

## 6.1.3 Development of the Land for Three (3) Dwellings at 44 Gardner Street, Koo Wee Rup

**File Reference:** T190541  
**Responsible GM:** Peter Benazic  
**Author:** Dean Haeusler

### Recommendation(s)

That Council issue a Notice of Decision to Grant Planning Permit T190541 for development of land for three (3) dwellings at 44 Gardner Street, Koo Wee Rup VIC 3981 subject to the conditions attached to this report.

### Attachments

1. Development Plans [6.1.3.1 - 10 pages]
2. CONFIDENTIAL - Copy of Objections - Circulated to Councillors only [6.1.3.2 - 7 pages]

### Executive Summary

<b>APPLICATION NO.:</b>	T190541
<b>APPLICANT:</b>	Mr Daniel Cardamone
<b>LAND:</b>	44 Gardner Street, Koo Wee Rup VIC 3981
<b>PROPOSAL:</b>	Development of land for three (3) dwellings
<b>PLANNING CONTROLS:</b>	Neighbourhood Residential Zone Schedule 1 Land Subject to Inundation Overlay
<b>COVERNANTS OR RESTRICTIONS</b>	Covenant 1926789 - Registered 6/09/1944 Prevents any quarrying operations including removal of soil, rock etc from the property except for the purpose of building foundations. The proposal does not contravene this restriction.
<b>NOTIFICATION &amp; OBJECTIONS:</b>	Public notice provided via letter to adjoining properties and signage to the road frontage.  Five (5) objections were received.
<b>KEY PLANNING CONSIDERATIONS:</b>	<ul style="list-style-type: none"> <li>Neighbourhood Character</li> <li>Inconsistent with Township Strategy</li> <li>Traffic impact and safety</li> <li>Loss of amenity/environmental impact through vegetation removal</li> </ul>
<b>RECOMMENDATION:</b>	Approval

## Background

There is no recent planning history for the site.

## Subject Site



The site is a rectangular shaped 1011 square metre lot located on the northern side of Gardner Street, approximately 150 metres north-east of the commercial strip of the Koo Wee Rup township.

A crossover is located on the south-west corner that provides access to a single detached dwelling and situated within the forefront of the allotment and garage extending deeper into the property.

The site is predominantly clear of vegetation apart from three trees north of the dwelling. A semi-mature street tree is also located centrally along the property frontage. The topography of the lot is flat with no easements burden the property.

The area can be described as an established residential area characterised by detached dwellings on ~1000 square metre allotments with generally deep setbacks and a mixture of brick veneer and weatherboard styles. Residential in-fill development is prevalent along the street with contemporary two and three unit development along the street.

The main characteristics of the surrounding area are:

- |  |
|--|
| ■ North-east   |
| ■ Unmade laneway; residential properties (predominantly detached dwellings). |
| ■ South-east   |

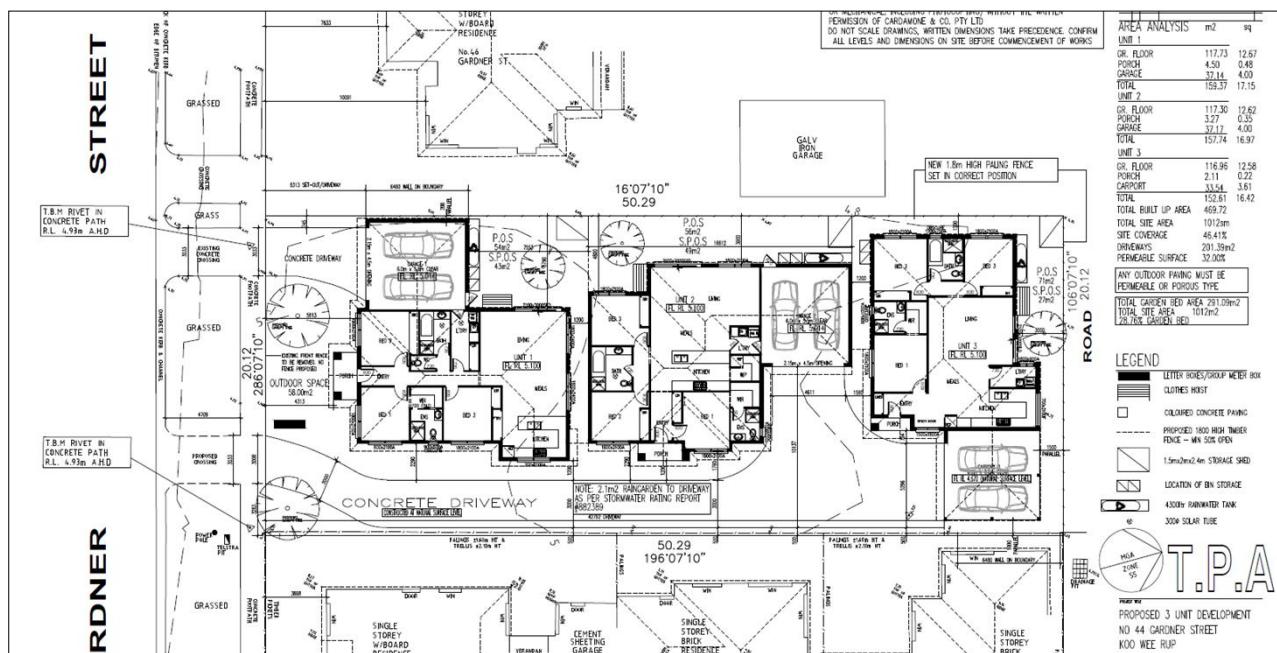
- 42 Gardner Street (three-unit development).
- **South-west**
- Gardner Street; a mixture of detached dwelling and unit development.
- **North-west**
- Detached dwelling and garage with cultivated garden to the rear.

## Relevance to Council Plan

Nil.

## Proposal

Approval is sought for the construction of three (3) dwellings at the above-mentioned address.



## Dwellings

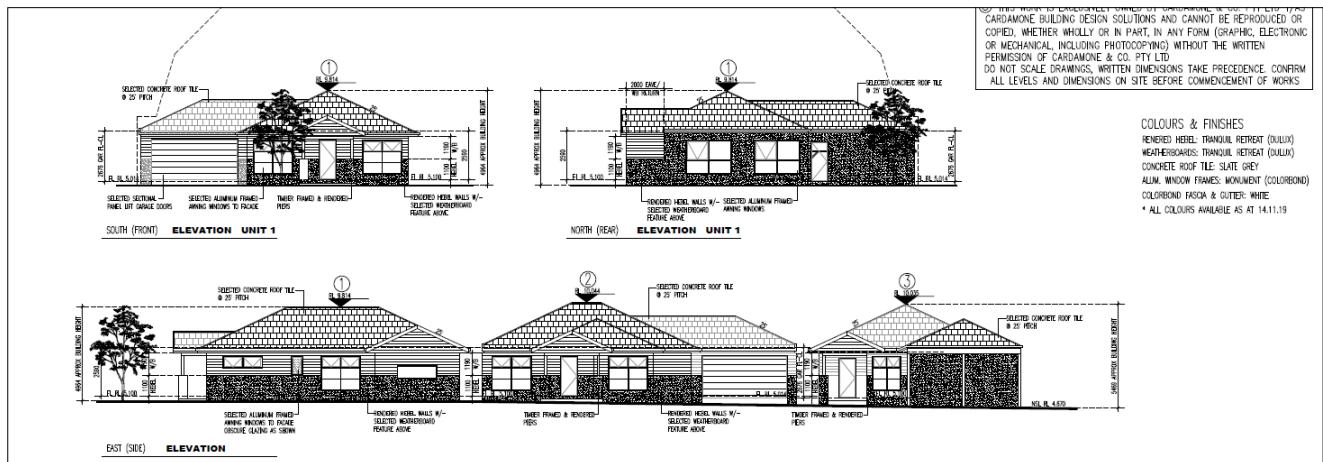
Each dwelling is to be a single storey contemporary design with a mixture of traditional and modern elements and materials. The dwellings will each comprise three bedrooms, an open kitchen and living area, two ensuites/bathrooms and a laundry. The exterior finish will feature a combination of rendered hebel walls along and weatherboard cladding above with pitched tiled roofs and eaves. The colours will include Tranquil Retreat Grey and Slate Grey tiling.

**Unit 1** will front Gardner street and utilise the existing single crossover to service a double garage incorporated with the dwelling. The dwelling will be setback a minimum 5.81 metres (4.31 metres to the porch) from frontage with a slightly recessed garage. There will be a 200mm setback from the north-western boundary and 4.7 metre setback from the south-eastern boundary. The Secluded Private Open Space will total 43 square metres in a generally square shape oriented north of the dwelling.

**Unit 2** is situated between the other dwellings and oriented south-eastwards. The dwelling will be setback 5.29 metres from this boundary with a recessed garage at 10.14 metres. Secluded Private Open Space (SPOS) and living areas are north-west facing with a total 49 square metre area SPOS.

**Unit 3** will be located at the deepest point of the property, 1 metre from the south-eastern boundary, a minimum 1.5 metres from the north-east boundary and 1 metre from the west. 27 square metres of Secluded Private Open space will be accommodated along the northern title boundary. The garage will be situated at the end on a secondary 3-metre wide driveway that services both dwelling 2 and 3. Unit 3 will have a maximum 5.47 metres above natural ground, the tallest of the three dwellings.

	Bedrooms	Car spaces	Secluded Private Open Space (sqm)	Private Open Space (sqm)
<b>Unit 1</b>	3	2	43	54
<b>Unit 2</b>	3	2	49	56
<b>Unit 3</b>	3	2	27	71



### Landscaping and garden area

The proposal retains 35% Garden Area with a mixture of open areas provided within the dwelling frontages, and strips along the driveway that allow for generous landscaping. No landscape plan has been submitted for assessment with the proposal.

Each dwelling will include relevant particulars such as a storage shed, clothes line and water tank.

There is no vegetation that has been identified for retention.

### Planning Scheme Provisions

#### Planning Policy Framework (PPF)

The relevant clauses of the PPF are:

- 11.01-1S Settlement
- 15.01-1S Urban Design;
- 15.01-2S Building Design;
- 15.01-5S Neighbourhood character;
- 15.02-1S Energy and resource efficiency;
- 16.01-1S Integrated housing;
- 16.01-2 Location of residential development; and
- 16.01-3S Housing diversity.

### Local Planning Policy Framework (LPPF)

The relevant clauses of the LPPF are:

- 21.03-1 Housing; and
- 21.06-1 Design and built form

### Relevant Particular/ General Provisions and relevant incorporated or reference documents

The relevant provisions/ documents are:

- Cardinia Shire's Liveability Plan 2017-2029;
- 52.06 Car Parking;
- 53.18 Stormwater Management
- 55 Two or More Dwellings on a Lot and Residential Buildings;
- 65 Decision Guidelines
- 66.03 Referral and notice provisions
- Koo Wee Rup township Strategy (2015)

### Cardinia Shire's Liveability Plan 2017-2029

This proposal has regard to Cardinia Shire's Liveability Plan 2017-2029, in particular:

- Improved safety through layout and design that allows for a strong address to the street and passive surveillance both within the development and to the streetscape.
- Reduce obesity by facilitating residential in-fill to an area of the township in close proximity to transport and amenities.

### Zone

The land is subject to the **Neighbourhood Residential Zone Schedule 1**

### Overlays

The land is subject to the Land subject to Inundation Overlay

### Planning Permit Triggers

The proposal for the development of the land for three (3) dwellings requires a planning permit under the following clauses of the Cardinia Planning Scheme:

- Pursuant to Clause 32.09-6 of the Neighbourhood Residential Zone a permit is required to construct two or more dwellings on a lot.
- Pursuant to Clause 44.04-2 of the Land Subject to Inundation Overlay a permit is required to construct or carry out works.

### 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 sign on site
- The statutory declaration was returned to Council 28 August 2020 and Council has received five (5) objections to date.

The key issues that were raised in the objections are:

- Traffic congestion and safety concerns;
- Advertising not carried out correctly (no signage placed on-site);
- Environmental Impact through loss of vegetation;
- Inconsistent with township strategy;
- Neighbourhood character.

■ A Section 57A amendment to the proposal was received 31st August 2020 to make minor alterations to the plans including the driveway alignment to unit 1 to ensure the development met could meet mandatory Garden Area requirements. Given the minor nature of these changes, re-advertising of the application was not deemed necessary.

## **Referrals**

### **Melbourne Water**

The application was referred to Melbourne Water as a statutory referral requirement under Section 55 of the Planning and Environment Act 1987. The authority had no objection to the proposal subject to conditions.

## **Discussion**

### **Planning Policy Framework**

A number of regional and local policies are relevant to this application, including Clause 15.01-2 (Building Design) and 15.01-5 (Neighbourhood character), which aim to encourage housing diversity, promote a high standard of design and achieve attractive, diverse, sustainable and liveable neighbourhoods.

Clause 21.03 (Settlement and Housing) of the local policy framework is also applicable to the assessment of this application and builds on the policies mentioned above. This policy presents a range of key issues and a list of objectives and strategies recommended to address them. This includes balancing diversity of housing choices in rural townships while ensuring consistency with the character and encouraging a diversity of housing that meet groups with specific requirements, needs and income levels.

The policy further identifies rural townships where Koo Wee Rup is classified as a large township. Issues identified under this provision including retaining and enhancing the rural character with strategies including providing for the sustainable development of townships in the municipality having regard for environmental and servicing constraints.

The proposal is considered consistent with these state and local policies and facilitate a level of moderate residential in-fill that is reflective of the emerging development pattern in the established areas of Koo Wee Rup. This area is well-serviced and in close proximity to the commercial centre of Rossiter Road, public transport and other amenities.

In retaining the single storey character and borrowing design cues from weatherboard dwellings that are common along Gardner Street, the development seeks to integrate with the established character of the neighbourhood. Although there is a prevailing character of mid to late 20<sup>th</sup> century detached dwellings and generous separation between buildings there is also a strong emerging pattern of two and three unit developments along Gardner and adjoining streets that highlight a transitional character. The proposal respects the character through a considered use of materials and traditional building elements while maintaining a comparatively deep street setback and generous open areas for landscaping.

Clauses 16.01-3 (Housing Diversity) and 16.01-2 (Location of residential development) are also relevant to this application. These policies aim to prevent inappropriate development and provide housing diversity close to jobs and services. More specifically, these clauses include strategies that seek to facilitate increased housing in the established areas and in areas with appropriate infrastructure and access to jobs and public transport and deliver a diverse mix of housing types.

The proposal is well-situated to enhance the opportunity of access to local services and amenities and provides a form of housing that allows for a range of needs and income types. The design ensures an efficient use of residential land with high levels of walkability and integration.

Clauses 11.06-6 (Sustainability and resilience), 15.02-1 (Energy and resource efficiency) and 21.02-8 (Resource conservation) are also applicable to this application. These clauses generally seek to create a more sustainable and resilient city by encouraging development to maximise efficient use of energy and minimise greenhouse gas emissions.

The proposal is also consistent with the sustainability and energy efficiency objectives of the Planning Scheme, as the proposal maximises northern orientation and the natural features of the site allowing generous areas for landscaping/permeability.

Overall, the proposed development positively responds to the relevant policies in supporting a restrained level of residential development within an established neighbourhood of Koo Wee Rup that benefits from a high level of access to amenities and services.

### Koo Wee Rup Township Strategy (2015)



The township strategy has been implemented to assist in providing strategic direction and guidelines for the growth of Koo Wee Rup township and is recognised as an incorporated document within the Cardinia Planning Scheme.

The subject site is identified within Residential Precinct 1 which is characterised as an established residential area with small to medium lot sizes and older buildings.

Preferred guidelines encourage the retention of 70% of lots over 700 square metres yet also encourage diversity of development styles and unit development in close proximity to the town centre.

Unit development applications are encouraged to moderate site coverage and provide generous private open space and ensure height respects the character of the area.

The proposal responds to the preferred character of this strategy through a considered building layout that provides generous landscaping opportunities, building separation and Private Open Space. The development proposes a contemporary design with some traditional features that integrate with the development of Gardners Street and maintain a single storey profile to maintain continuity through the street.

### Neighbourhood Residential Zone – Schedule 1

The Neighbourhood Residential Zone (NRZ) seeks to recognise areas of predominately single and double storey development and ensure development respects the identified character, heritage environmental and landscape characteristics.

The development is consistent with the purpose of this zone where the proposal and has been designed to integrate with a mixed development context. While the prevailing development pattern is characterised by mid to late 20<sup>th</sup> century detached dwellings, the proposal represents a shift in building typology along Gardners Street that is predominantly characterised by single storey unit developments.

The proposed development maintains a consistent building rhythm through height and frontage setbacks to ensure it respects the heritage of the street and does not dominate the streetscape. In doing so the proposal allows a greater level of housing diversity and options to a well-serviced area of Koo Wee Rup.

The development satisfies the requirement of Garden Area with 35% site area distributed throughout the property allowing sufficient landscaping opportunity.

A detailed assessment of how the proposal addresses the objectives and standards for multi-dwelling development can be found in the Clause 55 Assessment.

### **Land Subject to Inundation Overlay (LSIO)**

The LSIO seeks to identify land in a flood storage or flood fringe area affected by the 1 in 100 year flood or any other area determined by the floodplain management authority. To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, is compatible with the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity and to ensure that development maintains or improves river and wetland health, waterway protection and flood plain health.

Pursuant to Clause 44.04-2 a permit is required to construct or carry out works. The application was referred to the Floodplain Management Authority (Melbourne Water), who do not object to the proposal, subject to a range of conditions that include minimum floor levels, internal fence requirements and the conversion of the garage associated with dwelling 3 to an open-sided car port.

As part of the assessment against this overlay, the responsible authority must consider, as relevant:

*Whether the proposed use or development could be located on flood-free land or land with a lesser flood hazard outside this overlay.*

The entire property is situated within the overlay limiting alternative development options.

*The susceptibility of the development to flooding and flood damage.*

Appropriate conditions will be applied to any permit to ensure the development is designed to mitigate the likelihood and impact of any future flood event by constructed above the minimum floor level and allowing the free flow of water around the dwellings.

*The potential flood risk to life, health and safety associated with the development. Flood risk factors to consider include: - The frequency, duration, extent, depth and velocity of flooding of the site and accessway.*

By implementing the required conditions, the proposal will respond to the flood risks for the 1 in 100 year flood frequency. While this may not protect against all events it will ensure the dwellings and their occupants are sufficiently prepared.

### **Clause 52.06 – Car parking**

The purposes of Clause 52.06 include the need to ensure the provision of an appropriate number of car parking spaces having regard to the activities on the land and to ensure that car parking does not adversely affect the amenity of the locality

In accordance with the requirements of Clause 52.06-5, three-bedroom dwellings require provision of two car spaces each with one visitor space to be provided for every five dwellings. Each of the dwellings in the proposal provide an incorporated double garage attached to the dwelling, ensuring the proposal is consistent with statutory requirements.

Each access way is dimensioned to accord with the Design standards of a minimum 3 metre width while space is provided for units two and three to allow efficient manoeuvrability and accommodate forward exiting from the site.

#### **Clause 53.18 – Stormwater Management in Urban Development**

This provision seeks to ensure stormwater, including retention and reuse is managed to mitigate impacts of stormwater on the environment, property and public safety and to provide cooling, local habitat and amenity benefits.

Objectives to the provision are identified under 53.18-5 include a range of measures such as encouraging stormwater management that maximises the retention and reuse of stormwater and encouraging stormwater management that contributes to cooling, local habitat improvements and provision of attractive and enjoyable spaces.

The proposal includes a number of measures to address this provision such as the use of 2000 litre water tanks for each dwelling and the inclusion of a 2x1 metre raingarden accommodated within the common property driveway.

These measures are further assisted through the a design with a high amount of permeable area that is evenly distributed across the site.

Further measures to prevent the impact to stormwater infrastructure will be required per condition of a permit for a Stormwater Detention System.

#### **Clause 55 – Construction of two or more dwellings on a lot**

A summary of the assessment against the requirements of Clause 55 is shown below, where the proposal has demonstrated that it meets all relevant objectives.

##### Clause 55 Two or More Dwellings on a Lot and Residential Buildings

The proposed development is considered appropriate for the site and surrounds and complies with all the relevant objectives of Clause 55. A full assessment can be found as an attachment to this report and a summary of these measures can be found below:

##### Clause 55.02 Neighbourhood character and infrastructure:

It is considered that the proposed development generally accords with the emerging neighbourhood character. The proposal complements surrounding development and uses a design, layout and materials that integrate with the Gardner Street.

The development can be suitably accommodated into the infrastructure of the existing area and as such, all reticulated services will be available to the development.

The proposal provides a generous depth of frontage to provide a strong sense of address and safe/clear access to each dwelling. No front fencing is proposed to any dwelling.

**Clause 55.03 Site layout and building massing:**

The street setback at 5.81 metres is consistent with the average of the adjoining properties providing a transition between the adjacent unit development and detached dwelling abutting the subject site. This allows for generous landscaping and maintains a rhythm of development through the streetscape.

Building heights (maximum height of 5.22 metres), site coverage (46.41 per cent) and permeability are all within the required standards.

Energy efficiency, safety, access and parking location are all considered appropriate and also in accordance with the required standards.

**Clause 55.04 Amenity Impacts:**

The proposed development is expected to have a very limited impact on the amenity of existing dwellings as all dwellings are proposed to be single storey, avoiding impacts associated with overshadowing, overlooking and solar access.

Internal impacts such as views and noise impacts are also managed appropriately and in accordance with the relevant standards.

The garage wall to the western of unit 1 is situated along the property boundary but is of a length and average height that is consistent with the standards and well separated from the neighbouring dwelling to ensure there will be no material detriment to 42 Gardner Street.

**Clause 55.05 On Site Amenities and Facilities:**

The development has been designed to provide a sense of identity for each dwelling and adequate open space areas in accordance with the requirements of Clause 55. The proposal has been designed to ensure adequate provision of on-site amenities and facilities, including accessibility, daylight and solar access.

**Clause 55.06 Detailed Design:**

The design details of the proposed development are compatible with the character of the surrounding area.

A conventional yet contemporary residential standard of design is used to compliment with the surrounding area. It includes features such as eaves, front porches and weatherboard that draw on some of the more traditional aspects along the street.

Dwelling 1 includes private access while dwellings 2 and 3 are accessed through one common property access way. It is considered that all site services and facilities can be provided to the site, and this will take the form of conditions on any permit issued.

Storage requirements for each dwelling are satisfied.

**Objections**

*Inconsistent with character of the area*

While the subject site is situated in an established area of Koo Wee Rup, this area demonstrates a transitional character of a development pattern characterised by a two and three unit developments on former 1000 square metre allotments. However, the development ensures a level of integration with traditional character through its use of traditional building elements and a generous street setback that allows a modest transition to established dwellings while also retaining the single storey character that is most consistent along Gardner Street.

#### *Inconsistent with the township strategy*

The strategy highlights competing objectives including encouraging unit development in proximity to the town centre whilst also seeking to maintain 70% of allotments greater than 700 square metres in area. There is no data available to Council to confirm this objective is met however it is noted there is sufficient supply of large residential allotments to cater for mixed demand in housing. Additionally, although the strategy is an incorporated document in the Cardinia Planning Scheme, stronger strategic weight is given to state and local policies in providing greater housing diversity and housing options within well-serviced areas of our communities.

#### *Traffic congestion, parking and pedestrian safety*

The proposal complies with the car parking requirements of the scheme by providing two spaces for each of the dwellings while sufficient frontage is maintained to accommodate overflow or visitor parking. Access is designed to ensure units two and three can enter and exit the property in a forward direction, further minimising road safety risk.

While a greater density of dwellings will result in an increase of traffic through the surrounding road network, this is an anticipated consequence of infill development. Periodic fluctuations in traffic conditions are expected given the proximity to a primary school and not considered to be beyond the capacity of the network.

#### *Loss of vegetation*

Measures are taken to retain vegetation where possible, there are no planning controls that protect vegetation on the site and all vegetation is located centrally in the allotment within the development.

To assisting in improving the environmental qualities of the site and soften the built form a landscaping plan with a mixture of tree, shrub and ground cover planting will form a condition of issue to the satisfaction of Council.

#### *Advertising sign not posted on-site.*

Signage was required as part of the public notice process and a statutory declaration has been provided to confirm these obligations have been met. Due to the lockdown and challenges obtaining witnessed documents, that Statutory Planning Department are accepting declarations signed by the applicant only. It is further noted that letters have been provided to all adjoining properties in accordance with the Planning and Environment Act 1987.

#### **Clause 65 – Decision guidelines**

In addition to the consideration of the above clauses, the responsible authority must also consider:

##### *The orderly planning of the area.*

The proposal is uniform development consistent with the emerging pattern of the area.

The effect on the amenity of the area.

Amenity concerns are addressed through building scale and layout to ensure off-site amenity is protected. A single-storey built form that accommodates all parking on-site ensures impact will be offset by the net community benefits.

The proximity of the land to any public land.

There is no public land within proximity to the development.

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

The proposal is not expected to result in land degradation, salinity or water quality issues.

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

Passive and active stormwater solutions are to be employed to manage the impacts of stormwater including the use of Rain Gardens and a Stormwater Detention System.

The extent and character of native vegetation and the likelihood of its destruction.

Native vegetation is not protected by the planning controls on the property.

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

Flood hazard is a recognised risk to the area that is identified by low-lying land. The resulting development, through the inclusion of conditions will ensure on and off site impacts are minimised and the dwellings are designed to ensure a level of future proofing.

## **Conclusion**

It is recommended planning permit application T190541 for the development of the land for three dwellings is supported, subject to conditions.

## **Conditions**

1. Before the development starts, 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 and fully dimensioned. The plans must be generally in accordance with the development plans submitted with the application but modified to show:
  - a) Plans in accordance with condition 18
  - b) A Landscape Plan showing:
    - i. Details of surface finishes of pathways and driveways.
    - ii. A planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant.
    - iii. Landscaping and planting within all open areas of the subject land, including front setbacks to all units, rear private open space and the common property area to the rear of the units
    - iv. A selection of amenity trees (minimum two metres tall when planted) within the front setback of Gardner Street

All species selected must be to the satisfaction of the Responsible Authority and should be drought tolerant and proven hardy cultivars suitable to the local conditions. Plantings are not to impact site lines for vehicles or pedestrians.

2. The development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.
3. Once the development has started it must be continued and completed to the satisfaction of the Responsible Authority.

### **Engineering**

4. Before the development starts, drainage plans must be submitted to and approved by the Responsible Authority. The plans must show the provision of a stormwater detention system. The stormwater detention system will become the responsibility of the property owner or body corporate to maintain to the satisfaction of the Responsible Authority.

Note: As the development has an impervious ratio greater than 35%, the developer shall engage the services of a suitably experienced Engineer to design a stormwater detention system that will reduce the intensity of the storm water discharge entering Council's drainage system, i.e.: a detention system. The storm water detention system shall provide for the same five (5) year ARI peak discharge as that for a standard house lot with no storm water detention. A standard house lot is assumed to have a fraction impervious area of 35%. Calculations and a plan shall be submitted to Council for approval prior to construction. The storm water detention system must be constructed prior to the occupation of the proposed development.

5. Before the development is occupied, all proposed areas set aside on the approved plan/s for access, circulation and car parking must be constructed with concrete, asphalt or other approved hard surfacing material, drained and the parking areas delineated to the satisfaction of the Responsible Authority. Once constructed, these areas must be maintained to the satisfaction of the Responsible Authority.
6. Before the development is occupied a residential standard concrete vehicle crossing/s as shown on the approved plans must be constructed to the approval and satisfaction of the Responsible Authority.
7. Before the development is occupied any redundant existing vehicle crossing must be removed and the nature strip and kerb and channel reinstated at the cost of the owner and to the satisfaction of the Responsible Authority
8. Sediment control measures must be undertaken during construction to the satisfaction of the Responsible Authority to ensure that the development subject land is adequately managed in such a way that no mud, dirt, sand, soil, clay or stones are washed into or allowed to enter the stormwater drainage system
9. Stormwater must not be discharged from the subject land other than by means of an underground pipe drain discharged to an outlet in the street or to an underground pipe drain to the satisfaction of the Responsible Authority.
10. Stormwater works must be provided on the subject land so as to prevent overflows onto adjacent properties
11. Earthworks must be undertaken in a manner that minimises soil erosion. Exposed areas of soil must be stabilised to prevent soil erosion. The time for which soil remains exposed and unestablished must be minimised to the satisfaction of the Responsible Authority
12. The development must not be occupied until the following works have been completed to the satisfaction of the Responsible Authority:
  - a. The premises are connected to a reticulated water supply, sewerage, drainage and underground electricity to the requirements of the relevant servicing authority.
  - b. Power and telephone lines to all new dwellings must be placed underground from the main point of service supplied by the relevant authority outside the boundaries of the subject land.

- c. A bin storage area must be provided for each dwelling and must be located so as not to be detrimental to the visual amenity of the neighbourhood.
- d. A mail box must be provided to the satisfaction of the Responsible Authority and Australia Post.
- e. A clothesline must be provided for each dwelling and must be located so as not to be detrimental to the visual amenity of the neighbourhood.
- f. Lighting must be provided near the front entrance of each dwelling.
- g. The landscaping works shown on the endorsed plans must be carried out and completed.

### **Landscaping**

13. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the Responsible Authority and used for no other purpose. Any dead, diseased or damaged plants are to be replaced.

### **Car parking**

14. The dimensions and layout of the proposed access and parking areas must be in accordance with the requirements of Clause 52.06 of the Cardinia Planning Scheme.

### **Amenity**

15. All residential waste must be stored within the specified bin storage area for each dwelling. Garbage bins are to be placed on the street for collection in a tidy manner on the appropriate waste collection day for the area.

16. Any external lighting must be designed, baffled and located so as to not detrimentally affect the adjoining land to the satisfaction of the Responsible Authority.

17. All residential waste must be stored within the specified bin storage area for each dwelling. Garbage bins are to be placed on the street for collection in a tidy manner on the appropriate waste collection day for the area.

### **Melbourne Water**

18. Prior to the endorsement of plans, amended plans must be submitted to Council and Melbourne Water addressing Melbourne Water's conditions. Plans must be submitted with surface and floor levels to Australian Height Datum (AHD) and must be modified to show:

- a) Finished floor levels of Unit 3 set no lower than 5.1 metres to AHD.
- b) Garage 3 must be changed to a carport, constructed at natural surface level with no sides.

19. The dwellings must be constructed with finished floor levels set no lower than 5.1 metres to Australian Height Datum, which is 300mm above the applicable flood level of 4.8m to AHD.

20. The garages must be constructed with finished floor levels set no lower than the applicable flood level of 4.8m to AHD.

21. The carport at unit 3 must be constructed at natural surface level and remain open for the life of the structure. No doors are to be used on this structure.

22. Prior to the issue of an Occupancy Permit, a certified survey plan, showing finished floor levels (as constructed) reduced to the Australian Height Datum, must be submitted to Melbourne Water to demonstrate that the floor levels have been constructed in accordance with Melbourne Water's requirements.

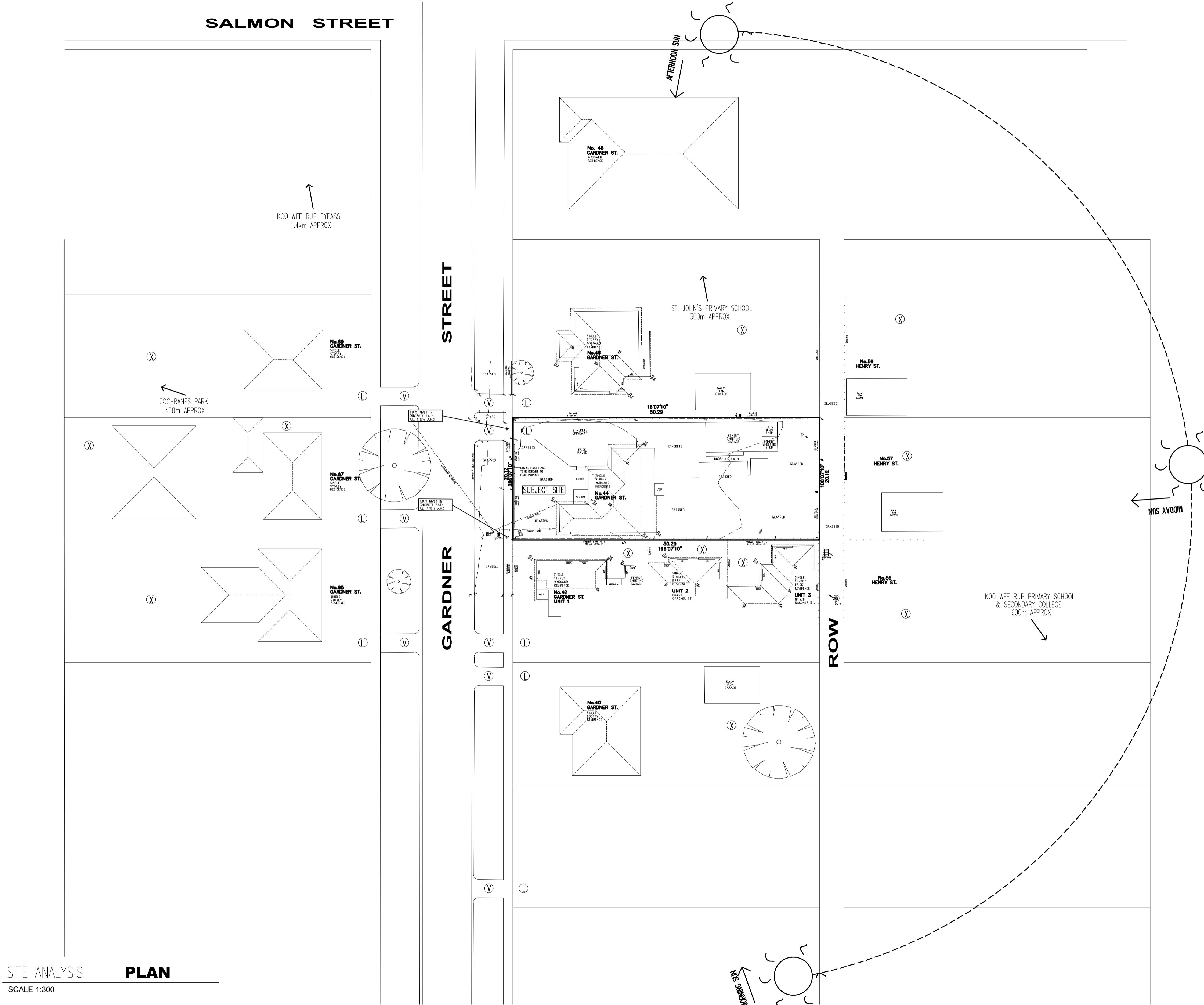
23. Imported fill must be kept to a minimum on the property and only be used for the sub floor areas of the dwellings, garages and driveway ramps
24. The concrete driveway must be constructed at natural surface level to allow for the passage of overland flows.
25. A minimum setback of 1.5m must be maintained from the northern property boundary to allow for the passage of overland flows.
26. Any new internal fence must be of an open style of construction (minimum 50% open) unless with the written consent of Melbourne Water, to allow for the passage of floodwaters/ overland flows.

**Notes:**

- A 'Vehicle Crossing Permit' must be obtained from Council prior to the commencement of any works associated with the proposed vehicle crossing.
- A Building Permit may be required for this development. To obtain a building permit you will need to contact a registered building surveyor.

**Melbourne Water**

- The property is located within zone 4 of the Koo Wee Rup Flood Protection District. Information available at Melbourne Water indicates that the above property is subject to flooding and the estimated 1% AEP flood level is 4.8m AHD for a storm event with a 1 % chance of occurrence in any one year.

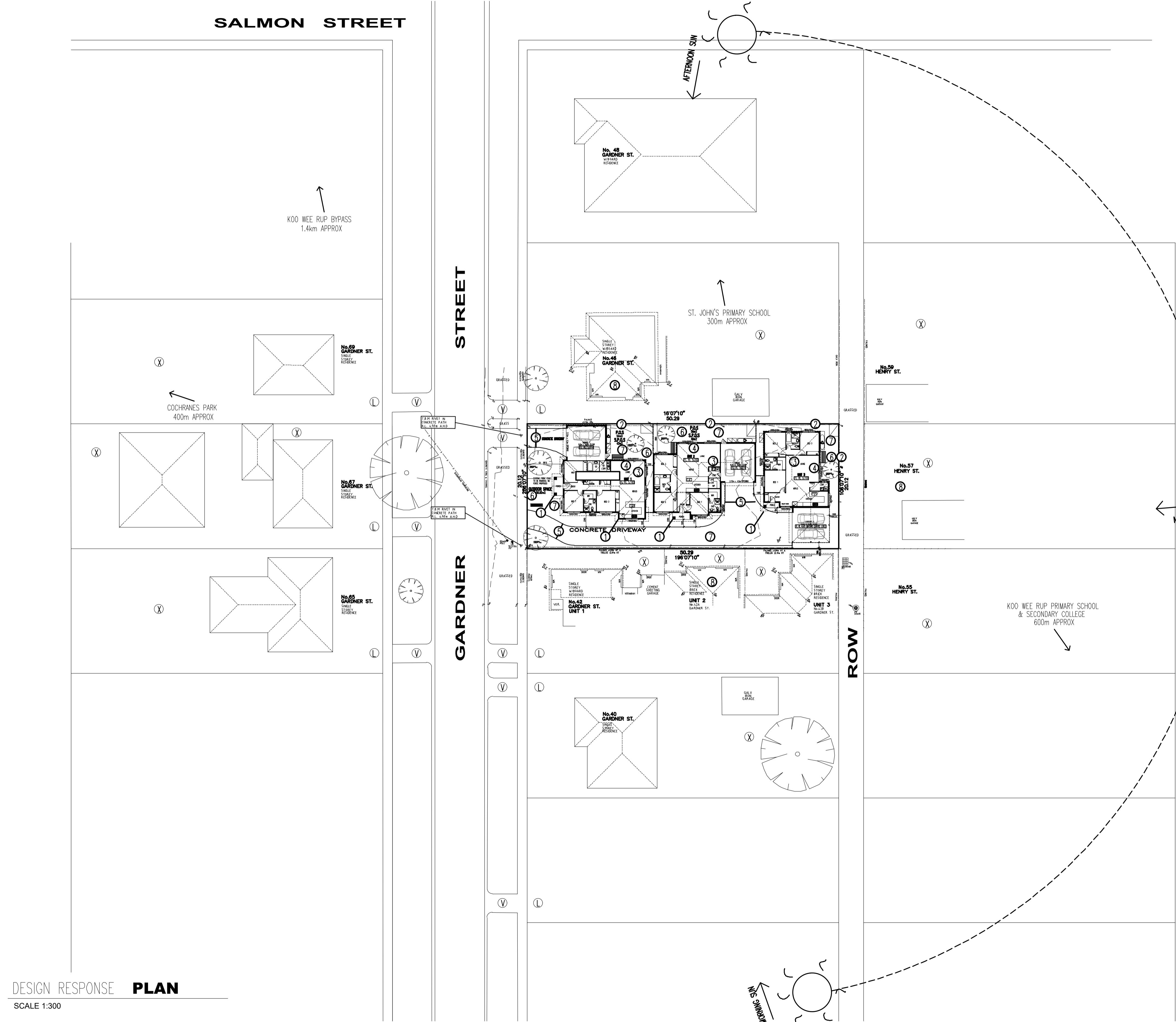
**SITE ANALYSIS PLAN**

DRAWN	DC	CAD FILE NO.
SCALE	1:100	CUSTOM
DRAWN DATE	JULY 2019	PLOT DATE / TIME
PRODUCT NO.	19-143	DRAWING NO.
		REVISION

1 OF 10

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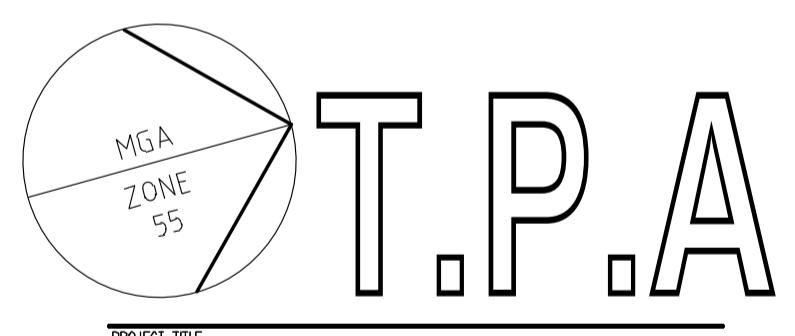
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REVISIONS			
NO	DATE	AMENDMENTS	INIT
1	02.03.20	MELBOURNE WATER RECOMMENDATIONS DATED 07.02.20	DUC

**LEGEND**

- A SINGLE STOREY BRICK VENEER DWELLING-CONCRETE ROOF TILES
- B SINGLE STOREY WEATHERBOARD DWELLING - TILED ROOFING
- C DOUBLE STOREY BRICK DWELLING - CONCRETE ROOF TILES
- D SINGLE STOREY BRICK CLAD DWELLING-CONCRETE ROOF TILES
- E BRICK GARAGE
- F CORRUGATED/TIN GARAGE
- G COVERED PERGOLA
- H RENDERED BRICK GARAGE
- J TIMBER GARAGE
- K TIN SHED
- N SKILLION ROOF
- L DRIVEWAY
- P CARPORT
- M CEMENT SHEET CLAD BUNGALOW
- R CEMENT SHEET CLAD GARAGE
- S TIMBER SHED
- T VERANDAH/PORCH
- V EXISTING CROSSOVER
- PV PROPOSED CROSSOVER
- W HABITABLE ROOM WINDOW
- X PRIVATE OPEN SPACE
- FH FIRE HYDRANT
- PP ELECTRICAL PIT
- TP TELETRA PIT
- SEP SIDE ENTRY PIT
- P PIT
- SL STREET LIGHT
- YY 300MM HIGH BRICK FENCE
- Y HIGH BRICK FENCE
- Z 900MM HIGH BRICK FENCE
- AA 900MM HIGH PICKET FENCE
- BB 1200MM HIGH WIRE FENCE
- CC 900MM HIGH OPEN STEEL FENCE
- DD 1000MM HIGH HEDGE FENCE
- FF 1800mm TIMBER PALING FENCE
- EE 2100mm TIMBER PALING FENCE

**DESIGN RESPONSE**

- 1 FACADES OF BUILDINGS ARE WELL ARTICULATED TO CREATE INTERESTING ELEVATIONS.
- 2 PROPOSED 1800 MM HIGH FENCES PROVIDES PRIVACY TO OUTDOOR SPACES.
- 3 TYPE & POSITIONING OF DWELLING MINIMIZES VISUAL BULK
- 4 FAMILY/LIVING WINDOWS HAVE NORTHERN ASPECTS
- 5 LANDSCAPING HAS BEEN PROVIDED TO SIDE OF PROPOSED DRIVEWAYS TO SOFTEN THE HARD SURFACE.
- 6 GENEROUS AMOUNTS OF LANDSCAPING INCORPORATING LARGE SHRUBS HAS BEEN PROVIDED IN ORDER TO ENHANCE THE OVERALL DEVELOPMENT.
- 7 GENEROUS SETBACKS FROM BOUNDARIES MAINTAINS GOOD SOLAR ACCESS FOR ADJACENT PROPERTIES.
- 8 THERE IS NO ISSUES WITH OVERLOOKING TO NEIGHBOURING PROPERTIES



PROPOSED 3 UNIT DEVELOPMENT  
NO 44 GARDNER STREET  
KOO WEE RUP

**DESIGN RESPONSE PLAN**

DRAWN	DC	CAD FILE NO.
SCALE	1:100	CLIENT
DRAWN DATE	JULY 2019	PLAT DATE / TIME
PROJECT NO.	19-143	DRAWING NO.
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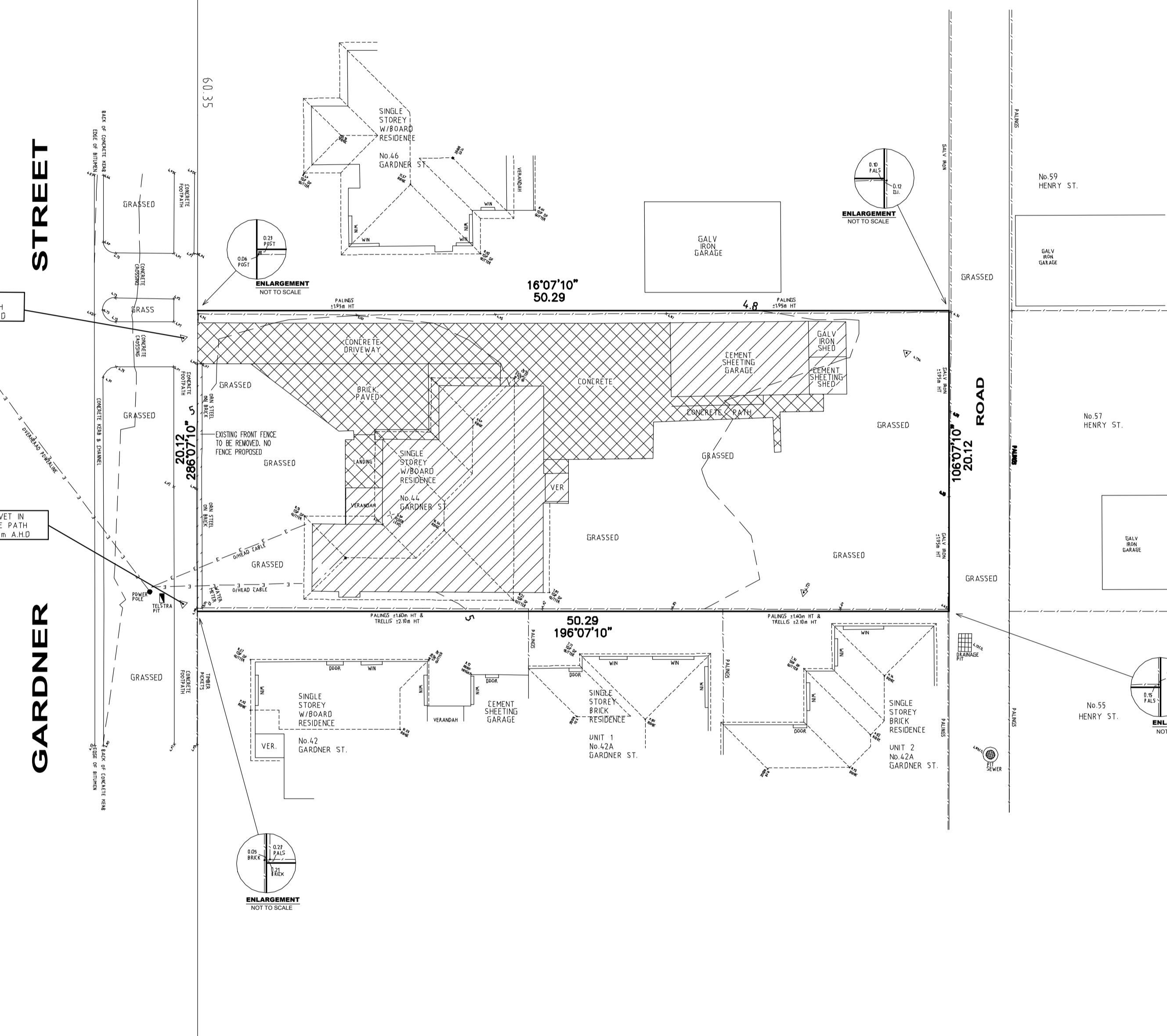


DENOTES EXISTING STRUCTURE TO BE DEMOLISHED



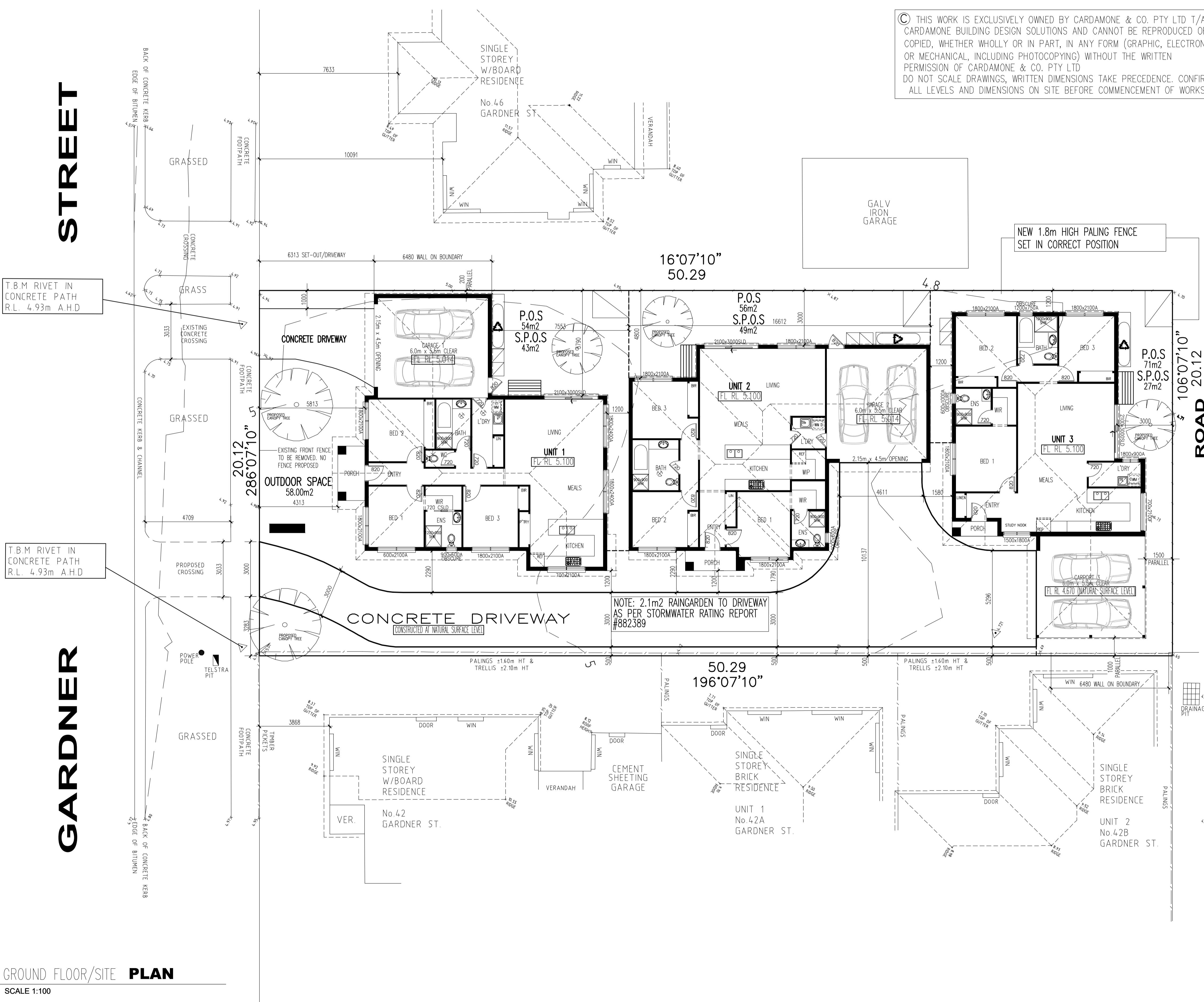
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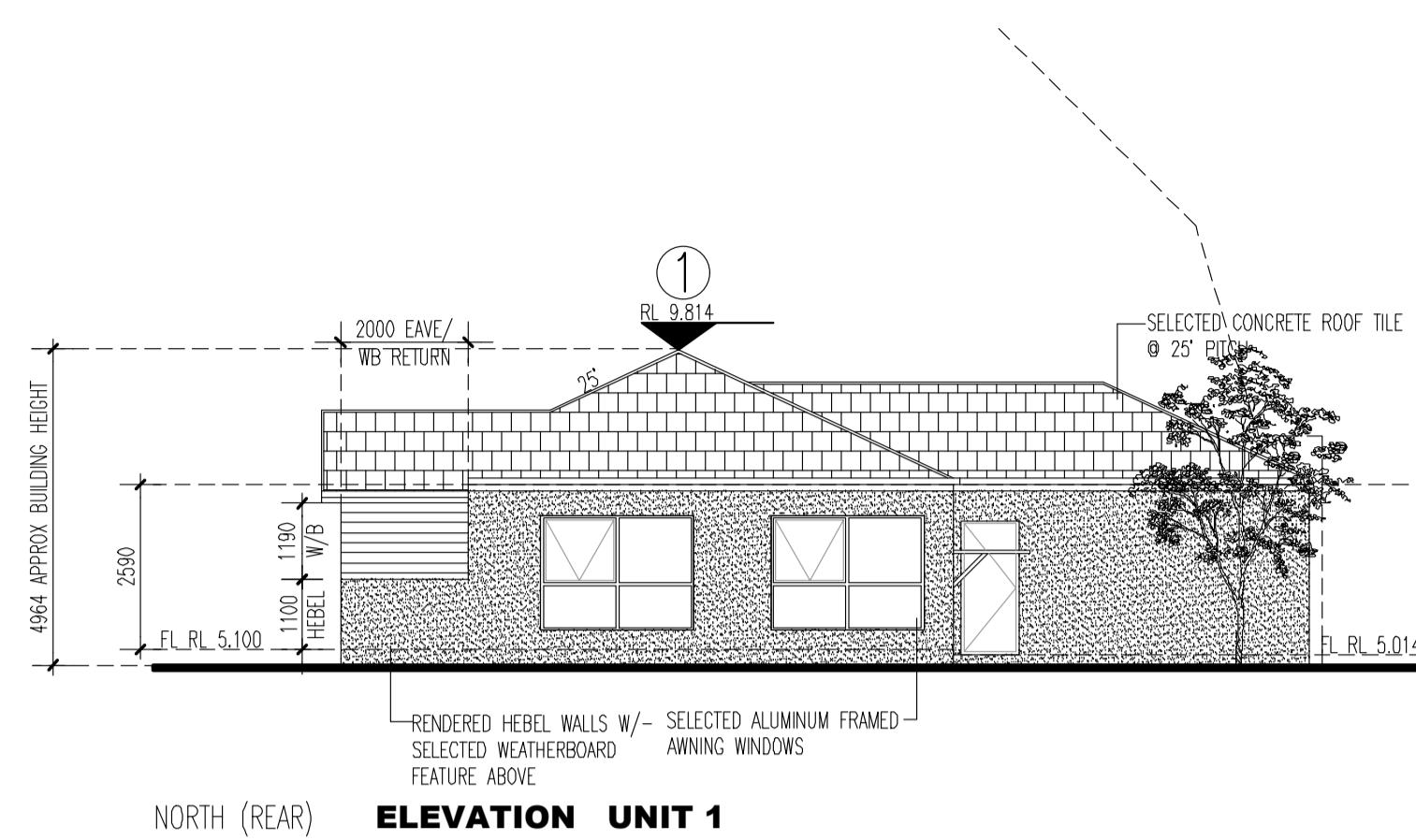
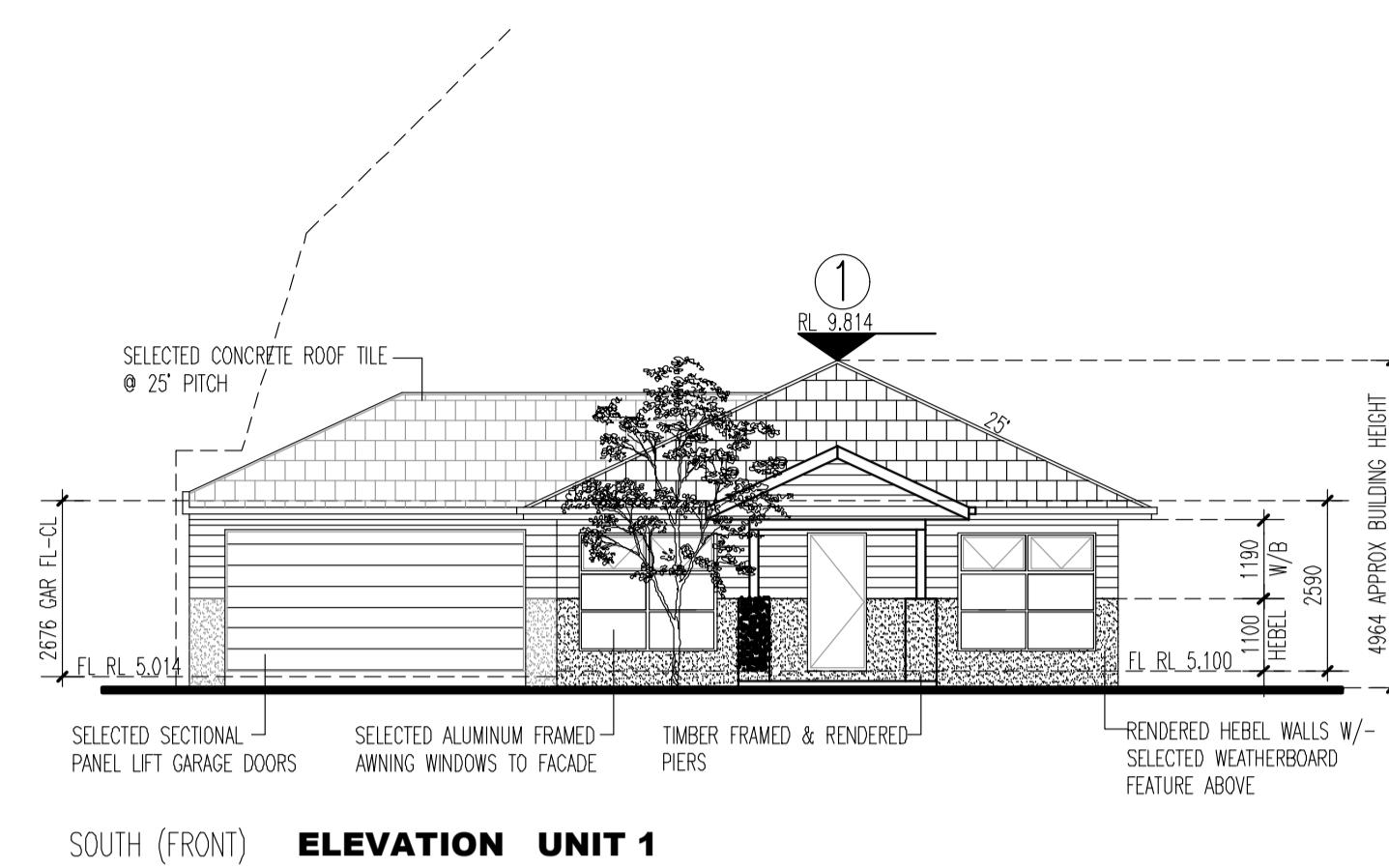
SALMON STREET



DRAWN BY: DC  
SCALE: 1:200  
DRAWN DATE: JULY 2019  
PROJECT NO.: 19-143  
DRAWING NO.: 3 OF 10  
REVISION:

CAD FILE NO.: JIM SKOURBIS  
CLIENT:  
PLOT DATE / TIME:  
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Ordinary Council Meeting 21 September 2020



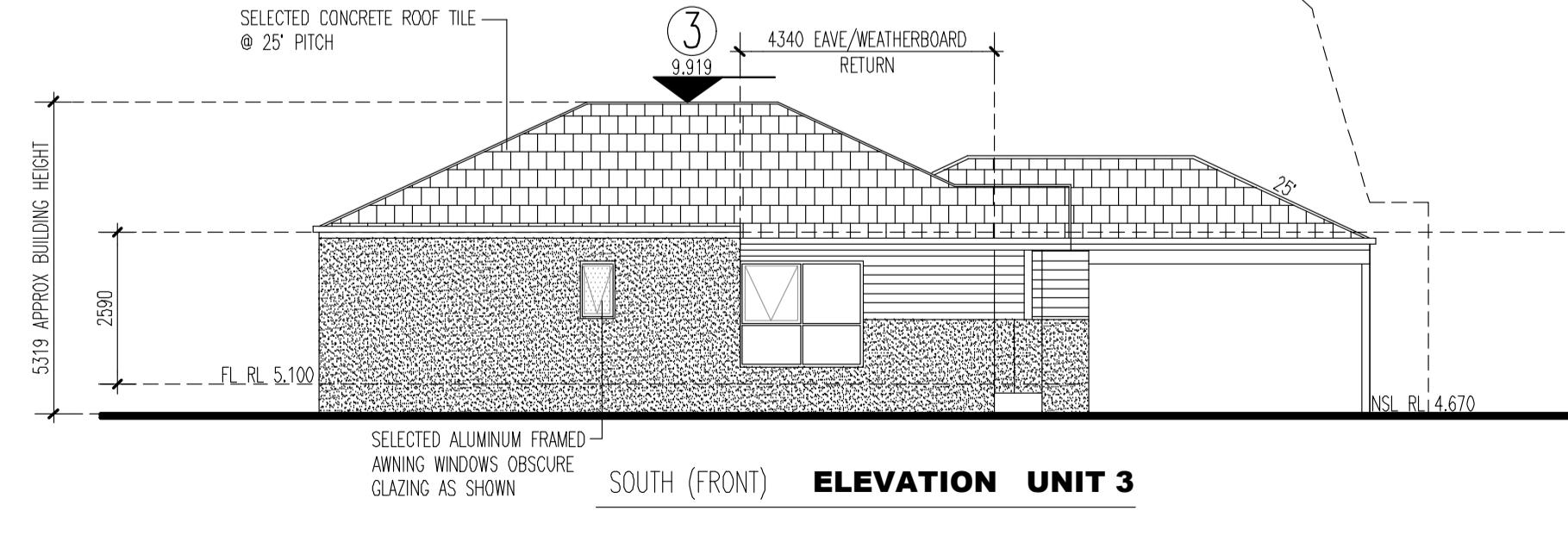
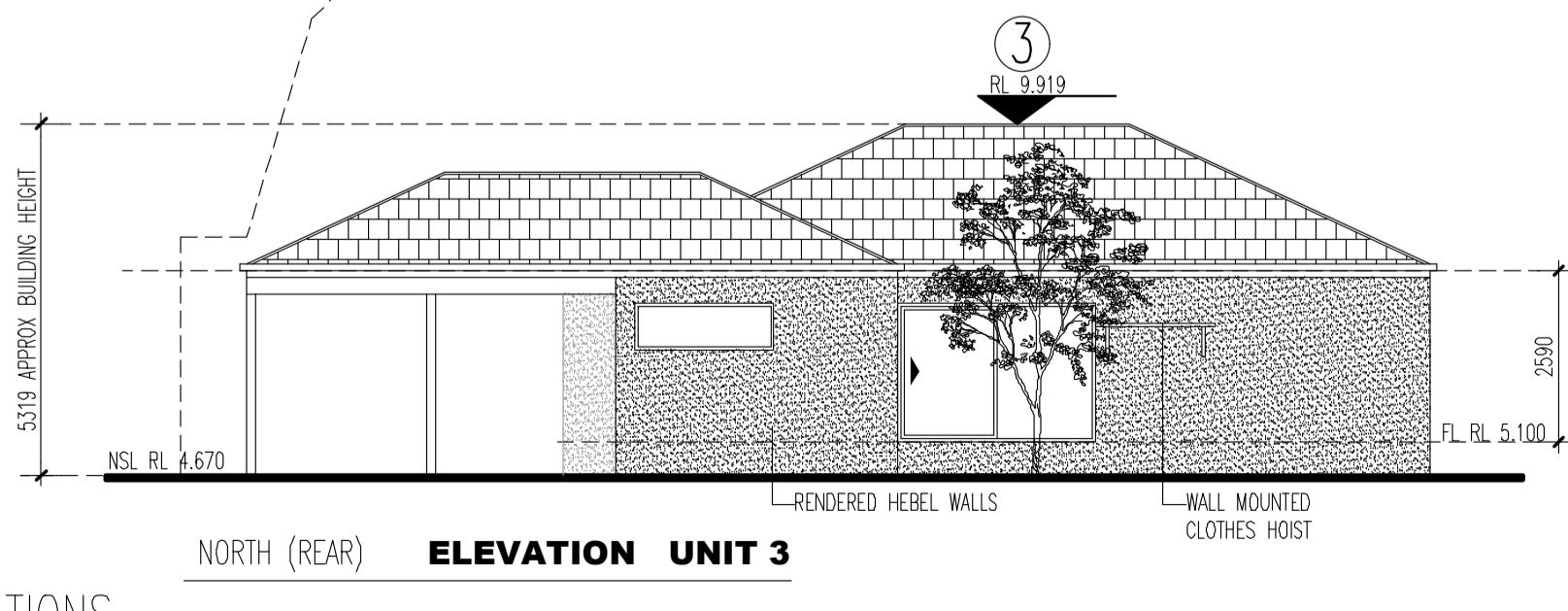
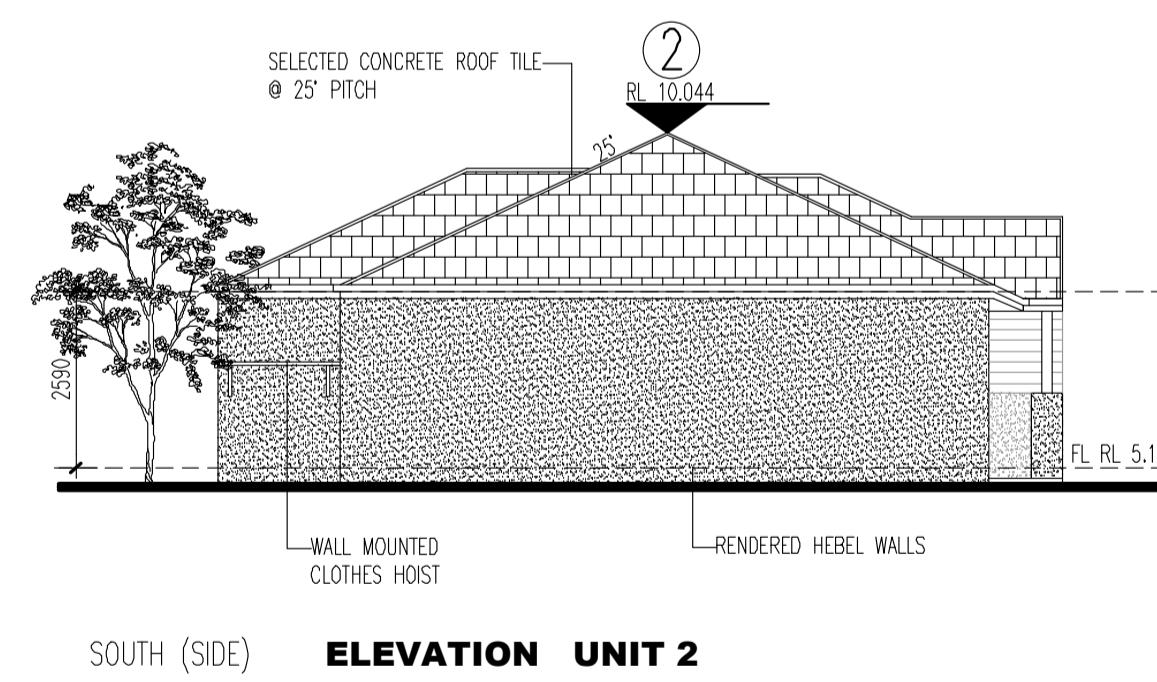
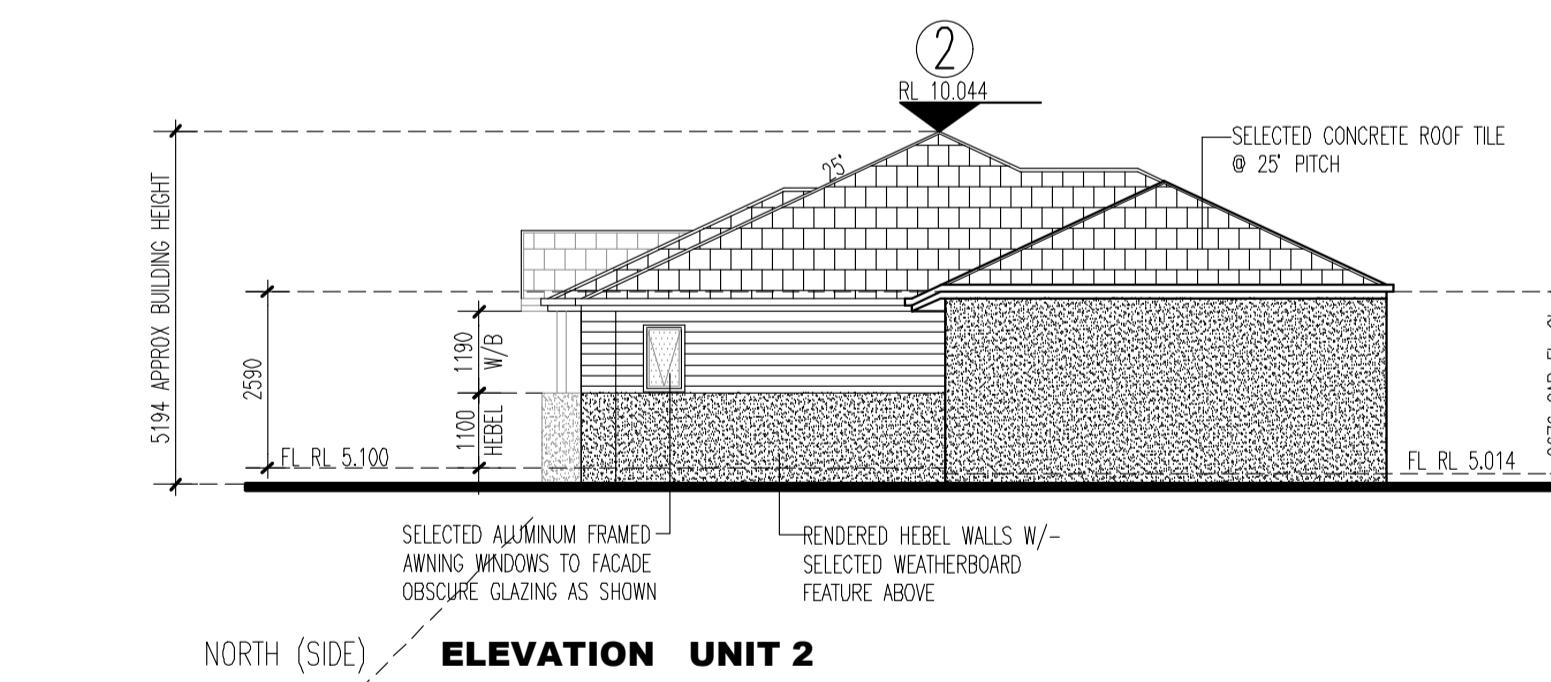
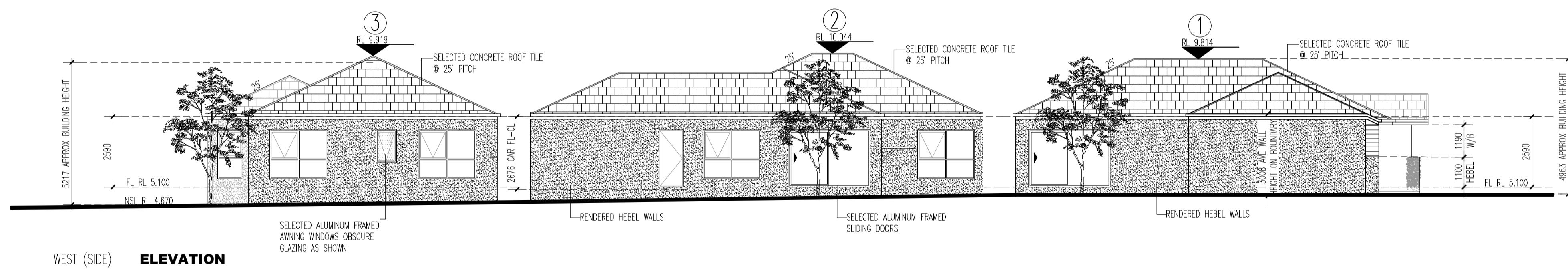
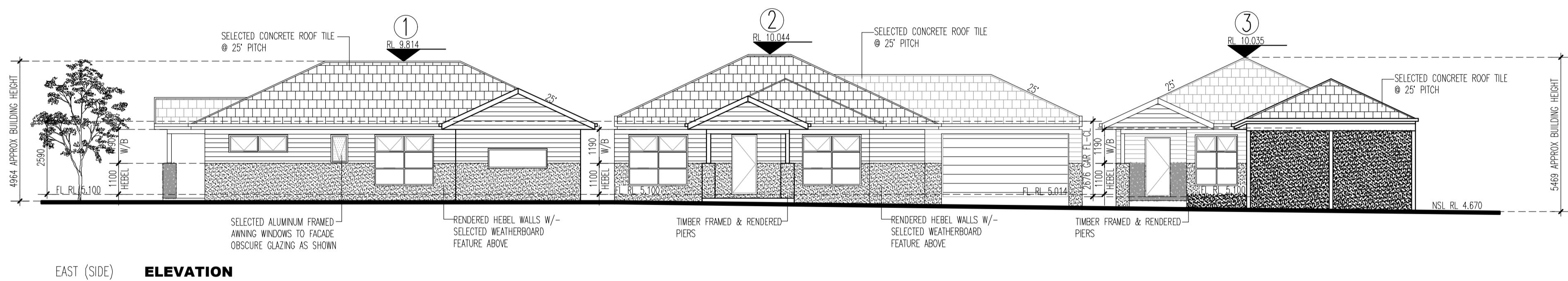


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1	02.03.20	MELBOURNE WATER RECOMMENDATIONS DATED 07.02.20	DUC

#### COLOURS & FINISHES

RENDERED HEBEL: TRANQUIL RETREAT (DULUX)  
WEATHERBOARDS: TRANQUIL RETREAT (DULUX)  
CONCRETE ROOF TILE: SLATE GREY  
ALUM. WINDOW FRAMES: MONUMENT (COLORBOND)  
COLORBOND FASCIA & GUTTER: WHITE  
\* ALL COLOURS AVAILABLE AS AT 14.11.19



**T.P.A**

PROJECT TITLE:  
**PROPOSED 3 UNIT DEVELOPMENT  
NO 44 GARDNER STREET  
KOO WEERUP**

DRAWING TITLE:  
**ELEVATIONS**

DRAWN DC	FILE NO.
SCALE 1:100	CLIENT JIM SKOURBIS
BORAN DATE JULY 2019	PLOT DATE / TIME
PROJECT NO. 19-143	DRAWING NO. 5 OF 10
REVISION 5	CARDAMONE GROUP BUILDING DESIGN & CONSTRUCTION PO BOX 1000, KOO WEERUP 3350 www.cardamonegroup.com.au



ELEVATIONS

SCALE 1:100

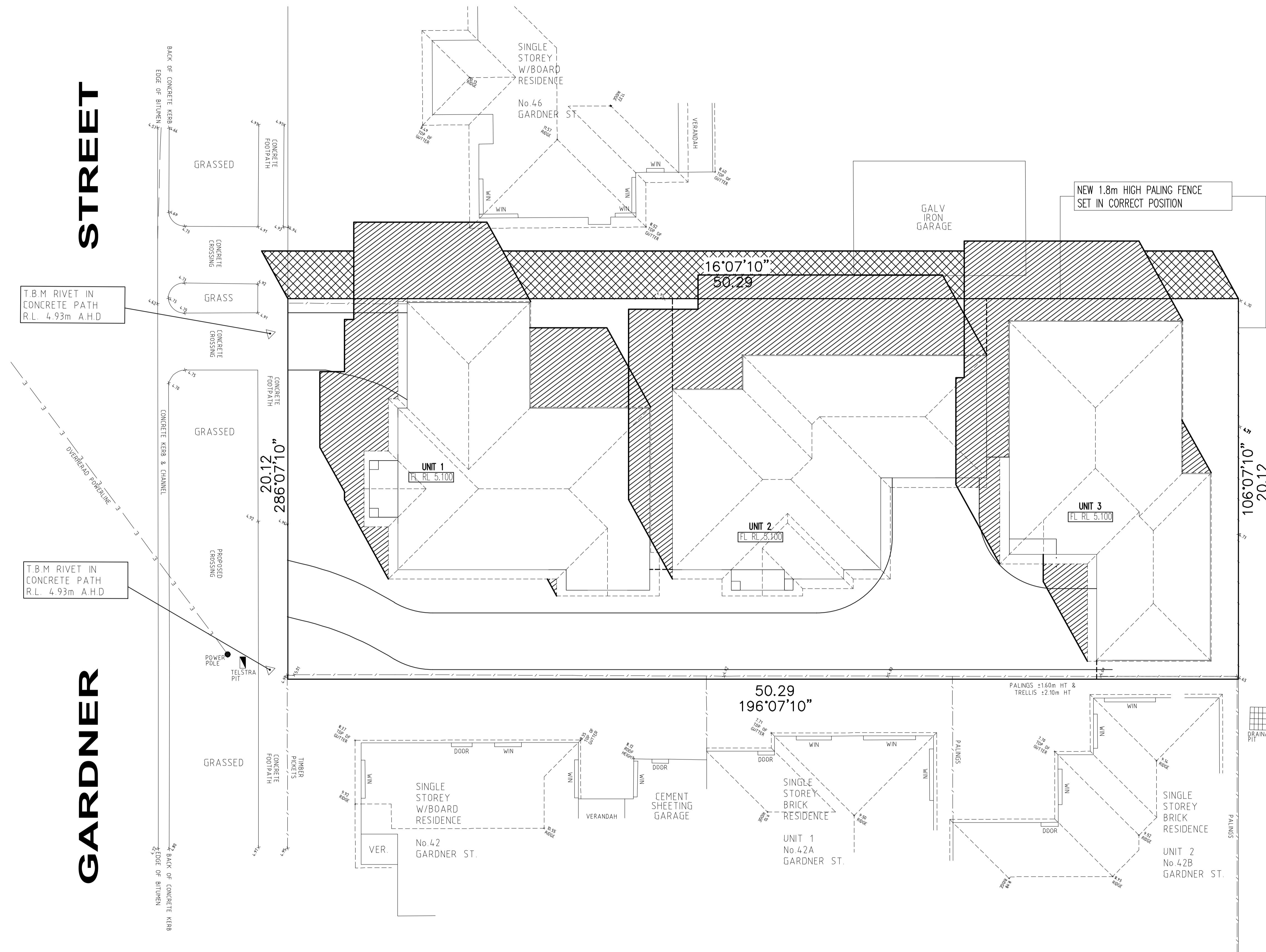
# STREET

# GARDNER

9am SHADOW **PLANS**

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SCALE 1:100



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SHADOW PLANS @ 9.00AM 1:100  
SEPTEMBER 23 - AZI 304 ALT 36 - MELB LAT 38 STH

- [] DENOTES BUILDING SHADOW CAST AT 9am ON 22 SEPTEMBER
- [] DENOTES FENCE SHADOW CAST AT 9am ON 22 SEPTEMBER

A circular graphic on the left contains the text "MGA" on top, "ZONE" in the middle, and "55" at the bottom. A diagonal line from the top-left to the bottom-right divides the circle. To the right of the circle, the letters "T.P.A" are written in a large, bold, sans-serif font.

**PROJECT TITLE**

**PROPOSED 3 UNIT DEVELOPMENT**

**NO 44 GARDNER STREET**

**KOO WEE RUP**

## DRAWING TITLE

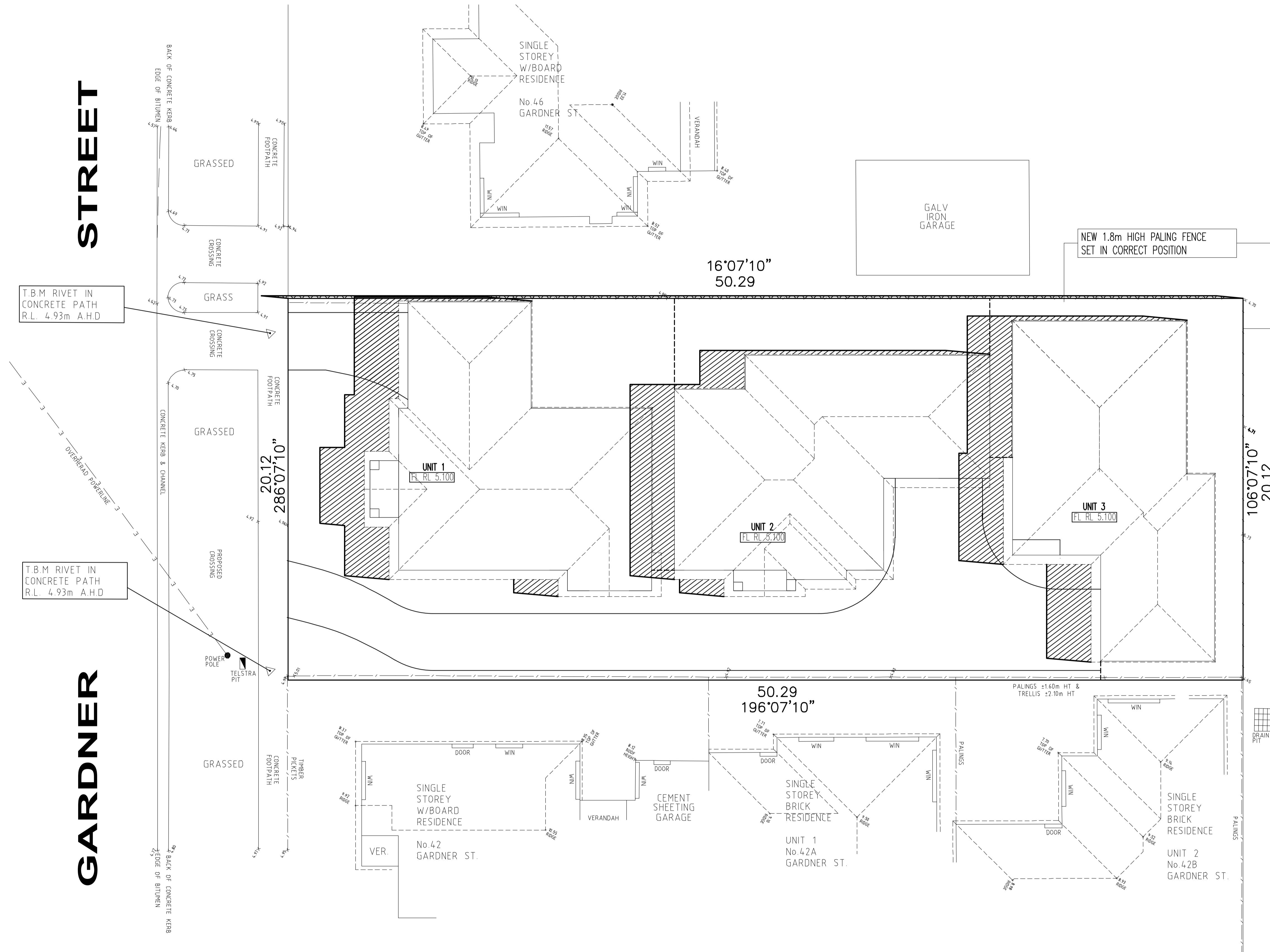
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SCALE 1:100	CLIENT JIM SKOUMBRIS	
DRAWN DATE JULY 2019	PLOT DATE / TIME	
PROJECT NO. 19-143	DRAWING NO. 6 OF 10	REVISION

# GARDNER

# 12pm SHADOW **PLANS**

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SCALE 1:100



**SHADOW PLANS @ 12:00PM:100**  
SEPTEMBER 23 - AZI 304 ALT 36 - MELB LAT 38 STH

[Diagram] DENOTES BUILDING  
[Diagram] SHADOW CAST AT 12pm  
ON 22 SEPTEMBER  
[Diagram] DENOTES FENCE  
[Diagram] SHADOW CAST AT 12pm  
ON 22 SEPTEMBER

REVISIONS			
NO	DATE	AMENDMENTS	INIT
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PROJECT TITLE  
**PROPOSED 3 UNIT DEVELOPMENT**  
**NO 44 GARDNER STREET**  
**KOO WEE RUP**

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DRAWING TITLE

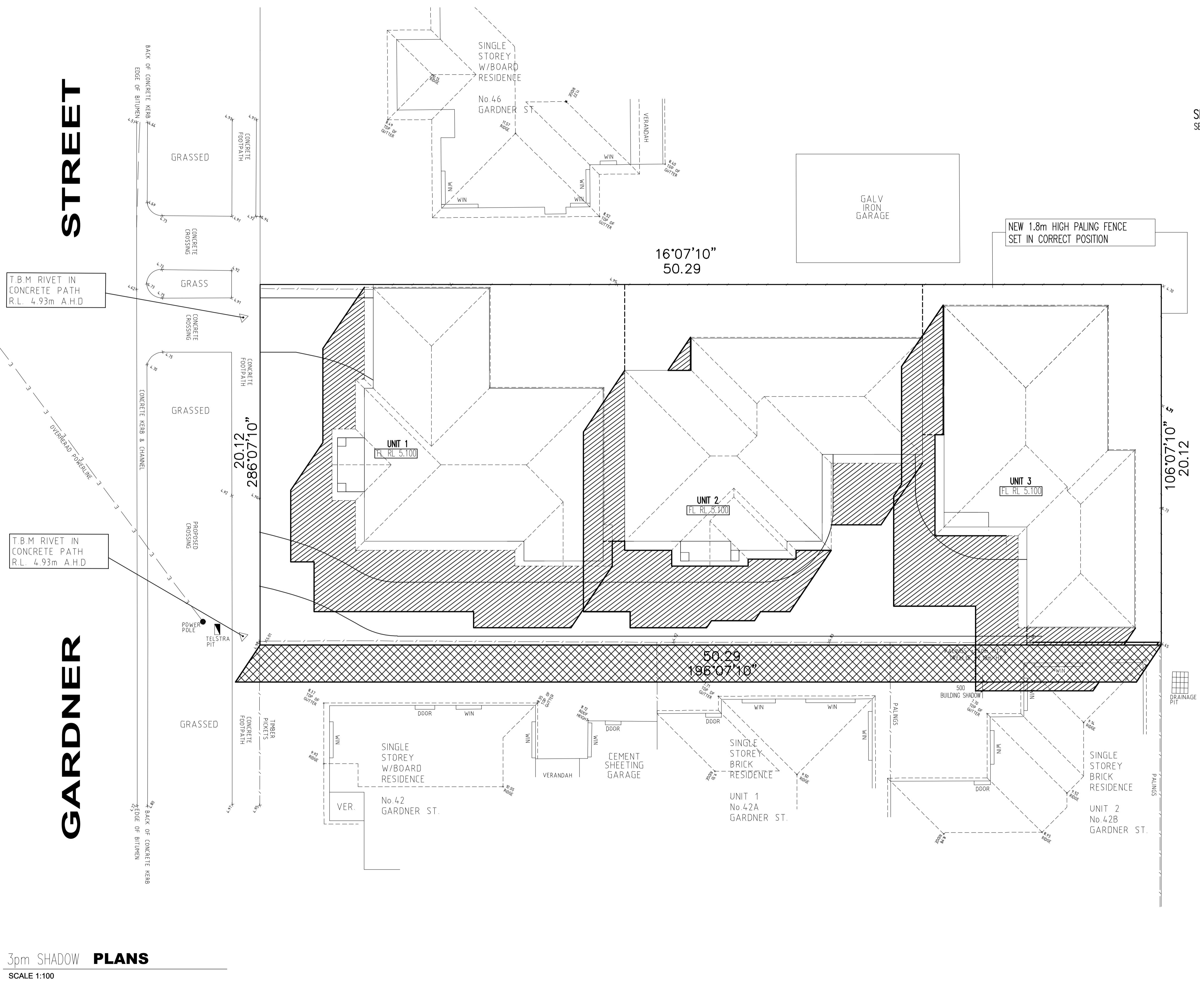
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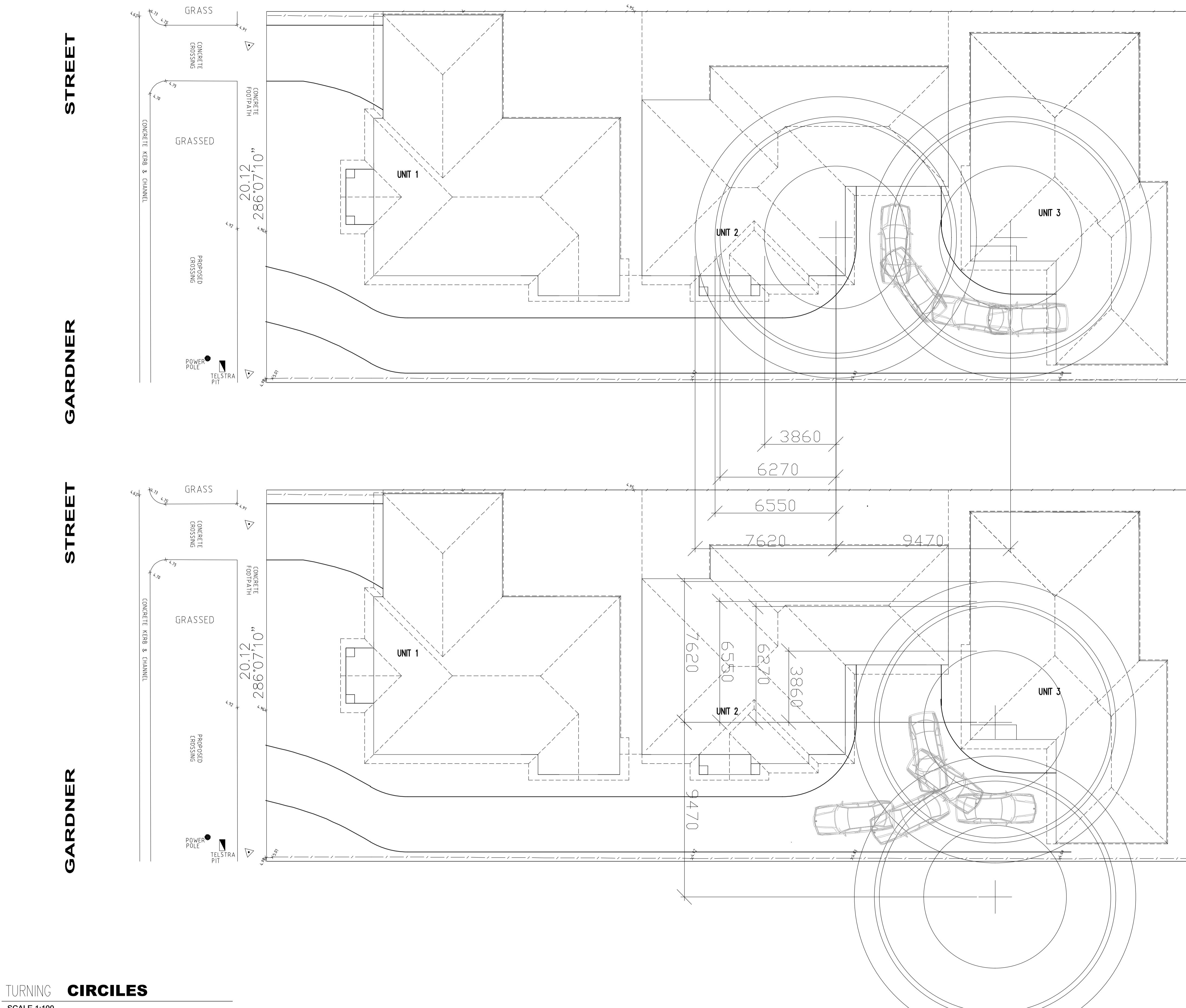
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DRAWN DC	CAD FILE NO.
SCALE 1:100	CLIENT JIM SKOUMBRISS
DRAWN DATE JULY 2019	PLOT DATE / TIME
PROJECT NO. 19-143	DRAWING NO. 7 OF 10
	REVISION

**CARDAMONE  
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**T.P.A**  
PROJECT TITLE  
PROPOSED 3 UNIT DEVELOPMENT  
NO 44 GARDNER STREET  
KOO WEE RUP  
DRAWING TITLE  
TURNING CIRCLES  
DRAWN BY  
DC  
SHEET  
1:100  
DRAWN DATE / TIME  
JULY 2019  
PROJECT NO.  
19-143  
DRAWING NO.  
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