

2 DEVELOPMENT OF TEN (10) DWELLINGS, 12-14 THWAITES ROAD PAKENHAM

FILE REFERENCE INT1867207

RESPONSIBLE GENERAL MANAGER Andrew Paxton

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RECOMMENDATION

That a Notice of Decision to Grant Planning Permit T170278 be issued for Construction of ten (10) dwellings and associated buildings and works at 12-14 Thwaites Road, Pakenham VIC 3810 subject to the conditions attached to this report.

Attachments

1	T170278 - Locality Map	1 Page
2	T170278 - Development Plans	6 Pages
3	T170278 - Copy of Objections, circulated to Councillors only	10 Pages

EXECUTIVE SUMMARY:

APPLICATION NO.:	T170278
APPLICANT:	Roland Abrahams
LAND:	12-14 Thwaites Road, Pakenham VIC 3810
PROPOSAL:	Construction of ten (10) dwellings and associated buildings and works
PLANNING CONTROLS:	General Residential Zone Schedule 1 Development Contributions Plan Overlay Schedule 1
NOTIFICATION & OBJECTIONS:	Notice of the application has been given by sending notices to the owners and occupiers of adjoining land and placing two (2) signs on site. Seven (7) objections have been received to date.
KEY PLANNING CONSIDERATIONS:	Neighbourhood character, amenity impacts
RECOMMENDATION:	Approval

BACKGROUND:

There is no relevant planning history for the site.

The development plans have been amended providing additional information from those circulated during the notification process, including the turning circles for the southern portion of the internal access way as required by Council's Traffic Department and additional detail with regard to retaining walls and excavation works to satisfy Council's Drainage Department. These are the plans under consideration and do not materially change the development as such re-notification was not considered necessary.

SUBJECT SITE

The site is located on the south side of Thwaites Road approximately 105 metres east of Ahern Road in Pakenham. The site consists of two titles known as Lot 2 and Lot 3 LP 025500 with the overall site is generally rectangular in shape with a frontage of 36.58 metres and depth of 72.53 metres with an overall area of 2,647 square metres.

The site slopes from west with a fall of approximately 2.6 metres across the total width of the site and is burdened by a 2 metre wide drainage and sewerage easement running along the rear (south) boundary of the site.

The site is currently developed with a single storey weatherboard dwelling located in the northern portion site and extends over both allotments. This dwelling is provided with private open space on the south, including grass coverage and scattered vegetation, a hedges along portions of the east and west boundaries. The site includes two gravel crossovers and a 'U' shaped driveway arrangement within the front setback with a hedge of trees located along the site frontage. The site includes a low stone fence along the site frontage with common boundary fencing generally 1.6 metre high paling fences.

Surrounding use and development includes:

North: The land to the north is the Thwaites Road road-reserve including a grassed nature strip with two way road reserve including roll over kerb. Properties further north include residential development with generally single storey form.

South: The property to the south is an unusual shaped lot known as 20 Thwaites Road, developed with a dwelling well separated from the common boundary with private open space abutting the subject site and a number of outbuildings. Some larger canopy vegetation is present along the common boundary.

East: The land to the east known as 16 Thwaites Road is developed with a double storey dwelling located in the northern portion of the site setback 3 metres from the common boundary and the carport and garage located along the common boundary. A driveway is located along the majority of the length of the common boundary with private open spaces established vegetation located along the common boundary.

West: The land to the west known as 10 Thwaites Road is developed with a single storey dwelling located in the northern portion of the site setback 3 metres from the common boundary and carport and garage located along the common boundary. A driveway is located along the majority of the length of the common boundary with vegetable garden located along the common boundary.

The area is a mixture of single and double storey dwellings with pitched roof form with canopy vegetation a feature of the area.

PROPOSAL

The proposal is for the construction of eight double-storey dwellings and two single storey dwellings.

Siting and Design

The proposal includes two dwellings fronting Thwaites Road with a central access way and four dwellings located in a tandem formation at the rear of each of the front dwellings.

Proposed dwellings 1 and 10 are setback 8.8 metres and 9 metres respectively from the Thwaites Road frontage. The development includes varied setbacks of 1.2 – 3 metres from the east, west and south

boundaries with first floors setback between 2.4 and 4.4 metres from the east and west boundaries and dwelling 6 with a first floor setback 5.6 metres from the south boundary.

The proposed internal layout includes two dwellings to be attached at ground floor level with upper floor level with varied separations provided throughout the site at both ground and first floor levels. The dwellings will have ground floor ceiling heights of approximately 2.7 metres at ground floor level with 2.5 metres at upper floors and a maximum overall height of up to 7.9 metres.

The proposed development includes eight double storey dwellings with areas of between 167.4 – 188.9 square metres, including an open living meals and kitchen area, bathroom and laundry with three bedrooms, bathroom and ensuite.

The proposed single storey dwellings, dwelling 5 located, in the south east corner of the site and dwelling 9, in the northern portion of the site on the west side of the proposal. Dwelling 9 consists of three bedrooms, open living meals and kitchen area, bathroom, ensuite and laundry. With Dwelling 5 consisting of two bedrooms open living meals and kitchen area, bathroom, ensuite and laundry.

The dwellings incorporate a range of materials and colours, including face brickwork, rendered finishes, and tile roofing with eaves. Other design features used throughout the development include entry porches and recessed garages.

Car Parking and Access

The proposal includes one shared access located centrally within the Thwaites Road frontage with varied width of between 3 – 6.1 metres. Double storey dwellings are provided with double garage each located on the east and west sides of the access way with the three bedroom single storey dwelling also provided with a double garage and the remaining two bedroom dwelling provided with a single garage.

The development incorporates two visitor parking spaces one on the east side of the access way between dwelling 1 and dwelling 2 with a second space located on the west side of the access way between dwellings 7 and 8.

Vegetation Removal, Landscaping, Open Space and Fencing

A number of trees and other vegetation are proposed to be removed from the subject site. Formal landscaping plans have been provided, the proposed site plan includes a number of open space areas within the front, side and rear of the dwellings with each of the dwellings having canopy trees provided. The dwellings have been sited to ensure limited encroachment on the existing trees located near common boundaries.

The proposed dwellings are provided with secluded open space between 35 – 90 square metres within each individual dwelling, with the overall development including to total area of 38.5% garden areas.

The proposed dwellings are generally stepped with the slope of the land with the use of a 0.8 metre high retaining wall along the west boundary of the site with a 0.2 metre high retaining wall between dwellings 3 and 4. Perimeter fencing will retain the existing 1.6 metre high paling fence with the provision of a 0.2 lattice on the east, west and south boundaries.

Utilities, Services and Amenities

The plans show the provision of storage areas within the garage, clotheslines and rubbish bin storage areas within the rear private open space of each dwelling, and mailboxes at the entry to the site.

PLANNING SCHEME PROVISIONS

Planning Policy Framework (PPF)

The relevant clauses of the SPPF are:

- Clause 15.01-1S Urban design;
- Clause 15.01-2S Building design;
- Clause 15.01-5S Neighbourhood character;
- Clause 15.02-1S Energy and resource efficiency;
- Clause 16.01-1S Integrated housing;
- Clause 16.01-3S Housing diversity; and
- Clause 16.01-4S Housing affordability.

Local Planning Policy Framework (LPPF)

The relevant clauses of the LPPF are:

- Clause 21.02-8 Resource conservation;
- Clause 21.03-1 Housing; and
- Clause 21.06-1 Design and built form.

Relevant Particular/ General Provisions and relevant incorporated or reference documents

The relevant provisions/ documents are:

- Cardinia Shire's Liveability Plan 2017-2029;
- Pakenham Structure Plan 2017
- Clause 52.06 Car Parking;
- Clause 55 Two or More Dwellings on a Lot and Residential Buildings;
- Clause 65 Decision Guidelines; and
- Clause 66 Referral and Notice Provisions.
- Clause 71.02-3 Integrated decision making

Zone

The land is subject to the General Residential Zone – Schedule 1 (GRZ1).

Overlays

The land is subject to the following overlays:

- Development Contribution Plan Overlay – Schedule 1 (DCPO1)

PLANNING PERMIT TRIGGERS

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

- Pursuant to Clause 32.08-6 of the General Residential Zone, 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 land; and
- Placing one (1) sign on site facing Thwaites Road.

Council has received seven (7) objections to date.

The key issues that were raised in the objections are:

- Ten dwellings on the site is inconsistent with the neighbourhood;
- Issues associated with on street car parking, congestion and safety (vehicle and pedestrian);
- Amenity impacts including overshadowing and overlooking;
- Increased noise from the dwellings (number of people and traffic);
- Removal of vegetation will impact on fauna in area;
- Impact of demolition of the existing house and potential asbestos;
- Ongoing issues with sewerage in the area;
- Devalue surrounding properties.

DISCUSSION

The proposal for the construction of ten (10) dwellings is considered consistent with the aims and objectives of the Cardinia Planning Scheme. The proposal delivers on relevant planning policy framework that seek to achieve attractive and liveable neighbourhoods and support housing in appropriate locations.

Planning Policy Framework

A number of state and local policies are relevant to this application, including:

- Clauses 15.01-1S (Urban design) and related clauses such as 15.01-2S (Building design), 15.01-5S (Neighbourhood character), which encourage development to respond to its context in terms of character, cultural identity, natural features, surrounding landscape and climate. This is reinforced at a local level by Clause 21.06-1 (Design and built form) which contains similar objectives and strategies.
- Clause 15.02-1S (Energy and resource efficiency), which seeks to encourage land use and development that is energy and resource efficient, supports a cooler environment and minimises greenhouse gas emissions. Clause 21.02-8 (Resource conservation) provides further support, with strategies that seek to encourage development that incorporates sustainable building design.
- Clause 16.01-1S (Integrated housing), which has an objective to promote a housing market that meets community needs, with strategies that seek to increase the supply of housing in existing urban areas by facilitating increased housing yield in appropriate locations. This is reinforced by Clause 16.01-2S (Location of residential development) which aims to locate new housing in designated locations that offer good access to jobs, services and transport.
- Clause 16.01-3S (Housing diversity), which aims to provide for a range of housing types to meet diverse needs, with strategies that seek to ensure housing stock matches changing demand by widening housing choice. A complementary clause is 16.01-4S (Housing affordability), which has an objective to deliver more affordable housing closer to jobs, transport and services via strategies that include increasing choice in housing type, tenure and cost to meet the needs of households as they move through life cycle changes and to support diverse communities.
- Clause 21.03-1 (Housing) applies at a local level and includes objectives and strategies to help deliver a range of housing types and increased densities, while being consistent with the existing and/or preferred neighbourhood character.

The proposed development responds to these clauses as it will support the increase of housing within an established area of Pakenham with close proximity of public transport, public open space and activity centres.

The proposal also contributes towards a diversity of housing types and sizes, with the proposed dwelling to provide a variety of housing types that is not substantially provided in the area, although multi dwelling development is evident in the immediate and wider area.

The proposal is also considered consistent with the sustainability and energy efficiency objectives of the Planning Scheme, with the plans maximising the northern orientation of the proposed dwellings and associated private open spaces, and including large areas for landscaping and permeability.

General Residential Zone – Schedule 1

The General Residential Zone seeks to encourage development that respects the neighbourhood character of the area and to provide a diversity of housing types and housing growth in locations offering good access to services and transport.

While the use of the land for 10 dwellings does not require a planning permit under the zone, a permit is required to construct two or more dwellings on a lot under clause 32.08-6.

The decision guidelines of this overlay cover a number of matters, including:

- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies;
- The purpose of this zone; and
- The objectives, standards and decision guidelines of Clause 55.

The proposal reinforces the residential nature of the area and supports housing growth in an area that is well-served by infrastructure and located close to the commercial centre of Pakenham.

Clause 32.08-4 requires a minimum percentage of a lot to be set aside as garden area when constructing or extending a dwelling or residential building on a lot. For a lot exceeding 650 square metres (such as the subject site), 35 per cent of the land must be set aside as garden area. The proposal meets this requirement, with 38.5 per cent or 1,018.6 square metres of garden area.

One concern with the proposal is that the site is currently two separate titles, although the current dwelling is constructed over the common boundary of these titles, the consolidation of the land prior to the works commencing would be required. This can be suitably addressed by permit condition.

A summary of the assessment against the requirements of Clause 55 is shown below, with the proposal meeting all relevant objectives. Accordingly, the development is considered responsive to the existing and emerging character of the area, while achieving the zone's objective for housing diversity and growth in appropriate locations.

Clause 55 Two or More Dwellings on a Lot and Residential Buildings

The proposed development is considered appropriate for the site and surrounds and complies with all the relevant objectives and standards of Clause 55. A summary of the assessment of the development against Clause 55 is listed below:

Clause 55.02 Neighbourhood character and infrastructure:

It is considered that the proposed development generally accords with the existing and developing neighbourhood character of the area. The proposal reinforces the residential character of the area, and uses appropriate design, materials and siting to complement the area. The development is well integrated with the streetscape and of an appropriate scale given its proximity to Pakenham town centre and associated services and infrastructure.

The development can be suitably accommodated into the infrastructure of the existing area and all reticulated services will be available to the development.

Clause 55.03 Site layout and building massing:

The setbacks of the buildings respect the existing and preferred neighbourhood character of the area and it is considered that the site layout and building form is consistent with the relevant standards.

The proposed dwelling includes generous setbacks from the site frontage and common boundaries with the proposed development including single storey forms within the development to break up the building bulk to adjoining properties with suitable ground and first floor separation. The proposed upper floors are separated between 1.8 and 8.1 metres breaking up the visual mass particularly along the east and west elevations. Further the design has provided landscaping areas distributed throughout the site to allow for ground level separation and providing opportunity for landscaping to soften the built form to the adjoining properties.

Building heights (maximum height of 7.9 metres), site coverage (43.8 per cent) and permeability (39.1 per cent) are within the standards. Energy efficiency, safety, landscaping, access and parking location are all considered appropriate and in accordance with the required standards.

Clause 55.04 Amenity Impacts:

The proposed development will have limited impact on the amenity of existing dwellings, with the proposal meeting all standards in relation to matters such as walls on boundaries (with no construction on boundaries proposed), side and rear setbacks, daylight to existing windows, overshadowing and overlooking. Internal impacts such as internal views and noise impacts are also managed appropriately and in accordance with the relevant standards.

The proposed development has met the minimum setback requirements from adjoining properties with the design providing setbacks in excess of these. With variation in the setbacks provided throughout the site to allow for a difference in the built form minimising the impact on the adjoining properties and limiting both overlooking and overshadowing to adjoining properties.

Additionally, the design has minimised the proposed upper floor bedroom windows on the east, west and south elevations with windows that are on these elevations are non-habitable rooms or have been treated with obscure glazing 1.7 metres above floor level to ensure no conflict with the surrounds.

Clause 55.05 On Site Amenities and Facilities:

The development has been designed to provide a sense of identity for each dwelling and adequate open space areas in accordance with the requirements of Clause 55, with the majority of open space providing for suitable sunlight access. Although dwelling 6 majority of space is located on the south side of the dwelling the variation to the width of the open space with additional space located on the north side of the dwelling will ensure suitable open space is provided in accordance with Clause 55.

Overall proposal has been designed to ensure adequate provision of on-site amenities and facilities, including accessibility, daylight and solar access.

A minor area of clarification relates to the pedestrian paths to the entrances fronting Thwaites Road. There are some inconsistencies between the development plans and the submitted landscape plan and although this is a minor concern it can be adequately addressed by permit conditions.

Additionally Councils Waste Department have noted that the Waste Management Plan submitted will be required to be amended to show hard waste pick up points within the development rather than along the Thwaites Road frontage, this is a minor issue and can be addressed through permit conditions.

Clause 55.06 Detailed Design:

The design details of the proposed development are compatible with the character of the surrounding area. The proposal comprises a conventional residential standard of design that does not detract from the surrounding area. It includes features such as eaves on the upper level, and colours and materials that will make a positive contribution to the area.

The proposed access way is functional and capable of efficient management. It is considered that all site services and facilities can be provided to the site, and this will take the form of conditions on any permit issued.

Clause 52.06 Car Parking

The purposes of Clause 52.06 include the need to ensure the provision of an appropriate number of car parking spaces having regard to the activities on the land and to ensure that car parking does not adversely affect the amenity of the locality.

The proposal consists of 9 three-bedroom dwellings and 1 two bedroom dwelling. Pursuant to Clause 52.06-5, dwellings with two bedrooms are required to provide a minimum of one car parking space and dwellings three bedrooms or more are required to provide a minimum of two car parking spaces.

The development meets the above car parking requirements, with all dwellings providing a 6m x 5.5m double garage for the three-bedroom dwellings and a single garage for the remaining dwelling. The development also complies with all relevant design standards of Clause 52.06-9, which covers matters such as access way widths, turning areas and car park space sizes.

The application has been supported by Council's Traffic Department, subject to standard conditions. The department has noted that the amended plans showing the internal turning templates for spaces at the rear of the site addresses concerns.

Objections

The application was advertised by sending notices to the owners and occupiers of adjoining land and placing a sign on Thwaites Road. Council has received seven (7) objections to date.

The key issues and themes that were raised in the objections and a response to each is provided below:

Inconsistent with Neighbourhood Character and Streetscape

The objectors have noted a concerns with the intensity of the development within the area and that the building form and vegetation removal is not consistent with the neighbourhood.

The proposal has provided relatively modest sized dwellings with double and single storey and varied setbacks from common boundaries. The proposal presents two dwellings to the Thwaites Road frontage with generous front setbacks and separation between these dwellings will provide a built form that is consistent with the two existing titles providing a development that is consistent with the streetscape.

The design does provide a modern contemporary design, the architectural forms within the immediate and wider site context includes a mixture of designs with more modern forms evident in the wider site context. Multi dwelling development is evident in the surrounding area with a development at the corner of Ahern Road, and a number of other properties in the wider site context.

The design provides suitable setback from the frontage and from common boundaries, with graduated first floor. Landscaping areas for canopy planting along the site frontage will ensure that the double storey form provides an appropriate transition between the surrounding single storey form, providing integration with the surrounds.

The dwellings throughout the site have been separated at both ground and first floor level to provide a building rhythm consistent with the surrounds and will integrate well with the surrounds.

The development will result in on street car parking issues, congestion and safety

A number of objectors expressed concerns with the impact on on-street parking, increase traffic movement and impact on congestion and safety both in terms of vehicular and pedestrian traffic.

Although the proposal will increase the number of dwellings by eight the applicant has submitted a traffic impact assessment that shows that the future increase in traffic for the area can be accommodated within the existing street network. Further the provision of parking on site is in accordance with the requirements of Clause 52.06 of the Planning Scheme, with all dwellings containing the required number of car parking spaces, and an additional two visitor parking spaces have been provided on site located at the front and rear of the site. The proposed crossover has been located to ensure minimal impact on traffic and pedestrian safety and is generally in accordance with the surrounding development.

The application has been referred to Council's Traffic Department, who had no objection to the proposal, subject to conditions.

The development will result in overlooking impacts surrounding properties.

The objectors expressed concerns with the impact on privacy and overlooking for adjoining properties and noted that the obscure glazing could be replaced by future occupants.

The application includes a detailed set of elevation drawings which show that the development makes use of fencing and screening techniques to ensure compliance with the overlooking requirements of the Planning Scheme. Further the design has minimised upper floor windows orientated towards adjoining properties with some elevations showing non-habitable room windows. The development also includes areas of land that can be used for landscaping to help provide further screening between adjoining properties ensuring that privacy is maintained.

In terms of the potential replacement of the obscure glazing, the dwellings will be subject to compliance with the permit conditions. This will ensure that the obscure glazing is maintained for into the future.

The development will result in overshadowing impacts on surrounding properties.

The application includes a detailed set of shadow diagrams which show that the development will not result in any unreasonable overshadowing of adjoining properties. The development complies with the overshadowing requirements of the Planning Scheme. The proposal includes minor additional shadow to the property to the west in the morning hours and generally located over the existing driveway and not significantly greater than the existing shadow case by the existing fence with a similar situation for the property to the east in the afternoon hours. The additional shadow for the property to the south will not be in excess of the shadow cast by the existing fenceline, as such it is considered that proposed development layout has minimise the impact on adjoining properties in terms of overshadowing.

Loss of Vegetation and impact on surrounding fauna

The objectors noted concerns with the removal of vegetation from the site and the impact that this will have on the surrounding bird life. The proposed development has submitted a landscape which will incorporate canopy planting for each of the dwellings with areas provided within 8.8 - 9 metre setback from the site frontage will ensure that the development will integrate with the surrounding landscape character. Further the loss of the existing on site trees will not significantly impact on the surrounding bird life particularly given replacement planting will be incorporated as part of the development.

The design is also considered site responsive with an arborist report submitted and the development was redesigned to ensure that the construction within the tree protection zones of vegetation on adjoining properties has been minimised to ensure that the health of these trees is not detrimentally impacted. This indicates that the applicant has providing a site responsive design and the proposed landscaping will ensure integration with the surrounds, as such the vegetation removal is considered acceptable in this circumstance.

Noise impacts.

The objector noted noise levels for adjoining properties will be impacted noting the proximity of the proposed dwellings will result in noise from the future occupants. The provision of additional dwellings on the lot will not significantly increase residential noise that is not acceptable within an established residential area.

In terms of noise from additional traffic movements this is not considered excessive for an established residential area and the design layout with the centralised access way will ensure the impact traffic movement noise onto and off the site will be minimised to adjoining properties

Impact of demolition of the existing house and potential asbestos

A number of the objectors expressed concerns that there is potentially asbestos in the existing dwelling and its removal may have impacts on the surrounds. This a matter that is addressed under different legislation

and would be dealt with at a Building permit stage of the development. All removal of asbestos must be done in accordance with WorkSafe.

Ongoing issues with sewerage in the area

A number of objectors expressed concerns with the potential impact that the development will have on the sewerage system. The application was referred to South East Water for comment whom had no objection to the proposal.

Devalue properties

As well established through a number of VCAT decisions is not a relevant planning consideration.

It is considered that the design is respectful surrounding development and achieves strategic principles within the Cardinia Planning Scheme.

Cardinia Shire's Liveability Plan 2017-2029

Cardinia Shire's Liveability Plan has been developed to provide a clear framework for public health planning within the Shire, and it has a number of goals and actions relating to policy domains that include active travel, education, employment and housing. The application is considered consistent with this Plan as it supports an increase of housing and alternative housing types in close proximity to transport and services.

Clause 65 Decision Guidelines

Clause 65 requires the consideration of a range of matters, including the State Planning Policy Framework and the Local Planning Policy Framework and the purpose and decision guidelines of the relevant zone, overlay or other provisions. Other relevant guidelines of Clause 65 include the orderly planning of the area, the effect on the amenity of the area, and the matters set out in Section 60 of the Act.

The proposal is considered consistent with Clause 65 and will deliver an orderly planning outcome that will not have any unreasonable impacts on the amenity of the surrounding area.

CONDITIONS

Having regard to the above, it is considered that the proposal is consistent with the Cardinia Planning Scheme. It is recommended that a Notice of Decision to Grant Planning Permit T170278 be issued for the development of ten (10) dwellings at 12-14 Thwaites Road, Pakenham VIC 3810 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 and fully dimensioned. The plans must be generally in accordance with the plans submitted with the application but modified to show:

Development Plans:

- a. Alignment of the access path to the dwelling 1 entrance be altered to ensure the retention of the tree along the frontage is maintained

Landscape Plan:

- b. Reduced width to the entrance pathways for dwellings 1 and 10 and must be consistent with the development plans changes noted in condition 1a.

Waste Management Plan:

- c. Notation of an area 2m² for hard waste collection for each dwelling located inside the development close to the driveway of each dwelling.

2. The development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.
3. Once the development has started it must be continued and completed to the satisfaction of the Responsible Authority.
4. Before the development starts the two lots must be consolidated and registered with the Titles office to the satisfaction of the Responsible Authority.
5. 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.

6. Before development starts, Tree Protection Zones/s must be placed around existing trees located on adjoining lots in accordance with Section 5 of the Arborist report by Constructive Arboriculture dated October 2017. The Tree Protection Zone/s must remain in place until the completion of any works hereby approved.
 - a. Each TPF must be installed prior to the commencement of any demolition, excavation, tree removal, delivery of building/construction materials, temporary buildings and construction.
 - b. Each TPF shall not be removed until such works have been fully completed.
 - c. Each TPF must extend (as close as practicable) to the Tree Retention Zone, calculated as being a radius of 12 times the Diameter at Breast Height (DBH – measured at 1.4 metres above ground level as defined by the Australian Standard AS 4970.2009).
 - d. If works are shown on any endorsed plans of this permit within the calculated TPF, the Tree Protection Fencing must be taken in only the minimum amount necessary to allow the works to be completed.
 - e. Areas within the TPF must not be used:
 - i. for vehicular or pedestrian access, no trenching or soil excavation is to occur.
 - ii. for storage or dumping of tools, equipment, materials or waste.
7. Prior to the issue of a Certificate of Occupancy, the Owner of the land must enter into an agreement with the Responsible Authority under section 173 of the Planning and Environment Act 1987 to confirm waste collection arrangements for the Land as informed by the approved waste management plan.

The agreement will be informed by the findings of the waste management plan and may provide that:

 - a. all waste generated by the use of the land will be managed in accordance with the approved waste management plan.
 - b. the Owner agrees to indemnify Cardinia Shire Council and its officers with respect to any injury or damage caused to any person (including the Council's officers) or property as a result of Council or its officers entering the land for the purpose of collecting waste; and

- c. the Owner acknowledges and agrees that, despite the waste collection arrangements that apply to the land, the Owner remains liable to pay the relevant waste collection levy.

The form and content of the agreement must be to the satisfaction of the Responsible Authority, and all costs relating to the preparation and registration of the agreement on title must be met by the permit holder. An application must be made to the Registrar of Titles to register the Section 173 agreement on the title to the land under Section 181 of the Act.

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.
9. The development must not be occupied until the following works have been completed to the satisfaction of the Responsible Authority:
 - a. The premises are connected to a reticulated water supply, sewerage, drainage and underground electricity to the requirements of the relevant servicing authority.
 - b. Power and telephone lines to all new dwellings must be placed underground from the main point of service supplied by the relevant authority outside the boundaries of the subject land.
 - c. Any proposed timber paling fencing must be constructed at the cost of the owner/permit holder in accordance with the endorsed plans.
 - d. A bin storage area must be provided for each dwelling and must be located so as not to be detrimental to the visual amenity of the neighbourhood.
 - e. A mail box must be provided to the satisfaction of the Responsible Authority and Australia Post.
 - f. A clothesline must be provided for each dwelling and must be located so as not to be detrimental to the visual amenity of the neighbourhood.
 - g. Lighting must be provided near the front entrance of each dwelling.
 - h. The landscaping works shown on the endorsed plans must be carried out and completed.
 - i. 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.
 - j. Any redundant existing vehicle crossing must be removed and the nature strip and kerb and channel reinstated at the cost of the owner and to the satisfaction of the Responsible Authority.
 - k. 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.
10. Stormwater works must be provided on the subject land so as to prevent overflows onto adjacent properties.
11. 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.
12. 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.

13. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the Responsible Authority and used for no other purpose. Any dead, diseased or damaged plants are to be replaced.
14. 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.
15. The dimensions and layout of the proposed access and parking areas must be in accordance with the requirements of Clause 52.06 of the Cardinia Planning Scheme.
16. All residential waste must be stored within the specified bin storage area for each dwelling. Garbage bins are to be placed on the street for collection in a tidy manner on the appropriate waste collection day for the area.
17. Any external lighting must be designed, baffled and located so as to not detrimentally affect the adjoining land to the satisfaction of the Responsible Authority.

Expiry:

This permit for development will expire if:

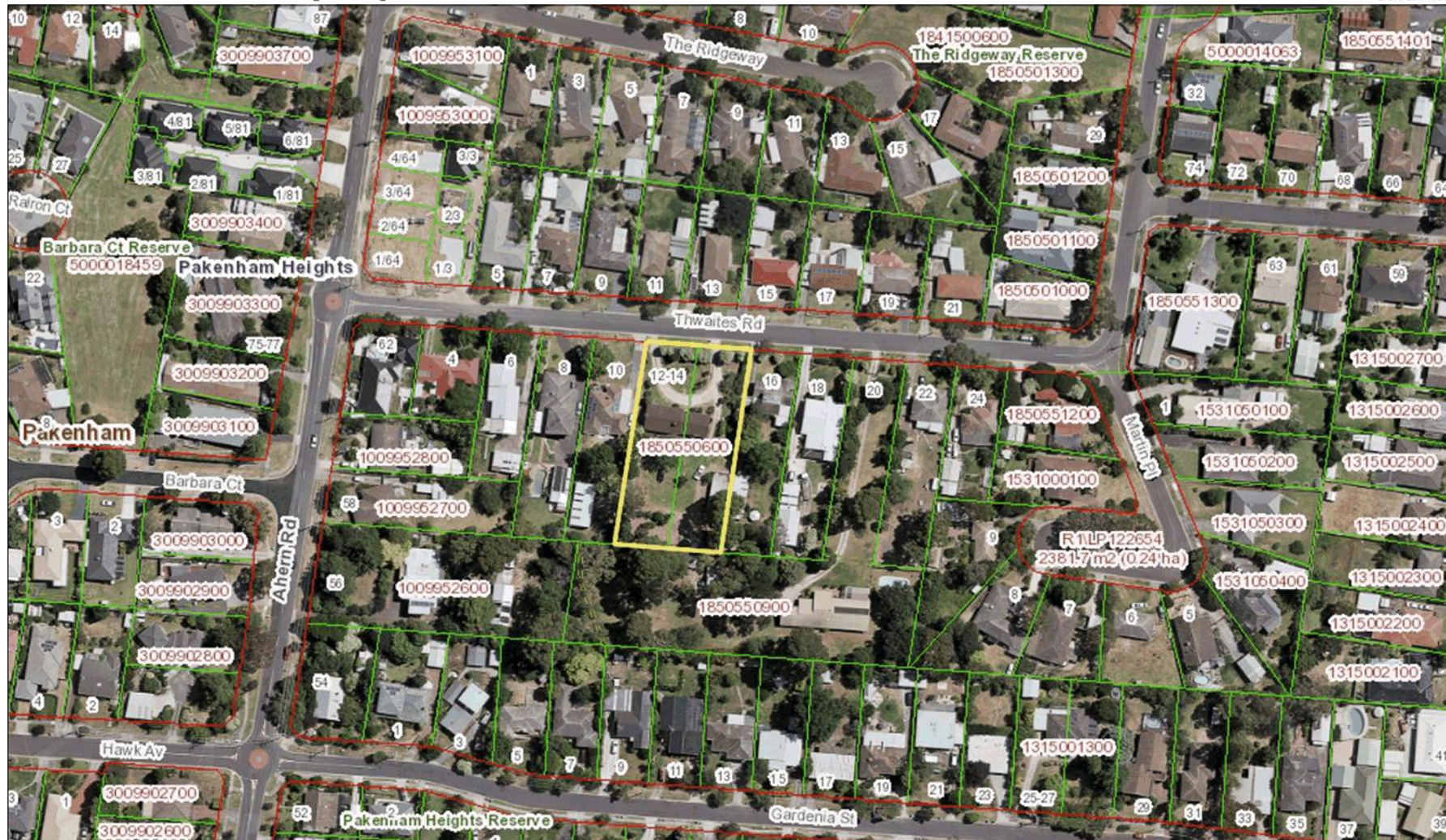
- a) The development is not started within **two (2) years** of the date of this permit.
- b) The development is not completed within **four (4) years** of the date of this permit.

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:

- A 'Vehicle Crossing Permit' must be obtained from Council prior to the commencement of any works associated with the proposed vehicle crossing.
- A Building Permit may be required for this development. To obtain a building permit you will need to contact a registered building surveyor.
- Prior to commencement of the proposed use a Building Permit must be obtained for any retaining wall exceeding 1.0 metres in height.

T170278 PA - Locality Map



91.9 0 45.97 91.9 Meters

1:1,810

Data Source: State & Local Government. © CARDINIA SHIRE COUNCIL

14-Sep-2018

Notes





LEGEND

- SPOS - DIMENSION OVER 3.0M
- POS - DIMENSION UNDER 3.0M POS
- COMMON PROPERTY
- CONCRETE DRIVEWAY
- PERMEABLE PAVING ON SAND BASE
- PERMEABLE THINER DECKING
- NEW CONCRETE CROSSOVER
- REMOVED EXISTING TREES
- 1.8M HIGH THINER PALING FENCE
- EXTENT OF 800MM HIGH LATTICE EXTENSION
- FINISHED FLOOR LEVEL
- FINISHED SURFACE LEVEL (CLF - FILL LEVEL)
- CLOSED LINE
- SECURITY LIGHT "SENSOR LIGHT"
- BOLLARD LIGHT
- TAP
- LETTER BOX
- OPTIONAL WATER TANK LOCATION
- REMOTE METER
- RUBBER AND RECYCLE BIN LOCATION
- RETAINING WALLS
- RETAINING WALL AS PER PLAN
- TREATED FINE SUEPER WITH AGG.
- DRAIN - OR REFER ENG. DESIGN
- COLLAPSIBLE COLORBOND SHED
- NOTED TONES ON TARMAC CONC. SLAB
- SECURED PRIVATE OPEN SPACE
- PROPOSED TREE

SITE STATISTICS

Total Site Area	2647.0 m ²
Total Site Cover (units only)	1159.8 m ²
Total Site Cover Ratio	43.8 %
Driveway Area	451.0 m ²
Total Hard Cover Area	1611 m ²
Total Hard Cover Ratio	40.9 %
Permeable Area	1036.2 m ²
Permeable Area Ratio	39.1 %
Carparking Required	19
Carparking Provided	19
Visitor Carparking	2
GARDEN AREA	1018.6 m ²
Garden Area Ratio	38.5 %

GROUND FLOOR

SCALE 1:100



MULTI UNIT DEVELOPMENT
12-14 THWAITES ROAD, PAKENHAM

THOMAS ANDERSON DESIGN

PROPOSED RESIDENTIAL DEVELOPMENT
CLIENT: WISE GROUP DEVELOPMENTS

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MULTI UNIT DEVELOPMENT
12-14 THWAITE ROAD, PAKENHAM

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LEGEND



FACE BRICKWORK
Colour: Grey Nuance
Supplier: Boral
MORTAR JOINT COLOUR
Flush finish, Brighton Light Cement



ROOF MATERIAL/COLOUR
Colour: Monument
Supplier: Colorbond



GUTTER
Colour: Monument
Supplier: Colorbond



FASCIA & DOWNPIPES
Colour: Shale Grey
Supplier: Colorbond



ALUMINUM WINDOWS/ SLIDING DOORS
Colour: Dowell-Ultra Silver
Glass: Precious Silver
Supplier: A&L Windows



RENDER COLOUR 1

Colour: Dieckau- 1/4 strength PG20
Supplier: Dulux



RENDER COLOUR 2
Colour: Flooded Gum PG2CS
Supplier: Dulux



RENDER COLOUR 3
Colour: Misty Grey PG205
Supplier: Dulux



FRONT DOOR
Colour: Flooded Gum PG2C3
Supplier: Dulux

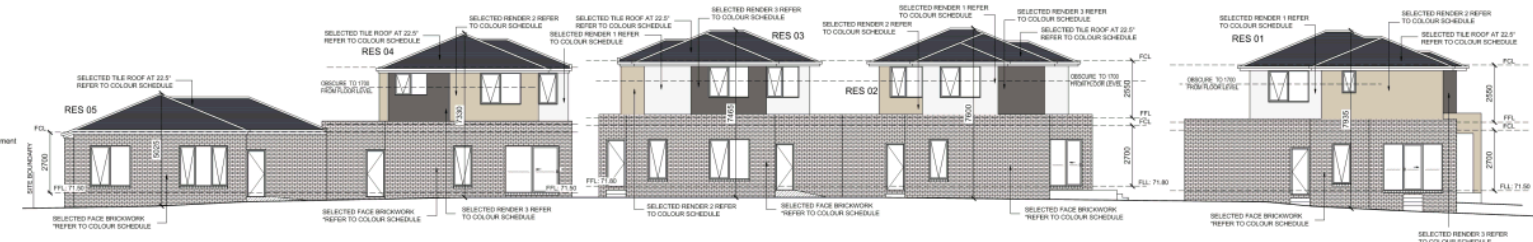


EXTERNAL DOORS

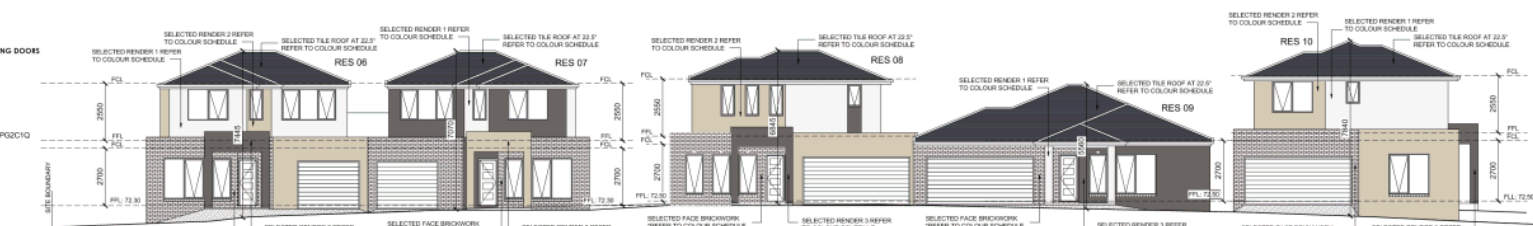
Colour: Flooded Gum PG2C3
Supplier: Dulux



GARAGE DOOR
Colour: Monument
Supplier: Colorbond

SELECTED
TILED ROOFING

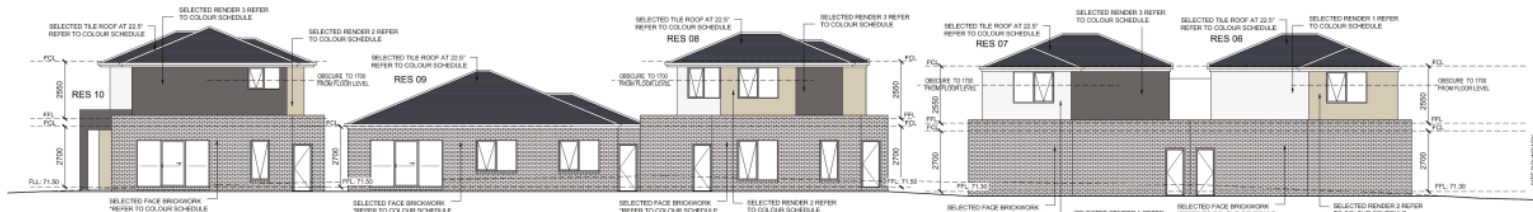
East Elevation 1:100
PROPOSED RESIDENCE 05, 04, 03, 02, 01



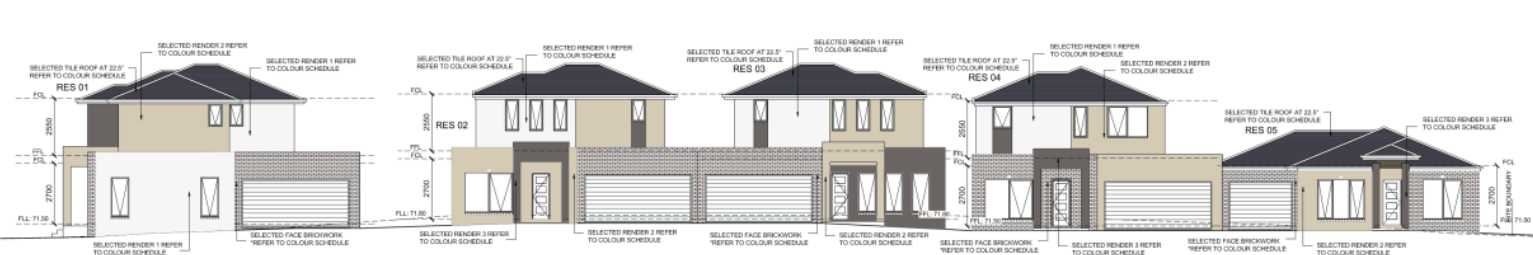
REFER TO COLOUR SCHEDULE

East Elevation 1:100

PROPOSED RESIDENCE 07, 08, 09, 10, 11



West Elevation 1:100
PROPOSED RESIDENCE 10, 09, 08, 07, 06



West Elevation 1:100
PROPOSED RESIDENCE 01, 02, 03, 04, 05, 06

PROPOSED RESIDENCE ELEVATIONS

SCALE 1:100

LEGEND

FACE BRICKWORK
Colour: Grey Nuanetsi
Supplier: Boral
MORTAR JOINT COLOUR
Finish: finish, Brighton Light Cement

ROOF MATERIAL / COLOUR
Colour: Monument
Supplier: Colortbond

MONUMENT®
GUTTER
Colour: Monument
Supplier: Colortbond

SHALE GREY™
FASCIA & DOWNPIPES
Colour: Shale Grey
Supplier: Colortbond

ALUMINIUM WINDOWS / SLIDING DOORS
Colour: Downslate Silver
Glass: Precious Silver
Supplier: A&L Windows

RENDER COLOUR 1
Colour: Densau- 1/4 strength PQ2C1Q
Supplier: Dulux

RENDER COLOUR 2
Colour: Plastered Gum PQ2C3
Supplier: Dulux

RENDER COLOUR 3
Colour: Melay Grey PQ2D6
Supplier: Dulux

FRONT DOOR
Colour: Plastered Gum PQ2C3
Supplier: Dulux

EXTERNAL DOORS
Colour: Plastered Gum PQ2C3
Supplier: Dulux

MONUMENT®
GARAGE DOOR
Colour: Monument
Supplier: Colortbond

**SELECTED
TILED ROOFING**

**SELECTED
RENDER 1**

**SELECTED
RENDER 2**

**SELECTED
RENDER 3**

**SELECTED
BRICK WORK**

**SELECTED
RENDER 1**

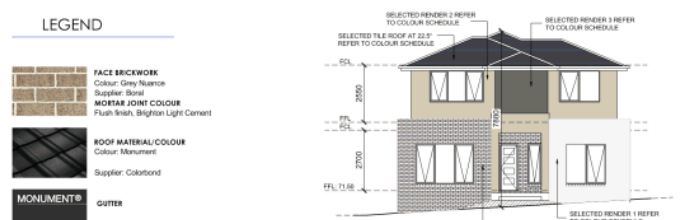
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RENDER 2**

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RENDER 3**

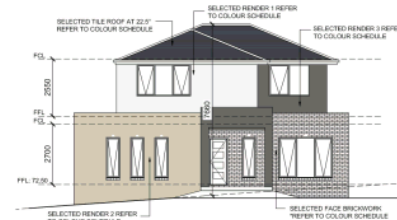
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BRICK WORK**

**SELECTED
RENDER 1**

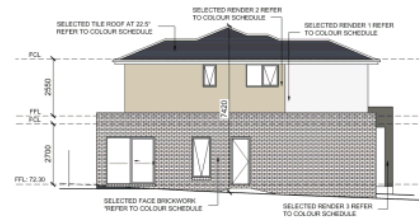
**SELECTED
RENDER 2**



North Elevation 1:100
PROPOSED RESIDENCE 01



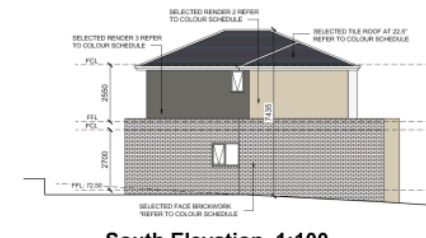
North Elevation 1:100
PROPOSED RESIDENCE 10



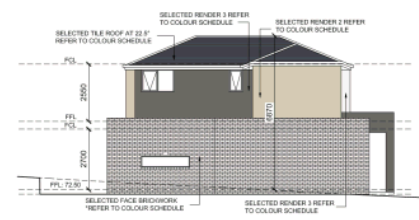
South Elevation 1:100
PROPOSED RESIDENCE 06



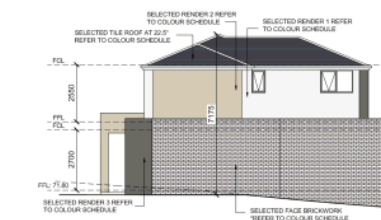
South Elevation 1:100
PROPOSED RESIDENCE 05



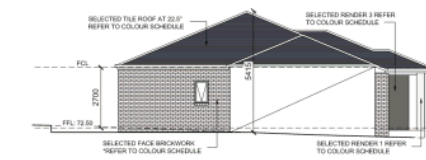
South Elevation 1:100
PROPOSED RESIDENCE 10



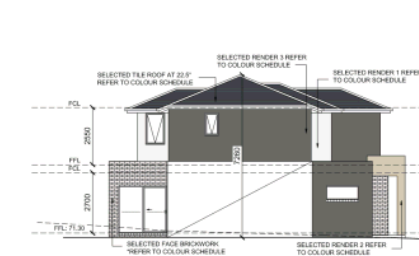
South Elevation 1:100
PROPOSED RESIDENCE 08



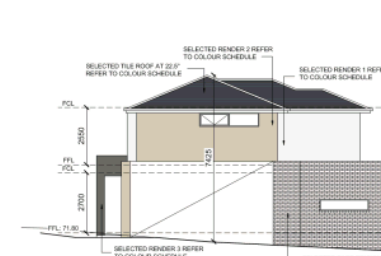
South Elevation 1:100
PROPOSED RESIDENCE 03



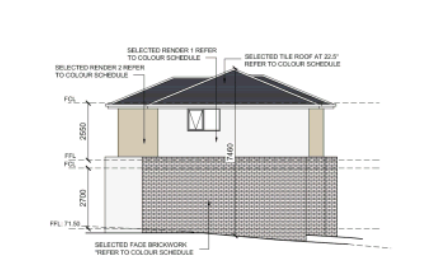
South Elevation 1:100
PROPOSED RESIDENCE 09



South Elevation 1:100
PROPOSED RESIDENCE 07



South Elevation 1:100
PROPOSED RESIDENCE 02



South Elevation 1:100
PROPOSED RESIDENCE 01

PROPOSED RESIDENCE ELEVATIONS

SCALE 1:100

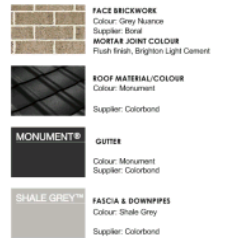
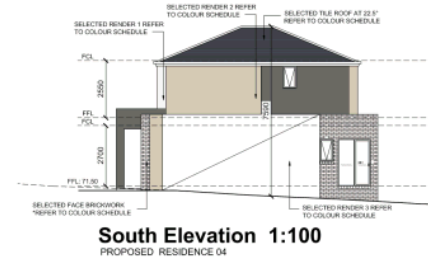
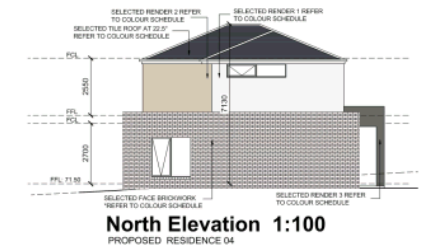
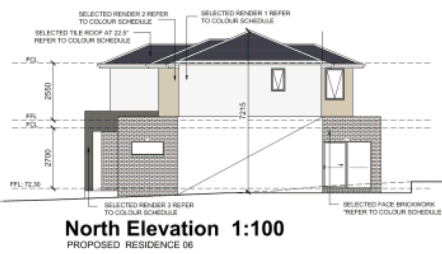
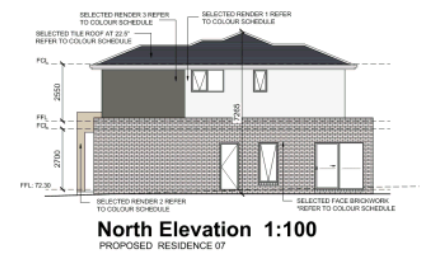
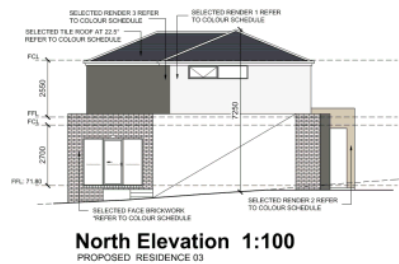
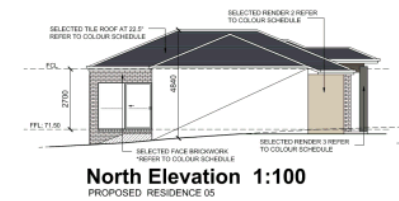
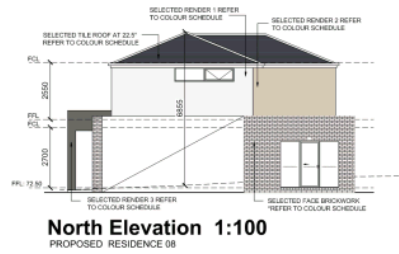
MULTI UNIT DEVELOPMENT
12-14 THWAITES ROAD, PAKENHAM

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SCALE 1:100

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