

2 COMMERCIAL AND RESIDENTIAL DEVELOPMENT, SIDING AVENUE, OFFICER

FILE REFERENCE INT1816973

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RECOMMENDATION

That Planning Permit T170584 be issued for buildings and works associated with the construction of thirty-four (34) residential dwellings, supermarket, shops, medical centres, gymnasium, offices and a reduction in car-parking at Siding Avenue, Officer subject to the conditions attached to this report.

Attachments

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| 1 | Locality plan | 1 Page |
| 2 | Development plans | 15 Pages |

EXECUTIVE SUMMARY:

APPLICATION NO.:	T170584
APPLICANT:	Officer Retail Pty Ltd C/- Spiire Australia Pty Ltd
LAND:	Lot AA PS723779 (proposed Lot 1 PS749786E), Siding Avenue, Officer
PROPOSAL:	Buildings and works associated with the construction of thirty-four (34) residential dwellings, supermarket, shops, medical centres, gymnasium, offices and a reduction in car-parking
PLANNING CONTROLS:	Urban Growth Zone Schedule 4 Land Subject to Inundation Overlay Development Contributions Plan Overlay Schedule 4 Clause 55 Two or more dwellings on a lot and residential buildings Clause 52.06 Car-parking Officer Precinct Structure Plan September 2011 Officer Native Vegetation Precinct Plan September 2011 Officer Development Contributions Plan September 2011
NOTIFICATION & OBJECTIONS:	Clause 37.07-13 of the Cardinia Planning Scheme exempts proposals from the notice requirements of Section 52(1)(a), (b) and (d) of the <i>Planning and Environment Act 1987</i> .
KEY PLANNING CONSIDERATIONS:	Urban Growth Zone Schedule 4 Officer Precinct Structure Plan September 2011 Clause 52.06 Car-parking
RECOMMENDATION:	Approval

BACKGROUND:

The subject land currently forms part of Places Victoria landholdings within the Officer Town Centre. Places Victoria has subdivided land (southern side of the railway line) within the town centre under Planning Permit T170045, issued 8 September 2017, which will create the proposed development title.

SUBJECT SITE

The development site (proposed Lot 1 PS749786E) is 1.306ha in size and is located to the east of Siding Avenue between the Pakenham Railway line to the north and Bridge Road to the south, within the Officer Town Centre. The land is boarded to the north by proposed Stroud Road, bordered to the east by proposed Coxon Street and bordered to the south by proposed Piggott Street. These roads are proposed to be created and constructed under Planning Permit T170045. The subject land is generally square in shape with a frontage to Siding Avenue and proposed Coxon Street of 111.08m and a frontage to proposed Stroud Road and Piggott Street of 105.72m. The land is flat, low-lying and vacant and has recently been filled.

PROPOSAL

The application proposes a residential and commercial development comprising of dwellings (34), shops (11), supermarket, medical centres (2), offices (4) and gymnasium. The commercial component will be located on the western portion of the land fronting Siding Avenue, with the residential component located on the eastern portion of the land. A total of 91 on site car-parking spaces are proposed for the commercial component with 75 on site car-parking spaces for the residential component.

Below is a summary of the proposal:

Features	Details
Site Layout	<ul style="list-style-type: none"> The commercial development is located in the western portion of the land and contains two two-storey buildings, each fronting Siding Avenue to the west and wrapping around the corner to the north and south respectively to front proposed Stroud Road and Piggott Street. Car-parking is located to the rear of these buildings and is accessible via Stroud Road to the north and Piggott Street to the south. The residential development is located in the eastern portion of the land and contains 34 two-storey dwellings which will front proposed Coxon Street to the east, Stroud Road to the north and Piggott Street to the south. Car-parking is located within individual double garages located to the rear of each dwelling and is accessible via a separate access to the commercial development via Stroud Road to the north and Piggott Street to the south. Visitor car-parking is available within the commercial car-parking area.
Floor composition and floor space	<ul style="list-style-type: none"> The northern commercial building contains a medical centre (204sqm), dentist (169sqm) and six shops (72-134sqm) on the ground floor and gymnasium (615sqm) on the first floor. The southern commercial building contains a grocery store/small format supermarket (300sqm) and five shops (72-174sqm) on the ground floor and four offices (84-201sqm) on the first floor. The two commercial buildings are separated by pedestrian walk-through area linking Siding Ave to the car-parking area. The residential development consists of 34 two-storey dwellings, with joining party walls. Four different dwelling types are proposed. The

	<p>dwellings contain three and four bedrooms, with detached garages and private courtyard. The dwellings front proposed adjoining road frontages and a central walkway running east-west through the site from Coxon Street to the east to the commercial car-parking area to the west.</p>
Parking	<ul style="list-style-type: none"> • A total of 91 car spaces are proposed, including two (2) handicapped parking spaces for the commercial development. One loading bay is also proposed within the car-parking area. A total of six bicycle spaces are provide adjacent to the car-parking area. • A total of 75 car spaces are proposed for the residential development. A total of 68 of these spaces are within garages and a total of seven visitor spaces are proposed within the car-parking area of the commercial development.
Vehicular access	<ul style="list-style-type: none"> • Vehicular access to the proposed commercial development is via an access-way off Stroud Road and an access-way off Piggott Street. • Vehicular access to the residential dwellings is via a separate access-way off Stroud Road and Piggott Street.
Design and Built form	<ul style="list-style-type: none"> • The proposed commercial development features a modern design, with the use of metal cladding with powdercoat finishing, laminate soffit, brickwork, windows throughout and sheet metal roofing. • The proposed residential development features a modern design, with timber look metal cladding, fibre cement sheeting, metal cladding with powdercoat finishing and selected brickwork.

PLANNING SCHEME PROVISIONS

State Planning Policy Framework (SPPF)

The relevant clauses of the SPPF are:

- Clause 11.02 Urban growth
- Clause 11.03 Activity centres
- Clause 11.06-1 Jobs and investment
- Clause 11.06-2 Housing choice
- Clause 13.02-1 Floodplain management
- Clause 15.01-2 Urban design principles
- Clause 15.01-4 Design for safety
- Clause 15.02 Sustainable development
- Clause 16.01 Residential development
- Clause 17.01-1 Business
- Clause 18.02-5 Car parking

Local Planning Policy Framework (LPPF)

The relevant clauses of the LPPF are:

- Clause 21.02-1 Catchment and coastal management
- Clause 21.03-1 Housing
- Clause 21.03-2 Urban growth areas
- Clause 21.04-1 Employment
- Clause 21.04-3 Activity centres
- 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 55 Two or more dwellings on a lot and residential buildings
- Clause 52.06 Car parking
- Clause 65 Decision guidelines
- Officer Precinct Structure Plan (September 2011)
- Officer Development Contributions Plan (September 2011)
- Officer Native Vegetation Precinct Plan (September 2011)
- Draft Officer Town Centre Urban Design Framework

Cardinia Shire's Liveability Plan 2017-2029

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

- Improved Social Cohesion
- Improved safety
- Reduced obesity

Zone

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

Overlays

The land is subject to the following overlays:

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

PLANNING PERMIT TRIGGERS

The proposal for buildings and works associated with the development of 34 dwellings, shops, offices, medical centres, gymnasium and supermarket and a reduction in car-parking requires a planning permit under the following clauses of the Cardinia Planning Scheme:

- Pursuant to Clause 2.7 of the Urban Growth Zone Schedule 4 a planning permit is required to construct a building or construct or carry out any works. A development of two or more dwellings on a lot must meet the requirements of Clause 55, except where otherwise specified in the Officer PSP.
- Pursuant to Clause 44.04-1 of the Land Subject to Inundation Overlay a planning permit is required to construct a building or construct or carry out any works.
- Pursuant to Clause 52.06 (Car parking), a planning permit is required to reduce the number of car-spaces.

PUBLIC NOTIFICATION

Pursuant to Clause 37.07-13 of the Urban Growth Zone, an application under any provision of this scheme which is generally in accordance with the precinct structure plan applying to the land is

exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of section 64 (1), (2) and (3) and the review rights of section 82(1) of the Planning and Environment Act 1987 unless the schedule to this zone specifies otherwise. The schedule to the zone does not specify otherwise and the proposal is generally in accordance with the precinct structure plan applying to the land.

REFERRALS

The application was referred to Melbourne Water as a statutory referral. Melbourne Water had no objection to the proposal subject to conditions.

DISCUSSION

Urban Growth Zone Schedule 4

The Urban Growth Zone Schedule 4 (UGZ4) locates the development site within the Urban Village sub-precinct of the Officer Town Centre. Pursuant to Clause 2.10 of the UGZ4 a permit must not be granted for development within the Officer Town Centre until an Urban Design Framework (UDF) has been prepared to the satisfaction of the Responsible Authority. The UDF must be generally in accordance with the Officer Precinct Structure Plan and any permit granted must be generally in accordance with the approved UDF. Council has completed a draft UDF for the Officer Town Centre and the proposed development is generally in accordance with this UDF.

The Victorian Planning Authority (VPA) is currently undertaking a review of parts of the Officer Precinct Structure Plan, including the UDF with the view of re-drafting the UDF to reduce duplication within the Precinct Structure Plan and increase flexibility. Any proposed changes to come from the re-drafting of the UDF are not expected to impact upon the development currently being considered, as it complies with both the current draft UDF and the Officer Precinct Structure Plan.

Officer Precinct Structure Plan

The Officer Precinct Structure Plan (PSP) is a broad level plan which provides the future urban structure for Officer as it undergoes significant population growth. The subject land is located within the Urban Village sub-precinct of the Officer Town Centre. The objectives of the Urban Village as contained in the PSP include:

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

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

- The entrances to buildings are to be at ground level, providing an environment that promotes seamless movement for pedestrians between the public and private realm.
- Avoid internalised retail developments which present a blank façade and extensive car parking areas to the street.
- Prominent locations (including all corner sites) are to be developed to:
 - o Provide buildings with a greater number of storeys than otherwise provided in the centre; and
 - o Ensure frontages are well-articulated; or
 - o Create the illusion of building height through landmark architecture.
 - o A high quality of building materials are to be demonstrated in the design.
- Rooftop plants, telecommunication towers etc. are to be obscured from view by built form, screens or false facades.
- On-street parking is to be maximised.

- Car parking within the Activity Centre is to be centralised to allow for shared usage between tenancies.
- Buildings along street frontages are to be a minimum of two storeys.
- Zero lot line setbacks are required to Main Street. Minimise street setbacks elsewhere.
- Access to carparks and site services is not to front Main Street.

The proposed development complies with the objectives and design guidelines of the Urban Village sub-precinct. The development provides a high quality mixed-use two-storey development, with the commercial development fronting Siding Avenue, with a zero set-back to the street and a centralised shared car-parking area. The urban design elements of the proposal are supported by Council's Urban Designers. The development is also supported from a sustainability perspective, with energy efficient design elements incorporated throughout.

Clause 52.06 Car-parking

Before a new use commences the number of car spaces required under Clause 52.06-5 (Table 1) must be provided on the land. A permit is required to reduce the number of car spaces required under Clause 52.06-5 (Table 1). Where a use is not specified within Clause 52.06-5 (Table 1) car parking spaces must be provided to the satisfaction of the Responsible Authority.

The table below sets out the car parking requirements for the proposed development under Clause 52.06-5:

Land-use	Total floor area	Car-parking rate at Clause 52.06-5	Total spaces required
Shop	1014sqm (11 tenancies)	4 spaces per 100sqm of leasable floor area	40 spaces
Supermarket	300sqm (one supermarket)	5 spaces per 100sqm of leasable floor area	15 spaces
Office	558sqm (four tenancies)	3.5 spaces per 100sqm of net floor area	19 spaces
Medical	204sqm (one tenancy)	5 spaces to the first person providing health services and 3 spaces to every other person providing health services	14 spaces (4 practitioners)
Dentist	169sqm (one tenancy)	5 spaces to the first person providing health services and 3 spaces to every other person providing health services	8 spaces (2 practitioners)
Gymnasium	615sqm (one tenancy)	No rate specified - Application proposes rate of 0.3 spaces per patron (40 patrons proposed)	A rate to the satisfaction of the Responsible Authority (0.3 acceptable to Council's Traffic Engineering Department)
Dwellings	34 two storey, three bedroom dwellings	2 spaces to each three or more bedroom dwelling plus 1 space for every five dwellings for visitors	74
Total:			182

The application proposes a total of 166 car spaces on the land, leaving a shortfall of 16 spaces. The application does however propose an additional 37 on-street car spaces directly adjacent to the site, providing a total of 203 car-spaces overall, which is an additional 21 spaces to that required at Clause 52.06-5. Given the scale of the development and the amount of adjacent on-street car-parking proposed, a short fall of 16 on-site spaces is considered acceptable. It is noted that the range of land-uses proposed within the development is expected to have varying peak demand times, meaning car-parking demand will be spread more evenly throughout the day/night (e.g. peak gymnasium use times will differ to peak shop use times).

The level of car parking proposed as part of the application has been assessed by Council's Traffic Engineering Department. They have advised that the rates proposed and level of car-parking provided is satisfactory from a traffic engineering perspective. Overall the proposed reduction in car parking is considered to be acceptable and is not expected to pose any issues to the functionality of Officer Town Centre now or into the future.

CONCLUSION

The proposed development incorporating thirty-four residential dwellings, supermarket, shops, medical centres, gymnasium and offices is an appropriate mixed-use development for the Urban Village sub-precinct of the Officer Town centre. The proposed development is in accordance with the Officer Precinct Structure Plan and draft Urban Design Framework and will provide an appropriate urban design outcome along Siding Avenue.

It is recommended that planning permit T170584 be issued at Lot AA PS723779 (proposed Lot 1 PS749786E), Siding Avenue, Officer for buildings and works associated with the construction of thirty-four (34) residential dwellings, supermarket, shops, medical centres, gymnasium, offices and a reduction in car-parking, subject to the following conditions:

CONDITIONS

CONDITIONS:

1. Before the development commences, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and one (1) copy must be provided in electronic format. The plans must be generally in accordance with the plans submitted with the application but modified to show:
 - a. All weather protection awnings (not veranda structures) along the entire length of Siding Avenue frontages.
 - b. Removal of 50% of the window areas of the ground floor facades of the commercial tenancies orientated towards the car-parking to provide greater definition between the primary (Siding Ave) and secondary (car-park) facades of these tenancies.
 - c. Footpath levels and proposed floor levels for the commercial premises which clearly demonstrate that the levels match.
 - d. An updated car-parking table that corresponds with the updated car-parking assessment.
 - e. An updated bicycle parking table that corresponds to the spaces shown on the plans.
 - f. Removal of reference to minor retail tenancies and replacement with shop.

- g. Removal of signage.
- h. Removal of reference to shop from the dentist tenancy.
- i. Removal of reference to Hickson Road and replacement with Piggott Street.
- j. Rain-water tank details and clothesline locations for the dwellings clearly marked.
- k. Solar hot water collectors for the dwellings labelled appropriately on the plans.
- l. Shading devices for northern facing windows of Townhouse Type A1 dwellings.
- m. Shading devices for northern windows of dwellings sized appropriately for the windows they protect (approximately 45% of the height from the window sill to the bottom of the eaves).
- n. Notation on the plans regarding double glazing, efficiency of HVAC systems, lighting efficiency, WELS ratings, solar hot water and 6 star gas hot water boosters, water efficient landscaping, energy and water sub metering, in accordance with the Sustainable Management Plan.
- o. Notation on the plans that public pedestrian access will be maintained through the land via the pedestrian access-way running east-west through the middle of the land from Siding Avenue to Coxon Road.
- p. Evidence that Melbourne Water conditions 56, 57 & 59 have been satisfied.

To the satisfaction of the Responsible Authority.

- 2. The layout of the uses and buildings and works as shown on the endorsed plan/s must not be altered without the written consent of the Responsible Authority.
- 3. Once the development has commenced, it must be continued and completed to the satisfaction of the Responsible Authority.
- 4. Before the development commences the title for the subject site being Lot 1 PS749786E must be created under Planning Permit T170045. A copy of the title must be presented to the building surveyor as evidence.
- 5. Before the development commences, a detailed landscape plan for the subject site must be submitted to and approved by the Responsible Authority. The landscape plan must be prepared by a person suitably qualified or experienced in landscape design to the satisfaction of the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. The landscape plan must be drawn to scale with dimensions and one (1) copy must be provided in an approved electronic format. The landscape plan must show and include to the satisfaction of the Responsible Authority:
 - a. The location of all new plantings throughout the development.
 - b. A detailed planting schedule of all proposed trees, shrubs and groundcovers, including botanical names, common names, pot sizes, sizes at maturity and quantities of each plant. The plant schedule must be consistent with adjoining sites where roads are continued through.
 - c. The proposed layout, materials and finishes of paths, areas of pavement, structures and street furniture.

- d. Detailed planting and construction drawings including site contours and any proposed changes to existing levels including any structural elements such as retaining walls.
- e. Additional supporting information, such as certified structural designs or building forms of fencing, feature walls and the like.
- f. Canopy trees, a minimum of two metres tall when planted, in key locations within the car parking areas.
- g. Details of the garden bed edging.
- h. The implementation of any landscape principles and guidelines contained in the Officer Precinct Structure Plan and the Officer Town Centre Urban Design Framework

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

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

The CMP must address all environmental risks and include:

- a. Temporary stormwater management including sedimentation control.
 - b. Provision of pollution and contamination controls including noise and dust.
 - c. Location of stockpiles and stockpile management.
 - d. Location of site office and facilities.
 - e. Equipment, materials and goods management.
 - f. Tree protection zones, trees to be retained and trees to be removed.
7. Before the development commences, a stormwater management plan showing the stormwater works to the nominated point of discharge must be prepared to the satisfaction and approval of the Responsible Authority. The stormwater management plan must be prepared by a suitably qualified person and show details of the proposed stormwater works including all existing and proposed features that may have impact (e.g. Trees to be retained, crossings, services, fences, abutting buildings, existing boundary levels etc). All works must be undertaken in accordance with the approved stormwater management plan.
8. Note: The development of the subject land must be provided with stormwater works which incorporates the use of water sensitive design principles to improve stormwater runoff quality. The system must be maintained to the satisfaction of the Responsible Authority. Council's development engineers can advise on satisfactory options to achieve these desired outcomes which may include the use of an infiltration or bio-retention system and rainwater tanks connected for re-use.
9. Before the development commences, a site drainage plan must be submitted to and approved by the Responsible Authority that includes all proposed buildings, access, circulation and parking areas.
10. Before the development commences, as defined by the issue of a building permit under the Building Act 1993, unless some other time is agreed in writing by the Collecting Agency, a Development Infrastructure Levy must be paid to the Collecting Agency, being Cardinia Shire Council, in accordance with the approved Officer Development Contributions Plan, September

2011. Note: This condition will be deemed satisfied if the Development Infrastructure Levy has already been paid for the land under Planning Permit T170045.

11. The development must be constructed in accordance with the requirements, recommendations and details of the Sustainable Management Plan Lot 1 Siding Ave prepared by Leonie Dixon of F2 design to the satisfaction of the Responsible Authority.
12. The development must be constructed in accordance with the mitigation measures as set out in the 'Places Victoria, Officer Subdivision, Hydrogeology Assessment' completed by Coffey, dated 1st May 2017.
13. Prior to any works commencing a Construction Environmental Management Plan (CEMP) must be prepared. The CEMP must specifically address significant flora and fauna where the buildings or works are within:
 - a. 100 metres of any waterbody (including creeks, drains, dams and wetland) under the provisions of the Officer Precinct Structure Plan Conservation Management Plan (excluding Cardinia Creek) (September 2011).

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

14. 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.
15. 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.
16. 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.
17. No polluted and/or sediment laden run-off is to be discharged directly or indirectly into drains or watercourses.
18. Pollution or litter traps must be provided on the land at appropriate points along the drainage system or drainage lines.
19. Any roads used for the purpose of haulage of imported or exported materials for construction must be:
 - a. Approved in writing by the Responsible Authority for the submitted haulage strategy, at least seven days prior to the commencement of use.
 - b. Maintained in accordance with the Responsible Authority's maintenance intervention levels, or as requested by the Responsible Authority if the road deteriorates during the haulage period, and
 - c. Reinstated to the satisfaction of the Responsible Authority.
20. No fill material that is contaminated is to be deposited on the subject land. For the purpose of this condition, the term "contaminated" has the same meaning as that used in Ministerial Direction No. 1.

21. The works associated with the construction of the development must not detrimentally affect the amenity of the area, through the:
 - a. Transport of materials, goods or commodities to or from the land.
 - b. Inappropriate storage of any works or construction materials.
 - c. Hours of construction activity.
 - d. Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste and storm water runoff, waste products, grit or oil.
 - e. Presence of vermin.

To the satisfaction of the Responsible Authority.
22. All proposed front entry doors of commercial tenancies on the ground level must match the adjacent footpath levels.
23. Unless with the prior written consent of the Responsible Authority, all rooftop plant and equipment (including air conditioning units, heating units and hot water systems) must be concealed or screened from general view to the satisfaction of the Responsible Authority.
24. The exterior colour and cladding of the development must not result in any adverse visual impact on the environment of the area and all external cladding and trim of the building/s must be of a non-reflective nature.
25. All external plant and equipment must be acoustically treated or placed in sound proof housing to reduce noise to residences to a level satisfactory to the Responsible Authority.
26. External lighting must be designed, baffled and located so as to prevent any adverse effect to residences and adjoining landholders to the satisfaction of the Responsible Authority.
- 27.
28. The dimensions and layout of the proposed access and parking areas must be in accordance with the requirements of Clause 52.06 of the Cardinia Planning Scheme.
29. Prior to the installation of zebra crossings, a Memorandum of Authorisation must be obtained from VicRoads (as per the Road Management Act 2004).
30. Waste collection arrangements for the land must be in accordance with the approved Waste Management Plan prepared by Low Impact Development Consulting, dated 30th November 2017.
31. Before the development is occupied all proposed areas set aside on the approved plan/s for access, circulation and car parking must be constructed with concrete, asphalt or other approved hard surfacing material, drained and the parking areas delineated to the satisfaction of the Responsible Authority. Once constructed these areas must be maintained to the satisfaction of the Responsible Authority.
32. Before the development is occupied a commercial/industrial standard concrete vehicle crossing/s as shown on the approved plans must be constructed to the approval and satisfaction of the Responsible Authority.
- 33.

34. Before the development is occupied all buildings must be connected to reticulated water supply, sewerage, drainage and underground electricity to the requirements of the relevant servicing authority.
35. Before the development is occupied the landowner must enter into a legally binding agreement (or an alternative agreement approved by DSE) for the payment to implement the Officer Precinct Structure Plan: Cardinia Creek Conservation Management Plan (8 September 2011) in accordance with Section 2.3.1 Management Responsibilities and Funding and Appendix 8 to the satisfaction of the Department of Sustainability and Environment. The landowner must pay the reasonable costs of the preparation, execution, and registration of the agreement.
36. Before the development is occupied:
 - a. Stroud Road must be fully constructed along the northern boundary of the land in accordance with plans and specifications approved by the Responsible Authority.
 - b. Coxon Street must be fully constructed from Bridge Road to Stroud Road in accordance with plans and specifications approved by the Responsible Authority.
 - c. Piggott Street must be fully constructed from Siding Avenue to Coxon Street in accordance with plans and specifications approved by the Responsible Authority.
 - d. On-street car parking adjacent to the land must be provided in accordance with plans and specifications approved by the Responsible Authority.
 - e. Landscaping within the streetscape of Stroud Road, Coxon Street and Piggott Street must be completed in accordance with plans, specifications and bonding arrangements approved by the Responsible Authority.
37. Before the development is occupied, or any other time agreed to in writing by the Responsible Authority, the landscape works shown on the approved detailed landscape works plan must be carried out and completed to the satisfaction of the Responsible Authority.
38. Before the development is occupied, the owner of the land must enter into an agreement with the Responsible Authority under section 173 of the Planning and Environment Act 1987 to confirm waste collection arrangements for the Land as informed by the approved waste management plan.

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

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

The form and content of the agreement must be to the satisfaction of the Responsible Authority, and all costs relating to the preparation and registration of the agreement on title

must be met by the permit holder. An application must be made to the Registrar of Titles to register the Section 173 agreement on the title to the land under Section 181 of the Act.

39. Before the development is occupied, the owner of the land must enter into a Waste Access Deed of Indemnity with Council regarding the collection of waste from the land. The form and content of the Waste Access Deed Indemnity agreement must be to the satisfaction of the Responsible Authority, and all costs relating to the preparation and registration of the agreement on title must be met by the permit holder.
40. Before the development is occupied a site management plan for the commercial premises must be submitted to and approved by the Responsible Authority. The site management plan must include the following, to the satisfaction of the Responsible Authority:
 - a. Site security.
 - b. Provision of security cameras.
 - c. Details about managing graffiti and its removal.
 - d. Arrangements for managing the car park, landscape areas, deliveries and waste collection.
 - e. Arrangements for maintaining surveillance and views, including the maintenance of at least 60% of the glazing as unobstructed clear glazing enabling surveillance and views from buildings.
41. Unless with the prior written consent of the Responsible Authority, the commercial premises must operate in accordance with the approved site management plan and a copy must be included within any lease agreement to the satisfaction of the Responsible Authority.
42. Except with the written consent of the Responsible Authority, the commercial premises may operate only between the hours of:
 - a. Medical centres – 8am to 9pm.
 - b. Offices – 8am to 9pm Monday to Friday and 9am – 1pm Saturday.
 - c. Gymnasium – 24 hours.
 - d. Supermarket – 7am to 11pm.
 - e. All other shops – 8am to 9pm.
43. The amenity of the area must not be detrimentally affected by the development through the:
 - a. Transport of materials, goods or commodities to or from the land;
 - b. Emission of noise, artificial light, vibration, odours, fumes, smoke, vapour, steam, soot, ash, dust, waste and storm water runoff, waste products, grit or oil;
 - c. Presence of vermin;
 - d. The appearance of the development;or in any other way, to the satisfaction of the Responsible Authority.
44. Noise levels emanating from the premises must not exceed those required to be met under the relevant Environment Protection Agency policy.
45. Except with the written consent of the Responsible Authority no external sound amplification equipment or loud speakers are to be used by the commercial tenancies for the purpose of announcement, broadcast, playing of music or similar purpose.

46. Nuisance must not be caused by the operation of the commercial premises to adjoining residents, including those within the development.
47. The gymnasium must not be used by more than 40 patrons at any one time except with the prior written consent of the Responsible Authority.
48. The dentist must not be used by more than two (2) practitioners at any one time except with the prior written consent of the Responsible Authority.
49. The medical centre must not be used by more than four (4) practitioners at any one time except with the prior written consent of the Responsible Authority.
50. Any storage and handling of clinical and related wastes must comply with the Industry Code of Practice for the Management of Clinical and Related Wastes.
51. Any disposal of clinical and related wastes must comply with the requirements of the Environment Protection (Industrial Waste Resource) Regulations 2009.
52. All bins and receptacles used for the collection and storage of garbage, bottles and other solid wastes must be stored out of general view and storage areas maintained in a suitable condition to the satisfaction of the Responsible Authority.
53. The loading and unloading of goods from vehicles must only be carried out on the subject land within the designated loading bays and must not disrupt the circulation and parking of vehicles on the subject land.
54. Loading and waste collection vehicles associated with the commercial development must not exceed 6.4m in length.
55. The areas set aside for car parking associated with the commercial development as shown on the endorsed plans must be made available for use free of charge to employees and visitors at all times and must not be used for any other purpose.
56. The landscape works shown on the endorsed detailed landscape works plan must be maintained to the satisfaction of the Responsible Authority and used for no other purpose. Any dead, diseased or damaged plants are to be replaced.
- 57.
58. Public pedestrian access must be maintained through the land via the pedestrian access-way running east-west through the middle of the land from Siding Avenue to Coxon Road to the satisfaction of the Responsible Authority.
59. No signs other than those allowed by the planning scheme may be displayed on the subject land without the written consent of the Responsible Authority.

Melbourne Water

60. Prior to Council endorsement of plans, the Owner shall enter into and comply with an agreement with Melbourne Water Corporation for the acceptance of surface and storm water from the subject land directly or indirectly into Melbourne Water's drainage systems and waterways, the provision of drainage works and other matters in accordance with the statutory powers of Melbourne Water Corporation.
61. Pollution and sediment laden runoff shall not be discharged directly or indirectly into Melbourne Water's drains or watercourses. Prior to Council endorsement of plans, a Site

Management Plan detailing pollution and sediment control measures must be submitted to Melbourne Water.

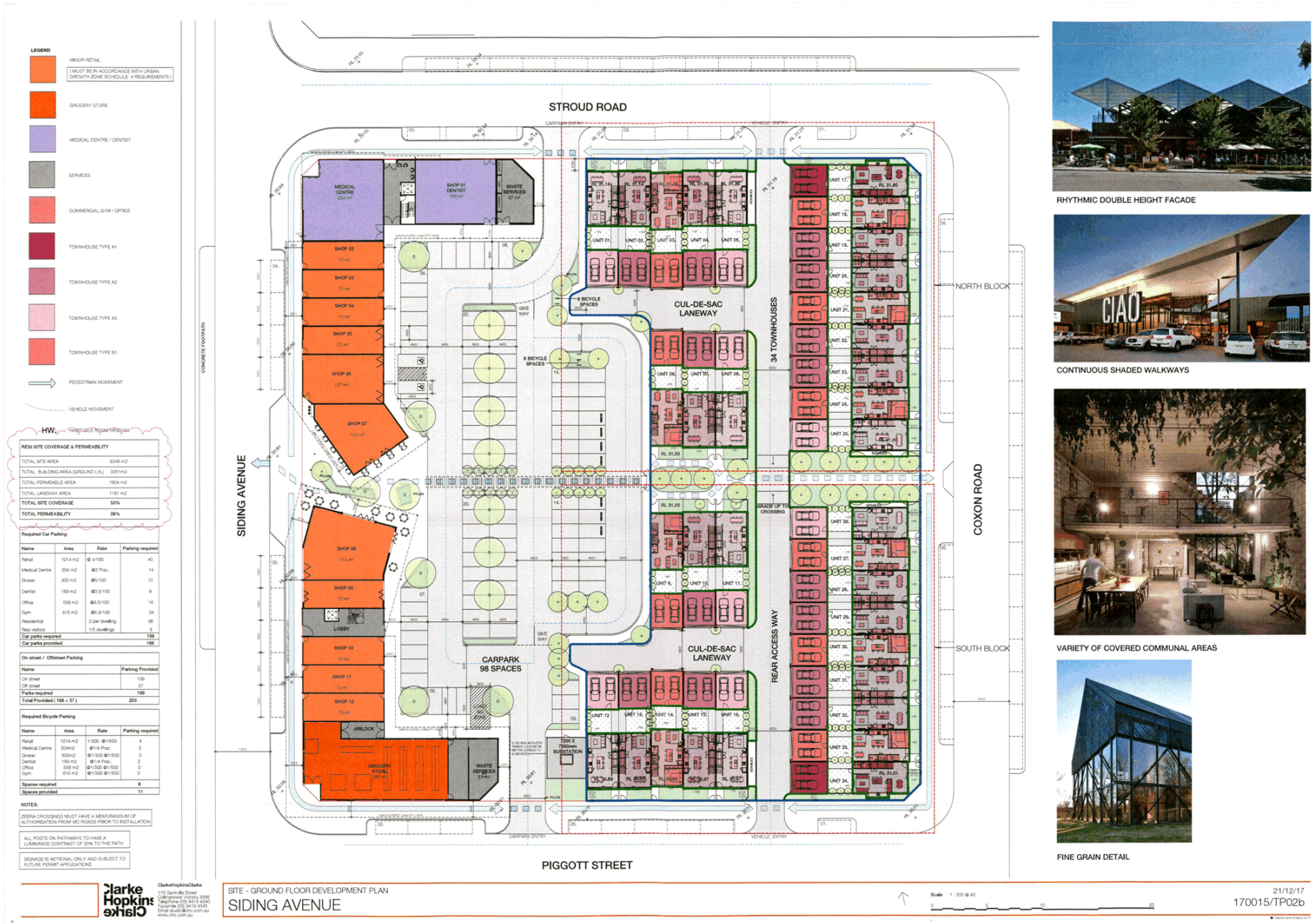
62. Stormwater runoff from the development must achieve State Environment Protection Policy (Waters of Victoria) objectives for environmental management of stormwater as set out in the 'Urban Stormwater Best Practice Environmental Management Guidelines (CSIRO) 1999'.
63. Prior to Council endorsement of plans, engineering plans of the development (in electronic format) must be submitted to Melbourne Water for our records. These plans must show road and drainage details and any overland flow paths for the 100 year ARI storm event.
64. All new Building pads are to be filled to a minimum of 300mm above the 1 in 100 year flood levels associated with any existing or proposed Melbourne Water pipeline and/or all new lots are to be filled to a minimum of 600mm above the 1 in 100 year flood level associated with any existing or proposed Melbourne Water wetland, retarding basin or waterway.
65. Prior to the issue of an Occupancy Permit, a certified survey plan prepared by or under the supervision of a licensed land surveyor, showing finished lot levels reduced to the Australian Height Datum, must be submitted to Melbourne Water for our records.
66. Alignment of roads, car parks and reserves with any adjoining estates must ensure continuity and provide uninterrupted conveyance of overland flows.
67. The development is to make provision for overland flows from the upstream catchment utilising roads and/or reserves.
68. Any road or access way intended to act as a stormwater overland flow path must be designed and constructed to comply with the floodway safety criteria outlined within Melbourne Water's Land Development Manual.
69. The developer is to negotiate with any downstream landowners to obtain a free draining outfall through their property. Approval is to be forwarded to Melbourne Water for our records prior to construction commencing.
70. Any temporary outfall is to be arranged to the satisfaction of Melbourne Water, Council and the affected downstream property owner(s).
71. Prior to construction, a separate application direct to Melbourne Water must be made for any new or modified storm water connection to Melbourne Water's drains or watercourses.
72. This permit will expire if one of the following circumstances applies:
 - a) The development is not started within two (2) years of the date of this permit.
 - b) The development is not completed within four (4) years of the date of this permit.

The 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*.

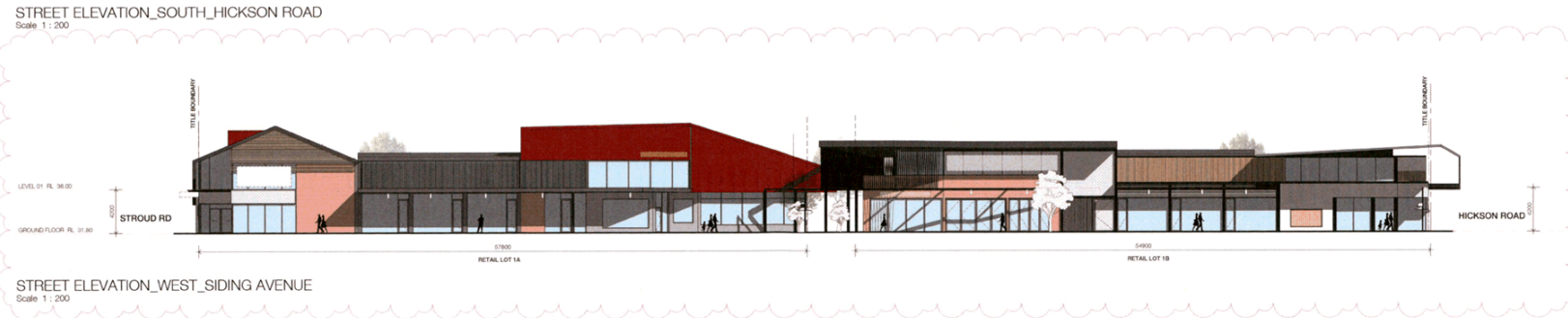
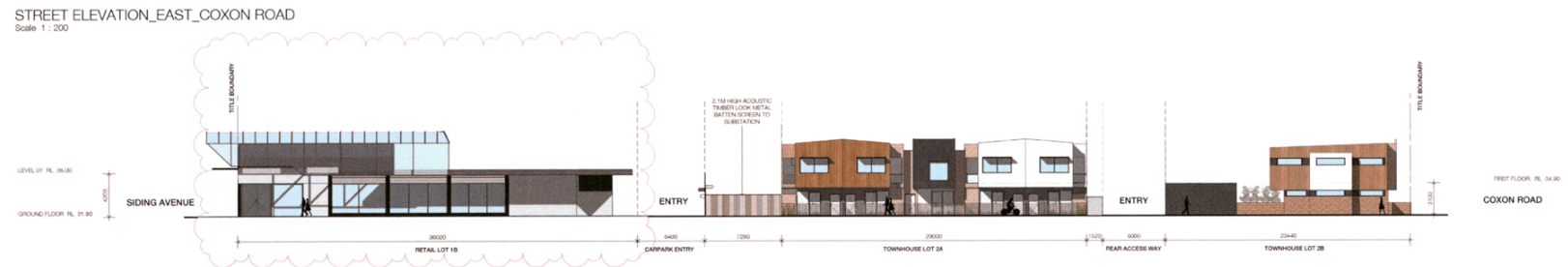
T170584 PA - Locality Plan



 1:6,778 Data Source: State & Local Government. © CARDINIA SHIRE COUNCIL	23-Feb-2018	Notes
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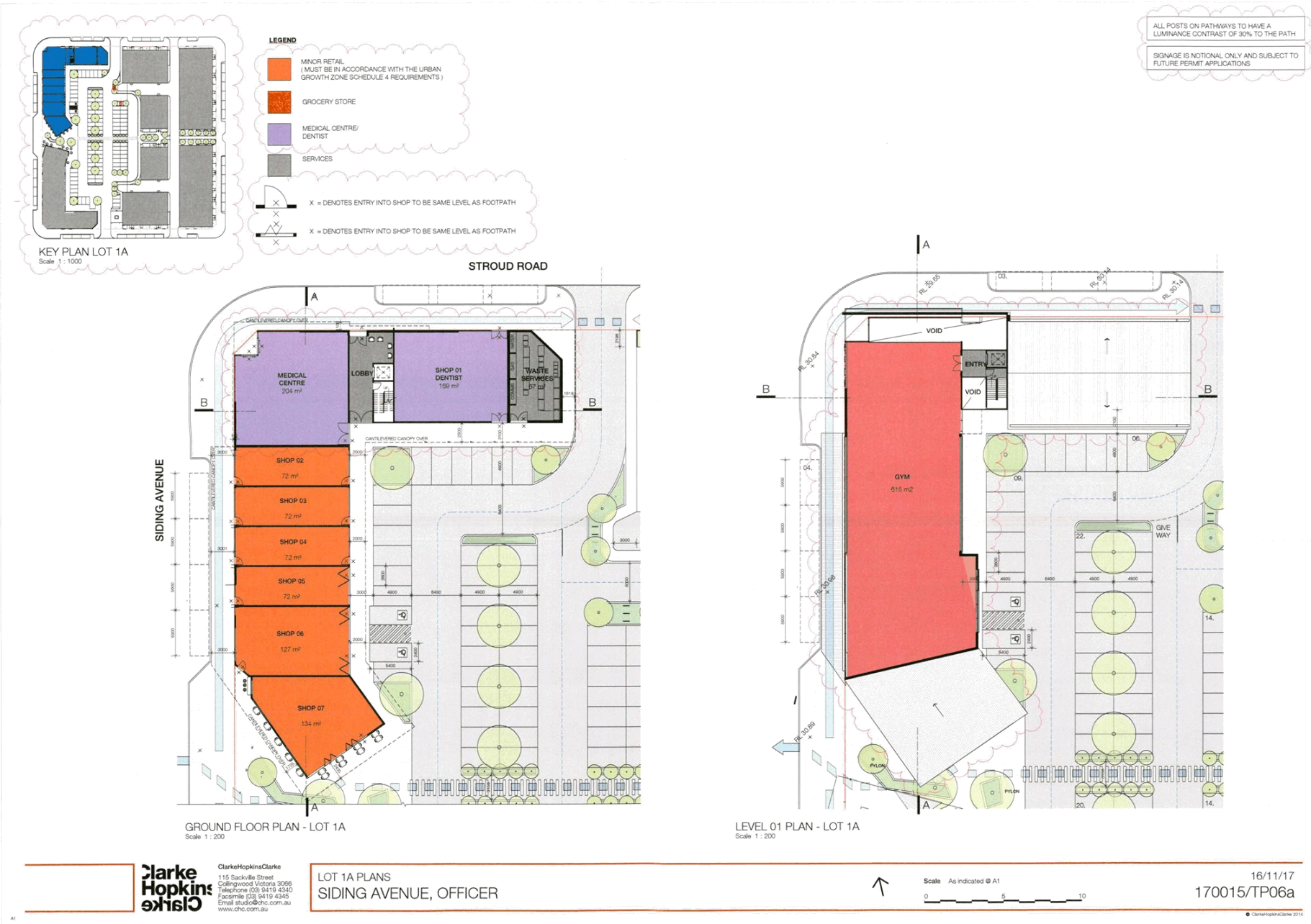
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STREET ELEVATIONS
SIDLING AVENUE

Scale 1 : 200 @ A1

16/11/17
170015/TP05a

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



KEY PLAN LOT 1B
Scale 1:1000

LEGEND

- MINOR RETAIL
(MUST BE IN ACCORDANCE WITH THE URBAN GROWTH ZONE SCHEDULE 4 REQUIREMENTS)
- GROCERY STORE
- MEDICAL CENTRE/ DENTIST
- SERVICES
- X = DENOTES ENTRY INTO SHOP TO BE SAME LEVEL AS FOOTPATH
- X = DENOTES ENTRY INTO SHOP TO BE SAME LEVEL AS FOOTPATH

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

SIGNAGE IS NOTIONAL ONLY AND SUBJECT TO FUTURE PERMIT APPLICATIONS



GROUND FLOOR PLAN - LOT 1B
Scale 1:200



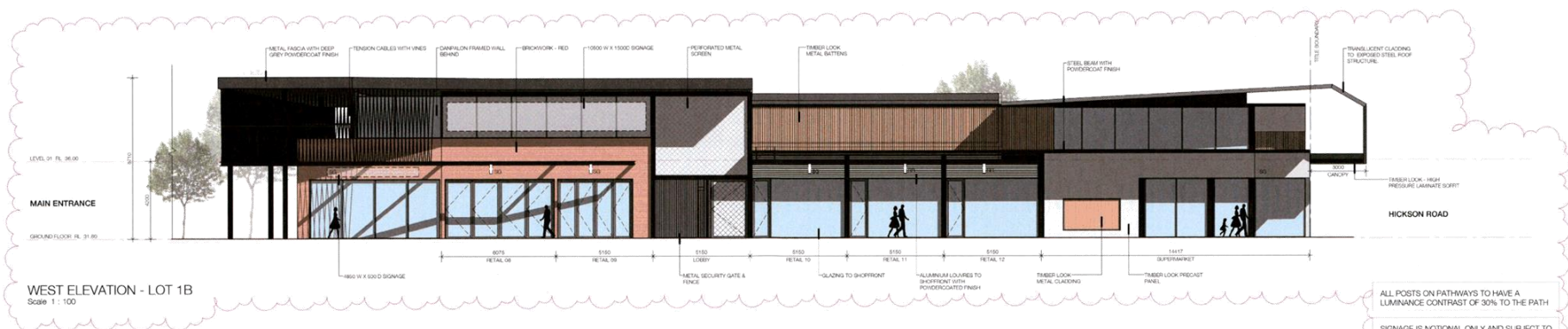
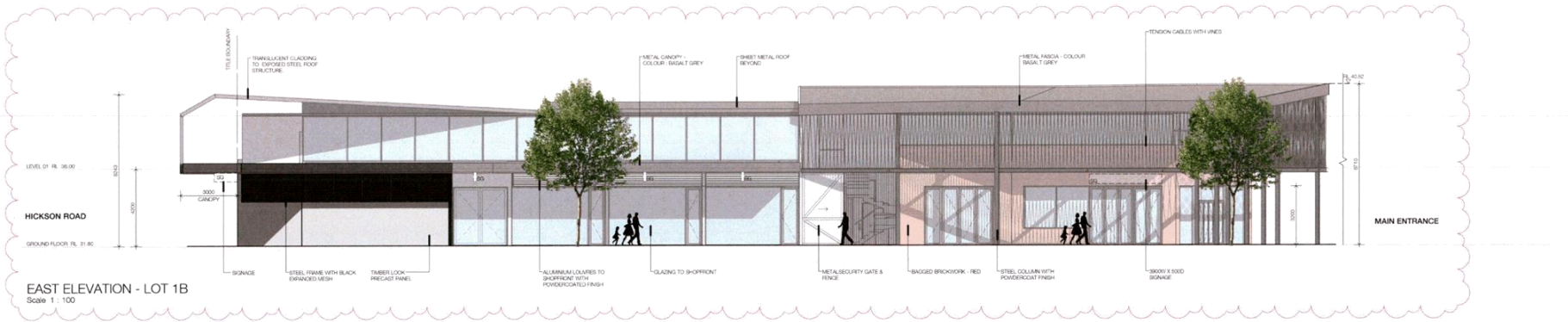
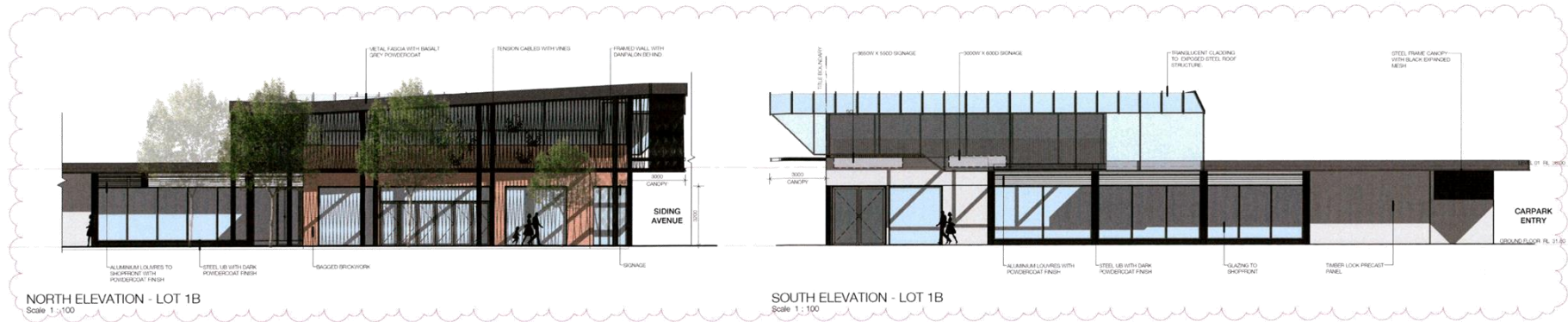
LEVEL 01 PLAN - LOT 1B
Scale 1:200

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LOT 1B PLANS
SIDLING AVENUE, OFFICER

Scale As indicated @ A1

16/11/17
170015/TP026



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

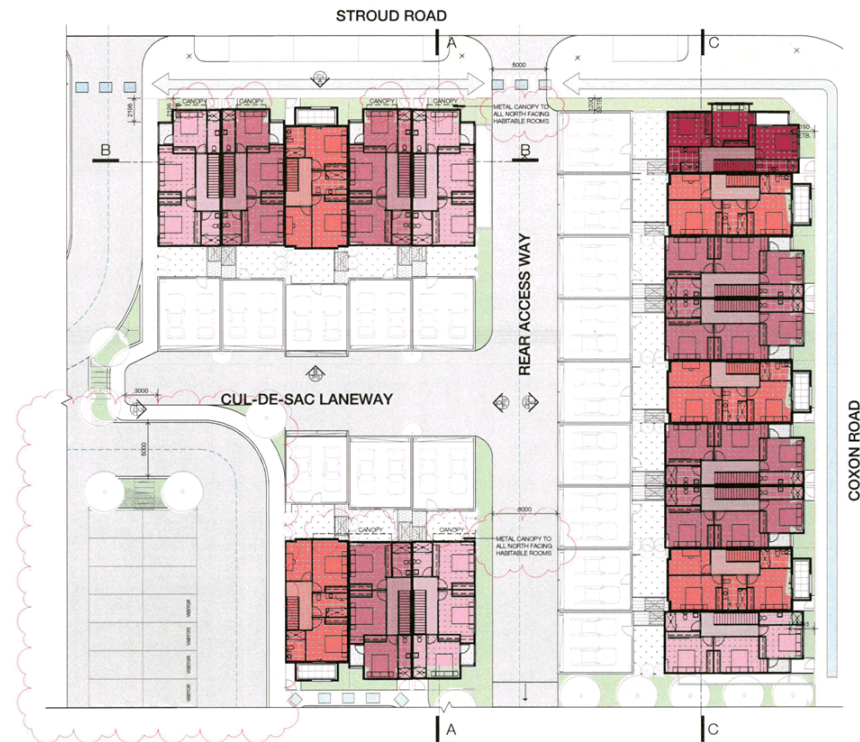
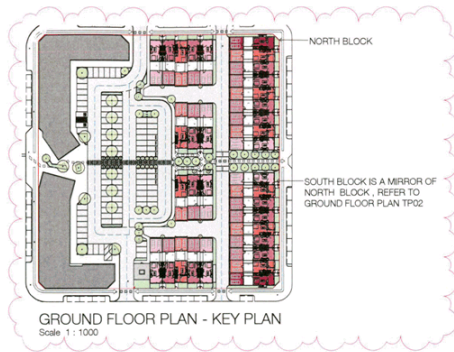
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LOT 1B - ELEVATIONS
SIDING AVENUE, OFFICER

Scale 1:100 @ A1
0 5 10

16/11/17
170015/TP09a

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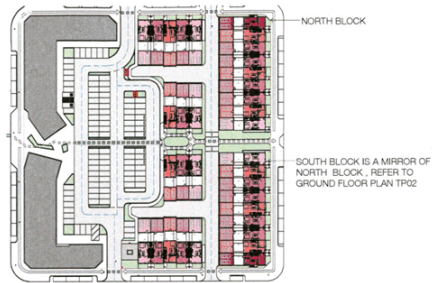
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LOT 2A & 2B PLAN - NORTH BLOCK
SIDING AVENUE, OFFICER

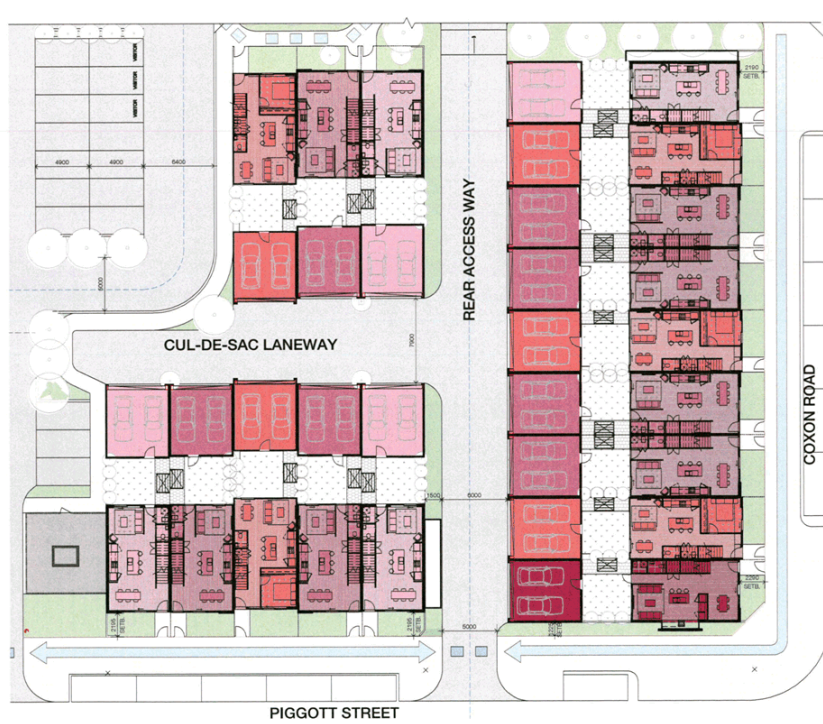


16/11/17
170015/TP10a

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GROUND FLOOR PLAN - KEY PLAN 2



GROUND FLOOR PLAN - SOUTH BLOCK
Scale 1 : 200



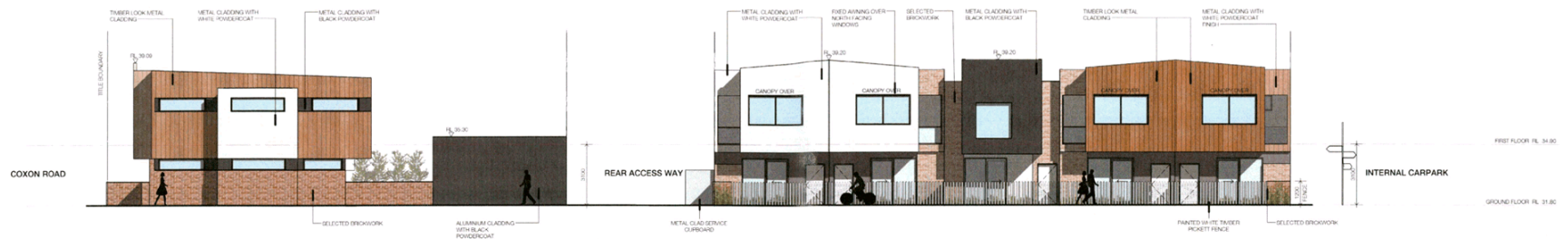
FIRST FLOOR PLAN - SOUTH BLOCK
Scale 1 : 200

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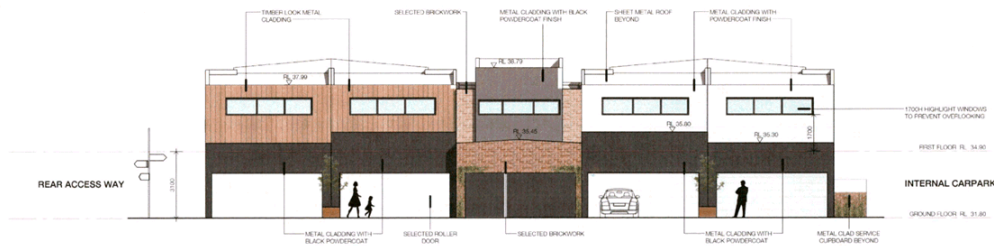
LOT 2A & 2B PLAN - SOUTH BLOCK
 SIDING AVENUE, OFFICER



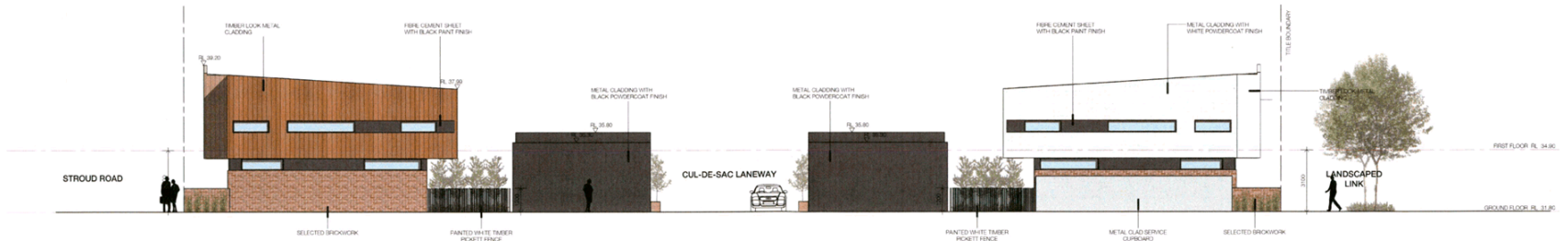
16/11/17
 170015/TP27



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



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



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

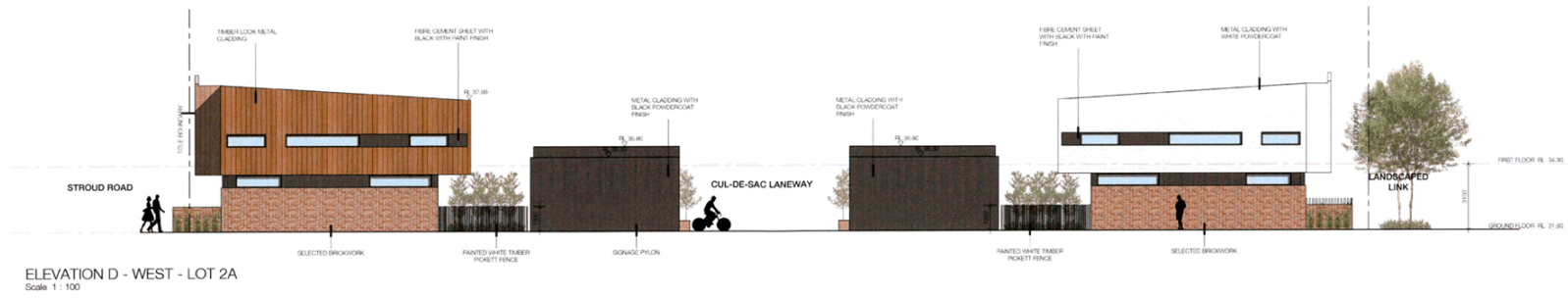
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LOT 2A - ELEVATIONS SHEET 1
 SIDING AVENUE, OFFICER

Scale 1: 100 @ A1

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



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



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

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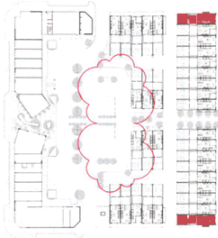
LOT 2B - ELEVATIONS SHEET 2
SIDING AVENUE, OFFICER

Scale 1 : 100 @ A1

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170015/TP13

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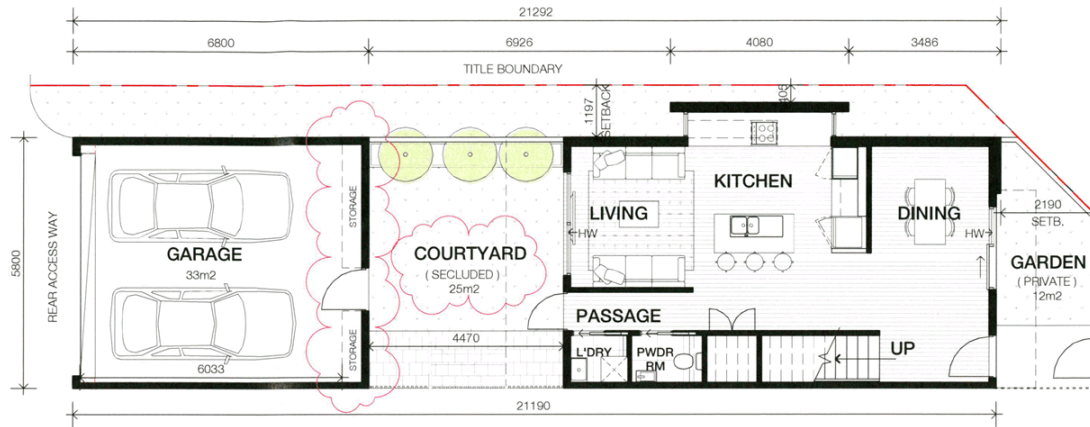
KEY PLAN



Area Schedule

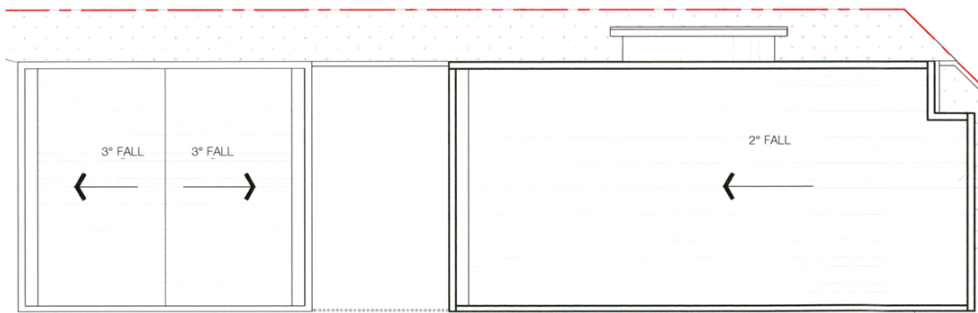
Name	No.	Area
INTERNAL AREA TOTAL (NSA)		131m ²
PRIVATE OPEN SPACE	(12 + 25m ²) =	37m ²
SECLUDED OPEN SPACE		25 m ²
GARAGE	(6 x 5.5m) =	33m ²
BALCONY		3m ²
STORAGE		18m ²
GARAGE STORAGE		6m ³

HW - HABITABLE WINDOW



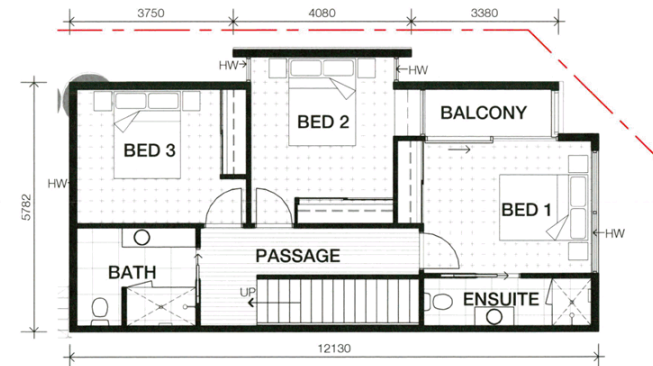
GROUND FLOOR

Scale 1 : 100



ROOF LEVEL

Scale 1 : 100



FIRST FLOOR

Scale 1 : 100

Scale 1 : 100 @ A3



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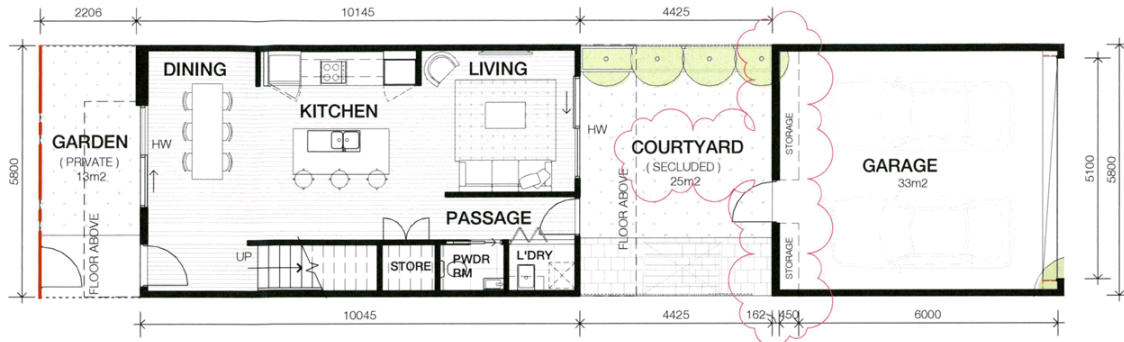
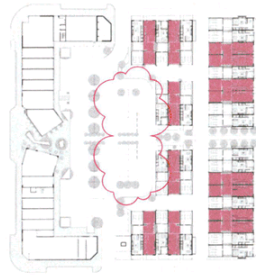
TOWNHOUSE TYPE A1 - PLANS
 SIDING AVENUE

16/11/17
 170015/TP14a

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A3

KEY PLAN



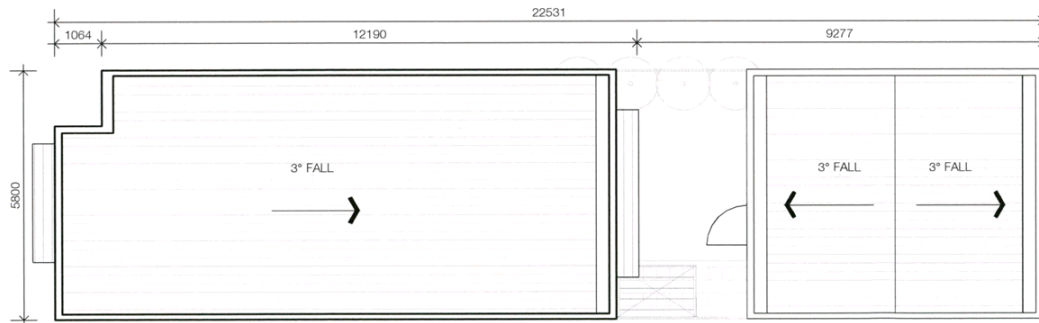
GROUND FLOOR DEVELOPMENT PLAN

Scale 1 : 100

Area Schedule

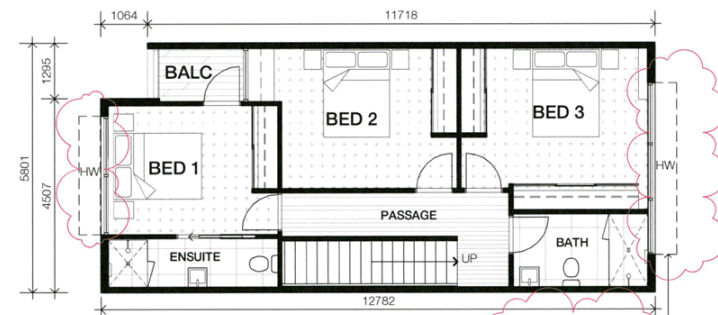
Name	Area
INTERNAL AREA TOTAL (NSA)	130m ²
PRIVATE OPEN SPACE (13 + 25m ²)	= 40m ²
SECLUDED OPEN SPACE	25m ²
GARAGE (6 x 5.5m)	= 33m ²
BALCONY	2m ²
STORAGE	18m ²
GARAGE STORAGE	9m ³

HW - HABITABLE WINDOW



ROOF PLAN

Scale 1 : 100



FIRST FLOOR

Scale 1 : 100

METAL CANOPY OVER TO NORTH FACING WINDOWS - VARIES

Scale 1 : 100 @ A3



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TOWNHOUSE TYPE A2 - FLOOR PLANS
 SIDING AVENUE, OFFICER

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 170015/TP17a

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A3

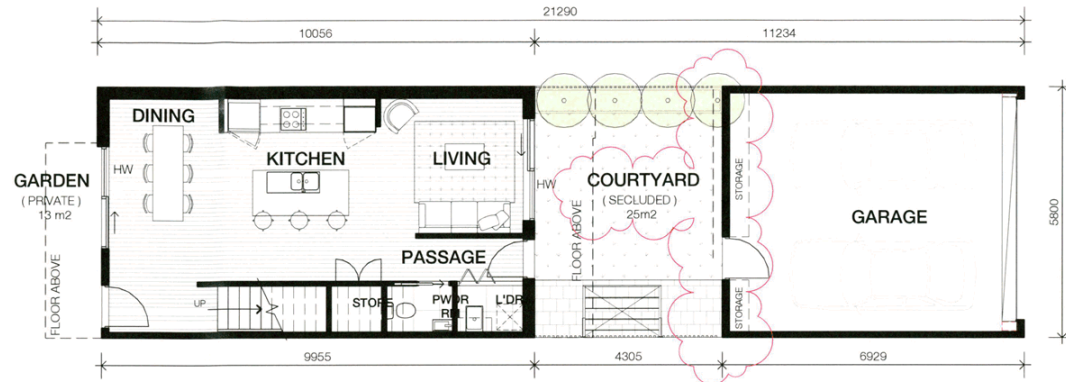
KEY PLAN



Area Schedule

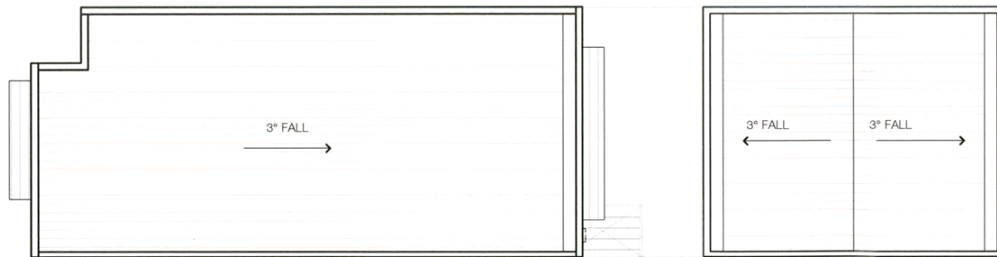
Name	Area
INTERNAL AREA TOTAL (NSA)	130m ²
PRIVATE OPEN SPACE (13 + 25m ²)	= 38m ²
SECLUDED OPEN SPACE	25m ²
GARAGE (6 x 5.5m)	= 33m ²
BALCONY	2m ²
STORAGE	18m ²
GARAGE STORAGE	6m ³

HW - HABITABLE WINDOW



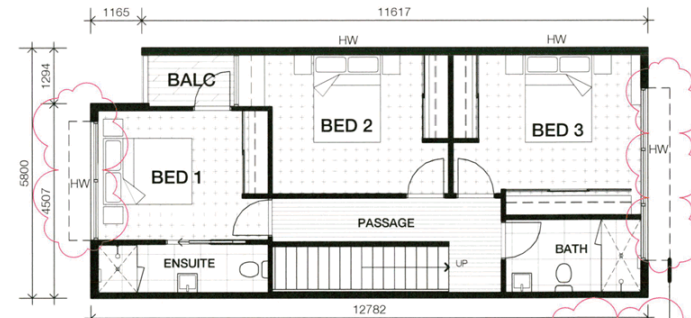
GROUND FLOOR

Scale 1 : 100



ROOF PLAN_TP

Scale 1 : 100



FIRST FLOOR

Scale 1 : 100

Scale 1 : 100 @ A3

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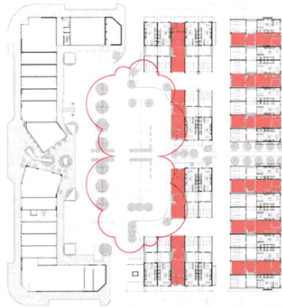
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TOWNHOUSE TYPE A3 - FLOOR PLANS
SIDING AVENUE, OFFICER

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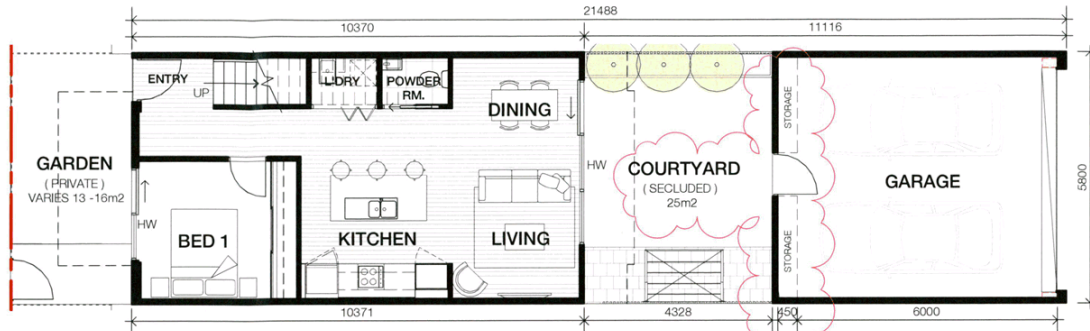
KEY PLAN



Area Schedule

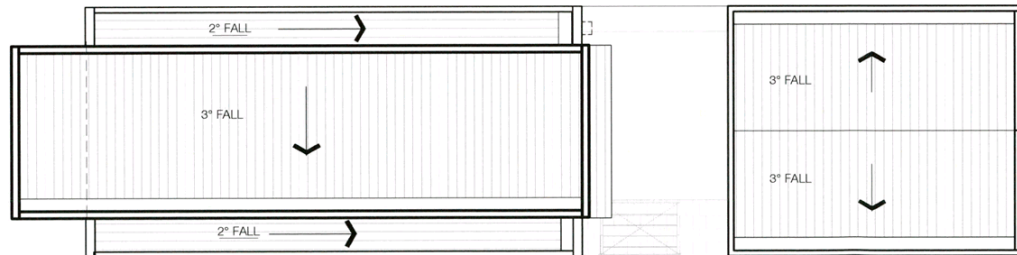
Name	No.
INTERNAL AREA TOTAL (NSA)	118m ²
PRIVATE OPEN SPACE (13 + 25m ²)	= 38m ²
SECLUDED OPEN SPACE	25m ²
GARAGE (6 x 5.5m)	= 33m ²
BALCONY	6m ²
STORAGE	18m ²
GARAGE STORAGE	6m ³

HW - HABITABLE WINDOW



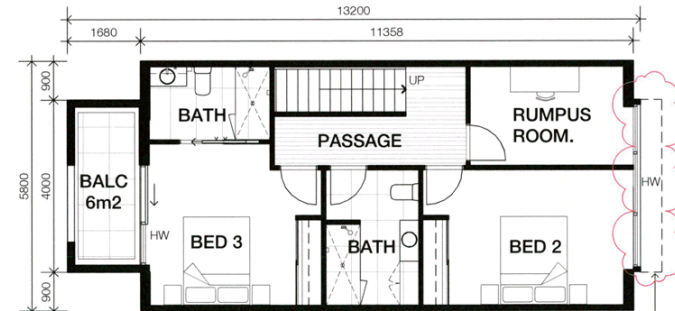
GROUND FLOOR PLAN

Scale 1 : 100



ROOF PLAN

Scale 1 : 100



FIRST FLOOR

Scale 1 : 100

METAL CANOPY OVER NORTH FACING WINDOWS - VARIES

Scale 1 : 100 @ A3

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TOWNHOUSE TYPE B1 - FLOOR PLANS
SIDING AVENUE

16/11/17
170015/TP23a

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A3