

## 5.4 T200500 Army Road – Pakenham - Use and Development of the Land for a Place of Worship and Associated Works

**Responsible GM:** Peter Benazic  
**Author:** Melanie Wright

### Recommendation(s)

That Council issue a Notice of Decision to Grant Planning Permit T200500 for the use and development of the land for a place of worship and associated works at Army Road, Pakenham VIC 3810 subject to the conditions attached to this report.

### Attachments

1. Locality Map [5.4.1 - 1 page]
2. Development Plans [5.4.2 - 12 pages]
3. Copy of Objections - Circulated to Councillors only [5.4.3 - 11 pages]

### Executive Summary

<b>APPLICATION NO.:</b>	T200500
<b>APPLICANT:</b>	Natalie Gray
<b>LAND:</b>	Army Road, Pakenham VIC 3810 (Corner of Murphy Rd)
<b>PROPOSAL:</b>	The use and development of the land for a place of worship and associated works
<b>PLANNING CONTROLS:</b>	General Residential Zone ('GRZ') Development Contributions Plan Overlay - Schedule 1 ('DCPO')
<b>NOTIFICATION &amp; OBJECTIONS:</b>	Pursuant to Section 55 of the Planning and Environment Act 1989 notices were sent to adjoining properties 119 notices were sent and 2 signs were erected on the site. Nine (9) Objections were received.
<b>KEY PLANNING CONSIDERATIONS:</b>	Amenity Appropriateness of location Traffic Social Impacts Lighting
<b>RECOMMENDATION:</b>	Notice of Decision to Grant a Permit

### Background

The subject site is vacant and there is no planning permit history for the site.

### **Subject Site**

The site is located on the south-east corner of the Murphy Road and Army Road.

The subject site is 2.695 hectares in size and is currently vacant.

The site has a frontage to Murphy Road of 205.07 (northern boundary), an eastern boundary of 124.97 metres, a jagged southern boundary with three lengths totalling 230.14 metres in length and a western boundary of 123.08 metres. A 9-metre-wide tree reserve runs along the western boundary between the site and Army Road.

There are presently no formal crossovers to the site from Murphy Road A crossover to the site is located on Army Road adjacent to the southern boundary and there is no easement on title.

The topography of the land is mostly flat with the site sloping slightly to the south-east.

The subject site is located in an established residential precinct of Pakenham, just north of the Pakenham Activity Centre. The immediately adjoining allotments to the subject site contain single dwellings and garages with detached and in unit developments. Unit developments and subdivisions appear to be an emerging theme in the area, with several allotments currently developed with multiple dwellings. The houses are largely single storey and are constructed of a variety of materials including fibro-cement, weatherboard and brick.

To the north-west of the Army Road and Murphy road intersection is Pakenham Hills Primary School.

The main commercial street of Pakenham Activity Centre is located 1000 metres south of the subject site with localised shopping 500 metres to the east. Within a 3-kilometre radius of the subject site there are pre-schools, primary and secondary schools, childcare centres, public open space and access to medical cares.

### **Relevance to Council Plan**

Nil.

### **Proposal**

It is proposed to use and develop the subject site for a place of worship associated with the Jesus Christ of the Latter Day Saints Religious order.

The proposal has been described by the applicant as a 'meeting house' for religious purposes such as education, meetings and other functions such as Sunday worshipping. The building will contain various rooms sizes and a multipurpose room for larger gatherings.

The various rooms proposed for the building will have a total seating capacity for 206 people but it is proposed that a maximum of 170 size gatherings.

The proposed hours of operation are:

- Monday to Thursday: 6am to 9pm
- Friday and Saturday: 7am to 12am(midnight)
- Sunday: 9am to 4pm

The proposed built form includes a single storey building with a total floor area of 630sqm covering just 7.7% of the total land area. The proposed use and development will be located in the north-west corner of the site and be fenced off leaving the majority of the site vacant. The portion of the site allocated for the place of worship is approximately 128 metres by 70 metres and a total of 8960sqm. This will leave a minimum setback from the internal fence of 44 metres from the south adjoining properties and 81 metre setback from east adjoining properties. There is no current proposal to develop the remaining vacant part of the site.

The building is proposed to be 12.190 metres in width and 51.59 metres in length. The building will be setback 34.556 metres from the west boundary to Army Road, 42.1 metres from northern boundary or Murphy Road frontage, 120 metres from the eastern boundary and a minimum of 59 metres from the south adjoining boundary.

The meeting house will have a pitched Colourbond roof with 5 gable portions, the external finish of the building will be constructed of brick. The overall building height is 7.669 metres from natural ground level.

A 14.5-metre-high metal spire is also proposed to accompany the building, it will be located between the car park and the building.

The building has been designed to present to Murphy Road as such the car park is located to the north of the building to access Murphy Road with two vehicle crossings. The car park will include 64 car spaces, including two disabled spaces. The eastern vehicle access will be two way and allow cars to turn left and right and the western vehicle access will only accommodate existing cars that will be only allowed to turn left.

A 1.2 metres high metal fencing is proposed along all both road frontages. Landscaping is proposed across the site. There are no vegetation impacts as the site is vacant and the built form in setback from the western tree reserve. There are some earthworks are proposed which do not require planning consideration.

## **Planning Scheme Provisions**

### **State Planning Policy Framework (SPPF)**

The relevant clauses of the SPPF are:

- *Clause 11.03-1s – Activity Centres*
- *Clause 15.01-1s – Urban Design*
- *Clause 15.01-2S – Building design*
- Clause 15.01-5S - Neighbourhood Character
- Clause 15.02-1S - Energy and resource efficiency
- Clause 19.02-4A – Social and Cultural Activities

### **Local Planning Policy Framework (LPPF)**

The relevant clauses of the LPPF are:

- Clause 21.01-4 – Strategic Vision
- Clause 21.05-1 – Community Services and Facilities

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

The relevant provisions/ documents are:

- Pakenham Development Contribution Plan
- Clause 52.06 – Car parking
- Clause 65 – Decision Guidelines

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

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

- *Improved Social Cohesion*
- *Improved safety*
- *Reduce obesity*

### **Zone**

The land is subject to the **General Residential Zone**

### **Overlays**

The land is subject to the following overlay:

- *Development Contributions Plan Overlay - Schedule 1*

### **Planning Permit Triggers**

The proposal for the use and development of the land for a place of worship and associated works requires a planning permit under the following clauses of the Cardinia Planning Scheme:

- Pursuant to Clause 32.09 – 2 a planning permit is required for the use of the site for a place of worship as the total gross area of all buildings exceeds 250 sqm.
- Pursuant to Clause 32.09 – 9 a planning permit is required for the buildings and works associated with a section 2 use.

### **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 and additional properties 119 notices in total.*
- *Placing two signs on the site one to each street frontage*

The notification has been carried out correctly, and Council has received *nine (9)* objections to date.

*The key issues that were raised in the objections are:*

- Noise
- Traffic



- Use not compatible in residential area
- Hours of operation
- Lighting

### Referrals

No External referrals required

### Discussion

The application for a permit has been assessed against the decision guidelines of all relevant clauses of the Cardinia Planning Scheme and the proposed use is determined to be consistent with these requirements.

The Planning Scheme encourages religious uses to be located within existing urban areas and residential areas in order to be a service to existing communities. The location of the proposed Place of Worship will be close to the Pakenham Activity Centre, vital infrastructure, and is supported by the Cardinia Planning Scheme.

### Planning Policy Framework (PPF) and Municipal Planning Strategy (MPS)

A number of state and local policies are relevant to this application that encourage religious use and development to be located in existing residential areas to provide a fairer distribution of access to communities.

Clause 11.03-1s (Activity Centres) seeks to encourage the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres that are highly accessible to the community. The proposed location of the use and development is ideal for providing access to a religious in a well-established area in the municipality with access to a Road Zone .

Clause 15.01-1s Urban Design seeks to create urban environments that are safe, healthy, functional, and enjoyable and that contribute to a sense of place and cultural identity. The proposed built form associated with the place of worship is designed to create a safe and functional design. The design will become a landmark of interest as a place of cultural identity with a high-quality built form.

Clause 15.01-2S (Building design) seeks to:

- Achieve building design outcomes that contribute positively to the local context and enhance the public realm.
- Ensure the form, scale, and appearance of development enhances the function and amenity of the public realm.
- Ensure development responds and contributes to the strategic and cultural context of its location.

It is considered that the proposal provides an architecturally attractive building for a unique and exposed site in a corner location. The design response is modest in scale on a very large site and designed to protect and enhance views and vistas.

Clause 15.01-5S (Neighbourhood Character) aims to recognise, support and protect neighbourhood character, cultural identity, and sense of place. The modest and well-designed building for the place of worship is considerate of its site and context. The building height and scale is respectful of the existing neighbourhood character of the area. The large setbacks allow the building to be a unique feature of the area without dominating the streetscape.

Clause 15.02-1S (Energy and Resource Efficiency) aims to land use and development that is energy and resource efficient, supports a cooler environment and minimises greenhouse gas emissions. The application includes an environmentally sustainable report that aims to reduce greenhouse emissions associated with the building.

Clause 19.02-4A – (Social and Cultural Activities) aims to provide fairer distribution of and access to, social and cultural infrastructure. The proposal will encourage accessibility and diversity in cultural activities in an established area close to an activity centre.

Cardinia Shire's Plan describes the following vision for the Municipality: "Cardinia will be developed in a planned manner to enable future generations to enjoy and experience the diverse and distinctive characteristics of our Shire". It is considered that the proposal adds to the cultural and social diversity that makes the Municipality a unique place to live. The addition of a new place of worship will cater to the growing population of the area. This is further empathised in the Clause 21.05-6 (Community services and facilities) which aim to facilitate community-based organisations (i.e Churches) which serve the needs of the community in activity centres and in residential areas where they can be provided in a manner which minimises any impacts on the amenity of the area. It is considered that the location, siting and scale of the use and development is considerate of the location adjoining residential properties. From a strategic perspective the location of the proposed place of worship is ideal adjoining a Road Zone, within an established residential area and close proximity to an activity centre.

***General Residential Zone:***

The subject site is zoned General Residential Zone. One of the objectives of the zone is to allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

Pursuant to Clause 32.09 – 2 a planning permit is required for the use of the site for a place of worship as the total gross area of all buildings exceeds 250 sqm. The gross floor area for the proposal is 630 sqm therefore a permit is required for the use of the site for a place of worship.

Pursuant to Clause 32.09 – 9 a planning permit is required for the buildings and works associated with a section 2 use.

The proposed use for a place of worship, is considered to be compatible with the establish residential area, adjacent to a school site and adjoining a road zone. The site is located on the corner of Murphy Road and Army Road which can accommodate the increased traffic generation, subject to appropriate traffic management.

The proposal will service a local community need and adds diversity to worship options in the Municipality. The location will allow local worshipers to travel shorter distances to their preferred place of worship. The proposal is considered to be of a scale and intensity that is appropriate for the area. Large setbacks are proposed from all immediately adjoining properties and both street frontages. The siting and spaciousness of the proposed site layout is appropriate for the site and does not compromise the residential character of the area.

The design and height of the proposed building is acceptable. The location of the structure, setback from Murphy Road and Army Road, minimises its visual prominence and is not expected to detract from the visual amenity this road. A spire has also been proposed which will complement the built form, it is narrow and will not include excessive light and therefore it is considered a suitable addition to the built form.

All the trees that are located in the tree reserve along the western boundary are proposed to be maintained. A landscape plan has been provided but Council's Landscape Officer has requested additional planting as such a revised landscape plan will be required via condition of permit. This is in keeping with the development of the adjoining school site which also contains mature vegetation along this interface.

The applicant provided an Acoustic Report that reviewed noise levels in the existing conditions and made assumptions about the proposed noise levels from the place of worship. It is expected that highest noise would be produced from amplified church music 86dB(A) and other activities such as sermons to be around 66dB(A). EPA noise legislation does not specifically include places of worship however best practice uses the SEPP N-2 for guidance. Table 12 of the report presents the results of the music noise assessment based on internal noise levels maximum internal levels of 86dB(A) with the proposed construction and fit-out details. The conclusion of the report is that the use will not create noise omissions that will exceed the required 45dB(A). The use of the car park may generate the greatest noise omissions however this will be consistent with the background noise of the general area after surveying noise measurements of the existing environment at the Subject Site and surrounds. Some conditions will be placed on the permit to ensure that the use complies with EPA N-2 requirements.

Given the occasional proposed gathering until 12 midnight, capacity of the road network to accommodate traffic and the minimal noise omission, it is considered that there will be minimal impact from the hours of use.

Adequate car parking and access have been provided; this will be discussed further below. A waste management plan (permit condition) will ensure appropriate loading and refuse collection.

### **Development Plan Contributions Overlay – Schedule 1**

The Development Contributions Plan Overlay identifies areas that require the preparation of a development contributions plan for the purpose of levying contributions for the provision of works, services and facilities before development can commence.

Pursuant to Clause 45.06-1, a granted permit must:

- Be consistent with the provisions of the relevant development contributions plan; and
- Include any conditions required to give effect to any contributions or levies imposed, conditions or requirements set out in the relevant schedule to this overlay.

This does not apply to non-residential uses therefore no condition is required for this application.

### **Clause 52.06 Car Parking**

The purpose of Clause 52.06 is to ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.

Pursuant to Clause 52.06-5 Number of car parking spaces required under Table 1, 0.3 car parking spaces are required to be provided for each patron permitted on the site.

The proposal includes a maximum of 170 patron on site at a given time. A total of 51 spaces are therefore required.

The proposal includes 66 car parking spaces and therefore complies with the car parking rate requirements of Clause 52.06.

The vehicle access to the car park will be provided through two accesses: the eastern crossover will allow for incoming and outgoing traffic while the western crossover will only allow for exiting traffic that will only be able to turn left towards Army Road.

Council's Traffic Department have stated that the applicant has provided enough car spaces for 206 patrons. The layout of the car park including sizes of spaces and aisle widths are all satisfactory. They have also requested some conditions that would require pedestrian access through the site, and along the public realm to the site to be provided.

Overall, the proposal meets the objectives and the requirements of Clause 52.06 of the Cardinia Planning Scheme.

#### **Clause 52.34 – Bicycle Facilities**

The purpose of Clause 52.34 is to encourage cycling as a mode of transport.

The proposal includes two bicycle parking facilities and toilet amenities. The Bicycle Facilities requirements of a place of assembly is 1 space per 1500sqm plus one for a visitor therefore the requirement has been satisfied.

#### **Clause 65 Decision Guidelines:**

The proposed development is consistent with the Planning Policy Framework & Municipal planning Strategy, its zoning, and is consistent with the orderly planning of the area. Further the proposed development will have limited impact on the amenity of surrounding area and will not contribute to land degradation or require native vegetation removal. It is therefore considered appropriate.

#### **Response to Objections**

The key issues that were raised in the objections are:

- Noise

The applicant has provided an acoustic report that demonstrates that the noise created internally of the building will be consistent with existing noise levels in the area. While there will be amplified music and sermons inside the building there will not be any noise omission to surrounding residences that will exceed what is already experienced in the area. A permit condition will be placed on the permit that there will be no amplified music after 10 pm Monday to Saturday and 9pm on Sunday.

Conditions have been included to the permit to ensure that noise does not cause amenity impact that can be reviewed should neighbours or the public have concerns.

- Traffic

The General Residential Zone seeks to encourage places of worship to established residential areas with access to Road Zones. Army Road is a Road Zone and has the capacity to accommodate increased traffic. The proposal meets car parking requirements, has demonstrated a safe internal access way and will require traffic exiting closest to Army Road to only turn left.

It is therefore concluded that the subject site will not rely on the public realm for the provision of carparking and therefore it is not anticipated to result in additional pressure on on-street

parking nor is this development anticipated to generate an unreasonable amount of traffic for the site or the local street network

■ Use not compatible in residential area

The General Residential Zone seeks to encourage places of worship to established residential areas, close to existing services and activity centres. The proposed place of worship meets the guidance of the strategic framework in the Cardinia Planning Scheme which aims to encourage diversity and accessibility to social and recreational uses close to residential areas. The use will not operate continuously - the main use of the site is for smaller groups with the larger gatherings on Sundays. Locating social and recreational uses close to residential areas means that the residents of Cardinia from diverse backgrounds do not have to travel for their cultural engagements and may even be able to walk to the facility. The built form and large setbacks are respectful of the neighbourhood character and will not dominate the streetscape.

Overall, the use is well placed to be a complimentary use in the locality and will add vibrancy to a vacant site.

■ Hours of operation

The hours of operation of main concern are the functions that may operate on a monthly basis to 12am (midnight). The acoustic report presented describes the minimal accumulative impact the noise emissions from the use will produce. Amenity based conditions will be placed on the permit including lighting, noise, and traffic.

■ Lighting

A condition has been placed on the permit to ensure light is baffled and to reduce light spill.

## **Conclusion**

The proposed use and development of the land for a place of worship is consistent with the purpose and objectives of the General Residential Zone, Development Contribution Plan Overlay – Schedule 1, Clause 52.06 Car Parking and Decisions Guidelines which apply to the subject property. The proposal is considered acceptable and as such should be supported.

## **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 form part of the permit. The plans must be drawn to scale with dimensions and provided in an electronic format. The plans must be generally in accordance with the plans submitted with the application but modified to show:
  - a) The internal pedestrian path to be no less than 1.5 metres in width
  - b) A 1.5 m wide concrete footpath to be provided along the entire site frontage to Murphy Road
  - c) A 1.5 m wide concrete pedestrian path, including pram ramps, to link to the existing pedestrian path on the eastern side of Army Road
  - d) Revised landscape plan generally in accordance with the landscape concept plan dated 10 August 2020 prepared by Craig Eldridge Design Landscape Architecture, except that the plan must show:
    - i) A survey (including botanical names) of all existing vegetation to be retained and/or removed.

- ii) Buildings and trees (including botanical names) on neighbouring properties within three metres of the boundary.
    - iii) Details of surface finishes for all areas, including pathways and driveways
    - iv) 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.
    - v) 1200mm organic mulch diameter around any proposed trees to be planted in lawn.
    - vi) Canopy trees capable of reaching a height of 8 metres and a width of 6 metres at maturity (minimum one and a half (1.5) metres tall at the time of planting) generally consistent with the layout and density of plantings shown on the landscape concept plan dated 10 August 2020 prepared by Craig Eldridge Design Landscape Architecture in the area between the proposed carpark and Murphy Road, continuing in the following additional areas.
      - 1. the full extent of the Murphy Road frontage to the eastern property boundary.
      - 2. the full extent of the Army Road frontage to the southern property boundary.
    - vii) A screening vegetation strip at least two (2) metres wide along the full extent of the existing rear fence lines along the southern and eastern property boundaries. The strip must be planted with screening shrubs capable of growing a minimum of 2m tall and at a density sufficient for them to completely screen the fence line at maturity.
    - viii) 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 sight lines for, or impede the movement of, vehicles or pedestrians.
  - b) Revised Sustainable Management Plan generally in accordance with the “The Church of Jesus Christ Latter-day Saints, Sustainable Management Plan, Job: 10875, Date: August 2020, Revision 02 prepared by BRT Consulting” but amended to show:
    - i) a detailed plan is to be provided to the responsible authority showing the details of the 25kW solar energy system. This is to confirm the solar array layout and inclusion. This is required as the 25kW solar energy system is referred to in appendix B of the Sustainable Management Plan,
    - ii) Plans that demonstrate outcomes of the Sustainable Management Plan
- 2) The use and development of land must be generally in accordance with the plans endorsed under this permit and subject to the conditions set out in this permit.
  - 3) The layout of the access, use and development as shown on the endorsed plan/s must not be altered without the written consent of the Responsible Authority.
  - 4) Once the development starts, it must be continued and completed to the satisfaction of the Responsible Authority.
  - 5) Except with the written consent of the Responsible Authority, the use of the land for a place of worship may only operate:



- Monday to Thursday: 6am – 10pm.
  - Friday and Saturday: 7am – 12pm.
  - Sunday: 8am – 9pm.
- 6) Except with the written consent of the Responsible Authority, a maximum of 170 patrons associated with the use of the land for a place of worship are permitted on the land at any time.
  - 7) All external plant and equipment must be acoustically treated or placed in sound proof housing to reduce noise to a level satisfactory to the Responsible Authority.
  - 8) Noise levels emanating from the subject land must comply with the State Environment Protection Policy (Control of Music Noise from Public Premises), No. N-2.
  - 9) No external sound amplification equipment or loudspeakers are to be used for the purpose of announcements, broadcasts, playing of music or similar purposes at any time without the written consent of the Responsible Authority.
  - 10) All waste material not required for further onsite processing must be regularly removed from the subject land. All vehicles removing waste must have fully secured and contained loads so that no wastes are spilled or dust or odour is created to the satisfaction of the Responsible Authority.
  - 11) All bins and receptacles used for the collection and storage of garbage, bottles and other solid wastes shall be kept in a storage area screened from view to the satisfaction of the Responsible Authority.
  - 12) External lighting must be designed, baffled and located so as to not detrimentally effect on adjoining land to the satisfaction of the Responsible Authority.
  - 13) All external plant and equipment must be acoustically treated or placed in sound proof housing to reduce noise to a level satisfactory to the Responsible Authority.
  - 14) No plant, equipment, services or architectural features other than those shown on the endorsed plans are permitted above the roof level of the building/s without the written consent of the Responsible Authority.

### **Buildings and Works**

- 15) Before the development starts by such later date as is approved by the Responsible Authority in writing:
  - a) a stormwater management plan showing the stormwater works to the nominated point of discharge must be submitted to and approved by the Responsible Authority. The stormwater management plan must be prepared by a suitably qualified person and show details of the proposed stormwater works including all existing and proposed features that may have impact (including trees to be retained, crossings, services, fences, abutting buildings, existing boundary levels etc). All works must be undertaken in accordance with the approved stormwater management plan.

- b) a tree protection fence must be erected around the existing street trees to be retained outside the canopy zone of the tree to define a "Tree Protection Area". The fence must be constructed of star pickets and chain mesh or similar to the satisfaction of the Responsible Authority. The tree protection fence must remain in place until construction is completed. No vehicular or pedestrian access, trenching or soil excavation is to occur within the Tree Protection Area without the written consent of the Responsible Authority. No storage or dumping of tools, equipment or waste is to occur within the Tree Protection Area. Any pruning that is required to be done to the canopy or roots of any tree to be retained is to be done with permission by Council's Arborist by a qualified arborist to Australian Standard – Pruning of Amenity Trees AS4373-2007.
  - c) A fee of \$375.00 per tree must be paid to the Responsible Authority for the replacement of the existing street tree/s nominated to be removed for the development. Replacement will be undertaken by Council contractors within the streetscape in the next planting season.
- 16) Before the development is occupied or by such later date as is approved by the Responsible Authority in writing:
- a) 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
  - b) a commercial/industrial standard concrete vehicle crossing/s as shown on the approved plans must be constructed to the approval and satisfaction of the Responsible Authority
  - c) the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the Responsible Authority.
  - d) A report from the author of the Sustainable Management Plan approved pursuant to this permit, or similarly qualified person or company, must be submitted to the Responsible Authority. The report must be to the satisfaction of the Responsible Authority and must confirm that all measures specified in the Sustainable Management Plan and the associated details on the approved plans, have been implemented in accordance with the Sustainable Management Plan and approved plans.
- 17) The location of any tree protection zones and protection measures including for street trees accurately drawn to scale and labelled and notations referring to any endorsed Arboricultural Assessment prepared by Shane Laszczyk – Arbor Advocacy Dated 30 June 2020.
- 18) 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 sight lines for vehicles or pedestrians.
- 19) The development must be constructed in accordance with the requirements, recommendations and details of the Sustainable Management Plan to the satisfaction of the Responsible Authority, and the associated details shown on the approved plans.

### **Commencement of Use**



20) Before the use commences, as defined by the issue of a Certificate of Occupancy under the Building Act 1993, the following must be satisfied:

- a) All proposed areas set aside on the approved plan/s for access, circulation and car parking must be constructed in accordance with approved plans, drained and the parking areas delineated to the satisfaction of the Responsible Authority.
- b) A bin storage area must be provided and must be located so as not to be detrimental to the visual amenity of the neighbourhood to the satisfaction of the Responsible Authority.
- c) the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the Responsible Authority.
- d) The outfall drainage for the development must be designed and constructed to a satisfactory point of discharge in accordance with plans and specifications approved by the Responsible Authority.

21) The use and development must be managed so that the amenity of the area is not detrimentally affected through the:

- a) Transport of materials, goods or commodities to or from the land.
- b) Appearance of any building, works or materials.
- c) Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.
- d) Presence of vermin.

To the satisfaction of the Responsible Authority.

22) 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.

23) The areas shown on the endorsed plans for access and car parking must not be used for any other purpose and must be maintained to the satisfaction of the Responsible Authority. Access ways must be in accordance with Clause 52.06 of the Cardinia Shire Planning Scheme.

24) 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.

25) All wastewater from the proposal must be treated and contained within the property boundaries in accordance with the current EPA Code of Practice – Onsite Wastewater Management: Guidelines for Environmental Management, Australian Standards 1547 and Council requirements.

26) Stormwater works must be provided on the subject land so as to prevent overland flows onto adjacent properties.

- 27) The slope of batters, both cut and fill, must not exceed 2:1 (horizontal: vertical) or, where this is not practicable, batters must be stabilised by other means to the satisfaction of the Responsible Authority.
- 28) Stormwater works must be provided on the subject land so as to prevent overflows onto adjacent properties.
- 29) 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.
- 30) 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.

**Expiry:**

A permit for the development and use of land expires if—

- a) the development does not start within **two (2) years** after the issue of the permit; or
- b) the final stage development is not completed within **four (4) years** after the issue of the permit; or
- c) the use does not start within **two (2) years** after the completion of the development; or
- d) the use is discontinued for a period of **two (2) years**.

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.

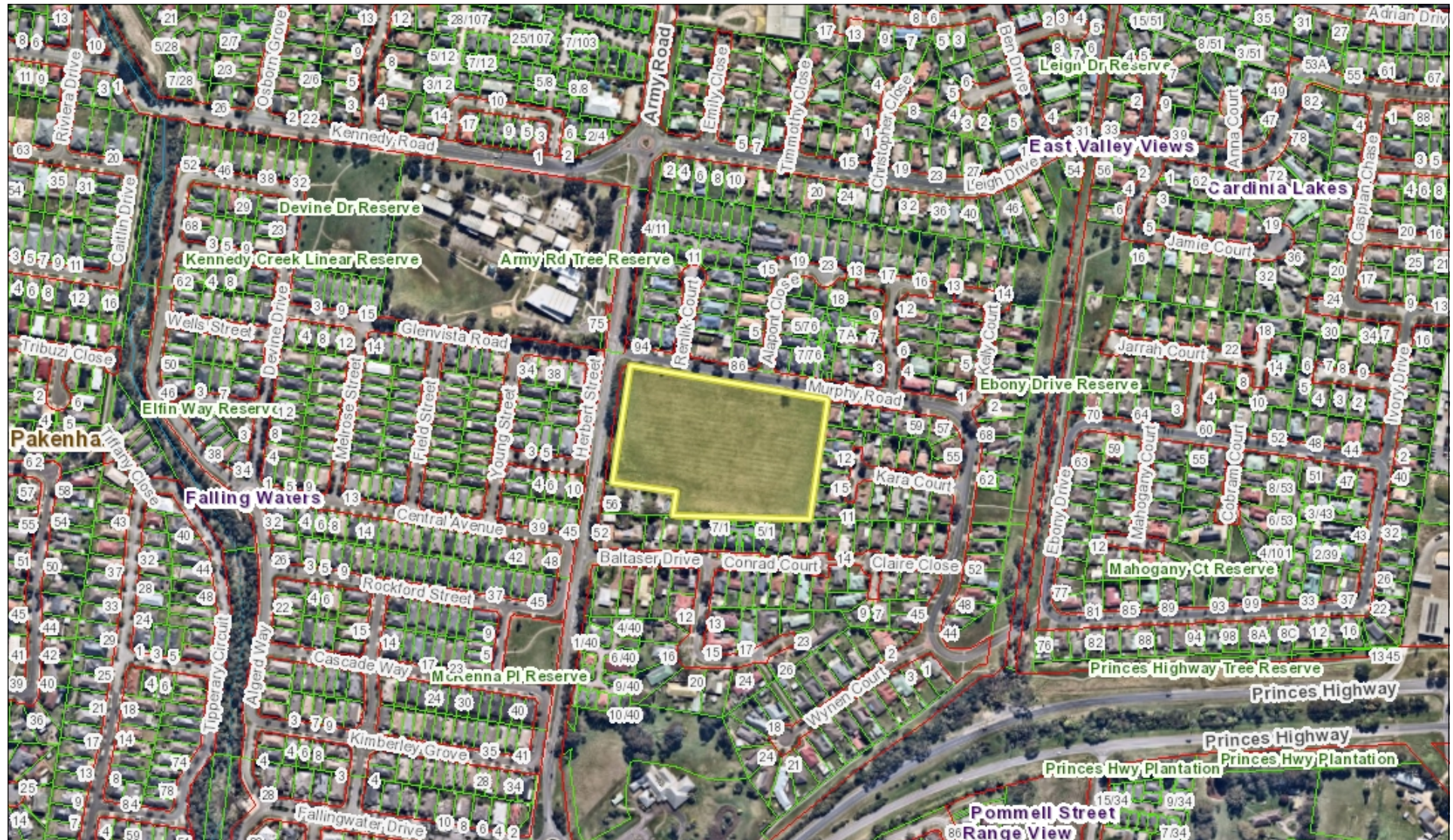
**Notes:**

- A 'Vehicle Crossing Permit' must be obtained from Council prior to the commencement of any works associated with the proposed vehicle crossing.
- Prior to commencement of the proposed use a Building Permit must be obtained for any retaining wall exceeding 1.0 metres in height.
- Permission given under planning legislation cannot be construed as permission relating to any other legislation under Council jurisdiction, such as Public Health & Wellbeing, Food or Tobacco Acts.
- This planning permit does not allow the change of use of a building contrary to the existing 'occupancy permit', any part of the building that is proposed for change the use/building classification shall only be done in accordance with a building permit OR written direction from the Municipal Building Surveyor.





# Army Road Pakenham



268.0 0 133.99 268.0 Meters

1:5,275

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

19-Nov-2020

Notes



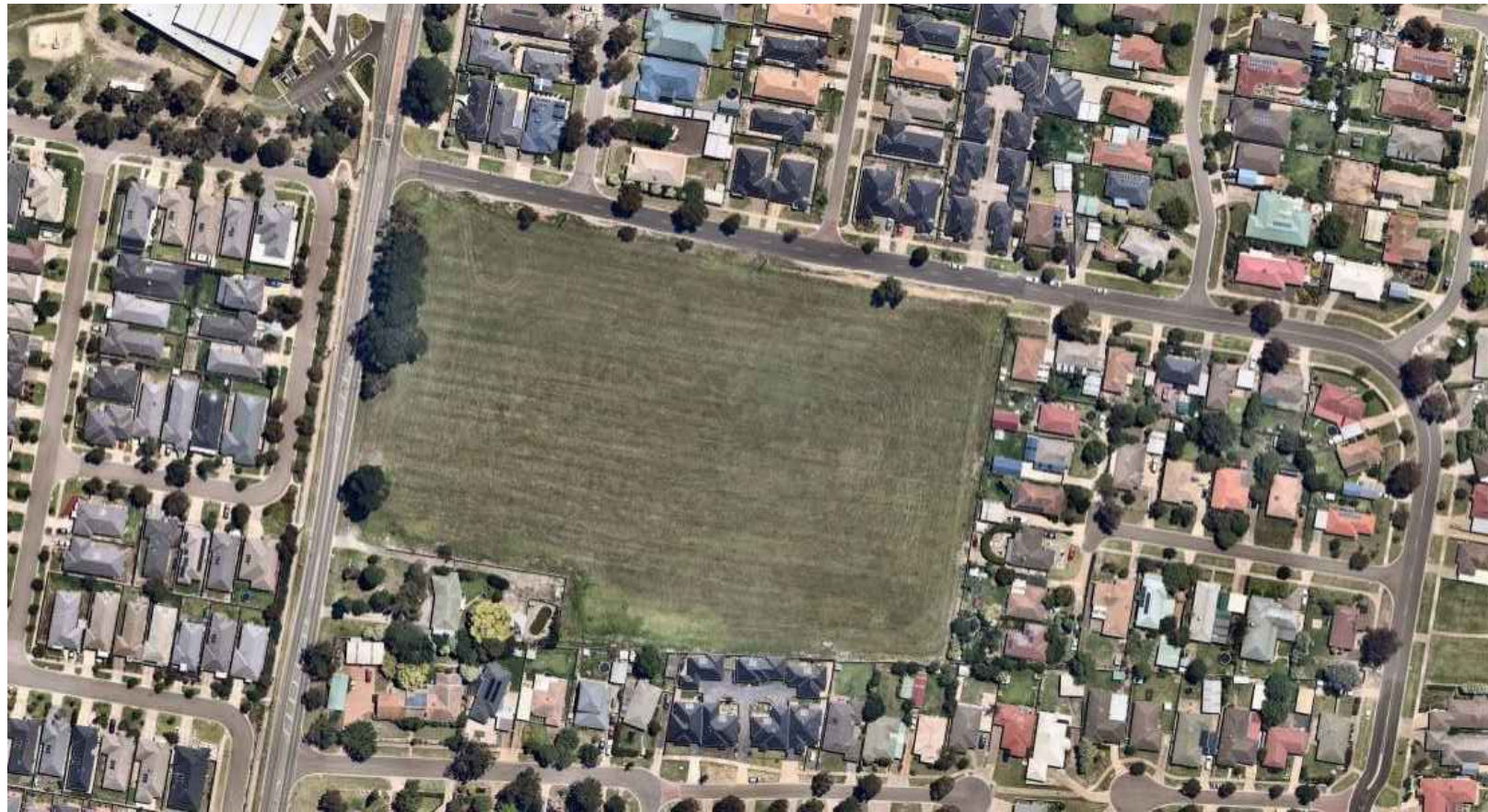


PROJECT No. 40020  
NEW PAKENHAM MEETING HOUSE  
FOR  
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS  
LOT 1, ARMY ROAD, PAKENHAM VIC 3810

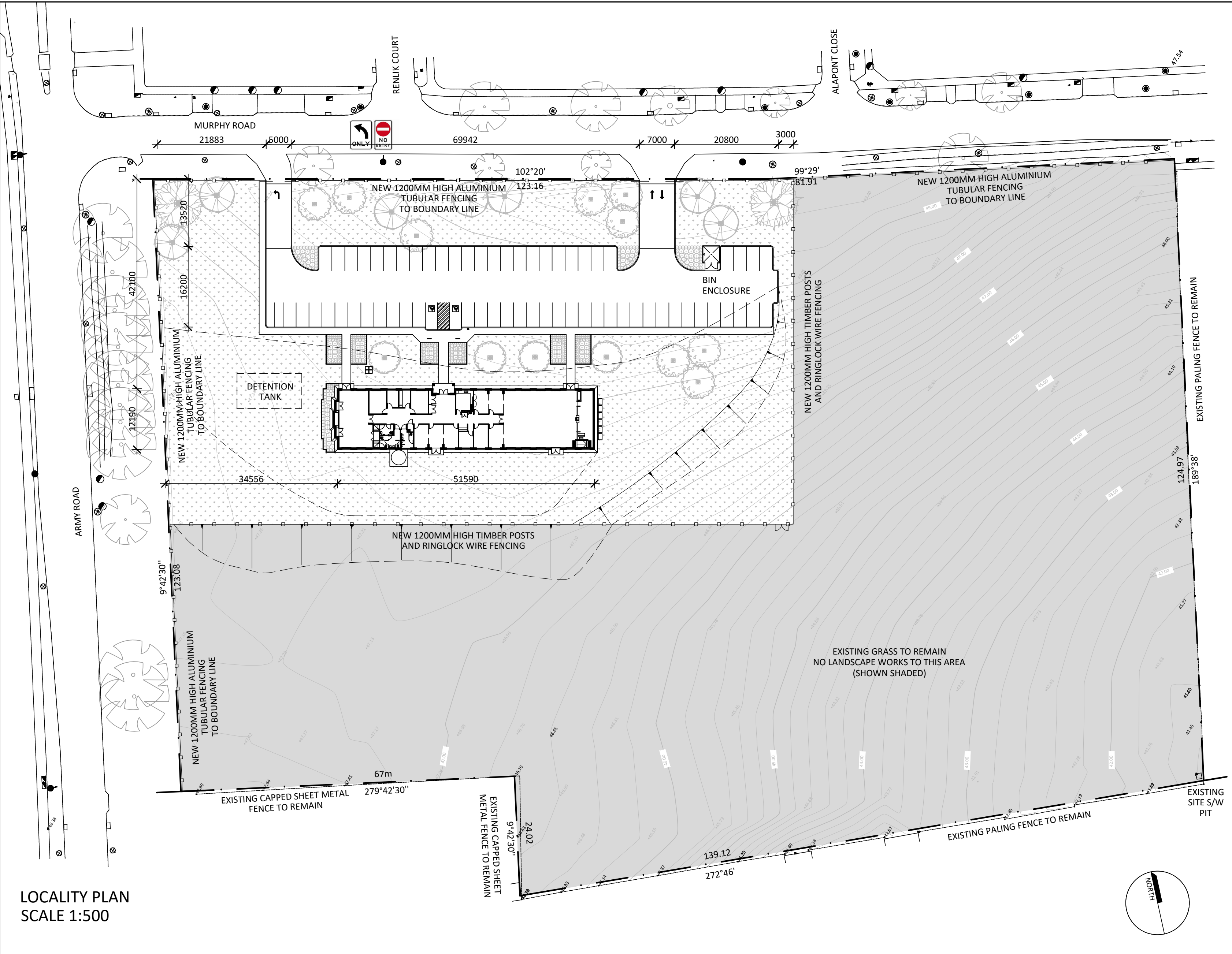
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DRAWING SCHEDULE

ARCHITECTURAL		
TP-00	1:500	COVER SHEET
TP-01	1:250	PROPOSED SITE PLAN
TP-02	1:100	PROPOSED FLOOR PLAN AND ROOF PLAN
		PROPOSED ELEVATIONS
TP-03	1:100	PROPOSED SECTIONS
TP-04	1:100	MATERIALS AND FINISHES
TP-05	N/A	FENCING DETAILS
TP-06	1:10	SHADOW DIAGRAM FOR 9 a.m.
TP-07	1:200	ON 22 SEPTEMBER (EQUINOX)
		SHADOW DIAGRAM FOR 12 p.m.
TP-08	1:200	ON 22 SEPTEMBER (EQUINOX)
		SHADOW DIAGRAM FOR 3 p.m.
TP-09	1:200	ON 22 SEPTEMBER (EQUINOX)



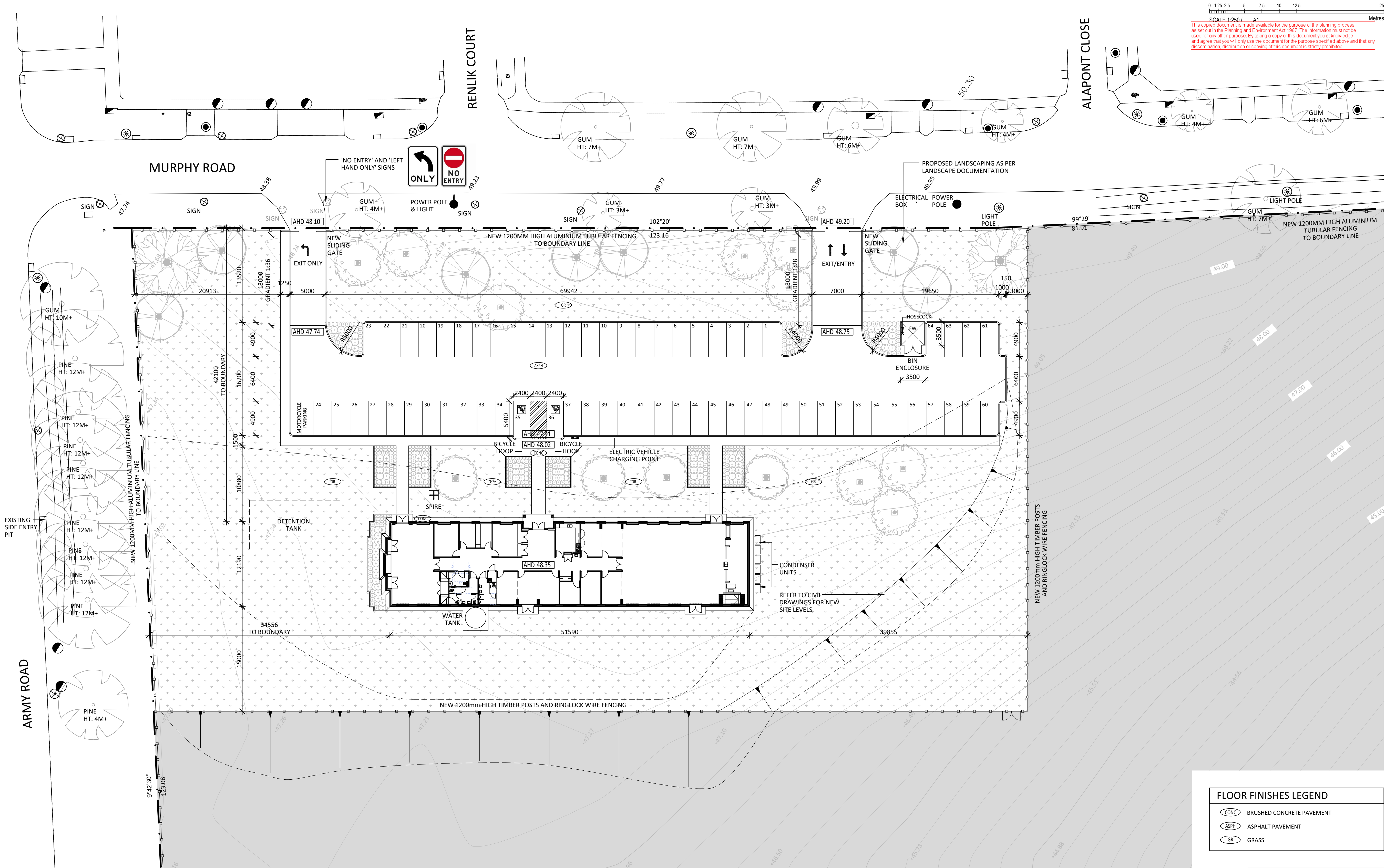
ARIEL PHOTO OF SITE  
NOT TO SCALE



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PROPOSED SITE PLAN  
1:250

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CLIENT'S LOGO	LOCALITY PLAN

NO.	DATE	ITEM	BY	CHKD
H	07.07.20	PRELIMINARY ISSUE - DRIVEWAY AND SIGNS	VN	-
G	03.07.20	PRELIMINARY ISSUE - UPDATED AS PER PRE APPLICATION MEETING	VN	-
O	03.06.20	PRELIMINARY ISSUE - PRE APPLICATION MEETING	VN	-
E	26.05.20	PRELIMINARY ISSUE - MOTORCYCLE PARKING AND EV CHARGING POINT	VN	-
D	22.05.20	PRELIMINARY ISSUE - CARPARK UPDATE	VN	-
C	12.05.20	PRELIMINARY ISSUE	VN	-
B	08.05.20	PRELIMINARY ISSUE - CHANGES AS PER SITE MEETING 06.05.20	VN	-
A	01.05.20	PRELIMINARY ISSUE	VN	-
-	29.04.20	PRELIMINARY ISSUE	VN	-

NO.	DATE	ITEM	BY	CHKD
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
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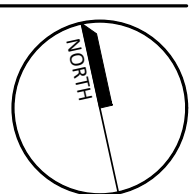
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CLIENT  
**THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS**  
PROJECT ADDRESS  
**LOT 1, ARMY ROAD  
PAKENHAM VIC 3810**

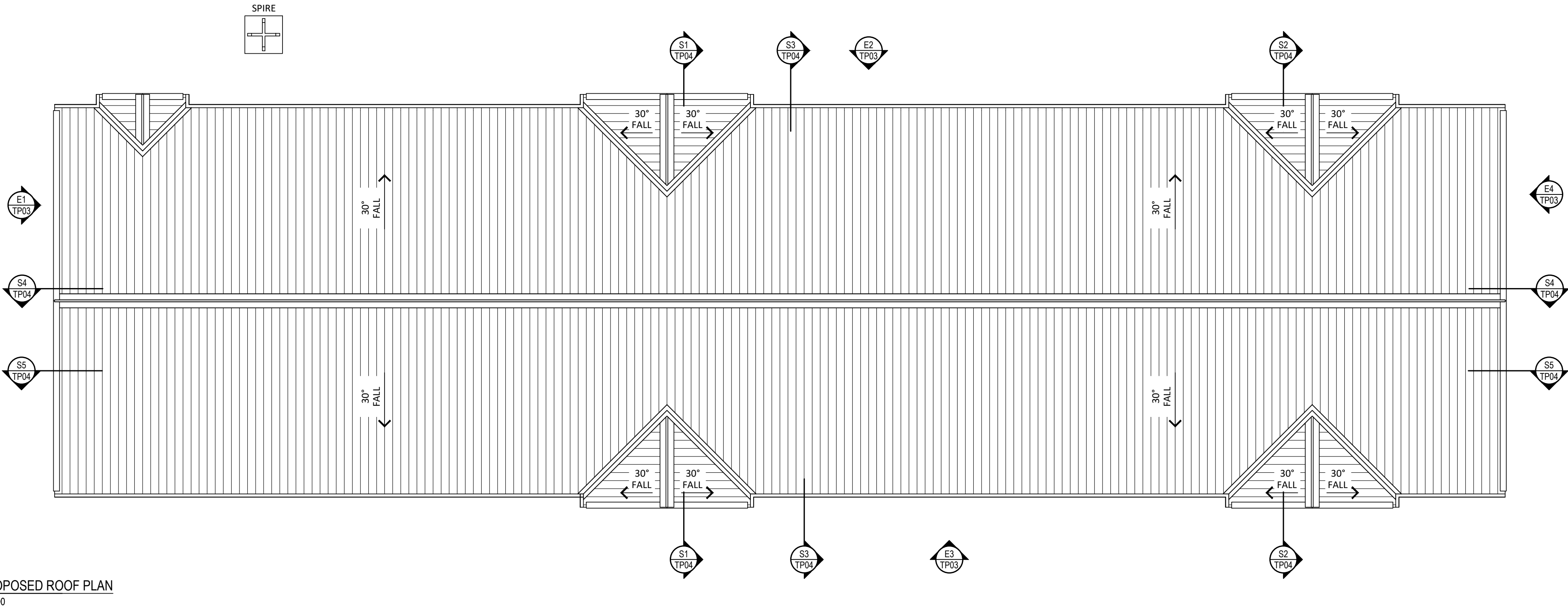
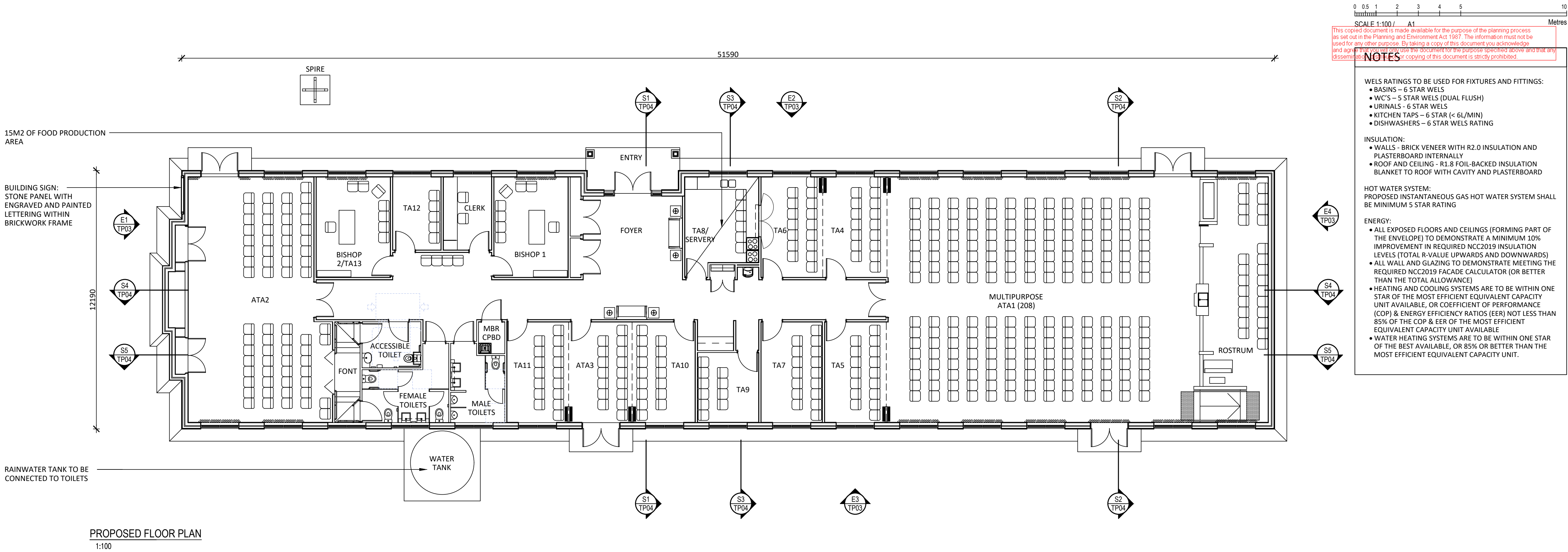
PROJECT CAPTAIN  
**TN**  
DRAWN  
**VN**  
CHECKED BY  
**SP**  
PLOT DATE  
**11.8.2020**

PROJECT TITLE  
**NEW PAKENHAM MEETING HOUSE**  
DRAWING  
**PROPOSED SITE PLAN**

PROJECT NO.  
**40020**  
SCALE  
**1:250**  
DRAWING NUMBER  
**TP - 01**  
DRAWING TYPE  
**TOWN PLANNING**  
SHEET SIZE  
**A1**  
REVISION  
**K**







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CLIENT'S LOGO

LOCALITY PLAN

NO.	DATE	ITEM	C
F	21.07.20	NOTATION AS PER COUNCIL'S COMMENTS	VN
E	30.06.20	PRELIMINARY ISSUE - BUILDING SIGN	VN
D	03.06.20	PRELIMINARY ISSUE - PRE APPLICATION MEETING	VN
C	22.05.20	PRELIMINARY ISSUE - SEATING NUMBERS	VN
B	12.05.20	PRELIMINARY ISSUE	VN
A	01.05.20	PRELIMINARY ISSUE	VN
A	29.04.20	PRELIMINARY ISSUE	VN

NO.	DATE	ITEM	C
F	21.07.20	NOTATION AS PER COUNCIL'S COMMENTS	VN
E	30.06.20	PRELIMINARY ISSUE - BUILDING SIGN	VN
D	03.06.20	PRELIMINARY ISSUE - PRE APPLICATION MEETING	VN
C	22.05.20	PRELIMINARY ISSUE - SEATING NUMBERS	VN
B	12.05.20	PRELIMINARY ISSUE	VN
A	01.05.20	PRELIMINARY ISSUE	VN
A	29.04.20	PRELIMINARY ISSUE	VN

NO.	DATE	ITEM	C
F	21.07.20	NOTATION AS PER COUNCIL'S COMMENTS	VN
E	30.06.20	PRELIMINARY ISSUE - BUILDING SIGN	VN
D	03.06.20	PRELIMINARY ISSUE - PRE APPLICATION MEETING	VN
C	22.05.20	PRELIMINARY ISSUE - SEATING NUMBERS	VN
B	12.05.20	PRELIMINARY ISSUE	VN
A	01.05.20	PRELIMINARY ISSUE	VN
A	29.04.20	PRELIMINARY ISSUE	VN

CLIENT: THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

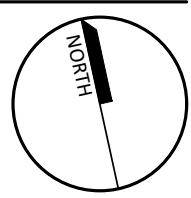
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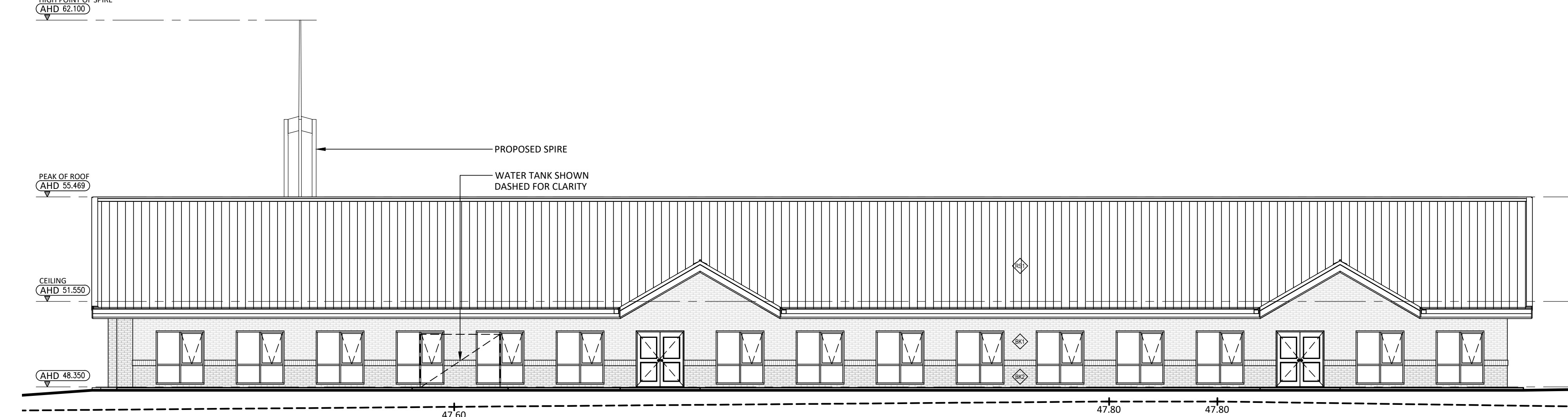
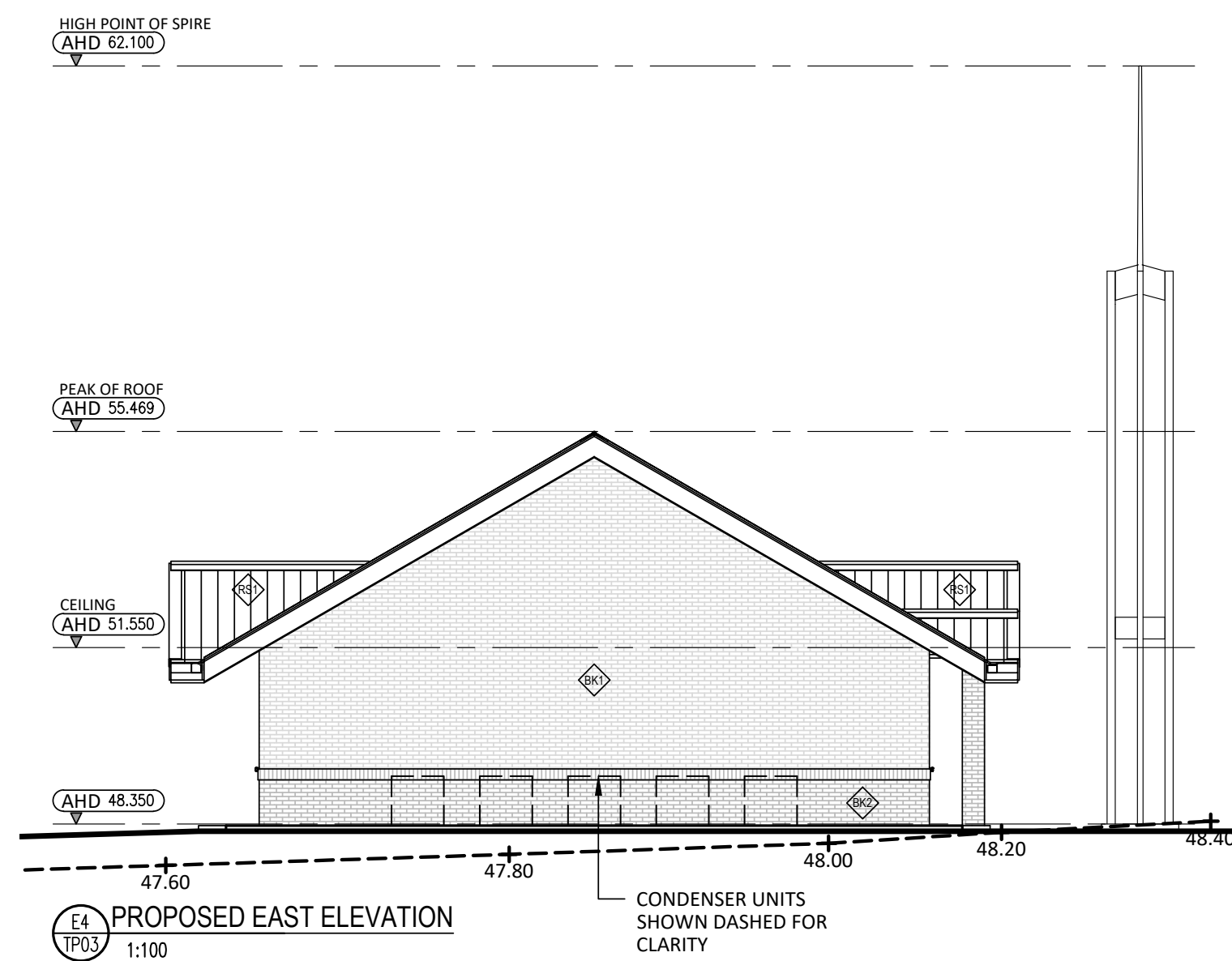
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DRAWN: VN  
CHECKED BY: SP  
PLOT DATE: 7.8.2020

PROJECT TITLE: NEW PAKENHAM MEETING HOUSE

DRAWING: PROPOSED FLOOR PLAN AND ROOF PLAN

PROJECT NO: 40020  
SCALE: 1:100  
DRAWING NUMBER: TP - 02  
DRAWING TYPE: TOWN PLANNING





E	21.07.20	OPERABLE WINDOWS AS PER COUNCIL'S COMMENTS			VN
D	30.06.20	PRELIMINARY ISSUE - BUILDING SIGN (WEST ELEVATION)			VN
C	05.06.20	PRELIMINARY ISSUE - AHD LEVELS			VN
B	03.06.20	PRELIMINARY ISSUE - PRE APPLICATION MEETING			VN
A	01.05.20	PRELIMINARY ISSUE			VN
	29.04.20	PRELIMINARY ISSUE			VN
NO.	DATE	ITEM			

[illegible]

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CLIENT

THE CHURCH OF JESUS CHRIST OF  
LATTER-DAY SAINTS


PROJECT ADDRESS

LOT 1, ARMY ROAD  
PAKENHAM VIC 3810

PROJECT CAPTAIN  
TN  
DRAWN  
VN  
CHECKED BY  
SP  
PLOT DATE  
7.8.2020

PROJECT TITLE  
NEW PAKENHAM MEETING HOUSE

DRAWING  
PROPOSED ELEVATIONS




PROJECT No. <b>40020</b>		
SCALE <b>1:100</b>	SHEET SIZE <b>A1</b>	
DRAWING NUMBER <b>TP - 03</b>	REVISION <b>E</b>	
DRAWING TYPE <b>TOWN PLANNING</b>		

0 0.5 1 2 3 4 5 1  
Metre

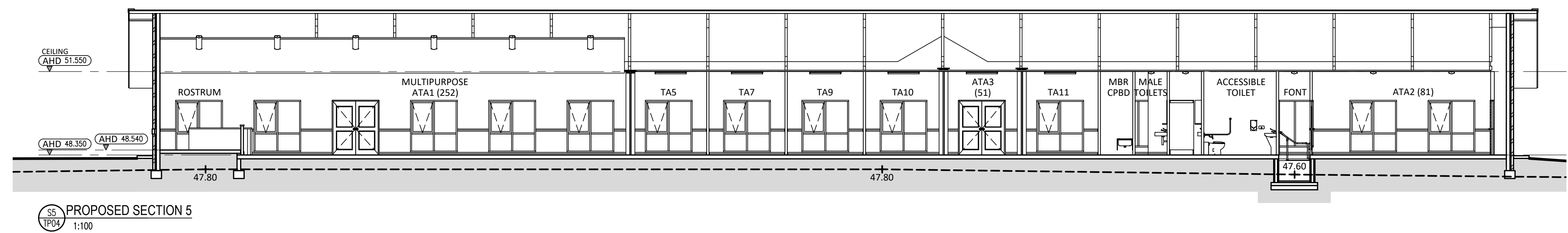
SCALE 1:100 / A1


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	BRICKWORK IN BOWRAL ST PAULS CREAM OR SIMILAR
	BRICKWORK IN BOWRAL BRAHMAN GRANITE OR SIMILAR
	LYSAGHT KLUP-LOK ROOF SHEETING IN COLORBOND FINISH COLOR 'SUNRIST' (SOLAR ABSORBANCE 0.32)

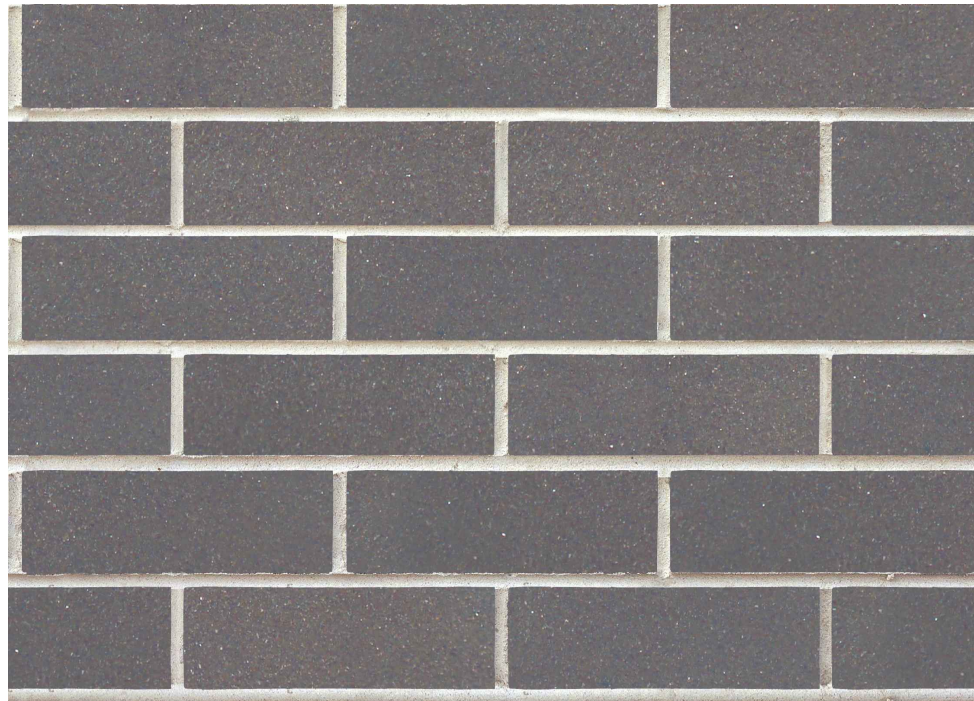




<h1 style="margin: 0;">INFORMATION ONLY</h1> <p style="margin: 0;">NOT TO BE USED FOR CONSTRUCTION PURPOSES</p>									
<p>PROJECT No. <span style="float: right;">40020</span></p> <hr/> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;">SCALE</td> <td style="width: 50%; border: none;">SHEET SIZE</td> </tr> <tr> <td style="border: none;">1:100</td> <td style="border: none;">A1</td> </tr> <tr> <td style="border: none;">DRAWING NUMBER</td> <td style="border: none;">REVISION</td> </tr> <tr> <td style="border: none;">TP - 04</td> <td style="border: none;">D</td> </tr> </table>		SCALE	SHEET SIZE	1:100	A1	DRAWING NUMBER	REVISION	TP - 04	D
SCALE	SHEET SIZE								
1:100	A1								
DRAWING NUMBER	REVISION								
TP - 04	D								
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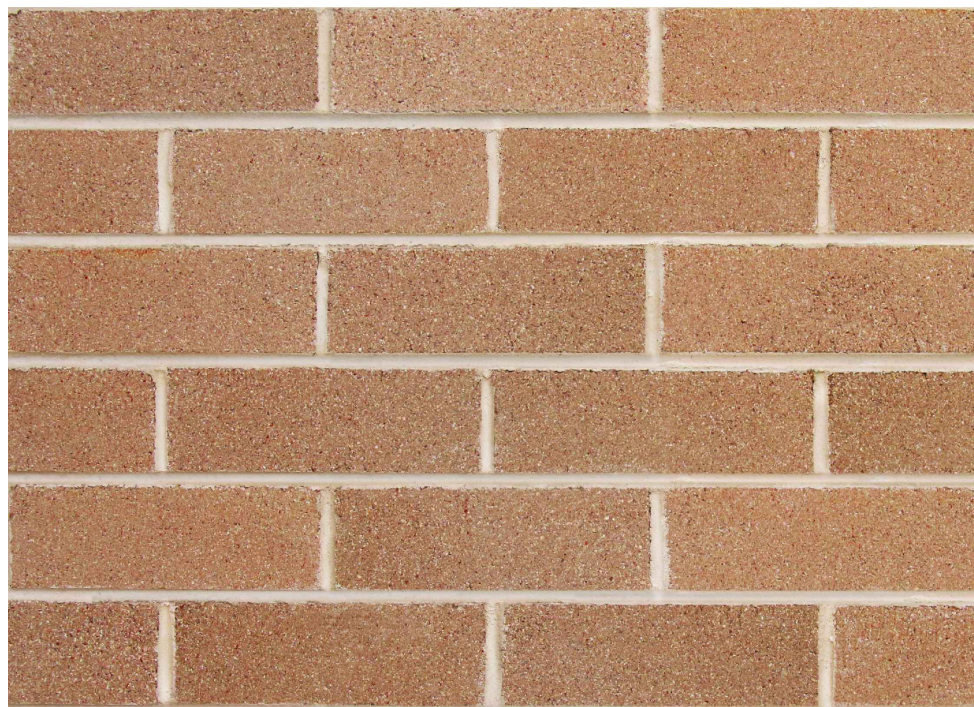
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BRICK WALL - BOWRAL BRAHMAN GRANITE OR  
SIMILAR  
LOCATION: BASE, VERTICAL FEATURE BRICK AND  
PART WEST ELEVATION



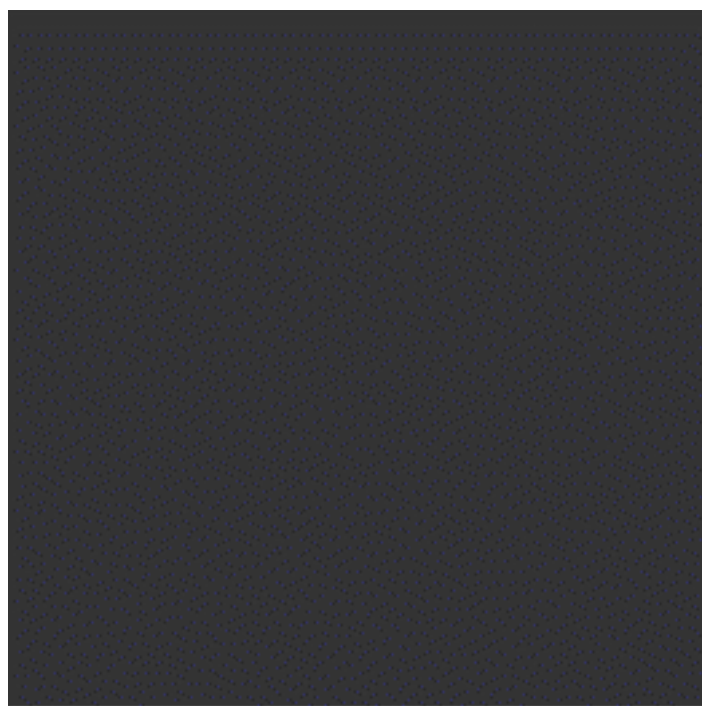
BRUSHED CONCRETE  
LOCATION: EXTERNAL PAVING



BRICK WALL - BOWRAL ST PAULS CREAM  
OR SIMILAR  
LOCATION: ABOVE VERTICAL FEATURE BRICK



LYSAGHT KLIP-LOK ROOF SHEETING IN COLORBOND STEEL  
FINISH COLOUR 'SURFMIST' (SOLAR ABSORPTANCE 0.32)  
LOCATION: ROOF

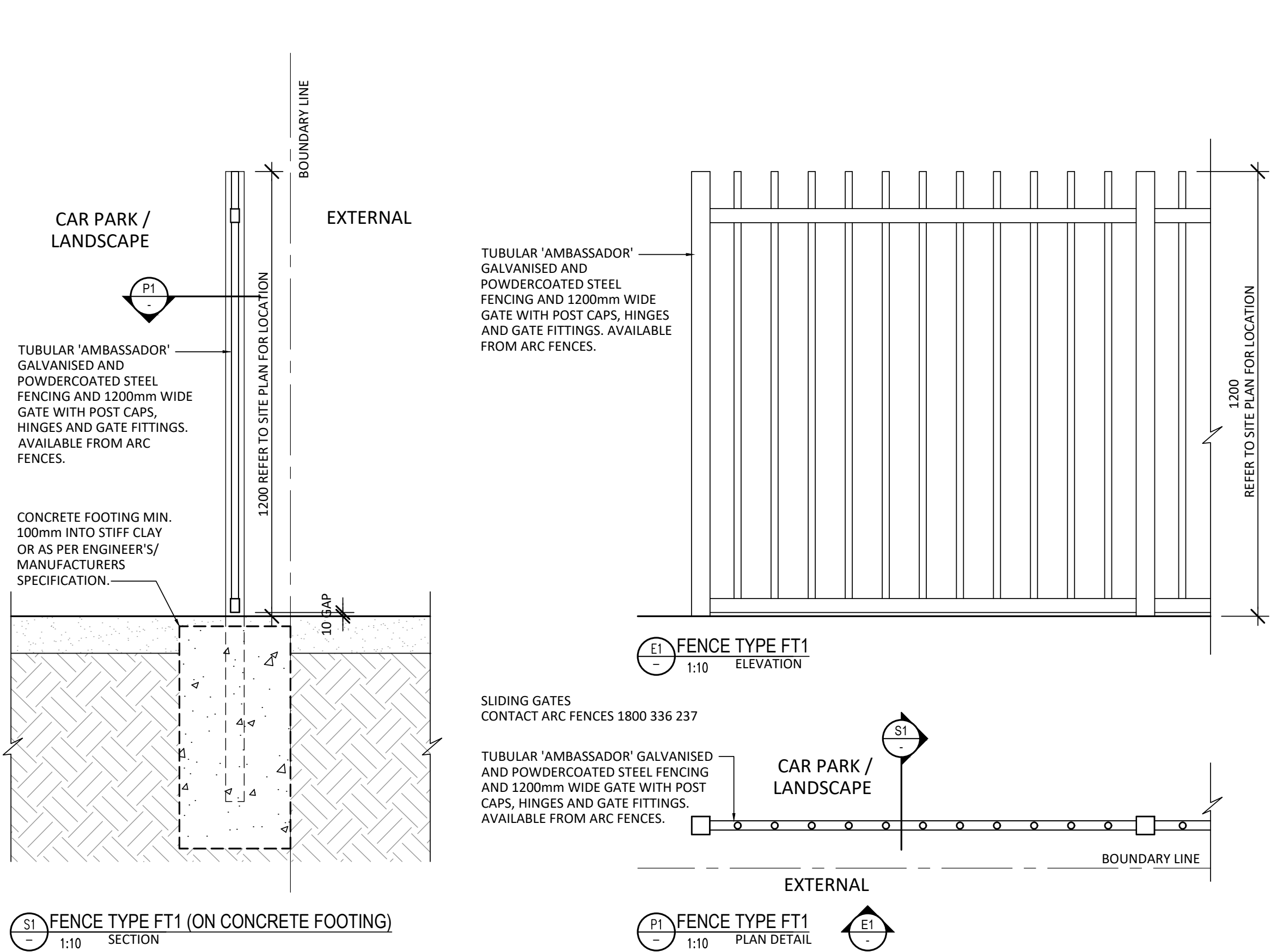


COLORBOND STEEL MONUMENT  
LOCATION: WINDOW & DOOR FRAMES, GUTTERING  
& FASICA, DOWNPIPES AND FENCING

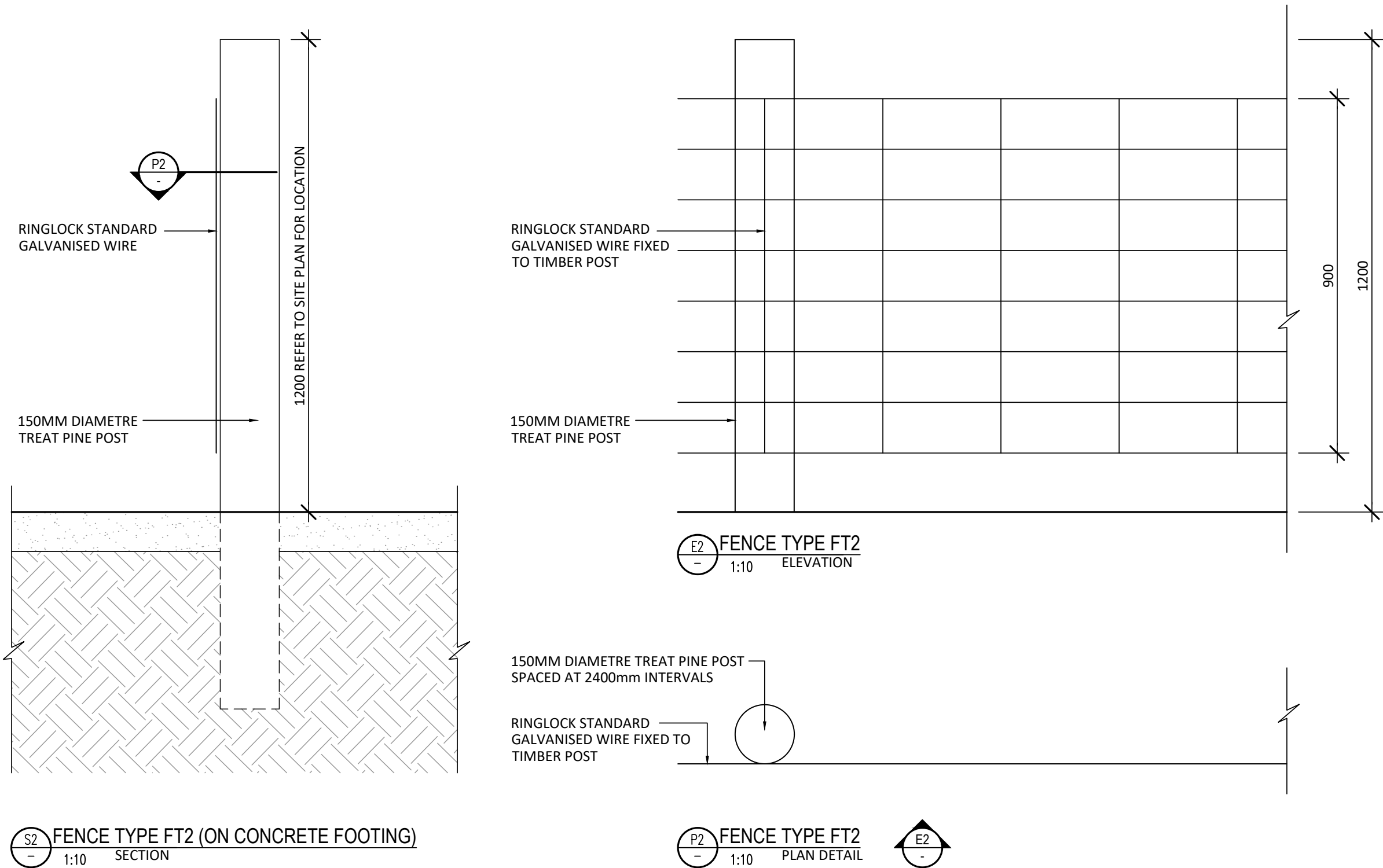
<b>FPPV ARCHITECTURE</b> 76 Hoddle Street, Abbotsford VIC 3067 03 9854 6400 - Tel www.fppv.com.au		LOCALITY PLAN											PROJECT No.	40020			
													CLIENT	THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS			SHEET SIZE
													PROJECT CAPTAIN	TN			A1
														BROWN			N/A
														VN			DRAWING NUMBER
													CHECKED BY	SP			REVISION
													PLOT DATE	5.8.2020			B
													PROJECT ADDRESS	LOT 1, ARMY ROAD PAKENHAM VIC 3810			DRAWING TYPE
																	TOWN PLANNING

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FENCE TYPE FT1 - TUBLUAR FENCING  
PHOTO



FENCE TYPE FT2 - TIMBER POSTS AND RINGLOCK WIRE FENCING  
PHOTO



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CLIENT'S LOGO

LOCALITY PLAN

NO.	DATE	ITEM	C
1	03.06.20	PRELIMINARY ISSUE - PRE APPLICATION MEETING	VN
2	12.05.20	PRELIMINARY ISSUE	VN
3	01.05.20	PRELIMINARY ISSUE	VN
4	29.04.20	PRELIMINARY ISSUE	VN

NO.	DATE	ITEM	C
1	03.06.20	PRELIMINARY ISSUE - PRE APPLICATION MEETING	VN
2	12.05.20	PRELIMINARY ISSUE	VN
3	01.05.20	PRELIMINARY ISSUE	VN
4	29.04.20	PRELIMINARY ISSUE	VN

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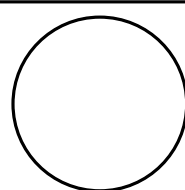
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THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS  
PROJECT ADDRESS  
LOT 1, ARMY ROAD  
PAKENHAM VIC 3810

PROJECT CAPTAIN  
TN  
DRAWN  
VN  
CHECKED BY  
SP  
PLOT DATE  
5.8.2020

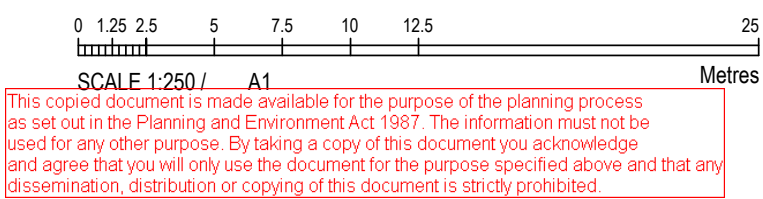
PROJECT TITLE  
NEW PAKENHAM MEETING HOUSE  
DRAWING  
FENCING DETAILS

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PROJECT NO.  
40020  
SCALE  
1:10  
DRAWING NUMBER  
TP - 06  
DRAWING TYPE  
TOWN PLANNING







1:250

CLIENT'S LOGO

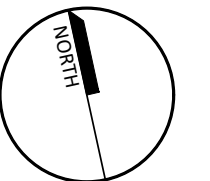
LOCALITY PLAN

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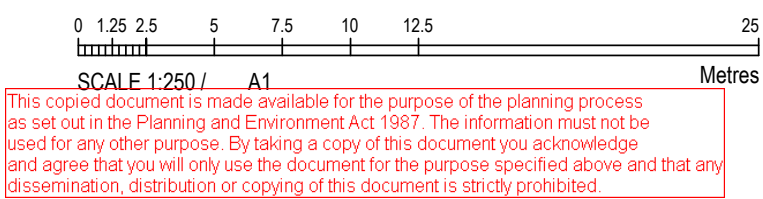
CIENT  
THE CHURCH OF JESUS CHRIST OF  
LATTER-DAY SAINTS

CHECKED BY  
SP  
PLOT DATE  
11.8.2020

DRAWING TYPE  
TOWN PLANNING







1:250

CLIENT'S LOGO

LOCALITY PLAN

[illegible]

PROJECT ADDRESS  
LOT 1, ARMY ROAD  
PAKENHAM VIC 3810

DRAWING  
SHADOW DIAGRAM FROM 12PM  
ON 22 SEPTEMBER (EQUINOX)

PROJECT No. \_\_\_\_\_

40020

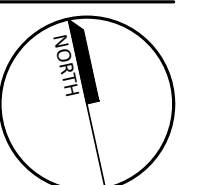
SCALE

1:250

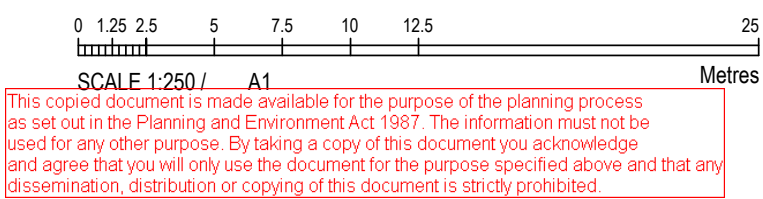
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**DRAWING TYPE**

TOWN PLANNING







1:250

CLIENT'S LOGO

LOCALITY PLAN

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CLIENT  
THE CHURCH OF JESUS CHRIST OF  
LATTER-DAY SAINTS

CHECKED BY  
SP  
PLOT DATE  
11.8.2020

**INFORMATION ONLY**  
NOT TO BE USED FOR CONSTRUCTION PURPOSES

PROJECT No. \_\_\_\_\_

40020

SCALE

1.250


1.250

DRAWING NO.  
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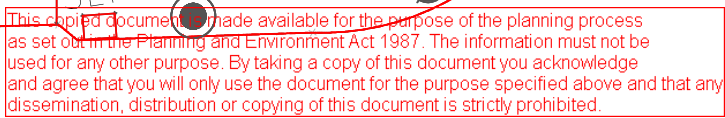
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**DRAWING TYPE**

TOWN

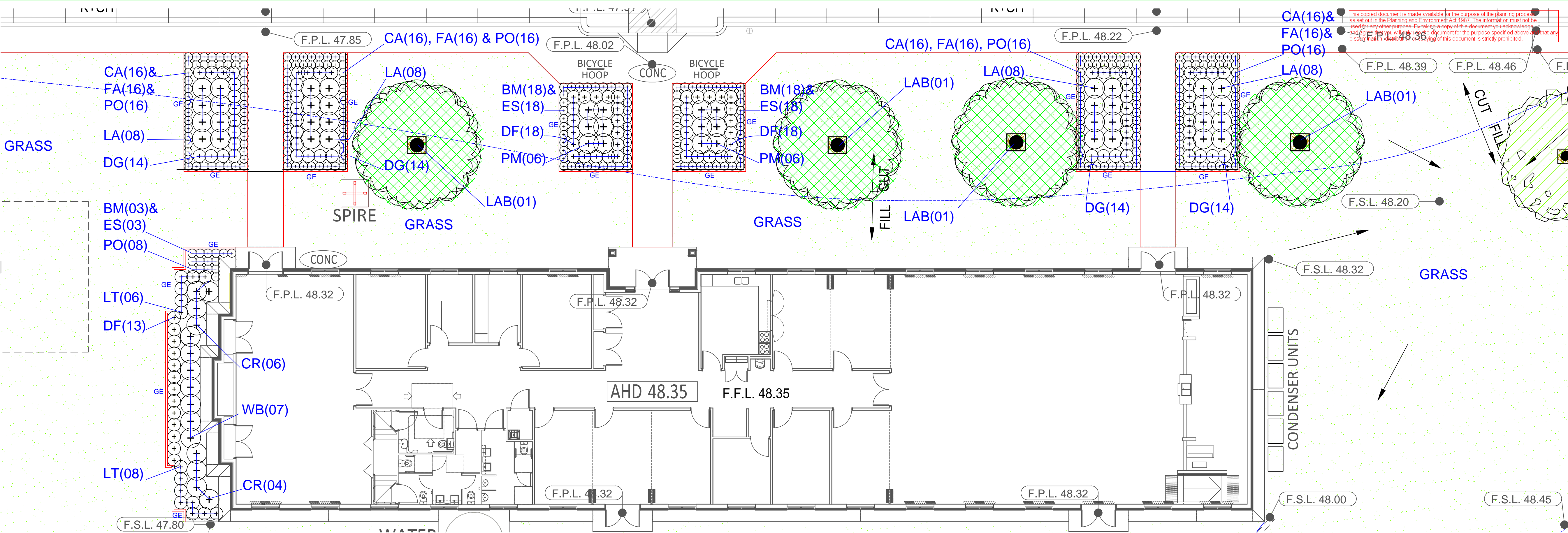




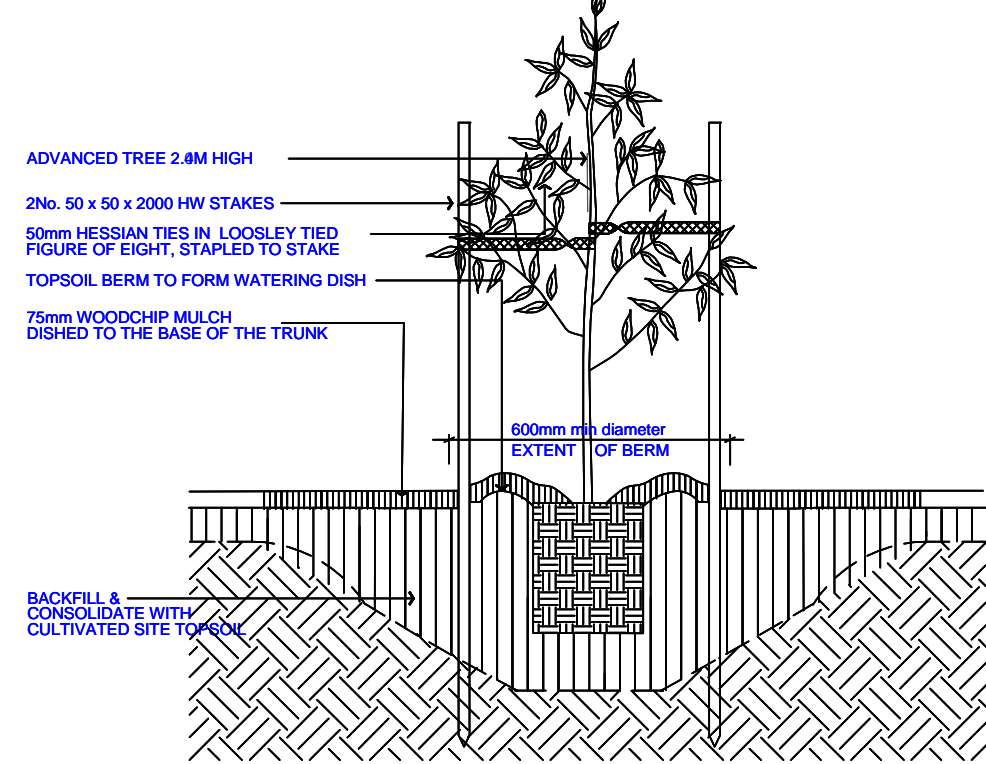


FOR REVIEW ONLY  
NOT TO BE USED FOR CONSTRUCTION PURPOSES





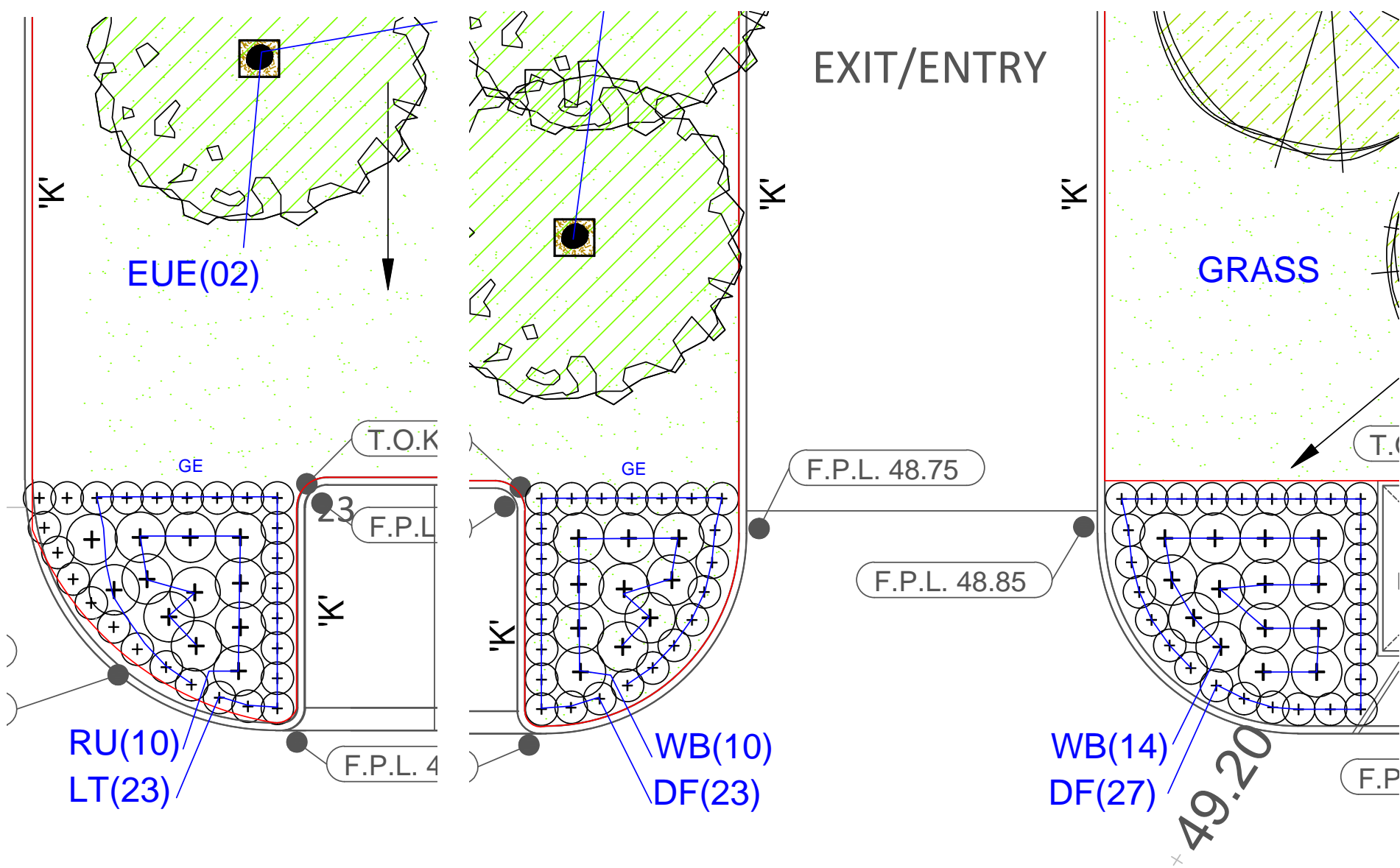
WESTERN & NORTHERN BUILDING GARDENS BEDS 1:100



TREE PLANTING DETAIL n.t.s.

LEGEND:

- MULCHED TREE SURROUND
- PROPOSED SHRUBS
- PROPOSED GRASS
- EXISTING GRASS TO BE RETAINED
- CONCRETE GARDEN EDGING



WESTERN CARPARK GARDENS BED 1:100

EASTERN CARPARK GARDENS BEDS 1:100

TREE & SHRUB SCHEDULE:

SYMBOL:	CODE:	BOTANICAL NAME:	COMMON NAME:	MATURE SIZE H X W	PURCHASE SIZE:	QUANTITY
	ACI	ACACIA IMPLEXA*	LIGHTWOOD WATTLE*	8.0 x 6.0m	1.2m high	07
	EUE	EUCALYPTUS "EUKY DWARF" *	DWARF YELLOW GUM *	6.0 x 4.0m	2.0m high	09
	LAB	LAGERSTROEMIA "BILOXI"	PINK CREPE MYRTLE	6.0 x 4.0m	2.0m high	04
	EUP	EUCALYPTUS VIMINALIS SSP. PRYORIANA*	GIPPSLAND MANNA GUM*	12.0 x 6.0m	1.2m high	02
SHRUBS:						
	BM	BRACHYSCOME MULTIFLORA*	CUT-LEAF DAISY*	0.3 x 0.3m	140mm Pot	39
	CA	CHRYSOCEPHALUM APICULATUM *	COMMON EVERLASTING *	0.3 x 0.3m	140mm Pot	64
	CR	CORREA REFLEXA*	NATIVE FUCHSIA*	1.0 x 1.0m	140mm Pot	10
	DF	DIETES "FINE DIVINE"	NARROW-LEAF WILD IRIS	0.6 x 0.6m	140mm Pot	99
	DG	DIETES "GRAND STAR"	WILD IRIS	0.6 x 0.6m	140mm Pot	56
	ES	ERIGERON "SPINDRIFT"	SEASIDE DAISY	0.3 x 0.3m	140mm Pot	39
	FA	FELICIA AMELLOIDES	MARGUERITE DAISY	0.3 x 0.3m	140mm Pot	64
	LA	LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	1.0 x 1.0m	140mm Pot	32
	LT	LOMANDRA "TANIKA" *	MATT RUSH *	0.6 x 0.6m	140mm Pot	37
	PM	PHYLOTHECA MYOPOROIDES "PROFUSION" *	WAX FLOWER *	1.0 x 1.0m	140mm Pot	12
	PO	PATERSONIA OCCIDENTALIS*	PURPLE FLAG IRIS*	0.3 x 0.3m	140mm Pot	72
	RU	RHAPHIOLEPIS UMBELLATA "ORIENTAL PEARL" *	WHITE INDIAN HAWTHORN	1.0 x 1.0m	140mm Pot	10
	WB	WESTRINGIA "BLUE GEM" *	NATIVE ROSEMARY *	1.0 x 1.0m	140mm Pot	31

NOTES:  
\* an Asterisk denotes plants which are indigenous to the region, or they are Australian native plants.

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76 Hoddle Street, Abbotsford VIC 3067  
03 9854 6400 - Tel  
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CLIENT'S LOGO

CRAIG ELDRIDGE DESIGN  
Landscape Architecture  
22 Prash Avenue, Moorabbin, Victoria 3189  
T: +61 (0)3 958 5047 E: craig@eldridgedesign.net.au

NO.	DATE	ITEM
C	10.08.20	CIVIL & LANDSCAPE REDESIGN
B	17.07.20	CARPARK REDESIGN - AMEND QUANTITIES OF TREES & SHRUBS
A	10.06.20	UPDATE NUMBER OF TREES

NO.	DATE	ITEM
C	10.08.20	CIVIL & LANDSCAPE REDESIGN
B	17.07.20	CARPARK REDESIGN - AMEND QUANTITIES OF TREES & SHRUBS
A	10.06.20	UPDATE NUMBER OF TREES

DRAFT

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CONSTRUCTION PROCEDURES  
The Builder/Contractor shall confirm all levels, dimensions & information within these documents prior to commencement of work on site. Any discrepancies shall be submitted to FPPV Pty Ltd in a written request for instructions. Dimensioned distances take precedence over scaled distances.

CLIENT  
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS  
PROJECT ADDRESS  
LOT 1, ARMY ROAD  
PAKENHAM VIC 3810

PROJECT CAPTAIN  
TN  
DRAWN  
CE  
CHECKED BY  
CE  
PLOT DATE  
10.8.2020  
PROJECT TITLE  
NEW PAKENHAM MEETING HOUSE  
DRAWING  
LANDSCAPE DETAILS

PROJECT NO.  
89520  
SCALE  
1:100  
DRAWING NUMBER  
TPL02  
DRAWING TYPE  
TOWN PLANNING  
SHEET SIZE  
A1  
REVISION  
C