

1 CONSTRUCTION OF SIX (6) DWELLINGS ON A LOT AND A REDUCTION IN THE VISITOR CAR SPACE – 20 STOREY DRIVE, PAKENHAM

FILE REFERENCE INT1882850

RESPONSIBLE GENERAL MANAGER Andrew Paxton

AUTHOR Melanie Wright

RECOMMENDATION

That a Notice of Decision to Grant Planning Permit T180516 be issued for the construction of six (6) dwellings on a lot and reduction in visitor car parking requirement at 20 Storey Drive, Pakenham VIC 3810 subject to the conditions attached to this report.

Attachments

- | | | |
|---|--|----------|
| 1 | Development Plans | 5 Pages |
| 2 | Locality Map and Objector Map, circulated to Councillors only | 2 Pages |
| 3 | Objections, circulated to Councillors only | 40 Pages |
| 4 | Applicant response to objections, circulated to Councillors only | 5 Pages |

EXECUTIVE SUMMARY:

APPLICATION NO.:	T180516
APPLICANT:	Ethos Urban
LAND:	20 Storey Drive, Pakenham VIC 3810
PROPOSAL:	Construction of six (6) dwellings on a lot and reduction in visitor car parking requirement
PLANNING CONTROLS:	General Residential Zone – Schedule 1 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 three (3) signs on the site facing Storey Drive, Redfern Way and Clifford Drive. Twenty two (22) objections have been received to date
KEY PLANNING CONSIDERATIONS:	Residential Intensification Car parking Neighbourhood Character
RECOMMENDATION:	Approval

BACKGROUND:

The subject site is vacant and is a former Cardinia Shire Council Reserve. The site was sold by Council to the current landowner for the purpose of Social Housing to be facilitated, constructed and managed by the landowner. The sale of the land was accompanied by a Section 173 agreement which outlined obligations for the land owner to proceed with the planning application and construction of Social Housing within specific timeframes.

SUBJECT SITE



Aerial view of subject site

The site is a corner allotment located adjoining Storey Drive, Redfern Way and Clifford Drive. The site is generally rectangular shape that curves to allow for two street corners one of which is a round-a-bout. The site has an overall length of 61.23 metres along the western boundary, a maximum depth of approximately 30 metres and total site area of 1753sqm.

The property is vacant of buildings and vegetation with no crossovers constructed to service the site.

The topography of the land is generally flat across the site with a 2 metre wide easement which runs approximately half the length of the western boundary.

The site is located 600 metres to the south-west of the Pakenham Activity Centre and is characterised by an existing development pattern of traditional housing stock. More closely to the town centre a character of contemporary unit developments is emerging.

The main characteristics of the surrounding area are:

- East – Nos. 2, 4 & 6 Redfern Way – the properties are all occupied by single storey brick dwellings with attached garages. Nos. 4 & 6 are serviced by crossovers to Redfern Way while No. 2 is serviced by a crossover to Clifford Drive.
- South – South over Clifford Way is Ron Andrews Park, a large local reserve.
- West – No. 3 Clifford Drive is a single storey dwelling allotment with vehicle access via Clifford Drive. No. 18 Storey Drive is a single dwelling allotment occupied by a single storey dwelling with vehicle access to Storey Drive.

- North – Nos. 21 & 23 Storey Drive both are single dwelling allotments occupied with single storey dwellings with vehicle access to Storey Drive.

PROPOSAL

Approval is sought for the construction of six (6) dwellings on a lot and reduction in the visitor car requirement.

The dwellings comprise of two housing types in the form of single and double story dwellings, four double storey dwellings and two single storey dwellings.

The double storey dwellings will comprise of a living, dining and kitchen area, laundry, private open spaces and a single car garage with tandem car space at ground floor level. At first floor, they will comprise of three bedrooms and a bathroom, one bedroom will be serviced by an ensuite and walk in robe.

The single storey dwellings will comprise of two bedrooms, living, dining and kitchen areas, a bathroom and laundry with two areas of secluded private open space and a single car garage.

It is proposed that dwellings B.1 and B.2 will have vehicle access via single crossovers to Clifford Drive. Dwellings A.1, A.2 & B.4 will have vehicle access via single crossovers to Redfern Way and dwelling B.3 will have vehicle access via single crossover to Storey Drive.

The overall site coverage of the proposal is 38% with 45% of the site permeability and 51% of the site garden area. The street setbacks with spacing between dwellings allow for adequate landscaping opportunities.

The design of the dwellings are of a modest contemporary design, which have some modern features that include more traditional features seen in the neighbourhood. The dwellings all contain materials and finishes consistent with the neighbourhood character including pitched roofs, large openings and fixtures with brick and brick render finishes.

Each of the three bedroom dwellings are provided with two car spaces while the two bedroom dwellings are provided with a single car space. The proposal requires a reduction in the visitor car parking space as a visitor space is required for every 5 dwellings proposed.

PLANNING SCHEME PROVISIONS

State Planning Policy Framework (SPPF)

The relevant clauses of the SPPF are:

The relevant clauses of the SPPF are:

- 11.06-2 Housing choice;
- 11.06-5 Neighbourhoods;
- 11.06-6 Sustainability and resilience;
- 15.01-1 Urban design;
- 15.01-4 Design for safety;
- 15.01-5 Cultural identity and neighbourhood character;
- 15.01-6 Healthy neighbourhoods;
- 15.02-1 Energy and resource efficiency;
- 16.01-1 Integrated housing;
- 16.01-2 Location of residential development; and
- 16.01-4 Housing diversity.

Local Planning Policy Framework (LPPF)

The relevant clauses of the SPPF are:

- 21.03-1 Housing; and
- 21.06-1 Design and built form

Relevant particular/general provisions and relevant incorporated or reference documents

The relevant provisions/documents are:

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

PLANNING PERMIT TRIGGERS

The proposal for (*detail the description of the proposal*) requires a planning permit under the following clauses of the Cardinia Planning Scheme:

The proposal for the construction of six (6) dwellings on a lot and reduction in visitor car parking requirements 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 construction two or more dwellings on a lot.
- Pursuant to Clause 52.06-3 of the Car Parking Particular Provisions a permit is required to reduce the number of car spaces required (visitor space)
- Pursuant to Clause (*detail the description of the proposal*) a planning permit is required for (*detail reasoning for permit required*)
- Pursuant to Clause (detail clause number and name) a planning permit is required for (detail reasoning for permit required).

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 three (3) signs on site

Objector map

The key issues that were raised in the objections are:

- Car parking and traffic
- Negative impact of consolidated social housing
- Neighbourhood character
- Lack of Council consultation
- Amenity impacts (overlooking, noise and overshadowing)
- Public notification not carried out correctly
- Issues with future tenants
- Maintenance
- Community safety
- Loss of property value

REFERRALS

The application was not required to be externally referred

DISCUSSION

The proposal for the construction of six (6) dwellings and associated reduction in visitor carparking requirements is considered consistent with the aims and objectives of the Cardinia Planning Scheme. The proposal delivers on relevant state and local policies that seek to achieve attractive and liveable neighbourhoods and support increased housing density in appropriate locations.

State and Local Policies

A number of state and local policies are relevant to this application, such as Clause 15.01 (Urban environment), Clause 16.01 (Residential development) and Clause 21.06-1 (Design and built form), which aim to encourage housing diversity, promote a high standard of design and achieve attractive, diverse, sustainable and liveable neighbourhoods.

At a local level, Clause 21.03-1 (Housing) of the Local Policy Planning Framework is also relevant to this application. This 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.

Clauses 11.06-2 (Housing choice) and 11.06-5 (Neighbourhoods) are also relevant to this application. These clauses aim to prevent inappropriate development and provide housing diversity close to jobs and services. More specifically, these clauses include strategies that seek to facilitate increased housing in the established areas and in areas with appropriate infrastructure and access to jobs and public transport and deliver a diverse mix of housing types.

The proposal also contributes towards a diversity of housing types and sizes, with one and two-storey dwellings providing a more refined and intense form of housing that is currently not common to the area, making more efficient use of available land. The dwellings are mostly detached with the exception of B.1 & B.2 allowing for spaciousness consistent with the neighbourhood character. The immediate area generally consists of single-storey detached dwellings on lot sizes generally under 700 square metres. 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 wider area, such as brick cladding, pitched roofing, eaves and open areas for landscaping.

Clauses 11.06-6 (Sustainability and resilience), 15.02-1 (Energy and resource efficiency) and 21.02-8 (Resource conservation) are also applicable to this application. These clauses generally seek to create a more sustainable and resilient city by encouraging development to maximise efficient use of energy and minimise greenhouse gas emissions.

The proposed development responds to these clauses as it will support the increase of housing within an established area of Pakenham, with Pakenham's commercial centre and train station located approximately 750 metres to the north-east, Princes Freeway approximately 1 kilometre to the south, and selection of reserves and public open space areas within approximately 300 metres of the development site.

The proposal is also considered consistent with the sustainability and energy efficiency objectives of the Planning Scheme with the dwellings orientated to the north to maximise solar access to reduce dependence on heating and cooling systems. The plans demonstrate that the overall development maximises the northern orientation with the inclusion large areas for landscaping and permeability.

The subject site is located to the south of the Pakenham Structure Plan (2017) which encourages intensification of commercial and residential development. The areas surrounding this property are subject to intensification as older building stock is replaced with higher density dwellings which provide opportunities for a range of affordable, attractive, well-designed and safe living options that are accessible to all and close to services and public transport. The proposal is generally consistent with the vision of this document through a mixed-purpose proposal that facilitates greater urban density and prioritises a pedestrian focused environment. The proposal utilises the site locality to provide housing diversity close to services and the Pakenham Commercial Centre.

General Residential Zone

The General Zone seeks to encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport while encouraging development that is responsive to the existing precinct and reflects the preferred character of the area.

The use of the land for six (6) dwellings does not require a planning permit under the zone, in this application, a permit is only required to construct two or more dwellings on a lot under Clause 32.08-6.

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

- The objectives, standards and decision guidelines of Clause 55
- The Municipal Planning Strategy and the Planning Policy Framework
- The objectives set out in a schedule to this zone
- Any other decision guidelines specified in a schedule to this zone

The proposal reinforces the predominantly residential nature of the immediate area and supports housing growth in an area that is very well served by infrastructure being located in walking distance to the commercial centre of Pakenham. The proposal provides a modest scale intensification of the site providing a sensitive transition from the existing residential character of the area.

Pursuant to the Zone a mandatory garden area of 35% must be provided across the site, the proposal satisfies the requirement providing 51% of garden area. Similarly, the Zone sets a mandatory height limit of development to 11 metres in height, the proposal does not exceed overall height of 7.6 metres from natural ground level.

The proposal has been assessed against the requirements of Clause 55 – Two or more dwellings on a lot to determine whether the proposal can achieve residential development that respects the existing neighbourhood character or which contributes to a preferred neighbourhood character. The proposal must also provide a reasonable standard of amenity for existing and new residents.

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

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 its location. The development is well integrated with the streetscape and of an appropriate scale given its proximity to Pakenham Activity Centre, associated services and infrastructure.

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

The proposal provides a sensitive transition between the existing neighbourhood by incorporating elements into the design which are in keeping with the neighbourhood character. The proposal provides a contemporary interpretation of the existing neighbourhood character by including pitched roofs, large openings and appropriate street setbacks without front fences to allow for landscaping opportunities.

Clause 55.03 Site layout and building massing:

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

While the front setback of the dwellings facing Clifford Drive do not meet the 4 metres required under the Standard, the proposed minimum setback of 2.74 metres is considered consistent with the objectives for the following reasons:

- The setback of the development is consistent with the area which encourages greater densities and more efficient use of the land.
- When the street is taken into consideration in its entirety, the proposed setback is not considered to result in any detrimental impact on the streetscape.
- The open landscape character of the street is respected as the development does not propose any front fencing and provides ample landscaping opportunities.

Building heights (maximum height of 7.6 metres), site coverage (approx. 38 per cent) and permeability 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.

There are several windows which have the potential to overlook adjoining neighbours. The plans demonstrate that these windows have been fitted with visual screens to a height of 1.7 metres from floor level to prevent unreasonable overlooking. Overshadowing to the two west adjoining neighbours only occurs in the morning and does not overshadow the areas of principle private open space which are located closer to their western boundaries.

It is therefore considered that the proposal meets all amenity impact standards and the proposal is unlikely to cause material detriment to adjoining neighbours.

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.

The proposal orientates the dwellings including living areas, openings and private open spaces to the north of the site to utilise solar access. It is considered that the proposal provides a high level of internal amenity for future occupants of the dwellings.

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.

All dwellings include a single crossovers to the street and therefore there are no common property access ways. 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.

An amended landscape is required to meet the concerns of Council's Landscape Department which will require letterboxes to each dwelling to be shown.

Overall, it is considered that the proposal incorporates design detail that respects the existing neighbourhood character.

Development Contributions Plan Overlay – Schedule 1

The Development Contributions Plan Overlay identifies areas which require the preparation of a development contributions plan for the purpose of levying contributions for the provision of works, services and facilities before development can commence.

Pursuant to Clause 45.06-1, a permit granted must:

- Be consistent with the provisions of the relevant development contributions plan; and
- Include any conditions required to give effect to any contributions or levies imposed, conditions or requirements set out in the relevant schedule to this overlay.

A condition requiring the payment of this contribution will be placed on any planning permit

Clause 52.06 - Car Parking

The purpose of Clause 52.06 is to ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality car parking requirements for the proposal.

A planning permit it's required to reduce the car parking requirement.

The car parking requirements for the proposal are outlined in Clause 52.06-5 are as following:

Dwellings:

Dwellings with 1-2 bedrooms	1 car space
Dwellings with 3 or more bedrooms	2 car spaces
Developments of 5 or more dwellings	1 visitor car space per every 5 dwellings

The car parking rate is satisfied with the exception of the visitor car parking space.

The proposal is for six dwellings with standard residential street frontages, independent crossovers and garages in a suburban setting. The proposal is not a unit style development where all car parking and vehicle access is constrained to the subject site. Council's Traffic Department have reviewed the proposal and are satisfied that the reduction in the car space will not unreasonable impact traffic within the area. Council's Traffic Department have requested that the plans are amended to include one on street car parking space along the property frontage.

In this instance it is considered that a reduction in the visitor car parking is not unreasonable in the site context and with the design of the development which maintains a streetscape consistent with the existing character. Given, that each of the dwellings are serviced by an individual crossover it would be difficult to distinguish a visitor space which would service the whole site if provided on site. Providing a car space on the street frontage would provide a more equitable outcome for each of the six dwellings. Therefore, it is considered that a reduction in the visitor car parking space is acceptable outcome for the proposal and a condition will be place on the permit to demonstrate a space for a single on street car space on the street frontage.

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 employment, transport, education and services.

Clause 65 Decision Guidelines

The proposal is consistent with the SPPF and LPPF, the purpose of the zone and is consistent with the orderly planning of the area and not expected to have any unreasonable impact on the amenity of the surrounding area.

OBJECTIONS:

- Car parking and traffic

The majority of spaces are contained within the site, the impact to road congestion through overflow parking will be managed and the likely traffic to be generated as a result of the development is modest. The overall car parking requirement is satisfied with the exception of a reduction in a single visitor car space. Given, the car parking rate is mostly satisfied and that the proposal is for six residences in a residential zones area the cumulative traffic increase is not considered unreasonable for the site and context.

- Negative impact of consolidated social housing
- Issues with future tenants
- Maintenance
- Community safety

The proposal at hand is for the construction of six dwellings on the lot, the use of a dwelling is an as of right use in the General Residential Zone. Therefore, the use of the site for dwellings is not under consideration in this application. Under these circumstances Council's Statutory Planning Department under the guidance of the *Planning and Environment Act* cannot consider the intentions of the applicant, landowner and cannot consider the suitability of future occupants of the dwellings. It is also emphasised that Council are no longer the land owner and future maintenance of the site is wholly the burden of the landowner.

- Neighbourhood character

Concerns have been raised regarding the type of dwellings proposed including double storey dwellings in a streetscape which is predominately single storey. It is noted the site is located in the General Residential Zone which has a mandatory height limit of 11 metres and three storeys, double storey dwelling are not prohibited. When considering neighbourhood character there are many components that contribute to neighbourhood character including materials, openings, street backs and roof pitch. The design provides a mixture of dwelling sizes and varied design that will complement the evolving character of the area. The design is outward facing to the street to positively contribute to the streetscape with a use of modern materials and finishes consistent with the existing neighbourhood character.

- Public notification not carried out correctly
- Lack of Council consultation

Prior to the planning application under consideration the land was sold by Cardinia Shire Council to the current land owners to facilitate the development of land for Social Housing. Extensive advertising under the requirement of the Local Government Act was undertaken, with three separate Council meetings hearing the proposal. Throughout this process it was stated that the land would be used to provide safe, secure and affordable Housing for Cardinia families experiencing financial hardship, family breakdown or social disadvantage.

It has been confirmed that the public notification period, for the planning application under consideration, was carried out to the satisfactorily with regard to the requirements of the *Planning and Environment Act*.

- Amenity impacts (overlooking, noise and overshadowing)

The proposal has been assessed against the provisions of Clause 55 – two or more dwellings on a lot, including the amenity impact provisions. The assessment against the amenity impact standards found that with regard to overlooking windows, with the potential to overlook adjoining neighbours, had been screened to avoid overlooking in accordance with Standard B22. In regards to overshadowing the proposal would not significantly overshadow the private open space of the two west adjoining neighbours in accordance with standard B21. Noise normal to a dwelling cannot be considered and residents of the dwellings are subject to EPA and Local Laws noise requirements.

- Loss of property value

Loss of property value is not a consideration under the *Planning and Environment Act*.

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 **T180516** be issued for the construction of six (6) dwellings and associated reduction in the visitor car parking requirement at 20 Storey Drive, Pakenham VIC 3810 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 and fully dimensioned. The plans must be generally in accordance with the plans submitted with the application but modified to show:

Development Plans:

- a. The development plans to include one (1) on street car space per lot along the property boundary this will justify the reduction of the visitor spacing as this will comply with guidelines for developing areas.
- b. A Waste management Plan in accordance with Cardinia Shire Council Waste Guidelines for residential developments

Amended Landscape Plan:

- c. A landscape plan prepared by a person suitably qualified and experienced in landscape design to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must be drawn to scale with dimensions and one electronic copy in an approved format must be provided. The landscaping plan must be generally in accordance with the landscape concept plan dated July 2018 prepared by Schored, except that the plan must show:
 - i. A survey (including botanical names) of all existing vegetation (including street trees) to be retained and/or removed.
 - ii. Buildings and trees (including botanical names) on neighbouring properties within three metres of the boundary, including street trees.
 - iii. Details of surface finishes of pathways and driveways.
 - iv. 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.
 - v. Landscaping and planting within all open areas of the subject land, including front setbacks to all units, rear private open space and the common property area to the rear of the units
 - vi. Rear open space to include screening to the fence and a minimum 2 canopy trees (minimum two metres tall when planted) growing to a mature height of at least 6m to provide shade and amenity to this area.
 - vii. No Eucalyptus pauciflora included in plan
 - viii. The canopy tree proposed in the front setback of B1 to be revised to avoid conflict with access ways

- ix. Plant schedule updated to accurately reflect the actually width at maturity of Melia

All species selected must be to the satisfaction of the Responsible Authority and should be drought tolerant and proven hardy cultivars suitable to the local conditions. Plantings are not to impact site lines for vehicles or pedestrians

2. The development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.
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. 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.
5. Prior to the occupation of the building, fixed privacy screens (not adhesive film) designed to limit overlooking as required Standard B22 of Clause 55.04-6 in accordance with the endorsed plans must be installed to the satisfaction of the Responsible Authority and maintained to the satisfaction of the Responsible Authority thereafter for the life of the building.
6. Prior to the occupation of the building the walls on the boundary of the adjoining properties must be cleaned and finished to the satisfaction of the Responsible Authority.
7. Before the development is occupied 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.
8. Before the development starts a fee of \$375.00 per tree must be paid to the Responsible Authority for the removal and replacement of the three existing street trees. Replacement will be undertaken by Council's contractors during yearly street tree planting works in accordance with Council's requirements.
9. Once the development has started it must be continued and completed to the satisfaction of the Responsible Authority.
10. 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. 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.
 - d. A mail box must be provided to the satisfaction of the Responsible Authority and Australia Post.

- e. 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.
 - f. Lighting must be provided near the front entrance of each dwelling.
 - g. The landscaping works shown on the endorsed plans must be carried out and completed.
 - h. Residential standard concrete vehicle crossing/s as shown on the approved plans must be constructed to the approval and satisfaction of the Responsible Authority
 - i. 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
11. Stormwater works must be provided on the subject land so as to prevent overflows onto adjacent properties.
 12. Stormwater must not be discharged from the subject land other than by means of an underground pipe drain discharged to an outlet in the street or to an underground pipe drain to the satisfaction of the Responsible Authority
 13. 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.
 14. Earthworks must be undertaken in a manner that minimises soil erosion. Exposed areas of soil must be stabilised to prevent soil erosion. The time for which soil remains exposed and unestablished must be minimised to the satisfaction of the Responsible Authority.
 15. Sediment control measures must be undertaken during construction to the satisfaction of the Responsible Authority to ensure that the development subject land is adequately managed in such a way that no mud, dirt, sand, soil, clay or stones are washed into or allowed to enter the stormwater drainage system
 16. Before the development is 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
 17. 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
 18. 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.
 19. 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.
 20. 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.
 21. 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:

22 . 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.



WPI - 20 Storey Drive, Pakenham

1288





SCHRED

4000 Hurlingham Street Collingwood VIC 3066
Ph: 9445 0030
www.schredprojects.com.au

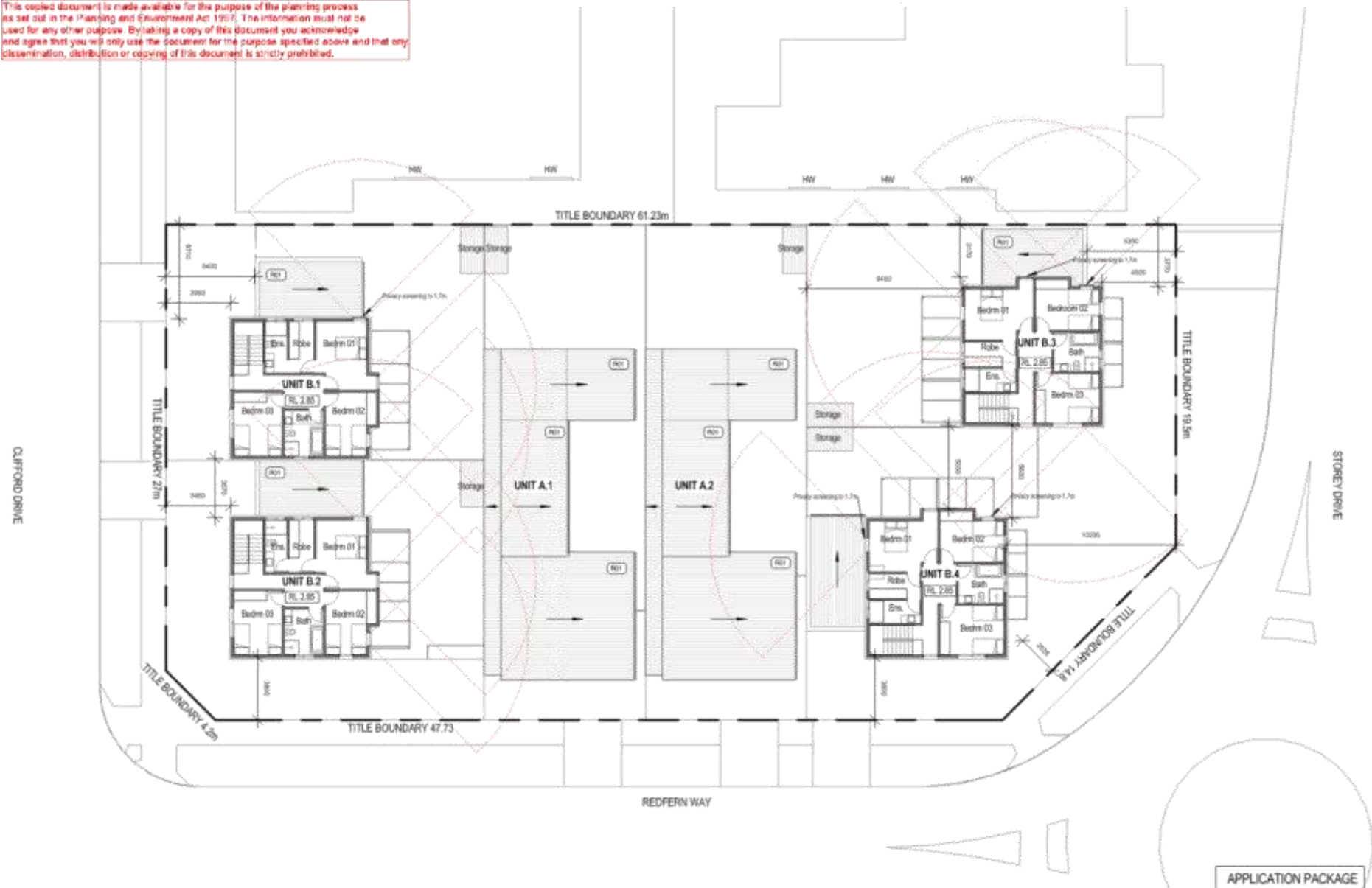


Drawing Landscape Plan with Waste Collection
Project WPI - 20 Storey Drive, Pakenham

Scale @ A3
Date July 2018
Project Number 1361

TP.05 A
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SCHRED

4055 Warrington Street Collingwood VIC 3066
Ph: 9445 0835
www.schred.com.au



Drawing

First Floor Plan

Project

WPI - 20 Storey Drive, Pakenham

Scale 1:200 @ A3

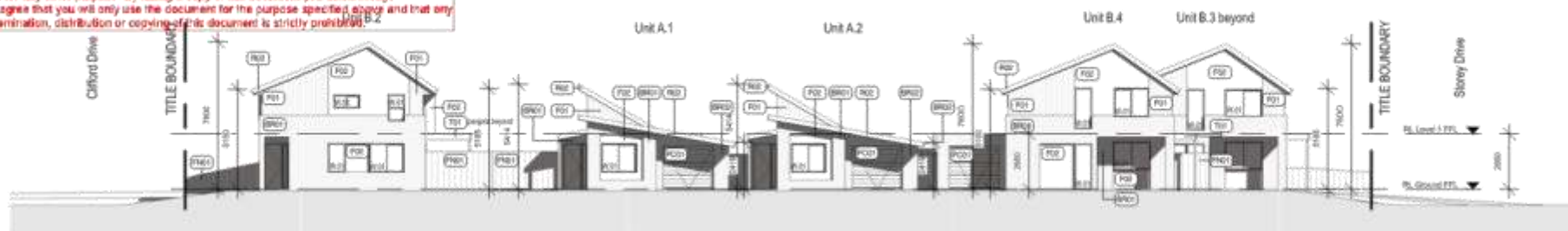
Date July 2018

Project Number 1351

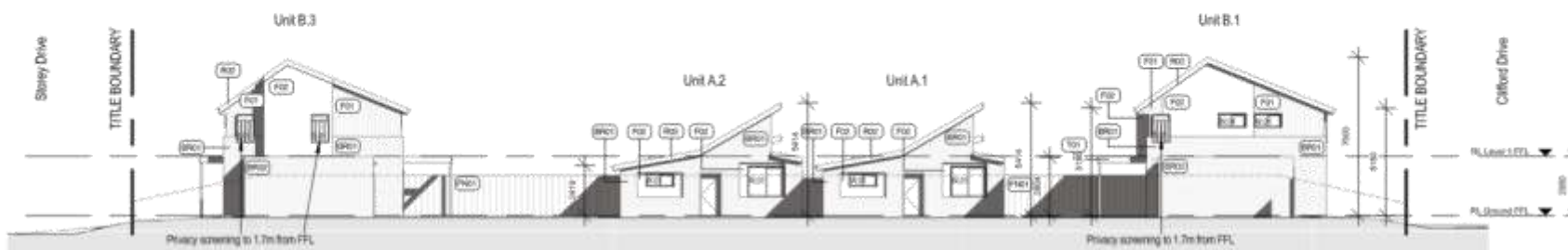
TP.06

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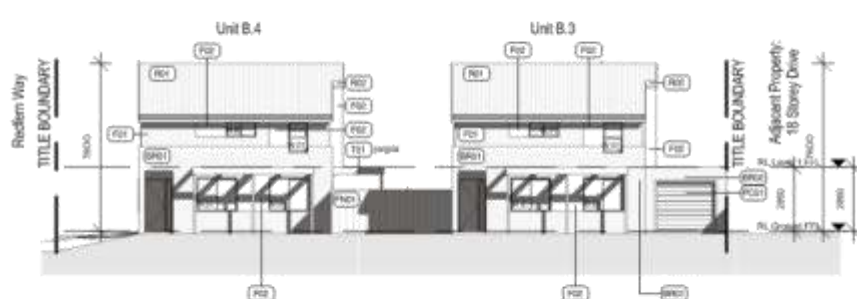
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1 East Elevation - Redfern Way
1 : 200



2 West Elevation
1 : 200



3 North Elevation - Storey Drive
1 : 200



4 South Elevation - Clifford Drive
1 : 200

APPLICATION PACKAGE

SCHCORRED

4100 Wellington Street Coleraine VIC 3098
Ph: 9445 5035
www.schcorred.com.au



Drawing Elevations

Project WPI - 20 Storey Drive, Pakenham

Scale 1:200 @ A3
Date July 2018
Project Number 1281

TP.07

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T180516 - Locality Map



54.9 0 27.46 54.9 Meters

1:1,081

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

31-Oct-2018

Notes

