

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	140 Army Road, Pakenham VIC 3810 L1 TP518292
The application is for a permit to:	Development of land for nine (9) Dwellings on a lot and associated Works
The applicant for the permit is:	Draeh Planning
The application reference number is:	T230646
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:	03 May 2024
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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 A423783W

Basic Information

Proposed Use Construction of 9 double storey dwellings and associated works.
Current Use single dwelling
Cost of Works \$3,600,000
Site Address 140 Army 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? Not Applicable, no such encumbrances apply.

Contacts

Type	Name	Address	Contact Details
[Redacted]			

Fees

Regulation Fee Condition	Amount	Modifier	Payable
9 - Class 13 More than \$1,000,000 but not more than \$5,000,000	\$3,665.00	100%	\$3,665.00
	Total		\$3,665.00

Meetings

Meeting Type	Officer Name	Date of Meeting
Pre Application	Evangeline McGauley-Kennedy	21 Feb 2023



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 VIC, 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

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Documents Uploaded

Date	Type	Filename
20-12-2023	A Copy of Title	Vol 8901 Pol 729.PDF
20-12-2023	A proposed floor plan	231218 - TP-RD - 140 Army Road, Pakenham.pdf
20-12-2023	Neighbourhood and Site Description	Planning Report_Cardinia_140 ARMY ROAD PAKENHAM .pdf
20-12-2023	Additional Document	Clause 55 Assessment_140 ARMY ROAD PAKENHAM .pdf
20-12-2023	Additional Document	Coverletter for Planning Application_140 ARMY ROAD PAKENHAM .pdf
20-12-2023	Additional Document	MPL25142-2.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



By ticking this checkbox, I, Natasha Heard, 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.



Civic Centre
20 Siding Avenue, Officer, Victoria

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

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

Page 1 of 1

VOLUME 08901 FOLIO 729

Security no : 124110520964V

Produced 15/11/2023 02:41 PM

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LAND DESCRIPTION

Lot 1 on Title Plan 518292J.
PARENT TITLE Volume 04574 Folio 615
Created by instrument E171200 24/09/1971

REGISTERED PROPRIETOR

Es
Jo

Es

MORTGAGE AN773230J 27/04/2017
NATIONAL AUSTRALIA BANK LTD

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 set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP518292J 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: 140 ARMY ROAD PAKENHAM VIC 3810

ADMINISTRATIVE NOTICES

NIL

eCT Control 17914D NAB BROKER
Effective from 27/04/2017

DOCUMENT END

TITLE PLAN	EDITION 1	TP 518292J
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<p>Location of Land</p> <p>Parish: NAR-NAR-GOON Township: Section: Crown Allotment: 12(PT) Crown Portion:</p> <p>Last Plan Reference: LP 6148 Derived From: VOL 8901 FOL 729 Depth Limitation: NIL</p>	<p>Notations</p> <p style="color: red;">This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1967. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.</p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>
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<p>Description of Land / Easement Information</p> <p>ALL THAT piece of land delineated and coloured red on the map in the margin being part of -- Lot 3 on Plan of Subdivision No.6148 and being part of Crown Allotment 12 -- Parish of Nar-nar-goon County of Hornington Together with a right to use the land coloured yellow on the said map for drainage purposes - - - - -</p>	<p>THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT</p> <p>COMPILED: 05/08/2000 VERIFIED: G.B.</p>
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COLOUR CODE
 Y=YELLOW
 R=RED

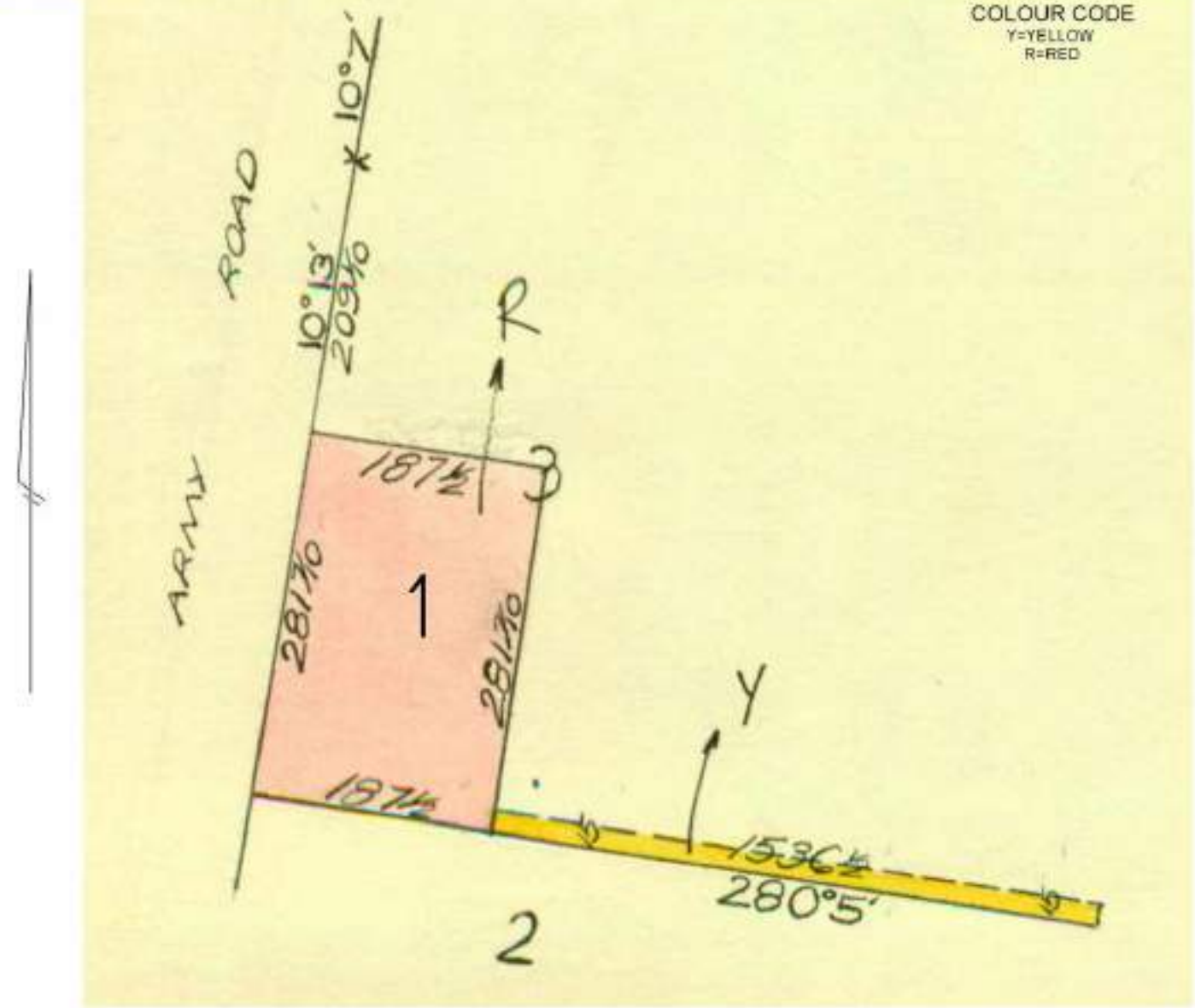


TABLE OF PARCEL IDENTIFIERS	
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962	
PARCEL 1 = LOT 3 (PT) ON LP 6148	

Metropolitan Planning Levy (MPL)

Certificate



Certificate Number: MPLCERT25142

Issue Date: 13 December 2023

Expiry Date: 12 March 2024

PART 1 - APPLICANT DETAILS



Address: 2 Larkin CL Mount Martha VIC 3934
Mount Martha
AUSTRALIA

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PART 2 - LEVIABLE LAND DETAILS

Address of land to which the Metropolitan Planning Levy applies:

Street Address: 140 Army RD
Pakenham VIC 3810

Formal Land Description:

Vol/Folio: 8901 / 729 Lot/Plan: Block/Subdivision:

Crown Reference:

Other:

Municipality: Cardinia Shire Council

Estimated Cost of Development: \$3,600,000

PART 3 - MPL PAYMENT DETAILS

MPL Application ID: MPL25142
MPL Paid: \$4,680.00
MPL Payment Date: 5 December 2023

PART 4 - CERTIFICATION

The Commissioner of State Revenue confirms that the whole of the amount of the MPL has been paid in respect of the estimated cost of development.

Paul Broderick
Commissioner of State Revenue

PART 5 – EXPLANATORY NOTES

General

- The Metropolitan Planning Levy (MPL) is imposed for the privilege of making a leviable planning permit application.
- A leviable planning permit application is an application made to a responsible authority or planning authority under sections 47 and 96A of the *Planning and Environment Act 1987* (PEA) for a permit required for the development of land in metropolitan Melbourne, where the estimated cost of the development for which the permit is required exceeds the threshold amount (see MPL threshold amount).
- As a statutory requirement of making a leviable planning permit application, the applicant must give the responsible authority or planning authority a current MPL Certificate. The estimated cost of development stated in the MPL Certificate must be equal to or greater than the estimated cost of the development stated in the leviable planning permit application. If an applicant fails to comply with this requirement, the application for the leviable planning permit is void.
- The applicant for the leviable planning permit application is liable for the MPL.
- The Commissioner of State Revenue (Commissioner) has the general administration of the MPL.

MPL threshold amount

- The threshold amount is \$1 million for the 2015-2016 financial year.
- For the financial year beginning on 1 July 2016 and each subsequent financial year, the Consumer Price Indexed (CPI) adjusted threshold amount will be calculated in accordance with section 96R of the PEA.
- On or before 31 May each year, the Commissioner must publish the CPI adjusted threshold amount for the following financial year on the SRO website.

How MPL is calculated

- The amount of MPL is \$1.30 for every \$1000 of the estimated cost of the development for which the leviable planning permit is required.
- If the estimated cost of the development for which the leviable planning permit is required is not a multiple of \$1000, the estimated cost is to be rounded up or down to the nearest \$1000 (and, if the amount by which it is to be rounded is \$500, it is to be rounded up).

Notification and Payment of MPL to the Commissioner

- Before making a leviable planning permit application, the applicant must submit a completed Application for Metropolitan Planning Levy (MPL) Certificate and pay the whole MPL amount to the Commissioner. This Application must state the estimated cost of the development and any other information required by the Commissioner.
- If, after the Commissioner has issued a MPL Certificate which has not expired (see MPL Certificate), and the estimated cost of the development increases before the leviable planning permit application is made, the applicant must submit an Application for Metropolitan Planning Levy (MPL) Certificate (*Revised*) and pay the whole additional MPL amount to the Commissioner. This revised Application must state the increased estimated cost of the development and any other information required by the Commissioner.

MPL Certificate

- The Commissioner must issue a MPL Certificate if he is satisfied that the whole amount of the MPL has been paid in respect of the estimated cost of the development.
- Subject to section 96U(3) of the PEA, a MPL Certificate expires 90 days after the day on which it is issued.

Revised MPL Certificate

- The Commissioner must issue a revised MPL Certificate if:
 - the Commissioner has issued a MPL Certificate, which has not expired;
 - the estimated cost of the development increases before the application for a leviable planning permit is made; and
 - he is satisfied that the whole amount of the MPL has been paid in respect of the increased estimated cost of the development.
- The Commissioner may also issue a revised MPL Certificate to:
 - Correct any error in the information listed in the MPL Certificate (except the estimated cost of development as explained below), or
 - the estimated cost of the development stated in the MPL Certificate is different from the estimated cost of the development stated in the Application for Metropolitan Planning Levy (MPL) Certificate lodged by the applicant.
- A revised MPL Certificate expires 90 days after the day on which it is issued.

Refund of MPL

- The only circumstance under which a person who has paid a MPL is entitled to a refund is where there has been a mathematical error in calculating the amount of the MPL by reference to the estimated cost of the development stated in the original or revised Application for Metropolitan Planning Levy (MPL) Certificate. Other than that, a person who has paid a MPL is not entitled to a refund of the whole or any part of the MPL.

Certificate number

- The Certificate number is on the top right corner on the front of this Certificate.
- Quoting this Certificate number will give you access to information about this Certificate and enable you to enquire about your application by phone.
- You should quote this number in any correspondence.

For more Metropolitan Planning Levy information please contact the State Revenue Office:

Mail State Revenue Office, GPO Box 4376, MELBOURNE VIC 3001 or DX260090 Melbourne	Internet www.sro.vic.gov.au Email mpl@sro.vic.gov.au Phone 13 21 61 (local call cost) Fax 03 9628 6856
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ePlanning

Application Summary

Portal Reference: D12423U1
Reference No: T233546

Basic Information

Cost of Works: \$3,600,000
Site Address: 140 Army Road Pakenham VIC 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? **Not Applicable, no such encumbrances apply.**

Documents Uploaded [Please reupload invalid files before submission]

Date	Type	Filename
14-03-2024	Additional Document	Coverletter responding to RFI letter_140 Army Road Pakenham.pdf
14-03-2024	Additional Document	Response to RR letter_140 Army Road Pakenham.pdf
14-03-2024	Additional Document	P0071_240201_CSA_140 Army Rd Pakenham.pdf
14-03-2024	Additional Document	Planning Report_Cardinia_140 ARMY ROAD PAKENHAM_20240314.pdf
14-03-2024	Additional Document	Clause 55 Assessment_140 ARMY ROAD PAKENHAM_20240314.pdf - (invalid upload)
14-03-2024	Additional Document	240313 - TP-R2 - 140 Army Road, Pakenham.pdf

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Lodged By

Declaration

By ticking this checkbox, I, Natasha Heard, 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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8.30am to 5pm



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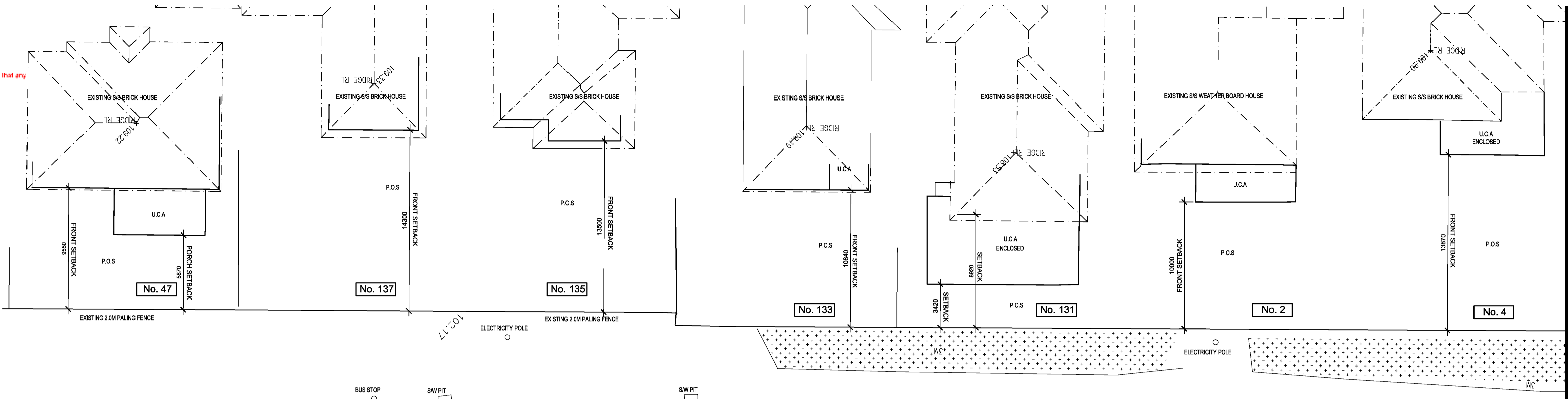
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Email: mail@cardinia.vic.gov.au

Monday to Friday 8.30am–5pm

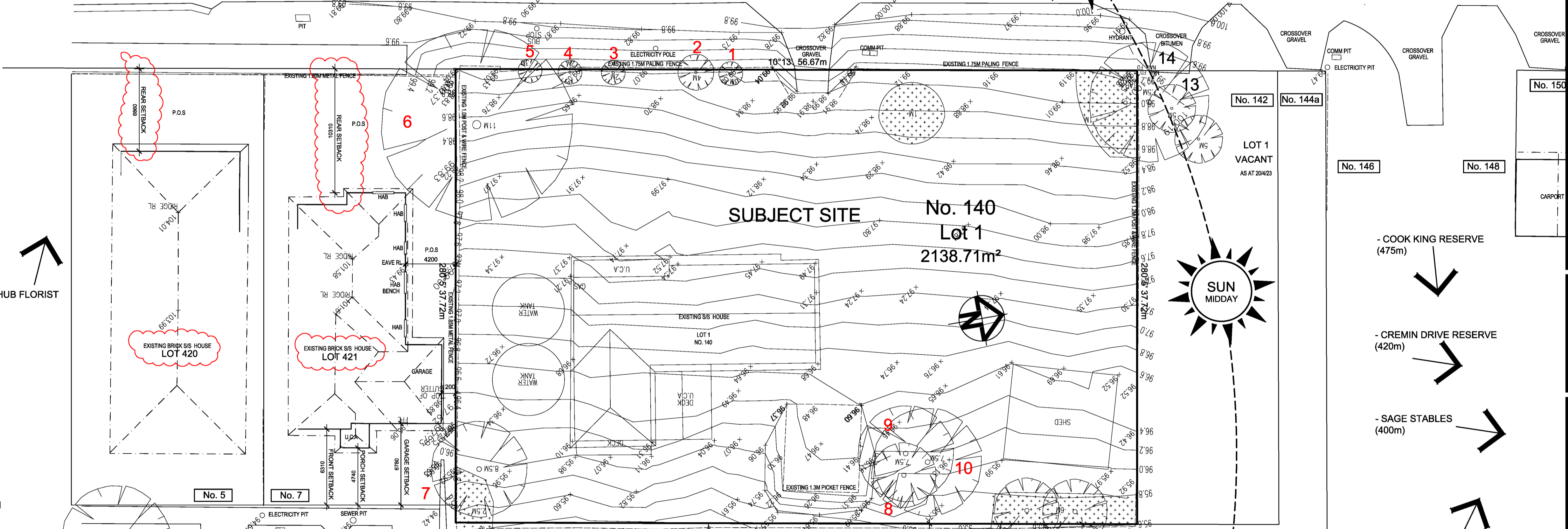
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- PAKENHAM HILL PRIMARY SCHOOL (535m)
- KIDYZ KINGDOM FAMILY DAY CARE(900m)
- COMMUNITY KIDS PAKENHAM EARLY EDUCATION CENTER (437m)
- FLORAL HUB FLORIST (628m)
- ANGLICARE PAKENHAM (637m)
- PAKENHAM BAPTIST CHURCH (1.30 km)
- DON JACKSON RESERVE(1.3 km)
- GURUS BLOSSOM FAMILY DAY CARE (300m)

ARMY ROAD
140 ARMY ROAD, PAKENHAM



SUBJECT SITE
No. 140
Lot 1
2138.71m²

CAREY CRESCENT

NEIGHBOURHOOD & SITE DESCRIPTION PLAN

SCALE 1:200 @ A1 (1:400 @ A3)

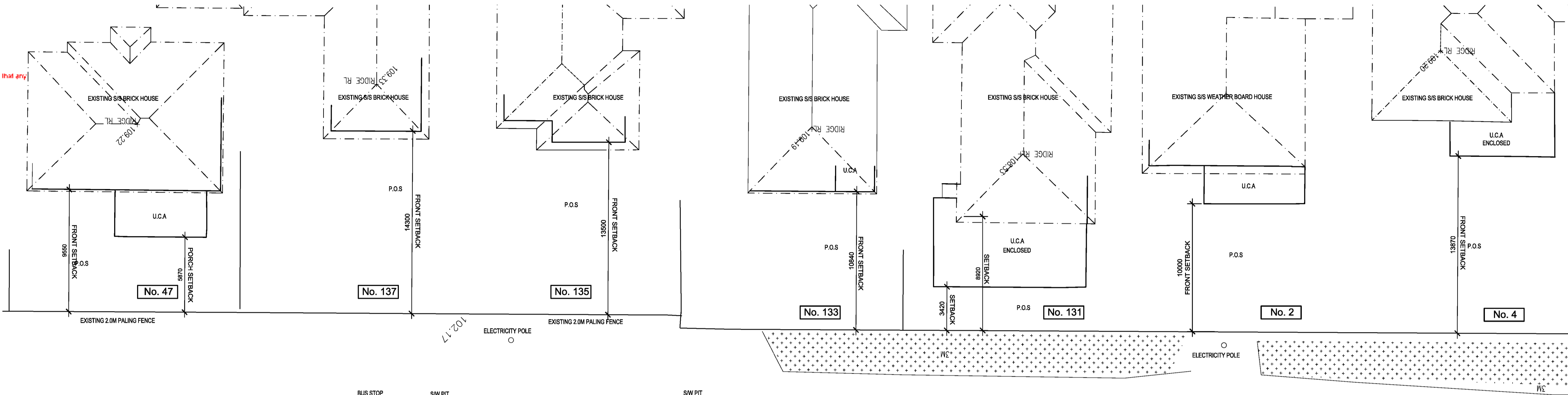
- COOK KING RESERVE (475m)
- CREMIN DRIVE RESERVE (420m)
- SAGE STABLES (400m)
- BELLBIRD RESERVE (770m)
- PAKENHAM AND DISTRICT GOLF CLUB(1.5 km)
- EASTONE SCENIC LOOKOUT(780m)
- PANASHE NURSING AGENCY(480m)

LEGEND.

- PROPERTY LINE AND STREET NUMBER.
- HABITABLE WINDOW FACING PROPERTY.
- EXISTING VEHICLE ENTRY TO SUBJECT SITE.
- EXISTING TREE.
- EXISTING TREE.
- CONTOUR LINES
- PRIVATE OPEN SPACE.
- CLOTHES LINE
- ELECTRICITY PIT
- SEWER PIT
- HOUSE DRAIN
- SIDE ENTRY PIT
- TELSTRA PIT
- GAS, WATER, TELSTRA CONDUITS
- POWER POLE
- GAS PIT CONN.
- MELB. WATER
- FIRE HYDRANT
- STORM WATER PIT

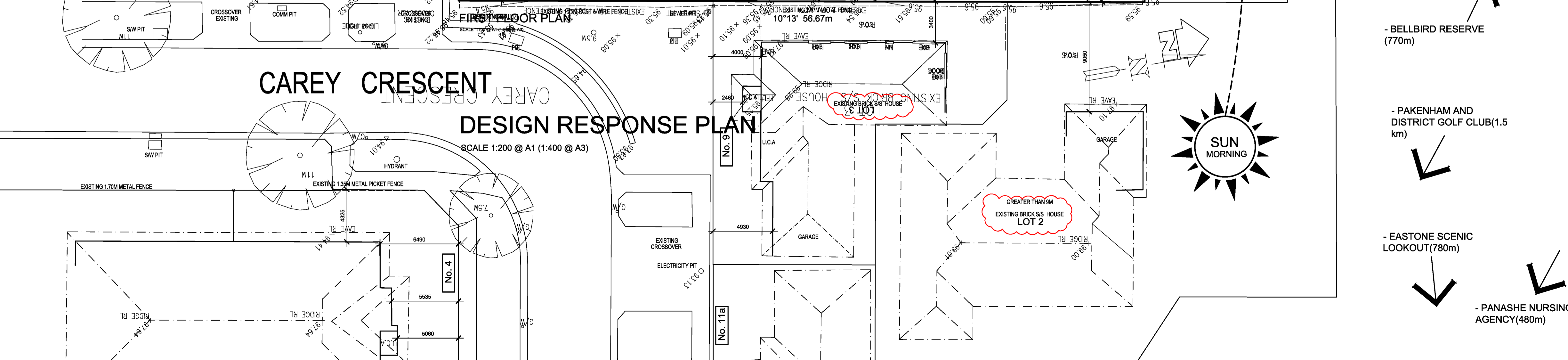
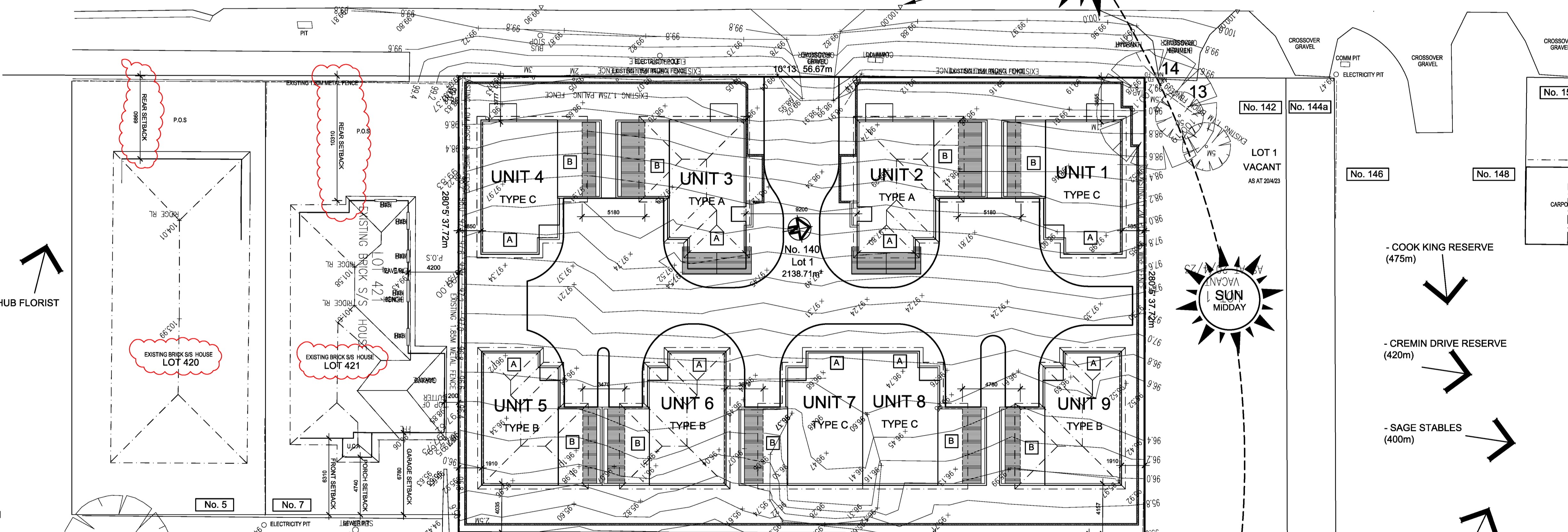
SITE AREA m²
2138.71

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- GURUS BLOSSOM FAMILY DAY CARE (300m)

ARMY ROAD 140 ARMY ROAD, PAKENHAM



CAREY CRESCENT DESIGN RESPONSE PLAN

SCALE 1:200 @ A1 (1:400 @ A3)

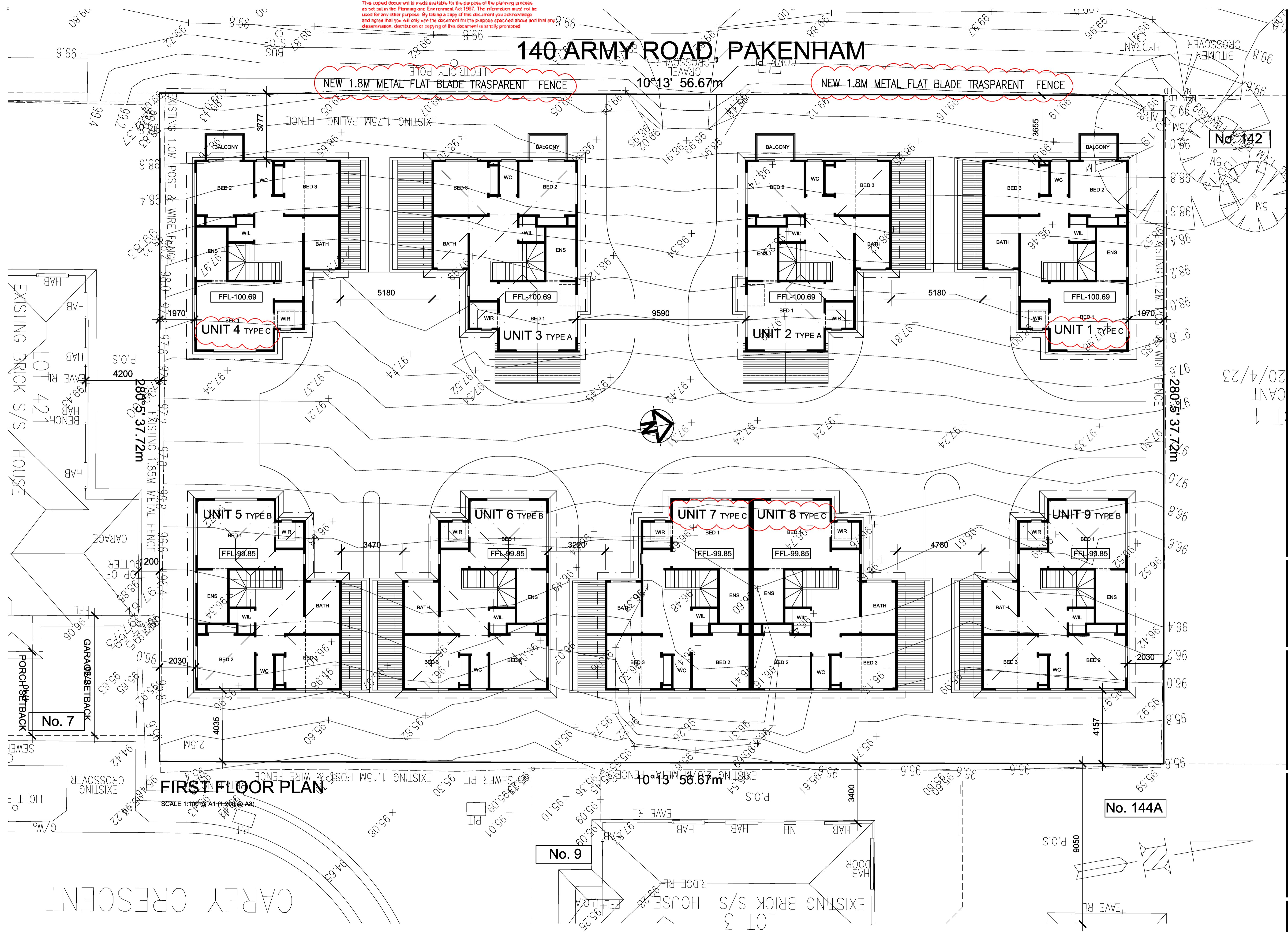
No. 5	PROPERTY LINE AND STREET NUMBER.
—	HABITABLE WINDOW FACING PROPERTY.
▲	EXISTING/PROPOSED VEHICLE ENTRY TO SUBJECT SITE.
⊗	EXISTING TREE.
⊕	EXISTING TREE.
~	CONTOUR LINES
P.O.S.	PRIVATE OPEN SPACE.
⊠	CLOTHES LINE
● E.P.	ELECTRICITY PIT
● S.P.	SEWER PIT
HD	HOUSE DRAIN
SEP	SIDE ENTRY PIT
TP	TELSTRA PIT
PMG	GAS, WATER, TELSTRA CONDUITS
SEC	POWER POLE
G.C.	GAS PIT CONN.
M.M.B.W.	MELB. WATER
FH	FIRE HYDRANT
● S.W.P.	STORM WATER PIT
SITE AREA	
A	PROPOSED DWELLING
B	PROPOSED GARAGE

ISSUE	AMENDMENT	DATE
© COPYRIGHT 2023		

- COOK KING RESERVE (475m)
- CREMIN DRIVE RESERVE (420m)
- SAGE STABLES (400m)
- BELLBIRD RESERVE (770m)
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- EASTONE SCENIC LOOKOUT(780m)
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140 ARMY ROAD, PAKENHAM



FIRST FLOOR PLAN

SCALE 1:100 @ A1 (1:200 @ A3)

PROPOSED LANDSCAPE LEGEND		
	PROPOSED TREES	
	TREES TO BE REMOVED	
	LOW SHRUBS	

NOTE:
LANDSCAPE LAYOUT AS SHOWN ON TOWN PLANNING DRAWINGS IS ONLY INDICATIVE. ALL LANDSCAPING DETAIL & LAYOUT PROVIDED BY A QUALIFIED LANDSCAPE ARCHITECT/DESIGNER IS TO OVER RIDE ANY CONCEPT LAYOUT SHOWN ON THE TOWN PLANNING DRAWINGS.

NOTE:
ALL LANDSCAPING TO LOCAL COUNCILS B/LAWS.

NOTE:
ALL PAVING EXCEPT DRIVEWAYS TO BE POROUS - PAVERS TO BE LAID ON A COMPACTED SAND BASE.

NOTE:
ALL BOUNDARY DIMENSIONS ARE APPROXIMATE & TO BE VERIFIED WITH A CLEAR COPY OF TITLE.

NOTE:
ALL GROUND LINES & LEVELS ARE APPROXIMATE BUILDER TO VERIFY ON SITE.

NOTE:
ALL ON-SITE TREES TO BE REMOVED. TREE LOCATION NOT SHOWN ON PLAN FOR CLARITY.

NOTE:
STEPS LEADING INTO RESIDENCE MAY VARY & SHOULD BE TAKEN INTO CONSIDERATION WHEN SITE SCRAPE OCCURS. BUILDER TO VERIFY ALL STEPS LEADING INTO THE RESIDENCE BEFORE THE COMMENCEMENT OF SLABFOOTING POURING.

NOTE:
PROVIDE A MINIMUM HEAD CLEARANCE TO STAIRS IN ACCORDANCE WITH THE B.C.A. CLAUSE 3.9.1.4 TO BE VERIFIED ON SITE.

NOTE:
ALL INTERNAL FENCING TO BE 1.8m HIGH TIMBER PALING FENCE.

ISSUE	AMENDMENT	DATE

No. 142

20/4/23
CANT
T 1

No. 144A

No. 9

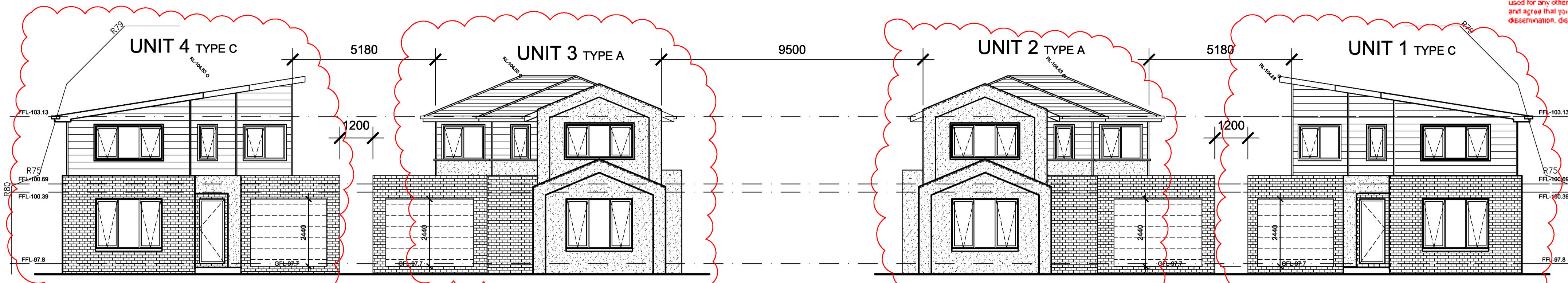
CAREY CRESCENT

EXISTING BRICK S/S HOUSE
LOT 3

EXISTING BRICK S/S HOUSE
LOT 421

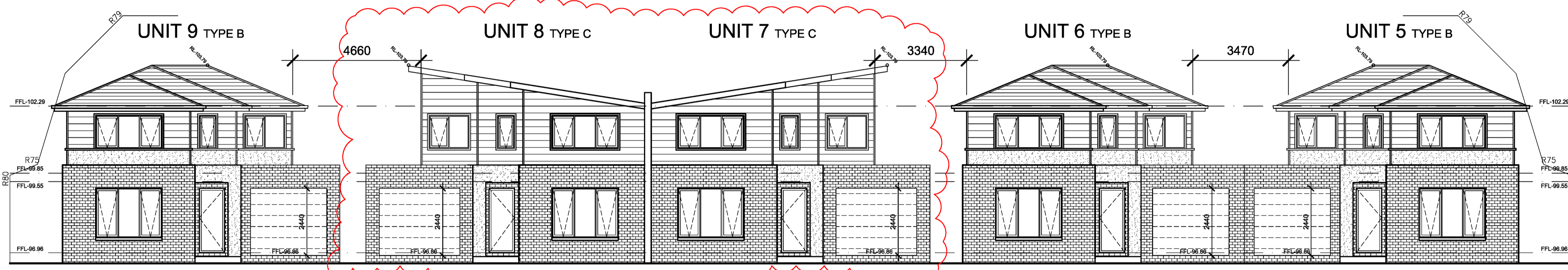
No. 7

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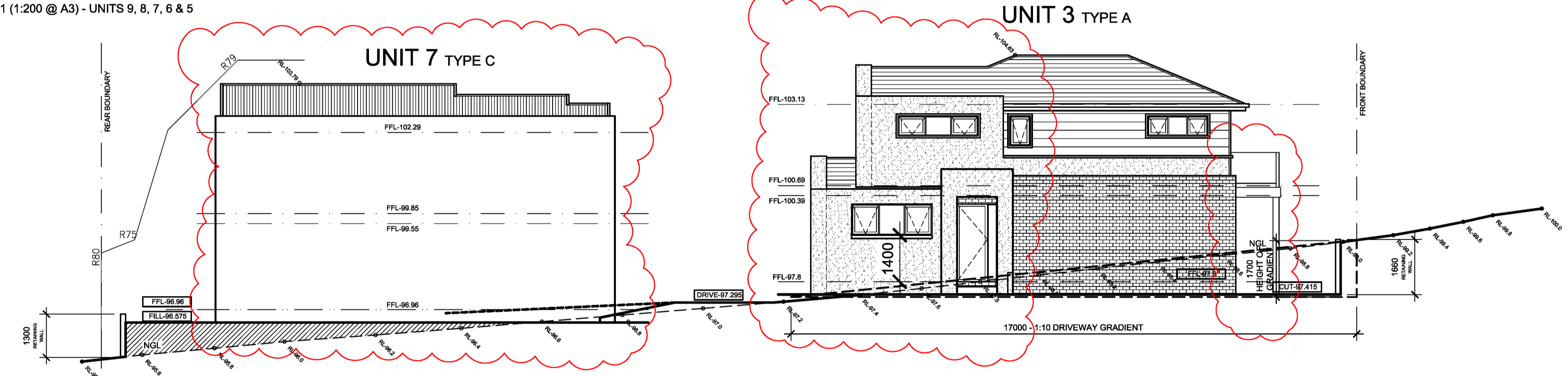
INTERNAL EAST ELEVATION

SCALE 1:100 @ A1 (1:200 @ A3) - UNITS 4, 3, 2 & 1



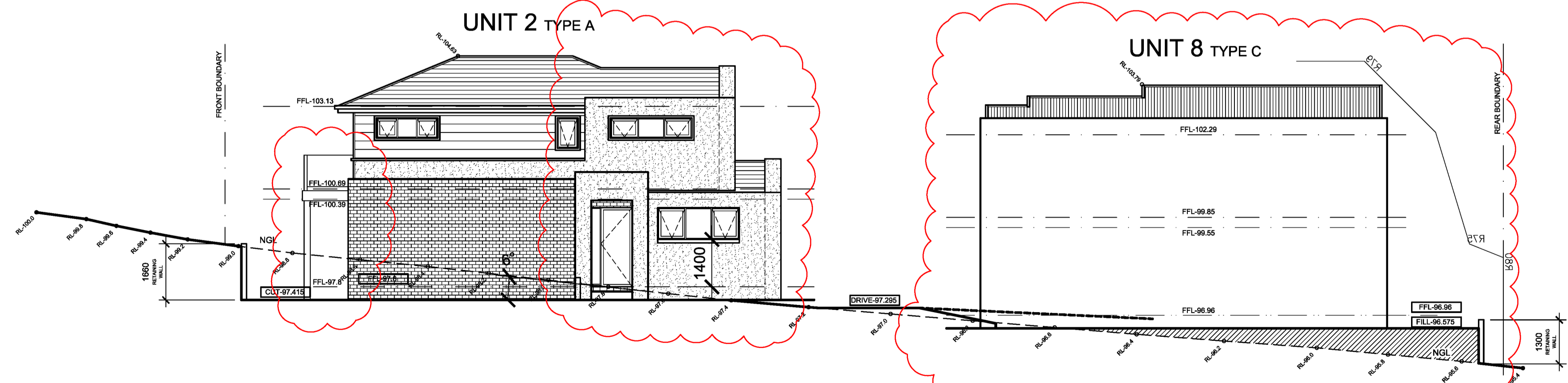
INTERNAL WEST ELEVATION

SCALE 1:100 @ A1 (1:200 @ A3) - UNITS 9, 8, 7, 6 & 5



INTERNAL SOUTH ELEVATION

SCALE 1:100 @ A1 (1:200 @ A3) - UNITS 3 & 7



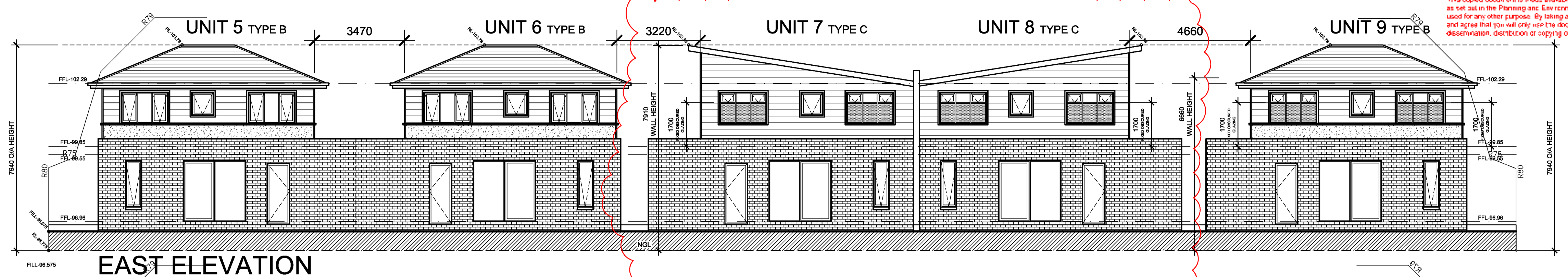
INTERNAL NORTH ELEVATION

SCALE 1:100 @ A1 (1:200 @ A3) - UNITS 2 & 8

UNIT 1	
Building Area	m ² sqm
Ground Floor:	66.91 7.20
First Floor:	77.62 8.36
Subtotal:	144.53 15.56
Porch:	2.00 0.22
Balcony:	3.36 0.36
Garage:	23.42 2.52
Allseas:	0.00 0.00
Total Area:	173.31 18.66
Lot Summary	
Secluded Private	m ²
Open Space:	52.48
UNIT 2	
Building Area	m ² sqm
Ground Floor:	73.22 7.88
First Floor:	77.23 8.31
Subtotal:	150.45 16.19
Porch:	2.12 0.23
Balcony:	3.36 0.36
Garage:	28.56 3.07
Allseas:	0.00 0.00
Total Area:	185.09 19.92
Lot Summary	
Secluded Private	m ²
Open Space:	47.04
UNIT 3	
Building Area	m ² sqm
Ground Floor:	73.22 7.88
First Floor:	77.23 8.31
Subtotal:	150.45 16.19
Porch:	2.12 0.23
Balcony:	3.36 0.36
Garage:	28.56 3.07
Allseas:	0.00 0.00
Total Area:	185.09 19.92
Lot Summary	
Secluded Private	m ²
Open Space:	47.63
UNIT 4	
Building Area	m ² sqm
Ground Floor:	66.91 7.20
First Floor:	77.62 8.36
Subtotal:	144.53 15.56
Porch:	2.00 0.22
Balcony:	3.36 0.36
Garage:	23.42 2.52
Allseas:	0.00 0.00
Total Area:	173.31 18.66
Lot Summary	
Secluded Private	m ²
Open Space:	53.73
UNIT 5	
Building Area	m ² sqm
Ground Floor:	66.91 7.20
First Floor:	77.55 8.35
Subtotal:	144.46 15.55
Porch:	2.00 0.22
Balcony:	0.00 0.00
Garage:	23.42 2.52
Allseas:	0.00 0.00
Total Area:	169.88 18.29
Lot Summary	
Secluded Private	m ²
Open Space:	60.69
UNIT 6	
Building Area	m ² sqm
Ground Floor:	66.91 7.20
First Floor:	77.55 8.35
Subtotal:	144.46 15.55
Porch:	2.00 0.22
Balcony:	0.00 0.00
Garage:	23.42 2.52
Allseas:	0.00 0.00
Total Area:	171.75 18.49
Lot Summary	
Secluded Private	m ²
Open Space:	40.13
UNIT 7	
Building Area	m ² sqm
Ground Floor:	65.58 7.06
First Floor:	77.55 8.35
Subtotal:	143.13 15.41
Porch:	2.00 0.22
Balcony:	0.00 0.00
Garage:	26.07 2.81
Allseas:	0.00 0.00
Total Area:	171.20 18.43
Lot Summary	
Secluded Private	m ²
Open Space:	44.81
UNIT 8	
Building Area	m ² sqm
Ground Floor:	65.58 7.06
First Floor:	77.55 8.35
Subtotal:	143.13 15.41
Porch:	2.00 0.22
Balcony:	0.00 0.00
Garage:	26.07 2.81
Allseas:	0.00 0.00
Total Area:	171.20 18.43
Lot Summary	
Secluded Private	m ²
Open Space:	44.91
UNIT 9	
Building Area	m ² sqm
Ground Floor:	66.91 7.20
First Floor:	77.55 8.35
Subtotal:	144.46 15.55
Porch:	2.00 0.22
Balcony:	0.00 0.00
Garage:	24.19 2.60
Allseas:	0.00 0.00
Total Area:	170.65 18.37
Lot Summary	
Secluded Private	m ²
Open Space:	62.38
TOTAL AREAS	
140 ARMY ROAD, PANEMAHAM	
Building Area	m ² sqm
Ground Floor:	812.15 86.89
First Floor:	897.40 96.07
Subtotal:	1709.55 182.96
Porch:	19.44 2.09
Balcony:	12.09 1.30
Garage:	228.09 24.66
Storage Sheds:	27.00 2.91
Total Area:	1997.16 2171.92
Lot Summary	
Secluded Private	m ²
Open Space:	465.44
Site Area:	
Building Footprint:	2138.74
Hard Surface Area:	898.76
Garden Area:	529.54
Total Area:	752.84
Site Coverage:	
Hard Surface Coverage:	42.07
Permeability:	65.89
Garden Area Coverage:	34.11
Total Area Coverage:	35.20

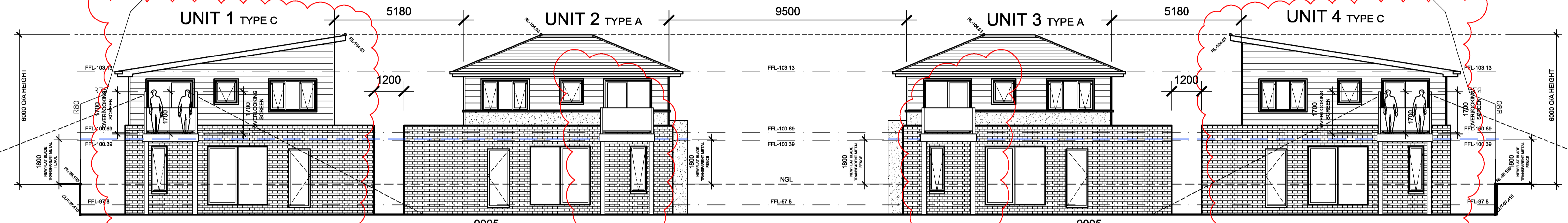
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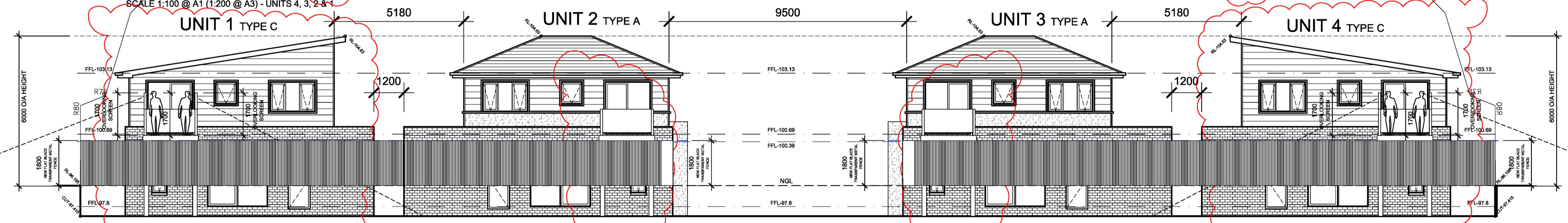
EAST ELEVATION

SCALE 1:100 @ A1 (1:200 @ A3) - UNITS 9, 8, 7, 6 & 5



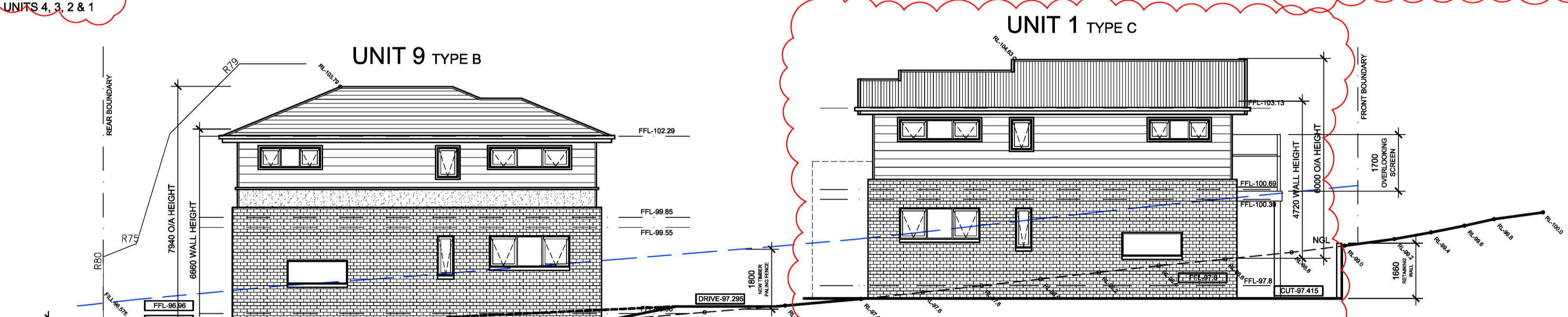
WEST ELEVATION

SCALE 1:100 @ A1 (1:200 @ A3) - UNITS 4, 3, 2 & 1



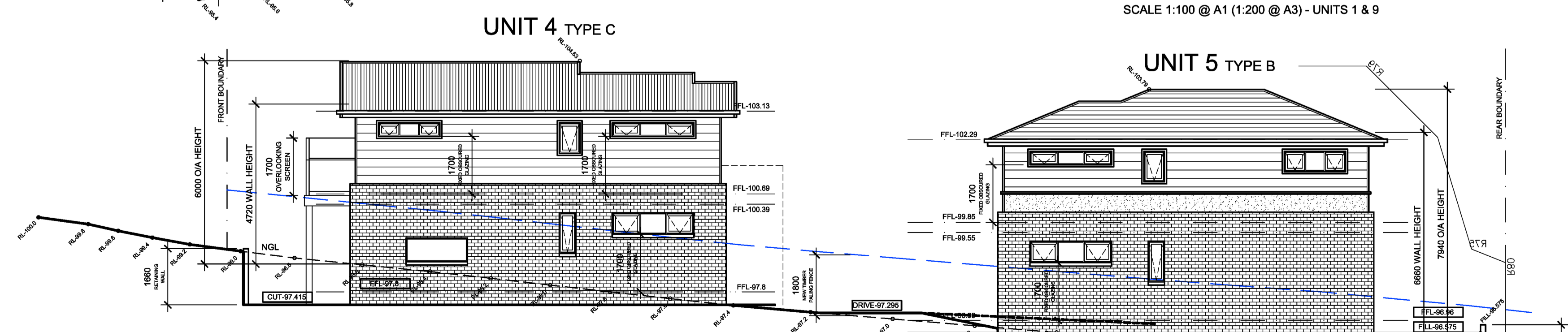
WEST ELEVATION - SITED FROM ARMY ROAD

SCALE 1:100 @ A1 (1:200 @ A3) - UNITS 4, 3, 2 & 1



NORTH ELEVATION

SCALE 1:100 @ A1 (1:200 @ A3) - UNITS 1 & 9

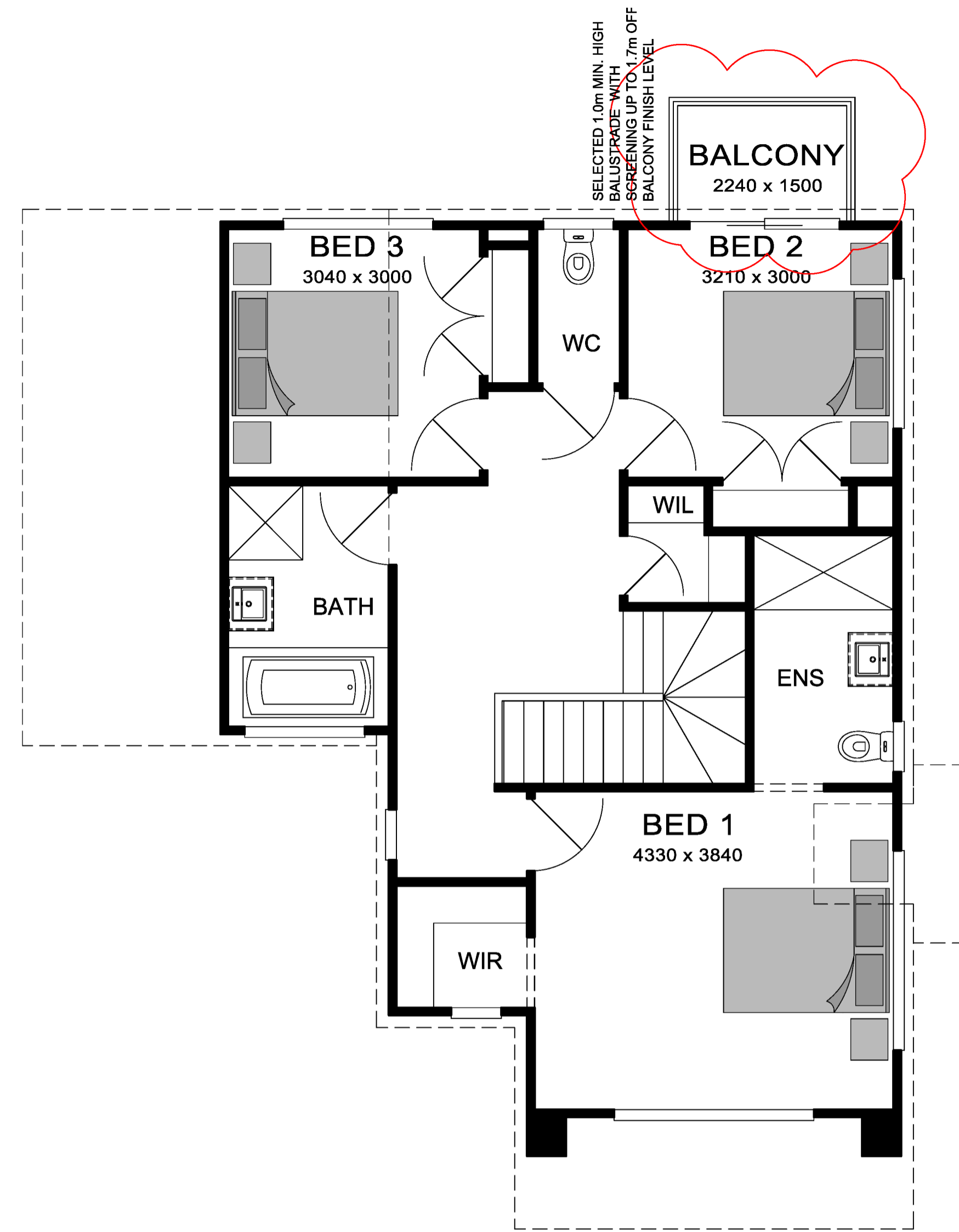
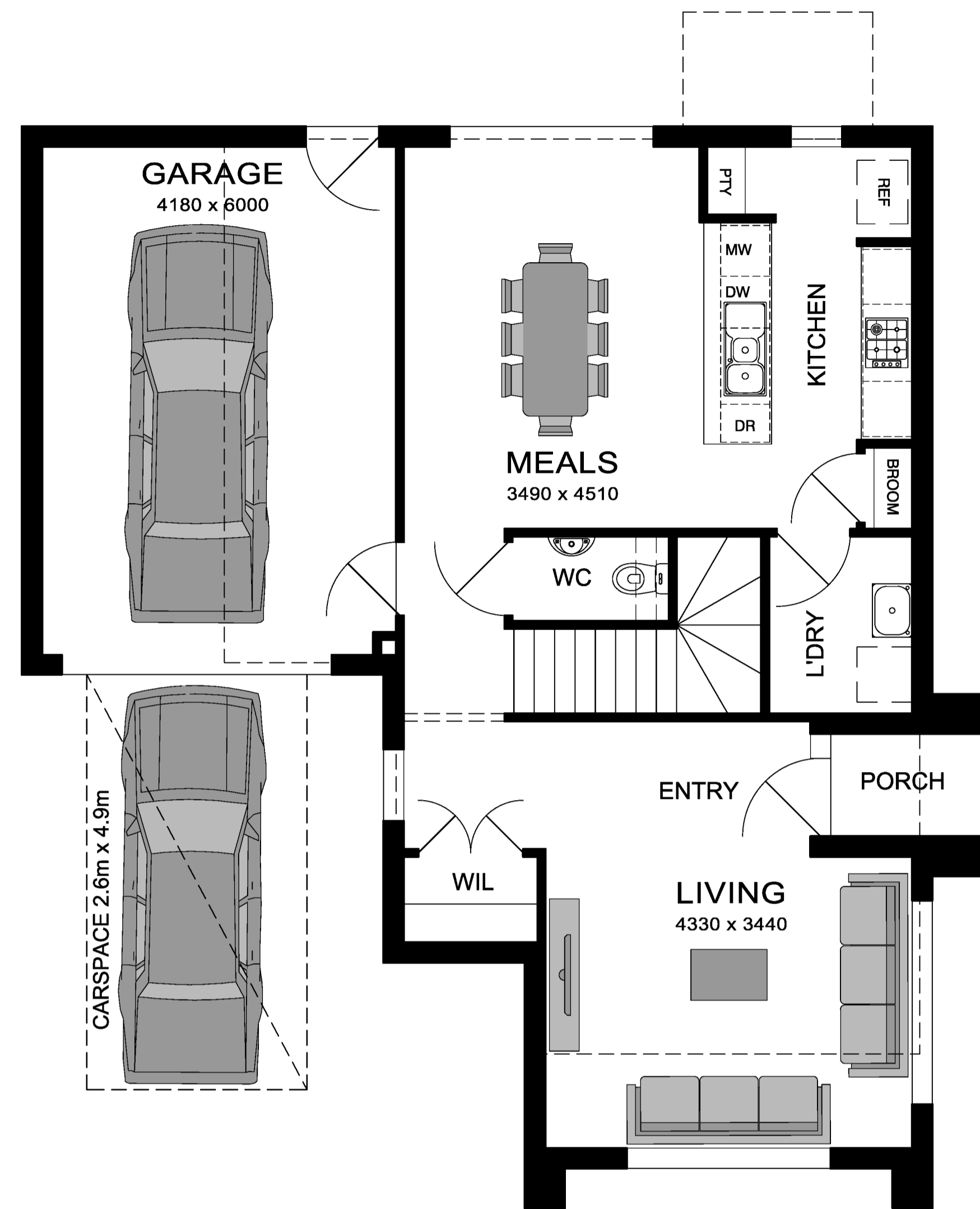


SOUTH ELEVATION

SCALE 1:100 @ A1 (1:200 @ A3) - UNITS 4 & 5

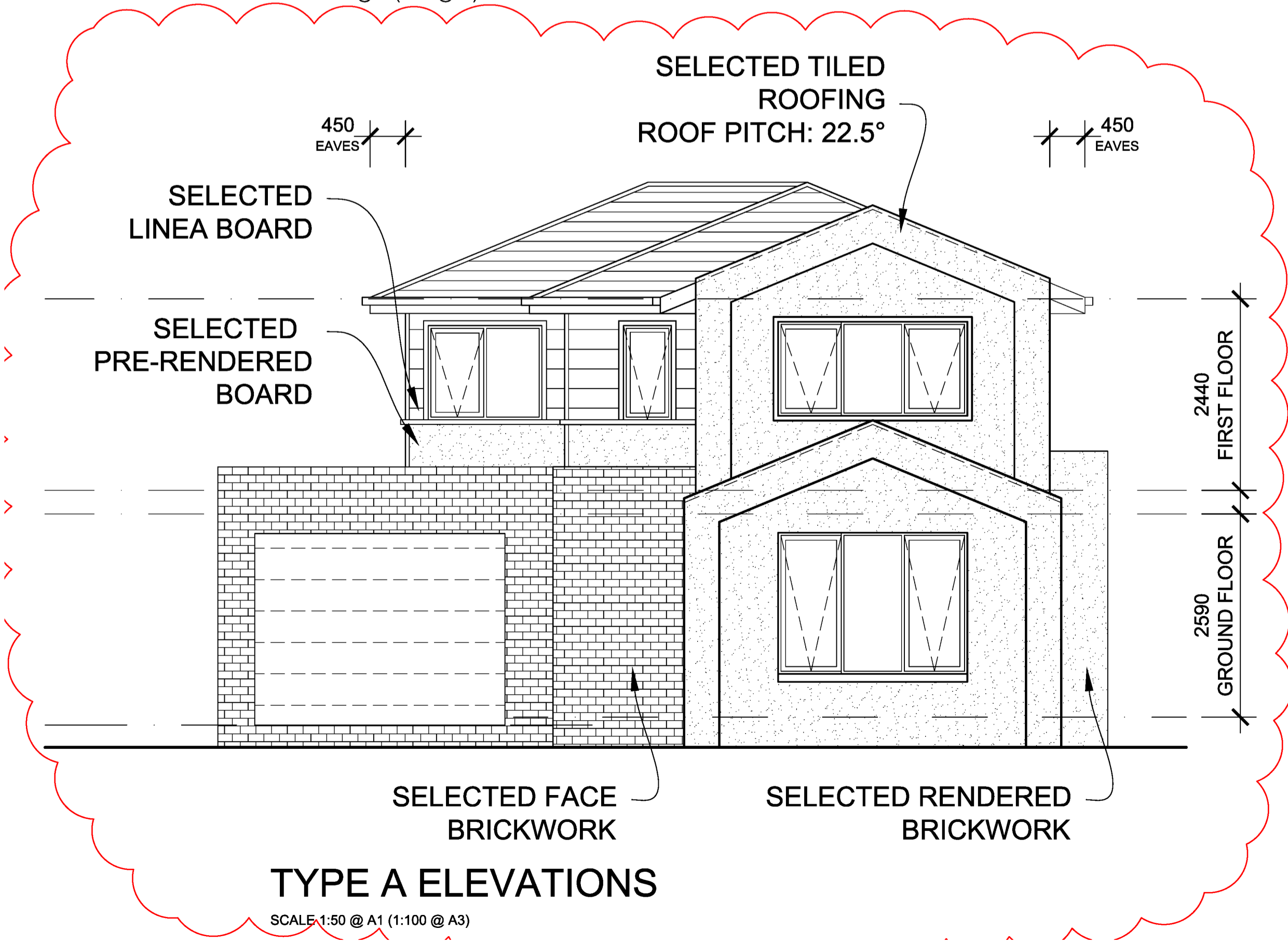
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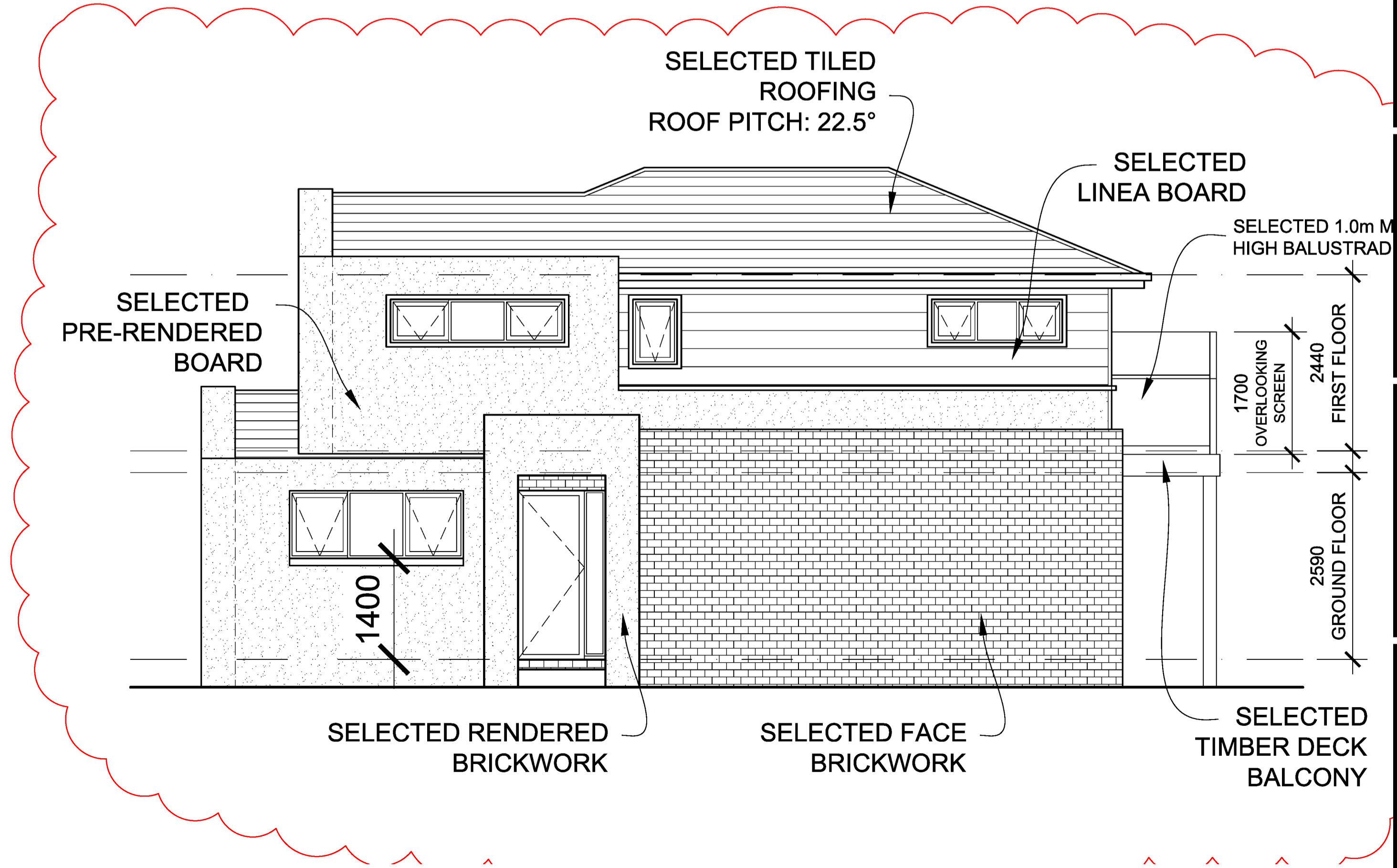
TYPE A GROUND & FIRST FLOOR PLAN

SCALE 1:500 @ A1 (1:100 @ A3)

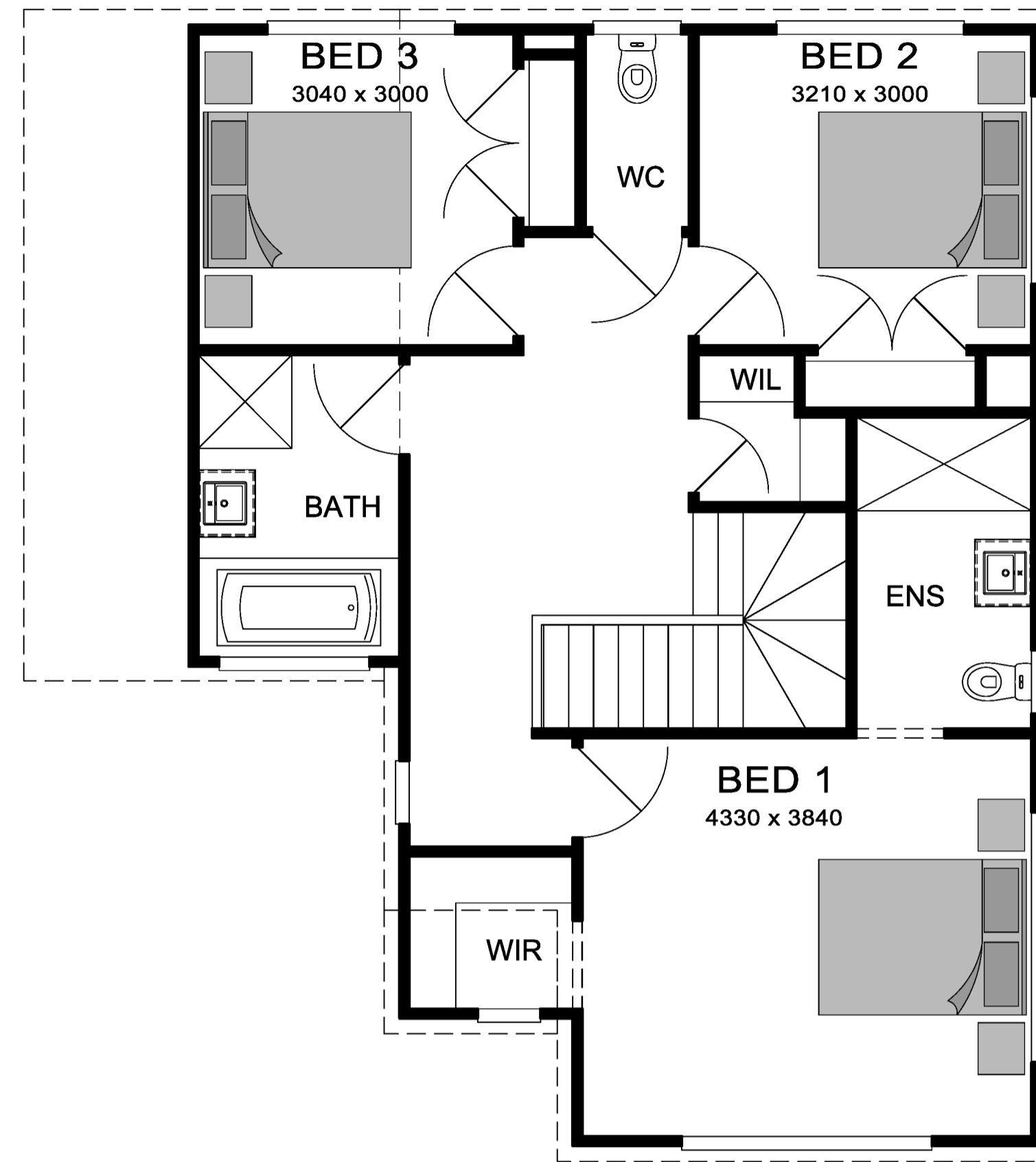
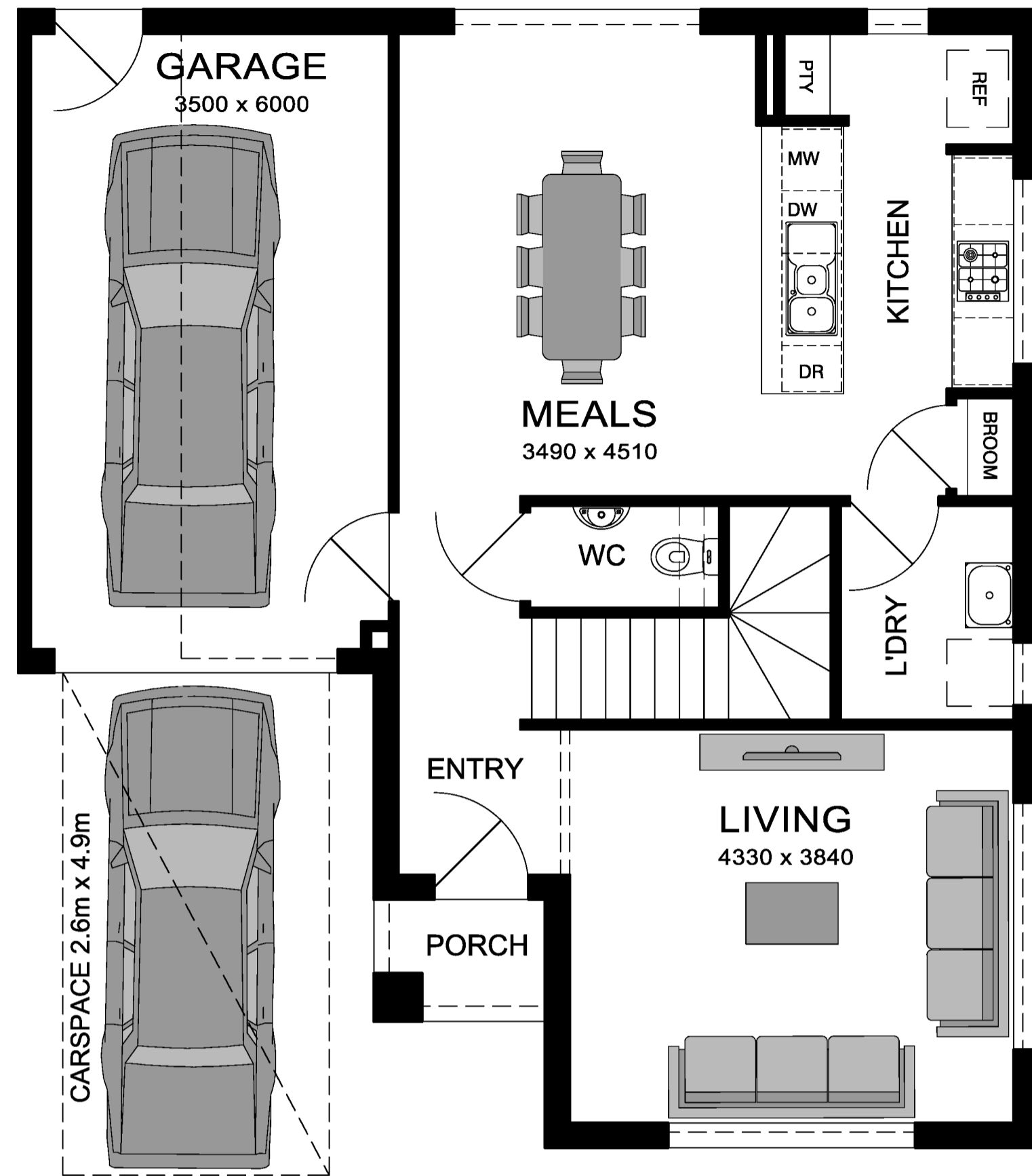


TYPE A ELEVATIONS

SCALE 1:50 @ A1 (1:100 @ A3)

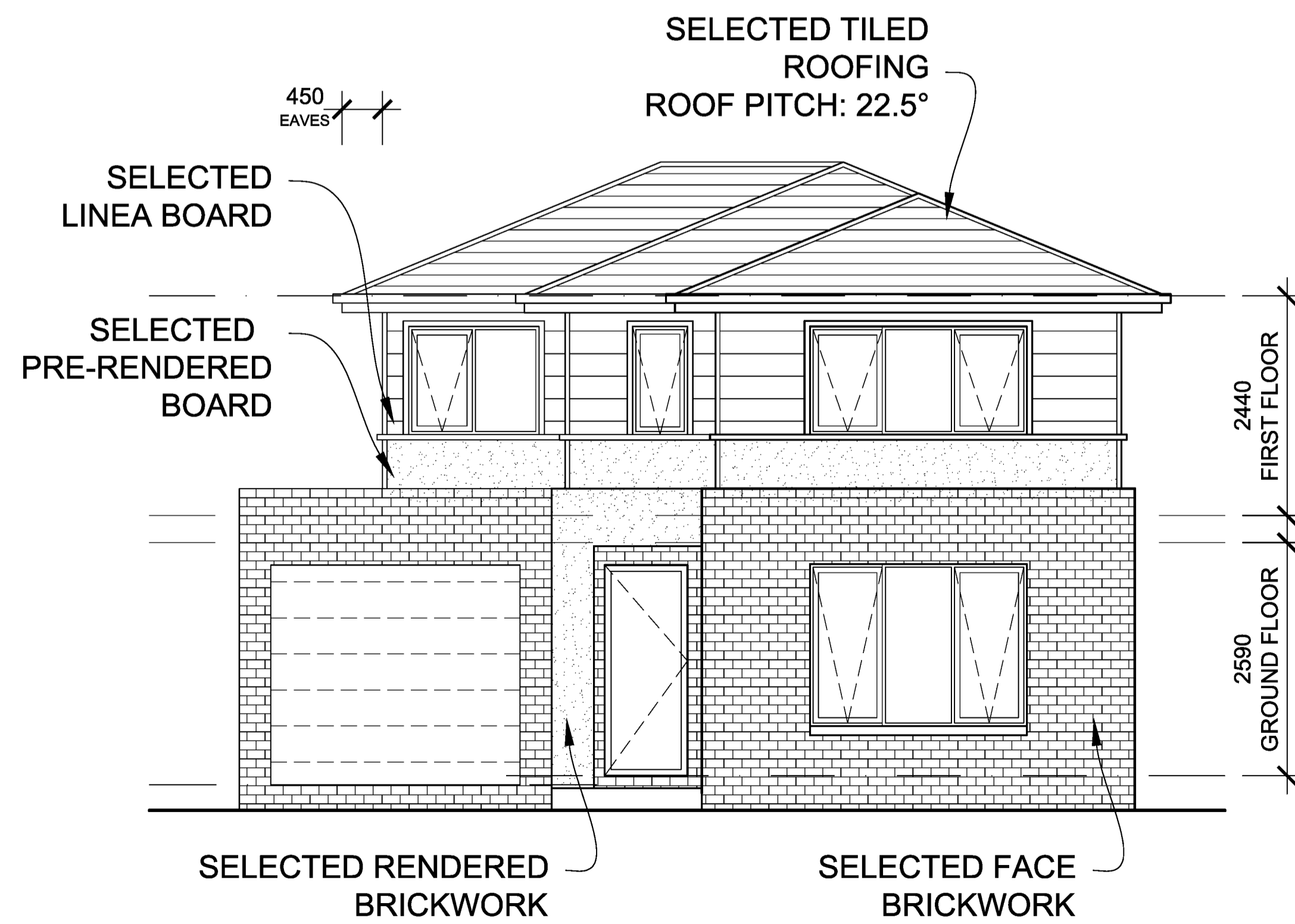


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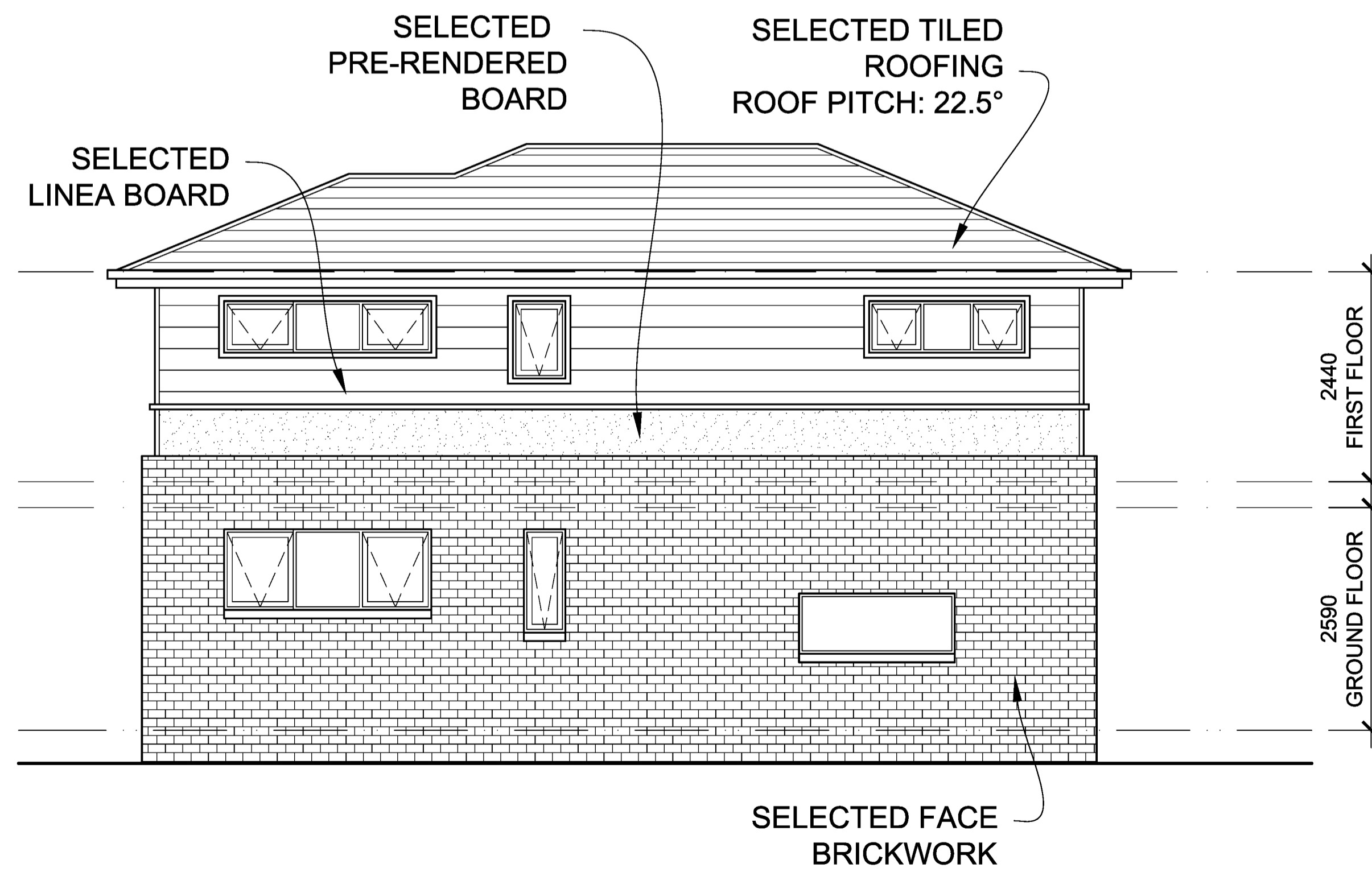
TYPE B GROUND & FIRST FLOOR PLAN

SCALE 1:50 @ A1 (1:100 @ A3) - BALCONY TO UNIT 4 ONLY

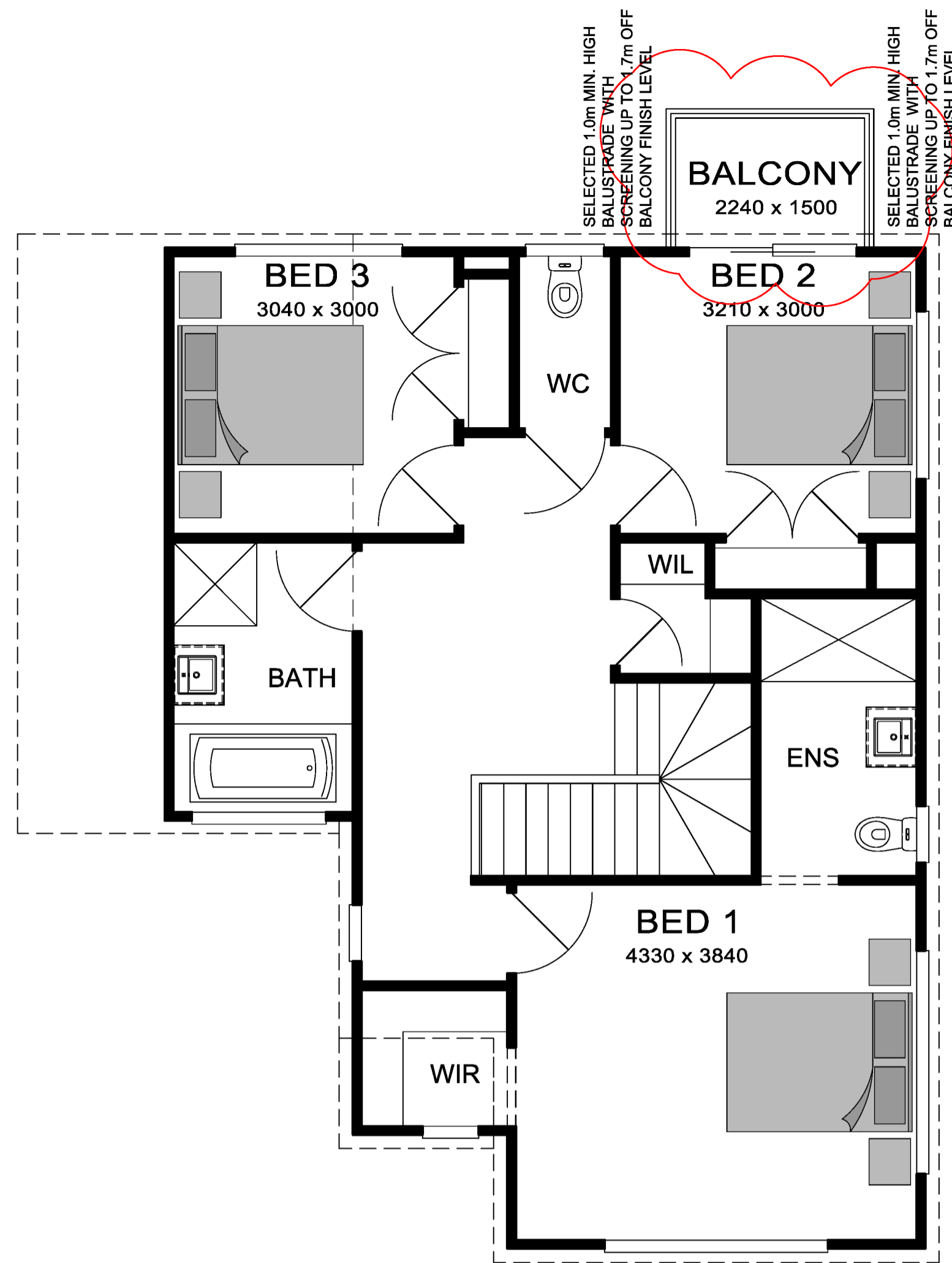
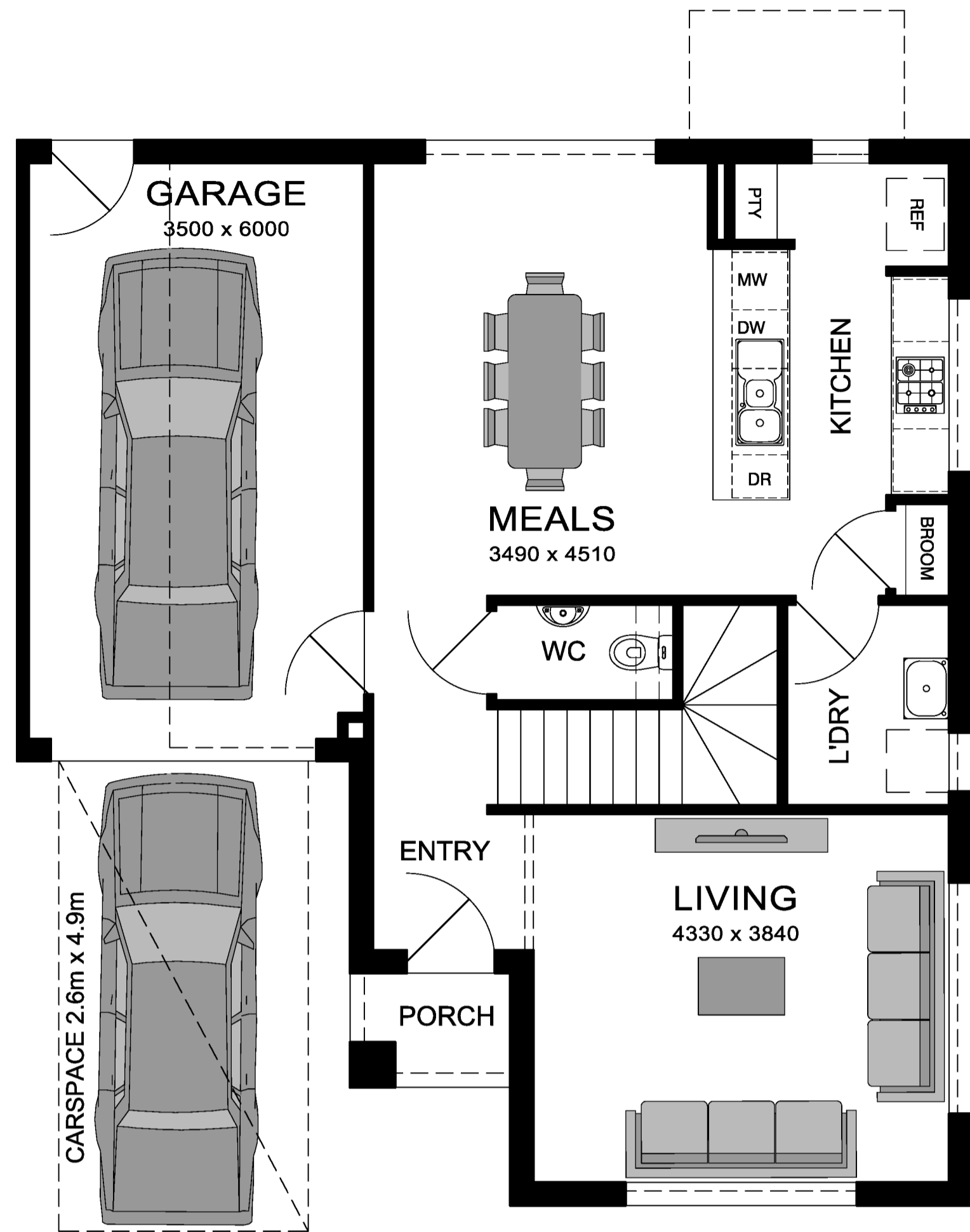


TYPE B ELEVATION

SCALE 1:50 @ A1 (1:100 @ A3)



ISSUE	AMENDMENT	DATE

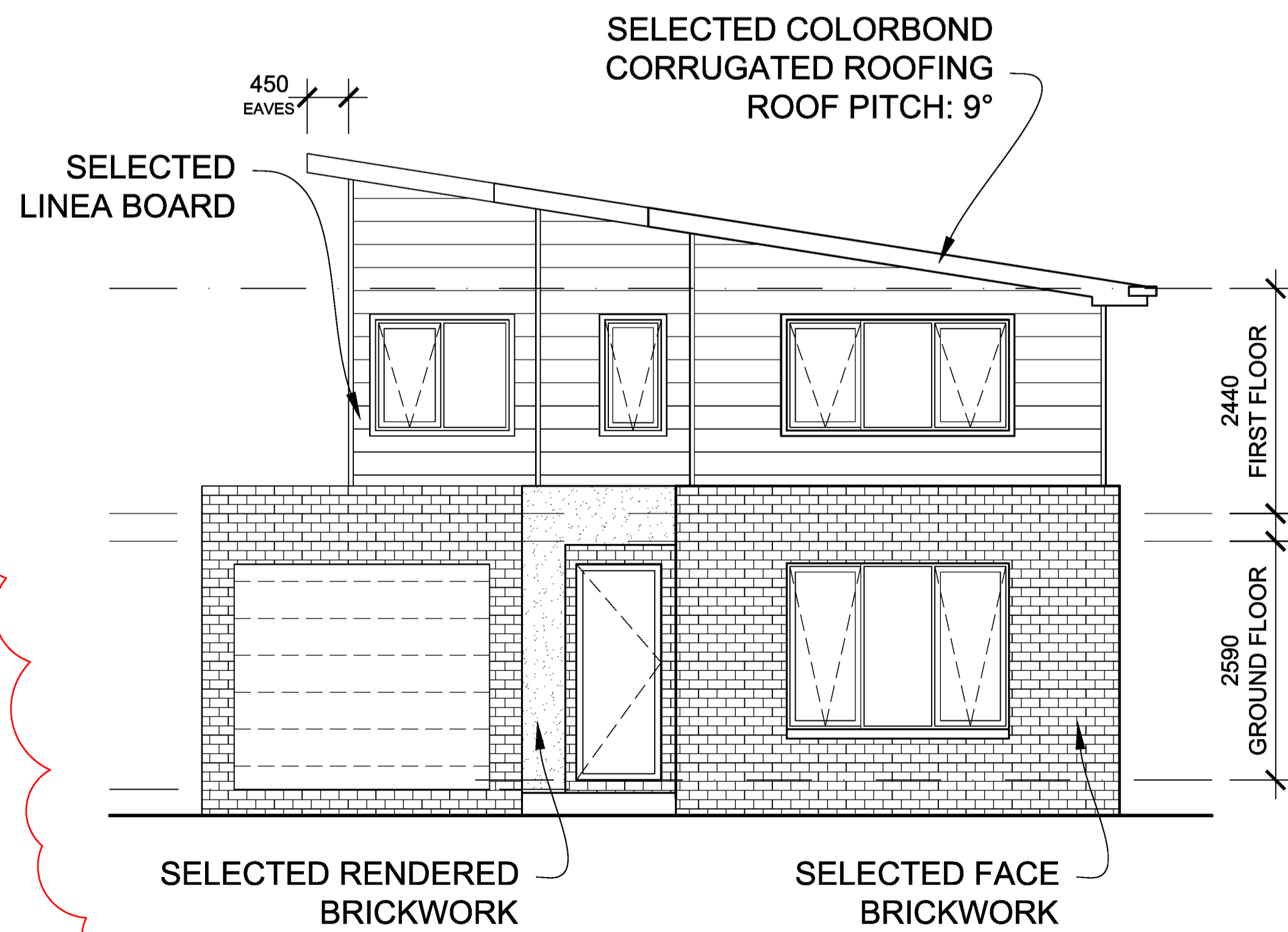


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TYPE C GROUND & FIRST FLOOR PLAN

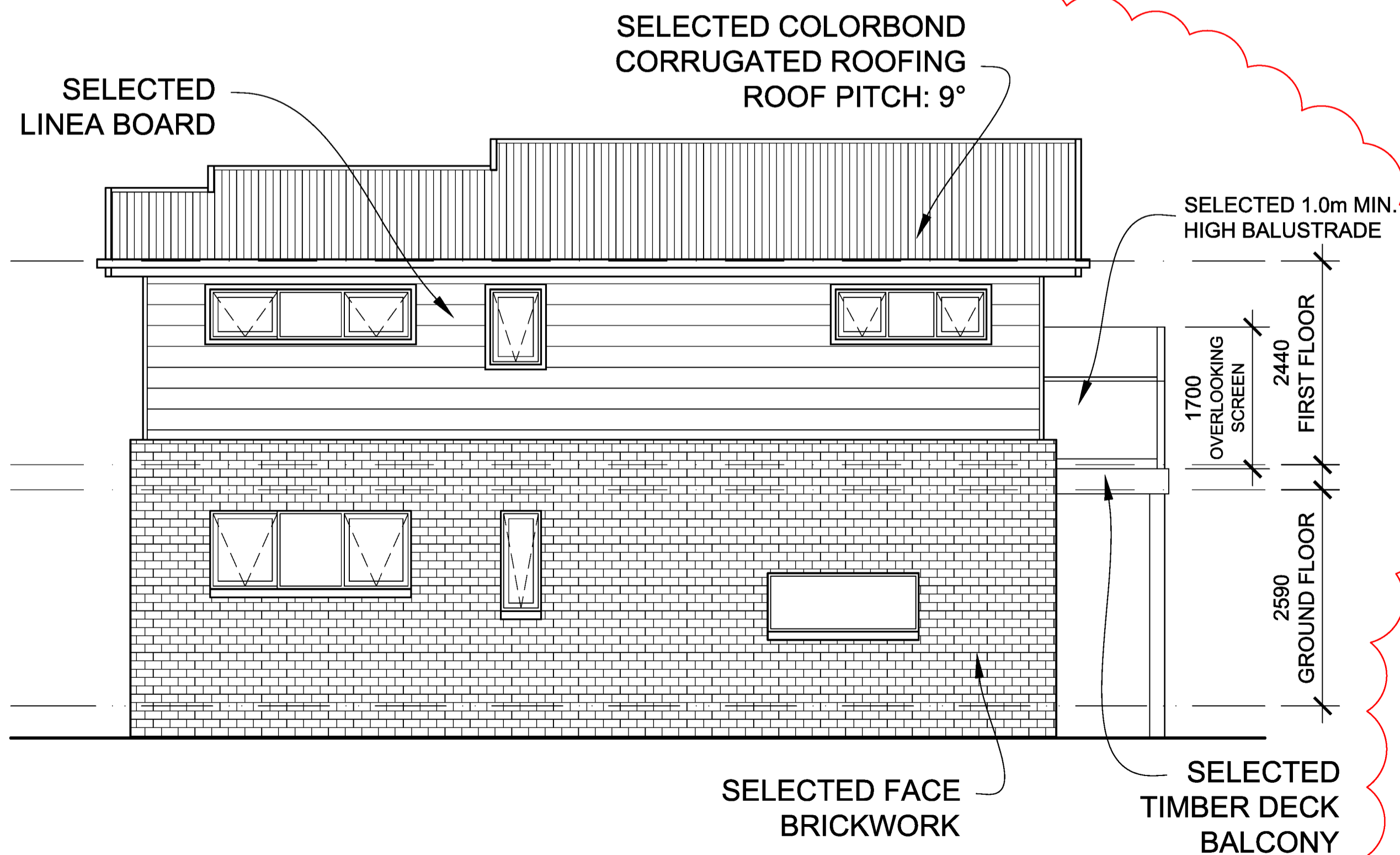
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ISSUE	AMENDMENT	DATE



TYPE C ELEVATION

SCALE 1:50 @ A1 (1:100 @ A3)



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PROPOSED LANDSCAPE LEGEND	
PROPOSED TREES	PROPOSED PERMEABLE AREA
TREES TO BE REMOVED	FENCE BETWEEN LOTS
LOW SHRUBS	PAVERS
	STEPPING STONES

NOTE:
LANDSCAPE LAYOUT AS SHOWN ON TOWN PLANNING DRAWINGS IS ONLY INDICATIVE. ALL LANDSCAPING DETAIL & LAYOUT PROVIDED BY A QUALIFIED LANDSCAPE ARCHITECT/DESIGNER IS TO OVERRIDE ANY CONCEPT LAYOUT SHOWN ON THE TOWN PLANNING DRAWINGS.

NOTE:
ALL LANDSCAPING TO LOCAL COUNCILS BY-LAWS.

NOTE:
ALL PAVING EXCEPT DRIVEWAYS TO BE POROUS - PAVERS TO BE LAID ON A COMPACTED SAND BASE.

NOTE:
ALL BOUNDARY DIMENSIONS ARE APPROXIMATE & TO BE VERIFIED WITH A CLEAR COPY OF TITLE.

NOTE:
ALL GROUND LINES & LEVELS ARE APPROXIMATE BUILDER TO VERIFY ON SITE.

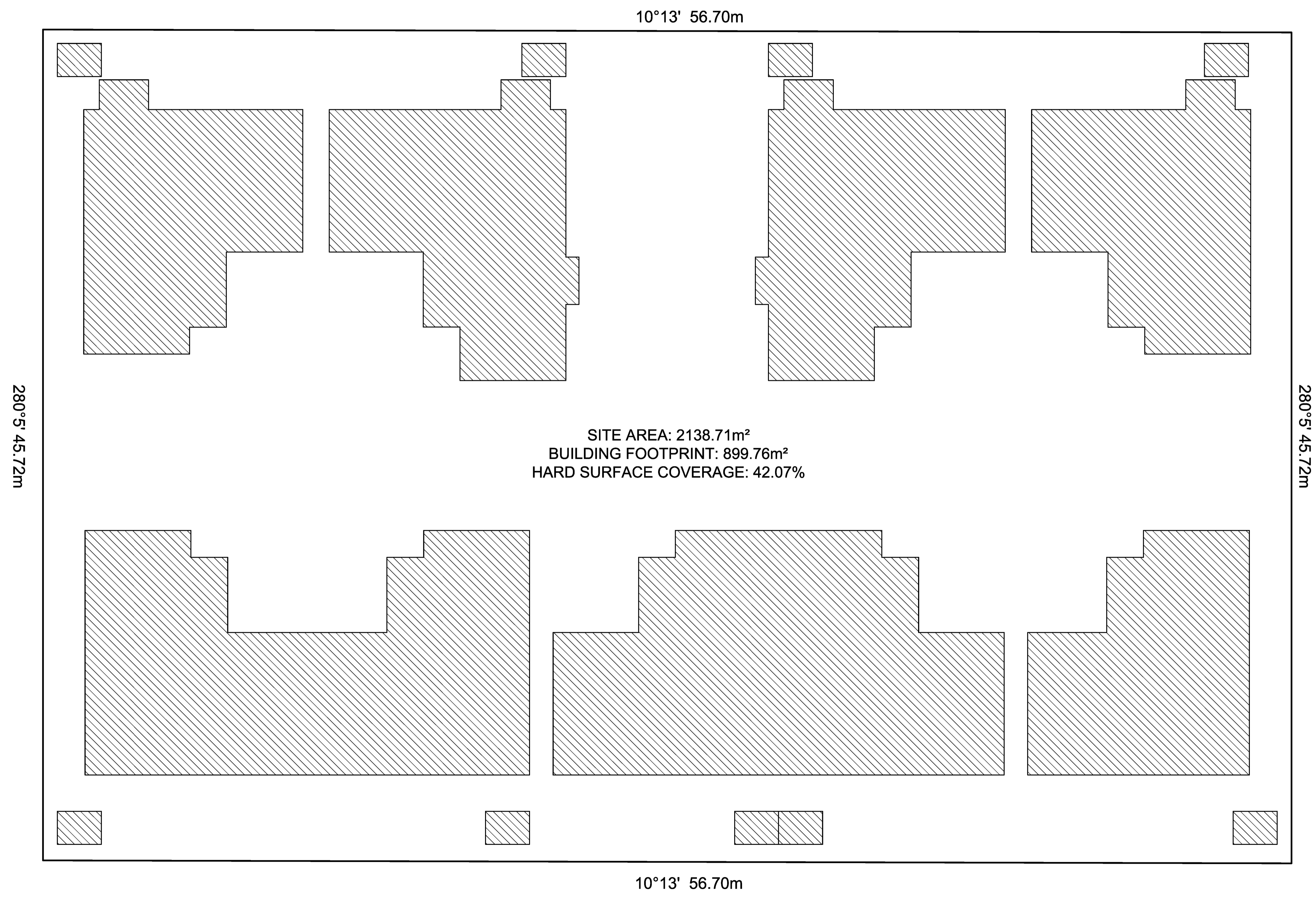
NOTE:
ALL ON-SITE TREES TO BE REMOVED. TREE LOCATION NOT SHOWN ON PLAN FOR CLARITY.

NOTE:
STEPS LEADING INTO RESIDENCE MAY VARY & SHOULD BE TAKEN INTO CONSIDERATION WHEN SITE SCRAPE OCCURS. BUILDER TO VERIFY ALL STEPS LEADING INTO THE RESIDENCE BEFORE THE COMMENCEMENT OF SLAB/FOOTING POURING.

NOTE:
PROVIDE A MINIMUM HEAD CLEARANCE TO STAIRS IN ACCORDANCE WITH THE B.C.A. CLAUSE 3.9.1.4 TO BE VERIFIED ON SITE.

NOTE:
ALL INTERNAL FENCING TO BE 1.8m HIGH TIMBER PALING FENCE.

ISSUE	AMENDMENT	DATE



SITE COVERAGE PLAN
SCALE 1:100

10°13' 56.70m

280°5' 45.72m

280°5' 45.72m

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PROPOSED LANDSCAPE LEGEND	
PROPOSED TREES	PROPOSED PERMEABLE AREA
TREES TO BE REMOVED	FENCE BETWEEN LOTS
LOW SHRUBS	PAVERS
	STEPPING STONES

NOTE:
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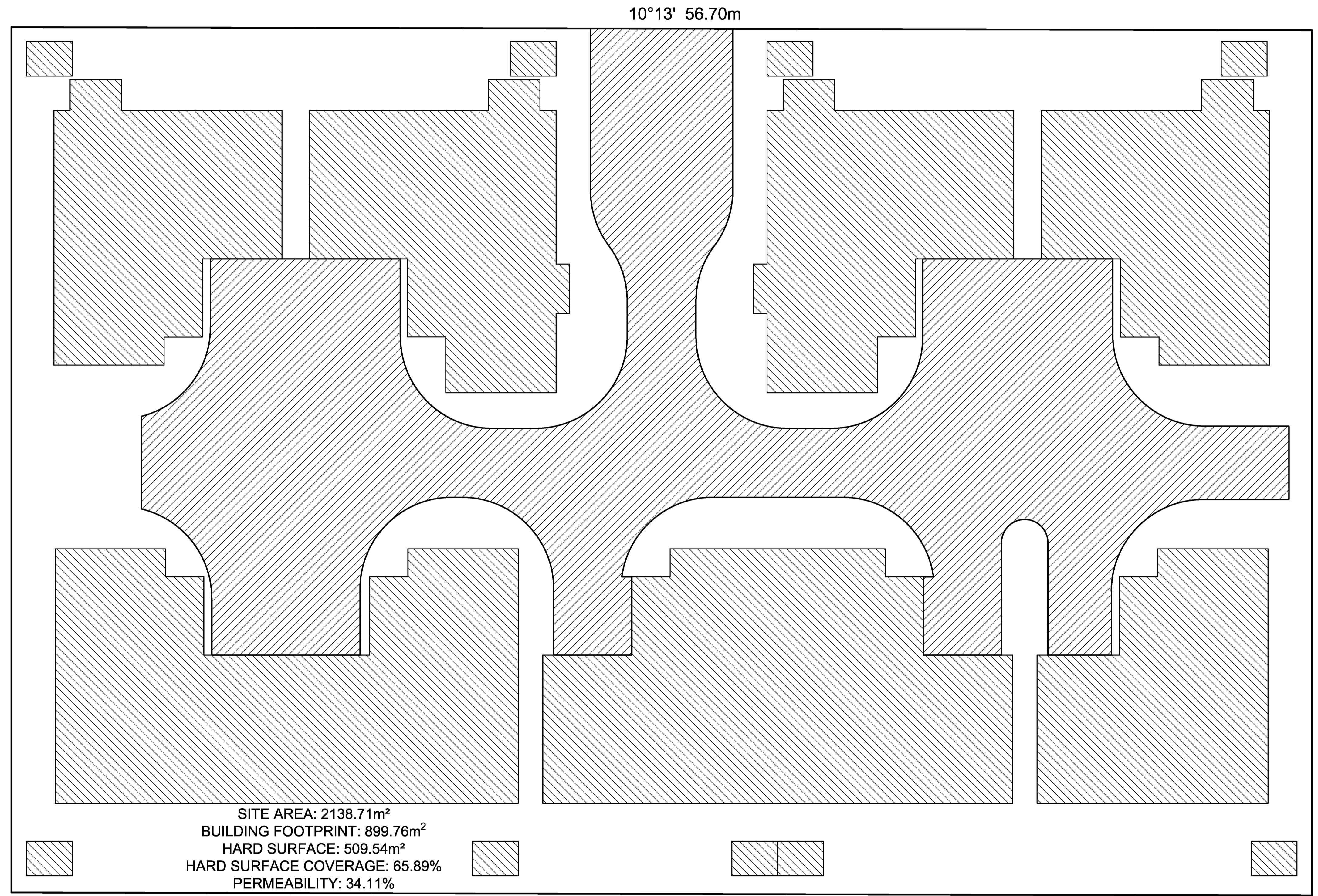
NOTE:
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NOTE:
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PERMEABILITY PLAN
SCALE 1:100

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PROPOSED LANDSCAPE LEGEND			
	PROPOSED TREES		PROPOSED PERMEABLE AREA
	TREES TO BE REMOVED		FENCE BETWEEN LOTS
	LOW SHRUBS		PAVERS
			STEPPING STONES

NOTE:
LANDSCAPE LAYOUT AS SHOWN ON TOWN PLANNING DRAWINGS IS ONLY INDICATIVE. ALL LANDSCAPING DETAIL & LAYOUT PROVIDED BY A QUALIFIED LANDSCAPE ARCHITECT/DESIGNER IS TO OVERRIDE ANY CONCEPT LAYOUT SHOWN ON THE TOWN PLANNING DRAWINGS.

NOTE:
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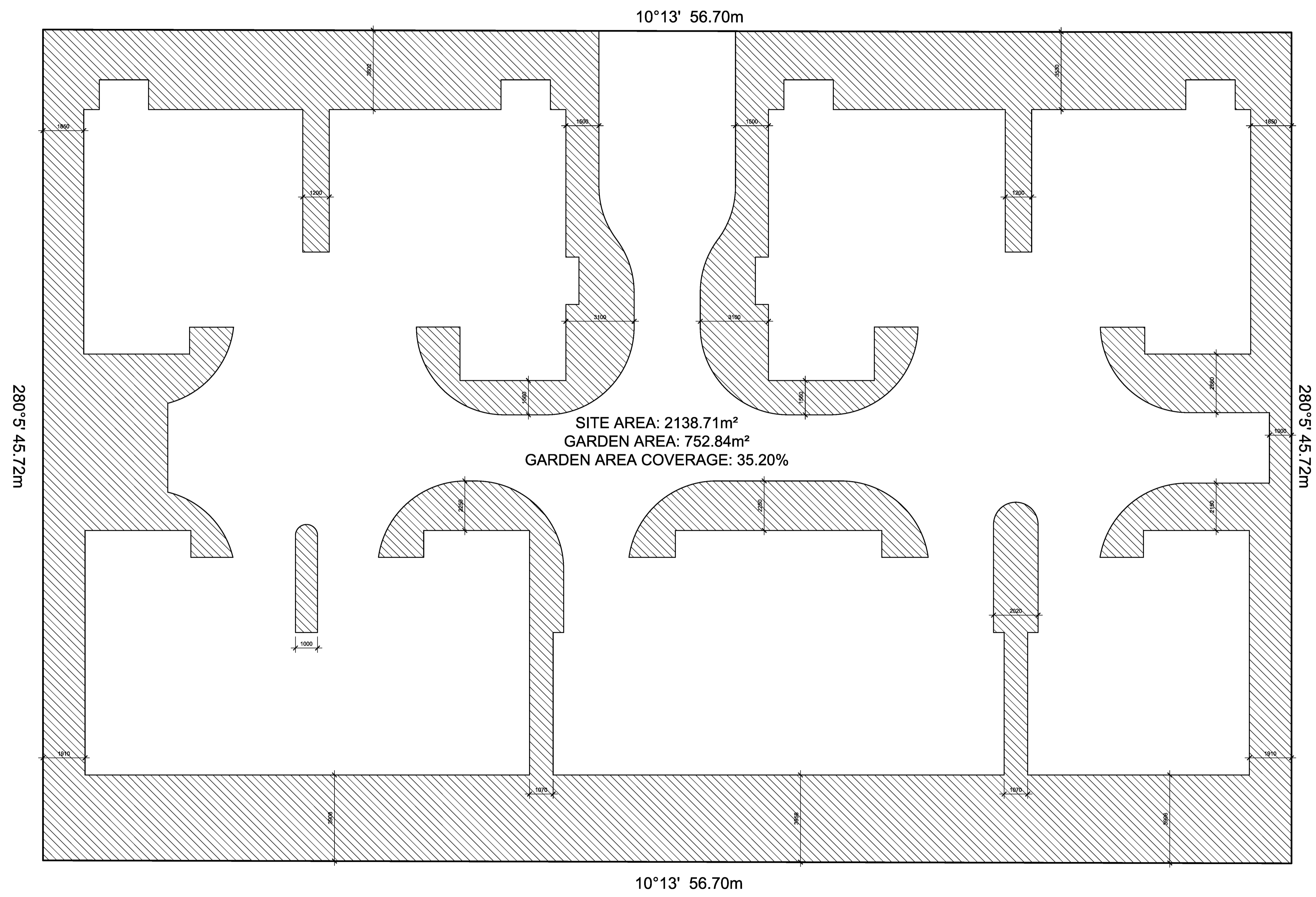
NOTE:
ALL ON-SITE TREES TO BE REMOVED. TREE LOCATION NOT SHOWN ON PLAN FOR CLARITY.

NOTE:
STEPS LEADING INTO RESIDENCE MAY VARY & SHOULD BE TAKEN INTO CONSIDERATION WHEN SITE SCRAPE OCCURS. BUILDER TO VERIFY ALL STEPS LEADING INTO THE RESIDENCE BEFORE THE COMMENCEMENT OF SLABFOOTING POURING.

NOTE:
PROVIDE A MINIMUM HEAD CLEARANCE TO STAIRS IN ACCORDANCE WITH THE B.C.A. CLAUSE 3.9.1.4 TO BE VERIFIED ON SITE.

NOTE:
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ISSUE	AMENDMENT	DATE



GARDEN AREA PLAN
SCALE 1:100

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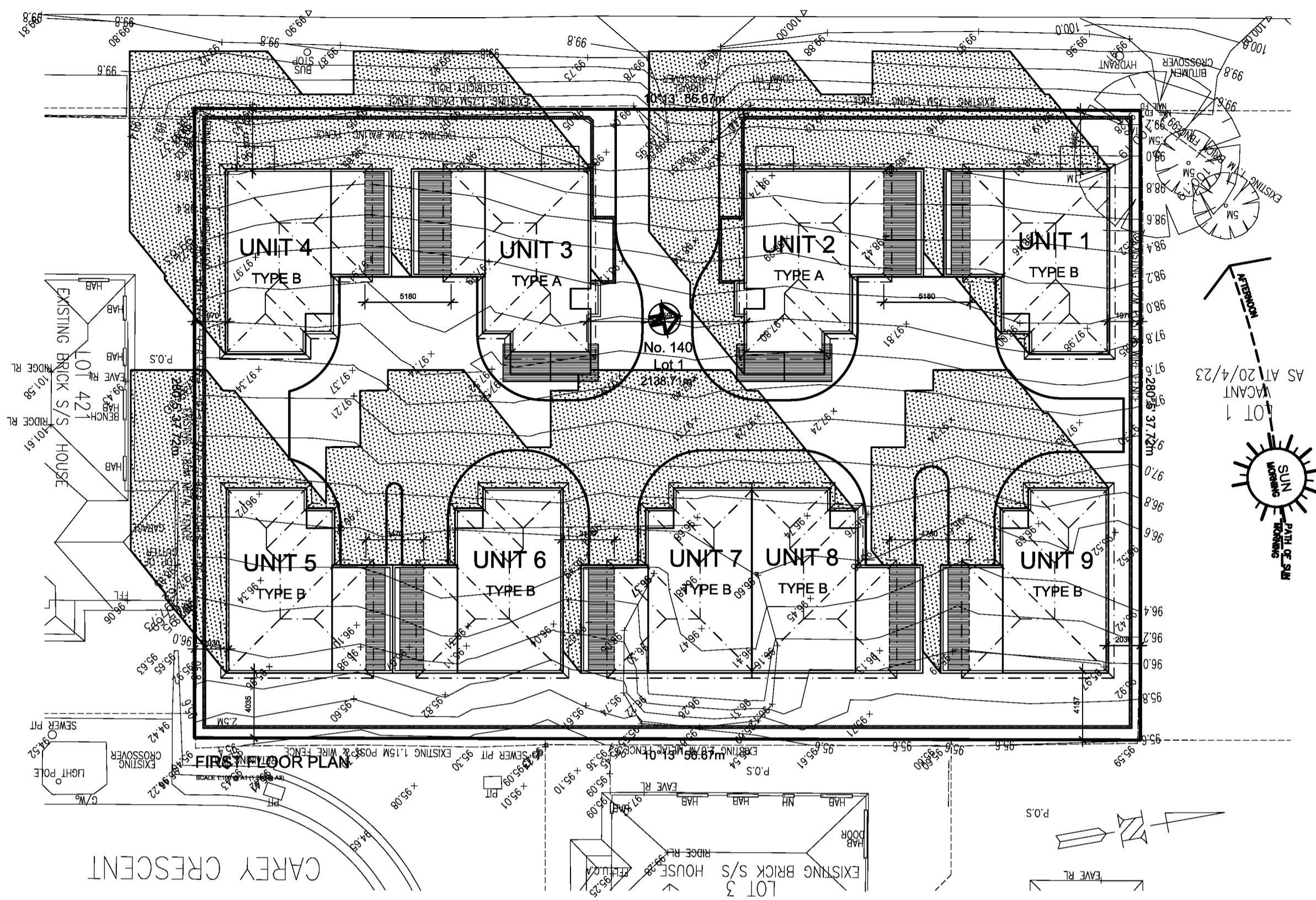
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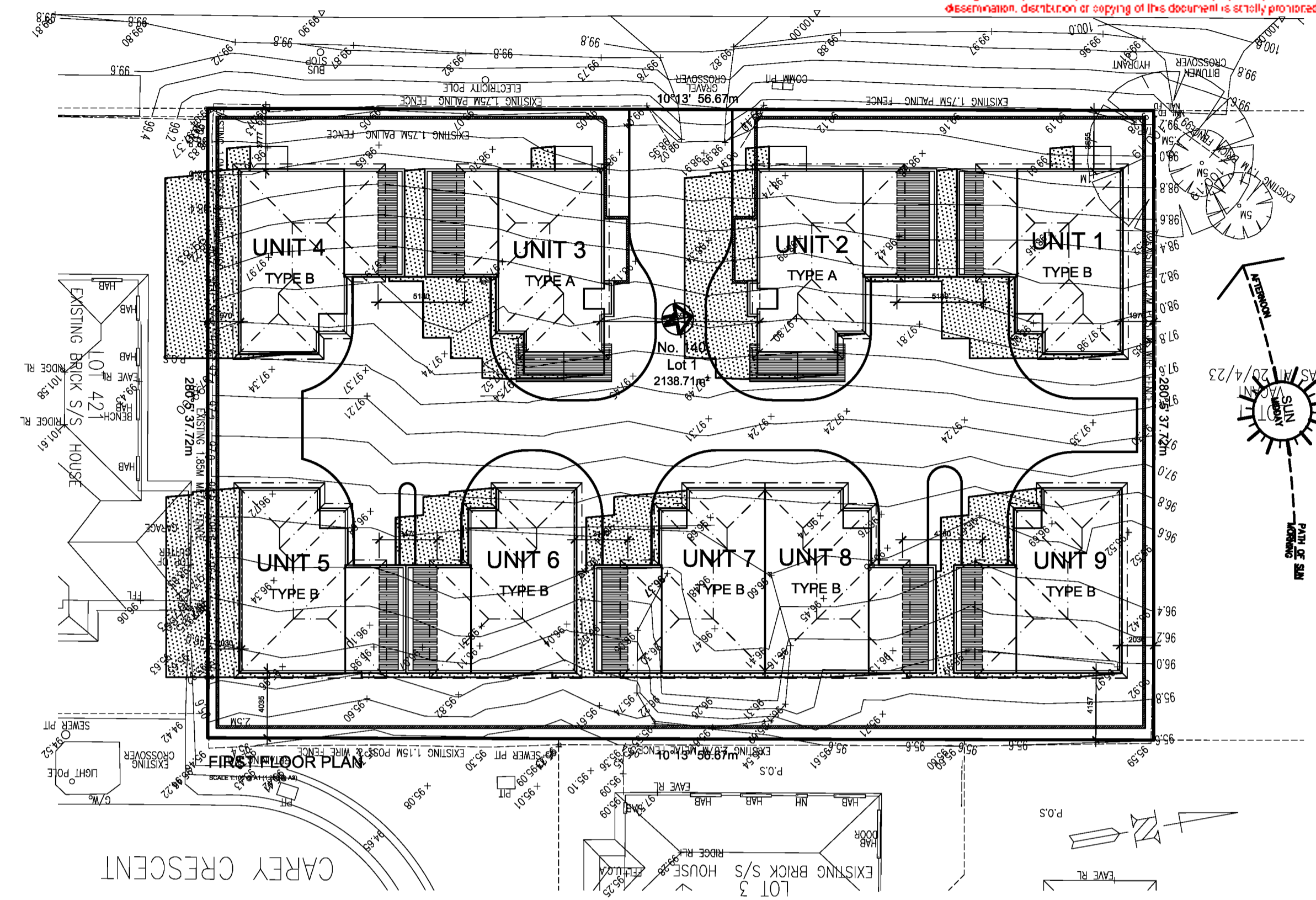
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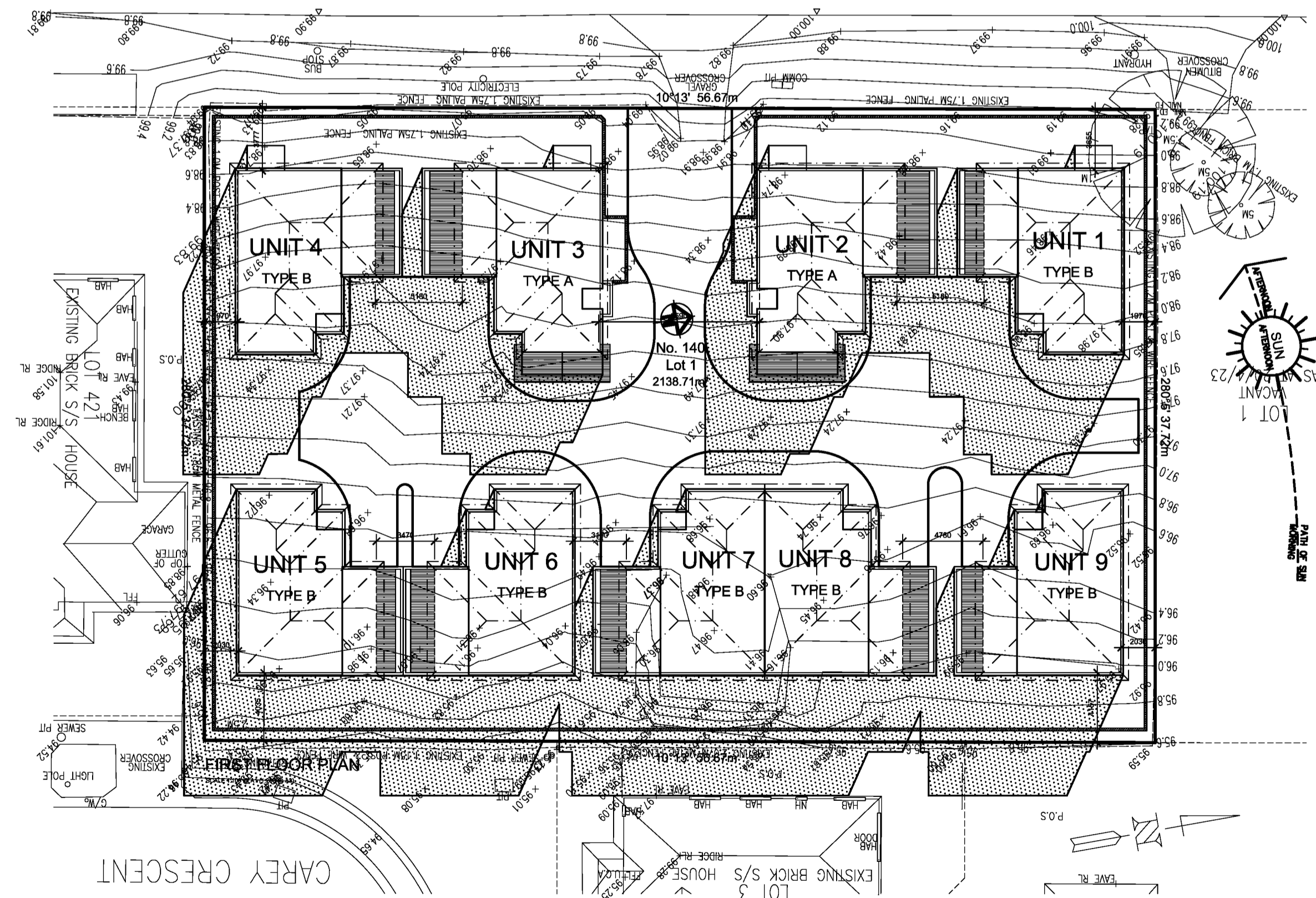
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9am SHADOW
MARCH 21 - SEPTEMBER 22 (EQUINOX)
SCALE 1:250



12pm SHADOW
MARCH 21 - SEPTEMBER 22 (EQUINOX)
SCALE 1:250



3pm SHADOW
MARCH 21 - SEPTEMBER 22 (EQUINOX)
SCALE 1:250

DRAEH PLANNING

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PLANNING REPORT
140 ARMY ROAD PAKENHAM
MARCH 2024

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Table of Contents

1.	Introduction	3
2.	Site Context	4
3.	Surrounding Context	6
4.	Proposed Development	10
4.1	Design Response	11
5.	Zoning	14
6.	Overlay	17
7.	Provisions that Require, Enable or Exempt a Permit	18
8.	General Requirements and Performance Standard	22
9.	Clause 55 – Two or More Dwellings on a Lot and Residential Building	24
10.	Summary of the planning permit triggers in this development	25
11.	Design Guidelines – Approval of an application or plan	26
12.	Planning Policy Framework	28
13.	Local Planning Policy Framework	29
13.1	Municipal Strategic Statement.....	29
14.	Planning Considerations	31
15.	Conclusion	32
16.	References	32

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1. Introduction

This planning report has been prepared by Draeh Planning in support of the planning application for the construction of 9 double storey dwellings and associated works at 140 Army Road, Pakenham.

The purpose of this report is to provide an assessment of this proposed development against the relevant planning policies and controls under the Cardinia Planning Scheme.

The following documents accompanying this planning application are referred to throughout the report:

Development plans prepared by Ausplan Design Group; and
Arboricultural Construction Impact Assessment prepared by The Project Arborist.

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2. Site Context

The subject site is a rectangle shaped lot, consisting of a land area of 2138 square metres and situated on the eastern side of Army Road in Pakenham.

Army Road is a public road and identified as Transport Zone 3, managed by Cardinia Shire Council.

The land is formerly described as Lot 1 on TP518292 on Certificate of Title Vol. 8901 Fol. 729. A copy of the Certificate of Title is enclosed in this planning application.

There is a 1970's ranch styled single storey dwelling residing on the property. The dwelling comprises of beige coloured rendered walls with large sliding windows and concrete tiled hipped roof form. The front entrance to the dwelling faces Army Road and is sheltered within the roof line of the dwelling.

There are concrete tanks located to the southern side of the dwelling.

There is a large detached steel garage towards the north eastern corner of the site to store vehicles and domestic items. A gravel driveway provides access from the detached garage to the centre frontage of the site with vehicle access to Army Road.

The site mainly consists of lawn with small to medium size trees along the perimeter.

The frontage of the site consists of a 1.75 metre high paling fence.

There are reticulated services along Army Road and Carey Crescent.

The site is unencumbered by easements.

The slope of the land falls in a west to east direction as shown on the enclosed Neighbourhood & Site Description Plan prepared by Ausplan.

Figures 1 & 2 shows an aerial view and rear view of the subject site.

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Figure 1: Aerial photo of the site and its surrounding context (REA Group Ltd, 2023).



Figure 2: Photo of the rear view of the subject site

3. Surrounding Context

The subject site is situated in the residential area of Pakenham and is situated 77 kilometres from Melbourne CBD.

The streetscape along Army Road, particularly in the location of the subject site consists of 1.8 to 2 metres high paling and metal fences as this is the rear boundary to the residential estates. There has been significant residential development growth along Army Road for several years that includes unit developments at 1 to 28 Expedition Circuit and 40, 103 & 107 Army Road. There has been recent subdivision approval to the north of the subject site at 152 Army Road, comprising of a 25 unit development and a 44 lot residential development at 164 Army Road. The dwellings in this area are a combination of single and double storey built forms. The dwellings present contemporary architecture, comprising of brick, render & cladding facades with either medium size awning, sliding windows or highlighted windows and a mix of flat, skillion, hipped and pitched roof forms.

There are examples of attached single and double unit developments along Army Road, particularly at 1 to 28 Expedition Circuit presenting 4 double storey dwellings that are attached on both floor levels and can be sited from Army Road.

The site comprises of the following immediate interfaces:

To the north is a vacant lot at 144A Army Road, consisting of an area of 443 square metres, however this land forms part of property at 144 Army Road.

To the east is Carey Crescent and also the residential properties at 144 Army Road and 9 Carey Crescent.

The residential property at 144 Army Road is a battle axe lot, consisting of an area of 1143 square metres. There is a 1980's single storey dwelling residing on this property, including red brick large sliding windows and red hipped roof form. The front of the dwelling faces to the north of the site and is obscured from the street by the large shed on the subject site. There is an attached double car garage on the western side of the dwelling and a gravel driveway is located on the northern part of the property, providing 2 vehicle accesses to Army Road from the garage. The remaining site has a lawn area with medium size trees along parts of the frontage and the northern perimeter of the property.

The residential property at 9 Carey Crescent, consists of an area of 400 square metres. There is a contemporary single storey dwelling residing on this property with a brown brick façade with vertical narrow windows & large glazed windows and a dark grey concrete pitch roof form. The dwelling is sited from the street and the front entrance is covered by a pitched roof portico. There is an attached double car garage recessed from the dwelling on eastern side of the dwelling. There is also a concrete driveway on the eastern part of the property. There is minimal garden in the front setback and it mainly consist of lawn area. A photo of the front of the property is shown in Figure 5 of this report.

To the south is the residential property at 7 Carey Crescent, consisting of a lot area of 572 square metres. There is a contemporary single storey dwelling residing on this property with a beige rendered brick façade with vertical narrow windows and dark green concrete pitch roof form. The dwelling is sited from the street and the front entrance is covered by a high pitched roof portico. There is an attached double car garage aligned with the main wall of the dwelling on the northern side of the dwelling. There is also a concrete driveway on the northern part of the property. There is minimal garden in the front setback and it mainly consists of lawn area. A photo of the front of the property is shown in Figure 6 of this report.

To the west is Army Road. To the west of the Army Road is a residential estate. The dwellings are sited on a higher elevation than Army Road and there is a 1.8 metre high paling fence obscuring some of the views into the secluded private open space to the rear side of the single storey dwellings.

Figure 3 shows an aerial photo of the location of the subject site and the surrounding properties as mentioned above. Figures 5, 6 & 7 shows photos of the neighbouring properties along Carey Crescent providing examples of developments in the immediate area.

In terms of the site's wider context, the subject site is located in the proximity to the following amenities, providing retail, commercial, educational and community facilities:

- Pakenham township within 3.5 kilometres of the site.
- Pakenham Lifestyle Centre within 5.2 kilometres of the site.
- Beaconsfield Activity Centre within 13.7 kilometres.
- Berwick Township within 16.1 kilometres.
- Fountain Gate Activity Centre within 19.9 kilometres.

Army Road is a Significant Municipal Road that connects to the Princes Highway that is 1.3 kilometres from the subject site and the Princes Freeway that is 4 kilometres from the subject site. Both these arterial roads are part of the main transport network in the Pakenham area

There are several educational facilities within this area, including Pakenham Hills Primary School, Pakenham Secondary College, St Patricks Catholic Church & School, Pakenham Springs Primary School, Beaconshill College and they are all within a 3 kilometre radius of the subject site.

There are also several of active and passive open spaces in this area, including the Windmere Boulevard Reserve (285 metres from the subject site), Manna Gum Road Reserve (416 metres from the subject site), Cremin Drive Reserve (456 metres from the subject site), Cooks Spring Reserve (519 metres from the subject site) and Bellbird Close Reserve (1 kilometre from the subject site).

There is a bus stop located at the front of the subject site. This bus stop is part of Bus Route 840, providing bus services between Gembrook - Pakenham via Pakenham Upper. The site is also located 3.5 kilometres from the Pakenham Train Station.

Figures 3 & 4 below shows the site's locality to some of the above-mentioned amenities.

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Figure 3: Aerial photo of the site and its surrounding context (REA Group Ltd, 2023).



Figure 4: Locality Map (Street Directory, 2023).

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Figure 5: The front of the residential property at 9 Carey Street to the east of the subject site.



Figure 6: The front of the residential property at 7 Carey Street to the south of the subject site.



Figure 7: The front of the residential property at 5 Carey Street to the south of 7 Carey Crescent.

4. Proposed Development

The proposed development is the construction of 9 double storey dwellings.

Demolition

The existing single storey dwelling, large outbuilding, water tanks and front fence will be demolished. There are 12 trees proposing to be removed on site that do not require a planning permit for removal. The enclosed Arboricultural Construction Impact Assessment prepared by The Project Arborist has provided an assessment of these trees.

Proposed Dwellings

The proposed 9 double storey dwelling will be high-quality contemporary design and Units 5 & 6 will be attached on the ground floor level and 7 & 8 will be attached on both floor levels. Units 1 to 4 & 9 will be stand-alone units.

The design of the units will present brick work on the ground floor level and rendered board and line board on the first-floor level. There will be a mix of highlight, narrow & medium size awning windows and large glazed sliding doors for the dining area and kitchen. The roof form will be either a colorbond skillion roof form or concrete tiled pitched roof form with eaves and the garages will be a flat roof form.

All dwellings will comprise of a kitchen, dining area and living area on the ground floor level. The kitchen and dining area will have direct access to the secluded private open space on the western side of Units 1 to 4 and eastern side of Units 5 to 9. There will be 3 bedrooms and ensuite & bathroom on the first-floor level. Units 1 to 4 will provide a balcony from bedroom 2 of the respective units, providing passive views to Army Road.

All units will comprise of an attached single car garage and tandem car space within the shared accessway. There will also be 1 visitor car space located to the north of the shared accessway.

There will be a new concrete crossover constructed towards the centre of the site and a shared accessway to provide all vehicle and pedestrian access throughout the site.

The secluded private open spaces will comprise of all required amenities, included external sheds, clothes lines and 2500 litre rainwater tanks to be used for toilet flushing and irrigation, contributing to the WSUD initiative.

The existing 1.75 metre high paling fence along the frontage will be replaced by a 1.8 metre high metal flat blade fence.

The enclosed Arboricultural Construction Impact Assessment prepared by The Project Arborist has provided an assessment of the neighbouring trees within 144A Army Road. As shown on the enclosed Development Plans, the proposed retaining wall within Unit 1 will be designed to encroach into the neighbouring tree 14 by 11.3%, which is recommended as an acceptable outcome to maintain the condition of the tree.

4.1 Design Response

The following is an assessment of the development against the neighbourhood character and general features of the area. The opportunities and constraints of the development have been outlined and a response has been prepared in the following:

Opportunities

- The architecture, built form and building materials proposed in this development will contribute to other similar developments in this area.
- The proposed dwellings will provide appropriate setbacks consistent with other developments in this area and the relevant standards under Clause 55.
- Units 5 & 6 will be attached on the ground floor level and Units 7 & 8 will be attached on the both levels. Units 1 to 4 & 9 will be detached.
- The proposed dwellings will limit overlooking into the neighbouring properties to the east and south on the first-floor level by use of fixed obscure glazing to 1.7 metres in height or highlight windows. There will be internal and title boundary fencing installed in the locations where it is currently unfenced and they will be constructed to a height of 1.8 metres.
- The dining and kitchen area will have direct access to the secluded private open spaces on the eastern and western side of the dwellings respective, maximising solar access into these spaces at different times of the day.
- There will be one crossover facilitating the shared accessway on site and will be located to the centre of the site, creating separation between Units 2 & 3.

Constraints

- All vegetation on site will require removal to accommodate the development.
- The majority of the entrances to the dwellings won't be directly sited from Army Road.
- All units will require tandem car spaces within the shared driveway.

Response to Opportunities and Constraints

- The maximum building height of this development will be 7.94 metres and will be a 2 storey built form complying with Clauses 32.08-10 & 55.03-2.
- Units 5 & 6 will be attached on the ground floor level, however there will be separation between the units on the first-floor level of 3.47 metres. Units 1 to 4 & 9 will be stand-alone units. The majority of the ground floor level of Units 1 to 4 will be partially obscured from Army Road based on the proposed 1.8 metre high fence along the frontage of Army Road. Units 7 & 8 will be the only units attached on both floor levels. Based on the separation between the units in this development this will limit continuous wall mass and limit visual bulk throughout the development. The unit development at 1 to 28 Expedition Circuit presents 2 storey dwellings that are attached on both floor levels. There is a recent approved development at 152 Army Road that is proposing a similar design to this development with most of the dwellings attached on the ground floor level and separation between some of the dwellings on the first-floor level.
- The building materials selected in this proposed development is consistent with other developments seen along Army Road and Carey Crescent as described in Section 4 of the report by proposing brick work on the ground floor level and rendered board & line board on the first-floor level. There will be a mix of highlight, narrow & medium size

awning windows and large glazed sliding doors for the dining area and kitchen. The roof form will be either colorbond skillion or concrete tiled pitched form with eaves and the garages will be a flat roof form. The mix of building materials on each level and roof styles will create visual interest within the development.

- There will be no walls constructed on the title boundaries. The side setbacks to Units 1, 4, 5 & 9 will be between 1.85 and 1.91 metres. The rear setbacks to the dwellings will be 3.5 to 4 metres. These setbacks comply with Clause 55.04-1 & 55.05-4.
- Fixed obscured glazing to a height of 1.7 metres from the floor level or highlight windows of the habitable rooms on the first-floor level will be provide for Units 4, 5, 7 to 9 where there may be potential overlooking into the secluded private open spaces of the neighbouring properties. Highlighted windows for the living spaces on the ground floor level of Units 4 & 5 will be provided to eliminate overlooking into the secluded private open spaces of the habitable rooms at 7 Carey Crescent. The existing boundary fences along parts of the eastern and southern boundary will be retained and new 1.8 metre high paling fencing will be constructed on parts of the boundaries that are currently unfenced. Internal fencing within the development will also be 1.8 metres in height.
- The dining and kitchen area of all units will have direct access to the secluded private open spaces on the eastern and western side of the dwellings respective, maximising solar access into these spaces at different times of the day. The living spaces of all units will be located to the front of the dwellings to provide passive views of the shared accessway and Units 1 to 4 will maximise solar access into this space in the morning and Units 5 to 9 will maximise solar access into this space in the afternoon as illustrated in the enclosed overshadowing diagrams. Despite living space will not be directly connected to the secluded private open space, there is easy access between the living area and the dining area to access the secluded private open space. As a practical interior design layout, locating the kitchen and dining area to directly be linked to the secluded private open space will allow for the residents to have direct accessible interaction for indoor and outdoor dining, creating a good use of space and lifestyle for the residents.
- The proposed Units 1 to 4 will not be facing Army Road. They will be sited lower than Army Road and the secluded private open space and the rear part of these dwellings will face Army Road. This is a consistent streetscape character along Army Road. This particular design will allow all car facilities to be contained within the development with only one direct access that will be located towards the centre of the site. The 6.2 metre width of the accessway with 7 metres of the frontage will provide sufficient for 2 way traffic within the front of the development, ensuring vehicles can safely access and egress the site in a forward direction. This will also contribute to creating separation between Units 2 & 3 and reducing any visual bulk along the streetscape by this development.
- All units will include single car garages & tandem car spaces. The majority of the car facilities on site will be obscured from Army Road. The single car garage and tandem car space for Unit 7 will be the only car facility seen from Army Road, however as this unit will be to the rear of the site and the land is elevated to the lower side of Army Road, this should have no significant visual impact along the streetscape. The tandem car spaces will be within close proximity to the front entrances to the dwellings providing easy access to these vehicles. The single car garages will be predominant in this development and all garages will be recessed from the main walls of the developments and therefore should reduce the visual bulk of garages within the development. The car parking provisions in this development meet the requirements under Clause 52.06.

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- All 12 trees on site will require removal to accommodate the development and also allow for construction of the retaining walls. The majority of the trees on site was identified either very low or low retention value. All trees have been previously planted and are a mix of Australian native and exotic. There was only one tree identified as a Flower Gum (Tree No. 6) was assessed as moderate retention value. Based on the works required for excavation to level the land for foundations for the units and also for the construction of the retaining walls along the western and southern part of the property, this tree will require removal. The site is not impacted by vegetation protection overlay or local law requirements and therefore a planning permit is not required for the removal of these trees. The proposed setbacks in this development will provide an opportunity to plant quality native or exotic canopy trees and understorey vegetation throughout all private and common open spaces that will benefit the development and soften the hard surfaces of the shared accessway.

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5. Zoning

Clause 32.08 – General Residential Zone (R1Z)

The subject site is located within a General Residential Zone – Schedule 1 as shown in Figure 8 below.



Figure 8: The subject site identified with a red dashed line and is shown to be located within the General Residential Zone – Schedule 1 (GRZ1) (Department of Transport & Planning, 2023).

The purpose of the zone is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To encourage development that respects 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.

The following planning controls have been assessed against this development:

Clause 32.08-2 - A permit is not required to use the land for a dwelling (Section 1 use).

The subject site is currently used for a dwelling.

Clause 32.08-4 - The construction of a dwelling on a lot, must provide the minimum garden area at ground level of 35% for an area above 650 square metres.

The subject site consists of an area of 2138 square metres. The development will provide a garden area of 35.20% or 752.84 square metres of the site and therefore meeting this requirement.

Clause 32.08-6 - A permit is required to construct two or more dwellings on a lot. A development must meet the requirements of Clause 55.

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A Clause 55 Assessment is enclosed in this planning application. The proposed development will meet the majority of the objectives under Clause 55.

Clause 32.08-10 - A building should not exceed 11 metres and the building must contain no more than 3 storeys at any point.

The maximum building height of the proposed development will be 7.94 metres and all units will be a double storey built form.

Clause 32.08-11 Application requirements

An application must be accompanied by the following information, as appropriate:

For a residential development of four storeys or less, the neighbourhood and site description and design response as required in Clause 55.

Sections 2, 3 & 4.1 in this report addresses the neighbourhood & site description and design response.

Ausplan has prepared the enclosed Neighbourhood & Site Description Plan and Design Response Plan illustrates the existing & proposed site and surrounding context.

Plans drawn to scale and dimensioned which 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.

The development plans prepared by Ausplan Design Group show the relevant items listed above.

The likely effects, if any, on adjoining land, including noise levels, traffic, the hours of delivery and despatch of good and materials, hours of operation and light spill, solar access and glare.

Not applicable.

Any other application requirements specified in a schedule to this zone.

Not applicable.

Clause 32.08-13 Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

General

The Municipal Planning Strategy and the Planning Policy Framework.

Refer to Section 14 in this report, which has assessed the development against Planning Policy Framework under Sections 12 & 13 in this report.

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The purpose of this zone.

The subject site is located in an area that has significantly transitioned from large rural lots to large residential estate lots containing detached single and double storey building forms as well as attached & detached single & double storey unit developments. This proposed development aligns with the character of the double storey units at 1 to 28 Expedition Circuit and there has been approval at 152 Army Road, presenting a similar attached double storey development as proposed on this site.

The proposed built form and building materials, including the combination of brick and cladding, skillion & pitched roof form with eaves and the mix of highlight, narrow and medium size windows have been adopted based on several developments seen along Army Road and Carey Crescent.

The site is in an ideal location for an infill development as it is within close proximity to public transport and the local amenities as explained under Section 4 of this report.

The objectives set out in a schedule to this zone.

Not applicable.

Any other decision guidelines specified in a schedule to this zone.

Not applicable.

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.

Not applicable.

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.

Refer to the enclosed Clause 55 Assessment. The development complies with the majority of the objectives under Clause 55.

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6. Overlays

Clause 45.06 – Development Contributions Plan Overlay

The subject site is located in a Development Contributions Plan Overlay, as shown under Figure 9 below.

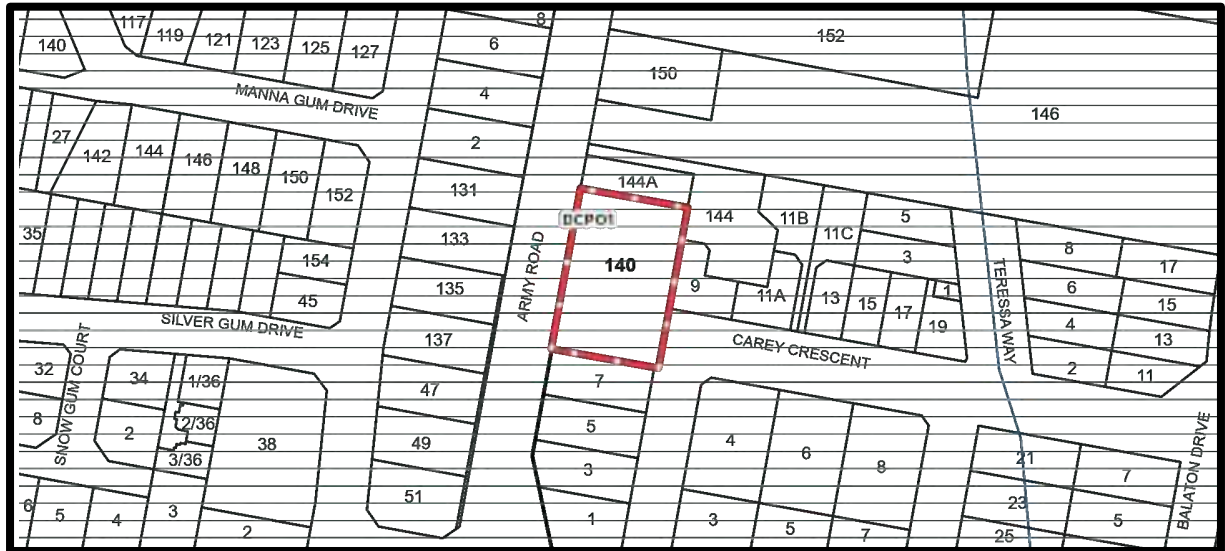


Figure 9: The subject site identified with a red dashed line is located in a Development Contributions Plan Overlay (Department of Transport & Planning, 2023).

The subject site is located in the Pakenham Township Development Contribution Plan. This levy should apply to the future subdivision application for this site.

7. Provisions than Require, Enable or Exempt a Permit

Clause 52.06 - Car parking

The purpose of the provision is:

- *To ensure that car parking is provided in accordance with the Municipal Planning Strategy and the Planning Policy Framework.*
- *To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.*
- *To support sustainable transport alternatives to the motor car.*
- *To promote the efficient use of car parking spaces through the consolidation of car parking facilities.*
- *To ensure that car parking does not adversely affect the amenity of the locality.*
- *To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.*

Pursuant to Clause 52.06-3, a permit is required to provide some or all of the car parking spaces required under Clause 52.06-5.

Table 1 under Clause 52.06-5 specifies that 2 car parking spaces are required for a dwelling of three or more bedrooms, including a study.

For visitors to every 5 dwellings for developments of 5 or more dwellings

All 9 dwellings will comprise of 3 bedrooms.

All units will comprise of a single car garage and tandem car space.

There will be 1 visitor car space provided on site.

The proposed development complies with the requirements under Clause 52.06-5.

Clause 52.06-9 Design standards for car parking

Plans prepared in accordance with Clause 52.06-8 must meet the design standards of Clause 52.06-9, unless the responsible authority agrees otherwise.

An assessment has been prepared of the relevant design standards. Design Standard 4 has not been assessed as this development is not proposing mechanical parking.

Design standard 1 – Accessways

Accessways must:

Be at least 3 metres wide.

The minimum width within the shared accessway will be 3 metres.

Have an internal radius of at least 4 metres at changes of direction or intersection or be at least 4.2 metres wide.

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Refer to the enclosed ground floor plan.

Provide at least 2.1 metres headroom beneath overhead obstructions, calculated for a vehicle with a wheel base of 2.8 metres.

The height of the garage door for each dwelling will be 2.44 metres.

If the accessway serves four or more car spaces or connects to a road in a Transport Zone 2 or Transport Zone 3, the accessway must be designed so that cars can exit the site in a forward direction.

All vehicles will egress from the site in a forward direction.

Provide a passing area at the entrance at least 6.1 metres wide and 7 metres long if the accessway serves ten or more car parking spaces and is either more than 50 metres long or connects to a road in a Transport Zone 2 or Transport Zone 3.

Army Road is identified as a Transport Zone 3. There are 9 dwellings proposed on site and therefore this development does not need to meet requirement, however the shared accessway will provide an entrance width of 6.2 metres to a length of 7 metres, which will provide good access to the site.

Have a corner splay or area at least 50 per cent clear of visual obstructions extending at least 2 metres along the frontage road from the edge of an exit lane and 2.5 metres along the exit lane from the frontage, to provide a clear view of pedestrians on the footpath of the frontage road. The area clear of visual obstructions may include an adjacent entry or exit lane where more than one lane is provided, or adjacent landscaped areas, provided the landscaping in those areas is less than 900mm in height.

Refer to the enclosed site & ground floor plan.

Design standard 2 – Car parking spaces

Car spaces in garages or carports must be at least 6 metres long and 3.5 metres wide for a single space and 5.5 metres wide for a double space measured inside the garage or carport.

Units 1, 4, 5 & 9 will comprise of a single car garage of a width of 3.5 metres and length of 6 metres.

Units 6, 7 & 8 will comprise of a single car garage of a width of 3.79 metres and length of 6 metres.

Units 2 & 3 will comprise of a single car garage of a width of 4.18 metres and length of 6 metres.

All units will include a tandem car space located at the front of each garage.

Where two or more car parking spaces are provided for a dwelling, at least one space must be under cover.

Refer to the above standard.

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Car parking spaces and accessways must have the minimum dimensions as outlined in Table 2 of the design standard. The car spaces must be 2.6 metres wide and 4.9 metres in length.

All tandem car spaces fronting the garages of the units will be 2.6 metres wide and 4.9 metres in length.

Design standard 3 – Gradient

Accessway grades must not be steeper than 1:10 (10 per cent) within 5 metres of the frontage to ensure safety for pedestrians and vehicles. The design must have regard to the wheelbase of the vehicle being designed for; pedestrian and vehicular traffic volumes; the nature of the car park; and the slope and configuration of the vehicle crossover at the site frontage. This does not apply to accessways serving three dwellings or less.

Ramps (except within 5 metres of the frontage) must have the maximum grades as outlined in Table 3 and be designed for vehicles travelling in a forward direction.

Table 3 states Private or residential car parks longer than 20 metres is a gradient of 1:5 (20%).

Where the difference in grade between two sections of ramp or floor is greater than 1:8 (12.5 per cent) for a summit grade change, or greater than 1:6.7 (15 per cent) for a sag grade change, the ramp must include a transition section of at least 2 metres to prevent vehicles scraping or bottoming.

Plans must include an assessment of grade changes of greater than 1:5.6 (18 per cent) or less than 3 metres apart for clearances, to the satisfaction of the responsible authority.

Refer to the enclosed ground floor plan. The gradient of the shared accessway will be 17 metres from the frontage will be a maximum ratio of 1:10. The gradient of remaining accessway will be relatively flat and therefore less than 1:5.

Design standard 5: Urban design

Ground level car parking, garage doors and accessways must not visually dominate public space.

There will be one shared accessway to this development and all garages and car spaces will be within the development and the majority of the car spaces will not be seen from the street. The single car garage and tandem car space of Unit 7 will be partially seen from Army Road; however, it will definitely not be considered visually dominant along the Army Road.

Car parking within buildings (including visible portions of partly submerged basements) must be screened or obscured where possible, including through the use of occupied tenancies, landscaping, architectural treatments and artworks.

Refer to the above comments and the enclosed elevation plans.

Design of car parks must take into account their use as entry points to the site.

Refer to the above comments and the enclosed elevation plans.

Design of new internal streets in developments must maximise on street parking opportunities.

Not applicable.

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Design standard 6: Safety

Car parking must be well lit and clearly signed.

There will be lighting within the porch areas and garages of the units and also throughout the common area where it is required.

The design of car parks must maximise natural surveillance and pedestrian visibility from adjacent buildings.

There will be natural surveillance from the respective units within the development from the front windows on the ground and first floor level.

Pedestrian access to car parking areas from the street must be convenient.

Not applicable.

Pedestrian routes through car parking areas and building entries and other destination points must be clearly marked and separated from traffic in high activity parking areas.

Not applicable.

Design standard 7: Landscaping

The layout of car parking areas must provide for water sensitive urban design treatment and landscaping.

There is sufficient space throughout the common area to plant quality canopy trees and understorey vegetation. A landscape plan can be provided as a condition on the permit.

Landscaping and trees must be planted to provide shade and shelter, soften the appearance of ground level car parking and aid in the clear identification of pedestrian paths.

Refer to above comment.

Ground level car parking spaces must include trees planted with flush grilles. Spacing of trees must be determined having regard to the expected size of the selected species at maturity.

This can be detailed in a landscape plan as a condition on the permit.

8. General Requirements and Performance Standards

Clause 53.18 Stormwater management in urban development

Purpose

To ensure that stormwater in urban development, including retention and reuse, is managed to mitigate the impacts of stormwater on the environment, property and public safety, and to provide cooling, local habitat and amenity benefits.

Clause 53.18-3 Requirements

An application to construct a building or construct or carry out works:

- Must meet all of the objectives of Clauses 53.18-5 and 53.18-6.
- Should meet all of the standards of Clauses 53.18-5 and 53.18-6.

An application must be accompanied by details of the proposed stormwater management system, including drainage works and retention, detention and discharges of stormwater to the drainage system.

Clause 53.18-5 Stormwater management objectives for buildings and works

To encourage stormwater management that maximises the retention and reuse of stormwater.

To encourage development that reduces the impact of stormwater on the drainage system and filters sediment and waste from stormwater prior to discharge from the site.

To encourage stormwater management that contributes to cooling, local habitat improvements and provision of attractive and enjoyable spaces.

To ensure that industrial and commercial chemical pollutants and other toxicants do not enter the stormwater system.

Standard W2

The stormwater management system should be designed to:

- Meet the current best practice performance objectives for stormwater quality as contained in the *Urban Stormwater - Best Practice Environmental Management Guidelines* (Victorian Stormwater Committee, 1999).
- Minimise the impact of chemical pollutants and other toxicants including by, but not limited to, bunding and covering or roofing of storage, loading and work areas.
- Contribute to cooling, improving local habitat and providing attractive and enjoyable spaces.

[A WSUD Assessment can be provided on request.](#)

Clause 53.18-6 Site Management objectives

To protect drainage infrastructure and receiving waters from sedimentation and contamination.

To protect the site and surrounding area from environmental degradation prior to and during construction of subdivision works.

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Standard W3

An application should describe how the site will be managed prior to and during the construction period and may set out requirements for managing:

- Erosion and sediment.
- Stormwater.
- Litter, concrete and other construction wastes.
- Chemical contamination.

A Construction Management Plan can be provided as a condition on the permit.

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

The purpose of the clause is:

- *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.*

This provision applies to an application to construct two or more dwellings on a lot in the General Residential Zone.

An assessment of Clause 55 is enclosed in this application.

The development meets the majority of the objectives under Clause 55.

10. Summary of the planning permit triggers in this development

The following table provides a summary of the planning permit triggers in this proposed development.

Zone, Overlay or Provisions	Clauses	Permit triggers	Assessment
Clause 32.08 – General Residential Zone	Clause 32.08-6	A permit is required to construct a dwelling if there is at least one dwelling existing on the lot.	<p>The proposal is the construction of 9 dwellings.</p> <p>A Clause 55 Assessment is enclosed in this planning application.</p> <p>The proposed development will meet the majority of the objectives under Clause 55.</p>
Clause 52.06 - Car parking	Clause 52.06-3	A permit is required to provide some or all of the car parking spaces required under Clause 52.06-5, based on increased site area for an existing use under Clause 52.06-1.	<p>A permit is required to provide 2 car spaces for the proposed dwelling under Clause 52.06-3.</p> <p>The development will meet the relevant design standards under Clause 52.06-9.</p>

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11. Clause 65.01 - Design Guidelines – Approval of an application or plan

The responsible authority must decide whether the proposal will produce acceptable outcomes in terms of the decision guidelines in this table:

Design Guidelines	Assessment
The matters set out in section 60 of the Act.	These matters have been assessed and explained in this report.
Any significant effects the environment, including the contamination of land, may have on the use or development.	Not applicable
The Municipal Planning Strategy and the Planning Policy Framework.	Refer to Sections 12 to 14 in this report.
The purpose of the zone, overlay or other provision.	Refer to Sections 5 to 8 in this report.
Any matter required to be considered in the zone, overlay or other provision.	Refer to Sections 5 to 8 in this report.
The orderly planning of the area.	The area has orderly planning as explained in this report.
The effect on the environment, human health and amenity of the area.	No applicable.
The proximity of the land to any public land.	The closest reserve within walking distance of the subject site is Windmere Boulevard Reserve and this reserve is approximately 285 metres from the subject site.
Factors likely to cause or contribute to land degradation, salinity or reduce water quality.	Not applicable.
Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.	The design and construction of the stormwater will be subject to engineering design. There will be onsite stormwater detention by installing 2500 litre rainwater tanks for each dwelling.
The extent and character of native vegetation and the likelihood of its destruction.	Not applicable.
Whether native vegetation is to be or can be protected, planted or allowed to regenerate.	There will be opportunity to plant native vegetation within all private open spaces and common area along the shared accessways.
The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or	Not applicable.

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management of the land so as to minimise any such hazard.	
The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.	Not applicable.
The impact the use or development will have on the current and future development and operation of the transport system.	The proposed development will meet the relevant design standards under Clause 52.06-9.

12. Planning Policy Framework

The Planning Policy Framework seeks to ensure that the objectives of planning in Victoria are fostered through appropriate land use and development planning policies and practices which integrate relevant environmental, social and economic factors in the interests of net community benefit and sustainable development.

The following planning policies are relevant to this proposed development:

Clause 11.01-1S (Settlement) seeks to limit urban sprawl and direct growth into existing settlements.

Clause 11.02-1S (Supply of urban land) strategy is that planning urban growth should consider opportunities for the consolidation, redevelopment and intensification of existing urban areas.

Clause 15.01-2S (Building design) objective is to achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development.

Clause 15.01-4S (Healthy neighbourhoods) objective is to achieve neighbourhoods that foster healthy and active living and community wellbeing.

Clause 15.01-4R (Healthy neighbourhoods – Metropolitan Melbourne) strategy is to create a city of 20 minute neighbourhoods, that give people the ability to meet most of their everyday needs within a 20 minute walk, cycle or local public transport trip from their home.

Clause 15.01-5S (Neighbourhood character) seeks to ensure development responds to its context and reinforces a sense of place and the valued features and characteristics of the local environment and place by respecting the neighbourhood character values and built form that reflect community identity.

Clause 16.01-1S (Housing supply) objective is to facilitate well-located, integrated and diverse housing that meets community needs.

Clause 16.01-1R (Housing supply - Metropolitan Melbourne) strategy is to facilitate increased housing in established areas to create a city of 20 minute neighbourhoods close to existing services, jobs and public transport.

Clause 19.03-2S (Infrastructure design and provision) seeks to provide an integrated approach to the planning and engineering design of new subdivision and development.

Clause 19.03-3S (Integrated water management) objective is to sustainably manage water supply and demand, water resources, wastewater, drainage and stormwater through an integrated water management approach.

Clause 19.03-4S (Telecommunications) strategy is ensure that modern telecommunications facilities are widely accessible and that the telecommunication needs of business, domestic, entertainment and community services are met.

These policies have been considered in preparation of this proposal and are addressed under **Planning Considerations** in this report.

13. Local Planning Policy Framework

The Local Planning Policy Framework (LPPF) comprises of the Municipal Strategic Statement (MSS) and are summarised in the following policies relevant to this proposed development.

13.1 Municipal Strategic Statement

The Municipal Strategic Statement (MSS) sets out Council's strategic planning objectives and underpins the land-use and development provisions of the Cardinia Planning Scheme.

Clause 21.01 Cardinia Shire Key Issues and Strategic Vision

Clause 21.01-5 Strategic framework plan

The Cardinia Shire Strategic Framework Plan sets out the general pattern for land use and development to respond to the key influences and issues to achieve the strategic vision for the municipality.

The purpose of the framework plan is to provide an overview of land use in the Cardinia Shire and to identify locations where specific land use outcomes will be supported and promoted.

The site is located within a residential area as identified in the Cardinia Shire Strategic Framework Plan.

Clause 21.02 Environment

Clause 21.02-1 Catchment and coastal management

Objective 2

To effectively manage development to mitigate impacts on the operation and health of waterway systems.

Strategies

Require best practice water sensitive urban design and improvements in drainage in all new developments.

Clause 21.03 Settlement and Housing

Clause 21.03-1 Housing

Objective 1

To encourage a diversity in housing to meet the needs of existing and future residents.

Strategies

- Ensure that future housing growth is effectively managed to maintain and enhance the qualities of the municipality.
- Encourage a range of lot sizes and housing types in new developments that satisfy the needs and aspirations of the community.
- Encourage an increase in densities that has a high standard of urban design, timely

provision of infrastructure and is consistent with the existing and/or preferred neighbourhood character.

- Encourage medium density housing to be located within or at the interface of activity centres and overlooking local and linear open space.
- Ensure residential development and subdivisions are designed to be responsive to existing urban character.
- Ensure that new development is located within a safe, attractive and well planned environment that allows residents to maximise opportunities to undertake physical activity.

Clause 21.03-2 Urban Established Area - Beaconsfield and Pakenham

Key elements of the Urban Established Area include:

Land for residential purposes in Beaconsfield, and generally north of the Princes Freeway in Pakenham.

Key principles for development include:

- To coordinate the appropriate staging and development of land.
- To ensure greater diversity of housing types and size.
- To increase environmental sustainability.
- To ensure the development of new infrastructure supports and encourages an active lifestyle.

These policies have been considered in preparation of this proposal and are addressed under **Planning Considerations** in this report.

14. Planning Considerations

- Pakenham has experienced extensive housing growth, particularly along Army Road as this area is identified to be in an Urban Established Area under the planning scheme. This infill development covering an area of 2138 square metres, provides an opportunity to increase much need housing within the urban growth boundary and complying with the policies under **Clauses 11.01-1S, 11.02-1S & 21.03-2**.
- The subject site is well located to local amenities providing retail, commercial and community services; public transport; educational facilities and active & passive open spaces as described in Section 4 of this report. The accessibility to these amenities complies with **Clauses 15.01-4R, 15.01-4S & 16.01-1R**.
- The proposed development will contribute to the diversity of housing in this area, providing smaller building envelopes with 3 bedrooms to manage, providing for different demographic, lifestyles and affordability, complying with **Clauses 16.01-1S, 21.03-1 & 21.03-2**.
- The proposed units will be a high-quality contemporary design, providing a 2 storey built form, comprising of brick work on the ground floor level and rendered board & line board with a combination of narrow & medium glazing & highlight windows and either skillion & pitched roof form for the dwellings and & flat roof form for the garages as seen in other developments in this area. The proposed development will comply with **Clauses 15.01-2S, 15.01-5S & 21.03-1**.
- A 2500 litre rainwater tank will be installed for each dwelling contributing to the WSUD initiative and complying with **Clauses 21.02-1 & 21.03-2**.
- There are established reticulated services along Army Road & Carey Crescent and the existing dwelling is connected into these services. The proposed units will connect into these services subject to engineering design, complying with **Clauses 19.03-2S, 19.03-3S & 19.03-4S**.

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15. Conclusion

The proposed development is consistent with the majority of the policies, controls and provisions under the Cardinia Planning Scheme. The proposed development will comply with the majority of Clause 55 of the planning scheme.

The proposed dwelling will be a quality contemporary design that will be sited on the lower side of Army Road. They will contribute to the diversity of housing within this area and provide for much needed housing in the Pakenham area.

There will be opportunity for landscaping and planting quality native & exotic species of trees and understory vegetation throughout the development, enhancing tree canopy and vegetation coverage in this area.

Therefore, the proposal should be considered as an appropriate planning outcome for approval.

16. References

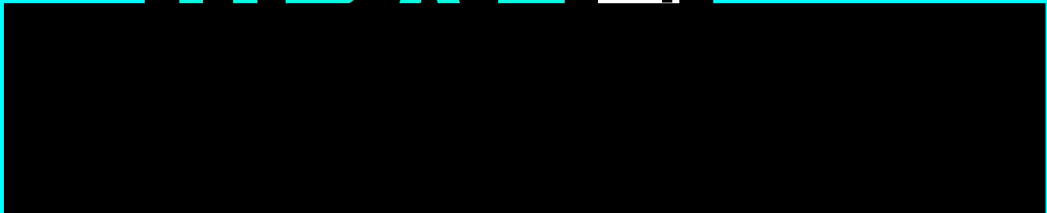
Department of Transport & Planning (2023) Vic Plan
<http://mapshare.vic.gov.au/vicplan/>

PSMA Australia Limited (2023) Street Directory
<http://www.street-directory.com.au>

REA Group Ltd (2023) Realestate.com.au
<https://www.realestate.com.au/property/140-army-rd-pakenham-vic-3810/>

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DDA EU PLAN





**THE
PROJECT
ARBORIST**



Arboricultural Construction Impact

Assessment

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Project Site Address:

**140 Army Road,
Pakenham**

Report Commissioned by:

Draeh Planning

Assessment conducted & Report prepared by:

Peter Bourke

Grad. Cert. VIII. Arb.
AQF. Cert. V. Dip. Arb.
AQF Cert. III. Arb.

Friday, 1 March 2024

Ref: P0071 240301 Cia 140 Army Rd Pakenham

Table of contents

1.	Summary	3
2.	Scope	3
3.	Methodology.....	4
4.	Revisions	4
5.	Documents reviewed	4
6.	Planning controls	5
7.	Notes.....	5
8.	Site plan - Existing.....	6
9.	Site plan – Proposed	7
10.	Tree assessment data	8
11.	TPZ Encroachment	9
11.1.	Tree 14.....	9
12.	Recommendations	10
12.1.	Tree 14.....	10
13.	Tree removal.....	11
14.	General tree protection	12
15.	Tree images.....	14
16.	References	17
17.	AS 4970 -2009 – Protection of Trees on Development Sites.....	17
18.	VTA.....	17
19.	Tree root zones	18
19.1.	Structural Root Zone (SRZ)	18
19.2.	Tree Protection Zone (TPZ).....	18
19.3.	Construction impacts on trees	18
20.	Explanation of terms.....	19
20.1.	Health	19
20.2.	Structure.....	19
20.3.	Useful Life Expectancy (ULE)	20
20.4.	Retention value	20
20.5.	Origin	20
21.	Additional information.....	20
22.	Arborist details.....	22
22.1.	Declaration	22

1. Summary

This report was commissioned by Draeh Planning to assess the condition of 14 trees located either within, or on properties adjacent to, the project site at 140 Army Road, Pakenham.

This is a construction impact assessment that is primarily designed to evaluate the impacts on these trees arising from the proposed development on the project site.

Of the trees assessed:

1. Twelve (12) trees (1-12) are located within the project site.
 - a. These trees are proposed to be removed within the current design.
2. Two (2) trees (13 & 14) are located on properties adjoining the project site. Trees located outside the project site must be protected.
 - a. Tree 13 is unlikely to be impacted by the proposed development.
 - b. Tree 14 will incur a high impact from the proposed development and is unlikely to remain viable within the current design.
 - i. A design modification for the proposed retaining wall is recommended to enable tree retention.

2. Scope

All trees are assessed within the project site where it is considered likely that these trees could be affected by development within the project site.

Trees on adjoining properties are assessed where their tree protection zone (TPZ) is considered likely to extend into the project site.

All trees greater than 3.0m in height or with a diameter at breast height (DBH) of 15.0cm are assessed. Trees smaller than this may be assessed in certain instances i.e – Council specifications.

Specifically, the report addresses the following issues:

1. The health and structural condition of the tree.
2. Assessment of the amenity that the tree provides within the landscape and its retention value.
3. The impact of the proposed development within the project site on the tree.
4. Recommendations for the protection of these trees.
5. Relevant planning controls associated with the site as they relate to trees.

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3. Methodology

Peter Bourke, trading as The Project Arborist, conducted a visual assessment of 14 trees on at the project site on Tuesday the 27th of February, 2024.

The Visual Tree Assessment (VTA) method was used for this assessment.

The following fields of information were documented for each tree assessed:

1. Genus / species & common name.
2. Height, canopy width and DBH (Diameter at Breast Height).
3. Origin of the species (Indigenous, Native, or Exotic).
4. Assessment of health, structure, and overall condition.
5. Estimate of Useful Life Expectancy (ULE).
6. Photos were taken of each tree assessed.
7. DBH measurements were taken using a diameter tape.
8. Distances and tree heights were measured using a laser range finder and inclinometer.

4. Revisions

Date	Reference	Revisions
01/03/2024	P0071 CIA	Original document (Construction impact assessment)

5. Documents reviewed

It is assumed that all documents reviewed in the preparation of this report are current accurate. This report may be invalidated and require revision where documents reviewed are found to be outdated or inaccurate.

Date	Title	Author	Company
08/05/2023	Level and feature survey (Ref: 464223)	CW	Wilson
18/12/2023	Site and ground floor plan (Ref: 23012)	ML	AusPlan
18/12/2023	Elevations (Ref: 23012)	ML	AusPlan

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6. Planning controls

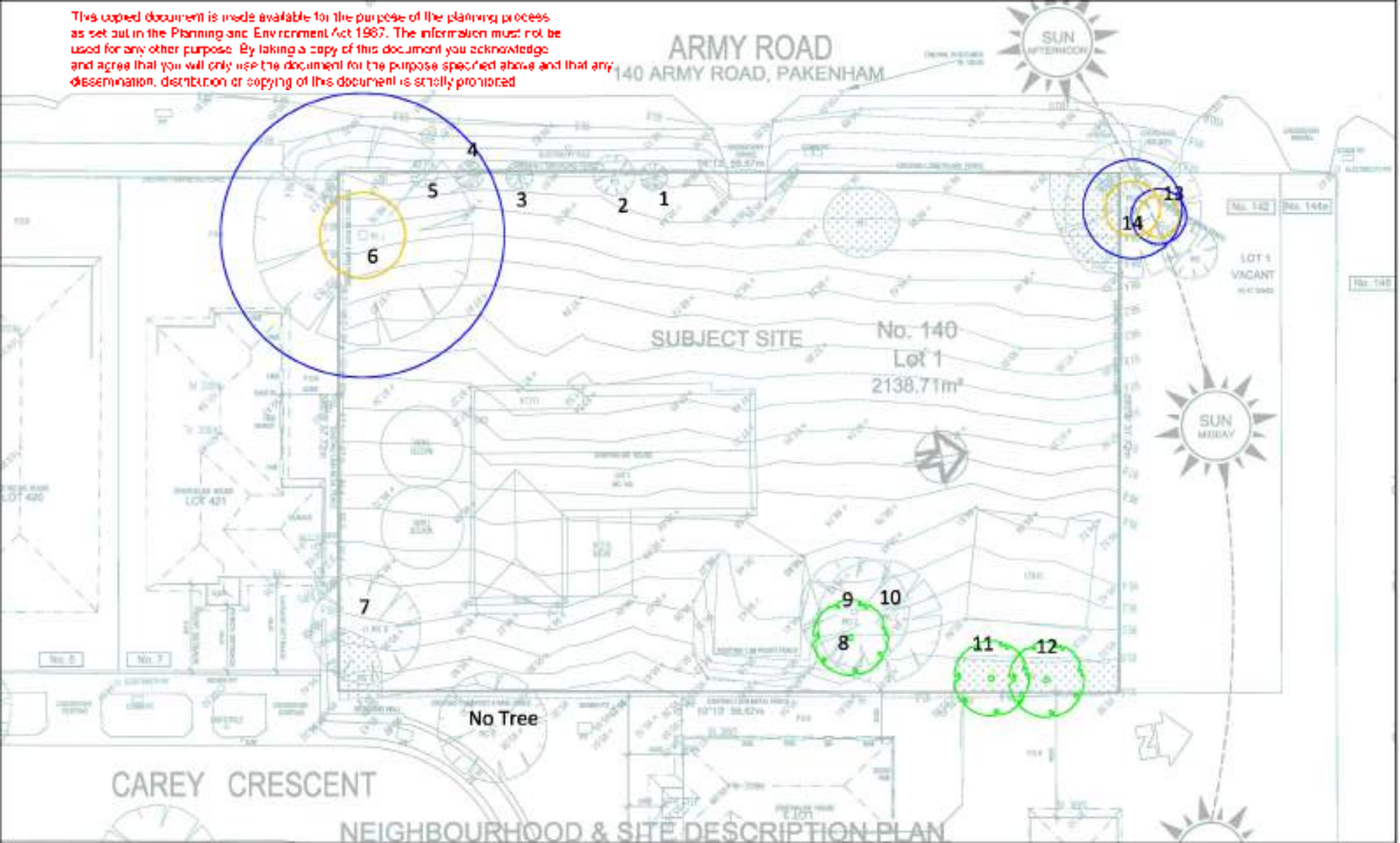
The project site falls within a General Residential Zone (GRZ1) within the Cardinia municipality.

No town planning overlays pertaining to trees are applicable to this site:

7. Notes

1. The enclosed site plans show the Tree Protection Zones (TPZ) & Structural Root Zones (SRZ) for trees within the project site that are assessed as Moderate, or higher, Retention Value.
 - a. TPZ & SRZ is not shown for trees assessed as Low or Very Low Retention Value, or trees that are recommended for removal within the project site.
2. TPZ & SRZ are shown for all trees assessed on properties adjoining the project site and within road reserves. Trees located outside the project site must be protected.
3. Trees 8, 11 & 12 have been added to the enclosed site plan based on a visual estimation of their location.
 - a. The location of these trees and the estimation of construction impact for these trees is approximate only.
 - i. If greater accuracy is required, then the added trees should be located by a suitably qualified surveyor.

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NEIGHBOURHOOD & SITE DESCRIPTION PLAN

Legend

- TPZ
- SRZ



Added Tree

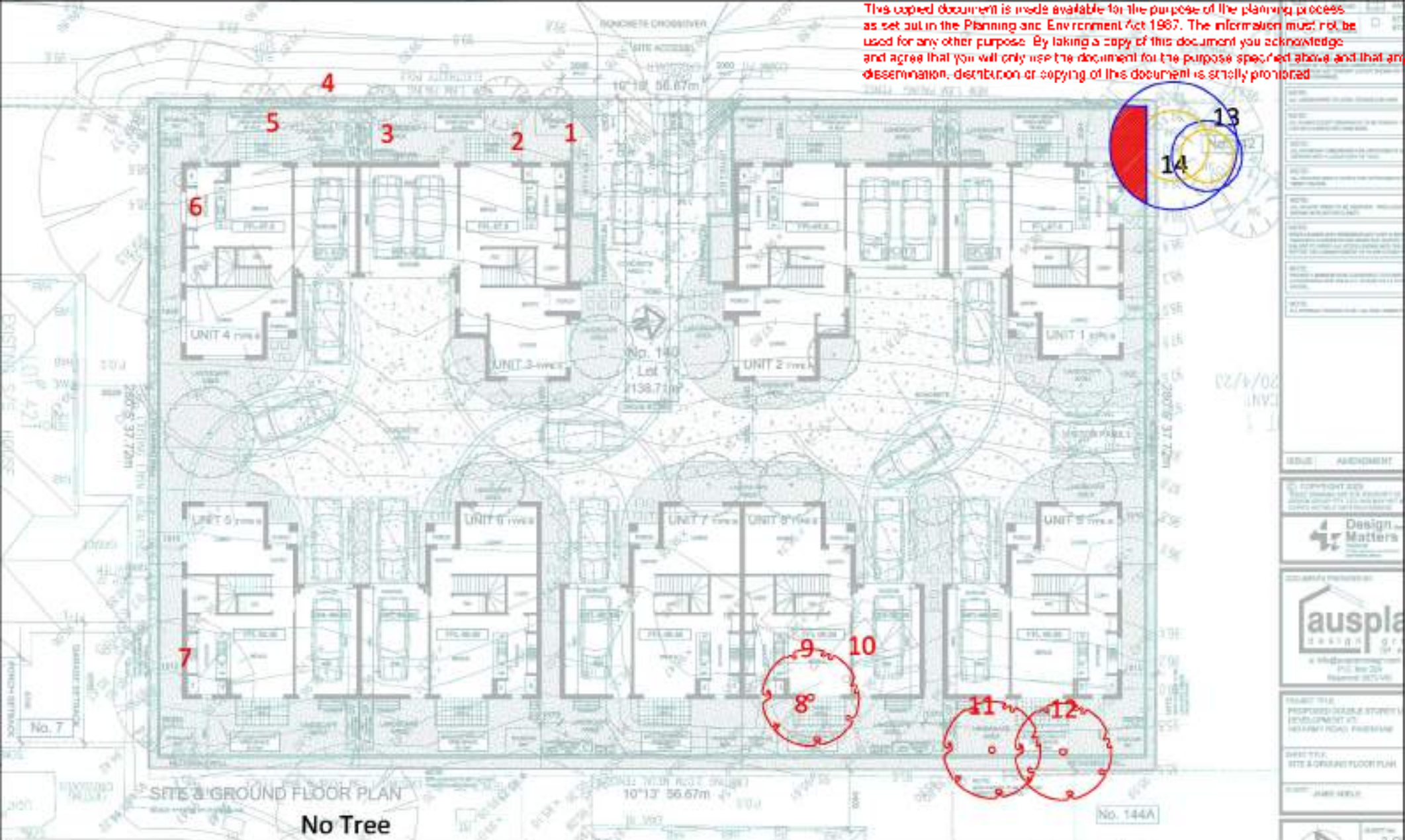
*TPZ/SRZ not shown for Low/Very Low RV trees unless offsite



THE PROJECT ARBORIST

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The Project Arborist 01/03/2024



Legend

-  TPZ
-  SRZ
-  TPZ Encroachment
-  Tree removal

*TPZ/SRZ not shown for Low/Very Low RV trees unless offsite



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10. Tree assessment data

Number of trees: **14**

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1. Tree height and canopy spread in metres (m).

2. Diameter at Breast Height (DBH) and Trunk Circumference (Circ) in centimetres (cm).

3. Tree Protection Zone (TPZ) and Structural Root Zone (SRZ) shown as a radius in metres (R)(m), as per AS4970 2009 - Protection of Trees on Development Sites.

4. ULE = Useful Life Expectancy.

5. Retention Value of "Remove" is based on the arboricultural attributes of the tree.

6. Trees off site or within the road reserve should be protected.

7. Origin.

MELB = Melbourne.

VIC = Victoria.

AUS = Australia

EXO = Exotic

ID	Genus / species	Common Name	Height	Canopy Spread	DBH	Health	Structure	ULE	TPZ	SRZ	Retention Value	Site	Origin
1	<i>Cordyline australis</i>	Cordyline	3	1	10	Good	Good	15 - 30	2	1.5	Very low	Site	AUS
2	<i>Magnolia grandiflora</i> 'Little Gem'	Dwarf Bull Bay	3	2	11	Good	Good	15 - 30	2	1.5	Very low	Site	EXO
3	<i>Cordyline australis</i>	Cordyline	2	1	8	Good	Good	15 - 30	2	1.5	Very low	Site	AUS
4	<i>Magnolia grandiflora</i> 'Little Gem'	Dwarf Bull Bay	3	1	6	Good	Good	15 - 30	2	1.5	Very low	Site	EXO
5	<i>Cordyline australis</i>	Cordyline	3	1	8	Good	Good	15 - 30	2	1.5	Very low	Site	AUS
6	<i>Corymbia ficifolia</i>	Flowering Gum	12	12	86	Good	Fair	30 - 60	10.3	3.1	Moderate	Site	AUS
7	<i>Celtis australis</i>	European Nettle Tree	8	7	39	Good	Good	15 - 30	4.7	2.2	Low	Site	EXO
8	<i>Callistemon salignus</i>	Willow Bottle Brush	5	2	10	Good	Good	15 - 30	2	1.5	Low	Site	AUS
9	<i>Melaleuca bracteata</i>	Paperbark	8	6	30	Dead	Fair	0	3.6	2	Very low	Site	AUS
10	<i>Leptospermum petersonii</i>	Lemon Scented Tea Tree	7	9	57	Good	Fair	15 - 30	6.8	2.6	Low	Site	AUS
11	<i>Pittosporum tenuifolium</i>	Kohuhu	8	4	35	Good	Fair	5 - 15	4.2	2.1	Low	Site	EXO
12	<i>Pittosporum tenuifolium</i>	Kohuhu	7	4	30	Good	Fair	5 - 15	3.6	2	Low	Site	EXO
13	<i>Photinia serrulata</i>	Chinese Hawthorn	3	3	15	Good	Good	15 - 30	2	1.5	Very low	Off site	EXO
14	<i>Agonis flexuosa</i>	West Australian Willow Myrtle	7	6	30	Good	Fair	15 - 30	3.6	2	Low	Off site	AUS

11. TPZ Encroachment

This section outlines the trees that are proposed to be retained that will incur an encroachment into the tree protection zone (TPZ) from the proposed development.

1. Under *AS4970 2009 – Protection of Trees on Development Sites*, where development encroaches into the TPZ by more than 10% of the TPZ area, it must be demonstrated that the tree will remain viable.
2. Where development encroaches into the TPZ by 10% or less of the TPZ area, it is generally the case that no further action is required for the tree to remain viable.

The recommendations of this report should be adopted and effectively implemented to minimize the impact on tree health and longevity from development within the TPZ.

ID	Genus / species	Common Name	TPZ (R)(m)	Distance to Works (m)	TPZ Enc%	Impact	Ret. Value	Site
14	<i>Agonis flexuosa</i>	West Australian Willow Myrtle	3.6	1.5	22.1%	High	Low	Off site

Number of trees: 1

11.1. Tree 14

Tree 14 is a mature *Agonis flexuosa* West Australian Willow Myrtle located on the adjoining property to the north of the project site.

This tree exhibits overall good condition with a ULE of 15-30 years.

The plans provided indicate that a new retaining wall is proposed within the TPZ and SRZ of the tree. The retaining wall is likely to require excavation of greater than 800mm in depth. Given the extent of excavation and TPZ encroachment proposed, it is likely that significant root mass would be lost to install the retaining wall as currently proposed.

The retaining wall should be redesigned to reduce the TPZ encroachment.

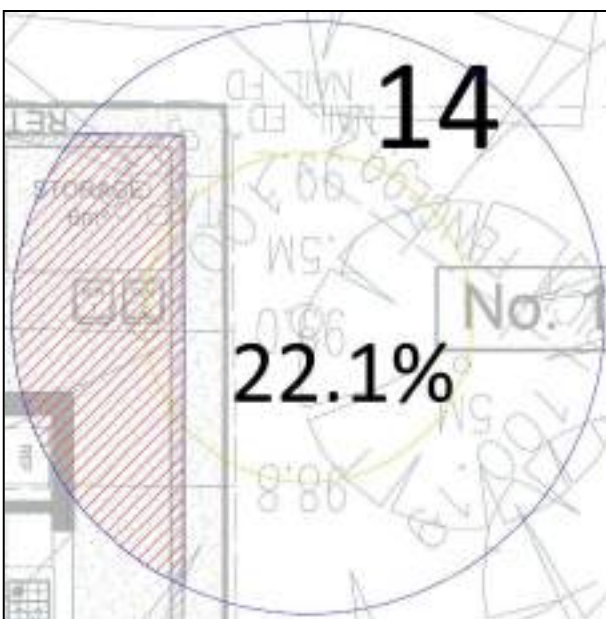


Figure 1 - Current TPZ encroachment.

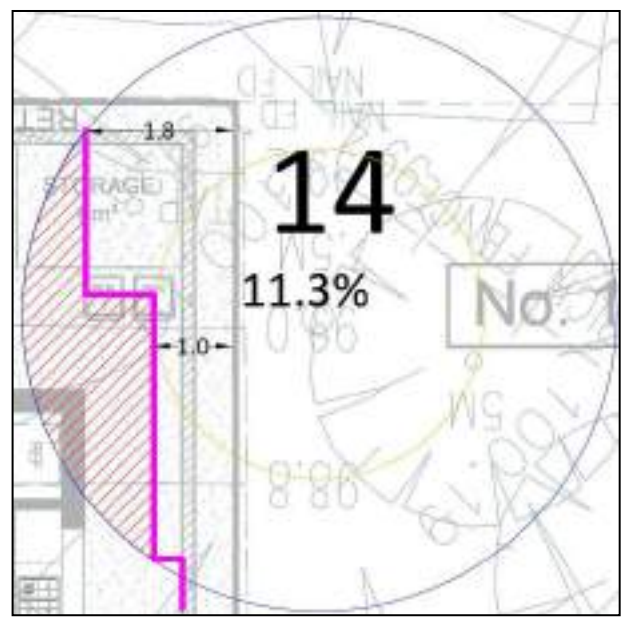


Figure 2 - Recommended TPZ encroachment.

12. Recommendations

The impact from the proposed development on trees to be retained could be reasonably addressed by the effective implementation of the following recommendations:

1. No excavation within the structural root zone (SRZ) of retained trees unless it can be demonstrated that structural tree roots will not be impacted.
 - a. Structural tree roots are generally considered roots greater than 50mm diameter.
2. All services should be located outside of the TPZ of retained trees.
 - a. Where services cannot be located outside of the TPZ then they should be installed either by:
 - i. Directional boring under the TPZ, with the top of bore a minimum of 800mm below natural ground level (NGL).
 - ii. Hydro-vacuum excavation under arboricultural supervision.

12.1. Tree 14

1. The retaining wall should be redesigned to reduce the TPZ encroachment.
 - a. A recommended design is outlined in Section 11.1.

13. Tree removal

This section outlines the trees that are proposed to be removed as part of the proposed development. It is assumed that trees within the building footprint are proposed to be removed.

ID	Genus / species	Common Name	Height (m)	DBH (cm)	Retention Value	Origin
1	<i>Cordyline australis</i>	Cordyline	3	10	Very low	AUS
2	<i>Magnolia grandiflora</i> 'Little Gem'	Dwarf Bull Bay	3	11	Very low	EXO
3	<i>Cordyline australis</i>	Cordyline	2	8	Very low	AUS
4	<i>Magnolia grandiflora</i> 'Little Gem'	Dwarf Bull Bay	3	6	Very low	EXO
5	<i>Cordyline australis</i>	Cordyline	3	8	Very low	AUS
6	<i>Corymbia ficifolia</i>	Flowering Gum	12	86	Moderate	AUS
7	<i>Celtis australis</i>	European Nettle Tree	8	39	Low	EXO
8	<i>Callistemon salignus</i>	Willow Bottle Brush	5	10	Low	AUS
9	<i>Melaleuca bracteata</i>	Paperbark	8	30	Very low	AUS
10	<i>Leptospermum petersonii</i>	Lemon Scented Tea Tree	7	57	Low	AUS
11	<i>Pittosporum tenuifolium</i>	Kohuhu	8	35	Low	EXO
12	<i>Pittosporum tenuifolium</i>	Kohuhu	7	30	Low	EXO

14. General tree protection

The following general tree protection guidelines should be adopted and effectively implemented. Where it is not possible to comply with these recommendations, arboricultural advice should be sought to ensure the trees are adequately protected.

1. Retained trees should be clearly marked as being retained on the site to avoid confusion during the tree removal phase.
2. The stumps of removed trees should be ground out rather than pulled to avoid injury to adjacent trees.
3. Construction specifications should include a plan showing the location of retained trees and their TPZ/SRZ.
4. Retained should be enclosed with a minimum 1.8-metre-high temporary chain link fence, in accordance with an endorsed Tree Management Plan.
 - a. The fencing should be free-standing, with no part of the fencing attached to the trunk or branches of retained trees.
 - i. Tree protection fencing should enclose, at a minimum, the entire SRZ and as much of the TPZ as possible.
 - b. Access should be restricted within the areas of the TPZ enclosed with tree protection fencing for the duration of the project.
 - c. Tree protection fencing should be installed prior to demolition where practicable.
 - d. The TPZ area inside the fence should be mulched to a depth of approximately 75mm-100mm with mulch comprised of approximately 50% wood chip and 50% leaf matter.
5. Where construction clearance is required and areas of the Tree Protection Zone cannot be fenced, ground protection should be installed.
 - a. Ground Protection should consist of any constructed platform that prevents point loads on the soil within the Tree Protection Zone. These could include:
 - i. TrakMat, MaxTrack or similar ground protection.
 - ii. 12 mm plywood joined together to form a platform.
 - iii. Timber rumble boards.
 - iv. GeoFabric base layer, 250mm layer of 200mm crushed rock, layer of compacted 200mm crushed rock.
 - b. Ground Protection should be constructed to remain effective for the entire construction process.
 - c. Ground Protection should be installed at the same time as the tree protection fencing.

6. Excavation within the Structural Root Zone should be avoided unless it can be demonstrated that structural tree roots will not be impacted.
7. Excavation within the Tree Protection Zone should be avoided unless specified in this report or the Tree Management Report/Plan.
 - a. Any excavation within the Tree Protection Zone should be conducted under arboricultural supervision.
 - b. Any tree roots encountered should be documented and, where determined by the attending arborist, neatly pruned.
 - i. Roots should be pruned using sharp hand tools by the attending arborist, in accordance with AS4373 2007 – Pruning of Amenity Trees
8. Concrete and other washout or waste disposal areas should be kept well away from trees to be retained.
9. Where there is expected TPZ encroachment from the proposed development, the TPZ of retained trees should be irrigated as required throughout the project.
 - a. A fully automated drip irrigation system should be installed over the hotter and dryer months of the year.
10. Any pruning works that might be required to provide vehicular or construction clearance should be conducted by a minimum AQF Level 3 (or higher) qualified arborist.
 - a. Pruning should be conducted in accordance with AS 4373 2007 – Pruning of Amenity Trees.

15. Tree images

Total Number of Trees:

14

Tree No: 1

Genus / species: *Cordyline australis*

Common Name: Cordyline

Site



Tree No: 2

Genus / species: *Magnolia grandiflora*
'Little Gem'

Common Name: Dwarf Bull Bay

Site



Tree No: 3

Genus / species: *Cordyline australis*

Common Name: Cordyline

Site



Tree No: 4

Genus / species: *Magnolia grandiflora*
'Little Gem'

Common Name: Dwarf Bull Bay

Site



Tree No: 5

Genus / species: *Cordyline australis*

Common Name: Cordyline

Site



Tree No: 6

Genus / species: *Corymbia ficifolia*

Common Name: Flowering Gum

Site



Tree No: 7

Genus / species: *Celtis australis*

Common Name: European Nettle Tree
Site



Tree No: 8

Genus / species: *Callistemon salignus*

Common Name: Willow Bottle Brush
Site



Tree No: 9

Genus / species: *Melaleuca bracteata*

Common Name: Paperbark
Site



Tree No: 10

Genus / species: *Leptospermum petersonii*

Common Name: Lemon Scented Tea Tree
Site



Tree No: 11

Genus / species: *Pittosporum tenuifoli*

Common Name: Kohuhu
Site



Tree No: 12

Genus / species: *Pittosporum tenuifoli*

Common Name: Kohuhu
Site



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Tree No: 13

Genus / species: *Photinia serrulata*

Common Name: Chinese Hawthorn

Off site



Tree No: 14

Genus / species: *Agonis flexuosa*

Common Name: West Australian Willow Myrtle

Off site



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16. References

- Coder, K.D 1996, Construction Damage Assessments, University of Georgia.
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- Standards Australia, 2009, *AS 4970 - 2009 Protection of trees on development sites*, Standards Australia, Sydney.

17. AS 4970 -2009 – Protection of Trees on Development Sites

This report generally conforms to *AS4970 – 2009 Protection of Trees on Development Sites* except in the following area.

1. AS 4970 2009 states that the project arborist should verify the accuracy of feature survey for the project site. It is beyond the scope and expertise of an arborist to verify the accuracy of the feature and level survey, unless they are also a qualified surveyor.
 - a. It is assumed that the feature and levels surveys provided are correct and accurate.
 - b. Where it is obvious that trees have been located inaccurately, or not shown on the feature and levels survey, then these trees are added to the enclosed site plans based on a visual estimation of their location.
 - i. There will likely be some level of error associated with trees that the arborist adds to the site plans.
 - ii. If greater accuracy is required for the added trees, then the added tree locations should be verified by a qualified surveyor.

18. VTA

The assessment of the trees was carried out from the ground using the Visual Tree Assessment (VTA) methodology, developed by Claus Mattheck (*Mattheck, C*). The three stages of VTA are as follows:

1. Stage 1 – Visual inspection of the tree for defect symptoms and overall vitality. If there are no signs of any problems, the assessment is concluded.
2. Stage 2 – If a defect is suspected based on the symptoms, the presence or absence of that defect must be confirmed by thorough examination.
3. Stage 3 – If the defect is confirmed, it must be quantified and the strength of the remaining part of the tree evaluated. This stage is beyond the scope of this assessment and further investigation may be required, including a separate climbing assessment.

19. Tree root zones

19.1. Structural Root Zone (SRZ)

The SRZ is an estimate of the radius that is likely to contain the larger, scaffold roots of the tree. These roots are generally responsible for anchoring the tree in the ground. Encroachment into the SRZ should be avoided entirely as damaging these roots may increase the likelihood of uprooting failure. The SRZ is calculated based off the measured trunk diameter at the base (DAB).

19.2. Tree Protection Zone (TPZ)

The TPZ is an estimate of the radius that is likely to contain the majority of the tree's root system that is responsible for the absorption of water and nutrients. The majority of the TPZ should be preserved so that tree health and longevity is not significantly impacted. The TPZ is calculated based off the measured trunk diameter at breast height (DBH)

19.3. Construction impacts on trees

A level of tree root damage, or a change to the root zone, is almost inevitable where construction on development sites occurs around trees. The primary goal of providing construction impact analysis is to minimise root damage, or changes to root zones, to enable trees to be successfully retained within the proposed development over the long term.

Examples of negative impacts to trees from construction activities include:

- Root severance from trenching and grading activities. Damage to the transport and absorbing root system may deprive the tree of the ability to absorb nutrients and water and damage to the structural scaffold roots that support the tree may result in instability and uprooting. Depending on the percentage of the root plate affected and proximity to the tree, the affects can range from minor degradation of health through to total root plate failure (i.e. uprooting).
- Compaction and root injury. Most trees require a well aerated and friable soil to allow normal physiological processes to occur and to allow root growth. Soil compaction from pedestrian or vehicular traffic can result in direct injury to the roots, indirect injury through soil drainage changes, reduced soil aeration or decreased soil penetrability. If severe enough soil compaction can lead to a rapid decline in many tree species and may eventually result in instability and uprooting.
- Changes in drainage patterns. Changes in drainage patterns may result from hard surfacing, trenching, land shaping and other construction activities. These can result in either drought stress or waterlogging, both of which can cause a rapid decline in trees and may result in instability and uprooting.

20. Explanation of terms

The assessment of Health, Structure, U.L.E. (Useful Life Expectancy), Retention Value and Origin are based on the following definitions. In the case of health and structure, these definitions encompass only the more common indicators for these assessments.

20.1. Health

Good	Crown full, with good foliage density. Foliage is entire with average colour, minimal or no pathogen damage. Above average growth indicators such as extension growth, leaf size and canopy density. Little or no canopy die-back. Generally, no dead wood on the perimeter of the canopy. Good wound wood development.
Fair	Tree may have more than 30% dead wood or may have minor canopy dieback. Foliage density may be slightly below average for the species. Foliage colour may be slightly lower than average, and some discolouration may be present. Typical growth indicators, e.g., extension growth, leaf size, canopy density for species in location. Average wound wood development.
Poor	Tree may have more than 30% dead wood and canopy die back may be present. Leaves may be discoloured and/or distorted, often small, and excessive epicormic growth may be present. Pathogens and/or stress agents may be present that could lead, or are leading to, the decline of tree. Poor wound wood development.
Very Poor	The tree has more than 30% dead wood. Extensive canopy die back is present. Canopy is very sparse. Pathogens and/or stress agents are present that are leading to the decline of the tree. Very poor wound wood development.
Dead	Tree is dead and generally should be removed.

20.2. Structure

Good	The tree has a well-defined and balanced crown. Branch unions appear to be strong with no defects evident in the trunk or the branches. The tree is unlikely to suffer trunk or branch failure under normal conditions.
Fair	The tree has some minor problems in the structure of the crown. The crown may be slightly out of balance and some branch unions may exhibit minor structural faults or have the potential to create faults. If the tree is single trunked, this may be on a slight lean or be exhibiting minor defects. These defects are not likely to result in catastrophic trunk or branch failure although some branch failure may occur under normal conditions.
Poor	The tree has significant problems in the structure of the scaffold limbs or trunk. It may be lop-sided or have few branches on one side or have large gaps in the crown. Large branches may be rubbing or crossing over. Branch unions may be poor, and faults at the point of attachment or along the branches may be evident. The tree may have a substantial lean. The tree may have suffered significant root damage. The tree may have some degree of basal or trunk damage. These defects may predispose the tree to major trunk or branch failure.
Very Poor	The tree has some very significant problems in the structure of the crown. It may be lop-sided or have few branches on one side or have large gaps in the crown. Branches may be rubbing or crossing over and causing damage to each other. Branch unions may be poor, and faults at the point of attachment or along the branches may be evident. The tree may have a substantial lean. The tree may have suffered major root damage. The tree may have extensive basal or trunk damage. These defects are likely to predispose the tree to trunk or scaffold limb failure.

20.3. Useful Life Expectancy (ULE)

>60	The tree may be in good to excellent condition and a long-lived species. likely to provide useful amenity for up to 60 years.
30 - 60	Tree may be in fair to good condition with a moderate lifespan. Likely to provide useful amenity for up to 60 years.
15 - 30	Tree may be in moderate decline or a shorter-lived species. Unlikely to provide useful amenity for longer than 30 years.
5 - 15	Tree in decline or short-lived species. Unlikely to provide useful amenity for longer than 15 years.
0 - 5	Tree is dying or structurally defective. Unlikely to provide useful amenity for longer than 5 years.
0	Dead tree or presents an immediate and unacceptable hazard.

20.4. Retention value

Very High	Significant effort should be made to retain & protect tree.
High	Significant effort should be made to retain & protect tree if possible.
Moderate	Tree should be retained and protected if it does not significantly constrain development.
Low	Tree should not constrain development and should be removed if they conflict with the design.
Very Low	Tree less than 5.0m in height or exhibits poor condition. Should not constrain development.
Remove	Tree is not suitable for retention and should be removed.

Each tree assessed is assigned a Retention Value (RV). The Retention Value is based on several cumulative factors including:

- The size of the tree and the amenity it provides to the surrounding landscape.
 - Generally, the larger the tree, the higher the retention value.
- The overall condition of the tree.
 - Generally, trees that exhibit good health and structure would be assigned a higher retention value than trees in poor condition.
- The estimated Useful Life Expectancy (ULE).
 - Generally, trees with a longer expected life span would have a higher retention value.
- Where known, trees listed on a heritage or significant tree register will be noted in the report and assigned a higher retention value.
 - The overall condition of the tree will also be taken into account for these trees.

20.5. Origin

Melbourne	Native or Indigenous to the greater Melbourne metropolitan area as defined by Flora of Melbourne (S. G. A. P. M., 1991).
Victorian	Native to Victoria but not Indigenous the greater Melbourne Metropolitan area.
Australian	Native to Australia but not Victoria.
Exotic	Not native to Australia.

21. Additional information.

Tree Protection Zone Is based on AS 4970-2009 *Protection of trees on development sites* and defines the

(TPZ)

soil volume that is likely to be required to encompass enough of the trees absorbing root system to ensure the long-term survival of the tree. The radius specified as the TPZ is an estimate of the minimum distance from the tree that excavation or other activities that might result in root damage should occur to avoid negative impacts on the health and longevity of the tree. AS 4970 states that intrusion of up to 10% of the surface area of the TPZ may occur without further assessment or analysis.

Structural Root Zone (SRZ)

Is based on AS 4970-2009 (Protection of trees on development sites) and defines the likely spread of the trees scaffold root system. These roots are the primary anchoring roots for the tree and damage to these roots may render the tree liable to uprooting. SRZ is based on measurement of the trunk above the root flair (AS 4970)

DBH (Diameter at Breast Height)

Is the diameter of the tree at approximately 1.4 meters above ground level. Where a trunk is divided at or near 1.4 meters above ground the DBH is generally measured at the narrowest point of the trunk between ground level and 1.4 meters. Alternatively, where a higher level of accuracy is required with multi stemmed trees, DBH is derived from the combined cross-sectional area of all trunks. The DBH of all accessible trees is measured unless otherwise stated in the Tree Data section of this report. The DBH of trees on adjoining properties is measured where access can be readily gained to the property, otherwise it is estimated.

Height & canopy spread

Tree height is generally measured for moderate, high and very high value trees and is measured with a laser range finder. The height of low and very low value trees is usually estimated. Canopy width is estimated unless otherwise stated.

Genus / species

The identification of trees is based on accessible visual characteristics and given that key identifying features are often not available at the time of assessment the accuracy of identification is not guaranteed. Where the species of any tree is not known, **sp.** is used.

22. Arborist details

Peter Bourke, trading as, The Project Arborist.

22 Blackburn Road, Mooroolbark, 3138.

- AQF Certificate III Arboriculture. (NMIT)
- AQF Certificate V Diploma of Arboriculture. (Melbourne Polytechnic)
- Graduate Certificate of Arboriculture. (University of Melbourne)
- Quantified Tree Risk Assessment (QTRA) Registered User ID: 4876.
- International Society of Arboriculture (ISA) Tree Risk Assessment Qualification (TRAQ).
- 15 years' experience in arboriculture.
 - 7 years as a practical arborist for both local government and private industry.
 - 8 years as a consulting arborist.

Peter Bourke provides specialist technical advice in the field of arboriculture. This includes the provision of technical expertise relating to problem diagnosis, management programs, tree appraisal and valuation and the relationship between trees and the built environment.

Peter Bourke has, by training, education, experience and research, considerable knowledge relating to the care, maintenance, and management of trees in a wide variety of contexts.

Significant areas of operation and expertise include the provision of tree and built structure conflict reports, hazard assessment, tree condition appraisal and broad scale tree inventories.

Considerable effort is expended in research to remain current with the latest advances in all areas relating to tree care.

22.1. Declaration

"I have made all the inquiries that I believe are desirable and appropriate and that no matters of significance which I regard as relevant have to my knowledge been withheld from this report."



Yours sincerely,

Peter Bourke

Grad. Cert. VIII. Arb.

AQF. Cert. V. Dip. Arb.



AQF Cert. III. Arb.

**Planning Application No. T230646 PA – 140 Army Road, Pakenham
Response to the Request of Further Information Letter dated 17th January 2024 by the Cardinia Shire Council**

Further Information required	Response to the request
<p>1. Arborist Impact Assessment</p> <p>Construction impact assessment of all trees (including neighbouring trees) where the Tree Protection Zone (TPZ) will be encroached by the proposed buildings and/or earthworks. For any trees where encroachment exceeds 10% of the TPZ (major encroachment), a response must be provided to confirm whether the tree/s will be compromised as a result of the works, and any construction recommendations to minimise impact and avoid tree loss/decline.</p> <p>Construction recommendations should be implemented in any amended design response.</p>	<p>The enclosed Arboricultural Construction Impact Assessment has been prepared by The Project Arborist addressing the comments under this item.</p>
<p>2. Amended Site plan</p> <p>Amended site plan, clearly showing the following:</p> <ul style="list-style-type: none"> a) Setbacks of buildings from all property boundaries. b) Dimensions of private open space areas (width and length). c) Location of crossovers and setback from any street trees. d) Location, materials and height of all boundaries and any internal fences (with a statement as to whether these are existing or proposed). e) Notations or details of any tree protection zones or similar recommended by an appropriately qualified arborist. f) Declare the location of all paved surfaces including footpaths and paved/decked areas within private open space areas, in accordance with landscape plan to be provided. g) Location of all vegetation to be removed (i.e.: to be shown with a dotted outline) and retained (i.e.: to be shown with solid lines) and labelled in accordance with Arborist Report to be submitted. 	<ul style="list-style-type: none"> a) The rear setback of 5 & 7 Carey Crescent has been added to the Neighbourhood & Site Description Plan and Design Response Plan. All other relevant setbacks are already shown on the relevant plans. b) The dimension of the private open spaces to the rear of the proposed dwellings have been added to the site & ground floor plan. c) There are no street trees along Army Road within the vicinity of the proposed crossover. d) Note of the existing and proposed boundary fencing is shown on the Site & Ground Floor Plan. A note about the height and material of the internal fence is shown in the notes section on the Site & Ground Floor Plan. e) Refer to the Site & Ground Floor Plan for details on the SRZ & TPZ of Tree No. 13 & 14 at 144A Army Road that will be retained. All trees on site will be removed as shown on Site & Ground Floor Plan and therefore the SRZ & TPZ is not shown. f) As discussed in the meeting with Tanvi Rawat on the 30th January 2024, it was agreed for the preparation of

<p style="color: red; text-align: center;">This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.</p>	<p>the landscape plan to be either delayed until this response was submitted & reviewed or requested as a condition on the permit.</p> <p>g) All trees on site will be removed and shown with a red dashed outline on the Site & Ground Floor Plan. The trees to be retained at 142 Army Road shows the SRZ & TPZ for these trees to be retained.</p>
<p>3. Design response and Neighbourhood Assessment Plan</p> <p>The design response must explain how the proposed design:</p> <p>a) Comprehensive neighbourhood assessment plan including but not limited to setbacks and descriptions of adjoining dwellings/buildings and identification of habitable and non-habitable windows.</p> <p>b) The design response must include correctly proportioned street elevations showing the development in context of the adjacent buildings (streetscape plan).</p>	<p>As discussed in the meeting with Tanvi Rawat on the 30th January 2024, a street elevation is unnecessary as the streetscape along Army Road is the rear boundary fences to the residential developments in this area and based on the slope of land, it is difficult to see the dwellings from Army Road.</p> <p>The building materials of the neighbouring dwellings and the rear setbacks of 5 & 7 Carey Crescent has been added to the Neighbourhood & Site Description Plan & the Design Response Plan.</p> <p>The façade material has been added to 9 Carey Crescent & 144A Army Road on the Neighbourhood & Site Description Plan & the Design Response Plan.</p> <p>The habitable & non-habitable windows are shown on the Neighbourhood & Site Description Plan & the Design Response Plan.</p>
<p>4. Stormwater Management Assessment</p> <p>Please provide a Stormwater Management Assessment to demonstrate what measures will be implemented to ensure that that the development can meet the current best practice performance objectives for stormwater quality as contained in the <i>Urban Stormwater - Best Practice Environmental Management Guidelines</i> (Victorian Stormwater Committee, 1999).</p>	<p>As discussed in the meeting with Tanvi Rawat on the 30th January 2024, it was agreed to submit the WSUD as a condition on the permit.</p>

<p>5. Waste Management Plan</p> <p>A Waste Management Plan (WMP) in accordance with the requirements of Clause 55.06-4. A WMP should include the following.</p> <ul style="list-style-type: none"> a) Details of the bin store – plan to show dimensions and details of waste bins, including clear access to bins b) Waste generation calculations to determine the capacity and number of bins required c) Total bin numbers and capacities (size), for each dwelling including general waste and recycling (and garden bins or hard waste storage if applicable) d) Details of the proposed collection arrangements – to include; e) If collection is to be from within the property or from the street kerb f) Plans to clearly indicate that sufficient clear space is available at the kerb to place bins (1.0 metre per bin) g) If collection to be carried out by a private contractor or Council h) Frequency of collections i) Details of on-site management of bin storage and bin placement/retrieval <p>Please see link to waste management guidelines below:</p> <p>https://www.cardinia.vic.gov.au/download/downloads/id/4052/waste_management_guidelines_for_developers.pdf</p>	<p>As discussed in the meeting with Tanvi Rawat on the 30th January 2024, it was agreed to submit the WMP as a condition on the permit.</p>
<p>6. Landscape Plan:</p> <p>Fully dimensioned plans drawn at a scale of 1:100 and at a minimum A1 size paper (based on the Site Plan(s)).</p> <p>The plans must show the following:</p> <ul style="list-style-type: none"> a) Species, height and canopy width of the vegetation to be removed and retained. b) Indication of the species, size and purpose of the proposed conceptual planting. c) Proposed landscaping works, including decking, driveways and paving. d) Any tree protection zones or construction methods or similar required by an appropriately qualified arborist. 	<p>As discussed in the meeting with Tanvi Rawat on the 30th January 2024, it was agreed for the preparation of the landscape plan to be either delayed or requested as a condition on the permit, until the design could be finalised after the review of this response.</p>

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7. Non-Mandatory information:

It is also suggested that the application would benefit from the provision of the following non-mandatory information:

- a) Coloured streetscape perspectives such as computer-generated montages of the buildings and surrounding context.

As discussed in the meeting with Tanvi Rawat on the 30th January 2024, a street elevation is unnecessary as the streetscape along Army Road is the rear boundary fences to the residential developments in this area and based on the slope of land, it is difficult to see the dwellings from Army Road.

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Preliminary Design Concerns	Response to the concerns
<p>The proposal is not considered to be compliant with the following objectives and standards of Clause 55 (Two or More Dwellings on a Lot):</p> <p>StandardB1 (Neighbourhood Character); StandardB2 (Residential Policy); StandardB3 (Dwelling Diversity); StandardB6 (Street Setback); StandardB14 (Access); StandardB26 (Dwelling Entry); StandardB31 (Design Detail).</p> <p>Neighbourhood character concerns</p> <p>The proposal is considered inconsistent with the preferred or emerging neighbourhood character of larger single dwelling allotments.</p> <p>The proposed dwelling and lot sizes are inconsistent with the existing and emerging allotments in the immediate area. The site is on the fringe of the General Residential Zone of Pakenham, and the proposal does not provide an appropriate transition from the General Residential Zone to Green Wedge Zone to the north.</p> <p>Design Concerns</p> <p>The height and scale of the proposed units are not in keeping with the more traditional single and double storey-built form of the surrounding area. The proposal represents monotonous dwelling designs with all the Nine (9) units having repetitive layouts and no articulation and variation of materials (especially at upper floor levels). The Council encourages the provision of variation and different styles of housing by incorporating layouts with smaller footprints that provide greater variation of architectural styles, colours, and materials to give each dwelling a sense of address and add visual interest.</p>	<p>This site is one of the few larger lots left to the north of Pakenham, providing an opportunity to be developed into a multi-unit development to facilitate much needed housing in Metropolitan Melbourne.</p> <p>The site is adjacent to Army Road, which is a Significant Municipal Road and therefore one wide accessway is proposed onto Army Road to limit any traffic hazard from this development. The width & length of the front part of the accessway exceeds the design standard 1 under Clause 52.06-9 and meets the standard B14 under Clause 55.03-9. Therefore, based on this one accessway to Army Road, the whole development has been designed from this feature, which has required the car parking facilities to be contained within the development and the SPOS of Units 1 to 4 to be on the western part of the subject site. A 1.8 metre high flat blade fence is proposed along the western boundary of the site to allow the units to not be completely isolated from Army Road. Therefore, the variation to the Standard B6 (Clause 55.03-1) & Standard B26 (Clause 55.05-2) has been applied.</p> <p>An accessway from Carey Crescent was considered, however based on the topography of this part of the site, it will be difficult to achieve an appropriate grade to meet Australian Standards and if this is the main accessway to the site, it will isolate the development from both Army Road & Carey Crescent and also it would increase more traffic onto Carey Crescent, which is not a main road.</p> <p>This part of Pakenham does have a mix of approved multi-unit developments and small lot residential developments to the north (152 Army Road) east (1 to 12 Auburn Close, 2 Butina Crescent, 36 Silver Gum Drive) and south (1 Expedition Circuit, 3 Hale Place, 103 & 107 Army Road, 4 McClenaghan Place) of the site. There is a mix of lot sizes between 140sqm to 250sqm. The lot size</p>

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and the proposed size of the units in this development aligns with the diversity of dwellings and lot sizes in this area.

The subject site is setback from the Green Wedge Zone directly to the north by 212 metres. The subject site is buffered by the Green Wedge Zone approved by a residential estate and also a unit development at 152 & 164 Army Road.

It should be acknowledged that there have been small lot developments approved at 1 to 12 Auburn Close in the residential estate to the east of the subject site ranging in lot sizes from 140sqm to 232sqm and this site is setback 94.7 metres from the Green Wedge to the north of the site, however it is buffered by larger lots to the north. This should be considered in the assessment of this proposed development.

The ground floor area of the dwellings is between 65.58 to 73.22 square metres with first floor levels are between 77.23 to 77.62 square metres, which are relatively small dwellings that will cater to a demographic seeking low maintenance homes that will add to the housing diversity in this area.

The roof style of Units 1, 4, 7 & 8 has been altered to a skillion roof. The front sections of Units 2 & 3 have altered showing pitch roof framing of the living & bedroom 1. There is proposed brick, cladding and render proposed as shown on the enclosed elevations, creating variation in the development and also creating visual interest, providing a sense of address. These materials and roof styles are seen throughout this area as described in the item below and therefore will meet the standards B1, B2 & B31.

It should be noted that standard B3 relates to 10 dwellings or more and this is a 9 unit development and therefore this standard does not need to be considered.

Visual Bulk

The proposal fails to meet the pre-application advice GE220918, as the layout of the unit remains similar to the previously assessed one. The proposal shows no separation at the ground floor level and a bulky design with minimal articulation and separation fronting Army road and to the East (fronting Carey Crescent).

The proposed development exhibits significant upper storey bulk due to limited recessing from the ground floor footprint and upper storey separation, resulting in increased wall heights and visual bulk. Given the topography of the site (falling towards east), the design should minimize visual bulk for the adjacent neighbouring properties on the east.

It is strongly recommended to reduce the number of dwellings to address the above concerns, with particular emphasis on integration with site topography and reduction of upper storey volume to achieve compatibility with neighbouring built form.

The development has been reduced by 1 dwelling, since the pre-application meeting and the layout of the accessway has significantly altered and the majority of the dwellings are separated either on the ground floor level and/or the first-floor level.

The enclosed development plans have been amended to create further separation between Units 1 to 2 and 3 to 4 on the ground floor level. The separation on the first-floor level between Units 1 to 4 are quite generous, between 5.18 to 9.59 metres.

There has been some separation between Units 6 to 7 and 8 to 9 on the ground floor level and generous separations on first floor level between Units 5 to 6, 7 to 6 and 8 to 9 between 3.22 to 4.78 metres.

The roof style of Units 1, 4, 7 & 8 has been altered to a skillion roof. The front sections of Units 2 & 3 have altered showing pitch roof framing of the living & bedroom 1. There is proposed brick, cladding and render proposed as shown on the enclosed elevations, creating variation in the development and reducing visual bulk or a monotonous view of the development from Army Road & Carey Crescent and the neighbouring properties.

The double storey built form, the building materials and roof styles proposed in this development has been adopted from the approved developments at 152 Army Road, the existing unit development at 1 Expedition Circuit and the double storey dwellings at 3, 5, 13 & 19 Carey Crescent. It should be noted that 3, 5 & 13 Carey Crescent are close to the subject site and all on a similar slope to the subject site opposite single storey dwellings.

Based on the above changes & comments, retaining the proposed number of dwellings as shown on the enclosed development plans should be considered reasonable.

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14th March 2024

Re: 140 Army Road Pakenham – Planning Application No. T230646 PA – Response to the RFI letter under Section 50 of the Planning & Environment Act 1987

Dear Tanvi,

In relation to the above planning application, please find the following documentation in response to your request for further information letter dated 17th January 2024:

- A table of response to your request for further information;
- Amended Development Plans (Rev No. 2, dated 13/03/2024) prepared by Ausplan Design Group;
- Arboricultural Construction Impact Assessment (dated Friday 1st March 2024) prepared by The Project Arborist; and
- Amended Planning Report (dated March 2024) & Clause 55 Assessment (Version 2, dated 14/03/2024) prepared by Draeh Planning.

The following changes have been made to the documents:

Development Plan

Neighbourhood & Site Description Plan

- The rear setback of 5 & 7 Carey Crescent has been added to the plan.
- The façade of the dwellings at 5, 7 & 9 Carey Crescent & 144A Army Road has been added.
- All existing trees on site and within 142 Army Road have been numbered in accordance with the Arboricultural Construction Impact Assessment.
- Tree No. 8, 11 & 12 have been added to the subject site as assessed in the Arboricultural Construction Impact Assessment.
- The tree that was shown within the front setback of 9 Carey Crescent has been removed from this plan. As explained in the Arboricultural Construction Impact Assessment, this tree has been recently removed.

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Design Response Plan

- The rear setback of 5 & 7 Carey Crescent has been added to the plan.
- The façade of the dwellings at 5, 7 & 9 Carey Crescent & 144A Army Road has been added.
- All existing trees on site and within 142 Army Road have been numbered in accordance with the Arboricultural Construction Impact Assessment.
- Tree No. 8, 11 & 12 have been added to the subject site as assessed in the Arboricultural Construction Impact Assessment.
- The tree that was shown within the front setback of 9 Carey Crescent has been removed from this plan. As explained in the Arboricultural Construction Impact Assessment, this tree has been recently removed.
- Retaining wall to the north of Unit 1 has been altered as recommended in the Arboricultural Construction Impact Assessment.
- The garages of Units 2 & 3 have been reduced to a single garage to meet the garden area requirement.
- Units 1, 4, 7 & 8 have been noted as Type C to correspond with the design shown on sheet 9 of 13.

Proposed Site & Ground Floor Plan

- All existing trees on site and within 142 Army Road have been numbered in accordance with the Arboricultural Construction Impact Assessment.
- Tree No. 8, 11 & 12 have been added to the subject site as assessed in the Arboricultural Construction Impact Assessment.
- Tree Protection Zones have been added to Tree No. 13 & 14 within the property of 142 Army Road.
- The tree that was shown within the front setback of 9 Carey Crescent has been removed from this plan. As explained in the Arboricultural Construction Impact Assessment, this tree has been recently removed.
- The retaining wall to the north of Unit 1 has been altered as recommended in the Arboricultural Construction Impact Assessment.
- Notations have been added on the western boundary fence to show a 1.8 metre high metal flat blade fence. A sample of this fence has been added to this plan.
- Dimensions have been added between the proposed crossover and the services in the road reserve.
- The dimensions of the width & length of the SPOS of all units has been added to the plan.
- The garages of Units 2 & 3 have been reduced to a single garage and a tandem car space to be provided to the front of the garage.
- Units 1, 4, 7 & 8 have been noted as Type C to correspond with the design shown on sheet 9 of 13.

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- The front walls of the living rooms of Units 2 & 3 have slightly been altered to frame these walls and create articulation.

Proposed Site & First Floor Plan

- Balconies have been added to the western side of Units 1 to 4.
- Notations have been added on the western boundary fence to show a 1.8 metre high metal flat blade fence.
- Units 1, 4, 7 & 8 have been noted as Type C to correspond with the design shown on sheet 9 of 13.

Elevations

- The table of total areas has been updated due to the changes to the garages of Units 2 & 3 and also the inclusion of the balconies to Units 1 to 4.
- The façade and roof style of Units 1, 4, 7 & 8 have been altered to a skillion roof form and mainly cladding on the first-floor level.
- The front & side façade of Units 2 & 3 have been altered to rendered pitched frame for the living and bedroom 1 walls of the dwelling.
- Balconies have been added to western side of Units 1 to 4.
- The western boundary fence to front Army Road is shown on the west elevation and will be a 1.8 metre high metal flat blade fence.

Type A Ground & First Floor Plan

The front & side façade have been altered to rendered pitched frame for the living and bedroom 1 walls of the dwelling.

Site Coverage Plan

This plan has been updated due to the inclusion of balconies to Units 1 to 4 and reduction in width of the garage for Units 2 & 3. Therefore, the area and percentage has been updated.

Permeability Plan

This plan has been updated due to the inclusion of balconies to Units 1 to 4 and reduction in width of the garage for Units 2 & 3. Therefore, the areas and percentages have been updated.

Garden Area Plan

The layout has been altered to remove the balcony area from the garden space calculation, however the reduction of the garages of Units 2 & 3 has allowed for additional garden area, increasing the garden area by 0.15% and therefore meeting the requirement under Clause 32.08-4.

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Overshadowing Diagrams

The overshadowing diagrams have been updated to include the balconies to Units 1 to 4 and also the reduction of the garages of Units 2 & 3.

The Planning Report & Clause 55 Assessment has been updated in accordance to the above changes and the results from the Arboricultural Construction Impact Assessment.

I trust the enclosed documentation addresses your request for further information. If you would like to discuss this matter further, please feel free to contact me on 0410 067 087 or email natasha@draehplanning.com.au



CLAUSE 55 ASSESSMENT FOR 140 ARMY ROAD PAKENHAM - TWO OR MORE DWELLINGS ON A LOT AND RESIDENTIAL BUILDINGS		
PREPARED BY DRAEH PLANNING		
DATED: 20/12/23		
VERSION 1		
55.01 NEIGHBOURHOOD AND SITE DESCRIPTION AND DESIGN RESPONSE		
CLAUSES	OBJECTIVES	ASSESSMENT
55.01-1 - Neighbourhood and site description	<p>The neighbourhood and site description may use a site plan, photographs or other techniques and must accurately describe:</p> <p>In relation to the neighbourhood:</p> <ul style="list-style-type: none"> The pattern of development of the neighbourhood. The built form, scale and character of surrounding development including front fencing. Architectural and roof styles. Any other notable features or characteristics of the neighbourhood. <p>In relation to the site:</p> <ul style="list-style-type: none"> Site shape, size, orientation and easements. Levels of the site and the difference in levels between the site and surrounding properties. The location of existing buildings on the site and on surrounding properties, including the location and height of walls built to the boundary of the site. The use of surrounding buildings. The location of secluded private open space and habitable room windows of surrounding properties which have an outlook to the site within 9 metres. Solar access to the site and to surrounding properties. Location of significant trees existing on the site and any significant trees removed from the site 12 months prior to the application being made, where known. Any contaminated soils and filled areas, where known. Views to and from the site. Street frontage features such as poles, street trees and kerb crossovers. The location of local shops, public transport services and public open spaces within walking distance. Any other notable features or characteristics of the site. <p>If in the opinion of the responsible authority a requirement of the neighbourhood and site description is not relevant to the evaluation of an application, the responsible authority may waive or reduce the requirement.</p> <p>Satisfactory neighbourhood and site description</p> <p>If the responsible authority decides that the neighbourhood and site description is not satisfactory, it may require more information from the applicant under Section 54 of the Act.</p> <p>The responsible authority must not require notice of an application to be given or decide an application until it is satisfied that the neighbourhood and site description meets the requirements of Clause 55.01-1 and is satisfactory.</p> <p>This does not apply if the responsible authority refuses an application under Section 52(1A) of the Act.</p>	<p>Ausplan Design Group has prepared a Neighbourhood & Site Description Plan, showing the site and surrounding context.</p> <p>A detailed description of the site and surrounding context is also explained under Sections 2 & 3 of the planning report.</p>
55.01-2 Design response	<p>The design response must explain how the proposed design:</p> <p>Derives from and responds to the neighbourhood and site description.</p> <p>Meets the objectives of Clause 55.</p> <p>Responds to any neighbourhood character features for the area identified in a local planning policy or a Neighbourhood Character Overlay.</p>	<p>Ausplan Design Group has prepared a Design Response Plan.</p> <p>A design response has also been prepared under Section 4.1 of the planning report.</p> <p>This development complies with the majority of the objectives under this Clause 55 Assessment.</p>

	The design response must include correctly proportioned street elevations or photographs showing the development in the context of adjacent buildings. If in the opinion of the responsible authority this requirement is not relevant to the evaluation of an application, it may waive or reduce the requirement.			
55.02 NEIGHBOURHOOD CHARACTER AND INFRASTRUCTURE				
CLAUSES	OBJECTIVES	STANDARDS	DECISION GUIDELINES	ASSESSMENT
55.02-1 Neighbourhood character objectives	To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character. To ensure that development responds to the features of the site and the surrounding area.	Standard B1 The design response must be appropriate to the neighbourhood and the site. The proposed design must respect the existing or preferred neighbourhood character and respond to the features of the site.	Before deciding on an application, the responsible authority must consider: <ul style="list-style-type: none"> Any relevant neighbourhood character objective, policy or statement set out in this scheme. The neighbourhood and site description. The design response. 	<p>✓ Complies with the standard & objective</p> <p>Comments: A detailed description of the adjacent dwellings and the general neighbourhood character of this residential area is described under Section 3 of the planning report. A design response has been prepared under Section 4.1 of the planning report. The development has considered the neighbourhood character in this area by adopting similar architecture, built form and building materials, complementing other developments in this area.</p>
55.02-2 Residential policy objectives	To ensure that residential development is provided in accordance with any policy for housing in the Municipal Planning Strategy and the Planning Policy Framework. To support medium densities in areas where development can take advantage of public transport and community infrastructure and services.	Standard B2 An application must be accompanied by a written statement to the satisfaction of the responsible authority that describes how the development is consistent with any relevant policy for housing in the Municipal Planning Strategy and the Planning Policy Framework.	Before deciding on an application, the responsible authority must consider: <ul style="list-style-type: none"> The Municipal Planning Strategy and the Planning Policy Framework. The design response. 	<p>✓ Complies with the standard & objective</p> <p>Comments: An assessment of the Planning Policy Framework has been prepared under Section 14 of the planning report.</p>
55.02-3 Dwelling diversity objective	To encourage a range of dwelling sizes and types in developments of ten or more dwellings.	Standard B3 Developments of ten or more dwellings should provide a range of dwelling sizes and types, including: <ul style="list-style-type: none"> Dwellings with a different number of bedrooms. At least one dwelling that contains a kitchen, bath or shower, and a toilet and wash basin at ground floor level. 		<p>Not applicable</p> <p>Comments: The proposal is the construction of 9 double storey dwellings.</p>
55.02-4 Infrastructure objectives	To ensure development is provided with appropriate utility services and infrastructure. To ensure development does not unreasonably overload the capacity of utility services and infrastructure.	Standard B4 Development should be connected to reticulated services, including reticulated sewerage, drainage, electricity and gas, if available. Development should not	Before deciding on an application, the responsible authority must consider: <ul style="list-style-type: none"> The capacity of the existing infrastructure. In the absence of reticulated sewerage, the capacity of the development to treat and retain all wastewater in accordance with the State 	<p>✓ Complies with the standard & objective</p> <p>Comments: The subject site is within a residential area of Pakenham that provides reticulated services along Army Road & Carey Crescent.</p>

		<p>unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads.</p> <p>In areas where utility services or infrastructure have little or no spare capacity, developments should provide for the upgrading of or mitigation of the impact on services or infrastructure.</p>	<p>Environment Protection Policy (Waters of Victoria) under the Environment Protection Act 1970.</p> <ul style="list-style-type: none"> If the drainage system has little or no spare capacity, the capacity of the development to provide for stormwater drainage mitigation or upgrading of the local drainage system. 	<p>The proposed dwellings will connect into these services subject engineering design.</p>
<p>55.02-5 Integration with the street objective</p>	<p>To integrate the layout of development with the street.</p>	<p>Standard B5 Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility.</p> <p>Development should be oriented to front existing and proposed streets.</p> <p>High fencing in front of dwellings should be avoided if practicable.</p> <p>Development next to existing public open space should be laid out to complement the open space.</p>	<p>Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> Any relevant neighbourhood character objective, policy or statement set out in this scheme. The design response. 	<p>Variation to the objective</p> <p>Comments: The majority of the residential developments along Army Road and the recent approved unit development at 152 Army Road have had approval for their secluded private open spaces to adjoin the road reserve.</p> <p>The unit developments along Army Road have car parking facilities located within the development with one main shared access to Army Road and the front of the dwellings mainly facing the internal shared driveway and the secluded private open space adjoining the road reserve or side boundaries. Therefore, this proposed development will be adopting a similar design as seen in other developments along Army Road.</p> <p>The existing 1.75 metre paling fence will be replaced by a 1.8 metre high paling fence along Army Road. This road is a Significant Municipal Road (TRZ3) in this area and the height & material of the fence is consider reasonable in order to reduce on road noise and will be consistent with the paling fencing seen to the western side of Army Road.</p>
<p>55.03 SITE LAYOUT AND BUILDING MASSING</p>				
<p>CLAUSES</p>	<p>OBJECTIVES</p>	<p>STANDARDS</p>	<p>DECISION GUIDELINES</p>	<p>ASSESSMENT</p>
<p>55.03-1 Street setback objective</p>	<p>To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.</p>	<p>Standard B6 Walls of buildings should be set back from streets as described below:</p> <p>There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.</p> <p>Minimum setback from front street (metres)</p> <p><i>The average distance of the setbacks of the front walls of the existing buildings on the abutting</i></p>	<p>Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> Any relevant neighbourhood character objective, policy or statement set out in this scheme. The design response. Whether a different setback would be more appropriate taking into account the prevailing setbacks of existing buildings on nearby lots. The visual impact of the building when viewed from the street and from adjoining properties. The value of retaining vegetation within the front setback. 	<p>Variation to the objective</p> <p>Comments: The majority of the developments along Army Road, including the recently approved unit development at 152 Army Road will or don't face Army Road. The secluded private open spaces for the majority of the developments along Army Road adjoin this road reserve. Therefore, this proposed development will also not face Army Road.</p> <p>This proposed design layout will ensure that all car facilities will be contained on site and there is only one vehicle access to the site to ensure vehicles can safely access and egress from the site onto Army Road that is identified as a Significant Municipal Road.</p>

		<p>allotments facing the front street or 9 metres, whichever is the lesser.</p> <p>Porches, pergolas and verandahs that are less than 3.6 metres high and eaves may encroach not more than 2.5 metres into the setbacks of this standard.</p>		
<p>55.03-2 Building height objective</p>	<p>To ensure that the height of buildings respects the existing or preferred neighbourhood character.</p>	<p>Standard B7 The maximum building height should not exceed the maximum height specified in the zone, schedule to the zone or an overlay that applies to the land.</p> <p>If no maximum height is specified in the zone, schedule to the zone or an overlay, the maximum building height should not exceed 9 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height should not exceed 10 metres.</p> <p>Changes of building height between existing buildings and new buildings should be graduated.</p>	<p>Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> Any relevant neighbourhood character objective, policy or statement set out in this scheme. Any maximum building height specified in the zone, a schedule to the zone or an overlay applying to the land. The design response. The effect of the slope of the site on the height of the building. The relationship between the proposed building height and the height of existing adjacent buildings. The visual impact of the building when viewed from the street and from adjoining properties. 	<p>✓ Complies with the standard & objective</p> <p>Comments: The overall building height of the proposed development will be 7.94 metres, measured from the eastern elevation. Each dwelling in this proposed development will be a 2 storey built form.</p> <p>The maximum building height specified under Clause 32.08-10 of the General Residential Zone is 11 metres and the dwelling cannot exceed 3 storeys. Therefore, the height of the proposed dwelling will meet this requirement.</p>
<p>55.03-3 Site coverage objective</p>	<p>To ensure that the site coverage respects the existing or preferred neighbourhood character and responds</p>	<p>Standard B8 The site area covered by buildings should not exceed 60 per cent.</p>	<p>Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> Any relevant neighbourhood character objective, policy or statement set out in this scheme. The design response. The existing site coverage and any constraints imposed by existing development or the features of the site. The site coverage of adjacent properties. The effect of the visual bulk of the building and whether this is acceptable in the neighbourhood. 	<p>✓ Complies with the standard & objective</p> <p>Comments: The total site coverage of the buildings on site will be 876.19 square metres or 40.97%.</p>

<p>55.03-4 Permeability objectives</p>	<p>To reduce the impact of increased stormwater run-off on the drainage system.</p> <p>To facilitate on-site stormwater infiltration.</p> <p>To encourage stormwater management that maximises the retention and reuse of stormwater.</p>	<p>Standard B9 The site area covered by the pervious surfaces should be at least:</p> <ul style="list-style-type: none"> The minimum area specified in a schedule to the zone, or If no minimum is specified in a schedule to the zone, 20 percent of the site. <p>The stormwater management system should be designed to:</p> <ul style="list-style-type: none"> Meet the current best practice performance objectives for stormwater quality as contained in the <i>Urban Stormwater - Best Practice Environmental Management Guidelines</i> (Victorian Stormwater Committee, 1999). Contribute to cooling, improving local habitat and providing attractive and enjoyable spaces. 	<p>Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> The design response. The capacity of the site to incorporate stormwater retention and reuse. The existing site coverage and any constraints imposed by existing development. The capacity of the drainage network to accommodate additional stormwater. The capacity of the site to absorb run-off. The practicality of achieving the minimum site coverage of pervious surfaces, particularly on lots of less than 300 square metres. Whether the owner has entered into an agreement to contribute to off-site stormwater management in lieu of providing an on-site stormwater management system. 	<p>✓ Complies with the standard & objective</p> <p>Comments: There will be 35.59% (761.09 square metres) permeable surface provided in this development.</p> <p>There will be opportunity within the private open spaces & common area of this development for further landscaping. The setbacks will provide an opportunity to plant canopy trees and understorey vegetation that will contribute to providing attractive and enjoyable spaces and soften the hard surfaces within the development.</p>
<p>55.03-5 Energy efficiency objectives</p>	<p>To achieve and protect energy efficient dwellings and residential buildings.</p> <p>To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.</p>	<p>Standard B10 Buildings should be:</p> <p>Oriented to make appropriate use of solar energy.</p> <p>Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced.</p> <p>Sited and designed to ensure that the performance of existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Neighbourhood Residential Zone or Township Zone are not unreasonably reduced. The existing rooftop solar energy system must exist at the date the application is lodged.</p> <p>Living areas and private open space should be located on the north side of the development, if practicable.</p>	<p>Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> The design response. The size, orientation and slope of the lot. The existing amount of solar access to abutting properties. The availability of solar access to north-facing windows on the site. The extent to which an existing rooftop solar energy system on an adjoining lot is overshadowed by existing buildings or other permanent structures. Whether the existing rooftop solar energy system on an adjoining lot is appropriately located. The effect of overshadowing on an existing rooftop solar energy system on an adjoining lot. 	<p>✓ Complies with the standard & objective</p> <p>Comments: The orientation of the site is in a west to east direction and therefore the location of the kitchen & meal areas will be situated either on the western or eastern side of the respective units with direct access to the secluded private open space. The living spaces on the ground floor level will be located towards the front of the dwellings and the outlook will be the shared garden area and accessway. Therefore, the development will maximise solar access in these spaces, different times of the day.</p> <p>Units 1 & 9 will have windows in the kitchen and living area on the northern side of the dwelling, maximising solar access.</p> <p>The bedrooms of the dwellings on the first-floor level will be either on the western or eastern side of the dwelling respectively. Units 1 & 9 will have additional windows on the northern side of the dwelling and Units 4 & 5 will have additional windows on the southern side of the dwelling.</p> <p>There have been no solar panels installed on the adjacent dwelling at 7 Carey Crescent, however there are on the roof of 9 Carey Crescent towards the north eastern side of the dwelling. Based on the enclosed</p>

		Developments should be designed so that solar access to north-facing windows is maximised.		shadow diagrams the proposed development will not overshadow the roof of the existing dwelling at 9 Carey Crescent. As illustrated on the enclosed overshadow diagrams, the shadow casting by the proposed development into the windows of the existing dwelling at 7 Carey Crescent will be in the morning at 9am only, affecting 2 windows and the windows along the western side of the dwelling at 9 Carey Street will be overshadowed at 3pm. Therefore, these existing windows will not be overshadowed the entire day to be considered unreasonable.
55.03-6 Open space objective	To integrate the layout of development with any public and communal open space provided in or adjacent to the development.	Standard B11 If any public or communal open space is provided on site, it should: <ul style="list-style-type: none"> • Be substantially fronted by dwellings, where appropriate. • Provide outlook for as many dwellings as practicable. • Be designed to protect any natural features on the site. • Be accessible and useable. 	Before deciding on an application, the responsible authority must consider: <ul style="list-style-type: none"> • Any relevant plan or policy for open space in the Municipal Planning Strategy and the Planning Policy Framework. • The design response. 	Not applicable.
55.03-7 Safety objective	To ensure the layout of development provides for the safety and security of residents and property.	Standard B12 Entrances to dwellings and residential buildings should not be obscured or isolated from the street and internal access ways. Planting which creates unsafe spaces along streets and access ways should be avoided. Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal access ways. Private spaces within developments should be protected from inappropriate use as public thoroughfares.	Before deciding on an application, the responsible authority must consider the design response.	✓ Complies with the standard & objective Comments: The front entrance to the proposed dwellings will be sited within the shared accessway. The porch area for Units 2, 3 & 7 will be sited from the accessway and Army Road. There will be external lighting provided within the porch areas of the proposed dwellings to ensure visible surveillance of the entrances and the shared accessway. Additional lighting can be installed along the shared accessway.

<p>55.03-8 Landscaping objectives</p>	<p>To encourage development that respects the landscape character of the neighbourhood.</p> <p>To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance.</p> <p>To provide appropriate landscaping.</p> <p>To encourage the retention of mature vegetation on the site.</p>	<p>Standard B13 The landscape layout and design should:</p> <ul style="list-style-type: none"> • Protect any predominant landscape features of the neighbourhood. • Take into account the soil type and drainage patterns of the site. • Allow for intended vegetation growth and structural protection of buildings. • In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals. • Provide a safe, attractive and functional environment for residents. <p>Development should provide for the retention or planting of trees, where these are part of the character of the neighbourhood.</p> <p>Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.</p> <p>The landscape design should specify landscape themes, vegetation (location and species), paving and lighting.</p> <p>Development should meet any additional landscape requirements specified in a schedule to the zone.</p>	<p>Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> • Any relevant neighbourhood character objective, policy or statement set out in this scheme. • Any relevant plan or policy for landscape design in the Municipal Planning Strategy and the Planning Policy Framework. • The design response. • The location and size of gardens and the predominant plant types in the neighbourhood. • The health of any trees to be removed. • Whether a tree was removed to gain a development advantage. 	<p>✓ Complies with the standard & objective</p> <p>Comments: There are 9 trees proposing to be removed on site to accommodate this development.</p> <p>There are no overlays or local law requirements that require a planning permit to remove the trees on site.</p> <p>There will be opportunity for landscaping in this proposed development, planting quality native & exotic trees and understorey vegetation, contributing to the neighbourhood character of this area.</p> <p>A landscape plan can be provided as a condition on the planning permit.</p>
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<p>55.03-9 Access objective</p>	<p>To ensure the number and design of vehicle crossovers respects the neighbourhood character.</p>	<p>Standard B14 The width of access ways or car spaces should not exceed:</p> <ul style="list-style-type: none"> • 33 per cent of the street frontage, or • if the width of the street frontage is less than 20 metres, 40 per cent of the street frontage. <p>No more than one single-width crossover should be provided for each dwelling fronting a street.</p> <p>The number of access points to a road in a Transport Zone 2 or a Transport Zone 3 should be minimised.</p> <p>Developments must provide for access for service, emergency and delivery vehicles.</p>	<p>Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> • The design response. • The impact on the neighbourhood character. • The reduction of on-street car parking spaces. • The effect on any significant vegetation on the site and footpath. 	<p>✓ Complies with the standard & objective</p> <p>Comments: A shared accessway will be located within the centre of the lot providing vehicle access to Army Road identified as a Transport Zone 3. The accessway will cover a total frontage of 10.9%.</p> <p>The accessway will provide sufficient vehicle access for service, emergency and delivery vehicles.</p>
<p>55.03-10 Parking location objectives</p>	<p>To provide convenient parking for resident and visitor vehicles.</p> <p>To protect residents from vehicular noise within developments.</p>	<p>Standard B15 Car parking facilities should:</p> <ul style="list-style-type: none"> • Be reasonably close and convenient to dwellings and residential buildings. • Be secure. • Be well ventilated if enclosed. <p>Shared access ways or car parks of other dwellings and residential buildings should be located at least 1.5 metres from the windows of habitable rooms.</p> <p>This setback may be reduced to 1 metre where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the access way.</p>	<p>Before deciding on an application, the responsible authority must consider the design response.</p>	<p>✓ Complies with the standard & objective</p> <p>Comments: Units 1, 4 to 9 will comprise of a single car garage and tandem car space.</p> <p>Units 2 & 3 will comprise of a double car garage.</p> <p>The proposed dwellings will have internal access to the respective garages and this will ensure secure and convenient access to vehicles. The tandem car spaces will be within close proximity to the entrances of the dwellings.</p> <p>All windows that are opposite the shared accessway that will be shared with other vehicles will be setback more than 1.5 metres from the accessway as demonstrated on the ground floor plan.</p>

55.04 AMENITY IMPACTS				
CLAUSES	OBJECTIVES	STANDARDS	DECISION GUIDELINES	ASSESSMENT
55.04-1 Side and rear setbacks objective	To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.	<p>Standard B17 A new building not on or within 200mm of a boundary should be set back from side or rear boundaries</p> <ul style="list-style-type: none"> At least the distance specified in a schedule to the zone. If no distance is specified in a schedule to the zone, 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. <p>Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the setbacks of this standard.</p> <p>Landings having an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard.</p>	<p>Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> Any relevant neighbourhood character objective, policy or statement set out in this scheme. The design response. The impact on the amenity of the habitable room windows and secluded private open space of existing dwellings. Whether the wall is opposite an existing or simultaneously constructed wall built to the boundary. Whether the wall abuts a side or rear lane. 	<p>✓ Complies with the standard & objective</p> <p>Comments: Refer to the enclosed elevations for the rescode profiles.</p> <p>The profiles on the East & Internal West Elevations show a minor encroachment into the eaves of Units 1, 4, 5 & 9, however the encroachments will be 311mm or less and therefore the encroachments will meet the standard.</p>

<p>55.04-2 Walls on boundaries objective</p>	<p>To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.</p>	<p>Standard B18 A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of lot should not abut the boundary:</p> <ul style="list-style-type: none"> • For a length of more than the distance specified in a schedule to the zone; or • If no distance is specified in a schedule to the zone, for a length of more than: <ul style="list-style-type: none"> ○ 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or ○ Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports, whichever is the greater. <p>A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property boundary.</p> <p>A building on a boundary includes a building set back up to 200mm from a boundary.</p> <p>The height of a new wall constructed on or within 200mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary should not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.</p>	<p>Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> • Any relevant neighbourhood character objective, policy or statement set out in this scheme. • The design response. • The extent to which walls on boundaries are part of the neighbourhood character. • The impact on the amenity of existing dwellings. • The opportunity to minimise the length of walls on boundaries by aligning a new wall on a boundary with an existing wall on a lot of an adjoining property. • The orientation of the boundary that the wall is being built on. • The width of the lot. • The extent to which the slope and retaining walls or fences reduce the effective height of the wall. • Whether the wall abuts a side or rear lane. • The need to increase the wall height to screen a box gutter. 	<p>Not applicable.</p>
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<p>55.04-3 Daylight to existing windows objective</p>	<p>To allow adequate daylight into existing habitable room windows.</p>	<p>Standard B19 Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot.</p> <p>Walls or carports more than 3 metres in height opposite an existing habitable room window should be set back from the window at least 50 per cent of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window.</p> <p>Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.</p>	<p>Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> • The design response. • The extent to which the existing dwelling has provided for reasonable daylight access to its habitable rooms through the siting and orientation of its habitable room windows. • The impact on the amenity of existing dwellings. 	<p>✓ Complies with the standard & objective</p> <p>Comments: The maximum wall height on the southern side of Unit 4 measured at NGL will be 5.72 metres. To meet the standard, the proposed dwelling should be setback 2.86 metres from the existing dwelling at 7 Carey Crescent. Unit 4 will be setback 6.17 metres from the existing dwelling at 7 Carey Crescent.</p> <p>The wall height of Units 7 & 8 will be 5.7 metres on the eastern side of the dwellings. To meet the standard, Units 7 & 8 should be setback 2.85 metres from the existing dwelling at 9 Carey Crescent. Units 7 & 8 will be setback 7.556 metres from the existing dwelling at 9 Carey Crescent.</p>
<p>55.04-4 North-facing windows objective</p>	<p>To allow adequate solar access to existing north-facing habitable room windows.</p>	<p>Standard B20 If a north-facing habitable room window of an existing dwelling is within 3 metres of a boundary on an abutting lot, a building should be setback from the boundary 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres, for a distance of 3 metres from the edge of each side of the window.</p> <p>A north-facing window is a window with an axis perpendicular to its surface oriented north 20 degrees west to north 30 degrees east.</p>	<p>Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> • The design response. • Existing sunlight to the north-facing habitable room window of the existing dwelling. • The impact on the amenity of existing dwellings. 	<p>Not applicable</p> <p>Comments: The habitable windows at 7 Carey Crescent are setback 4.2 metres from its northern boundary.</p>

<p>55.04-5 Overshadowing open space objective</p>	<p>To ensure buildings do not significantly overshadow existing secluded private open space.</p>	<p>Standard B21 Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent, or 40 square metres with minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9 am and 3 pm on 22 September.</p> <p>If existing sunlight to the secluded private open space of an existing dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced.</p>	<p>Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> • The design response. • The impact on the amenity of existing dwellings. • Existing sunlight penetration to the secluded private open space of the existing dwelling. • The time of day that sunlight will be available to the secluded private open space of the existing dwelling. • The effect of a reduction in sunlight on the existing use of the existing secluded private open space. 	<p>✓ Complies with the standard & objective</p> <p>Comments: Refer to the enclosed shadow diagrams.</p>
<p>55.04-6 Overlooking objective</p>	<p>To limit views into existing secluded private open space and habitable room windows.</p>	<p>Standard B22 A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private open space of an existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views should be measured within a 45 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level.</p> <p>A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window of existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio should be either:</p> <ul style="list-style-type: none"> • Offset a minimum of 1.5 metres from the edge of one window to the edge of the other. • Have sill heights of at least 1.7 metres above floor level. • Have fixed, obscure glazing in any part of the window below 1.7 metre above floor level. 		<p>✓ Complies with the standard & objective</p> <p>Comments: The first-floor level windows of the bedrooms for Units 7 to 9 will provide fixed obscure screening to a height of 1.7 metres.</p> <p>There will be highlighted windows to a sill height of 1.7 metres for the bedrooms 1 & 2 of Unit 4 and bedroom 1 of Unit 5 on the southern side of these units.</p> <p>The living room windows on the southern side of Units 4 & 5 will be highlight windows with windows sills 1.7 metres above the floor level. The kitchen window of Unit 4 will be below the existing boundary fence.</p> <p>There is an existing 1.85 metre high metal fence on part of the southern boundary and a 2 metre high metal fence on part of the eastern boundary. The remaining boundaries that are unfence will be fenced with a 1.8 metre high paling fencing.</p> <p>All internal fencing will be 1.8 metres in height.</p>

		<ul style="list-style-type: none"> Have permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent. <p>Obscure glazing in any part of the window below 1.7 metres above floor level may be openable provided that there are no direct views as specified in this standard.</p> <p>Screens used to obscure a view should be:</p> <ul style="list-style-type: none"> Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels. Permanent, fixed and durable. Designed and coloured to blend in with the development. <p>This standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8 metres high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary.</p>		
<p>55.04-7 Internal views objective</p>	<p>To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.</p>	<p>Standard B23 Windows and balconies should be designed to prevent overlooking of more than 50 per cent of the secluded private open space of a lower-level dwelling or residential building directly below and within the same development.</p>	<p>Before deciding on an application, the responsible authority must consider the design response.</p>	<p>✓ Complies with the standard & objective</p> <p>Comments: Based on the placement of the first-floor windows and the height of the internal fencing of 1.8 metres, there should be no overlooking issues into the secluded private open spaces of the respective units in this development.</p>

55.04-8 Noise impacts objectives	To contain noise sources in developments that may affect existing dwellings. To protect residents from external noise.	<p>Standard B24 Noise sources, such as mechanical plant, should not be located near bedrooms of immediately adjacent existing dwellings.</p> <p>Noise sensitive rooms and secluded private open spaces of new dwellings and residential buildings should take account of noise sources on immediately adjacent properties.</p> <p>Dwellings and residential buildings close to busy roads, railway lines or industry should be designed to limit noise levels in habitable rooms.</p>	Before deciding on an application, the responsible authority must consider the design response.	<p>✓ Complies with the standard & objective</p> <p>Comments: The air conditioning unit to be installed for the proposed dwellings will be in accordance to Australian Standards and ensure there is low noise output.</p> <p>The air conditioning unit will be installed in an appropriate location to ensure minimal noise output to bedrooms or other habitable spaces.</p>
55.05 ON-SITE AMENITY AND FACILITIES				
CLAUSES	OBJECTIVES	STANDARDS	DECISION GUIDELINES	ASSESSMENT
55.05-1 Accessibility objective	To encourage the consideration of the needs of people with limited mobility in the design of developments.	<p>Standard B25 The dwelling entries of the ground floor of dwellings and residential buildings should be accessible or able to be easily made accessible to people with limited mobility.</p>		<p>✓ Complies with the standard & objective</p> <p>Comments: The entrance to the proposed dwellings can be easily modified, if required.</p>
55.05-2 Dwelling entry objective	To provide each dwelling or residential building with its own sense of identity.	<p>Standard B26 Entries to dwellings and residential buildings should:</p> <ul style="list-style-type: none"> • Be visible and easily identifiable from streets and other public areas. • Provide shelter, a sense of personal address and a transitional space around the entry. 		<p>Variation to the standard</p> <p>Comments: The front entrance to the proposed dwellings will face shared accessway. The entrance of Units 2, 3 & 7 will be seen from Army Road.</p> <p>All dwellings will include a porch area providing a transitional space around the entrances.</p>

<p>55.05-3 Daylight to new windows objective</p>	<p>To allow adequate daylight into new habitable room windows.</p>	<p>Standard B27 A window in a habitable room should be located to face:</p> <ul style="list-style-type: none"> • An outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, not including land on an abutting lot, or • A verandah provided it is open for at least one third of its perimeter, or • A carport provided it has two or more open sides and is open for at least one third of its perimeter. 	<p>Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> • The design response. • Whether there are other windows in the habitable room which have access to daylight. 	<p>✓ Complies with the standard & objective</p> <p>Comments: The minimum setback of a habitable window to the title boundary in this development will be 1.85 metres.</p>
<p>55.05-4 Private open space objective</p>	<p>To provide adequate private open space for the reasonable recreation and service needs of residents.</p>	<p>Standard B28 A dwelling or residential building should have private open space of an area and dimensions specified in a schedule to the zone.</p> <p>If no area or dimensions are specified in a schedule to the zone, a dwelling or residential building should have private open space consisting of:</p> <p>An area of 40 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 25 square metres, a minimum dimension of 3 metres and convenient access from a living room</p>	<p>Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> • The design response. • The useability of the private open space, including its size and accessibility. • The availability of and access to public or communal open space. • The orientation of the lot to the street and the sun. 	<p>Variation to the standard</p> <p>Comments: The private open space & secluded private open space for the dwellings in this development will be:</p> <p>Unit 1 - POS – 59.38sqm, SPOS – 42sqm – 3.504 metre width for SPOS. Unit 2 – POS/SPOS – 42.32sqm – 3.554 metre width for SPOS. Unit 3 - POS/SPOS – 42.90ssqm – 3.577 metre width for SPOS. Unit 4 - POS – 60.45sqm, SPOS – 42sqm – 3.628 metre width for SPOS. Unit 5 – POS – 64.51sqm, SPOS – 45.2sqm – 3.884 metre width for SPOS. Unit 6 – POS/SPOS – 40.13sqm – 3.91 metre width for SPOS. Unit 7 - POS – 48.7sqm, SPOS – 44.61sqm – 3.94 metre width for SPOS. Unit 8 - POS – 48.96sqm, SPOS – 44.91sqm – 3.94 metre width for SPOS. Unit 9 - POS – 66.23sqm, SPOS – 47.3sqm – 3.97 metre width for SPOS.</p> <p>The kitchen and dining area will have direct access to the secluded private open spaces. There will be accessibility between the living and dining area via the entrance way of each dwelling. The location of the living spaces fronting the dwellings is ideal allowing for passive views of the shared accessway. The kitchen and dining area directly to the rear, allows for good indoor/outdoor entertaining space. Therefore, a variation to the standard is requested in relation to the living space not directly adjoining the SPOS of the dwellings.</p>

55.05-5 Solar access to open space objective	To allow solar access into the secluded private open space of new dwellings and residential buildings.	Standard B29 The private open space should be located on the north side of the dwelling or residential building, if appropriate. The southern boundary of secluded private open space should be set back from any wall on the north of the space at least $(2 + 0.9h)$ metres, where 'h' is the height of the wall.	Before deciding on an application, the responsible authority must consider: <ul style="list-style-type: none"> The design response. The useability and amenity of the secluded private open space based on the sunlight it will receive. 	<p>✓ Complies with the standard & objective</p> <p>Comments: The secluded private open space Units 1 to 4 will be located on the western side of the dwelling and Unit 5 to 9 will be located on the eastern side of the dwelling.</p> <p>The northern boundary fence and the internal fences will be 1.8 metres in height and therefore the setback of the SPOS from the fences should be 3.62 metres. The minimum length of the SPOS will be 10.22 metres.</p>
55.05-6 Storage objective	To provide adequate storage facilities for each dwelling.	Standard B30 Each dwelling should have convenient access to at least 6 cubic metres of externally accessible, secure storage space.		<p>✓ Complies with the standard & objective</p> <p>There will be an external 6 cubic metre storage unit installed within the secluded private open spaces of each dwelling.</p>
55.06 DETAILED DESIGN				
CLAUSES	OBJECTIVES	STANDARDS	DECISION GUIDELINES	ASSESSMENT
55.06-1 Design detail objective	To encourage design detail that respects the existing or preferred neighbourhood character.	Standard B31 The design of buildings, including: <ul style="list-style-type: none"> Facade articulation and detailing, Window and door proportions, Roof form, and Verandahs, eaves and parapets, should respect the existing or preferred neighbourhood character. <p>Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character.</p>	Before deciding on an application, the responsible authority must consider: <ul style="list-style-type: none"> Any relevant neighbourhood character objective, policy or statement set out in this scheme. The design response. The effect on the visual bulk of the building and whether this is acceptable in the neighbourhood setting. Whether the design is innovative and of a high architectural standard. 	<p>✓ Complies with the standard & objective</p> <p>Comments: The proposed dwelling will be a contemporary design, comprising of a mix of brick work on the ground floor level and rendered board & line on the first-floor level. There will be a mix of highlight, narrow & medium size awning windows and large glazed sliding doors for the dining area & kitchen. The roof form will be tiled pitched form with eaves and the garages will be a flat roof form. The colour palette of the building materials will be provided on request.</p> <p>There will also be a small porch area at the front of the entrance to the proposed units with direct access to the shared accessway.</p> <p>The attached garages will not be sited from Army Road, except for the single car garage and tandem car space to the rear of the site at Unit 7, which will not impact the visual character of the streetscape.</p>

<p>55.06-2 Front fences objective</p>	<p>To encourage front fence design that respects the existing or preferred neighbourhood character.</p>	<p>Standard B32 The design of front fences should complement the design of the dwelling or residential building and any front fences on adjoining properties.</p> <p>A front fence within 3 metres of a street should not exceed the maximum height specified in a schedule to the zone</p>	<p>Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> • Any relevant neighbourhood character objective, policy or statement set out in this scheme. • The design response. • The setback, height and appearance of front fences on adjacent properties. • The extent to which slope and retaining walls reduce the effective height of the front fence. • Whether the fence is needed to minimise noise intrusion. 	<p>Variation to this standard.</p> <p>Comments: The existing 1.75 metre paling fence will be replaced by a 1.8 metre high paling fence along Army Road. This road is a Significant Municipal Road (TRZ3) in this area and the height & material of the fence is consider reasonable in order to reduce on road noise and will be consistent with the paling fencing seen to the western side of Army Road.</p>
<p>55.06-3 Common property objectives</p>	<p>To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained.</p> <p>To avoid future management difficulties in areas of common ownership.</p>	<p>Standard B33 Developments should clearly delineate public, communal and private areas.</p> <p>Common property, where provided, should be functional and capable of efficient management.</p>		<p>✓ Complies with the standard & objective</p> <p>Comments: The shared accessway and the garden areas adjoining the accessway will form part of the common area in this development.</p> <p>A subdivision does not form part of this planning application; however, the above-mentioned common area will form part of common property on a future plan of subdivision and the common area & shared accessway will be managed by the registered proprietors or a management company acting on behalf of the registered proprietors in this development.</p>

<p>55.06-4 Site services objectives</p>	<p>To ensure that site services can be installed and easily maintained.</p> <p>To ensure that site facilities are accessible, adequate and attractive.</p>	<p>Standard B34 The design and layout of dwellings and residential buildings should provide sufficient space (including easements where required) and facilities for services to be installed and maintained efficiently and economically.</p> <p>Bin and recycling enclosures, mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development.</p> <p>Bin and recycling enclosures should be located for convenient access by residents.</p> <p>Mailboxes should be provided and located for convenient access as required by Australia Post.</p>	<p>Before deciding on an application, the responsible authority must consider the design response.</p>	<p>✓ Complies with the standard & objective</p> <p>Comments: The utility services required for the proposed dwellings will be installed in accordance to the conditions on the planning permit.</p> <p>There is no easement encumbering the site.</p> <p>The waste & recycle bin storage will be appropriately located within the secluded private open spaces of each dwelling.</p> <p>The location of the mail boxes in this development will be parallel to the shared accessway towards the front of the site as shown on the ground floor plan.</p>
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