

TOWN PLANNING

1 **DEVELOPMENT OF 19 DWELLINGS, 360 PRINCES HIGHWAY OFFICER**

FILE REFERENCE INT1745486

RESPONSIBLE GENERAL MANAGER Andrew Paxton

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RECOMMENDATION

It is recommended that the without prejudice plans submitted to Council with respect to planning permit application T160600 and VCAT reference P1056/2017 be supported subject to conditions and a consent order provided to VCAT allowing Planning Permit T160600 be issued authorising the development of a nineteen (19) dwellings at 360 Princes Highway (proposed lot A PS738353A).

Attachments

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|---|-------------------|---------|
| 1 | Locality plan | 1 Page |
| 2 | Development plans | 5 Pages |

EXECUTIVE SUMMARY:

APPLICATION NO.:	T160600
APPLICANT:	Emma Hawking, Oreana Property Group
LAND:	360 Princes Highway, Officer VIC 3809
PROPOSAL:	Development of the land for nineteen (19) dwellings and associated works
PLANNING CONTROLS:	Urban Growth Zone Schedule 3 Development Contributions Plan Overlay Schedule 4
NOTIFICATION & OBJECTIONS:	Pursuant to Clause 37.07-13 the application is exempt
KEY PLANNING CONSIDERATIONS:	Officer Precinct Structure Plan and Compliance with Clause 55
RECOMMENDATION:	That the without prejudice plans submitted to Council with respect to planning permit application T160600 and VCAT reference P1056/2017 be supported subject to the conditions outlined below and a consent order provided to VCAT.

BACKGROUND:

The subject site has been subject to previous planning approvals including Planning Permit T120482 issued on 11 May 2015 for the subdivision of land which created the subject site within South Siding Estate. The endorsed plans for the subdivision permit have noted the site for medium density development.

Planning Permit application T160600 for the 'development of the land for twenty-one (21) dwellings and associated works' was refused by Council on 4 May 2017 on the following grounds:

1. *The proposal is inconsistent with Clause 15.01-1 (Urban Design) and Clause 21.06-1 (Design and Built form) as the proposal does not promote good urban design that respects the preferred neighbourhood character and fails to achieve architectural and urban design outcomes that contribute positively to local urban character or enhance the public realm.*
2. *The proposal is inconsistent with the purpose of Clause 37.07 (Urban Growth Zone) as the proposed development does not achieve the objectives of Section 4.2 Housing of the Officer Precinct Structure Plan September 2009.*
3. *The proposal fails to satisfy the objectives and standards of;*
 - a) *Clause 55.02-1 (Neighbourhood character) as the design does not adequately address each street frontage and presents a continuous double storey built form with limited separation at upper level.*
 - b) *Clause 55.02-5 (Integration with the Street) as the proposal does not provide an appropriate presentation to the Heathcote Grove frontage and has a poor design response with garage located in key corner locations.*
 - c) *Clause 55.03-1 (Street Setback) as the proposed setbacks do not meet Standard B6 to Pioneer Way and Heathcote Grove and does not respect the preferred neighbourhood character resulting in a detrimental streetscape impact.*
 - d) *Clauses 55.03-5 (Energy efficiency) as dwellings 12 -21 are provided with poor energy efficiencies with limited sunlight access to the secluded private open space areas and the lack north facing windows.*
 - e) *Clause 55.03-6 (Open space) & Clause 55.03-7 Standard B12 (Safety) as the design results in extensive fencing along the proposed accessway which restrict surveillance of this area and creates safety concerns.*
 - f) *Clause 55.03-10 (Parking Location) as the proposed visitor parking spaces are not conveniently located for the majority of the dwellings and their design does not ensure that vehicles will not obstruct the adjacent accessway.*
 - g) *Clause 55.04-8 (Noise Impacts) as the design has not provided any features that will protect future residents from the noise impact of the future arterial road.*
 - h) *Clause 55.05-4 (Private Open space) Standard B28 as dwellings 15, 16 and 19 have not been provided with the minimum secluded open space areas and dwellings 12 and 16 do not meet the total minimum requirement of 40 square metres.*
 - i) *Clause 55.06-1 (Storage) Standard B30 as dwelling 6 is not provided with any external storage are to meet the minimum requirements of this standard.*
 - j) *Clause 55.06-2 (Design Detail) Standard B31 as the proposed development provides limited façade articulation and design that is inconsistent with the preferred neighbourhood character.*
 - k) *Clause 55.06-4 (Common Property) Standard B33 as the common area will not achieve a functional area that can be efficiently managed as the design presents a number of conflict points at the north east corner of the accessway.*

of the Cardinia Planning Scheme.

4. *The site represents an overdevelopment of the site, in failing to respond appropriately to its opportunities and constraints resulting in unreasonable impact on the character of the area, streetscape and amenity for future occupants.*
5. *The proposal is inconsistent with the purpose of Clause 52.06 Car Parking as the visitor parking spaces have not been appropriately located or dimensioned to ensure that*

layout create a safe environment for the future occupants.

On 22 May 2017, Council received notice from the Victorian Civil and Administrative Tribunal (VCAT) that an Application to Review had been received pursuant to Section 77 of the *Planning and Environment Act 1987*.

On 28 June 2017, Council received without prejudice plans for Council's consideration prior to the scheduled VCAT Compulsory Conference on 24 July 2017. The plans were prepared in response to Councils' grounds of refusal and propose key design changes and removal of two dwellings.

SUBJECT SITE

The subject site is located within South Siding Estate and is known as proposed Lot A on Plan of Subdivision PS738353A created under planning permit T120482. The site is an irregular shaped allotment with an area of 3,529 square metres and is one of two lots within the subdivision earmarked for a future medium density proposal. The site is currently vacant, with works commenced on the approved subdivision.

The site has a road frontage to Pioneer Way to the north boundary and a future arterial road along the eastern boundary, Ethan Road to the west and Heathcote Grove to the south. Pioneer Way is a connector street as identified in the Officer Development Contribution Plan (DCP). The future arterial road is also identified within the Officer DCP and the land will be vested with VicRoads.

PROPOSAL

The permit applicant now seeks consent from Council to the without prejudice plans submitted on 28 June 2016.

Key changes to the plans previously refused are as follows:

- Deletion of two units (known as Units 14 and 19 previously) and its consequential amendments;
- Rearrangement of Unit 1 to provide an active corner presentation to Pioneer Way and Eades Street
- Rearrangement of Unit 6 to provide a 3.56 metre separation to Unit 7 at level 1;
- Incorporation of additional fenestration to the side wall of dwellings with frontage to a side street
- Increase in setbacks from the northern, eastern and western setbacks at ground and first level
- Reduction of one (1) visitor car space as a result of the deletion of two dwellings (now compliant with Clause 52.06);
- Rearrangement of visitor car spaces;
- Reduction to width of ground level service yards to increase landscaping opportunities;
- Increase to height of service yard fence to 1.5m with a minimum visual transparency of 40%.

The application now seeks the development of nineteen (19) dwellings and associated works as described below:

- **Site Layout:** The overall layout incorporates dwellings designed to front Pioneer Way, and the future arterial road adjacent to the east boundary. Eleven (11) attached dwellings are proposed along Pioneer Way and future arterial road frontages with nine attached dwellings located in a 'U' shaped arrangement in the south west corner portion of the site, including four dwellings

fronting Edes Road with remaining dwellings addressing the internal driveway. The first floors are attached with some separation between two dwellings on Pioneer Way and the future arterial road.

The ground floor is generally setback 4 metres from the street frontages with some minor porch encroachments into the setback. The first floors include balcony areas setback between 1.9 and 2 metres from site frontages.

- **Vehicle Access & Parking:** The layout includes a common accessway with double crossover on Eades Road and Heathcote Grove, a 5.5 metre wide accessway is proposed to service fifteen (15) dwellings. With two cross-overs provided to Eades Road to provide access to four (4) dwellings which front the road.

The dwellings are provided with individual single garages and tandem space. The proposal has included the inclusion of 3 visitor car parking spaces.

- **Dwelling Design, Height and Form:** The development provides a mixture of three or four bedroom dwellings. The proposal includes double storey dwellings throughout the site. Interfaces to all roads contain balconies, with some living spaces at first floor level. Floor to ceiling heights are typically 2.7 metres at the ground level and 2.4 metres to the upper level, with an overall maximum height of approx. between 6.4 and 6.9 metres above the natural ground level. The proposed dwellings are a contemporary design with flat roofs.
- **Colours & Materials:** Dwellings will be constructed using face render and timber cladding.
- **Private and Open Space:** The proposed dwellings are provided with private open space either to the rear of the dwellings or to upper balconies where fronting Pioneer Way, Eades Road and Heathcote Grove and of the future arterial road.

PLANNING SCHEME PROVISIONS

State Planning Policy Framework (SPPF)

The relevant clauses of the SPPF are:

- Clause 11 Settlement
 - Clause 11.02-2 Structure Planning
 - Clause 11.02-3 Planning for Growth Areas
 - Clause 11.02-4 Sequencing of development
- Clause 15.01-1 Urban Design
 - Clause 15.01-3 Neighborhood and Subdivision Design
 - Clause 15.01-4 Design for Safety
 - Clause 15.01-5 Cultural Identity and neighbourhood character
 - Clause 15.02-1 Energy and resource Efficiency
- Clause 16 Housing
 - Clause 16.01-1 Integrated Housing
 - Clause 16.01-3 Housing opportunity areas
 - Clause 16.01-4 Housing diversity
 - Clause 16.01-5 Housing Affordability
- Clause 19 Infrastructure
 - Clause 19.03-1 Development contribution plans
 - Clause 19.03-2 Water supply, sewerage and drainage

- Clause 19.03-3 Stormwater
- Clause 19.03-4 Telecommunications

Local Planning Policy Framework (LPPF)

The relevant clauses of the SPPF are:

- Clause 21.03 Settlement and Housing
 - Clause 21.03-1 Housing
 - Clause 21.03-2 Urban growth area
- Clause 21.05 Infrastructure
 - Clause 21.05-1 Infrastructure provision
 - Clause 21.05-3 Local roads
 - Clause 21.05-4 Public transport
 - Clause 21.05-5 Pedestrian and bicycle network
- Clause 21.06 Particular Uses and Development
 - Clause 21.06-1 Design and built form
 - Clause 21.06-2 Community Safety

Relevant particular/general provisions and relevant incorporated or reference documents

The relevant provisions/documents are:

- Clause 52.06 Car Parking
- Clause 55 Two dwellings on a lot
- Clause 65 Decision Guidelines
- Officer Precinct Structure Plan (2011)
- Officer Development Contributions Plan (2011)
- Officer Native Vegetation Precinct Plan (2011)

Zone

The land is subject to the Urban Growth Zone Schedule 3

Overlays

The land is subject to the following overlays:

- Development Contributions Plan Overlay Schedule 4 (DCPO4)

PLANNING PERMIT TRIGGERS

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The proposal for the development of the land for nineteen (19) dwellings requires a planning permit under the following clauses of the Cardinia Planning Scheme:

- Pursuant to Clause 32.08-4 of the General Residential Zone (GRZ) (applied zone under UGZ3) a permit is required to construct two or more dwellings on a lot. Pursuant to Part B of the UGZ where a structure plan applies (approved September 2008 and incorporated into the

scheme), the provisions of Clauses 37.07-9 to 37.07-16 apply. Any permit issued must be generally in accordance with the precinct structure plan applying to the land.

PUBLIC NOTIFICATION

Pursuant to Clause 37.07-13 of the Urban Growth Zone any provision of this scheme which is generally in accordance with the precinct structure plan applying to the land is exempt from the notice requirements of section 52(1)(a), (b) and (d) of the Planning and Environment Act 1987.

REFERRALS

No external referrals required

DISCUSSION

1. State & Local Planning Policy Framework

The development generally accords with the State and Local Policy through encouraging the consolidation of existing urban areas within growth regions.

Both State and Local Planning policy framework provides clear direction in the need to provide for increased residential densities near and within existing urban areas coupled with the need to diversify housing forms. The proposal offers a housing form, which will provide for a different type of housing that is not generally offered in the wider area. The site is close to a number of services and public transport, public open space, Officer Town Centre and is consistent with the Urban Growth Zone and Precinct Structure Plan. The proposal provides for urban consolidation within an establishing township and which is strongly supported by planning policy with the Cardinia Planning Scheme.

As such it is considered that the proposal is considered consistent with both State and Local policy directions and will provide diversity in housing stock in this rapidly changing PSP area.

2. Zone

The proposed residential subdivision and development within the UGZ3 is consistent with the relevant provisions of the UGZ3 and GRZ as outlined below:

- The parent subdivision (T120482) earmarked this site as a site suitable for future medium density development;
- The site is in close proximity to the future activity centres including the Officer Town Centre and the Neighbourhood Convenience Centre;
- The site is a prominent corner site and the built form outcomes provided in this development (rear loaded with active interface Pioneer Way and the future local arterial road on the east boundary) is a desirable response to the future road networks;
- The site is located in close proximity to public transport routes proposed within the Officer PSP and close Gilbert Reserve to the east.

3. Officer Precinct Structure Plan, Development Contributions Plan and Native Vegetation Precinct Plan

The proposed residential subdivision is generally in accordance with the Officer PSP. A summary of the reasons are provided below:

- The subject site is located within the Residential Land area as shown on Plan 5 of the Officer PSP, with approximately half the site located within medium density and half within standard density. It is considered that the site is suitable for a higher density than identified in the PSP and is in generally accordance with the Officer PSP on the following basis:
 - The site is in close proximity to the future activity centres including the Officer Town Centre and the Neighbourhood Convenience Centre;
 - The site is a prominent corner site and the built form outcomes provided in this development subject. The rear loaded product with an active interface to Pioneer Way and the future local arterial are a desirable response to the future road networks including a round-about on the corner of Pioneer Way and the local arterial road; and
 - The site is located in close proximity to public transport routes proposed within the Officer PSP including along Rix Road.
- The site includes a mix of smaller lots which are within 400 metres of the future NCC to the south east;
- The application provides for a diversity of housing choice within the precinct by providing attached unit development within a common property arrangement as opposed to single detached housing within nearby estates;
- Lots along the Pioneer Way and local arterial road are rear loaded (accessed via internal driveway) to encourage a strong built form to the roads, limit any conflict points or garages, and limit garages being the dominant visual feature to the road.
- A footpath will be provided along the north, east and south boundaries to provide appropriate pedestrian linkages.
- Dwellings are provided with balconies and a strong integration with the respective street through habitable room windows etc. to ensure street integration and passive surveillance has been maximised.

In addition, this type of built form outcomes reduces the need for fencing along Pioneer Way and the future local arterial road which would otherwise be required to secluded dwellings' private open space.

The minimal street setback combined with the form of development which 'wraps' around the Pioneer Way and the future local arterial, provides an appropriate dominant built form outcome for this prominent corner site (which will be adjacent to a future round-about).

- The site does not include any native vegetation removal and therefore complies with the Native Vegetation Precinct Plan.

4. Clause 52.06 – Car Parking

The proposal provides for one (1) car parking space within a single car garage for the 2 bedroom dwellings and two (2) car parking spaces within a double car garage for the dwellings with 3 or more bedrooms and internal dimensions generally consistent with the standards in Clause 52.06. Further the development provides for 3 visitor spaces in compliance with Clause 52.06.

5. Response to Grounds of Refusal

As discussed above, Planning Permit application T160600 for the 'development of the land for twenty-one (21) dwellings and associated works' was originally refused by Council on a number of design grounds.

It is considered that the without prejudice plans submitted to Council on 28th June 2017 satisfactory address the previous issues raised in Council's grounds of refusal. Below is a summary of how the updated plans now satisfy each ground of refusal.

1. The revised plans are consistent with Clause 15.01-1 (Urban Design) and Clause 21.06-1 (Design and Built Form). The proposed amendments will provide improved landscaping opportunities across the site; passive surveillance to the street and internal driveway and a well-articulated quality development.
2. The revised plans will achieve the objectives of Section 4.2 of the Officer PSP. Specifically:
 - a) It will achieve a minimum of 15 dwellings per net residential hectare across the precinct.
 - b) It will contribute positively to the neighbourhood and streetscape through high quality urban design.
 - c) A variety of housing densities is provided in the context of the broader subdivision estate with the development providing a diversity in housing typology in close proximity to open space, public transport and a future activity centre.
3. The revised plans provide for a high level of compliance with Clause 55. Specifically:
 - a) The increase in front setback and upper storey separation reduce the visual bulk presenting to the streetscape and increase landscaping opportunities within the front setback. The height, scale and setback is in keeping with a comparable development approved to the north of the subject site (T150733).
 - b) The floor layout of Unit 1 has been rearranged so that it presents an active corner frontage to corner frontage to Eades Street/Pioneer Way. Further, the garage has been relocated internal into the site which brings the living rooms to the west side and increases passive surveillance of Eades Street.
 - c) The setbacks provide an acceptable streetscape outcome with setbacks of generally 4 metres to grounds level to all street frontages. Heathcote Grove is provided with a 2 metre setback at ground level which is compliant with Clause 55 Standard B6 requirements.
 - d) The deletion of two dwellings provides an improved solar access into the courtyards of Units 12 to 19 (inclusive) and meets the objectives of Clause 55.03-5 (Energy Efficiency).
 - e) The development provides for relatively low fencing abutting the internal driveway which is 40% transparent. In addition, the floor layout has been amended by including habitable windows facing the internal driveway which will increase increasing passive surveillance opportunities.
 - f) The visitor spaces have been amended to comply with Clause 52.06 and rearranged to allow for convenient access.
 - g) The proposal is considered to satisfies Clause 55.04-8 relating to noise. Any noise above permissible limits generated by the future arterial road will need to be dealt with by the Roads Authority.
 - h) All units have been amended to comply with Standard B28 of Clause 55.05-4 (Private open space).
 - i) All units have been amended to comply with Standard B30 of Clause 55.06-1 (Storage).
 - j) The proposed building expression and materials/finishes have been rationalised and additional windows/punctuation to the elevations incorporated to provide a well articulated building. The rear wall of garages abutting the street will be disguised as room windows to avoid appearing as rear garage to the streetscape. The changes provide a satisfactory response to Standard B31 of Clause 55.06-2 (Design Detail).

4. The revised plans include the deletion of two (2) dwellings which reduces the total number of dwellings on the site to 19. This is a comparable density to an approved multi-dwelling development on the site to the north (T150733), reduces the site coverage to 38.56% and overcomes previous issues with relation to solar access to open space and overshadowing. In this regard, the proposed amended development is not considered to be an overdevelopment of the site.
5. The revised plans provide for three (3) visitor spaces which is compliant with Clause 52.06 which requires one (1) space for each 5 dwellings.

It is considered that the proposed amendments satisfactorily overcome the grounds which the application was originally refused upon and result in an acceptable planning outcome in the context of the site.

CONCLUSION

The proposal demonstrates consistency with State and Local Planning Policy, the provisions of the zone and overlay as well as the Precinct Structure Plans. The layout proposed will be able to accommodate the vision of the Officer residential area.

It is recommended that the without prejudice plans submitted to Council with respect to planning permit application T160600 and VCAT reference P1056/2017 be supported subject to conditions and a consent order provided to VCAT allowing Planning Permit T160600 be issued authorising the development of a nineteen (19) dwellings at 360 Princes Highway (proposed lot A PS738353A).

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 drawn to scale with dimensions and one (1) copy must be provided. The plans must be generally in accordance with the without prejudice plans submitted to Council on 28th June 2017 (Titled: Multi unit development, Job Number: OFFI.PION.000A, dated 28 June 2017) but modified to show:
 - a. The contours of the site to accord with a feature survey plan prepared by a licensed surveyor;
 - b. The finished floor levels of the dwellings, which must accord with a feature survey plan prepared by a licensed surveyor;
 - c. The following information on the elevations plans:
 - i. The level of the main roof levels of the buildings; and
 - ii. The maximum wall and building heights of the buildings.
Both must accord with a feature survey plan prepared by a licensed surveyor.
 - d. Balcony of dwellings 2, 3, 9 & 10 to indicate a minimum width of 1.6 metres and area of 8 square metres consistent with Clause 55.05-4 of the Cardinia Planning Scheme
 - e. Each three bedroom dwelling to include a notation of a tandem parking space with dimensions and clearances consistent with the design standards of Clause 52.06-9.
 - f. References of 'Lot' on elevation plans to be altered to 'Dwelling' or 'Unit'.

- g. Dwelling 12 and 19 to provide a porch/pedestrian access to Heathcote Grove to provide a sense of address and appropriate interface to Heathcote Grove.
 - h. All rear wall garage windows which face the street to be appropriately tinted to avoid presenting as a garage to the streetscape.
2. The development as shown on the endorsed plans must not be altered or modified except with the written consent of the Responsible Authority.
3. Once the development has commenced, it must be continued and completed to the satisfaction of the Responsible Authority.
4. The buildings and works approved under this permit must not be commenced until the title has been issued for the subject site being Lot A PS738353A. A copy of the title must be presented to the building surveyor as evidence.
5. At least 14 days before any works start, a site specific Construction Management Plan (CMP) to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved the CMP will be endorsed and will then form part of the permit. All works must be undertaken in accordance with the approved CMP.

The CMP must address all environmental risks and include:

- a. Temporary stormwater management including sedimentation control.
 - b. Provision of pollution and contamination controls including noise and dust.
 - c. Location of stockpiles and stockpile management.
 - d. Location of site office and facilities.
 - e. Equipment, materials and goods management.
 - f. Tree protection zones, trees to be retained and trees to be removed.
6. Before the development starts, a landscape plan prepared by a person suitably qualified or experienced in landscape design to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must be drawn to scale with dimensions and three copies must be provided at an appropriate scale. The landscaping plan must be generally in accordance with the endorsed plans under condition 1, except that the plan must show:
 - a) A planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant for the common property throughout the site to the satisfaction of the Responsible Authority.
 - b) Details of surface finishes of pathways and driveways.
 - c) Details of fencing throughout the development and along common boundaries to the satisfaction of the Responsible Authority, which must include the height and materials of the proposed fencing. If no fencing is proposed this must be clearly labelled.
 - d) Planting adjacent to the access entrance driveway to create a sense of entry by using a common tree species selection.
 - e) A planted buffer along the footpaths on each street frontage.

All species selected must be drought tolerant and selected to the satisfaction of the Responsible Authority.

7. A Development Infrastructure Levy must be paid to the Collecting Agency, being Cardinia Shire Council, in accordance with the approved Cardinia Road Precinct Contributions Plan. The Development Infrastructure Levy must be paid to the Collecting Agency within the time specified in the Cardinia Road Precinct Development Contributions Plan. If no time is specified in the Cardinia Road Precinct Development Contributions Plan, the Development Infrastructure Levy must be paid to the Collecting Agency, being Cardinia Shire Council before the development starts, as defined by the issue of a building permit under The Building Act, 1993 unless some other time has been agreed with the Collecting Agency.

Note: This condition will be deemed satisfied if a Development Infrastructure Levy has previously been paid.

8. Prior to any works commencing within 100 metres of the edge of any waterbody which is to be retained, a highly visible fence is to be installed 20 metres from the edge of the water body.
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.

10. Before the development starts, the Owner must prepare and submit a waste management plan to the Responsible Authority. The waste management plan must:
 - a) be prepared by a suitably qualified expert;
 - b) provide detail of the proposed arrangements for collection of waste from the land; and
 - c) be consistent with relevant guidelines prepared by Cardinia Shire Council with respect to waste management for new residential and mixed use developments

to the satisfaction of the Responsible Authority.

11. Before the commencement of any buildings and works a Construction Environmental Management Plan (CEMP) must be prepared to the satisfaction of the Responsible Authority and submitted to and approved by the Responsible Authority. The CEMP must specifically address significant flora and fauna where the buildings or works within:
 - a) 50 metres of any native vegetation to be retained in the *Officer Precinct Native Vegetation Precinct Plan (September 2011)*;
 - b) 100 metres of any waterbody (including creeks, drains, dams and wetlands) under the provisions of the Officer Precinct Structure Plan Conservation Management Plan (excluding Cardinia Creek) (15 September 2011).

The CEMP must address all requirements specified in the *Officer Precinct Native Vegetation Precinct Plan (September 2011)* and the relevant Conservation Management Plan.

12. 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.
13. Stormwater works must be provided on the subject land so as to prevent overflows onto adjacent properties.
14. 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.
15. Sediment control measures must be undertaken during construction to the satisfaction of the Responsible Authority to ensure that the development subject land is adequately managed in such a way that no mud, dirt, sand, soil, clay or stones are washed into or allowed to enter the stormwater drainage system.
16. All filling of the land over 300mm in depth on the site must be carried out, completed and recorded in accordance with:
 - a) The provisions of any Construction Management Plan CEMP; and
 - b) Australian Standard AS 3798 2007 (Guidelines on earthworks for commercial and residential developments).

To the satisfaction of the Responsible Authority.

17. All roads used for the purpose of haulage of imported or exported materials for construction must be:
 - a. Approved in writing by the Responsible Authority for the submitted haulage strategy, at least seven days prior to the commencement of use,
 - b. Maintained in accordance with the Responsible Authority's maintenance intervention levels, or as requested by the Responsible Authority if the road deteriorates during the haulage period, and
 - c. Reinstated to the satisfaction of the Responsible Authority.
18. Any construction stockpiles, fill and machinery must be placed away from areas supporting native vegetation and drainage lines to the satisfaction of the Responsible Authority.
19. A salvage and translocation plan must be prepared and implemented to the satisfaction of the Department of Sustainability and Environment and the approval of the responsible authority.
20. No polluted and/or sediment laden run-off is to be discharged directly or indirectly into drains or watercourses.
21. Pollution or little traps must be provided on the land at appropriate points along the drainage system or drainage lines.
22. The exterior colour and cladding of the development must not result in any adverse visual impact on the environment of the area and all external cladding and trim of the building, including the roof, must be of a low reflective nature.

23. All pipes, fixtures, fittings and vents servicing any building on the subject land must be concealed in service ducts or otherwise hidden from view to the satisfaction of the Responsible Authority.
24. The use and development must not detrimentally affect the amenity of the area, through the:
 - a. Transport of materials, goods or commodities to or from the land.
 - b. Appearance of any building, works or materials.
 - c. Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.
 - d. Presence of vermin.
25. The permit holder must implement all recommendations contained in the ground-water and salinity management plan required by Condition 26 of Planning Permit T120482 to the satisfaction of the Responsible Authority.
26. The actions which identify the responsible agent as the “landowner” or “developer” in the Conservation Management Plan (CMP) must be implemented to the satisfaction of the Department of Sustainability and Environment.
27. Any:
 - Works carried out in respect of the approved subdivision;
 - Construction of buildings and associated works; and
 - Removal, lopping or destruction of native vegetation on the land.

Only native vegetation which is identified for removal in the incorporated NVPP applying to the land may be removed, lopped or destroyed without a permit.

Before the removal, destruction or lopping of any native vegetation, native vegetation to be removed in accordance with this NVPP must be clearly marked on site to the satisfaction of the Responsible Authority whilst works are being undertaken within the vicinity.

Before the removal, destruction or lopping of any native vegetation within any property (identified by the Property Number Map 1 of the Officer NVPP), the owner of the land must provide offsets consistent with the incorporated NVPP by either:

- Providing an allocated credit extract issued by the Department of Sustainability and Environment; or
- Preparing and submitting an Offset Plan to the satisfaction of the Department of Sustainability and Environment and have the Offset Plan approved by Responsible Authority.

Where an Offset Plan is approved:

- Before the removal, destruction or lopping of any native vegetation, the owner of the land from which the native vegetation is being removed must provide on-title security for the Offset Site to the satisfaction of Department of Sustainability and Environment that provides for the implementation of the Offset Plan and pay the reasonable costs of the preparation, execution and registration of any on-title agreement; and
- Offsets must be initiated within 12 months of approval of the Offset Plan or before the removal of Very High Conservation Significance vegetation, whichever is earlier, and be

implemented according to the schedule of works in the Officer Plan to the satisfaction of the Responsible Authority.

28. Before the development is occupied the landowner must enter into a legally binding agreement (or alternative agreement approved by DSE) for the payment to implement the Officer Precinct Structure Plan: Cardinia Creek Conservation Management Plan (8 September 2011) in accordance with Section 2.3.1 Management Responsibilities and Funding and Appendix 8 to the satisfaction of the Department of Sustainability and Environment. The landowner must pay the reasonable costs of the preparation, execution and registration of the agreement.
29. Before the development is occupied:
- a. The areas set aside on the approved plans for access and car parks must be constructed, sealed, drained and delineated to the satisfaction of the Responsible Authority. The area/s must be maintained in accordance with the requirements of Clause 52.06 of the Cardinia Planning Scheme;
 - b. A residential standard concrete vehicle crossing/s as shown on the approved plans must be constructed to the approval and satisfaction of the Responsible Authority.
 - c. All landscaping shown on the approved plans must be completed to the satisfaction of the Responsible Authority;
 - d. All required privacy screening devices and fencing shown on the endorsed plans must be installed and completed to the satisfaction of the Responsible Authority;
 - e. The development must be provided with an appropriate drainage connection point and connect to an underground drain to the satisfaction of the Responsible Authority;
 - f. The premises must be connected to a reticulated sewerage system of a sewerage authority;
 - g. Provision of power and telephone lines to all new dwellings must be placed underground from the main point of service supplied by the relevant authority outside the boundaries of the subject land;
 - h. A bin storage area must be provided for each dwelling and must be located so as not to be detrimental to the visual amenity of the neighbourhood to the satisfaction of the Responsible Authority;
 - i. A mail box must be provided to the satisfaction of the Responsible Authority and Australia Post;
 - j. A clothesline must be provided for each dwelling and must be located so as not to be detrimental to the visual amenity of the neighbourhood to the satisfaction of the Responsible Authority; and
 - k. Lighting must be provided near the front entrance of each dwelling to the satisfaction of the Responsible Authority.
30. Prior to the occupancy of any building approved, the Owner of the land must enter into an agreement with the Responsible Authority under section 173 of the Planning and Environment Act 1987 to confirm waste collection arrangements for the Land as informed by the approved waste management plan.

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

- a) all waste generated by the use of the land will be managed in accordance with the waste management plan for the land approved by the Responsible Authority;
- b) the Owner agrees to indemnify Cardinia Shire Council and its officers with respect to any injury or damage caused to any person (including the Council's officers) or property as a result of Council or its officers entering the land for the purpose of collecting waste; and

- c) the Owner acknowledges and agrees that, despite the waste collection arrangements that apply to the land, the Owner remains liable to pay the relevant waste collection levy.

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

31. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the Responsible Authority and used for no other purpose. Any dead, diseased or damaged plants are to be replaced.

Expiry of permit:

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

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

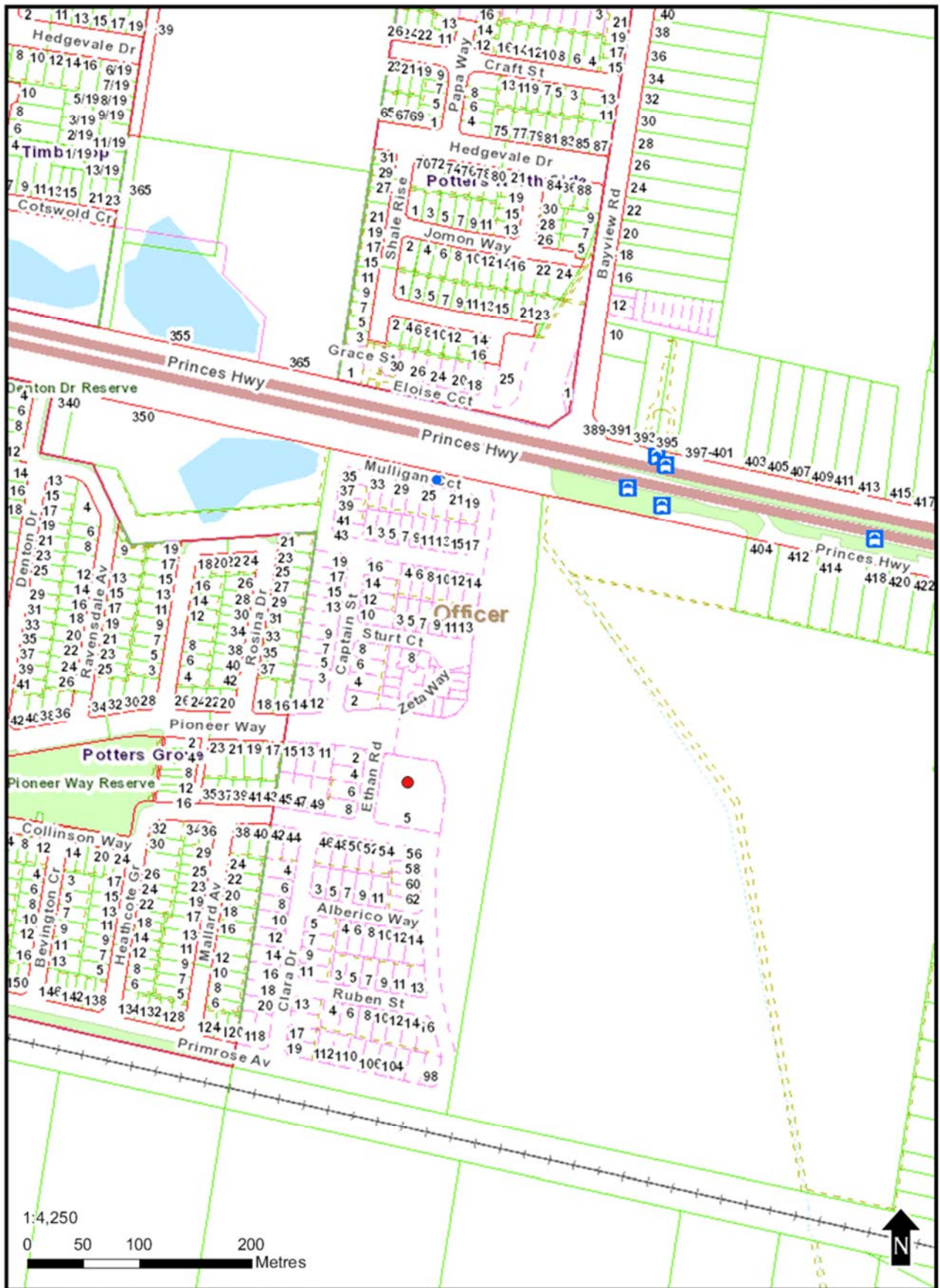
The Responsible Authority may extend the periods referred to if a request is made in writing in accordance with Section 69 of the *Planning and Environment Act 1987*.

Notes:

1. A 'Vehicle Crossing Permit' must be obtained from Council prior to the commencement of any works associated with the proposed vehicle crossing.
2. A Building Permit may be required for this development. To obtain a building permit you will need to contact a registered building surveyor.
3. This planning permit no force or effect until such time the Statement of Compliance is issued for Stage 2 of planning permit T120482 and a title has been issued for the subject site being Lot A PS738353A

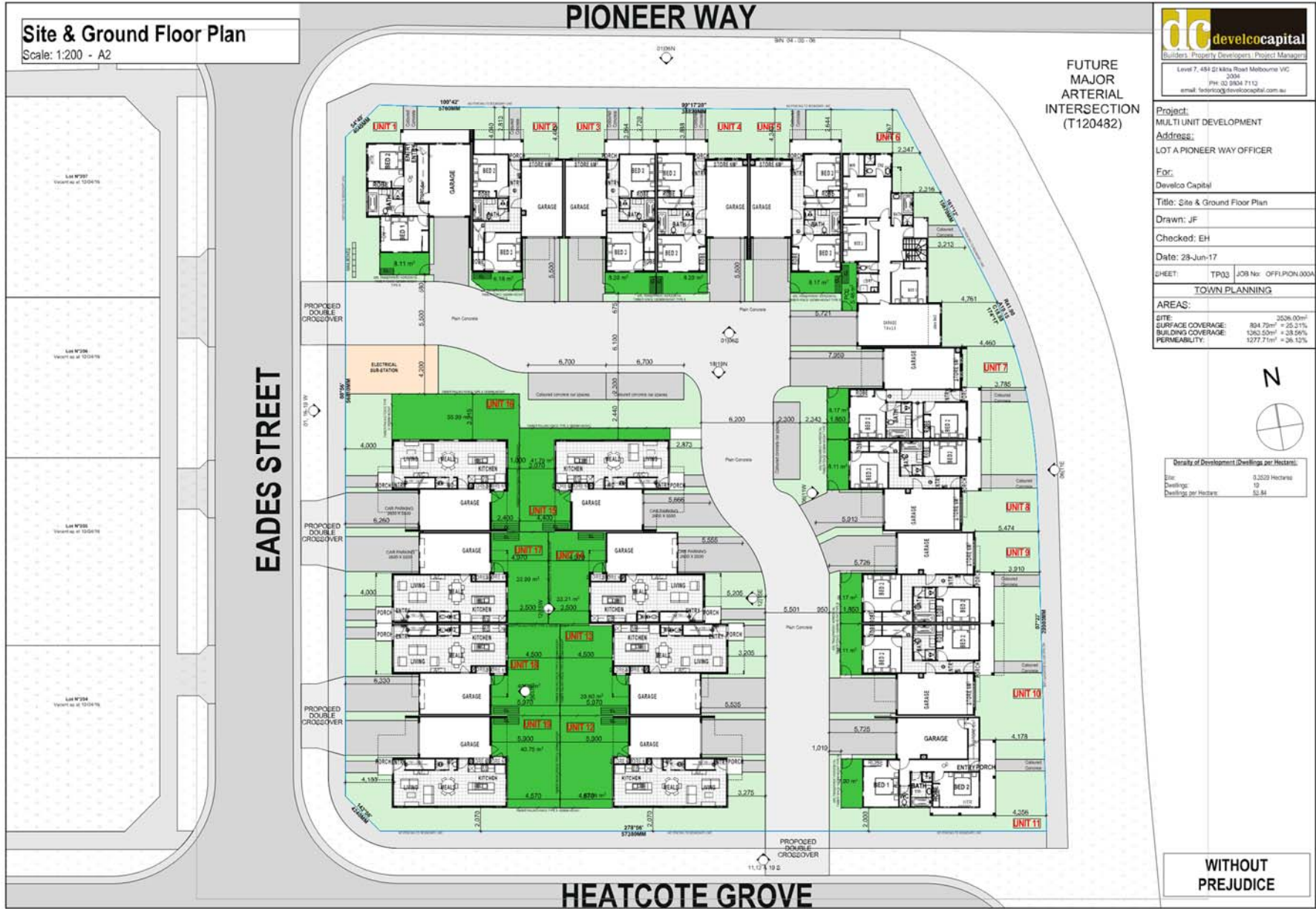


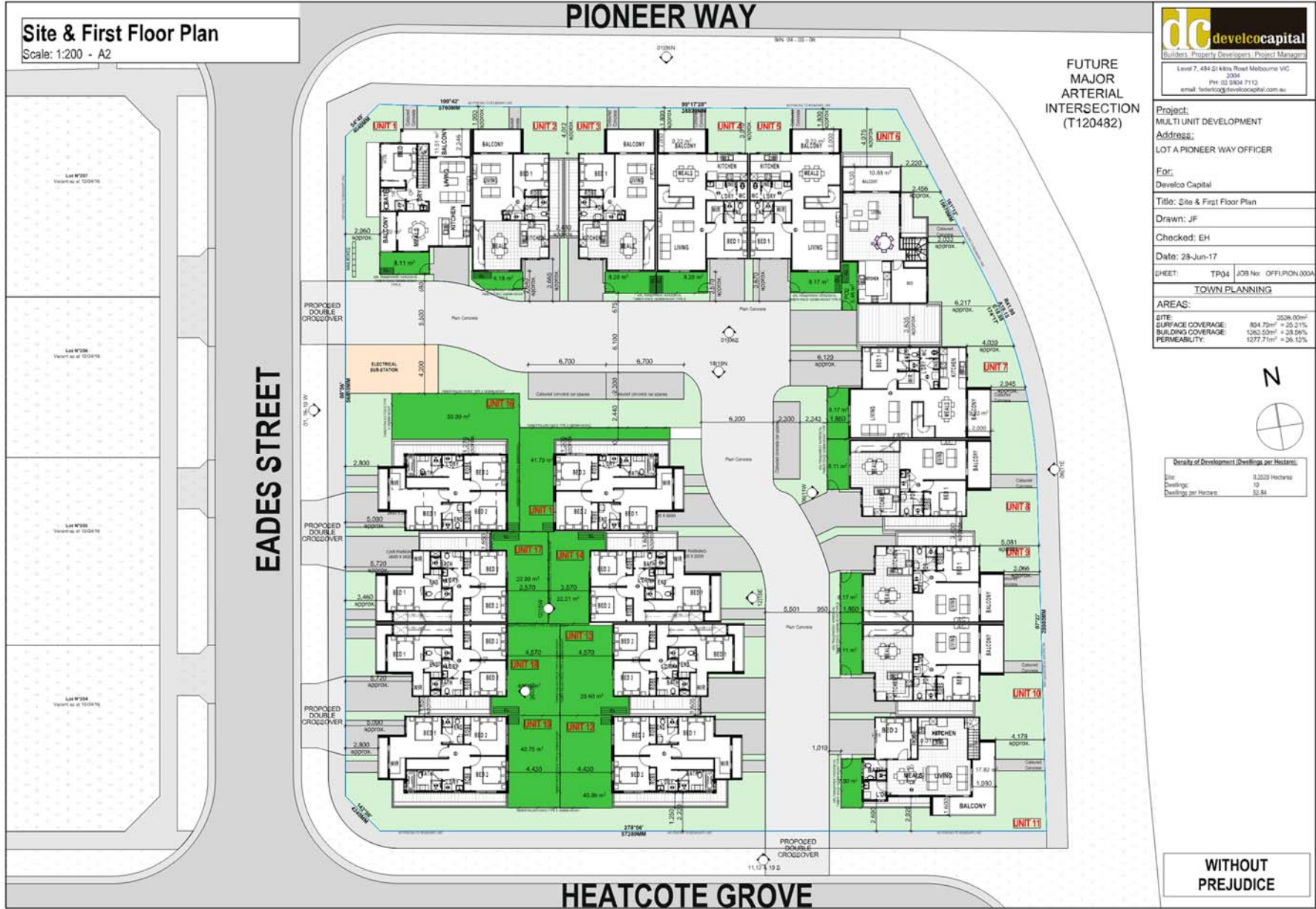
T160600 - Locality Plan - 360 Princes Highway (Lot Cardinia)



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

10/04/2017





dc developcapital
Builders, Property Developers, Project Managers
Level 7, 484 St Kilda Road Melbourne VIC 3004
Ph: 03 9354 7113
email: terence@developcapital.com.au

Project: MULTI UNIT DEVELOPMENT
Address: LOT A PIONEER WAY OFFICER

For: Develco Capital
Title: Site & First Floor Plan
Drawn: JF
Checked: EH
Date: 28-Jun-17

SHEET: TP04 **JOB No:** OFFL/PION/000A
TOWN PLANNING

AREAS:
SITE: 2536.00m²
SURFACE COVERAGE: 804.79m² = 25.21%
BUILDING COVERAGE: 1263.03m² = 38.26%
PERMEABILITY: 1077.71m² = 36.15%

Quality of Development (Dwellings per Hectare):
Site: 0.3529 Hectares
Dwellings: 12
Dwellings per Hectare: 33.84

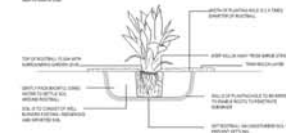
WITHOUT PREJUDICE



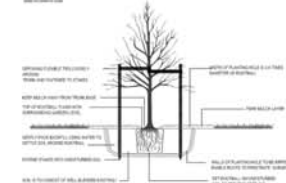




Shrub Planting



Advanced Tree Planting



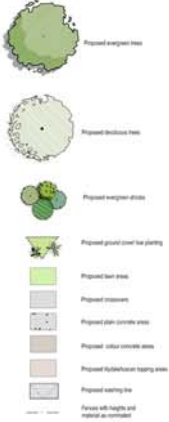
Plant Schedule

CODE	SYMBOL	COMMON NAME	QUANTITY	SUPPLY SIZE	SIZE (H x W)
HR6	[Symbol]	Flora Hill Thread Standard Flower	10	400 (max 1.5m high)	80 x 200
HR7	[Symbol]	Hydrangea	2	400 (max 1.5m high)	150 x 150
HR8	[Symbol]	Hydrangea	2	400 (max 1.5m high)	150 x 150
HR9	[Symbol]	Hydrangea	2	400 (max 1.5m high)	150 x 150
HR10	[Symbol]	Hydrangea	2	400 (max 1.5m high)	150 x 150
HR11	[Symbol]	Hydrangea	2	400 (max 1.5m high)	150 x 150
HR12	[Symbol]	Hydrangea	2	400 (max 1.5m high)	150 x 150
HR13	[Symbol]	Hydrangea	2	400 (max 1.5m high)	150 x 150
HR14	[Symbol]	Hydrangea	2	400 (max 1.5m high)	150 x 150
HR15	[Symbol]	Hydrangea	2	400 (max 1.5m high)	150 x 150
HR16	[Symbol]	Hydrangea	2	400 (max 1.5m high)	150 x 150
HR17	[Symbol]	Hydrangea	2	400 (max 1.5m high)	150 x 150
HR18	[Symbol]	Hydrangea	2	400 (max 1.5m high)	150 x 150
HR19	[Symbol]	Hydrangea	2	400 (max 1.5m high)	150 x 150
HR20	[Symbol]	Hydrangea	2	400 (max 1.5m high)	150 x 150
HR21	[Symbol]	Hydrangea	2	400 (max 1.5m high)	150 x 150
HR22	[Symbol]	Hydrangea	2	400 (max 1.5m high)	150 x 150
HR23	[Symbol]	Hydrangea	2	400 (max 1.5m high)	150 x 150
HR24	[Symbol]	Hydrangea	2	400 (max 1.5m high)	150 x 150
HR25	[Symbol]	Hydrangea	2	400 (max 1.5m high)	150 x 150
HR26	[Symbol]	Hydrangea	2	400 (max 1.5m high)	150 x 150
HR27	[Symbol]	Hydrangea	2	400 (max 1.5m high)	150 x 150
HR28	[Symbol]	Hydrangea	2	400 (max 1.5m high)	150 x 150
HR29	[Symbol]	Hydrangea	2	400 (max 1.5m high)	150 x 150
HR30	[Symbol]	Hydrangea	2	400 (max 1.5m high)	150 x 150
HR31	[Symbol]	Hydrangea	2	400 (max 1.5m high)	150 x 150
HR32	[Symbol]	Hydrangea	2	400 (max 1.5m high)	150 x 150
HR33	[Symbol]	Hydrangea	2	400 (max 1.5m high)	150 x 150
HR34	[Symbol]	Hydrangea	2	400 (max 1.5m high)	150 x 150
HR35	[Symbol]	Hydrangea	2	400 (max 1.5m high)	150 x 150
HR36	[Symbol]	Hydrangea	2	400 (max 1.5m high)	150 x 150
HR37	[Symbol]	Hydrangea	2	400 (max 1.5m high)	150 x 150
HR38	[Symbol]	Hydrangea	2	400 (max 1.5m high)	150 x 150
HR39	[Symbol]	Hydrangea	2	400 (max 1.5m high)	150 x 150
HR40	[Symbol]	Hydrangea	2	400 (max 1.5m high)	150 x 150
HR41	[Symbol]	Hydrangea	2	400 (max 1.5m high)	150 x 150
HR42	[Symbol]	Hydrangea	2	400 (max 1.5m high)	150 x 150
HR43	[Symbol]	Hydrangea	2	400 (max 1.5m high)	150 x 150
HR44	[Symbol]	Hydrangea	2	400 (max 1.5m high)	150 x 150
HR45	[Symbol]	Hydrangea	2	400 (max 1.5m high)	150 x 150
HR46	[Symbol]	Hydrangea	2	400 (max 1.5m high)	150 x 150
HR47	[Symbol]	Hydrangea	2	400 (max 1.5m high)	150 x 150
HR48	[Symbol]	Hydrangea	2	400 (max 1.5m high)	150 x 150
HR49	[Symbol]	Hydrangea	2	400 (max 1.5m high)	150 x 150
HR50	[Symbol]	Hydrangea	2	400 (max 1.5m high)	150 x 150
HR51	[Symbol]	Hydrangea	2	400 (max 1.5m high)	150 x 150
HR52	[Symbol]	Hydrangea	2	400 (max 1.5m high)	150 x 150
HR53	[Symbol]	Hydrangea	2	400 (max 1.5m high)	150 x 150
HR54	[Symbol]	Hydrangea	2	400 (max 1.5m high)	150 x 150
HR55	[Symbol]	Hydrangea	2	400 (max 1.5m high)	150 x 150
HR56	[Symbol]	Hydrangea	2	400 (max 1.5m high)	150 x 150
HR57	[Symbol]	Hydrangea	2	400 (max 1.5m high)	150 x 150
HR58	[Symbol]	Hydrangea	2	400 (max 1.5m high)	150 x 150
HR59	[Symbol]	Hydrangea	2	400 (max 1.5m high)	150 x 150
HR60	[Symbol]	Hydrangea	2	400 (max 1.5m high)	150 x 150
HR61	[Symbol]	Hydrangea	2	400 (max 1.5m high)	150 x 150
HR62	[Symbol]	Hydrangea	2	400 (max 1.5m high)	150 x 150
HR63	[Symbol]	Hydrangea	2	400 (max 1.5m high)	150 x 150
HR64	[Symbol]	Hydrangea	2	400 (max 1.5m high)	150 x 150
HR65	[Symbol]	Hydrangea	2	400 (max 1.5m high)	150 x 150
HR66	[Symbol]	Hydrangea	2	400 (max 1.5m high)	150 x 150
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HR68	[Symbol]	Hydrangea	2	400 (max 1.5m high)	150 x 150
HR69	[Symbol]	Hydrangea	2	400 (max 1.5m high)	150 x 150
HR70	[Symbol]	Hydrangea	2	400 (max 1.5m high)	150 x 150
HR71	[Symbol]	Hydrangea	2	400 (max 1.5m high)	150 x 150
HR72	[Symbol]	Hydrangea	2	400 (max 1.5m high)	150 x 150
HR73	[Symbol]	Hydrangea	2	400 (max 1.5m high)	150 x 150
HR74	[Symbol]	Hydrangea	2	400 (max 1.5m high)	150 x 150
HR75	[Symbol]	Hydrangea	2	400 (max 1.5m high)	150 x 150
HR76	[Symbol]	Hydrangea	2	400 (max 1.5m high)	150 x 150
HR77	[Symbol]	Hydrangea	2	400 (max 1.5m high)	150 x 150
HR78	[Symbol]	Hydrangea	2	400 (max 1.5m high)	150 x 150
HR79	[Symbol]	Hydrangea	2	400 (max 1.5m high)	150 x 150
HR80	[Symbol]	Hydrangea	2	400 (max 1.5m high)	150 x 150
HR81	[Symbol]	Hydrangea	2	400 (max 1.5m high)	150 x 150
HR82	[Symbol]	Hydrangea	2	400 (max 1.5m high)	150 x 150
HR83	[Symbol]	Hydrangea	2	400 (max 1.5m high)	150 x 150
HR84	[Symbol]	Hydrangea	2	400 (max 1.5m high)	150 x 150
HR85	[Symbol]	Hydrangea	2	400 (max 1.5m high)	150 x 150
HR86	[Symbol]	Hydrangea	2	400 (max 1.5m high)	150 x 150
HR87	[Symbol]	Hydrangea	2	400 (max 1.5m high)	150 x 150
HR88	[Symbol]	Hydrangea	2	400 (max 1.5m high)	150 x 150
HR89	[Symbol]	Hydrangea	2	400 (max 1.5m high)	150 x 150
HR90	[Symbol]	Hydrangea	2	400 (max 1.5m high)	150 x 150
HR91	[Symbol]	Hydrangea	2	400 (max 1.5m high)	150 x 150
HR92	[Symbol]	Hydrangea	2	400 (max 1.5m high)	150 x 150
HR93	[Symbol]	Hydrangea	2	400 (max 1.5m high)	150 x 150
HR94	[Symbol]	Hydrangea	2	400 (max 1.5m high)	150 x 150
HR95	[Symbol]	Hydrangea	2	400 (max 1.5m high)	150 x 150
HR96	[Symbol]	Hydrangea	2	400 (max 1.5m high)	150 x 150
HR97	[Symbol]	Hydrangea	2	400 (max 1.5m high)	150 x 150
HR98	[Symbol]	Hydrangea	2	400 (max 1.5m high)	150 x 150
HR99	[Symbol]	Hydrangea	2	400 (max 1.5m high)	150 x 150
HR100	[Symbol]	Hydrangea	2	400 (max 1.5m high)	150 x 150

Specifications

Tree Erection
Trees shall be 100% established prior to handover. All trees shall be planted in accordance with the specifications and standards set out in the relevant standards and standards of practice between garden beds, lawn and paving (public area).

Legend



Surface Finishes Detail



Landscape Plan

PROJECT: PROPOSED SIXTY ONE DEVELOPMENT
 ADDRESS: 61 & 63 PINEHURST ROAD, MELBOURNE
 DATE: 28/04/17
 PROJECT NO: 11007
 DRAWING NO: 02/01
 DRAWN BY: J. B. B. / J. B. B.
 CHECKED BY: J. B. B. / J. B. B.
 APPROVED BY: J. B. B. / J. B. B.

Keystone Alliance Pty Ltd
 711 Pine Road, Essendon, VIC 3041
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