

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	110 Pakenham Road, Pakenham
The application is for a permit to:	The subdivision of land into 169 lots, development of dwellings and vegetation removal
The applicant for the permit is:	Szajntop Construction Pty Ltd C/- Taylors
The application reference number is:	T160690
You may look at the application and any documents that support the application at the office of the Responsible Authority:	<p>Cardinia Shire Council 20 Siding Avenue Officer 3809</p> <p>This can be done during office hours and is free of charge.</p> <p>Documents can also be viewed on Council's website www.cardinia.vic.gov.au.</p>

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.

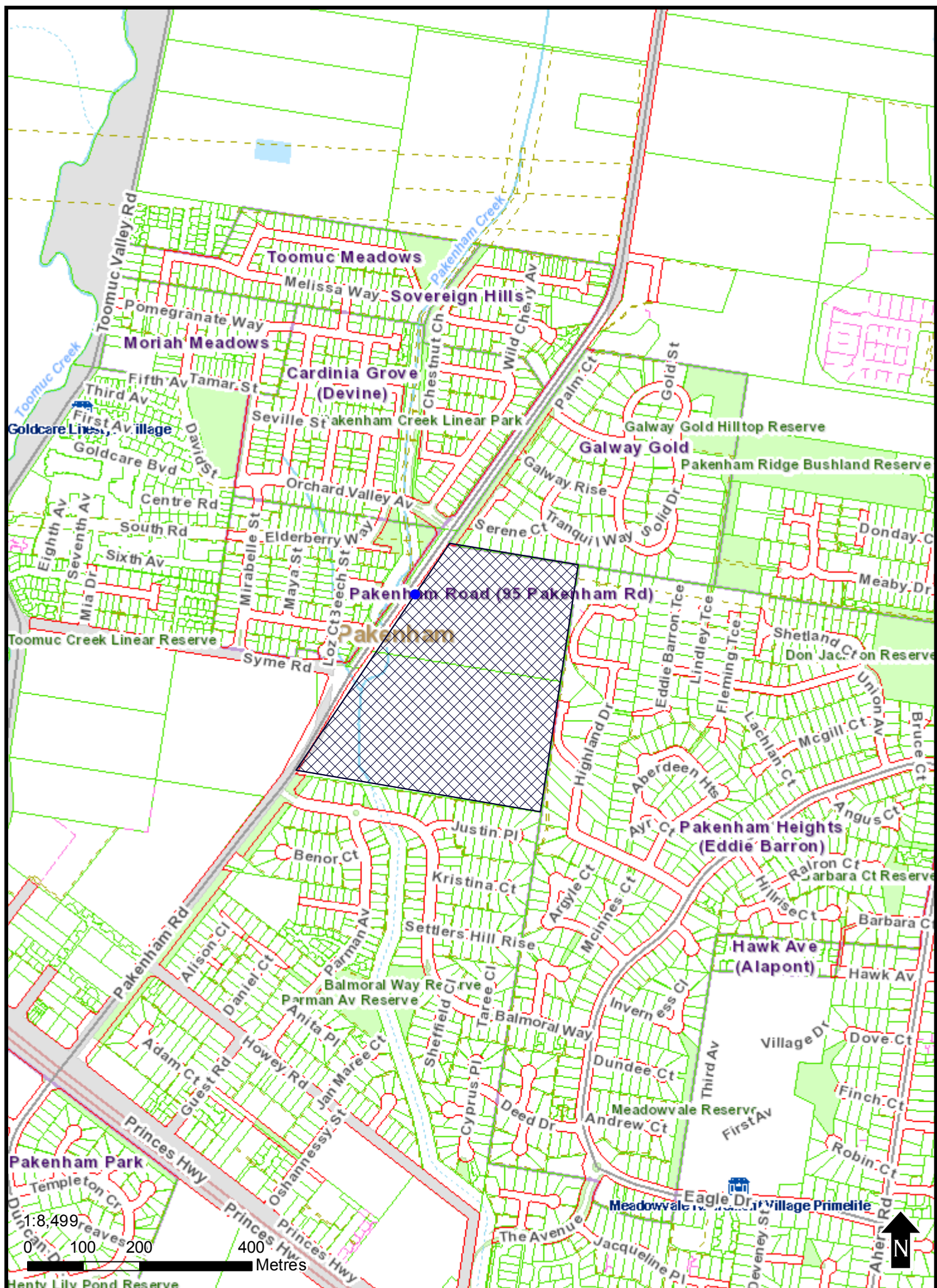
The Responsible Authority will not decide on the application before:	4 May 2017
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If you object, the Responsible Authority will advise you of its decision.










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

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




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



Legend

-  Study Area
-  Remnant Patches of Native Vegetation
-  Messmate Stringybark
-  Narrow-leaf Peppermint
-  River Red-gum
-  Southern Mahogany
-  Swamp Gum
-  Tree Protection Zones
-  Potential GGF Habitat

Species

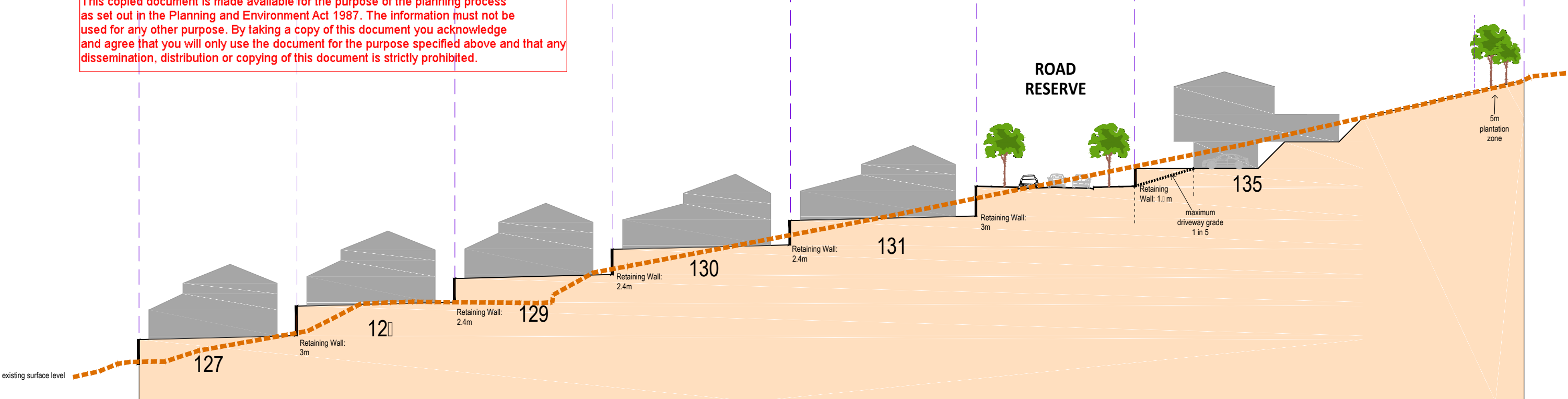
-  Black Wattle
-  Blackwood
-  Unidentified Eucalypt

refer: Ecolink report 1309 Figure 1

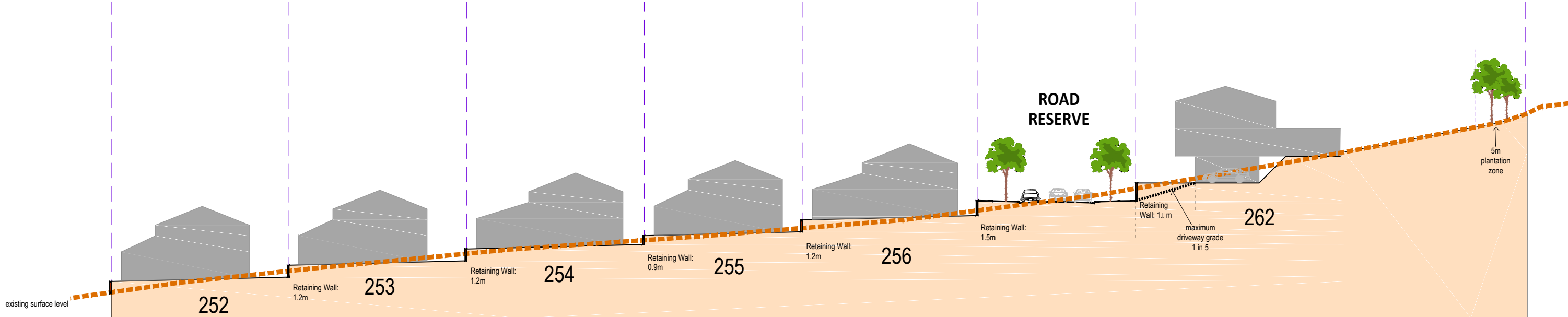
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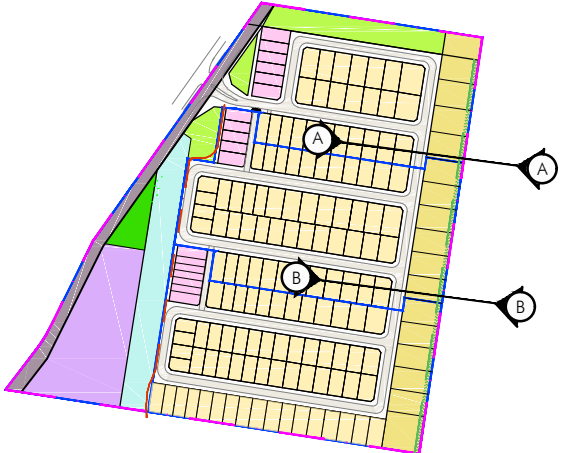


SECTION A-A 1:500



SECTION B-B 1:500

KEY PLAN:





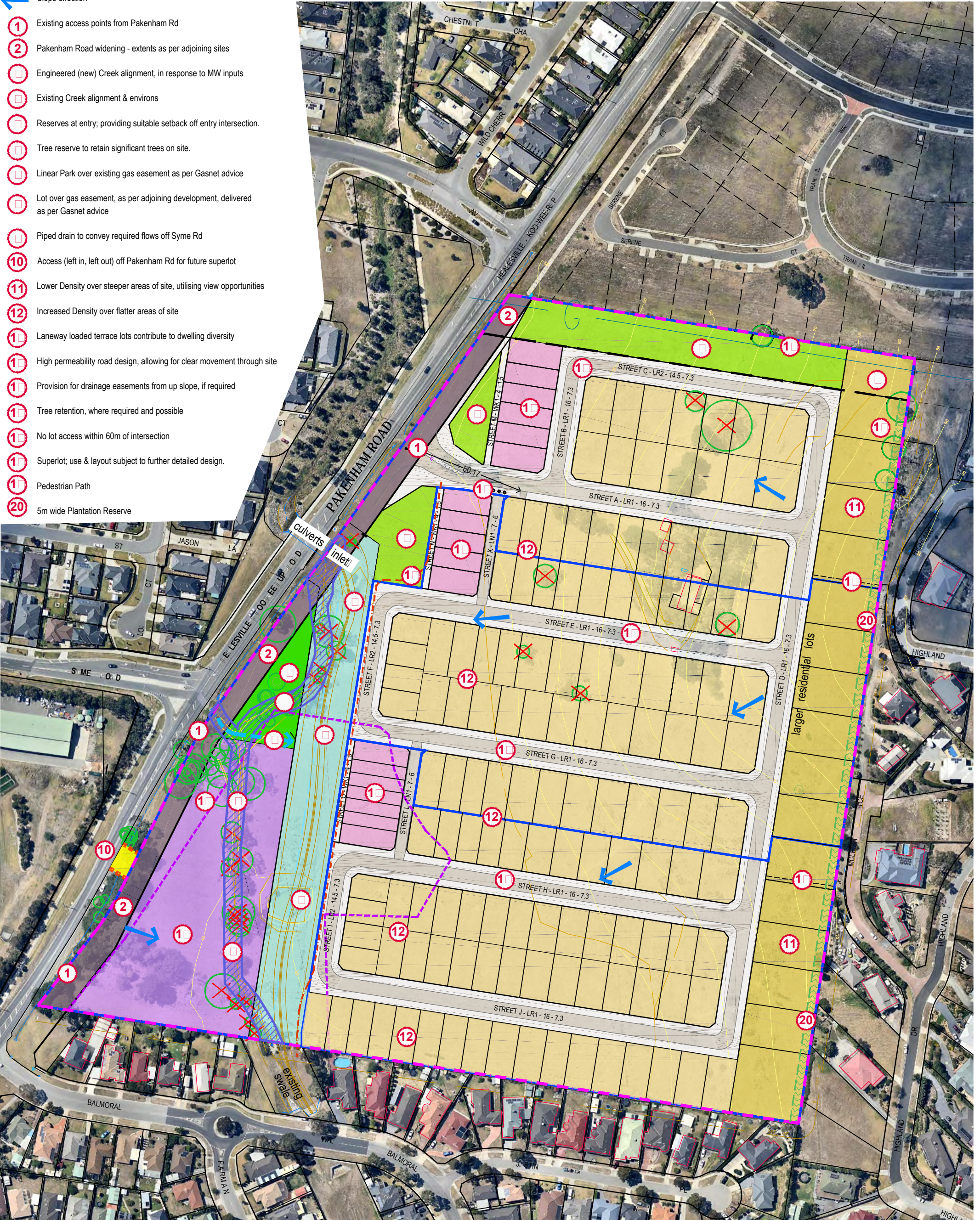
PLAIN NOTES

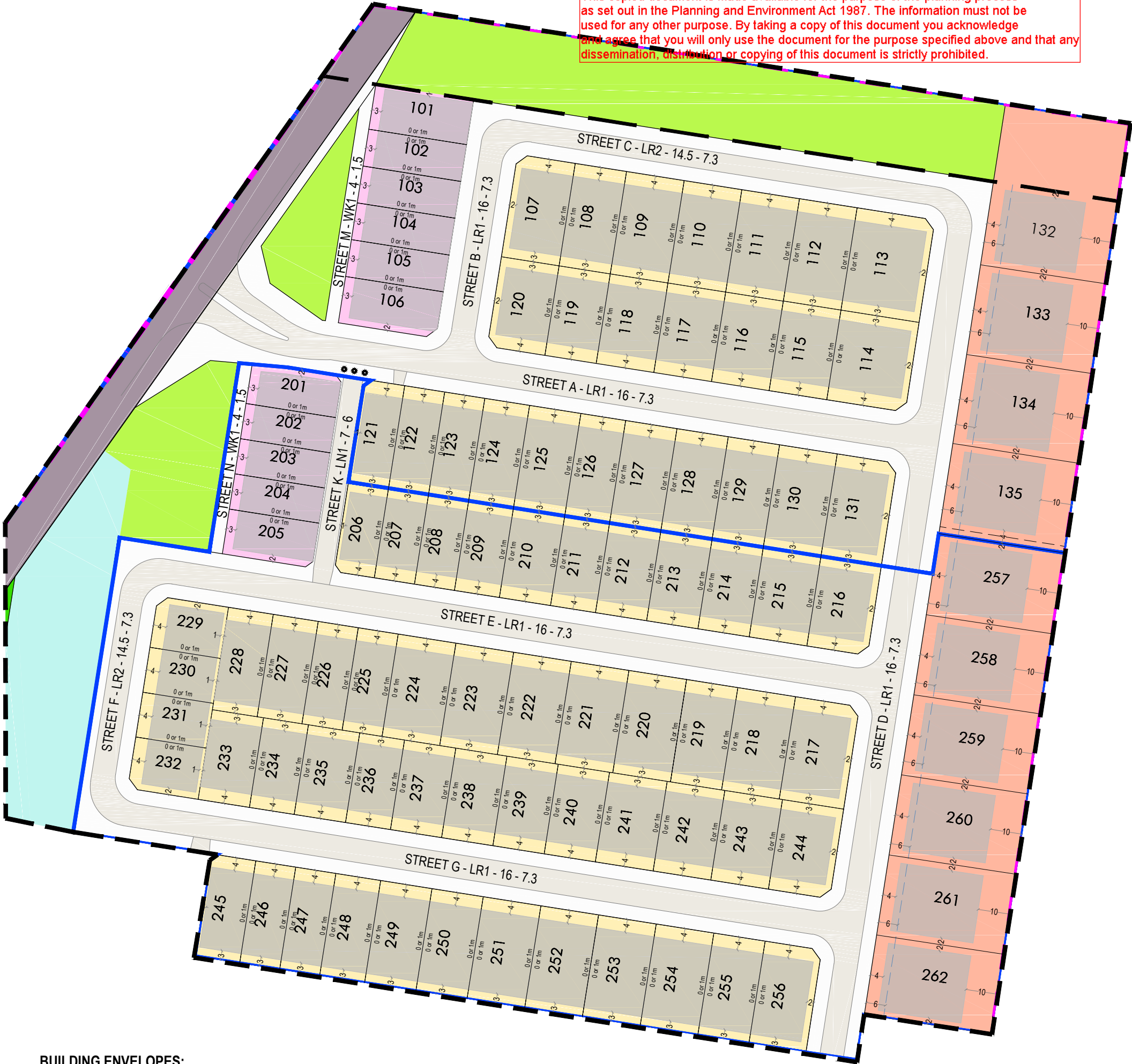
- Plan is subject to further feedback via Council and referral authorities.
- Siting and outline of dwellings is illustrative only.

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E) DESIGN ELEMENTS:

-  Site Boundary
-  Commercial \square one boundary
-  Slope direction
-  Existing access points from Pakenham Rd
-  Pakenham Road widening - extents as per adjoining sites
-  Engineered (new) Creek alignment, in response to MW inputs
-  Existing Creek alignment & environs
-  Reserves at entry; providing suitable setback off entry intersection.
-  Tree reserve to retain significant trees on site.
-  Linear Park over existing gas easement as per Gasnet advice
-  Lot over gas easement, as per adjoining development, delivered as per Gasnet advice
-  Piped drain to convey required flows off Syme Rd
-  Access (left in, left out) off Pakenham Rd for future superlot
-  Lower Density over steeper areas of site, utilising view opportunities
-  Increased Density over flatter areas of site
-  Laneway loaded terrace lots contribute to dwelling diversity
-  High permeability road design, allowing for clear movement through site
-  Provision for drainage easements from up slope, if required
-  Tree retention, where required and possible
-  No lot access within 60m of intersection
-  Superlot; use & layout subject to further detailed design.
-  Pedestrian Path
-  5m wide Plantation Reserve





BUILDING ENVELOPES:

The building envelopes shown have been created in response to the existing site conditions. A dwelling must be sited within the designated building envelopes shown, unless approved in writing by the Responsible Authority. Although Building Envelopes shown indicate a maximum footprint, it is envisaged that open space and landscaping opportunities will be possible within this zone.

Terrace Lots;
Front Setback: 3m.
Rear Setback: 0m, garage can be built on boundary.
Side Setback: 0 or 1m from side boundaries adjoining another lot.
1m for lots adjoining a reserve.
Refer Corner Lots for further notations & allowances.

Standard Lots;
Front Setback: 4m.
Garage: 5.5m
Rear Setback: 3m or 1m.
Side Setback: 0 or 1m.
A minimum of 1.0m must be achieved from at least one side boundary.
Refer Corner Lots for further notations & allowances.

Interface Lots;
Front Setback: 4m dwelling.
6m garage. It is recommended that the garage be located beneath the future dwelling (undercroft).
Rear Setback: 10m.
Side Setback: 2m from all side boundaries adjoining another lot.
4m for the southern boundary of Lots 135 & 350
Refer Corner Lots for further notations & allowances.

Garages; may be sited on the boundary of lots adjacent to another lot. Garages should not project forward of the building line. Vehicle crossover locations may require the garage to be sited on the alternate side boundary.

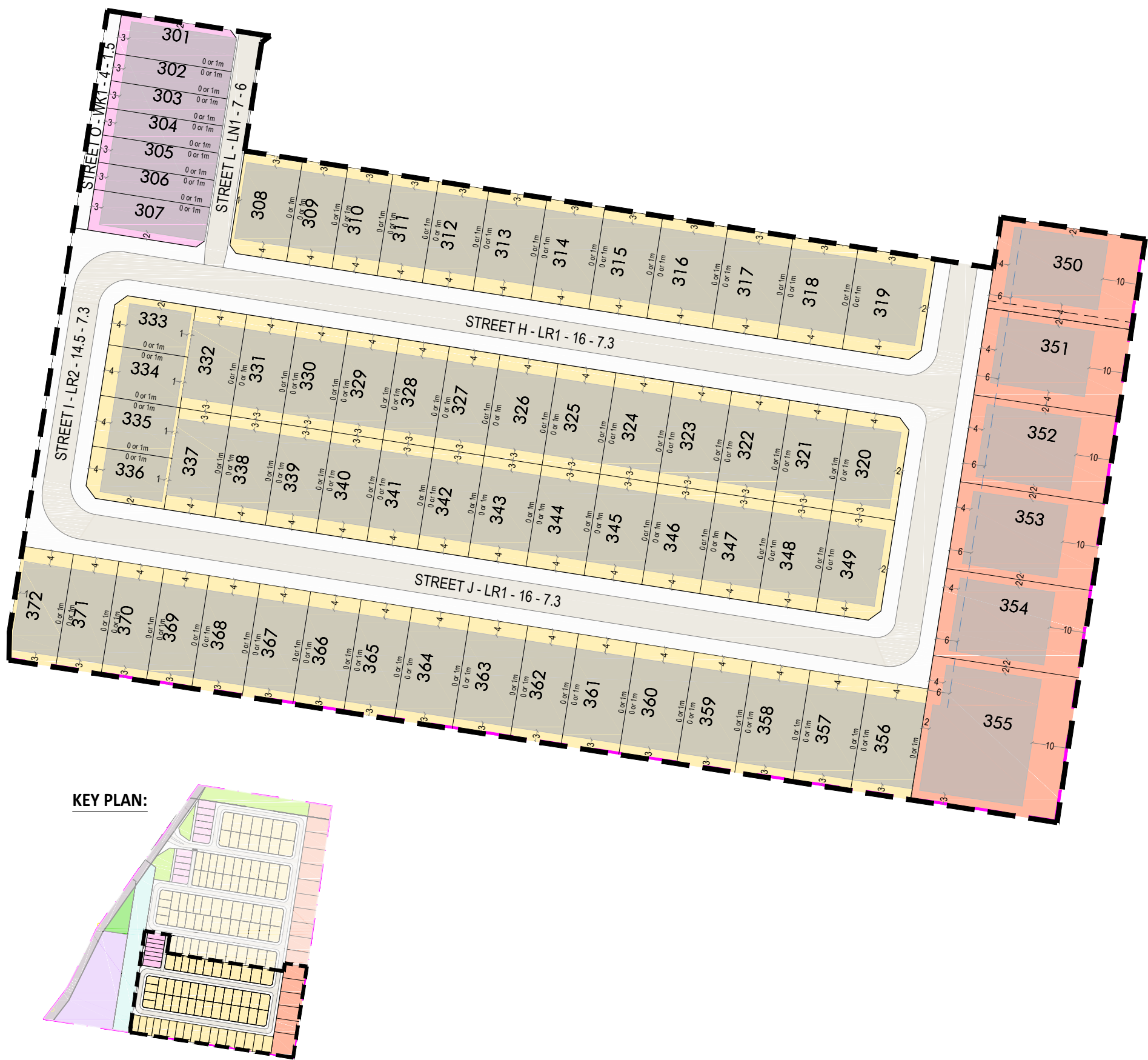
Corner Lots: 2m setback off the secondary road frontage. Dwellings should address both street frontages.

Encroachment: the following may encroach up to 600mm into the approved setbacks; a porch, verandah, chimney, pergola, eave, fascia, gutter, screen, flues, pipes water tanks, heating and cooling equipment.

KEY PLAN:



- LEGEND:**
- Stage boundary
 - Site boundary
 - Building envelope



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