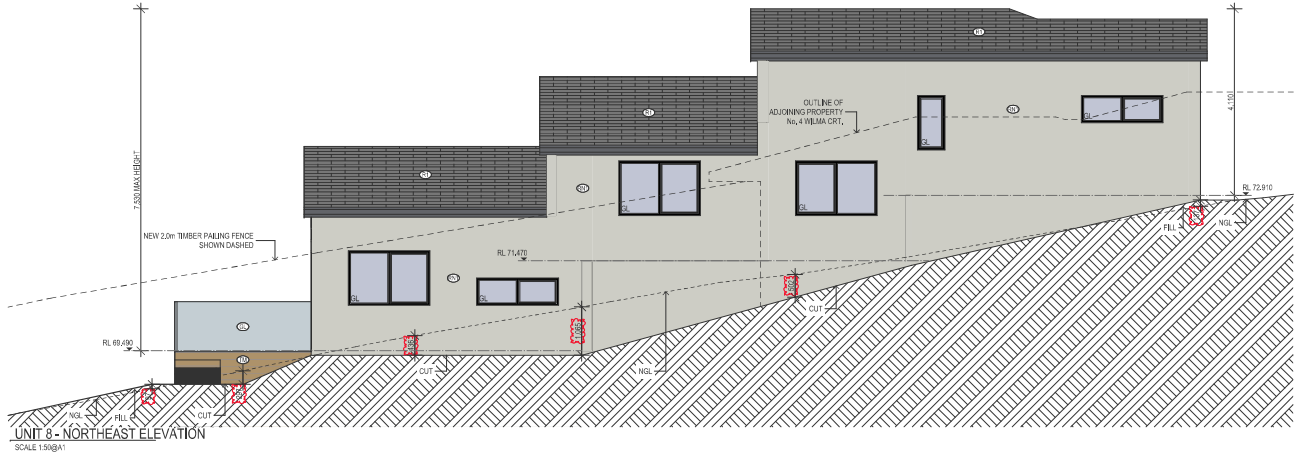
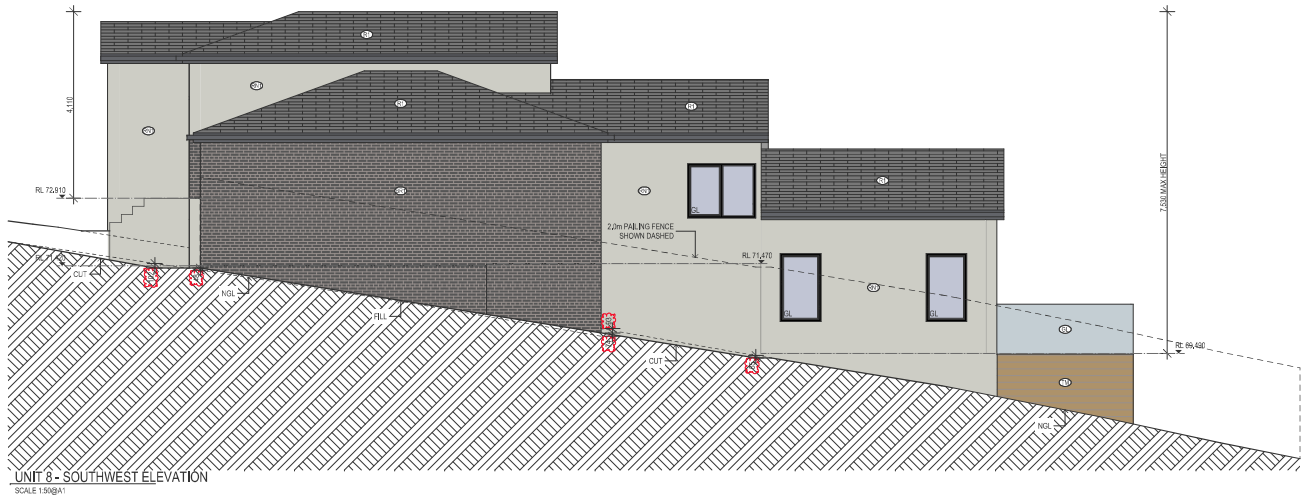
PROJECT	
BEACONSFIELD	
13 - 15 MAHON AVE	
BEACONSFIELD VIC 3807	
DRAWING TITLE	
STAGE 2 - UNIT 6 - ELEVATIONS	



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REV	ISSUE DATE / BY
1	20/03/2023 / BS
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PROJECT
BEACONSFIELD
13 • 15 MAHON AVE
BEACONSFIELD VIC 3807
DRAWING TITLE
STAGE 2 - UNIT 8 - ELEVATIONS



ISSUE PURPOSE
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TP23
REV.
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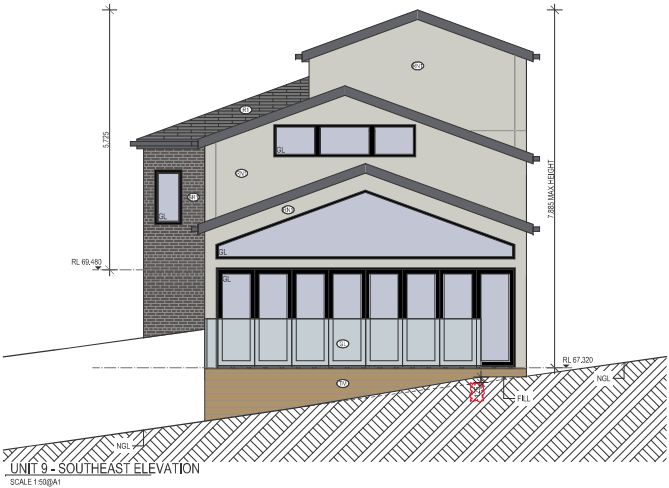
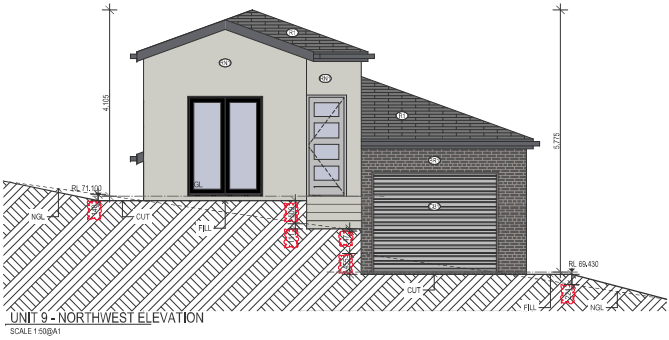
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ISSUE PURPOSE

TOWN PLANNING

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REVISION HISTORY	
REV	ISSUE DATE / BY
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2	13/12/2023 / BS
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6	13/12/2023 / BS
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8	13/12/2023 / BS
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BS	KB	13/12/2023	21,030
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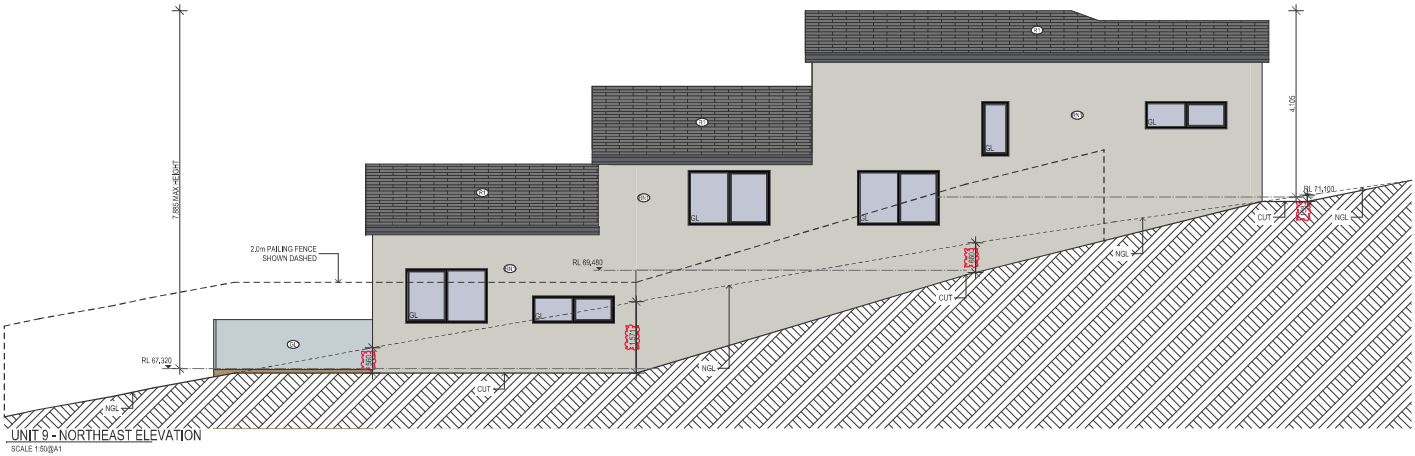
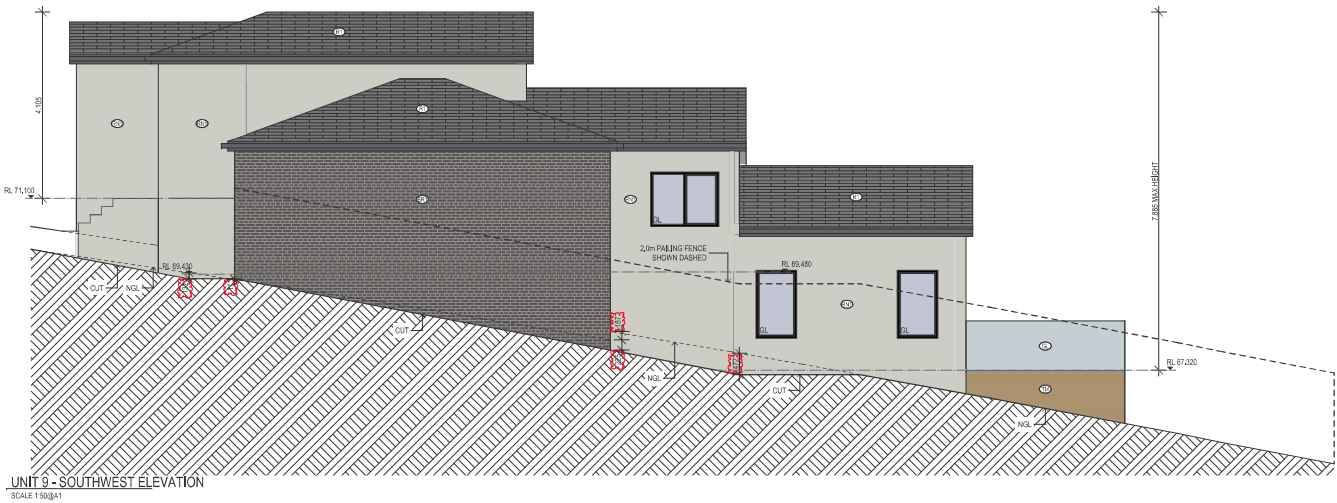
PROJECT	
BEACONSFIELD	
13 - 15 MAHON AVE	
BEACONSFIELD VIC 3807	
DRAWING TITLE	
STAGE 2 - UNIT 9 - ELEVATIONS	



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ISSUE PURPOSE	TOWN PLANNING	DRAWING NO.	REV.
		TP25	02



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REV	ISSUE DATE / BY
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DRAWING TITLE
STAGE 2 - UNIT 9 - ELEVATIONS

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TP26

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PLOT DATE
13/12/2023

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21.030

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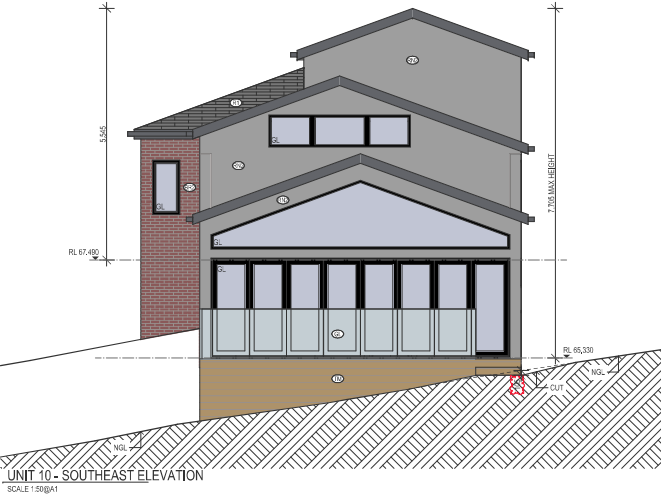
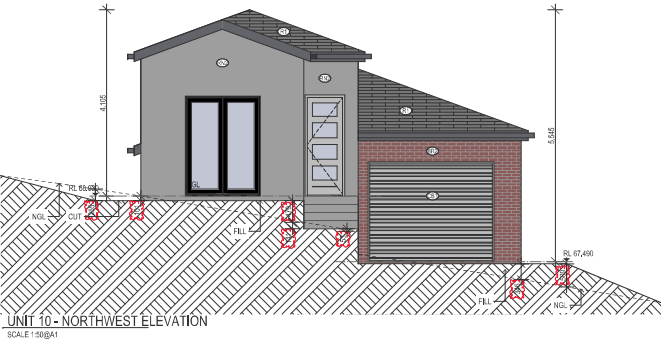


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REVISION HISTORY	
REV	ISSUE DATE / BY
1	ISSUE DATE / BY
2	ISSUE DATE / BY
3	ISSUE DATE / BY
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JOB NO.: 21.030
SCALE: 1:50 @A1

PROJECT
BEACONSFIELD
13 • 15 MAHON AVE
BEACONSFIELD VIC 3807

DRAWING TITLE
STAGE 2 • UNIT 10 - ELEVATIONS



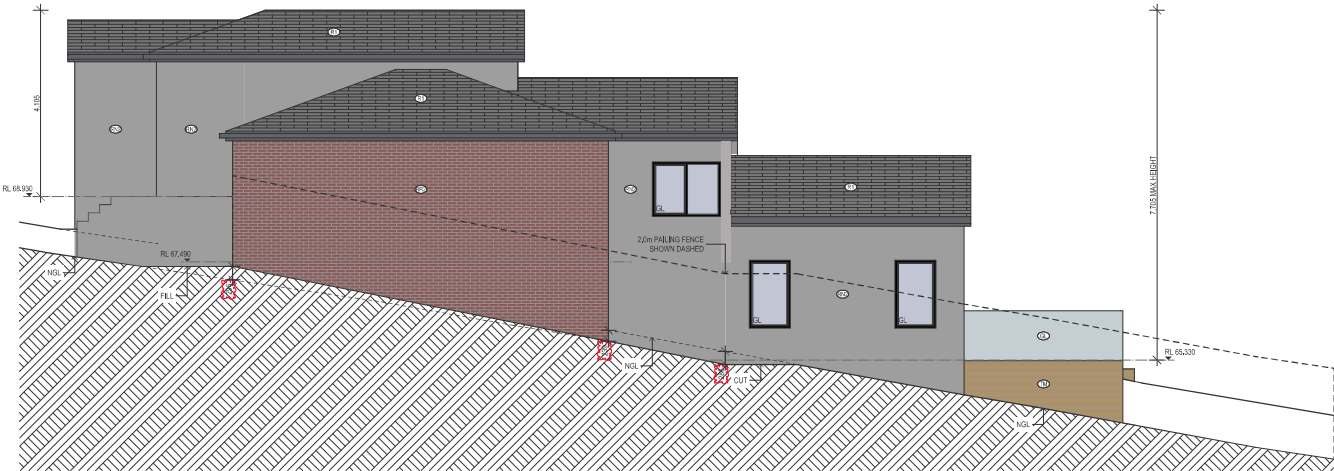
221 Waterloo Road,
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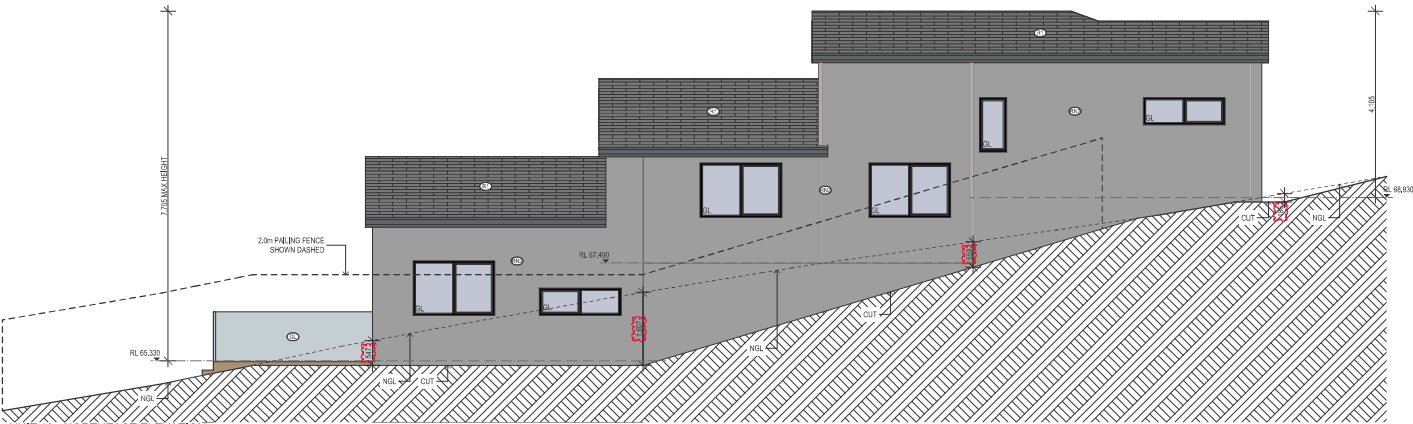
ISSUE PURPOSE
TOWN PLANNING

DRAWING NO.
TP28

REV.
02



UNIT 10 - SOUTHWEST ELEVATION
SCALE 1:50@A1



UNIT 10 - NORTHEAST ELEVATION
SCALE 1:50@A1

REVISION HISTORY	
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1	21/03/2023 / BS
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STAGE 2 - UNIT 10 - ELEVATIONS

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TP29

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02

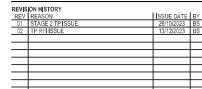
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KB

PLOT DATE
13/12/2023

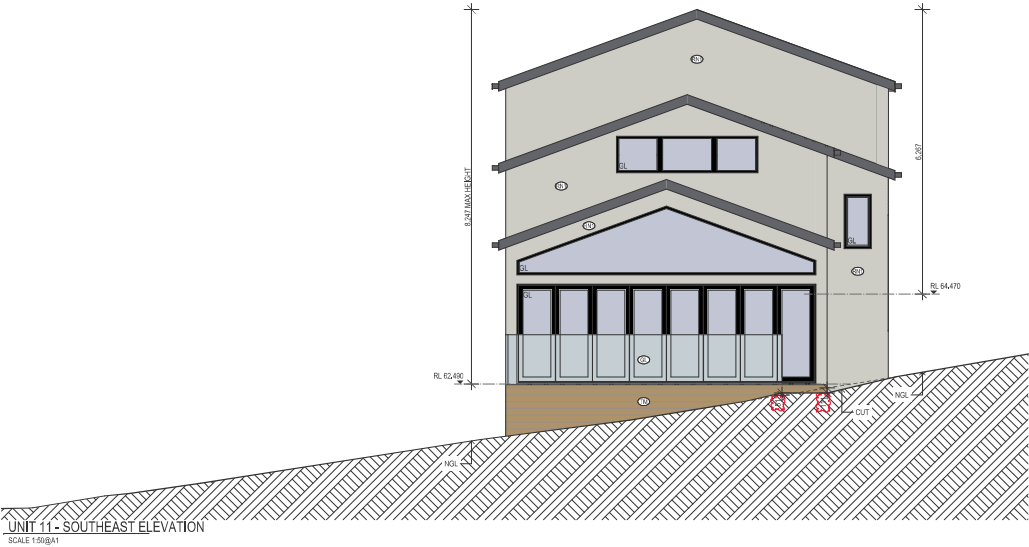
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LAWRENCE F. C. FORD

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REV	ISSUE DATE / BY
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2	13/12/2023 / KB
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8	13/12/2023 / KB
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DRAWING TITLE
STAGE 2 - UNIT 11 - ELEVATIONS

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02

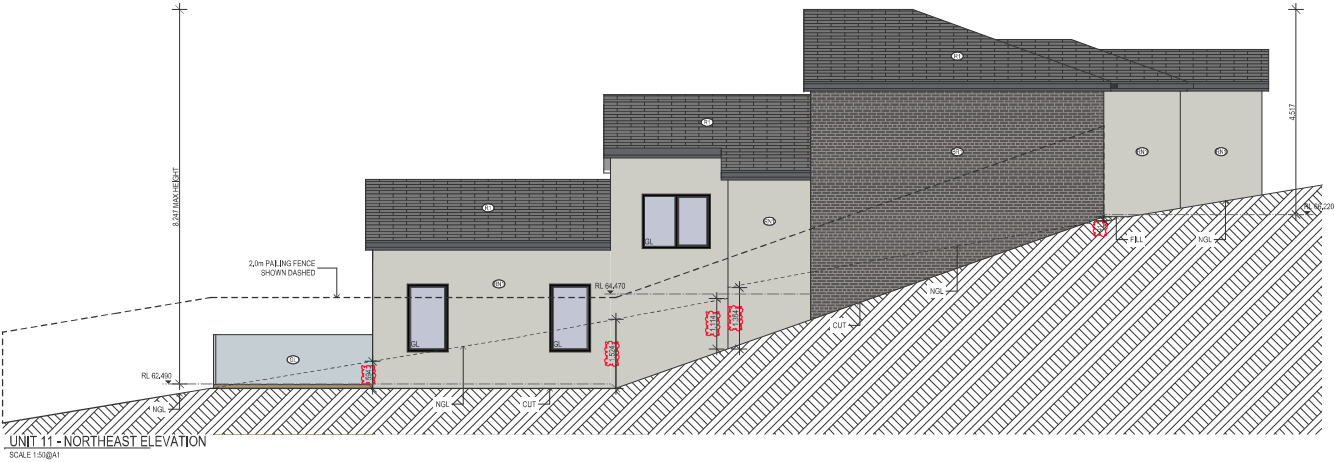
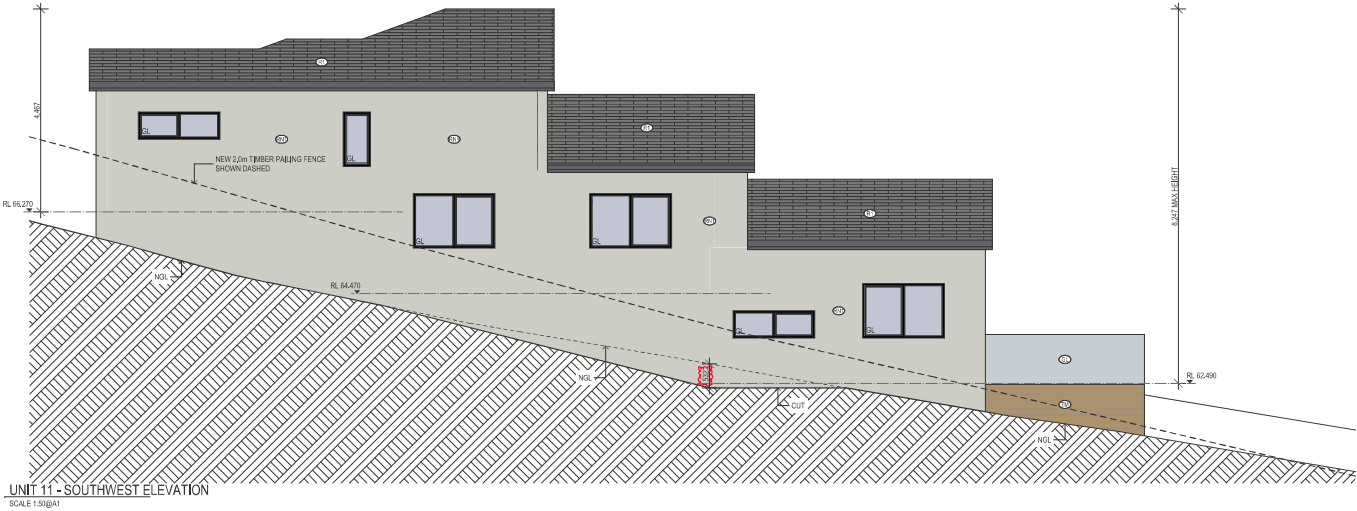
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BS

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KB

PLOT DATE
13/12/2023

JOB NO.
21,030

SCALE
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REVISION HISTORY	
REV	DESCRIPTION
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8	ISSUE DATE: 13/12/2023
9	ISSUE DATE: 13/12/2023
10	ISSUE DATE: 13/12/2023

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PLOT DATE: 21/03/2024
JOB NO.: 21.030
SCALE: 1:50 @A1

PROJECT:
BEAconsFIELD
13 • 15 MAHON AVE
BEAconsFIELD VIC 3807

DRAWING TITLE:
STAGE 2 - UNIT 11 - ELEVATIONS



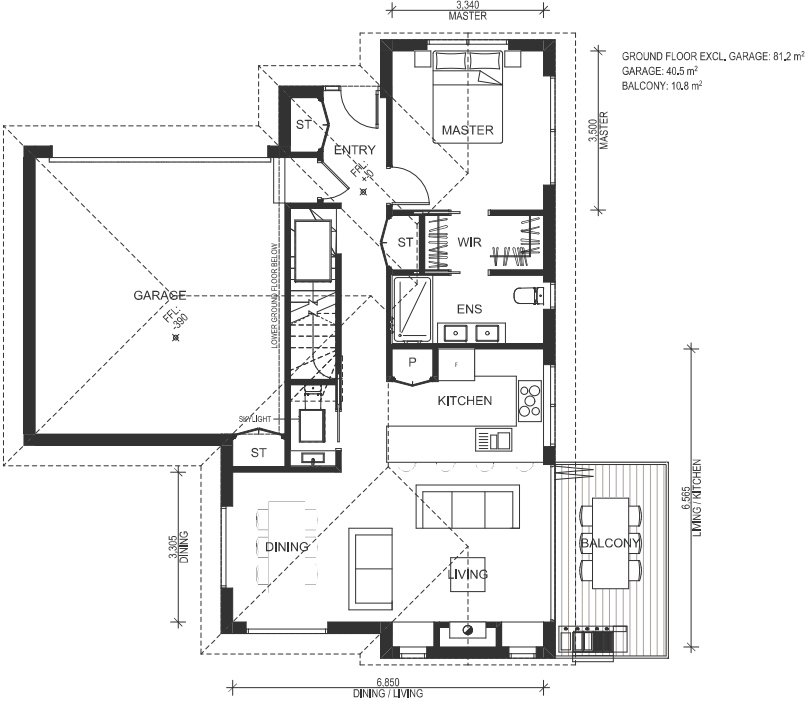
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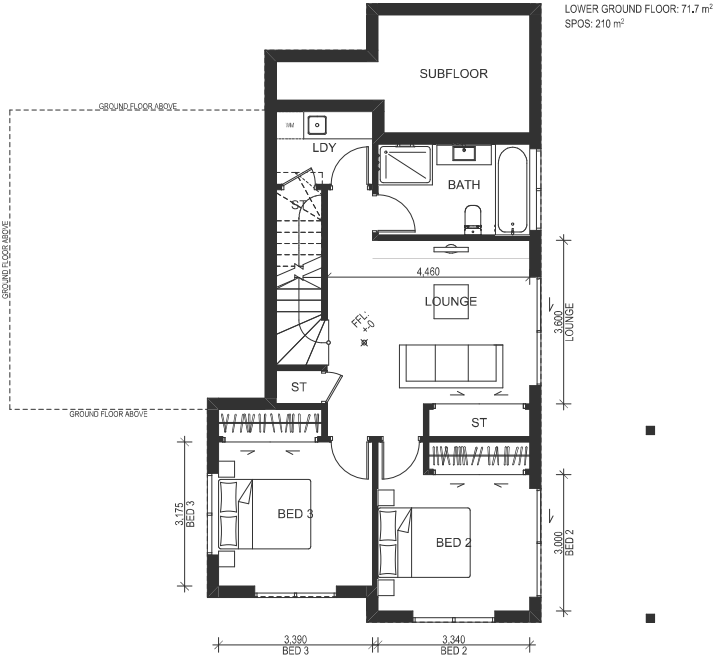
ISSUE PURPOSE:
TOWN PLANNING

DRAWING NO.:
TP32

REV:
02



STAGE 2 - UNIT 12 GF
SCALE 1:50@A1



STAGE 2 - UNIT 12 LG
SCALE 1:50@A1

REVISION HISTORY	
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PROJECT
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13 - 15 MAHON AVE
BEACONSFIELD VIC 3807

DRAWING TITLE
STAGE 2 - UNIT 12 - FLOOR PLANS



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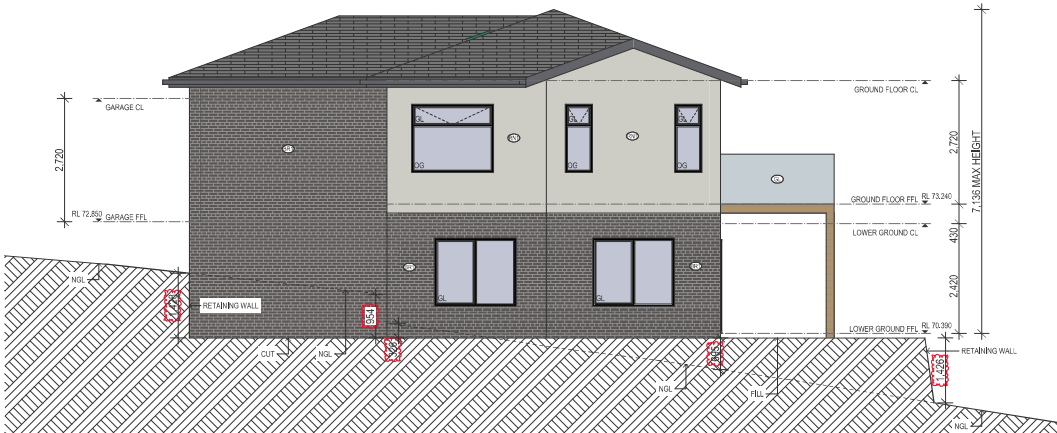
ISSUE PURPOSE
TOWN PLANNING

DRAWING NO.
TP33

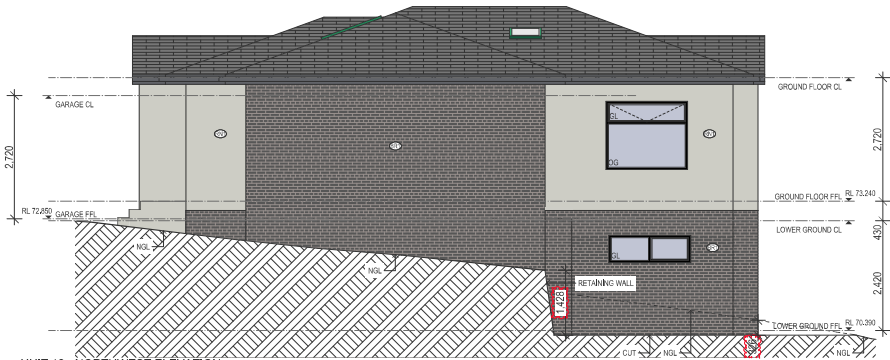
REV.
02

[illegible]

DRAWING NO. **TP34** REV. **02**



UNIT 12 - SOUTHWEST ELEVATION
SCALE 1:50@A1



UNIT 12 - NORTHWEST ELEVATION
SCALE 1:50@A1

REVISION HISTORY	
REV	ISSUE DATE / BY
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2	13/12/2023 / KB
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CHECKED BY: KB			
PLOT DATE: 13/12/2023			
JOB NO: 21.030			
SCALE: 1:50			
@A1			

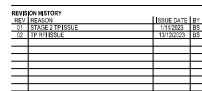
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BEACONSFIELD	
13 - 15 MAHON AVE	
BEACONSFIELD VIC 3807	
DRAWING TITLE	
STAGE 2 - UNIT 12 - ELEVATIONS	



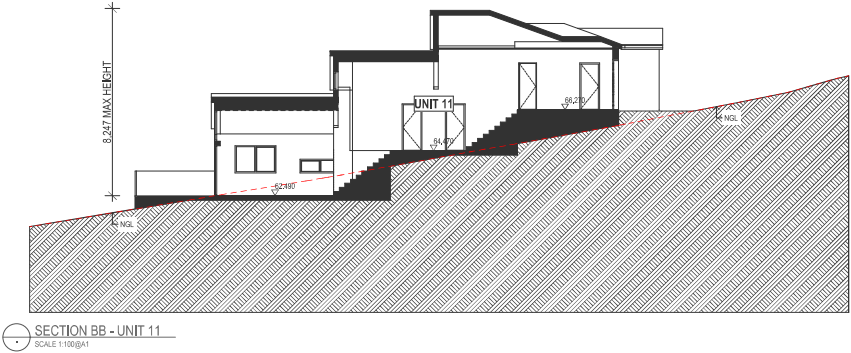
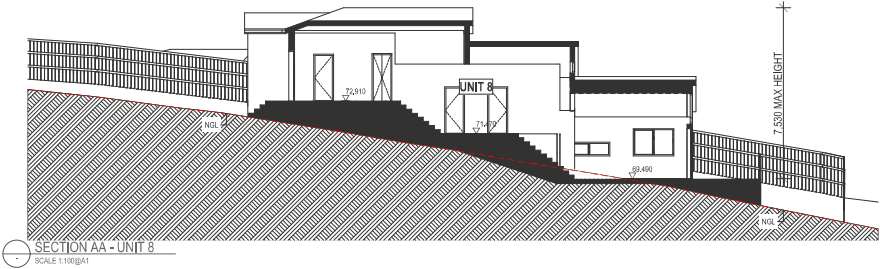
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		TP35	02



DRAWING NO. **TP40** REV. **02**



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REV	ISSUE DATE / BY
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2	ISSUE DATE / BY
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PROJECT
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13 - 15 MAHON AVE
BEACONSFIELD VIC 3807

DRAWING TITLE
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ISSUE PURPOSE
TOWN PLANNING

DRAWING NO.
TP41

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02

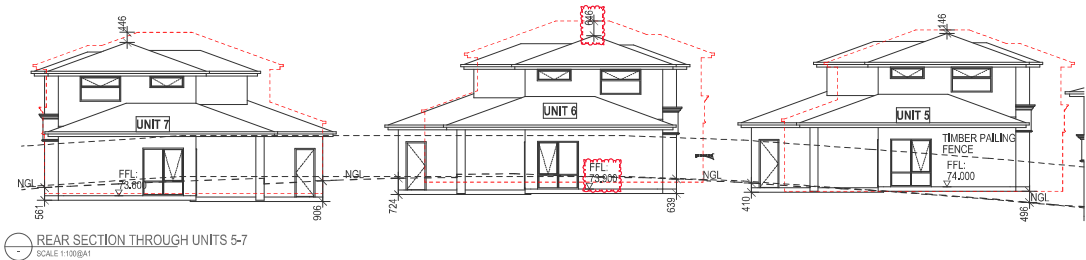
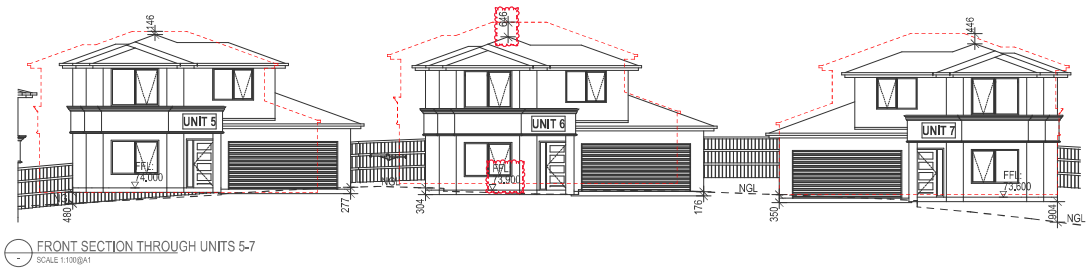
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PLOT DATE
13/12/2023

JOB NO.
21,030

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REVISION HISTORY	
REV	ISSUE DATE / BY
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SCALE: 1:100
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PROJECT:
BEACONSFIELD - STAGE 2
13 - 15 MAHON AVE
BEACONSFIELD VIC 3807

DRAWING TITLE:
SITE SECTIONS - UNITS 5-7

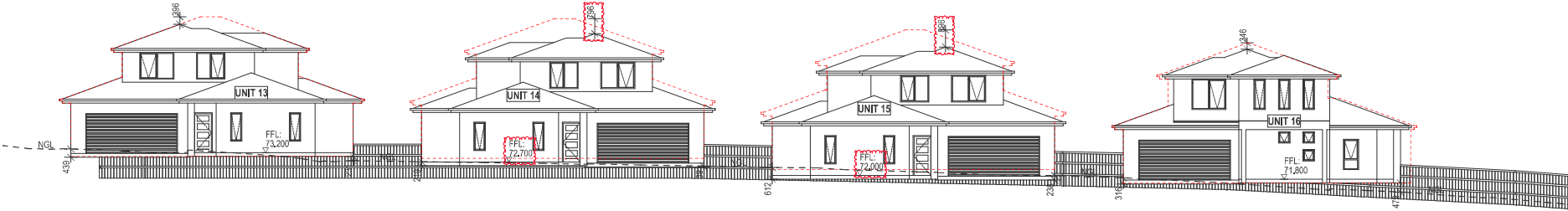
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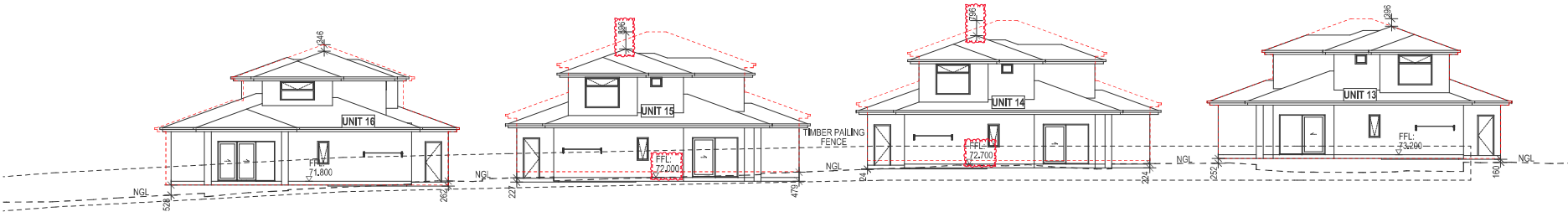
ISSUE PURPOSE: TOWN PLANNING

DRAWING NO.: TP42

REV: 02



FRONT SECTION THROUGH UNITS 13-16
SCALE 1:100@A1



REAR SECTION THROUGH UNITS 13-16
SCALE 1:100@A1

REVISION HISTORY	
REV	DESCRIPTION
1	TP PROPOSAL
2	TP PROPOSAL
3	TP PROPOSAL
4	TP PROPOSAL
5	TP PROPOSAL
6	TP PROPOSAL
7	TP PROPOSAL
8	TP PROPOSAL
9	TP PROPOSAL
10	TP PROPOSAL

ISSUE DATE	REV
20/06/2024	1
13/09/2024	2

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PROJECT
BEACONSFIELD - STAGE 2
13 - 15 MAHON AVE
BEACONSFIELD VIC 3807

ISSUE PURPOSE
TOWN PLANNING


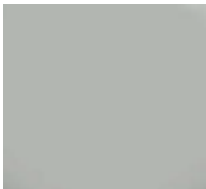



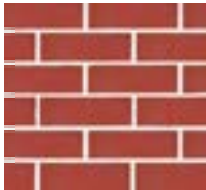

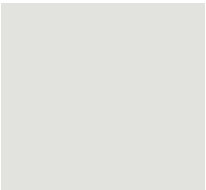





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Co-lab
ARCHITECTURE

TP43

02

EXTERNAL MATERIAL AND FINISH SCHEDULE				
				
DRAWING TAG: BR1 DESCRIPTION: BLACK BRICK LOCATION: UNITS 8, 9, 11 & 12 EXTERIOR FACADE	DRAWING TAG: RN1 DESCRIPTION: SHALE GREY RENDER LOCATION: UNITS 8, 9, 11 & 12 EXTERIOR FACADE	DRAWING TAG: R1 DESCRIPTION: ROOF TILE - BLACK AT 20° PITCH ALL UNITS	WINDOW FRAMES DESCRIPTION: BLACK ALUMINIUM ALL UNITS	FASCIAS + GUTTERS DESCRIPTION: FINISH - BLACK ALL UNITS
				
DRAWING TAG: BR2 DESCRIPTION: RED BRICK LOCATION: UNIT 10 EXTERIOR FACADE	DRAWING TAG: RN2 DESCRIPTION: TIMELESS GREY RENDER LOCATION: UNIT 10 EXTERIOR FACADE	DRAWING TAG: CB1 DESCRIPTION: COLOURBOND FINISH - SURFMIST LOCATION: GARAGE DOOR ALL UNITS	DRAWING TAG: GL DESCRIPTION: CLEAR GLAZING ALL UNITS	DRAWING TAG: OG DESCRIPTION: 1.7m HIGH AFFL OBSCURED GLAZING ALL UNITS
				
DRAWING TAG: TM DESCRIPTION: TIMBER DECKING LOCATION: UNITS 8-12				

REVISION HISTORY	
REV. NO.	ISSUE DATE / BY
1	20/05/2024 / JH
2	20/05/2024 / JH
3	20/05/2024 / JH
4	20/05/2024 / JH
5	20/05/2024 / JH
6	20/05/2024 / JH
7	20/05/2024 / JH
8	20/05/2024 / JH
9	20/05/2024 / JH
10	20/05/2024 / JH

NOTES

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PROJECT

BEACONSFIELD
13 - 15 MAHON AVE
BEACONSFIELD VIC 3807

DRAWING TITLE

MATERIALS AND FINISHES
SCHEDULE

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[Co-lab]
ARCHITECTS

ISSUE PURPOSE

TOWN PLANNING

DRAWING NO.

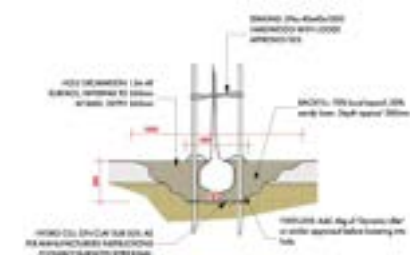
TP50

REV.

02

SCALE

@A1



2 Advanced Tree Planting Detail
Scale: 1/32"


















3 Garden Bed Detail
Scale: 1/8"

Keywords:

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- [illegible]

Plant List

Image	ID	City	Common Name	Subsistent Name	Scheduled Date	Mature Height	Mature Spread
Trees							
	17	Lightwood	Alder	Alnus incana	20.04.02 L	9-10m	3.0
	8	Woodland	Alder	Alnus matricaria	20.04.02 L	8-10m	3.0
	17	Overgrowing the oak	Overgrowing verticillate	Alnus matricaria	20.04.02 L	9-10m	3.0
	4	Home based Peppermint	Euclalyptus verticillate	20.04.02 L	10-15m	3.0	
Shrubs							
	37	Wesley Redwood	Callistemon canaliculatus	Callistemon canaliculatus	20.04.02 L	2.0-3.0m	1.0-2.0
	38	Red Cornus	Cornus alba	Cornus alba	20.04.02 L	1.0-2.0m	1.0-2.0
	108	Native Fuchsia	Cornus alba	Cornus alba	20.04.02 L	1.0-2.0m	1.0-2.0
	128	Wedgeleaf Hop bush	Convolvulus altheoides	Convolvulus altheoides	20.04.02 L	1.0-2.0m	1.0-2.0
	10	Wedgeleaf Hop bush	Convolvulus altheoides	Convolvulus altheoides	20.04.02 L	1.0-2.0m	1.0-2.0
	39	Woolly Tea Tree	Leptospermum argenteum	Leptospermum argenteum	20.04.02 L	1.0-2.0m	1.0-2.0
	31	Stone Daisy bush	Chamaecrista	Chamaecrista	20.04.02 L	0.5	0.5
	30	Tiny Daisy bush	Chamaecrista	Chamaecrista	20.04.02 L	1-1.5m	0.5
Ground Covers / Grasses							
	30	Woolly Club-moss	Woolly-moss	Woolly-moss	20.04.02 L	0.5-1.0m	0.5-1.0
	108	Overhead moss	Lamium angustifolium	Lamium angustifolium	20.04.02 L	0.5m	0.5
Climbers / Succulents							
	200						

TP ONLY 20420000



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TP-DNL-1 - 20/12/2023



1	20/12/2023	Rev 00000		
2	20/12/2023	Updated Landscape Plan		
3	20/12/2023	Final Landscape Plan		
4	20/12/2023	Final Landscape Plan		
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