

5 Ordinary Business

5.1 T220166 PA - 8 Souter Street, Beaconsfield VIC 3807 - Construction of Five Dwellings on a Lot

Responsible GM: Lili Rosic
Author: Benjamin Jones

Recommendation(s)

That Council having caused notice of Planning Application No. T220166 to be given under Section 52 of the *Planning and Environment Act 1987* and having considered all the matters required under Section 60 of the *Planning and Environment Act 1987* decides to Issue a Notice of Decision to Grant a Permit in respect of the land known and described as L7 LP58426 V8463 F158, 8 Souter Street Beaconsfield VIC 3807, for the Construction of Five (5) Dwellings on a Lot, generally in accordance with the endorsed plans, 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 three copies must be provided. The plans must be generally in accordance with the plans submitted with the application, but modified to show:
 - a) The existing 'No Stopping Sign' conflicting with the proposed crossover, to be relocated to the north of the proposed crossover, ensuring the sign pole has a clearance of 1 m to the proposed crossover.
 - b) Details of proposed screening to of first floor habitable windows in accordance with Clause 55.04-6 (Standard B22) of the Cardinia Planning Scheme.
 - c) Demonstrated compliance with Clause 55.04-5 (Standard B21 – Overshadowing open space) of the Cardinia Planning Scheme.
2. The layout of the buildings and works, as shown on the endorsed 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.
4. Before the development starts a fee of \$415.00 per tree must be paid to the Responsible Authority for the replacement of the existing street tree/s nominated to be removed for the development. Replacement will be undertaken by Council contractors within the streetscape in the next planting season.
5. 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.
6. 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 plans must be replaced.
7. The exterior colour and cladding of the development must not result in any adverse visual impact on the environment of the area and all external cladding and trim of the development must be of a non-reflective nature in accordance with the endorsed plans.

8. 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.
9. 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.
10. All pipes, fixtures, fittings and vents servicing any building on the subject land must be concealed in service ducts or otherwise hidden from view to the satisfaction of the Responsible Authority.

Engineering

11. 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.
12. Stormwater works must be provided on the subject land so as to prevent overflows onto adjacent properties.
13. Stormwater must not be discharged from the subject land other than by means of an underground pipe drain discharged to an outlet in the street or to an underground pipe drain to the satisfaction of the Responsible Authority.
14. All wastewater must be discharged into the reticulated sewerage system to the satisfaction of the responsible authority.
15. 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.
16. 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.
17. 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.
18. Before the development is occupied a residential standard concrete vehicle crossing/s as shown on the approved plans must be constructed to the approval and satisfaction of the Responsible Authority.
19. The proposed crossover is to be in accordance with Standard Drawing EDCM 501 (from the Engineering Design and Construction Manual).

Expiry:

20. 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:

- i. A 'Vehicle Crossing Permit' must be obtained from Council prior to the commencement of any works associated with the proposed vehicle crossing.
- ii. Council recommends that prior to activating this permit, a registered building surveyor be contacted to ensure the development (including boundary fencing) complies with the Building Act and Building Regulations.
- iii. This permit has been assessed against Clause 55 of the Cardinia Planning Scheme.

Attachments

1. T220166 PA - Locality Map [5.1.1 - 1 page]
2. T220166 PA - Development Plans [5.1.2 - 12 pages]
3. T220166 PA - Clause 55 Assessment [5.1.3 - 11 pages]
4. CONFIDENTIAL REDACTED - T220166 PA - Objections [Confidential] [5.1.4 - 9 pages]

Executive Summary

APPLICATION NO.:	T220166
APPLICANT:	Simon Inglefinger (Newground Pty Ltd)
LAND:	L7 LP58426 V8463 F158, 8 Souter Street Beaconsfield VIC 3807
PROPOSAL:	Construction of Five (5) Dwellings on a Lot
PLANNING CONTROLS:	General Residential Zone – Schedule 1
NOTIFICATION & OBJECTIONS:	Pursuant to Section 52 of the <i>Planning and Environment Act 1987</i> , the application was advertised by the placing of signs on site and sending notices in the mail to nearby property owners. Five (5) objections were received.
KEY PLANNING CONSIDERATIONS:	Urban Design Streetscape Character Amenity Car Parking Traffic
RECOMMENDATION:	That Council Issue a Notice of Decision to Grant a Planning Permit, subject to the conditions within this report.

Background

There is no previous planning permit history for the site.

Subject Site



Figure 1: Aerial view of subject site (NearMap Feb, 2023)

The subject site, is located on the eastern side of Souter Street, Beaconsfield and is approximately 300m north-east from the Beaconsfield Train Station. The parcel is irregular in shape (due to the reserve located along the sites southern boundary), has a frontage to Souter Street of 22.76m and a total area of 1777sqm.

The site is flat in nature and currently vacant of all buildings and vegetation, with demolition occurring between September and December 2022. Vehicular access to site is provided via an existing crossover located centrally along the site's western frontage with Souter Street. A 2.44m wide drainage easement is also located along the length of the sites rear (eastern) boundary.

Given the site's location within a well-established residential context, the surrounding properties are all primarily residential properties with a variety of densities, ranging from single dwellings on a lot to those which contain multiple dwellings on a lot (with examples of these including No(s) 7-9, 11-13, 15 & 27-33 Beaconsfield Parade, No(s) 29 & 44 Railway Avenue, No(s) 6, 12 & 27-29 Souter Steet & No(s) 7, 9, 12-14 & 13 Goff Street).

Lots directly adjoining the subject site are described as follows:

- North: To the north of the subject site is No. 6 Souter Street, which contains two single storey dwellings with a shared vehicular accessway directly adjoining the subject site, along the property's southern boundary.
- East: To the east of the subject site is No(s) 11, 13, 13A & 15 Goff Street. No(s) 11 & 15 Goff Street each contain single storey dwellings that are well setback from the

shared boundary with the subject site whilst No. 13 & 13A Goff Street contain two single storey dwellings in a tandem arrangement.

- South: To the south of the subject site is vacant land which is shown as a 'reserve' on plan of subdivision.
- West: To the west of the subject site is Souter Street, a residential street that connects into Beaconsfield Avenue to its south.

Proposal

Approval is sought for the construction of five (5) double storey dwellings on the lot.

The dwellings are to be arranged to provide for two dwellings each along the site's side (northern and southern) boundaries and one dwelling along the site's rear (eastern) boundary with vehicular access to be provided via the site's existing crossover to Unit 2, 3, 4 & 5 and via a proposed crossover located along the sites north-westernmost boundary to Unit 1.

Each dwelling is to contain four bedrooms (one at ground floor and three at first floor), open plan living area (meals, kitchen, living) at ground floor and a double width garage. Areas of secluded private open space are also located at ground levels of each dwelling and are directly accessible from each dwellings open plan living area.

A minimum front building setback to Souter Street is proposed at 6.2 metres and side and rear built form setbacks are confirmed as being 1.7m to northern boundary, 2.45m to the eastern boundary and 1.6m to the southern boundary.

The dwellings have been designed in a continuous form with a double storey building height and modern modular form. The dwellings provide for a flat roof form at lower levels and modern pitched roof form at upper levels. External materials are proposed to be light grey brick façade at ground floor level with charcoal vertical cladding inclusive of grey tile cladding at upper levels and grey steel sheet roofing.

The overall development provides for a site coverage of 46.1%, permeability of 37.6% and total garden area of 38.5%.

A landscape plan has also been provided as part of the proposal, showing landscaping in all open areas of site and the provision of nine (9) canopy trees of native and indigenous species along with multiple shrubs and ground cover.

*It is noted that a Section 57A Amendment was received by Council on 01 February 2023, which sought to undertake minor amendments to the internal vehicular accessway layout servicing Unit 2, 3, 4 & 5 and no other amendments were made to proposed building design and layout.

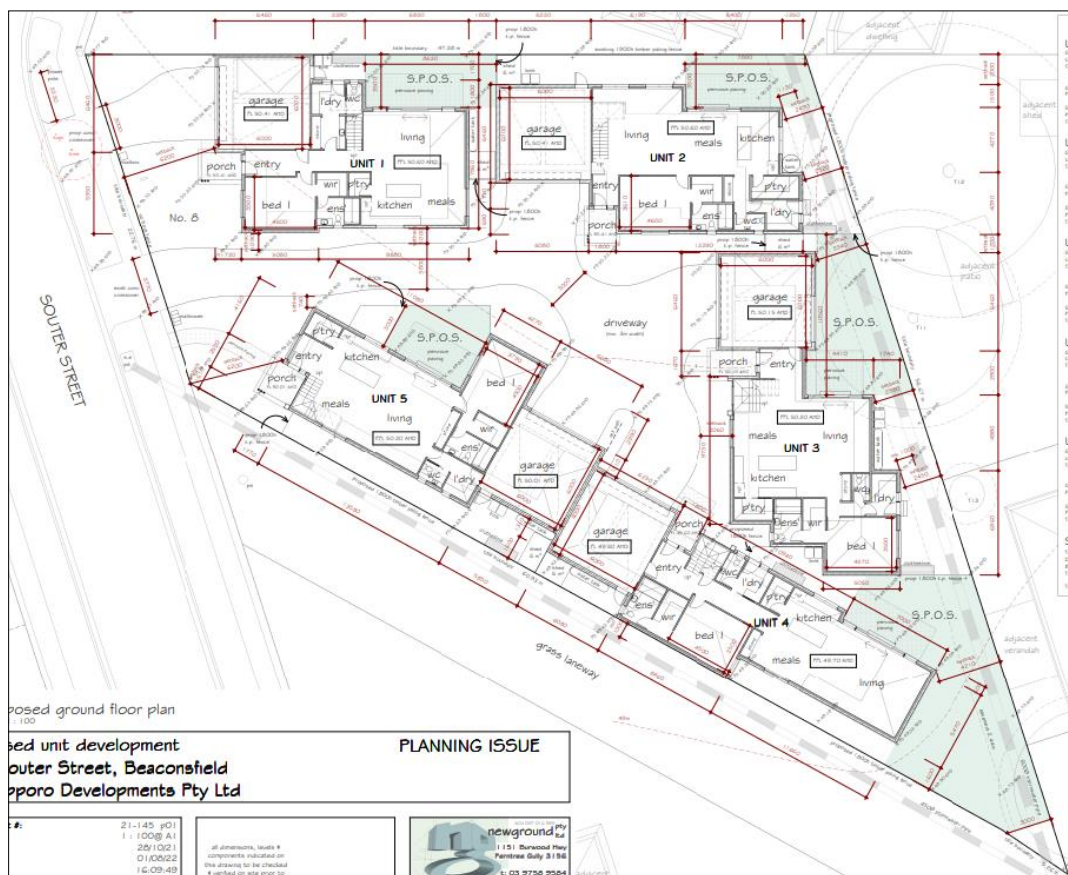


Figure 2: Proposed Ground Floor Plan

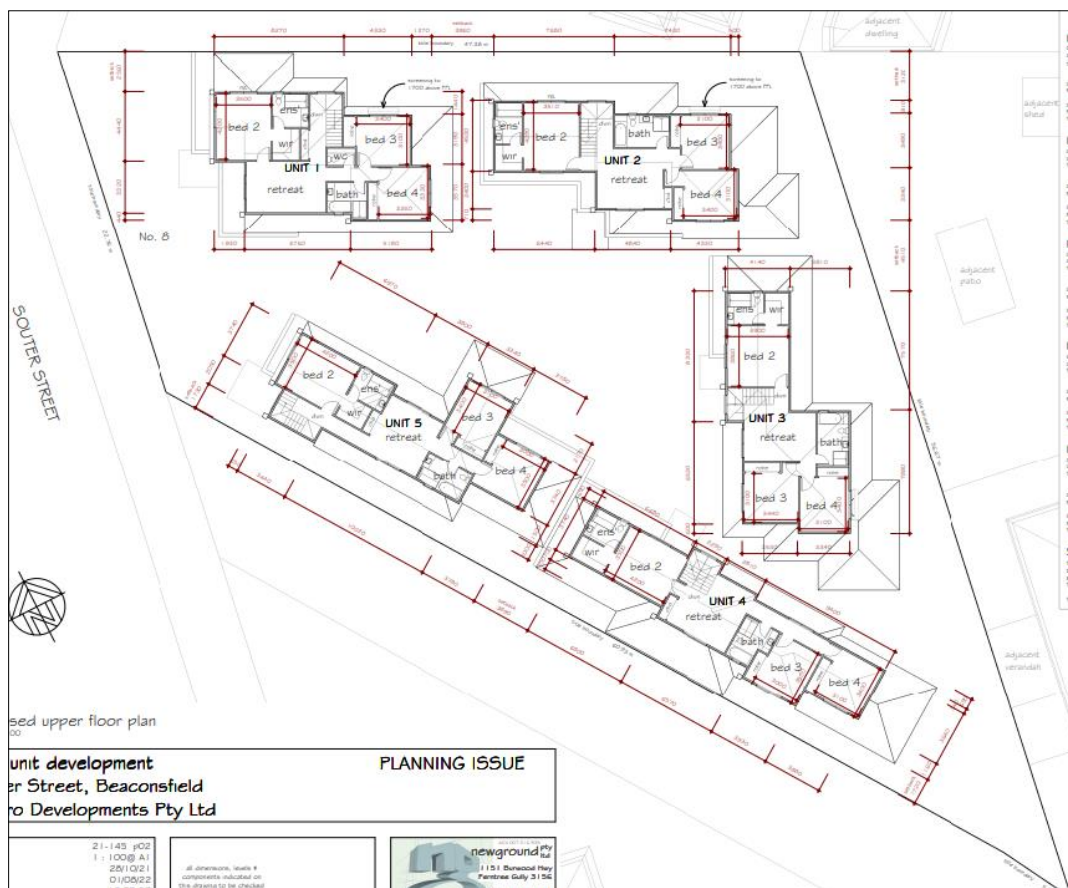


Figure 3: Proposed First Floor Plan



Figure 4: Street View of Proposed Dwellings (North Orientation)



Figure 5: Street View of the Proposed Dwellings (South Orientation)

Planning Scheme Provisions

Zone

The land is subject to the following zone:

- General Residential Zone – Schedule 1.

Overlays

The land is not subject to any overlays.

Planning Policy Framework (PPF)

The relevant clauses of the PPF are:

- Clause 11.01-1S – Settlement
- Clause 11.02-1S – Supply of Urban Land
- Clause 15.01-1S – Urban Design
- Clause 15.01-2S – Building Design

- Clause 15.01-5S – Neighbourhood Character
- Clause 16.01-1S – Housing Supply
- Clause 16.01-2S – Housing Affordability

Local Planning Policy Framework (PPF)

The relevant clauses of the PPF are:

- Clause 21.01 – Cardinia Shire Key Issues and Strategic Vision
- Clause 21.03-1 – Housing
- Clause 21.03-2 – Urban Established Area – Beaconsfield and Pakenham
- Clause 21.06-1 – Urban Design

Relevant Particular/General Provisions and Relevant Incorporated or Reference Documents

The relevant clauses of the PPF are:

- Clause 52.06 – Car Parking
- Clause 55 – Two or More Dwellings on a Lot and Residential Buildings
- Clause 65 – Decision Guidelines
- Clause 66 – Referral and Notice Provisions

Planning Permit Triggers

The proposal for construction of five (5) double storey dwellings on the lot, triggers the need for a planning permit under the following provisions of the Cardinia Planning Scheme:

- Pursuant to Clause 32.08 – 6 (*General Residential Zone – Construction and Extension of Two or More Dwellings on a Lot*); a 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 and nearby land; and
- Placing a sign on site.

The notification has been carried out correctly, with a statutory declaration submitted to Council on 09 March 2023.

Council has received five (5) objections to date.

The key issues that were raised in the objections are summarised below:

- Overdevelopment of Site (Inappropriate Density);
- Consistency with Neighbourhood Character;
- Overlooking Impacts;
- Overshadowing Impacts;
- Provision of Car Parking;
- Increase in Traffic Congestion and Impacts on Local Road Network; and

- Noise Impacts Associated with Construction

A response to the concerns raised above is provided within relevant sections of the assessment provided below.

*It is noted that a Section 57A Amendment was received by Council on 01 February 2023, which sought to undertake minor amendments to the internal vehicular accessway layout servicing Unit 2, 3, 4 & 5 and no other amendments were made to proposed building design and layout. As such these amendments were not advertised as they did not result in any increase in detriment to any adjoining properties as no amendments were made to proposed building design and layout or interfaces to any adjoining properties.

Referrals

External Referrals/Notices:

The application was not required to be referred to any relevant referral authority pursuant to Clause 66 of the Cardinia Planning Scheme.

Internal Referrals:

Internal Department	
Traffic & Transport Services	Supported; subject to conditions.
Development Infrastructure Services	Supported; subject to conditions.
Waste Management Services	Supported.
Parks & Gardens	Supported; subject to conditions.

Discussion

The key issues relating to the proposal include:

- The Planning Policy Framework and Local Planning Policy Framework;
- The General Residential Zone that applies to the site;
- Response to neighbourhood character;
- Response to the objectives and standards of Clause 55; and
- Consideration of reasons for objection.

Planning Policy Framework

A number of state and local policies are relevant to this application that aim to ensure dwelling design achieves attractive and diverse neighbourhoods, and to encourage a diversity in housing close to activity centres and public infrastructure, to meet the needs of future and existing residents. Relevant Clauses include:

- Clause 15.01-2S (Building Design) seeks to achieve building design outcomes that contribute positively to the local context and enhance the public realm.
- Clause 15.01-5S (Neighbourhood Character) seeks to recognise, support and protect neighbourhood character, cultural identity, and sense of place.

- Clause 15.02-1S (Energy and resource efficiency) seeks to encourage land use and development that is energy and resource efficient, supports a cooler environment and minimises greenhouse gas emissions.
- Clause 16.01-1S (Housing supply) seeks to facilitate well-located, integrated and diverse housing that meets community needs.
- Clause 16.01-2S (Housing affordability) seeks to deliver more affordable housing closer to jobs, transport and services.
- Clause 21.03-1 (Housing) provides local context to Clause 16, with an objective to encourage diversity in housing to meet the needs of existing and future residents.
- Clause 21.03-2 (Urban Established areas – Beaconsfield and Pakenham) seeks to create a functional, attractive, safe and sustainable urban environment for the existing and future community of the Urban Established Area.
- Clause 21.06-1 (Urban Design) seeks 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.

The proposal is compatible with the existing and emerging residential character of the area and is not expected to have any negative impacts on the surrounding residences or other uses due to the considered design response.

The dwellings are relatively contemporary and modern in design, however, provides recessive elements and a pitched roof which seek to respond to the characteristics of the area and soften any offsite amenity impacts. Further, appropriate side and rear setbacks are provided to ensure each dwelling is has appropriate open space and garden areas. The built form is appropriate noting the proposed site coverage and permeable surfaces meeting the required numerical figures. Further to this, landscaping is provided to to provide for shade from canopy trees and to soften the built form.

As such, it is considered that the proposal adequately responds to the above and complements the existing and emerging development pattern of this street and the surrounding area. It is noted that multi-unit development is common within the surrounding area, and double storey built form is increasingly noted within area. Whilst not a common trait, the double-storey built form is also considered appropriate as the design ensures no overlooking and limited overshadowing, ensuring that no unreasonable offsite amenity impacts will occur. Further, the recessive elements of the upper storey assist in reducing any perceived bulk and massing.

General Residential Zone

The purpose of the General Residential Zone includes support for development that respects the neighbourhood character of the area whilst also providing for a diversity of housing types and housing growth in locations offering good access to services and transport.

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

The decision guidelines of this zone cover several matters, such as the purpose of the zone, the pattern of subdivision and its effect on the spacing of buildings, and the objectives, standards and decision guidelines of Clause 55.

The proposed development provides for a diversity of housing types within an establishing residential area, with close proximity to the Beaconsfield Railway Station and Town Centre. It

also respects the existing and emerging residential character of the area and is consistent and complies with the relevant purposes and decision guidelines of the General Residential Zone.

The surrounding area generally consists of a residential development pattern of single dwellings within the immediate surrounds, however multi-unit developments and dual occupancies are not uncommon.

In addition to the above, Planning Scheme Amendment VC110 introduced the mandatory garden area requirement and mandatory height limits in the General Residential Zone – Schedule 1. As the site is over 650sqm, it is a mandatory requirement that there be 35 percent garden area provided across the lot (Clause 32.08-4). The development provides 39.2% garden area across the site and therefore complies with this mandatory requirement for lots of its size. The height of the dwellings also comply with the mandatory height requirement (Clause 32.08-9) under the GRZ1 as the proposed dwellings are double storey in height and therefore do not exceed 11m in height or three storeys.

Clause 55

A Clause 55 assessment can be found within the attachments, highlighting compliance with the relevant objectives and standards.

Response to Character

The proposal seeks approval for the construction of five (5) double storey dwellings on a lot and both state and local planning policy require an appropriate response to the existing and/or preferred future character of the area.

Whilst the predominant built form of the surrounding area is single detached dwellings, a number of multi-unit developments are noted. Several examples of subdivision/multi-unit development have been highlighted within the locational assessment of this report. These examples identify the site is well located to services associated with the Beaconsfield Town Centre and Railway Station. It is therefore deemed that this site is an appropriate opportunity for infill development.

The proposal responds to other key characteristics appropriately by providing a conventional roof pitch that meets the predominant streetscape pattern, as well as appropriate front and side setbacks that will allow for landscaping opportunities that will both soften the built form as well as provide canopy planting which is a key preferred neighbourhood characteristic.

The upper floor provides recessive elements and varied setbacks to provide visual interest – also a preferred neighbourhood characteristic. Finally, materials and finishes are relatively modern and contemporary in nature, further illustrating several preferred neighbourhood characteristic elements the proposal appropriately provides.

Clause 52.06 Car Parking

Pursuant to Clause 52.06-5 the number of car parking spaces required under Table 1 (Rate Column B), is two (2) to each three or more bedroom dwelling*.

The proposed development provides for a total of two (2) car parking spaces to each unit, to be located within each unit's respective garage and therefore complies with the requirements of Clause 52.06-5.

In addition to the above, the application has also been referred to Councils Traffic & Transport Services Department who have reviewed the proposal and raised no concerns with the proposals impact on local road network and ultimately provided a recommendation of support, subject to conditions relating to the construction of the proposed crossover and relocation of existing street signage.

**Note: The proposal does not trigger the need for the provision of visitor car parking as it is located within the Principal Public Transport Network Area as shown on the Principal Public Transport Network Areas Maps (State Government of Victoria, August 2018).*

Objection

The key issues that were raised in the five (5) objections received against the application are summarised below:

- Overdevelopment of Site (Inappropriate Density);
- Consistency with Neighbourhood Character;
- Overlooking Impacts;
- Overshadowing Impacts;
- Provision of Car Parking;
- Increase in Traffic Congestion and Impacts on Local Road Network; and
- Noise Impacts Associated with Construction

A response to the issues raised within objections is provided below:

- Neighbourhood character and density has been assessed and considered within earlier sections of the report, concluding that the proposal appropriately responds to the preferred future character of the area.
- Overlooking matters have been assessed as part of the Clause 55 assessment of the proposal, concluding that the relevant standards and objectives of Clause 55 are met.
- The proposal does not require a car parking dispensation pursuant to Clause 52.06, and it has been determined that car parking and access arrangements compliant with requirements. Further to this, the application has also been referred to Councils Traffic & Transport Services Department who have raised no concern with the proposals impact on the local road network.
- 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.

Clause 65 Decision Guidelines

The application has been assessed against Clause 65 – Decision Guidelines. It is considered that the application, as discussed above complies with the relevant state and local policies and

the purpose of the zone and overlays that apply to the site. On balance, the proposal will provide

an appropriate increase in residential density without unreasonably compromising amenity in the surrounding residential area.

As such it is considered that the application has appropriate regard to the decision guidelines and should be supported.

Conclusion

The subject site is well located to several services and public infrastructure and is well suited to appropriate development and increase in residential densities. The proposed development is considered consistent with both the relevant State and Local Planning Policy Framework, the purpose of the General Residential Zone – Schedule 1 and relevant Particular Provisions of the Cardinia Planning Scheme. It is therefore recommended that a Notice of Decision to Grant a Planning Permit be issued for the ‘Construction of Five (5) Dwellings on a Lot’, subject to conditions.

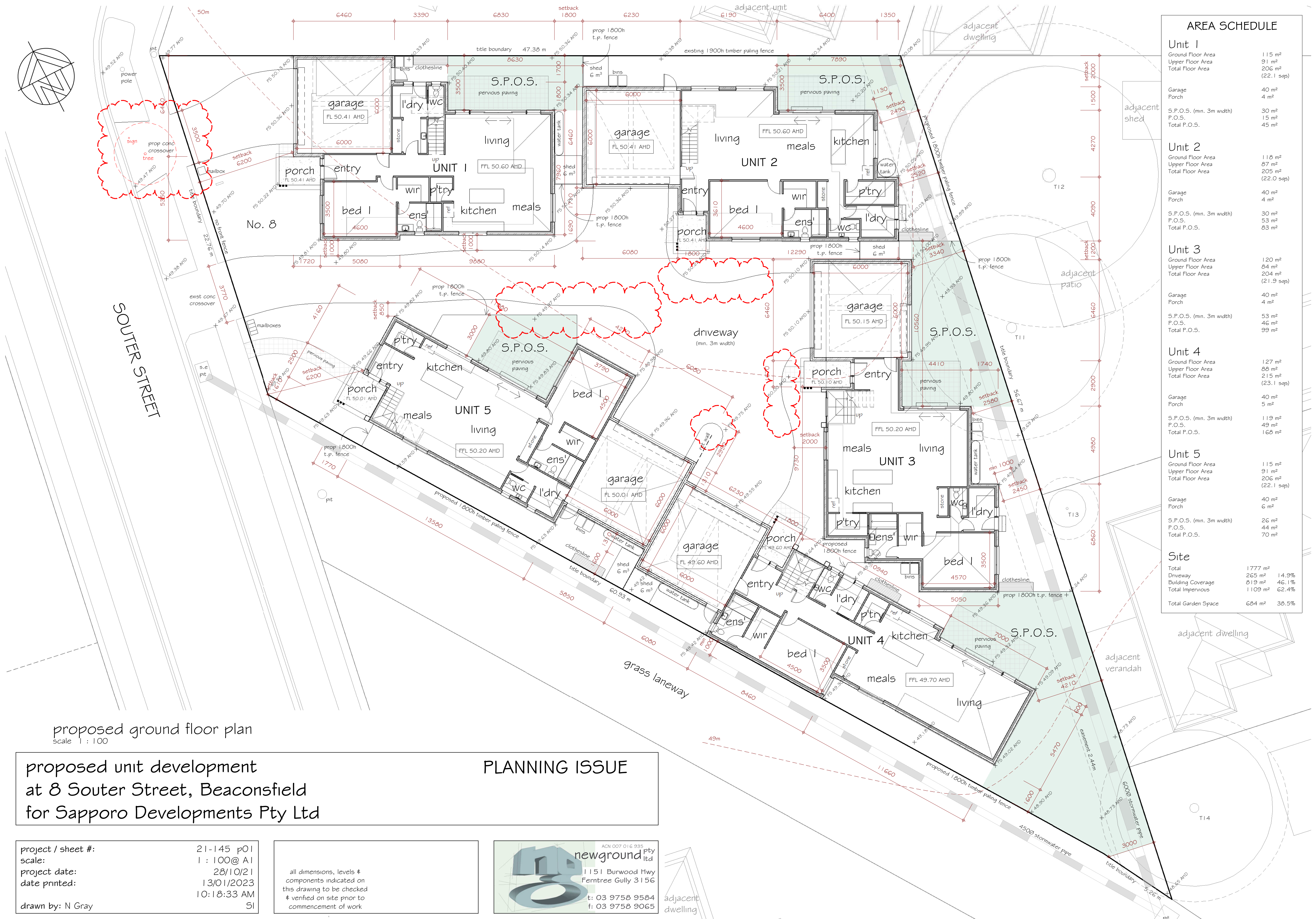


T220166 PA - Locality Map

Disclaimer: This content is provided "as is" without
warranty of any kind. 10-Mar-2023

[View map online](#)


1 : 2,000 at A4



proposed ground floor plan
scale 1 : 100

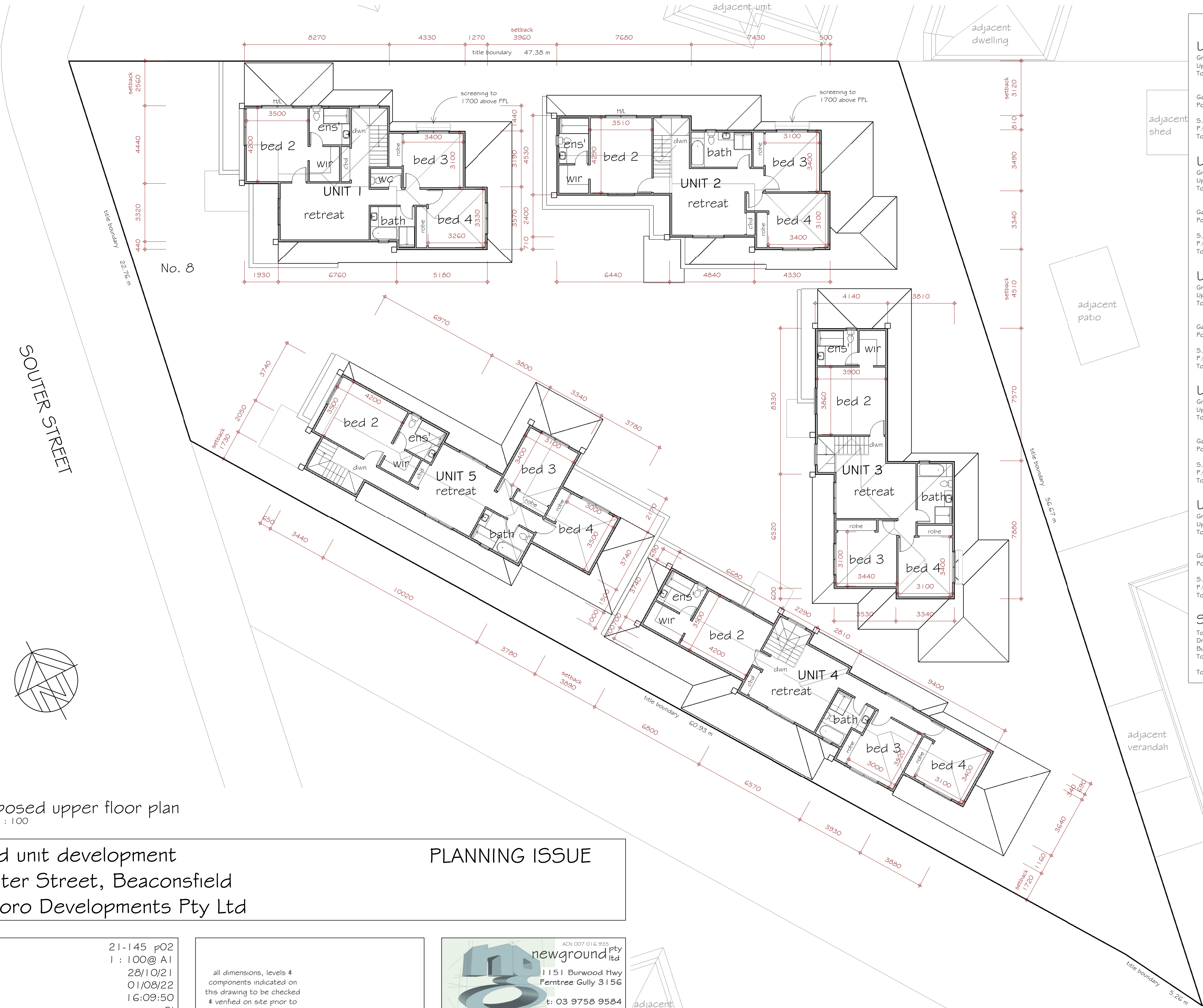
proposed unit development
at 8 Souter Street, Beaconsfield
for Sapporo Developments Pty Ltd

PLANNING ISSUE

project / sheet #:	21-145 p01
scale:	1 : 100@ A1
project date:	28/10/21
date printed:	13/01/2023
	10:18:33 AM
drawn by: N Gray	SL

all dimensions, levels &
components indicated on
this drawing to be checked
& verified on site prior to
commencement of work





AREA SCHEDULE		
Unit 1		
Ground Floor Area	115 m ²	
Upper Floor Area	91 m ²	
Total Floor Area	206 m ²	(22.1 sqs)
Garage	40 m ²	
Porch	4 m ²	
S.P.O.S. (min. 3m width)	30 m ²	
P.O.S.	15 m ²	
Total P.O.S.	45 m ²	
Unit 2		
Ground Floor Area	118 m ²	
Upper Floor Area	87 m ²	
Total Floor Area	205 m ²	(22.0 sqs)
Garage	40 m ²	
Porch	4 m ²	
S.P.O.S. (min. 3m width)	30 m ²	
P.O.S.	53 m ²	
Total P.O.S.	83 m ²	
Unit 3		
Ground Floor Area	120 m ²	
Upper Floor Area	84 m ²	
Total Floor Area	204 m ²	(21.9 sqs)
Garage	40 m ²	
Porch	4 m ²	
S.P.O.S. (min. 3m width)	53 m ²	
P.O.S.	46 m ²	
Total P.O.S.	99 m ²	
Unit 4		
Ground Floor Area	127 m ²	
Upper Floor Area	88 m ²	
Total Floor Area	215 m ²	(23.1 sqs)
Garage	40 m ²	
Porch	5 m ²	
S.P.O.S. (min. 3m width)	119 m ²	
P.O.S.	49 m ²	
Total P.O.S.	168 m ²	
Unit 5		
Ground Floor Area	115 m ²	
Upper Floor Area	91 m ²	
Total Floor Area	206 m ²	(22.1 sqs)
Garage	40 m ²	
Porch	6 m ²	
S.P.O.S. (min. 3m width)	26 m ²	
P.O.S.	44 m ²	
Total P.O.S.	70 m ²	
Site		
Total	1777 m ²	
Driveway	250 m ²	14.1%
Building Coverage	819 m ²	46.1%
Total Impervious	1092 m ²	61.5%
Total Garden Space	697 m ²	39.2%

proposed unit development
at 8 Souter Street, Beaconsfield
for Sapporo Developments Pty Ltd

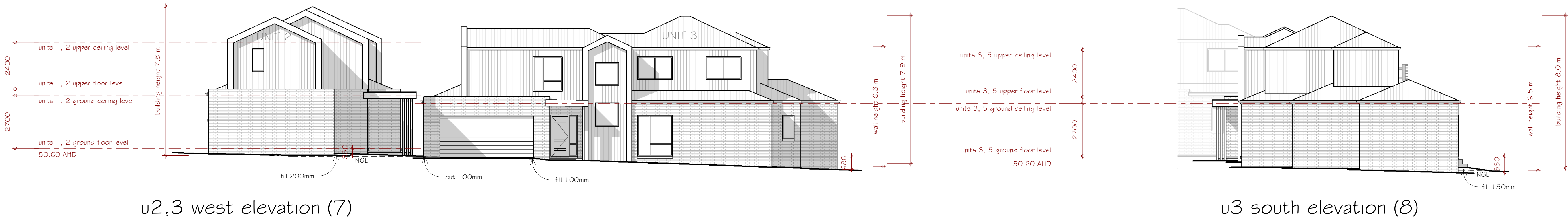
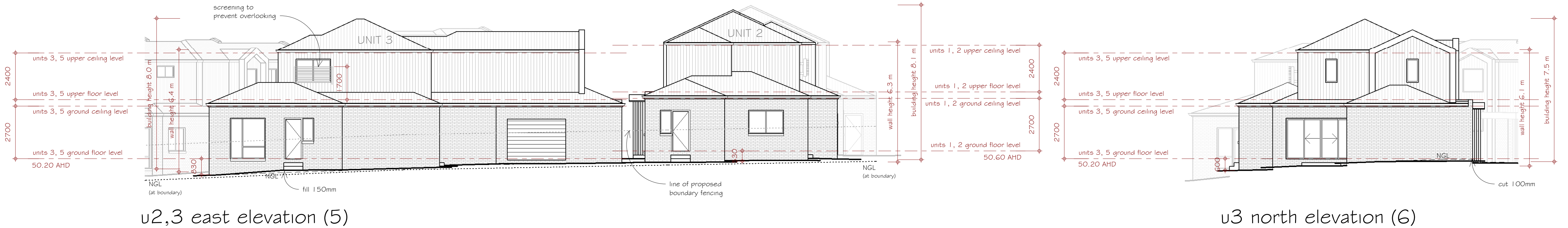
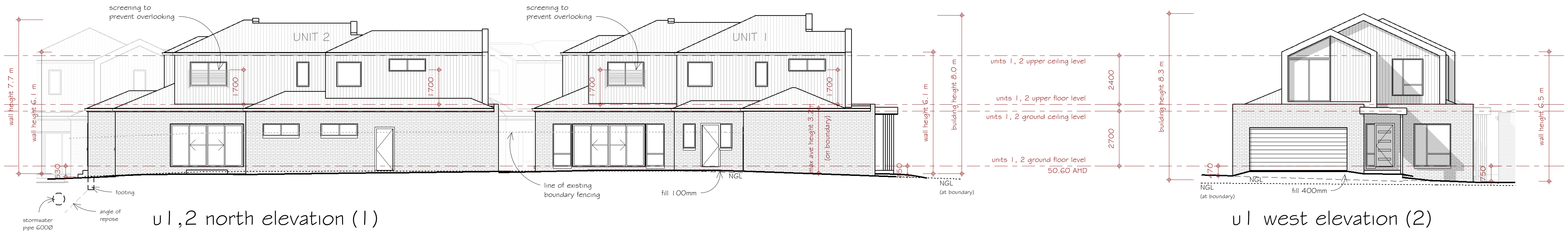
PLANNING ISSUE

project / sheet #: 21-145 p02
scale: 1 : 100@ A1
project date: 28/10/21
date printed: 01/08/22
16:09:50
drawn by: N Gray SI

all dimensions, levels &
components indicated on
this drawing to be checked
& verified on site prior to
commencement of work



newground pty ltd
1151 Burwood Hwy
Ferntree Gully 3156
t: 03 9758 9584
f: 03 9758 9065



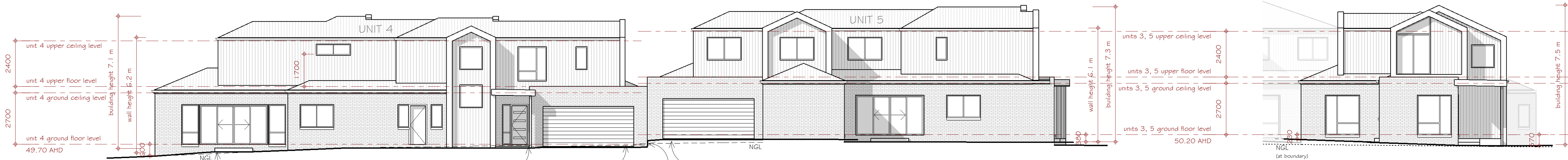
proposed unit development
at 8 Souter Street, Beaconsfield
for Sapporo Developments Pty Ltd

PLANNING ISSUE

project / sheet #: 21-145 p03
scale: 1 : 100@ A1
project date: 28/10/21
date printed: 01/08/22
16:13:27
drawn by: N Gray SI

all dimensions, levels &
components indicated on
this drawing to be checked
& verified on site prior to
commencement of work

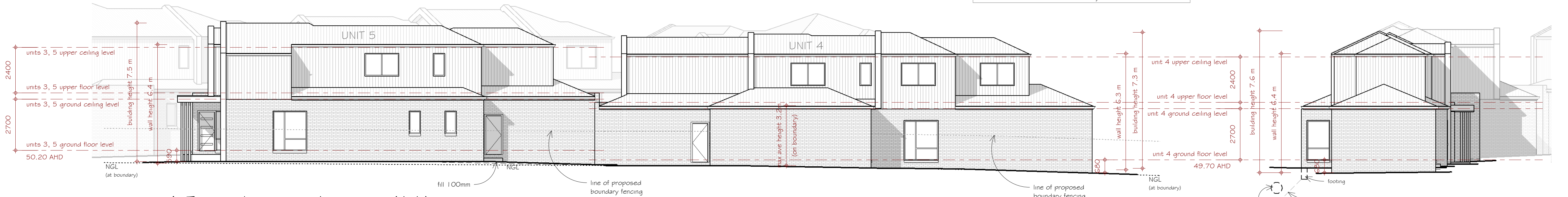




u4,5 north east elevation (9)

u5 north west elevation (10)

material / colour schedule		
ground floor walls	brick	light grey
upper floor walls	vertical cladding	charcoal
feature walls	tile cladding	grey
porches	metal post	charcoal
roof	colorbond	grey
garage door	colorbond	charcoal
fascia/gutter	timber/colorbond	light grey
driveway	concrete	grey
all colours and materials to be muted natural tones to the satisfaction of the relevant authority		



u4,5 south west elevation (11)

u4 south east elevation (12)



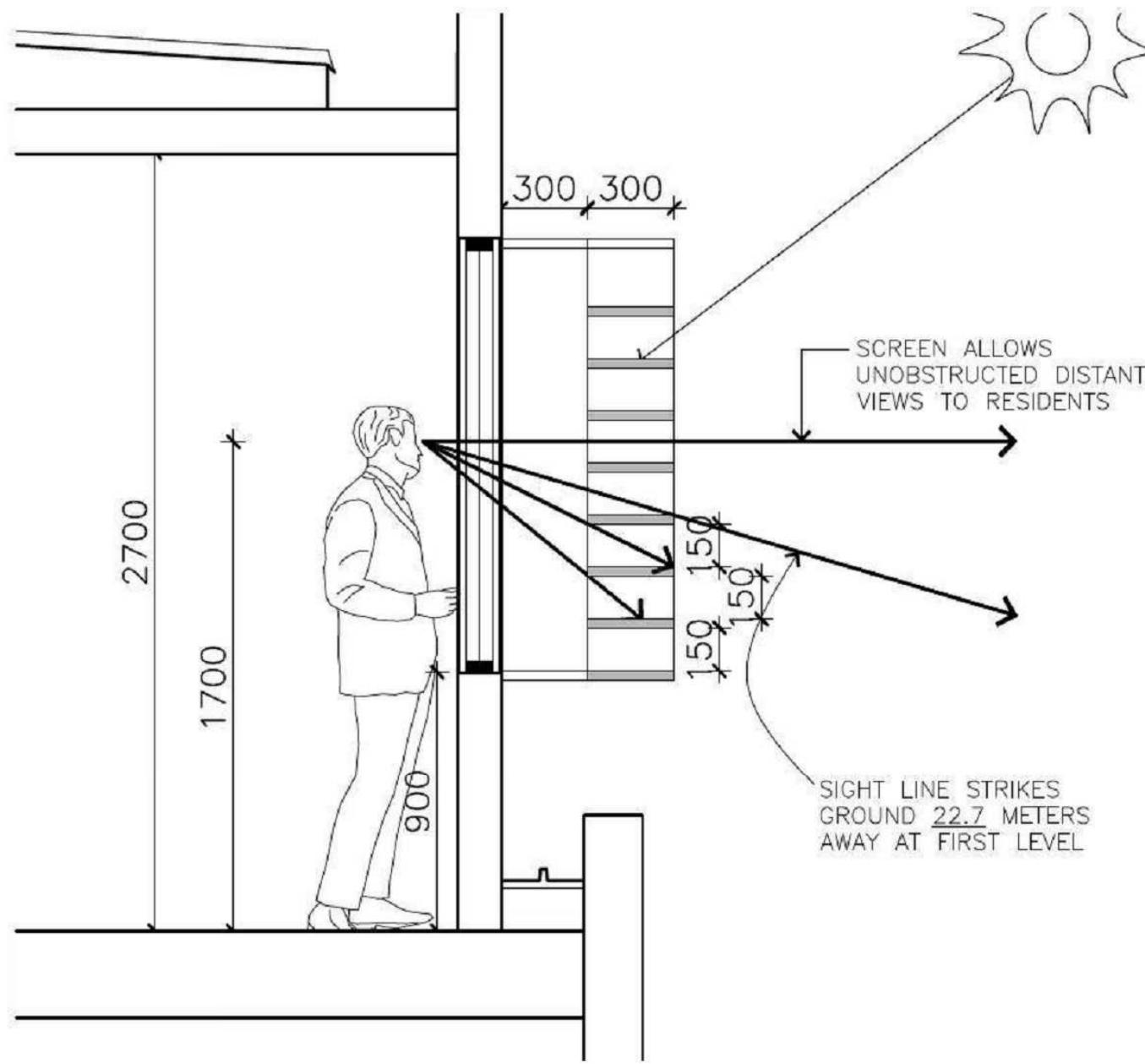
street view 1



internal view



street view 2



typical window screen / overlooking diagram
scale 1 : 20

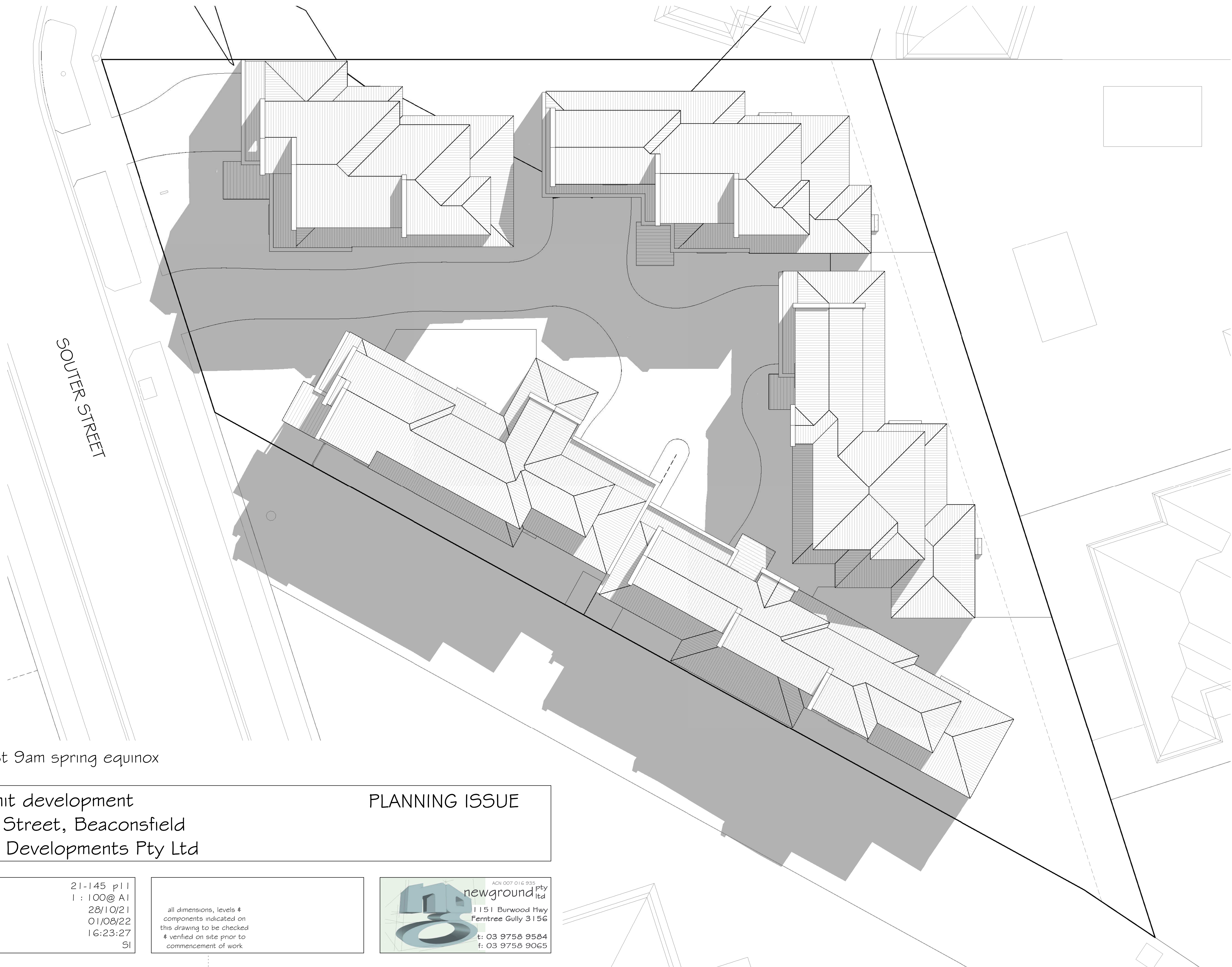
proposed unit development
at 8 Souter Street, Beaconsfield
for Sapporo Developments Pty Ltd

PLANNING ISSUE

project / sheet #: 21-145 p04
scale: As indicated@ A1
project date: 28/10/21
date printed: 01/08/22
16:13:33
drawn by: N Gray SI

all dimensions, levels &
components indicated on
this drawing to be checked
& verified on site prior to
commencement of work





shadows cast 9am spring equinox
scale 1 : 100

proposed unit development
at 8 Souter Street, Beaconsfield
for Sapporo Developments Pty Ltd

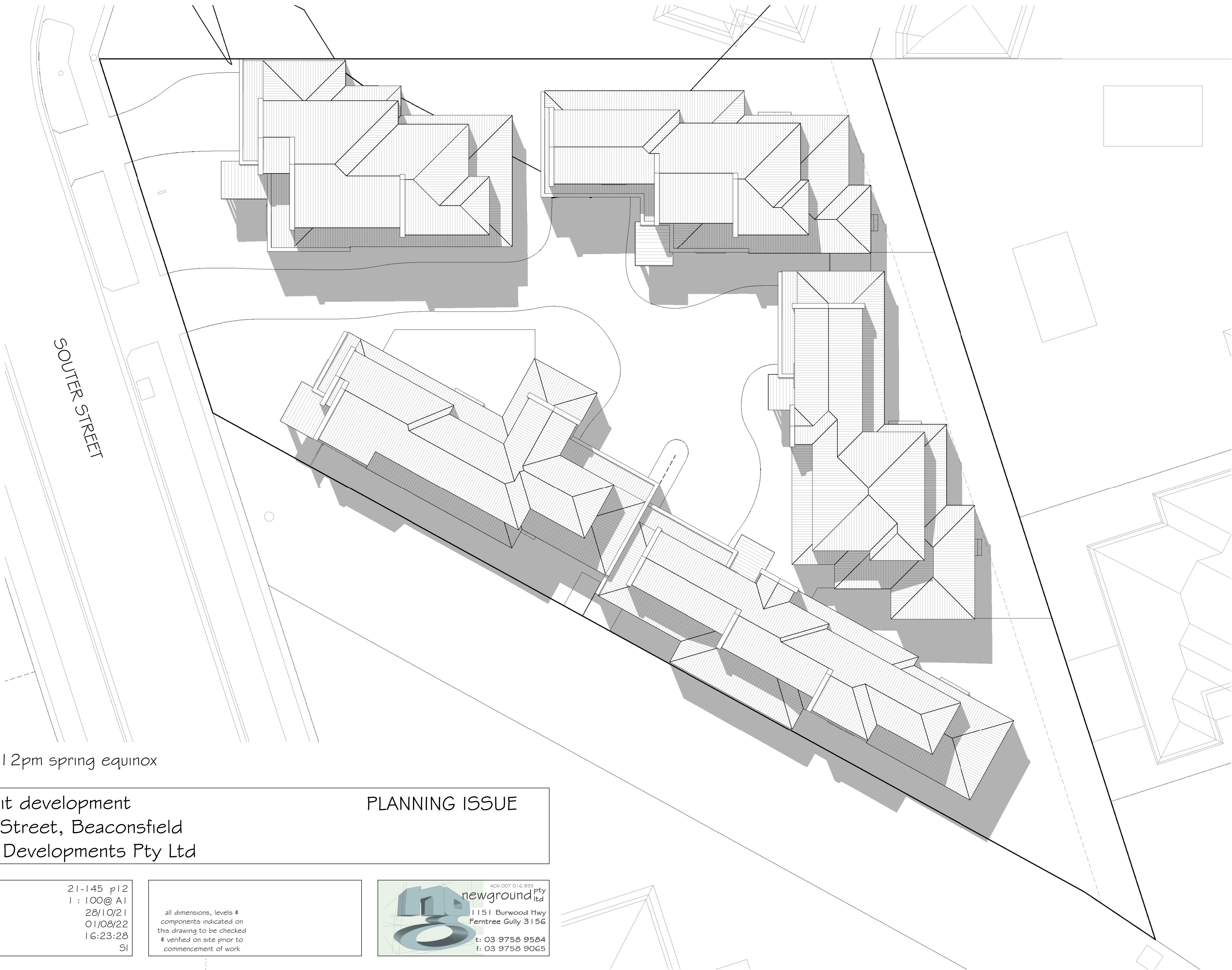
PLANNING ISSUE

project / sheet #: 21-145 p11
scale: 1 : 100@ A1
project date: 28/10/21
date printed: 01/08/22
16:23:27
drawn by: N Gray SI

all dimensions, levels &
components indicated on
this drawing to be checked
& verified on site prior to
commencement of work



ACN 007 016 935
newgroundpty
ltd
1151 Burwood Hwy
Ferntree Gully 3156
t: 03 9758 9584
f: 03 9758 9065



shadows cast 12pm spring equinox
scale 1 : 100

proposed unit development
at 8 Souter Street, Beaconsfield
for Sapporo Developments Pty Ltd

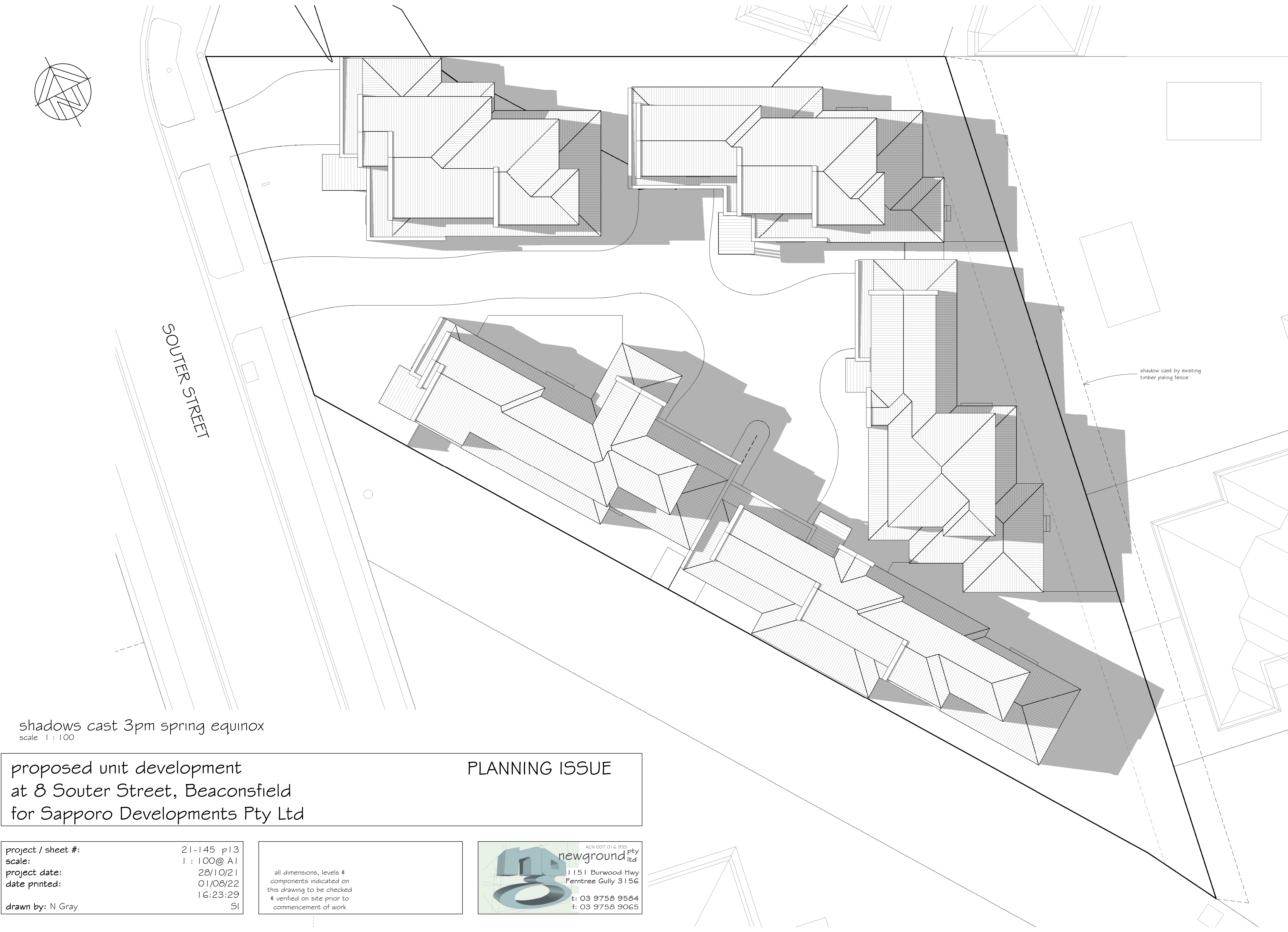
PLANNING ISSUE

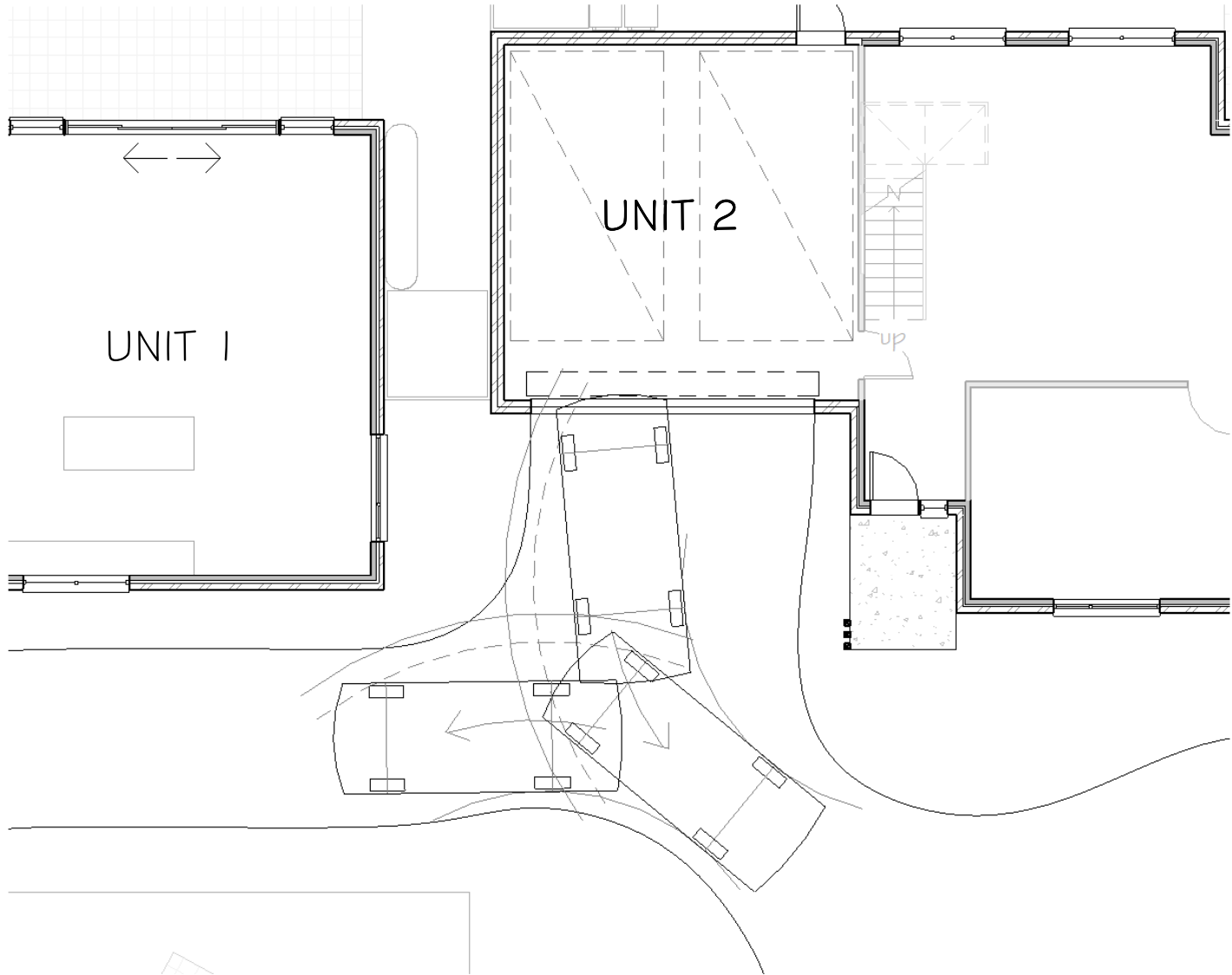
project / sheet #: 21-145 p12
scale: 1 : 100@ A1
project date: 28/10/21
date printed: 01/08/22 16:23:28
drawn by: N Gray SI

all dimensions, levels &
components indicated on
this drawing to be checked
& verified on site prior to
commencement of work

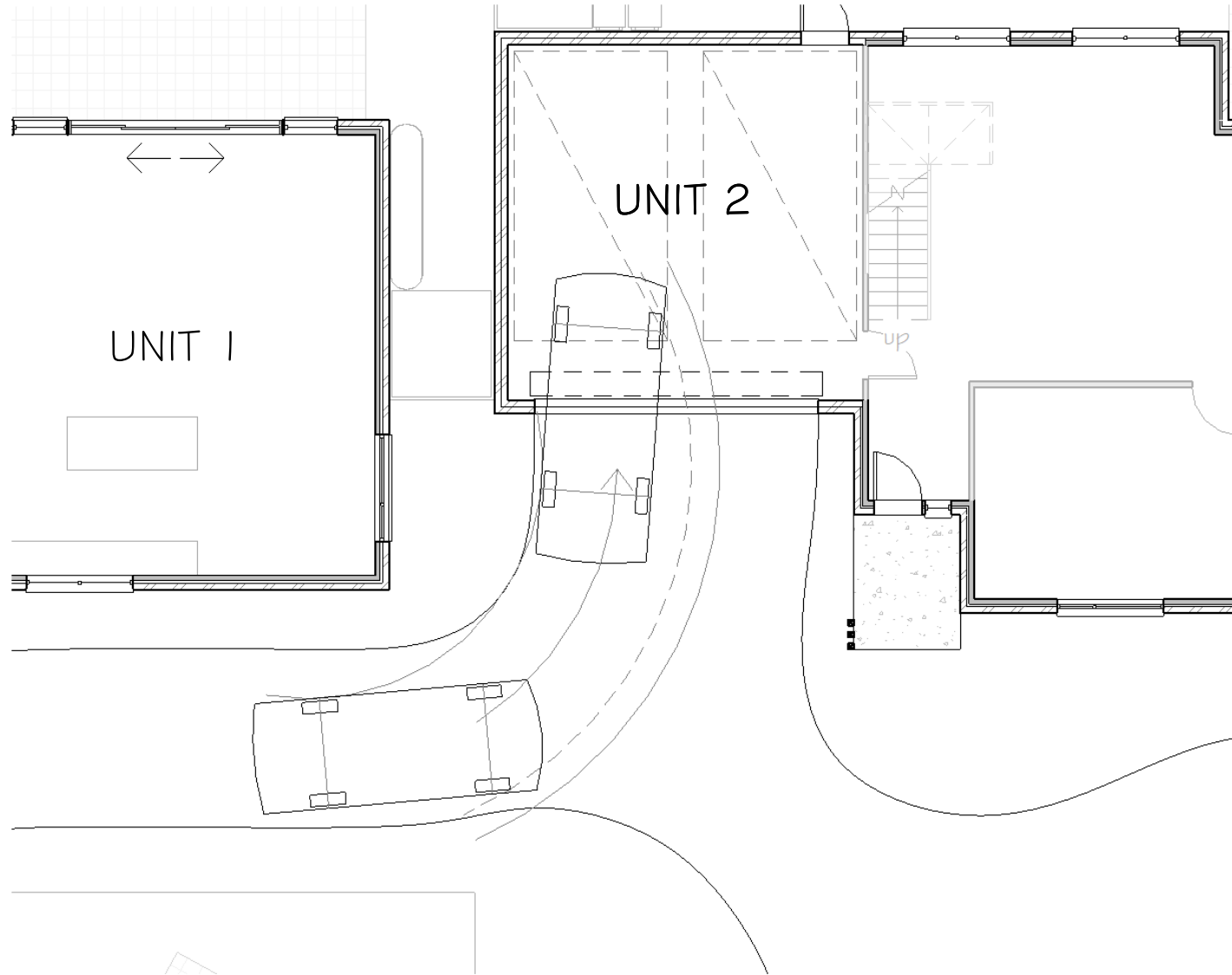


ACN 007 016 935
newground pty
ltd
1151 Burwood Hwy
Ferntree Gully 3156
t: 03 9758 9584
f: 03 9758 9065

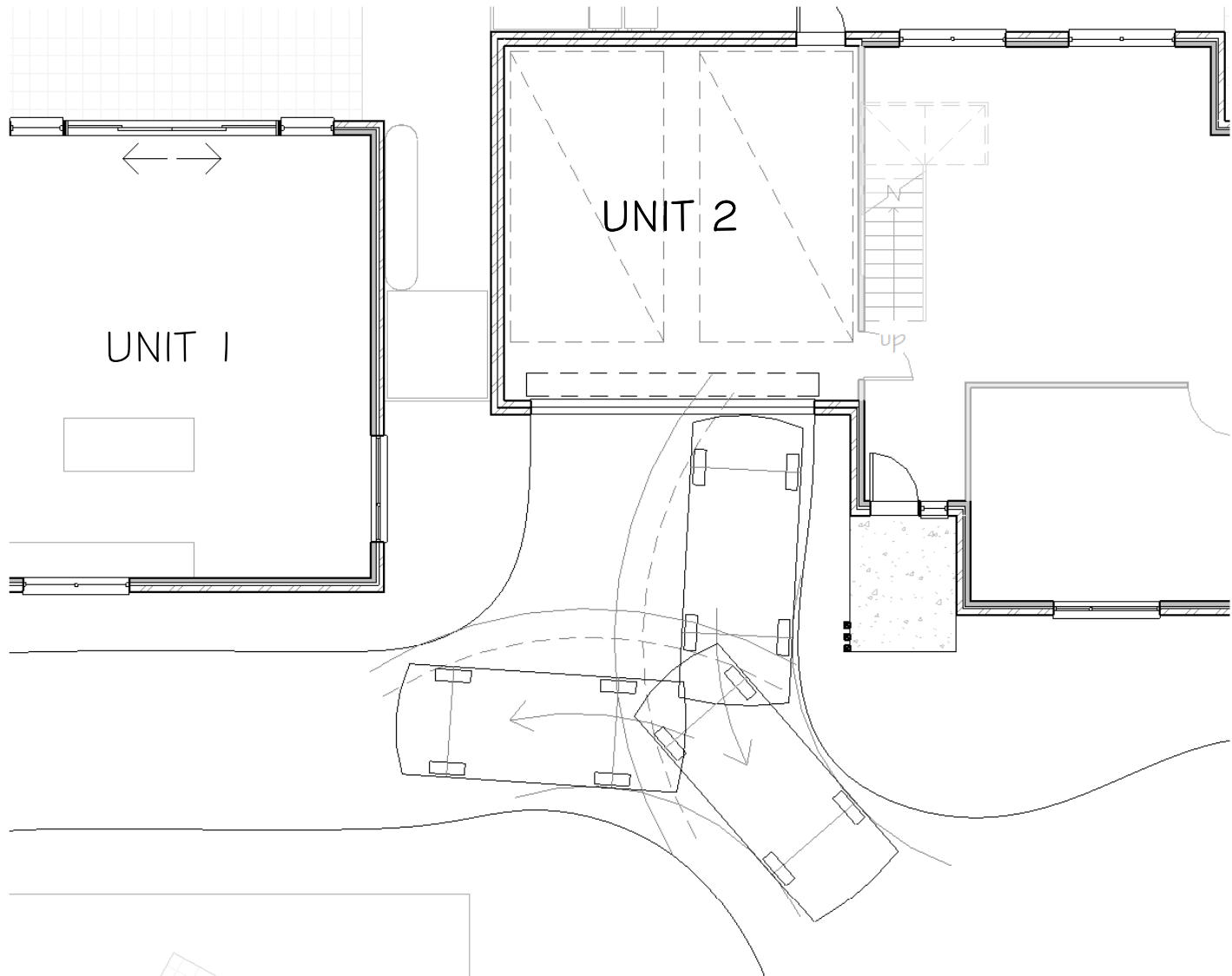
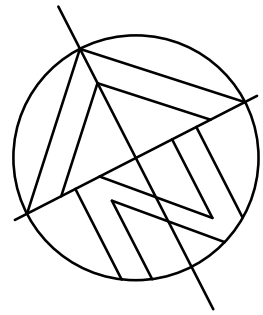




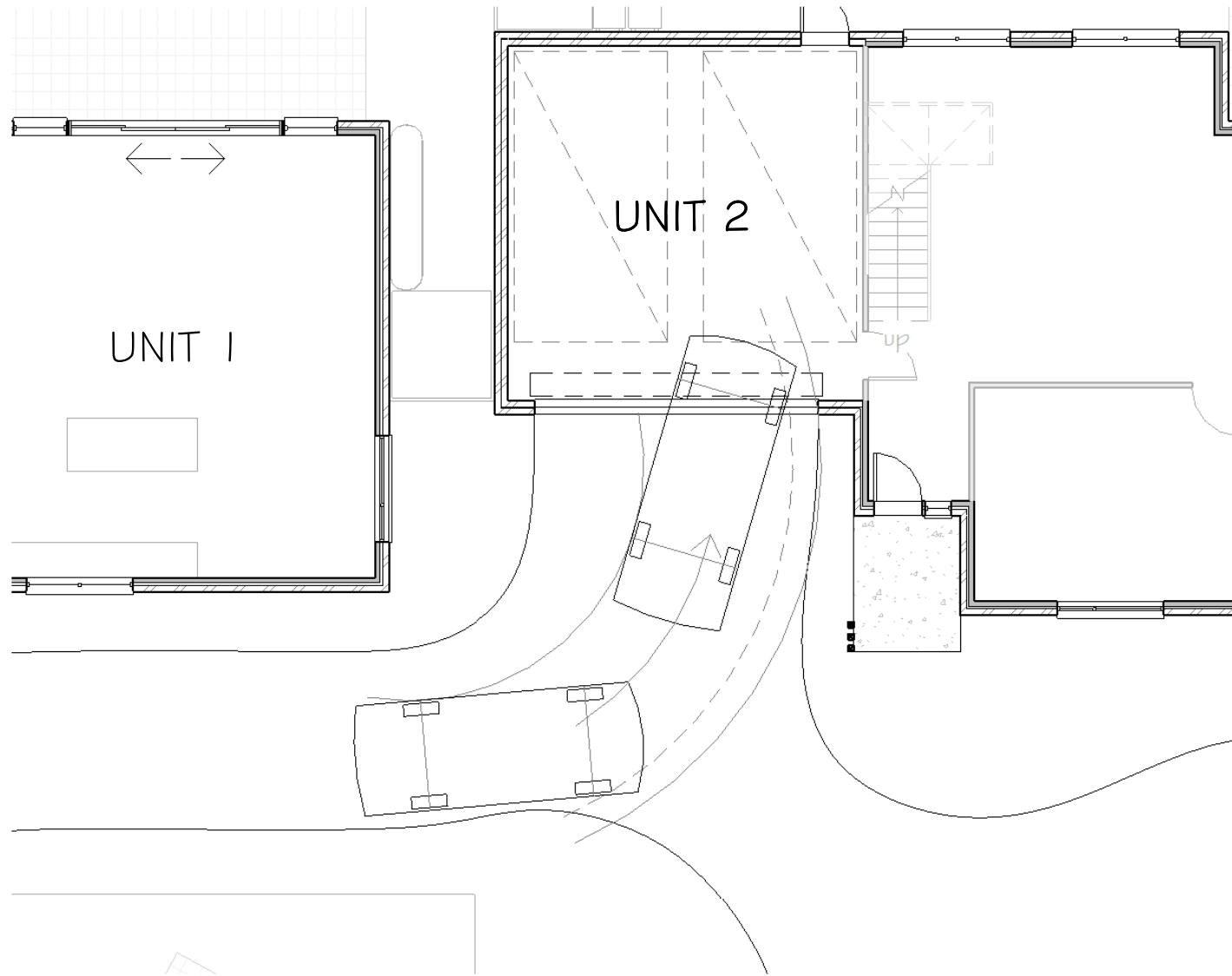
vehicle egress - unit 2-1



vehicle ingress - unit 2-1



vehicle egress - unit 2-2



vehicle ingress - unit 2-2

proposed unit development
at 8 Souter Street, Beaconsfield
for Sapporo Developments Pty Ltd

PLANNING ISSUE

project / sheet #: 21-145 p07
scale: 1 : 100@ A1
project date: 28/10/21
date printed: 01/08/22 16:19:11
drawn by: N Gray SI

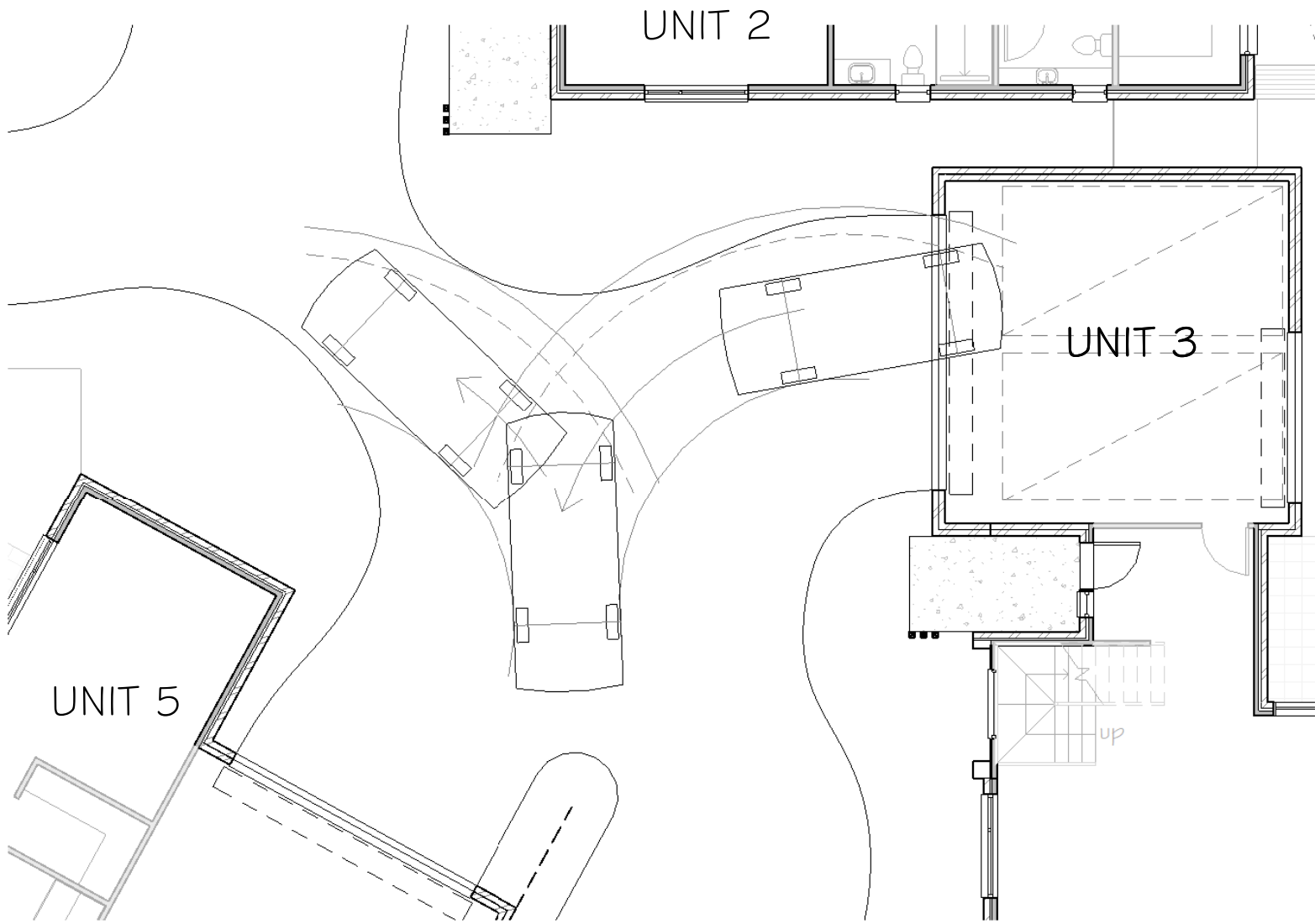
all dimensions, levels &
components indicated on
this drawing to be checked
& verified on site prior to
commencement of work



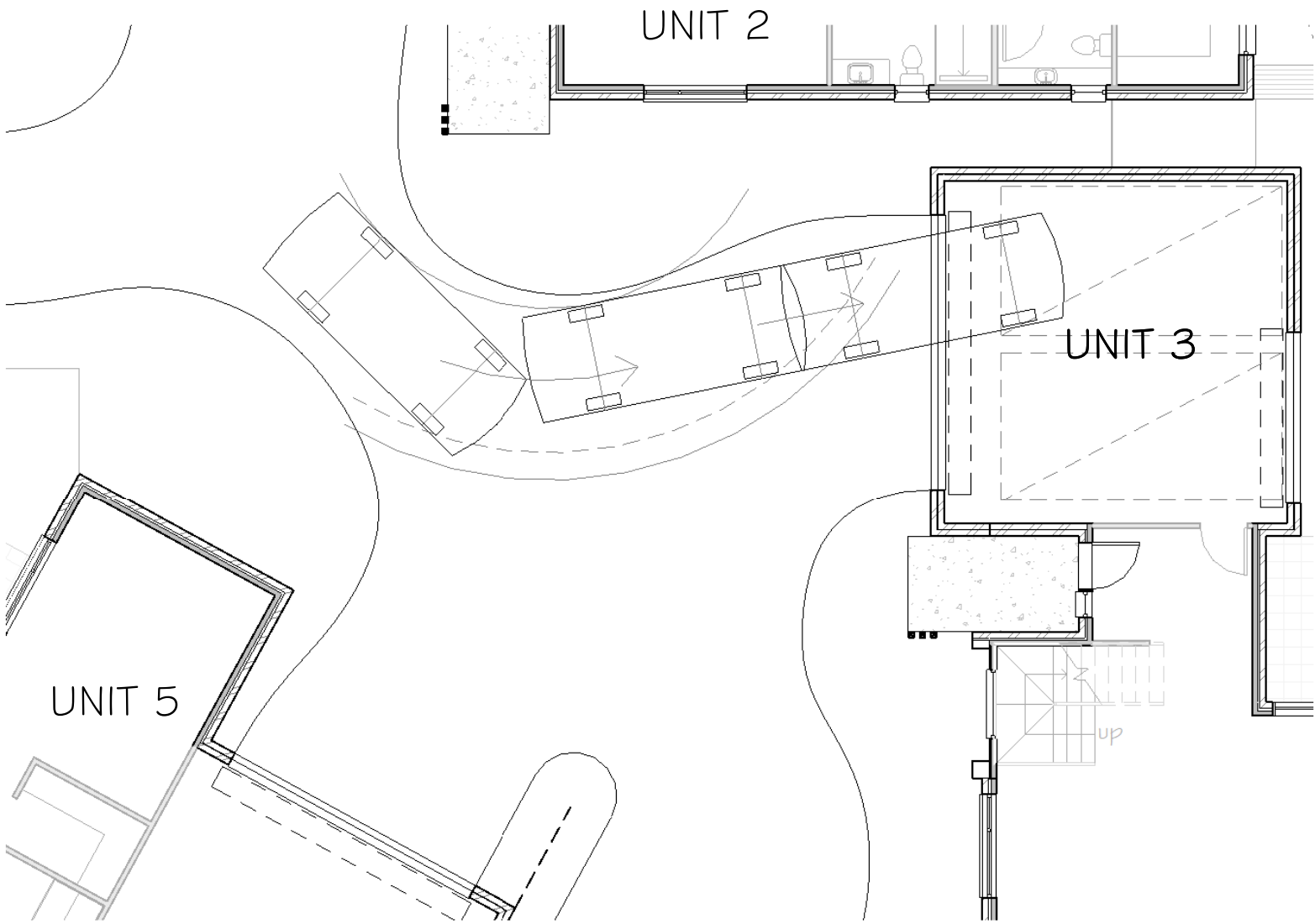
newground^{pty} ltd

1151 Burwood Hwy
Ferntree Gully 3156

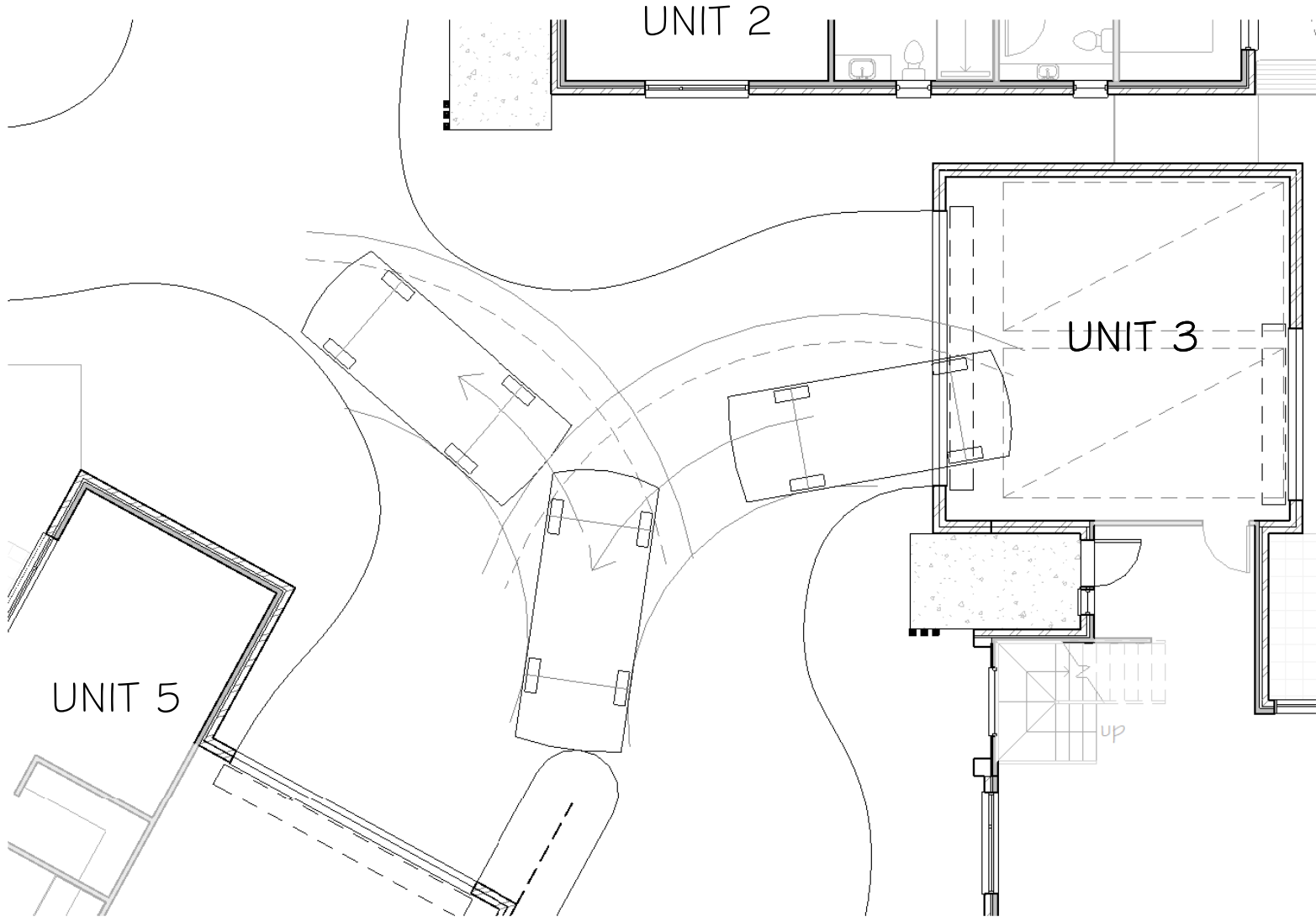
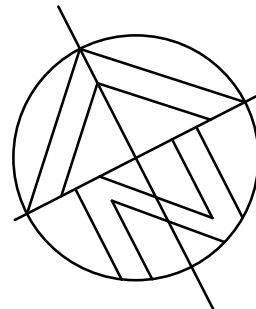
t: 03 9758 9584
f: 03 9758 9065



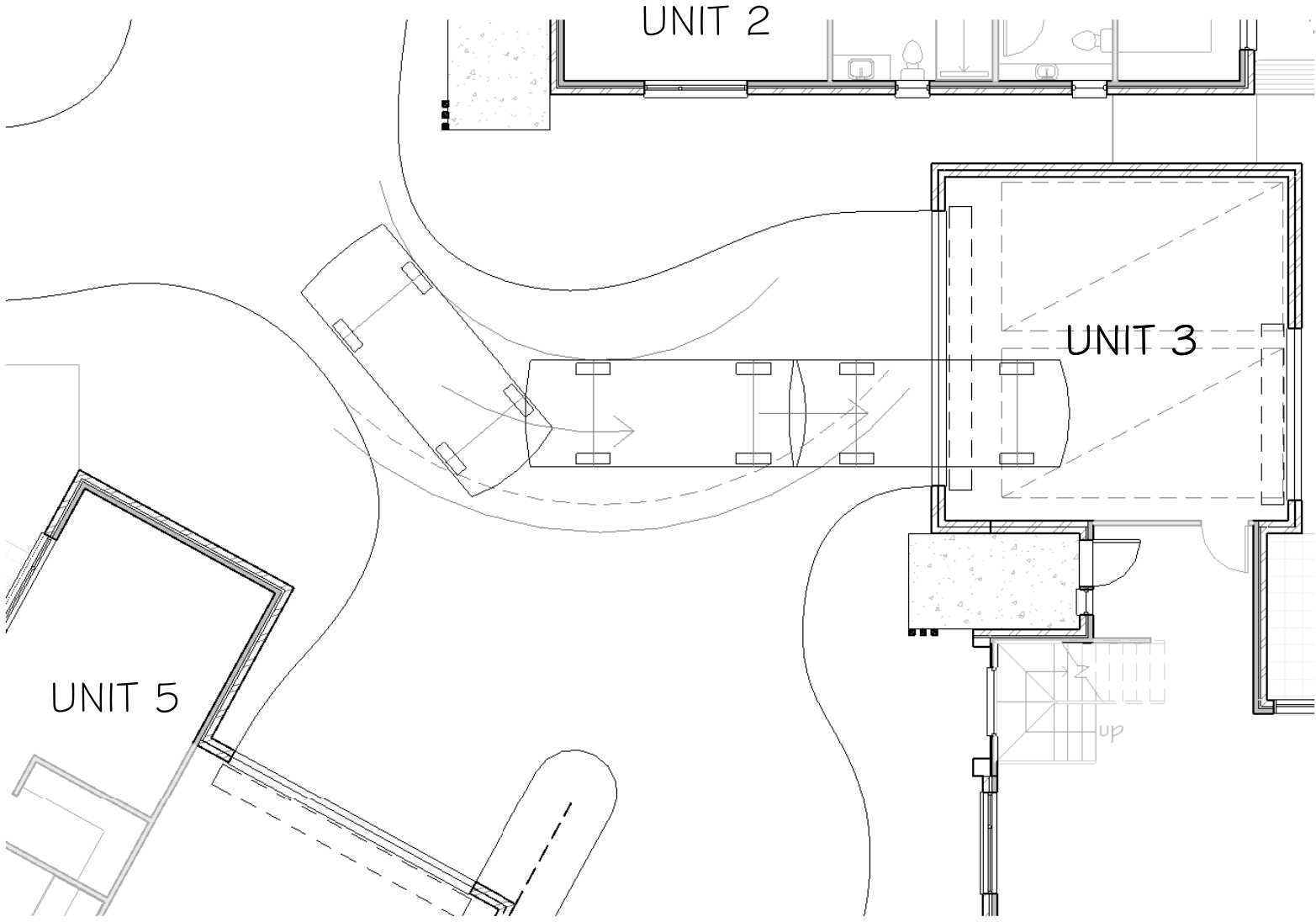
vehicle egress - unit 3-1



vehicle ingress - unit 3-1



vehicle egress - unit 3-2



vehicle ingress - unit 3-2

proposed unit development
at 8 Souter Street, Beaconsfield
for Sapporo Developments Pty Ltd

PLANNING ISSUE

project / sheet #: 21-145 p08
scale: 1 : 100@ A1
project date: 28/10/21
date printed: 01/08/22 16:19:12
drawn by: N Gray SI

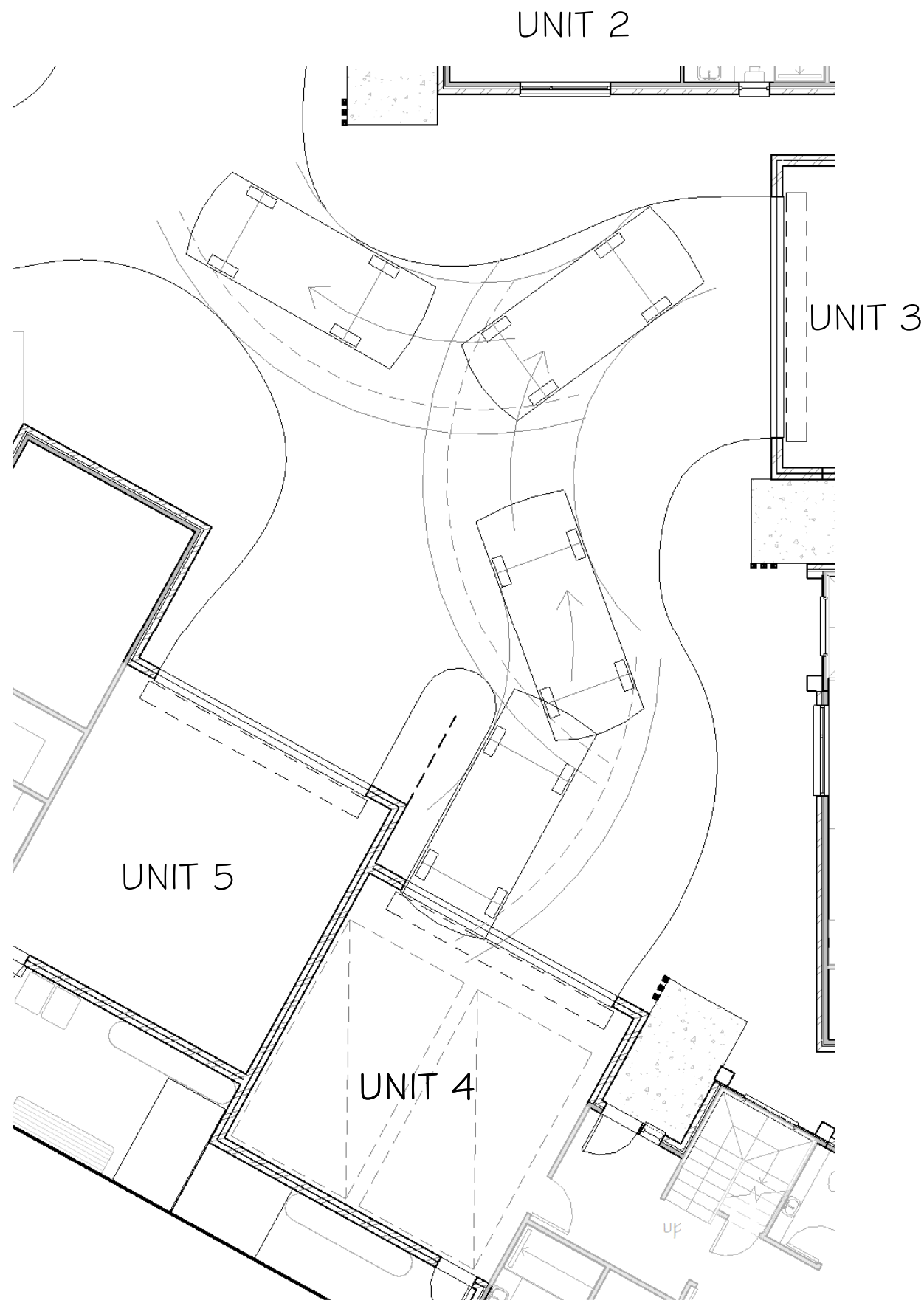
all dimensions, levels &
components indicated on
this drawing to be checked
& verified on site prior to
commencement of work



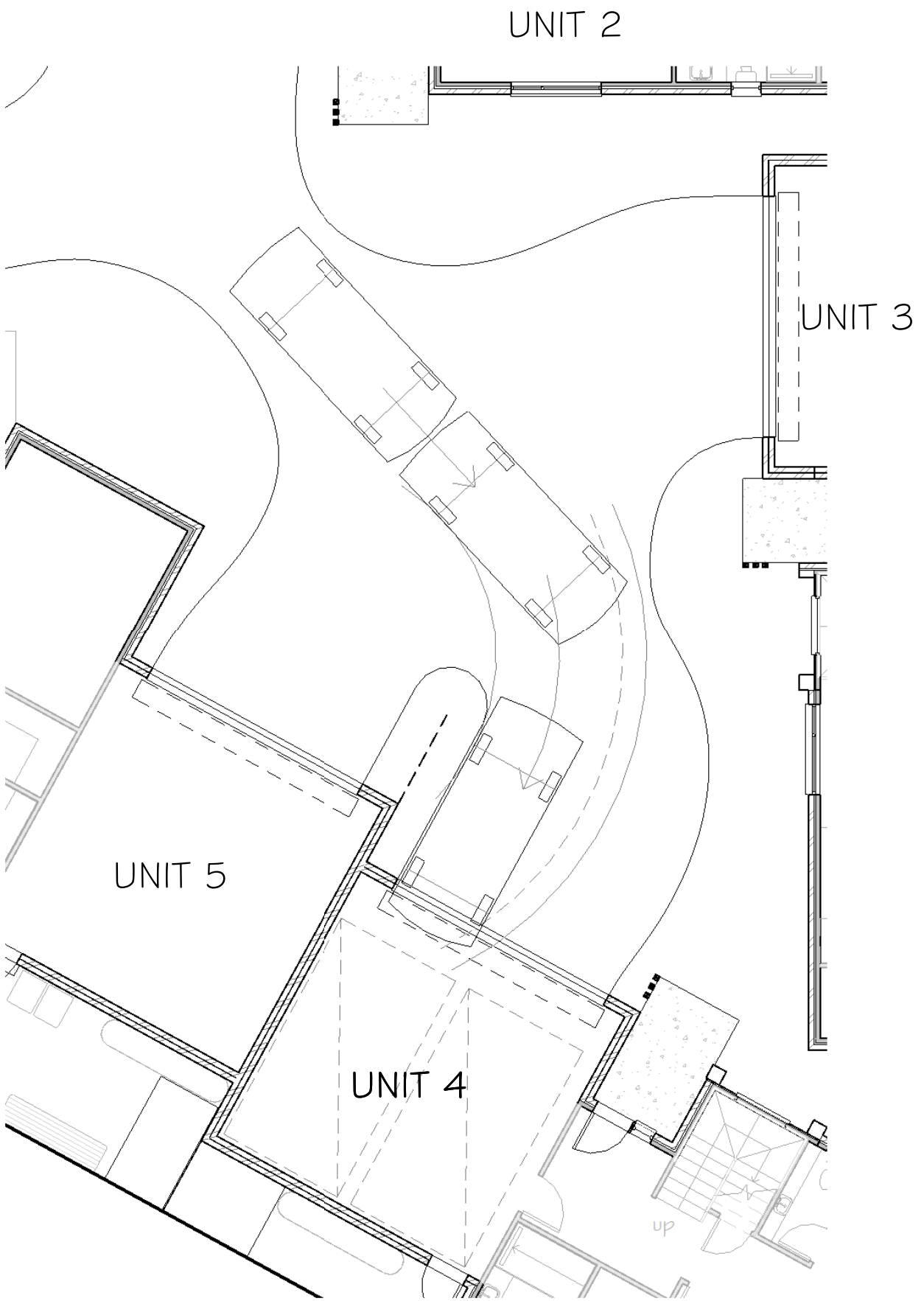
newground^{pty} ltd

1151 Burwood Hwy
Ferntree Gully 3156

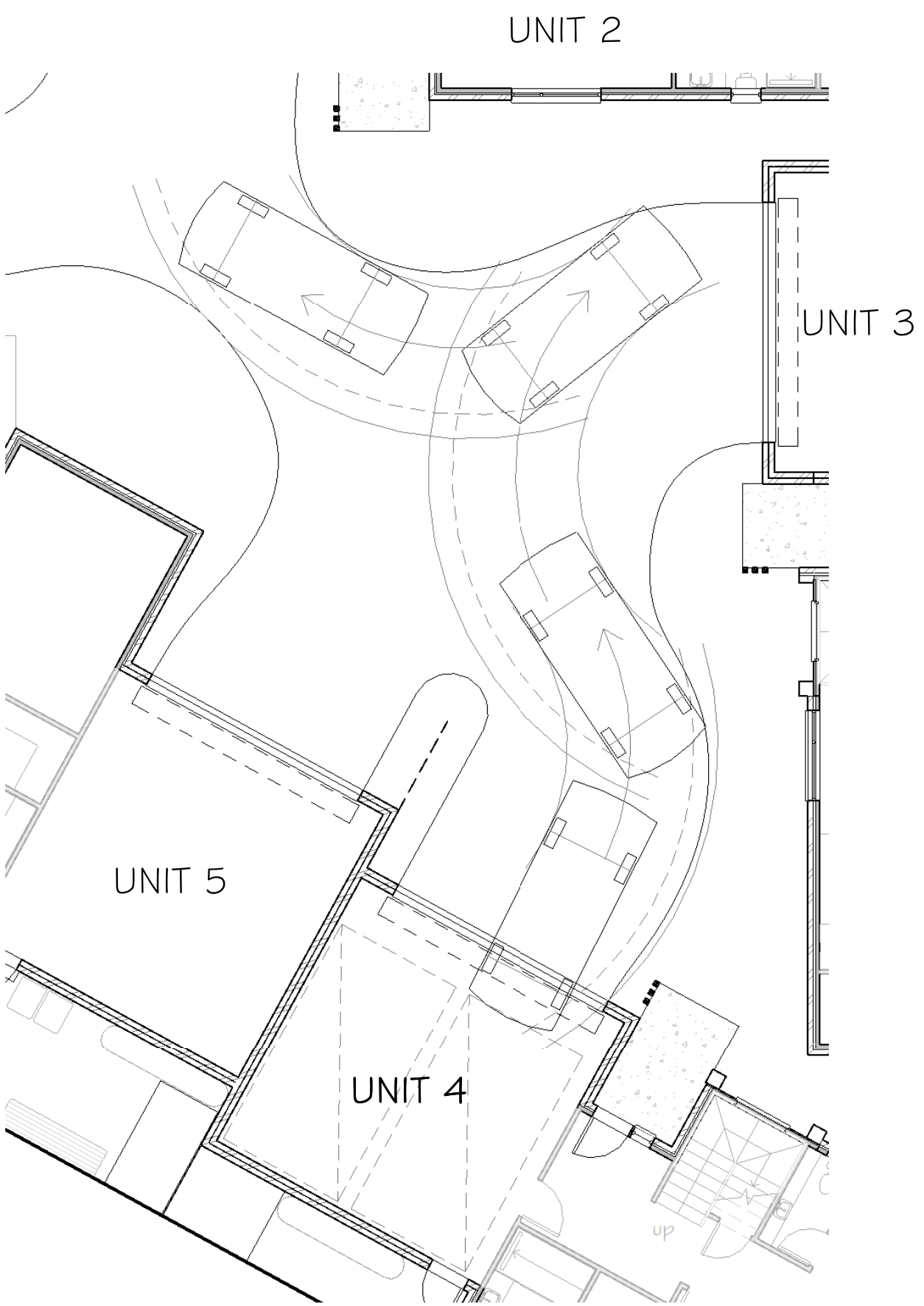
t: 03 9758 9584
f: 03 9758 9065



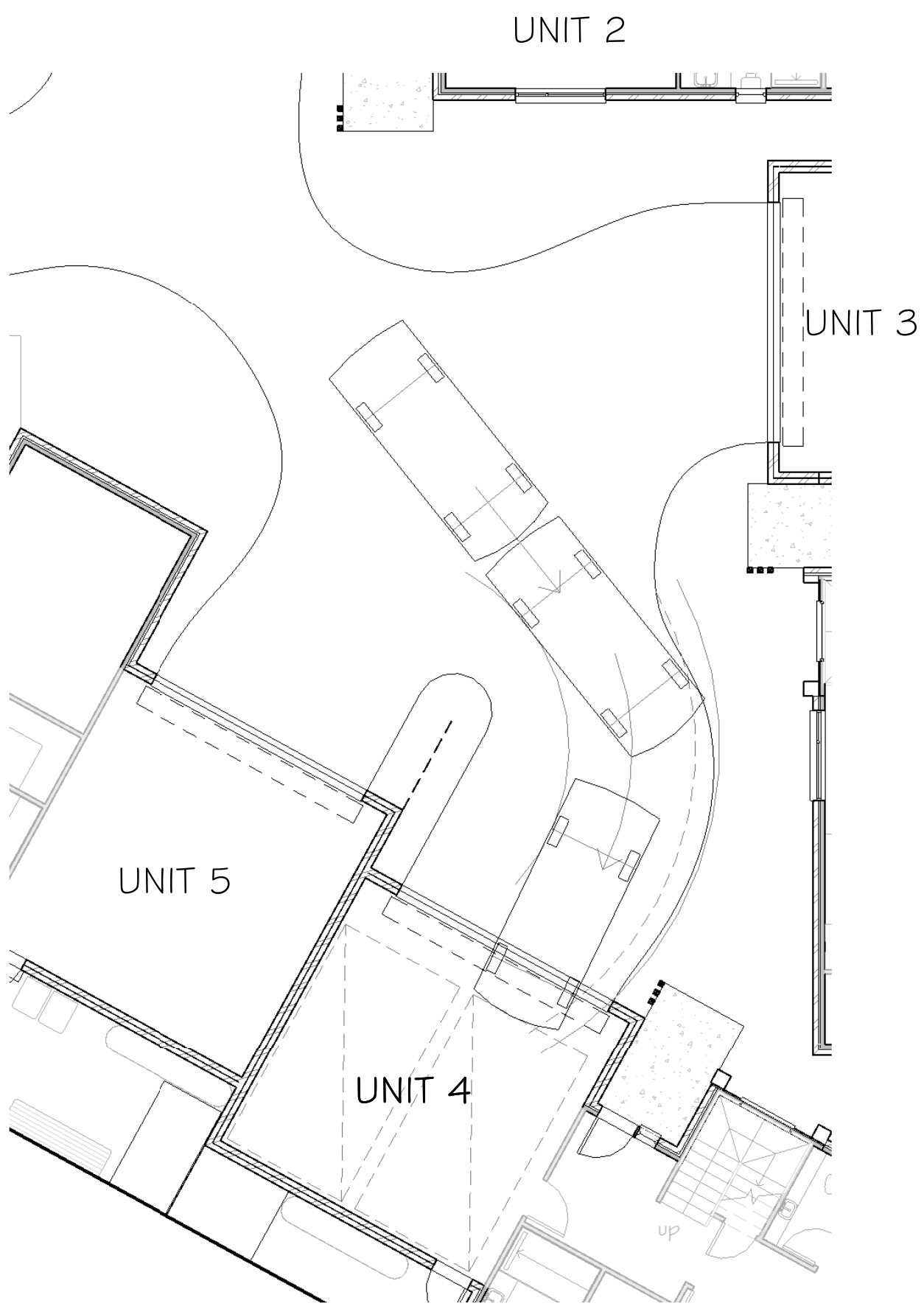
vehicle egress - unit 4-1



vehicle ingress - unit 4-1



vehicle egress - unit 4-2



vehicle ingress - unit 4-2

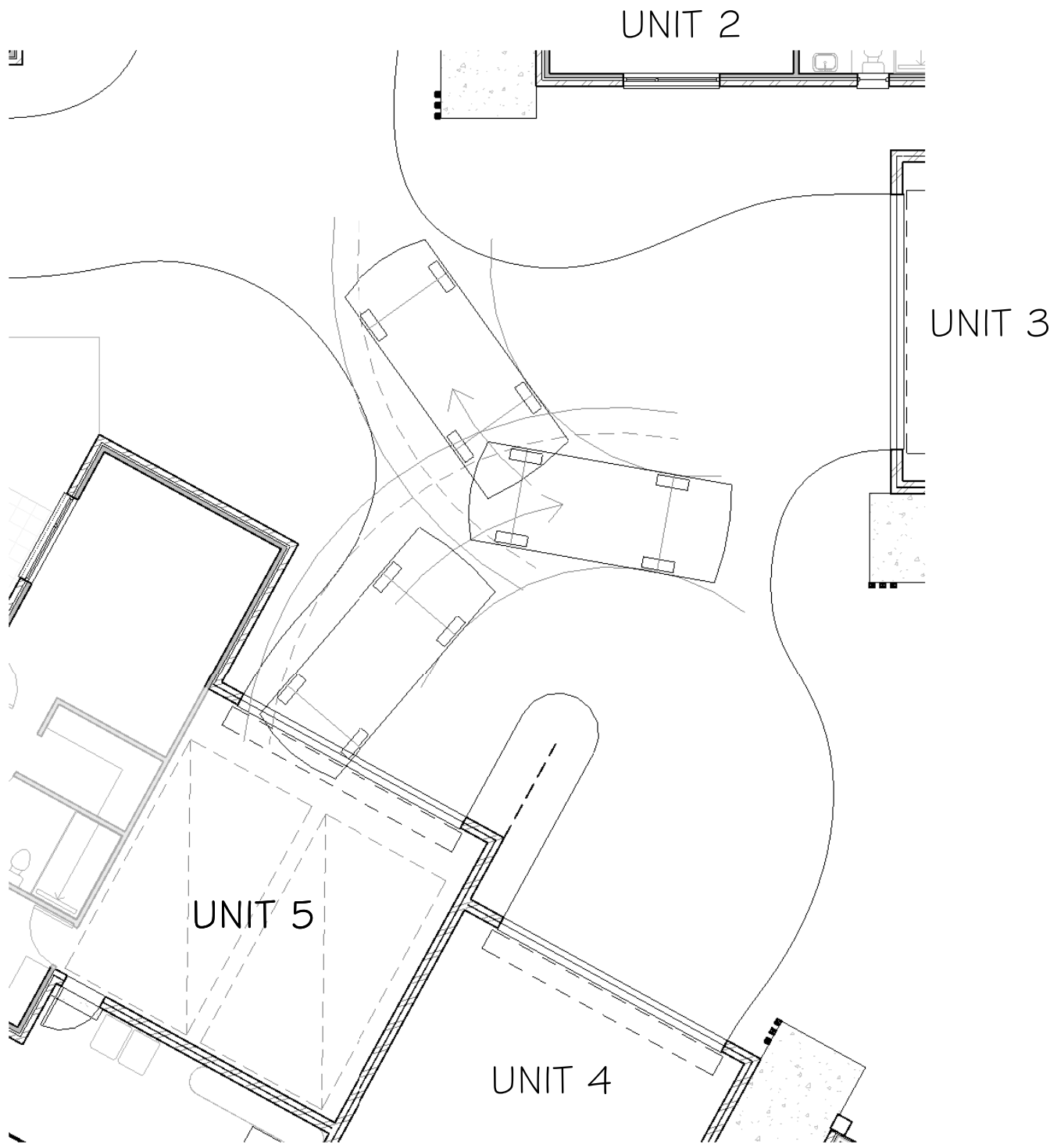
proposed unit development
at 8 Souter Street, Beaconsfield
for Sapporo Developments Pty Ltd

PLANNING ISSUE

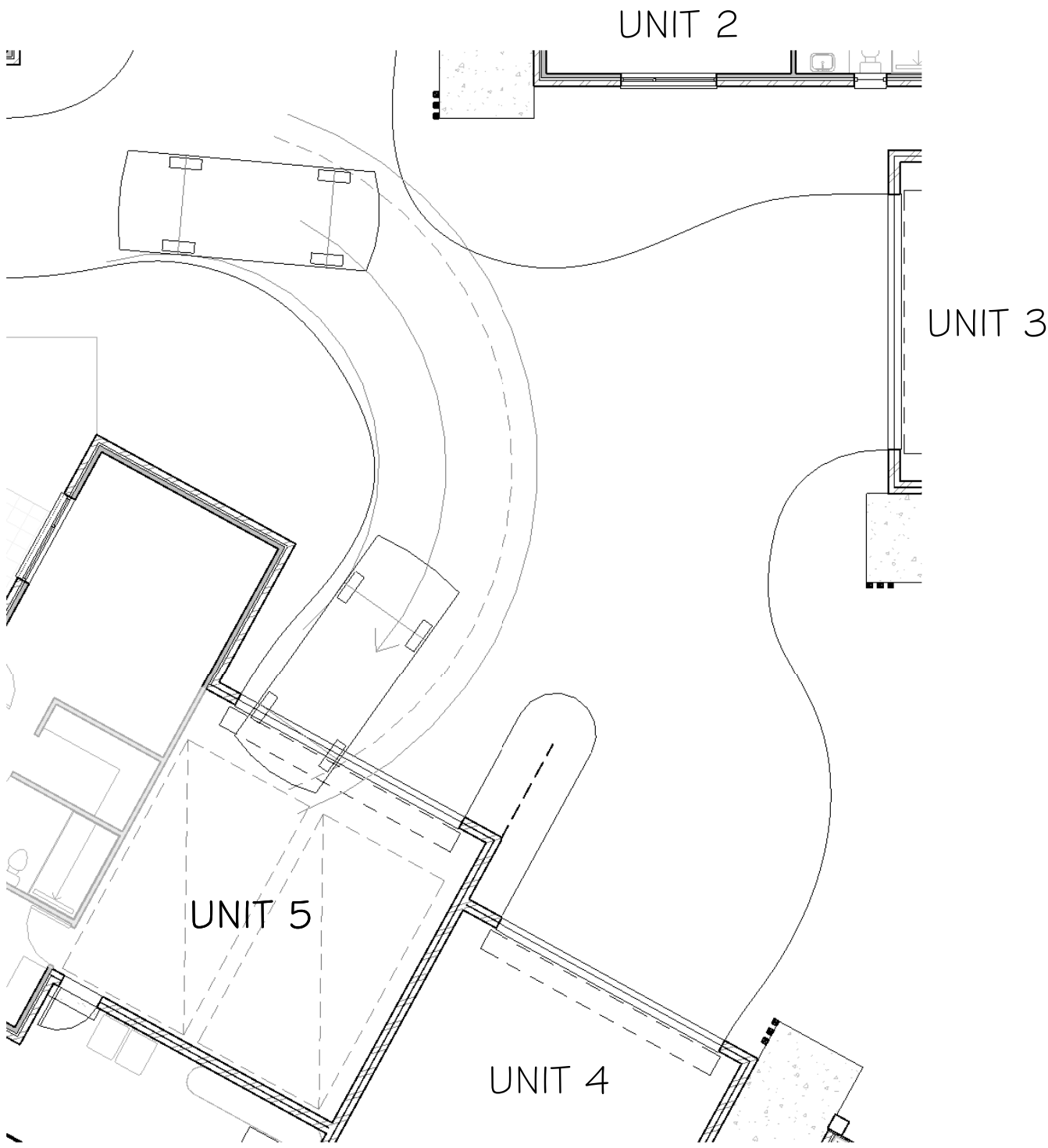
project / sheet #: 21-145 p09
scale: 1 : 100@ A1
project date: 28/10/21
date printed: 01/08/22 16:19:13
drawn by: N Gray SI

all dimensions, levels &
components indicated on
this drawing to be checked
& verified on site prior to
commencement of work

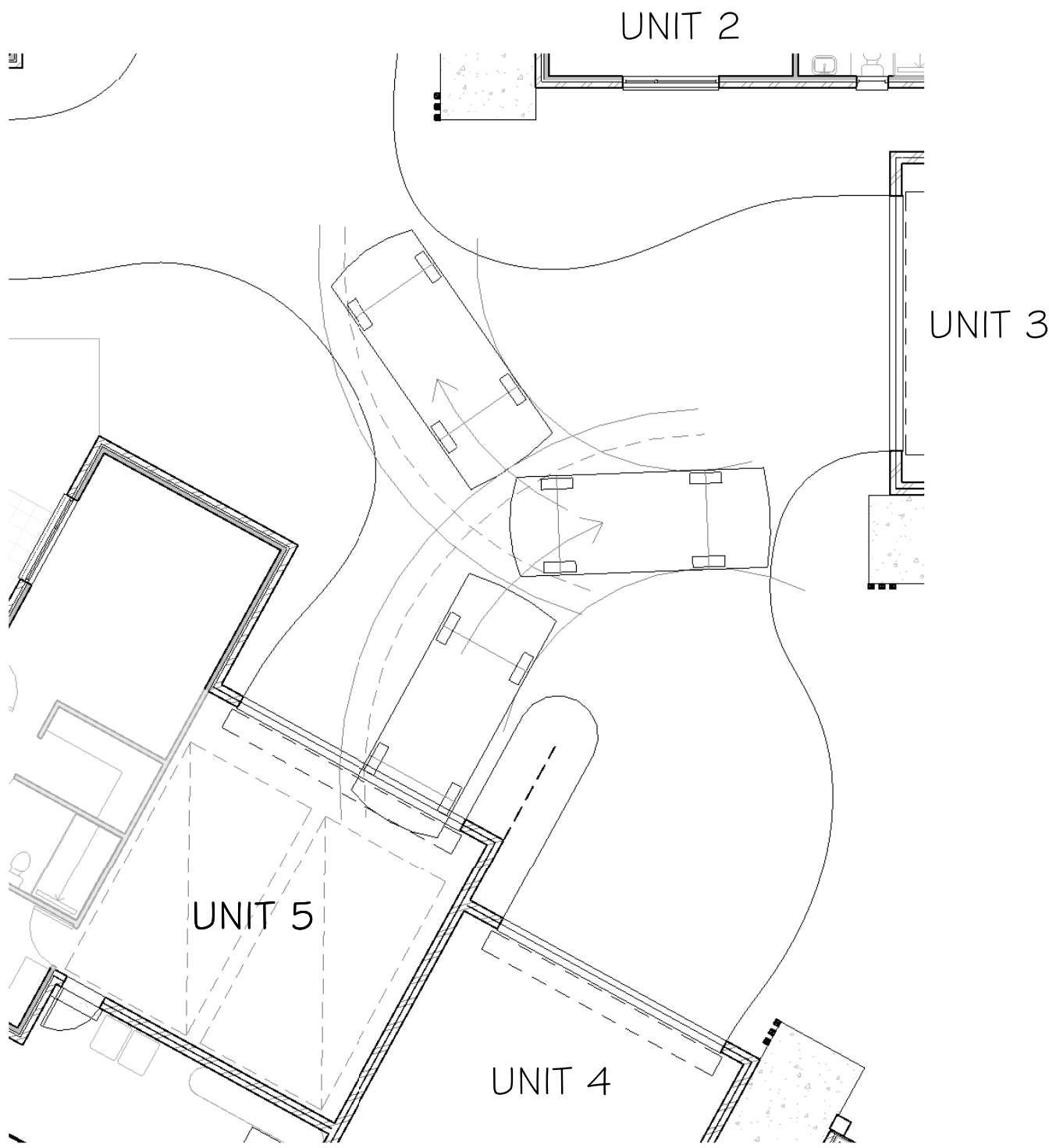
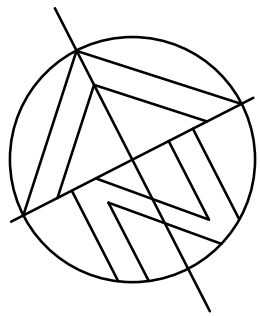




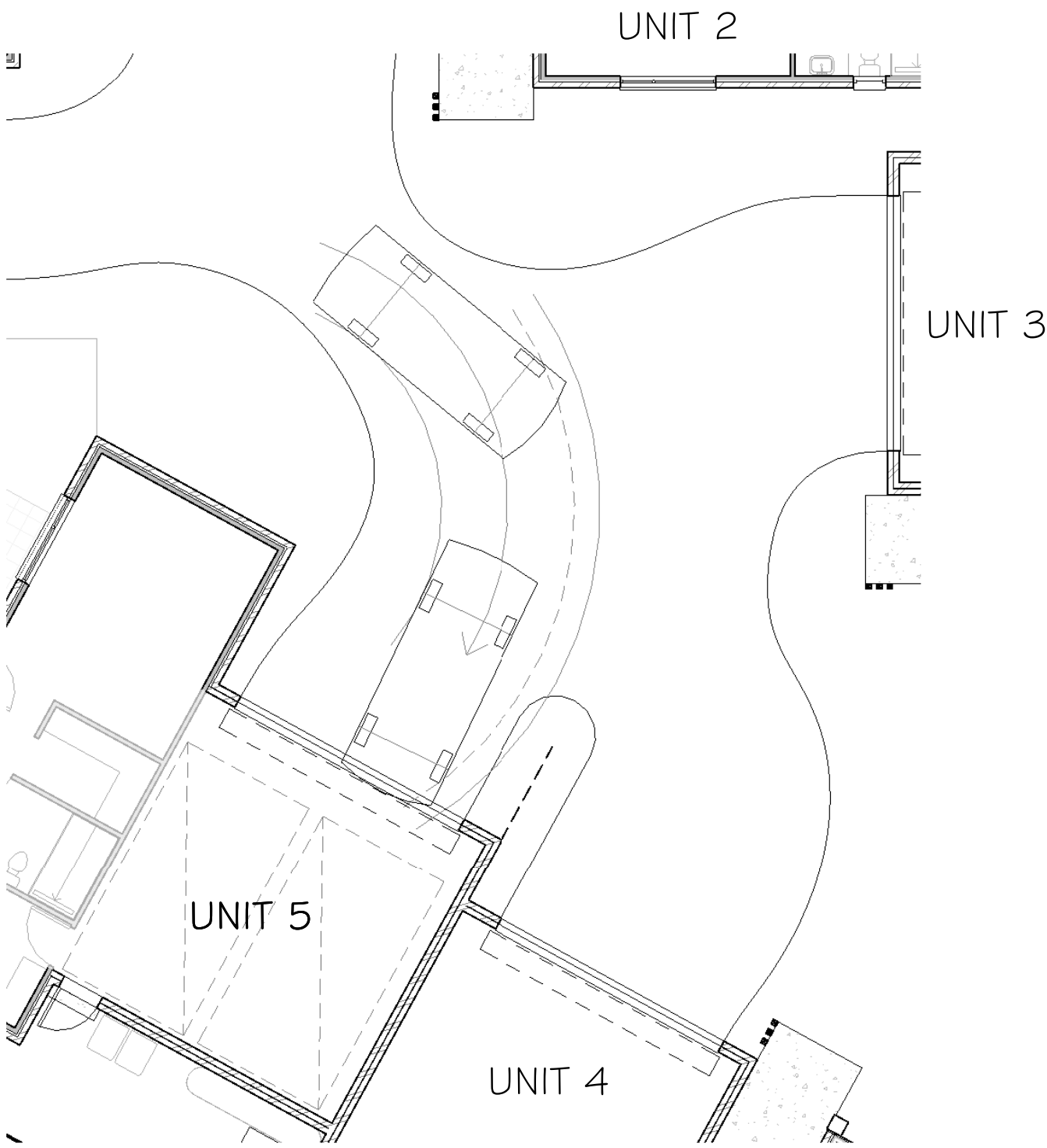
vehicle egress - unit 5-1



vehicle ingress - unit 5-1



vehicle egress - unit 5-2



vehicle ingress - unit 5-2

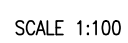
proposed unit development
at 8 Souter Street, Beaconsfield
for Sapporo Developments Pty Ltd

PLANNING ISSUE

project / sheet #: 21-145 p10
scale: 1 : 100@ A1
project date: 28/10/21
date printed: 01/08/22 16:19:14
drawn by: N Gray SI

all dimensions, levels &
components indicated on
this drawing to be checked
& verified on site prior to
commencement of work





T220166 PA – Clause 55 Assessment – 8 Souter Street, Beaconsfield



Clause 55.01 Neighbourhood and Site Description and Design Response		
An application must be accompanied by:		✓ Satisfactory
<ul style="list-style-type: none"> A neighbourhood and site description. A design response. 	<p>Clause 55.01-1 Neighbourhood and site description</p> <p>Clause 55.01-2 Design Response</p>	The application is supported by the relevant documentation.
Clause 55.02 Neighbourhood Character and Infrastructure		
Standard No. & Objective	Standard	Comments
STANDARD B1: NEIGHBOURHOOD CHARACTER Design respects existing neighbourhood character or contributes to a preferred neighbourhood character. Development responds to features of the site and surrounding area.	<ul style="list-style-type: none"> The design response must be appropriate to the neighbourhood and the site. The proposed design must respect the existing or preferred neighbourhood character and respond to the features of the site. 	✓ Satisfactory The proposal appropriately responds to the neighbourhood character. Please refer to the Delegate Report for a detailed assessment.
STANDARD B2: RESIDENTIAL POLICY Residential development is consistent with housing policies in the SPPF, LPPF including the MSS and local planning policies. Support medium densities in areas to take advantage of public transport and community infrastructure and services.	<ul style="list-style-type: none"> Written statement describing how development is consistent with planning policies for housing in the Planning Scheme. 	✓ Satisfactory The proposal appropriately responds to the relevant policy. Please refer to the Delegate Report for a detailed assessment.
STANDARD B3: DWELLING DIVERSITY Encourages a range of dwelling sizes and types in developments of ten or more dwellings.	<ul style="list-style-type: none"> Developments of ten or more dwellings should provide a range of dwelling sizes and types, including: Dwellings with a different number of bedrooms. At least one dwelling that contains a kitchen, bath or shower, and a toilet and wash basin at ground floor level. 	N/A -
STANDARD B4: INFRASTRUCTURE Integrate the layout of development with the street.	<ul style="list-style-type: none"> Development should: Be connected to reticulated services, including reticulated sewerage, drainage, electricity and gas, if available. 	✓ Satisfactory The development is capable of connecting to all relevant services. There are no known concerns with the available utility services or infrastructure.

	<ul style="list-style-type: none"> Not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads. In areas where utility services or infrastructure have little or no spare capacity, developments should provide for the upgrading of or mitigation of the impact on services or infrastructure. 	
STANDARD B5: INTEGRATION WITH THE STREET Integrate the layout of development with the street.	<ul style="list-style-type: none"> Development should provide adequate vehicular/pedestrian links that maintain/enhance local accessibility. Dwellings should be oriented to front existing and proposed streets. High fencing in front of dwellings should be avoided if practicable. Development next to existing public open space should be laid out to complement the open space. 	✓Satisfactory The proposal provides for a single vehicle access point. Dwellings are orientated appropriately, and no front fencing is proposed.

Clause 55.03 Site Layout and Building Massing		
Standard No. & Objective	Standard	Comments
STANDARD B6: STREET SETBACK The setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.	<ul style="list-style-type: none"> There is an existing building on one abutting allotment facing the same street and no existing building on the other abutting allotment facing the same street, and the site is not on a corner. The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser. 	✓Satisfactory The proposed setback of 6.2m meets the numerical requirement, as it matches the existing setback of the adjoining lot to the north.
STANDARD B7: BUILDING HEIGHT Building height should respect the existing or preferred neighbourhood character.	<ul style="list-style-type: none"> The maximum building height should not exceed the maximum height specified in the zone, schedule to the zone or an overlay that applies to the land. If no maximum height is specified in the zone, schedule to the zone or an overlay, the maximum building height should not exceed 9 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height should not exceed 10 metres. 	✓Satisfactory The overall building height of 8.3m is below the numerical standard in accordance with Clause 32.08-10 (Maximum Building Height Requirement for a Dwelling) which states that a building height must not exceed 11 metres.

	<ul style="list-style-type: none"> Changes of building height between existing buildings and new buildings should be graduated. 	
STANDARD B8: SITE COVERAGE Site coverage should respect the existing or preferred neighbourhood character and respond to the features of the site.	<ul style="list-style-type: none"> The site area covered by buildings should not exceed 60 %. 	✓ Satisfactory Site coverage is 46.1%.
STANDARD B9: PERMEABILITY Reduce the impact of stormwater run-off on the drainage system and facilitate on-site stormwater infiltration.	<ul style="list-style-type: none"> At least 20% of the site should not be covered by impervious surfaces. 	✓ Satisfactory Permeable surfaces account for 38.5%.
STANDARD B10: ENERGY EFFICIENCY Achieve and protect energy efficient dwellings and residential buildings. Ensure orientation and layout reduces fossil fuel energy use and makes appropriate use of daylight and solar energy.	<ul style="list-style-type: none"> Buildings should be: Oriented to make appropriate use of solar energy. Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced. Living areas and private open space should be located on the north side of the dwelling, if practicable. Dwellings should be designed so that solar access to north-facing windows is maximised. 	✓ Satisfactory The design appropriately considers energy efficiency by orientating open space and buildings appropriately as possible when considering the existing subdivision pattern, and ensures that energy efficiency of adjoining dwellings is not unreasonably reduced.
STANDARD B11: OPEN SPACE Integrate layout of development with any public and communal open space provided in or adjacent to the development.	<ul style="list-style-type: none"> If any public or communal open space is provided on site, it should: Be substantially fronted by dwellings, where appropriate, and be accessible and useable. Provide outlook for as many dwellings as practicable. Be designed to protect any natural features on the site. 	N/A -

<p>STANDARD B12: SAFETY</p> <p>Layout to provide safety and security for residents and property</p>	<ul style="list-style-type: none"> Entrances to dwellings/residential buildings should not be obscured or isolated from the street and internal accessways. Planting which creates unsafe spaces along streets and accessways should be avoided. Developments should provide good lighting, visibility and surveillance of car parks and internal accessways. Private spaces within developments should be protected from inappropriate use as public thoroughfares. 	<p>✓Satisfactory</p> <p>Proposed dwelling entrances are appropriate located with visibility and access from the street frontage or internal accessways.</p>
<p>STANDARD B13: LANDSCAPING</p> <p>To provide appropriate landscaping</p> <p>To encourage:</p> <ul style="list-style-type: none"> Development that respects the landscape character of the neighbourhood. Development that maintains and enhances habitat for plants and animals in locations of habitat importance. <p>The retention of mature vegetation on the site.</p>	<ul style="list-style-type: none"> The landscape layout and design should: Protect any predominant landscape features of the neighbourhood. Take into account the soil type and drainage patterns of the site. Allow for intended vegetation growth and structural protection of buildings. In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals. Provide a safe, attractive and functional environment for residents. Development should provide for the retention or planting of trees, where these are part of the character of the neighbourhood. Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made. The landscape design should specify landscape themes, vegetation (location and species), paving and lighting. 	<p>✓Satisfactory</p> <p>A landscape plan has been prepared, showing appropriate landscaping to occur through the site within all open areas of site.</p>

<p>STANDARD B14: ACCESS</p> <p>Ensure the safe, manageable and convenient vehicle access to and from the development.</p> <p>Ensure the number and design of vehicle crossovers respects neighbourhood character.</p>	<ul style="list-style-type: none"> • Access ways should: • Be designed to allow convenient, safe and efficient vehicle movements and connections within the development and to the street network. • Be designed to ensure vehicles can exit a development in a forward direction if the accessway serves five or more car spaces, three or more dwellings, or connects to a road in a Road Zone. • Be at least 3 metres wide. • Have an internal radius of at least 4 metres at changes of direction. • Provide a passing area at the entrance that is at least 5 metres wide and 7 metres long if the accessway serves ten or more spaces and connects to a road in a Road Zone. • The width of access ways or car spaces should not exceed 33% of the street frontage, or if the width of the street frontage is less than 20 metres, 40% of the street frontage. • No more than one single-width crossover should be provided for each dwelling fronting a street. • The location of crossovers should maximise the retention of on-street car parking spaces. • The number of access points to a road in a Road Zone should be minimised. • Developments must provide for access for service, emergency and delivery vehicles. 	<p>✓Satisfactory</p> <p>The proposal provides for two vehicular crossovers serving the subject site, both of which are at least 3 metres wide. The site frontage to Souter Street is 22.76 metres and the proposed accessways take up 7.270 which is equates to 31.9% of the sites frontage.</p>
<p>STANDARD B15: PARKING LOCATION</p> <p>Provide resident and visitor vehicles with convenient parking.</p> <p>Avoid parking and traffic difficulties in the development and the neighbourhood.</p>	<ul style="list-style-type: none"> • Car parking facilities should: • Be reasonably close and convenient to dwellings and residential buildings. • Be secure. 	<p>✓Satisfactory</p> <p>All dwellings are provided with an attached garage.</p> <p>All habitable room windows are located greater than 1.5m from the shared accessway and where</p>

Protect residents from vehicular noise within developments.	<ul style="list-style-type: none"> Be designed to allow safe and efficient movements within the development. Be well ventilated if enclosed. Large parking areas should be broken up with trees, buildings or different surface treatments. Shared access ways or car parks of other dwellings and residential buildings should be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced to 1 metre where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the access way. 	not contain windowsill heights that are at least 1.4 metres.
---	--	--

Clause 55.04 Amenity Impacts		
Standard No. & Objective	Standard	Comments
STANDARD B17: SIDE AND REAR SETBACKS Ensure the height and setback respects the existing or preferred neighbourhood character and limits the amenity impacts on existing dwellings	<ul style="list-style-type: none"> A new building (if not built on a boundary) should be set back from side or rear boundaries 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. 	✓ Satisfactory All dwellings meet numerical standards.
STANDARD B18: WALLS ON BOUNDARIES Ensure the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the amenity impacts on existing dwellings.	<ul style="list-style-type: none"> A new wall or carport constructed on a side or rear boundary of a lot should not abut the boundary for a length of more than: <ul style="list-style-type: none"> 10 metres plus 25% of the remaining length of the boundary of an adjoining lot, or Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports, whichever is the greater. The height of a new wall or carport constructed on a side or rear boundary should not exceed an average height of 3.2 	✓ Satisfactory The garage for Unit 1 is built to the side boundary for less than the 10m specified and does not exceed an average height of 3.2 metres. The Bed 1 for Unit 4 is built to the side boundary for less than the 10m specified and does not exceed an average height of 3.2 metres.

	metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.	
STANDARD B19: DAYLIGHT TO EXISTING WINDOWS Allow adequate daylight into existing habitable room windows.	<ul style="list-style-type: none"> Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. Walls or carports more than 3 metres in height opposite an existing habitable room window should be set back from the window at least 50% of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window. 	✓Satisfactory The proposal provides for appropriate setbacks and light courts to adjoining dwelling windows.
STANDARD B20: NORTH-FACING WINDOWS Allow adequate solar access to existing north-facing habitable room windows	<ul style="list-style-type: none"> If a north-facing habitable room window of an existing dwelling is within 3 metres of a boundary on an abutting lot, a building should be setback from the boundary 1 metre, plus 0.6 metre for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres, for a distance of 3 metres from the edge of each side of the window. 	N/A - No such windows are located adjoining the development site.
STANDARD B21: OVERSHADOWING OPEN SPACE Ensure buildings do not significantly overshadow existing secluded private open space	<ul style="list-style-type: none"> Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75%, or 40 square metres with minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of 5 hours of sunlight between 9 am and 3 pm on 22 September. 	✓Satisfactory Overshadowing is to occur to the property to the east, however this overshadowing is to occur in afternoon hours only. Conditions will be placed on any permit issued to ensure appropriate overshadowing diagrams will be provided identifying compliance with this standard.
STANDARD B22: OVERLOOKING Limit views into existing secluded private open space and habitable room windows.	<ul style="list-style-type: none"> A habitable room window, balcony, etc. should be located and designed to avoid direct views into the secluded private open space and habitable room windows of an existing dwelling within 9 metres. 	✓Satisfactory The application proposes the provisions of screens for all first-floor habitable room windows which have view lines into neighbouring properties. A condition will be placed on permit to ensure that screening is compliant with required standards.

STANDARD B23: INTERNAL VIEWS Limit views into existing secluded private open space and habitable room windows of dwellings and residential buildings within the same development.	<ul style="list-style-type: none"> Windows and balconies should be designed to prevent overlooking of more than 50% of the secluded private open space of a lower-level dwelling or residential building directly below and within the same development 	✓Satisfactory No internal overlooking is proposed.
Standard B24: Noise Impacts Protect residents from external noise and contain noise sources in developments that may affect existing dwellings.	<ul style="list-style-type: none"> Noise sources, such as mechanical plant, should not be located near bedrooms of immediately adjacent existing dwellings. Noise sensitive rooms and secluded private open spaces of new dwellings and residential buildings should take account of noise sources on immediately adjacent properties. Dwellings and residential buildings close to busy roads, railway lines or industry should be designed to limit noise levels in habitable rooms. 	✓Satisfactory The proposal is consistent with the use of land for residential purposes and surrounding residential land use. No mechanical or plant equipment is proposed along subject site boundaries and it is not considered the proposal will have unreasonable noise impacts upon adjoining properties.

Clause 55.05 On Site Amenity and Facilities		
Standard No. & Objective	Standard	Comments
STANDARD B25: ACCESSIBILITY Consider people with limited mobility in the design of developments.	<ul style="list-style-type: none"> The dwelling entries of the ground floor of dwellings and residential buildings should be accessible or able to be easily made accessible to people with limited mobility. 	✓Satisfactory All dwellings have appropriate ground floor access.
STANDARD B26: DWELLING ENTRY Provide a sense of identity to each dwelling/residential building.	<ul style="list-style-type: none"> Entries to dwellings and residential buildings should: Be visible and easily identifiable from streets and other public areas. Provide shelter, a sense of personal address and a transitional space around the entry. 	✓Satisfactory All dwelling entrances are visible and easily identifiable from the street frontage and each dwelling entrance is provided with shelter and a sense of personal address.
STANDARD B27: DAYLIGHT TO NEW WINDOWS Allow adequate daylight into new habitable room windows.	<ul style="list-style-type: none"> A window in a habitable room should be located to face: An outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, not including land on an abutting lot, or 	✓Satisfactory All windows meet the relevant requirements.

	<ul style="list-style-type: none"> • A verandah provided it is open for at least one third of its perimeter, or • A carport provided it has two or more open sides and is open for at least one third of its perimeter. 	
STANDARD B28: PRIVATE OPEN SPACE Provide reasonable recreation and service needs of residents by adequate private open space	<ul style="list-style-type: none"> • A dwelling or residential building should have private open space consisting of: • An area of 40 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 25 square metres, a minimum dimension of 3 metres and convenient access from a living room, or • A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room, or • A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room. 	✓Satisfactory This numerical standard is met and each dwelling is provided with acceptable private open space.
STANDARD B29: SOLAR ACCESS TO OPEN SPACE Allow solar access into the secluded private open space of new dwellings/buildings.	<ul style="list-style-type: none"> • The private open space should be located on the north side of the dwelling, if practicable. • The southern boundary of secluded private open space should be set back from any wall on the north of the space at least $(2 + 0.9h)$ metres, where 'h' is the height of the wall. 	✓Satisfactory This numerical standard is met.
STANDARD B30: STORAGE Provide adequate storage facilities for each dwelling.	<ul style="list-style-type: none"> • Each dwelling should have convenient access to at least 6 cubic metres of externally accessible, secure storage space. 	✓Satisfactory Each dwelling is provided with at least 6 cubic metres of externally accessible, secure storage space.
STANDARD B31: DESIGN DETAIL	<ul style="list-style-type: none"> • The design of buildings should respect the existing or preferred neighbourhood character. 	✓Satisfactory

Encourage design detail that respects the existing or preferred neighbourhood character.	<ul style="list-style-type: none"> Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character. 	Refer to the Delegate Report for detailed discussion on the response to neighborhood character.
--	--	---

Clause 55.06 Detailed Design

Standard No. & Objective	Standard	Comments
STANDARD B32: FRONT FENCES Encourage front fence design that respects the existing or preferred neighbourhood character	<ul style="list-style-type: none"> The design of front fences should complement the design of the dwelling and any front fences on adjoining properties. A front fence within 3 metres of a street should not exceed: <ul style="list-style-type: none"> Streets in a Road Zone, Category 1: 2 metres Other streets: 1.5 metres 	N/A - No front fencing is proposed.
STANDARD B33: COMMON PROPERTY Ensure car parking, access areas and other communal open space is practical, attractive and easily maintained. Avoid future management difficulties in common ownership areas.	<ul style="list-style-type: none"> Developments should clearly delineate public, communal and private areas. Common property, where provided, should be functional and capable of efficient management. 	✓ Satisfactory A clear delineation occurs between the public realm and the common accessway, as well as between the common accessway and private property.
STANDARD B34: SITE SERVICES Ensure site services and facilities can be installed and easily maintained and are accessible, adequate and attractive.	<ul style="list-style-type: none"> The design and layout of dwellings and residential buildings should provide sufficient space (including easements where required) and facilities for services to be installed and maintained efficiently and economically. Bin and recycling enclosures, mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development. Bin and recycling enclosures should be located for convenient access by residents. Mailboxes should be provided and located for convenient access as required by Australia Post. 	✓ Satisfactory

