

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	9 Broadhurst Road, Pakenham VIC 3810 L176 LP206679
The application is for a permit to:	Subdivision of the land into two (2) lots and the development of the land for a dwelling at the rear
The applicant for the permit is:	Nobelius Land Surveyors
The application reference number is:	T230613
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: https://www.cardinia.vic.gov.au/advertisedplanningapplications

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:	08 April 2024
--	---------------

If you object, the Responsible Authority will tell you 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.

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Application Summary

Portal Reference A42369ZJ

Basic Information

Proposed Use Subdivision of the land into two (2) lots and the development of the land for a dwelling at the rear

Current Use The site is one title with a single storey dwelling development located in the southern (front) portion of the site.

Cost of Works \$380,000

Site Address 9 Broadhurst Road Pakenham 3810

Covenant Disclaimer

Does the proposal breach, in any way, an encumbrance on title such as restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope? No such encumbrances are breached

Note: During the application process you may be required to provide more information in relation to any encumbrances.

Contacts

Type	Name	Address	Contact Details
Applicant	[REDACTED] Nobelius Land Surveyors	20 Henry Road Henry Street, Pakenham VIC 3810	W: 5941-4112 E: julie@nobelius.com.au
Owner	[REDACTED]	[REDACTED]	[REDACTED]
Preferred Contact	[REDACTED] Nobelius Land Surveyors	20 Henry Road Henry Street, Pakenham VIC 3810	W: 5941-4112 E: julie@nobelius.com.au

Fees

Regulation Fee Condition	Amount	Modifier	Payable
9 - Class 12 More than \$100,000 but not more than \$1,000,000	\$1,661.60	100%	\$1,661.60
9 - Class 18 To subdivide land into two lots	\$1,415.10	50%	\$707.55
	Total		\$2,369.20

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Civic Centre
20 Siding Avenue, Officer, Victoria

Council's Operations Centre (Depot)
Purton Road, Pakenham, Victoria

Postal Address
Cardinia Shire Council
P.O. Box 7, Pakenham VC, 3810

Email: mail@cardinia.vic.gov.au


Monday to Friday 8.30am–
5pm
Phone: 1300 787 624
After Hours: 1300 787 624
Fax: 03 5941 3784

Documents Uploaded


Date	Type	Filename
06-12-2023	A Copy of Title	Title dated 6 dec 2023.pdf
06-12-2023	Subdivision Plan	Plan of Sub dated 6 dec 2023.pdf
06-12-2023	Encumbrance	Instrument N802345E dated 6 dec 2023.pdf
06-12-2023	Explanatory Letter	Town Planning Report - 9 Broadhurst.pdf
06-12-2023	Site plans	Broadhurst Road Site Analysis.pdf
06-12-2023	Existing floor plan	Endorsed floor plan pg2.pdf
06-12-2023	A proposed floor plan	23051_9 Broadhurst Road^J Pakenham_29 NOV 2023.pdf
06-12-2023	Existing elevation plans	Endorsed elevations plan pg3.pdf
06-12-2023	Additional Document	Cover letter - Initial submission.pdf
06-12-2023	Additional Document	Sub TW Ver 3 2.pdf

Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit

Lodged By

Site User	 Nobelius Land Surveyors	20 Henry Road Henry Street, Pakenham VIC 3810	W: 5941-4112 E: julie@nobelius.com.au
Submission Date	06 December 2023 - 01:55:PM		

Declaration

By ticking this checkbox, I  declare that all the information in this application is true and correct; and the Applicant and/or Owner (if not myself) has been notified of the application.

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**REGISTER SEARCH STATEMENT (Title Search) Transfer of
Land Act 1958**

Page 1 of 1

VOLUME 09817 FOLIO 345

Security no : 124111060517A
Produced 06/12/2023 01:28 PM

LAND DESCRIPTION

Lot 176 on Plan of Subdivision 206679B.
PARENT TITLE Volume 09795 Folio 540
Created by instrument LP206679B 23/06/1988

REGISTERED PROPRIETOR



ENCUMBRANCES, CAVEATS AND NOTICES



COVENANT (as to whole or part of the land) in instrument N802345E 28/10/1988

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP206679B FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 9 BROADHURST ROAD PAKENHAM VIC 3810

ADMINISTRATIVE NOTICES

NIL



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OFFICE USE ONLY
LP 206679B
 EDITION 2
 CHART 9

NOTATIONS

LAND SUBJECT TO EASEMENT
 E-1, E-2 ELECTRICITY SUPPLY VIDE LP 75831
 E-2, E-3 WAY, DRAINAGE SEWERAGE AND ELECTRICITY SUPPLY VIDE LP 130748
 E-4 DRAINAGE AND SEWERAGE VIDE LP 206679B

LAND APPROPRIATED OR SET APART
 ROADS WITHIN THE CONTINUOUS THICK LINES FOR WAY, DRAINAGE, SEWERAGE AND SUPPLY OF WATER, ELECTRICITY, TELEPHONE AND GAS.
 E-5 DRAINAGE AND SEWERAGE

OTHER NOTATIONS
 TANGENT POINTS ARE SHOWN THUS \curvearrowright
 LOTS 1-9, 55-174 ALL INCLUSIVE HAVE BEEN OMITTED FROM THIS PLAN.

TO BE COMPLETED WHERE APPLICABLE
 THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS IN PROCLAIMED SURVEY AREA NO.

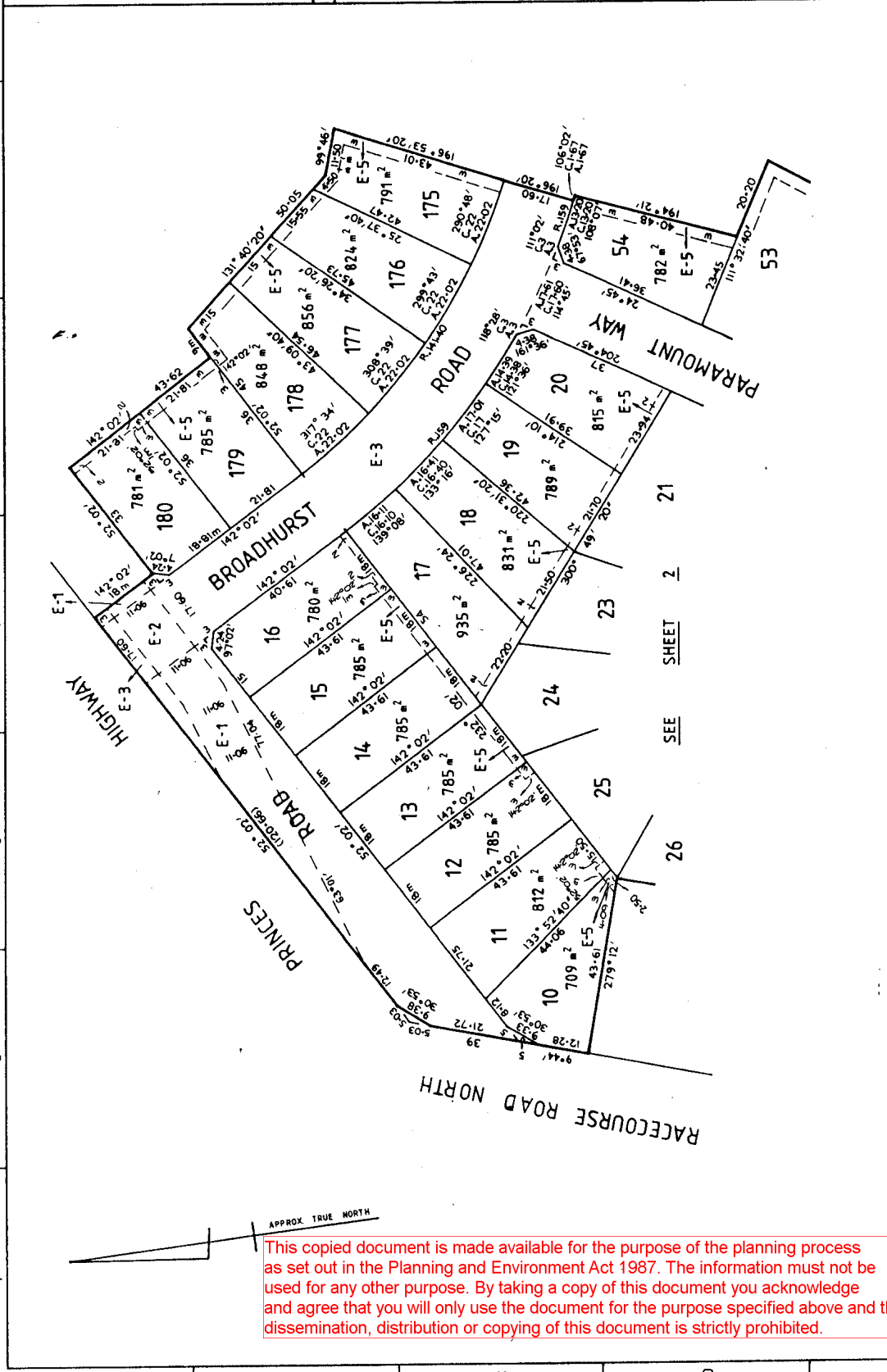
THE LAND TO BE SUBDIVIDED IS SHOWN ENCLOSED BY THICK LINES
 TITLE REF: Vol. 9795 Fol. 540
 LAST PLAN REF: Lot A LP 206679B

PLAN OF SUBDIVISION

COUNTY MORNINGTON
 PARISH NAR NAR 600N
 CROWN ALLOTMENT 40 (PART)

NUMBER OF SHEETS IN PLAN: 2
 NUMBER OF THIS SHEET: 1
 SCALE: 1:1750
 ORIGINAL SHEET SIZE: A2
 LENGTHS ARE IN METRES

OFFICE USE ONLY
LP 206679B
 VICTORIA



CERTIFICATION BY SURVEYOR
 RUSSELL JAMES JACKSON OF JOHN I. TAYLOR & ASSOCIATES (VIC.) PTY. LTD. 464 ST KILDA ROAD, MELBOURNE 3004. THIS PLAN HAS BEEN PREPARED FROM THE ORIGINAL FIELD NOTES AND COMPUTATIONS OF GEOFFREY LESLIE COOPER L.S., THE CLASSIFICATION OF THE SURVEY IS [] AND THE SURVEY WAS COMPLETED ON 22/11/86.
 DATE: _____
 Licensee Surveyor, Surveyors Act 1978.

CERTIFICATE OF MUNICIPAL CLERK
 MUNICIPALITY SHIRE OF PAKENHAM COUNCIL REF. 68/2/139

LIST OF MODIFICATIONS

LAND	MODIFICATION	DEALING No.	DATE	A.R.T.	EDN. No.
	CHANGE OF ROAD NAME		CORRES. 1989/4 2721		2

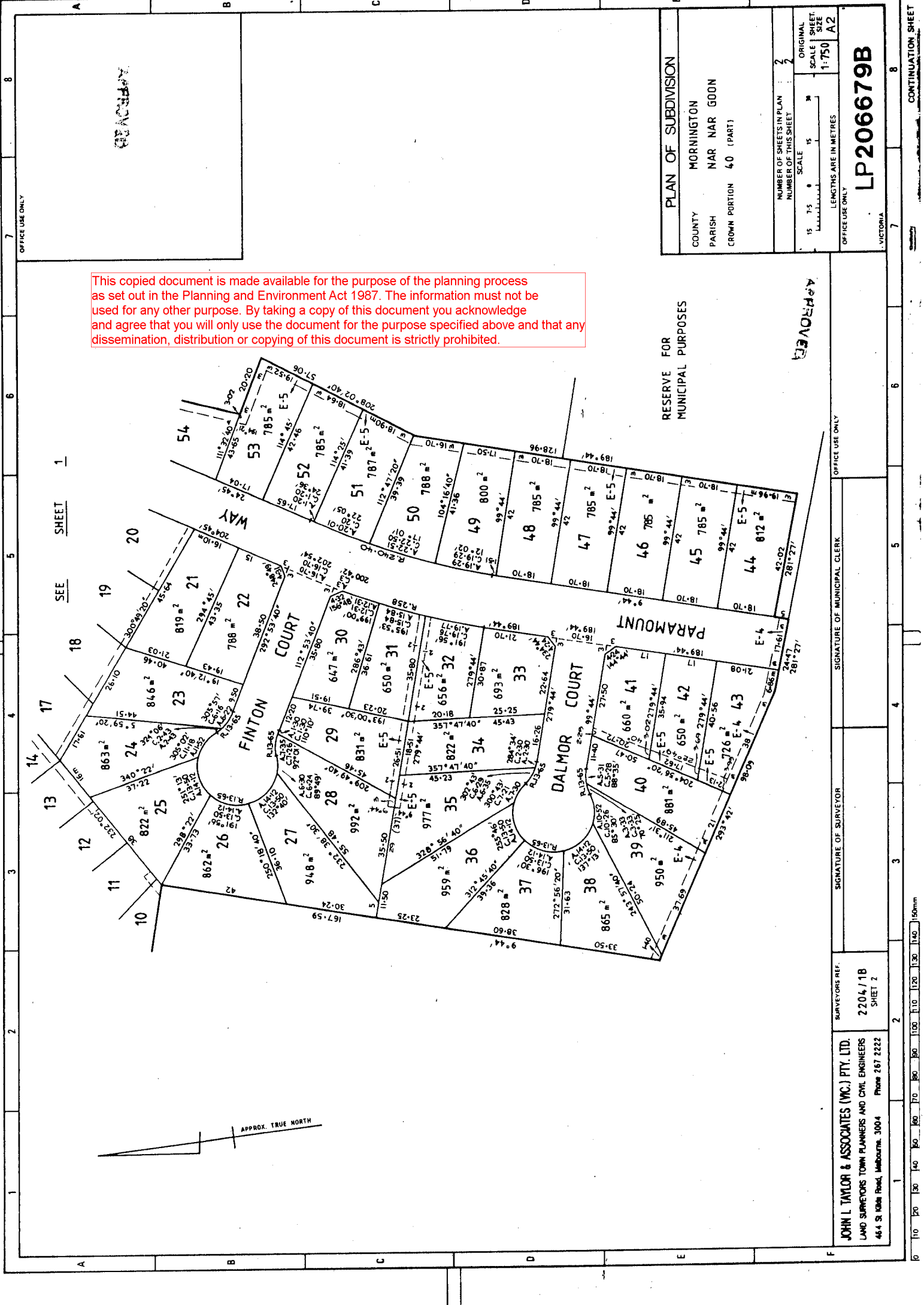
APPROVAL DATE 23/6/88

AMENDMENTS
 10-9-87

JOHN I. TAYLOR & ASSOCIATES (VIC.) PTY. LTD.
 LAND SURVEYORS, TOWN PLANNERS AND CIVIL ENGINEERS
 464 ST KILDA ROAD, MELBOURNE 3004 Phone 287 2222

SURVEYOR REF. 2204/1B
 SHEET 1

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RESERVE FOR MUNICIPAL PURPOSES

APPROVED

PLAN OF SUBDIVISION

COUNTY MORNINGTON
 PARISH NAR NAR GOON
 CROWN PORTION 40 (PART)

NUMBER OF SHEETS IN PLAN 2
 NUMBER OF THIS SHEET 2

SCALE 1:750
 ORIGINAL SCALE SHEET SIZE A2
 LENGTHS ARE IN METRES

LP206679B

VICTORIA

SEE SHEET 1

OFFICE USE ONLY

SIGNATURE OF MUNICIPAL CLERK

SIGNATURE OF SURVEYOR

SURVEYORS REF.

2204/1B
 SHEET 2

JOHN I. TAYLOR & ASSOCIATES (VIC.) PTY. LTD.
 LAND SURVEYORS, TOWN PLANNERS AND CIVIL ENGINEERS
 46-4 St. Albans Road, Melbourne, 3004 Phone 267 2222



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04 496

Lodged at the Titles Office by

Titles Office Use Only

REGD

281088 0902 45 29 N802345E

Code 001

VICTORIA TRANSFER OF LAND

Subject to the encumbrances affecting the land including any created by dealings lodged for registration prior to the lodging of this instrument the transferor for the consideration expressed at the request and by the direction of the directing party (if any) transfers to the transferee the estate and the interest specified in the land described together with any easement hereby created and subject to any easement hereby reserved or restrictive covenant herein contained or covenant created pursuant to statute and included herein. (Notes 1-4)

Land (Note 5)

Volume 9817 Folio 345
 Lot 176 on Plan of Subdivision No. 206793

Consideration (Note 6)
 \$29,000.00

Transferor (Note 7)

HALSBURY HOLDINGS PTY. LTD. and GLENHURST INVESTMENTS PTY. LTD.

STAMP DUTY VICTORIA
 U#03C#1 S#1 T#001521 00098975 27/10/88
 R#00B317 0#44 \$496.00

Transferee (Note 8)



Estate and Interest (Note 9)

All the estate and interest in the fee simple

CODE	04 496
DUTY	\$ 496.00
STATUS	0
TYPE	-
VALUE	\$ 29,000.00
Asst. Comm.	

Directing Party (Note 10)

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Creation (or Reservation) of Easement and/or Covenant (Notes 11-12)

AND THE transferee with the intent that the benefit of this Covenant shall be attached to and run at law and in equity with all the lots in the said Plan of Subdivision other than the lot or lots hereby transferred and each and every part thereof (herein "the land"), and that the burden of this covenant shall be annexed to and run at law and in equity with the land hereby transferred and each and every part thereof and be set out as an encumbrance at the foot of the

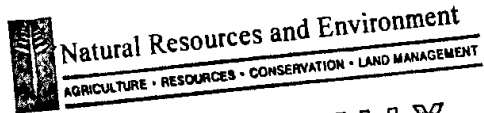
T2 Office Use Only



A memorandum of this document has been entered in the Register Book.



14
 Approval No. T2/1

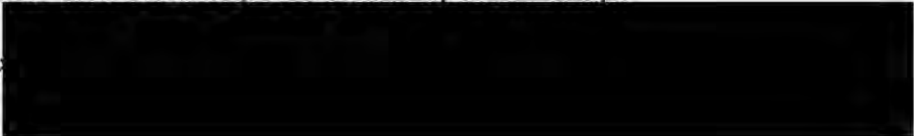


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Certificate of Title to be issued pursuant to the Transfer HEREBY for himself and his successors in title including his heirs, executors, administrators and transferees COVENANTS with the transferors the said HALSBURY HOLDINGS PTY. LTD., and GLENHURST INVESTMENTS PTY. LTD. their successors and other registered proprietor or proprietors for the time being of the land that the transferee will not erect on the lot or each of the lots hereby transferred a dwelling other than a dwelling having its external walls constructed substantially of brick veneer and having an internal area of not less than ~~eleven squares~~ excluding outbuildings.



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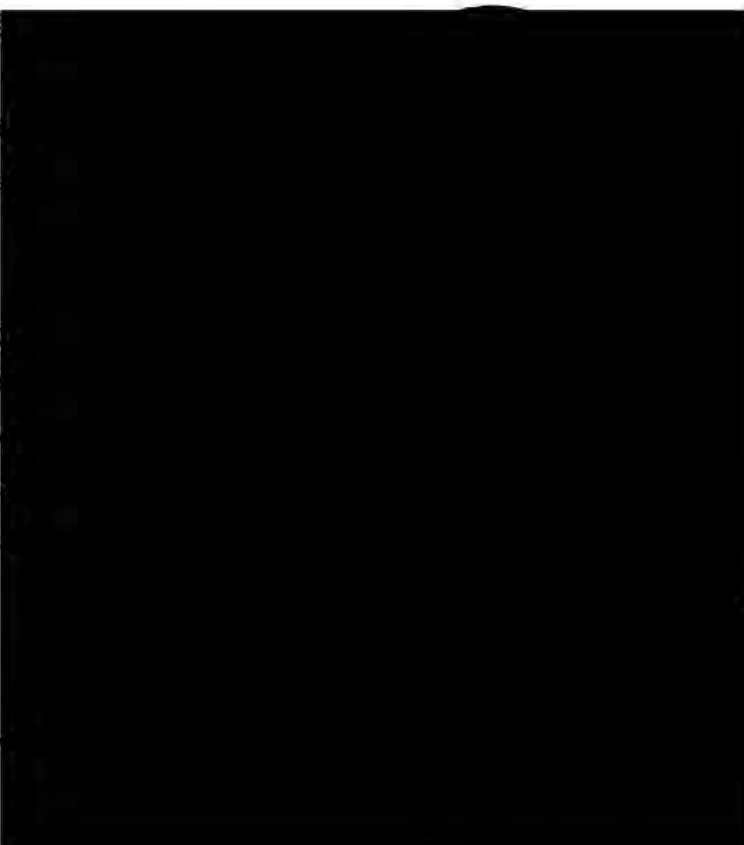
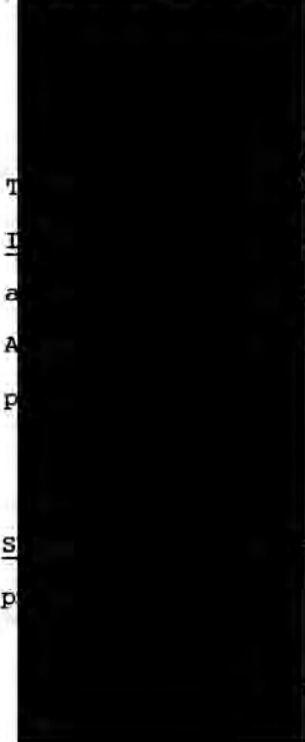
Date 13th October, 1988 :

(Note 13)

Execution and Attestation

(Note 14) - - -

The Common Seal of HALSBURY HOLDINGS PTY. LTD. was hereinto
accordance with its arti
Association in the prese



DN802345E-2-7

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NOTES

1. This form must be used for any transfer by the registered proprietor—
 - (a) of other than the whole of an estate and interest in fee simple
 - (b) by direction
 - (c) in which an easement is created or reserved
 - (d) which contains a restrictive covenant or a covenant created pursuant to statute.
2. Transfers may be lodged as an original only and must be typed or completed in ink.
3. All signatures must be in ink.
4. If there is insufficient space in any panel to accommodate the required information use an annexure sheet (Form A1) or (if there is space available) enter the information under the appropriate heading after any creation or reservation of easement or covenant. Insert only the words “See Annexure A” (or as the case may be) or “See overleaf” in the panel as appropriate.
 Multiple annexures may appear on the same annexure sheet but each must be correctly headed.
 All annexure sheets should be properly identified and signed by the parties and securely attached to the instrument.
5. Volume and folio references must be given. If the whole of the land in a title is to be transferred no other description should be used. If the transfer affects part only of the land in a title the lot and plan number or Crown description should also be given. Any necessary diagram should be endorsed hereon or on an annexure sheet (Form A1).
6. Set out the amount (in figures) or the nature of the consideration. If the transfer is by direction show the various considerations
 e.g. \$ paid by B to A
 \$ paid by C to B
 In a transfer on sale of land subject to a mortgage it should be clearly shown whether or not the amount owing under the mortgage is included in the consideration e.g. \$ which includes the amount owing under mortgage No.
7. Insert full name. Address is not required.
8. Insert full name and address. If two or more transferees state whether as joint tenants or tenants in common. If tenants in common specify shares.
9. Set out “All my estate and interest in the fee simple” (or other as the case may be).
10. If the transfer is by direction give the full name of any directing party and show the various considerations under the consideration heading.
11. Set out any easement being created or reserved and define the dominant and servient tenements.
12. Set out full details of any covenant and define the covenantee and the land to bear the burden and to take the benefit of the covenant.
13. The transfer must be dated.
14. If an executing party is a natural person execution should read “Signed by the transferor (transferee, directing party) in the presence of”. The witness must be an independent person. If an executing party is a body corporate execution should conform to any prescribed formalities relating to the affixing of the common seal.

PLAN OF SUBDIVISION

EDITION 1

PS 916965 A

LOCATION OF LAND

PARISH: Nar Nar Goon

TOWNSHIP: ---

SECTION: ---

CROWN ALLOTMENT: 40 (Pt)

CROWN PORTION: ---

TITLE REFERENCE: Vol. 9817 Fol. 345

LAST PLAN REFERENCE: Lot 176 on LP 206679 B

POSTAL ADDRESS: 9 Broadhurst Road, Pakenham 3810
(at time of subdivision)

MGA CO-ORDINATES: E: 368 190 ZONE: 55
(of approx centre of land in plan) N: 5 785 400 GDA 2020

Council Name: Cardinia Shire Council

EXPLANATORY NOTE:

WARNING: This plan is unregistered.
Alterations may be required by Council and the Registrar of Titles prior to Registration, Nobelius Land Surveyors accepts no responsibility whatsoever for any loss or damage suffered.

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VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
NIL	NIL

Building Boundaries are defined by thick continuous lines

Location of Boundaries defined by Buildings
Exterior Face: All Boundaries

CP No.1 denotes Common Property No.1

NOTATIONS

DEPTH LIMITATION: DOES NOT APPLY

SURVEY:
This plan is based on survey.

STAGING:
This is not a staged subdivision.
Planning Permit No.

This survey has been connected to permanent marks No(s). 195, 196 & 197
In Proclaimed Survey Area No. 71

LOTS IN THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS. FOR DETAILS OF ANY OWNERS CORPORATIONS INCLUDING PURPOSE, RESPONSIBILITY, OR ENTITLEMENT & LIABILITY SEE OWNERS CORPORATION SEARCH REPORT, OWNERS CORPORATION ADDITIONAL INFORMATION AND IF APPLICABLE, OWNERS CORPORATION RULES.

EASEMENT INFORMATION

LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easements and rights implied by Section 12(2) of the Subdivision Act 1988 apply to all of the land in this plan.

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	Drainage & Sewerage	3	LP206679B	All Lots on LP 206679 B

NOBELIUS LAND SURVEYORS



P.O. BOX 461
PAKENHAM 3810
Ph 03 5941 4112
mail@nobelius.com.au

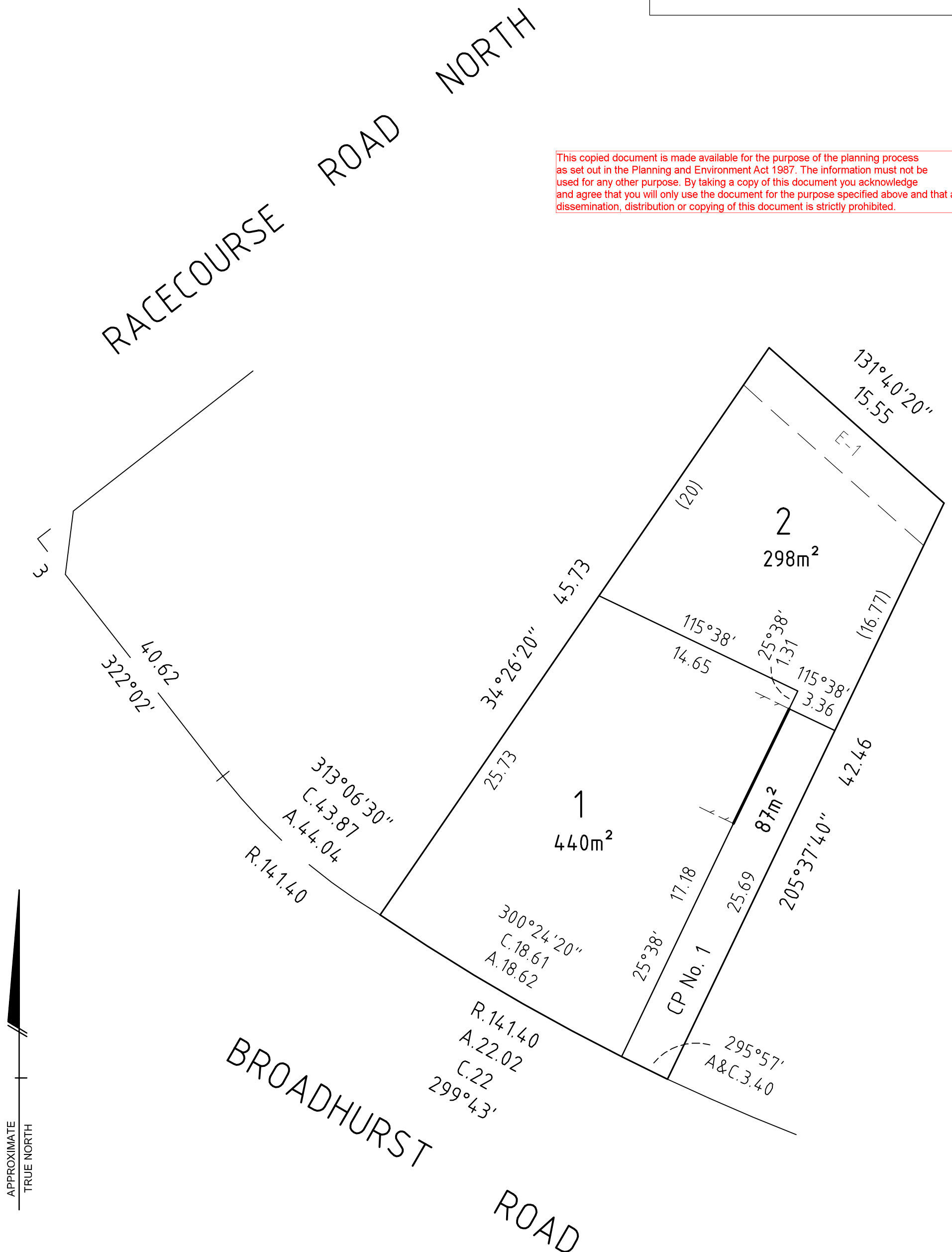
SURVEYORS FILE REF: 21286

LICENSED SURVEYOR: T. D. WALKER
VERSION 3

ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 2

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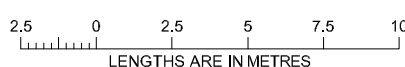
WARNING: This plan is unregistered.
See Sheet 1 for Explanatory Note

NOBELIUS LAND SURVEYORS



P.O. BOX 461
PAKENHAM 3810
Ph 03 5941 4112
mail@nobelius.com.au

SCALE
1:250



ORIGINAL SHEET
SIZE: A3

SHEET 2

LICENSED SURVEYOR: T. D. WALKER
VERSION 3

TOWN PLANNING REPORT

Subdivision of the land into two (2) lots & the Development of the land for a dwelling at the rear

at 9 Broadhurst Road, Pakenham, Victoria 3810



PROPOSED BY:
NOBELIUS LAND SURVEYORS
20 Henry Street, Pakenham, VIC 3810

(03) 5941 4112
www.nobelius.com.au



NOBELIUS
LAND SURVEYORS

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1. PRELIMINARY

ADDRESS	Lot 176 LP206679, 9 Broadhurst Road, Pakenham 3810			
RESPONSIBLE AUTHORITY	Cardinia Shire Council			
ZONE	General Residential Zone – Schedule 1			
OVERLAY	Development Contributions Plan Overlay - Schedule 1			
BUSHFIRE PRONE AREA	No			
CULTURAL HERITAGE	Not applicable			
EASEMENTS, RESTRICTIONS, ENCUMBRANCES	E5 Easement for the purpose fo Drainage and Sewerage Instrument N802345E, 28/10/1988			
PROPOSAL	The subdivision of the land into two (2) lots and the development fo the land (at the rear) for a dwelling			
PERMIT TRIGGERS	<ul style="list-style-type: none"> Pursuant to clause 32.08-3 of the GRZ1 a permit is required to subdivide the land. Pursuant to clause 32.08-6 of the GRZ1 a permit is required to construct a dwelling if there is at least one dwelling existing on the lot. <p>Please note: Pursuant to clause 45.06-1 a permit granted to subdivide the land and construct a building must be consistent with the provisions of the DCPO1.</p>			
RELEVANT PLANNING CONTROLS AND INCORPORATED DOCUMENTS	Clause 11 Settlement Clause 13 Environmental Risks & Amenity Clause 15 Built Environment & Heritage Clause 16 Housing Clause 19 Infrastructure Clause 32.08 General Residential Zone Clause 45.06 Development Contributions Plan Overlay Clause 55 Two of more dwellings on a lot Clause 56 Residential Subdivision Clause 65.02 Approval of an application to subdivide land Clause 71.03 Integrated decision making			
SUBMITTED DOCUMENTS	<ul style="list-style-type: none"> Feature and Levels Plan – <i>Nobelius Land Surveyors</i> Plan of Survey – <i>Nobelius Land Surveyors</i> <i>Development Plans - AJS Drafting Services</i> Copy of Title & Title Plan 			
NLS QUALITY SYSTEM	AUTHOR	DATE ISSUED	CHECKED BY	REVISION
	JB	29/11/2023	RO	1

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2. INTRODUCTION

This town planning report has been prepared by Nobelius Land Surveyors on behalf of the landowner and is submitted to Cardinia Shire Council to support an application for the subdivision of the land into two (2) lots and the development of the land of a dwelling.

The subject site is located in an established residential area of Pakenham determined to be suitable for future residential growth. The land is able to connect to all services and is not impacted by any notable risks associated with urban flooding or bushfire. It provides an excellent opportunity to deliver residential land in a township experiencing sustained growth.

The purpose of this report is to assess the proposed subdivision of two (2) lots against the relevant provisions of the Cardinia Planning Scheme, and local and state planning policies. The proposed subdivision has undergone an extensive design process and is responsive to key site considerations and sympathetic to surrounding character. The site presents an excellent strategic location for further residential allotments and the proposal responds to and integrates with surrounding residential developments in proximity to public transport options, open space and recreation facilities.

This report aims to demonstrate that the proposal is:

- Consistent with the State and Local Planning Policy framework;
- Consistent with the requirements of the Cardinia Planning Scheme;
- Consistent with the requirements of Clauses 55;
- Consistent with the requirements of Clauses 56; and
- Will satisfactorily integrate with surrounding lot sizes and land uses.

The proposal is entirely appropriate to be granted a planning permit and receive Council's full support on the basis that the proposal supports Cardinia's vision for future residential development on the two sites and is appropriate for the locality.

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3. SUBJECT SITE AND SURROUNDING LOCALITY

SITE ANALYSIS

The land is formally described as Lot 176 on LP206679, 9 Broadhurst Street, Pakenham 3810, contained within Volume 09795 and Folio 540. The land is an irregularly shaped rectangular allotment, with a frontage to Broadhurst Road measuring 22.02 metres (arc). The has a maximum depth of 45.73 metres and a total area of 825m².

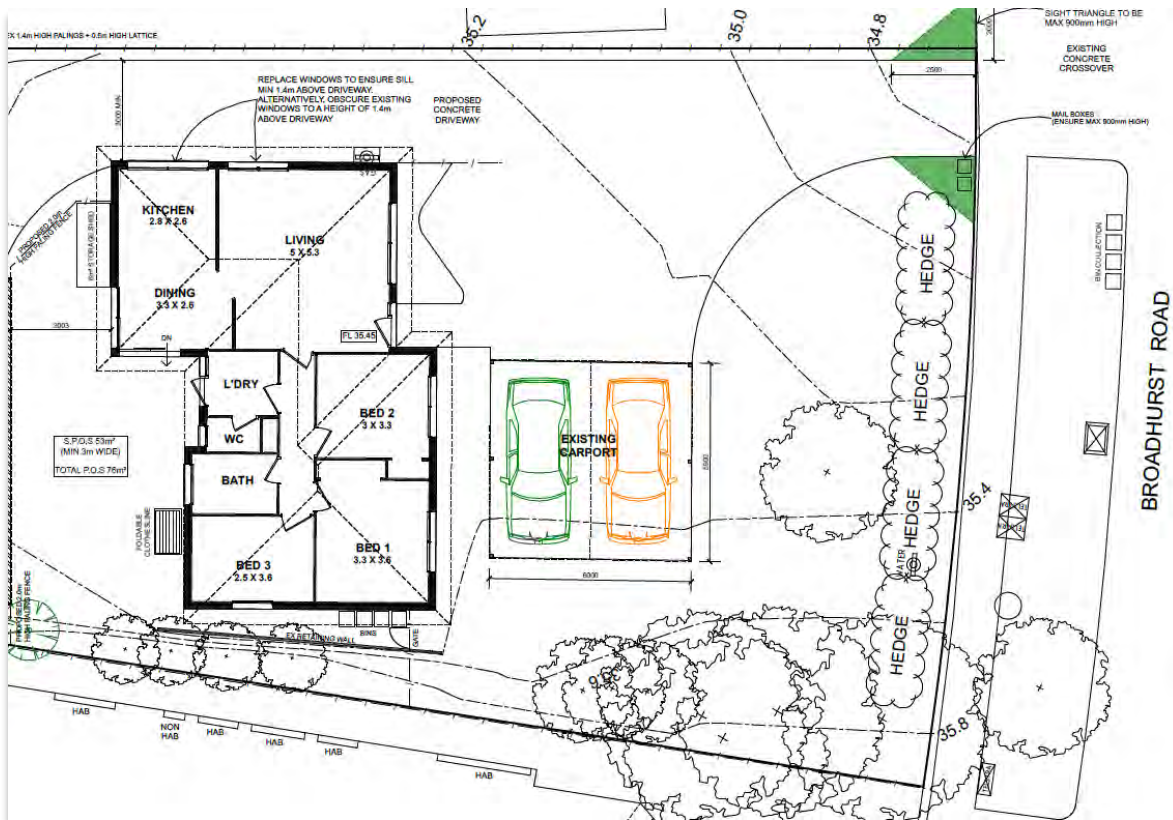


9 BROADHURST ROAD, PAKENHAM (IMAGE COURTESY OF NEARMAP, 2023)

The land is developed with a single storey, brick vaneer dwelling located in the southern portion of the site, close to Broadhurst Road. The dwelling is setback from the frontage by 15 metres and from the eastern side boundary by 3.4 metres. There is an existing two car carport located in the front setback with the remainder of the front area landscaped, providing a vegetated visual screen from Broadhurst Road. The rear of the dwelling features an attached verandah, which is earmarked for removal.

The internal layout features three bedrooms, kitchen, laundry and shared living and dining space and bathroom, as per the floor plans below.

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EASEMENTS AND COVENANTS

An E-5 easement measuring 3 metres in depth and running parallel with the rear boundary has the purpose of Drainage and Sewerage.

A review of the Certificate of Title indicates that the land is impacted by instrument N802345E, dated 13th October, 1988. The instrument covenants that the proprietor/s "will not erect on the lot or each of the lots hereby transferred a dwelling other than a dwelling having its external walls constructed substantially of brick veneer and having an internal area not less than 102sqm excluding outbuildings".

A copy of the Certificate of Title has been provided as part of this submission.

PERMIT HISTORY

There is no recent planning permit history associate dwith this site.

The existing dwelling was constructed under the Building Control Act 1981, approval No. 31078, dated 10 November 1986.




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SURROUNDS

Broadhurst Road is a residential road in Pakenham that connects to Racecourse Road North, intersects with Paramount Way and provides access to Nabilla Court in the south east.

There is sporadic roadside vegetation in the road reserve and a paved foot path adjacent to the northern side of the road. The residential development that addresses Broadhurst Road and is evident in the area contributes to the circa 1970's onward suburban character of the neighbourhood that is dominated by detached, single storey dwellings featuring brick veneer, pitched gable roof dwelling designs setback from the street with generous front yard landscaping.

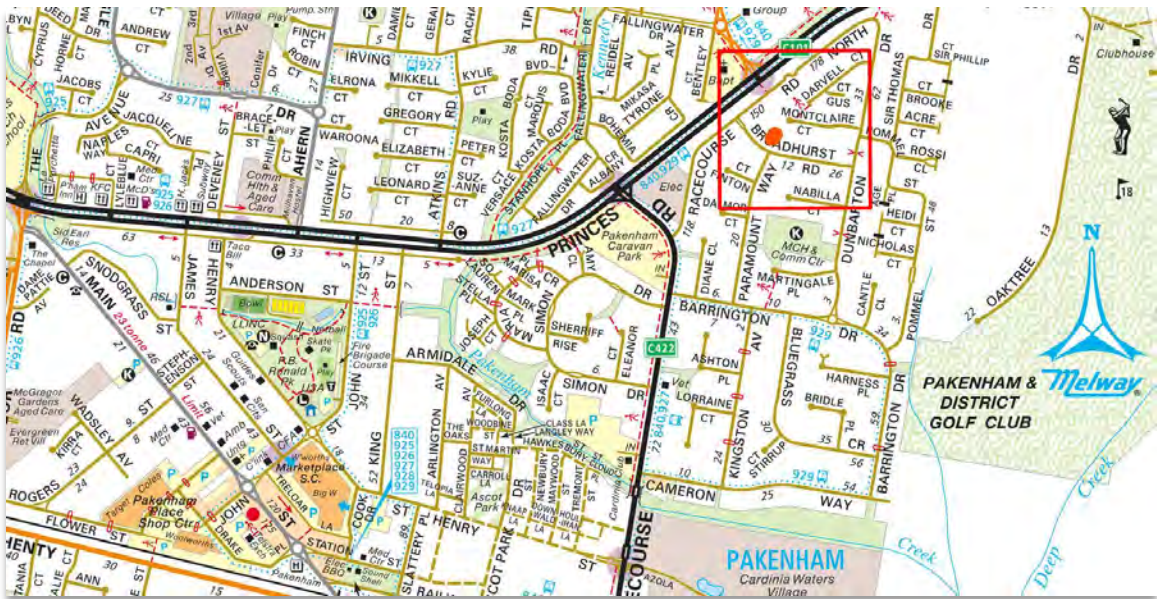
The land immediately adjoining the subject site has been summarised below: can this be a standard table that needs locked under the heading

NORTH		<ul style="list-style-type: none"> The northern (rear) boundary abuts No. 15 Montclair Court, a similarly zoned and sized lot developed with a single storey dwelling.
EAST		<ul style="list-style-type: none"> Numbers 9 and 13 Broadhurst Road are located directly east of the subject site. They are similarly zoned, sized and developed.
SOUTH		<ul style="list-style-type: none"> Addresses Broadhurst Road, at the intersection with Paramount Way, which is fronted by similarly zoned and sized lots.

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The subject site (orange dot, below) shown in context with the surrounding area of Pakenham (Melways Online, 2023) illustrates the proximity to the site to public transport (Bus routes 840, 929), the public golf course, Pakenham commercial centre, reserves and Railway.



ENVIRONMENTAL CONSIDERATIONS

TOPOGRAPHY

Topographically, the land is relatively flat with a very modest fall from the high point adjacent to the western side boundary to the lowest point adjacent to the north eastern and south eastern corners of the lot. The topography does not pose constraints to the proposed subdivision of the land.

CULTURAL HERITAGE

The land is not mapped within an area of potential cultural significance.

VEGETATION

The landscape is a modified, urban environment. The onsite planted vegetation is contained in the front setback and will not be impacted by the proposal.

BUSHFIRE PRONE AREA

The subject site is not mapped in a designated Bushfire Prone Area.

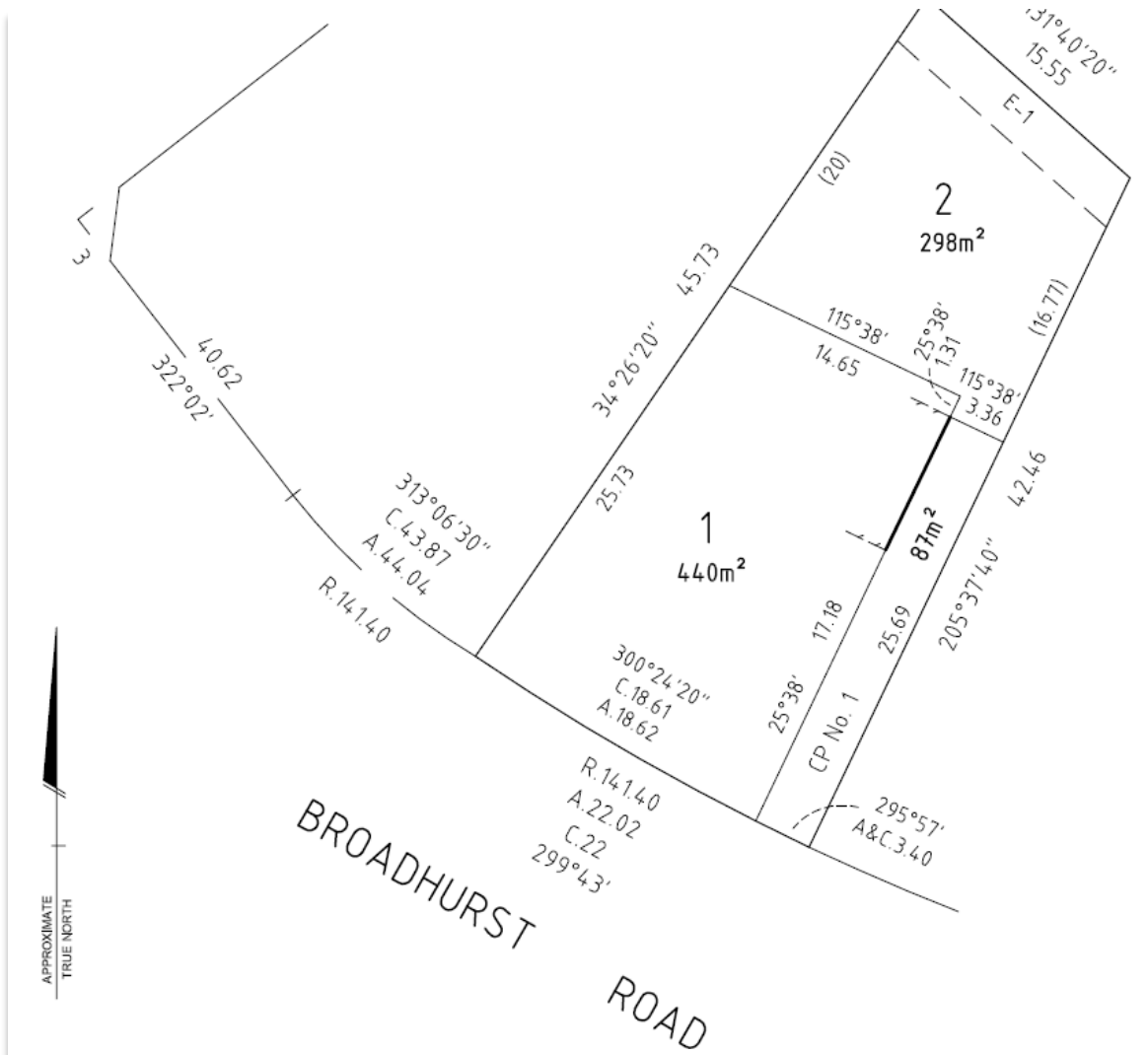
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4. THE PROPOSAL

The applicant seeks approval for the subdivision of land into two (2) lots and the development of the land for a single-storey, two bedroom dwelling at the rear.

SUBDIVISION

The proposed lot configuration is as per the Plan of Subdivision prepared by Nobelius Land Surveyors (below).



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The details of each lot are provided in the table below:

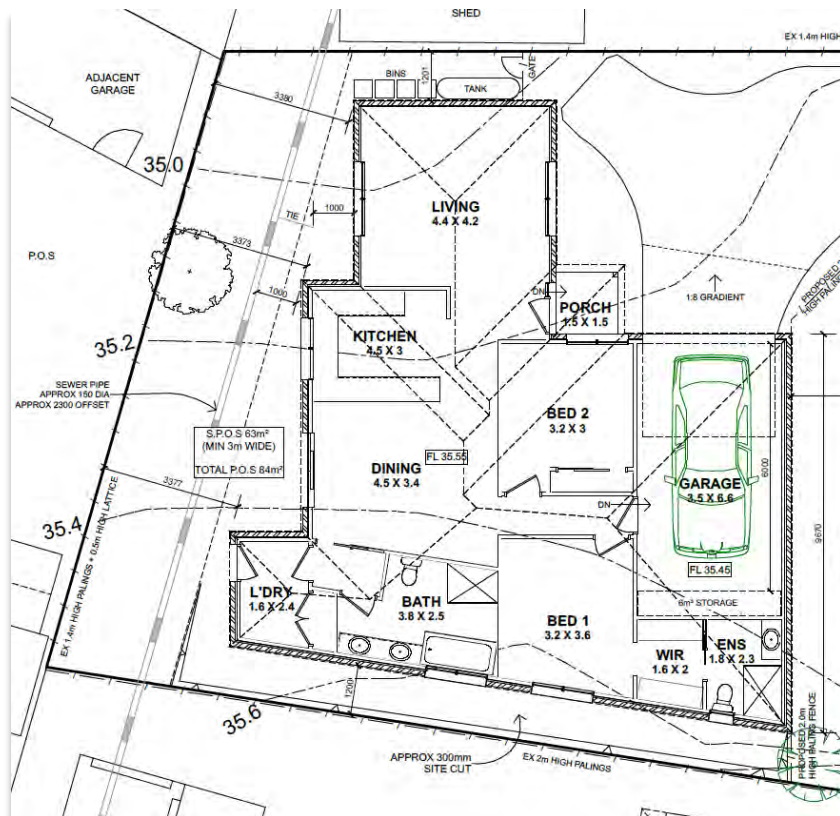
LOT	DETAIL	EXISTING CONDITIONS	PROPOSED CONDITIONS
1	440sqm	Contains existing dwelling with two car port in front setback	Veranda attached to rear of dwelling to be removed. Windows to the CM to be obscured.
2	298sqm	Is vacant	Developed with a single storey, two bedroom dwelling + 1 car space
Common Property No.1	87sqm	Concrete driveway	To provide access to the two car parking for Lot 1 and the proposed dwelling proposed for Lot 2

Lot 1 features the existing dwelling. The verandah that is attached to the rear of the dwelling is proposed for removal. The three bedroom dwelling will have access to 76sqm of Private Open Space of which 53sqm is Secluded Private Open Space.

In the event that the land owner would like to pursue subdivision before development, can we respectfully request that permit conditions be structured to allow subdivision independent of development.

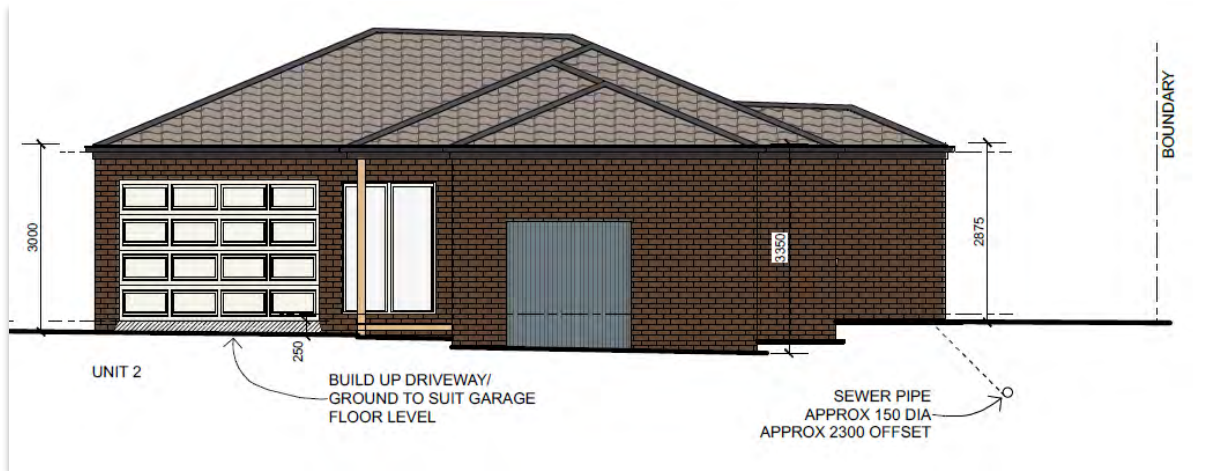
DEVELOPMENT

The proposed dwelling on Lot 2 is a single storey development that has a roofed floor area measuring 140.3 sqm. The internal configuration features two bedrooms (one Master with ensuite and walk in robe), bathroom, kitchen, dining and living space, laundry and garage. Lot 2 features 84sqm of Private Open Space (63sqm of Secluded Private Open Space). Please refer below to the plans by *AJs Drafting Service*, dating 7/10/2023.



AREAS:		SITE COVERAGE:		282m ²	34%
SITE TOTAL:	824.5m ²	PERMEABLE COVERAGE	368.5m ²	44.5%	
UNIT 1 (EXISTING)		DRIVEWAY SURFACE:	169m ²	20.5%	
DWELLING:	104m ²	HARD SURFACE COVERAGE:	456m ²	55.5%	
CARPORT:	35m ²	GARDEN AREA:	350m ²	42.5%	
TOTAL:	139m ²	UNIT 1 S.P.O.S =53m ² (MIN			
		3.0m WIDE)			
UNIT 2		TOTAL P.O.S = 76m ²			
DWELLING:	112.5m ²	UNIT 2 S.P.O.S =63m ² (MIN			
PORCH:	2.3m ²	3.0m WIDE)			
GARAGE:	25.5m ²	TOTAL P.O.S = 84m ²			
TOTAL:	140.3m ²				

The dwelling development on Lot 2 will feature a tiled gabled roof design and a brick veneer finished in red-brown tones (Please refer below to the eastern elevation plan, sheet 4 of 8) and a floor space of 140sqm. This is consistent with the requirements of Instrument N802345E, dated 13th October, 1988.



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5. RELEVANT PLANNING CONTROLS

The following section addresses the objectives and requirements of the zoning and overlay controls relevant to the subject site identifying how these planning controls relate to the proposal, trigger an assessment and how we have addressed the requirements of planning provisions.

ZONING CONTROLS

The following provides a brief summary of the planning controls relevant to the subject site identifying how these planning controls relate to the proposal.

GENERAL RESIDENTIAL ZONE

The subject site and all surrounding land is mapped within the General Residential Zone – Schedule 1 (GRZ1).



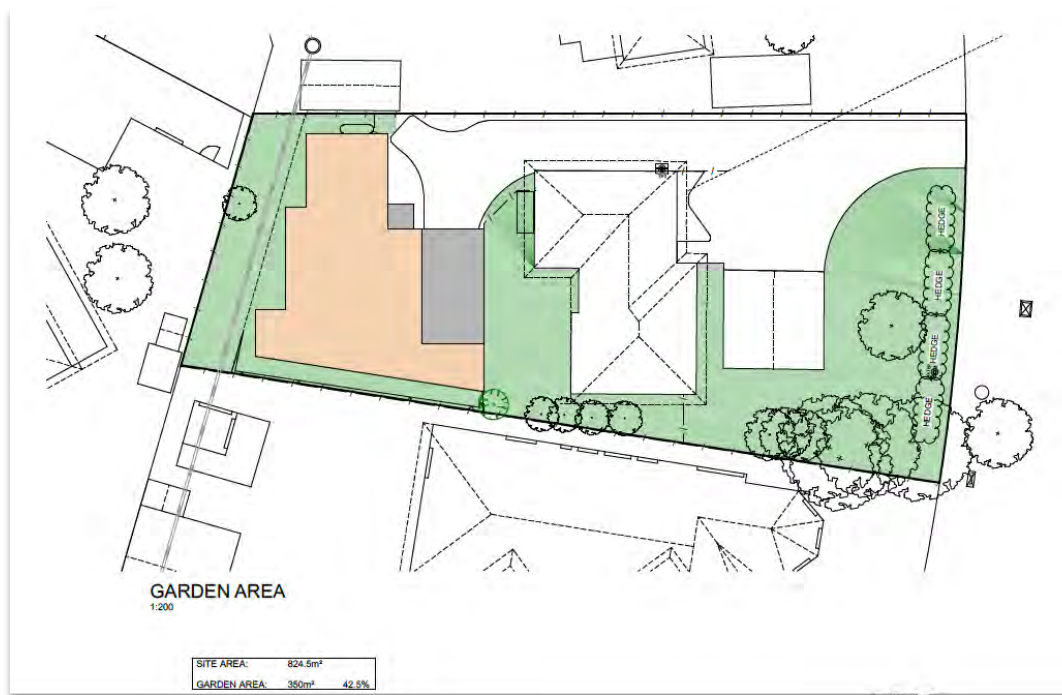
The General Residential Zone has the following purposes relevant to this proposal:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To encourage development that respect the neighbourhood character of the area.
- To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

Pursuant to **Clause 32.08-3**, a permit is required to subdivide land.

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An application to subdivide the land that creates a lot less than 400sqm capable to development for a dwelling must ensure at least 25% of the land is provided as garden area. Lot 2 will measure 298sqm with garden area over the entire site measuring 350sqm, which equates to 42.5%, as per the garden area site plan provided by *AJs Drafting Service* (Sheet 6 of 8) below. This is consistent with the requirements of clause 32.08-3.



An application to subdivide land must meet the requirements of Clause 56 (for 2 lots), meeting the objectives and standards of Clauses 56.03-5, 56.04-2, 56.04-3, 56.04-5, 56.06-8 and 56.09.2. An assessment of the proposal against the requirements of clause 56 is presented in Section 8 of this report.

Pursuant to **Clause 32.08-6**, a permit is required to construct a dwelling if there is at least one dwelling existing on the lot. A dwelling must meet the requirements for clause 55. An assessment of clause 55 is provided in Section 8 of this report.

The proposed dwelling on Lot 2 in a single storey development and has a maximum building height of 4.75m, which complies with the requirements of **clause 32.08-10**.



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This application has satisfied the application requirements outlined in **Clause 32.08-11 Application requirements** by providing the following information:

- A site and context description and design response as required in Clause 56. A Clause 55 and 56 assessment is included as part of this town planning report. Please refer to Section 8.
- A site feature plan, concept plan, and proposed plan of subdivision, all of which are drawn to scale and dimensioned, and show:
 - Site shape, size, dimensions and orientation.
 - The siting and use of existing and proposed buildings.
 - Adjacent buildings and uses.
 - The building form and scale.
 - Setbacks to property boundaries.

SCHEDULE 1 TO GENERAL RESIDENTIAL ZONE

No specific neighbourhood character objectives or requirements relevant to the site or the proposed subdivision are described within the schedule to the zone which applies to the *General Residential Areas*. The schedule is silent on any additional requirements pertaining to clause 55 or 56, fence construction or maximum building heights.

GENERAL RESIDENTIAL ZONE - DECISION GUIDELINES

The decision guidelines contained in Clause 32.08-13 have been considered in the proposed design. An assessment of the proposal against each relevant guideline is provided below:

General

- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The purpose of this zone.*
- *The objectives set out in a schedule to this zone.*
- *Any other decision guidelines specified in a schedule to this zone.*
- *The impact of overshadowing on existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Mixed Use Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone.*

Subdivision

- *The pattern of subdivision and its effect on the spacing of buildings.*
- *For subdivision of land for residential development, the objectives and standards of Clause 56.*

Dwellings and residential buildings

- *For the construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings, the objectives, standards and decision guidelines of Clause 55. This does not apply to an apartment development of five or more storeys, excluding a basement.*

In summary, the proposal meets the requirements of the Municipal Planning Strategy and the Planning Policy Framework as addressed in Sections 6 and 7 (below). The proposal contemplates the subdivision of land into two (2) lots and the development of a single storey, two bedroom dwelling on proposed lot 2. Schedule 1 is silent on additional objectives and decision guidelines to those nominated in the zone. Please refer to Section 8 of this report for an assessment of the proposal against the requirements of clauses 55 and 56.

As such, the proposed subdivision is appropriate for the General Residential Zone.

OVERLAYS

The land is subject to the Development Contributions Plan Overlay – Schedule 1, as demonstrated in the image derived from VicPlan (2023) below:



The Development Contributions Plan Overlay has the following purposes:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify 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.

Please refer to Section 6 of the Planning Report (below) for an assessment of the proposal against the requirements of the Municipal Planning Strategy.

The Development Contributions Plan Overlay schedule 1 has regard to the Pakenham Township Development Contributions Plan, September 1997 with contributions set out at 3.0 of schedule 1. The maximum Community Infrastructure Levy (CIL) payable under the abovementioned Plan is set by Section 46L of the Planning and Environment Act 1987 with CIL provided on the Cardinia web site. A permit granted must be consistent with the provisions of the Pakenham Township Development Contributions Plan, September 1997 (DCPO1) and include permit conditions that give effect to any contributions or levies imposed, conditions or requirements set out in the relevant schedule.

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6. MUNICIPAL PLANNING STRATEGY

CLAUSE 21.01-2 KEY INFLUENCES AND CLAUSE 21.01-3 KEY ISSUES

The Cardinia Shire seeks to be recognised as a unique place of environmental significance where our quality of life and sense of community is balanced by sustainable and sensitive development, population and economic growth. The proposal is sensitive to the key issues facing Cardinia that have regard to preserving environmentally heritage significant areas, mitigating risks associated with flooding and bushfire, providing housing and services for a growing community, and facilitating economic development. The subject site is located within a residential area of Pakenham and is consistent with the Cardinia Shire Strategic framework plan at clause 21.01-5.

CLAUSES 21.02-2 LANDSCAPE AND 21.02-3 BIODIVERSITY

Clause 21.02 Environment, has the objective, among others, to manage development to mitigate impacts on the operation and health of waterway systems via the provision of retention and treatment of domestic wastewater. The development include the provision of generous garden area that will avoid excessive stormwater being diverted to shared infrastructure. Please read in conjunction with our STORM report. **Clause 21.02-2 Landscape** and **Clause 21.02-3 Biodiversity** seek to avoid eroding the existing biodiversity of the Shire and its significant contribution to the landscape. The vegetation contained within the site will be retained, which will ensure there is little to no visual impact of the proposal from the streetscape, contributing to the preservation fo the existing neighbourhood character.

Clause 21.02-3 Bushfire management acknowledges the high risk associated with some of the areas within the shire. The site is not mapped within a Bushfire Prone Area therefore the proposal provides suitable development that caters to the needs of a growing community without escalating the risk of bushfire to the community.

CLAUSES 21.03 SETTLEMENT AND HOUSING

Clause 21.03 Settlement and Housing and more specifically **Clause 21.03-1 Housing** identifies The shire as a destination for residents seeking diverse, affordable housing types and densities. Our proposal provides a modest two-bedroom development that is single storey and close to facilities and amenity and addresses key objectives associated with this clause including:

- *To encourage a diversity in housing to meet the needs of existing and future residents*
- *To encourage the provision of housing to cater for groups within the community with specific housing requirements.*

Clause 21.03-2 Urban Established Area – Beaconsfield and Pakenham identifies the parts of Cardinia Shire that are part of the Casey-Cardinia Growth Area within which a diversity of housing types and sizes that are affordable and serviced by existing utility infrastructure are desirable with access to community falities to address car dependence. The proposal is a modest two bedroom development that will provide a modest dwelling located within access to public transport and facilities, beyond any mapped risk associated with flooding or bushfire, and is generally consistent with the exiasitng character fo the area.

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7. STATE AND LOCAL PLANNING POLICY FRAMEWORK

This part of the report assesses and responds to the legislative and policy requirements for the project outlined in the Cardinia Planning Scheme and in accordance with the Planning and Environment Act 1897. The relevant clauses of the State & Local Planning Policy Framework for subdivisions of the type presented in this report are largely contained in Clauses 11, 15, 16, 18 and 19. The proposal is located within an established area of Pakenham.

An assessment against the relevant clauses of the Cardinia Planning Scheme has been provided below:

CLAUSE 11 SETTLEMENT

Clause 11.01-1S Settlement, Clause 11.02-1S Supply of urban land have regard for the development of sustainable growth and development that preserves the distinction between the residential areas of townships such as Pakenham and the peri-urban areas that surround such communities. They have the shared objective to ensure a sufficient supply of land is available for residential, commercial, retail, industrial recreational, institutional, and other community uses, with the intensification of existing urban areas nominated as a viable option. Our proposal is consistent with this objective.

CLAUSE 15 BUILT ENVIRONMENT AND HERITAGE

Clause 15 Built Environment and Heritage has the objective to ensure planning delivers built form that is of high quality and efficient, responsive to the surrounding landscape and character including its associated risks, protective of heritage and provides the functionality required by the community. The proposal aligns with the objective of **Clause 15.01-3S Subdivision design**, which is:

- *Create compact neighbourhoods that have walkable distances between activities.*
- *Being accessible to people with disabilities.*
- *Ensure the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhoods.*

The proposal contemplates a two lot subdivision of the land within 720 metres of the commercial centre of Pakenham. The subdivision seeks to modestly contribute to the provision of consolidated urban development in an area that is not burdened by landscape risk (flooding and bushfire), in proximity to the services and facilities, infrastructure and transport. The subject sites are conveniently located within walking range of reserves and sporting facilities, which promotes the objective of **Clause 15.01-4S Healthy neighbourhoods**.

Clause 15.01-5S Neighbourhood character has the objective to:

- *..recognise, support and protect neighbourhood character, cultural identity, and sense of place.*

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The immediate area is characterised as an established urban area that has the capacity to accommodate the projected growth of residential (infill) development. The proposal will provide additional housing that avoids a burdent o the existing neighbourhood character.

CLAUSE 16 HOUSING

Housing should provide for diversity and ensure the efficient provisdion fof infrstructure with new affordable housing provided in proximity to services, public transport, schools and open space.

As previously stated, the site is located within walking range of public open space (Dunbarton Drive reserve, Pakenham Gold course) public transport (Bus routes 840 and 929, and Pakenham Railway Station), Comercial services and facilities (Pakenham town centre), educational facilities (Pakenham Secondary College, St patricks Cathlic School, Pakenham Hills Primary School, Pakenham Consolidated School and Beaconhills College), with employment opportunities available in the pakenham town centre, which is consistent with the requirements of **clauses 16.01-1S** and **16.01-1R** and **clause 16.01-2S**.

CLAUSE 18 TRANSPORT

Clause 18 Transport has regard to the provision of ‘connectivity’ for residents to social and economic opportunity which facilitates reliable movement for people and goods and supports environmental sustainability, health and wellbeing. Of salience here are the strategies of Clause 18.0-1S Land use and transport integration that seeks to reduce distances people have to travel between their place of residence and their employment, education, service providers, which promotes mobility within and between communities. Our proposal implies infill residential development within the existing township boundary whereby residents would be within 720metres of the commercial centre of Pakenham. This promotes non-car dependant mobility and supports active living and improved wellbeing synonymous with the 20-minute neighbourhood (**Clause 18.01-2S Transport system**) and sustainable and safe transport (**Clause 18.01-3S**), and the strategies of **Clause 18.02-1S Walking**, **Clause 18.02-2S Cycling** and **Clause 18.02-3S Public Transport** given Pakenham Rail Station is within 1.2 km of the subject site.

CLAUSE 19 INFRASTRUCTURE

Clause 19 has regard to the provision of infrastructure to our growing community. **Clauses 19.03-2S Infrastructure design and provision** and **19.03-3S Integrated water management** has the objective to provide timely, efficient and cost-effective development infrastructure that meets the community needs by integrating planning and engineering design of new subdivisions and development. In this regard our proposal is subject to the DCPO1 and will be subject to the obligations imposed via permit conditions for CIL contributions.

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8. PARTICULAR PROVISIONS

The relevant particular provisions/documents that will be addressed are identified below:

- Clause 55 Two of more dwellings on a lot
- Clause 56 Residential Subdivision

CLAUSE 55 TWO OR MORE DWELLINGS ON A LOT


Clause 55 is applicable to this applicant and has the following purposes:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework;*
- *To achieve residential development that respects the existing neighbourhood character or which contributes to a preferred neighbourhood character.*
- *To encourage residential development that provides reasonable standards of amenity for existing and new residents.*
- *To encourage residential development that is responsive to the site and the neighbourhood.*

The following table is an assessment of the proposal against the relevant provisions of Clause 55 (ResCode) except clause 55.07-1 to 55.07-19 (inclusive):

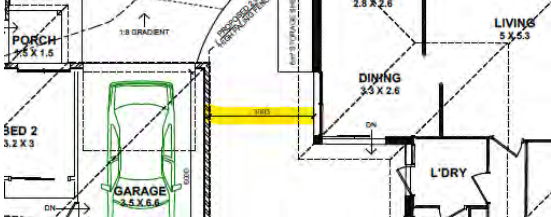
CLAUSE	RESPONSE
55.01 Neighbourhood and Site Description and Design Response	
55.01-1 Neighbourhood and site description	Please see Section 3 Subject Site and Surrounding locality as described early in this report for a detailed neighbourhood and site description. Please read in conjunction with the supporting architectural documentation.
55.01-2 Design response	Please see Section 4 The Proposal as described earlier in this report for a detailed design response. Please read in conjunction with the supporting architectural documentation.
55.02 Neighbourhood Character and Infrastructure	
55.02-1 Neighbourhood character objectives	Complies with Standard B1 The proposed development is appropriate for the neighbourhood and site. The proposed lot size provides for a modest increase in housing that caters to diversity, and is generally consistent with lot sizes within the township boundary. The proposed single storey dwelling is respectful of the existing built form in the immediate neighbourhood in terms of size, scale and materials.
55.02-2 Residential policy objectives	Complies with Standard B2 The proposed development has been designed in accordance with the Cardinia Planning Scheme, particularly Clause 16 Housing. A detailed response to Clause 16 and all relevant Victorian Planning Provisions has been provided above in section 7 State Planning Policy Framework and Local Planning Policy Framework .
55.02-3 Dwelling diversity objective	N/A Less than 10 dwellings.

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55.02-4 Infrastructure objectives	Complies with Standard B4 The proposed development can to connect to reticulated services, including sewerage, drainage and electricity from Broadhurst road.
55.02-5 Integration with the street objective	Complies with Standard B5 The proposed development has been designed to integrate with the layout with the street. The retention of the existing crossover and the siting of unit 2 behind the existing dwelling minimises the appearance of the development from the street. The site layout provides for adequate vehicle and pedestrian links that maintain local accessibility.
55.03 Site Layout and Building Massing	
55.03-1 Street setback objective	Complies with Standard B6 The front setback of the existing dwelling will not be changed.
55.03-2 Building height objective	Complies with Standard B7 The maximum building height specified in the General Residential Zone as outlined in 32.08-10 Maximum building height requirement for a dwelling or residential building is 11 metres. Floor to roof pitch heights measure 4.75m. 
55.03-3 Site coverage objective	Complies with Standard B8 No minimum site coverage is specified in the schedule to the zone, and the maximum site coverage to meet Standard B8 is 60%. The site coverage over the entire site is 34%.
55.03-4 Permeability and stormwater management objectives	Complies with Standard B9 No minimum site coverage is specified in the schedule to the zone, and the minimum pervious surface area should be at least 20 per cent of the site. Permeable coverage for the site is 44.5 %.
55.03-5 Energy efficiency objectives	Complies with Standard B10 The proposed development meets the requirements of Standard B10, with the living area orientated on the northern (rear) side of the dwelling lot to ensure good use of solar energy. The proposed development does not impact upon the energy efficiency or rooftop solar energy system of existing dwellings on adjoining lots.
55.03-6 Open space objective	Not applicable No open space is proposed as part of this proposal.
55.03-7 Safety objective	Complies with Standard B12

	The proposed development meets the requirements of Standard B12. The entrance to the proposed unit 2 will be well lit, providing for the safety and security of residents. Private spaces will be fenced, and no unsafe places have been created through landscaping.
55.03-8 Landscaping objectives	Complies with Standard B13 Provision for landscaping has been maintained in the front setback and private open space.
55.03-9 Access objective	Complies with Standard B14 The number and design of vehicle crossovers is respectful of existing neighbourhood character. The existing crossover is proposed to service the existing dwelling and the proposed dwelling. Access for service, emergency and delivery vehicles is maintained.
55.03-10 Parking location objectives	Complies with Standard B15 The existing dwelling is a three-bedroom dwelling and maintains two car parking spaces in the existing car parking location in the front setback. The second dwelling at the rear features two bedrooms and parking for one car has been provided. A secure and well-ventilated single garage has been provided for the second dwelling. Pursuant to Clause 52.06 Carparking 1 carparking space has been provided to the proposed two-bedroom dwelling within this development and two car parking spaces to the existing three-bedroom dwelling with swept plans indicating the access is navigable.
55.04 Amenity Impacts	
55.04-1 Side and rear setbacks objective	Complies with Standard B17 The height and setback of the proposed dwelling is respectful of existing neighbourhood character and does not impact upon the amenity of existing dwellings. The proposal complies with Standard B17 with walls on the west (side) setback 1.2m, and the east (side) the walls are setback 1.2m with the rear setback measuring 3.3m.
55.04-2 Walls on boundaries objective	Complies with Standard B18 The proposal complies with Standard B18 with the southern wall of the garage of the proposed dwelling constructed within 200mm of the shared boundary for a distance of less than 10m. The wall measures 9.67m. The maximum height does not exceed 3.6metres.
55.04-3 Daylight to existing windows objective	Complies with Standard B19 The proposed dwelling does not impede upon the ability of the existing dwelling to access adequate daylight into existing habitable room windows or their amenity. Please refer to the shadow diagrams, sheet 6 of 8 included in the supporting architectural documentation for further information.
55.04-4 North-facing windows objective	Complies with Standard B20 The north-facing habitable room windows of the existing dwelling are located beyond 3 metres of the shared boundary of the proposed lot, as per sheet 3 of 8 of the architectural drawing by Ajs drafting.

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<p>55.04-5 Overshadowing open space objective</p>	<p>Complies with Standard B21 The proposed development has ensured that the proposed dwelling does not overshadow existing secluded private open space. Please refer to the shadow diagrams included in the supporting architectural documentation for further information, sheet 6 of 8.</p>						
<p>55.04-6 Overlooking objective</p>	<p>Complies with Standard B22 The proposed single-storey development has ensured that views into existing secluded private open space and habitable room windows of existing dwellings are avoided through the use of 1.4m high fencing.</p>						
<p>55.04-7 Internal views objective</p>	<p>Complies with Standard B23 Views into the secluded private open space and habitable room windows of the existing dwelling has been avoided by using 2m high fencing and design that ensures windows do not overlook SPOS.</p>						
<p>55.04-8 Noise impacts objectives</p>	<p>Complies with Standard B24 Noise sources have been taken into consideration in the design and siting of dwellings on the site.</p>						
<p>55.05 On-Site Amenity and Facilities</p>							
<p>55.05-1 Accessibility objective</p>	<p>Complies with Standard B25 The single-storey dwelling design responds to the site topography by avoiding steps.</p>						
<p>55.05-2 Dwelling entry objective</p>	<p>Complies with Standard B26 Entries to each dwelling are visible and easily identifiable from the street, with a porch proposed over the entrance of the proposed dwelling that will provide shelter, a sense of personal address and a transitional space around the entry.</p>						
<p>55.05-3 Daylight to new windows objective</p>	<p>Complies with Standard B27 Windows in habitable rooms have been located to face outdoor space clear to the sky that achieves the minimum area of 3sqm with a minimum 1m dimension.</p>						
<p>55.05-4 Private open space objective</p>	<p>Complies with Standard B28</p> <p>No dimensions for private open space have been specified in the schedule to the zone, and therefore the dwellings need to achieve the area of POS and SPOS outlined in Standard B28: Private Open Space (POS) of 40sqm with Secluded Private Open Space (SPOS) of 25sqm (minimum dimension of 3m and accessible via living room).</p> <table border="1" data-bbox="564 1877 1329 2033"> <tr> <td>Existing Dwelling Unit 1</td> <td>POS 76m²</td> <td>SPOS 53m²</td> </tr> <tr> <td>Proposed Dwelling Unit 2</td> <td>POS 84m²</td> <td>SPOS 63m²</td> </tr> </table>	Existing Dwelling Unit 1	POS 76m ²	SPOS 53m ²	Proposed Dwelling Unit 2	POS 84m ²	SPOS 63m ²
Existing Dwelling Unit 1	POS 76m ²	SPOS 53m ²					
Proposed Dwelling Unit 2	POS 84m ²	SPOS 63m ²					

	Both dwellings can access the secluded private open via the living room.
55.05-5 Solar access to open space objective	Complies with Standard B29 Private open space has been located to the north of each dwelling, allowing adequate solar access to the open space and creating useable and sunlit secluded private open space with good amenity.
55.05-6 Storage objective	Complies with Standard B30 6m ³ of storage has been included in the design of the garage for the proposed dwelling, and 6m ³ of storage has been provided adjacent to the northern, rear wall of the kitchen of the existing dwelling, ensuring adequate storage facilities and achieving Standard B30.
55.06 Detailed Design	
55.06-1 Design detail objective	Complies with Standard B31 The proposed design is sympathetic to the existing neighbourhood character seen in the immediate vicinity of the subject site. The design is consistent with the existing pitched roof, single-storey dwelling with the materials consistent with those in the area (and with the restrictive covenant). The façade articulation and detailing is appropriate for the neighbourhood, and the modest design has limited the visual impact as seen from the road through siting and set back. The window and door proportions, cladding materials and roof style are typical of those already seen in the neighbourhood. The design is of a high architectural standard and has been designed to enhance the streetscape and to contribute to the quality of future housing in Pakenham.
55.06-2 Front fences objective	Not Applicable No front fences are proposed within 3m of a street as part of this development. The open front setback will contribute to a sense of openness and spaciousness already seen along Broadhurst Road.
55.06-3 Common property objectives	Complies with Standard B33 A shared driveway is common property as part of this proposal, and has been designed to be practical, attractive and easily maintained.
55.06-4 Site services objectives	Complies with Standard B34 The proposed development has made provision for sufficient space and facilities for services to be installed and maintained efficiently and economically in the layout and design of the additional dwelling. Designated bin and recycling areas have been incorporated into the development in a conveniently accessible location that is not visually dominant in the design. Please refer to the supporting architectural documentation for further clarification on the location of bin and mailbox locations for each unit.

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CLAUSE 56 RESIDENTIAL SUBDIVISION

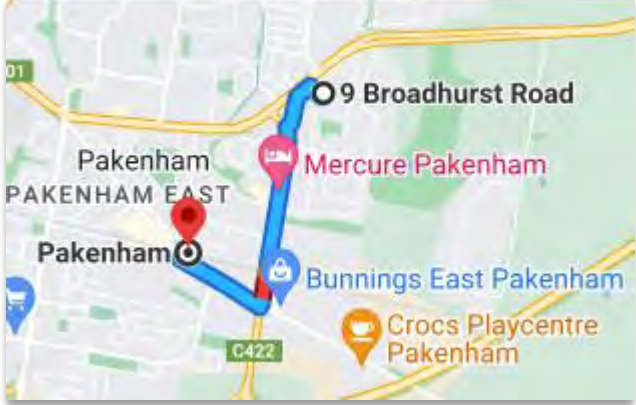
Clause 56 is applicable to this proposal, and has the following purposes:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To create liveable and sustainable neighbourhoods and urban places with character and identity.*
- *To achieve residential subdivision outcomes that appropriate respond to the site and its context for:*
 - *Metropolitan Melbourne growth areas.*
 - *Infill sites within established residential areas.*
 - *Regional cities and towns.*
 - *To ensure residential subdivision design appropriately provides for:*
 - *Policy implementation*
 - *Liveable and sustainable communities.*
 - *Residential lot design.*
 - *Urban landscape.*
 - *Access and mobility management.*
 - *Integrated water management.*
 - *Site management.*
 - *Utilities.*

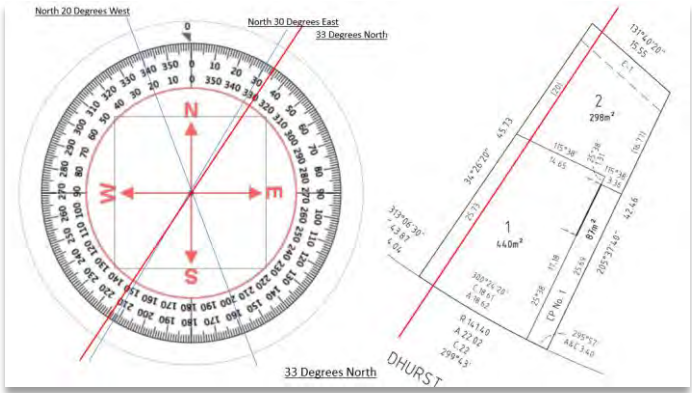
Clause 32.08 General Residential Zone states that applications for the subdivision of land into 2 lots must meet the following objectives and standards: 56.03-5, 56.04-2, 56.-4-3 and 56.04-5, 56.06-8 and 56.09-2.

An assessment of the proposal against the relevant objectives and standards contained within Clause 56 is provided below:

CLAUSE	RESPONSE
56.01 SUBDIVISION SITE AND CONTEXT DESCRIPTION AND DESIGN RESPONSE	
56.01-1 Subdivision site and context description	Please refer to Section 3 Subsite site and surrounding locality within the report (above) and the Feature Plan lodged in conjunction with this proposal.
56.01-2 Subdivision design response	Please refer to Section 4 The Proposal and Section 5 Planning Controls and our response to clause 15.01-3S within the report (above) and the proposed plan of subdivision lodged in conjunction with this proposal.

56.02 POLICY IMPLEMENTATION	
56.02-1 Strategic implementation objective	Complies with Standard C1 Please refer to Section 5 Planning Controls and our responses to State and Local policies in Sections 7 and and Particular and General Provisions in Section 8 (above).
56.03 LIVEABLE AND SUSTAINABLE COMMUNITIES	
56.03-1 Compact and walkable neighbourhoods' objective	Standard C2 NA
56.03-2 Activity Centre objective	Standard C3 NA
56.03-3 Planning for community facilities objective	Standard C4 NA
56.03-4 Built environment objective	Complies with Standard C5 A description of the elements that contribute to the identity and character of Pakenham have been provided in Section 3 Subsite site and surrounding locality and a response of the proposal to the existing character has been provided in Section 4 .
56.03-5 Neighborhood character objective	Complies with Standard C6 The proposal complies with the relevant standards and objectives under this clause. Please read in conjunction with our response to Clause 15.01-5S Neighbourhood character and The proposal in Section 4.
56.04 LOT DESIGN	
56.04-1 Lot diversity and distribution objectives	Complies with Standard C7 The proposal provides for one (1) additional lot measuring 298sqm and is generally comparable to the area of other subdivisions in the vicinity, notably 1 and 2 Paramount Street to the south west; No.'s 9 and 9A Montclair Court to the east; No.'2 19 and 20 Broadhurst Road to the east; and 6 Paramonth Way and 1A Finton Court to the south. The subject site is located within 2.6kms of the Pakenham Railway Station. 

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<p>56.04-2 Lot area and building envelopes objective</p>	<p>Complies with Standard C8 Lot 1 will measure 440sqm and contain an existing dwelling. Lot 2 at the rear will measure 298sqm with development plans to evidence development capability. Please refer to clause 55 assessment (above).</p>
<p>56.04-3 Solar orientation of lots objective</p>	<p>Complies with Standard C9 (Partial) The lots have been orientated to maximise access to passive solar with living spaces and POS located to the north of the developments (both existing and proposed) however, as per the orientation assessment below, the existing site axis is beyond the recommended realm of solar orientation with the long axis at 33degrees north.</p> 
<p>56.04-4 Street orientation objective</p>	<p>Complies with Standard C10 The lots are orientated to Broadhurst Road in a battleax design that is consistent with existing subdivisions in the vicinity.</p>
<p>56.04-5 Common Area objective</p>	<p>Complies with Standard C11. Common Property No. 1 is proposed to provide access to Lot 2 and the eastern side of the existing dwelling. The common property will be shared equally between Lots 1 and 2 in terms of benefit and obligation.</p>
<p>56.05 URBAN LANDSCAPE</p>	
<p>56.05-1 Integrated urban landscape objective</p>	<p>NA- Standard C12</p>
<p>56.05-2 Public open space provision objectives</p>	<p>NA- Standard C13</p>
<p>56.06 ACCESS AND MOBILITY MANAGEMENT</p>	
<p>56.06-1 Integrated mobility objectives</p>	<p>NA - Standard C14</p>
<p>56.06-2 Walking and cycling network objectives</p>	<p>NA - Standard C15</p>

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56.06-3 Public transport network objective	NA – Standard C16
56.06-4 Neighbourhood street network objective	NA - Standard C17
56.06-5 Walking and cycling network detail objectives	NA - Standard C18
56.06-6 Public transport network detail objectives	NA – Standard C19
56.06-7 Neighbourhood street network detail objectives	NA - Standard C20
56.06-8 Lot access objective	Complies with Standard C21. The proposed lot at the rear has vehicular street access via common property that has a minim width of 3.36m.
56.07 INTEGRATED WATER MANAGEMENT	
56.07-1 Drinking water supply objectives	Complies with Standard C22 The supply of drinking water will be designed and constructed in accordance with the requirements, and provided to the boundary of lot 2, to the satisfaction of the relevant water authority.
56.07-2 Reused and recycled water	Complies with Standard C23 The supply of reused and recycled water will be designed, constructed and managed in accordance with the requirements, and provided to the boundary of all lots to the satisfaction of the relevant water authority.
56.07-3 Wastewater management objective	Complies with Standard C24 Wastewater systems will be designed, constructed and managed in accordance with the requirements, consistent with the relevant approved domestic wastewater management plan, and provided to the boundary of all lots, to the satisfaction of the relevant water authority.
56.07-4 Stormwater management objectives	Complies with Standard C25 The urban stormwater management system has been designed and will be managed in accordance with the requirements and to the satisfaction of the relevant drainage authority. The development on Lot 2 has been designed to incorporate a water tank. The proposed stormwater drainage system will be seamlessly integrated with the existing stormwater drainage infrastructure in the area and will accommodate flood modelling events specified within the standards.
56.08 SITE MANAGEMENT	
56.08-1 Site Management objective	Compliance with Standard C26

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	Existing infrastructure will be protected from any sediment-laden runoff during construction via the employment of sediment traps, should they be required. Litre and construction waste will be collected and removed from site.
56.09 UTILITIES	
56.09-1 Shared trenching objectives	Compliant with Standard C27 Shared trenching will be priorities where appropriate and achievable.
56.09-2 Electricity, telecommunications and gas objectives	Complies with Standard C28 Electricity, telecommunications and reticulated water supply systems will be provided in shared trenches where possible with the requirements of the relevant servicing agency stipulated in any planning permit issued and provided to the satisfaction of the relevant authority.
56.09-3 Fire hydrant objective	Complies with standard C29 Fire hydrants are provided not more than 120metres from the rear of each lot and no more than 200metres apart.
56.09-4 Public lighting objective	Complies with Standard C30 Public lighting is evident in Broadhurst Road.

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9. GENERAL PROVISIONS

The relevant general provisions that will be addressed in this section are identified below:

- Clause 65 Decision Guidelines
- Clause 65.01 Approval of an Application or Plan
- Clause 65.02 Approval of an application to subdivide land
- Clause 71.02-1 Purpose of the Planning Policy Framework
- Clause 71.02-3 Integrated decision making

CLAUSE 65 DECISION GUIDELINES

Clause 65 states that the Responsible Authority must decide whether the proposal will provide acceptable outcomes in terms of the decision guidelines of this Clause. The decision guidelines of Clause 65.01 and 65.02 relating to the approval of an application or plan and an application to subdivide the land respectfully are relevant to this application.

CLAUSE 65.01 APPROVAL OF AN APPLICATION OR PLAN

The decision guidelines outlined in Clause 65.01 are applicable to this proposal, in particular:

- *The matters set out in Section 60 of the Act.*
- *Any significant effects the environment, including the contamination of the land, may have on the use or development.*

The land is not identified as being contaminated. The site constraints and considerations of the land including native vegetation, topography and any overland flows have been responded to throughout the design process.

- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The purpose of the zone, overlay or other provision.*
- *Any matter required to be considered in the zone, overlay or other provision.*
- *The orderly planning of the area.*

The planning considerations have been adequately addressed within this report in sections 5-8.

- *The effect on the environment, human health and amenity of the area.*

The proposed subdivision does not pose any foreseeable adverse impacts to the environment, human health or the amenity of the area. Any potential adverse impacts have been identified and responded to throughout the design process.

- *The proximity of the land to any public land.*

The proposed subdivision does not adversely impact any public land within the vicinity of the site.

- *Factors likely to cause or contribute to land degradation, salinity or reduce water quality.*

No foreseeable factors that may cause or contribute to land degradation, salinity or reduced water quality have been identified during the design process.

- *Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.*

A stormwater and drainage assessment was undertaken as part of the design process, and the proposed subdivision design is responsive to the findings of the assessment.

- *The extent and character of native vegetation and the likelihood of it's destruction.*

No native vegetation is proposed to be removed.

- *Whether native vegetation is to be or can be protected, planted or allowed to regenerate.*

The establishment of native vegetation within the landscaping on Lot 2 is possible.

- *The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.*

The subject site is not prone to fire hazard, flood or erosion.

- *The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.*

Loading and unloading facilities are not relevant to this proposal.

- *The impact the use or development will have on the current and future development and operation of the transport system.*

The proposed subdivision does not adversely impact on the current and future development and operation of the transport system.

CLAUSE 65.02 APPROVAL OF AN APPLICATION TO SUBDIVIDE LAND

The decision guidelines outlined in Clause 65.02 have been considered in the proposed design. A response has been provided where applicable to demonstrate how the proposal meets the decision guidelines outlined below:

- *The suitability of the land for subdivision.*
- *The existing use and possible future development of the land and nearby land.*
- *The availability of subdivided land in the locality and the need for the creation of further lots.*

The land is zoned for residential purposes and has been designated for future residential development. Surrounding land is experiencing infill residential development, and the lot sizes of the proposed subdivision will integrate with and compliment the emerging character of the residential precinct.

- *The effect of development on the use or development of other land which has a common means of drainage.*

A stormwater and drainage strategy has been developed to support the proposed subdivision to ensure that overland flows do not adversely affect any other land with common means of drainage.

- *The subdivision pattern having regard to the physical characteristics of the land including existing vegetation.*

The subdivision is responsive to the constraints and considerations posed by the site. There are no impacts to vegetation as the rear of the site has no vegetation.

- *The density of the proposed development.*

The density of the proposed subdivision is appropriate for the locality and reflects the subdivision patterns seen on surrounding land.

- *The area and dimensions of each lot in the subdivision.*

The proposed subdivision has achieved lots with areas and dimensions consistent with those seen in the vicinity.

- *The layout of roads having regard to their function and relationship to existing roads.*
- *The movement of pedestrians and vehicles throughout the subdivision and the ease of access to all lots.*

Access from Broadhurst Road to Lot 2 is via Common Property.

- *The provision and location of reserves for public open space and other community facilities.*

The proposal does not include reserves for public open space or other community facilities.

- *The staging of the subdivision.*

No subdivision staging is proposed to be undertaken.

- *The design and siting of buildings have regard to safety and the risk of spread of fire.*

The risk of fire to the proposed subdivision is mitigated by the highly modified landscapes surrounding the subject site. The development on Lot 2 is subject to the fire spread mitigation requirements of the Building Regulations.

- *The provision of off-street parking.*

All lots are able to support off-street parking.

- *The provision and location of common property.*
- *The functions of any body corporate.*

Common property No. 1 is proposed as part of this subdivision.

- *The availability and provision of utility services, including water, sewerage, drainage, electricity and gas.*
- *If the land is not sewered and no provision has been made for the land to be sewered, the capacity of the land to treat and retain all sewage and sullage within the boundaries of each lot.*

The subject site is able to connect to all services.

Sewer is available in Broadhurst Road.

- *Whether, in relation to subdivision plans, native vegetation can be protected through subdivision and siting of open space areas.*

No vegetation, native or otherwise is proposed for removal.

- *The impact the development will have on the current and future development and operation of the transport system.*

The proposed subdivision does not adversely impact on the current and future development and operation of the transport system.

CLAUSE 71.02-3 INTEGRATED DECISION MAKING

Clause 71.02-3 Integrated decision making seeks to balance the needs and expectations of the community in terms of the provision of built form to accommodate a growing population, protection of the environment, economic wellbeing, various social needs, management of resources and infrastructure.

Clause 71.02-3 has been recently updated (February, 2022) and aims to balance these needs and expectations through the employment of the Planning Scheme to ensure conflicting objectives are balanced in favour of net community benefit and sustainable development for the benefit present and future generations. It states that in bushfire affected areas, planning must prioritise the protection of human life over all other policy considerations.

Our proposal contemplates the subdivision and development of land in an area identified as beyond the BPA. The subdivision of the subject site presents an opportunity to balance the demand for housing by the growing population, mitigate the risks associated with the land and preserve the environmental assets on and around the lot.

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10. CONCLUSION

It is submitted that the proposal is consistent with the relevant policies and provisions of the Cardinia Planning Scheme and should receive Council's support for the following reasons:

- The proposal is consistent with the Municipal Planning Strategy and the Planning Policy Framework.
- The proposal is consistent with the purpose of the General Residential Zone – Schedule 1.
- As stated in this report, the matters for consideration under the *Planning and Environment Act, 1987* and associated *Planning and Environment Regulations 2015* has been satisfactorily addressed through compliance with the Cardinia Planning Scheme, demonstrating the subdivision is compatible with the existing subdivision and development pattern in the surrounding area.
- Vegetation impacts have been avoided.
- The proposed lot will be developed with a single-storey dwelling that features suitable setbacks that will ensure overshadowing of the existing rooftop solar energy systems on dwellings on adjoining residential lots is avoided.
- The proposal is respectful of the neighbourhood character and subdivision pattern evident in surrounding residential developments.
- The proposal has satisfied all relevant objectives and standards of Clauses 55 and 56.

The proposal provides an excellent opportunity for further residential development in a well serviced location and in an residential area of Pakenham.

The constraints and considerations of the subject site have been appropriately responded to in the design process, and the proposal integrates into the surrounding subdivision pattern and street network.

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12th March, 2024

Statutory Planning
Planning Department
Cardinia Shire Council

Dear Sam,

Application No.: T230613 PA

Proposal: The subdivision of the land into two (2) lots, and the development of the land for a dwelling at the rear

Address: L176 LP206679, 9 Broadhurst Road, Pakenham.

This submission has the purpose of addressing the Further Information Request (hereafter RFI) from Council Planner, Sam Andrews dated 22 December 2023. An Extension of Time was issued for the due date, which is 5th April 2024.

The information requirements contained in the abovementioned RFI are addressed below:

1. Outstanding fees amounting to \$2,369.20 have been paid for by the land owner on 22 January 2024, receipt number 4308982. A receipt to that effect has been provided in the suite of RFI documents.
2. A Landscape Plan prepared by F&G Design and submitted in support of the application, which addresses items a to d (below):
 - a) As per the Site Analysis there are no trees or vegetation located in the rear of the site. No trees are proposed for removal on the subject site, nor are there any Third-party trees located on neighbouring sites that evidence TPZs that encroach into the area of the subject site. Photos of the site taken by Surveyors are provided below with numbers that correlate to photo points on the Site Analysis plan. This is also confirmed by the Preliminary Arboricultural Assessment by *ArbKey* dated 28th February 2024, that has been provided.

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The avoidance of impacts to onsite and third party trees is confirmed in the submitted Arborist Preliminary Assessment by *ArbKey*, dated February 2024. The Landscape Plan by F&G Design also confirms the retention of existing trees can be achieved.

The Landscape Plan is provided that shows the following:

b) The species, size and quantities of the proposed conceptual plantings (including native canopy trees and low laying shrubs). Please refer below to the table detailing plants to be planted.

CODE	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT mm	MATURE WIDTH mm	POT SIZE mm	NUMBER REQUIRED
E1	<i>Eucalyptus leucocylon</i>	Dwarf Eukie	6000	4000	40lt pot	2
Ca	<i>Correa alba</i>	Common correa	1700	1200	150mm	10
Cr	<i>Correa reflexa</i>	Common correa	900	1000	150mm	11
Dv	<i>Dodonaea viscosa</i>	Mr Green	3000	1500	150mm	12
Wf	<i>Westringia - Zena</i>	Dwarf Westringia	900	900	150mm	37
Dl	<i>Dianella revoluta</i>	Black anther	800	600	150mm	23
Ps	<i>Poa sieberiana var. sieberiana</i>	Grey Tussock Grass	400	300	150mm	12
Lt	<i>Lomandra</i>	Little con	600	600	150mm	38

c) All driveway and paving treatments are incorporated into the Development Designs and detailed in the Landscape Plan.

d) Deep-rooted planting avoided in areas of land encumbered by an easement (no onsite easements).

RESPONSE TO PRELIMINARY COMMENTS

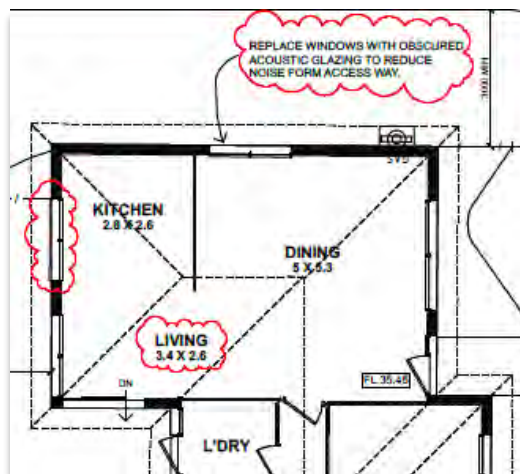
STANDARD B15 (Parking locations)

- Standard B15 has regard to the parking location objectives which are:
 - To provide convenient parking for residents and visitor vehicles
 - To protect residents from vehicular noise from within developments

Standard 15 is considered achieved when parking is located reasonably close and convenient to dwellings and residential buildings; is secure; and well-ventilated if enclosed, with shared accessways illustrating a setback from habitable windows.

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It is recognised that the accessway measures 3 metres and there is no capacity to include an increased setback from the boundary fence. As a suitable alternative, the plans propose the habitable windows of the dining room of Dwelling 1 that faces east be replaced with windows with a minimum sill height of 1.4 metres and incorporate obscure, noise attenuating glass that allows light to penetrate indoors, but protects residents of dwelling 1 from noise associated driveway use. Additionally, the kitchen window that currently overlooks the accessway, will be relocated to the northern (rear) elevation to overlook the SPOS of Lot 1. An annotation has been provided on the development plans by *AJsDrafting*, drawing No. 23051, Sheet 3 of 8. That reads “*Replace windows with obscured acoustic glazing to reduce noise from access way*”, as per the extract below.



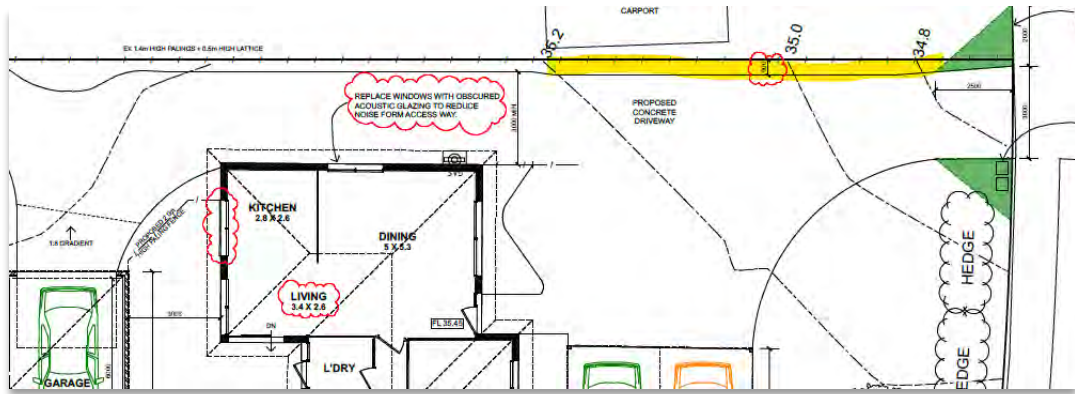
LANDSCAPING/NEIGHBOURHOOD CHARACTER

- We acknowledge the concerns Council holds regarding the hard surfaces on the property, and the minimum accessway width. The proposal is compliant with the requirements of Clause 55.03 Site layout and building massing, with particular reference to clauses 55.03-3 Site coverage objective; and 55.03-4 Permeability and stormwater management objectives, as per the Area Table below.

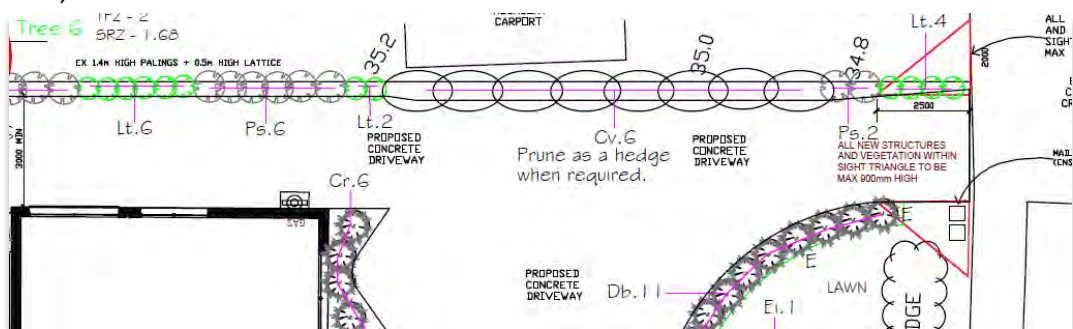
AREAS:		SITE COVERAGE:		282m ²	34%
SITE TOTAL:	824.5m ²	PERMEABLE COVERAGE	368.5m ²	44.5%	
UNIT 1 (EXISTING)		DRIVEWAY SURFACE:	169m ²	20.5%	
DWELLING:	104m ²	HARD SURFACE COVERAGE:	456m ²	55.5%	
CARPORT :	35m ²	GARDEN AREA:	350m ²	42.5%	
TOTAL:	139m ²	UNIT 1 S.P.O.S =53m² (MIN			
UNIT 2		3.0m WIDE)			
DWELLING:	112.5m ²	TOTAL P.O.S = 76m²			
PORCH:	2.3m ²	UNIT 2 S.P.O.S =63m² (MIN			
GARAGE:	25.5m ²	3.0m WIDE)			
TOTAL:	140.3m ²	TOTAL P.O.S = 84m²			

Plans show a garden bed with a maximum width of 500mm in the front setback that provides for increased landscaping opportunities that contribute to the ‘softening’ of the existing hard surfaces in the front setback. The gardens evidenced in the Landscape Plan show the employment of “Slim Bottlebrush” to be pruned as a hedge in the area with a 500mm depth and shrubs and grasses to break up the driveway and fencing adjacent to the eastern side boundary.

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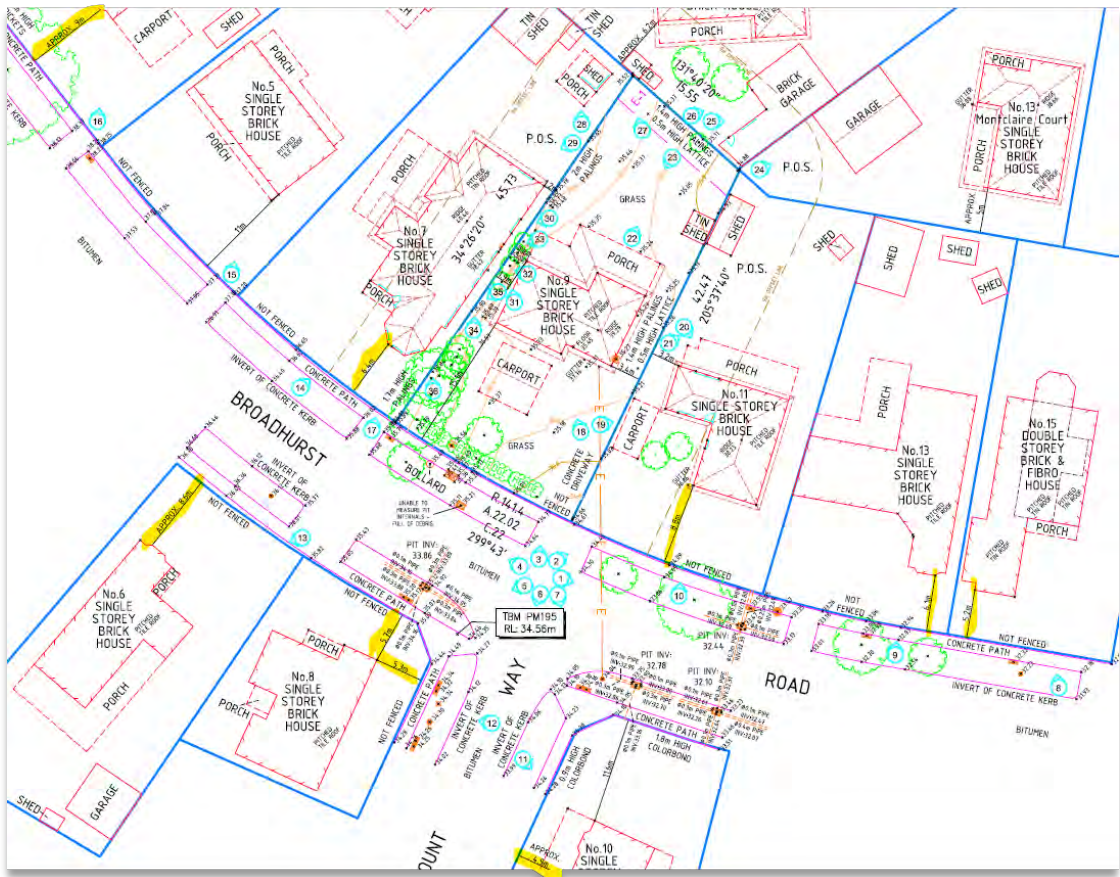
An extract from the development plans above that illustrate the 500mm deep garden that will facilitate the planting of “Slim Bottle Brush” to be pruned as a hedge as per the Landscape Plans, below.



DESIGN OF DWELLING 1

3. The carport in the front setback is an existing feature that is consistent with the character of the area, as per the requirements of Clause 55.06-1 Design detail objective (B31). There are many examples of residences where car parking is formalised by driveways and garages that are dominant features located within the front setback of neighbouring sites (please refer below to the map and street images that evidences carparking in front setback). The carport at the subject site pre-dates the application and has long benefitted from the screening offered by the existing vegetation in the front setback, which ‘softens’ the visual impact of the carport. The setback of the carport is consistent with that of neighbouring sites (please refer to the site analysis at bottom that highlights setbacks of carports or garages from the front boundary of neighbouring sites) and the open, no-walled design also contributes to reducing (to nothing) the adverse amenity associated with the carport. The submitted Landscape Plan evidences increased planting in the front setback and adjacent to the eastern side boundary that will further soften the hard surfaces and provide additional visual screening of the carport.

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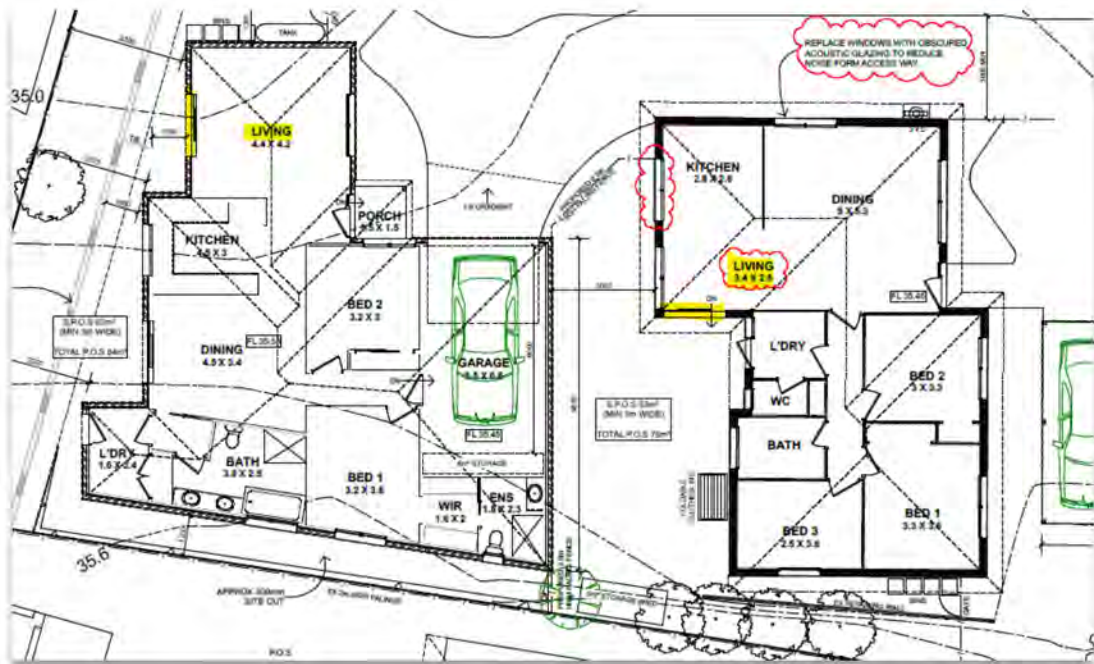
That said, the area constraints of the site reduce the options for the provision of a carport at the rear of the existing dwelling without compromising on the provision of suitable Secluded and Private Open Space.

Additionally, there are no local neighbourhood character objectives or requirements relevant to the site or the proposed subdivision described in the zone and the schedule is silent on such matters.

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STANDARD B28 (Private Open Space)

- Standard B28 requires access to Private Open Space from a living room. Plans for dwelling 2 evidences access to the POS located at the rear from the sliding door in the living room (as highlighted). The plans have been revised to show access to the POS from dwelling 1 is via the living area (as highlighted). Please refer to the extract from Sheet 3 of 7, of the Development Designs by *AJs Drafting Services*.



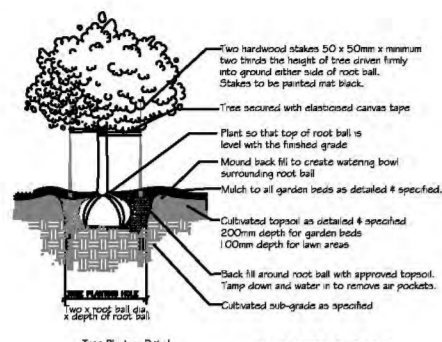
If any further information is required, or if there are any questions regarding the submitted information, please do not hesitate to contact me at planning@nobelius.com.au or call 5941 4112.

Yours faithfully,



**MUrbPlanEnv, BA Geog (Hons), GradCert BP, BPAD Level 1 & 2
Senior Town planner**

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WEEKLY MAINTENANCE INCLUDES

Edging, Trim & Mow
Front lawn & beds to be edged, trimmed and mowed looking neat and sharp. The landscape is inspected for diseases and pests. All clippings and debris are removed to achieve a polished finish.

Weed Control
Weeds are removed from garden beds and lawn areas by the root to prevent re-growth occurring. They are sprayed and cleared to inhibit mould and leaf decay damage and to maintain weed control throughout the landscape setting.

Plant Maintenance
Plants are pruned and shaped to maintain healthy growth and a strong structure to manipulate spaces ensuring your landscape is pruned to perfection. Decayed plant matter is removed and binned to promote new growth and poorly positioned plants are repositioned for optimum growth. All plant matter is inspected for diseases and pests and treated if required.

Timber Edging
The garden's timber edging is inspected for buckling, displacement or rotting timber and repaired if required. This will ensure the landscape is framed with the structured sections providing a professional finish.

Site Clean
The front landscape is cleaned of debris, rubbish and leaf matter. It is swept and binned to remove any split mulch or loose pebbles, then cleaned with a blower for a fresh garden look.

QUARTERLY MAINTENANCE INCLUDES

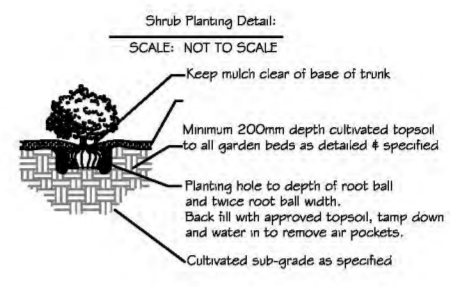
Post & Disease Treatment
Plants and lawn area is inspected for pests and disease and treated accordingly. By removing diseased leaf matter and debris through the weekly maintenance sessions the landscape will sustain healthy growth which will reduce unnecessary use of sprays and pesticides.

Fertilising
For healthy growth plants are fed with a balanced nutrient formula and lawn area is fed with a balanced fertilizer. This will ensure the landscape receives appropriate nutrients to encourage a mature garden setting.

Pruning
Based on individual species seasonal requirements plants are pruned and / or cut back after flourishing to promote healthy re-growth.

Through seasonal pruning the landscape will produce thriving foliage and look it's best throughout the year.

Tree ID	Botanical Species	Common Name	TPZ (mm)	SRZ (mm)	TPZ Area (m ²)	SRZ Area (m ²)
1	Syzygium smithii	Lilly Pilly	1.75	2.55	20.428	
2	Syzygium australe	Brush Cherry	1.79	2.75	23.758	
3	Photinia straseri	Chinese Hawthorn	1.91	2.8	24.63	
4	Alnus acuminata	Evergreen Alder	2.1	2.54	20.268	
5	Jacaranda minosifolia	Jacaranda	1.5	2	12.566	
6	Citrus sp.	Citrus	1.68	2	12.566	
7	Leptospermum continentale	Tea-tree	1.53	2	12.566	

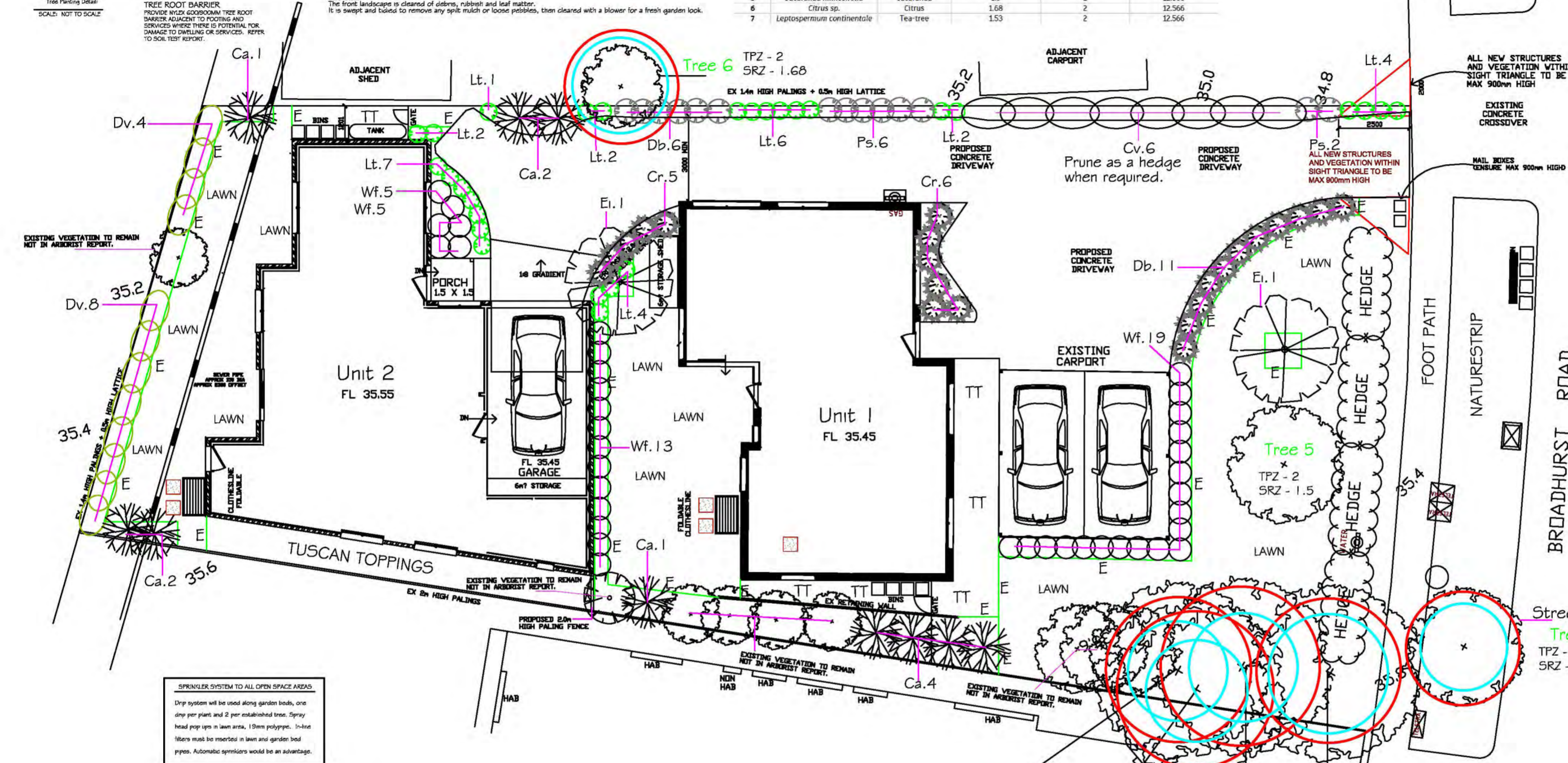
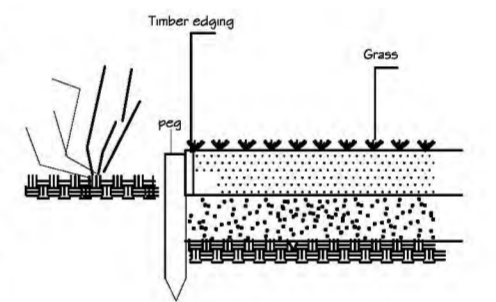


Soil Preparation
Garden beds with existing soil can be prepared with addition of organic material such as rotten manures materials from plant and animal sources that are sold as soil improvers or compost prepared to Australian Standards. These can be just top-dressed or dug lightly into the soil and then covered with mulch.

NOTES
Before landscaping the contractor must locate all services. Levels to not change significantly.
Established trees to be a minimum height of 2m on installation.

FENCES
All damaged or deteriorated fences to be repaired or replaced.

NATURESTRIP
Renovate naturestrip with grass if damaged at the cost of the owner to the satisfaction of the responsible authority.



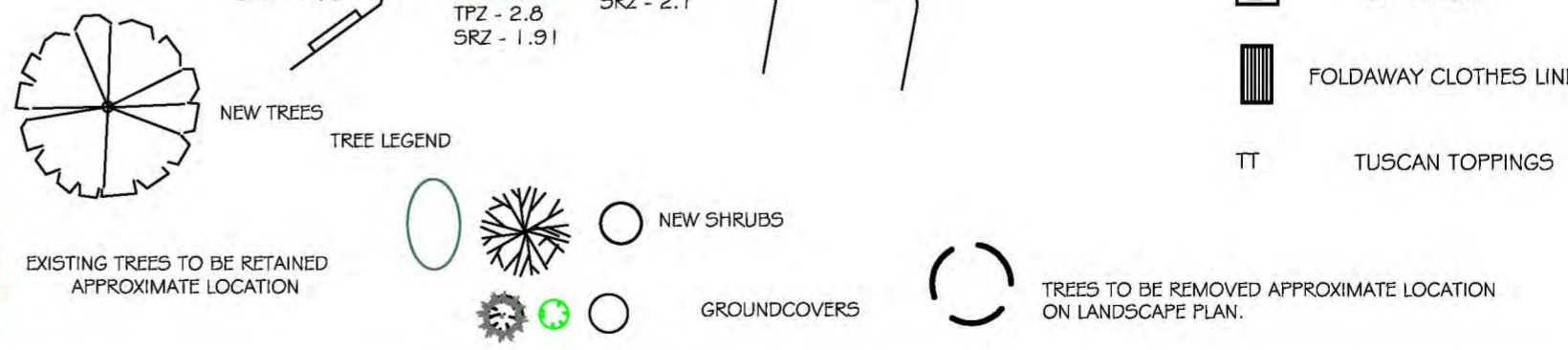
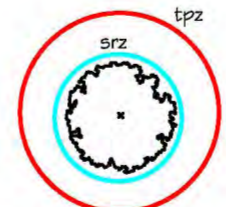
SPRINKLER SYSTEM TO ALL OPEN SPACE AREAS
Drip systems will be used along garden beds, one drip per plant and 2 per established tree. Spray head pop ups in lawn area, 150mm polyprop. 1/2" hot. Mains must be installed in lawn and garden bed zones. Automatic sprinklers would be an advantage.

PLANT TABLE

Established trees to be a minimum height of 2m on installation

CODE	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT mm	MATURE WIDTH mm	POT SIZE mm	NUMBER REQUIRED
Ei	Eucalyptus leucocylon	Dwarf Eukie	6000	4000	40L pot	2
Ca	Correa alba	Correa alba	1700	1200	150mm	10
Cr	Correa reflexa	Common correa	900	1000	150mm	11
Dv	Dodonaea viscosa	Mr Green	3000	1500	150mm	12
Cv	Callistemon viminalis 'Slim'	Slim Bottlebrush	1.5 - 3 mt	.6 - 1.3mt	150mm	37
Wf	Westringia - Zena	Dwarf Westringia	900	900	150mm	37
Db	Dianella revoluta	Black anther	800	600	150mm	17
Ps	Poa sieberiana var. sieberiana	Grey Tussock Grass	400	300	150mm	8
Lt	Lomandra	Little con	600	600	150mm	28

High drought tolerance
ALL PLANTS REQUIRE VERY LITTLE WATER



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plotted 11/02/24
original sheet size A2
date 11/02/24

job no
drawing no
Client: [Redacted]
Location: 9 Broadhurst Street Parknam
Proposed: Unit Development

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Preliminary Arboricultural Assessment

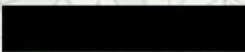
Location:

9 Broadhurst Road, Pakenham

Report Commissioned by:

Nobelius Land Surveyors

Author:



Grad. Cert. Arb.

Arbkey ref: 24-01-24BroadhurstPakenham.docx

Date submitted: February 28, 2024

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1 Introduction

Arbkey has been engaged by Nobelius Land Surveyors to provide a Preliminary Arboricultural Assessment for trees potentially affected by an in-planning development at 9 Broadhurst Road, Pakenham. For the report arbkey has:

- Identified and assessed the trees, providing their location, species, dimensions, useful life expectancy and health and structural condition.
- Allocated each tree an arboricultural value, indicating its merit for retention in the landscape throughout nearby disturbance.
- Calculated the size of the Tree Protection Zone (TPZ) in accordance with Australian Standard 4970, Protection of Trees on Development Sites.
- Provided recommendations to protect any trees through adjacent developments.

2 Site Details

The subject site is a single occupancy residential property featuring a house building, front carport, mostly grassed rear yard, and a front yard with several mid-sized trees (Figure 1). Large trees are not a major feature of the subject site and are not common within the surrounds. Development of the site is in the planning stages.



Figure 1: Subject site frontage.

2.1 Planning and Policy Context

The subject site is located within General Residential Zone - Schedule 1 of the Cardinia Planning Scheme (DEECA 2024). Tree protection related planning overlays or local law are not applied to the site.

Due to their ownership, any trees within adjacent third-party owned property must remain viable throughout works at the subject site unless under agreement with the tree's respective owner. Modification of trees in adjacent property may also be subject to permit approval.

2.2 Site Map

A site map detailing existing conditions and tree locations has been provided in Appendix 1: Site Map

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3 Methodology

On the 20 February 2024, Lachlan Scott undertook inspection of trees greater than 3m in height located at, or with tree protection zones (AS4970 2009) likely to intersect the property at, 9 Broadhurst Road, Pakenham. The following information was collected for the trees:

- Tree Species
- Tree Location
- Height (m)
- Crown Spread (m)
- Diameter at Breast Height (DBH) at 1.4m (cm)
- Diameter at Base (DAB) at just above the root flare (cm)
- Health
- Structure
- Significance
- Photographs of tree

Only a ground based visual inspection was undertaken of all trees according to the principles of Visual Tree Assessment and tree hazard assessment described in Harris, Clark and Matheny (1999) and Mattheck and Breloer (1994).

Tree location has been derived using a feature survey provided by the client or if not present aligned using an RTK corrected GNSS receiver.

Height was measured on site using an impulse laser accurate to +/- 30cm. Crown spread values or drawings are indicative of crown size only, not shape or form.

A diameter tape was used to measure DBH. To prevent trespass, DBH has been estimated on adjacent sites.

Health, Structure and Significance are qualitative values derived from visual indicators and the authors experience and qualifications.

Full data collection definitions are available in Appendix 6: Data Definitions.

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3.1 Documents Reviewed

Table 1: Documents reviewed to assist in the compilation of this report

Document Name	DWG/Document #	Author	Document Description	Date compiled/drawn
Broadhurst Road Site Analysis	21286	Nobelius Land Surveyors	Site Survey	5 May 2023

4 Observations

4.1 Tree Details

Seven (7) trees were assessed, five (5) on the site itself and two (2) within adjacent third-party managed property (Table 2). Full details of the assessed trees have been provided in Appendix 2: Tree Details.

Table 2: Count of assessed species and their respective species origin

Genus Species	Common Name	Species Origin	Count of Trees	Tree IDs
<i>Alnus acuminata</i>	Evergreen Alder	Exotic	1	4
<i>Citrus sp.</i>	Citrus	Exotic	1	6
<i>Jacaranda mimosifolia</i>	Jacaranda	Exotic	1	5
<i>Leptospermum continentale</i>	Tea-tree	Australian Native	1	7
<i>Photinia xfraseri</i>	Chinese Hawthorn	Exotic	1	3
<i>Syzygium australe</i>	Brush Cherry	Australian Native	1	2
<i>Syzygium smithii</i>	Lilly Pilly	Australian Native	1	1

5 Discussion

5.1 Arboricultural Value

All the assessed trees have been attributed an arboricultural value (Table 3). Arboricultural value is a calculated rating indicating the arboricultural merit of the tree for retention through any nearby disturbance. It is a qualitative combination of the trees ULE and significance values. Trees of higher arboricultural value should be prioritised for retention through works that may impact trees. Conversely, trees of low or no arboricultural value can often be removed to facilitate a development with little or no effect on wider landscape value.

Trees attributed an arboricultural value of 'Third Party Ownership' are located on adjacent land to the assessment. It is assumed that the owner of the tree attributes it a 'High' arboricultural value and requires its retention in the landscape.

Table 3: Overview of arboricultural value

Arboricultural Value	Count	Tree IDs
Medium	1	2
Low	4	1, 3, 4, 5
Third Party Ownership	2	6, 7

5.2 Tree Protection Zone (TPZ) and Structural Root Zone (SRZ)

AS4970 (2009) specifies areas drawn radially from each tree's stem which indicate the area required for its stability (SRZ) and viability (TPZ) throughout nearby disturbance such as development. Further information on TPZs and SRZs has provided in Appendix 7: Tree Protection Zones and Encroachment

5.2.1 TPZ and SRZ details

TPZ and SRZ details for all trees has been supplied in Appendix 3: TPZ and SRZ details.

5.2.2 TPZ and SRZ Map

Maps detailing the TPZ and SRZ have been provided in Appendix 4: TPZ and SRZ Map.

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6 Conclusions and Recommendations

Development of the site at 9 Broadhurst Road, Pakenham is currently in the planning stages. Arbkey has been engaged to assess the trees at or adjacent to the site. Seven (7) trees were assessed, five (5) on the site and two (2) within adjacent property. Detailed assessments have been provided for each tree.

Additionally, the tree protection zone (TPZ) and structural root zone (SRZ) has been calculated for each tree as per AS4970 (2009). It is recommended that:

- The design team is made fully aware of the location, arboricultural value and planning/policy context of the trees including all appropriate tree protection measures, prior to finalising the design process. Particularly the Tree Protection Zone (TPZ) guidelines, dimensions, and requirements.
- Trees of higher arboricultural value are prioritised for retention throughout the design process.
- The proposed design ensures that the impact to the canopy and root systems of all trees to be retained, including those within adjacent property, is kept to a minimum and does not encroach on the tree's Tree Protection Zone (TPZ). If it is impossible to keep construction out of the TPZ then encroachment should not exceed 10% of a tree's respective TPZ area.
 - Where TPZ are encroached, the lost area must be compensated elsewhere in an area contiguous to the remaining TPZ.
 - If encroachment cannot be minimised to less than 10% of a tree's respective TPZ area; tree sensitive construction methods such as at-grade construction or pier, cantilevered or screw pile footings should be considered to minimise below and above ground TPZ disturbance.
 - Site factors, such as existing hard stand or root inhibitive soil conditions, may increase the encroachment tolerance of adjacent trees. These factors should be considered during the design phases of the development.
- If, throughout the design process, the TPZ of trees will be impacted during the actual development:
 - Prior to construction commencement, an Arboricultural Impact Assessment and Tree Management Plan should be prepared by a suitably qualified arborist. This would assess the impact of the final design and provide recommendations to protect any trees to be retained on the site throughout the development.

7 References

AS 4373, 2007, Australian Standard, Pruning Amenity Trees, 2nd Edition Standards Australia

AS 4970, 2009, Australian Standard, Protection of Trees on Development Sites, Standards Australia

DEECA 2024, Vicplan, Department of Energy, Environment and Climate Action,
<https://mapshare.vic.gov.au/vicplan/>

Harris, R.W., Clark, J.R. & Matheny, N.P., 1999, Arboriculture; Integrated management of landscape trees, shrubs, and vines, Prentice Hall, Upper Saddle River, New Jersey

IACA 2010, IACA Significance of a Tree, Assessment Rating System (STARS), Institute of Australian Consulting Arboriculturists, Australia

Mattheck, C. and Breloer, H. 1994, The body language of trees: a handbook for failure analysis, London: HMSO

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8 Appendix 1: Site Map



Figure 2: Site Map – Existing Conditions

9 Appendix 2: Tree Details

Table 4: Details of assessed trees

Tree ID	Genus Species	Common Name	Species Origin	Height (m)	Crown Spread (m)	Total DBH (cm)	DAB (cm)	Health	Structure	Maturity	ULE (years)	Arboricultural Value	Notes
1	<i>Syzygium smithii</i>	Lilly Pilly	Australian Native	7	4	21.21	22	Good	Fair	Mature	15 to 40	Low	
2	<i>Syzygium australe</i>	Brush Cherry	Australian Native	9	5	22.91	23	Good	Fair	Mature	15 to 40	Medium	
3	<i>Photinia xfraseri</i>	Chinese Hawthorn	Exotic	5	5	23.3	27	Fair	Fair	Mature	5 to 15	Low	
4	<i>Alnus acuminata</i>	Evergreen Alder	Exotic	6	5	21.17	34	Fair	Poor	Mature	5 to 15	Low	Topped. Stems are regrowth
5	<i>Jacaranda mimosifolia</i>	Jacaranda	Exotic	3	4	11.18	14	Good	Fair	Immature	>40	Low	
6	<i>Citrus sp.</i>	Citrus	Exotic	3	3	16	20	Good	Fair	Mature	15 to 40	Third Party Ownership	
7	<i>Leptospermum continentale</i>	Tea-tree	Australian Native	3	4	14	16	Good	Fair	Mature	15 to 40	Third Party Ownership	

10 Appendix 3: TPZ and SRZ details

Table 5: TPZ and SRZ details of assessed trees (AS4970 2009)

Tree ID	Genus Species	Common Name	SRZ radius (m) AS4970	TPZ radius (m) AS4970	TPZ Area AS 4970 (m ²)
1	<i>Syzygium smithii</i>	Lilly Pilly	1.75	2.55	20.428
2	<i>Syzygium australe</i>	Brush Cherry	1.79	2.75	23.758
3	<i>Photinia xfraseri</i>	Chinese Hawthorn	1.91	2.8	24.63
4	<i>Alnus acuminata</i>	Evergreen Alder	2.1	2.54	20.268
5	<i>Jacaranda mimosifolia</i>	Jacaranda	1.5	2	12.566
6	<i>Citrus sp.</i>	Citrus	1.68	2	12.566
7	<i>Leptospermum continentale</i>	Tea-tree	1.53	2	12.566

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11 Appendix 4: TPZ and SRZ Map

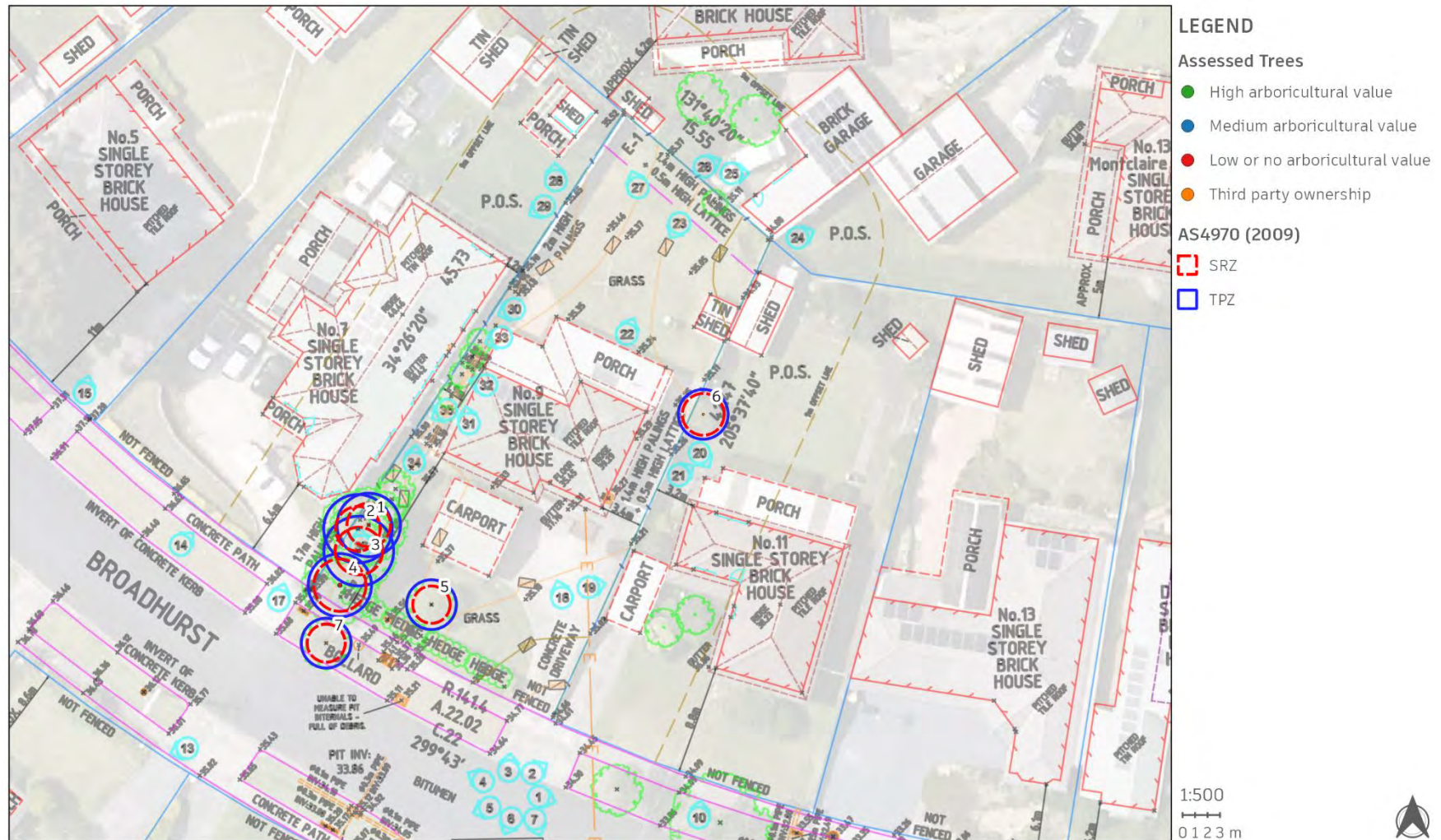


Figure 3: TPZ and SRZ Map

12 Appendix 5: Tree Photos

Tree ID: 1



Tree ID: 2



Tree ID: 3



Tree ID: 4



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Tree ID: 5



Tree ID: 6



Tree ID: 7



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13 Appendix 6: Data Definitions

DBH (Diameter at Breast Height) is measured at 1.4 m above ground level or calculated from the total stem area if the tree was multi-stemmed at 1.4m above ground level in accordance with AS 4970 (2009).

DAB (Diameter at Base) is measured just above the root collar of a tree in accordance with AS 4970 (2009)

Health summarises qualitative observations of canopy density, overall vigour and vitality made in the field:

- Good - Canopy is visually dense with less than 10% dieback and shows no, or only very minor nutrient deficiencies, pest and disease presence or stress-induced epicormic growth.
- Fair - Canopy is of average density, consists of between 10-30% dieback and shows a minor, or occasionally moderate, level of nutrient deficiency, pest and disease presence or stress-induced epicormic growth.
- Poor - Canopy is visually sparse, consists of more than 30% dieback and typically has significant nutrient deficiency, pest and disease presence or stress induced epicormic growth.
- Dead – No indication the tree is alive

Structure summarises qualitative observations of tree structure and stability made in the field:

- Good - The tree's form is optimal for the species. Typically trees of 'Good' structure have no or only very minor trunk leans or canopy asymmetry. These trees have parts that are not structurally compromised by decay, cracks, or other structural faults. Structural failure of these trees is only likely only under strong and unusual weather events
- Fair - The tree's structure includes minor structural defects that do not typically fail in light or moderate weather events. Typically trees of 'Fair' structure have minor trunk leans or slightly asymmetric canopies. These trees are likely to have parts that are partly compromised by decay or structural defects such as included bark.
- Poor - The tree's structure includes major structural defects. Failure of these trees is considered possible under light or moderate weather events. Typically trees of 'Poor' structure have major trunk leans or heavily asymmetric canopies. These trees are likely to have parts that are heavily compromised by decay or structural defects such as included bark.

Maturity summarises the life stage of the tree.

- Juvenile – The tree is in approximately the first 10% of its expected lifespan in its current environment
- Semi-mature – Tree is 10%-20% through its expected lifespan in its current environment and has not yet reached its mature dimensions.
- Mature – The tree is through 20%-90% of its expected lifespan in its current environment.
- Over-mature – The tree is through approximately 90% of its expected lifespan in its current environment

ULE (Useful Life Expectancy) indicates the anticipated remaining years of lifespan of the tree in its existing surroundings. The tree's lifespan is the time that it will continue to provide amenity value without undue risk or hazard and with a reasonable amount of maintenance.

Significance indicates the importance a tree may have on a respective site. The following descriptors are used to derive this value (adapted from IACA 2010):

High -

- Tree is good condition and good vigour
- The tree has a form typical for the species
- The tree is a remnant specimen or is rare or uncommon in the local area or of botanical interest or substantial age
- The tree is listed as a heritage item or threatened species or listed on a municipal significant tree register
- The tree is visually prominent and visible from a considerable distance when viewed from most directions due to its size and scale. The tree makes a positive contribution to the local amenity.
- The tree supports social or cultural sentiments or spiritual associations or has commemorative values
- The tree is appropriate to the site conditions

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Medium -

- The tree is in fair condition and good or low vigour
- The tree has form typical or atypical of the species
- The tree is a planted locally indigenous taxa or a common species within the area.
- The tree is visible from surrounding properties, although not visually prominent as partially obstructed by other vegetation or buildings when viewed from a public space. The tree provides a moderate contribution to the amenity and character of the local area
- The tree is often partially restricted by above or below ground influences and/or resources.

Low -

- The tree is in fair condition and good or low vigour
- The tree has form atypical of the species.
- The tree is not visible or is partly visible from surrounding properties due to obstructions.
- The tree provides a minor contribution or has a negative impact on landscape amenity or character of the local area.
- The tree is a juvenile specimen that can easily be replaced.
- The tree's growth is severely restricted by above or below ground influences and/or resources.
- The tree has a feature that has potential to become structurally unsound.
- The tree is listed as a noxious or environmental weed under state, federal or municipal policy

Dead/Irreversible Decline -

- The tree is structurally unsound or unstable
- The tree is dead or in irreversible decline

Third Party Ownership

- The tree is located on adjoining land to the assessment.

A tree is to meet several or all the criteria in a category to be classified in that group

Arboricultural Value is a calculated value indicating the merit of the tree for retention through any nearby developments. It is a qualitative combination of the trees ULE and Significance Values (Table 6).

Table 6: Matrix for the calculation of Arboricultural Value

ULE	Significance Value					
	High	Medium	Low	Dead/Irreversible Decline	Third Party Ownership	
>40 years	High	Medium	Low	Low	Third Party Ownership	
15-40 years	High	Medium	Low	Low	Third Party Ownership	
5-15 years	High	Medium	Low	None	Third Party Ownership	
<5 years	Medium	Low	None	None	Third Party Ownership	
0 years	Low	None	None	None	Third Party Ownership	

- High – Trees attributed a 'High' arboricultural value are generally of strong visual amenity and significant in the landscape. The utmost level of consideration should be given for the retention of these trees throughout development activities and/or nearby disturbance
- Medium – Trees attributed a 'Medium' arboricultural value are of moderate amenity value and have been attributed some value in the landscape. Trees attributed a 'Medium' arboricultural value should be retained and designed around during developments or nearby disturbance. If retention is not possible for these trees, removal and replacement can be often considered as an acceptable compromise.
- Low – Trees attributed a Low arboricultural value are of poor arboricultural merit. Removal and replacement is an acceptable compromise if designing around these trees is not possible.
- None – Trees attributed an arboricultural value of none have no arboricultural merit. Removal is usually acceptable or required for these trees.
- Third Party Ownership – The tree is located on adjacent land to the assessment. It is assumed that the owner of the tree attributes it a High arboricultural value and requires its retention in the landscape.

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14 Appendix 7: Tree Protection Zones and Encroachment

14.1 Structural Root Zones (SRZ)

SRZs are an indication of the area surrounding the base of a tree that is required for its stability. AS 4970 (2009) provides a method to calculate the SRZ of trees: The SRZ is calculated as

$$(DAB \times 50)^{0.42} \times 0.64$$

For grass like trees such as palms or tree ferns; SRZs are not calculated.

14.2 Tree Protection Zone (TPZ)

A Tree Protection Zone (TPZ) is considered one of the most effective ways to ensure the retention of trees throughout development. The aim of a TPZ is to secure the space around the tree so that no above or below ground activities or developments can affect the integrity of the tree's root system or above ground parts.

AS 4970 (2009) provides a method for calculating the standard area of TPZ's. For all broadleaf trees, the radius of the TPZ is calculated as:

$$12 * DBH$$

For grass like trees such as palms or tree ferns; TPZs are calculated as:

$$\text{Radius of extent of canopy} + 1\text{m,}$$

Dead trees are attributed a TPZ of the same size as their SRZ as only their stability can now be protected and not their vigour

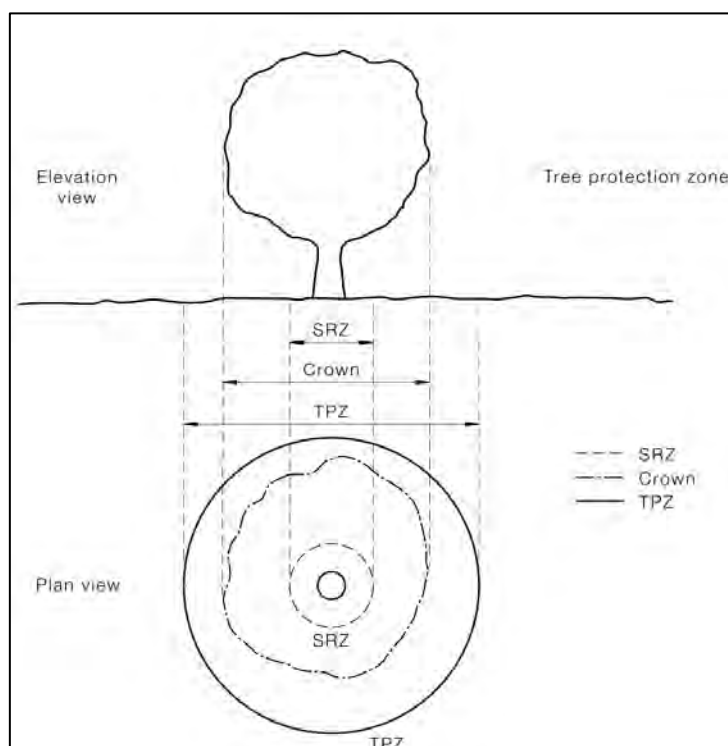


Figure 4: Diagram of TPZ and SRZ (AS 4970 2009)

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14.2.1 TPZ Encroachment:

AS 4970 (2009) allows the extents of 'calculated' TPZs to be varied, under certain conditions, to allow varying levels encroachment into TPZs. Encroachment is the term given to the level of impact of the footprint of a disturbance (such as a development or construction activity) on the calculated TPZ of a tree. Two levels of encroachment are classified within AS 4970:

14.2.1.1 Minor Encroachment

Where encroachment of a respective TPZ is limited to less than 10% of a TPZs area it is termed 'Minor Encroachment'. Minor encroachment and corresponding variations to a TPZ is considered acceptable while the lost area is compensated elsewhere while still being contiguous with the TPZ.

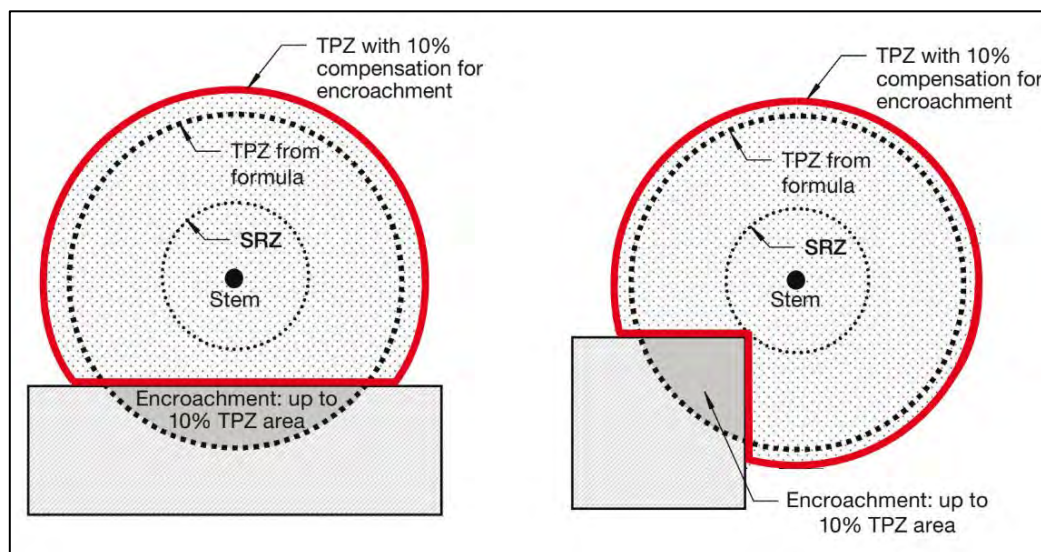


Figure 5: Examples of Minor TPZ encroachment and contiguous TPZ compensation (AS 4970 2009)

14.2.1.2 Major Encroachment

Where encroachment of the standard TPZ exceeds 10% of a TPZ it is termed 'Major Encroachment'. Major encroachment and corresponding variations to a TPZ can be considered acceptable providing the following conditions are met:

- The project arborist demonstrates the tree will remain viable through the encroachment.
- The lost area is compensated elsewhere while still being contiguous with the TPZ.

Regardless of encroachment, final TPZs and tree protection requirements should be clear to all parties during the entire construction process. Ideally all tree protection requirements should be outlined within a Tree Protection Management Plan (TPMP), prepared by a suitably qualified arborist, prior to the commencement of any construction activities

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14.2.2 Tree Protection Fencing

Tree protection fencing should be installed around the final area of the TPZs of trees to be retained. Fencing should always be installed before the commencement of any construction activities and secured for the life of the construction. TPZ fencing should consist of chain mesh fencing of a minimum of 1.8m in height connected by temporary concrete footings. Where applicable, a finer mesh such as shade cloth should be applied to prevent airborne contaminants entering the TPZ. Warning signs should be erected at regular intervals along the entire length of any TPZ fencing.

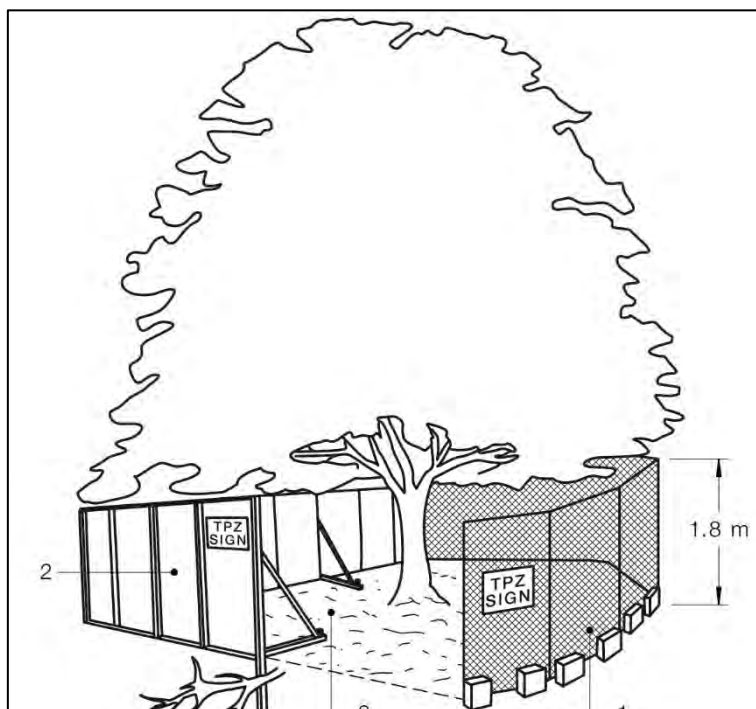


Figure 6: Examples of TPZ fencing (AS 4970 2009)

If the installation of tree protection fencing is not possible; alternative methods for protection of above and below grounds tree parts such a ground protection and physical barriers can be considered at the discretion of the project arborist.

14.2.2.1 General Tree Protection Guidelines

The following recommendations have been provided to as best practice guidelines to the establishment of a TPZ during the length of construction activities.

Exclude the following from taking place within any TPZ (adapted from AS 4970-2009):

- built structures or hard landscape features (i.e. paving, retaining walls)
- materials storage (i.e. equipment, fuel, building waste or rubble)
- soil disturbance (i.e. stripping or grade changes)
- excavation works including soil cultivation (specifically surface-dug trenches for underground utilities)
- placement of fill
- lighting of fires
- preparation of chemicals, including preparation of cement products
- pedestrian or vehicular access (i.e. pathways).

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PROPOSED UNIT DEVELOPMENT

9 BROADHURST ROAD, PAKENHAM VIC 3810

REV.	DESCRIPTION	DATE	SCALE: AS SHOWN
A.	COUNCIL RFI CHANGES	06/03/2024	DATE: 29/11/2023
			SHEET: 1 OF 7
			SHEET SIZE: A1

NOTE: OWNER TO ENSURE A BUILDING PERMIT IS IN PLACE (IF REQUIRED) PRIOR TO ANY WORK COMMENCING ON SITE

DWG No: 23051

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DESIGN RESPONSE
1:200

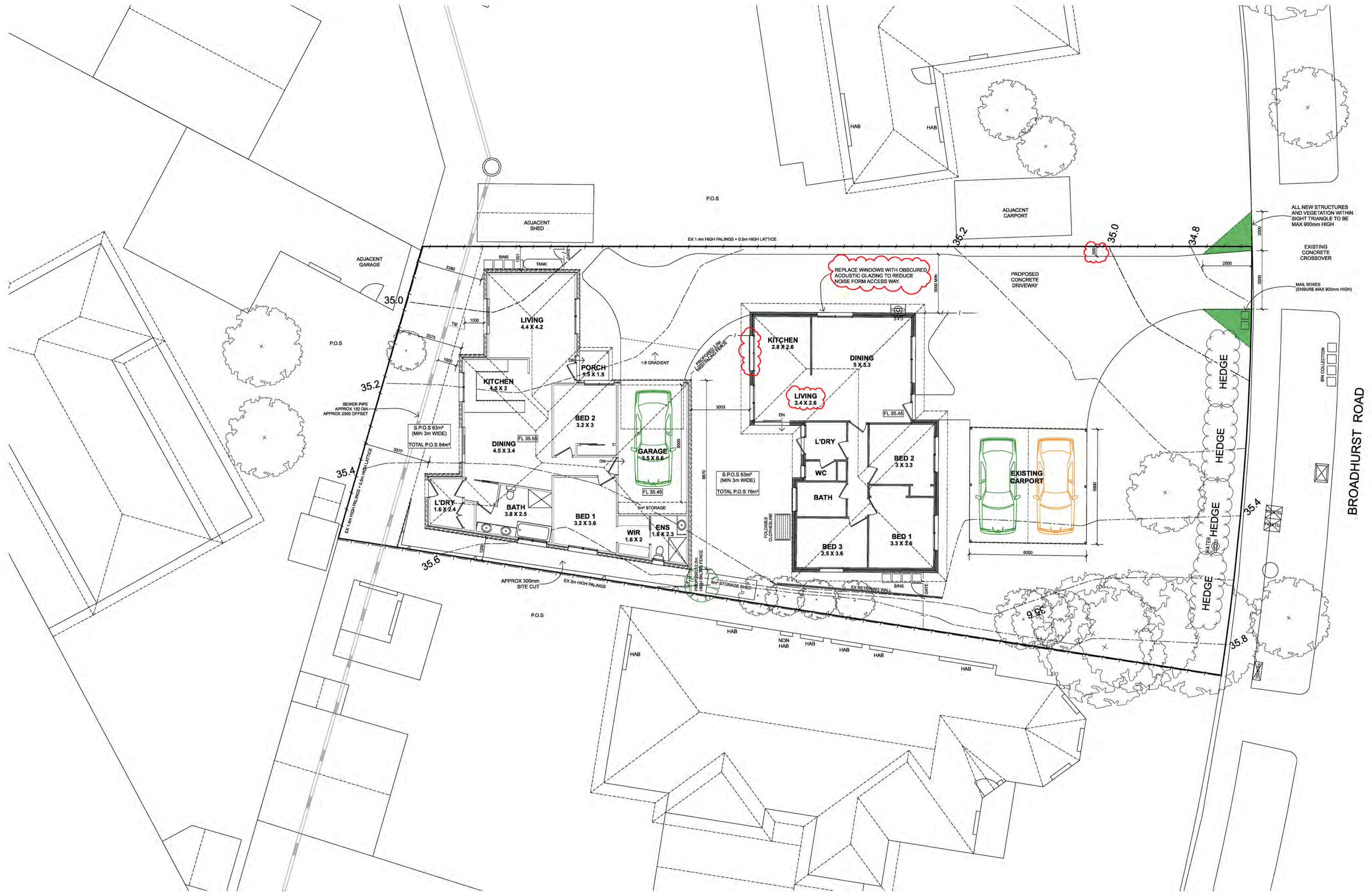


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REV.	DESCRIPTION	DATE	DR
A.	COUNCIL RFI CHANGES	06/03/2024	SC
			DATE: 29/11/2023
			SHEET: 2 OF 7
			SHEET SIZE: A1
			DWG No: 23051

NOTE: OWNER TO ENSURE A BUILDING PERMIT IS IN PLACE (IF REQUIRED) PRIOR TO ANY WORK COMMENCING ON SITE



FLOOR PLAN
1:100

AREAS:		SITE COVERAGE:	
SITE TOTAL:	824.5m ²	PERMEABLE COVERAGE	282m ² 34%
UNIT 1 (EXISTING)		DRIVEWAY SURFACE:	368.5m ² 44.6%
DWELLING:	104m ²	HARD SURFACE COVERAGE:	169m ² 20.5%
CARPORT:	35m ²	GARDEN AREA:	456m ² 55.5%
TOTAL:	139m ²		350m ² 42.5%
UNIT 2		UNIT 1 S.P.O.S = 53m ² (MIN 3.0m WIDE)	
DWELLING:	112.5m ²	TOTAL P.O.S = 76m ²	
PORCH:	2.3m ²		
GARAGE:	25.5m ²	UNIT 2 S.P.O.S = 63m ² (MIN 3.0m WIDE)	
TOTAL:	140.3m ²	TOTAL P.O.S = 84m ²	

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PROPOSED UNIT DEVELOPMENT
 9 BROADHURST ROAD, PAKENHAM VIC 3810

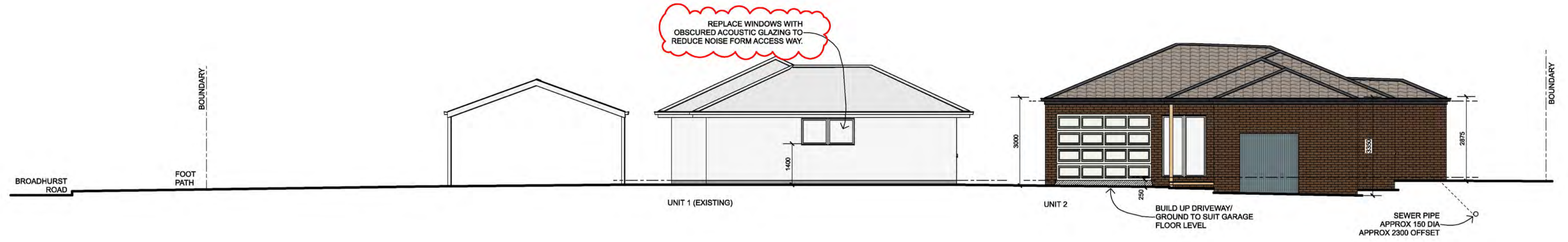
REV.	DESCRIPTION	DATE	DR
A.	COUNCIL RFI CHANGES	06/03/2024	

SCALE: AS SHOWN
 DATE: 29/11/2023
 SHEET: 3 OF 7
 SHEET SIZE: A1
 DWG No: 23051

NOTE: OWNER TO ENSURE A BUILDING PERMIT IS IN PLACE (IF REQUIRED) PRIOR TO ANY WORK COMMENCING ON SITE



NORTH ELEVATION
1:100 (UNIT 2)



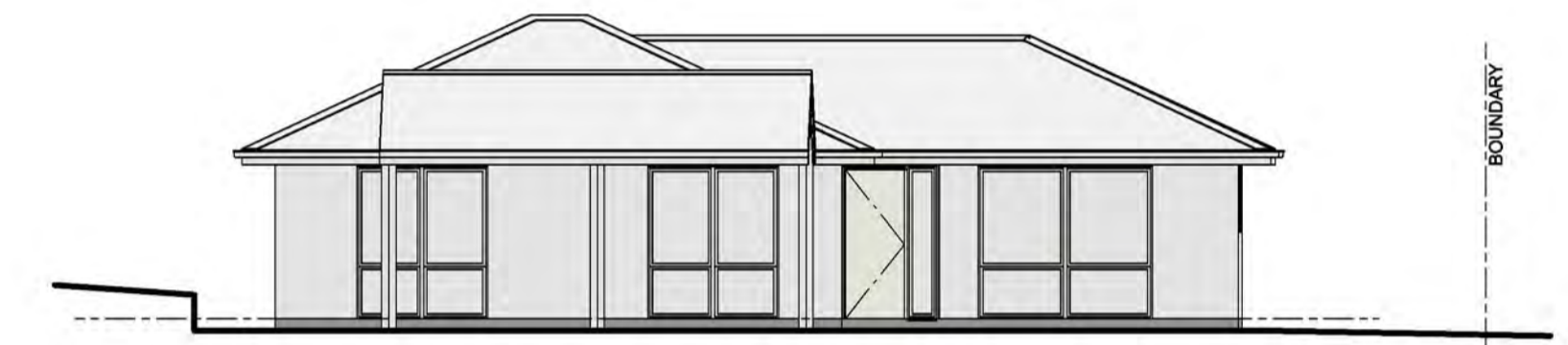
EAST ELEVATION
1:100



SOUTH ELEVATION
1:100 (UNIT 2)



NORTH ELEVATION
1:100 (EXISTING)

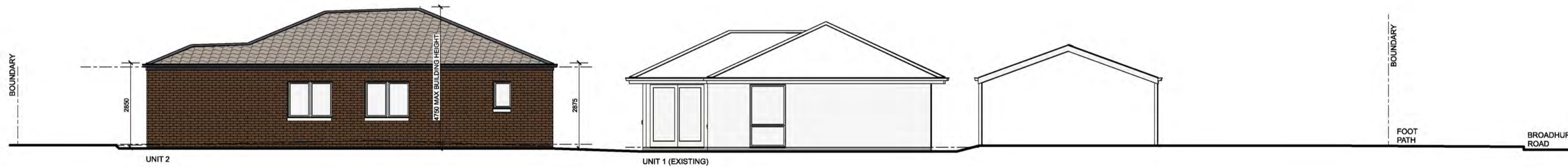


SOUTH ELEVATION
1:100 (EXISTING)

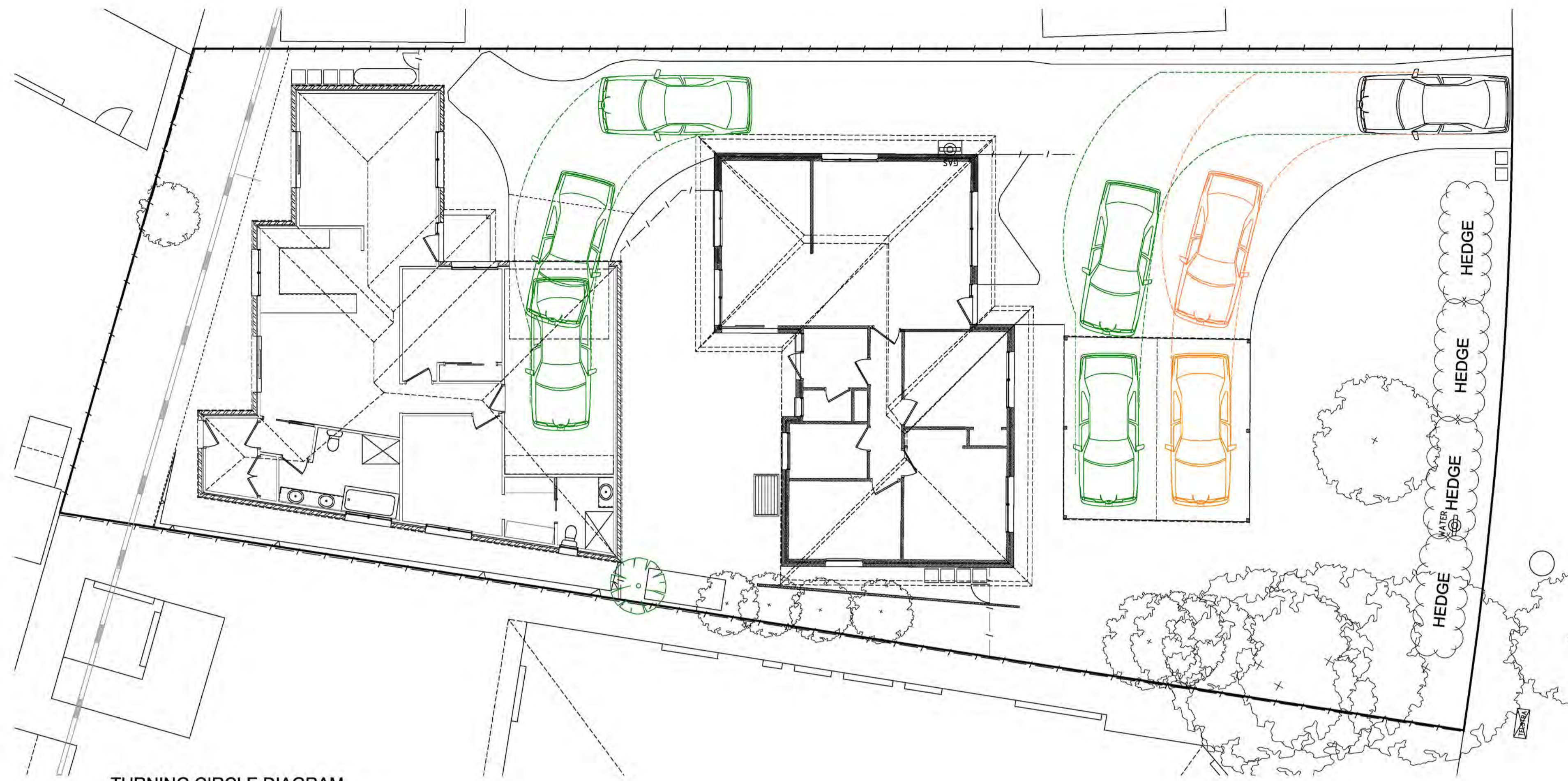
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MATERIAL/COLOUR SCHEDULE

ROOF: GREY
BRICKS: RED/BROWN
TRIMS/GUTTERS: LIGHT GREY
WINDOWS: LIGHT GREY
GARAGE DOOR: GREY
DRIVEWAY: NATURAL CONCRETE

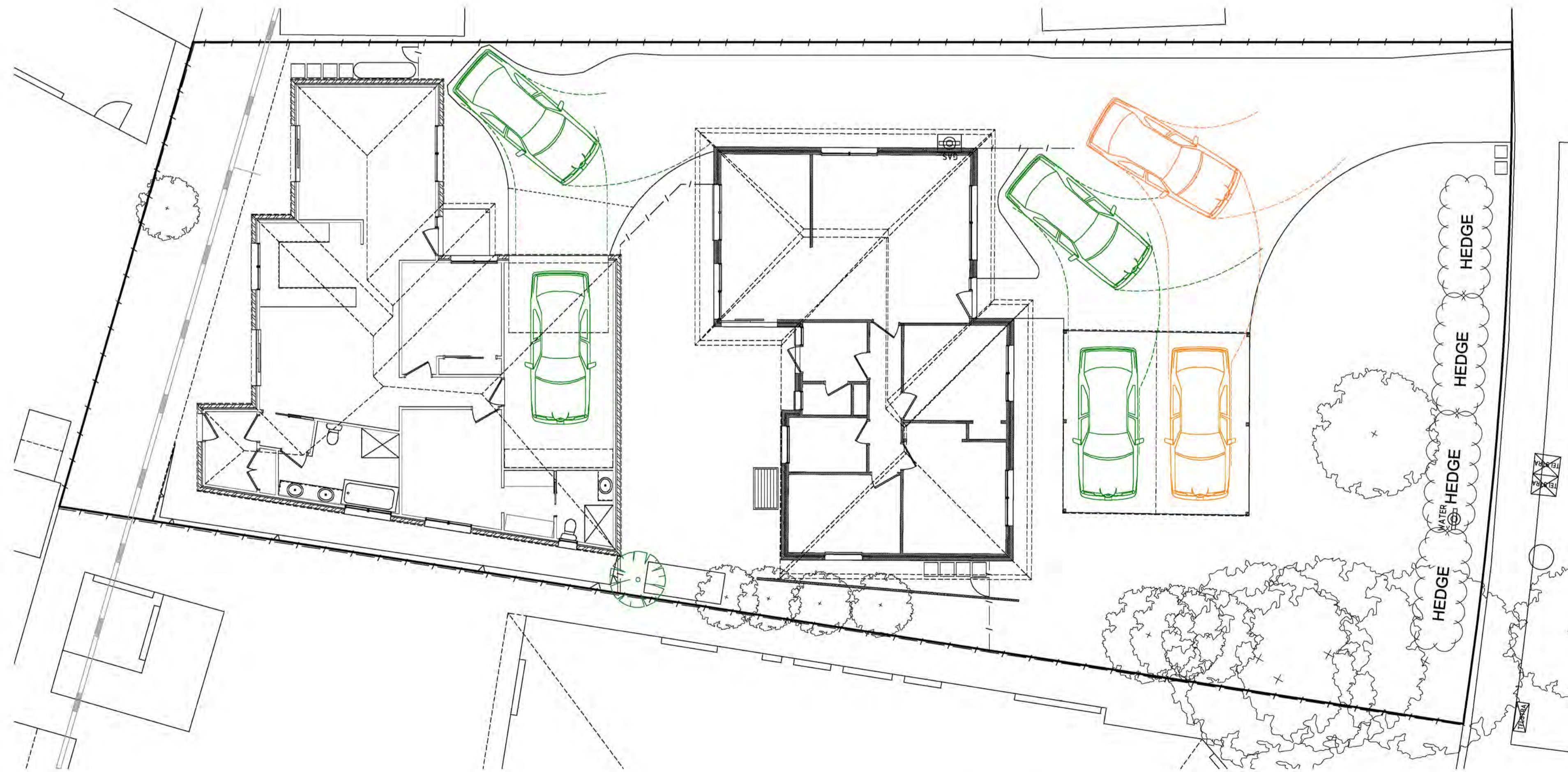


WEST ELEVATION
1:100



TURNING CIRCLE DIAGRAM
1:100 (ENTRY)

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TURNING CIRCLE DIAGRAM
1:100 (EXIT)

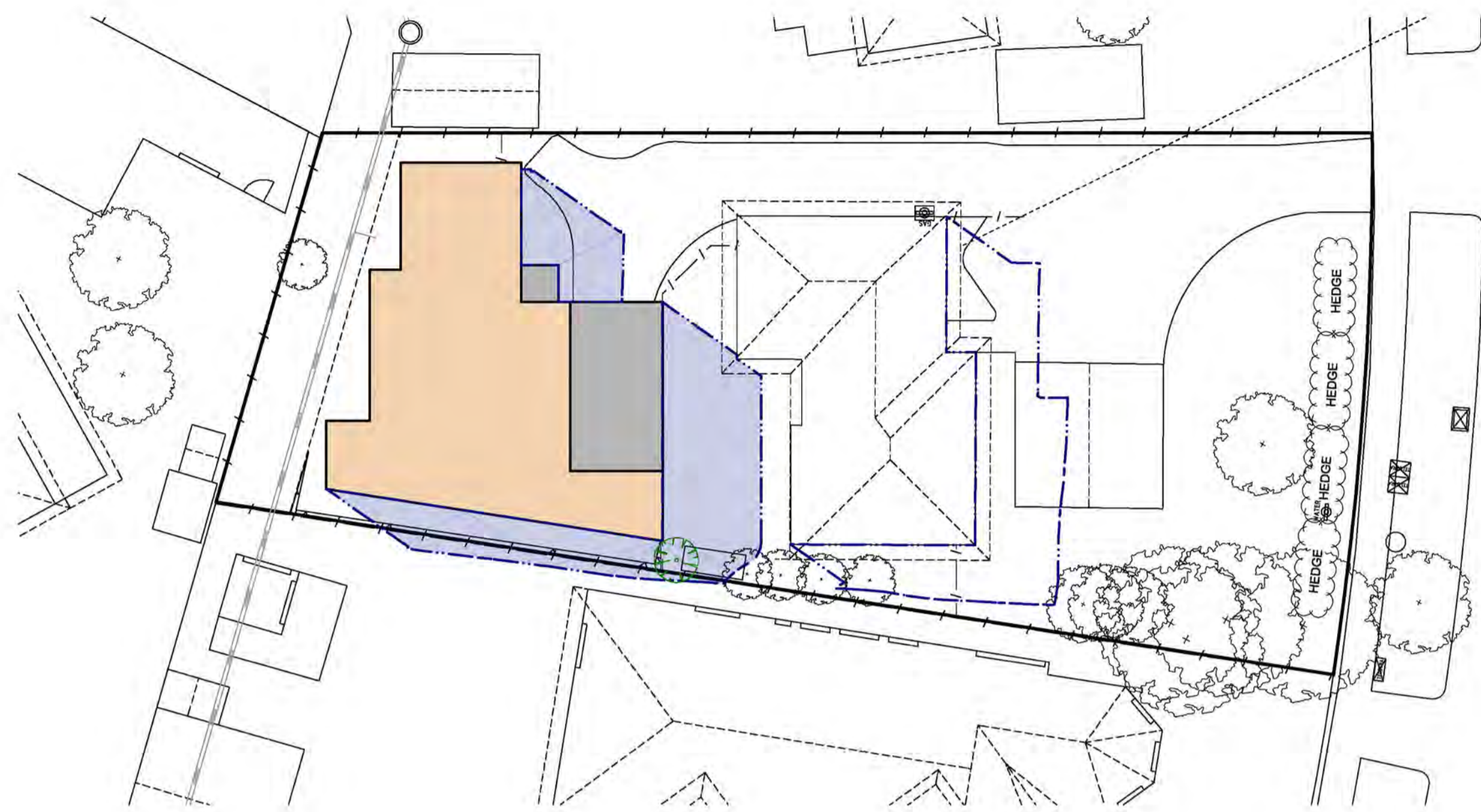


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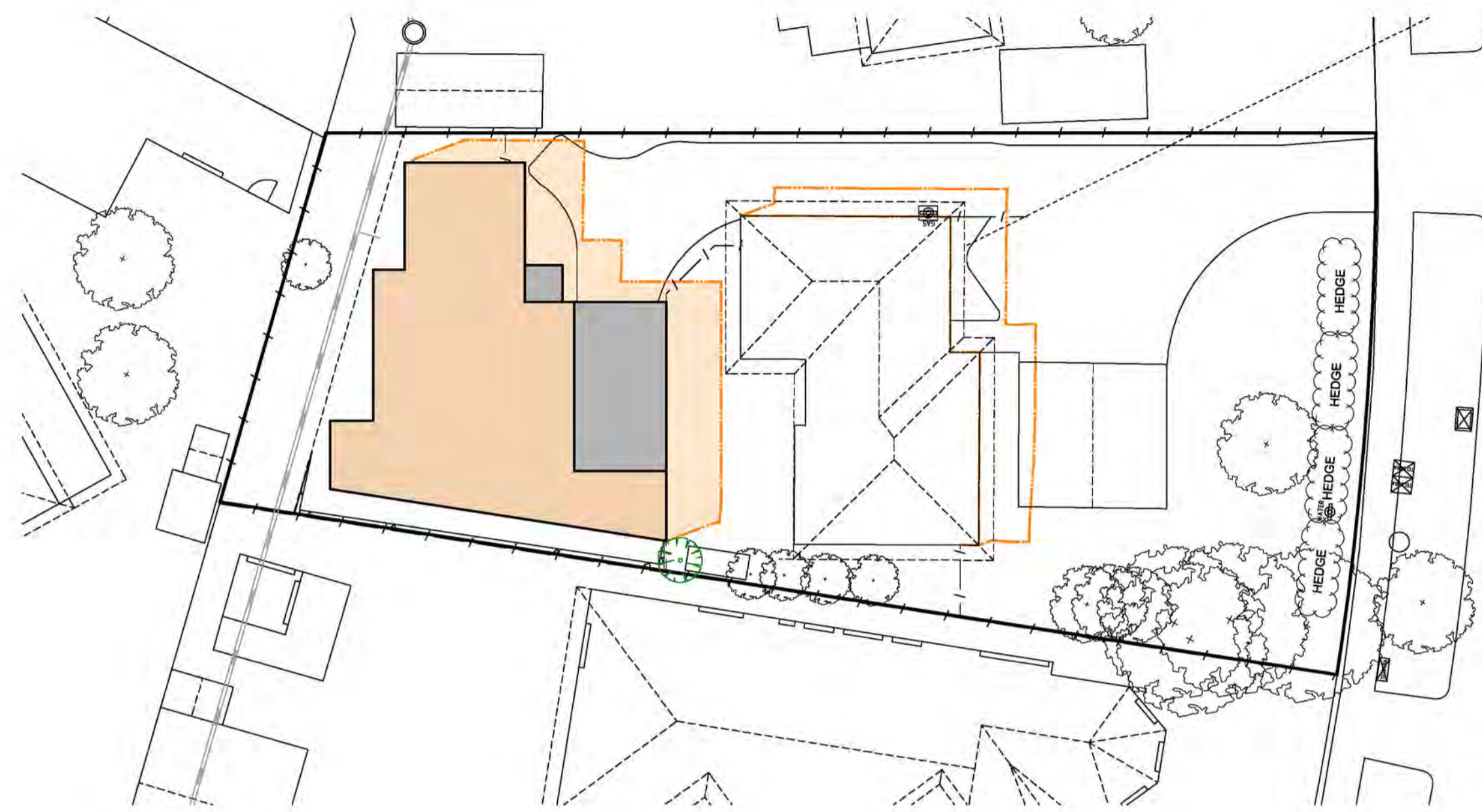
PROPOSED UNIT DEVELOPMENT

9 BROADHURST ROAD, PAKENHAM VIC 3810

REV.	DESCRIPTION	DATE	
A.	COUNCIL RFI CHANGES	06/03/2024	DATE: 29/11/2023
			SHEET: 5 OF 7
			SHEET SIZE: A1
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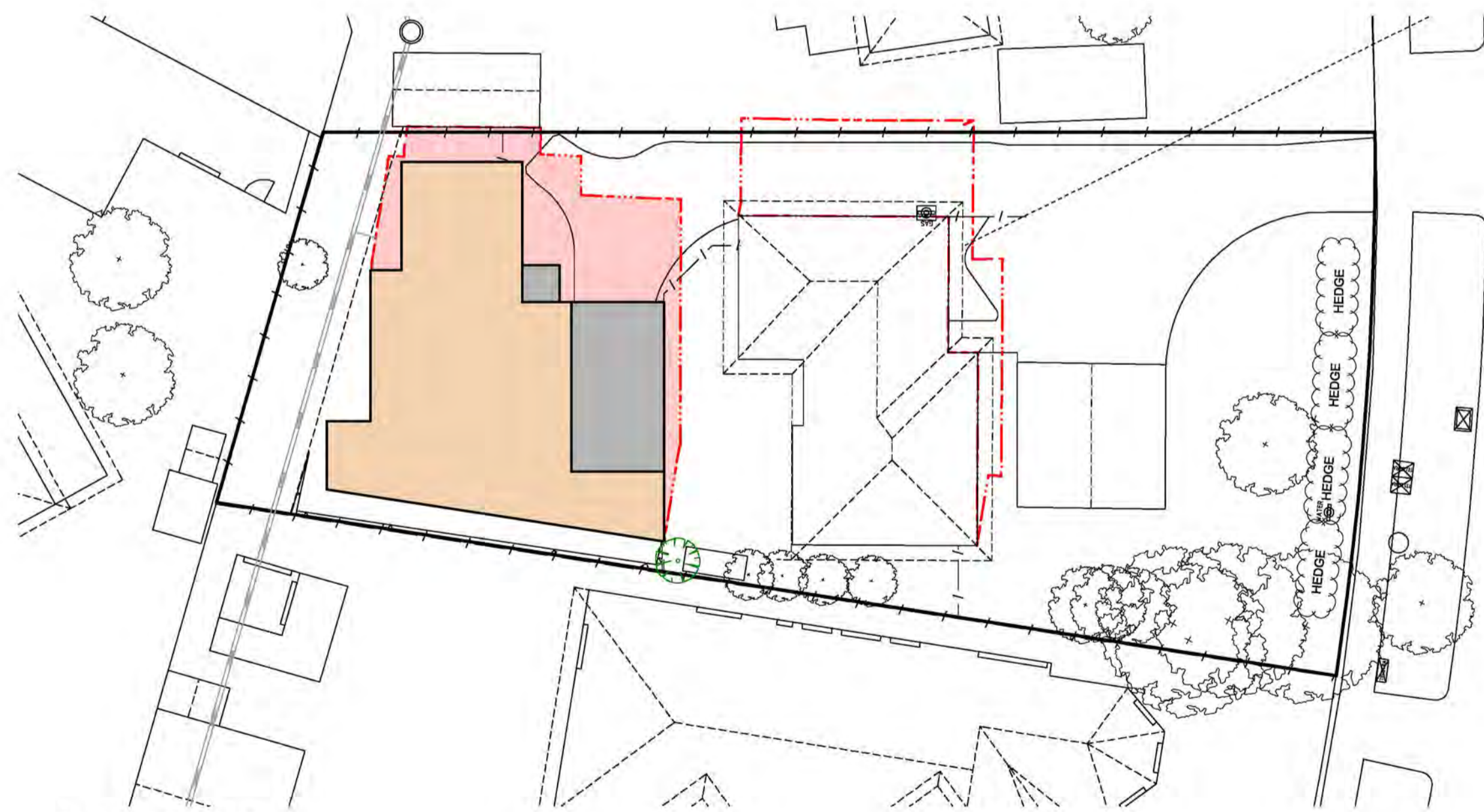


9am SHADOWS
1:200



12pm SHADOWS
1:200

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3pm SHADOWS
1:200



GARDEN AREA
1:200

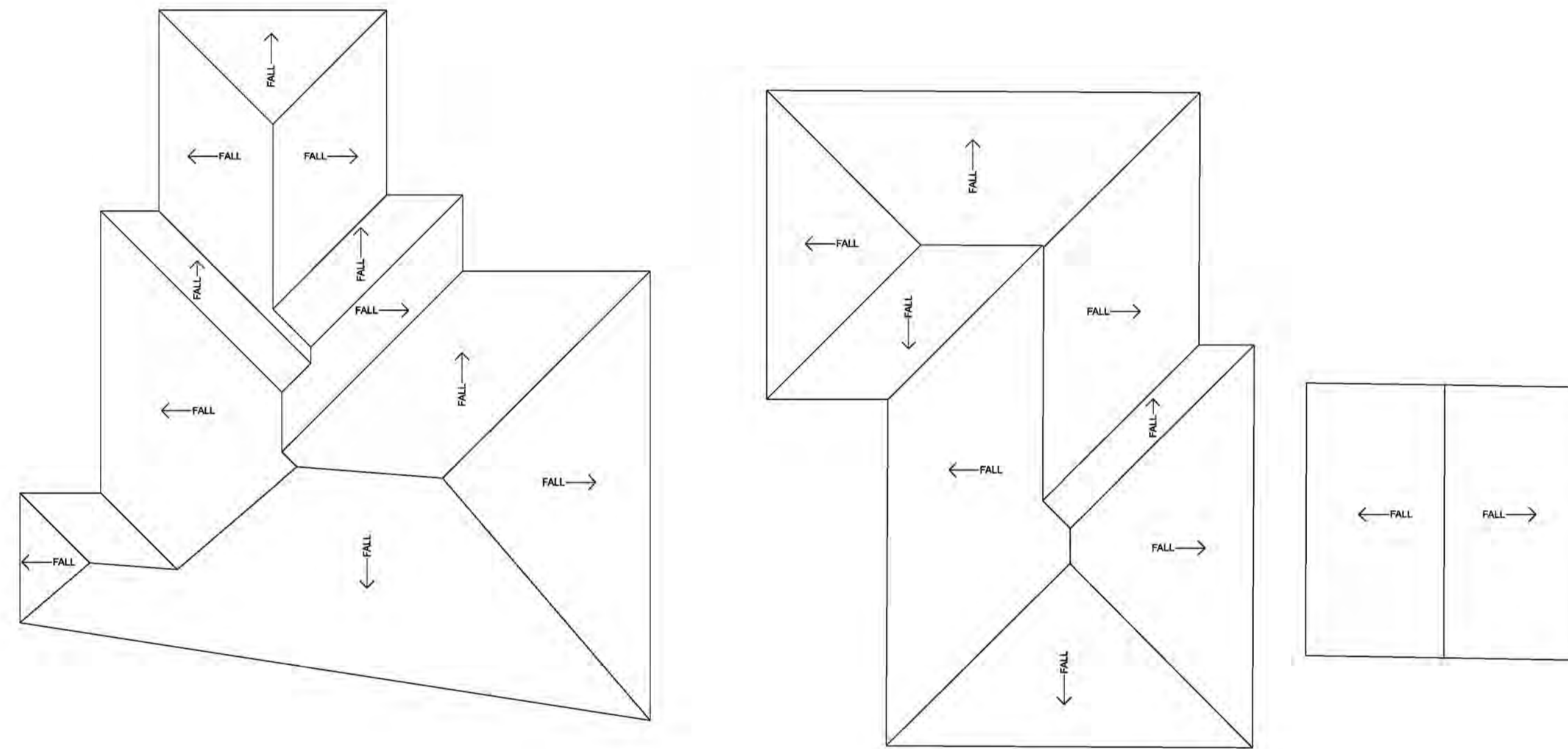
SITE AREA: 824.5m²
GARDEN AREA: 350m² 42.5%



REV.	DESCRIPTION	DATE
A.	COUNCIL RFI CHANGES	06/03/2024

DATE: 29/11/2023
SHEET: 6 OF 7
SHEET SIZE: A1
NOTE: OWNER TO ENSURE A BUILDING PERMIT IS IN PLACE (IF REQUIRED) PRIOR TO ANY WORK COMMENCING ON SITE
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ROOF LAYOUT PLAN
1:100



REV.	DESCRIPTION	DATE	SCALE: AS SHOWN
A.	COUNCIL RFI CHANGES	06/03/2024	DATE: 29/11/2023
			SHEET: 7 OF 7
			SHEET SIZE: A1
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FEATURE & LEVEL PLAN

9 Broadhurst Road

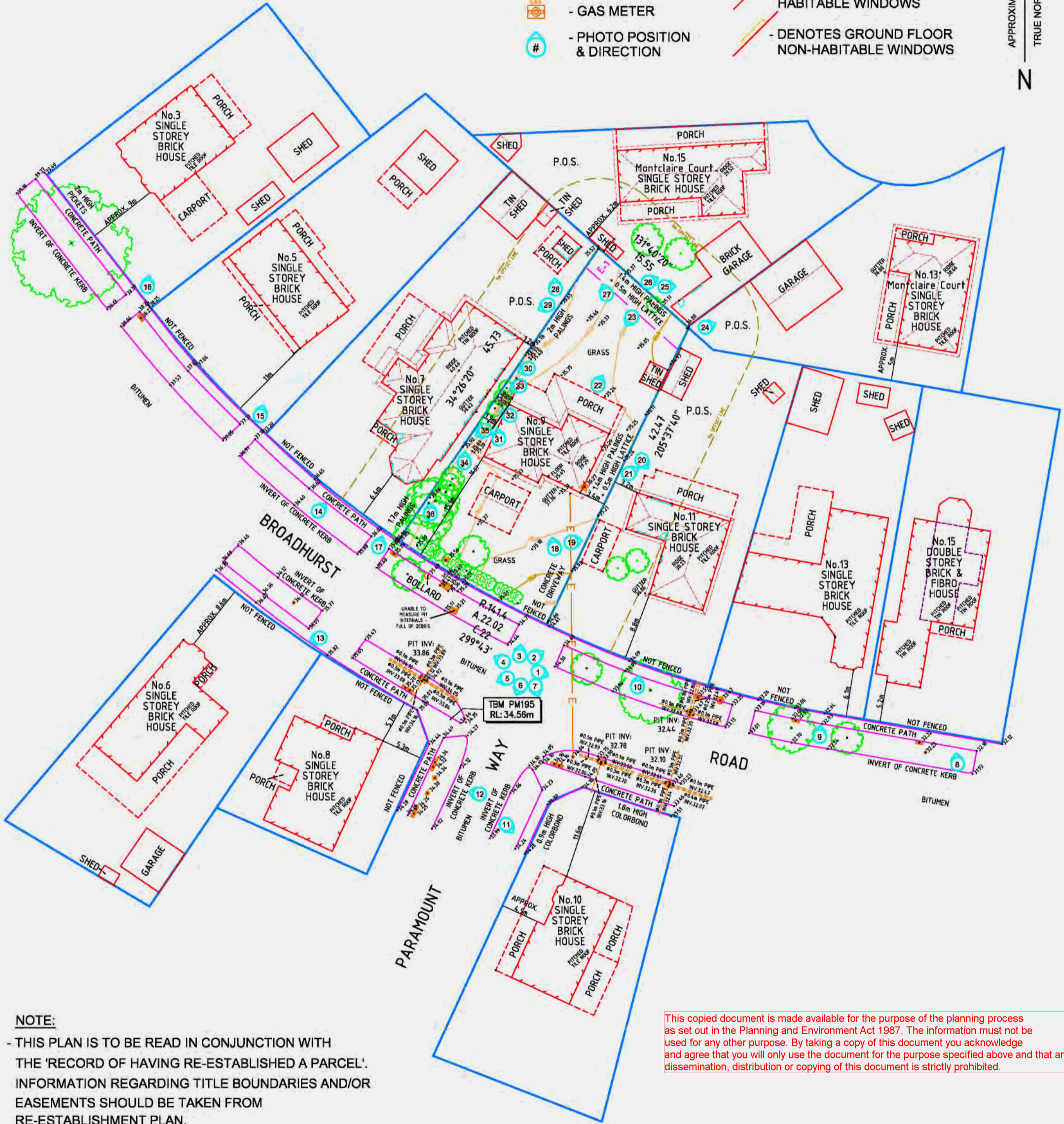
PAKENHAM

SCALE 1:500 (A3)

LEGEND

- SEWER PIT
- SIDE ENTRY PIT
- VALVE
- WATER METER
- TELSTRA PIT
- POWER POLE
- HYDRANT
- GAS METER
- PHOTO POSITION & DIRECTION
- DENOTES OVERHEAD ELECTRICAL LINE
- DENOTES FIRST FLOOR BUILDING LINE
- DENOTES GROUND FLOOR HABITABLE WINDOWS
- DENOTES GROUND FLOOR NON-HABITABLE WINDOWS

APPROXIMATE
TRUE NORTH
N



NOTE:
- THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE 'RECORD OF HAVING RE-ESTABLISHED A PARCEL'. INFORMATION REGARDING TITLE BOUNDARIES AND/OR EASEMENTS SHOULD BE TAKEN FROM RE-ESTABLISHMENT PLAN.
THIS IS A CADASTRAL PLAN PREPARED UNDER THE SUPERVISION OF A LICENSED SURVEYOR.

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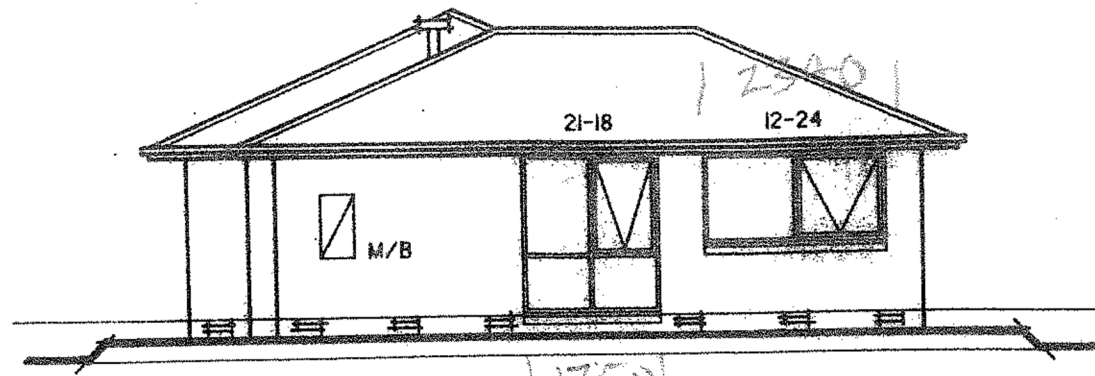


NOTE:

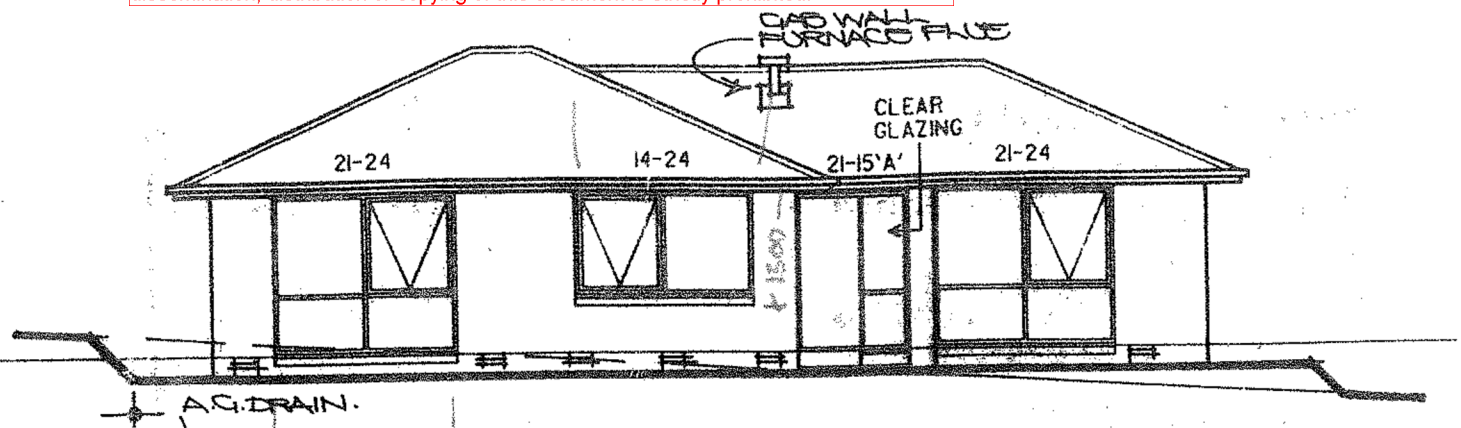
- LEVELS SHOWN ON THIS PLAN ARE TO A.H.D BASED ON NAR-NAR-GOON PM 54 (R.L. 31.902m)
- P.O.S - DENOTES PRIVATE OPEN SPACE
- E1 - DENOTES 3m DRAINAGE & SEWERAGE EASEMENT

DRAWN [REDACTED]
CHECKED [REDACTED]
DATE OF SURVEY : 05/05/2023
SURV. REF. NO. 21286

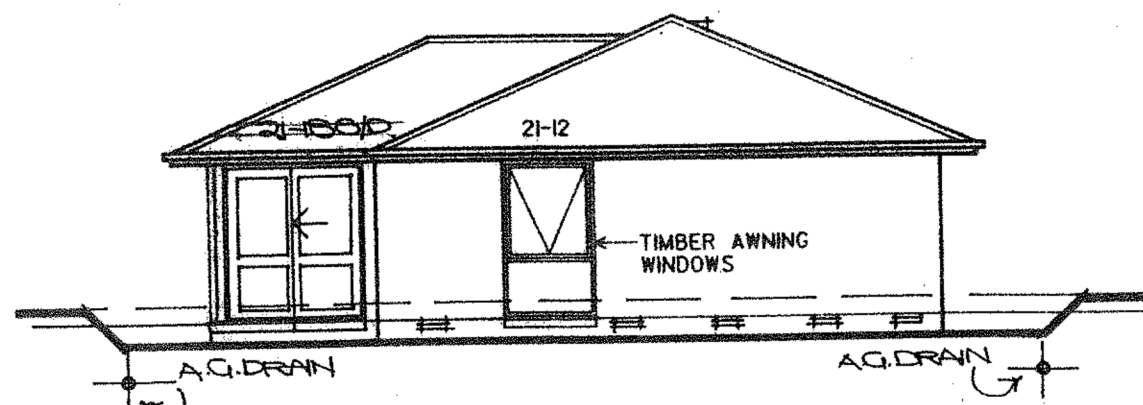
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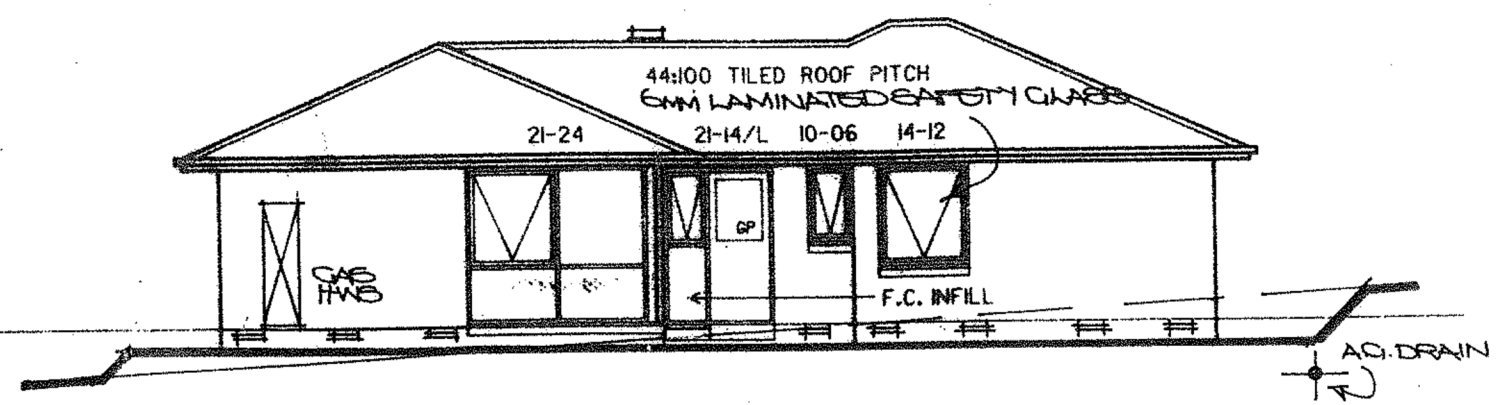
ELEVATION B



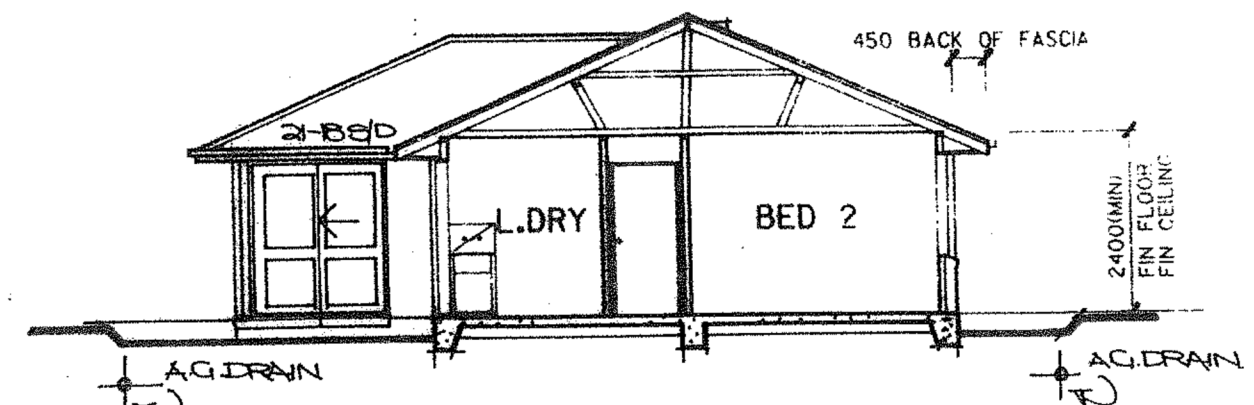
ELEVATION A



ELEVATION D



ELEVATION C



SECTION X-X
INTERMEDIATE SOIL CLASSIFICATION.

- 175 X 38 RIDGE
- 125 X 38 RAFTERS AT 600 CTS
- 75 X 38 COLLAR TIES
- 100 X 75 RIDGE & PURLIN STRUTS
- 100 X 38 CEILING JOISTS AT 600 CTS

NOTE:
EXPANSION JOINTS ARE TO BE PROVIDED EVERY 12 METRES FOR CLAY BRICKS AND EVERY 6 METRES FOR MASONRY

• TERMITES TREATMENT TO AS. 2067

AVJennings Homes 690 SPRINGVALE ROAD, MULGRAVE 3170 PH. 566-8888	SERIES DIVISION No. NewWave VIC 545	ESSE GENO-23/3/87 H.T.O-23/3/87	WORKING DRAWINGS EXTERNAL ELEVATIONS	SCALE: 1:100	CL 15	NOTES: R.D.&I STATE/DIV CONTRACT CONST/ORD DRAWN: NM 6/1/86 GH/TP 23/3/87 X-T.M. CHECKED: 2/2+3	HAND: LH SHT No: 2
	© COPYRIGHT 1987 JENNINGS INDUSTRIES LIMITED REPRODUCTION IN WHOLE OR PART FORBIDDEN			ELLINGTON 105		[REDACTED]	[REDACTED]

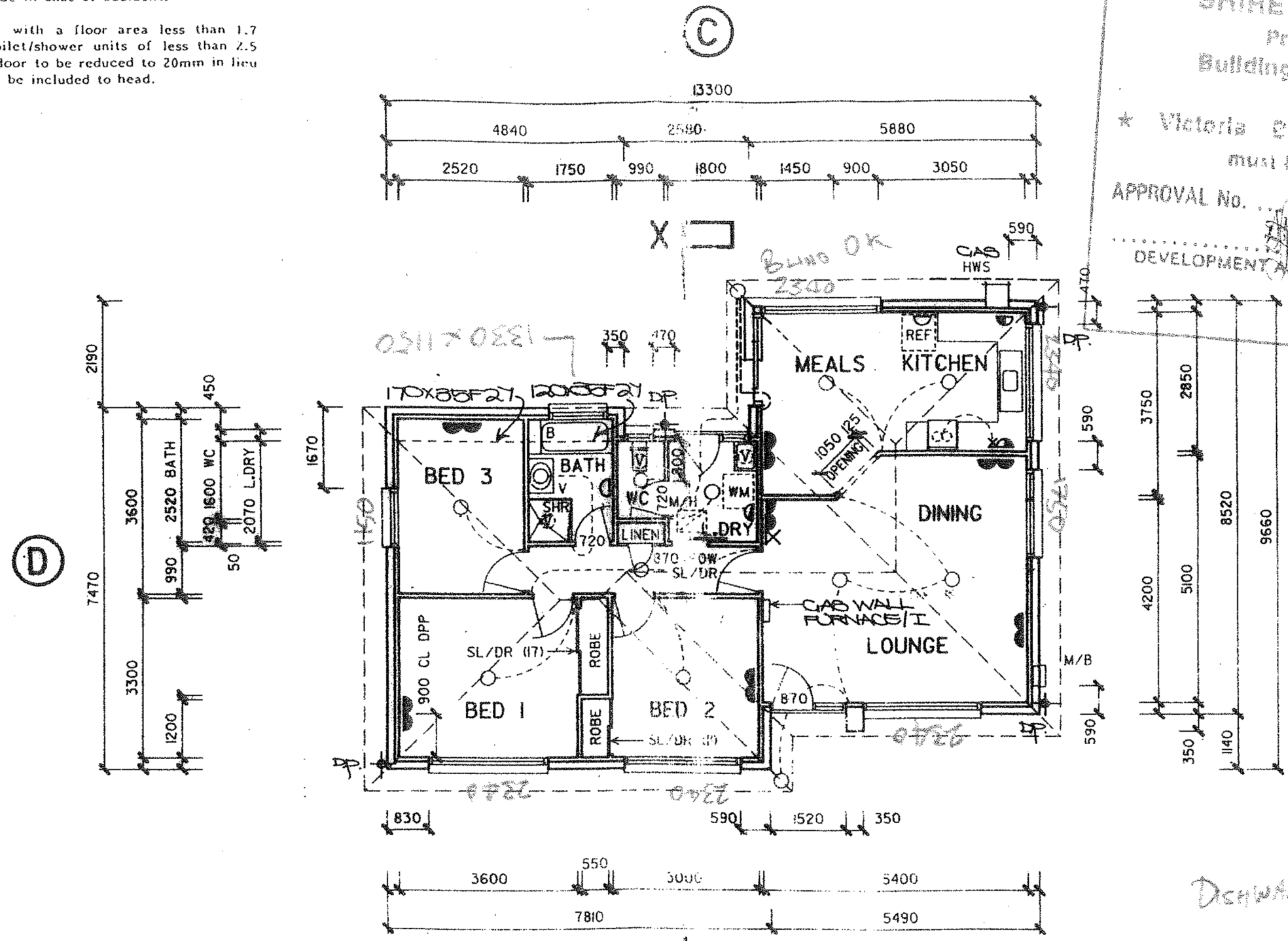
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W.C. DOORS

Doors to toilets to be fitted with lift-off hinges to allow for the door to be removed from the outside in case of accident.

The regulation applies to toilets with a floor area less than 1.7 metre square and to combined toilet/shower units of less than 2.5 metres square. Clearance under door to be reduced to 20mm in lieu of 35mm and 2 No. 11mm stops to be included to head.

SHIRE OF PAKENNAM
 Provisions of the
Building Control Act 1981
 * Victoria Building Regulations *
 must be complied with
 APPROVAL No. ... 31078 ...
 T. J. Burnie
 DEVELOPMENT APPROVALS CO-ORDINATOR
 10 NOV 1987



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<p>GENERAL NOTES</p> <ul style="list-style-type: none"> GROUND LEVELS & STEPS ARE APPROX. ONLY WRITTEN DIMENSIONS WILL TAKE PRECEDENCE OVER SCALE UNLESS OTHERWISE SHOWN, HINGED DOORS TO ROOMS TO BE 820 WIDE ON-SITE CLIPBOARD DOORS TO BE 520 WIDE TOP OF METER-BOX TO BE 1900mm ABOVE GROUND OR PORCH LIGHT SWITCHES AND DOOR FURNITURE TO BE 1055mm ABOVE FLOOR GLASS AREA TO W.C. 0.10m² (OBSCURE SATIN/LITE) OPENABLE SASH SIZE TO W.C. 0.09m² IMPERVIOUS FLOOR TO BATHROOMS, TOILETS & LAUNDRY, BY OWNER DIMEN. TO TREAD & RISER 250(MIN) (90(MAX)) BALUSTRADE HEIGHT AT LANDING 1000(MIN) AND STEPS 865(MIN) WIRE DIRECT TO ELECTRIC HEATER/RANGEHOOD UNLESS OTHERWISE INDICATED ALL WALL DIMENSIONS ARE AS FOLLOWS:- -EXTERNAL 240mm -INTERNAL 90mm 		<p>SYMBOLS AND ABBREVIATIONS</p> <ul style="list-style-type: none"> CAV.S/D - CAVITY SLIDING DOOR FW.S/D - FACE OF WALL SLIDING DOOR M/H - 600 x 450mm MANHOLE V - CEILING VENT □ - SUB FLOOR VENT AT 800 CTRS 		<p>ELECTRICAL LEGEND</p> <ul style="list-style-type: none"> ○ SINGLE POWER POINT AT 200mm ○ DOUBLE POWER POINT AT 200mm ○ SINGLE POWER POINT AT 1120mm ○ DOUBLE POWER POINT AT 1120mm ○ DOUBLE POWER POINT AT 1370mm ○ FAN SWITCH DOUBLE POWER POINT AT 1120mm ○ ISOLATING SWITCH AND POWER POINT AT 200mm ○ EXHAUST FAN ○ EXHAUST FAN LIGHT ○ CEILING LIGHT OUTLET ○ WALL LIGHT OUTLET ○ DOWN LIGHT FITTING 		<p>WORKING DRAWING GROUND FLOOR & ELEC. PLAN</p> <p>SERIES DIVISION No. ISSUE NewWave VIC 545 GEN: 0-23/3/87 I.T.: 0-23/3/87</p> <p>© COPYRIGHT 1987 JENNINGS INDUSTRIES LIMITED REPRODUCTION IN WHOLE OR PART FORBIDDEN</p>		<p>ELLINGTON 105</p> <p>CLIENT: [REDACTED]</p> <p>FAKENHAM.</p>		<p>HAND SHEET No: LH 1</p> <p>SCALE: 1:100</p> <p>GRD FL: 1ST FL: GROSS TOT: 104.9 SQM</p> <p>VER: [REDACTED]</p>	
<p>AV Jennings Homes 690 SPRINGVALE ROAD, MULGRAVE 3170 PH. 566-8888</p>		<p>R.D.&I. STATE/DIV CONTRACT CONGT/DRD DRAWN: MM 6/1/86 GR 23/3/87 CHECKED: [REDACTED]</p>									