

1 USE AND DEVELOPMENT OF THE LAND FOR A RESIDENTIAL BUILDING (BOARDING HOUSE) AT 1 - 3 SAVAGE STREET, PAKENHAM

FILE REFERENCE INT1813646

RESPONSIBLE GENERAL MANAGER Andrew Paxton

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RECOMMENDATION

That a Notice of Decision to Grant Planning Permit T170462 be issued for the use and development of the land for a Residential Building (Boarding House) at 1-3 Savage Street, Pakenham VIC 3810 subject to the conditions attached to this report.

Attachments

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| 1 | Development plans | 9 Pages |
| 2 | Letters of objections circulated to councillors only | 142 Pages |

EXECUTIVE SUMMARY:

APPLICATION NO.:	T170462
APPLICANT:	Marjo (Aust) P/L C/- John McCaffrey Consultant Town Planner
LAND:	1-3 Savage Street, Pakenham VIC 3810
PROPOSAL:	Use and development of the land for a Residential Building
PLANNING CONTROLS:	General Residential Zone Development Contributions Plan Overlay Schedule 1
NOTIFICATION & OBJECTIONS:	Notice of the application was given by way of sending notices to adjoining and near-by land owners/occupiers and by placing a sign on site To date Council has received in excess of 100 objections received
KEY PLANNING CONSIDERATIONS:	Appropriateness of use in residential zone Off-site amenity impacts Car parking
RECOMMENDATION:	Approval

BACKGROUND:

Council records indicate there is no recent Planning Permit history for the site.

SUBJECT SITE



The site, comprising two allotments, is located on the west side of Savage Street, Pakenham approximately 150m south from Pakenham Town Centre. The parcel is generally square in shape, has a combined frontage to Savage Street of 40.2m and a total area of 1680sqm. No. 1 Savage Street is currently developed with a single dwelling setback 9.1m from the frontage with No.3 undeveloped.

There is a land rise of less than 1.0m from the front to the rear (flat). There is established vegetation located along the front title boundary. Vehicle access to each parcel is provided via a crossover and driveway along the northern boundary. A 1.6m high timber paling fencing defines the side and rear boundaries.

No. 1A Savage Street and 2/25 Henty Street both adjoin the northern boundary and are each developed with a single dwelling setback between 2.0m and 3.0m from the common boundary. There is a total of four (4) habitable room windows that directly face the site within 9.0m. Secluded private open space (SPOS) is located to the north and west of each dwelling. There is no significant vegetation that abuts the common boundary.

No. 3/26 Henty Street and 4 and 5/6 Ann Crescent all adjoin the western boundary and are each developed with a single dwelling setback between 2.4m and 3.5m from the common boundary. There is a total of five (5) habitable room windows that directly face the site within 9.0m. SPOS is located to the side and rear of each dwelling. There is established vegetation that abuts the common boundary.

No. 5 Savage Street adjoins the southern boundary and is developed with a single dwelling setback 7.9m from the common boundary and 15.1m from the frontage. There are three (3) habitable room windows that directly face the site within 9.0m, SPOS is located to the rear. There is no significant vegetation that abuts the common boundary.

Land on the south side of Henty Street is used and developed for residential purposes. Vegetation is typically subordinate to the built form within the streetscape. Land on the north side of Henty

Street is used and developed for commercial purposes (Pakenham Town Centre). Pakenham Rail Station is located 650m from the subject site.

PROPOSAL

Approval is sought for the use and development of the land for a low cost Residential Building (Boarding House).

The single storey building is setback 11.6m from the frontage, 1.8m from the northern and southern boundaries and a minimum 3.15m from the rear.

The floor area comprises 41 single rooms, communal bathrooms, 1 communal kitchen, living area, laundry, caretakers' room and office.

A communal private open space area is located to the rear. Proposed site coverage is 45.6% with 37.2% of the site allocated for garden area including a landscape strip along the frontage.

The built form can be described as conservative with a pitched roof form and maximum height of 5.6m. Vehicle access is provided via the existing crossover at No. 1 leading to a new driveway with 10 car spaces within the front setback.

A maximum 41 persons are proposed to be accommodated within the building at any one time plus one (1) caretaker. The applicant has stated this will be exclusively for men. A site/patron management plan has also been submitted in support of the application which outlines 'house rules' for each person accommodated.

PLANNING SCHEME PROVISIONS

State Planning Policy Framework (SPPF)

The relevant clauses of the SPPF are:

Clause 11 Settlement
Clause 11.02-1 Supply of urban land
Clause 15.01-1 Urban Design
Clause 16 – Housing

Local Planning Policy Framework (LPPF)

The relevant clauses of the LPPF are:

Clause 21.03 Settlement and Housing
Clause 21.06-1 Design and Built Form

Relevant Particular/ General Provisions and relevant incorporated or reference documents

The relevant provisions/ documents are:

Clause 52.06 – Car Parking
Clause 52.23 – Shared Housing
Clause 55 – Two or more dwellings on a lot
Clause 65 – Decision Guidelines

Zone

The land is subject to the General Residential Zone 1

Overlays

The land is subject to the following overlay:

Development Contributions Plan Overlay 1

PLANNING PERMIT TRIGGERS

The proposal for the use and development of the land for a residential building requires a planning permit under the following clauses of the Cardinia Planning Scheme:

- Pursuant to Clause 32.08 – 2, a planning permit is required for the use of the land for a Residential Building (Accommodation).
- Pursuant to Clause 32.08 – 8, a planning permit is required for buildings and works associated with a Section 2 use.
- Pursuant to Clause 52.23, a planning permit is required for shared housing which contains more than 10 habitable rooms.

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 two signs on site

Council has received in excess of 100 objections to date.

The key issues that were raised in the objections are:

- Lack of car parking/increase in traffic congestion;
- Privacy concerns for local residents;
- Noise
- Increase in crime/safety issues/demographics of residents
- Poor internal amenity
- Inconsistent with Neighbourhood Character
- Devaluation of property

REFERRALS

- The application was not required to be referred externally.

DISCUSSION

On balance, the proposal is consistent with the State and Local Planning Policy Framework, the purpose of the General Residential Zone 1, Clause 52.06, Clause 55 and Clause 65 of the Cardinia Planning Scheme.

State and Local Planning Policy Framework

It is considered that the proposal is consistent with the State and Local Planning Policy Framework. As the site is located within the General Residential Zone 1 with no ResCode variations, a more dense built form can be expected within this area.

The building is provided with ground level SPOS at the rear, adequate setbacks are provided from title boundaries which creates spacing and will enable landscaping. The built form, roof pitch and materials are consistent with other dwellings in the immediate vicinity.

The proposal provides an alternative housing type on Savage Street. A single storey building is provided which will provide low cost accommodation.

Overall the design of the proposal is considered to be safe and functional. All vehicles are able to enter and exit the site satisfactorily. A condition of approval will require the construction of an on-site storm water detention system. As the site is located within an established residential area, the development will not unreasonably exceed the capacity of local infrastructure.

The proposed use is consistent with Clause 16 which promotes affordable housing to service community needs in well serviced areas. The site is located in an established residential area in close proximity to Pakenham Town Centre, public open space and Pakenham Rail Station.

Clause 32.08 – General Residential Zone 1

The purpose of this Zone is to implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies, to encourage development that respects the neighbourhood character of the area and to encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.

Pursuant to Clause 32.08 – 2 and Clause 32.08- 8, a planning permit is required for the use and development of the land for a Residential Building (Accommodation). Such a proposal must meet the objectives of Clause 55 of the Cardinia Planning Scheme. An assessment against Clause 55, including neighbourhood character, is provided further in this report.

In accordance with Clause 32.08-4, a minimum 35% of the site is allocated for garden area.

The use of land for a Residential Building is appropriate in this context as the site is within walking distance to public open space, Pakenham Town Centre and public transport. Whilst still falling under the broader land use term 'Accommodation' the use for a Residential Building is not common nor is there a cluster of such land uses in the immediate vicinity. Therefore the proposal offers a diverse housing type for the area as land on the south side of Henty Street is primarily developed with single/medium density dwellings.

Whilst formal research has not been undertaken, the operators have drawn from years' experience operating another Residential Building at No. 25 Dunbarton Drive, Pakenham (2.1km north-east from the subject site). The operators have determined that there is a high demand for low cost

housing therefore this site has been strategically chosen given its size and proximity to public transport, employment and services. From a holistic perspective, providing low cost accommodation options for vulnerable members of the community will reduce rates of homelessness and associated social issues.

It's acknowledged that a maximum 41 persons for the site (with 1 caretaker) is a high concentration for a typical residential setting and whilst the building can accommodate this (and still meet relevant building and health standards), the site at No. 25 Dunbarton Drive, on a 1590sqm allotment, has a maximum capacity of 27 residents at any one time (plus 1 caretaker) under Planning Permit T080329-1.

In VCAT decision BMKC Pty Ltd v Cardinia Shire Council [P2915/2008], the tribunal member determined that:

"Previous consideration of boarding houses by the Tribunal it is has acknowledged, however, that evidence has been accepted that there is often a greater risk of anti - social behaviour associated with boarding houses."

The proposed maximum residents of 41 is a 35% increase when compared to No. 25 Dunbarton Drive which has a similar lot size. It is considered appropriate to limit resident numbers to 30 to avoid future management issues which may impact the amenity of the locality and residents of the boarding house.

The application was referred to Council's Social and Community Strengthening Department who has recommended larger rooms be provided and some with an ensuite to provide for greater internal amenity for residents. As it is recommended that resident numbers be capped at 30, a condition of approval will also require amended plans to show a modified floor layout as per this recommendation.

Council in its submission at the previous VCAT hearing also raised concerns with the concentration of 17 residents. The tribunal member concluded that a Patron Management Plan was necessary. In this instance, a Patron Management plan has been submitted and is considered satisfactory.

Having regard to the above, the proposed use and development is consistent with the objectives and decision guidelines of the Zone.

Clause 52.06 – Car Parking

There is no specified car parking rate for this land use therefore car parking must be provided to the satisfaction of the Responsible Authority. A traffic report, prepared by TTM Consulting Pty Ltd dated October 2017, was submitted in support of the application and concludes that adequate parking has been provided for the land use given the locality.

The application was referred to Council's Traffic Engineer who does not object to the proposal subject to conditions. Whilst case studies have been used from inner city Councils, it's acknowledged that motor vehicle ownership rates are significantly lower for this demographic. The site is located 640m from Pakenham Rail Station and Pakenham Town Centre, therefore a reliance on motor vehicles in this locality is reduced. Further, on-street parking adjacent to the site is also available.

Engineering have advised that the proposal does not comply with Design Standard 1 with respect to the accessway (90 degree parking). The minimum car parking bay width must be 2.6m (shown to

be 2.5m) and the isle width must be 6.4m (shown to be 6.0m). This modification will be required via condition.

Landscaping is provided within the front setback which will soften the appearance of the hard surfacing when viewed from the streetscape.

Clause 55 – Two or more dwellings on a lot

- **Clause 55.02 – Neighbourhood Character**

Pursuant to Standard B1 of Clause 55, it is essential for proposed developments to maintain and enhance the neighbourhood character of the area. It is policy with regard to built form that development complements the current character and contributory elements.

The proposal respects the rhythm of development as adequate setbacks have been provided from the side and rear boundaries to ensure that the development will not be visually dominant when viewed from the street and adjoining properties.

Open space areas have been provided to the rear and sides of the building which are sufficient in size for landscaping and the planting of canopy trees which will further assist in screening the proposed development. Ground level SPOS has also been provided for the building.

The built form, external materials and openings (i.e. door and windows) is consistent with the surrounding area. Additional landscaping opportunities are provided within the front setback and alongside the driveway which will assist in breaking up the appearance of hard surfaces when viewed from the street. A condition of approval will require the submission of a formal landscape plan.

A complete Clause 55 assessment is provided in Appendix 1.

Clause 45.06 – Development Contributions Plan Overlay 1

In accordance with Clause 45.06 – 1, a condition of approval will require that a monetary contribution be paid to Council prior to the issuing of a Building Permit.

Clause 65 – Decision Guidelines

The proposal is consistent with Clause 65 as the development will result in minimal off-site amenity impacts. There is no native vegetation removal required with the required landscape plan to include native species. The development will not impact native vegetation on adjoining land. Storm water will be mitigated via condition.

The site is located outside the Pakenham Structure Plan boundaries (March 2017).

RESPONSE TO OBJECTIONS

- *Lack of car parking/increase in traffic congestion*

As detailed above, a traffic/car park demand assessment was submitted in support of the application and concludes that the on-site spaces are sufficient for this land use. The application was referred to Council's Traffic Engineer who does not object to the proposal. It's acknowledged that motor vehicle ownership rates are significantly lower for this demographic and the site is located within walking distance of public transport, employment and services.

- *Privacy concerns for local residents*

As existing side and rear boundary fencing is 1.6m high, a condition of approval will require the provision of a minimum 1.8m fencing. Via condition, the single storey built form ensures no

overlooking into adjoining secluded private open space or habitable room windows within 9.0m of the site which is in accordance with Standard B22 at Clause 55.04-6 (Overlooking).

The use is for residential purposes in a residential zone, therefore any additional privacy measures are not required.

- *Noise*

As detailed above, the number of residents will be reduced to 30 which is more consistent with the existing residential building/boarding house at No. 25 Dunbarton Drive Pakenham being on a similar sized allotment. This reduction is to avoid any management issues (which includes noise from residents). The in house caretaker and the submitted patron/site management plan which stipulates a curfew and visiting hours, will also address noise/disturbance issues to near-by residents.

- *Increase in crime/safety issues/demographic of residents*

Whilst it cannot be assumed that criminal activity will occur, previous VCAT decisions have accepted that the risk of anti-social behaviour is higher with such land uses. However they cannot be considered unsuitable for residential zones. Reduced resident numbers in conjunction with a patron management plan and caretaker of the site is considered suitable to manage any potential anti-social issues.

Any anti-social or criminal behaviour is to be managed by the operators, the caretaker and Victoria Police and is referenced in the patron management plan.

Whilst the applicant has stated this site will only cater for men, who resides in such buildings cannot be considered under a planning permit application. Should the application be approved, the demographic of guests may change over time (e.g. woman/children only, students) without any further planning consideration. Further, the length of time residents are to be accommodated for also cannot be considered under a planning permit application.

- *Poor internal amenity*

As detailed above, upon advice received from Council's Social and Community Strengthening Department, a condition of approval will require a modified internal layout to cater for a maximum 30 residents plus 1 caretaker. The building must also comply with all relevant Building and Health legislation.

- *Inconsistent with Neighbourhood Character*

The built form, layout and landscaping is consistent with the existing pattern of development along Savage Street and in the immediate vicinity. A neighbourhood character assessment is provided in the Clause 55 Assessment of this report.

- *Devaluation of property*

The devaluation of land (perceived or actual) cannot be considered under a planning permit application. This has been determined in multiple VCAT cases.

CONCLUSION

Having regard to the above assessment, the proposal is consistent with the State and Local Planning Policy Framework, the purpose of the General Residential Zone 1 and relevant Particular Provisions. It is recommended that a Notice of Decision to Grant a Permit be issued for the use and development of the land for a Residential Building (Boarding House) at 1-3 Savage Street, Pakenham subject to the following conditions:

CONDITIONS

Amended plans

1. Before the use or development start/s, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and must be generally in accordance with the plans submitted with the application but modified to show:
 - a. A modified floor layout to allow a maximum 30 residents (plus 1 caretaker) including ensuites/bathroom facilities for a portion of rooms.
 - b. The provision of 1.8m high (minimum) side and rear boundary fencing.
 - c. An amended patron management plan to reflect Condition 4 (resident numbers).
 - d. Amended car parking/access layout to accord with Clause 52.06 including the provision of one (1) disabled space.
 - e. A landscape plan prepared by a suitably qualified professional to include:
 - i. A survey (including botanical names) of all existing vegetation to be retained and/or removed.
 - ii. Buildings and trees (including botanical names) on neighbouring properties within three metres of the boundary.
 - iii. Details of surface finishes of pathways and driveways.
 - iv. A planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant.
 - v. Landscaping and planting within all open areas of the subject land including the provision of three (3) canopy trees within the front setback

All species selected must be to the satisfaction of the Responsible Authority and must not impede vehicle or pedestrian sightlines or reduce passive surveillance.

2. Before the development commences, a Waste Management Plan must be submitted to and approved by the Responsible Authority.

Endorsed plans

3. The development as shown on the endorsed plan/s must not be altered without the written consent of the Responsible Authority.
4. Once the development has started it must be continued and completed to the satisfaction of the Responsible Authority.

Land use

5. The maximum number of residents permitted at any one time must not exceed 31 persons, including any on site caretaker/manager.

6. The owner must notify the Responsible Authority within 14 days of either expiry of or cessation of the management lease concerning the boarding house. If there is a change in management of the premises the owner must lodge a new management plan with the Responsible Authority within 30 days of cessation.
7. The amenity of the area must not be detrimentally affected by the use or development, through the:
 - a) Transportation of materials, goods or commodities to or from the land;
 - b) Appearance of any building, works or materials;
 - c) Emission of noise, artificial light, smell, fumes, smoke, dust, waste water, waste products, or oil;
 - d) Presence of vermin, or
 - e) In any other way.

Development plan contribution

8. Prior to a building permit being issued under the Building Act 1993, a cash contribution to the satisfaction of the Responsible Authority must be provided for the provision or augmentation of public infrastructure in accordance with the relevant approved Development Contribution Plan.

Engineering

9. All stormwater associated with roofed and paved surfaces associated with this development/permit 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.
10. Stormwater works must be provided on the subject land so as to prevent overflows onto adjacent properties.
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.

Note: As the development has an impervious ratio greater than 35%, the developer shall engage the services of a suitably experienced Engineer to design a stormwater detention system that will reduce the intensity of the storm water discharge entering Council's drainage system, i.e.: a detention system. The storm water detention system shall provide for the same five (5) year ARI peak discharge as that for a standard house lot with no storm water detention. A standard house lot is assumed to have a fraction impervious area of 35%. Calculations and a plan shall be submitted to Council for approval prior to construction. The storm water detention system must be constructed prior to the occupation of the proposed development.

12. At least 14 days before any works start, a site specific Construction Environmental Management Plan (CEMP) to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved the CEMP will be endorsed and will then form part of the permit. All works must be undertaken in accordance with the approved CEMP.

The CEMP must address all environmental risks and include:

- a. Temporary stormwater management including sedimentation control,

- b. Provision of pollution and contamination controls including noise and dust,
 - c. Location of stockpiles and stockpile management,
 - d. Location of site office and facilities
 - e. Equipment, materials and goods management.
 - f. Tree protection zones, trees to be retained and trees to be removed.
13. 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
14. 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.
15. Prior to the occupation of the building, all boundary fencing must be constructed to the satisfaction of the Responsible Authority.
16. Before the development is occupied:
 - a. All proposed areas set aside on the approved plan/s for access, circulation and car parking must be constructed with concrete, asphalt or other approved hard surfacing material, drained and the parking areas delineated to the satisfaction of the Responsible Authority. Once constructed, these areas must be maintained to the satisfaction of the Responsible Authority.
 - b. The premises are connected to a reticulated water supply, sewerage, drainage and underground electricity to the requirements of the relevant servicing authority.
 - c. Power and telephone lines to building must be placed underground from the main point of service supplied by the relevant authority outside the boundaries of the subject land.
 - d. A bin storage area must be provided and must be located so as not to be detrimental to the visual amenity of the neighbourhood to the satisfaction of the Responsible Authority.
 - e. Mail boxes must be provided to the satisfaction of the Responsible Authority and Australia Post.
 - f. Lighting must be provided near the front entrance of each dwelling to the satisfaction of the Responsible Authority.
 - g. The landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the Responsible Authority.
17. The dimensions and layout of the proposed access and parking areas must accord with the requirements of Clause 52.06 of the Cardinia Planning Scheme.

Landscaping/general amenity

18. The landscaping works as shown on the approved plan must be completed within sixty (60) days of the completion of the dwellings. The completion date is defined as the issue of a Certificate of Occupancy.
19. The completed landscaping must be maintained by the owner to the satisfaction of the Responsible Authority until such time as the dwellings have been transferred.
20. The exterior colour and cladding of the development must not result in any adverse visual impact on the environment of the area and all external cladding and trim of the building, including the roof, must be of a non-reflective nature.

21. 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.

Expiry:

This permit will expire if one of the following circumstances applies:

- a) The development is not started within two (2) years of the date of this permit.
- b) The development is not completed within four (4) years of the date of this permit.
- c) The use has not commenced within two (2) years of the date of this permit; or
- d) The use is discontinued for a period of two (2) years.

The Responsible Authority may extend the periods referred to if a request is made in writing in accordance with Section 69 of the Planning and Environment Act 1987.

Notes:

- A Building Permit will be required for this development. To obtain a building permit you will need to contact a registered building surveyor.

APPENDIX 1 – CLAUSE 55 ASSESSMENT

Clause 55 – Two or More Dwellings on a Lot	Compliance
<p>Neighbourhood character (Clause 55.02-1)</p> <p><i>To ensure that the design respects the existing neighbourhood character or contributes to the preferred neighbourhood character</i></p> <p><i>To ensure that the development responds to the features of the site and the surrounding area.</i></p> <p>Standard B1</p>	<p>Complies – refer to report</p>
<p>Residential policy (Clause 55.02-2)</p> <p><i>To ensure that residential development is provided in accordance with any policy for housing in the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.</i></p> <p><i>To support medium densities in areas where development can take advantage of public transport and community infrastructure.</i></p> <p>Standard B2</p>	<p>Complies</p> <p>An adequate design response was provided.</p>

Dwelling density (Clause 55.02-3) <i>To encourage a range of dwelling sizes and types in developments of ten or more dwellings.</i> Standard B3	n/a One building proposed.
Infrastructure (Clause 55.02-4) <i>To ensure development is provided with appropriate utility services and infrastructure.</i> <i>To ensure development does not unreasonably overload the capacity of utility services and infrastructure.</i> Standard B4	Complies Reticulated services and road access are available. The development would not unreasonably exceed the capacity of local infrastructure.
Integration with the street objective (Clause 55.02-5) <i>To integrate the layout of development with the street.</i> Standard B5	Complies The entrance for the building fronts Savage Street. There is no front fencing proposed.
Street setback objective (Clause 55.03-1) <i>To ensure the setbacks of buildings from the street respect the existing or preferred neighbourhood character and</i>	Complies The building is setback 11.6m from the frontage which exceeds the maximum of 9.0m. This setback has enabled car parking

<p><i>make efficient use of the site.</i></p> <p>Standard B6</p>	<p>and landscaping within the front setback.</p> <p>Once vegetation is established, it will make a positive contribution to the streetscape.</p>
<p>Building height objective (Clause 55.03-2)</p> <p><i>To ensure that the height of buildings respects the existing or preferred neighbourhood character.</i></p> <p>Standard B7</p>	<p>Complies</p> <p>The maximum building height is 5.6m. The maximum allowed under the Zone is 11.0m.</p>
<p>Site coverage objective (Clause 55.03-3)</p> <p><i>To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site.</i></p> <p>Standard B8</p>	<p>Complies</p> <p>Site coverage is 45.6%. The maximum allowed is 60%.</p>
<p>Permeability objective (Clause 55.03-4)</p> <p><i>To reduce the impact of increased stormwater run-off on the drainage system.</i></p> <p><i>To facilitate on-site stormwater infiltration.</i></p> <p>Standard B9</p>	<p>Complies</p> <p>Permeable area exceeds the minimum 20%.</p>
<p>Energy efficiency objective (Clause 55.03-5)</p> <p><i>To achieve and protect energy efficient dwellings.</i></p> <p><i>To ensure the orientation and the layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.</i></p> <p>Standard B10</p>	<p>Complies</p> <p>The solar access to dwellings on adjoining lots is not reduced given the lot layout and height of the proposed building.</p> <p>Rooms have been provided with north facing windows where practical. This will reduce the use of artificial lighting. All other habitable room windows will receive light from other aspects.</p>
<p>Open space objective (Clause 55.03-6)</p> <p><i>To integrate the layout of development with any public and</i></p>	<p>Not applicable</p> <p>The site does not adjoin</p>

<p><i>communal open space provided in or adjacent to the development.</i></p> <p>Standard B11</p>	<p>communal open space.</p>
<p>Safety objective (Clause 55.03-7)</p> <p><i>To ensure the layout of development provides for the safety and security of residents and property.</i></p> <p>Standard B12</p>	<p>Complies</p> <p>The front entrance of the building faces Savage Street.</p> <p>Required landscaping is low scale will not create unsafe spaces.</p> <p>There is passive surveillance of the car parking area and driveway with the inclusion of habitable room windows which front Savage Street.</p>
<p>Landscaping objectives (Clause 55.03-8)</p> <p><i>To encourage development that respects the landscape character of the neighbourhood.</i></p> <p><i>To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance.</i></p> <p><i>To encourage the retention of mature vegetation on the site.</i></p> <p>Standard B13</p>	<p>Conditional compliance</p> <p>Sufficient space is available for landscaping. The proposal will not cause adverse impacts to vegetation on adjoining land including within the nature strip.</p> <p>Landscape plan required via condition.</p> <p>There is no vegetation of high amenity value worthy of retention.</p>
<p>Access objectives (Clause 55.03-9)</p> <p><i>To ensure vehicle access to and from a development is safe, manageable and convenient.</i></p> <p><i>To ensure the number and design of vehicle crossovers respects the neighbourhood character.</i></p> <p>Standard B14</p>	<p>Complies</p> <p>The existing crossover will be utilised for the building.</p> <p>Entry and exit to the site is safe and manageable.</p>

<p>Parking location objectives (Clause 55.03-10)</p> <p><i>To provide convenient parking for resident and visitor vehicles.</i></p> <p><i>To avoid parking and traffic difficulties in the development and the neighbourhood.</i></p> <p><i>To protect residents from vehicular noise within developments.</i></p> <p>Standard B15</p>	<p>Complies.</p> <p>No garage proposed given nature of land use.</p> <p>A condition of approval will require an amended car park/access layout to accord with Clause 52.06.</p> <p>The parking area is adequately setback from habitable room windows.</p>
<p>Side and rear setbacks objective (Clause 55.04-1)</p> <p><i>To ensure that the height and setback of a building from the boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.</i></p> <p>Standard B17</p>	<p>Complies</p> <p>All side and rear setbacks comply with the standard (minimum 1.0m provided for wall heights not exceeding 3.6m).</p>
<p>Walls on boundaries (Clause 55.04-2)</p> <p><i>To ensure the location, length and the height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.</i></p> <p>Standard B18</p>	<p>Not applicable.</p> <p>There are no walls on boundaries proposed.</p>
<p>Daylight to existing windows objective (Clause 55.04-3)</p> <p><i>To allow adequate daylight into existing habitable room windows.</i></p> <p>Standard B19</p>	<p>Complies</p> <p>Any existing windows on adjoining land are provided with at least 1.0m clear to sky.</p>
<p>North-facing windows objective (Clause 55.04-4)</p> <p><i>To allow adequate solar access to existing north-facing habitable room windows.</i></p> <p>Standard B20</p>	<p>Complies</p> <p>Given the orientation of the land and location of the dwelling on adjoining land, existing north facing windows will not be impacted as a result of the development.</p>
<p>Overshadowing open space objective (Clause 55.04-5)</p> <p><i>To ensure buildings do not unreasonably overshadow</i></p>	<p>Complies</p> <p>Whilst overshadowing diagrams were not submitted with the application, overshadowing will</p>

<p><i>existing secluded private open space.</i></p> <p>Standard B21</p>	<p>primarily be contained within the title boundaries as the building is single storey and is setback 3.1m from the rear boundary.</p>
<p>Overlooking objective (Clause 55.04-6)</p> <p><i>To limit views into existing secluded private open space and habitable room windows.</i></p> <p>Standard B22</p>	<p>Complies via condition.</p> <p>Minimum 1.8m high side and rear boundary fencing will provide an adequate visual barrier and will limit views into adjoining SPOS and habitable room windows.</p>
<p>Internal views objective (Clause 55.04-7)</p> <p><i>To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.</i></p> <p>Standard B23</p>	<p>Not applicable given nature of land use.</p>
<p>Noise impact objectives (Clause 55.04-8)</p> <p><i>To contain noise sources in developments that may affect existing dwellings.</i></p> <p><i>To protect residents from external noise.</i></p> <p>Standard B24</p>	<p>Complies</p> <p>The proposal does not include unreasonable noise sources or noise sources unusual to a residential building.</p> <p>There are no mechanical plants proposed to be located near bedrooms or immediately adjacent existing dwellings.</p>
<p>Accessibility objective (Clause 55.05-1)</p> <p><i>To encourage the consideration of the needs of people with limited mobility in the design of developments.</i></p> <p>Standard B25</p>	<p>Complies</p> <p>The development provides reasonable access to people with limited mobility. Given the topography of the site, there are no steps required upon the entrance of the dwelling.</p>
<p>Dwelling entry objective (Clause 55.05-2)</p> <p><i>To provide each dwelling or residential building with its own sense of identity.</i></p>	<p>Complies</p> <p>The front entrance of the building is centrally located and easily identifiable from Savage Street.</p>

Standard B26	
Daylight to new windows objective (Clause 55.05-3) <i>To allow adequate daylight into new habitable room windows</i> Standard B27	Complies All new habitable room windows are setback a minimum 1.0m from boundaries and provided with sufficient clearance to the sky in accordance with Standard B27.
Private open space objective (Clause 55.05-4) <i>To provide adequate private open space for the reasonable recreation and service needs of residents.</i> Standard B28	Complies. Given the nature of the land use, the building is provided with a large communal private open space area at the rear. This area will provide for reasonable recreation for future occupiers and is easily accessible from the living room.
Solar access to open space objective (Clause 55.05-5) <i>To allow solar access into the secluded private open space of a new dwelling.</i> Standard 29	Complies The SPOS is located west and will receive ample solar access.
Storage objective (Clause 55.05-6) <i>To provide adequate storage facilities for each dwelling.</i> Standard B30	Complies Given the nature of the land use, storage areas are provided within each room.
Design detail objective (Clause 55.06-1) <i>To encourage design detail that respects the existing or preferred neighbourhood character.</i> Standard B31	Complies Conservative built form proposed. Design elements and features do not conflict with the existing character of the area. External materials consistent with existing dwelling and dwellings in the vicinity.
Front fences objective (Clause 55.06-2) <i>To encourage front fence design that respects the existing</i>	Not applicable No front fence proposed.

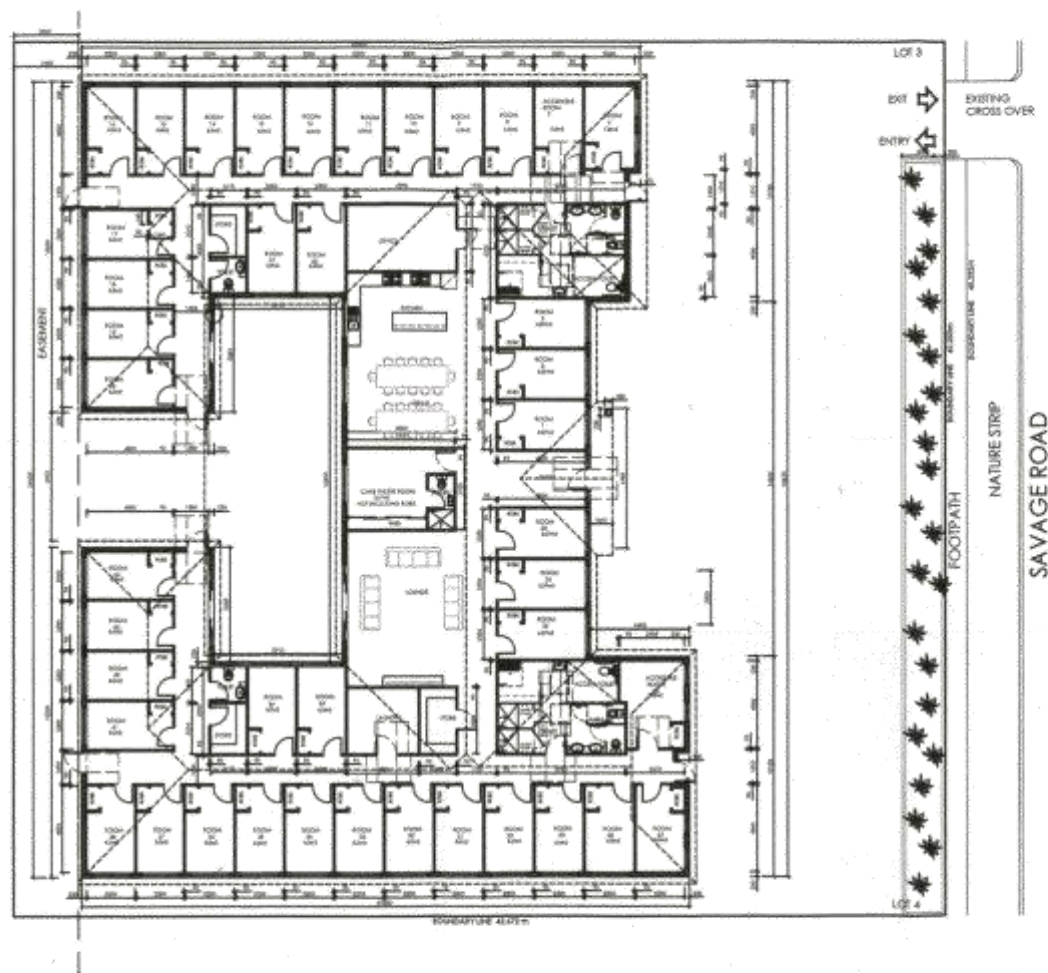
<p><i>or preferred neighbourhood character.</i></p> <p>Standard B32</p>	
<p>Common property objectives (Clause 55.06-3)</p> <p><i>To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained.</i></p> <p><i>To avoid future management difficulties in areas of common ownership.</i></p> <p>Standard B33</p>	<p>Complies.</p> <p>Given the proposed landscaping, the common driveway area will be softened and is considered to be easily maintained.</p>
<p>Site services objectives (Clause 55.06-4)</p> <p><i>To ensure that site services can be installed and easily maintained.</i></p> <p><i>To ensure that site facilities are accessible, adequate and attractive.</i></p> <p>Standard B34</p>	<p>Complies</p> <p>Sufficient space is provided for services to be installed and maintained efficiently and economically.</p> <p>Waste management plan required via condition.</p> <p>The rear/side areas of the building can be efficiently accessed for garden maintenance.</p>



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PROPOSED FLOOR PLAN

SCALE 1:200 (W4)



PROJECT
PROPOSED NEW ROOMING HOUSE
ADDRESS
1-3 SAVAGE ST
PAKENHAM
VIC 3810

OWNER
GREG VERSCHAAREN

NO. PLANS DATE

TOWN PLANNING

PROPOSED FLOOR PLAN

SCALE 1:200 (W4)
DRAWN BY Rob Popelier
DATE 26.09.2017
PROJECT NO. 3534.16
SHEET NO. 03 of 05
DRAWING NO. T/P3
REVISIONS A



134a WCH ST/STREET
SHEPPARTON VIC 3480
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PROJECT
PROPOSED NEW ROOMING HOUSE
ADDRESS
3-3 SAVAGE ST
PAKENHAM
VIC 3810

CLIENT
GREG VERSCHAAREN

DATE: 26/06/2017
DRAWN BY: Rob Popelier

TOWN PLANNING

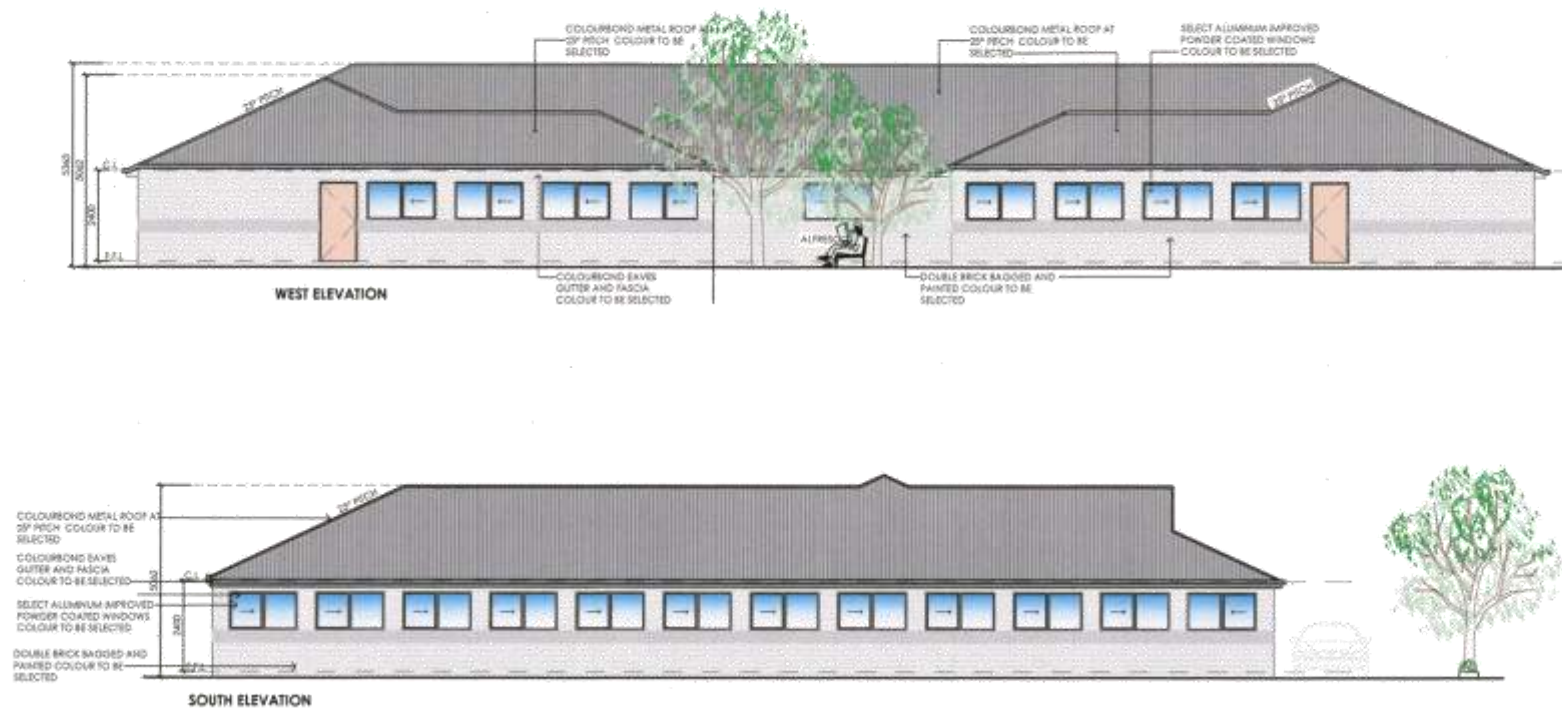
ELEVATIONS

SCALE: 1:100
PROJECT NO: 3534.16
DATE: 04 OF 05
DRAWN BY: Rob Popelier
DATE: 26.06.2017
REVISION: A



1200 HIGH STREET
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PROJECT
PROPOSED NEW ROOMING HOUSE

ADDRESS
1-3 SAVAGE ST
FAIRVIEW
VIC 3810

CLIENT
GREG VERSCHAEREN

NO. REVISED DATE

TOWN PLANNING

ELEVATIONS

SCALE: 1:100

DESIGNED BY: Rob Popeler

DATE: 26.06.2017

PROJECT NO: 3534.16

SHEET NO: 05 of 05

CONSTRUCTION: 1/P5

APPROVAL: A



120m HIGH STREET
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SAVAGE ST BOARDING HOUSE

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Management & maintenance of internal & external common areas:

- The facility is overseen by a fulltime live-in manager.
- Each resident is required to clean up after themselves on a daily basis
- A cleaner is engaged for weekly cleaning such as bathrooms, showers toilets, windows & floors
- All entrance exit doors to remain closed at all times
- The communal areas and carparks are under 24hr video surveillance

Maximum number of residence at any one time:

41

House rules (for the purpose of protecting the amenity of the area):

- attached

Communication plan with council & Victoria Police

- attached

Waste disposal & collection arrangements:

- Live in manager places rubbish out for collection and brings bins back in.

Maintenance of a register of residence:

- To be maintained by management
- Will be completed by each new resident on arrival
- To be securely stored in office area

Management of onsite carparking:

- Only registered vehicles are permitted in the carpark
- Visitors parking must comply (if required) on scheduled visitors times
- Residents are not permitted to gather or congregate in the carpark
- Residents and their visitors must drive in a safe & responsible manner at all times.

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Check in times & curfews:

- Residents may check in anytime between the hours of 9am – 6pm daily
 - Visitors are permitted ONLY between the hours of 9am – 9pm daily
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Criteria for suitable residence (eg for emergency accommodation)

- Residents are “men” only
- Residents must maintain appropriate social behaviour at all times
- Illegal activity including drugs is not permitted
- Alcohol must not be consumed in street carpark or indoors. It is Only permitted in ones bedroom or in the outdoor communal area of the facility

Pakenham Boarding House Pty Ltd

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HOUSE RULES

Probationary Period

- All new residents will enter on a 28-day probationary period and can and will be removed immediately if any of the house rules are broken during this time.

Peace & Quiet

- Do not interfere with the peace & quiet of other residents
- Noise & television must be kept to a reasonable volume at all times
- Visitors are permitted between the hours of 8am & 9pm only
- Residents are responsible for the behaviour & actions of your visitors
- No illegal activity of any kind to occur on the premises
- No drugs, drug paraphernalia of any type are permitted
- Violence and or threatening behaviour/actions towards other residents, neighbours, visitors or staff will not be tolerated. You will be asked to leave the premises immediately or police called to remove you.

Residents Rooms

- Rooms must be used for residential purposes only
- No cooking of any sort is permitted in bedrooms inclusive of kettles and toasters
- Candles and incense are not to be burnt and not permitted on site
- Rooms must be kept clean
- No electric heaters or air conditioners are to be used in bedrooms
- Smoking is NOT permitted in your room or any part of the inside of the building.

Communal Areas

- Residents are responsible to clean up after themselves after using any of the communal areas
- Visitors are not permitted in the kitchen areas
- Cooking is not permitted between 11pm and 5.30am
- Laundry hours 9am to 9pm only
- Washing of clothes is not permitted in the laundry sink and bathrooms
- Alcohol is not to be consumed in the inside communal areas
- Alcohol can only be consumed in your room and outdoors

Rent

- Rent will be paid at the agreed rate and will always be paid 1 week in advance
- Any resident receiving Centrelink payments MUST make rent payments via Centrepay

Security

- All entrance/exit doors are to remain closed at all times
- Do not share your key code with anyone else
- The communal areas and carpark are under 24-hour CCTV surveillance and recording

Car Park

- Only registered vehicles are permitted to park in the car park
- Carpark is for residents use only. Visitors are not permitted to use the carpark.
- Do not gather or congregate in the carpark. It is for parking only.
- Residents & their visitors will drive in a safe and responsible manner at all times

Other

- No animals are to be kept at the property
- Animals are not permitted in the building at any time
- Damage or breakdown of any fixtures, fitting, furniture or equipment must be reported immediately to management
- In the event that a resident is evicted from the boarding house, they are not permitted to return to the property.
- Any electrical equipment not supplied by management that causes faults or issues will be at residents' expense.

I have read, agree and understand that if I do not abide by the above house rules that I will be asked to leave immediately.

Name..... Date Sign.....

SAVAGE STREET BOARDING HOUSE COMMUNICATION PLAN

The purpose of this Communication Plan is to ensure that all parties including management, residence, visitors and guests are aware of the relevant communication procedures which will take place when required.

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The following parties are stakeholders in this communication plan

1. Owner (phone 0413 009 165)
2. Onsite Manager (????)
3. Residents
4. Victoria Police / emergency (phone 000)
5. Cardinia shire council (phone 1300 787 624)

Acknowledgements

- ☐ Communications plans are posted on community wall
- ☐ All residents are provided a copy of the communication plan when

Description	Contact
Daily management	Owner (0413 009 165) or onsite manager (??)
Emergency / police	000
Health inspections	1300 787 624