

# **1 VETERINARY CLINIC 2A SALISBURY ROAD, BEACONSFIELD UPPER**

FILE REFERENCE INT1842240

RESPONSIBLE GENERAL MANAGER Andrew Paxton

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## **RECOMMENDATION**

That a Notice of Decision to Grant Planning Permit T170634 be issued for Use and development of the land for a veterinary clinic and reduction in on-site car parking at 2A Salisbury Road, Beaconsfield Upper subject to the conditions attached to this report.

### **Attachments**

1	Locality plan	1 Page
2	Development plans	10 Pages
3	Letters of objection circulated to councillors only	16 Pages

### **EXECUTIVE SUMMARY:**

APPLICATION NO.:	T170634
APPLICANT:	Mr Brendon Egan
LAND:	2A Salisbury Road, Beaconsfield Upper VIC 3808
PROPOSAL:	Use and development of the land for a veterinary clinic and reduction in on-site car parking
PLANNING CONTROLS:	Neighbourhood Residential Zone Schedule 1 Design and Development Overlay Schedule 2, Bushfire Management Overlay, Vegetation Protection Overlay Schedule 2, Heritage Overlay
NOTIFICATION & OBJECTIONS:	Notice of the application was given by way of sending notices to adjoining and near-by land owners/occupiers and by placing a sign on site  To date Council has received 13 objections and 2 letters of support.
KEY PLANNING CONSIDERATIONS:	Appropriateness of the use, detailed design and car parking reduction.
RECOMMENDATION:	Approval

### **BACKGROUND:**

The subject site was created through a two lot subdivision of No. 2 Salisbury Road which was registered with the Titles Office on 17 December 2012. The subdivision created Lot 1 on the corner

of Salisbury Road and the service road, which is referred to as Gembrook Road, and Lot 2 which is to the rear of Lot 1, with a frontage to the service road.

## SUBJECT SITE

The site is located on the east side of a short service road which runs between Salisbury road to the south and Beaconsfield – Emerald Road to the North. The sites street address is known as 2A Salisbury Road, located to the rear of 2 Salisbury Road and is 431m<sup>2</sup> in size.

A crossover is located at the centre of the site fronting the service road. There is a 2 metre wide drainage and sewerage easement along the northern boundary.

The site is currently vacant. There is no significant vegetation on the site apart from a hedge along the front (western) property boundary. The hedge is made up of a variety of weed species including *Pittosporum undulatum*, *Photinia glabra* and *Cotoneaster glaucophyllus*.

The topography of the land slopes gently to the front of the site with a maximum 2 metre fall from east to west.

The subject site has three residential abuttals:

- To the north is 24-26 Beaconsfield – Emerald Road, which consists of two lots with a total area of approximately 1700 m<sup>2</sup>. The site is a corner lot and contains a single storey, brick veneer dwelling located within 1.5 metres of the common boundary. The lot also contains to relatively large outbuildings and a landscaped garden with a mix of native and exotic vegetation.
- To the south of the subject site is 2 Salisbury Road. The site has an area of approximately 500 m<sup>2</sup> and contains a single storey, brick veneer dwelling. There is a small area of secluded private open space on the northern side of the site. The subject site would have previously been the rear yard of number 2 Salisbury Road. There is limited vegetation on the site, however the hedge planting from the subject site continues along the western boundary, along the service road. The site is accessed via a crossover to Salisbury Road.
- To the east of the subject site is 4 Salisbury Road. The site has an area of approximately 900 m<sup>2</sup> and contains a double storey weatherboard dwelling. The dwelling has a minimum setback from Salisbury Road of 2 metres. The abuttal with the subject site is within the rear yard of Number 4. The rear yard is basically clear of any vegetation or outbuildings.

The main characteristics of the surrounding area are:

- To the east, north and south of the subject site there is a small area of Neighbourhood Residential zoned land. This area is made up of approximately 30 residential properties
- To the east of the subject site is the Charling Cross Reserve which is a small triangular reserve bound by the service road to the east, Salisbury Road to the south and Beaconsfield – Emerald Road to the north-west.

## PROPOSAL

This application proposes the use and development of the land for a Veterinary Clinic and a reduction in the car parking requirement. The various aspects of the proposal are described as follows:

### Use

- The veterinary clinic will operate with up to 3 vets and 2 nurses.
- The clinic will consist of two consulting rooms, a lab and surgery, a kennel, an x-ray room and two waiting areas and reception as well as a dog grooming area.

- The dog grooming is ancillary to the veterinary use of the site.
- The hours of operation will be 7am to 6 pm daily.
- Waste management will be undertaken by a private contractor who will collect all by products of the use including medical waste, excrement and deceased animals.
- Only critically sick animals will be housed on site overnight where their treatments requires ongoing care and medication.
- Deliveries will be made a maximum of 3 times a week. Pathology pickups will be made by a courier once a day as required as well as pickups of deceased pets as required.

### Development

The clinic will be constructed as a 2 storey development with under croft car parking to the rear of the site.

### Ground floor

- The front façade of the building will be setback approximately 3m from the frontage of the site with a small area set aside for landscaping.
- The front entry is accessed via a path off the front foot path on the service road. An additional entry is provided with access from the car park.
- The floor plan consists of the entry and waiting area, dog grooming area and staff and disabled toilet. The entry also contains a stair well to the upper level and a small lift.
- The ground floor is setback a minimum 1.4 m from the southern boundary, 3.5 m from the northern boundary and 12.2 m from the rear eastern boundary.

### Car park

- The car park will provide 5 spaces (1 being a disabled space) located partially under the upper level of the building, along the eastern boundary.
- The car park is accessed via a new crossover and driveway towards the northern end of the street frontage.
- The car park will be sealed with concrete.

### Upper Floor

- The upper storey will consist of stair well, lift, waiting area and reception, two consulting rooms, a lab and a surgery, a kennel, x-ray room and toilets.
- The upper level will have a minimum front setback of 2.07m from the street, a varied setback of between 3.87 m and 5.39 m from the northern boundary, a varied setback of between 1.1 m and 2.6 m from the southern boundary and 5.2 m from the rear boundary.

### General

- The building will have a maximum overall height of 7.04 m above natural ground level. The highest point will be measured at the northern end of the front of the site. The maximum overall height of the rear of the building will on the northern elevation at 5.38 m above natural ground level. This will be reduced to 4.5 along the southern elevation.
- There will be a significant amount of excavation required to level the site for the car park. Concrete retaining walls of up to 2.2 m will be provided along the side and rear boundaries of the site.
- The building will be finished in a ranges of materials and finishes consisting of;
  - a) Hebel "Power Panels" cladding to the upper level side and rear elevations,
  - b) Colorbond Custom orb external cladding to the front ground floor elevation,
  - c) Timber vertical cladding to the front facade

## Car parking reduction

The application includes a reduction in the car parking requirements as set out in Clause 52.06 of the Planning Scheme. The use of the land for a Veterinary Clinic requires the provision of 5 car spaces to the first person providing animal health services plus 3 additional spaces to every other person providing health animal health services.

The original application proposed that there would be three (3) Vets, the provision of 11 car spaces would be required. The application proposed a reduction of 6 car spaces.

To assist in alleviating some of the objectors concerns, the applicants reduced the number of Vets to two (2), reducing the required car parking from 11 to 8, with five (5) spaces to be provided, a requirement of three (3) spaces to be waived is necessary.

## PLANNING SCHEME PROVISIONS

### State Planning Policy Framework (SPPF)

The relevant clauses of the SPPF are:

- 11 - Settlement
- 13.05 - Bushfire
- 15.01 - Urban environment
- 15.03 – Heritage
- 17.01 – Commercial
- 18.02 – Movement Networks

### Local Planning Policy Framework (LPPF)

The relevant clauses of the LPPF are:

- 21.01 – Cardinia Shire Key Issues and Strategic Vision
- 21.04 – Economic Development
- 21.07 – Local Areas

### Relevant Particular/ General Provisions and relevant incorporated or reference documents

The relevant provisions/ documents are:

- Clause 52.05 – Advertising Signs
- Clause 52.06 – Car Parking
- Clause 65 – Decision Guidelines

### Cardinia Shire's Liveability Plan 2017-2029

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

- Reduce financial vulnerability

## Zone

The land is subject to the **Neighbourhood Residential Zone Schedule 1**

## Overlays

The land is subject to the following overlays:

- Bushfire Management Overlay – Schedule 2
- Vegetation Protection Overlay – Schedule 2
- Design and Development Overlay – Schedule 2
- Heritage Overlay (HO 71)

## PLANNING PERMIT TRIGGERS

The proposal for the use and development of the land for a veterinary clinic and reduction in on-site car parking requires a planning permit under the following clauses of the Cardinia Planning Scheme:

- Pursuant to Clause 32.09-2 – ‘General Residential Zone’, a planning permit is required for the use of the land for a Veterinary Clinic
- Pursuant to Clause 32.09-8 – ‘General Residential Zone’, a planning permit is required for Buildings and works associated with a Section 2 use.
- Pursuant to Clause 43.02-2 – ‘Design and Development Overlay’, a permit is required to construct a building or construct and carry out works.
- Pursuant to Clause 43.01-1 – ‘Heritage Overlay’, a permit is required to construct a building.
- Pursuant to Clause 52.06 - ‘Car parking’, a permit is required to reduce the number of car parking spaces required under Clause 52.06-5.

## PUBLIC NOTIFICATION

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

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

Council has received 13 objections and 2 letters of support to date.

The key issues that were raised in the objection are:

- The reduction in the car parking requirement and the impact of parking in the surrounding streets.
- The development being inconsistent with the neighbourhood character of the area.
- The bulk and scale of the development.
- The modern design and colour schedule being inconsistent with the area.
- Impacts on the amenity of the area through noise and hours of operation.

In response to the concerns raised by the objections, the applicant provided a written statement outlining that the application is amended to only propose 2 Vets to be present at any one time. This has the effect of reducing the required car parking rate from 11 down to 8. With five being provided on site, the waiver is only for 3 car spaces, down from 6 spaces.

The applicant also provided some clarification around that dog grooming service

## **REFERRALS**

### *Country Fire Authority*

The application was referred to the CFA for comment. CFA had no objection to the proposal subject to conditions. The conditions required that the submitted bushfire management plan be endorsed to form part of the permit and that any mandatory conditions be included.

Internal referrals were also undertaken including Traffic, Engineering, Waste and Landscaping. All departments offered support subject to conditions.

## **DISCUSSION**

This proposal for the use and development of the land for a Veterinary Clinic and reduction in the car parking requirements has been assessed against the relevant State and Local Planning Policy, as well as the purpose and decision guidelines of the General Residential Zone and relevant overlays. It is considered that the proposal is consistent with the planning scheme and warrants support. The reasons are outlined below.

### **State and Local Planning Policy**

The proposal is consistent with Clause 11 of the SPPF which states that planning is to facilitate sustainable development that takes full advantage of existing settlement patterns, and investment in transport and communication, water and sewerage and social facilities. The subject site is located within an established area with good access to all the necessary services as well as a community that will be able to take advantage of the business. It is considered that the proposed use of the site is consistent and compatible with the surrounding uses which vary, including residential, commercial and rural land uses.

It is measured that the proposed development does not represent a threat to human life or property in regards to the bushfire risk. The application included an appropriate response to the Bushfire Management Overlay and was considered acceptable by the CFA. The proposal is consistent with the objectives of Clause 13.05-1, in that the adoption of bushfire protection measures in the design, prioritises the protection of human life.

While the application did receive objections in regards to the design of the building, it is considered that the proposal is consistent with the objectives and strategies of Clause 15.01-2. The development will achieve architectural and urban design outcomes that contribute positively to local urban character and enhance the public realm while minimising detrimental impact on neighbouring properties. Clause 15.01-2 requires that the strategies listed are used to guide non-residential development. The strategies include the following:

### *Context*

It is considered that the development can sit comfortably within the context of the surrounding area. There is only 1 property either side of the subject site and there is not a predominate

architectural style or character shared between these lots. The site fronts a service road and an area of public open space and therefore makes an individual statement to the streetscape. While the design is modern and double storey, it does not impact on any significant landscapes or development in the area. The design is consistent with contemporary architecture and has been design to suit the particular needs of the use. Due to the small site it is necessary to construct the double storey built form. The height of the development has been kept relatively low due to the extent of excavation across the site. The building provides appropriate setbacks from property boundaries.

#### *Public realm, safety and pedestrian spaces*

The building has been designed to provide an appropriate address to the streetscape and surrounding public realm. The front façade has incorporated a significant amount of glazing as well as a well-defined entry within a landscaped area at the front of the site. The windows along the front façade on the ground and upper levels will provide a high level of passive surveillance of the street with views from each of the waiting area. The building is also well connected to the street with a path off the footpath. View lines are sufficient to ensure that the will not be any pedestrian and vehicle conflicts along the service road or internal car park.

#### *Heritage*

While the subject site is located within the heritage overlay, it is not a site of any heritage significance. The development will also not impact on the heritage significance of any other heritage sites. It is considered that the modern building design with in use of natural materials, will be an attractive addition to the streetscape.

#### *Consolidation of sites and empty sites*

The proposed development makes good use of a vacant site and will contribute to the complexity and diversity of the built environment in the area. While the built form is different to the dwellings and out buildings on the adjoining lots, this is to be expected for a commercial development which is designed for a particular purpose. There is no strong character shared between the dwellings on the adjoining lots, nor is there a particular character in the nearby shopping centre that will mean that the development will be out of place within the context of the area.

#### *Architectural quality and landscape architecture*

It is considered that the development has achieved a high standard in architectural design. The modern design with the addition of natural materials will ensure that the building sits well within the landscape. The required services for the building, such as the waste storage and lift shaft have been incorporated into the design so as to not be obvious from the public realm. The car parking has been provided to the rear of the building so that the front of the site is not dominated by sealed surfaces and space has been provided for an appropriate landscape design which will include trees and plants capable of breaking up the built form and softening the appearance of the development from the surrounding area.

It is considered that the development of a Veterinary Clinic is a positive addition to the Upper Beaconsfield Township and is consistent with the objectives of Clause 17.01 which aims to encourage development which meet the communities' needs for retail, entertainment, office and other commercial services and provides net community benefit in relation to accessibility, efficient infrastructure use and the aggregation and sustainability of commercial facilities. With very high levels of pet ownership in Australia and in particular in rural lifestyle areas like Upper Beaconsfield,

the business will meet the needs of many of the people in the surrounding area. The clinic is well located and easily accessible from the town centre.

The development is also considered to be consistent with the objectives of Clause 18.02, 'Moveable Networks' in that the site is well connected to the local road network. The site is connected via footpath to the surrounding residential and commercial areas. Appropriate space is provided for bicycle storage.

### **Local Planning Policy Framework**

The proposal has regard to Clause 21.01 – 'Cardinia Shire Key Issues and Strategic Vision' in that the clinic will provide local employment opportunities and provide social infrastructure for the community whilst not impacting on the quality and character of the town.

The clinic will employ two vets who will each be supported by a number of vet nurses. The proposal is consistent with the objective of Clause 21.04 – 'Economic Development' which seeks to develop diverse local employment opportunities to meet the needs of a growing residential population.

Clause 21.07 – Local Areas describes Upper Beaconsfield as a unique hill-top town nestled within a rural landscape interspersed with residential housing, native bushland and open recreational spaces. It states that its country atmosphere and unique environment should be actively protected. The Upper Beaconsfield Town Centre Framework plan nominates the subject site as having long term potential for commercial/retail use. The plan suggests preference is given to uses such as cafes, restaurants or medical centres. In that regard it is considered that the proposed Veterinary Clinic is consistent with this plan. The operation and functional design of a Veterinary Clinic is similar to that of a medical clinic and is the same from a car parking perspective. The frame work plan also encourages the establishment of health care and service providers in appropriate locations, and while the proposed use is for the care and treatment of animals rather than people, there is still a need for these services in the area.

### **Zone**

The subject site is located within the Neighbourhood Residential Zone. The use of the land for a Veterinary Clinic is classified as a Section 2 use, requiring a permit. A permit is also required for buildings and works associated with a Section 2 Use.

The purpose of the zone includes the following:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To encourage development that respects the neighbourhood character of the area.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

It is considered that the proposed use and development are consistent with these objectives. As outlined earlier the proposal meets the objectives and strategies of the various relevant state and local planning policies. The design of the building, while more modern than other development in the area, makes use of natural materials and providing landscaping to enable it to make a positive contribution to the streetscape. The veterinary clinic will meet the needs of the surrounding community through the provision of a highly valued service.



An application for non-residential uses and development in the Neighborhood Residential Zone must be assessed against the decision guidelines as set out at Clause 32.08-12. It is considered that the proposal meets the expectations of these guidelines as outlined below.

- Whether the use or development is compatible with residential use.

It is expected that the use of the land for a Vet Clinic will not have an unreasonable impact on the adjoining residential lots. The use will only operate during standard business hours and will not generate a significant amount of noise beyond what would be expected in a residential area. The subject site is located on the interface with the commercial area and is also within close proximity to major roads. With the car parking located at the rear of the site and also being lower than natural ground level, sound and light spill associated with traffic will be minimised.

- Whether the use generally serves local community needs.

There is a well-established demand for vets, particularly in semi-rural environments where people are more inclined to have domestic pets as well as various types of livestock.

- The scale and intensity of the use and development.

It is considered that the scale of the use is appropriate. Two vets is not many and any less would make it difficult to have a viable business as the site. The applicant had initially applied to have three vets however has provided written advice that two will be acceptable. A condition of the permit would restrict the number of vets consulting on the site to two. The proposal also indicates that there will be dog grooming facilities, however as the applicant has confirmed this will be ancillary to the use of the land for a veterinary clinic. This does not represent a separate use in its own right.

- The design, height, setback and appearance of the proposed buildings and works.
- The proposed landscaping.

The modern design of the building with natural timber detailing will provide an attractive addition to the streetscape. While non-residential developments are not required to be assessed under the Rescode objectives and standards, it is worth noting that the development broadly meets the standards in regards to side and rear setbacks, maximum heights, overlooking and overshadowing. A sufficient setback has been provided from the site frontage to allow for an attractive landscape design which will soften the built form. Canopy trees are proposed that will have a mature height capable of breaking up the built form when viewed from the surrounding area.

- The provision of car and bicycle parking and associated access ways.

The development provides safe and efficient access to the street and foot path network. All vehicles will be able to manoeuvre within the site and enter and exit the site in a forwards direction. A new crossover will be constructed and the existing crossover removed so that the car parking at the front of the site can be maximised.

- Any proposed loading and refuse collection facilities.

All loading and waste removal will be undertaken on site. There is sufficient space on the site to store waste out of public view. A condition on the permit will require an appropriately screened bin storage area to be shown.

- The safety, efficiency and amenity effects of traffic to be generated by the proposal.

It is considered that the development will not contribute sufficient traffic to have an amenity impact on the area. The site is well located on a service road that connects to main roads. This will allow traffic to quickly leave the area after their consultation.

### Overlays

While the subject site is located within a heritage precinct, the site does not have any individual heritage significance. The development of the site does not impact on any significant heritage buildings or features in the area.

In regards to the Design and Development Overlay – schedule 2, it is considered that the development is consistent with the objectives. The development will not impact on the character of the township as the detailed design, materials and finishes and landscaping will all contribute to ensuring that the building represents an attractive addition to the streetscape. The building will not impact on surrounding residential lots due to the setbacks from boundaries and modest overall height above ground level. The excavation into the sloping lot has enabled the car parking to be screened from the street and surrounding lots. Not native vegetation was required to be removed to facilitate the development.

### Car parking reduction

Pursuant to Clause 52.06-5, the use of the land for a veterinary clinic requires the provision of 5 car space to the first person providing animal health services plus 3 additional spaces for every other person providing animal health services. The application originally proposed that there would be 3 vets consulting on the site at any one time. This would have required the provision of 11 car spaces on site. As the plans indicate there are only 5 spaces being provided (including 1 disabled space), a reduction of 6 spaces would have been required. The application was accompanied with a traffic report undertaken by a qualified traffic engineer. The report demonstrated that the car parking reduction was acceptable and this position was also accepted by Councils traffic engineers. The relocation of the existing crossover to the northern side of the site and the reinstatement of the nature strip allows for the provision of two car spaces at the front of the site. There is also some parking available in the surrounding area.

Despite the traffic report and the support of Councils traffic engineers, the applicant has provided written confirmation that they are happy to limit the number of Vets to 2. This means that the car parking requirement is reduced to 8 and the reduction reduced to three spaces. It is considered that this is a positive compromise and the site will be capable of managing the traffic and parking requirements of the business.

A condition on the permit will required that no more than 2 vets are able to hold consultations at the site at any one time within the prior written consent of the Responsible Authority.

### Objector concerns

- The reduction in the car parking requirement and the impact of parking in the surrounding streets.

As outlined above, the applicant has agreed to reduce the number of vets from 3 to 2. This reduces the extent of the reduction required and will relieve the car parking pressure in the area. Council's traffic engineers are satisfied with the car parking provision. As visits to the vet require an

appointment, the clinic will be able manage their clients to ensure that there is not too much overlap of appointments and thus less car parking demand.

- *The development being inconsistent with the neighbourhood character of the area.*

While the design of the building is more modern in style than the existing development in the area, and there is no real predominate built form displayed in the residential and commercial development of the area. The development adopts materials and finishes which will complement the streetscape. In addition the landscaping provided on the site will assist in breaking up the built form and softening the development. The blue feature material on the corner of the building will be required to be amended by condition on the permit, to a more subtle colour scheme. This has been agreed to by the applicant and they have suggested a soft grey colour.

- *Impacts on the amenity of the area through noise and hours of operation.*

It is considered that the use of the site will not generate an unreasonable level of noise. The only potential noise source could be the few sick animals that might require overnight care. A condition of the permit will require that the windows on the kennel will be double glazed and an acoustic report will be required to be provided and any additional noise abating treatments recommended will be required to be utilised.

## CONCLUSION

on-site car parking has been assessed against the relevant State and Local Planning policies, as well as the objective and decision guidelines of the General Residential Zone and has been found to comply.

It is recommended that a Notice of Decision to Grant Planning Permit T170634 be issued for the use and development of the land for a veterinary clinic and reduction in on-site car parking at 2A Salisbury Road, Beaconsfield Upper, subject to the following conditions.

## CONDITIONS

1. Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the plans submitted with the application but modified to show:
  - a. A notation on the plans indicating that the windows of the kennel are double glazed.
  - b. Any additional noise attenuation measures as recommended by the acoustic report required by condition 9 of this permit.
  - c. The Blue feature material used on the stair and lift well to be replaced with a more appropriate materials such as the Cemintel – Territory Quarry Urban Grey, to the satisfaction of the Responsible Authority.
2. The use or development as shown on the endorsed plan/s must not be altered without the written consent of the Responsible Authority.
3. Once the development has started it must be continued and completed to the satisfaction of the Responsible Authority.
4. 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.
5. 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.
6. Except with the written consent of the Responsible Authority, the use may operate only between the hours of:
- a. Monday to Saturday – 8am – 6pm
  - b. Sunday 10am – 3pm
7. Not more than two (2) Veterinarians may be present on the premises at any one time without the written consent of the Responsible Authority.
8. Noise levels emanating from the subject land must comply with the State Environment Protection Policy (Control of Noise from Commerce, Industry and Trade), No. N-1.
9. Prior to the commencement of the development an acoustic report must be prepared and submitted, by a suitably qualified Acoustic Engineer, to the satisfaction of the Responsible Authority, outlining any measures required to avoid any material detriment as a result of housing sick animals in the kennel.
10. Before the development is occupied a commercial standard concrete vehicle crossing/s as shown on the approved plans must be constructed to the approval and satisfaction of the Responsible Authority.
11. 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.
12. 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.
13. 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.

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. Before the development is started/occupied or by such later date as is approved by the Responsible Authority in writing, the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the Responsible Authority.
16. 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.
17. The Bushfire Management Plan dated 19 January 2018 (Map 4, Page 28 of the Bushfire Management Statement, prepared by Mark Shepherd, dated January 2018) must be endorsed to form part of the permit and must not be altered unless otherwise agreed in writing by the CFA and the Responsible Authority.
18. The location and details of the signs, including those on the supporting structure, as shown on the endorsed plans, must not be altered without the written consent of the Responsible Authority.
19. The sign/s must not be illuminated by external or internal light except with the written consent of the Responsible Authority.

#### **Expiry of permit**

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

- a. The development *and use are not* started within two years of the date of this permit.
- b. The development is not completed within *four* years of the date of this permit.

The Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires, or within three months afterwards.



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**P1** 24-26 BEACONSFIELD-EMERALD ROAD  
EXISTING SINGLE STOREY DWELLING & ASSOCIATED SHED  
TIMBER WEATHERBOARD - NATURAL (SHED)  
SHEET ROOF - SILVER (SHED)



**P2** 24-26 BEACONSFIELD-EMERALD ROAD  
EXISTING SINGLE STOREY DWELLING & ASSOCIATED SHED  
BRICK VENEER - CREAM (DWELLING)  
TILE ROOF - RED (DWELLING)



**P3** 2A SALISBURY ROAD - SUBJECT SITE  
VACAN SITE



**P4** 2A SALISBURY ROAD - SUBJECT SITE  
VACAN SITE



**P5** 2 SALISBURY ROAD  
EXISTING SINGLE STOREY DWELLING  
BRICK VENEER - PRESSED REDS  
SHEET ROOF - SILVER



**P6** 2 SALISBURY ROAD  
EXISTING SINGLE STOREY DWELLING  
BRICK VENEER - PRESSED REDS  
SHEET ROOF - SILVER



**P7** 4 SALISBURY ROAD  
EXISTING SINGLE STOREY DWELLING  
TIMBER WEATHERBOARD - WHITE/CREAM  
SHEET ROOF - GREY



**P8** PUBLIC TOILET BLOCK & GAZEBO



**P9** PUBLIC TOILET BLOCK & GAZEBO



**Notes:**

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Trading Number - 192911  
Date - 19/03/2018

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Building Practitioner Number: 192911

Town Planning

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BPAC2228

**Revisions**

No.	Date	Description



**Site Photos**

Job: Proposed Vet Clinic

Name: Candice Taylor

Address: 2A Salisbury Road  
Beaconsfield Upper

Design: BE Issue: TP 1a

Date: 19.03.2018 Drawn: AJ

Checked: DM Checked: BE

Drawn: 17.01 Drawn to: TP 01 of 10

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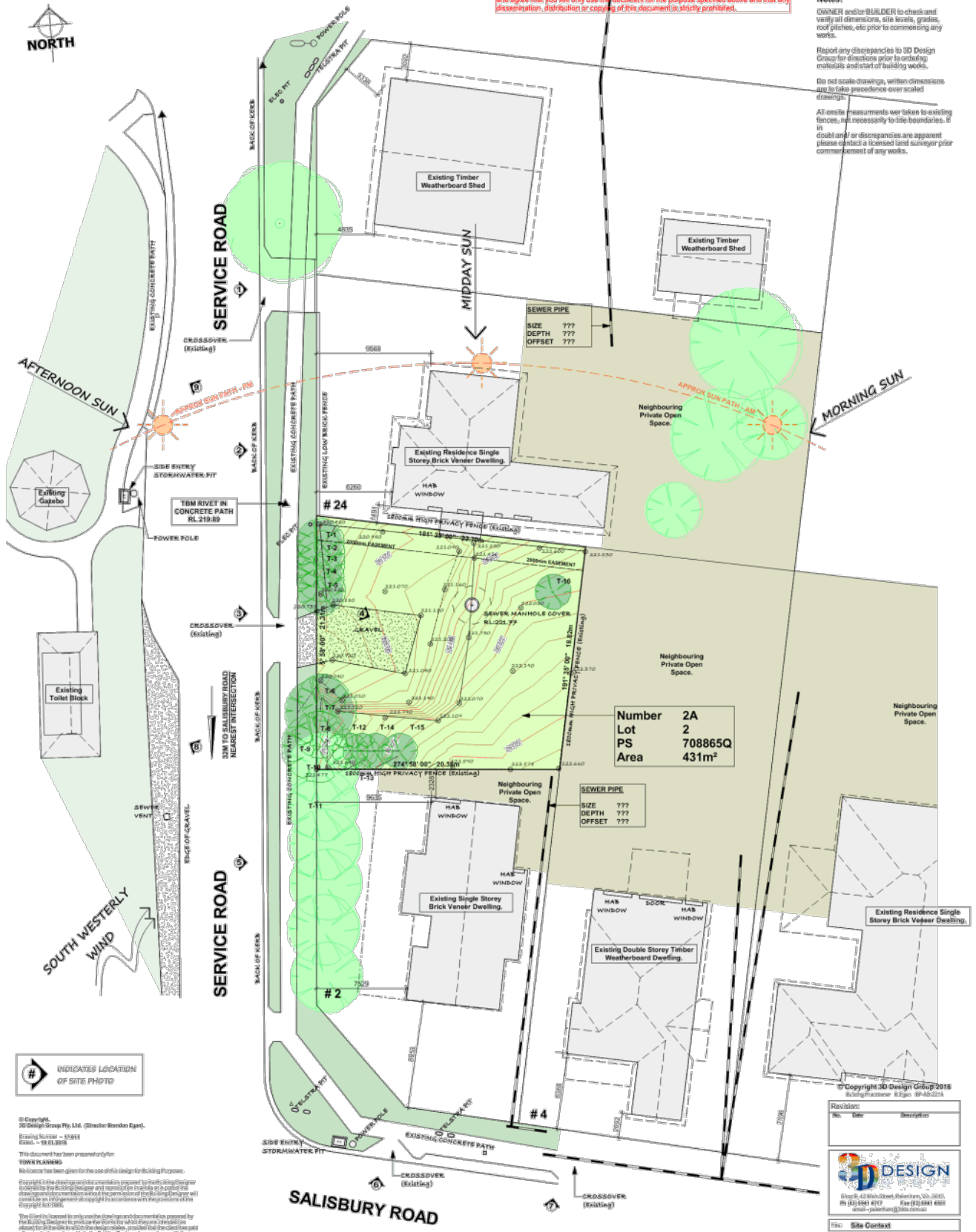
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Scale - 1:100 (Site)

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Site Context Plan

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Building Practitioner - B. Edge - 89/AS-2214

Revision:	No.	Date	Description



Title: Site Context  
 Job: Proposed Vet Clinic  
 Name: Candice Taylor

Address: 2A Salisbury Road  
 Beaconsfield Upper

Design: BE	Issue: TP 1a
Date: 19.01.2016	Sheet Size: A2
Drawn: DM	Checked: BE
Proj No: 17.011	Sheet No: TP 02 of 10

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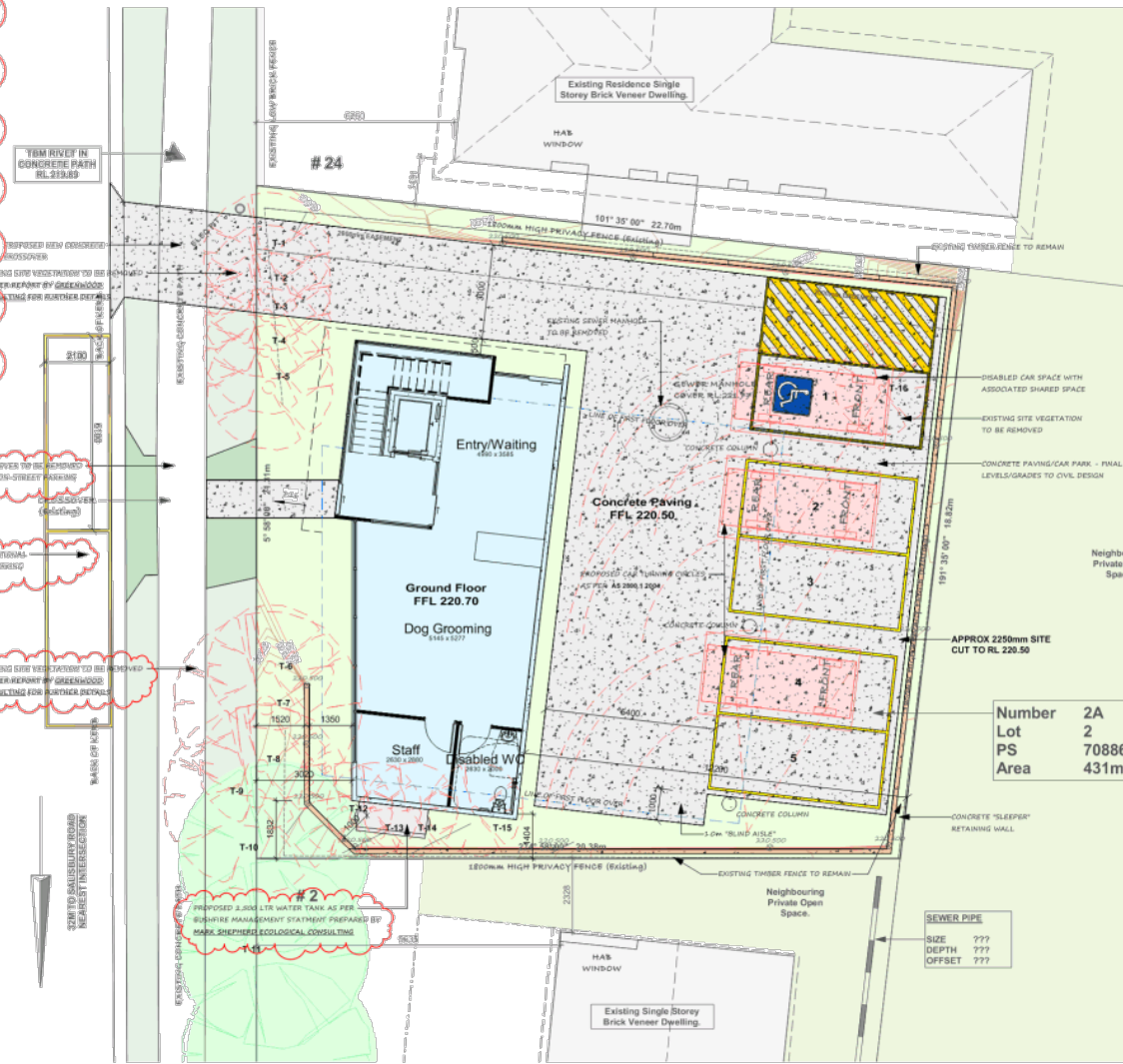
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**EXISTING VEGETATION SCHEDULE**

TREE #	SPECIES	TRUNK DIA	HEIGHT & WIDTH	RETAIN/REMOVE
T-1	PITTOSPORUM UNDULATUM	170mm	5m x 5m	REMOVED
T-2	PITTOSPORUM UNDULATUM	210mm	6m x 5m	REMOVED
T-3	PITTOSPORUM UNDULATUM	190mm	7m x 4m	REMOVED
T-4	PITTOSPORUM UNDULATUM	220mm	6m x 6m	REMOVED
T-5	PITTOSPORUM UNDULATUM	210mm	6m x 6m	REMOVED
T-6	PITTOSPORUM UNDULATUM	190mm	7m x 6m	REMOVED
T-7	PITTOSPORUM UNDULATUM	270mm	6m x 7m	REMOVED
T-8	PITTOSPORUM UNDULATUM	130mm	7m x 5m	REMOVED
T-9	PITTOSPORUM UNDULATUM	290mm	8m x 7m	REMOVED
T-10	PITTOSPORUM UNDULATUM	340mm	8m x 7m	RETAIN (OFF SITE)
T-11	PITTOSPORUM UNDULATUM	280mm	8m x 7m	RETAIN (OFF SITE)
T-12	PHOTINIA GLABRA	???	???	REMOVED
T-13	PHOTINIA GLABRA	???	???	REMOVED
T-14	COTONEASTER GLAUCOPHYLLUS	340mm	4m x 5m	REMOVED
T-15	PHOTINIA GLABRA	???	???	REMOVED
T-16	CITRUS LIMON	???	???	REMOVED

REFER TO EXTERNAL REPORT PREPARED BY GREENWOOD CONSULTING PTY LTD - REF #493 171220



Number 2A  
Lot 2  
PS 708865Q  
Area 431m<sup>2</sup>

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Revision 1  
No. 0010  
Author: [Name]  
30/01/2018 AMERICANBROUCCONLINE.PRI



Title: Design Response - Ground  
Job: Proposed Vet Clinic

Name: Candice Taylor

Address: 2A Salisbury Road  
Beaconsfield Upper

Design: BE Issue: TP 1a  
Date: 19.01.2018 Drawn: AS  
Checked: DM Checked: BE  
Drawn: TP 011 Sheet: TP 03 of 10

Design Response Plan - Ground Floor

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Number 2A  
 Lot 2  
 PS 708865Q  
 Area 431m<sup>2</sup>

SEWER PIPE  
 SIZE ???  
 DEPTH ???  
 OFFSET ???

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Revision	
No.	Description



File	Design Response - First
Job	Proposed Vet Clinic
Name	Candice Taylor
Address	2A Salisbury Road Beaconsfield Upper
Design	RE
Date	19-01-2018
Drawn	DM
Checked	BE
Drawn By	TP 1a
Drawn Date	19-01-2018
Drawn Sheet	A2
Drawn Scale	1:100
Drawn Date	19-01-2018
Drawn Sheet	04 of 10

Town Planning

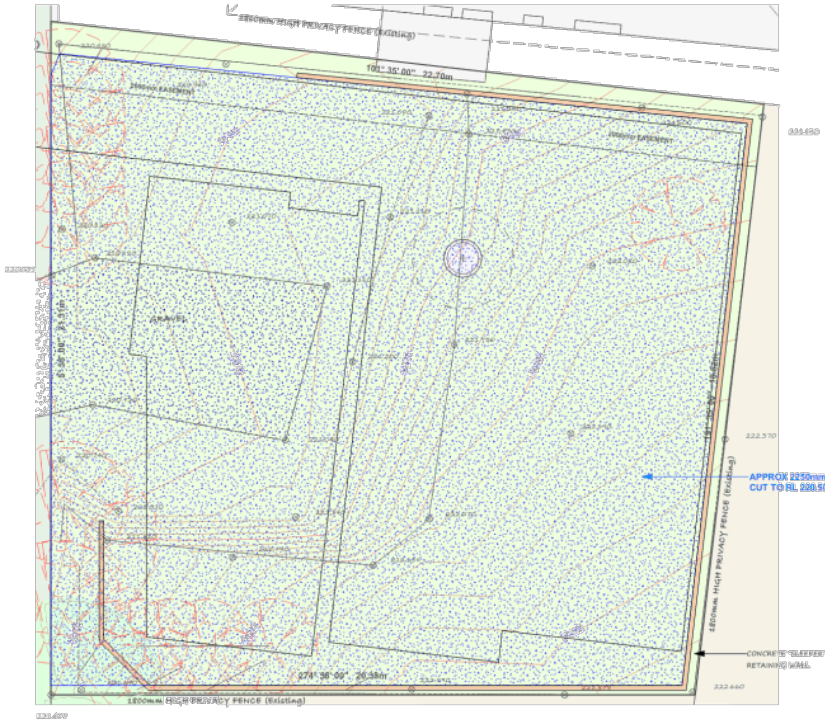
Design Response Plan - First Floor

1:100

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# 24



**Site Works Plan**  
1:100

**SITE WORKS**

DESIGNER: TD CONSTRUCTION  
100 CONSTRUCTION OF SITE WORKS

APPROX 2250mm SITE CUT TO RL 238.58

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Drawing Number: 19-011  
Date: 19-01-2018

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Town Planning

Accessible Carspace  
in accordance with  
AS2884.0-2:2009

**SPACE IDENTIFICATION:**

Each dedicated space shall be identified by means of a white symbol of access in accordance with AS2884.0-2:2009. The symbol shall be placed on a blue rectangle with no side more than 300mm, placed as a pavement marking in the centre of the space between 500mm and 600mm from its entry point as illustrated.

**SPACE DELINEATION**

Pavement markings specified in items (4) and (5) of this clause shall be yellow and shall have a slip resistant surface. Raised pavement markings shall not be used for space delineation.

Pavement markings shall be provided as follows:

- 1 Dedicated parking spaces shall be outlined with unbroken lines 80 to 200mm wide on all sides excepting any side delineated by a kerb, barrier or wall.
- 2 Shared areas shall be marked as follows:
- 3 Walkways within or partly within a shared area shall be marked with unbroken longitudinal lines on both sides of the walkway excepting any side delineated by a kerb, barrier or wall.
- 4 Other vacant non-travelled areas, which may be intentionally or unintentionally obstructed (e.g. by unattended parking), shall be outlined with unbroken lines 80 to 200mm wide on all sides excepting any side delineated by a kerb, barrier or wall, and marked with diagonal stripes 3.5D to 20D mm wide with spaces 200mm to 300mm between stripes. The stripes shall be at an angle of 45 to 55 degrees to the side of the space.
- 5 No shared area markings shall be placed in travelled areas.

**ACCESSIBLE CARSPACE DETAIL 1:50**

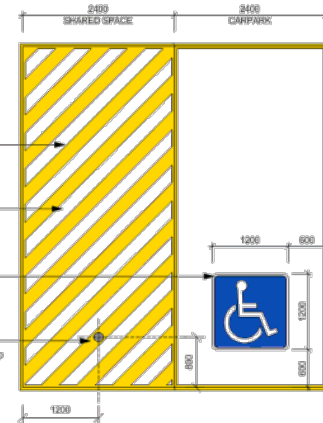
ACCESSIBLE CAR PARKING SPACES  
IN ACCORDANCE WITH AS2884.0-2:2009

PROPOSED GRADIENT TO BE NO STEEPER THAN 3:10  
FOR CONCRETE OR 1:33 FOR BITUMINOUS SURFACE

PROVIDE 150-200MM WIDE DIAGONAL LINES  
SET 200-300 APART IN THE SHARED SPACE

INTERNATIONAL SYMBOL OF ACCESS 800-1000MM  
HIGH ON BLUE RECTANGLE 500x300 MAX. PLACE  
CENTRALLY, 500-600MM IN FROM FRONT OF SPACE

BOLLARD TO BE 2300MM IN HEIGHT, BUILDER TO  
ENSURE 30% LUMINANCE CONTRAST BETWEEN BOLLARD  
AND PAVEMENT COLOUR



**Detail - Disabled Access Carpark**

1:50

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Building Practitioner: TD CONSTRUCTION

**Revisions**

No.	Date	Description



Title	Site Works Plan
Job	Proposed Vet Clinic
Name	Candice Taylor

Address: 2A Salisbury Road  
Beaconsfield Upper

Design	BE	Issue	TP 1a
Date	19-01-2018	Drawn/Check	AE
Checked	DM	Checked/By	BE
Drawn/By	17-01	Drawn/By/TP	05 of 10

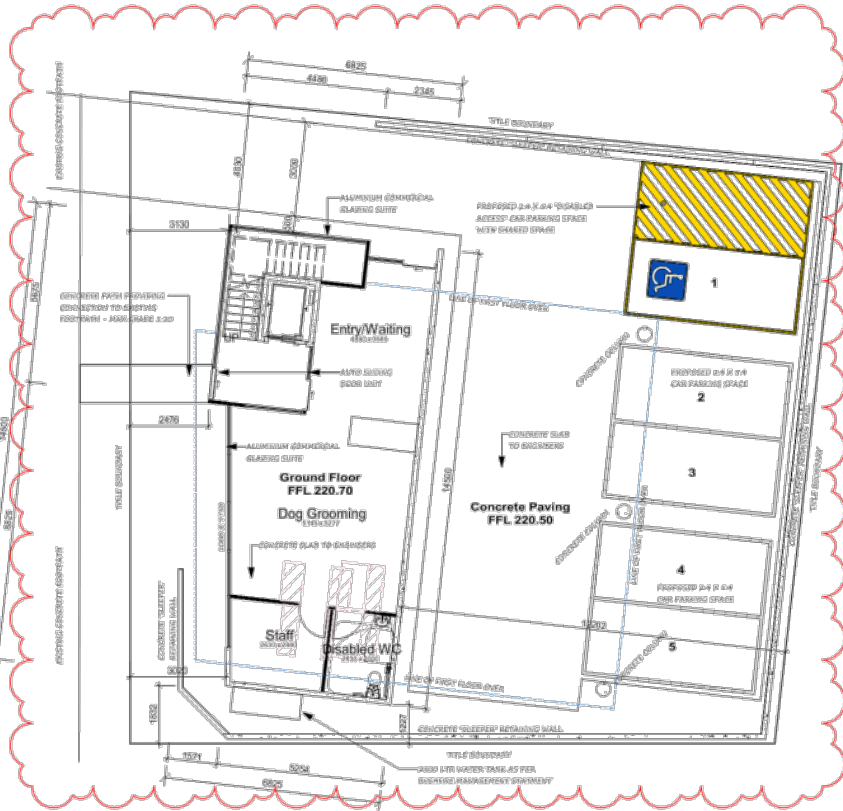
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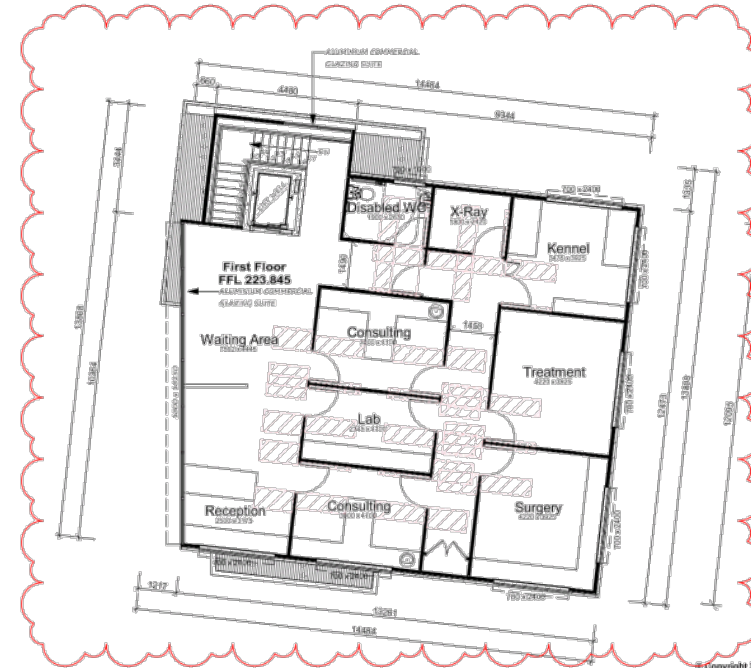
Area Schedule - Proposed		
Name	Area	Sq
Ground Floor	24.50	0.04
First Floor	11.00	0.04
	35.50	0.08



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**Ground Floor Plan**  
 01100



**First Floor Plan**  
 01100

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Revision:	1
By:	BR
Date:	19.01.2018

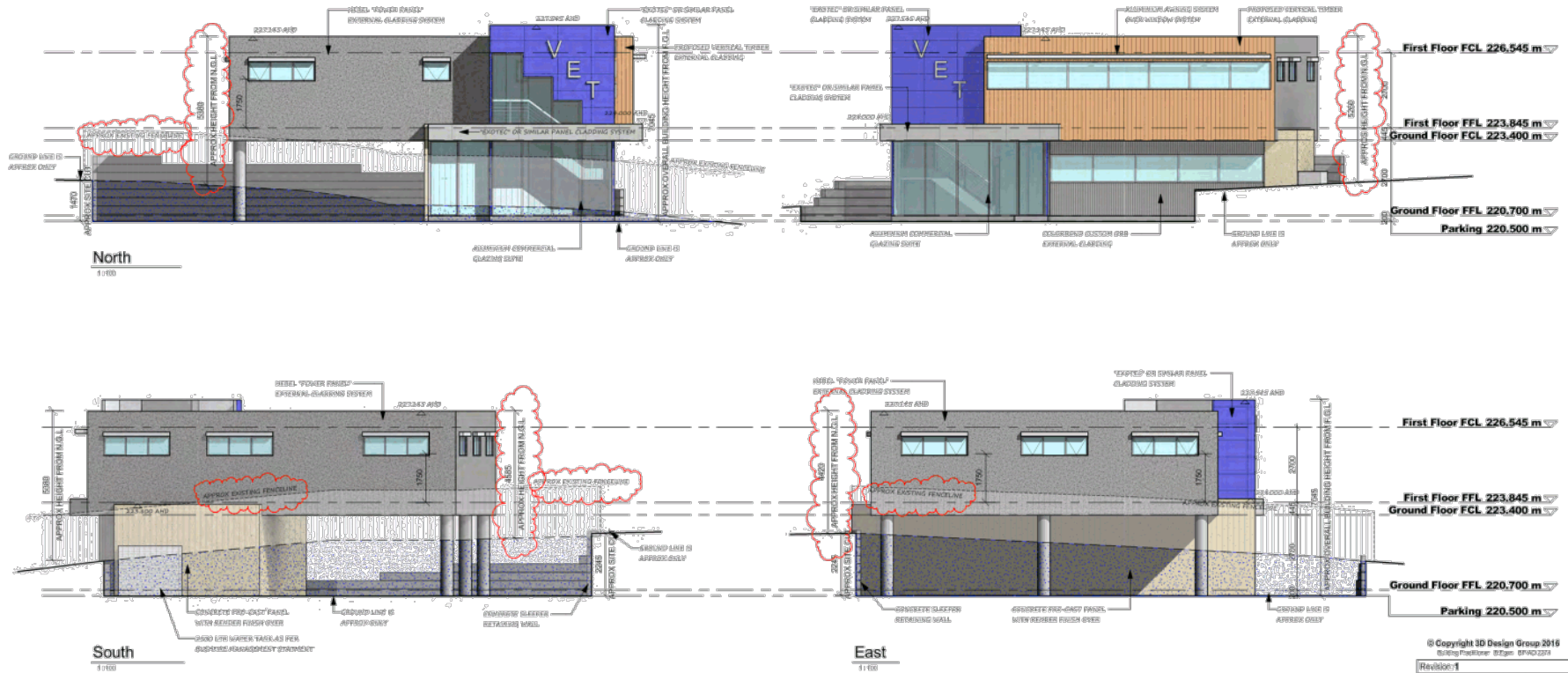


Title:	Proposed Floor Plans		
Job:	Proposed Vet Clinic		
Name:	Candice Taylor		
Address:	2A Salisbury Road Beaconsfield Upper		
Design:	BR	Issue:	TP 1a
Date:	19.01.2018	Drawn/Issue:	BR
Checked:	DM	Checked:	BR
Comp No:	17.011	Sheet No:	TP 06 of 10

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Revision 1	
No.	Description
1	ISSUE FOR PERC/CONC/APP

3D DESIGN  
 Group: 42/34s (Dundee) Station, VIC 3013  
 Ph (03) 9447 4717 Fax (03) 9447 4811  
 email: info@3d-design.com.au

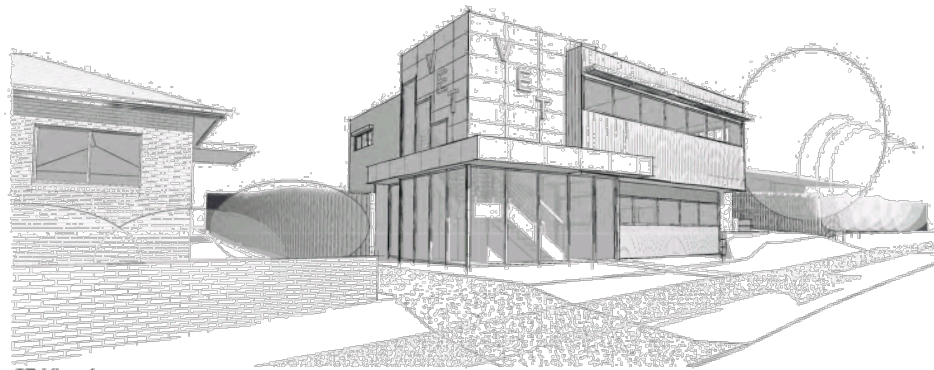
Title: Proposed Elevations	
Job: Proposed Vet Clinic	
Name: Candice Taylor	
Address: 2A Salisbury Road Beaconsfield Upper	
Drawn: BE	Issue: TP 1a
Date: 19-01-2018	Drawn By: AE
Checked: DM	Checked: BE
Drawn By: 17,011	Show To: TP 07 of 10

Town Planning

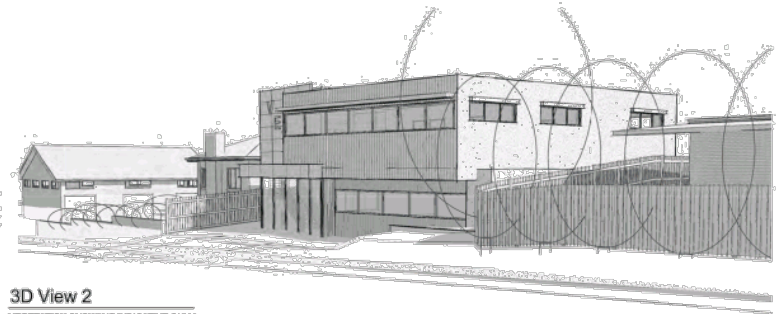
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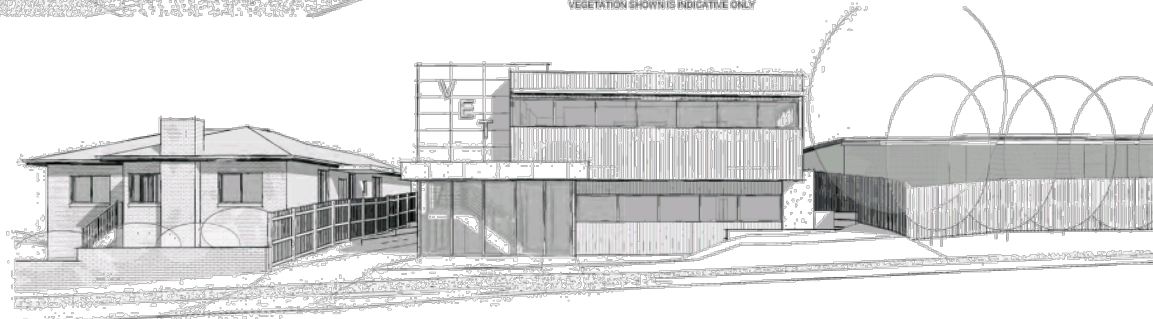
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**3D View 1**  
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**3D View 2**  
 VEGETATION SHOWN IS INDICATIVE ONLY



**3D View 3**  
 VEGETATION SHOWN IS INDICATIVE ONLY

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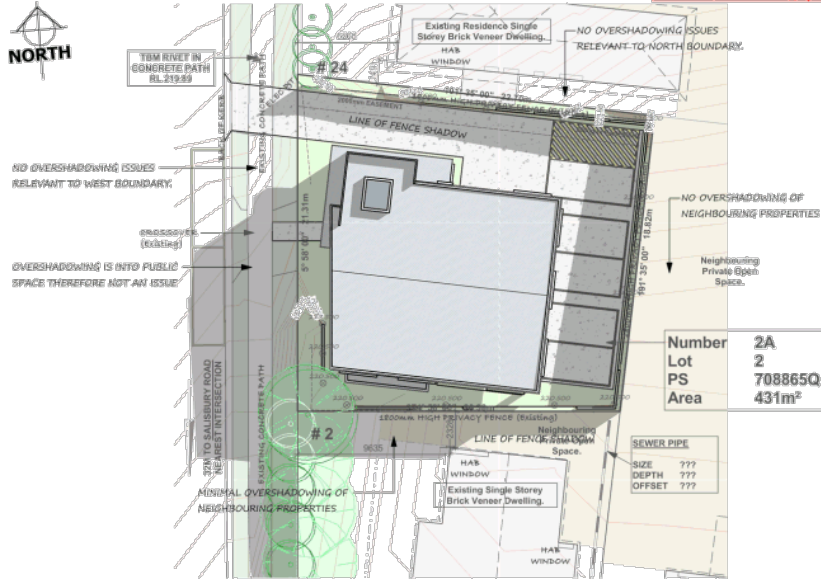
Revision	
No.	Description



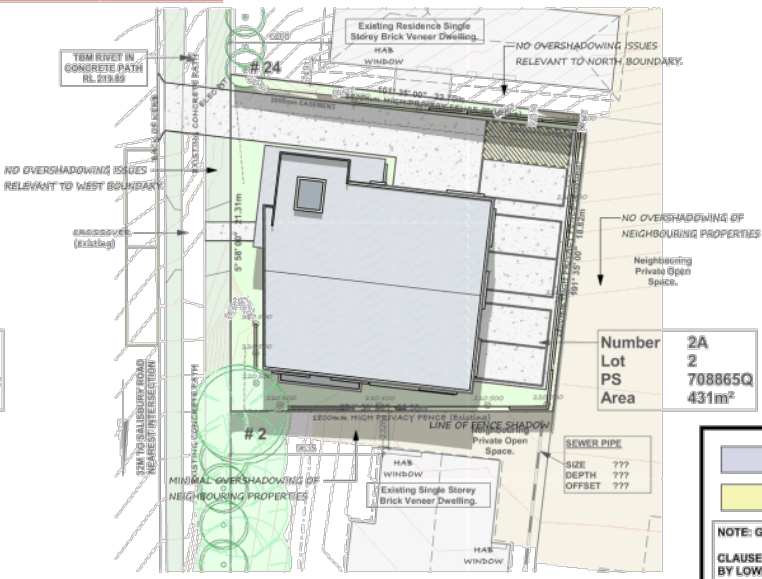
<b>Title:</b>	3D Views
<b>Job:</b>	Proposed Vet Clinic
<b>Name:</b>	Candice Taylor
<b>Address:</b>	2A Salisbury Road Beaconsfield Upper
<b>Drawn By:</b>	BE
<b>Checked By:</b>	DM
<b>Date:</b>	19.01.2018
<b>Scale:</b>	TP 1a
<b>Drawn Date:</b>	19.01.2018
<b>Checked Date:</b>	19.01.2018
<b>Drawn No:</b>	17.011
<b>Drawn To:</b>	TP 06 of 10



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Shadow Diagram 9am Sept 23

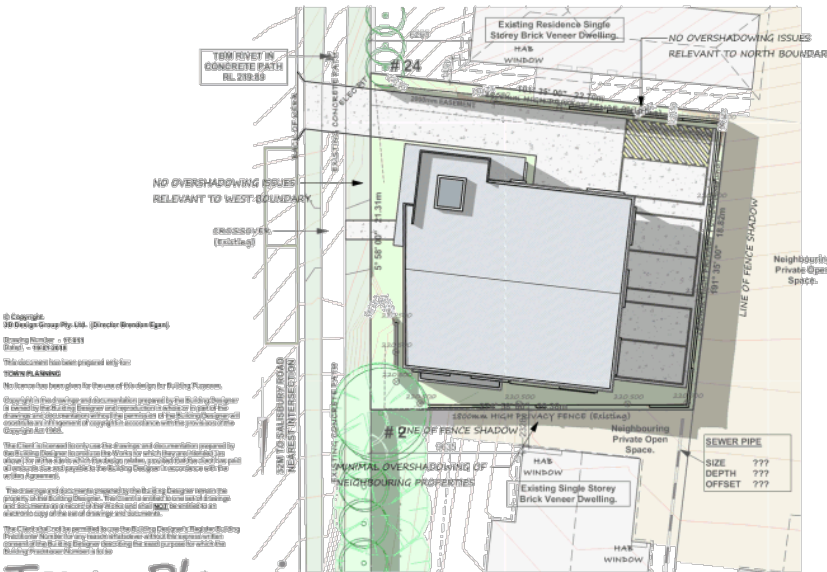


Shadow Diagram 12pm Sept 23

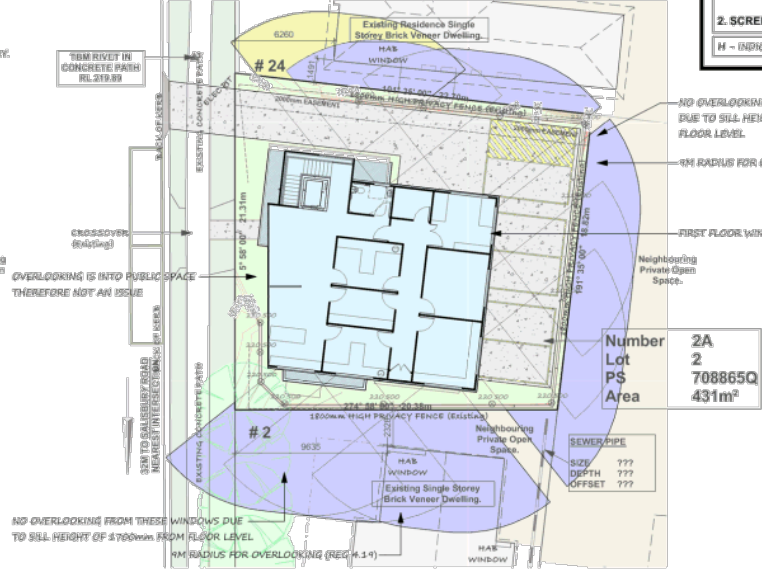
**NOTE: GROUND FLOOR OVERLOOKING**  
**CLAUSE 55.04-6 STANDARD B22 SATISFIED BY LOWER LEVEL CONSTRUCTION**

- FLOOR LEVEL LESS THAN 600MM ABOVE GROUND LINE
- SCREENED BY 1.8M HIGH FENCING

H - INDICATES HABITABLE ROOM WINDOW



Shadow Diagram 3pm Sept 23



Overlooking Plan - First Floor

**Notes:**  
 OWNER and/or BUILDER to check and verify all dimensions, site levels, grades, road pitches, etc prior to commencing any works.  
 Report any discrepancies to 3D Design Group for instructions prior to ordering materials and start of building works.  
 Do not scale drawings, written dimensions are to take precedence over scaled drawings.  
 All onsite measurements were taken to existing fences, not necessarily to site boundaries. If in doubt and/or discrepancies are apparent please contact a licensed land surveyor prior to commencement of any works.

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 Date - 19-01-2018  
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Job	Prepared Vot Clinic
Name	Candice Taylor
Address	2A Salisbury Road Beaconsfield Upper
Design	BE Issue: TP 1a
Date	19-01-2018 Drawn: SG AZ
Sheet	DM Check: BE
Drawn	17-01-18 Show to: TP 1b of 10

Town Planning