

2 SUBDIVISION OF LAND INTO TWO (2) LOTS AT 2 ROBIN COURT PAKENHAM

FILE REFERENCE INT163554

RESPONSIBLE GENERAL MANAGER Phil Walton

AUTHOR Vageesha Wellalage

RECOMMENDATION

That a Notice of Decision to Grant Planning Permit T150548 be issued for subdivision of the land into two (2) lot at L112 LP122845 2 Robin Court, Pakenham subject to the conditions attached to this report.

Attachments

1	Locality plan	1 Page
2	Development plans	3 Pages
3	Confidential letters of objection circulated to councillors only	5 Pages

EXECUTIVE SUMMARY:

APPLICATION NO.:

APPLICATION NO.: T150548

APPLICANT: Chad Shooter

LAND: L112 LP122845 ; 2 Robin Court Pakenham

PROPOSAL: Subdivision of land into two (2) lots

PLANNING CONTROLS: General Residential Zone
Development Contributions Plan Overlay Schedule 1

NOTIFICATION & OBJECTIONS: The application has been advertised pursuant to Section 52 of the Planning and Environment Act 1987, by sending notices to the owners and occupiers of adjoining land. Council has received five (5) objections to date.

KEY PLANNING CONSIDERATIONS: Consistency with the neighbourhood character

RECOMMENDATION: Approval subject to conditions

BACKGROUND:

There is no relevant planning permit history for the site.

SUBJECT SITE

The site is located on the north side of 2 Robin Court Pakenham.

A crossover is located on the southern alignment of the site and the site is not affected by any easements.

The site currently contains an existing dwelling and an outbuilding.

The topography of the land slopes gently from north to south

The main characteristics of the surrounding area are:

North/East/West	The adjacent sites to the northern, eastern and western side have been developed for residential purposes and each of the properties contain a dwelling and associated outbuildings
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South	Access Road (Robin Court)
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PROPOSAL

The application proposes to subdivide the subject site into two (2) allotments.

The subject site is approximately 981 square metres in size and will be subdivided into two allotments that are 438 square metres and 551 square metres in size. The proposed Lot 1 will contain the existing dwelling and the proposed Lot 2 will be created as a battle axe block.

Access to the proposed Lot 2 will be provided via extended existing driveway from Robin Court. An easement along the northern boundary and a small portion of the eastern boundary of the proposed Lot 2 has been created (E-1) for drainage and sewerage purposes in favour of both Lot 1 and Lot 2.

PLANNING SCHEME PROVISIONS

State Planning Policy Framework (SPPF)

The relevant clauses of the SPPF are:

- Clause 16.01-2 Location of residential development
- Clause 16.01-4 Housing diversity
- Clause 16.01-5 Housing affordability

Local Planning Policy Framework (LPPF)

The relevant clauses of the LPPF are:

- Clause 21.03-1 Housing

Relevant Particular/ General Provisions and relevant incorporated or reference documents

The relevant provisions/ documents are:

- Clause 56 Residential Subdivision
- Clause 65 Decision Guidelines

Zone

The land is subject to the General Residential Zone

Overlays

The land is subject to the following overlays:

- Development Contributions Plan Overlay Schedule 1

PLANNING PERMIT TRIGGERS

The proposal for subdivision of land into two (2) lots requires a planning permit under the following clauses of the Cardinia Planning Scheme:

- Pursuant to Clause 32.08-2 a planning permit is required to subdivide land.

PUBLIC NOTIFICATION

The application has been advertised pursuant to Section 52 of the Planning and Environment Act 1987, by:

- Sending notices to the owners and occupiers of adjoining land
- Placing a signs on site

The notification has been carried out correctly, and Council has received five (5) objections to date.

The key issues that were raised in the objections are:

- The proposed subdivision is not consistent with the existing development pattern in Robin Court
- Increased traffic and its effects on young children playing on the street.

REFERRALS

There were no external referrals required for the application.

DISCUSSION

The application has been assessed against all relevant Clauses of the Cardinia Planning Scheme and determined to be appropriate for the site.

The subject site is located within an established residential area. Robin Court has approximately 11 properties which have been developed for residential purposes and contains a single dwelling on each allotment. The subdivision creates an opportunity for an infill development. The proposed Lot 1 has an existing single storey brick dwelling. The proposed Lot 2 is capable of containing a building envelope with a minimum width of 10 metres by 15 metres. Any future dwelling that will be built on the proposed lot will be required to be in compliance with the relevant building regulations in terms of setbacks, building heights and overlooking.

An easement has been created as part of this subdivision along the northern and small part of the eastern alignment of the site. The easement is created in favour of both the proposed lots for drainage and sewerage purposes. It has a width of 3 metres.

While it is acknowledged that no other lots in Robin Court have been further subdivided in the manner proposed, there are a number of examples of similar subdivisions occurring in the surrounding area. As such, the proposal is considered to be consistent with neighbourhood character. Furthermore, the General Residential Zone seeks to encourage development that respects the neighbourhood character, and provide opportunities for housing diversity, which this proposal creates.

Clause 56 Assessment

The proposal is consistent with the requirements of the Clause 56 of the Cardinia Planning Scheme. A detailed assessment against the clause 56 is attached with the report.

Public Open Space

A person who proposes to subdivide land must make a contribution to the Responsible Authority for public open space if the subdivision involves three or more lots. Clause 52.01 sets out exemptions for a public open space contribution which apply in this instance. Council officers are satisfied that the proposed lots are unlikely to be further subdivided and as such a public open space contribution is not required.

Objector's concerns

- **Potential for the area to be converted to high density area**
The objectors are concerned that the re-subdivisions of the existing allotments into smaller size blocks would change the existing development pattern of single dwelling per lot with larger block sizes. The General Residential Zone does not specify a minimum subdivision lot. The proposed subdivision only creates two lots and they are between 400-500 square metres in size. These block sizes are similar to the lot sizes that are being created within the new estates across the shire. Therefore, it is Council officer's view that the proposed lot sizes are consistent with requirements of the zone. In addition to that, the proposed subdivision is consistent with the urban consolidation policies within the Cardinia Planning Scheme which encourage infill developments within the established residential areas.
- **Increase of traffic, noise and street parking**
The proposal is for a subdivision and does not contain a development component. However, it is not expected that an increase in one dwelling would increase traffic within Robin Court to unacceptable levels.

Any future dwelling within the proposed Lot 2 will have to provide onsite car parking depending on the number of bedrooms in accordance with the building regulations. Therefore, it is not expected that the future dwelling will attract any significant on street parking.

- **Loss of privacy and overlooking**
As mentioned above, this application does not contain a development component however, it is considered that the any future dwelling that will be built on the proposed Lot 2 will have to meet the relevant building regulations including the building height, setback from the boundaries in comparison to the building height and any overlooking issues. Therefore, it is unlikely that the subdivision would create the above mentioned issues.
- **Devaluation of property**
It has been established in VCAT that devaluation of properties is not a planning consideration.

CONCLUSION

As discussed above, the proposed subdivision is considered to be consistent with the requirements of the Cardinia Planning Scheme and therefore should be approved with conditions listed below.

CONDITIONS

1. Before the plan of subdivision is certified, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the plans submitted with the application but modified to show:
 - a) Access points for both lot 1 and 2
2. The layout of the subdivision, and access as shown on the endorsed plans, may not be altered or modified without the prior written consent of the Responsible Authority.
3. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities, electricity, gas and telecommunication services to each lot shown on the approved plan in accordance with the authority's requirements and relevant legislation at the time.
4. All existing and proposed easements and sites for existing or required utility services and roads on the land must be set aside in the plan of subdivision submitted for certification in favour of the relevant authority for which the easement or site is to be created.
5. The plan of subdivision submitted for certification under the Subdivision Act 1988 must be referred to the relevant authority in accordance with Section 8 of that Act
6. Before the statement of compliance is issued:
 - a) A cash contribution to the satisfaction of the Responsible Authority must be provided for the provision or augmentation of public infrastructure in accordance with the relevant approved Development Contribution Plan.
 - b) All existing structures must be removed from the proposed Lot 2
7. Before the issue of a Statement of Compliance for any stage of the subdivision under the Subdivision Act 1988, the owner of the land must enter into an agreement with:
 - a) a telecommunications network or service provider for the provision of telecommunication services to each lot shown on the endorsed plan in accordance with the provider's requirements and relevant legislation at the time; and
 - b) a suitably qualified person for the provision of fibre ready telecommunication facilities
 - c) to each lot shown on the endorsed plan in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.
8. Before the issue of a Statement of Compliance for any stage of the subdivision under the Subdivision Act 1988, the owner of the land must provide written confirmation from:
 - a) a telecommunications network or service provider that all lots are connected to or are ready for connection to telecommunications services in accordance with the provider's requirements and relevant legislation at the time; and

- b) a suitably qualified person that fibre ready telecommunication facilities have been provided in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.

Expiry of permit:

In accordance with Section 68 of the Planning and Environment Act 1987, this permit will expire if one of the following circumstances applies:

- a) The subdivision is not commenced within two (2) years of the date of this permit; or
- b) The subdivision is not completed within five (5) years of the date of commencement of the subdivision.

The Responsible Authority may extend the periods referred to if a request is made in writing in accordance with Section 69 of the Planning and Environment Act 1987.

Footnotes:

The starting of the subdivision is regarded by Section 68(3A) of the Planning and Environment Act 1987 as the certification of a plan, and completion is regarded as the registration of the plan.

Clause 56 Assessment – 2 lot subdivision

Application No: T150361

Address: 3/38 Lakeside Boulevard Pakenham

Standards of Clause 56 of the Cardinia Planning Scheme Subdivisions.	Comments
<p>CLAUSE 56.03-5 - STANDARD C6: Neighbourhood character objective To design subdivisions that respond to neighbourhood character.</p> <p>Standard C6 Subdivision should:</p> <ul style="list-style-type: none"> • Respect the existing neighbourhood character or achieve a preferred neighbourhood character consistent with any relevant neighbourhood character objective, policy or statement set out in this scheme. • Respond to and integrate with the surrounding urban environment. • Protect significant vegetation and site features. 	<p>Complies</p> <p><i>The subject land is within a residential area which has a diverse range of lot sizes. Therefore, the proposed two lots are considered consistent with the various lot sizes and the neighbourhood character of the area.</i></p>
<p>CLAUSE 56.04-2 - STANDARD C8: Lot area and building envelopes objective To provide lots with areas and dimensions that enable the appropriate siting and construction of a dwelling, solar access, private open space, vehicle access and parking, water management, easements and the retention of significant vegetation and site features.</p> <p>Standard C8 An application to subdivide land that creates lots of less than 300 square metres should be accompanied by information that shows:</p> <ul style="list-style-type: none"> • That the lots are consistent or contain building envelope that is consistent with a development approved under this scheme, or • That a dwelling may be constructed on each lot in accordance with the requirements of this scheme. <p>Lots of between 300 square metres and 500 square metres should:</p> <ul style="list-style-type: none"> • Contain a building envelope that is consistent with a development of the lot 	<p>Complies</p> <p><i>The proposed Lot 1 contains an existing dwelling and the proposed Lot 2 is capable of accommodating a building envelope of at least 15*10 metres.</i></p>

Standards of Clause 56 of the Cardinia Planning Scheme Subdivisions.	Comments
<p>approved under this scheme, or</p> <ul style="list-style-type: none"> If no development of the lot has been approved under this scheme, contain a building envelope and be able to contain a rectangle measuring 10 metres by 15 metres, or 9 metres by 15 metres if a boundary wall is nominated as part of the building envelope. <p>If lots of between 300 square metres and 500 square metres are proposed to contain dwellings that are built to the boundary, the long axis of the lots should be within 30 degrees east and 20 degrees west of north unless there are significant physical constraints that make this difficult to achieve.</p> <p>Lots greater than 500 square metres should be able to contain a rectangle measuring 10 metres by 15 metres, and may contain a building envelope. A building envelope may specify or incorporate any relevant siting and design requirement. Any requirement should meet the relevant standards of Clause 54, unless:</p> <ul style="list-style-type: none"> The objectives of the relevant standards are met, and The building envelope is shown as a restriction on a plan of subdivision registered under the Subdivision Act 1988, or is specified as a covenant in an agreement under Section 173 of the Act. <p>Where a lot with a building envelope adjoins a lot that is not on the same plan of subdivision or is not subject to the same agreement relating to the relevant building envelope:</p> <ul style="list-style-type: none"> The building envelope must meet Standards A10 and A11 of Clause 54 in relation to the adjoining lot, and The building envelope must not regulate siting matters covered by Standards A12 to A15 (inclusive) of Clause 54 in relation to the adjoining lot. This should be specified in the relevant plan of subdivision or agreement. <p>Lot dimensions and building envelopes should protect:</p> <ul style="list-style-type: none"> Solar access for future dwellings and support the siting and design of dwellings that achieve the energy rating requirements of the Building Regulations. Existing or proposed easements on lots. 	

Standards of Clause 56 of the Cardinia Planning Scheme Subdivisions.	Comments
<ul style="list-style-type: none"> Significant vegetation and site features. 	
<p>CLAUSE 56.04-3 - STANDARD C9: Solar orientation of lots objective To provide good solar orientation of lots and solar access for future dwellings.</p> <p>Standard C9 Unless the site is constrained by topography or other site conditions, at least 70 percent of lots should have appropriate solar orientation. Lots have appropriate solar orientation when:</p> <ul style="list-style-type: none"> The long axis of lots are within the range north 20 degrees west to north 30 degrees east, or east 20 degrees north to east 30 degrees south. Lots between 300 square metres and 500 square metres are proposed to contain dwellings that are built to the boundary, the long axis of the lots should be within 30 degrees east and 20 degrees west of north. Dimensions of lots are adequate to protect solar access to the lot, taking into account likely dwelling size and the relationship of each lot to the street. 	<p><i>Complies</i></p> <p><i>Both the lots have sufficient solar orientation.</i></p>
<p>CLAUSE 56.04-5 - STANDARD C11: Common area objectives To identify common areas and the purpose for which the area is commonly held. To ensure the provision of common area is appropriate and that necessary management arrangements are in place. To maintain direct public access throughout the neighbourhood street network.</p> <p>Standard C11 An application to subdivide land that creates common land must be accompanied by a plan and a report identifying:</p> <ul style="list-style-type: none"> The common area to be owned by the body corporate, including any streets and open space. The reasons why the area should be commonly held. Lots participating in the body corporate. The proposed management arrangements including maintenance standards for streets and open spaces to be commonly held. 	<p><i>Complies</i></p> <p><i>No common areas proposed.</i></p>
<p>CLAUSE 56.06-8 - STANDARD C21: Lot access objective To provide for safe vehicle access between roads and lots.</p> <p>Standard C21 Vehicle access to lots abutting arterial roads should be provided from service roads, side</p>	<p><i>Complies</i></p> <p><i>None of the lots abuts an arterial road</i></p>

Standards of Clause 56 of the Cardinia Planning Scheme Subdivisions.	Comments
<p>or rear access lanes, access places or access streets where appropriate and in accordance with the access management requirements of the relevant roads authority. Vehicle access to lots of 300 square metres or less in area and lots with a frontage of 7.5 metres or less should be provided via rear or side access lanes, places or streets. The design and construction of a crossover should meet the requirements of the relevant road authority.</p> <p>Table C1 Design of roads and neighbourhood streets</p> <p>Access Lane A side or rear lane principally providing access to parking on lots with another street frontage.</p> <ul style="list-style-type: none"> ○ Traffic volume: 300vpd ○ Target speed: 10kph ○ Carriageway width³ & parking provision within street reservation: 5.5m wide with no parking spaces to be provided; Appropriately signed. ○ Verge width: No verge required. ○ Kerbing ○ Footpath provision: None, Carriageway designed as a shared zone and appropriately signed. ○ Cycle path provision: None <p>Access Place A minor street providing local residential access with shared traffic, pedestrian and recreation use, but with pedestrian priority.</p> <ul style="list-style-type: none"> ○ Traffic volume: 300vpd to 1000vpd ○ Target speed: 15kph ○ Carriageway width³ & parking provision within street reservation: 5.5m wide with 1 hard standing verge parking space per 2 lots or 5.5m wide with parking on carriageway - one side; Appropriately signed. ○ Verge width: 7.5m minimum total width. For services provide a minimum of 3.5m on one side and a minimum of 2.5m on the other. ○ Kerbing: Semi-mountable rollover or flush and swale or other water sensitive urban design treatment area. ○ Footpath provision: Not required if serving 5 dwellings or less and the carriageway is designed as a shared zone and appropriately signed or 1.5m wide footpath 	

Standards of Clause 56 of the Cardinia Planning Scheme Subdivisions.	Comments
<p>offset a minimum distance of 1m from the kerb.</p> <ul style="list-style-type: none"> ○ Cycle path provision: None <p>Access Street - Level 1 A street providing local residential access where traffic is subservient, speed and volume are low and pedestrian and bicycle movements are facilitated.</p> <ul style="list-style-type: none"> ○ Traffic volume: 1000vpd to 2000vpd ○ Target speed: 30kph ○ Carriageway width³ & parking provision within street reservation: 5.5m wide with 1 hard standing verge parking space per 2 lots. ○ Verge width: 4m minimum each side ○ Kerbing⁵ Semi-mountable rollover or flush and swale or other water sensitive urban design treatment area. ○ Footpath provision: 1.5m wide footpaths on both sides. Footpaths should be widened to 2.0m in vicinity of a school, shop or other activity centre. Be offset a minimum distance of 1m from the kerb. ○ Cycle path provision: Carriageway designed as a shared zone and appropriately signed. <p>Access Street - Level 2 A street providing local residential access where traffic is subservient, speed and volume are low and pedestrian and bicycle movements are facilitated.</p> <ul style="list-style-type: none"> ○ Traffic volume: 2000vpd to 3000vpd ○ Target speed: 40kph ○ Carriageway width³ & parking provision within street reservation: 7m-7.5m⁷ wide with parking on both sides of carriageway ○ Verge width: 4.5m minimum each side ○ Kerbing⁵ Semi-mountable rollover or flush and swale or other water sensitive urban design treatment area. ○ Footpath provision: 1.5m wide footpaths on both sides. Footpaths should be widened to 2.0m in vicinity of a school, shop or other activity centre. Be offset a minimum distance of 1m from the kerb. ○ Cycle path provision: Carriageway designed as a shared zone and appropriately signed. <p>Connector Street - Level 1</p>	

Standards of Clause 56 of the Cardinia Planning Scheme Subdivisions.	Comments
<p>A street that carries higher volumes of traffic. It connects access places and access streets through and between neighbourhoods.</p> <ul style="list-style-type: none"> ○ Traffic volume: 3000vpd ○ Target speed: 50kph⁸ reduced to 40kph at schools and 20kph at pedestrian and cycle crossing points. ○ Carriageway width³ & parking provision within street reservation: 6m-6.5m wide with indented parking on both sides on a bus route, or 7m-7.5m wide with indented parking on one side and kerbside parking opposite on a bus route, or 7.2m-7.5m wide with parking on both sides of carriageway. ○ Verge width: 4.5m minimum each side with adequate road reserve width for widening for future bus route if required. ○ Kerbing: Layback or flush and swale or other water sensitive urban design treatment area. ○ Footpath & cycle path provision: 2.5m wide shared path on each side or 1.5m wide footpath on each side and 1-1.5m cycle lane marked on carriageway on each side. <p>Connector Street - Level 2</p> <p>A street that carries higher volumes of traffic. It connects access places and access streets through and between neighbourhoods.</p> <ul style="list-style-type: none"> ○ Traffic volume: 3000vpd to 7000vpd ○ Target speed: 60kph⁹ ○ Carriageway width³ & parking provision within street reservation: 2 x 5.5m wide carriageways with central median. Parallel parking should be provided in locations that allow cars to exit in a forward direction or 7.2m-7.5m wide carriageway with indented parking on both sides and turning lanes at intersections with other Level 2 connector Streets and Arterial Roads. Bus bays to be indented. ○ Verge width⁴ 6m minimum each side (plus central median). ○ Kerbing⁵ Layback or flush and swale or other water sensitive urban design treatment area. ○ Footpath & cycle path provision: 2.5m wide shared path on each side Or 1.5m wide footpath on each side and 1-1.5m cycle lane marked on carriageway on each side appropriately signed. 	

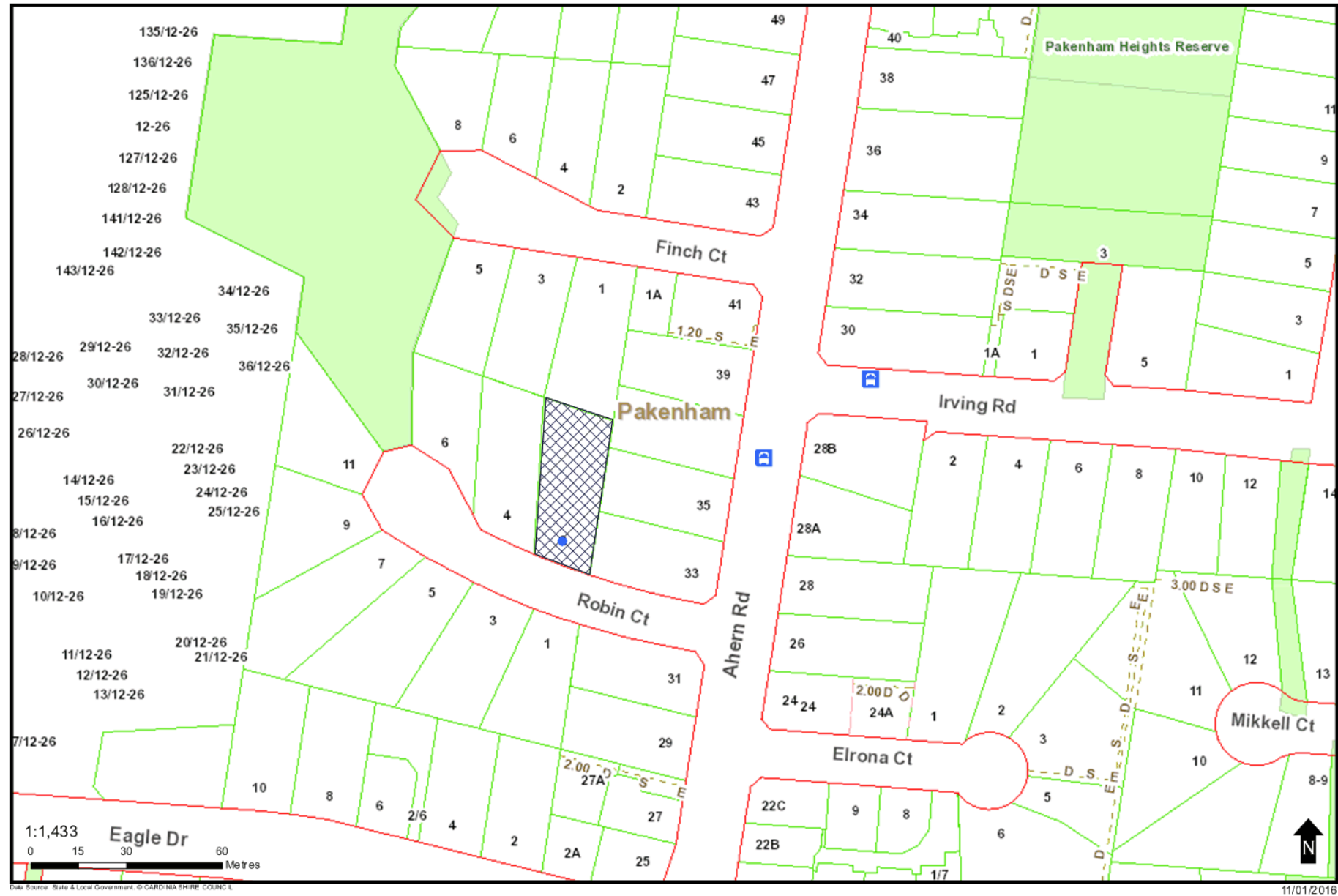
Standards of Clause 56 of the Cardinia Planning Scheme Subdivisions.	Comments
Arterial Road <ul style="list-style-type: none"> ○ Traffic volume: Greater than 7000vpd ○ Target speed: Arterial road design as required by the relevant roads authority. ○ Carriageway width³ & parking provision within street reservation: Arterial road design as required by the relevant roads authority. ○ Verge width⁴ Arterial road design as required by the relevant roads authority. ○ Kerbing⁵ Arterial road design as required by the relevant roads authority. ○ Footpath & cycle path provision: 2.5m wide shared path on each side or as otherwise required by the relevant roads authority. 	
CLAUSE 56.07-1 - STANDARD C22: Drinking water supply objectives To reduce the use of drinking water. To provide an adequate, cost-effective supply of drinking water. Standard C22 The supply of drinking water must be: <ul style="list-style-type: none"> • Designed and constructed in accordance with the requirements and to the satisfaction of the relevant water authority. • Provided to the boundary of all lots in the subdivision to the satisfaction of the relevant water authority. 	Complies Both lots will be connected to reticulated water supply to the satisfaction of the relevant authority.
CLAUSE 56.07-2 - STANDARD C23: Reused and recycled water objective To provide for the substitution of drinking water for non-drinking purposes with reused and recycled water. Standard C23 Reused and recycled water supply systems must be: <ul style="list-style-type: none"> • Designed, constructed and managed in accordance with the requirements and to the satisfaction of the relevant water authority, Environment Protection Authority and Department of Human Services. • Provided to the boundary of all lots in the subdivision where required by the relevant water authority. 	Complies No methods are proposed at this stage.
CLAUSE 56.07-3 - STANDARD C24: Waste water management objective To provide a waste water system that is adequate for the maintenance of public health and the management of effluent in an environmentally friendly manner. Standard C24	Complies The subject site is connected to reticulated sewerage system and the


Standards of Clause 56 of the Cardinia Planning Scheme Subdivisions.	Comments
<p>Waste water systems must be:</p> <ul style="list-style-type: none"> Designed, constructed and managed in accordance with the requirements and to the satisfaction of the relevant water authority and the Environment Protection Authority. Consistent with any relevant approved domestic waste water management plan. <p>Reticulated waste water systems must be provided to the boundary of all lots in the subdivision where required by the relevant water authority.</p>	<p>proposed Lot 2 will also be connected to the satisfaction of the relevant authority. Conditions are placed on the permit with regards to this clause.</p>
<p>CLAUSE 56.07-4 - STANDARD C25: Urban run-off management objectives</p> <p>To minimise damage to properties and inconvenience to residents from urban run-off.</p> <p>To ensure that the street operates adequately during major storm events and provides for public safety.</p> <p>To minimise increases in stormwater run-off and protect the environmental values and physical characteristics of receiving waters from degradation by urban run-off.</p> <p>Standard C25</p> <p>The urban stormwater management system must be:</p> <ul style="list-style-type: none"> Designed and managed in accordance with the requirements and to the satisfaction of the relevant drainage authority. Designed and managed in accordance with the requirements and to the satisfaction of the water authority where reuse of urban run-off is proposed. 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) as amended. Designed to ensure that flows downstream of the subdivision site are restricted to predevelopment levels unless increased flows are approved by the relevant drainage authority and there are no detrimental downstream impacts. <p>The stormwater management system should be integrated with the overall development plan including the street and public open space networks and landscape design. For all storm events up to and including the 20% Average Exceedence Probability (AEP) standard:</p> <ul style="list-style-type: none"> Stormwater flows should be contained within the drainage system to the 	<p>Complies</p> <p>Stormwater will be managed to the satisfaction of the responsible authority. Conditions are placed on the permit with regards to this clause.</p>

Standards of Clause 56 of the Cardinia Planning Scheme Subdivisions.	Comments
<p>requirements of the relevant authority.</p> <ul style="list-style-type: none"> • Ponding on roads should not occur for longer than 1 hour after the cessation of rainfall. <p>For storm events greater than 20% AEP and up to and including 1% AEP standard:</p> <ul style="list-style-type: none"> • Provision must be made for the safe and effective passage of stormwater flows. • All new lots should be free from inundation or to a lesser standard of flood protection where agreed by the relevant floodplain management authority. • Ensure that streets, footpaths and cycle paths that are subject to flooding meet the safety criteria $V_{ave} < 0.35 \text{ m}^2/\text{s}$ (where, d_a = average depth in metres and V_{ave} = average velocity in metres per second). <p>The design of the local drainage network should:</p> <ul style="list-style-type: none"> • Ensure run-off is retarded to a standard required by the responsible drainage authority. • Ensure every lot is provided with drainage to a standard acceptable to the relevant drainage authority. Wherever possible, run-off should be directed to the front of the lot and discharged into the street drainage system or legal point of discharge. • Ensure that inlet and outlet structures take into account the effects of obstructions and debris build up. Any surcharge drainage pit should discharge into an overland flow in a safe and predetermined manner. • Include water sensitive urban design features to manage run-off in streets and public open space. Where such features are provided, an application must describe maintenance responsibilities, requirements and costs. <p>Any flood mitigation works must be designed and constructed in accordance with the requirements of the relevant floodplain management authority.</p>	
<p>CLAUSE 56.08-1 - STANDARD C26: Site management objectives</p> <p>To protect drainage infrastructure and receiving waters from sedimentation and contamination.</p> <p>To protect the site and surrounding area from environmental degradation or nuisance</p>	<p>Complies</p> <p>There will be no major construction works involved with the subdivision.</p>

Standards of Clause 56 of the Cardinia Planning Scheme Subdivisions.	Comments
<p>prior to and during construction of subdivision works. To encourage the re-use of materials from the site and recycled materials in the construction of subdivisions where practicable.</p> <p>Standard C26 A subdivision application must describe how the site will be managed prior to and during the construction period and may set out requirements for managing:</p> <ul style="list-style-type: none"> • Erosion and sediment. • Dust. • Run-off. • Litter, concrete and other construction wastes. • Chemical contamination. • Vegetation and natural features planned for retention. <p>Recycled material should be used for the construction of streets, shared paths and other infrastructure where practicable.</p>	
<p>CLAUSE 56.09-1 - STANDARD C27: Shared trenching objectives To maximise the opportunities for shared trenching. To minimise constraints on landscaping within street reserves.</p> <p>Standard C27 Reticulated services for water, gas, electricity and telecommunications should be provided in shared trenching to minimise construction costs and land allocation for underground services.</p>	<p>Complies</p> <p>No shared trenching is proposed.</p>
<p>CLAUSE 56.09-2 - STANDARD C28: Electricity, telecommunications and gas objectives To provide public utilities to each lot in a timely, efficient and cost effective manner. To reduce greenhouse gas emissions by supporting generation and use of electricity from renewable sources.</p> <p>Standard C28 The electricity supply system must be designed in accordance with the requirements of the relevant electricity supply agency and be provided to the boundary of all lots in the subdivision to the satisfaction of the relevant electricity authority. Arrangements that support the generation or use of renewable energy at a lot or neighbourhood level are encouraged. The telecommunication system must be designed in accordance with the</p>	<p>Complies</p> <p>These services will be provided to the satisfaction of the relevant authority. Conditions will also be placed on the permit with regards to this clause.</p>

Standards of Clause 56 of the Cardinia Planning Scheme Subdivisions.	Comments
<p>requirements of the relevant telecommunications servicing agency and should be consistent with any approved strategy, policy or plan for the provision of advanced telecommunications infrastructure, including fibre optic technology. The telecommunications system must be provided to the boundary of all lots in the subdivision to the satisfaction of the relevant telecommunications servicing authority.</p> <p>Where available, the reticulated gas supply system must be designed in accordance with the requirements of the relevant gas supply agency and be provided to the boundary of all lots in the subdivision to the satisfaction of the relevant gas supply agency.</p>	



PLAN OF SUBDIVISION		EDITION 1	PS 702114 W	
LOCATION OF LAND PARISH: Nar Nar Goon TOWNSHIP: SECTION: CROWN ALLOTMENT: CROWN PORTION: 9 (Pt) TITLE REFERENCE: Vol: 9240 Fol: 462 LAST PLAN REFERENCE: Lot 112 LP 122845 POSTAL ADDRESS: 2 Robin Court, Pakenham 3810 (at time of subdivision) MGA CO-ORDINATES: E: 366 980 ZONE: 55 (of approx centre of land in plan) N: 5 785 590 GDA 94		Council Name: Cardinia Shire Council		
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON		This is a Spear Plan <u>Other Purpose of Plan</u> Creation of Restriction see sheet 3.	
Nil	Nil			
NOTATIONS				
DEPTH LIMITATION: DOES NOT APPLY				
SURVEY: This plan is based on survey. STAGING: This is not a staged subdivision. Planning Permit No. This survey has been connected to permanent marks No(s). In Proclaimed Survey Area No. --				
EASEMENT INFORMATION				
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				
Easements and rights implied by Section 12(2) of the Subdivision Act 1988 apply to all of the land in this plan.				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	Drainage & Sewerage	See Plan	LP 122845	All Lots on LP 122845
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