

4 DEVELOPMENT OF FOUR (4) DWELLINGS, 1 JOHNSONS PLACE, PAKENHAM

FILE REFERENCE INT1867213

RESPONSIBLE GENERAL MANAGER Andrew Paxton

AUTHOR Melanie Wright

RECOMMENDATION

That a Notice of Decision to Grant Planning Permit T180113 be issued for Development of four (4) dwellings and associated works at 1 Johnsons Place, Pakenham VIC 3810 subject to the conditions attached to this report.

Attachments

1 ↓	T180113 - Locality Map	1 Page
2 ↓	T180113 - Development Plans	3 Pages
3 ↓	T180113 - Copy of Objections, circulated to Councillors only	4 Pages

EXECUTIVE SUMMARY:

APPLICATION NO.:	T180113
APPLICANT:	Dragan Jovanovic
LAND:	1 Johnsons Place, Pakenham VIC 3810
PROPOSAL:	Construction of four (4) dwellings and associated works
PLANNING CONTROLS:	General Residential Zone Development Contributions Plan Overlay Schedule 1
NOTIFICATION & OBJECTIONS:	Notice of the application has been given by sending notices to the owners and occupiers of adjoining land and placing two (2) signs on site. Four (4) objections have been received to date.
KEY PLANNING CONSIDERATIONS:	Neighbourhood character, amenity impacts
RECOMMENDATION:	Approval

BACKGROUND:

There is no relevant planning history for the site.

SUBJECT SITE

The site is located on the north west corner of Johnsons Place and Meaby Drive in Pakenham. The site is irregular in shape with an overall area of 1,172 square metres.

The site slopes from north west to south east with a fall of approximately 5 metres across the site towards the road frontage and is not burdened by any easements.

The site is currently developed with a single storey brick dwelling located in the northern portion of the site, setback 3.2 metres from the Johnsons Place and 17.2 metres from Meaby Drive. The dwelling is provided with private open space on the south and north west side including grass coverage, row of shrubs and two trees. The site includes access from the western portion of the Meaby Drive frontage with no formal covered car parking area.

Surrounding use and development includes:

- North:** The land to the north known as 3 Johnsons Place has a dwelling under construction which is setback approximately 6 metres from the common boundary
- South:** The land to the south is the Meaby Drive road-reserve including curved nature strip, with established trees, footpath, roll over kerb and channel. The land slopes towards the southern side of Meaby Drive with areas on the south side including larger nature strip and single storey residential development.
- East:** The land to the east is the Johnsons Place road-reserve including nature strip, with a number of street trees, a footpath adjacent to the southern portion of the site and a two way sealed road reserve with roll over kerb. The properties to the east include residential properties.
- West:** The land to the west is developed with a double storey dwelling which is part of a side by side two dwelling development. The dwelling adjacent to the site is setback 5.5 metres from Meaby Drive and 2 metres from the common boundary with some habitable room windows with outlook to the subject property.

The area is a mixture of single and double storey dwellings influenced by the sloping nature of the area with pitched room form and modern design, with canopy vegetation a feature of the area.

The site is burdened by two restrictive covenants:

- *Covenant D564510* - This covenant relates to Pipeline Easement for the parent title with no easement located on the site,
- *Covenant PS606227T dated 8/2/2008. This restriction requires;*

Unless authorised in writing by the Cardinia Shire Council

- *No building shall be constructed in the area shown hatched.*
- *No native vegetation shall be removed from the area shown hatched*

The hatched areas on the subject site include the Meaby Drive frontage and 4.45 metre wide strip in the southern portion of the Johnsons Place frontage. The proposed dwellings are constructed outside this hatched area and no native vegetation is proposed to be removed from within the hatched area, therefore the development will not breach this covenant.

PROPOSAL

Siting and Design

The proposal includes two dwellings fronting Meaby Drive and one dwelling fronting Johnsons Place with a fourth dwelling with access from Johnsons Place.

Proposed dwelling one has frontage to Johnsons Place with a 6 metre setback. Dwelling two is located at the rear of this dwelling in the north west corner of the site with minimum setback of 3.4 metres from the north boundary and 1.2 metres from the west boundary. Proposed dwellings three and four are located on the Meaby Drive frontage with dwelling three providing a minimum setback of 3.3 to 4.1 metres from the site

frontage and 1.2 metres from the west boundary. Dwelling four has a setback of 3 metres from Meaby Drive and 6 metres from Johnsons Place.

The dwellings include floor areas of between 175.71 – 199.1 square metres, contain four bedrooms, an open family dining and kitchen area, bathroom and laundry with dwelling 3 provided with an additional study, with upper floors including three bedrooms, bathroom, ensuite and gallery area.

The dwellings incorporate a range of materials and colours, including face brickwork, rendered finishes, and colorbond roofing with eaves. Other design features used throughout the development include prominent entry porches and recessed garages.

The units will have ground floor ceiling heights of approximately 2.7 metres and a maximum height of up to 7.6 metres from ground level. The dwellings are stepped with the slope of the land with a number of retaining walls proposed through the development particularly in the northern portion of the site.

Car Parking and Access

The proposal includes one shared access on each street frontage. Dwellings 1 and 2 are provided with a new crossover on the Johnsons Street frontage with a shared accessway on the south side providing access to double garages for both dwellings. The second access includes a new crossover on Meaby Drive located centrally within the frontage with a forked driveway arrangement providing access to a double garage for dwelling 3 and single garage and tandem parking for dwelling 4.

Vegetation Removal, Landscaping, Open Space and Fencing

A number of trees and other vegetation are proposed to be removed from the subject site and the removal of one of the small street trees on Johnsons Place, four street trees will be retained. While formal landscaping plans have not been provided, the proposed site plan includes a number of open space areas within the front, side and rear of the units.

Perimeter fencing consisting of 2.0-metre-high paling fencing is shown on the northern and western boundaries. The proposal will retain the existing rock wall along both street frontages with horizontal slat fencing for the private open space on a portion of the Johnsons Place frontage.

Utilities, Services and Amenities

The plans show the provision of landing, storage sheds or storage areas adjacent to garages, clotheslines and rubbish bin storage areas within the rear private open space of each dwelling, and mailboxes at the entry to the site.

PLANNING SCHEME PROVISIONS:

State Planning Policy Framework (SPPF)

The relevant clauses of the SPPF are:

- Clause 13.02-1S Bushfire planning;
- Clause 15.01-1S Urban design;
- Clause 15.01-2S Building design;
- Clause 15.01-5S Neighbourhood character;
- Clause 15.02-1S Energy and resource efficiency;
- Clause 16.01-1S Integrated housing;
- Clause 16.01-3S Housing diversity; and
- Clause 16.01-4S Housing affordability.

Local Planning Policy Framework (LPPF)

The relevant clauses of the LPPF are:

- Clause 21.02-8 Resource conservation;
- Clause 21.03-1 Housing; and
- Clause 21.06-1 Design and built form.

Relevant Particular/ General Provisions and relevant incorporated or reference documents

The relevant provisions/ documents are:

- Cardinia Shire's Liveability Plan 2017-2029;
- Pakenham Structure Plan 2017
- Clause 52.06 Car Parking;
- Clause 55 Two or More Dwellings on a Lot and Residential Buildings;
- Clause 65 Decision Guidelines; and
- Clause 66 Referral and Notice Provisions.
- Clause 71.02-3 Integrated decision making

Zone

The land is subject to the General Residential Zone – Schedule 1 (GRZ1).

Overlays

The land is subject to the following overlays:

- Development Contribution Plan Overlay – Schedule 1 (DCPO1)

PLANNING PERMIT TRIGGERS

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

- Pursuant to Clause 32.08-6 of the General Residential Zone, a permit is required to construct two or more dwellings on a lot.

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; and
- Placing two (2) signs on site facing Johnsons Place and Meaby Drive.

Council has received four (4) objections to date.

The key issues that were raised in the objections are:

- Amenity impacts including overshadowing and overlooking;
- Issues associated with car parking, congestion and safety;
- Four dwellings on the site is inconsistent with the neighbourhood; and
- Removal of vegetation will impact on fauna in area.

DISCUSSION

The proposal for the construction of four (4) dwellings is considered consistent with the aims and objectives of the Cardinia Planning Scheme. The proposal delivers on relevant planning policy framework that seek to achieve attractive and liveable neighbourhoods and support housing in appropriate locations.

Planning Policy Framework

A number of state and local policies are relevant to this application, including:

- Clause 13.02-1S (Bushfire planning), which applies to all planning and decision making relating to land that is within a designated bushfire prone area and seeks to strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.
- Clauses 15.01-1S (Urban design) and related clauses such as 15.01-2S (Building design), 15.01-5S (Neighbourhood character), which encourage development to respond to its context in terms of character, cultural identity, natural features, surrounding landscape and climate. This is reinforced at a local level by Clause 21.06-1 (Design and built form) which contains similar objectives and strategies.
- Clause 15.02-1S (Energy and resource efficiency), which seeks to encourage land use and development that is energy and resource efficient, supports a cooler environment and minimises greenhouse gas emissions. Clause 21.02-8 (Resource conservation) provides further support, with strategies that seek to encourage development that incorporates sustainable building design.
- Clause 16.01-1S (Integrated housing), which has an objective to promote a housing market that meets community needs, with strategies that seek to increase the supply of housing in existing urban areas by facilitating increased housing yield in appropriate locations. This is reinforced by Clause 16.01-2S (Location of residential development) which aims to locate new housing in designated locations that offer good access to jobs, services and transport.
- Clause 16.01-3S (Housing diversity), which aims to provide for a range of housing types to meet diverse needs, with strategies that seek to ensure housing stock matches changing demand by widening housing choice. A complementary clause is 16.01-4S (Housing affordability), which has an objective to deliver more affordable housing closer to jobs, transport and services via strategies that include increasing choice in housing type, tenure and cost to meet the needs of households as they move through life cycle changes and to support diverse communities.
- Clause 21.03-1 (Housing) applies at a local level and includes objectives and strategies to help deliver a range of housing types and increased densities, while being consistent with the existing and/or preferred neighbourhood character.

The proposed development responds to these clauses as it will support the increase of housing within an established area of Pakenham with close proximity of public transport, public open space and activity centres.

The proposal also contributes towards a diversity of housing types and sizes, with the proposed dwelling to provide a variety of housing types that is not substantially provided in the area although multi dwelling development is evident in the immediate and wider area. At the same time, the proposal helps to respect the character of the existing area, with the use of features and materials that are consistent with what is found in the greater area. The suitable site layout allows for appropriate front setbacks and the setbacks from common boundaries are consistent with the surrounding developments.

The proposal is also considered consistent with the sustainability and energy efficiency objectives of the Planning Scheme, with the plans maximising the northern orientation of the proposed dwellings and associated private open spaces, and including large areas for landscaping and permeability.

General Residential Zone – Schedule 1

The General Residential Zone seeks to encourage development that respects the neighbourhood character of the area and to provide a diversity of housing types and housing growth in locations offering good access to services and transport.

While the use of the land for four dwellings does not require a planning permit under the zone, a permit is required to construct two or more dwellings on a lot under clause 32.08-6.

The decision guidelines of this overlay cover a number of matters, including:

- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies;
- The purpose of this zone; and
- The objectives, standards and decision guidelines of Clause 55.

The proposal reinforces the residential nature of the area and supports housing growth in an area that is well-served by infrastructure and located close to the commercial centre of Pakenham.

Clause 32.08-4 requires a minimum percentage of a lot to be set aside as garden area when constructing or extending a dwelling or residential building on a lot. For a lot exceeding 650 square metres (such as the subject site), 35 per cent of the land must be set aside as garden area. The proposal meets this requirement, with 35.9 per cent or 422 square metres of garden area.

A summary of the assessment against the requirements of Clause 55 is shown below, with the proposal meeting all relevant objectives.

Accordingly, the development is considered responsive to the existing and emerging character of the area, while achieving the zone's objective for housing diversity and growth in appropriate locations.

Clause 55 Two or More Dwellings on a Lot and Residential Buildings

The proposed development is considered appropriate for the site and surrounds and complies with all the relevant objectives and standards of Clause 55. A summary of the assessment of the development against Clause 55 is listed below:

Clause 55.02 Neighbourhood character and infrastructure:

It is considered that the proposed development generally accords with the existing and developing neighbourhood character of the area. The proposal reinforces the residential character of the area, and uses appropriate design, materials and siting to complement the area. The development is well integrated with the streetscape and of an appropriate scale given its proximity to Pakenham town centre and associated services and infrastructure.

The development can be suitably accommodated into the infrastructure of the existing area and all reticulated services will be available to the development.

Clause 55.03 Site layout and building massing:

The setbacks of the buildings respect the existing and preferred neighbourhood character of the area and it is considered that the site layout and building form is consistent with the relevant standards.

The proposal includes a setback of 6 metres from Johnsons Place and varied setback of 3 – 4.1 metres, both are consistent with the requirement of Standard B6. When the application was lodged the property to the north on Johnsons Place was undeveloped and the 6 metre setback is the required setback for a corner lot.

Building heights (maximum height of 7.6 metres), site coverage (46.1 per cent) and permeability (37.33 per cent) are within the standards. Energy efficiency, safety, landscaping, access and parking location are all considered appropriate and in accordance with the required standards.

Clause 55.04 Amenity Impacts:

The proposed development will have limited impact on the amenity of existing dwellings, with the proposal meeting all standards in relation to matters such as walls on boundaries, side and rear setbacks, daylight to

existing windows, overshadowing and overlooking. Internal impacts such as internal views and noise impacts are also managed appropriately and in accordance with the relevant standards.

Clause 55.05 On Site Amenities and Facilities:

The development has been designed to provide a sense of identity for each dwelling and adequate open space areas in accordance with the requirements of Clause 55. The proposal has been designed to ensure adequate provision of on-site amenities and facilities, including accessibility, daylight and solar access.

Clause 55.06 Detailed Design:

The design details of the proposed development are compatible with the character of the surrounding area. The proposal comprises a conventional residential standard of design that does not detract from the surrounding area. It includes features such as eaves on the upper level, and colours and materials that will make a positive contribution to the area.

The proposed access way is functional and capable of efficient management. It is considered that all site services and facilities can be provided to the site, and this will take the form of conditions on any permit issued.

Clause 52.06 Car Parking

The purposes of Clause 52.06 include the need to ensure the provision of an appropriate number of car parking spaces having regard to the activities on the land and to ensure that car parking does not adversely affect the amenity of the locality.

The proposal consists of 4 four-bedroom dwellings. Pursuant to Clause 52.06-5, dwellings with two bedrooms are required to provide a minimum of one car parking space and dwellings three bedrooms or more are required to provide a minimum of two car parking spaces.

The development meets the above car parking requirements, with all dwellings providing a 6m x 5.5m double garage for three dwellings and a single garage with tandem space for the remaining dwelling. The development also complies with all relevant design standards of Clause 52.06-9, which covers matters such as access way widths, turning areas and car park space sizes.

The application has been supported by Council's Traffic Department, subject to conditions.

Although the location of the proposed crossover on the Johnsons Place frontage will result in the removal of one of the street trees the arrangement will allow for the retention of four more substantial trees along this frontage and will not result in any detriment to this frontage. In terms of the Meaby Drive frontage the proposed crossover location will be in the tree protection zone of the street tree, although the current crossover is also located within the zone and it is considered that this crossover can be constructed to minimise the impact on the street tree and is acceptable in this circumstance.

Objections

The application was advertised by sending notices to the owners and occupiers of adjoining land and placing two (2) signs on site facing Johnsons Place and Meaby Drive. Council has received four (4) objections to date.

The key issues and themes that were raised in the objections and a response to each is provided below:

The development will result in car parking issues, congestion and safety

Although the proposal will increase the number of dwellings by three the proposed provision of parking on site is in accordance with the car parking requirements of Clause 52.06 of the Planning Scheme, with all dwellings containing the required number of car parking spaces. The proposed crossovers have been located to ensure minimal impact on traffic and pedestrian safety and is generally in accordance with the surrounding development.

The application has been referred to Council's Traffic Department, who had no objection to the proposal, subject to conditions.

The development will result in overlooking impacts surrounding properties.

The application includes a detailed set of elevation drawings which show that the development makes use of fencing and screening techniques to ensure compliance with the overlooking requirements of the Scheme. The development also includes large areas of land that can be used for landscaping to help provide further screening between adjoining properties. The development also complies with all relevant height standards.

The objector's properties do not abut the subject site and the concerns in terms of overlooking relate to the properties on the south side of Meaby Drive. The proposed dwellings are separated by the road reserve and although elevated due to the slope of the land, the outlook from the proposed dwellings is over 15 metres from the objector's property, views, if any, would be the front setback area of the objector's properties which can be viewed from public spaces. It is considered that the proposed dwellings will not result in any additional overlooking concerns.

The development will result in overshadowing impacts on surrounding properties.

The application includes a detailed set of shadow diagrams which show that the development will not result in any unreasonable overshadowing of adjoining properties. The development complies with the overshadowing requirements of the Scheme. The noted objectors are on the south side of Meaby Drive, although a small area of additional shadow will be caused to Meaby Drive, this does not extend to adjoining properties front gardens, as such will not result in any detriment.

Loss of Vegetation and impact on surrounding birds

The objectors noted concerns with the removal of vegetation from the site and the impact that this will have on the surrounding bird life. The proposed development will be subject to a landscaping plan which will incorporate canopy planting for each of the dwellings. Areas will be provided within a 6 metre setback from the Johnsons Street frontage and within the Meaby Drive frontage, this will ensure that the development will integrate with the surrounding landscape character. Furthermore, the loss of three on site trees will not significantly impact on the surrounding bird life particularly given replacement planting will be incorporated as part of the development. This area is an established residential area and the proposed landscaping will ensure integration with the surrounds, as such the vegetation removal is considered acceptable in this circumstance.

Cardinia Shire's Liveability Plan 2017-2029

Cardinia Shire's Liveability Plan has been developed to provide a clear framework for public health planning within the Shire, and it has a number of goals and actions relating to policy domains that include active travel, education, employment and housing. The application is considered consistent with this Plan as it supports an increase of housing and alternative housing types in close proximity to transport and services.

Clause 65 Decision Guidelines

Clause 65 requires the consideration of a range of matters, including the State Planning Policy Framework and the Local Planning Policy Framework and the purpose and decision guidelines of the relevant zone, overlay or other provisions. Other relevant guidelines of Clause 65 include the orderly planning of the area, the effect on the amenity of the area, and the matters set out in Section 60 of the Act.

The proposal is considered consistent with Clause 65 and will deliver an orderly planning outcome that will not have any unreasonable impacts on the amenity of the surrounding area.

CONCLUSION

Having regard to the above, it is considered that the proposal is consistent with the Cardinia Planning Scheme. It is recommended that a Notice of Decision to Grant Planning Permit T180113 be issued for the development of four (4) dwellings at 1 Johnsons Place, Pakenham VIC 3810 subject to the following conditions:

CONDITIONS

1. Before the development starts a landscape plan prepared by a person suitably qualified and experienced in landscape design. The plan must be drawn to scale with dimensions and must be consistent with the amended development plans and show the following:
 - a. A survey (including botanical names) of all existing vegetation to be retained and/or removed (including street trees).
 - b. Buildings and trees (including botanical names) on neighbouring properties within three metres of the boundary.
 - c. Details of surface finishes of pathways and driveways.
 - d. A planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant.
 - e. Landscaping and planting within all open areas of the subject land.

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

2. Before development starts, Tree Protection Zones/s must be placed around existing street trees. The Tree Protection Zone/s must remain in place until the completion of any works hereby approved.
 - a. Each TPF must be installed prior to the commencement of any demolition, excavation, tree removal, delivery of building/construction materials, temporary buildings and construction.
 - b. Each TPF shall not be removed until such works have been fully completed.
 - c. Each TPF must extend (as close as practicable) to the Tree Retention Zone, calculated as being a radius of 12 times the Diameter at Breast Height (DBH – measured at 1.4 metres above ground level as defined by the Australian Standard AS 4970.2009).
 - d. If works are shown on any endorsed plans of this permit within the calculated TPF, the Tree Protection Fencing must be taken in only the minimum amount necessary to allow the works to be completed.
 - e. Areas within the TPF must not be used:
 - i. for vehicular or pedestrian access, no trenching or soil excavation is to occur.
 - ii. for storage or dumping of tools, equipment, materials or waste.

3. 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.

4. The development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.

5. Once the development has started it must be continued and completed to the satisfaction of the Responsible Authority.
6. Prior to a building permit being issued under the *Building Act 1993*, a cash contribution to the satisfaction of the Responsible Authority must be provided for the provision or augmentation of public infrastructure in accordance with the relevant approved Development Contribution Plan.
7. The development must not be occupied until the following works have been completed to the satisfaction of the Responsible Authority:
 - a. The premises are connected to a reticulated water supply, sewerage, drainage and underground electricity to the requirements of the relevant servicing authority.
 - b. Power and telephone lines to all new dwellings must be placed underground from the main point of service supplied by the relevant authority outside the boundaries of the subject land.
 - c. Any proposed timber paling fencing must be constructed at the cost of the owner/permit holder in accordance with the endorsed plans.
 - d. A bin storage area must be provided for each dwelling and must be located so as not to be detrimental to the visual amenity of the neighbourhood.
 - e. A mail box must be provided to the satisfaction of the Responsible Authority and Australia Post.
 - f. A clothesline must be provided for each dwelling and must be located so as not to be detrimental to the visual amenity of the neighbourhood.
 - g. Lighting must be provided near the front entrance of each dwelling.
 - h. The landscaping works shown on the endorsed plans must be carried out and completed.
 - i. A residential standard concrete vehicle crossing/s as shown on the approved plans must be constructed to the approval and satisfaction of the Responsible Authority.
 - j. Any redundant existing vehicle crossing must be removed and the nature strip and kerb and channel reinstated at the cost of the owner and to the satisfaction of the Responsible Authority.
 - k. 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.
8. Stormwater works must be provided on the subject land so as to prevent overflows onto adjacent properties.
9. 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.
10. 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.

11. The slope of batters, both cut and fill, must not exceed 2:1 (horizontal: vertical) or, where this is not practicable, batters must be stabilised by other means to the satisfaction of the Responsible Authority.
12. 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.
13. The exterior colour and cladding of the development must not result in any adverse visual impact on the environment of the area and all external cladding and trim of the building, including the roof, must be of a non-reflective nature.
14. 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.
15. All residential waste must be stored within the specified bin storage area for each dwelling. Garbage bins are to be placed on the street for collection in a tidy manner on the appropriate waste collection day for the area.
16. Any external lighting must be designed, baffled and located so as to not detrimentally affect the adjoining land to the satisfaction of the Responsible Authority.

Expiry:

This permit for development will expire if:

- 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.

In accordance with Section 69 of the *Planning and Environment Act 1987*, an application may be submitted to the Responsible Authority for an extension of the periods referred to in this condition.

Notes:

- A 'Vehicle Crossing Permit' must be obtained from Council prior to the commencement of any works associated with the proposed vehicle crossing.
- A Building Permit may be required for this development. To obtain a building permit you will need to contact a registered building surveyor.
- Prior to commencement of the proposed use a Building Permit must be obtained for any retaining wall exceeding 1.0 metres in height.

T180113 PA - Locality map



1: 610

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

13-Sep-2018

Notes





TREE SUMMARY			
TREE NO.	SPECIES (BOTANICAL NAME)	RETENTION VALUE	LOVED/SP/PP
1	COPERNICIA PACIFOLIA	HIGH	COUNCIL
			RETAINED



AREA ANALYSIS	
SITE AREA	1175.22 M ²
TOTAL BUILT ON AREA	541.27 M ² - 46.14%
DRIVEWAY, PAVING	171.72 M ²
TOTAL IMPERMEABLE AREA	720.99 M ² - 61.45%
PERMEABLE SURFACES	452.23 M ² - 37.55%
GARDEN AREA	422.23 M ² - 35.9%

PROPOSED UNIT 1	
GROUND FLOOR	95.15 M ²
FIRST FLOOR	84.85 M ²
SUB TOTAL	180 M ² - 19.56 50
GARAGE	26.24 M ²
PORCH	4.42 M ²
TOTAL	220.66 M ² - 25.75 50
SPOS	35.70 M ²
FRONT POS	72.51 M ²

PROPOSED UNIT 2	
GROUND FLOOR	86.12 M ²
FIRST FLOOR	86.22 M ²
SUB TOTAL	174.35 M ² - 18.77 50
GARAGE	37.18 M ²
PORCH	3.30 M ²
TOTAL	214.83 M ² - 23.12 50
SPOS	70.46 M ²
FRONT POS	NL

PROPOSED UNIT 3	
GROUND FLOOR	105.81 M ²
FIRST FLOOR	95.25 M ²
SUB TOTAL	191.14 M ² - 21.44 50
GARAGE	40.83 M ²
PORCH	5.24 M ²
TOTAL	245.21 M ² - 26.40 50
SPOS	59.36 M ²
FRONT POS	42.65 M ²

PROPOSED UNIT 4	
GROUND FLOOR	95.82 M ²
FIRST FLOOR	81.81 M ²
SUB TOTAL	175.71 M ² - 18.91 50
GARAGE	26.82 M ²
PORCH	4.26 M ²
TOTAL	206.79 M ² - 22.26 50
SPOS	95.41 M ²
FRONT POS	44.77 M ²

REV.	Date:	Drawn by:	Revision Notes
1	OCT. 17	ST	PRELIMINARY DESIGN
2	DEC. 17	ST	PRELIMINARY ELEVATIONS
3	FEB. 17	ST	PLANNING SUBMISSION
4	MAY. 17	SZ	FURTHER INFO
5	JUN. 17	SZ	FURTHER INFO 2

PLANNING SUBMISSION	
DRAWING TITLE:	SITE / GROUND FLOOR PLAN
ADDRESS:	NO.1 JOHNSONS PLACE, PAKENHAM VIC 3810
PROJECT:	PROPOSED FOUR DOUBLE STOREY UNIT DEVELOPMENT

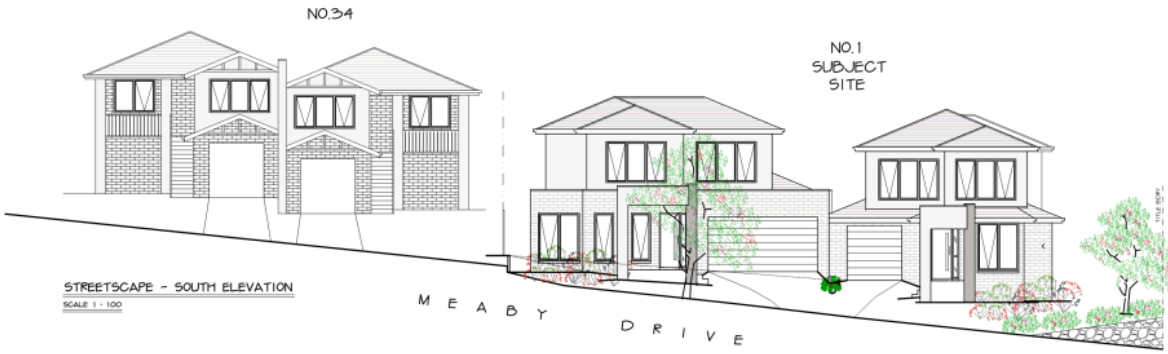
	NO.8 BUSINESS PARK DRIVE, NETTING HILL 31168 TEL: 9544 3666 FAX: 9544 3591
	SCALE: 1:100 @ A1 SHEET: 5 OF 7 DATE: OCT. 17 DRAWN BY:

REVISION 5 029-17	JOB NO. 029-17
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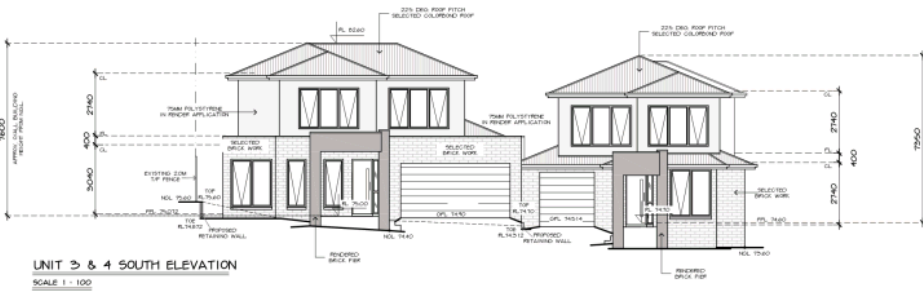
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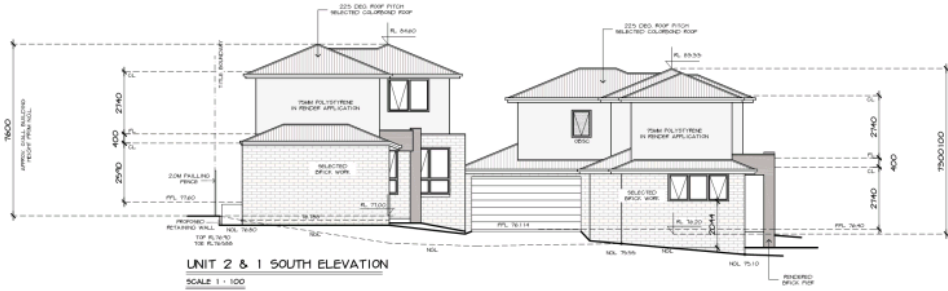
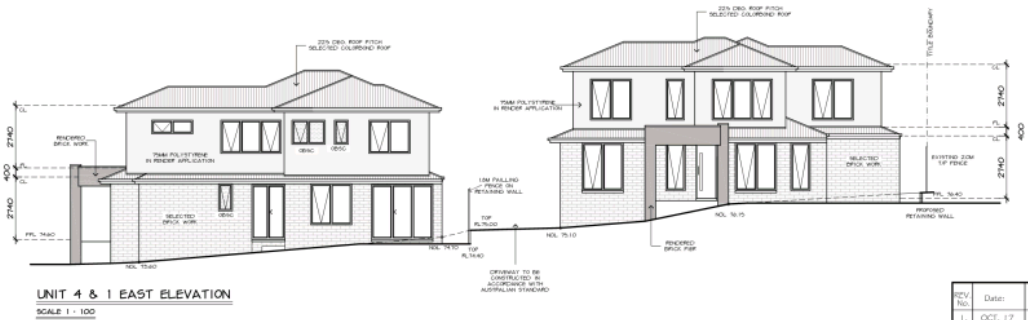
STREETSCAPE - EAST ELEVATION
SCALE 1 : 100



STREETSCAPE - SOUTH ELEVATION
SCALE 1 : 100



NO.	SCHEDULE OF COLOUR		FINISH
1	DOOR	Dark grey	[Color swatch]
2	FRONTS 1	tan	[Color swatch]
3	FRONTS 2	light tan	[Color swatch]
4	SKID	tan	[Color swatch]
5	WINDOCS	Dark grey	[Color swatch]
7	CLIFFER & ORNAMENT	Dark grey	[Color swatch]
8	ROOF	Dark grey	[Color swatch]
9	CARPORT DOOR	tan	[Color swatch]
10	DRIVEWAY	Light grey	[Color swatch]
11	WHEEL DOOR	Dark grey	[Color swatch]



REV. No.	Date	Drawn by	Revised Notes
1.	OCT. 17	ST	PRELIMINARY DESIGN
2.	DEC. 17	ST	PRELIMINARY ELEVATIONS
3.	FEB. 17	ST	PLANNING SUBMISSION
4.	MAY. 17	SZ	FURTHER INFO
5.	JUN. 17	OZ	FURTHER INFO 2

PLANNING SUBMISSION

DRAWING TITLE:
ELEVATIONS

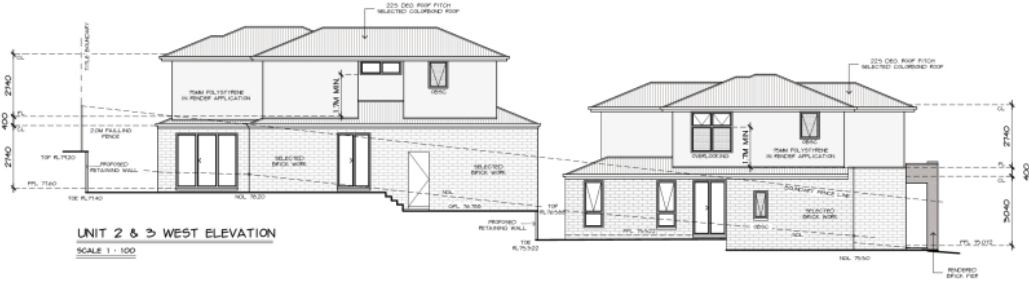
ADDRESS:
NO.1 JOHNSONS PLACE,
PARKDRUM VIC 3010.

PROJECT:
PROPOSED FOUR DOUBLE STOREY
UNIT DEVELOPMENT

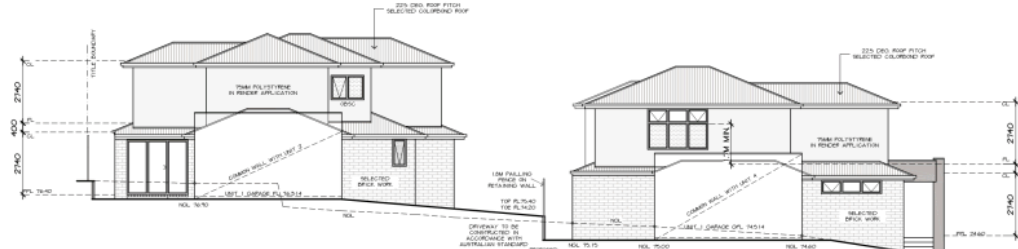
	100 BUSINESS PARK DRIVE NOTTING HILL 3168 TEL: 9544 3888 FAX: 9544 3999
	SCALE: 1:100 @ A1 SHEET: 5 OF 7 DATE: OCT. 17 DRAWN BY: ST

5 OF 7 REVISION: 5 JOB NO: 024-17	DRAWN BY: ST
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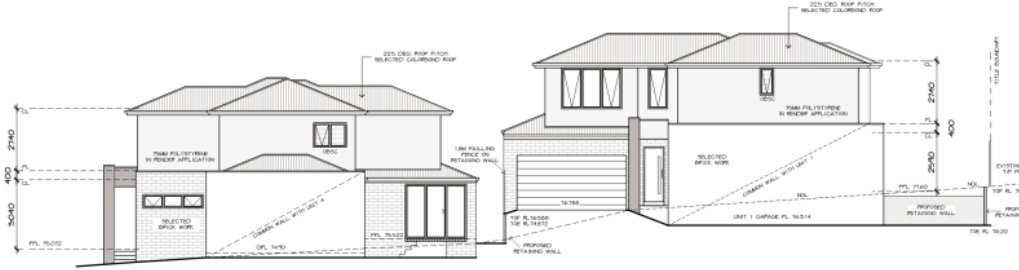
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UNIT 2 & 3 WEST ELEVATION
SCALE 1 : 100



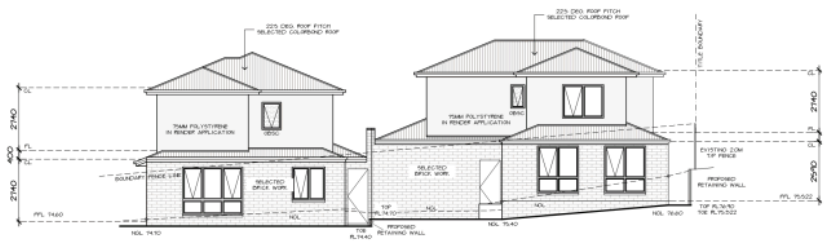
UNIT 1 & 4 WEST ELEVATION
SCALE 1 : 100



UNIT 3 & 2 EAST ELEVATION
SCALE 1 : 100



UNIT 1 & 2 NORTH ELEVATION
SCALE 1 : 100



UNIT 4 & 3 NORTH ELEVATION
SCALE 1 : 100

REV. NO.	DATE	DRAWN BY	REVISION NOTES
1.	OCT. 17	ST	PRELIMINARY DESIGN
2.	DEC. 17	ST	PRELIMINARY ELEVATIONS
3.	FEB. 17	ST	PLANNING SUBMISSION
4.	MAY. 17	SZ	FURTHER INFO
5.	JUN. 17	SZ	FURTHER INFO 2

PLANNING SUBMISSION

DRAWING TITLE: ELEVATIONS

ADDRESS: NO.1 JOHNSON'S PLACE, PAKENHAM VIC 3810.

PROJECT: PROPOSED FOUR DOUBLE STOREY UNIT DEVELOPMENT

VICTORIAN DRAFTING AND DESIGN
 NDS BUSINESS PARK DRIVE, NOTTING HILL 3168
 TEL: 9544 5866 FAX: 9544 5991

SCALE: 1:100 @ A1

SHEET: 6 OF 7

DATE: OCT. 17

DRAWN BY: SW

REVISION: 5

JOB NO: 029-17

DATE: 029-17

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