

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	L 25 & L26 LP22531 12-14 John Street, Pakenham VIC 3810
The application is for a permit to:	Development of seven (7) single-storey dwellings
The applicant for the permit is:	N Illaventhan
The application reference number is:	T160657
You may look at the application and any documents that support the application at the office of the Responsible Authority:	Cardinia Shire Council 20 Siding Avenue Officer 3809 This can be done during office hours and is free of charge. Documents can also be viewed on Council's website www.cardinia.vic.gov.au .

Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.

- An objection must
- * be sent to the Responsible Authority in writing, at Cardinia Shire Council, PO Box 7, Pakenham, Vic, 3810 or email at mail@cardinia.vic.gov.au
 - * include the name and address of the objector/ submitter
 - * include the application number and site address
 - * include the reasons for the objection, and
 - * state how the objector would be affected.

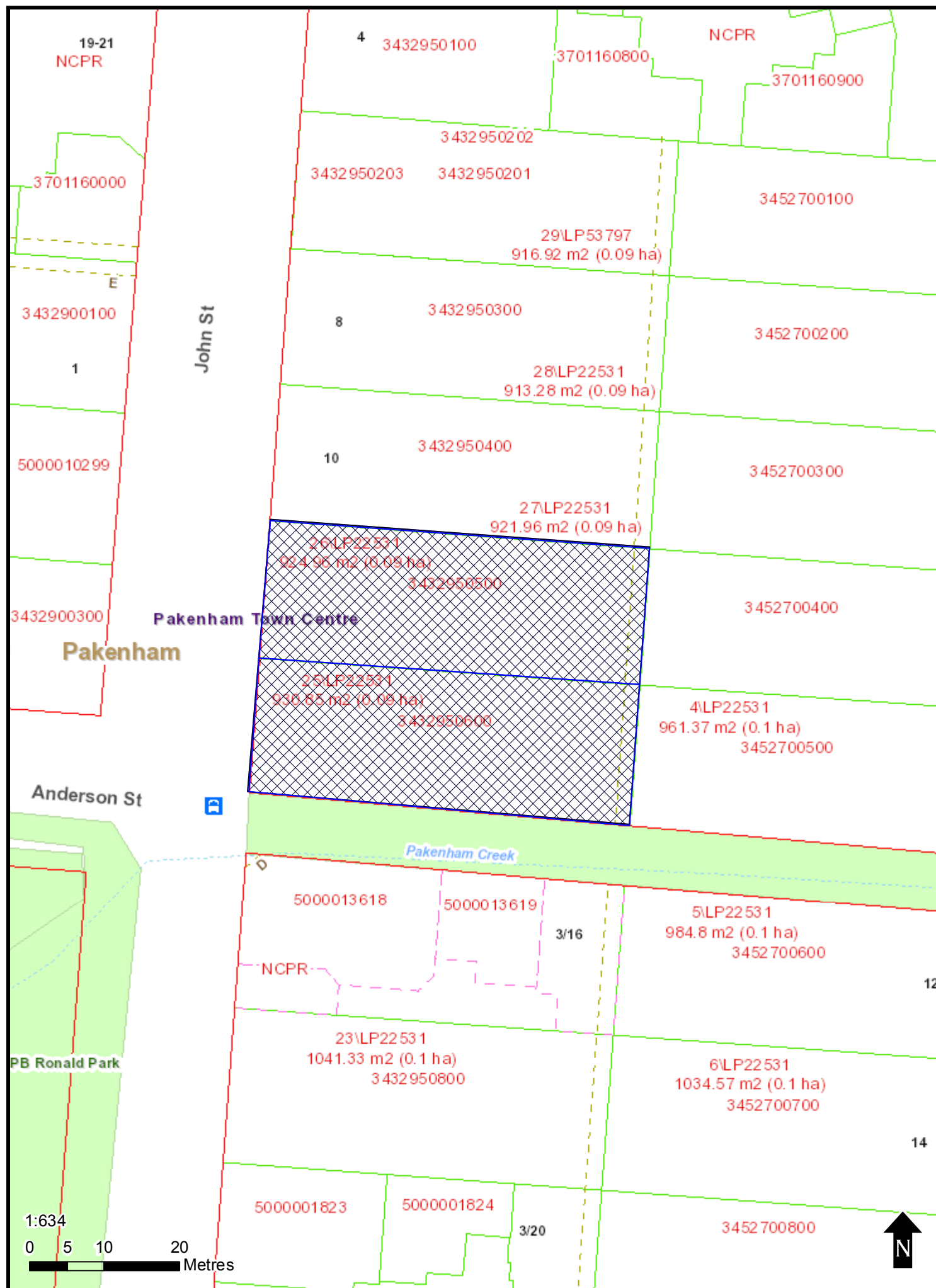
The Responsible Authority will not decide on the application before:	13 February 2017
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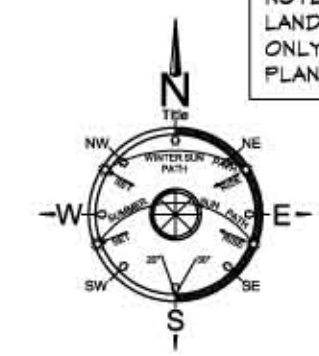
If you object, the Responsible Authority will advise you of its decision.

Please be aware that copies of objections/submissions received may be made available to any person for the purpose of consideration as part of the planning process.

For additional information or advice contact Cardinia Shire Council, Planning Department on 1300 787 624 or mail@cardinia.vic.gov.au

Your objection/ submission and personal information is collected by Cardinia Shire Council for the purposes of the planning process as set out in the *Planning and Environment Act 1987*. If you do not provide your name and address, Council will not be able to consider your objection/ submission. Your objection/ submission will be available free of charge at the Council office for any person to inspect and copies may be made available on request to any person for the relevant period set out in the *P&E Act*. You must not submit any personal information or copyright material of third parties without their informed consent. By submitting the material, you agree that the use of the material as detailed above does not breach any third party's right to privacy and copyright.





NOTE
LANDSCAPING SHOWN IS INDICATIVE
ONLY. PLEASE REFER TO LANDSCAPING
PLAN FOR FURTHER INFORMATION.

NOTE
ALL FENCING, LANDSCAPING, LETTERBOXES ETC. WITHIN
2.5m x 2.0m OF THE FRONT SETBACK TO HAVE A MAXIMUM
HEIGHT OF 0.9m ABOVE THE NATURAL GROUND LEVEL

W.B. RESIDENCE
SINGLE STOREY
TILE ROOF
EAVES HT RL34.11m
RIDGE HT RL36.40m

TITLE BOUNDARY
NO PORTION OF UNIT 1 GARAGE
FOOTING, WALL OR ROOF TO
ENCRACH OVER TITLE BOUNDARY

TITLE BOUNDARY
NO PORTION OF UNIT 4 NORTHERN
FOOTING, WALL OR ROOF TO
ENCRACH OVER TITLE BOUNDARY

TITLE BOUNDARY
NO PORTION OF UNIT 4 NORTHERN
FOOTING, WALL OR ROOF TO
ENCRACH OVER TITLE BOUNDARY

SHED

SITE O/ALL 50290 --- 95° 16' 00"

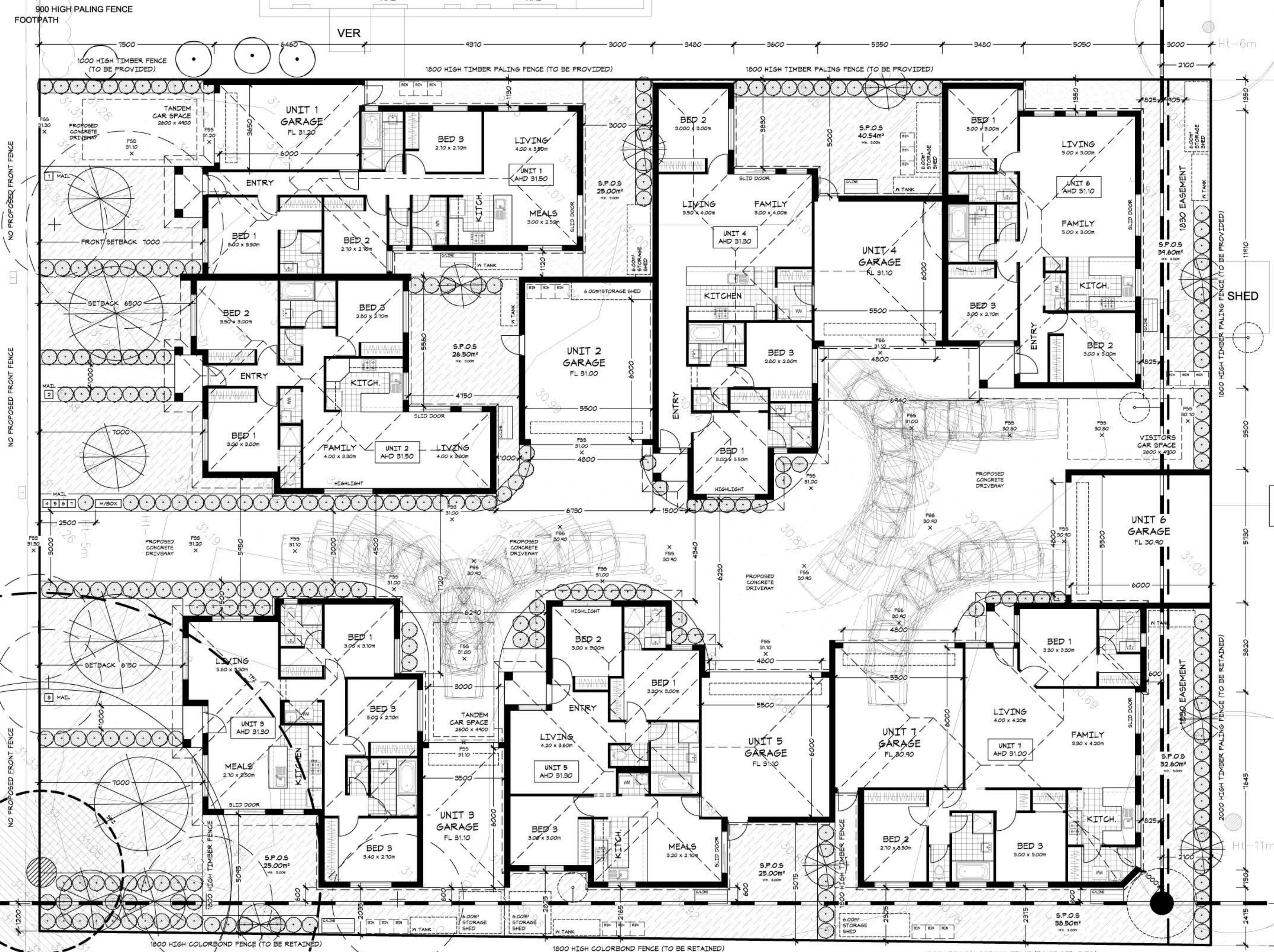
JOHNS STREET

SITE O/ALL 18290 --- 05° 18' 00"

SITE O/ALL 18290 --- 05° 18' 00"

SITE O/ALL 18290 --- 185° 18' 00"

SITE O/ALL 18900 --- 185° 18' 00"



SITE O/ALL 50290 --- 275° 58' 00"

DRAINAGE RESERVE

SEWER INFORMATION
SIZE 150mm Ø
DEPTH 2100mm
OFFSET 1200mm

SEWER INFORMATION
SIZE 150mm Ø
DEPTH 2100mm
OFFSET 1800mm

SITE COVERAGE

AREAS	M²
SITE AREA	1854.54
BUILDING AREA INC. GARAGE	459.80
SITE COVERAGE	50.35%
AREA OF DRIVEWAY & PATHWAYS	342.20
TOTAL SITE AREA	1276.00
TOTAL SITE COVERAGE	68.80%

NOTE
PERMEABLE: 31.20 % TOTAL: 1091.46 m²
NOTE: 20% TO BE PERMEABLE i.e. NOT COVERED.

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HEIGHT OF 1.0m ABOVE THE NATURAL GROUND LEVEL

TITLE BOUNDARY
NO PORTION OF UNIT 6 GARAGE
FOOTING, WALL OR ROOF TO
ENCRACH OVER TITLE BOUNDARY

PROPOSED UNIT 1		
AREAS	m²	Sq.
GROUND FLOOR	91.50	-
GARAGE	24.40	-
FRONT PORCH	2.64	-
TOTAL	118.54	12.76
TOTAL P.O.S	45.09	-

PROPOSED UNIT 2		
AREAS	m²	Sq.
GROUND FLOOR	94.70	-
GARAGE	37.02	-
FRONT PORCH	2.64	-
TOTAL	134.36	14.46
TOTAL P.O.S	29.51	-

PROPOSED UNIT 3		
AREAS	m²	Sq.
GROUND FLOOR	99.51	-
GARAGE	21.81	-
FRONT PORCH	1.53	-
TOTAL	122.85	13.22
TOTAL P.O.S	41.98	-

PROPOSED UNIT 4		
AREAS	m²	Sq.
GROUND FLOOR	105.84	-
GARAGE	34.46	-
FRONT PORCH	1.80	-
TOTAL	142.10	15.30
TOTAL P.O.S	40.54	-

PROPOSED UNIT 5		
AREAS	m²	Sq.
GROUND FLOOR	94.73	-
GARAGE	35.27	-
FRONT PORCH	2.70	-
TOTAL	132.70	14.28
TOTAL P.O.S	45.49	-

PROPOSED UNIT 6		
AREAS	m²	Sq.
GROUND FLOOR	100.20	-
GARAGE	35.70	-
FRONT PORCH	2.70	-
TOTAL	138.60	14.92
TOTAL P.O.S	46.60	-

PROPOSED UNIT 7		
AREAS	m²	Sq.
GROUND FLOOR	109.45	-
GARAGE	34.50	-
FRONT PORCH	2.04	-
TOTAL	145.99	15.71
TOTAL P.O.S	77.80	-

GROUND FLOOR PLAN

PROJECT:

PROPOSED UNIT DEVELOPMENT
Lot 25-26, No.12-14 JOHN STREET
PAKENHAM VIC 3810

CLIENT: MR. N. ILLAVENTHAN

BUILDER: ---

KOSTIC & ASSOCIATES.
PTY. LTD.
NO.15 ROBINSON RD.
NARRK MARRN NORTH.
PH: 4746 8360 FAX: 4746 8359
EMAIL: ADMIN@KOSTIC.COM.AU

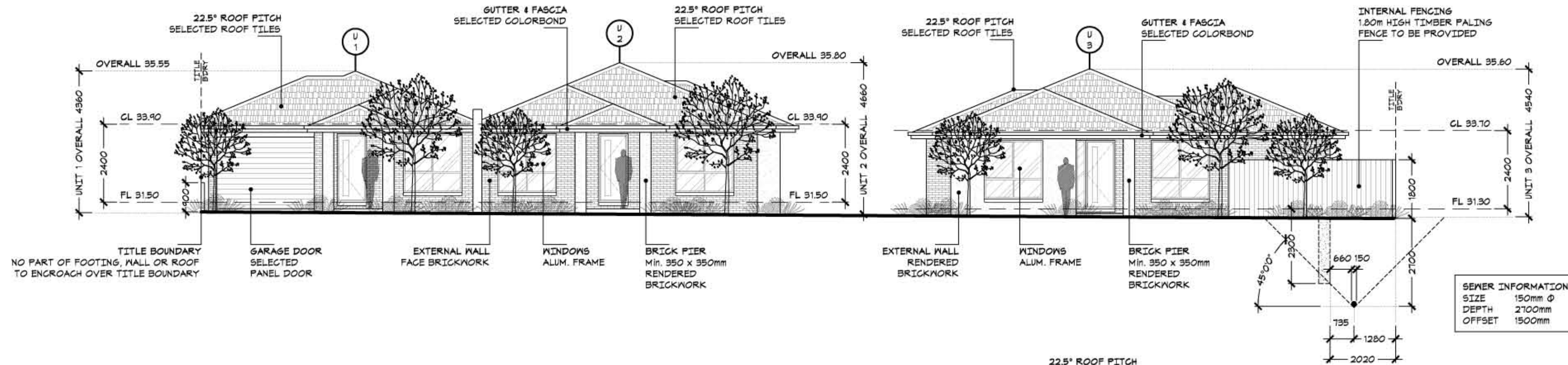
SHEET	1 OF 6	JOB No.	REV
DATE	OCT. 16	16:114	A
DRAWN	M.R.		

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GROUND FLOOR PLAN

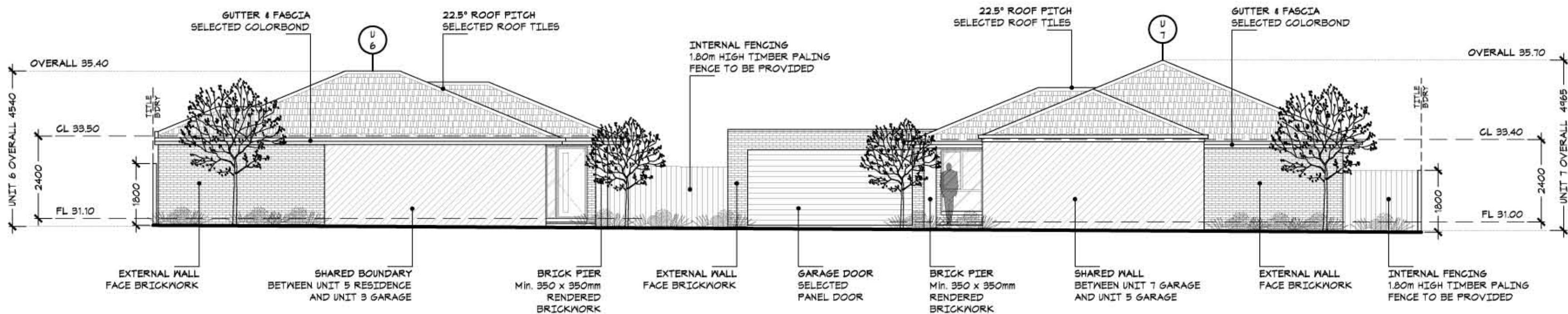
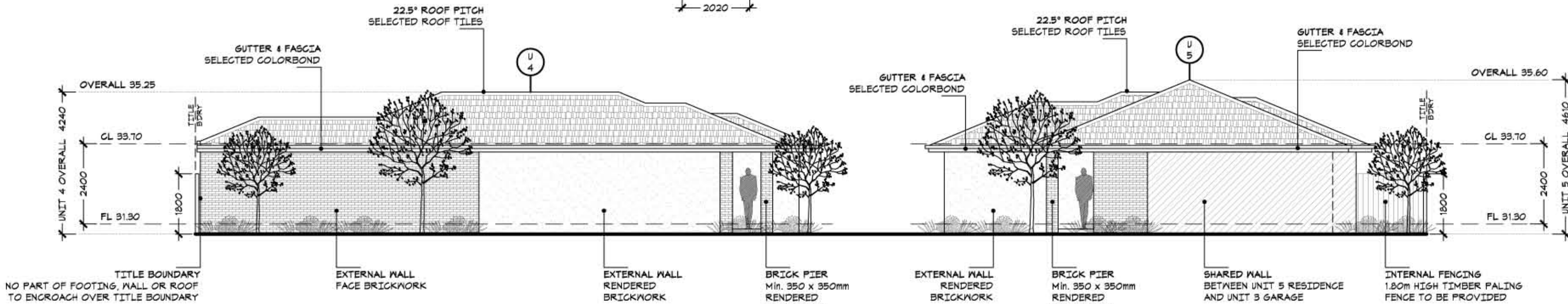
SCALE 1:100

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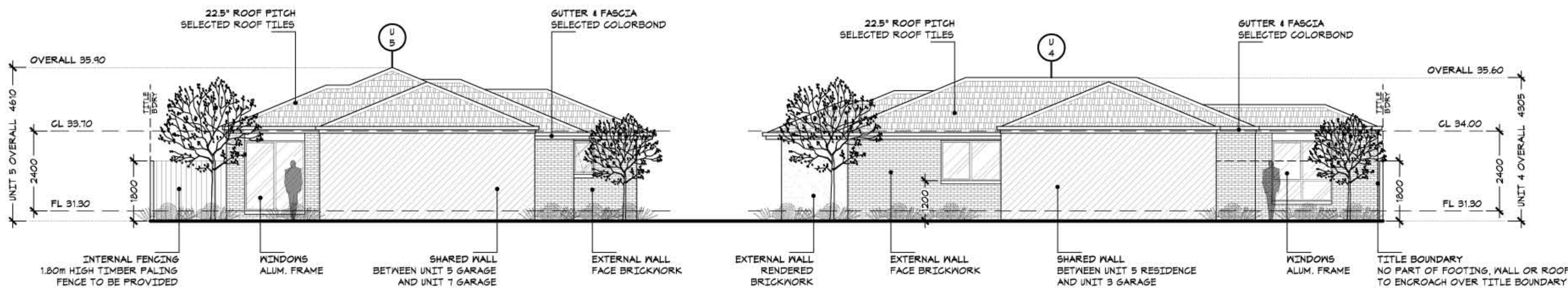
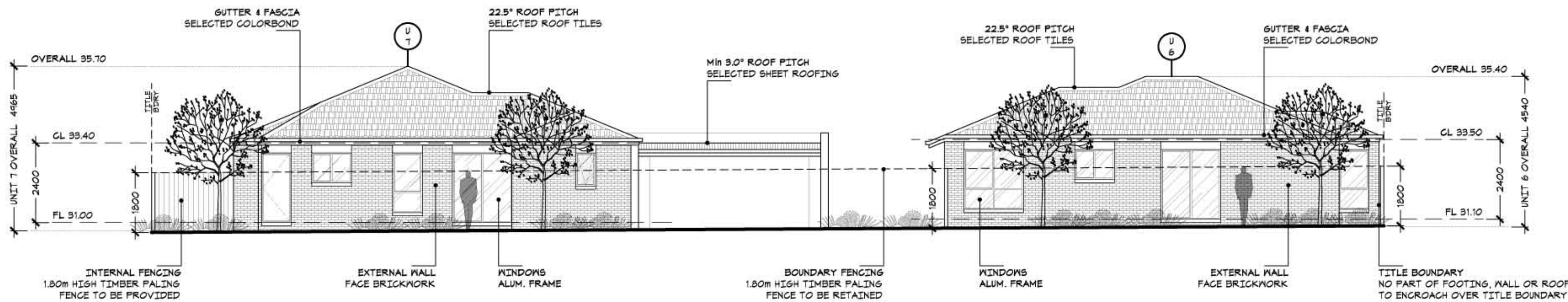
UNIT 1, 2 & 3 -
WESTERN ELEVATION
SCALE 1:100

UNIT 4 & 5 -
WESTERN ELEVATION
SCALE 1:100



UNIT 6 & 7 -
WESTERN ELEVATION
SCALE 1:100

UNIT 6 & 7 -
EASTERN ELEVATION
SCALE 1:100



UNIT 4 & 5 -
EASTERN ELEVATION
SCALE 1:100

COLOUR & MATERIAL SCHEDULE

	GROUND FLOOR WALL FACE BRICKWORK BROWN COLOUR
	EXTERNAL WALL RENDERED CLADDING CREAM COLOUR
	PROPOSED ROOF SELECTED TILE ROOF CHARCOAL COLOUR
	GUTTER & FASCIA SELECTED COLORBOND CREAM COLOUR
	DOWNPIPES SELECTED COLORBOND CREAM COLOUR
	WINDOWS ALUMINUM FRAME CREAM COLOUR
	PROPOSED DRIVEWAY SEALED CONCRETE CHARCOAL FINISH

DATE	REV	AMENDMENTS
30/11/16	A	REVISED PROPOSAL TO 7x SINGLE STOREY UNITS

ELEVATIONS

PROJECT:	
PROPOSED UNIT DEVELOPMENT Lot 25-26, No.12-14 JOHN STREET PAKENHAM VIC 3810	
CLIENT:	MR. N. ILLAVENTHAN
BUILDER:	---



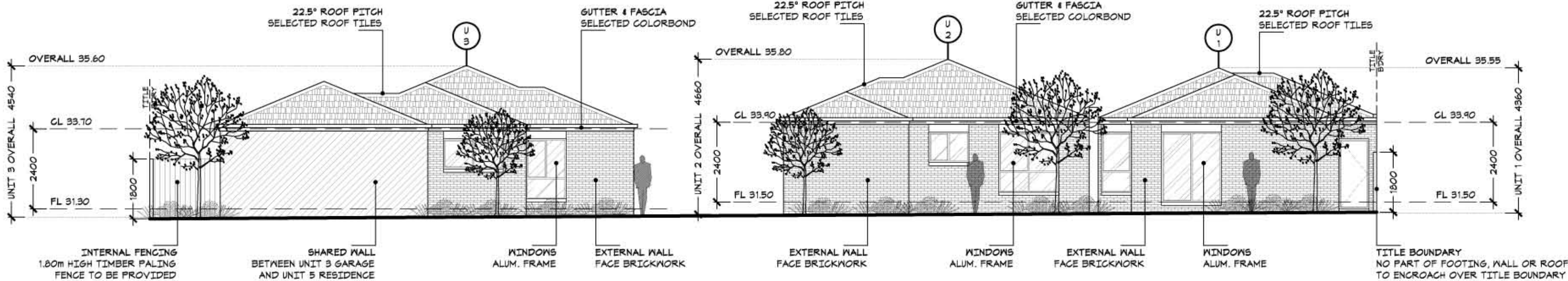
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NARRE WARREN NORTH.
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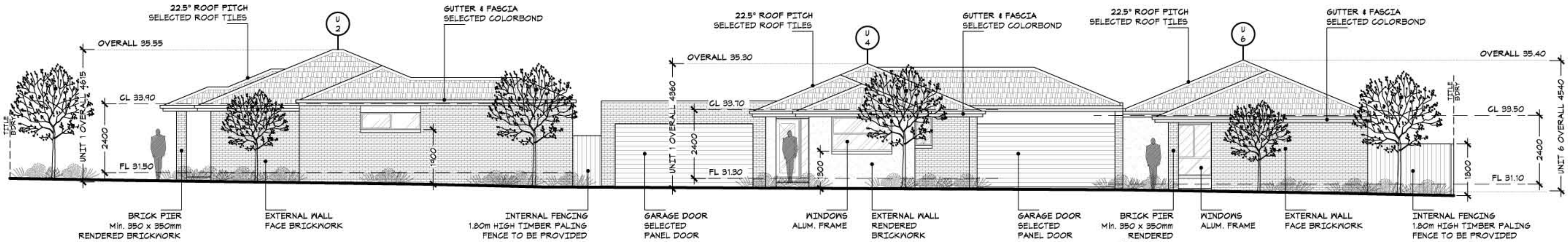
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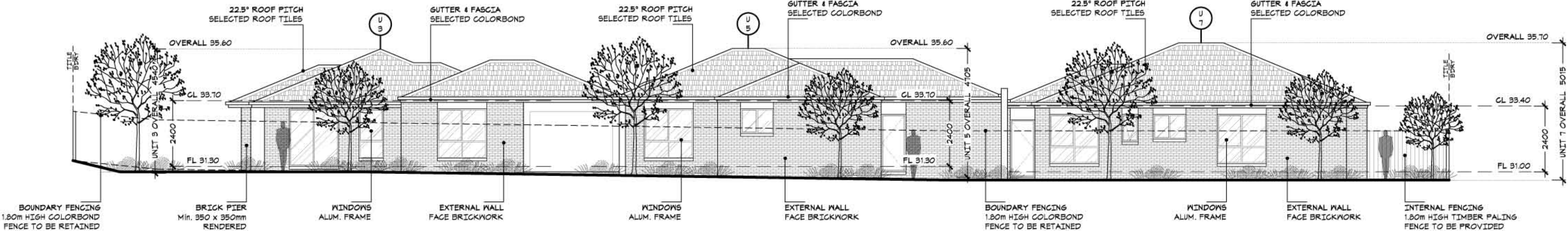
UNIT 1, 2 & 3 -
EASTERN ELEVATION
SCALE 1:100



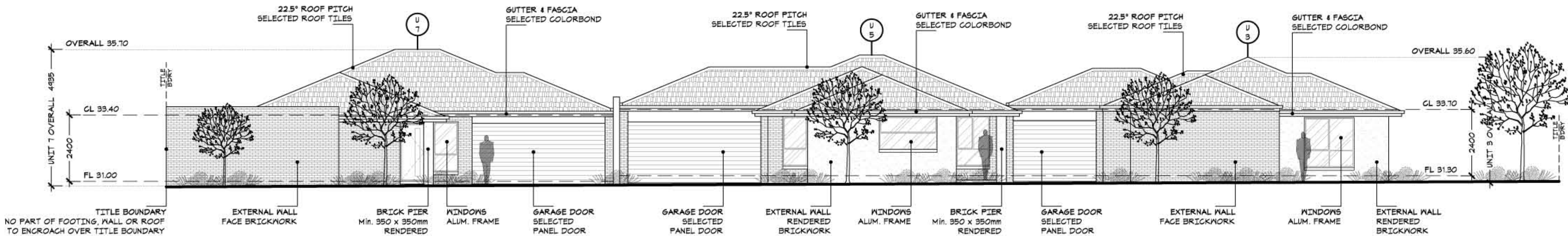
UNIT 2, 4 & 6 -
SOUTHERN ELEVATION
SCALE 1:100



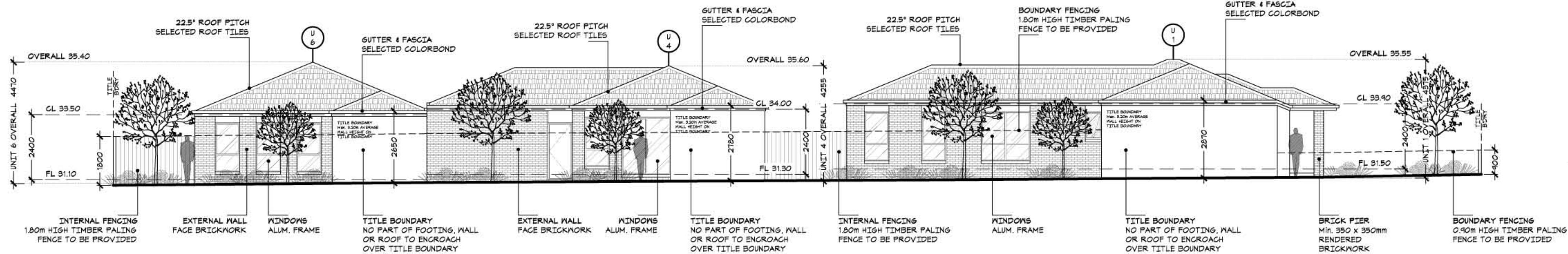
UNIT 3, 5 & 7 -
SOUTHERN ELEVATION
SCALE 1:100

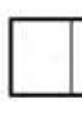

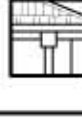

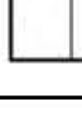



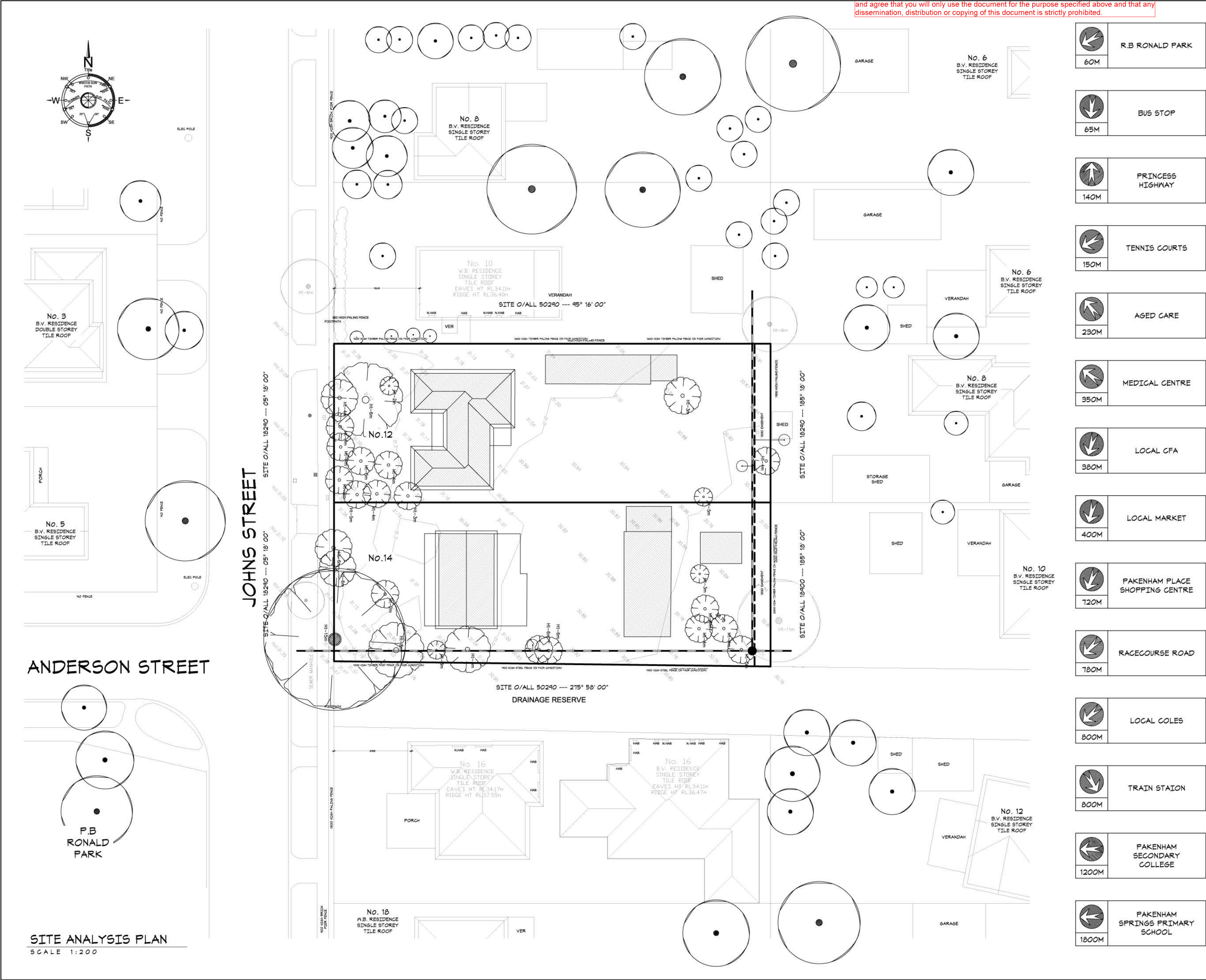
UNIT 3, 5 & 7 -
NORTHERN ELEVATION
SCALE 1:100



UNIT 1, 4 & 6 -
NORTHERN ELEVATION
SCALE 1:100



COLOUR & MATERIAL SCHEDULE			
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	EXTERNAL WALL RENDERED CLADDING CREAM COLOUR		
	PROPOSED ROOF SELECTED TILE ROOF CHARCOAL COLOUR		
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	PROPOSED DRIVEWAY SEALED CONCRETE CHARCOAL FINISH		
ELEVATIONS			
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CLIENT:	MR. N. ILLAVENTHAN		
BUILDER:	---		
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OPPORTUNITIES FOR THE DEVELOPMENT

- THE SITE IS IDEAL FOR 9 UNITS.
- CLOSE PROXIMITY TO COMMUNITY FACILITIES, PUBLIC TRANSPORT AND PUBLIC OPEN SPACE.
- NEARBY SHOPS, PRIMARY SCHOOLS AND SECONDARY SCHOOLS.
- THE PROPOSED UNITS WILL NOT HAVE AN AFFECT ON THE SURROUNDING AREA, AS THE SURROUNDING AREA CONSIST OF MIXTURE OF SINGLE STOREY AND TWO STOREY DWELLINGS.
- PRIVATE YARD OF THE PROPOSED DWELLINGS WILL BE ORIENTATED TO RECEIVE NORTH SUNLIGHT.

CONSTRAINTS

- THE PROPOSED SITE HAS TWO DWELLINGS WHICH WILL BE REMOVED.
- NO DRAINAGE CONSTRAINS, USUAL SERVICES AVAILABLE.
- AFTER ALL THE INFORMATION HAS BEEN COLLECTED AND ADDRESSED AND ALL THE NEIGHBOURS HAVE BEEN TAKEN INTO CONSIDERATION, WE DONT BELIEVE THAT THERE ARE ANY CONSTRAINTS THAT WILL LIMIT THE DEVELOPMENT.

STREET CHARACTER

- MAINLY SINGLE STOREY AND A FEW TWO STOREY IN THE AREA. A MAJORITY OF THE DWELLINGS IN THE AREA ARE BRICK VENEER WITH TILED ROOFS.
- SETBACK WILL NOT BE TAKEN INTO ACCOUNT AS THE EXISTING DWELLING WILL BE RETAINED.
- FRONT GARDEN STYLES ARE MIXED WITH EITHER MEDIUM HIGH FENCES, OR WELL LANDSCAPED FRONT YARDS WITH MATURE TREES AND SHRUBS.

DATE	REV	AMENDMENTS
30/11/16	A	REVISED PROPOSAL TO 7x SINGLE STOREY UNITS

SITE ANALYSIS PLAN

PROJECT:

PROPOSED UNIT DEVELOPMENT
Lot 25-26, No.12-14 JOHN STREET
PAKENHAM VIC 3810

CLIENT: MR. N. ILLAVENTHAN

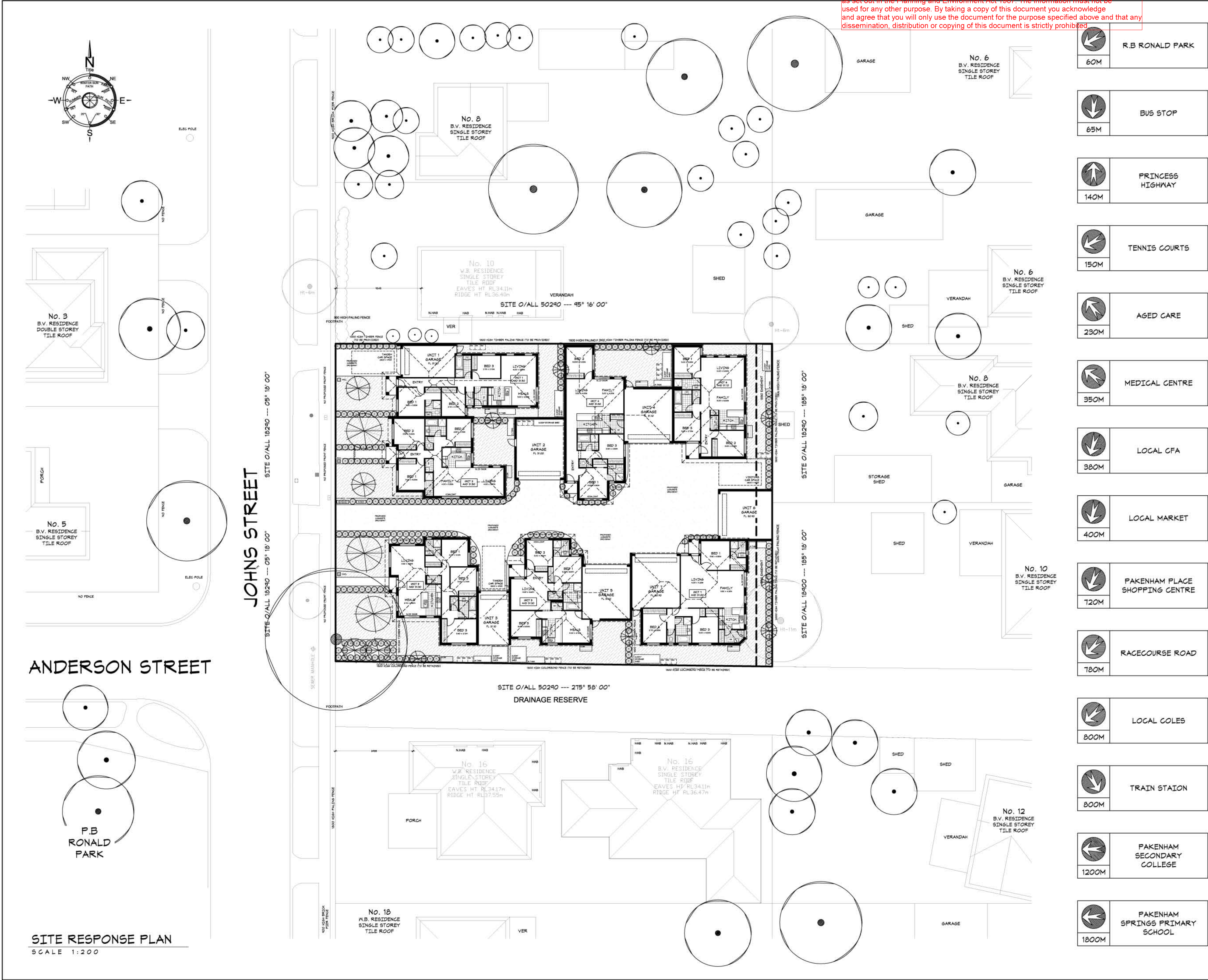
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DESIGN RESPONSE

- THE EXISTING DWELLING WILL BE REMOVED AND NEW FRONT SETBACKS WILL BE PROVIDED ALONG JOHN STREET.
- THE STREET-SCAPE WILL BE KEPT THE SAME AS THE PROPOSED UNITS HAVE BEEN DESIGNED TO BLEND IN WITH THE CHARACTERISTICS OF THE SURROUNDING AREA.
- THE EXISTING CROSSEOVERS ON JOHN STREET WILL BE RETAINED & SLIGHTLY ALTERED TO SERVICES ALL OF THE PROPOSED DWELLINGS.
- ALL DWELLINGS HAVE BEEN PROVIDED WITH THE REQUIRED 40m² PRIVATE OPEN SPACES WITH 25m² S.P.O.S AREAS.
- SUFFICIENT SIZE COURTYARDS HAVE BEEN PROVIDED IN THE PRIVATE OPEN SPACE OF EACH UNIT WHICH CAN HAVE A SEMI MATURE TREE PLANTED IN IT.
- NORTH FACING COURTYARDS HAVE BEEN ACHIEVED AT THE REARS OF BOTH OF THE DWELLINGS.
- THE PROPOSED UNIT 1 AND UNIT 9 GARAGES WILL HAVE BEEN PLACED ON THE TITLE BOUNDARIES. THESE WILL NOT CAST A SHADOW ON HABITABLE ROOM WINDOWS.
- OVERSHADOWING AND OVERLOOKING WILL NOT CAUSE A PROBLEM AS THE PROPOSED DWELLINGS HAS BEEN DESIGNED TO HAVE A MINIMUM EFFECT ON NEIGHBOURING RESIDENCES.
- ELEMENTS OF NEIGHBOURING HOMES HAVE BEEN TAKEN INTO CONSIDERATION WITH SINGLE STOREY ASPECTS & TWO STOREY, PROTRUDING GABLES AND HIP ROOFS FORMING PART OF THE STREET-SCAPE.
- LANDSCAPING WILL BE PROVIDED ALONG THE DRIVEWAY FOR ADDITIONAL NOISE POLLUTION AND PROMOTE PRIVACY.
- LARGER TREES WILL BE PROVIDED WITHIN THE REAR COURTYARDS OF BOTH OF THE UNITS.

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30/11/16	A	REVISED PROPOSAL TO 7x SINGLE STOREY UNITS

SITE RESPONSE PLAN

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PROPOSED UNIT DEVELOPMENT
Lot 25-26, No.12-14 JOHN STREET
PAKENHAM VIC 3810

CLIENT: MR. N. ILLAVENTHAN

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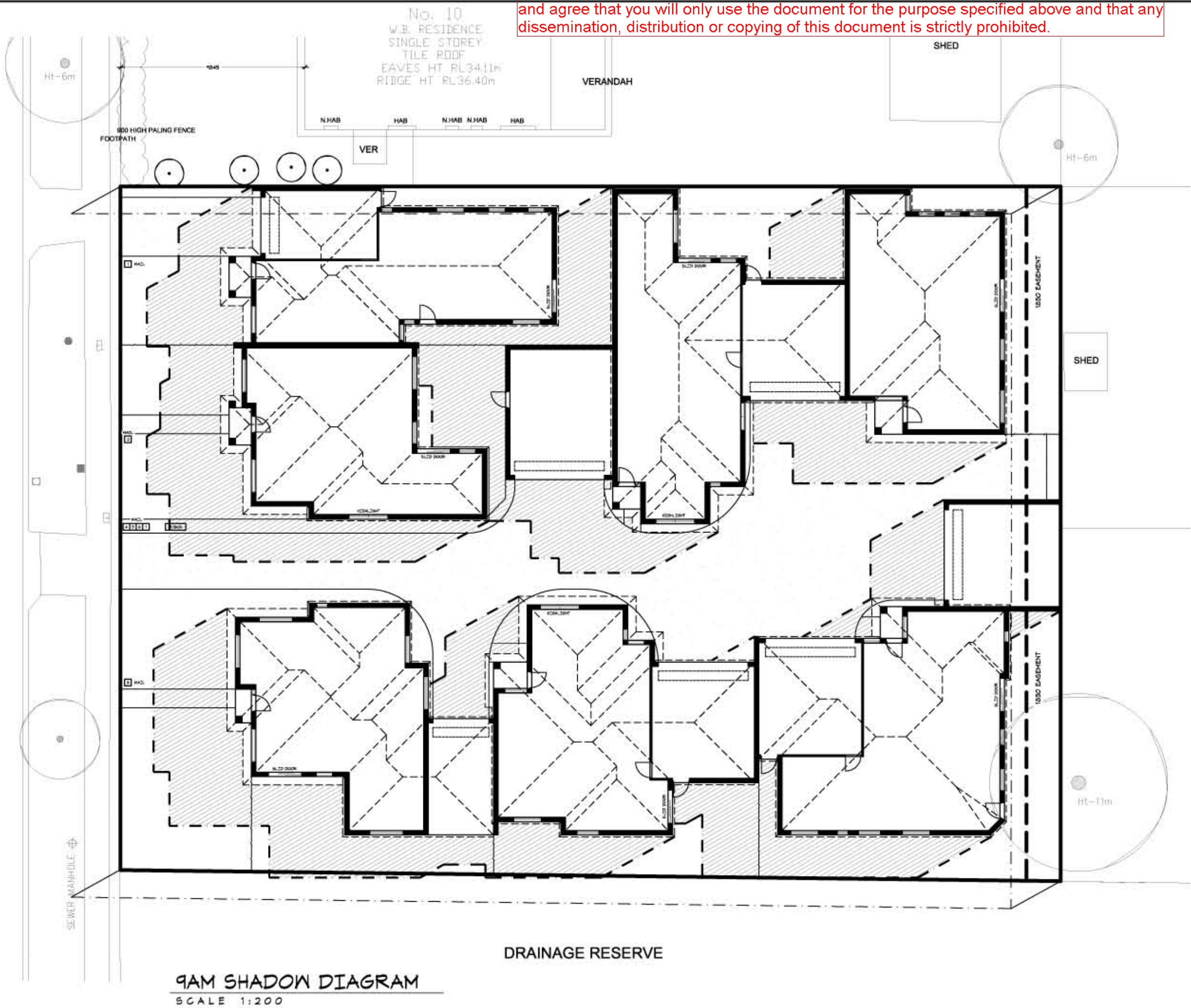
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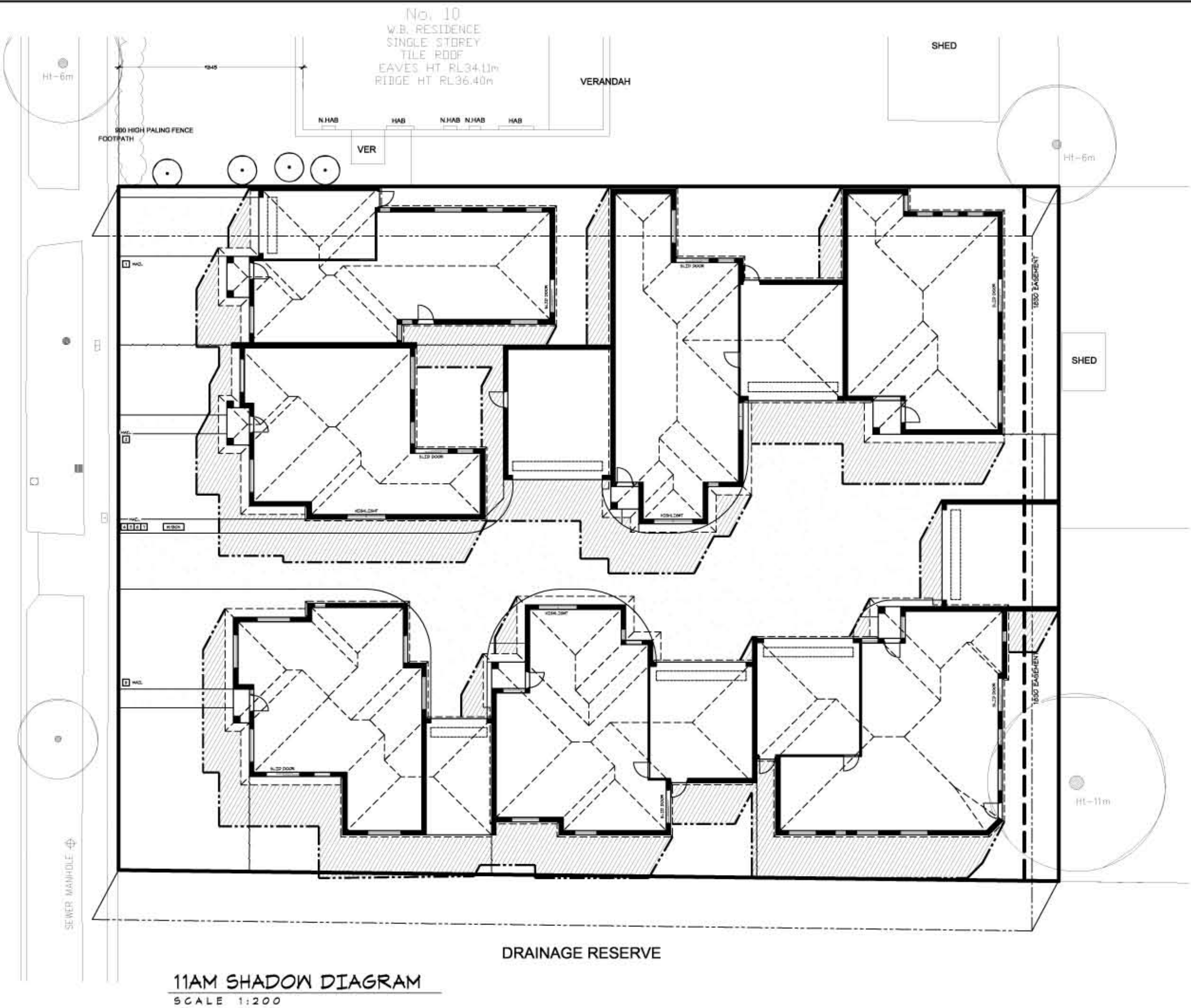
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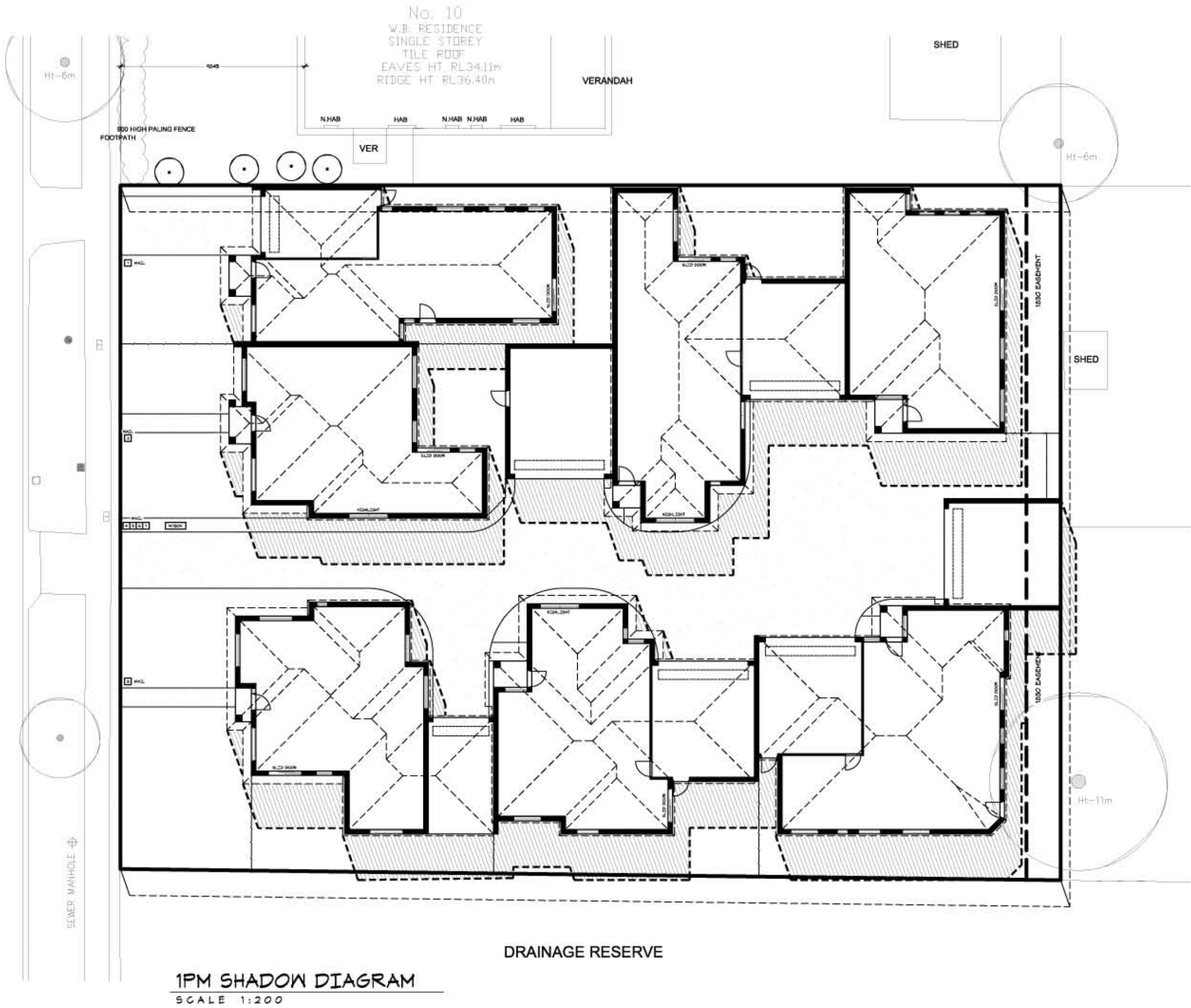
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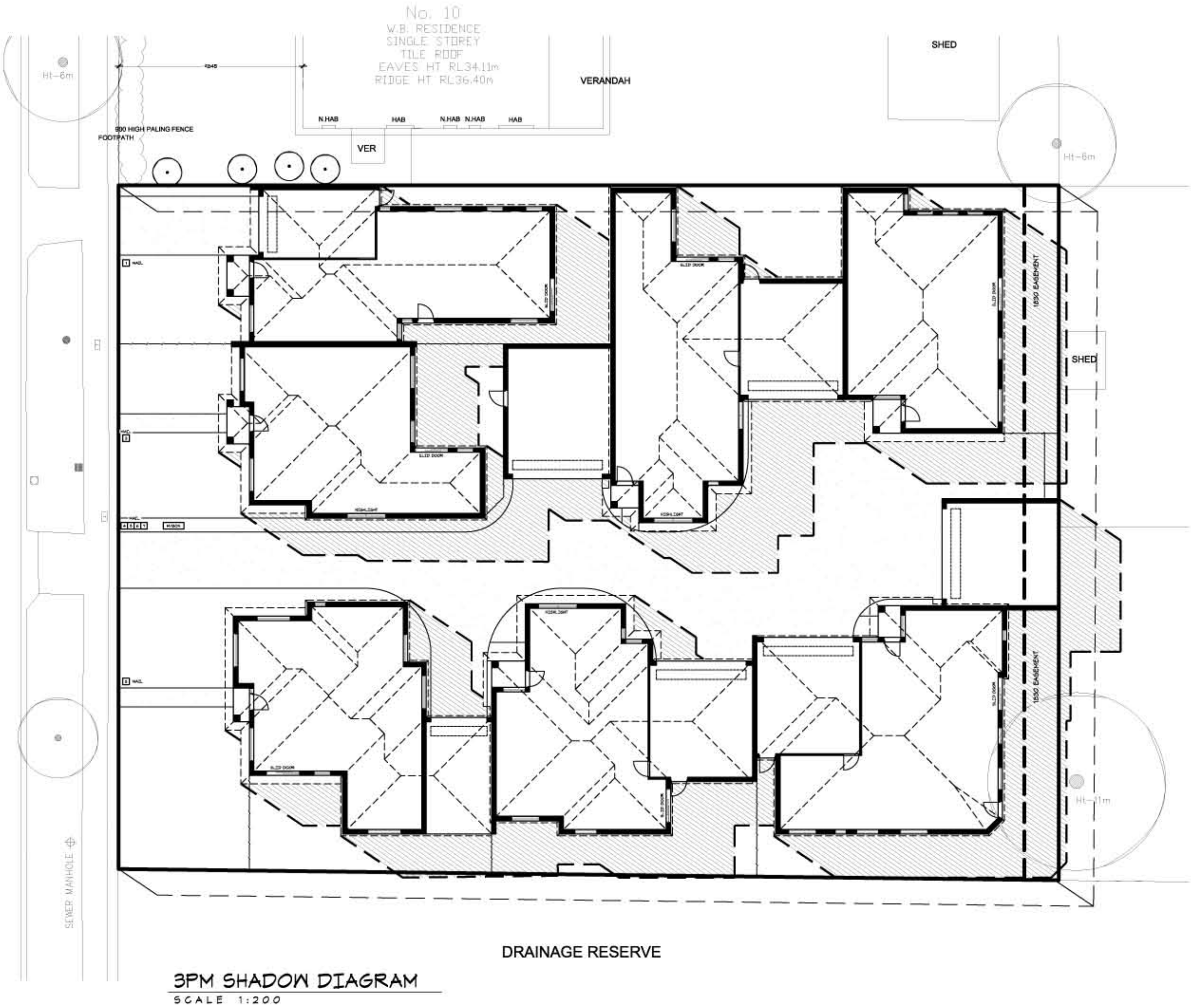
JOHNS STREET



JOHNS STREET



JOHNS STREET



SHADOWS LEGEND

9:00am SHADOW	---
9:00am FENCE SHADOW	---
11:00am SHADOW	---
11:00am FENCE SHADOW	---
1:00pm SHADOW	---
1:00pm FENCE SHADOW	---
3:00pm SHADOW	---
3:00pm FENCE SHADOW	---

NOTE
ALL SHADOWS HAVE BEEN CALCULATED DURING
SEPTEMBER EQUINOX

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SHADOW PLANS

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