

6.1.4 Alterations and Additions to Existing Dwelling and Outbuilding, 197 Quamby Road, Beaconsfield Upper

File Reference: T200167
Responsible GM: Peter Benazic
Author: Jason Gilbert

Recommendation(s)

That Council issue a Notice of Decision to Grant Planning Permit T200167 for alterations and additions to an existing dwelling and outbuilding at 197 Quamby Road, Beaconsfield Upper VIC 3808 subject to the conditions attached to this report.

Attachments

1. Locality Map [6.1.4.1 - 1 page]
2. Plans and Drawings [6.1.4.2 - 11 pages]
3. CONFIDENTIAL - Copy of Objections - Circulated to Councillors only [6.1.4.3 - 43 pages]

Executive Summary

APPLICATION NO.:	T200167
APPLICANT:	Nine in Six Builders Pty Ltd C/- Planning & Property Partners Pty Ltd
LAND:	197 Quamby Road, Beaconsfield Upper VIC 3808
PROPOSAL:	Alterations and additions to an existing dwelling and outbuilding
PLANNING CONTROLS:	Green Wedge A Zone Schedule 2 Bushfire Management Overlay, Environmental Significance Overlay Schedule 1
NOTIFICATION & OBJECTIONS:	Notification was given by letters to the owners and occupiers of adjoining and surrounding properties. Ten (10) objections have been received to date. One letter of support was submitted.
KEY PLANNING CONSIDERATIONS:	Neighbourhood and rural character; Environmental and landscape values; Bushfire protection; Upper Beaconsfield Township Strategy.
RECOMMENDATION:	Notice of Decision to Grant Planning Permit

Background

The following planning permit history is on file for the subject land:

- Planning Permit T94/337 was issued by the Shire of Pakenham on 15 September 1994 for “the construction and use of a 7.2 x 6.0m domestic shed, including loft generally in accordance with the approved plan.”

Subject Site

The site is legally described as Lot 1 on Lodged Plan 83659 and more generally known as 197 Quamby Road, Beaconsfield Upper. There are no restrictions or other agreements registered on title.

The rectangular-shaped allotment is located on the western side of Quamby Road and has an area of approximately 1,143 square metres, with a frontage of 21.32 metres and maximum depth of 53.63 metres.

The site has been improved by a single-storey dwelling, which is located towards the rear half of the site, with a setback of approximately 25 metres from the street and minimum side setbacks of approximately 3 metres. An outbuilding (shed/loft) is located within the front setback, with a setback of approximately metres 2 from the street and 1.5 metres from the southern side boundary.

The site is mostly clear of vegetation, with the exception of trees along the front boundary and a row of hedging that extends along the majority of the southern side boundary. Aerial photo records indicate that vegetation may have been previously removed, particularly within the front setback.

An unsealed crossover from Quamby Road is located towards the northern end of the site frontage. The site does not contain any easements but appears to benefit from a drainage easement on the adjoining allotment to the north-west. Swale drains are located within Quamby Road.

The land slopes from the east to the west, with levels ranging between approximately 157.5 metres and 156 metres to AHD.

The main characteristics of the surrounding area are:

- An approximate 3.5-hectare irregular-shaped allotment is located to the north and east of the site, known as 201 Quamby Road, which has been developed with a double-storey dwelling, outbuildings and swimming pool. The remainder of the land includes a dam and scattered trees and vegetation.
- Quamby Road is located on the south side of the site, and opposite are large allotments between approximately 3.5 to 8.3 hectares in area, each of which have been developed with single dwellings and feature scattered vegetation.
- To the west of the site is an approximate 0.5-hectare rectangular-shaped allotment, known as 189 Quamby Road, which contains a double-storey dwelling, outbuilding and scattered vegetation.

The site forms part of an area of land zoned Green Wedge A located on the western edge of the Beaconsfield Upper township. With an area of 1,143 square metres, the size of the subject site is an anomaly compared to most lots in the surrounding area which are much larger.

The area has a strong rural character, which is reinforced by the undulating topography, large lot sizes, spacious building setbacks and a mixture of open and vegetated landscapes. Most development is generally screened behind trees and vegetation along the front boundaries.

Further north and south of the site is land zoned Rural Conservation Zone. These areas consist of larger allotments with denser vegetation coverage.

Other features to note include Brisbane Creek, which is located approximately 200 metres to the east, and Beaconsfield-Emerald Road, which is located approximately 150 metres to the north-east.

Relevance to Council Plan

Nil.

Proposal

The proposal is for alterations and additions to the existing dwelling and outbuilding, although very little of the existing dwelling will remain. The existing roof and majority of walls and openings of the dwelling will be removed, as will the deck on the southern side of the building.

The dwelling, which currently consists of three bedrooms, kitchen and living/dining area across a single level, will be transformed into a double-storey dwelling containing living areas at ground floor level and four bedrooms at first floor level.

A new double garage and loft will be constructed on the east side of the dwelling, while a verandah and deck will extend along the south, east and west sides of the dwelling. A swimming pool is located within the front setback and connected to the deck.

The existing outbuilding (shed/loft) close to the Qumaby Road frontage will be retained and the loft will be enlarged to create a larger office space.

The dwelling will be finished in white vertical timber wall cladding, 30-degree pitched metal roofing and white aluminium-framed windows and doors.

Minimal earthworks are proposed. Some trees and vegetation are proposed to be removed under the bushfire protection exemptions of Clause 52.12.

Overall, the dwelling will have a maximum height of 12.325 metres, the expanded shed/loft will have a maximum height of 7.495 metres and the new garage/loft will have a height of 8.135 metres.

Planning Scheme Provisions

Planning Policy Framework (PPF)

The relevant clauses of the PPF are:

- 11.01-1R Green wedges - Metropolitan Melbourne
- 12.05-2S Landscapes
- 13.02-1S Bushfire planning
- 15.01-2S Building design
- 15.01-5S Neighbourhood character
- 15.01-6S Design for rural areas
- 15.02-1S Energy and resource efficiency

Local Planning Policy Framework (LPPF)

The relevant clauses of the LPPF are:

- 21.01 Cardinia Shire Key Issues and Strategic Vision
- 21.02-2 Landscape
- 21.02-4 Wildfire management
- 21.02-8 Resource conservation
- 21.03-1 Housing
- 21.03-3 Rural townships
- 21.06-1 Design and built form
- 21.07-5 Upper Beaconsfield

Relevant Particular/ General Provisions and relevant incorporated or reference documents

The relevant provisions/ documents are:

- Clause 51.02 Metropolitan Green Wedge Land: Core Planning Provisions
- Clause 53.02 Bushfire Planning
- Clause 65 Decision Guidelines
- Clause 66 Referral and Notice Provisions
- Clause 71.02-3 Integrated decision making
- Upper Beaconsfield Township Strategy (July 2009) (incorporated document)

Zone

The land is subject to the **Green Wedge A Zone (Schedule 2)**

Overlays

The land is subject to the following overlays:

- Environmental Significance Overlay (Schedule 1)
- Bushfire Management Overlay

Planning Permit Triggers

The proposal requires a planning permit under the following clauses of the Cardinia Planning Scheme:

- Pursuant to Clause 35.05-5 of the Green Wedge A Zone, a permit is required to construct a building or carry out works
- Pursuant to Clause 42.01-2 of the Environmental Significance Overlay, a permit is required to construct a building or carry out works
- Pursuant to Clause 44.06-2 of the Bushfire Management Overlay, a permit is required to construct a building or carry out works associated with Accommodation.

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.

The notification has been carried out correctly, and Council has received ten (10) objections to date. The key issues that were raised in the objections are summarised as:

- Excessive height and bulk and non-compliance with setback/height requirements
 - Issues relating to stormwater and wastewater management
 - The reliance on adjoining land for defensible space
 - The impact on the heritage-listed site to the north-east
 - Amenity impacts, including overlooking
 - Incompatible with the neighbourhood character
 - Non-compliant with the Upper Beaconsfield Township Strategy
- One letter of support was received, which encouraged the addition of a 'new family home' to the area.

Referrals

Country Fire Authority

The application was referred to the Country Fire Authority (CFA) as a statutory referral under section 55 of the Act. The CFA had no objection to the proposal subject to conditions.

Discussion

The application is for alterations and additions to an existing dwelling and outbuilding, which requires a planning permit under the provisions of the Green Wedge A Zone, Environmental Significance Overlay and Bushfire Management Overlay.

The Planning Scheme is clear that just because a permit can be granted does not imply that a permit should or will be granted, with Council to decide whether the proposal will produce acceptable outcomes in terms of the Municipal Planning Strategy, the Planning Policy Framework, the purpose and decision guidelines of the zone and overlays and the other decision guidelines in Clause 65.

Both the Green Wedge A Zone (GWAZ) and the Environmental Significance Overlay (ESO) have purposes and decision guidelines that have a strong focus on landscape character and environmental values.

For example, the GWAZ seeks to protect, conserve and enhance the cultural heritage significance and the character of rural and scenic non-urban landscapes. Its decision guidelines cover a range of matters and of particular relevance to the proposal are:

- Whether the site is suitable for the use or development and whether the proposal will have an adverse impact on surrounding land uses.
- The need to protect the amenity of existing residents.
- The need to minimise adverse impacts on the character and appearance of the area or features of architectural, scientific or cultural heritage significance, or of natural scenic beauty or importance.
- The impact of the use or development on the flora and fauna on the site and its surrounds.
- The need to minimise adverse impacts of the siting, design, height, bulk, colours and materials to be used on major roads, landscape features and vistas.

The ESO applies to the site as it sits within the hills area in the northern part of the municipality, which is identified for its significant landscape and environmental values. Schedule 1 of the ESO seeks to achieve a number of environmental objectives, including:

- To protect and enhance the significant environmental and landscape values in the northern hills area including the retention and enhancement of indigenous vegetation.
- To ensure that the siting and design of buildings and works does not adversely impact on environmental values including the diverse and interesting landscape, areas of remnant vegetation, hollow bearing trees, habitat of botanical and zoological significance and water quality and quantity.
- To ensure that the siting and design of buildings and works addresses environmental hazards including slope, erosion and fire risk, the protection of view lines and maintenance of vegetation as the predominant feature of the landscape.

Similar to the GWAZ, the decision guidelines of the overlay cover matters such as the impacts of development on the environmental and landscape values of the area. It has a strong focus on the retention and enhancement of vegetation, management of soil and water quality and measures to address hazards such as fire and erosion.

In relation to hazards, the existence of the Bushfire Management Overlay (BMO) confirms that the bushfire hazard of the area warrants bushfire protection measures to be implemented. It has a purpose to ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.

In addition to the zone and overlays, a number of other state and local objectives and strategies are relevant to the proposal, such as those at:

- Clauses 11.01-1R (Green wedges - Metropolitan Melbourne), 12.05-2S (Landscapes) and 21.02-2 (Landscape), which seek to protect green wedges and landscapes from inappropriate development.
- Clauses 15.01-2S (Building design), 15.01-5S (Neighbourhood character), 15.01-6S (Design for rural areas) and 21.06-1 (Design and built form), which seek to ensure that development responds to the surrounding neighbourhood and rural character.
- Clause 21.03-1 (Housing), which has an objective to encourage a diversity in housing to meet the needs of existing and future residents.
- Clauses 21.03-3 (Rural townships) and 21.07-5 (Upper Beaconsfield), which seek to maintain and enhance the distinct character and environmental qualities of Beaconsfield Upper.

The key considerations of this application can be summarised by the following points, and a response is provided below:

- The design and built form of the development;
- The impact on amenity;
- Managing the risk of bushfire;
- The impact on the environment;
- The objections and submissions received; and
- The overall acceptability of the proposal.

The design and built form of the development

The proposal will deliver a very different design and built form than currently exists on the land, and the perceptibility of this change will be more pronounced due to the relatively small area of the land compared to the surrounding area.

While the proposal significantly transforms the existing dwelling, the dwelling continues to remain based around the footprint and setbacks of the existing dwelling. In relation to building

footprint, this will increase from 283 square metres to approximately 468 square metres, but this remains less than approximately 41 per cent of the overall area of the site.

The architecture provides a contemporary outcome that incorporate barn-style elements to reflect the rural nature of the area. The vertical timber cladding reinforces the verticality of the surrounding treescape. The 'matt basalt' colour of the metal roof helps to soften and reduce the dominance of the prominent roof.

At a maximum height of 12.325 metres, the height is taller than other nearby dwellings. The dwelling remains subordinate to some surrounding trees but it would dwarf others. Its location close to the ridgeline increases the sensitivity of the site and vegetation along boundaries would only provide partial screening.

However, a constraint of the site is its relatively small area compared to others. Clause 21.03-3 describes the diverse range of lot sizes in the hills towns as an "intrinsic part of their character." Inevitably, these diverse lot sizes will also result in diverse development types.

This diversity should not be overwhelming. While the development includes the key elements that respond to the rural nature, there are other elements that are not responsive. The small size of the site means that it is unable to 'hide' these elements through measures such as larger setbacks or intensive landscaping.

The height represents what could be an almost 3 to 4-storey building with no functional justification for such a height. The expansion of the shed/loft along the street front is not in accordance with policies that seek to reduce the dominance of buildings and respect neighbourhood character, which will only be exacerbated by the removal of trees along the front boundary. The 'vivid white' colour of external walls is not a colour that 'complements the natural environment' as encouraged by local policy.

These elements are not fatal to the application and can be addressed via the following proposed conditions of any planning permit:

- The maximum height be reduced to 9 metres. (the 9m height is informed by the maximum heights of dwellings on adjoining sites (e.g. 7.3m at 189 Quamby Rd) and by using the residential zones and Clause 54 as a reference).
- The first-floor changes to the shed/loft be deleted or amended to be similar to the floor plan of the existing floor plan so as not to result in an expansion of the size of this building.
- A revised colour schedule to reflect the bushland character.

It should be noted that there is nothing in the zone, overlays or state and local policies that place a limit on the height or size of a dwelling. There is also nothing that specifies a development should not be visible or should not have a presence in the streetscape or surrounding landscape.

Rather, the relevant provisions of the Planning Scheme seek to ensure that development minimises its environmental and landscape impact, retains the character and appearance of an area and respond to surrounding character.

With conditions managing the colour schedule and limiting the height and expansion of the shed/loft, the development is not incompatible with these intentions. While it would continue to remain large, the development is proportionate to the scale of the landscape, which mostly consists of large allotments. There is no consistency in terms of building patterns, with neighbouring and surrounding sites consisting of a variety of building types, front setbacks, site

coverage and vegetation coverage. The proposal adds to this variety, and importantly, it continues the rural theme of the area.

The impact on amenity

A decision guideline of the GWAZ is the need to protect the amenity of existing residents. Unlike development within residential zones which is captured under the amenity standards and objectives of clauses 54 and 55 of the Planning Scheme, there are no amenity standards or objectives specified in the GWAZ.

It is noted that the proposal does not introduce a new land use but continues the existing residential use of the land, which is consistent with the residential use of surrounding sites. Any amenity impacts of the development are limited by virtue of the lack of neighbouring sites, and location and siting of nearby dwellings.

For example, the site is enveloped by one lot to the north and east, and the dwelling on this lot is located a minimum of 20 metres from the shared boundary. Only one lot is located opposite the site, and the dwelling on this lot is setback approximately 35 metres from the subject site. Similarly, only one lot is located to the south of the site, and this dwelling is setback approximately 15 metres from the shared boundary.

Clause 54 (One Dwelling on a Lot) provides some guidance for amenity impacts and the proposal responds positively to all objectives as per below:

- Side and rear setbacks: the rear setback is well within the requirements of standard A10 but the side setbacks encroach the standard by approximately 2.5 metres. Despite this, any amenity impact is avoided due to the setbacks of the neighbouring dwellings and their primary areas of secluded private open space, which are located well away from the boundaries.
- Walls on boundaries: there are no walls proposed on any boundary.
- Daylight to existing windows: all existing habitable room windows will continue to receive adequate daylight.
- North facing windows: there are no north facing windows of existing dwellings located within 3 metres of the boundary.
- Overshadowing open space: the large size of adjoining allotments means that there will be no unreasonable overshadowing of existing secluded private open space.
- Overlooking: there are no habitable room windows within 9 metres of the proposed development and while there is potential for overlooking of private open space of the dwelling to the west, the primary area of secluded private open space remains unaffected.

The impact on the environment

The development mostly avoids any impact on the environment.

This is achieved by utilising the footprint of the existing dwelling and by siting development within cleared areas of the land. The retention of the existing dwelling also means that earthworks are limited, and where earthworks are being undertaken, there is no impact on surrounding vegetation.

No trees or other vegetation are proposed to be removed (except those exempt under the bushfire protection exemptions of Clause 52.12), which is in accordance with objectives of the Planning Scheme to retain and protect existing vegetation. However, the Planning Scheme also emphasises the need for re-vegetation and enhancement of the environment. With just under 41 per cent site coverage, it is considered that there is ample opportunity for landscaping and re-vegetation of the site, which can be requested via a condition of any planning permit.

Another potential environmental impact is the hazards associated with effluent management. The site does not have access to sewer and therefore any dwelling is required to treat and retain wastewater on-site in accordance with relevant policies and regulations. This is a requirement of Clause 35.05-2 of the GWAZ, and the impact of wastewater management is a decision guideline of the zone and the ESO1.

The applicant has submitted a Land Capability Assessment (LCA) prepared by a qualified geotechnical consultant which concludes the following:

“From this investigation it is concluded that the use of an on-site wastewater treatment and disposal system is environmentally sustainable if the recommendations made in this report are followed.”

The LCA has been reviewed by Council's Health Department, which provided conditional consent to the proposal. Subject to conditions, it is determined that the site is capable of on-site treatment and retention of wastewater without negative environmental impacts.

Managing the risk of bushfire

The site is located in a Bushfire Prone Area and affected by the Bushfire Management Overlay. The BMO includes the following purposes:

- To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.
- To identify areas where the bushfire hazard warrants bushfire protection measures to be implemented.
- To ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level.

The prioritisation of the protection of human life over all other policy considerations is also identified in Clause 13.02-1S. This clause requires consideration to be given to the risk of bushfire to people, property and community infrastructure, the implementation of appropriate bushfire protection measures to address the identified bushfire risk and the implementation of these measures without unacceptable biodiversity impacts. These provisions are supported at a local level by Clause 21.02-4.

As per Clause 44.06-4 of the Bushfire Management Overlay, an application must meet the requirements of Clause 53.02 (Bushfire Planning). In particular, Clause 53.02-4 applies to the proposal and an assessment is provided below.

53.02-4.1 Landscaping siting and design objectives:

AM2.1 – the bushfire risk can be mitigated to an acceptable level, with the site and surrounding properties featuring fragmented vegetation and a low-moderately complex terrain.

AM2.2 – the separation distance from bushfire hazard is maximised as far as possible, and the site is in close proximity to Quamby Road and nearby to Beaconsfield-Emerald Road.

AM2.3 – the design of the building provides an improved response to bushfire risk than the existing dwelling and is of an appropriate design and layout to reduce the impact of bushfire impact on the building.

53.02-4.2 Defendable space and construction objective:

AM3.1 – the development is to be constructed to BAL29 and achieves defendable space to boundaries on all sides of the dwelling and outbuildings.

53.02-4.3 Water supply and access objectives:

AM4.1 – the proposal includes the provision of two 5,000 litre water tanks and vehicle access in accordance with the requirements of Table 4 and Table 5 of Clause 53.02-5 respectively.

The application has been referred to the Country Fire Authority, which has supported the application subject to conditions that will be placed on any planning permit.

Overall, subject to conditions, it is considered the development represents an acceptable outcome in response to bushfire risk, with the building having appropriate measures in regards to siting, construction standards, access and water supply.

The objections and submissions received

Ten objections have been received to date and the key issues are summarised and responded to below.

Excessive height and bulk and non-compliance with setback/height requirements.

- The height and bulk of the development has been discussed previously. With reference to the relevant planning provisions, the key question is what impact will the height and bulk have on the rural, landscape and environmental character of the area?
- The proposal minimises its environmental impact and while the development will result in a change to the immediate landscape, it will have an insignificant impact on the broader landscape significance of the area subject to condition managing the height and scale of certain building elements.
- It should be clarified that the setback and height requirements specified in the zone and overlays are 'permit triggers' and not mandatory requirements to be met.

Issues relating to stormwater and wastewater management.

- The submitted application documents confirm that the land is capable of on-site wastewater disposal and retention. This has been reviewed by Council's Health Department and conditions of permit will require that wastewater management is carried out in accordance with requirements.

Conditions of permit will also require that stormwater is appropriately managed.

The reliance on adjoining land for defensible space.

- The Bushfire Management Plan (BMP) has been amended to ensure that defensible space for the development is located wholly within the boundaries of the subject site. The amended BMP has been reviewed by the CFA, which has provided conditional consent to the proposal.

The impact on the heritage-listed site to the north-east.

- The adjoining site to the north-east (201 Quamby Road) is partially affected by a Heritage Overlay (Schedule 148), which recognises the garden extent, layout, plantings and landscape elements of the property known as 'Staverton'. The elements are identified as being of local historic and aesthetic significance to Upper Beaconsfield.
- Subject to conditions, including measures for tree management and protection, it is considered that the proposal will not adversely affect the heritage significance of the adjoining site.

Amenity impacts, including overlooking.

- As discussed earlier, the proposal is not expected to have any unacceptable amenity impacts on surrounding sites. The land use remains unchanged and while neighbours may experience a change to their amenity, this is not considered unreasonable.

Incompatible with the neighbourhood character.

- The neighbourhood character is clearly of a rural nature but there is no consistency in terms of building patterns, with neighbouring and surrounding sites consisting of a variety of building types, front setbacks, site coverage and vegetation coverage. The proposal adds to this variety, but importantly, it is capable of maintaining the rural character of the area.

Non-compliant with the Upper Beaconsfield Township Strategy.

- The Upper Beaconsfield Township Strategy is an incorporated document of the Planning Scheme and must be considered where appropriate. The Strategy has limited applicability to the proposal as the subject site is located outside of the township boundaries as shown in Figure 1 of the Strategy.
- Nonetheless, the Strategy identifies the land as being within 'Precinct 7 - Land Located Outside of Township Boundary' which contains a number of guidelines. Subject to conditions, the development is considered to meet the intent of the guidelines

The overall acceptability of the proposal

The Planning Scheme encourages decision-makers to balance the various policy objectives to achieving acceptable outcomes. With regard to the relevant decision guidelines, the application can achieve an acceptable outcome that minimises its impact on the environment, landscape and amenity of the area. While there will be a change in the appearance of the area, the development provides a contemporary response to the rural nature of the area and this can be further managed via conditions of any planning permit.

Conclusion

Based on the above, the proposal is consistent with the Cardinia Planning Scheme and it is recommended that a Notice of Decision to Grant Planning Permit T200167 be issued for alterations and additions to an existing dwelling and outbuilding at 197 Quamby Road, Beaconsfield Upper VIC 3808 subject to the following conditions:

Conditions

Plans required

1. Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to, and approved by, the Responsible Authority. The plans must be drawn to scale with dimensions and must be generally in accordance with the plans submitted with the application but modified to show:
 - a. A maximum building height of 9.0 metres for the dwelling.
 - b. The changes to the floor plan of the first floor of the shed/loft be deleted or amended to be similar to that of the existing floor plan.
 - c. Elevations drawings for the shed/loft
 - d. A revised colour schedule to include tones and colours that reflect the bushland character of the area.
 - e. Any changes necessary to address the Tree Protection Plan of Condition 3.
 - f. A Landscape Plan in accordance with Condition 2.
 - g. A Tree protection Plan in accordance with Condition 3.

When approved, the plans will be endorsed and form part of this Permit.

2. Before the development starts, a landscape plan prepared by a person suitably qualified and experienced in landscape design to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The plan must be drawn to scale with dimensions and three copies must be provided. The plan must show:
 - a. A survey (including botanical names) of all existing vegetation to be retained and/or removed.
 - b. Buildings and trees (including botanical names) on neighbouring properties within three metres of the boundary.
 - c. Details of surface finishes of pathways and driveways.
 - d. Landscaping and planting within all open areas of the subject land.
 - e. 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.
 - f. The planning schedule must include a minimum of 85% indigenous plant species and must not include any listed environmental weeds known in Cardinia Shire.

All species selected must be to the satisfaction of the Responsible Authority.

When approved, the plan will be endorsed and will then form part of the permit.

3. Before the development starts, a Tree Protection Plan prepared by a person suitably qualified must be submitted to and approved by the Responsible Authority. When approved, the Tree Protection Plan will be endorsed and will then form part of this permit. The Tree Protection Plan must specify measures necessary to protect the trees to be retained within the site and on adjoining land.

General

4. The development as shown on the endorsed plan/s must not be altered without the written consent of the Responsible Authority.
5. Once the development has started it must be continued and completed to the satisfaction of the Responsible Authority.
6. The exterior colour and cladding of the development must not result in any adverse visual impact on the environment of the area and all external cladding and trim of the building, including the roof, must be of a non-reflective nature.
7. Before the dwelling is occupied, it must meet the following requirements:
 - a. Access to the dwelling must be provided via an all-weather road with dimensions adequate to accommodate emergency vehicles.
 - b. The dwelling must be connected to a reticulated sewerage system or if not available, the wastewater must be treated and retained on-site in accordance with the State Environment Protection Policy (Waters of Victoria) under the *Environment Protection Act 1970*.
 - c. The dwelling must be connected to a reticulated potable water supply or have an alternative potable water supply with adequate storage for domestic use as well as for fire fighting purposes.
 - d. The dwelling must be connected to a reticulated electricity supply or have an alternative energy source.

Environment

8. All protection measures identified in the Tree Management Plan must be implemented, and development works undertaken on the land must be undertaken in accordance with the Tree Protection Plan, to the satisfaction of the Responsible Authority.

Landscaping

9. Before the development is occupied or by such later date as is approved by the Responsible Authority in writing, the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the Responsible Authority.
10. 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.

Bushfire

11. The bushfire protection measures forming part of this permit or shown on the endorsed plans, including those relating to construction standards, defendable space, water supply and access, must be maintained to the satisfaction of the responsible authority on a continuing basis. This condition continues to have force and effect after the development authorised by this permit has been completed.
12. The Bushfire Management Plan prepared by Nexus Planning, drawing no. Version 2, dated 3 July 2020 must be endorsed to form part of the permit and must not be altered unless otherwise agreed in writing by the CFA and the Responsible Authority.

Engineering

13. 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.
14. 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.
15. All stormwater must be conveyed by means of drains to satisfactory points or areas of discharge approved by the Responsible Authority, so that it will have no detrimental effect on the environment or adjoining property owners.
16. Stormwater works must be provided on the subject land so as to prevent overflows onto adjacent properties.

Environmental Health

17. All wastewater from proposed dwelling must be treated and contained on site in accordance with the EPA Septic Tank Code of Practice and Council requirements.
18. Backwash from the swimming pool/spa must either be discharged offsite at a legal point of discharge or disposed of on site in such a manner that it will not adversely affect the effluent disposal envelope.
19. All wastewater from the dwelling must be discharged into the reticulated sewerage system to the satisfaction of the responsible authority, within 3 months of the sewerage system becoming available to the property.

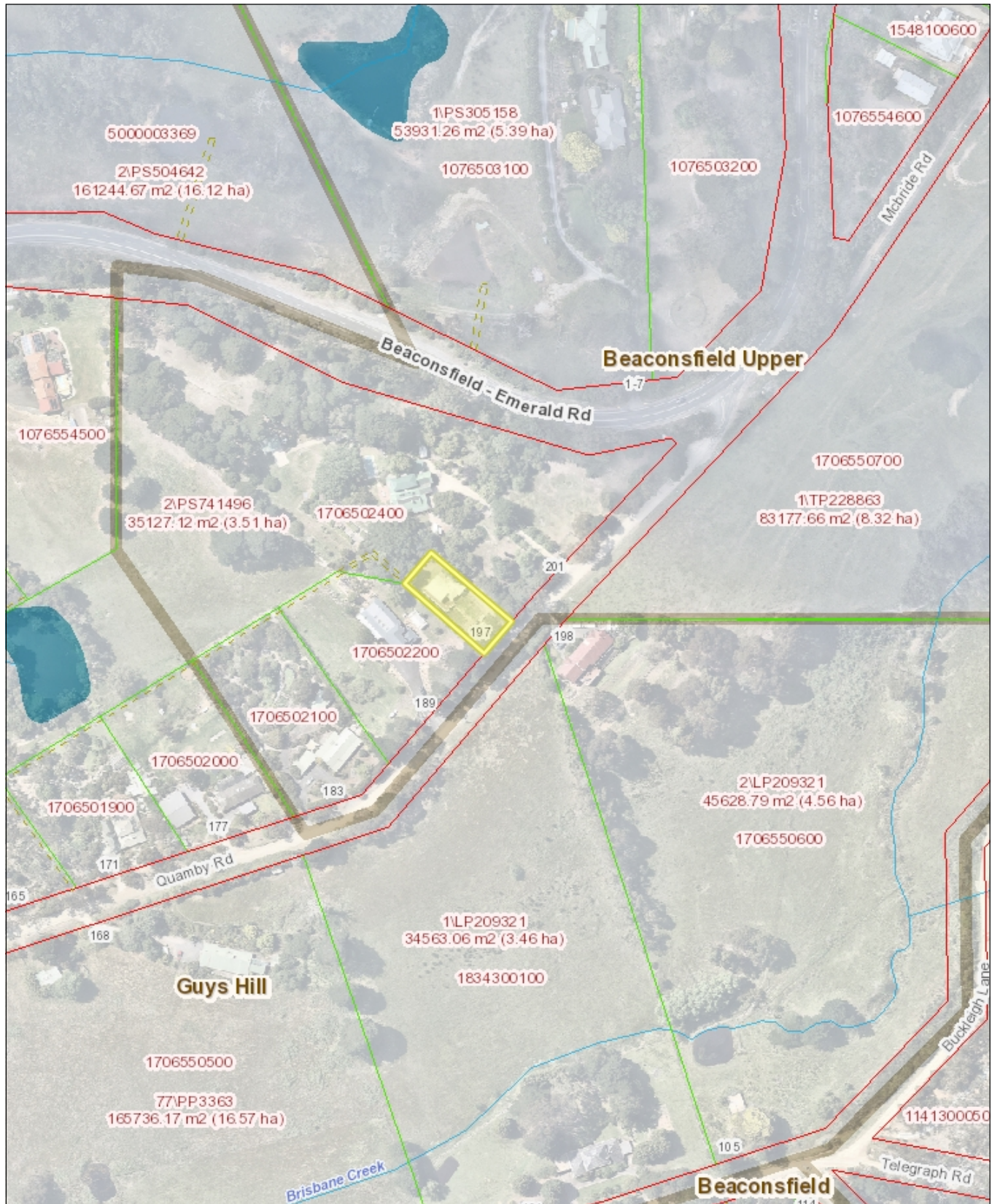
Expiry:

A permit for the development of land expires if—

- a. The development does not start within **two (2) years** after the issue of the permit; or
- b. The development is not completed within **four (4) years** after the issue of the permit.

In accordance with Section 69 of the *Planning and Environment Act 1987*, an application may be submitted to the Responsible Authority for an extension of the periods referred to in this condition.

Locality Map



Notes

127.0 0 63.50 127.0 Meters

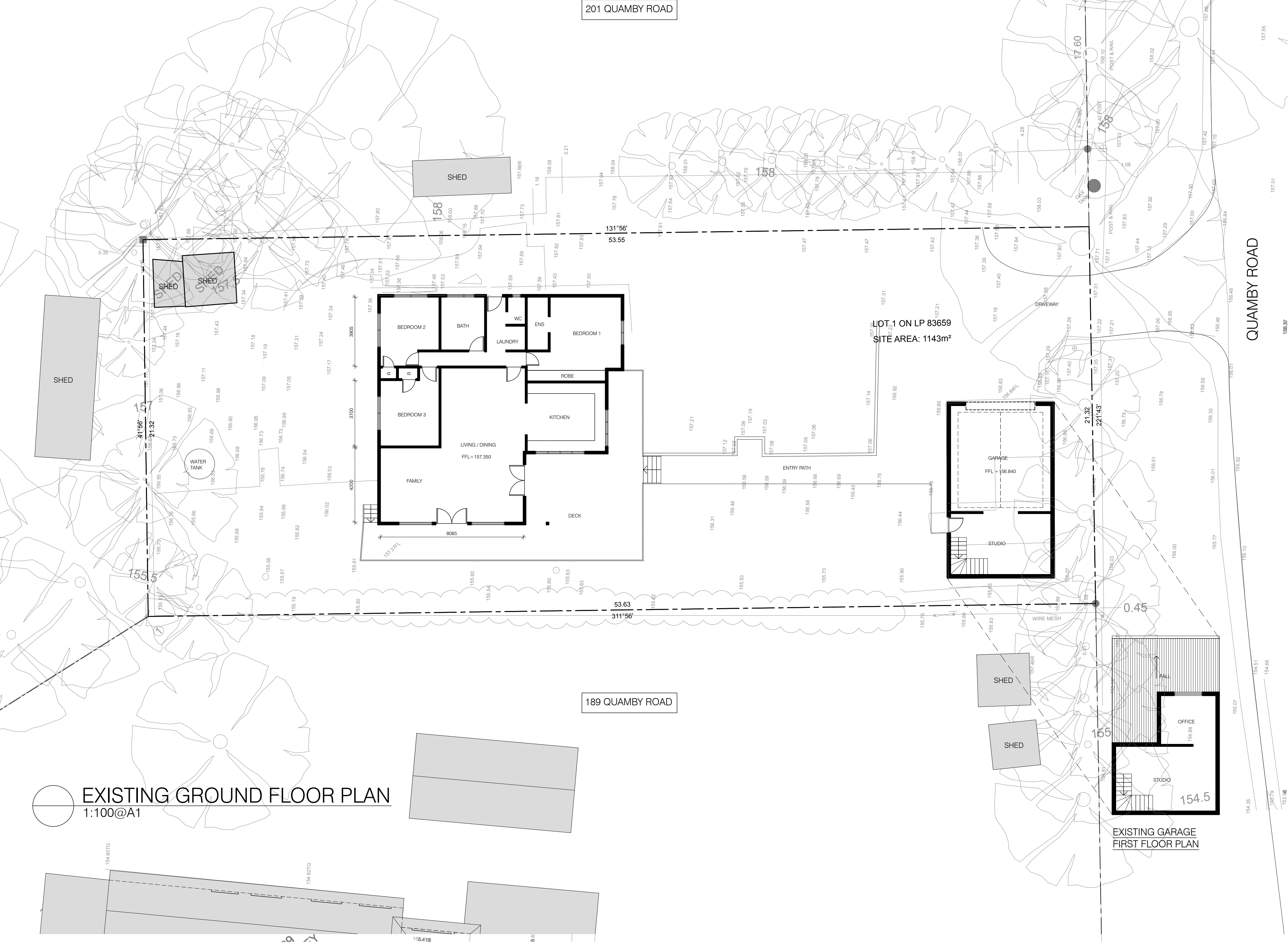
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Data Source: State & Local Government. © CARDINIA SHIRE COUNCIL

7-Sep-2020



PLANNING PERMIT



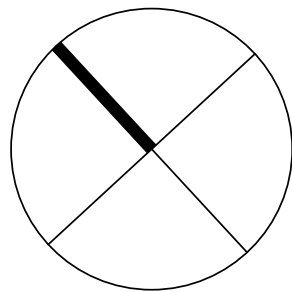
NOT FOR CONSTRUCTION

"FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED READINGS."
"IF IN DOUBT, ASK!"

Issue	Amendment	Date
P	PRELIMINARY	SEPT 2019
PP	PLANNING PERMIT	NOV 2019
PP-A	PLANNING PERMIT-REVA	FEB 2020
PP-B	PP-BUSHFIRE INFO	MAR 2020

LEGEND:

- EXISTING WALLS
- NEW STRUCTURE
- DEMOLISHED WALLS



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Brenchley Architects Pty Limited
ABN 44 090 165 942 Nominated Architect Julian Brenchley 6246

RESIDENTIAL ALTERATIONS + ADDITIONS

197 QUAMBY ROAD,
BEACONSFIELD UPPER, VIC

EXISTING GROUND FLOOR
PLAN

SCALE: 1:100 @ A1
ISSUE: PP-B DATE: MAR 2020

DWG No.: 2019-024-E01

PLANNING PERMIT

201 QUAMBY ROAD

SHED

SHED

SHED

SHED

SHED

189 QUAMBY ROAD

SHED

SHED

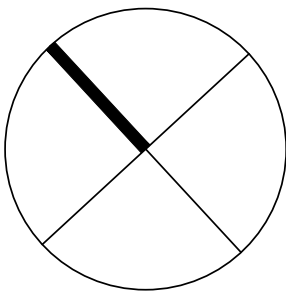
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Issue	Amendment	Date
P	PRELIMINARY	SEPT 2019
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PP-B	PP - BUSHFIRE INFO	MAR 2020

LEGEND:

- EXISTING WALLS
- NEW STRUCTURE
- DEMOLISHED WALLS



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RESIDENTIAL ALTERATIONS +
ADDITIONS

197 QUAMBY ROAD,
BEACONSFIELD UPPER, VIC

EXISTING ROOF PLAN




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ISSUE: PP-B DATE: MAR 2020

DWG No.: 2019-024-E02

EXISTING ROOF PLAN
1:100@A1

201 QUAMBY ROAD

Issue	Amendment	Date
P	PRELIMINARY	SEPT 2019
PP	PLANNING PERMIT	NOV 2019
PP-A	PLANNING PERMIT-REV A	FEB 2020
PP-B	PP - BUSHFIRE INFO	MAR 2020

 EXISTING WALLS
 NEW STRUCTURE
 DEMOLISHED WALLS



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RESIDENTIAL ALTERATIONS +
ADDITIONS

address
197 QUAMBY ROAD,
BEACONSFIELD UPPER, VIC

drawing
DEMOLITION PLAN -
GROUND FLOOR

SCALE: 1:100 @ A1

ISSUE: PP-B DATE: MAR 2020

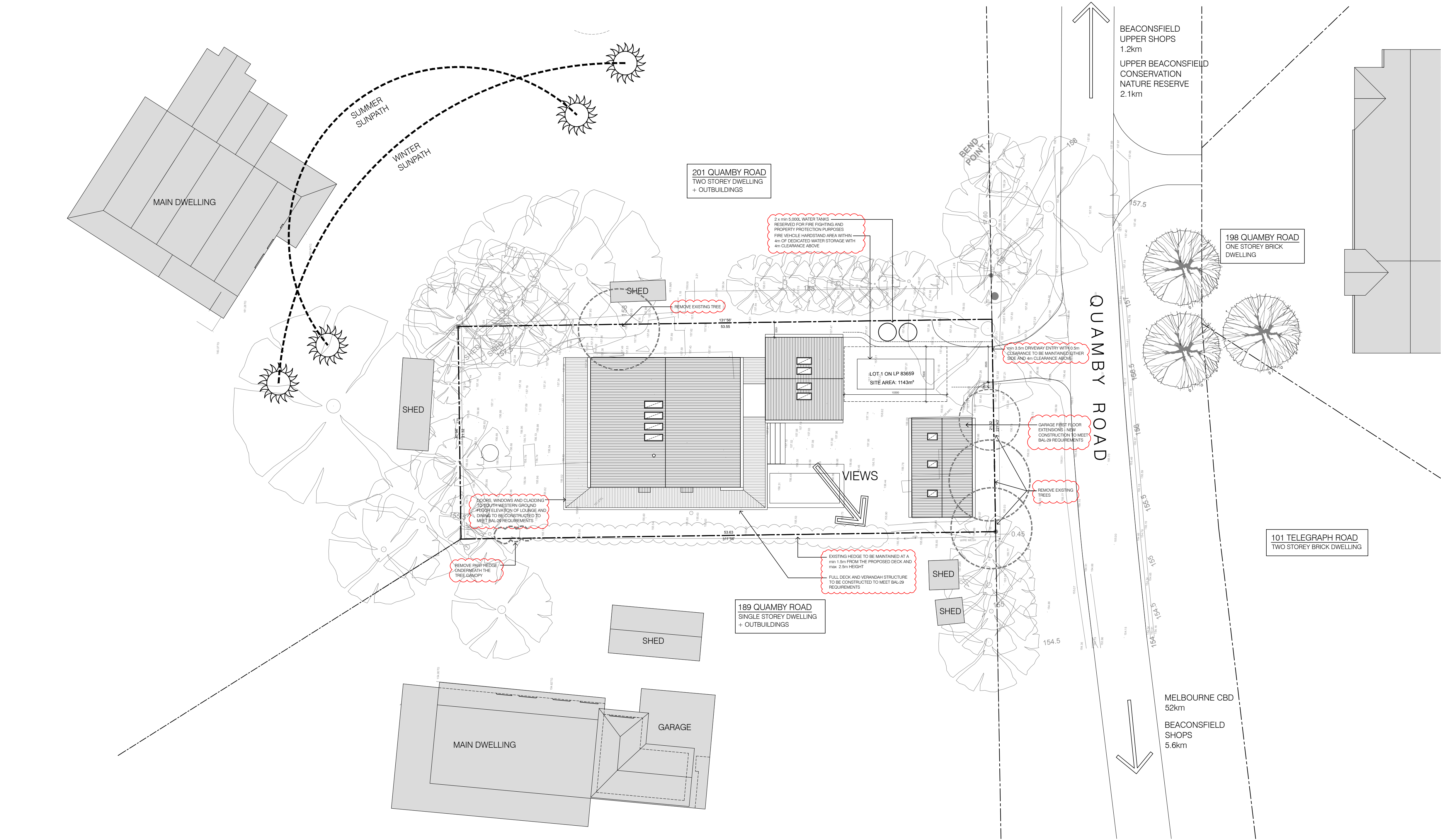
DWG No.: 2019-024-D01

DEMOLITION PLAN - GROUND FLOOR

1:100@A1

DEMOLITION - GARAGE
FIRST FLOOR

PLANNING PERMIT



NOT FOR CONSTRUCTION

"FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED READINGS."
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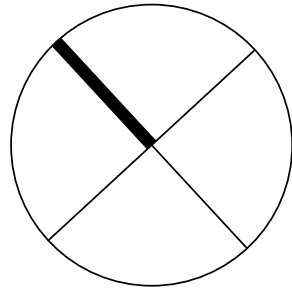
Issue	Amendment	Date
P	PRELIMINARY	SEPT 2019
PP	PLANNING PERMIT	NOV 2019
PP-A	PLANNING PERMIT-REV A	FEB 2020
PP-B	PP - BUSHFIRE INFO	MAR 2020
PP-C	PP - INFO FOR COUNCIL	MAY 2020

LEGEND:

- EXISTING WALLS
- NEW STRUCTURE
- DEMOLISHED WALLS

Construction - Bushfire Attack Level (BAL)

- The construction of the following building elements must be constructed to comply with the requirements for BAL-29 in accordance with Sections 3 and 7 of AS 3959-2018 - Construction of buildings in bushfire-prone areas (AS 3959-2018):
 - All additions/alterations to the outbuilding.
 - The south-west elevation of the ground floor lounge room and dining room of the dwelling.
 - The deck, verandah (including the supporting posts or columns) and the cladding enclosing the sub-floor space of the deck of the dwelling.
- The construction of all other elements of the additions and alterations to the dwelling must comply with the requirements for BAL-19 in accordance with Sections 3 and 6 of AS 3959-2018.



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RESIDENTIAL ALTERATIONS + ADDITIONS

197 QUAMBY ROAD,
BEACONSFIELD UPPER, VIC

drawing
SITE ANALYSIS PLAN

SCALE: 12100 @ A1

ISSUE: PP-C DATE: MAY 2020

DWG No.: 2019-024-A00

PROPOSED SITE ANALYSIS PLAN
1:200@A1

PLANNING PERMIT

201 QUAMBY ROAD
TWO STOREY DWELLING
+ OUTBUILDINGS

NOT FOR CONSTRUCTION

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LEGEND:

- EXISTING WALLS
- NEW STRUCTURE
- DEMOLISHED WALLS

Construction - Bushfire Attack Level (BAL)

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- The construction of all other elements of the additions and alterations to the dwelling must comply with the requirements for BAL-19 in accordance with Sections 3 and 6 of AS 3959-2018.

AREA SCHEDULE

EXISTING GFA	
HOUSE:	147sqm
STUDIO:	43sqm
TOTAL:	190sqm
PROPOSED GFA	
HOUSE:	356sqm
OFFICE:	51sqm
LOFT:	55sqm
TOTAL:	462sqm



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RESIDENTIAL ALTERATIONS +
ADDITIONS

197 QUAMBY ROAD,
BEACONSFIELD UPPER, VIC

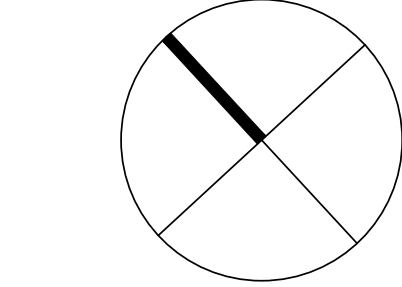
GROUND FLOOR PLAN

SCALE: 1:100 @ A1
ISSUE: PP-C DATE: MAY 2020
DWG No.: 2019-024-A01

PROPOSED GROUND FLOOR PLAN 1:100@A1

189 QUAMBY ROAD
SINGLE STOREY DWELLING
+ OUTBUILDINGS

QUAMBY ROAD



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RESIDENTIAL ALTERATIONS +
ADDITIONS

197 QUAMBY ROAD,
BEACONSFIELD UPPER, VIC

GROUND FLOOR PLAN

SCALE: 1:100 @ A1
ISSUE: PP-C DATE: MAY 2020
DWG No.: 2019-024-A01

PLANNING PERMIT

201 QUAMBY ROAD
TWO STOREY DWELLING
+ OUTBUILDINGS

B

SHED

SHED

SHED

LONGLINE METAL ROOFING TO
BE COLORBOND BASALT MATT

SKYLIGHTS

300mm HALF ROUND GUTTERS
TO ROOF

ROOF TO WRAP AROUND
VERANDAH BELOW

CHIMNEY FLUE WITH ROTATING COWL

FULL DECK AND VERANDAH STRUCTURE
TO BE CONSTRUCTED TO MEET BAL-29
REQUIREMENTS

300 x 50mm EXTRUDED STEEL BOX
SECTION FRAME AROUND WINDOWS
FOR SHADING

LONGLINE METAL ROOF TO POP OUT
BOXES BELOW

NEW GARAGE CONSTRUCTION
TO MEET BAL-29 REQUIREMENTS

LONGLINE METAL ROOFING TO
BE COLORBOND BASALT MATT

PROPOSED ROOF PLAN
1:100@A1

189 QUAMBY ROAD
SINGLE STOREY DWELLING
+ OUTBUILDINGS

SHED

SHED

SHED

MAIN DWELLING

GARAGE

NOT FOR CONSTRUCTION

"FIGURED DIMENSIONS TO BE
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P	PRELIMINARY	SEPT 2019
PP	PLANNING PERMIT	NOV 2019
PP-A	PLANNING PERMIT-REV A	FEB 2020
PP-B	PP - BUSHFIRE INFO	MAR 2020
PP-C	PP - INFO FOR COUNCIL	MAY 2020

LEGEND:

- EXISTING WALLS
- NEW STRUCTURE
- DEMOLISHED WALLS

Construction - Bushfire Attack Level (BAL)

- The construction of the following building elements must be constructed to comply with the requirements for **BAL-29** in accordance with Sections 3 and 7 of AS 3959-2018 - *Construction of buildings in bushfire-prone areas* (AS 3959-2018):
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- The construction of all other elements of the additions and alterations to the dwelling must comply with the requirements for **BAL-19** in accordance with Sections 3 and 6 of AS 3959-2018.



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RESIDENTIAL ALTERATIONS +
ADDITIONS

197 QUAMBY ROAD,
BEACONSFIELD UPPER, VIC

Roof Plan

SCALE: 1:100 @ A1
ISSUE: PP-C DATE: MAY 2020
DWG No.: 2019-024-A03




FINISHES

NOT FOR CONSTRUCTION

"FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED READINGS."

Issue	Amendment	Date
P	PRELIMINARY	SEPT 2019
PP	PLANNING PERMIT	NOV 2019
PP-A	PLANNING PERMIT-REV A	FEB 2020
PP-B	PP - BUSHFIRE INFO	MAR 2020
PP-C	PP - INFO FOR COUNCIL	MAY 2020

LEGEND:

 EXISTING WALLS
 NEW STRUCTURE
 DEMOLISHED WALLS

Construction – Bushfire Attack Level (BAL)

1. The construction of the following building elements must be constructed to comply with the requirements for **BAI-2D** in accordance with Sections 3 and 7 of AS 3599-2018 – *Construction of buildings in bushfire-prone areas* (AS 3599-2018):
 - a. All additions/alterations to the building.
 - b. The south-west elevation of the ground floor lounge room and dining room of the dwelling.
 - c. The deck, verandah (including the supporting posts or columns) and the cladding enclosing the sub-floor space of the deck of the dwelling.
2. The construction of all other elements of the additions and alterations to the dwelling must comply with the requirements for **BAI-1B** in accordance with Sections 3 and 6 of AS 3599-2018.



BRENCHLEY
ARCHITECTS

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RESIDENTIAL ALTERATIONS +
ADDITIONS

address

197 QUAMBY ROAD,
BEACONSFIELD UPPER, VIC

drawing

PROPOSED SOUTH EAST
ELEVATION

SCALE: 1:100 @ A1

ISSUE: PP-C DATE: MAY 2020

DWG No.: 2019-024-A04

CUT/FILL

- NO FILL PROPOSED
- MINOR CUTS PROPOSED FOR LANDSCAPING, POOL AND UNDERHOUSE VENTILATION - APPROX 100sqm

PLANNING PERMIT



PROPOSED NORTH WEST ELEVATION
1:100@A1

FINISHES	
T01	VERTICAL TIMBER SIDING - DULUX 'VIVID WHITE'
M01	METAL LONGLINE ROOFING - COLORBOND 'BASALT MATT'
W01	WHITE ALUMINIUM FRAMED WINDOWS + DOORS
B01	FRAMELESS GLASS BALUSTRADE

NOT FOR CONSTRUCTION

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P	PRELIMINARY	SEPT 2019
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PP-B	PP - BUSHFIRE INFO	MAR 2020
PP-C	PP - INFO FOR COUNCIL	MAY 2020

LEGEND:

- EXISTING WALLS
- NEW STRUCTURE
- DEMOLISHED WALLS

Construction – Bushfire Attack Level (BAL)

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- The construction of all other elements of the additions and alterations to the dwelling must comply with the requirements for **BAL-19** in accordance with Sections 3 and 6 of AS 3959-2018.



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RESIDENTIAL ALTERATIONS +
ADDITIONS

197 QUAMBY ROAD,
BEACONSFIELD UPPER, VIC

PROPOSED NORTH WEST
ELEVATION

SCALE: 1:100 @ A1
ISSUE: PP-C DATE: MAY 2020

DWG No.: 2019-024-A05

CUT/FILL

- NO FILL PROPOSED
- MINOR CUTS PROPOSED FOR LANDSCAPING, POOL
AND UNDERHOUSE VENTILATION - APPROX 100sqm

PLANNING PERMIT

FINISHES	
T01	VERTICAL TIMBER SIDING - DULUX 'VIVID WHITE'
M01	METAL LONGLINE ROOFING - COLORBOND 'BASALT MATT'
W01	WHITE ALUMINIUM FRAMED WINDOWS + DOORS
B01	FRAMELESS GLASS BALUSTRADE

NOT FOR CONSTRUCTION

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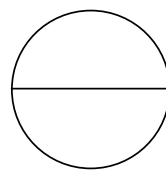
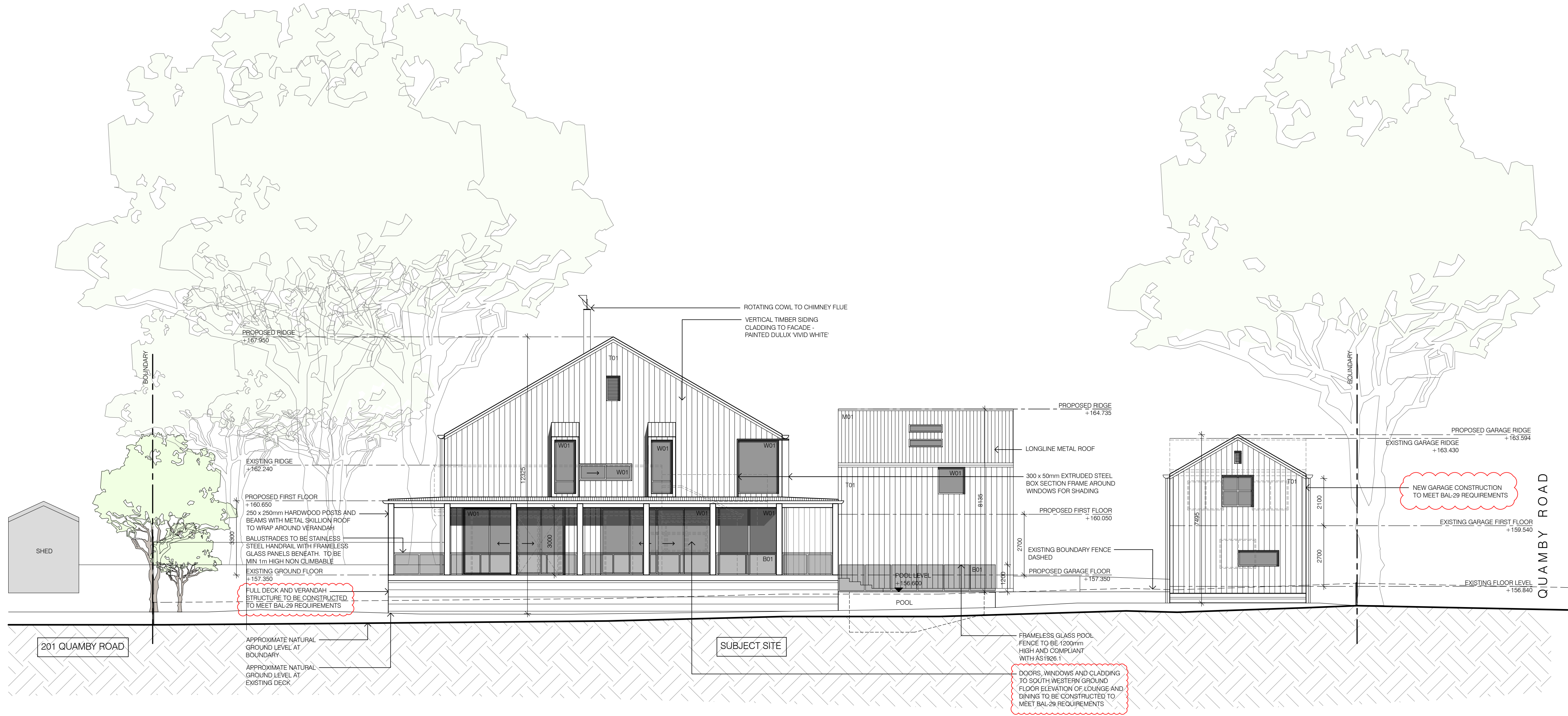
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LEGEND:

- EXISTING WALLS
- NEW STRUCTURE
- DEMOLISHED WALLS

Construction – Bushfire Attack Level (BAL)

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PROPOSED SOUTH WEST ELEVATION
1:100@A1



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RESIDENTIAL ALTERATIONS + ADDITIONS

197 QUAMBY ROAD,
BEACONSFIELD UPPER, VIC

PROPOSED SOUTH WEST
ELEVATION

SCALE: 1:100 @ A1
ISSUE: PP-C DATE: MAY 2020

DWG No.: 2019-024-A06

PLANNING PERMIT

FINISHES	
T01	VERTICAL TIMBER SIDING - DULUX 'VIVID WHITE'
M01	METAL LONGLINE ROOFING - COLORBOND 'BASALT MATT'
W01	WHITE ALUMINIUM FRAMED WINDOWS + DOORS
B01	FRAMELESS GLASS BALUSTRADE

NOT FOR CONSTRUCTION

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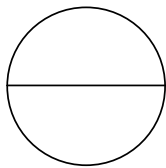
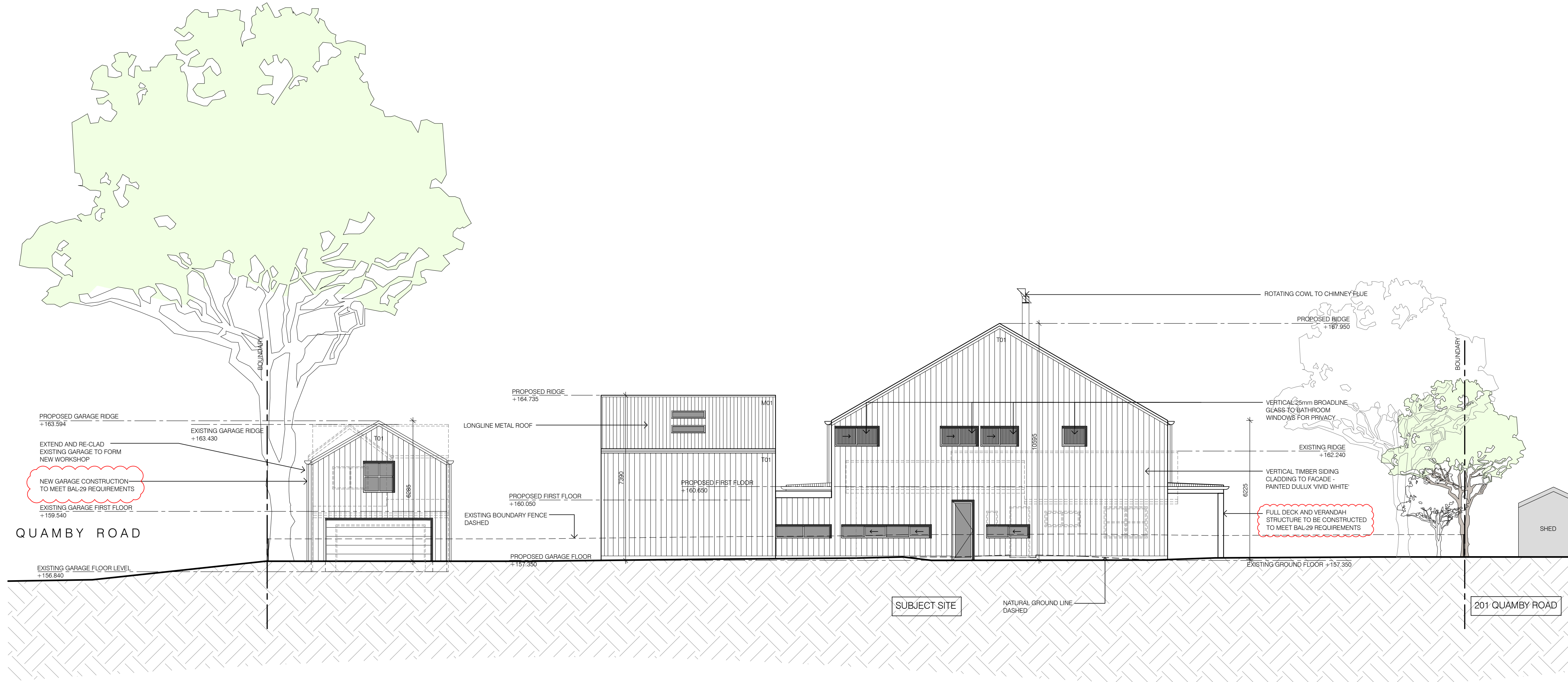
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PP-B	PP - BUSHFIRE INFO	MAR 2020
PP-C	PP - INFO FOR COUNCIL	MAY 2020

LEGEND:

- EXISTING WALLS
- NEW STRUCTURE
- DEMOLISHED WALLS

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PROPOSED NORTH EAST ELEVATION
1:100@A1

CUT/FILL

- NO FILL PROPOSED
- MINOR CUTS PROPOSED FOR LANDSCAPING, POOL AND UNDERHOUSE VENTILATION - APPROX 100sqm



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RESIDENTIAL ALTERATIONS + ADDITIONS

197 QUAMBY ROAD,
BEACONSFIELD UPPER, VIC

PROPOSED NORTH EAST ELEVATION

SCALE: 1:100 @ A1

ISSUE: PP-C DATE: MAY 2020

DWG No.: 2019-024-A07