

5.2 T210568 PA – Buildings and works associated with the construction of a dwelling at 45 Solid Drive, Pakenham

Responsible GM: Lili Rosic
Author: Sam Andrews

Recommendation(s)

That Planning Permit Application T210568 for buildings and works associated with the construction of a dwelling at 45 Solid Drive, Pakenham, be refused and a Notice of Decision to Refuse to Grant a Permit be issued on the following grounds:

1. The proposal is incompatible with the purpose, objectives, and decision guidelines of the Environmental Significance Overlay – Schedule 4.
2. The proposal undermines, and is inconsistent with, the direction and purpose of planning policies, including those at clauses 12.05-1, 12.05-2S, 15.01-2S, 16.01, 21.02-2, 21.02-3, 21.03-1, and 21.06-1 which seek to protect, conserve, or enhance the environmentally sensitive qualities of the area.
3. The proposal does not comply with Section 173 Agreement AK575312M and Covenant PS649677S.
4. The proposal results in unreasonable impacts to the Pakenham North Ridge and the future and established character of the Galway Estate.
5. The proposal does not represent orderly planning for the local area.

Attachments

1. T 210568 PA - Plans Assessed [5.2.1 - 7 pages]

Executive Summary

APPLICATION NO.:	T210568
APPLICANT:	P & J Constructions
LAND:	L124 PS649677 V11461 F909, 45 Solid Drive, Pakenham VIC 3810
PROPOSAL:	Buildings and works associated with the construction of a dwelling
PLANNING CONTROLS:	Zone: General Residential Zone – Schedule 1 Overlays: Environmental Significance Overlay – Schedule 4

	Development Contributions Plan Overlay – Schedule 1
NOTIFICATION & OBJECTIONS:	<p>Notice of the application was given by sending letters to the owners/occupiers of adjoining land on 31 August 2022. No objections have been received.</p> <p>On the same date, the applicant was required to give notice by placing one (1) sign on site. The applicant did not respond to requests to provide evidence that this sign has been displayed.</p>
KEY PLANNING CONSIDERATIONS:	<ul style="list-style-type: none"> • Protection of the Pakenham North Ridgeline. • Compatibility with the local neighbourhood character. • Impacts on scenic views and built form. • The applications response to slope and inability to incorporate it into the design of the dwelling. • The applications inconsistency with the purpose and design guidelines of the Environmental Significance Overlay – Schedule 4. • The application's compliance with registered restrictions.
RECOMMENDATION:	Refusal

Background

The subject site is part of the 'Galway Gold' residential estate in Pakenham and is located to the rear of the estate upon one of the ridgeline properties.

The subject site was created following the approval of Planning Permit T060892 through a VCAT decision on 18 September 2007, which allowed for the subdivision of the land into 110 lots, the provision of public open space and tree reserves, creation of access to a Road Zone Category 1 and the removal of native vegetation generally in accordance with the endorsed plans.

The permit application being considered by Council was lodged on 30 July 2021. On 8 September 2021, the applicant was advised that further information was required to support their application, including details of earthworks and copies of all relevant restrictions. Several concerns were also highlighted, including non-compliance with registered restrictions and design issues. These restrictions were put in place in 2013 as part of the subdivision of the wider land. They do not contain any expiry provisions.

To date, the applicant has not provided a response to this. This was most recently requested on 25 November 2022. It is noted that even if the further information was submitted, the recommendation would remain unchanged due to the significant non-compliance with the restrictions and Environmental Significance Overlay.

Subject Site



The site is legally identified as Lot 124 on Plan of Subdivision 649677 and more generally known as 45 Solid Drive, Pakenham.

The 1693-square metre site is generally of a rectangular shape and located on the east side of Solid Drive.

The site is located toward the eastern rear of the Galway estate upon an allotment that contains the Pakenham Ridgeline, which is outlined by having the highest contour point within the estate, 61m above ground level from Pakenham Road to the west. This adds greater exposure to the property and an increased chance for unreasonable detrimental landscape impacts.

The site currently is vacant and contains a variety of small shrubs towards the western side of the property. A vehicle crossover to Solid Drive is located near the north-west corner of the site.

The topography of the land slopes steeply from the centre of the site towards both the east and west. The site has a maximum contour at the ridgeline of 113.5m to AHD respectively before sloping to a height of 110m AHD on the western side of the site and 106.5m AHD on the eastern side.

The site does not contain any easements.

The main characteristics of the surrounding area are:

- The surrounding area is predominantly residential. The subject site is located within the estate of Galway Gold where around 25% of the lots have dwellings.
- Galway Gold estate is surrounded by residential development with agricultural land and hobby farms found about 500m to the north, past the existing above ground power lines.
- Directly to the east of the site are both the Galway Gold Hilltop Reserve and the Pakenham Ridgeline Bushland Reserve.

All properties on the eastern side of Solid Drive contain a building envelope and design restrictions to limit adverse impact on the ridgeline in response to the Environmental Significance Overlay – Schedule 4 that applies to the estate.



The following title restrictions are registered to the land:

Section 173 Agreement AK575312M was registered on 6 September 2013 and sets out specific building and vegetation requirements for lots located near the Pakenham North Ridge.

The restrictions (obligations of the owner) of AK575312M state:

1. Building Restrictions.

No building shall be constructed on lots 120 to 126 inclusive and lots 223 to 227 inclusive outside of the building envelopes shown on the Endorsed Plan except with the prior written consent of Council.

2. Height Controls

Any dwelling constructed on lots 120 to 126 inclusive and lots 223 to 227 inclusive must not be higher than 2.0 metres above the highest point of the ridgeline elevation on that lot.

3. Re-vegetation

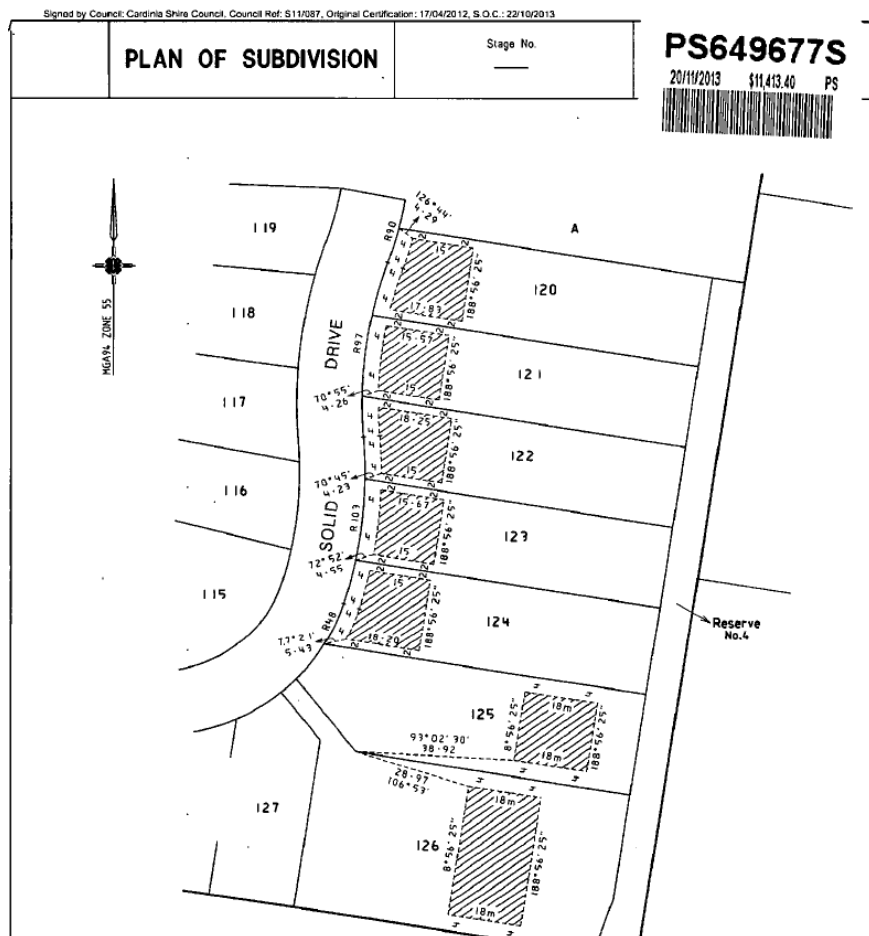
Re-vegetation and landscaping across the ridgeline (the rear of the Eastern most allotments) must be carried out generally in accordance with the approved Landscaping Masterplan prior to the issue of a Statement of Compliance.

The proposal does not show compliance with the restrictions of the above section 173 agreement. The non-compliance is discussed later in this report.

The site also contains a restriction stated on Plan of Subdivision PS649677S, which was registered on 3 December 2013, in relation to a building envelope located towards the western roadside boundary, to restrict construction on the ridgeline.

The restriction on Plan of Subdivision PS649677S for burdened lots 120 to 126 (both inclusive) states:

- The registered proprietor or proprietors for the time being a burdened lot to which this restriction applies shall not allow dwellings and garages to be located outside of the building envelope (hatched area) shown in the building envelope schedule within the instrument PS 649677S, unless with the written consent of the Responsible Authority.



Proposal

The application is seeking approval for buildings and works associated with the construction of a dwelling.

The proposed dwelling will be setback approximately 33.3 metres from the western (Solid Drive) boundary, 2 metres from the southern side boundary, 4.3 metres from the northern side boundary and 34.5 metres from the eastern rear boundary, meaning that the dwelling will be situated upon the ridgeline of the property.

The multiple level dwelling has been proposed entirely outside of the building envelope.

The dwelling has a maximum height of 7.7m with two (2) floors. The ground floor will consist of the lounge room, kitchen, family room, laundry, and one bedroom with a walk-in-robe and ensuite. The first floor will consist of a 'retreat,' three bedrooms, and a balcony. The dwelling has a maximum size of 258.22sqms according to the architectural plans.

The site coverage is 9.48% and site permeability is 82%.

The dwelling will have a clad concrete façade with a tiled roof with a 22.5% pitch.

Earthworks will be required to accommodate the lower level, with site cut shown on the elevation plans.

The application will also consist of driveway that will have a deep site cut that has not been confirmed on the architectural plans received. It will extend from the existing crossover at Solid Drive and measure a considerable 34.4m distance to connect with the proposed garage.

No vegetation is proposed to be removed.

Planning Scheme Provisions

Zone

The land is subject to the General Residential Zone – Schedule 1.

Overlays

The land is subject to the following overlays:

- Development Contributions Plan Overlay Schedule 1; and
- Environmental Significance Overlay Schedule 4.

Planning Policy Framework (PPF)

The relevant clauses of the PPF are:

- Clause 12.05 Significant Environments and Landscapes, including Clause 12.05-1 Environmentally sensitive areas and Clause 12.05-2S Landscapes;
- Clause 15.01 Built Environment, including Clause 15.01-2S Building design and Clause 15.01-5S Neighbourhood character; and
- Clause 16.01 Residential Development, including Clause 16.01-1S Housing supply.

Local Planning Policy Framework (LPPF)

The relevant clauses of the LPPF are:

- Clause 21.01 Cardinia Shire Key Issues and Strategic Vision;
- Clause 21.02 Environment, including Clause 21.02-2 Landscape and Clause 21.02-3 Biodiversity;
- Clause 21.03 Settlement and Housing, including Clause 21.03-1 Housing and Clause 21.03-2 Urban Established Area - Beaconsfield and Pakenham; and
- 21.06-1 Urban Design.

Relevant Particular/ General Provisions and relevant incorporated or reference documents

The relevant provisions/ documents are:

- Clause 65 Decision Guidelines.

Planning Permit Triggers

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

- Pursuant to Clause 42.01-2 of the Environmental Significance Overlay, a permit is required to construct a building or construct or carry out works (dwelling, earthworks).

Planning Permit History

There is no recent planning history of the subject site.

The site was created following the approval of Planning Permit T060892 on 18 September 2007, which allowed for the subdivision of the land into 110 lots, the provision of public open space and tree reserves, creation of access to a Road Zone Category 1 and the removal of native vegetation generally in accordance with the endorsed plans.

Public Notification

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

- Sending notices to the owners and occupiers of adjoining land.

The applicant was also required to give notice by placing one (1) sign on site. The applicant has not responded to requests to provide evidence that this sign has been displayed. As such, it cannot be confirmed that notice of the application has been properly given.

Referrals

External Referrals/Notices:

Referrals/Notice	Referral Authority	Brief summary of response
Section 55 Referrals	None	None
Section 52 Notices	None	None

Internal Referrals:

Internal Council Referral	Advice/ Response/ Conditions
Strategic Planning	Not supportive of the application

Discussion

The application has been assessed against all relevant provisions of the Cardinia Planning Scheme, including the Planning Policy Framework, where the proposed building and works are determined to be inconsistent with these requirements.

The Planning Scheme places an emphasis on the facilitation of affordable and well-designed houses to help increase housing growth and ensure that there are efficient provisions set up to aid in supporting infrastructure in well serviced and designed locations throughout the state.

While the residential zoning of the site supports the construction of a dwelling, the design of the proposed dwelling, away from the site's building envelope, upon an area of the site with significant environmental and landscape constraints, is not supported by the Cardinia Planning Scheme. This has been relayed to the applicant on multiple occasions without a formal response with amended plans to date.

The proposal would have negative environmental and landscape impacts due to the siting and design of the dwelling. Not only having a detrimental impact on the landscape of the site, but the dwelling also presents an extremely large negative visual bulk impact on the local area due to its location upon the ridgeline.

It is also noted that on multiple occasions since the planning permit application was lodged, the applicant has been requested to provide further information and to explore alternative designs, but submission of documents or amended plans has been received to date. This was first requested on 8 September 2021 and most recently requested on 25 November 2022.

Planning Policy Framework

It is considered that the proposal does not comply with the relevant Planning Policies, including the Municipal Strategic Statement. As previously discussed, the proposal would have adverse impacts on the landscape and visual amenity of the area.

The siting of the dwelling and garage have not been proposed to help complement the neighbourhood character or respond to the slope of the property. The siting of the dwelling, noting the significant site cut that would be required to accommodate the driveway over a 3-3.5m sloped area, is expected to have a significant negative impact on the environmental, landscape, ridgeline, and residential values of the area. Furthermore, the dwelling does not comply with the restrictions with agreements and covenants listed on title.

The development does not appropriately respond to all objectives and strategies of clauses 12.05-1, 15.01, 15.01-5S, 16.01, 21.01, 21.02, 21.02-2, 21.03-1, 21.06-1, and 21.02-3 that seek to protect environmentally sensitive landscape, biodiversity, and residential character of the area.

Clause 12.05-1 Environmentally Sensitive Areas is relevant to the assessment of the application as it aims to “*Protect environmentally sensitive areas with significant recreational value from development that would diminish their environmental conservation or recreational values*”. This is also aligned with local policies which include *Clause 21.02-2 Landscape* and *Clause 21.02-3 Biodiversity* which aim to protect significant landscapes, maintain and re-establish wildlife corridors and recognising that soil erosion occurs in areas prone to landslips as a result of native vegetation removal. Due to the siting of the dwelling, it poses significant landscape and biodiversity impacts. The development will result in significant detrimental impacts to the local landscape considering the earthworks required to construct the driveway, as it traverses up a near 4-metre slope to reach the proposed garage.

The application does not ensure that important natural features of the site are protected or enhanced. The development has not appropriately considered the landscape qualities of the site when being proposed.

In addition, *Clause 15.01 Built Environment* and *Clause 21.06-1 Urban Design* are relevant to this application. These policies have objectives to promote a high standard of design which creates a strong character and identity for the area, provides for a functional built environment, and promotes community and personal safety. Clause 15.01 requires developments to ensure that they respond to the context of the site and local area in terms of character, natural features, and landscape. The sheer size and bulk of the dwelling, noting its siting on a prominent landscape and visible area of the site results in an unreasonable detrimental impact on the amenity and natural built forms instead of seeking to minimise this impact as the Clause seeks to achieve.

Clause 16.01 Residential Development and *Clause 21.03-1 Housing* are also applicable to the proposed development. These policies aim to provide a range of housing types and encourages

the development of streetscapes that are well designed to be attractive and positively impact urban character, which the development does not seek to achieve. The blank sheer walls that have been proposed, add to the large visual bulk design of the dwelling. It further increases the intrusive nature of the dwelling and impact on adjoining properties. The dwelling would be better designed with a recessed upper floor level walls.

The dwelling, at its maximum height, will be around 11m above the contours and natural ground level along Solid Drive.

The topography of the land has a steep decline from the centre of the site to both the east and west boundaries. Instead of designing the dwelling to incorporate the slope into its design, the dwelling is proposed upon a significant area of the site to a poor urban design standard that poses considerable visual bulk impacts. The dwelling presents a significant prominence due to its location.

Given the slope of the site and the design and siting of the dwelling, the proposed development does not respond well to the characteristics of the area and site. The proposal is inconsistent with the prevailing policies details above.

General Residential Zone – Schedule 1

Pursuant to Clause 32.08-2, a Planning Permit is not required to use the land for a dwelling.

Pursuant to Clause 32.08-5 a Planning Permit is not required to construct or carry out buildings and works associated with one (1) dwelling as the lot is greater than 300sqm, and as such, this application has not been assessed under the General Residential Zone and has not been assessed against the requirements of Clause 54.

Under Clause 32.08-4 of the zone, a lot exceeding 650 square metres must set aside as garden area 35 per cent of the lot. The site measures 1693 square metres in area, requiring 592.55 square metres must be set aside as garden area. Pursuant to the architectural plans, the lot will maintain a garden area of 1434.78 square metres, exceeding the above requirement.

Pursuant to Clause 32.08-10 the development must not exceed a maximum building height of 11-metres and 3 storeys at any point. The building has been designed with two storeys totalling a height of 7.7m showing compliance with the requirements of Clause 32.08-10.

While a single dwelling is 'as-of-right' under the General Residential Zone, the Environmental Significance Overlay, the registered restrictions and relevant state and local policies introduce additional considerations which the proposal does not appropriately respond to.

Environmental Significance Overlay – Schedule 4 (ES04)

The subject site is covered by the Environmental Significance Overlay – Schedule 4 or ES04. This overlay pertains to Pakenham North Ridge, which has regional significance for biodiversity and makes a substantial contribution to biodiversity in the Gippsland Plains and Pakenham areas. The environmental objectives to be achieved are as follows:

- To protect and enhance the significant environmental and landscape values of the Pakenham North ridge.
- To ensure that the siting and design of buildings and works does not adversely impact on environmental and landscape values including the ridge landform, the diverse and interesting landscape, the natural skyline of ridge areas, areas of remnant vegetation, and habitat of botanical and zoological significance.

- To ensure that the siting and design of buildings and works responds to environmental and landscape values, and addresses environmental hazards of erosion, salinity and fire.
- To maintain, manage and promote replanting of native vegetation as an important element of the Pakenham North ridge landscape and natural systems.
- To ensure long term protection of areas of high conservation value and promote the protection and enhancement of wildlife habitat and corridors.

Pursuant to Clause 42.01-2, a Planning Permit is required to construct a building or carry out works (dwelling, earthworks). The decision guidelines cover several matters, including buildings and works, vegetation and habitat, response to slope, waterways and salinity. The application has been assessed against the relevant guidelines and is not deemed to be in support of the overlays purpose, requirements, or decision guidelines as discussed below.

Given that the site is located to the rear of the Galway Gold Estate and on the Pakenham North Ridge, there is a significantly greater risk to the landscape character of a site if developments are improperly built, designed and/or sited upon the ridgeline.

The applicant having proposed the dwelling on the ridgeline not only poses significant environmental and landscape risks and concerns, but also poses an unreasonable visual prominence on the local area. The ESO4 recognises the need to ensure that the siting and design of dwellings do not adversely affect the environmental and landscape values including the ridge landform, the diverse and interesting landscape, and the natural skyline of ridge areas. The proposal poorly responds to multiple purposes and objectives of the overlay, not appropriately protecting and enhancing the significant environmental values of the Pakenham North Ridge, resulting in a dwelling that does not successfully integrate the buildings and works with the environmental and landscape features of the site.

Pursuant to instrument/covenant PS649677S, the site contains a building envelope that ensures that the dwelling can be setback a maximum 22.20m from the western roadside boundary, when measured to the rear of the building envelope, and 2m from any side boundary. The intention of the building envelope is to minimise environmental and landscape impacts upon the Pakenham North Ridgeline. The applicant has proposed the dwelling entirely outside of the building envelope, which poses significant impacts upon the ridgeline, diminishing significant views within the local area and goes against the purpose and decision guidelines of the ESO4. The proposed siting of the dwelling does not share any similarities with dwellings approved within the local area.

The siting, height, scale, materials, colours, and form of proposed buildings and works, have an unreasonable impact and visual effect on the ridge environment and landscape given that the maximum height of the proposal (7.7m) results in the proposal being located at a maximum contour height of approximately 121.2m. This is an unreasonable height when specifically noting that Pakenham Road, which adjoins the estate, has a contour of 50m. The ESO4 requires Council to strongly consider whether the buildings and works being proposed will complement the natural landscape and maintain existing viewlines. The dwelling proposal fails in this regard having been proposed at a contour 71.2m above the contour of Pakenham Road and approximately 30m above the height of dwellings to the east.

The dwelling also poses a poor response to the slope of the site. One major issue arises from the earthworks, both cut and fill, that will be required to construct the 34m length driveway. The volume of cut and fill required adds to the unreasonable landscape impacts the proposal will have.

The ESO4 recognises the need to choose alternative areas on sites for developments to aid in minimising any unreasonable need for earthworks, which the Council has proposed to the

applicant on multiple occasions with no formal response received to date. The dwelling poses significant impacts to the landscape of the site and has not been built with the contours of the land in mind to minimise cut and fill as the ESO4 suggests.

Dwellings throughout the estate are encouraged to be built with a split floor level design, incorporating the slope/contours into their development proposals to help ensure consistency with the ESO4 and neighbourhood character, which the proposal has not attempted to achieve.

Planning Permit T200659 at lot 126, 51 Solid Drive, Pakenham, was approved on 3rd May 2021 for the 'development of land for a dwelling, fencing, and associated earthworks.' The dwelling was designed within the property's building envelope, away from the Pakenham North Ridge, in compliance with the restriction on the plan of subdivision and restrictions listed on Section 173 Agreement AK575312M. The dwelling was designed with a split-level design.

Planning Permit T210859 at lot 120, 37 Solid Drive, Pakenham, was approved 2nd June 2022 for the 'development of land and associated works, and removal of vegetation.' Whilst having a large 9.9m maximum height the dwelling was approved with a split-level design, and recessed wall throughout all floors to reduce the implementation of sheer walls that increase the visual prominence of the dwelling on the local area. The building was approved entirely within the dwellings building envelope and complied with the restrictions on the plan of subdivision and restrictions listed on Section 173 Agreement AK575312M.

The ESO4 requires Council to place major consideration on the visual prominence of land above the 60-metre contours as a defining landscape feature of the local area, and place large significance on the need for appropriate building envelopes to be designed on lots that aid in protecting the landscape values of the Pakenham North Ridge.

An approval of the proposed dwelling at 45 Solid Drive would disregard the significance of implementing building envelopes on the site for the sheer purpose of protecting the environment, landscape, and Pakenham Ridgeline value of the local area.

The application is not consistent with local neighbourhood character or design and siting of dwellings seen on allotments throughout the estate and produces a design that does not seek to maintain existing viewlines as the ESO4 requests and therefore should be refused.

Section 173 Agreement AK575312M

The agreement sets out specific building and vegetation requirements for lots located near the Pakenham North Ridge.

The restriction states:

1. Building Restrictions.

No building shall be constructed on lots 120 to 126 inclusive and lots 223 to 227 inclusive outside of the building envelopes shown on the Endorsed Plan except with the prior written consent of Council.

2. Height Controls

Any dwelling constructed on lots 120 to 126 inclusive and lots 223 to 227 inclusive must not be higher than 2.0 metres above the highest point of the ridgeline elevation on that lot

3. Re-vegetation

Re-vegetation and landscaping across the ridgeline (the rear of the Eastern most allotments) must be carried out generally in accordance with the approved Landscaping Masterplan prior to the issue of a Statement of Compliance.

In response to restriction 1.1 – Building Restrictions – any building on the site must be located within the stipulated building envelope to aid in protecting the site and ridgeline from unreasonable landscape and visual bulk impacts. It should be worth noting that Council has no history of approving developments outside of the building envelope on sites within the Galway estate due to the significant impact that would result from having development being situated on the ridgeline. The applicant is seeking to construct the dwelling and garage entirely outside of the envelope upon the Pakenham North Ridge, which is not deemed to be acceptable.

In response to restriction 1.2 – Height Controls – any dwelling construction on lot 124 must not contain a maximum height greater than 2m above the highest point of the ridgeline elevation on the lot (113.3m). Having this maximum height restriction allows developments to both work with the contours of the site and the building envelope, whilst also achieving design outcomes that limit avoidable significant landscape, visual bulk, and erosion impacts. As previously discussed, the applicant has proposed the dwelling entirely upon the ridgeline of the site, which results in the building having a 7.7m height above the highest point of the ridgeline elevation, exceeding the maximum height allowed by the restriction by 5.7m. Therefore, the application should not be approved considering that it does not comply with restriction 1.2 in Section 173 Agreement AK575312M.

In response to restriction 1.3 – Re-vegetation – This requires landscaping prior to the statement of compliance for subdivision. The application is not for subdivision and therefore the restriction does not affect the decision.

In multiple attempts to contact the applicant, no attempt has been made on their part to amend their proposal to comply with the legal restrictions on the above Section 173 Agreement.

Covenant PS649677S

The restriction states for burdened lots 120 to 126 (both inclusive):

The registered proprietor or proprietors for the time being a burdened lot to which this restriction applies shall not allow dwellings and garages to be located outside of the building envelope (hatched area) shown in the building envelope schedule within the instrument PS 649677S, unless with the written consent of the Responsible Authority.

Pursuant to the above covenant and consistent to what was detailed in response to restriction 1.1 on Section 173 Agreement AK575312M, the proposed dwelling must be located within the building envelope to ensure that the development is consistent with the purpose, objectives, and design guidelines of the ESO4 and limits the overall impact on the ridgeline and visual prominence view-lines in the local area.

The proposal has been located entirely outside of the building envelope and poses a significant impact on the landscape and visual viewlines of the local area. Therefore, the opportunity for the dwelling to pose unreasonable impacts on the landscape character of the area, including prominent ridgelines and significant views is significantly high and not considered appropriate.

Clause 65 Decision Guidelines

The application has been assessed against Clause 65 – Decision Guidelines. The proposed dwelling does not sufficiently respond to the purpose or objectives of the ESO4 given the significant massing and bulk of the building in conjunction with the deep setbacks that situates

the core of the building on the highest point of the lots (ridgeline). Due to the maximum 7.7m height and siting of the dwelling, the application is not consistent with the requirements of all restrictions listed on title.

Further points of consideration are made to the prominence of the building being located entirely outside of the building envelope, which poses has the potential to result in unreasonable impact to the landscape and environmental qualities of the site, resulting in the dwelling being inconsistent with the local neighbourhood character.

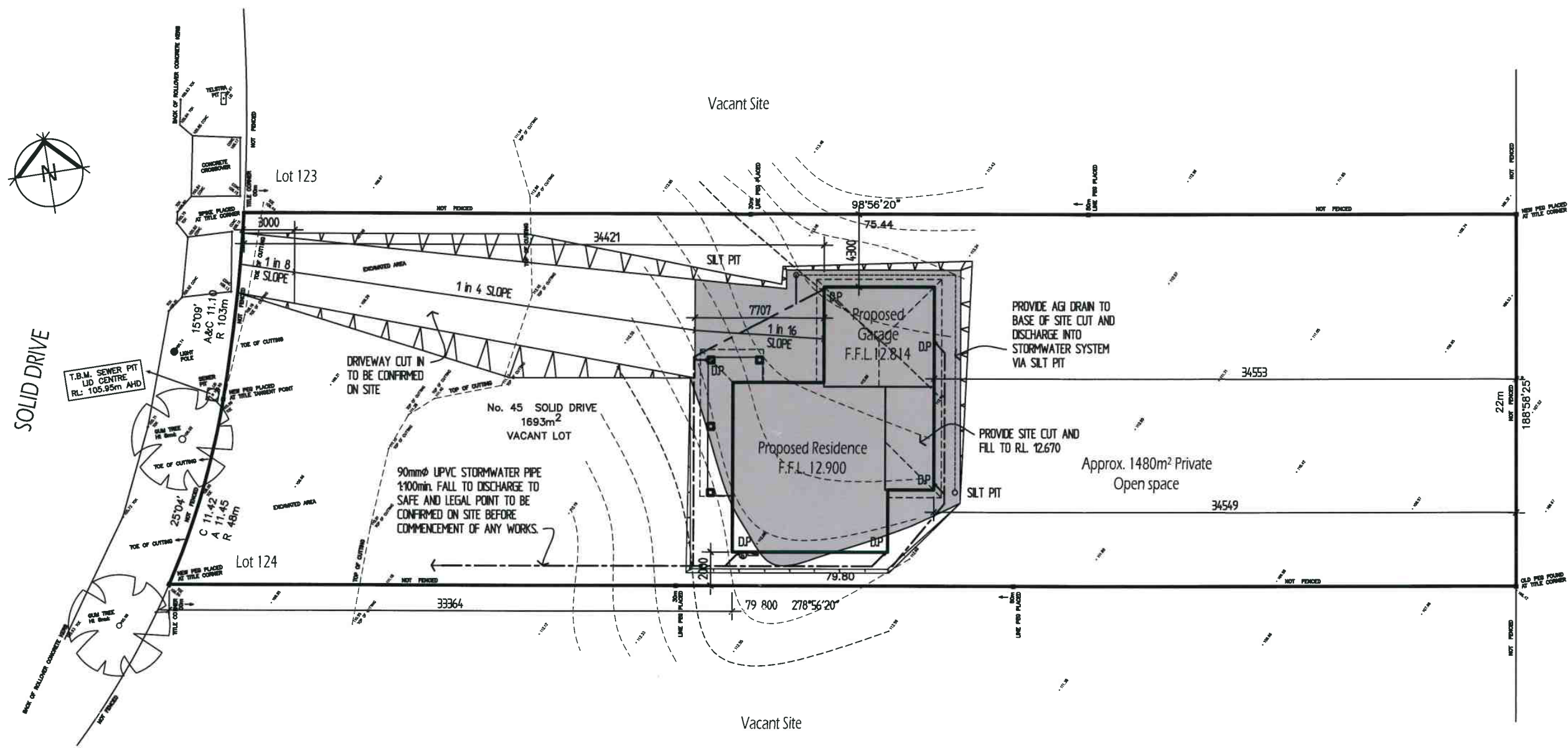
It is considered that the application, as discussed above does not comply with the relevant planning policies or the purpose and decision guidelines of the zone that apply to the site. The development is expected to impact the residential amenity of the area and have a negative effect on the landscape of the site and Pakenham North Ridge that the ESO4 seeks to protect. As such it is considered that the application has not given appropriate regard to the decision guidelines and should be entertained for refusal.

Conclusion

It is recommended that a Planning Permit be refused for the development of land for a dwelling and associated buildings and works. The proposal is inconsistent with the planning controls affecting the land, inconsistent with the requirements of the ESO4 and will have a significant impact on the neighbourhood and landscape qualities of the site.

The overwhelming inconsistencies with the proposal and dwellings in the local area, along with it being non-compliant with registered restrictions, results in the application being recommended for refusal on the grounds outlined in the recommendation section of this report.





SCALE 1:250

Van Damme DESIGN
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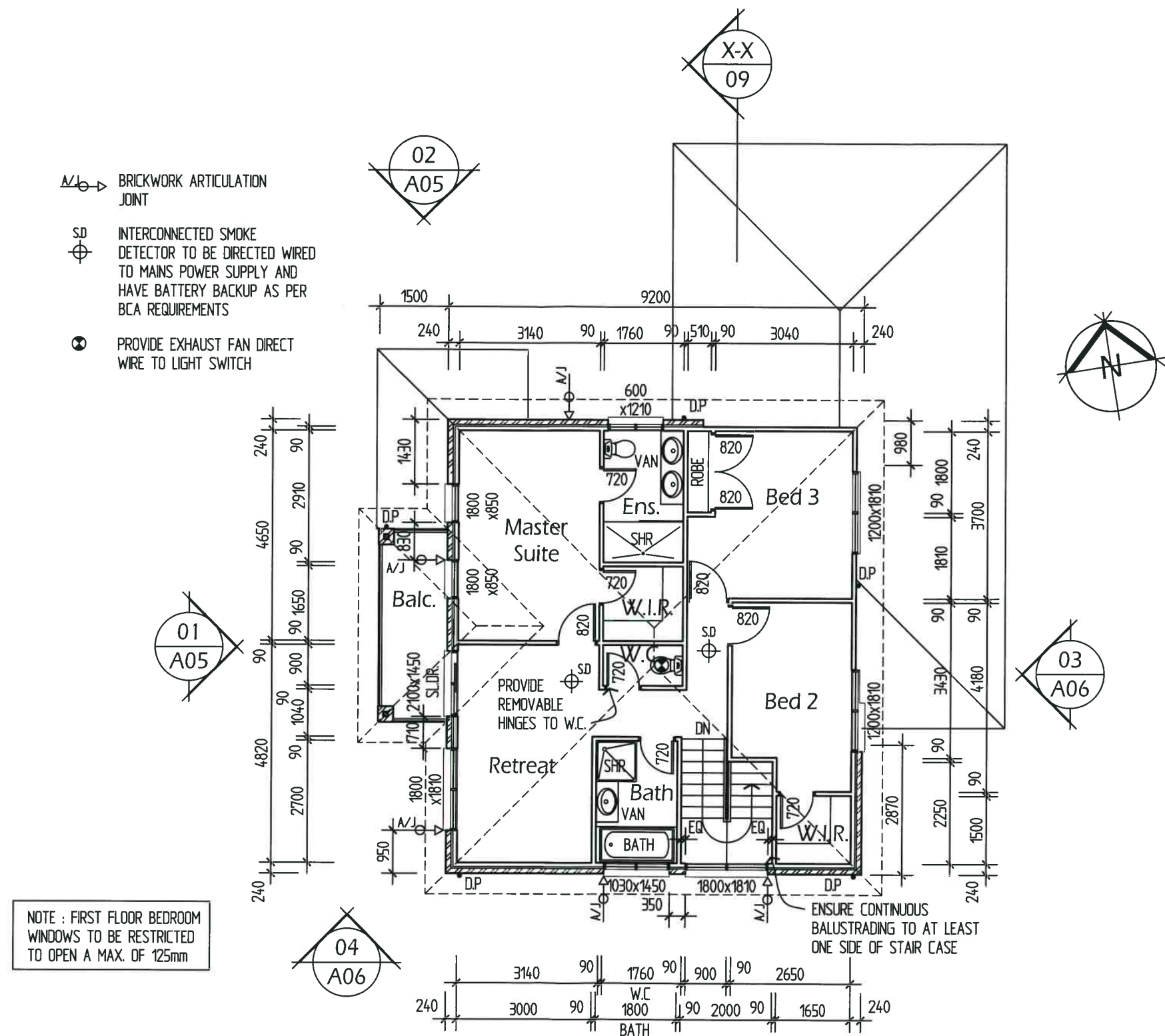
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site address :	LOT 124 SOLID DRIVE PAKENHAM

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		sheet :	2 of 11







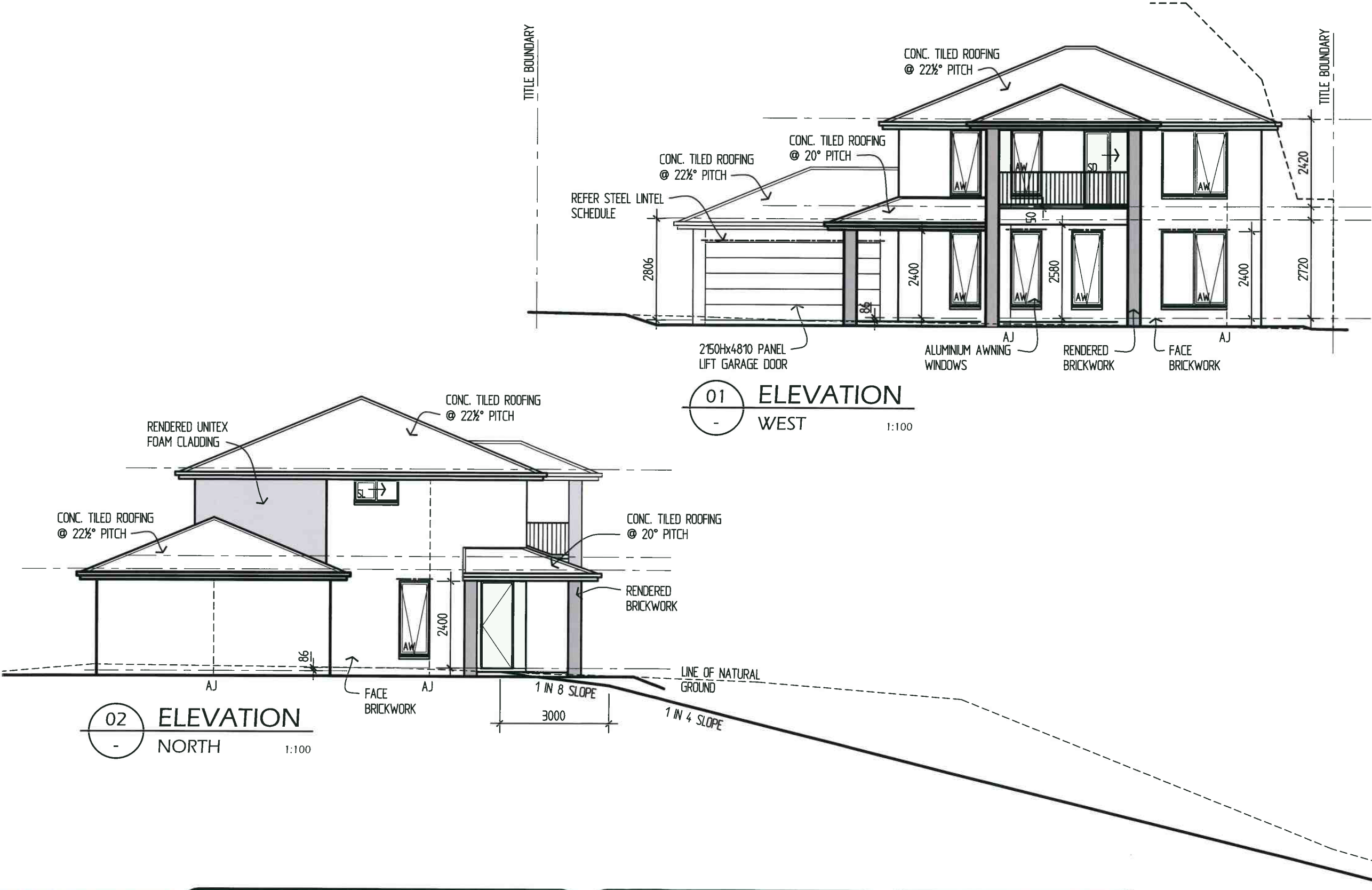
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client : [REDACTED]
site address : LOT 124 SOLID DRIVE
PAKENHAM

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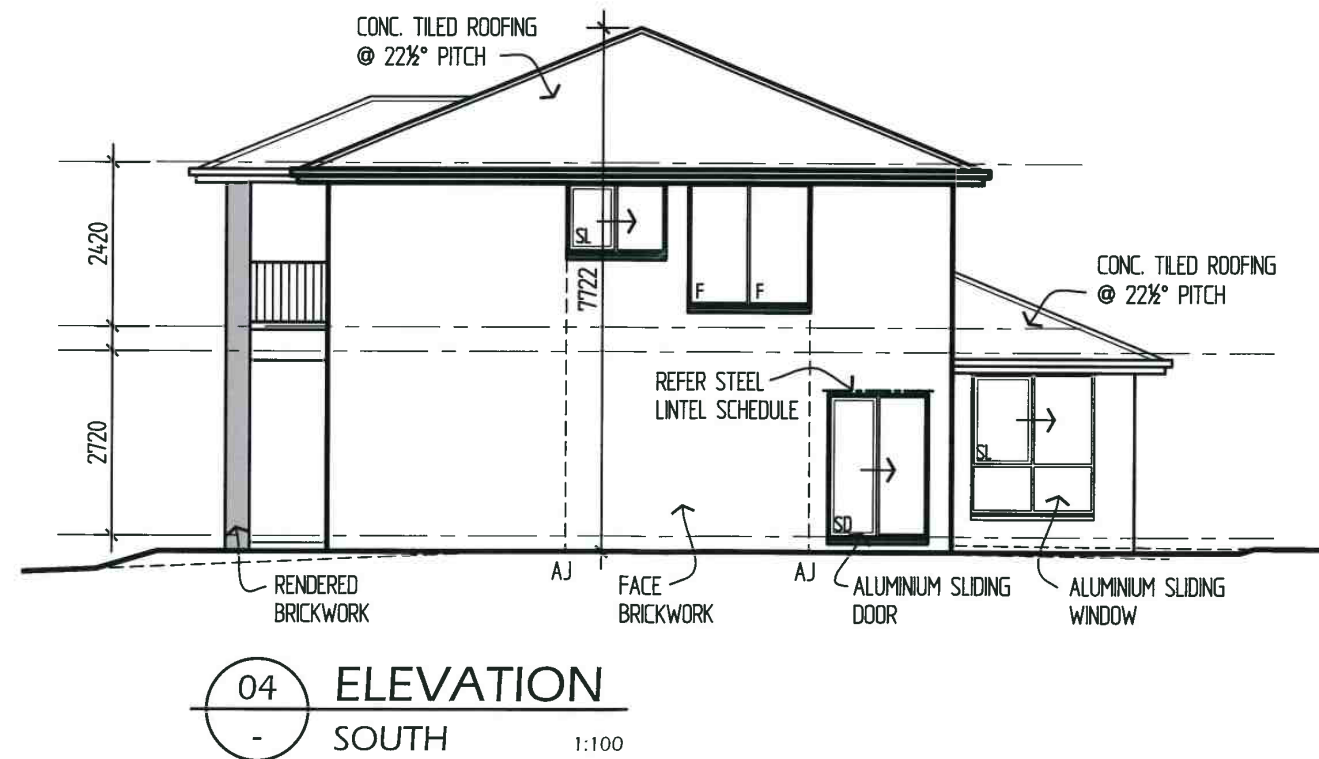
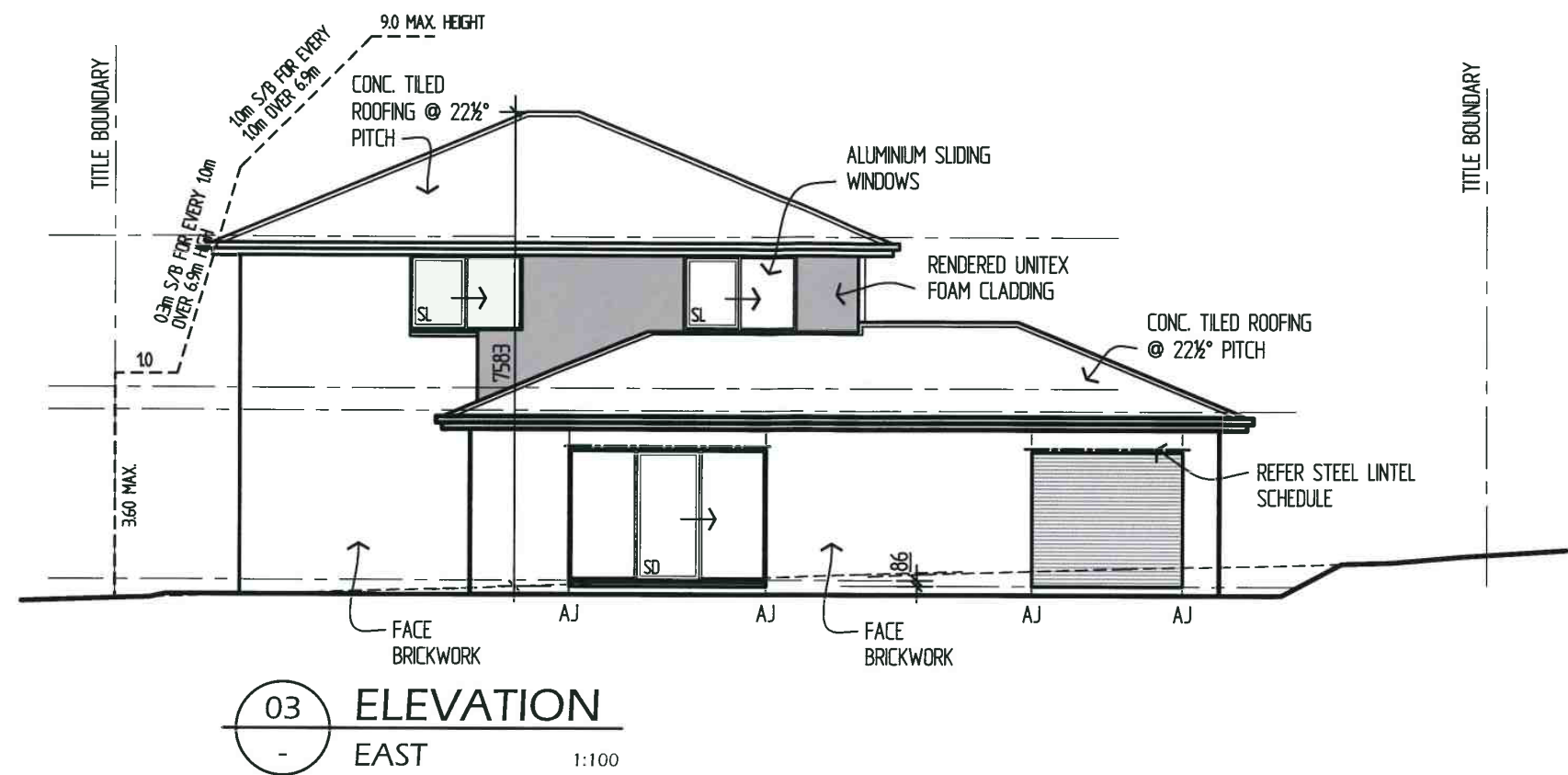
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site address : LOT 124 SOLID DRIVE
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drawing title : **ELEVATIONS_1**
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Lower Floor lintels - Based on 3000mm of veneer over

Span (up to)	Size	Angle
1200mm	75x100x8	MS angle
2100mm	100x100x8	MS angle
3000mm	150x100x10	MS angle

First Dimension Vertical, 120mm min.
end bearing to lintels

Upper Floor lintels - Based on 500mm of veneer over

Span (up to)	Size	Angle
1200mm	75x75x8	MS angle
2100mm	75x100x8	MS angle
3000mm	100x100x8	MS angle

Garage Lintels - Based on 500mm of veneer over

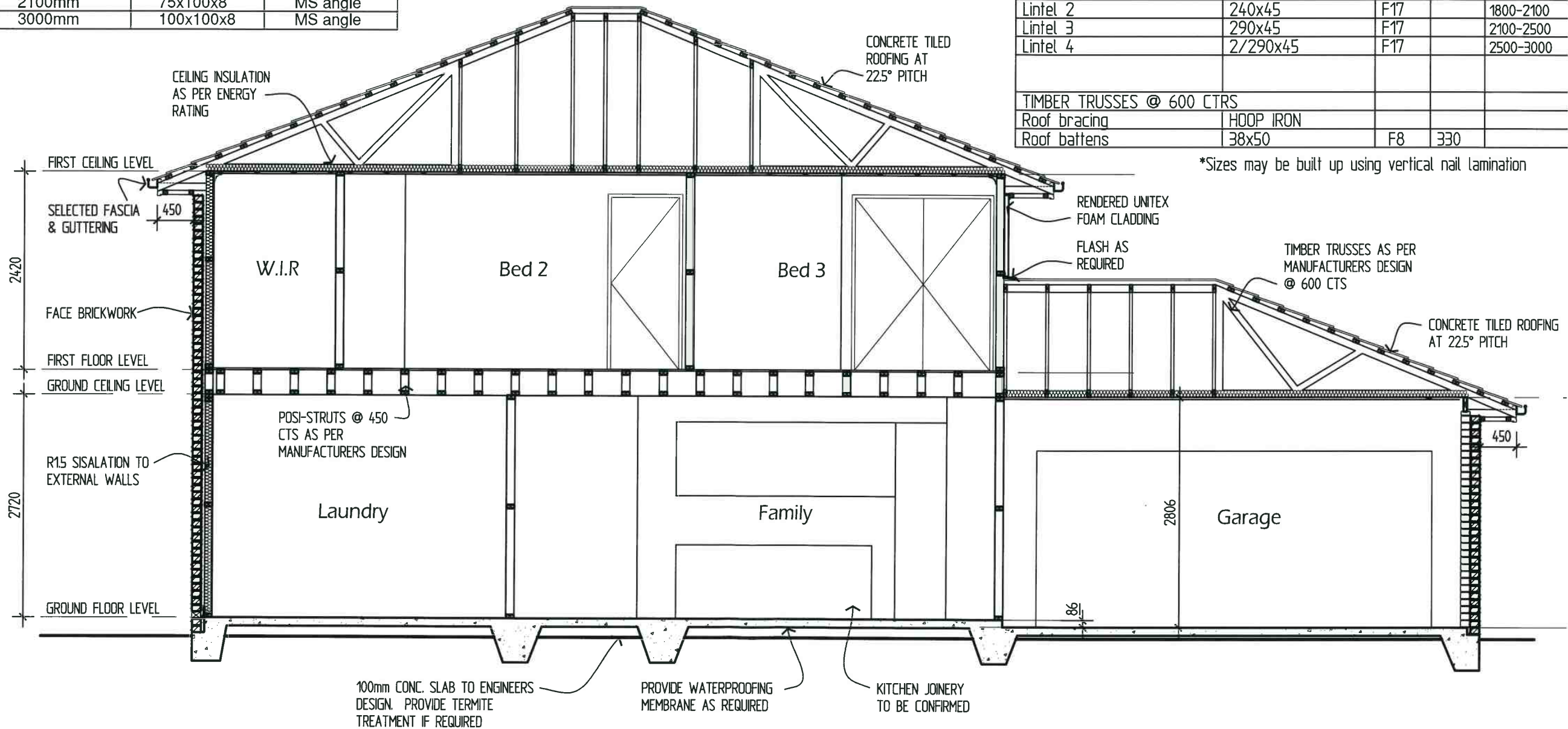
Size (MM)					Span (up to)
A	B	C	D		
250	12	200	10		
200	10	200	10		4800mm
					2400mm

*First dimension vertical, 120mm min. end bearing lintels

TIMBER FRAMING SCHEDULE RLW: 5800

MEMBER	SIZE		CTRS	SPAN
CONC. SLAB & TIMBER SUB-FLOOR AS TO ENGINEERS SPEC'S				
External Btm. plate	90x45	MGP10		
External Top plate	2/90x45	MGP10		
Studs	90x35	MGP10	450	
Internal Top & Btm. plate	90x35	MGP10		
Jamb studs 1	2/90x45	MGP10	1100	
Jamb studs 2	3/90x45	F17	1900	
Jamb studs 3	3/90x45	F17	3400	
Wall bracing	PLYBOARD			
Noggings	70x35	Merch.	1350	
Lintel 1	190x45	F17		1000-1500
Lintel 2	240x45	F17		1800-2100
Lintel 3	290x45	F17		2100-2500
Lintel 4	2/290x45	F17		2500-3000
TIMBER TRUSSES @ 600 CTRS				
Roof bracing	HOOP IRON			
Roof battens	38x50	F8	330	

*Sizes may be built up using vertical nail lamination





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client: [REDACTED]

site address: LOT 124 SOLID DRIVE
PAKENHAM

drawing title: SECTION

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drawn: WVD checked:

date: 5-7-21 scale: 1:50 Revision: E

job no.: 21010 sheet: 9 of 11

