

5 Ordinary Business

5.1 T210756 PA - Development of the land for four (4) dwellings at 50 Railway Avenue, Garfield

Responsible GM: Lili Rosic
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Recommendation(s)

That Council issues a Notice of Decision to Grant a Permit for the development of four (4) dwellings at 50 Railway Avenue, Garfield 3814, subject to the following conditions:

1. Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and must be generally in accordance with the plans submitted with the application but modified to show:
 - a. Secluded Private Open Space (SPOS) fencing of dwelling 2 modified to accommodate the corner splay of the driveway in accordance with Design Standard 1 of Clause 52.06-9.
 - b. Relocation of dwelling 2 water tank to the southern side of the garage.
 - c. A landscape plan prepared by a person suitably qualified and experienced in landscape design to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The plan must be generally in accordance with the plan prepared by *Neil Fletcher Design, Amendment B*, but modified to show:
 - i. Relocation of the storage shed and water tank of Dwelling 2 to match the development plans.
 - ii. Any modification required to address condition 1a.
 - iii. The quantities of each species to be planted demonstrated on the plan.

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.
2. The layout of the buildings and works, as shown on the approved plans, must not be altered or modified without the consent in writing of the Responsible Authority.
3. Once the development has commenced, it must be continued and completed to the satisfaction of the Responsible Authority.

Landscaping

4. Before the development is occupied or by such later date as is approved by the Responsible Authority in writing, the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the Responsible Authority.
5. 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.

Engineering

6. Before the development starts, engineering plans for the upgrade of Campbell Street along the western boundary of the site must be submitted to and approved by the Responsible Authority. The plans must show the provision of an 8.63-metre-wide road cross section measured between backs of kerb with concrete barrier kerb and channel and an asphalt sealed road pavement with line marking to create an on-road parking lane
7. Before the development starts, drainage plans must be submitted to and approved by the Responsible Authority. The plans must show the provision of a stormwater detention system. The stormwater detention system will become the responsibility of the property owner or body corporate to maintain to the satisfaction of the Responsible Authority.
8. Before the development is occupied, all works for the upgrade of Campbell Street must be constructed in accordance with the approved plans and to the satisfaction of the Responsible Authority.
9. Before the development is occupied a residential standard concrete vehicle crossing as shown on the approved plans must be constructed to the approval and satisfaction of the Responsible Authority.
10. Before the development is occupied any redundant existing vehicle crossing must be removed and the nature strip and kerb and channel reinstated at the cost of the owner and to the satisfaction of the Responsible Authority.
11. Before the development is occupied, all proposed areas set aside on the approved plan/s for access, circulation and car parking must be constructed with concrete, asphalt or other approved hard surfacing material, drained and the parking areas delineated to the satisfaction of the Responsible Authority. Once constructed, these areas must be maintained to the satisfaction of the Responsible Authority.
12. Stormwater works must be provided on the subject land so as to prevent overflows onto adjacent properties.
13. Sediment control measures must be undertaken during construction to the satisfaction of the Responsible Authority to ensure that the development subject land is adequately managed in such a way that no mud, dirt, sand, soil, clay or stones are washed into or allowed to enter the stormwater drainage system.
14. Earthworks must be undertaken in a manner that minimises soil erosion. Exposed areas of soil must be stabilised to prevent soil erosion. The time for which soil remains exposed and unestablished must be minimised to the satisfaction of the Responsible Authority.

Amenity and Utilities

15. The development must not be occupied until the following works have been completed to the satisfaction of the Responsible Authority:
 - a. The premises are connected to a reticulated water supply, sewerage, drainage and underground electricity to the requirements of the relevant servicing authority.
 - b. Power and telephone lines to all new dwellings must be placed underground from the main point of service supplied by the relevant authority outside the boundaries of the subject land.
 - c. A bin storage area must be provided for each dwelling and must be located so as not to be detrimental to the visual amenity of the neighbourhood.
 - d. A mailbox must be provided to the satisfaction of the Responsible Authority and Australia Post.

- e. A clothesline must be provided for each dwelling and must be located so as not to be detrimental to the visual amenity of the neighbourhood.
 - f. Lighting must be provided near the front entrance of each dwelling.
 - g. The landscaping works shown on the endorsed plans must be carried out and completed.
16. All residential waste must be stored within the specified bin storage area for each dwelling. Garbage bins are to be placed on the street for collection in a tidy manner on the appropriate waste collection day for the area.
17. Any external lighting must be designed, baffled and located so as to not detrimentally affect the adjoining land to the satisfaction of the Responsible Authority

Expiry:

18. A permit for the development of land expires if-
- a. the development does not start within two (2) years after the issue of the permit; or
 - b. the development is not completed within four (4) years after the issue of the permit.

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

Notes:

- Council recommends that prior to activating this permit, a registered building surveyor be contacted to ensure the development complies with the Building Act and Building Regulations.
- Prior to commencement of the proposed buildings and works a Building Permit must be obtained for any retaining wall exceeding 1.0 metres in height.
- A 'Vehicle Crossing Permit' must be obtained from Council prior to the commencement of any works associated with the proposed vehicle crossing.

Attachments

- 1. T 210756 PA - Development plans [5.1.1 - 9 pages]
- 2. CONFIDENTIAL REDACTED - T 210756 PA - Objections (unredacted) [5.1.2 - 35 pages]
- 3. T 210756 PA - Locality map [5.1.3 - 1 page]

Executive Summary

APPLICATION NO.:	T210756
APPLICANT:	Neil Fletcher Design
LAND:	L1, TP230094, 50 Railway Avenue, Garfield
PROPOSAL:	Development of four (4) dwellings

PLANNING CONTROLS:	General Residential Zone – Schedule 1
NOTIFICATION & OBJECTIONS:	<p>Pursuant to Section 52 of the <i>Planning and Environment Act 1987</i>, the application was advertised by the placing of a sign on site for fourteen days and notices in the mail to adjoining property owners.</p> <p>A total of 16 objections were received</p>
KEY PLANNING CONSIDERATIONS:	<p>Consistency with Garfield Township Strategy Neighbourhood character. Traffic and safety concerns Provision of car parking</p>
RECOMMENDATION:	Approval

Background

- The planning permit application was initially lodged with Council on 30th September 2021. A letter requesting further information and identifying concerns was issued on 25th October 2021.
- Complete information was provided on 9th January 2022 and public notice was undertaken on January 25th 2022 where 12 objections were received.
- In response to Council concerns and the concerns raised by the community, the applicant lodged a Section 57a amendment to the application on 18th July 2022, reducing the number of dwellings from five to four and making further refinements to the design.
- The application was re-advertised where a further four objections were received. Public notice concluded 2nd November 2022 on submission of a statutory declaration.

Subject Site



Figure 1: Subject site and surrounding area (source: Cardimap)

The subject site is an old parcel of land, formally known as Lot 1 on Title Plan 230094 and measures 20.12 metres wide and 48.77 metres long resulting in an area of 981 square metres. The land lies at the intersection of Railway Avenue and Campbell Street, approximately 70 metres from the edge of the Garfield's commercial precinct. Both roads are sealed and the Avenue runs parallel with the Gippsland railway line connecting the township to the greater Gippsland area and Melbourne.

The site is undeveloped and slopes gently from the north to the southern boundary. Scattered trees are present throughout the site where native and non-native species have been identified. One street tree is present centrally along the frontage of Campbell Street. The east side of Campbell Street contains no kerb and channel, with drainage culverts and rural crossovers extending north of the site. A pedestrian pathway runs along Railway Avenue.

The immediate context north of the railway line is residential land where the site falls within an established area that is characterised by a diversity of lots sizes and development styles. There is a mixed theme of dwellings proximate to the site, with examples of railway cottages and more contemporary mid-late twentieth century brick veneer homes prevalent along Campbell Street. The prevailing development pattern is single storey detached dwellings on lots that generally vary between 500 and 2000 square metres.

Residential in-fill development is present along Railway Avenue where there are five examples of multi-unit development.

A more contemporary subdivision can be found north of the site with lots of single detached dwellings on 800 square metres lots developed over the last few decades.

The following provides a more detailed analysis of the adjoining land:

NORTH

The subject site adjoins a parcel of approximately 700 square metres that contains a single storey weatherboard dwelling and small garage that sits close to or on the title boundary. The dwelling has a setback of 5.4 metres from Campbell Street and 6 metres from the shared boundary with the subject land.

EAST

East of the site a lot that is of a similar size to the subject land containing a single dwelling setback 8 metres from the road and 5.5 metres from the shared boundary. Two crossovers at either end of the frontage provide access to the dwelling and a large garage at the rear of the lot. Semi-mature planting lines the common boundary.

SOUTH

Railway Avenue and the regional railway line. Beyond the railway line is the commercial precinct of Garfield and further residential land.

WEST

Campbell Street; single storey dwelling on a lot of a similar size to the subject site. The dwelling is situated 9.5 metres from the frontage to Railway Avenue and 4.5 metres from Campbell Street. A small weatherboard garage is located to its north with road access from Campbell Street.

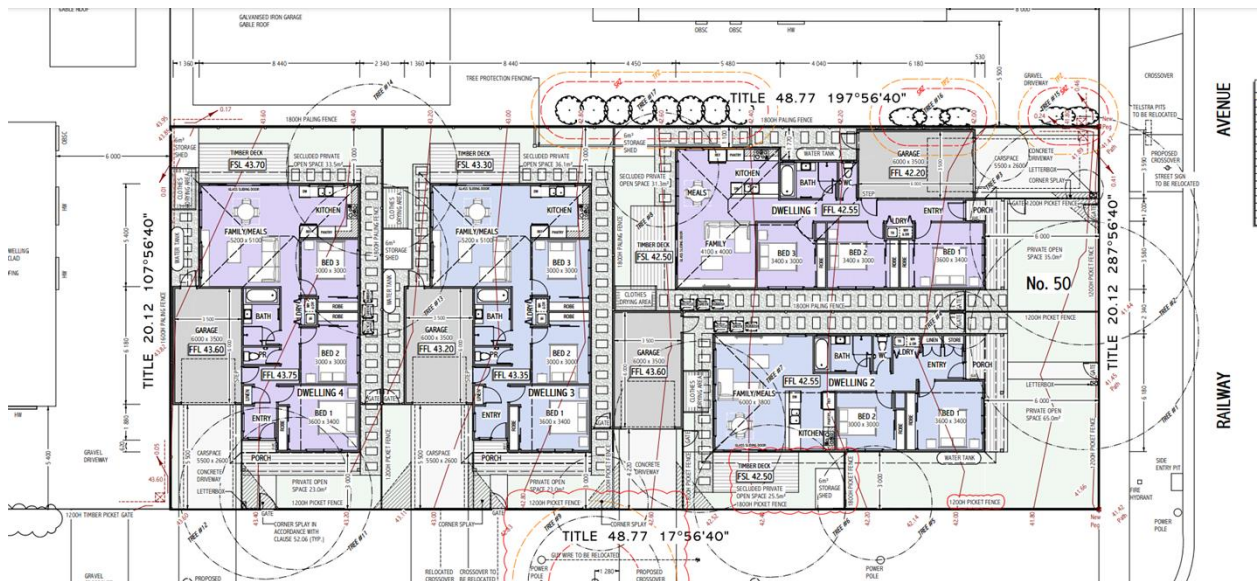
Proposal

Figure 2: Proposed site plan (source: development plans prepared by Neil Fletcher Design)

**WEST ELEVATION**

Figure 3: Campbell Street Elevation



SOUTH ELEVATION

Figure 4: Railway Avenue elevation

Approval is sought for the construction of four (4) dwellings at 50 Railway Avenue, Garfield.

The dwellings will be free-standing single storey designs that are influenced by late nineteenth/early twentieth century workers cottages with weatherboard-look cladding, gabled corrugated metal roofing and bullnose verandahs that extend the width of the dwelling's façade.

Dwellings are oriented to face both street frontages, with a minimum setback of 6 metres from Railway Avenue (the primary street frontage) and 3 metres for the dwellings facing Campbell Street. Garages are recessed behind the frontages and provide single-space parking for each dwelling with provision for tandem parking spaces in the driveways with the exception of dwelling 2. Each dwelling will have an independent crossover.

Each dwelling presents with a similar layout that positions bedrooms on one side of a central hallway and open kitchen/living areas situated at the rear. Each dwelling contains three bedrooms with the exception of dwelling 2 that contains two bedrooms only.

A maximum height of 5.23 metres is proposed for dwelling 1 which reflects an elevated finished floor level (42.55 AHD) to address the site slope. The remaining dwelling heights range between 4.82 and 5.1 metres at the highest point of the roof line.

Table 1: Private Open Space

Dwelling	Building footprint (approximate measure)	Private Open Space (m ²)	Secluded Private Open Space (m ²)
1	122.0	35	Northern Secluded Private Open Space (SPOS) 31.3 square metres.
2	109.0	65	North-western oriented SPOS, 25.5 square metres.
3	122.0	23	33.5 sqm SPOS with a minimum dimension of 3 metres oriented east of the dwelling.
4	122.0	23	36.1 sqm SPOS with a minimum dimension of 3 metres oriented east of the dwelling.

Vegetation

An arborist assessment prepared by Constructive Arboriculture has been submitted for assessment with the application. All trees on the site are to be removed to accommodate the development including one street tree, identified as a mature Desert Ash (*Fraxinus Angustifolia*). The trees on-site have been assessed as exotic and native species with fair to poor health.

Neighbouring vegetation at 48 Railway Avenue, Garfield has also been considered and identified as *Pyrus sp.* (Pear) with recommendations provided to ensure protection.

The subject site does not have planning controls to protect vegetation and no planning permission is required for their removal.

Planning Scheme Provisions

Planning Policy Framework (PPF)

The relevant clauses of the PPF are:

- Clause 15.01-2S Building Design
- Clause 15.01-5S Neighbourhood Character
- Clause 16.01-1S Housing Supply
- Clause 16.01-2S Housing Affordability
- Clause 18.02-4S Car Parking
- Clause 18.01 Transport

Local Planning Policy Framework (LPPF)

The relevant clauses of the LPPF are:

- Clause 21.03-1 Housing
- Clause 21.03-4 Rural townships

Relevant Particular/ General Provisions and relevant incorporated or reference documents

The relevant provisions/ documents are:

- Clause 52.06 Car Parking
- Clause 55 Two or more dwellings on a Lot and Residential Buildings
- Clause 65 Decision Guidelines
- Garfield Township Strategy (2002)

Planning Permit Triggers

Pursuant to Clause 32.08-6 of the General Residential Zone, a planning permit is required to construct two or more dwellings on a lot.

Public Notification

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

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

The initial application received twelve (12) objections. Following the submission of a Section 57a amendment was lodged with Council on 18th July 2022 a further fourteen (14) objections were received. Some objectors have submitted objections during both periods of public notice. In this instances, those objections are counted as one.

The key issues raised in the objections are:

- Increased traffic
- Intersection safety (Campbell St/Railway Avenue)
- Overdevelopment
- Increased noise
- Amenity impacts during construction
- Impact on property values
- Inconsistent with township character
- Insufficient parking provided
- Review of Garfield Township Strategy

Referrals

Engineering

Council's Engineering department has no objection to the proposal, subject to the implementation of appropriate stormwater management conditions.

Parks and Gardens

Council's Parks and Gardens provided no objection to the proposal subject to the submission of a landscape plan and inclusion of tree replacement and protection conditions.

Discussion

Planning Policy Framework

Clause 15.01-1S - Urban design includes the objective to create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity. Relevant strategies include to:

- Require development to respond to its context in terms of character, cultural identity, natural features, surrounding landscape and climate.
- Ensure that development provides landscaping that supports the amenity, attractiveness and safety of the public realm.

Clause 15.01-5S –Neighbourhood Character seeks to ensure that development responds and contributes to the existing sense of place and cultural identity, recognises distinctive urban forms, layout and their relationship to landscape vegetation. Furthermore, it also seeks to ensure development responds to its context and reinforces special characteristics of the local environment and place through emphasising the underlying natural character and values, needs and aspirations of the community.

Clause 16.01-1S – Housing Supply, Clause 16.01-2S – Housing Affordability and 21.03-1 Housing seek to facilitate well located, integrated and diverse housing to respond to and support diverse community needs. Council's local policy also recognises the importance of balancing housing choice while ensuring consistency with existing or preferred township character.

Clause 21.03-4 - Rural Townships recognises Garfield as a large rural township. Key issues for townships broadly are outlined as:

- Retaining and enhancing the existing rural township character.
- Setting clear limits for development for the townships.

- Acknowledging that the capacity for growth varies depending on the environmental and infrastructure capacities of each of the towns.
- Designing with regard to the surrounding unique characteristics of the townships.

Objectives to address the identified issues include:

- To provide for the sustainable development of townships in the municipality having regard to environmental and servicing constraints.
- To maintain and enhance the distinct character and environmental qualities of each of the townships.

Further strategic work noted in the policy identifies a desire to prepare a Design and Development Overlay for the Garfield township and undertake reviews of each township strategy.

The Garfield Township Strategy, adopted in August 2002 is a reference document to Clause 21.03. As a reference document to the Cardinia Planning Scheme, it does not carry the same statutory weight as an incorporated document.

The Strategy sets out a vision for the township:

“Ensure the long-term sustainability of the township, retain its identity as a rural rail town and an attractive place in which to live. Provide for a basic level of commercial and community service provision and build on the heritage values of the township to promote tourism opportunities.”

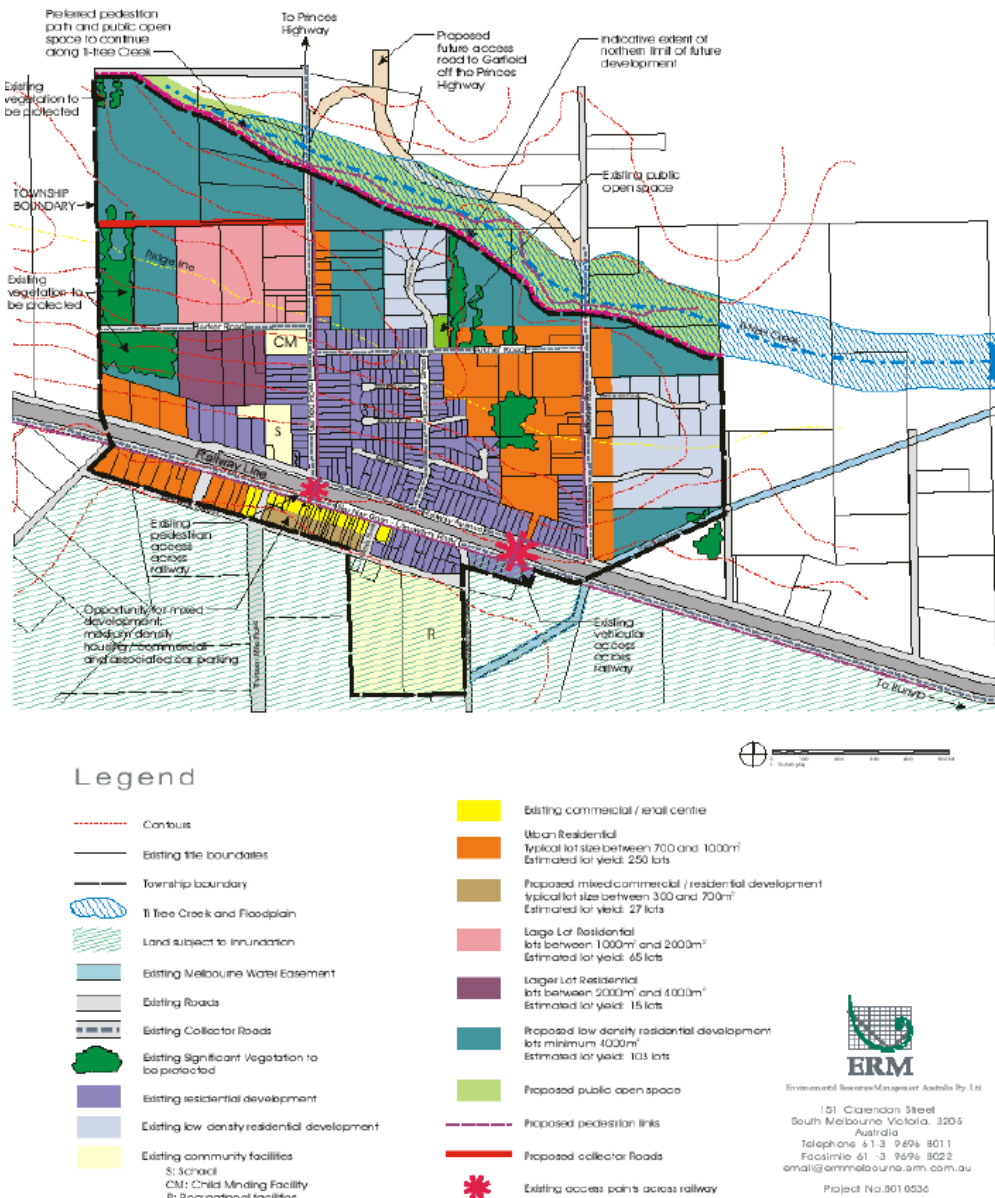


Figure 5: Strategy Plan (Source: Garfield Township Strategy, Aug 2002)

This is to be supported by objectives that seek to retain the intrinsic rural character of the township by defining boundaries and guiding future development through development controls. Furthermore, the document seeks to promote and facilitate a variety of housing styles and tenures that offer alternative lifestyle opportunities and promote identifiable character through improved building design, streetscape and landscaping.

The strategy sets out the different areas of the township where the subject site falls within the 'existing residential areas' category.

Section 3 of the reference document details existing characteristics of the township. Notably, the majority of lot sizes fell between 800 square metres and above 2000 square metres with less than 5% sized less than 500 square metres.

Key principles for residential development relate to the protection of rural township character, designating residential growth boundaries and protecting environmental characteristics.

Medium density is encouraged south of the commercial precinct due to the proximity to the commercial precinct and railway.

Objectives include:

- Ensure that the long term residential capacity and township boundaries are clearly defined.
- Ensure the long term sustainability of the community by providing residential development for a range of lifestyle opportunities.
- Ensure that infill residential development is integrated and respects the existing character of the township
- Ensure that new residential development is environmental, economically and socially sustainable.

Response to state and local policy context

Although located beyond Melbourne's Urban Growth Boundary, Garfield is recognised as a large township that is well supported by amenities and services. The central location of the subject land affords excellent access to the Garfield Commercial precinct and the train network within 250 metres walking distance.

Great emphasis is placed on the protection of character in the state and local policy framework that is further supported by the Garfield Township Strategy.

The built form provides a high standard of design that has sought to draw on rural theming to inform the development style through the use of more traditional materials and architectural features. Low and open-style fencing with integration along both street frontages provide a strong relationship with the streetscape and opportunity for meaningful landscaping.

The proposal reflects an emerging pattern of unit development along Railway Avenue, punctuated by single storey unit developments east and west of the site but generally bound by Campbell Street and Kerry Place.

Through the use of single storey scale, detached construction and traditional design cues, the proposal has sufficient regard for balancing township characteristics while equally promoting housing choice through two and smaller three-bedroom options in a well-located area of Garfield; supporting housing for singles, couples and those wishing to downsize.

Limited direction for unit development is provided in the Township Strategy, however reference is made to encouraging medium density development south of the Commercial precinct due to a proximity to the town centre. The subject land also benefits from these strong locational attributes that support and encourage a greater level of urban consolidation.

As such, the proposed development balances an appropriate response to the range of competing policies that balances respect for the existing character of the neighbourhood while allowing for efficient use of well-located and highly accessible land.

General Residential Zone - Schedule 1 (GRZ1)

The purpose of the zone is as follows:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To encourage development that respects the neighbourhood character of the area.
- To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

Under the General Residential Zone, a permit is required for the construction two or more dwellings on the land pursuant to Clause 32.08-6 of the Cardinia Planning Scheme where a development must meet the requirements of Clause 55 of the Scheme.

Mandatory Garden Area and Building Height

Clause 32.08-4 specifies the minimum garden area as follows:

Lot size in sqm	Minimum garden area
400 - 500 square metres	25%
501 - 650 square metres	30%
Over 650sqm	35%

The proposal has a Garden Area of approximately 41 % Garden Area, exceeding the minimum requirements for a lot greater than 650 square metres.

Clause 32.09-10 indicates maximum building height requirement for a dwelling or residential building, as follows:

A building must not be constructed for use as a dwelling or a residential building that:

- exceeds the maximum building height specified in a schedule to this zone; or
- contains more than the maximum number of storeys specified in a schedule to this zone.
- If no maximum building height or maximum number of storeys is specified in a schedule to the zone:
 - the building height must not exceed 11 metres; and
 - the building must contain no more than 3 storeys at any point

The proposal also complies with the mandatory height requirement for the zone with a maximum height of 5.23 metres.

Dwelling development applications in the General Residential Zone require consideration and assessment against Clause 55. The proposal is consistent with the objectives set out in the provision, further discussion can be found at Appendix 1.

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 car parking requirements for the proposal.

A planning permit is required to reduce the number of parking spaces required.

The car parking requirements for dwellings is outlined in Clause 52.06-5 and calculated as follows:

Land use/development type	Parking Rate	Parking required
Dwellings with up to 2 bedrooms	1 car space	1 x (1 unit)
Dwellings with 3 or more bedrooms	2 car spaces	2 x (3 units)
Developments of 5 or more dwellings	1 visitor car space per 5 dwellings	0
Total required		7 spaces
Total provided		7 spaces

As per the development plans, the car parking rate is satisfied.

Design standards

Development plans must meet Design Standards unless otherwise agreed by Council as the Responsible Authority. Each garage and tandem space is sufficient sized to meet the requirements of clause 52.06. There are no significant site gradients given the modest site plan and works.

Clause 65 - Decision guidelines

The decision guidelines of this provision require consideration of the following matters:

The role and function of nearby roads and the ease and safety with which vehicles gain access to the site and ease and safety with which vehicles access and circulate within the parking area.

The site is sufficiently accessible from the two local roads with crossovers to be provided to Council standards. Each parking space is sized to accommodate a typical vehicle and splays are provided with low planting to ensure there are sufficient sight lines while reversing.

The provision for pedestrian movement within and around the parking area.

The proposal contains no shared or common property areas. All dwellings have been provided with footpath access from the dwellings to the road reservation with capacity to connect to street footpaths.

The protection and enhancement of the streetscape.

A landscaping plan has been provided with the proposal and setbacks that are compliant with Clause 55. The single storey development will assist in tying the development in with the established character of the street.

The provisions of landscaping for screening and shade.

A landscaping plan has been provided that includes a range of Australian native canopy tree planting, shrubs and ground covers. The density and type of planting is responsive to the development and will assist in integrating the proposal over time.

The amenity of the locality and any increased noise or disturbance to dwellings and the amenity of pedestrians.

The proposal is not expected to result in an unreasonable increase in noise or disturbance to existing dwellings beyond what is expected in a General Residential Zone.

Response to Objection

Overdevelopment

- Two of the key purposes of the General Residential Zone are to encourage development that respects the neighbourhood character and encourage a diversity of housing types and housing growth particularly in locations offer good access to services and transport.
- The development has responded to these objectives with single-storey freestanding buildings and modest dwelling footprints that provides ample opportunity for landscaping to assist in integrating the development.

- The built form has regard for the emerging development character of the precinct, particularly Railway Avenue, and utilises an optimal location that lends itself to a balanced level of in-fill development that is encouraged by the Zone and Planning Policy Framework.

Traffic increases and limited on-site parking

- The existing road network is capable of accommodating the increased traffic demand of four additional dwellings. Statutory parking requirements and Design Standards have been satisfied for each of the dwelling. While a higher demand for street parking is expected, the development will not introduce a reliance on street parking.

Intersection safety (Campbell St/Railway Avenue)

- The crossovers are located a sufficient distance from the intersection while corner splays are provided for driveways to preserve sightlines while reversing.

Increased noise

- While increased noise is expected, this will be consistent with the primary purpose the land for Residential living. The application is limited to a consideration of the development only and cannot consider or regulate noise levels of future occupants.

Amenity impacts during construction

- Temporary amenity impacts are expected during construction works for any development. These impacts do not form part of the assessment of a planning application and are subject to protections under other legislation such as the Environmental Protection Act, 2017.

Impact on property values

- An application's effect on property values is not a matter that can be considered in the assessment of a planning permit application.

Inconsistent with township character

- Please refer to the response against the Garfield Township Strategy (2002).

Insufficient parking provided

- Parking has been provided in accordance with the requirements of the Cardinia Planning Scheme.

Review of Garfield Township Strategy

- Some objections identified the need for a review of the township strategy. This has been taken as a comment rather than a ground for objection as it cannot be considered within the context of this planning application assessment.

Conclusion

It is recommended that planning permit application T210756 for the development of four dwellings is supported, subject to conditions outlined in the recommendation section of this report.

Appendix 1: Clause 55 Assessment: Particular Provisions

55.02-1 Neighbourhood character objectives

- To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character.
- To ensure that development responds to the features of the site and the surrounding area.

Objective met	Yes
Standard B1	Refer to report discussion regarding neighborhood character

55.02-2 Residential policy objectives

- To ensure that residential development is provided in accordance with any policy for housing in the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To support medium densities in areas where development can take advantage of public transport and community infrastructure and services.

Objective met	Yes
Standard B2	The construction of multiple dwellings is in accordance with the residential intensification outlined in the zone. The proposal is consistent with the urban consolidation objectives contained within the State and Local Planning Policy Frameworks and responds to key objectives of the Garfield Township Strategy that seeks to protect character but also provide greater housing variety.

55.02-3 Dwelling diversity objective

- To encourage a range of dwelling sizes and types in developments of ten or more dwellings.

Objective met	N/A
Standard B3	The development is for four dwellings only.

55.02-4 Infrastructure objectives

- To ensure development is provided with appropriate utility services and infrastructure.
- To ensure development does not unreasonably overload the capacity of utility services and infrastructure.

Objective met	No
Standard B4	Connections for all necessary utilities are available to the site, including reticulated sewerage.

55.02-5 Integration with the street objective

- To integrate the layout of development with the street.

Objective met	Yes
Standard B5	Each dwelling is oriented to the street with large windows and low fencing providing capacity for casual surveillance and a strong sense of address.

55.03 SITE LAYOUT AND BUILDING MASSING

55.03-1 Street setback objective

- To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.

Objective met	Yes
Standard B6	<p>The Standard requires the same setback as an adjoining building from the front street (Railway Avenue), measured at 8 metres. The proposal incorporates a 6 metre setback for both dwellings fronting Railway Avenue.</p> <p>No preferred setbacks are detailed in the Garfield Township Strategy for unit development however guidelines for a 7 metre setback are specified for Urban Residential land on lots between 700-1000 square metres.</p> <p>A corner lot must provide a minimum three-metre setback from a secondary road frontage and has been implemented for Campbell Street.</p> <p>Whilst a variation to this Standard is sought for Railway Avenue, the transition is lessened by the narrow profile of the dwellings and low scale of built form. Implementation of a recessed garage on the common boundary to 6.5 metres assist in ensuring that a transition between this and the adjoining property can be achieved.</p> <p>The proposed setback will ensure sufficient space for canopy tree planting and landscaping provided for in the Landscape Plan and makes efficient use of land in a well-serviced part of the township that is sought by the Zone and supporting policy.</p>

55.03-2 Building height objective

- To ensure that the height of buildings respects the existing or preferred neighbourhood character.

Objective met	Yes
Standard B7	Maximum building height is 5.23 metres, satisfying the standard and the mandatory height requirement of the Zone.

55.03-3 Site coverage objective

- To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site.

Objective met	No
Standard B8	Site coverage proposed is 51.1% and compliant with the Standard and respects the establishing character along Railway Avenue.

55.03-4 Permeability objectives

- To reduce the impact of increased stormwater run-off on the drainage system.
- To facilitate on-site stormwater infiltration.

Objective met	Yes
Standard B9	40.1% site permeability has been provided

55.03-5 Energy efficiency objectives

- To achieve and protect energy efficient dwellings and residential buildings.

- To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.

Objective met	Yes
Standard B10 Buildings should be:	As much as practicable, the dwellings have been designed to have good solar access however it is noted that some living rooms and secluded private open spaces are situated with an eastern aspect. The adjoining sites south and east of the subject site do not have roof-top solar.

55.03-6 Open space objective

- To integrate the layout of development with any public and communal open space provided in or adjacent to the development.

Objective met	Not applicable
Standard B11	N/A - The site does not adjoin any public open space.

55.03-7 Safety objective

- To ensure the layout of development provides for the safety and security of residents and property.

Objective met	Yes
Standard B12	The entrance to the front dwellings are clearly visible from the street frontage and open to provide for casual surveillance to both streets.

55.03-8 Landscaping objectives

- To encourage development that respects the landscape character of the neighbourhood.
- To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance.
- To provide appropriate landscaping.
- To encourage the retention of mature vegetation on the site.

Objective met	Yes
Standard B13	Generous landscaping is provided in the frontage and SPOS areas of each dwelling. The design has accounted for neighbouring vegetation to ensure Tree Protection Zone impacts are managed.

55.03-9 Access objectives

- To ensure vehicle access to and from a development is safe, manageable and convenient.
- To ensure the number and design of vehicle crossovers respects the neighbourhood character.

Objective met	Yes
Standard B14	Vehicle access is provided by independent crossovers with provision for clear sight lines to the street and the access ways amount to less than 33 percent of the street frontage.

5.03-10 Parking location objectives

- To provide convenient parking for resident and visitor vehicles. To avoid parking and traffic difficulties in the development and the neighbourhood.
- To protect residents from vehicular noise within developments.

Objective met	Yes
Standard B15	The car parking spaces are conveniently located and incorporated with each dwelling. No visitor spaces are required for a four-unit development.

55.04 AMENITY IMPACTS

55.04-1 Side and rear setbacks objective

- To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.

Objective met	No
Standard B17	The proposal meets all side and rear setback standards.

55.04-2 Walls on boundaries objective

- To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.

Objective met	Yes
Standard B18	Walls on boundaries are a maximum 6 metres in length and well-within the requirements of the Standard. Unit development examples along Railway Avenue provide for wall on boundary construction including 16 and 36 Railway Avenue.

55.04-3 Daylight to existing windows objective

- To allow adequate daylight into existing habitable room windows.

Objective met	Yes
Standard B19	The proposal is single storey with a low roofline and does not impact adjoining habitable room windows.

55.04-4 North-facing windows objective

- To allow adequate solar access to existing north-facing habitable room windows.

Objective met	Yes
Standard B20	As per above comment.

55.04-5 Overshadowing open space objective

- To ensure buildings do not significantly overshadow existing secluded private open space.

Objective met	Yes
Standard B21	The proposal meets the requirements of Standard B21 and does not overshadow adjoining SPOS.

55.04-6 Overlooking objective

- To limit views into existing secluded private open space and habitable room windows.

Objective met	Yes.
Standard B22	The proposal is compliant with the standard and no overlooking is expected.

5.04-7 Internal views objective

- To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.

Objective met	Yes
Standard B23	Due to the single storey construction and 1.8 metre fencing, internal overlooking is avoided.

55.04-8 Noise impacts objectives

- To contain noise sources in developments that may affect existing dwellings.
- To protect residents from external noise.

Objective met	Undetermined
Standard B24	Building services such as air conditioners have not been specified on the development plans. While neighbouring dwellings are well-separated from the boundaries to avoid direct impact by typical domestic noise sources.

55.05 ON-SITE AMENITY AND FACILITIES**55.05-1 Accessibility objective**

- To encourage the consideration of the needs of people with limited mobility in the design of developments.

Objective met	yes
Standard B25	Each dwelling provides a low-height front porch with sufficient space to be modified for wheelchair use.

55.05-2 Dwelling entry objective

- To provide each dwelling or residential building with its own sense of identity.

Objective met	Yes
Standard B26	Each dwelling will have an easily identifiable entrance with some differentiation between properties.

55.05-3 Daylight to new windows objective

- To allow adequate daylight into new habitable room windows.

Objective met	Yes
Standard B27	All the habitable room windows of the proposed development will have sufficient access to daylight and ventilation.

55.05-4 Private open space objective

- To provide adequate private open space for the reasonable recreation and service needs of residents.

Objective met	Yes
Standard B28	All units are provided with a minimum 40 square metres private open space, and 25 square metres Secluded Private Open Space with minimum dimensions of 3 metres.

55.05-5 Solar access to open space objective

- To allow solar access into the secluded private open space of new dwellings and residential buildings.

Objective met	Yes
Standard B29	Each dwelling satisfies Standard B29 providing good solar access and orientation.

55.05-6 Storage objective

- To provide adequate storage facilities for each dwelling.

Objective met	Yes
Standard B30	Each dwelling has been provided with 6 cubic metres of storage facility in the private open space of each dwelling.

55.06 DETAILED DESIGN

55.06-1 Design detail objective

- To encourage design detail that respects the existing or preferred neighbourhood character.

Objective met	Yes
Standard B31	Roof forms, eaves, materiality and the use of generous front porches are used to respond to the surrounding development in the neighbourhood and respect the township character.

55.06-2 Front fences objective

- To encourage front fence design that respects the existing or preferred neighbourhood character.

Objective met	Yes
Standard B32	Front fences to each unit are an open-picket style fencing set to 1.2 metres height. While tall fencing is proposed for unit 2 to ensure sufficient SPOS is provided, the extent of fencing is limited to provide improved streetscape integration with Campbell Street.

55.06-3 Common property objectives

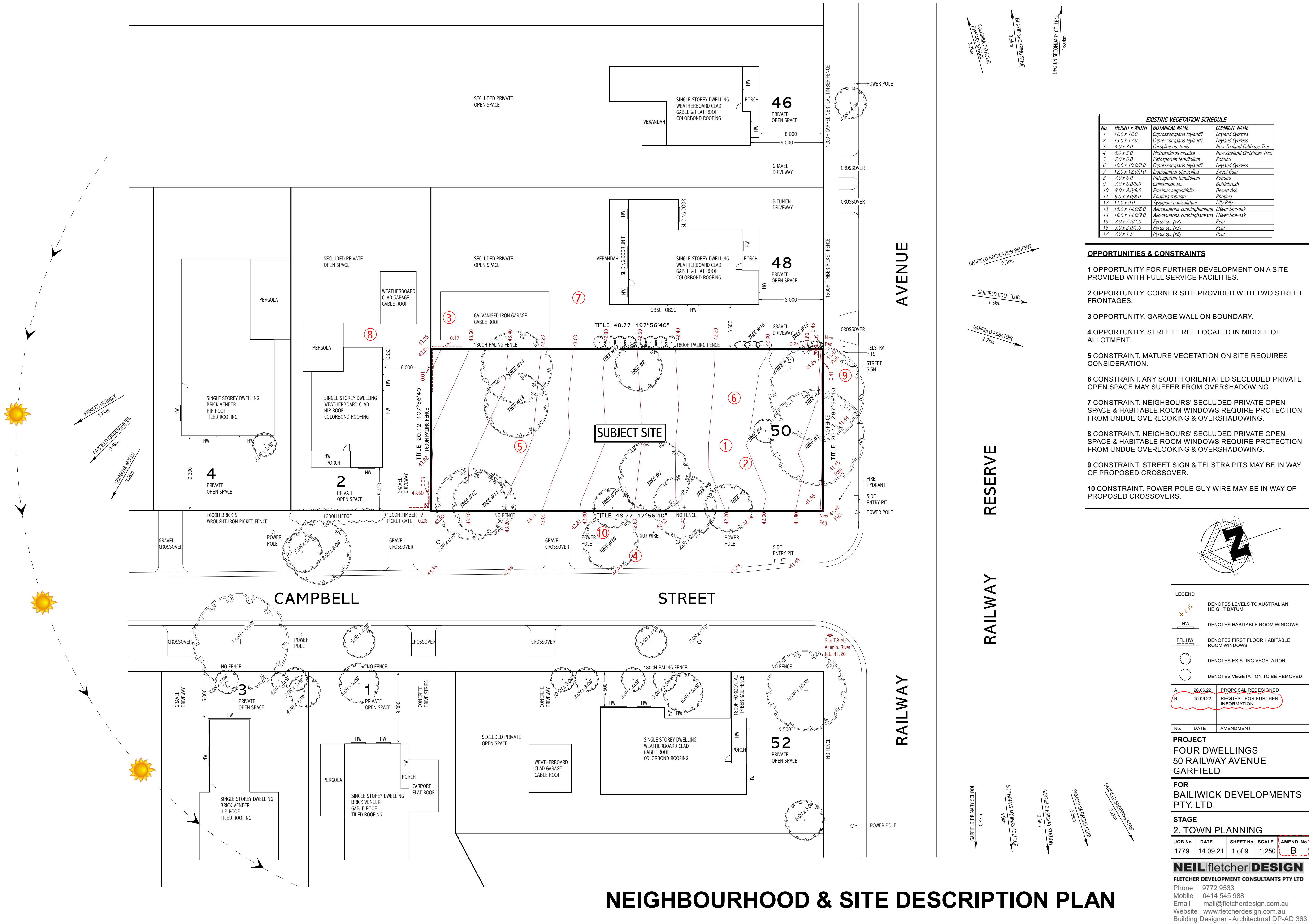
- To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained.
- To avoid future management difficulties in areas of common ownership.

Objective met	N/A
Standard B33	N/A

55.06-4 Site services objectives

- To ensure that site services can be installed and easily maintained.
- To ensure that site facilities are accessible, adequate and attractive.

Objective met	Yes
Standard B34	Each dwelling has ample space for the provision of the required services including bin enclosures, mailboxes etc.



DESIGN RESPONSE PLAN



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JOB No.

1779

DATE

14.09.21

SHEET No.

2 of 9

SCALE

1:250

AMEND. No.

B

STAGE

2. TOWN PLANNING

FOR

BAIWLICK DEVELOPMENTS PTY. LTD.

PROJECT

FOUR DWELLINGS 50 RAILWAY AVENUE GARFIELD

No.

DATE

AMENDMENT

A

28.06.22

PROPOSAL REDESIGNED REQUEST FOR FURTHER INFORMATION

B

16.09.22

REQUEST FOR FURTHER INFORMATION

LEGEND

DEMOTES LEVELS TO AUSTRALIAN HEIGHT DATUM

DEMOTES HABITABLE ROOM WINDOWS

DEMOTES FIRST FLOOR HABITABLE ROOM WINDOWS

DEMOTES EXISTING VEGETATION

DEMOTES VEGETATION TO BE REMOVED

LEGEND

DEMOTES LEVELS TO AUSTRALIAN HEIGHT DATUM

DEMOTES HABITABLE ROOM WINDOWS

DEMOTES FIRST FLOOR HABITABLE ROOM WINDOWS

DEMOTES EXISTING VEGETATION

DEMOTES VEGETATION TO BE REMOVED

- DESIGN RESPONSE
- 1

PROPOSAL RESPONDS WITH FOUR NEW DWELLINGS ON SITE.
- 2

PROPOSAL RESPONDS WITH TWO & TWO DWELLINGS FACING RAILWAY AVENUE & CAMPBELL STREET RESPECTIVELY.
- 3

PROPOSAL RESPONDS WITH SECURED PRIVATE OPEN SPACES ADJACENT TO NEIGHBOURS GARAGE WALL ON BOUNDARY.
- 4

PROPOSAL RESPONDS WITH REMOVAL & REPLACEMENT OF STREET TREE.
- 5

PROPOSAL RESPONDS WITH ARBORISTS REPORT ON EXISTING MATURE VEGETATION.
- 6

PROPOSAL RESPONDS WITH REDUCED STREET SETBACK TO RAILWAY AVENUE. PROVIDES FOURTH DWELLING ON SITE.
- 7

PROPOSAL RESPONDS TO LIMIT UNDOE OVERLOOKING & OVERSHADOWING OF NEIGHBOURS SECURED PRIVATE OPEN SPACE & HABITABLE ROOM WINDOWS.
- 8

PROPOSAL RESPONDS TO LIMIT UNDOE OVERLOOKING & OVERSHADOWING OF NEIGHBOURS SECURED PRIVATE OPEN SPACE & HABITABLE ROOM WINDOWS.
- 9

PROPOSAL RESPONDS WITH RELOCATION OF STREET SIGN & TELSTRA PITS.
- 10

PROPOSAL RESPONDS WITH RELOCATION OF POWER POLE GUY WIRE.

NO.	HEIGHT * WIDTH	BOTANICAL NAME	COMMON NAME	ACTION
1	12.0 x 12.0	Lupinus albus	Lupinus	Retained
2	13.0 x 12.0	Lupinus albus	Lupinus	Retained
3	4.0 x 3.0	Cordyline australis	New Zealand Cabbage Tree	Retained
4	6.0 x 3.0	Metrosideros excelsa	New Zealand Christmas Tree	Retained
5	2.0 x 6.0	Pinus sp.	Pinus	Retained
6	10.0 x 10.0	Lupinus albus	Lupinus	Retained
7	12.0 x 12.0	Lupinus albus	Lupinus	Retained
8	7.0 x 6.0	Pinus sp.	Pinus	Retained
9	2.0 x 6.0	Pinus sp.	Pinus	Retained
10	8.0 x 8.0	Pinus sp.	Pinus	Retained
11	6.0 x 9.0	Pinus sp.	Pinus	Retained
12	11.0 x 9.0	Pinus sp.	Pinus	Retained
13	15.0 x 14.0	Pinus sp.	Pinus	Retained
14	16.0 x 14.0	Pinus sp.	Pinus	Retained
15	2.0 x 2.0	Pinus sp.	Pinus	Retained
16	3.0 x 2.0	Pinus sp.	Pinus	Retained
17	7.0 x 1.5	Pinus sp.	Pinus	Retained

DEMOTES LEVELS TO AUSTRALIAN HEIGHT DATUM

DEMOTES HABITABLE ROOM WINDOWS

DEMOTES FIRST FLOOR HABITABLE ROOM WINDOWS

DEMOTES EXISTING VEGETATION

DEMOTES VEGETATION TO BE REMOVED

GARFIELD RECREATION RESERVE

0.3km

GARFIELD GOLF CLUB

1.5km

GARFIELD ABBATON

2.2km

RAILWAY RESERVE

AVENUE

RAILWAY

STREET

CAMPBELL

GARFIELD MOUNTAIN

0.4km

GARFIELD MOUNTAIN

0.4km

PRINCES HIGHWAY

1.4km

DEMOTES LEVELS TO AUSTRALIAN HEIGHT DATUM

DEMOTES HABITABLE ROOM WINDOWS

DEMOTES FIRST FLOOR HABITABLE ROOM WINDOWS

DEMOTES EXISTING VEGETATION

DEMOTES VEGETATION TO BE REMOVED

RAILWAY RESERVE

AVENUE

RAILWAY

STREET

CAMPBELL

GARFIELD MOUNTAIN

0.4km

GARFIELD MOUNTAIN

0.4km

PRINCES HIGHWAY

1.4km



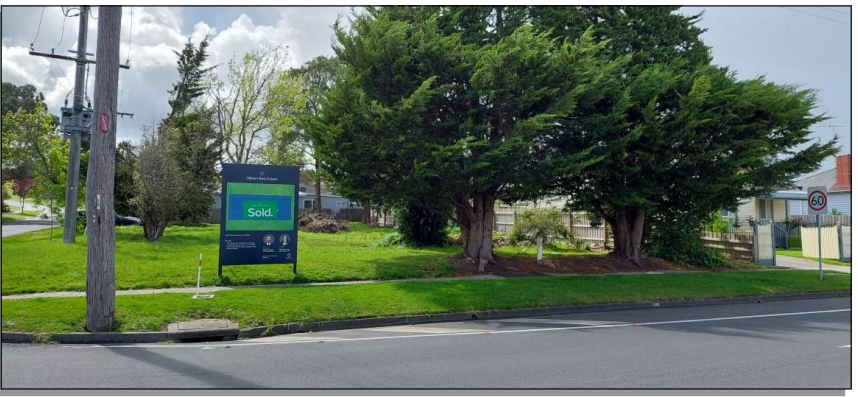
01



02



03



04



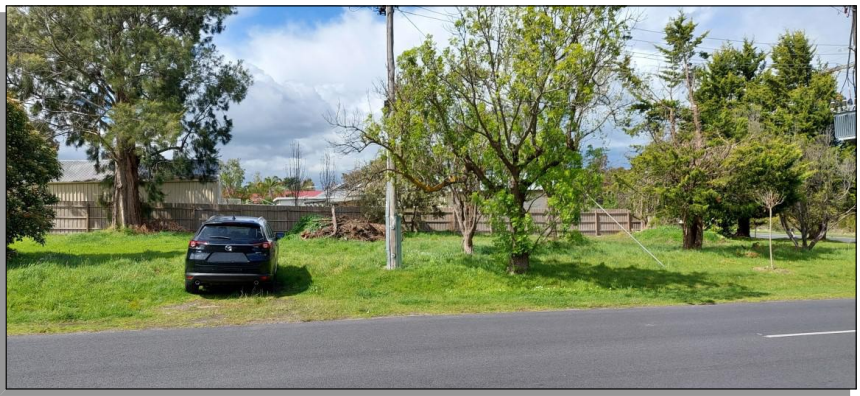
05



06



07



08



09



10



11



12



13



14



15



16



17



18



NEIGHBOURHOOD PHOTO SURVEY

LEGEND

- Denotes levels to Australian Height Datum
- Denotes Habitable Room Windows
- Denotes First Floor Habitable Room Windows
- Denotes Existing Vegetation
- Denotes Vegetation to be Removed

No.	DATE	AMENDMENT
A	28.06.22	PROPOSAL REDESIGNED
B	15.09.22	REQUEST FOR FURTHER INFORMATION

PROJECT
FOUR DWELLINGS
50 RAILWAY AVENUE
GARFIELD

FOR
BAILWICK DEVELOPMENTS
PTY. LTD.

STAGE
2. TOWN PLANNING

JOB No.	DATE	SHEET No.	SCALE	AMEND. No.
1779	14.09.21	3 of 9	1:200	B

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SITE LAYOUT PLAN

EXISTING VEGETATION SCHEDULE				
No.	HEIGHT x WIDTH	BOTANICAL NAME	COMMON NAME	ACTION
1	12.0 x 12.0	Cupressocyparis leylandii	Leyland Cypress	Removed
2	13.0 x 12.0	Cupressocyparis leylandii	Leyland Cypress	Removed
3	4.0 x 3.0	Cordyline australis	New Zealand Cabbage Tree	Removed
4	6.0 x 3.0	Metrosideros excelsa	New Zealand Christmas Tree	Removed
5	7.0 x 6.0	Pittosporum tenuifolium	Kohuhu	Removed
6	10.0 x 10.0/8.0	Cupressocyparis leylandii	Leyland Cypress	Removed
7	12.0 x 12.0/9.0	Liquidambar styraciflua	Sweet gum	Removed
8	7.0 x 6.0	Pittosporum tenuifolium	Kohuhu	Removed
9	7.0 x 6.0/5.0	Callistemon sp.	Botanibush	Removed
10	8.0 x 8.0/6.0	Fraxinus angustifolia	Desert Ash	Removed
11	6.0 x 9.0/8.0	Photinia robusta	Photinia	Removed
12	11.0 x 9.0	Syzygium paniculatum	Lilly Pilly	Removed
13	15.0 x 14.0/8.0	Allocasuarina cunninghamiana	Living She-oak	Removed
14	16.0 x 14.0/9.0	Allocasuarina cunninghamiana	Living She-oak	Removed
15	2.0 x 2.0/1.0	Pyrus sp. (x2)	Pear	Retained
16	3.0 x 2.0/1.0	Pyrus sp. (x3)	Pear	Retained
17	7.0 x 1.5	Pyrus sp. (x4)	Pear	Retained

SITE ANALYSIS

DWELLINGS 1,3 & 4	
FLOOR AREA	100.0m ² (10.8sq)
GARAGE	22.0m ²
DWELLING 2	
FLOOR AREA	86.0m ² (9.3sq)
GARAGE	23.0m ²
SITE AREA	981.2m ²
SITE COVERAGE	501.0m ² or 51.1%
PAVED AREAS (IMPERVIOUS)	77.0m ²
PERMEABILITY	403.2m ² or 41.1%
GARDEN AREA %	402.7m ² or 41.0%

LEGEND

- DENOTES LEVELS TO AUSTRALIAN HEIGHT DATUM
- DENOTES HABITABLE ROOM WINDOWS
- DENOTES FIRST FLOOR HABITABLE ROOM WINDOWS
- DENOTES EXISTING VEGETATION
- DENOTES VEGETATION TO BE REMOVED

A	28.06.22	PROPOSAL REDESIGNED
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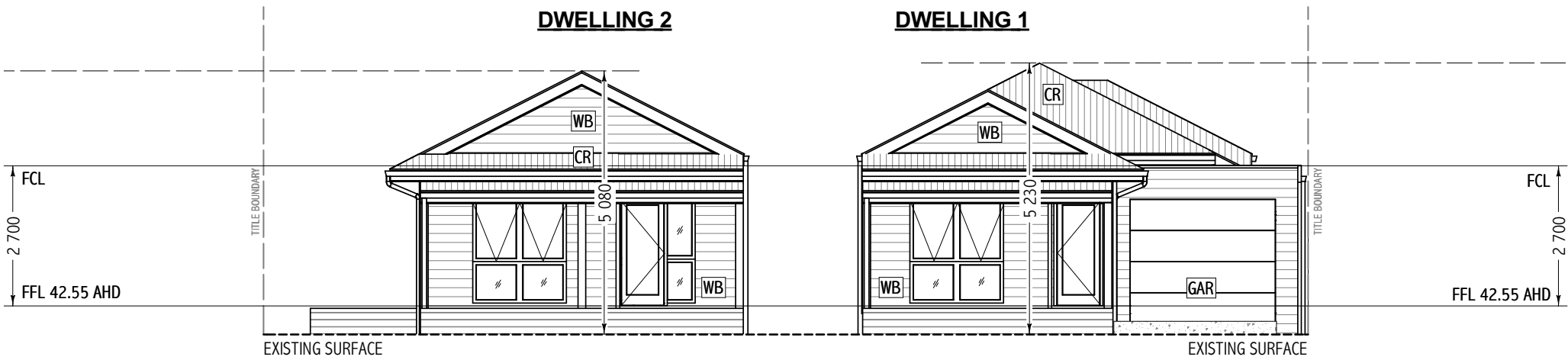
No.	DATE	AMENDMENT

PROJECT
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50 RAILWAY AVENUE
GARFIELD

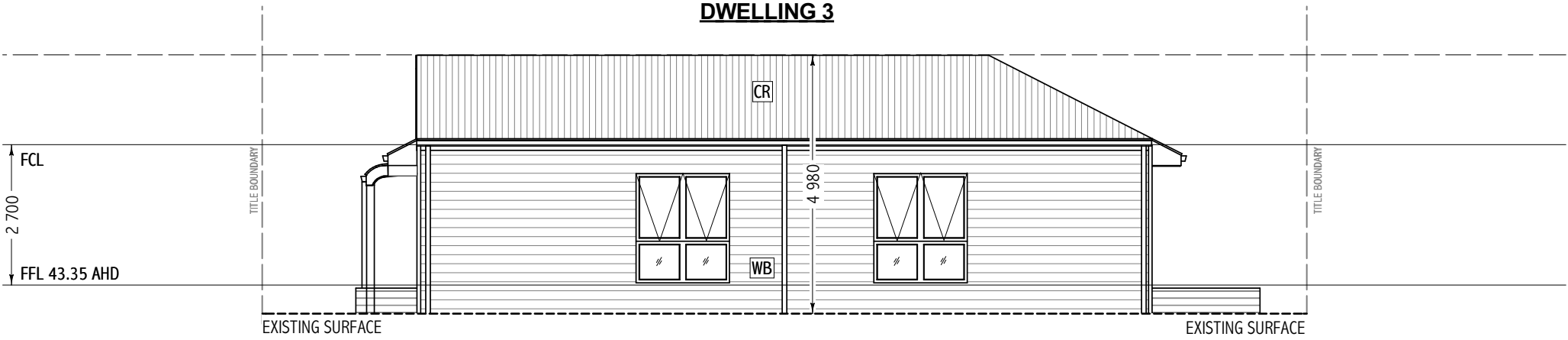
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STAGE			
2. TOWN PLANNING			
JOB No.	DATE	SHEET No.	SCALE
1779	14.09.21	4 of 9	1:100

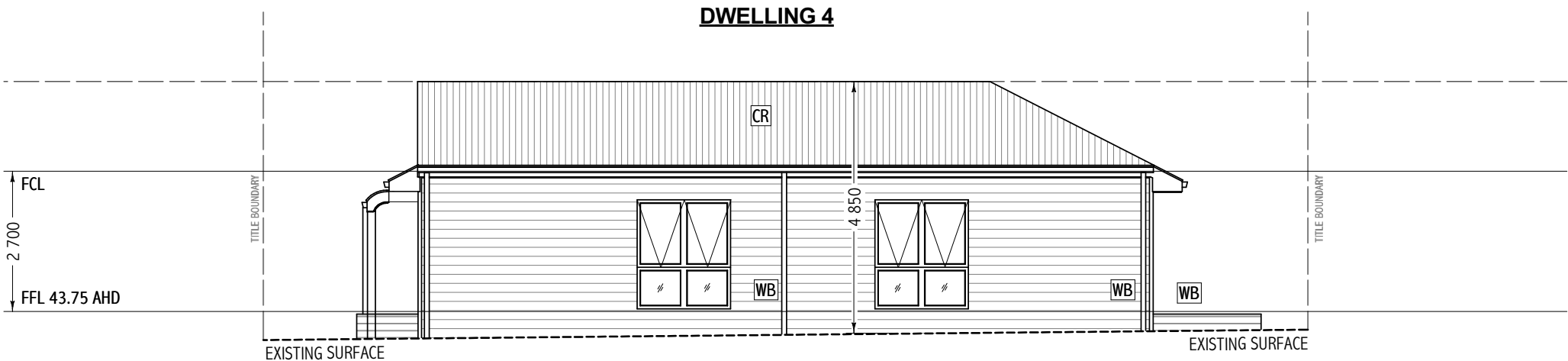
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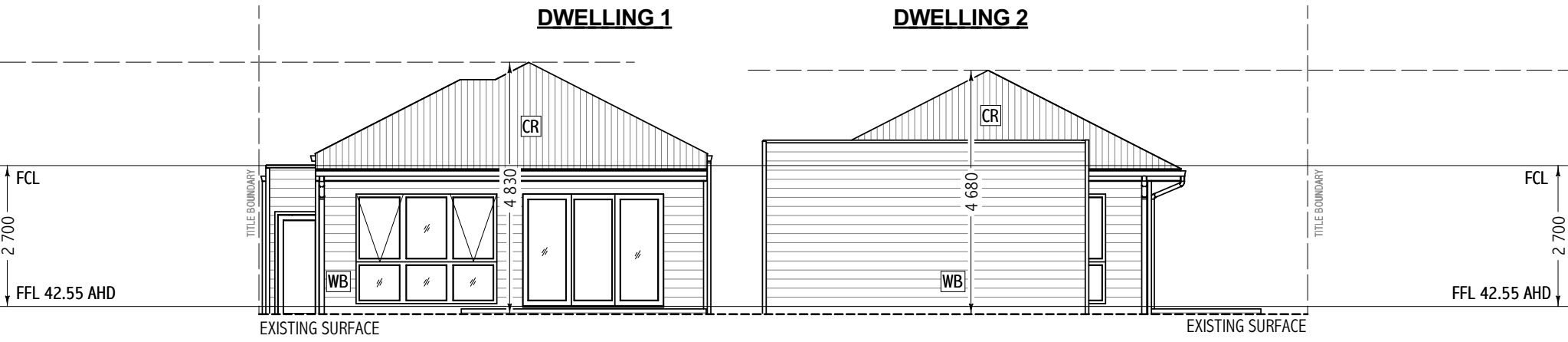
SOUTH ELEVATION



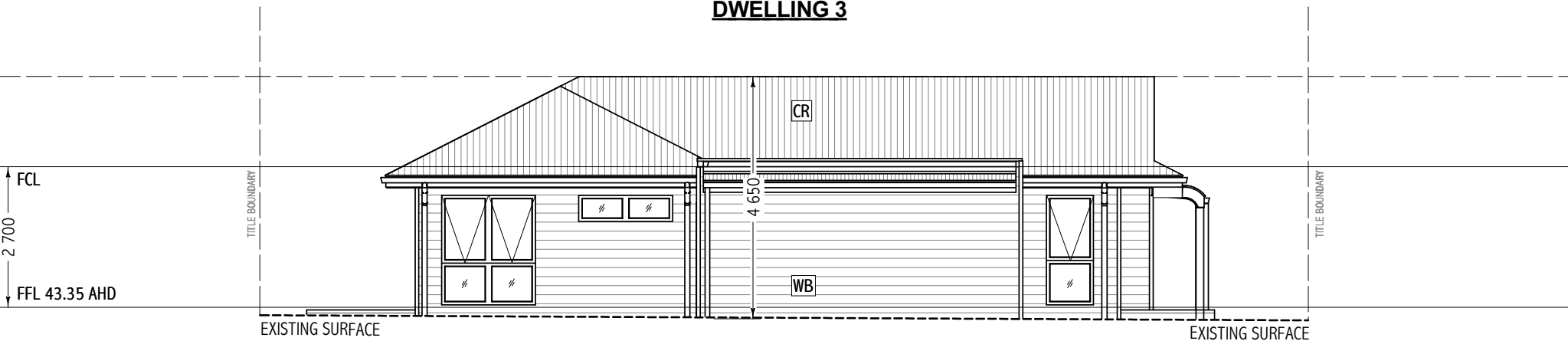
SOUTH ELEVATION



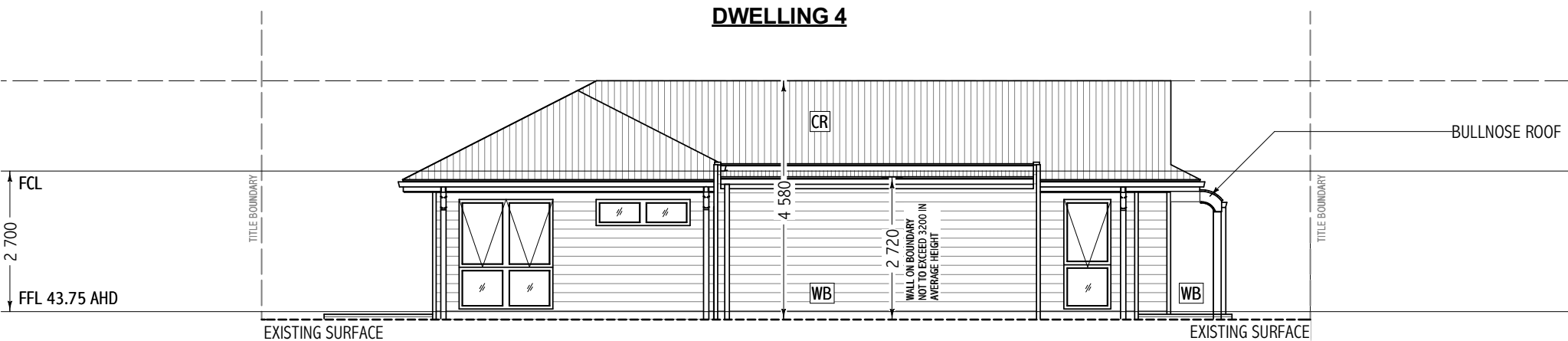
SOUTH ELEVATION



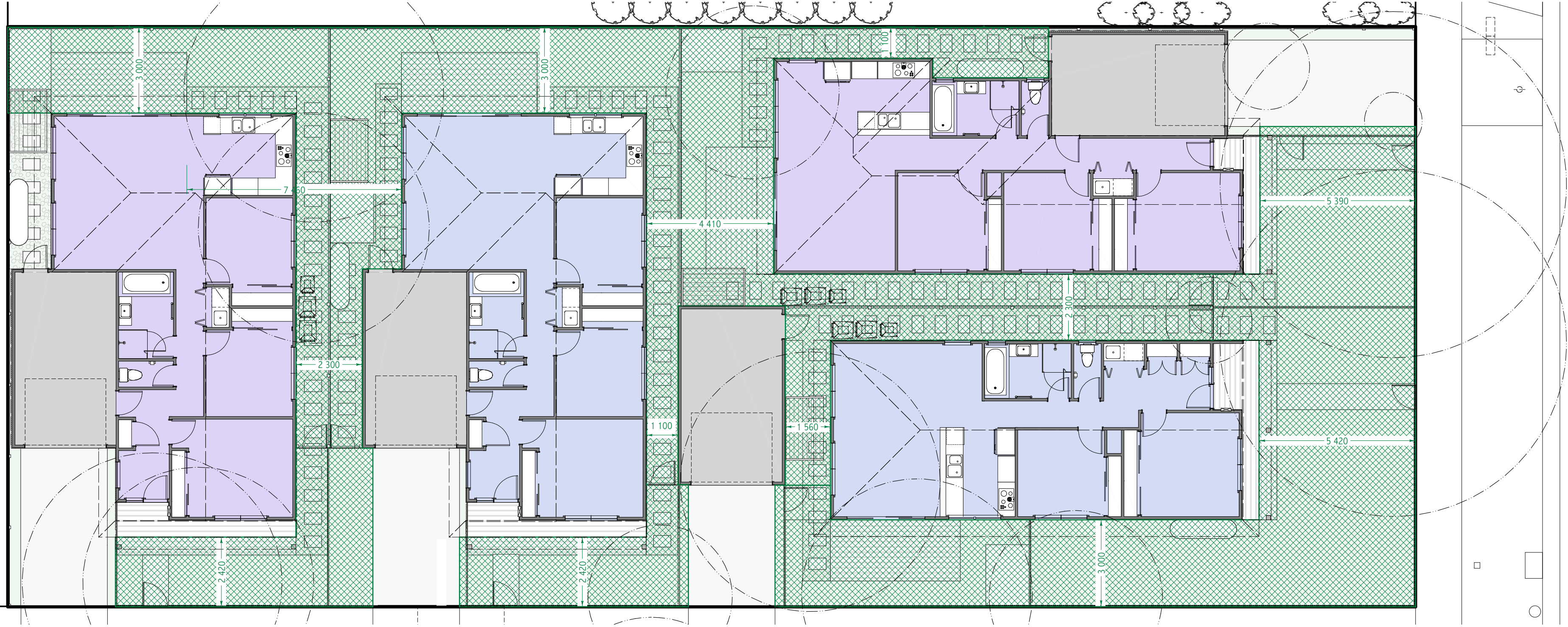
NORTH ELEVATION



NORTH ELEVATION



NORTH ELEVATION



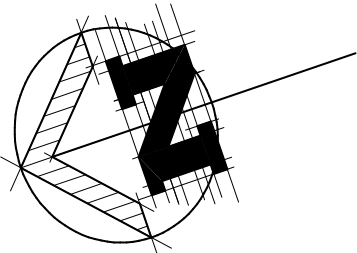
GARDEN AREA SITE LAYOUT PLAN TOTAL AREA = 402.7 or 41.0%

MATERIALS AND FINISHES SCHEDULE

ALL DWELLINGS		
WB WEATHERBOARD CLADDING	- Dark Grey or similar	
CR COLORBOND ROOFING	- Light Grey or similar	
GAR GARAGE PANEL LIFT DOOR	White or similar	
WINDOW FRAMES	- White or similar	
RAINHEADS, DOWNPIPES	White or similar	
SITE WORKS DRIVEWAY PAVING	- All weather coloured concrete or similar	
FRONT FENCES TIMBER PICKET	- White or similar	

SITE ANALYSIS

DWELLINGS 1,3 & 4		
FLOOR AREA	100.0m²	(10.8sq)
GARAGE	22.0m²	
DWELLING 2		
FLOOR AREA	86.0m²	(9.3sq)
GARAGE	23.0m²	
SITE AREA	981.2m²	
SITE COVERAGE	501.0m² or 51.1%	
PAVED AREAS (IMPERVIOUS)	77.0m²	
PERMEABILITY	403.2m² or 41.1%	
GARDEN AREA %	402.7m² or 41.0%	



LEGEND		
	2.35	DENOTES LEVELS TO AUSTRALIAN HEIGHT DATUM
	HW	DENOTES HABITABLE ROOM WINDOWS
	FFL HW	DENOTES FIRST FLOOR HABITABLE ROOM WINDOWS
		DENOTES EXISTING VEGETATION
		DENOTES VEGETATION TO BE REMOVED

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No.	DATE	AMENDMENT
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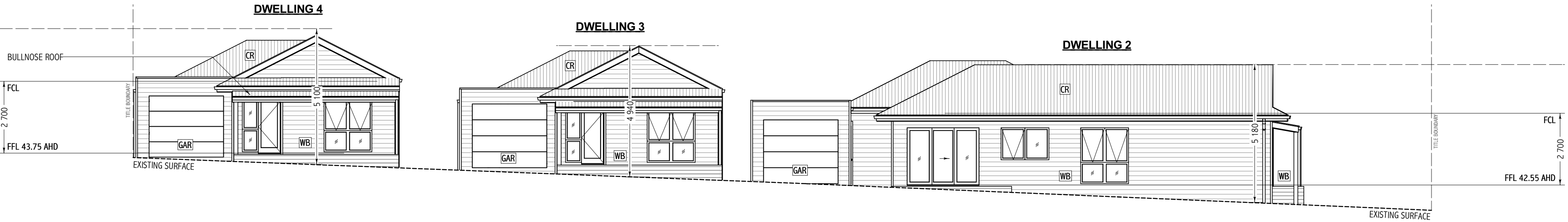
PROJECT
FOUR DWELLINGS
50 RAILWAY AVENUE
GARFIELD

FOR
BAILIWK DEVELOPMENTS
PTY. LTD.

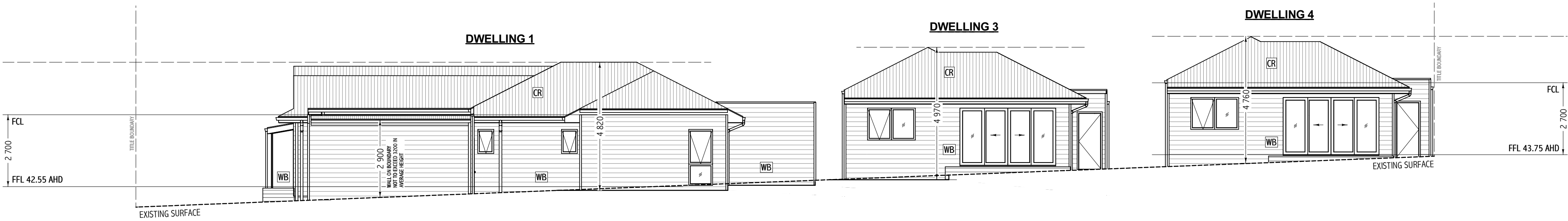
STAGE
2. TOWN PLANNING

JOB No.	DATE	SHEET No.	SCALE	AMEND. No.
1779	14.09.21	5 of 9	1:100	B

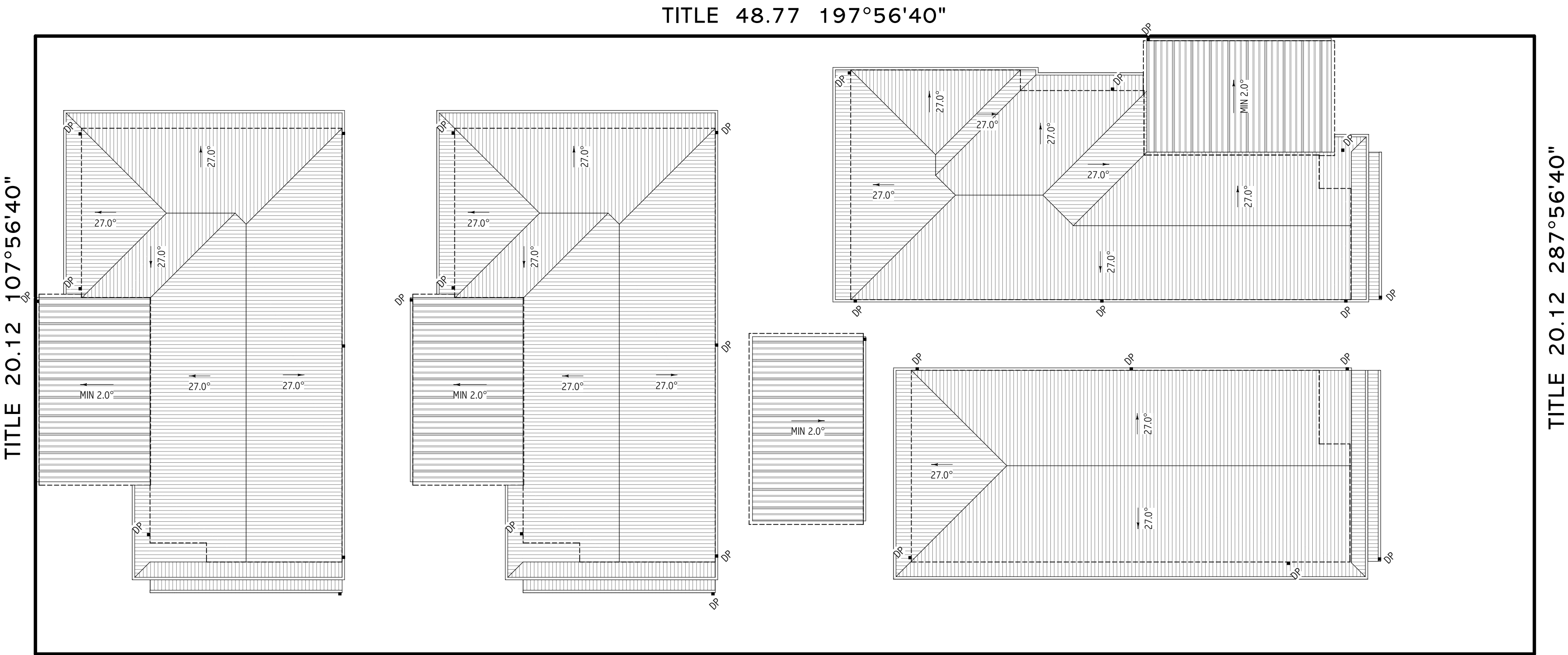
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WEST ELEVATION



EAST ELEVATION



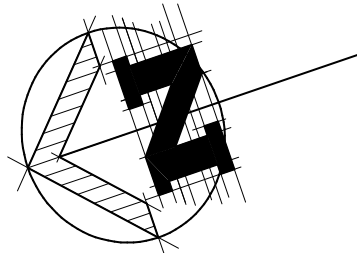
ROOF PLAN

MATERIALS AND FINISHES SCHEDULE

ALL DWELLINGS		
WB	- Dark Grey	
WEATHERBOARD CLADDING	or similar	
CR	- Light Grey	
COLORBOND ROOFING	or similar	
GAR	White	
GARAGE PANEL LIFT DOOR	or similar	
WINDOW FRAMES	- White	
	or similar	
RAINHEADS, DOWNPIPES	White	
	or similar	
SITE WORKS	- All weather coloured	
DRIVEWAY PAVING	concrete or similar	
FRONT FENCES	- White	
TIMBER PICKET	or similar	

SITE ANALYSIS

DWELLINGS 1,3 & 4		
FLOOR AREA	100.0m ²	(10.8sq)
GARAGE	22.0m ²	
DWELLING 2		
FLOOR AREA	86.0m ²	(9.3sq)
GARAGE	23.0m ²	
SITE AREA	981.2m ²	
SITE COVERAGE	501.0m ² or 51.1%	
PAVED AREAS	77.0m ²	
(IMPERVIOUS)		
PERMEABILITY	403.2m ² or 41.1%	
GARDEN AREA %	402.7m ² or 41.0%	



LEGEND		
	DENOTES LEVELS TO AUSTRALIAN HEIGHT DATUM	
	DENOTES HABITABLE ROOM WINDOWS	
	DENOTES FIRST FLOOR HABITABLE ROOM WINDOWS	
	DENOTES EXISTING VEGETATION	
	DENOTES VEGETATION TO BE REMOVED	

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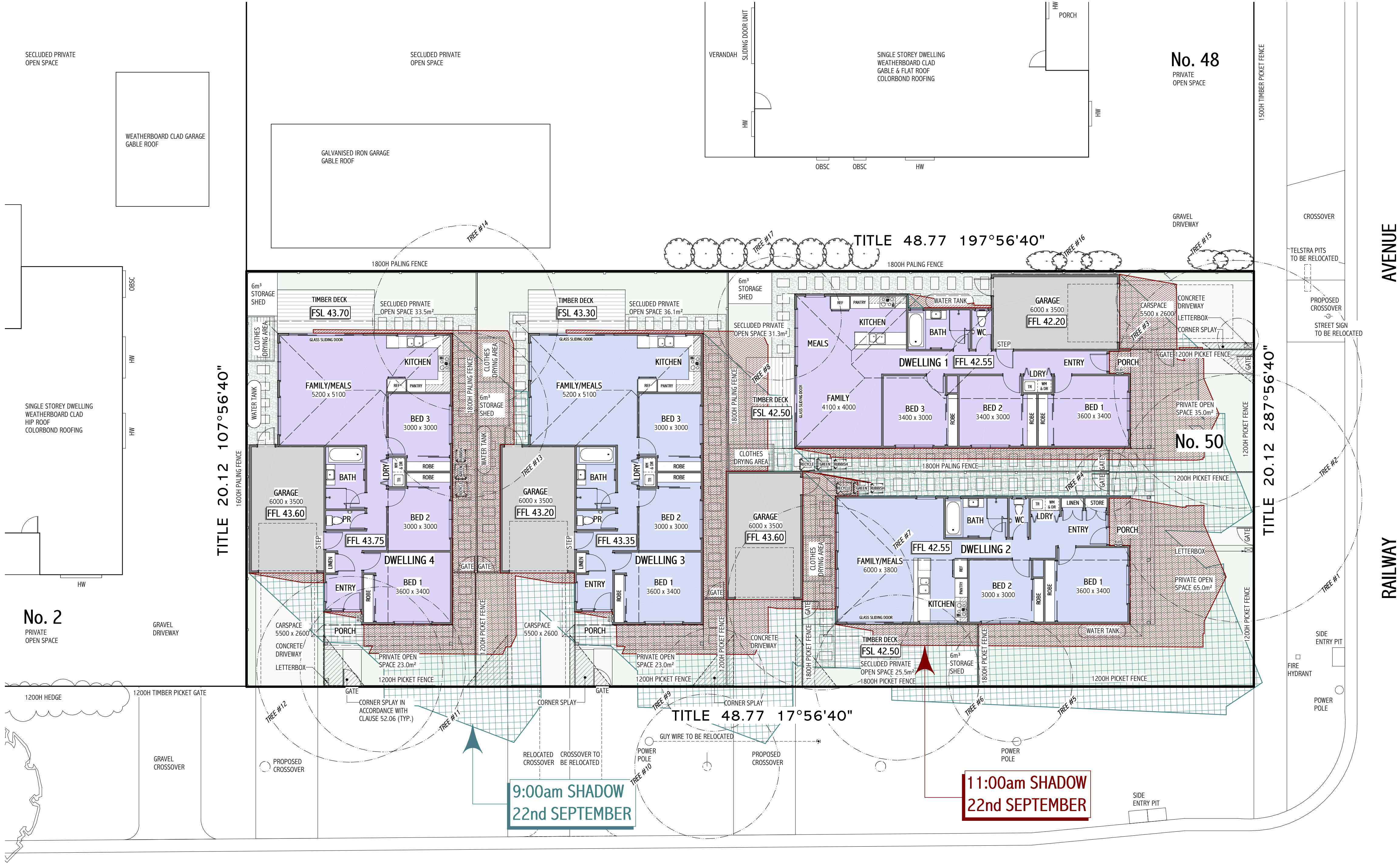
PROJECT
FOUR DWELLINGS
50 RAILWAY AVENUE
GARFIELD

FOR
BAILIWICK DEVELOPMENTS
PTY. LTD.

STAGE
2. TOWN PLANNING

JOB No.	DATE	SHEET No.	SCALE	AMEND. No.
1779	14.09.21	6 of 9	1:100	B

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CAMPBELL

STREET

AM SHADOWS

LEGEND			
	DENOTES LEVELS TO AUSTRALIAN HEIGHT DATUM		
	DENOTES HABITABLE ROOM WINDOWS		
	DENOTES FIRST FLOOR HABITABLE ROOM WINDOWS		
	DENOTES EXISTING VEGETATION		
	DENOTES VEGETATION TO BE REMOVED		
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PROJECT
FOUR DWELLINGS
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STAGE
2. TOWN PLANNING

JOB No.	DATE	SHEET No.	SCALE	AMEND. No.
1779	14.09.21	7 of 9	1:100	B

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CAMPBELL

STREET

PM SHADOWS

LEGEND

- DENOTES LEVELS TO AUSTRALIAN HEIGHT DATUM
- DENOTES HABITABLE ROOM WINDOWS
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PROJECT
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STAGE
2. TOWN PLANNING

JOB No.	DATE	SHEET No.	SCALE	AMEND. No.
1779	14.09.21	8 of 10	1:100	B

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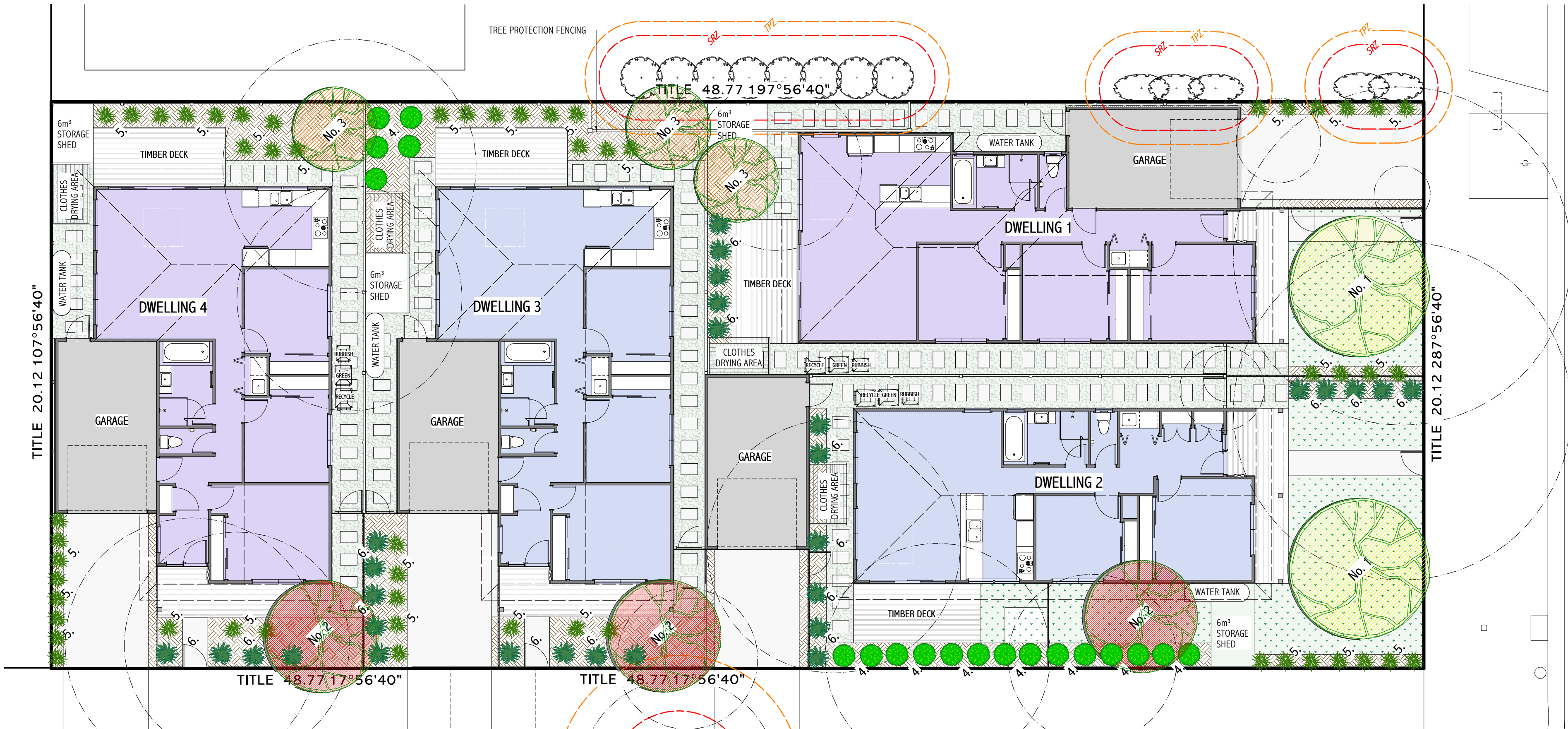


PLANTING LEGEND									
No.	Generic name	Common name	Height mm	Width mm	Pot mm	No	Origin	Shade	
1.	Hymenosporum Flavum	Native Frangipani	7000	5000	N/A	2	N	FSN/PSD	
2.	Banksia Marginata	Silver Banksia	6000	4000	N/A	3	N	FSN/PSD	
3.	Syzygium australe	Hinterland Gold	6000	3000	N/A	3	N	FSN/PSD	
4.	Goodenia ovata	Hop Goodenia	1000	800	140	19	I	FSN/PSD	
5.	Lomandra Longifolia	Spiny-headed Mat-Lily	700	700	140	54	I	FSN	
6.	Dianella Tasmanica	Native Flax Lily	800	800	140	29	I	FSN/PSD	

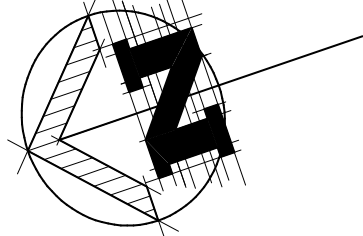
Trees 1, 2 and 3 to be 2000 high at time of planting.
FSN=Full Sun, PSH=Part Shade, N=Native, I=Indigenous,E=Exotic

LANDSCAPE SPECIFICATION									
1 Site Preparation Where site is grassed or heavily weeded, the area shall be spray poisoned with Roundup (or similar product), using a red coloured dye in the mix. Two applications, 3 weeks apart will be required to totally remove unwanted vegetation.					6 Planting Plant materials to be of the species, quantity and container size as shown in the planting schedule. Plants will not be substituted without the consent of the designer and Responsible Authority. Plants to be healthy nursery stock, free from disease, injury, insects, all weeds and roots of weeds. Planting to be carried out in accordance with standard drawings as shown on landscape plan.				
2 Grading for Garden Beds and Grassed Areas Existing subgrade shall be excavated or filled to 175mm below finished grade in garden beds to allow for 75mm topsoil and 100mm mulch. Allow for 50mm soil cover in lawn areas, for imported loam to finish flush with edge and instant lawn to sit over. Any imported fill to be free of builders rubble, logs, weeds or any other foreign material over 50mm diameter. All fill material to be compacted in layers of 150mm to properly consolidate subgrade, avoiding ongoing settlement.					7 Lydale Topping Areas Lydale Toppings to be used in narrow and/or highly trafficked areas in preference to lawn. Toppings to be laid on 75mm depth consolidated crushed rock to a depth of 50mm. Surface to be compacted using a vibrating plate.				
3 Tree Protection Where existing trees have been identified, both within the property and on adjacent properties, for retention within the overall landscape development they shall be protected in accordance with specification separately attached if required.					8 Paved Areas Large pavers 600 x 400 x 40mm to be laid on mortar over 75mm thickness reinforced concrete base. Colour and make as specified. Pavers to be graded to ensure water is directed towards lawn and/or grassed areas and absorbed.				
4 Lawn Areas Subgrade to be cultivated to a depth of 100mm following application of Gypsum to clay soils at rate of 2kg/square metre. Soil to be spread to an even thickness of 50mm and will be:- - Free from extraneous material greater than 25mm diameter - Free from perennial weeds and their roots, bulbs or rhizomes - Ph. to be 6.0-7.0 - Texture to be light, friable sandy loam not packing sand and/or its derivative - Free from silt or clay material Lawn areas to be edged with 12 x 70mm Jarrah edging held in place with 50 x 50 x 450mm hardwood stakes at 1500mm centres. Place instant lawn (Sapphire Buffalo), over prepared areas and fertilize/water in accordance with growers' instructions.					9 Irrigation Should irrigation of the site be required by the Responsible Authority, then the following will apply for private open spaces and common areas:- - 19mm polypipe to be connected to water timer and 2 way tap - polypipe to be minimum 150mm below ground level - ratchet clamps to be used to connect fittings to pipe - Teflon tape to be used on threaded risers - fully adjustable Hunter popups to be used in lawn areas, arcs must overlap - in wide shrub areas adjustable shrub sprays on 13mm threaded risers to be used - in narrow shrub areas <500mm width, adjustable flow drippers connected to 19mm pipe with flexible 4mm polypipe laid to each plant - system to be fully checked and operational before handover				
5 Shrub Areas Subgrade to be rotary hoed to a depth of 100mm. Gypsum added if clay present. Soil as per above description added to a depth of 75 mm then covered with fine shredded pine mulch to a depth of 100mm.					10 Maintenance Schedule The following maintenance schedule shall apply to all landscaped areas for 12 months following Practical Completion. Work to be carried out by owner or body corporate:- - plants, including grass, to be regularly checked for pests and diseases and appropriate treatments applied where necessary - pruning to ensure good shape and remove dead limbs shall be undertaken at 3 month intervals - additional applications of Osmocote to be applied in accordance with manufacturers recommendations - all plants to be regularly watered during summer months and periods of dryness - mowing to be carried out regularly, mower blade height to be set at 50mm above ground height				

LEGEND	
	Coloured concrete paving
	Large Pavers
	"Riverina" 40mm-100mm pebbles
	Grassed area
	Tree Protection Zone
	Mulched garden bed/area
	Trees to be removed
	Proposed trees and shrubs
	Existing trees to be retained



CONCEPT LANDSCAPE PLAN



LEGEND

DENOTES LEVELS TO AUSTRALIAN HEIGHT DATUM

DENOTES HABITABLE ROOM WINDOWS

DENOTES FIRST FLOOR HABITABLE ROOM WINDOWS

DENOTES EXISTING VEGETATION

DENOTES VEGETATION TO BE REMOVED

A	28.06.22	PROPOSAL REDESIGNED
B	15.09.22	REQUEST FOR FURTHER INFORMATION

No.	DATE	AMENDMENT

PROJECT

FOUR DWELLINGS
50 RAILWAY AVENUE
GARFIELD

FOR
BAILWICK DEVELOPMENTS
PTY. LTD.

STAGE

2. TOWN PLANNING

JOB No.	DATE	SHEET No.	SCALE	AMEND. No.
1779	14.09.21	9 of 9	1:100	B

NEIL fletcher DESIGN

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Building Designer - Architectural DP-AD 363

Town Planning Committee Meeting 3 April 2023

36



CardiMap

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warranty of any kind. 20-Feb-2023

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