







Drawing Name

SECTIONS

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2/21 Waterloo Road
Collingwood VIC 3066
PH: 0425756708
EMAIL admin@colabarchitects.com.au
ABN: 97 150 968 497

SITE ADDRESS
13-15 Mahon Ave Beaconsfield VIC 3807

TP_B

COLOUR & MATERIALS SCHEDULE

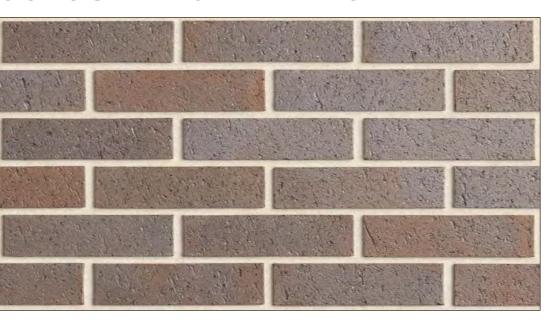
BRK1: BRICKWORK FINISH **COLOUR: PEWTER**



COLOUR: CHOCOLATTO

BRK2: BRICKWORK FINISH

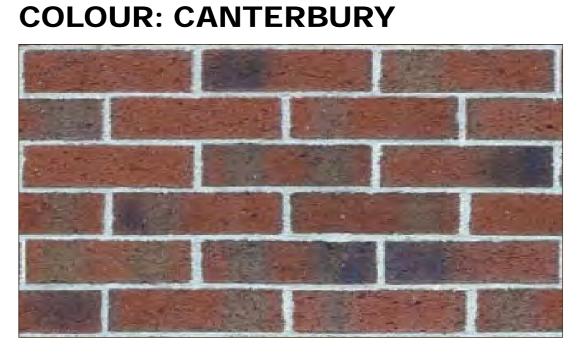
BRK3: BRICKWORK FINISH **COLOUR: NICKLE FLASH**



BRK4: BRICKWORK FINISH **COLOUR: MERCURY**



BRK5: BRICKWORK FINISH



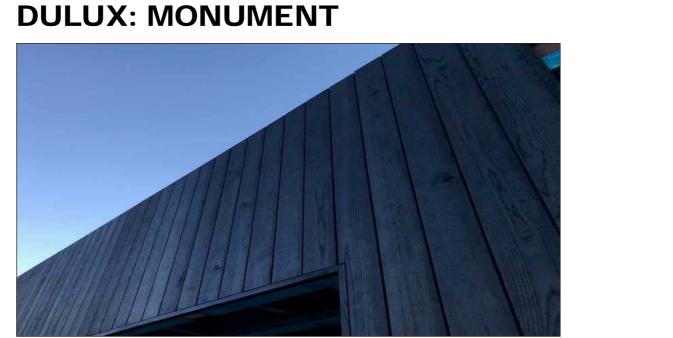
TMB1: KNOTWOOD CLADDING 150MM CLADDING BOARD



TMB2: KNOTWOOD CLADDING



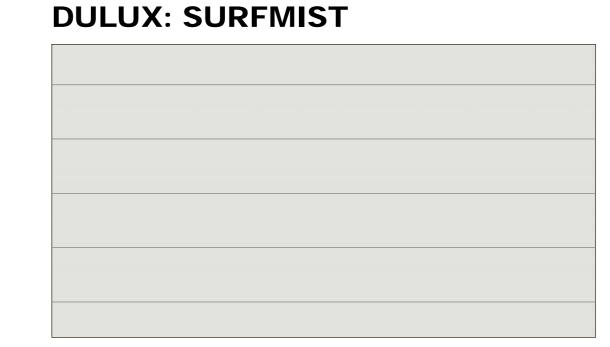
VC: VERTICAL CLADDING FINISH JAMES HARDIE AXON



HC1: HORIZONTAL CLADDING FINISH **JAMES HARDIE STRIA**



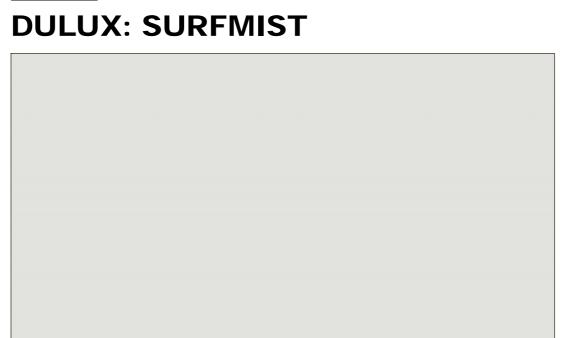
HC2: HORIZONTAL CLADDING FINISH **JAMES HARDIE STRIA**



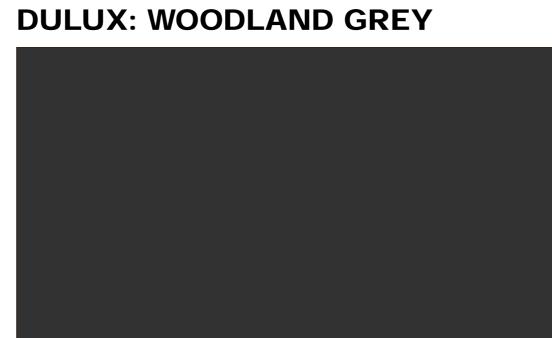
REN1: RENDER FINISH



REN2: RENDER FINISH



REN3: RENDER FINISH



TR: TILED ROOFING **DULUX: COOL SMOKE**



MDR: METAL DECK ROOFING **DULUX: MONUMENT**



CBR: COLORBOND ROOFING **DULUX: MONUMENT**



CBF1: COLORBOND FASCIA



CBF2: **COLORBOND FASCIA DULUX: SURFMIST**



GL: GLASS



FRONT DOORS COLOUR: STAINED TO

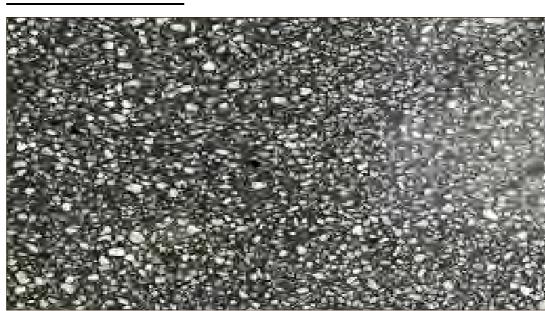


BIN ENCLOSURE

TMB1: KNOTWOOD CLADDING **150MM CLADDING BOARD** TO MATCH DWELLING

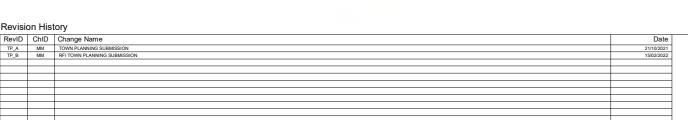


DRIVEWAY & CARSPACES

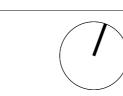


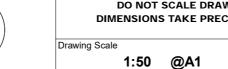
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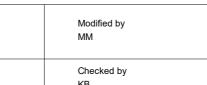




21030 Beaconsfield





















PREVIOUS ENDORSED DEVELOPMENT STAGE 1 SITE AREA: 6,827.25M2

TOTAL BUILT UP AREA: 2,006.95M2 29.39% CONCRETE DRIVEWAY: 1,505.00M2 TOTAL SITE COVERAGE: 3,818.35M2 51.3% PERMEABILITY:

16x DOUBLE STOREY UNITS 16x 4 BEDROOM UNITS

3P'S PROPERTY GROUP PTY LTD

MARCO MAGNANO

32x CARSPACES IN GARAGE

4x VISITOR CARSPACES

21030 Beaconsfield

DO NOT SCALE DRAWING DIMENSIONS TAKE PRECEDENCE Drawing Scale 1:150, 1:100, 1:38.64, 1:50

Date 15/02/2022 Date 15/02/2022

OVERLAY EXISTING APPROVED UNIT DEVELOPMENT

\{ Co-lab \}

ARCHITECTURE

2/21 Waterloo Road

Collingwood VIC 3066

PH: 0425756708

EMAIL admin@colabarchitects.com.au

ABN: 97 150 968 497

SITE ADDRESS 13-15 Mahon Ave Beaconsfield VIC 3807 TP_B



Town Planning Committee Meeting 5 September 2022





Town Planning Committee Meeting 5 September 2022







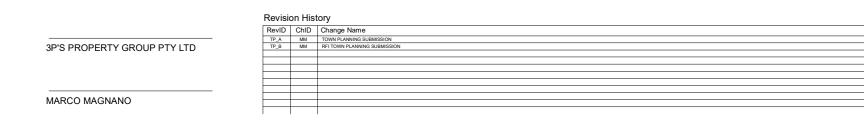
UNIT 1



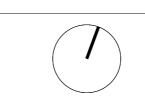
UNIT 2, 3, 24 & 25

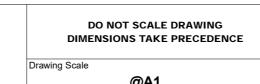


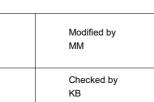
<u>UNIT 6 & 7</u>

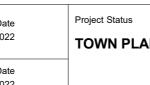


















Town Planning Committee Meeting 5 September 2022







UNIT 9

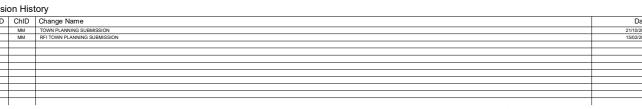


UNIT 10 & 11

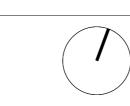


UNIT 14 & 15

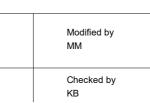






















Town Planning Committee Meeting 5 September 2022

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<u>UNIT 17</u>

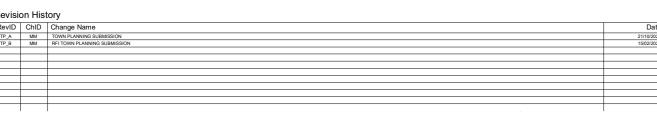


<u>UNIT 18</u>

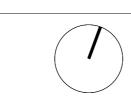


UNIT 19, 20, 28 & 29

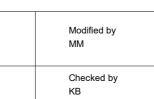
























Town Planning Committee Meeting 5 September 2022

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TOWN PLANNING COMMITTEE MEETING 5 SEPTEMBER 2022



Town Planning Committee Meeting 5 September 2022

63



Planning Objection Summary

Portal Reference	O12251UP
Reference No	T210902

Basic Information

Proposed Use	Buildings and works associated with the construction of thirty-one (31) dwellings	
Object to Permit No.	T210902	
Objection Statement	I object to multiple 2 storey houses with balcony's windows looking down into my backyard and windows, i object to the accuracy of the planning permit its claims and merit. I object that development into this court that is already difficult to enter and exit being a no through road, that you would entertain the idea of increasing it by a estimated 140%. I object to the lack of car spaces for the amount of units. I object that the development does not add to the community in a positive way. Its clearly a maximise profit development by squeezing the most amount of residential boxes onto one parcel of land. I object to the 3 non advertised planning extensions and change of plans. there has been no local signage / advertisement of these in at least 8 years that im aware of.	
Site Address	13-15 Mahon Avenue Beaconsfield VIC 3807	
Affected Address		

Contacts

Туре	Name	Address	Contact Details
Objector			M: E:

PLEASE NOTE OBJECTIONS ARE NOT CONFIDENTIAL - As required by section 57 of the Planning & Environment Act, Council must make a copy of every objection available to any person to inspect, free of charge, during business hours.

Lodged By

Site User	
Submission Date	

Declaration

🗹 By ticking this checkbox, I, shane wallace, confirm that I have read and understood the statement above and the Objector (if not myself) has been advised of this requirement.



Civic Centre 20 Siding Avenue, Officer, Victoria

Council's Operations Centre (Depot) Purton Road, Pakenham, Victoria Postal Icon | Postal Address

Cardinia Shire Council P.O. Box 7, Pakenham VIC, 3810

Email: mail@cardinia.vic.gov.au

Contact Icon Monday to Friday 8.30am-

5pm



Planning Objection Summary

Portal Reference	01225СК
Reference No	T210902

Basic Information

Proposed Use	Buildings and works associated with the construction of thirty-one (31) dwellings
Object to Permit No.	T210902
Objection Statement	We are objecting against building new units at 13-15 Mahon Avenue, Beaconsfield. 31 is a ridiculous amount of units. This street is already busy with the Beaconsfield Primary School being next door. The traffic to get on the Princess Highway is already very busy, because of the Beaconsfield Primary School. The roundabout from Mahon Avenue / Lyal Avenue gets blocked every morning and afternoon and we can't leave our street because of the traffic created by the school. The addition of another 31 dwellings, will make it impossible for us to leave our street in a car. The Cardinia Shire is doing nothing already about the school traffic. The council should improve the traffic in the area first, then worry about approving 31 units, maybe once they improve the traffic situation.
Site Address	13-15 Mahon Avenue Beaconsfield VIC 3807
Affected Address	

Contacts

Туре	Name	Address	Contact Details
Objector			

PLEASE NOTE OBJECTIONS ARE NOT CONFIDENTIAL - As required by section 57 of the Planning & Environment Act, Council must make a copy of every objection available to any person to inspect, free of charge, during business hours.

Lodged By

Site User	
Submission Date	

Declaration

🗹 By ticking this checkbox, I, Mihai Vasiliu, confirm that I have read and understood the statement above and the Objector (if not myself) has been advised of this requirement.

Civic Centre 20 Siding Avenue, Officer, Victoria

Council's Operations Centre (Depot) Purton Road, Pakenham, Victoria Postal Address Cardinia Shire Council P.O. Box 7, Pakenham VIC, 3810

Email: mail@cardinia.vic.gov.au

Monday to Friday 8.30am–5pm **Phone:** 1300 787 624

After Hours: 1300 787 624 Fax: 03 5941 3784



Planning Objection Summary

Portal Reference	O12236PP
Reference No	T210902

Basic Information

proposed double story development and again significantly impact our privacy. Given Mahon avenue is a narrow street with no through road, the road would not suffice and cater to the development of this scale with only one access point. There won't be an way for emergency vehicles to drive in and out in case of fire and it will create a bottleneck impacting and endangering adjoining properties. Each household has been allocated with 1 carpark and there are additional 6 parking spaces to capture the overflow. Each household these days have a minimum of 2 cars and can have up to 4, so the influx of cars would fill up Mahon ave, and it w act as a carpark in the future. A good example would be the cars parked on the street, both sides due to the 5 units development near the roundabout. It is already a challenge to drive in and out of the street let alone the additional traffic that the new development will generate. We have recently bought the property spending a million-plus as this area offers privacy and a close-knit community. A huge development like this is not what we signed up for. This development contradicts the character of this area and creates major privacy, shadowing, and safety issues for the residents living here. I would like to object on the basis of significant, overlooking, overshadowing, loss of privacy and safety, and access issues that this development will create for us. If the development is to proceed no. of units need to be reduced, only a single story to be allowed and a decent setback from adjoining properties should be maintained. Mahon Avenue probably still not be able to cater to it and hence access from the other side of the block should be considered. This area is not part of any new upcoming growth area suburb, people move to Beaconsfield for that country feel, space, privacy, and openness. This is what Beaconsfield offers and the council should take a bit more effort to preserve the suburb from small units and over developments. The proposal of 31 developments has already been reje	Proposed Use	Buildings and works associated with the construction of thirty-one (31) dwellings
Objection Statement We would like to object to planning application no T210902 - proposal for 31 units and apartments on 13-15 Mahon Ave Beaconsfield. As a resident of 19 Mahon Avenue, Beaconsfield, we share the backyard boundary with this development and it significantly impacts our privacy along with the shadowing issues. To begin with, the proposal outlines 2 story apartment units adjoining our backyard with a proposed balcony overlooking our backyard, and living space. We only get the morning sun in our backyard, fiving space, and kitchen, given the scale of the development, it will block the morning sunlight, making the space unusable, dark, and dingy. Our 3rd level has the bathroom corner window and bedroom windows which would be almost touch the proposed double story development and again significantly impact our privacy. Given Mahon avenue is a narrow street with no through road, the road would not suffice and cater to the development of this scale with only one access point. There won't be an way for emergency vehicles to drive in and out in case of fire and it will create a bottleneck impacting and endangering adjoining properties. Each household has been allocated with 1 carpark and there are additional 6 parking spaces to capture the overflow. Each household these days have a minimum of 2 cars and can have up to 4, so the influx of cars would fill up Mahon ave, and it w act as a carpark in the future. A good example would be the cars parked on the street, both sides due to the 5 units development near the roundabout. It is already a challenge to drive in and out of the street, both sides due to the 5 units development near the roundabout. It is already a challenge to drive in and out of the street, both sides due to the 5 units development near the roundabout. It is already a challenge to drive in and out of the street, both sides due to the 5 units development near the roundabout. It is already a challenge to drive in and out of the street, both sides due to the 5 units development in ear the rou	Object to Permit No.	T210902
	Objection Statement	Beaconsfield. As a resident of 19 Mahon Avenue, Beaconsfield, we share the backyard boundary with this development and it significantly impacts our privacy along with the shadowing issues. To begin with, the proposal outlines 2 story apartment units adjoining our backyard with a proposed balcony overlooking our backyard, and living space. We only get the morning sun in our backyard, living space, and kitchen, given the scale of the development, it will block the morning sunlight, making the space unusable, dark, and dingy. Our 3rd level has the bathroom corner window and bedroom windows which would be almost touch the proposed double story development and again significantly impact our privacy. Given Mahon avenue is a narrow street with no through road, the road would not suffice and cater to the development of this scale with only one access point. There won't be any way for emergency vehicles to drive in and out in case of fire and it will create a bottleneck impacting and endangering adjoining properties. Each household has been allocated with 1 carpark and there are additional 6 parking spaces to capture the overflow. Each household these days have a minimum of 2 cars and can have up to 4, so the influx of cars would fill up Mahon ave, and it will act as a carpark in the future. A good example would be the cars parked on the street, both sides due to the 5 units development near the roundabout. It is already a challenge to drive in and out of the street let alone the additional traffic that the new development will generate. We have recently bought the property spending a million-plus as this area offers privacy and a close-knit community. A huge development like this is not what we signed up for. This development contradicts the character of this area and creates major privacy, shadowing, and safety issues for the residents living here. I would like to object on the basis of significant, overlooking, overshadowing, loss of privacy and safety, and access issues that this development will create for us. If t
Affected Address	Site Address	13-15 Mahon Avenue Beaconsfield VIC 3807
Miceed Address	Affected Address	

Contacts

Туре	Name	Address	Contact Details
Objector			

Documents Uploaded

Date	Туре	Filename
24-03-2022	Additional Document	Backyard.jpg
24-03-2022	Additional Document	Driving space on a good day.jpg
24-03-2022	Additional Document	Level 2 window.jpg
24-03-2022	Additional Document	View from the site to our house.jpg



Civic Centre 20 Siding Avenue, Officer, Victoria

20 Stallig I Walter, Officer, Victoria

Council's Operations Centre (Depot) Purton Road, Pakenham, Victoria Postal Icon | Postal Address

Cardinia Shire Council P.O. Box 7, Pakenham VIC, 3810

Email: mail@cardinia.vic.gov.au

Contact Icon Monday to Friday 8.30am-

5pm



PLEASE NOTE OBJECTIONS ARE NOT CONFIDENTIAL - As required by section 57 of the Planning & Environment Act, Council must make a copy of every objection available to any person to inspect, free of charge, during business hours.

Lodged By

Site User		
Submission Date	24 Mar 2022	

Declaration

🗹 By ticking this checkbox, I, Aanchal Meshram, confirm that I have read and understood the statement above and the Objector (if not myself) has been advised of this requirement.

Civic Centre 20 Siding Avenue, Officer, Victoria

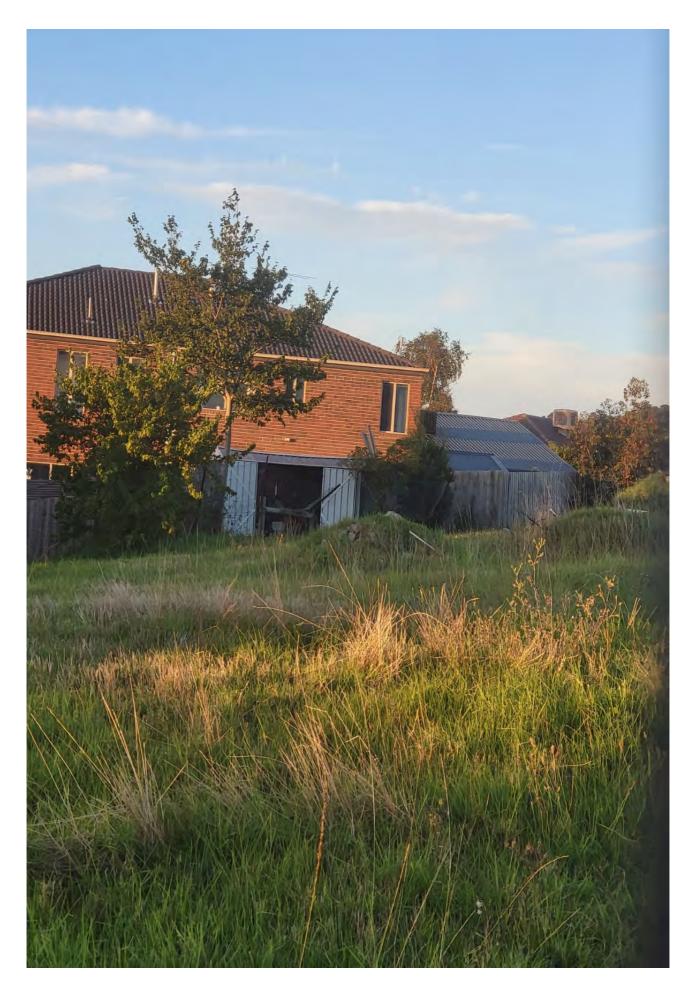
Council's Operations Centre (Depot) Purton Road, Pakenham, Victoria Postal Icon | Postal Address

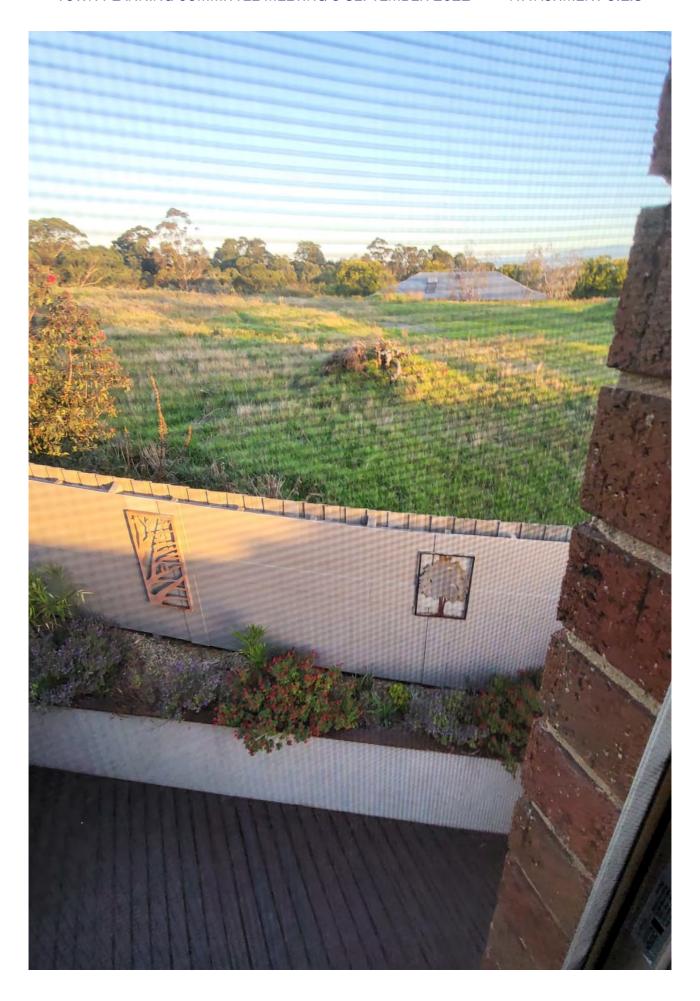
Cardinia Shire Council P.O. Box 7, Pakenham VIC, 3810

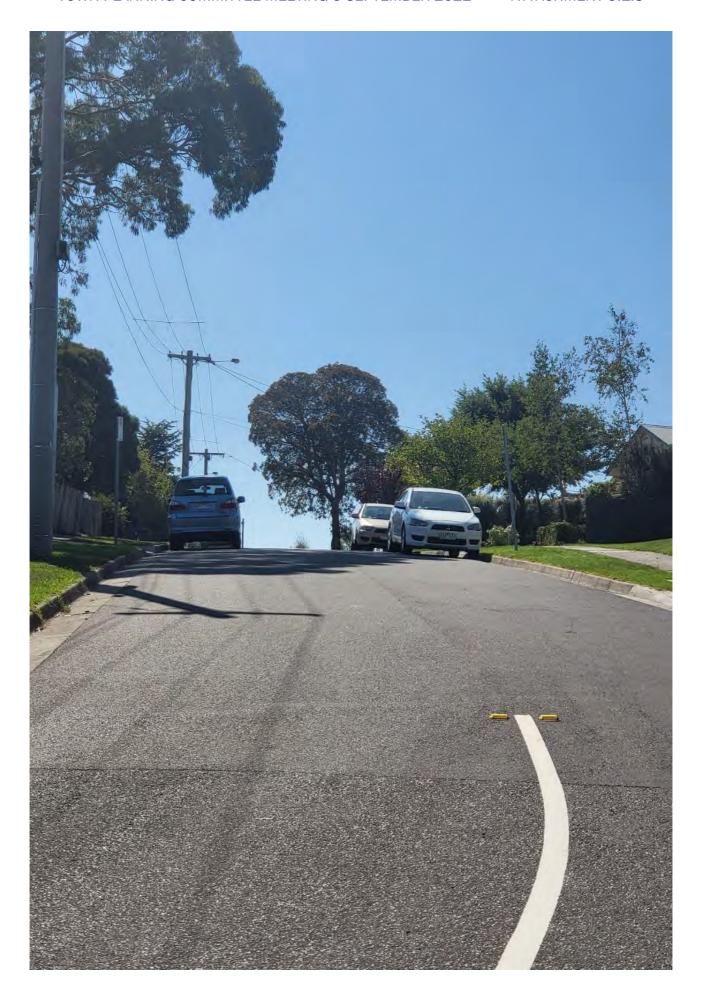
Email: mail@cardinia.vic.gov.au

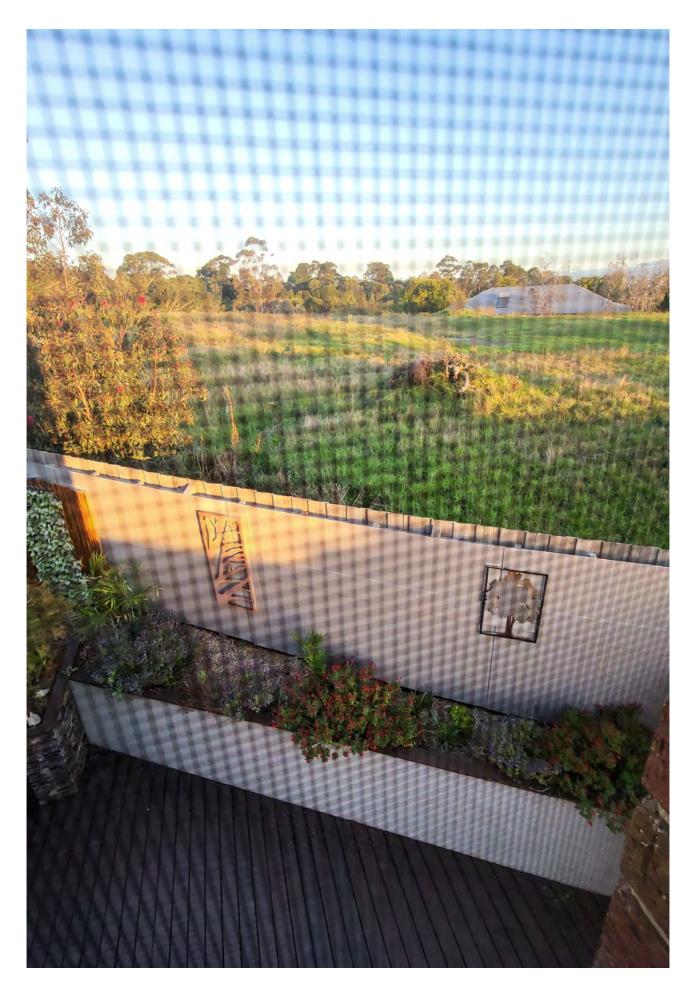
Contact Icon Monday to Friday 8.30am-

5pm









Responsible Authority Cardinia Shire Council PO Box 7 Pakenham 3810

Email: mail@cardinia.vic.gov.au

27 March 2022

Dear Sir/Madam.

Objection to planning application number T210902 13- 15 Mahon Ave Beaconsfield

We are the owners of the application proposes to build 31 dwellings immediately opposite our home at 13-15 Mahon Ave Beaconsfield.

Mahon Ave is a small court. It is a dead end street. The only way in and out of the Mahon Ave is through Lyle Ave. Beaconsfield Primary School is on the corner of Lyle Ave and Mahon Ave. The only access points to Princess Hwy are through Lyle Ave and Stella St. It is not possible to access the estate behind us (Berwick Views Estate) and beyond by car without going out onto the Princess Hwy.

We have several objections to the proposal to build 31 dwellings in our small street.

1. An additional 31 dwellings will cause a significant increase in traffic in the street that will make everyday life very difficult to impossible. It is already difficult to exit the street and get onto Princess Hwy. Mahon Ave is too small to have 31 new residences. The traffic, as already described, can only enter and exit through one point. Beaconsfield Primary School traffic is growing all the time and currently makes access in an out of the street difficult. Access to the street is routinely blocked by cars picking up children. Cars park well down Mahon Ave and not just at pick up times. The school is used for basketball practise outside of school hours so the traffic does not cease when school finishes. An extra 31 dwellings is unreasonable and illogical for such a small street.

The plan sites arborist and other assessments but lacks a traffic impact assessment for the development – we guess this omission is due to the fact that the assessment would not be favourable of the development.

2. Parking – whilst the plans outline the development will contain 52 parking places – 6 for visitors, we do not believe that these places will be sufficient to prevent an significant increase in parking on Mahon Ave. The units at number 3 Mahon have at least 3 cars parked out side regularly(nightly) so we can assume they are residents cars. This is despite their approved amount of car parks on site. Visitor car spaces are inadequate in number and can only be used if they are free and if people know about there existence when visiting residents. An increase in parked cars makes driving in the street more difficult and adds to traffic issues. Cars regularly park outside our home part on the nature strip so prevents our ability to mow the lawns. Trucks already have difficulty navigating the street around parked cars. The street is small and not very wide and can only accommodate a limited amount of cars. The shape of the street also decreases street parking as it is difficult to park on bends/curved road at the end of the street.

It is also important to consider the four units at number 9 which have been approved but not built when assessing the impact of parking and traffic in Mahon Ave. The proposal sites this as a reason to grant the application we however see it as another reason the proposal should be rejected.

- 3. The developments' main driveway- entry and exit point is directly opposite our home. 31 extra dwellings with associated residents entering and exiting the site will cause increase noise and pollution right outside our home. The bedrooms in our home are along the street and their windows look out onto the street. We greatly fear the additional noise and pollution caused by the cars going in and out and also by so many additional people living opposite our home. The proposed units at number 9 are also opposite our home. These 4 units plus the 31 proposed are far too many new residences to have opposite our home for the reasons just outlined.
- 4. Waste collection the plans state, if we have understood them correctly, that rubbish collection will be undertaken by a private company coming onto the site of the development. Bins will therefore not be put out onto our street for council organised rubbish collection. We were pleased by this detail as it would be impossible to fit 31 units bins (at least 2 bins unit per week) on the nature strip. How permanent is this arrangement and can it be changed in future by the residents etc
- 5. The planning proposal goes to some length trying to detail how a development of this size fits with character and of the street. We disagree with this 31 extra dwellings does not enhance and fit into the character and utility of a small dead end suburban street. A development of this size is more suited to a main road or street that is significantly bigger with more access points than our street.
- 6. The streets around Mahon Ave have experienced an increase in traffic due to an increase in residents in the area and surrounding areas. Current infrastructure around Mahon Ave has not kept pace with this increase eg lack of: adequate traffic control around the school, parking at the local shopping centre, parks for children to play. Until these issues are addressed it is unfair to existing residents to increase the population in the area.

We hope these objections and concerns will be given due attention when this proposal is considered by the council.



PLANNING APPLICATION No.T210902

13-15 Mahon Avenue Beaconsfield 3807 L1 LP46245

26th MARCH 2022

FROM



OBJECTIONS TO THE PROPOSED DEVELOPMENT

TRAFFIC. The increase in traffic caused by the building and after completion of the development will further exacerbate the problems in entering and leaving the Princes Highway at both Lyle Avenue and Stella Street, these being the only routes into the area. Parking of tradesmen's vehicles will also adversely affect movement on the street.

VISUAL BULK. The size of the development together with the proximity of the buildings to each other will present as rows of houses rather than individual dwellings, as comprises the greater area of this part of Beaconsfield.

In summing up the VCAT Tribunal of 2014 Mr. Rae stated that in his opinion a suitable number of dwellings for this site would be 16-18. T040091. This greatly exceeds this.

TYPE OF DWELLING. There is a strong demand for the **type of housing that currently exists in the area** as evidenced by many of the recent sales being completed in a few days. Therefore housing on tiny blocks should be discouraged.

PERMIT LENGTH. Previous developments have sought multiple extensions. Are there a maximum number of extensions permitted? What penalties apply if the development goes overtime? Are affected residents compensated for the disruption caused by building works, dust and noise?

FOOTPATH. No footpath has been provided, with multiple vehicle movements on the block each day, a footpath should be provided to accommodate pedestrian traffic.

FAUNA. There appears to have been little or no assessment of any fauna on the block, native or introduced. A considerable number of creatures utilize the block as a food source, these include, magpies, magpie larks, eastern rosellas, king parrots, ravens and many other seed and insect eating birds. Kangaroos have been seen recently as have blue tongue lizards; burrows of small animals are also present. Non native animals include foxes and rabbits.

Frogs are also present over an area greater than is shown on the plan. Eastern tree frog is one identified. Other calls are heard regularly but not identified. A levy of \$314 relevant to the Growling Grass frog seems inadequate and does nothing for the frogs themselves. Perhaps the VNPA or other ecologists should be engaged rather than DELWP to carry out a comprehensive flora, fauna and fungi survey to assess the impact on the local eco system.

Ring tailed possum habitat are present in the trees at should be protected.



RELAVENT TO No 5 WILMA COURT.

Our main concerns relate to the large gum trees just inside the boundary fence.

Due to the nature of the soil which is mudstone and clay, the roots of the trees can be visualized on or just below the surface and radiate outwards from the trunk for a distance of at least 15 metres. There appears to be little or no penetration below the surface. This could render them unstable if disturbed. We seek additional protection for the roots by extending the root protection zone

to allow for the longer and shallower roots caused by the nature of the soil and subsurface rock.

Any ground work or building work will undoubtedly destabilize one or both trees. We ask for a condition that the backyard area not be concreted to protect the roots (buildings 8 & 9 including the storage sheds).

The canopy of these naturally occurring native trees protrudes well into the development site. Lopping or removal of branches on the southern side of these trees would make them unstable with a risk of falling on to especially during times of high winds to which this area is subject due to its hilltop elevation.

We ask for a condition to be applied, that during any building or after completion that no lopping or branch removal be permitted.

SUGGESTION. To partially alleviate the visualized traffic problems, only the front part of the block be developed until the proposed changes to the Glismann Road area are completed. This was to be done in an earlier development T140068.

LOSS OF AMENITY. There is a certain peacefulness existing in this part of Wilma Court which will definitely be lost if this development goes ahead in its present form. There will be increased noise from building work throughout the day. Future residents (2.9 per household) will also generate considerable noise during the day and evenings. Visiting tradesmen, delivery vehicles, garbage trucks will also increase noise as they maneuver in the narrow street.

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Planning Dept. Cardinia Shire Council, PO Box 7, Pakenham, Vic, 3810

Re. Planning Application No. T210902. Objection to proposed development.

To whom it may concern,

Density of housing: A visual blight and definitely out of character for Beaconsfield. The original plan T040091, was finalized at 18 dwellings maximum. 13 dwellings were to be stage 1, the balance to commence construction after the Glissman Rd extension was completed, allowing a through road and alternative access for emergency vehicles and infrastructure maintenance vehicles. The proposed 31 dwellings without Glissman Rd access would make access for these vehicles extremely difficult, especially with the amount of resident's cars parked there as well.

Occupant's noise pollution: The noise for my wife and I at a least is a great concern. We have always enjoyed the peacefulness of our location, as our neighbours are all retired or about to. We are concerned that type of development will be sought after by a younger demographic, with the loud music and parties to all hours, just metres from our bedroom windows.

Vehicular traffic: The 2016 Census revealed that Beaconsfield has an average of 2.3 cars per dwelling, even if this development had a minimum 1.5 cars per dwelling, that would equate to a minimum 46.5 vehicles in total. The traffic around Mahon Avenue is dangerous for the school students at the best of times, the additional traffic would exacerbate this problem.

Regards,



A Letter to Cardinia Shire Council Objection for planning permit 13-15 Mahon Avenue, Beaconsfield VIC 3807 / L1 LP46245

Dear Cardinia Shire Council,

Regarding to planning permit of 13-15 Mahon Avenue, Beaconsfield VIC 3807 / L1 LP46245, we read the whole permit document via the link you mail us.

We understand that Cardinia council should support the increasing demand for house supply especially low cost unit and apartments. We also want to give our best support to meet the increasing demand and developing requirement.

But considering the truth that all Lyle Avenue and Mahon Avenue neighbours already got traffic issues when Beaconsfield Primary School parents block the roundabout at school times.

If Council can not find solutions to solve the school time block issues, we have to object the permit. 31 apartments and units are too many. This will definitely make the traffic block worse... Sometimes, I even park my car near Lyle Avenue and walk home at school time. Then I pick up my car later and drive back home $\mathfrak B$

Council is the representative of our local community. We rely on Cardinia Shire Council to solve the traffic issue and approve the right permit with benefit to both development and local community!

Regards,



PLANNING APPLICATION NUMBER: T210902 13 – 15 Mahon Avenue, Beaconsfield, 3807



31st March, 2022

To Whom It May Concern,

We write to you to express our objection to the proposed development of 13 – 15 Mahon Avenue, Beaconsfield, 3807.

The amendment of reducing the development site by one unit does not alter our original concerns and is not significant enough to dramatically alter the arguments we lodged in April. As residence of the area we strongly object to this proposal and would like to see significant modifications before we could support the development.

- 1. Despite unsubstantiated claims that 'It is an accepted planning principle that 'respect' for neighbourhood character does not mean to imitate what already exists.' We feel that there has been very little respect shown in this proposal that will dramatically change the landscape of the area. Residents were not consulted at any stage of this plan, so how can the vender claim that respect was demonstrated. In any case, who decided that it is an 'accepted planning principle'? This is a condescending remark that has not supported by facts.
- 2. This lack of respect is also demonstrated in the unacceptable timeframe residents were given to lodge an appeal. Why were the letters delivered on Thursday 24th March, 2022 for a closing date of Thursday March 31st 2022? Considering the vender had a pre-planning meeting with the shire on 30th September, 2021, this raises suspicions that the timeline was deliberately made short to make it difficult for residents to research the proposal and lodge objections.
- 3. This development is out of character with the rest of the area. The number of proposed dwellings greatly exceeds the norm for this part of Beaconsfield. Housing blocks in this area average 600 800 square metres, which means that 31 units on land marked for this development is far too many. We estimate that in the past The Shire of Cardinia has allowed an average of between 6 and 10 homes in a parcel of land of this size. This density is far too excessive for the land in question.
- 4. On this side of the Princes Highway, there are only single storey homes discretely placed behind existing dwellings with very little impact on the character of the area. This means that there are only two homes per housing block, which are spread across a large area to reduce the impact on traffic congestion. The proposed 31 unit development in Mahon Avenue does not observe any of the considerations of the past shared occupancy arrangements as required by Council.

- 5. This part of Beaconsfield has been a rural area since it was first settled. The only urban development in this area has been low density housing, with some land subdivided into small acreages to preserve a country feeling whist allowing for some population expansion. A development such as the one proposed is within the acreages and low density housing development which would greatly impact on the serenity and privacy that we currently enjoy.
- 6. There will be considerable damage to wildlife in the area should this development go ahead in its current form. There are a considerable number of native birds, such as; magpie lark, Australian magpie, little wattle bird, king parrot, eastern rosella, crimson rosella, kookaburra, little Corella, yellow tailed black cockatoo, sulphur crested cockatoo, cuckoo shrike, New Holland honeyeater, eastern spinebill and currawong. All of these birds have been seen in the area at various times of the year and give us immense pleasure and offer considerable first hand education to our children about the fauna of Australia. Other fauna which may disappear if this environment is destroyed are; ibis, wood duck, frogs, small marsupials (either antechinus or dunnart) and possums. All of which we enjoy learning about with our children as we watch these animals in their natural habitat.
- 7. Access to the development has been situated on the most dangerous part of the street which in this case is on a curve at the top of a hill. The increase in traffic from this proposed development will greatly increase the number of vehicles using our quiet roads. Parking is already at a premium in Lyle and Mahon Avenues, especially at peak usage times, such as before and after school. Assuming each unit has two cars (which is common place) this will put even more strain on our narrow roads, making it difficult to manoeuvre around parked cars on these roads. There seems to be very few visitor card parks on the plan therefore there will be an enormous spill onto the surrounding roads making parking even more difficult. This congestion may cause reduced visibility resulting in endangering children as they walk to and from school.
- 8. On the proposed plans we cannot see a proposed refuge pick up point. Is a garbage truck meant to navigate this very tight space whilst constantly needing to reverse making terrible noise from the reversing beeper? Also the truck will make substantial engine noise by revving the truck's engine to gain enough power to negotiate the very steep climbs and descents that are part of the land in question. This would be a great disturbance to us as garbage collection normally happens very early in the morning. One of our children's bedrooms back onto the development site, which would mean that he is woken by the noise every week.
- 9. This site is situated on land with a steep incline. In order for vehicles to negotiate within the development site there would need to be increased acceleration. This would also create noise and exhaust pollution which is likely to impact on the health of those living nearby. This would greatly impact us as units will back onto our property.
- 10. We have concerns about access for emergency vehicles, especially to those units at the rear of the development. There does not appear to be enough room to negotiate the long and steep driveway to reach these properties. We are greatly concerned about the safety of residence should there be a fire in this development site, as containing the spread of fire due to the limited access seems very difficult or impossible.

- 11. The proposed development only uses a small portion of the entire land parcel. Are we to assume that this is stage one of a much larger development? This has not been made clear and we feel that this is a way for the developer to have this section of land approved, with the intention of requests for further development in the future.
- 12. At the Victorian Civil and Administrative Tribunal (VCAT) of 2014, Mr. Rae concluded that in his opinion a suitable number of homes for the entirety of this site would be between 16 and 18 homes. (T040091) This proposal greatly exceeds the limits outlined by this regulatory body. It is my understanding that once decisions are made by VCAT then to challenge decisions then parties need to appeal the decision through the courts and not to reapply through the original channels. How many times will the Shire of Cardinia allow developers to resubmit development plans that do not comply with prior decisions of VCAT? This submission should have been rejected by the Shire of Cardinia due to the fact that it is not in line with the ruling made by VCAT.

We strongly object to this planned development due to the considerable safety issues, loss of privacy, reduction in enjoyment of the beauty of the area and destruction of fauna and flora. We understand that development of land is inevitable, and could accept progress that involves the division of the land into smaller housing blocks. The proposed unit development of high density units, does not belong in Beaconsfield.

We hope that the Council will understand that these concerns greatly outweigh any benefits of developing this parcel of land to high density housing.

Yours sincerely,		



Planning Objection Summary

Portal Reference	012250T2
Reference No	T210902

Basic Information

Proposed Use	Buildings and works associated with the construction of thirty-one (31) dwellings
Object to Permit No.	T210902
Objection Statement	- Inadequate visitor parking demonstration of Traffic Management Plan (TMP) during construction works addressing school drop off periods, reduced access into Mahon Ave for heavy machinery Construction Management Plan (CMP) to detail construction forecast due to industry shortages, what is the construction time frame in conjunction with the TMP, Site Office amenity, delivery/truck turning circle, silt control etc waste management plan including private waste collection and adequate on site turning circle, currently only min car turning circles provided more detailed car turning circle diagrams to confirm adequate requirement due to site fall, inadequate usable private open space.
Site Address	13-15 Mahon Avenue Beaconsfield VIC 3807
Affected Address	

Contacts

Туре	Name	Address	Contact Details
Objector			

PLEASE NOTE OBJECTIONS ARE NOT CONFIDENTIAL - As required by section 57 of the Planning & Environment Act, Council must make a copy of every objection available to any person to inspect, free of charge, during business hours.

Lodged By

Site User	
Submission Date	

Declaration

By ticking this checkbox, I, Craig Saunders, confirm that I have read and understood the statement above and the Objector (if not myself) has been advised of this requirement.



Civic Centre 20 Siding Avenue, Officer, Victoria

Council's Operations Centre (Depot) Purton Road, Pakenham, Victoria Postal Icon | Postal Address

Cardinia Shire Council P.O. Box 7, Pakenham VIC, 3810

Email: mail@cardinia.vic.gov.au

Contact Icon Monday to Friday 8.30am-

5pm



Planning Objection Summary

Portal Reference	O12210E5
Reference No	T210902

Basic Information

Proposed Use	Buildings and works associated with the construction of thirty-one (31) dwellings
Object to Permit No.	T210902
Objection Statement	I object due to the increased traffic congestion around Beaconsfield Primary School. The roundabout on Mahon & Lyle Av is currently blocked during school pick up and drop off time and with an extra 31 dwellings the traffic will increase. Further road improvements will be required and should be at the developers expense.
Site Address	13-15 Mahon Avenue Beaconsfield VIC 3807
Affected Address	

Contacts

PLEASE NOTE OBJECTIONS ARE NOT CONFIDENTIAL - As required by section 57 of the Planning & Environment Act, Council must make a copy of every objection available to any person to inspect, free of charge, during business hours.

Lodged By

Site User	
Submission Date	

Declaration

🗹 By ticking this checkbox, I, Nicola Di Stella, confirm that I have read and understood the statement above and the Objector (if not myself) has been advised of this requirement.



Civic Centre 20 Siding Avenue, Officer, Victoria

Council's Operations Centre (Depot) Purton Road, Pakenham, Victoria Postal Icon | Postal Address

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5pm



Planning Objection Summary

Portal Reference	O122720G
Reference No	T210902

Basic Information

Proposed Use	Buildings and works associated with the construction of thirty-one (31) dwellings
Object to Permit No.	T210902
Objection Statement	Overcrowding Not suitable in landscape In over crowding Congested traffic
Site Address	13-15 Mahon Avenue Beaconsfield VIC 3807
Affected Address	

Contacts

Documents Uploaded

Date	Туре	Filename	
28-03-2022	Additional Document	image.jpg	

PLEASE NOTE OBJECTIONS ARE NOT CONFIDENTIAL - As required by section 57 of the Planning & Environment Act, Council must make a copy of every objection available to any person to inspect, free of charge, during business hours.

Lodged By

Site User		
Submission Date	EQ IIIQI EQEE	

Declaration

🗹 By ticking this checkbox, I, Carol Hoiles, confirm that I have read and understood the statement above and the Objector (if not myself) has been advised of this requirement.



Civic Centre 20 Siding Avenue, Officer, Victoria

Council's Operations Centre (Depot) Purton Road, Pakenham, Victoria Postal Address Cardinia Shire Council P.O. Box 7, Pakenham VIC, 3810

Email: mail@cardinia.vic.gov.au

Monday to Friday 8.30am–5pm Phone: 1300 787 624

After Hours: 1300 787 624 **Fax:** 03 5941 3784

T210902 13-15 MAHON AUE BUACONSFIEZO 3807 VICTORIA

To Whom it may Concern

We strongly object to the permit being granted at the above property T210902 for construction of 31 dwellings

If this decision is granted it will impact greatly on our everyday living as it has already been allowed to boild five dwellings at the end of the Avenue

This Avenue has turned into a great hazard for Emergency Services Vechicles for one and the general public due to overcrowding at the roundabout. In school times you cannot get in or out of the avenue and it is a major liability with cars pulling up in the roundabout to let their children out and when approached you are absord and told to wait. This has been reported continuely to Principal and brothic control.

- 2) There would be a complete eyesore and danger to have 62 rubbish bins across the front nature strip as a contractor will not pick up on private property.
- 3) 31 dwellings does not hit in with the Avenues landscape as the present street is one 5 unit block but the remainder are single dwellings.

Regards



Planning Objection Summary

Portal Reference	O1220AN
Reference No	T210902

Basic Information

Proposed Use	Buildings and works associated with the construction of thirty-one (31) dwellings
Object to Permit No.	T210902
Objection Statement	We are objecting to the proposed development as primarily because the number of dwellings is inappropriate for the area and will significantly increase local traffic congestion. As residents of Mahon Ave, one of the key issues on our street is traffic. During school pick up and drop off times, it is almost impossible to exit from our area to the highway with school traffic frequently blocking the roundabout and parked cars blocking the road. This is an issue known to Council. With 60% of households in Beaconsfield having more than two cars - the addition of another 60 cars to an area that only has two exits to the highway is inappropriate. In addition to the local traffic issues, it will exacerbate existing traffic issues in the broader Beaconsfield area. In 2014, there were 18 properties the exited via Mahon Ave, with developments at number 3 and 5 Mahon Ave this has increased to 23, and with another 4 units approved for number 9 avenue this will increase to 26. That's an increase of over 40% in eight years with no improvements to access and egress from the area. An addition 31 properties on top of this - again with no improvements to access or egress - is a 300% increase from 2014. That is only for Mahon Ave - other developments on properties along Lyle Ave, Stella/Sylvia St and etc are also contributing to increased traffic volumes. To alleviate traffic issues the number of dwellings proposed for development should be decreased, the development must be connected to Gilsman Rd to provide another way from the school and connecting the hwy by traffic lights), and further improvements to traffic flow in the Beaconsfield Primary, Wallace St, Sylvia, Stella, Lyle Ave area should be strongly considered. The current traffic conditions are highly hazardous to students at Beaconsfield Primary, and increasing property numbers in the area will only add to this risk. Further to the above, we object to the permit based on the number of vehicle parking spaces proposed. As stated above, pre-COVID data for Cardinia shows tha
Site Address	13-15 Mahon Avenue Beaconsfield VIC 3807
Affected Address	

Contacts

Туре	Name	Address	Contact Details
Objector			



Civic Centre 20 Siding Avenue, Officer, Victoria

Council's Operations Centre (Depot) Purton Road, Pakenham, Victoria Postal Icon | Postal Address

Cardinia Shire Council P.O. Box 7, Pakenham VIC, 3810

Email: mail@cardinia.vic.gov.au

Contact Icon Monday to Friday 8.30am-

5pm



PLEASE NOTE OBJECTIONS ARE NOT CONFIDENTIAL - As required by section 57 of the Planning & Environment Act, Council must make a copy of every objection available to any person to inspect, free of charge, during business hours.

Lodged By

Site User	
Submission Date	

Declaration

🗹 By ticking this checkbox, I, Siska Hester, confirm that I have read and understood the statement above and the Objector (if not myself) has been advised of this requirement.

Civic Centre 20 Siding Avenue, Officer, Victoria

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Email: mail@cardinia.vic.gov.au

Contact Icon Monday to Friday 8.30am-

5pm



ePlanning

Planning Objection Summary

Portal Reference	O12221JN
Reference No	T210902

Basic Information

Proposed Use	Buildings and works associated with the construction of thirty-one (31) dwellings
Object to Permit No.	T210902
Objection Statement	There are many reasons for the objection of this planning permit. Mahon Avenue is a quiet suburban street that services both the residents and the primary school community, it already struggles with the amount of traffic that we have at present and the cars which have to park on the street. It would not cope with the development of 31 dwellings and the extra vehicle traffic and parking that would be required. The roundabout servicing Mahon Ave and Lyle Rd is constantly blocked at school times and forces us to use it illegally so that we as residents can get to the highway, I am also unable to get in and out of my driveway at these times as it is blocked by cars. The extra traffic that this development would bring, especially during the build, would be noisy and dangerous to our community as Mahon Avenue is not a big enough street to cope with such a large development. It would place residents and children from the school in further danger especially when crossing roads, exiting/entering our driveways etc. Throughout the day I continuously see vehicles misusing the roundabout and illegally driving through it on the wrong side to access Mahon Avenue, this is always the case with trucks as they cannot complete the turning circle of the roundabout and have enough power to accelerate up the incline. They always cut through on the wrong side helping them travel at a fast speed up the hill placing pedestrians and us in our cars in danger. A build of this size would constantly see trucks and tradespeople using our road creating an unacceptable noise level from traffic and the build site, whilst also increasing the general traffic on such a small road. The extra traffic and parking would be a further issue for us as residents when trying to access our properties due to the increase in vehicles that 31 dwellings would create. The actual road would deteriorate at a faster rate causing an increased cost to Council to fix this and no doubt would be passed on to rate payers i.e. the residents of Mahon Avenue. Council have al
Site Address	13-15 Mahon Avenue Beaconsfield VIC 3807
Affected Address	

Contacts

Туре	Name	Address	Contact Details
Objector			

Civic Centre 20 Siding Avenue, Officer, Victoria

Council's Operations Centre (Depot) Purton Road, Pakenham, Victoria Postal Icon | Postal Address

Cardinia Shire Council P.O. Box 7, Pakenham VIC, 3810

Email: mail@cardinia.vic.gov.au

Contact Icon Monday to Friday 8.30am-

5pm

Phone: 1300 787 624 After Hours: 1300 787 624 Fax: 03 5941 3784



ePlanning

PLEASE NOTE OBJECTIONS ARE NOT CONFIDENTIAL - As required by section 57 of the Planning & Environment Act, Council must make a copy of every objection available to any person to inspect, free of charge, during business hours.

Lodged	By
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sion Da	te	

Declaration

🗹 By ticking this checkbox, I, Nicole Gould, confirm that I have read and understood the statement above and the Objector (if not myself) has been advised of this requirement.

Civic Centre 20 Siding Avenue, Officer, Victoria

Council's Operations Centre (Depot) Purton Road, Pakenham, Victoria Postal Icon | Postal Address

Cardinia Shire Council P.O. Box 7, Pakenham VIC, 3810

Email: mail@cardinia.vic.gov.au

Contact Icon Monday to Friday 8.30am-

5pm

Phone: 1300 787 624 After Hours: 1300 787 624 Fax: 03 5941 3784 From:

Sent on: Saturday, March 19, 2022 1:11:15 AM

To: MailAtCardinia <mail@cardinia.vic.gov.au>

Subject: 13-15 Mahon Avenue, Beaconsfield VIC 3807 L1 LP46245

Objection Notification in relation to application reference: T210902

Dear Sir/Madam,

I am writing today to object a planning permit on my

Reasons for objection:

- I purchased this property in 2019 and was not advised by the council that this area will be a high density housing zone.
- The street is quiet and also a cul de sac which already has parking issues due to the number of residents and cars, another 31 high density housing will make it impossible to move up and down this street.
- Currently due to the primary school on the corner, the street is already at a standstill during school peak times.
- This high density housing will in return be a hazard to the residents and primary school children.
- The properties on this street are on average 1000sqm plus blocks and this new high density proposal will spoil and change the visual landscape of this cul de sac environment.
- As you may be aware this is an extremely quiet Cul de sac, this proposal will have noise and pollution impacts due to the high traffic of cars and people movement.
- Due to this street being a cul de sac, there is already limited parking and turning points, this proposal will be dangerous to residents due to the increase in number of cars. Based on an average of 3 cars per household and their visitors, that would be an additional 93 cars travelling through this small narrow Cul de Sac.

I am deeply concerned that the Cardinia Council will entertain such a proposal in a quiet and peaceful neighbourhood.

Further to the above, we bought this property recently to live peacefully and in a good environment to raise a young family, we are extremely concerned that if this project

was to proceed, our peaceful living will be shattered because of undue emotional stress.

We also fear that due to this high density housing project, the property values within this street and neighborhood will decrease.

Kindly please reject this project since our views are shared by many on this street.

Please acknowledge the receipt of my email.

Kind Regards



Objection to planning permit application: application number T210902

nathan peter <nath_33@live.com>
To MailAtCardinia

Currently there is already a traffic problem on the street and during school times I have to wait up to 15 just to turn into my street.. most days it takes a ample amount of time to turn onto the highway and can be quite dangerous turning right heading into berwick. Having so many units In such a condensed area will cause much worse traffic conditions in the street and make the already bad parking situation on Mahon ave worse with cars parking up and down the street right on a crest. Not a good scenario with school kids in the area.

Kind regards

Sent from my iPhone

From:

Sent on: Saturday, March 26, 2022 6:21:52 AM

To: MailAtCardinia <mail@cardinia.vic.gov.au>

Subject: Objection to proposed development Application No: T210902

I have been informed of a proposed development of 31 unit/apartment block premises at 13-15 Mahon Avenue Beaconsfield.

At present, residents and visitors already have an impossible task of trying to find parking. With the school pick ups and drop offs, residents cannot even get out of their driveways or go through the blocked street and round about. It is already chaotic and dangerous. Having so many more residents (as proposed), this will not only be totally impossible, but a danger to residents, school parents and particularly school children. There have already been so many near misses. As is, residents of Mahon Avenue, have to break road rules to get out of the street. A residential, small side street, is not a sensible or safe alternative for so many resident's cars, adding to an already established trouble spot.

The noise factor will also be a big problem, as many of us now work from home. It is a friendly, secure area, fairly free of crime, which is a huge concern with so many residents in such a small area, (particularly if the rumour is true of the council acquiring some of the units for government housing). Where I totally understand that everyone is entitled to and should have secure lodgings, a small side street is not reasonably viable nor safe. Surely there are many more practical areas on large main roads in the shire.

I am very confused by this proposal, as I was informed a few months ago that a proposal of 11 units on the same property was not approved. I can only assume that this new proposal is high rise? The value of my property that I have invested so much money and time into, will decrease enormously.



Sent on: Sunday, March 27, 2022 5:37:04 AM

To: MailAtCardinia <mail@cardinia.vic.gov.au>

Subject: objection to planning permit T210902

Good afternoon,

We are residents of and would like to hereby object to the proposed building permit on 13-15 Mahon Avenue, Beaconsfield L1LP46245 (Ref T210902).

There are several reasons for this objection. The main ones are the huge increase in population in our street, the additional traffic, and the safety of our children.

Currently, Mahon Avenue has 20 houses. The proposed plan on 13-15 Mahon Avenue includes building of 31 dwellings. This would mean increase in the number of houses on our street by more than 150%.

Such a high increase in population would bring a lot more car traffic to Lyle Avenue and Mahon Avenue. There is already a huge problem with traffic due to the Beaconsfield Primary School. The roundabout on the corner of Lyle Avenue and Mahon Avenue gets congested and completely blocked by parents of school children during school drop off and pick up times which is not being addressed. Having additional 31 households on Mahon Avenue will worsen already poor traffic situation.

With average household having 2 cars each at minimum, at least additional 62 cars will have to park in our street. The proposed project however does not have space for this many cars. This means that dozens of cars will need to park outside on Mahon Avenue. There are already teachers and parents of schoolchildren parking on our street every day and it makes driving on the street difficult. The high-risk area will be right at the entrance of 13-15 Mahon Avenue due to the sharp turn that Mahon Avenue takes and where the street is quite narrow. If there are cars parked there on the side of the street, it will be very difficult to see the oncoming cars and pedestrians. It will be only a matter of time before someone's car gets damaged or someone will get hurt.

There are many families living on Mahon Avenue with young children. Our children play at the end of the court under adult supervision almost every day. They ride bikes, play footy or cricket or just play with the neighbors' children. Having the additional car traffic will bring much higher chance of our children being hurt.

This project includes mainly dwellings that will attract rental properties. Currently, majority of Mahon Avenue is occupied by homeowners, not rentals. This means that we know our neighbors and we feel that the street is very safe. With so many rental properties, there will be lots of new occupants who will most likely change every couple of years making the street a lot less safe. Typically, there is a less care taken for the rental properties over homeowners as well.

Furthermore, the project includes commission housing as well. This is concerning for our family as the demographic of the street will change.

Additionally, the proposed project does not sufficiently plan for the weekly rubbish bin removal. By approving this project, the number of bins that will need to be emptied every week will increase by 62. There is not a sufficient space for additional 62 bins due to the narrow frontage of the lot. Bins will have to be placed in front of other residents' houses.

We understand why the council would benefit from approving this planning permit. Having additional 31 households paying rates would bring lot of additional money to the shire of Cardinia. We also understand why the owners of the lot 13-15 Mahon Avenue would like as many dwellings as possible as they will benefit financially greatly. But the development must be within reason. Having extra 31 dwellings on Mahon Avenue is not reasonable. It makes it really unfair on the current residents of our street.

This property was already proposed for development several years ago. It started with high number of dwellings and was progressively rejected and in the end got approved for about 17 dwellings only. And here we are with a high number of dwellings again.

Please consider the above stated reasons for our objection of the proposed planning permit on 13-17 Mahon Avenue in Beaconsfield when making your decision and please put yourselves in our shoes if this was to happen in your street.

Thank you and kind regards,

From:

Sent on: Monday, March 28, 2022 1:59:17 AM

To: MailAtCardinia <mail@cardinia.vic.gov.au>

Subject: planning objection

I would like to raise an objection to a planning application, as follows:

My name is:

Planning application number: L1 LP46245

Site location: 13 - 15 Mahon Avenue Beaconsfield

Reasons for objection and how it impacts me:

- This estate is very small and have limited ways in and out. Traffic must go via Lyle Avenue or Stella street, making it a no-through road estate.
- Exiting either of these streets onto Old Princess Highway is already a nightmare, as there is no traffic lights or round abouts. You must cross 2 lanes of very heavy traffic, and contend with turning and u-turning traffic
- These intersections have already become very dangerous, so much so that I now turn left and do a u-turn at the lights at Beaconsfield Avenue.
- Additionally, Lyle Avenue is the main entrance to Beaconsfield Primary school.
 This makes the street very busy, and the current road infrastructure does not
 cope with this already.
- Parking can also be very limited especially during school drop off and pick up
- The new proposed development is very large for this area. The area mainly consists of single dwellings and duplexs. There is not precedent for such a large development.
- It is reasonable to expect traffic to increase dramatically, as well as demand for on street parking.
- Priority should continue to be the safety of children and the primary school, increased traffic will make this very difficult to achieve.
- The proposed plan is not suitable for this type of 'locked in' estate where there
 are limited entrances in and out.

Regards

From:

Sent on: Monday, March 28, 2022 6:42:20 AM

To: MailAtCardinia <mail@cardinia.vic.gov.au> **Subject:** 13-15 Mahon Ave Beaconsfield - OBJECTION

Hi.

I'm writing to submit my objection to the proposed development at 13-15 Mahon Avenue.

My name is .
My address is

The application Number for the property objection is: T210902 The Site Adress is: 13-15 Mahon Avenue, Beaconsfield

The reason for the objection is:

- The number of proposed dwellings EXCEEDS the current number of ACTUAL properties built on Mahon Avenue.

As a result the number of dwellings will create SERIOUS traffic problems in Mahon Ave.

The street is already overused by the adjoining school community, leading to a shortage

of on street parking both morning and afternoon each day. The addition of 31 additional

dwellings in the street

I object to the use of land in our street being approved for 31 properties.

This is not in the best interest of the local residents and does NOT reflect the nature of the

surrounding family homes.



From: Sent on: Monday, March 28, 2022 8:42:00 AM MailAtCardinia <mail@cardinia.vic.gov.au> **Subject:** Objection to permit # T210902 Hello, My name is I would like to voice my objection of the proposal to build 31 dwellings at 13-15 Mahon Avenue. I have concerns that this is far too many dwellings for such a site and will bring significant negative impact to the existing residents of Mahon avenue due to insufficient waste management and parking. Street parking is already very limited, exacerbated by school pickup times as well as the existing 5 dwellings at 3 Mahon avenue. The introduction of 31 further dwellings is not sustainable, in my opinion. I'm also concerned about the impact of house pricing in Mahon Avenue by flooding the area with the proposed 31 dwellings. As the homeowner this could have real negative financial impact. Please consider rejecting this proposal. Thank you for your time. Kind regards,

From:		

Sent on: Monday, March 28, 2022 4:01:07 AM

To: MailAtCardinia <mail@cardinia.vic.gov.au>

Subject: Objection to planning permit L1 LP46245 13 - 15 Mahon Avenue Beaconsfield 3807

Objection to planning permit L1 LP46245 13 - 15 Mahon Avenue Beaconsfield 3807

Objectors:

Objectors address:

We live at _____ and are writing to object to the proposed development L1 LP46245 at 13-15 Mahon Avenue Beaconsfield 3807.

Our main points of objection are:

- VCAT precedent for approval of 17 dwellings on this site.
- Approval already granted at 9 Mahon Ave for 4 townhouses
- Traffic congestion
- Parking congestion
- Insufficient on-site parking
- Protection of liveability and privacy
- Access

Mahon Avenue currently has 17 family homes and 5 units. The current proposal seeks to add a further 31 dwellings. We believe this is excessive.

Mahon Avenue has one way in and one way out being a tiny roundabout that intersects with the Beaconsfield Primary School and homes on Lyle Avenue. It is in fact a court. Court (Ct.): A road or street that ends in a circle or loop.

The new proposal will have one entrance and exit point for the new dwellings onto an already congested Mahon Avenue.

As the residents and current ratepayers of Mahon Avenue will attest traffic congestion and parking are already proving difficult due to cars parked in the street. These cars belong to residents and their visitors as well as the added traffic in and around the school and the roundabout.

Parents, teachers and visitors from the school park in Mahon Avenue everyday. The roundabout is blocked by parents of the school waiting to collect their children.

Beaconsfield Primary School also offers an O.S.H.C. program. Care is available each school day and all day on school holidays and pupil free days. O.S.H.C. hours are:

 $\begin{array}{ll} \text{Before School} & 6.30\text{am} - 8.45\text{am} \\ \text{After School} & 3.30\text{pm} - 6.30\text{pm} \end{array}$

Beacy Bandits Basketball Club also hold their training sessions at the school as well as other activities at the school so the traffic is not just confined to "normal" drop off and pick up times.

At any given time there are 3-5 cars parked outside the units at the bottom of Mahon Avenue next to the school due. This is due to the lack of on-site parking for those units.

We believe that the number of cars parked in the street will increase substantially should the current plans be approved. There is insufficient parking available on-site for the occupants let alone visitors.

Three (3) three-bedroom units include a single garage with a tandem car parking arrangement

Nine (9) three-bedroom units include a double garage;

Three (3) three-bedroom townhouses with

two(2) car spaces per dwelling, provided via a single garage with a tandem car parking arrangement

Eight (8) two-bedroom ground floor apartments with one (1) car space per dwelling, located adjacent to the apartment building frontage

Eight (8) two-bedroom first floor apartments with one (1) car space per dwelling, located adjacent to the apartment building.

Where will the visitors and additional drivers (children, flatmates etc) for each of the 31 dwellings park?

We ask that you protect the living conditions in Mahon Avenue. The parking and traffic impacts of this development are at odds with maintaining liveability.

Has the developer sought current advice from traffic management regarding the impact this development will have? I note that the photos supplied are from 2019. Are the reports supplied current?

It seems as if the developer is deliberately putting in a submission with a ridiculously high number of dwellings so that once objections are received they can be seen to be cutting down the numbers in response.

13-15 Mahon Avenue is a cleared site with permitted and endorsed plans for 11 homes. I believe they were also planning a second stage with a further 6 homes. The proposed

17 dwellings were already going to provide added congestion and parking issues. I find it ludicrous that someone would think that adding 31 dwellings to such a small street would be acceptable. It's a money grab plain and simple with no regard for those already living in the street.

I note that council has identified Pink Hill Rise and Wood Street as areas that would suit development for 36 and 53 dwellings. How can the developer try to use Mahon Avenue a small no through "court" as a comparison for development potential on such a large scale? How do they compare - other than the land is located within the Cardinia Shire.

Location and proximity to shops and a train station are not reasons enough to plonk a huge development in the middle of a small dead end street.

The application seems to contradict itself about who will need or want to buy the 31 dwellings. It talks about first home buyers then talks about the ageing population downsizing. They also refer to making it affordable but then point out that the private schools are the driver for people wanting to live in Beaconsfield.

Given that many of the units proposed are are the same size as the houses in the street. Won't that mean that those wealthy people who want their kids to attend these schools will likely be the ones purchasing these properties - not the first homebuyers or the ageing population trying to downsize?

What are the long term arrangements for the collection of waste. Appropriate waste collection arrangements are proposed. How will that be enforced and for how long?

No. 9 Mahon Avenue received approval for four (4) two storey dwellings which will significantly impact parking and traffic when built we ask that these been considered when assessing this application.

In closing I would ask that you consider the protection of living conditions in Mahon Avenue. This sort of development should be on a main road or larger street with multiple access points - not our small dead end court.

Thank you for taking the time to read our objection. Should you wish to dis further

From: PlanningAlerts <contact@planningalerts.org.au> <PlanningAlerts

<contact@planningalerts.org.au>>

Sent on: Monday, March 28, 2022 5:54:12 AM

To: MailAtCardinia <mail@cardinia.vic.gov.au>

Subject: Comment on application T210902

For the attention of the General Manager / Planning Manager / Planning Department

Application T210902

Address 13-15 Mahon Avenue, Beaconsfield, VIC

Description Buildings and works associated with the construction of thirty-

one (31) dwellings

Name of

commenter

Address of commenter

Email of commenter



Comment

Ref: T210902

13 -15 Mahon Avenue Beaconsfield 3807

I refer to the sale information on this property where it stated that - 1st stage for 11 homes with permit & endorsed,

2nd stage a further 6 homes. Total = 17 homes.

Now the developer has applied to build 31 homes which is almost double.

This could equate to 62 plus Vehicles entering & exiting these homes.

Cardinia Shire Council would be aware of the location, the nearby school, the limited & busy access & exit of residential streets without traffic lights in this location.

It is obvious with the building of new homes in Beaconsfield that there were similar problems with the recent installation of two sets of traffic lights.

I object on the basis that not only will the residents nearby be affected if 31 homes are built but I live in Beaconsfield & the area is busy enough now with traffic.

Sent on: Monday, March 28, 2022 9:47:30 PM

To: MailAtCardinia <mail@cardinia.vic.gov.au>

Subject: Objection to Application # T210902

Dear Sir/Madam,

Please accept and note my objection to the application mentioned above for buildings and works associated with the construction of 31 dwellings at 13-15 Mahon Avenue, Beaconsfield.

The reason for my objection is because our quaint, quiet and already bustling town of Beaconsfield already experiences conjection with residents and traffic and in my opinion, a building so large to accommodate extra residential space would only add to the strain of mentioned above. My family and I enjoy walking to and from shops, parks and schools, meeting friends at lical cafes being able to enjoy a country town lifestyle and atmosphere Beaconsfield is known for.

We are a close knit community and I rather enjoy this, choosing to live here, and would hate to see our town 'burst at the seams' much like the Olde Berwick township. Also, such a building would be an 'eye sore' for our town!

Thank you for taking the time to read my objection.

Yours sincerely,

Sent: Tuesday, 29 March 2022 9:21 PM **To:** MailAtCardinia <mail@cardinia.vic.gov.au>

Subject: Objection to build T210902

Importance: High

To Whom it may concern,

My name is and I live at

I'm sending through this email to share and express my concerns on the application for the units/apartments to be built at 13-15 Mahon Avenue in Beaconsfield.

I wish to object against the build going ahead for the following reasons:

- Local traffic: The school traffic on lyle road and mahon ave already cause significant
 issues with getting in an out of the estate and by adding 31 more apartments/units
 would only create more stress and strain on an area. The infrastructure could not simply
 cope with a minimum of of another 31 cars being put on the road.
- With such a high amount of units being built I worry that some of these units will be sold off to the council and used for commission housing. As i have lived near such a place prior to moving to this area I don't believe it to be a safe environment and it would raise concern for not only the people that live in the estate but the parents that will be sending their kids to a school that is in close proximity to the houses.

For the council to not of brought the build to the people who live in the area back in December when the application was lodge is irresponsible and very disrespectful.

The refence number of the application is T210902

If you would to discuss this further please contact me anytime on

Regards

Responsible Authority Cardinia Shire Council PO Box 7 Pakenham 3810

Email: mail@cardinia.vic.gov.au

Objection to planning application number T210902 13-15 Mahon Ave Beaconsfield

As a resident living on Lyle Avenue we want to object to the development at 13-15 Mahon Ave based on the following reasons:.

Mahon Ave

 Mahon Ave, even though it carries the name Avenue that reflects image of a larger suburban street carriage way with entrance and exit from two sides.

it is no fact a court with one entrance and one exit.

As per the Cardinia Rd Precinct structure Plan September 2008 extract below a Court can carry 150 vehicles per day.

• The Avenue should in theory be renamed to reflect its true capacity limits.



- The traffic limits are most likely already exceeded daily already due to its current number of
 residence and importantly it being used as a turn around and queuing point for Beaconsfield
 parents on school days in the morning and evening for school pick up and drop off along with
 visitors frequenting the street.
- On average 73% of residence in Beaconsfield residence have between 2 and 3 cars per household based on the 2016 census quick stats for Beaconsfield 2016 Census QuickStats: Beaconsfield (Vic.) (abs.gov.au)

Dwellings — number of motor vehicles

dwelling structure | household composition | mortgage & rent | number of motor vehicles | internet connection

Number of registered motor vehicles	Beaconsfield (Vic.)	%	Victoria	%	Australia	%
None	55	2.6	166,061	7.9	623,829	7.5
1 motor vehicle	461	21.8	722,675	34.2	2,881,485	34.8
2 motor vehicles	902	42.7	776,286	36.7	2,999,184	36.2
3 or more vehicles	641	30.4	374,426	17.7	1,496,382	18.1
Number of motor vehicles not stated	51	2.4	73,257	3.5	285,197	3.4

In Beaconsfield (Vic.) (State Suburbs), 21.8% of occupied private dwellings had one registered motor vehicle garaged or parked at their address, 42.7% had two registered motor vehicles and 30.4% had three or more registered motor vehicles.

View the data quality statement for Number of registered motor vehicles (VEHD)

This depicts that there is most likely to be approx. 50-60 cars driving in and out of the development alone not including visitors, deliveries and other service vehicles or say 120 cars movements in and out of the court just from this development.

Glisman development C238 amended

 C238 Amendment Report - Removal of access point to 11 Mahon Ave due was not considered as concerns from residents regarding traffic onto Mahon Ave. - point raised included congestion on Mahon Ave - subsequent council decision (refer Ordinary Council meeting 15 Feb 2021) this access point was not accepted. Consideration for the 14 Lots proposed on the Glisman Rd Development included signalised lights and an access drop off point for Beaconsfield Primary at the rear of the school.

See below from page 58 of 81 of the Cardinia Planning Scheme Amendment C238card | Corrected Panel Report | 25 January 2022 point a. The increased external traffic being brought into the subject area and Point b. The subject area being required to address the traffic congestions associated with the school

11 Mahon Ave is zoned GRZ1 which is problematic for Mahon Ave as the streets traffic volume numbers and school traffic impacts will well exceed the courts capacity and the surrounding streets.

(ii) Evidence and submissions

Submission 11 objected to the provision of on-street parking near the proposed public open space area near Beaconsfield Primary School:

... on-street parking is proposed outside the proposed park, whilst a *shared* path is shown to connect to this school. In this, we strongly oppose:

- The increased external traffic being brought into the subject area.
- The subject area being required to address the traffic congestions associated with the school.
- c. O'Neil Road Recreational Reserve is not provided with any on-street parking, and we therefore question the purpose for its requirement here. If the purpose of the park is to service the subject area, all allotments are within readable walking distance and car parking is not required.

Mr Abdou proposed a design solution for the parking issue near the proposed public open space near Beaconsfield Primary School:

As per the development plan (masterplan), on-street car parking has been proposed to service the local park. It is acknowledged that this may also service a potential future pedestrian school connection adjacent to the local park. It is noted that a standard Access Street (Level 1) has a 7.3 m wide carriageway, with unmarked parking available on both sides. This arrangement results in shuttle flow if parking occurs on both sides. Due to the 20 m road reserve width required to accommodate the water easement, there is adequate space to provide a parking lane adjacent to the park, with kerbside parking available along the property frontages. This would improve two-way traffic flow and remove any shuttle flow arrangement.²⁶

- Therefore with the addition of a further 31 dwellings with 52 car parks along with the current level of housing and vehicles it is likely to far exceed the capacity limits. The court is by far going to exceed capacity and be dangerous and the underlying policy of the government is to reduce congestion rather than add to it.
- Part of the Glisman Rd Development approval as noted on page 12, to protect and maintain the visual prominence of vegetated hilltops and hillsides as per Ordinary Council meeting 15 February 2021 6.1.2.4

1. The current ESO1 and proposed DPO includes provisions to Submission 5 1. Environmental and biodiversity is no longer protected. protect and maintain the visual prominence of vegetated hillsides. Resident in Janet Bowman 2. Land cannot be serviced. High density development is for inner Blvd - abutting Glismann metropolitan areas not this site. 2. New lots created as part of any future subdivision will have Road area 3. Concerned about the impact of soil disturbance for areas access to potable water, electricity, reticulated sewerage, drainage, gas and telecommunications infrastructure. identified as 'low' and 'medium' risk of contamination. 4. Reduction in open space. Object Cardinia's Municipal Strategic Statement (MSS) states a key 5. This site is 'Green Wedge' and should not be rezoned. principle for development within Beaconsfield is to ensure greater 6. Loss of privacy and property value. diversity of housing types and size. 7. Believes Council has backflipped on their original '2014' decision 3. EPA's submission (#10) has advised that the Meinhardt report and concerned about corruption around planning and property has satisfied its requirements. There is presently no open space in the Glismann Road amendment area. The amendment proposes to include a local park alongside Beaconsfield Primary School and an additional access to O'Neil Road Recreation Reserve.

Planning application T210902 13-15 Mahon Ave Beaconsfield pitfalls:

- Point 6.5 of the Planning application only allows for traffic management on the new site and the number of car parks for the site to fit the criteria. It does not address traffic in and out of the court.
- Approval has been granted at 9 Mahon Ave for additional dwellings however it has approval
 only and the dwellings are yet to be built. Once built will create a further 4 dwellings and
 based on average anotehr 8 cars in the street.
- Page 26 of 38 of the Planning application notes the Growling Frog habitat. Given that the Glisman site is going to proceed where are the frogs meant to be living as it appears that they are mostly going to be wiped out of the area.
- The diverse style of housing is meant to address shortage of housing for aged and those with mobility issue. The gradient of the court to walk in and out to the shops is not suitable for the aged or those suffering mobility issues.
- Age and population forced out of buying in the area and need affordable housing ABS 2016 younger population cannot afford to purchase in the Planning application is hearsay and potentially incorrect. 14% of the poulation in Beaconsfield are between 25 and 39 years of age. The majority of residence in Beaconsfield have some form of higher education also eluding to affordability being less of an issue even for the younger age bracket

Level of highest educational attainment People aged 15 years and over	Beaconsfield (Vic.)	%	Victoria	%	Australia	%
Bachelor Degree level and above	823	15.6	1,177,540	24.3	4,181,406	22.0
Advanced Diploma and Diploma level	601	11.4	447,023	9.2	1,687,893	8.9
Certificate level IV	202	3.8	138,313	2.9	551,767	2.9
Certificate level III	889	16.8	555,583	11.5	2,442,203	12.8
Year 12	840	15.9	772,461	15.9	2,994,097	15.7
Year 11	439	8.3	298,342	6.2	941,531	4.9
Year 10	538	10.2	376,237	7.8	2,054,331	10.8
Certificate level II	3	0.1	3,233	0.1	13,454	0.1
Certificate level I	0	0.0	542	0.0	2,176	0.0
Year 9 or below	442	8.4	430,152	8.9	1,529,897	8.0
No educational attainment	13	0.2	48,920	1.0	145,844	0.8
Not stated	356	6.7	482,823	10.0	1,974,794	10.4

• It shows that over 87% of residence of Beaconsfield are couples with children or without children of English or European background

Comments in the Planning application show that 71.8% are couples and single parents however single parents make up 11.6% of this amount

Age	Beaconsfield (Vic.)	%	Victoria	%	Australia	%
Vledian age	39		37		38	
0-4 years	365	5.4	371,220	6.3	1,464,779	6.3
5-9 years	504	7.5	368,631	6.2	1,502,646	6.4
10-14 years	550	8.2	341,063	5.8	1,397,183	6.0
15-19 years	600	8.9	356,340	6.0	1,421,595	6.1
20-24 years	473	7.1	413,792	7.0	1,566,793	6.7
25-29 years	265	4.0	441,266	7.4	1,664,602	7.1
30-34 years	311	4.6	447,927	7.6	1,703,847	7.3
35-39 years	376	5.6	404,026	6.8	1,561,679	6.7
40-44 years	561	8.4	401,887	6.8	1,583,257	6.8
45-49 years	651	9.7	402,043	6.8	1,581,455	6.8
50-54 years	559	8.3	378,371	6.4	1,523,551	6.5
55-59 years	446	6.6	357,616	6.0	1,454,332	6.2
50-64 years	331	4.9	319,840	5.4	1,299,397	5.6
35-69 years	279	4.2	291,397	4.9	1,188,999	5.1
70-74 years	183	2.7	218,203	3.7	887,716	3.8
75-79 years	139	2.1	165,115	2.8	652,657	2.8
30-84 years	64	1.0	119,895	2.0	460,549	2.0
35 years and over	51	8.0	127,993	2.2	486,842	2.1

Families — family composition

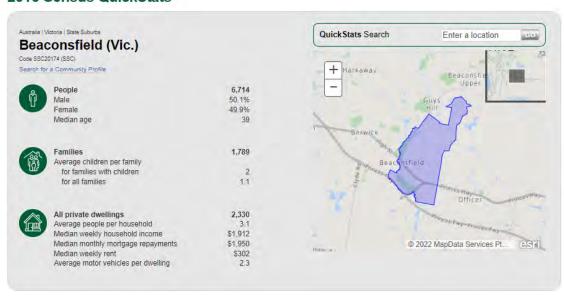
family composition | employment status of couple families

Family composition	Beaconsfield (Vic.)	%	Victoria	%	Australia	%
Couple family without children	485	27.0	559,717	36.5	2,291,987	37.8
Couple family with children	1,079	60.2	709,965	46.3	2,716,224	44.7
One parent family	208	11.6	234,596	15.3	959,543	15.8
Other family	21	1.2	27,800	1.8	102,559	1.7

Of the families in Beaconsfield (Vic.) (State Suburbs), 60.2% were couple families with children, 27.0% were couple families without children and 11.6% were one parent

View the data quality statement for Family composition (FMCF)

2016 Census QuickStats



Noting comments in the Planning application on Corelogic rental prices in Beaconsfield at on average \$370/week. The average rental is \$302/week which is not high and justifiable in an outer suburb. It just depends on what source you use.

A lack of stock of houses in Beaconsfield may mean that people enjoy living there and do not want to move. This is because it is 'desirable" rather than not desirable "Officer" as commented in the Planning application.

In summary, the additional dwelling proposed are unsuitable for the location in Mahon Ave and even with the original approval of an additional 12 or so dwellings will impact the court significantly. There is a development occurring in 60 Woods St Ref: C257 being closer to public transport shops and other facilities new housing on Kenilworth Ave Beaconsfield and Pink Hill rise that would be more suited than this development.

We trust this is considered in any approvals given.

Regards

Sent: Sunday, 27 March 2022 12:48 PM
To: MailAtCardinia < mail@cardinia.vic.gov.au >
Subject: 13 - 15 Mahon Ave Beaconsfield

To who it may concern,

This is a letter of concern/objection to the development [T210859] at 13 – 15 Mahon Ave, Beaconsfield. As a resident [Amelia Close], I use the roundabout at the bottom of Mahon Ave daily. This intersection is already difficult to navigate, especially at the beginning and end of school hours. Therefore, with the addition of another 31 residents [in Mahon Ave] I fear the said intersection will become extremely dangerous considering the Primary School students that use this specific area. There already is traffic congestion so with this development I can only imagine the increased congestion if this development proceeds.

I fully understand the need for increased residential living, but this is already a congested part of Beaconsfield, I feel it necessary to lodge my complain and urge further consideration. Thank you.