

3 AMENDMENT TO PLANNING PERMIT FOR 11 DWELLINGS, 165 PAKENHAM ROAD, PAKENHAM

FILE REFERENCE INT1867200

RESPONSIBLE GENERAL MANAGER Andrew Paxton

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RECOMMENDATION

That a Notice of Decision to Grant Amendment to Planning Permit T140571 - 1 be issued for the development of the land for eleven (11) dwellings at 165 Pakenham Road, Pakenham Victoria 3810 subject to the conditions attached to this report.

Attachments

1	T140571-1 - Locality Map	1 Page
2	T140571-1 - Development Plans	7 Pages
3	T140571-1 - Copy of Objections, circulated to Councillors only	7 Pages

EXECUTIVE SUMMARY:

APPLICATION NO.:	T140571 - 1
APPLICANT:	Jack Cosentino
LAND:	165 Pakenham Road, Pakenham Victoria 3810
PROPOSAL:	Development of the land for eleven (11) dwellings
PLANNING CONTROLS:	General Residential Zone – Schedule 1 (GRZ1) Development Contributions Plan Overlay Schedule 1 Clause 43.04 – Development Plan Overlay – Schedule 8
NOTIFICATION & OBJECTIONS:	Notice of the application has been provided by sending notices to the owners and occupiers of adjoining land and placing two (2) signs on the site facing Pakenham Road and Lima Place. Four (4) objections have been received.
KEY PLANNING CONSIDERATIONS:	Site access concerns Street parking issues
RECOMMENDATION:	Approval

BACKGROUND:

The subject allotment is identified as a residential parcel of land surrounded by the Sovereign Hills residential estate.

The site is the subject of an approved planning permit for the use and development of twelve (12) dwellings and alteration of access to a Road Zone, Category 1, granted 15 April 2016.

An extension to the permit was granted 27 March 2018 to extend the commencement date for development by an additional two years.

Whilst consent was provided by VicRoads for the development and access to Pakenham Road, following the review of plans to comply with conditions the authority has retracted consent due to significant safety concerns along the road.

As a result of the denial of access, the applicant has sought a revision of the application through Council to seek access from an alternate street (Lima Place).

SUBJECT SITE:



The site is located on the west side of Pakenham Road, and adjacent to the Sovereign Hills estate. The parcel lies toward the northern edge of urban Pakenham along an arterial road that acts as a gateway to the hills townships.

A crossover is located toward the south-east corner of the site that provides access to an existing dwelling. There are no easements that burden the subject site.

The site slopes moderately toward the north-west with a mix of remnant vegetation and exotic planted species scattered throughout the allotment.

The main characteristics of the surrounding area are:

- Recent residential development north, south and west of the subject site (Sovereign Hills estate) comprising of varying lot sizes ranging between approximately 600 square metres and 250 square metres. These dwellings are predominantly single storey detached dwellings.
- Pakenham road lies adjacent to the site to the east with land immediately east of the subject site identified as large rural sized allotments containing remnant vegetation, zoned for residential use; a single dwelling and associated buildings also form part of this area south of these parcels.

PROPOSAL

The proposal includes the reduction of dwellings from twelve (12) to eleven (11) and the relocation of access from Pakenham Road to Lima Place.

Dwellings

The eleven dwellings will be generally consistent with the approved dwellings with a single storey built form comprising a mixture of two and three bedroom layouts that generally face an internal access way running centrally through the allotment.

Dwellings 1, 6, 7, 8 and 11 are to be three bedroom residences with double garages while the remaining 6 dwellings will be two bedroom with single garages.

The dwelling design utilises traditional elements including exposed brick and tiled roofing and eaves.

Access

Due to the refusal of any access to Pakenham Road, the applicant has sought sole access from Lima place via a frontage of approximately 7 metres. The frontage lies within the south-west corner of the lot.

Due to the relocation of access, one dwelling has been deleted and subsequent internal rearrangements taken place.

PLANNING SCHEME PROVISIONS

State Planning Policy Framework (SPPF)

The relevant clauses of the SPPF are:

State Planning Policy Framework (SPPF)

- Clause 11
- Clause 11.02-1
- Clause 15.01-1
- Clause 16.01-4

Local Planning Policy Framework (LPPF)

- Clause 21.03
- Clause 21.06-1

Relevant Particular/ General Provisions and relevant incorporated or reference documents

- Clause 52.06
- Clause 55
- Clause 65

Zone

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

Overlays

The land is subject to the following overlays:

- **Development Contributions Plan Overlay Schedule 1**
- **Development Plan Overlay – Schedule 8**

PLANNING PERMIT TRIGGERS

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

- Pursuant to Clause 32.01-4 (**General Residential Zone – Schedule 1**) a planning permit is required to construct two or more dwellings

There are no new permit triggers as a result of the amendments to the permit.

PUBLIC NOTIFICATION

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

- Sending notices to the owners and occupiers of adjoining land.
- Placing two signs on site (facing Pakenham Road and Lima Place)

Council has received four (4) objections to date.

The key issues that were raised in the objections are:

- Existing parking issues relating to Lima Court and potential overflow concerns
- Location for proposed bin collection
- Inadequate provision for visitor spaces
- Construction related concerns
- Safety concerns through the creation of new access to Lima court.

DISCUSSION

The proposal for the **construction of eleven (11) dwellings** is considered consistent with the aims and objectives of the Cardinia Planning Scheme. The proposal delivers on relevant regional and local policies that seek to achieve attractive and liveable neighbourhoods and support increased housing density in appropriate locations.

Planning policy and local planning policy framework

A number of regional policies are relevant to this application, such as Clause 15.01 (Urban environment), Clause 16.01 (Residential development) and Clause 21.06-1 (Design and built form) which aim to encourage housing diversity, promote a high standard of design and achieve attractive, diverse, sustainable and liveable neighbourhoods.

At a local level, Clause 21.03-1 (Housing) of the Local Policy Planning Framework is also relevant to this application. This 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.

Clauses 11.06-2 (Housing choice) and 11.06-5 (Neighbourhoods) are also relevant to this application. These clauses aim to prevent inappropriate development and provide housing diversity close to jobs and services. More specifically, these clauses include strategies that seek to facilitate increased housing in the established areas and in areas with appropriate infrastructure and access to jobs, public transport that deliver a diverse mix of housing types.

The proposal also contributes towards a diversity of housing types and sizes, with a mixture of two and three bedroom detached dwellings on smaller allotments (estimated approximately 160-300 square metres), making more efficient use of the land. The immediate surrounding area is characterised by new housing stock on medium-sized residential allotments varying between 400 - 600 square metres. The proposal respects the establishing character of this area through the use of features and materials that are consistent with the traditional building design of the surrounding estate such as brick cladding, tiled pitched roofing and eaves. The detached and single storey scale further reinforces the suburban residential aspects of the area and does not dominate surrounding built form.

Clauses 11.06-6 (Sustainability and resilience), 15.02-1 (Energy and resource efficiency) and 21.02-8 (Resource conservation) are also applicable to this application. These clauses generally seek to create a more sustainable and resilient city by encouraging development to maximise efficient use of energy and minimise greenhouse gas emissions.

The proposed development responds to these clauses as it will support the increase of housing within an established and serviced area of Pakenham through the re-development of residential land to better utilise existing road networks, infrastructure and preserve the undeveloped hinterland. The area is serviced with bus routes (925 and 926) that provide access to Pakenham train station and is in close proximity to Princes Highway for wider regional access.

The proposal remains consistent with the sustainability and energy efficiency objectives of the Planning Scheme, with the plans maximising the northern orientation of dwellings where appropriate and associated private open spaces, and includes sufficient areas for landscaping and permeability.

General Residential Zone – Schedule 1

The amendment remains consistent with the General Residential Zone and continues to compliment the surrounding detached single-storey residential context. Whilst the average dwelling and potential lot size is considerably smaller than surrounding detached dwellings this allows a greater level of housing diversity within the area to compliment larger allotments that flank the property including nearby Galway Gold estate.

Relevant policy changes since approval of T140571

Planning Scheme amendment VC110, gazetted 23 March 2017 required mandatory Garden Area provision for development of dwellings on lots exceeding 400 square metres. Given the subject allotment exceeds 650 square metres, a total 35% of the site area must be set aside as Garden Area. The revised plans comply with this requirement with approximately 43% of the site reserved for Garden Area purposes.

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 character of the area. The proposal reinforces the suburban residential landscape and uses appropriate design, materials and siting to compliment its location. Whilst the revised layout now significantly reduces street frontage, the revised layout ensures the limited frontage to Lima Place is maximised and a good connection made with the wider court.

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

Clause 55.03 Site layout and building massing:

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

Given the unique and restricted nature of the allotment, the revised access arrangement forms an enclosed residential area that allows little frontage to the streetscape of Lima Place. The development however, utilises the frontage efficiently through the rearrangement of unit 8 to provide activation to the street and link the wider development to the Court bowl while respecting the prevailing building setbacks that lie on adjacent lots. Whilst the proposal is not consistent with the standards, the positive design response ensures the proposal is consistent with the street setback objectives for the following reasons:

- The development utilises the frontage efficiently through the rearrangement of units to provide activation to the street (Lima Place)
- No front fencing is proposed for street-facing units

- Generous access way is provided to create an open and inviting character with ample landscaping opportunities
- When the mixed development pattern of the court is taken into consideration in its entirety, the proposed setback is not considered to result in any detrimental impact on the streetscape.

Building heights (maximum height of 5.98 metres), site coverage (approx. 48 per cent) and permeability 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, 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.

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

All dwellings meet the 6m³ storage requirements

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 and large street-facing windows, with materials that will make a positive contribution to the streetscape along with open and generous front yards with no fencing.

Traditional paling fencing along Pakenham Road is to be provided at 2 metres in height that is consistent with the standard and prevailing fence line on west side of the road. Whilst no pedestrian access is established, the lack of footpaths and high speed limits along this stretch discourage foot access.

The single point of access means all dwellings share common property to be maintained privately. 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.

Development Contributions Plan Overlay – Schedule 1

The Development Contributions Plan Overlay identifies areas which require the preparation of a development contributions plan for the purpose of levying contributions for the provision of works, services and facilities before development can commence.

Pursuant to Clause 45.06-1, a permit granted must:

- Be consistent with the provisions of the relevant development contributions plan; and
- Include any conditions required to give effect to any contributions or levies imposed, conditions or requirements set out in the relevant schedule to this overlay.

A condition requiring the payment of this contribution is to remain on the planning permit

Development Plan Overlay – Schedule 8

The Development Plan Overlay identifies areas which require the form and conditions of future use and development to be shown on a development plan before a permit can be granted.

A development plan has been prepared to the satisfaction of the Responsible Authority (Orchard Valley Estate) 26 August 2005.

Whilst the DPO8 applies to the subject site, it is not explicitly identified within the plan. It is therefore considered consistent with the overlay.

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 5 three-bedroom dwellings and 6 two-bedroom dwellings. Pursuant to Clause 52.06-5, dwellings with three bedrooms are required to provide a minimum of two car parking spaces while dwellings with less than three bedrooms must provide a minimum of one. One visitor space is also required to be provided to every 5 dwellings, rounded down to the nearest whole space.

All parking associated with the dwellings are provided with single and double garages provided for each two and three bedroom dwelling respectively, while two visitor spaces are also provided at either ends of the site.

A Traffic Impact Assessment was submitted in conjunction with the amendment to assess the suitability of access from Lima Place and the additional burden of vehicles to the street. This assessment concludes the increase in traffic movements are likely to have minimal impact on Lima Place and the surrounding road network.

The application was referred to Council's Traffic Engineering Department who have no objection to the application providing the turning diagrams for visitor space 1 allows clear entry and exit and appropriate signage is erected within the Lima Court bowl to prevent street parking. Access widths to the site and internally meet relevant requirements and turning diagrams provided to confirm the Council waste vehicle can enter and exit the site safely and in a forward direction.

The development also complies with all relevant design standards of Clause 52.06-9, which covers matters such as access way widths and car park space sizes.

Aboriginal Cultural Heritage Sensitivity

As part of the approval of Planning Permit T140571, a Cultural Heritage Management Plan was required pursuant to the *Aboriginal Heritage Regulations 2007*. The plan notes that no aboriginal cultural heritage or areas of aboriginal archaeological sensitivity are located within the activity area. Consequently, they have advised that no specific cultural heritage management recommendations are required.

The applicant has provided this plan with the necessary approval in accordance with Section 65 of the *Aboriginal Heritage Act 2006*.

Objections

Four objections have been received with a summary and response below

Existing parking issues relating to Lima Court and potential overflow concerns

Whilst the number of dwellings that gain access via Lima Court is recognised, the proposal provides all 18 required spaces within the bounds of the site to sufficiently service each dwelling along with the supplementary visitor spacing at either ends of the site.

The development layout is also arranged to allow additional tandem driveway parking for most dwellings for occasional surplus vehicle traffic that may occur.

Although the proposal will increase the number of dwellings in the area the submitted traffic impact assessment shows that the future increase in traffic for the area can be accommodated within the existing street network.

The application was referred to Council's traffic engineering department who do not object to the revised access or increased vehicle traffic.

Inadequate provision for visitor spaces

As per above, visitor spaces for the development meet the requirements of the Planning Scheme (1 space per 5 dwellings).

Bin collection point

All bins associated with the development are to be contained within the property boundaries along the entranceway. No bins are to be located along the nature strips of the Court.

Access plans have been provided and assessed to confirm Council waste vehicle access can be made to and from the property.

Construction related concerns

This is a necessary consequence of urban development and not a valid planning consideration. All construction will need to comply with appropriate EPA guidelines and any relevant local laws.

Safety concerns through the creation of new access to Lima court.

Whilst the volume of traffic through the court will increase, the addition of a crossover to service this site is unlikely to result in an impact to safety. Given the nature of Court bowl designs, vehicle speed will be managed by the road environment while traffic concerns within the development are to be managed by the developer and/or any future owner/body corporate. The 7 metre access width is generous and will allow sufficient sightlines when entering and exiting the property.

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 employment, transport, education and services.

Clause 65 Decision Guidelines

The proposal is consistent with the PPF and LPPF, the purpose of the zone and orderly planning of the area. The proposal is not expected to have any unreasonable impact on the amenity of the surrounding area.

CONCLUSION

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 the Amendment to Planning Permit **T140571-1** be issued for the **construction of eleven (11) dwellings at 165 Pakenham Road, Pakenham Victoria 3810**, subject to the following conditions:

CONDITIONS

1. The development must not be commenced until amended plans have been submitted to and approved by the Responsible Authority. The plans must be drawn to scale and dimensioned to metric. The plans must be generally in accordance with the submitted plans but modified to show:
 - a) A landscape plan prepared by a person suitably qualified and experienced in landscape design to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must be drawn to scale with dimensions and three copies must be provided:
 - i. Buildings and trees (including botanical names) on neighbouring properties within three

metres of the boundary.

ii. Details of surface finishes of pathways and driveways and internal fences.

iii. 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.

All species must be to the satisfaction of the Responsible Authority.

- b) Addition of window glazing to the southern elevation of Unit 7 (Bedroom 1)
 - c) Detailed material and colour schedule of all dwellings
 - d) A Waste Management Plan in accordance with the submitted document but modified to include hard rubbish collection details.
2. The layout of the site and the size of the proposed buildings and works, as shown on the approved plans, must not be altered or modified without the consent of the Responsible Authority.
3. Before the use or development starts, the owner must enter into an agreement with the Responsible Authority made pursuant to Section 173 of the *Planning and Environment Act 1987* to provide the following:
- a) The owner must enter into a legal agreement with Council's refuse and recycling contractor prior to any service being provided by the contractor.
 - i. Indemnify the contractor in respect from all claims which otherwise might have been made by the Owner of Owner's Corporation.
 - ii. Provide an adequately designed, constructed and maintained access ways suitable for regular use by the contractor's collection vehicles.
 - iii. Provide and maintain all insurance covering all liabilities in respect of any injury to, or death of, any person or any, damage or destruction to any property however caused.

Except with the written consent of the Responsible Authority.

The costs in preparation and registration of such agreement are to be met by the owner

4. Once the development has commenced, it must be continued and completed to the satisfaction of the Responsible Authority.
5. Before the issue of a Building Permit, 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
6. Before the development is occupied the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the Responsible Authority.
7. 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.
8. Before the development is occupied a commercial/industrial standard concrete vehicle crossing as shown on the approved plans must be constructed to the approval and satisfaction of the Responsible Authority.
9. Before the development is occupied any redundant existing vehicle crossing must be removed and the nature strip and kerb and channel reinstated at the cost of the owner and to the satisfaction of the Responsible Authority.
10. Before the development is occupied all proposed areas set aside on the approved plan/s for access, circulation and carparking must be constructed with concrete, asphalt or other approved hard surfacing material, drained and parking areas delineated to the satisfaction of the Responsible Authority. Once constructed, these areas must be maintained to the satisfaction of the Responsible Authority.
11. 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.

12. Stormwater works must be provided on the subject land so as to prevent overflows onto adjacent properties.
13. 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.

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.

14. Earthworks must be undertaken in a manner that minimises soil erosion. Exposed areas of soil must be stabilised to prevent soil erosion. The time for which remains exposed and unestablished must be minimised to the satisfaction of the Responsible Authority.

VicRoads

15. Prior to the commencement of development, a functional layout plan and Road Safety Audit shall be prepared to the satisfaction of VicRoads. The functional layout plan shall provide for the left and right-turn auxiliary lanes on Pakenham Road at the site's access point. The Functional layout plan shall be designed in accordance with the requirements of AUSTRROADS Guide to Road Design Part 4A- Unsignalised and Signalised for Intersections (the Guide). Where the Guide provides for the exercise of discretion, such discretion shall be exercised to the satisfaction of VicRoads. Prior to the submission of the Functional Layout Plan to VicRoads for approval, a Road Safety Audit shall be undertaken and the plan modified to address concerns raised in the audit.
16. Prior to the commencement of the proposed development, where the approved functional layout plan indicates that proposed roadworks, including the relation of any footpath or nature strip, lie within the subject land or any third party land, a widening of the road reserve will be required, at no cost to VicRoads. The permit holder must engage a licensed surveyor to prepare Plans of Subdivision showing the affected land labelled "ROAD", which is to be vested in the Road Corporation under the certification of the Plan of Subdivision, without any encumbrances. Subsequent to the registration of the plan, the subdivider must ensure that the original Certificate of Title that issues in the name of the Roads Corporation, are posted to : Vic Roads – Property Services Department, 60 Denmark Street KEW, 3101.
17. Prior to the commencement of the proposed development or prior to any other time agreed in writing by VicRoads, where the proposed roadworks, including footpath and nature strip, lie within the subject land or any third party land the applicant must enter into an agreement with the Responsible Authority and VicRoads, under Section 173 of the *Planning and Environment Act 1987*, to provide for the permit holder to reimburse all costs incurred by VicRoads and the Responsible Authority associated with the declaration of the land as arterial road pursuant to the provisions of the *Road Management Act 2004* and the rezoning of the land to RDZ1 pursuant to the provisions of the *Planning and Environment Act 1987*.
18. Prior to the occupation of the development, the roadworks shown on the approved functional layout plan shall be completed to the satisfaction of and at no cost to VicRoads.
19. No work shall be commenced in, on, under or over the road reserve without having first obtaining all necessary approval under the *Road Management Act 2004*, the *Road Safety Act 1986*, and any other relevant acts or regulations created under those Acts

Expiry:

Use and Development:

A permit for the development and use of land expires if—

- a) the development does not start within **two (2) years** after the issue of the permit; or
- b) the development is not completed within **four (4) years** after the issue of the permit; or
- c) the use does not start within **two (2) years** after the completion of the development; or
- d) the use is discontinued for a period of **two (2) years**.

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.

Footnotes

- A Building Permit may be required for this development. To obtain a building permit you will need to contact a registered building surveyor.
- A 'Vehicle Crossing Permit' must be obtained from Council prior to the commencement of any works associated with the proposed vehicle crossing.
- Works must cease immediately upon the discovery of any Aboriginal cultural material, and Aboriginal Affairs Victoria must immediately be notified of any such discovery.

Development to the land subject to this permit must cease immediately upon the discovery of any suspected human remains. The Police or State Coroner must be informed of the discovery without delay. If there are reasonable grounds to suspect that the remains are Aboriginal, the discovery must be reported to Aboriginal Affairs Victoria.

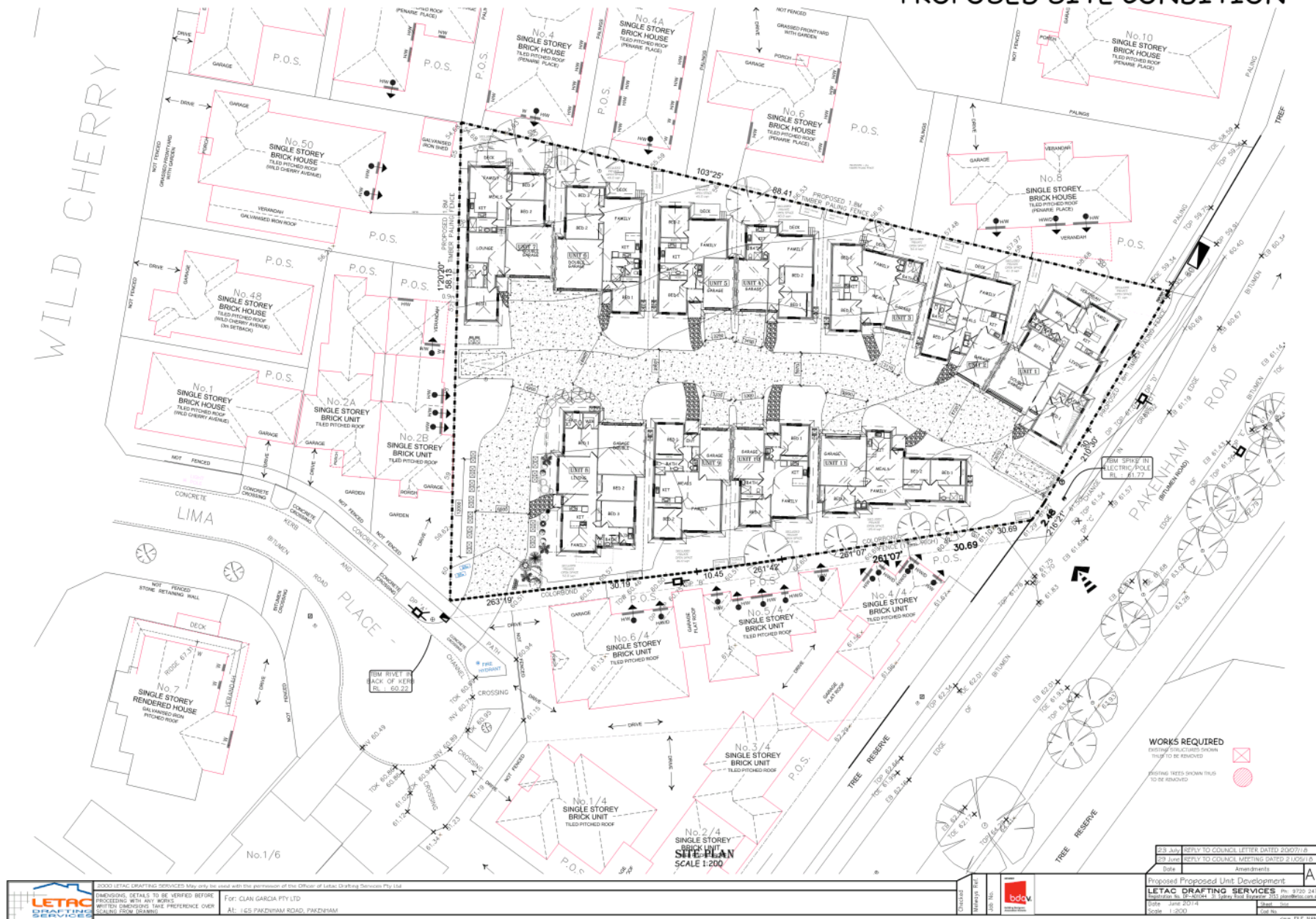
This aerial map of Pakenham displays various residential areas and streets. Key features include:

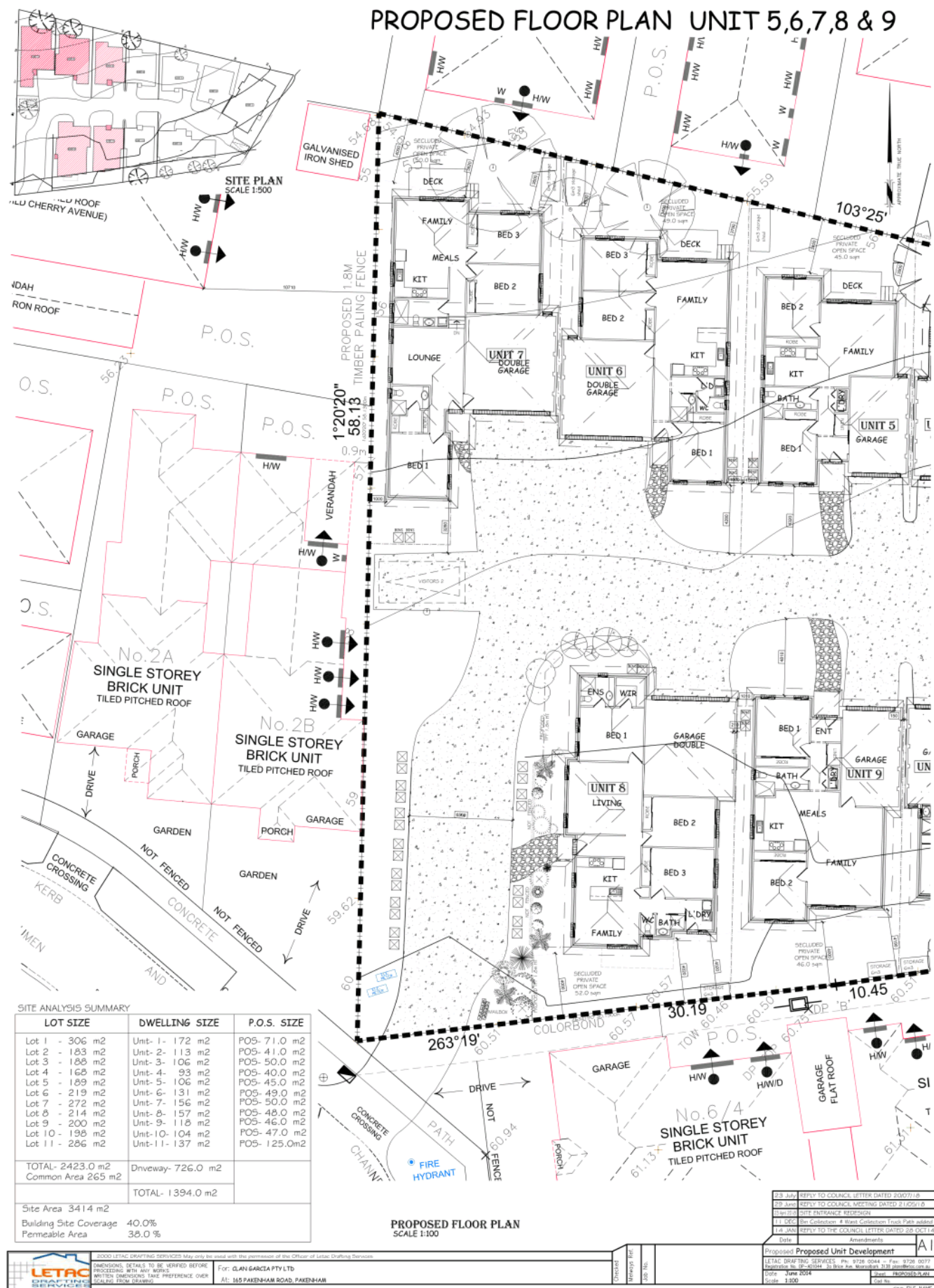
- Streets:** Chestnut Ch, Penarie Pl, Wild Cherry Av, Lima Pl, Doonie Way, Pakenham Rd, Pashia Gr, and Pakenham Road Tree Reserve.
- Residential Areas:** Toomuc Meadows, Sovereign Hills, Pakenham, Cardinia Grove, and Galway Gold.
- Parks:** Pakenham Creek Linear Park and Pakenham Road Tree Reserve.
- Lot Numbers:** Numerous individual lots are labeled with numbers (e.g., 37, 39A, 39B, 41, 43A, 43B, 45, 1, 1A, 3, 3A, 5, 5A, 7, 9, 40, 40A, 42, 44, 33, 31A, 31, 32, 8, 6, 4, 25, 2, 11, 7, 5, 3, 1, 23, 14, 12, 10, 8, 6, 4, 2, 52, 2, 4, 4A, 5000007651, 5000007650, 5000007654, 11LP115723, 3441.42 m² (0.34 ha), 1664201800, 165, 48, 2A, 2B, 5000007661, 46, 6B, 6A, 3/5, 1/5, 2/5, 24, 3/4, 2/3, 5/4, 344, 162, 1664251001, 11PS441730, 4616.64 m² (0.46 ha), 5000015013, 5000014999, 5000015012, 5000007624, 5000007625, 5000007626, 5000007619, 5000007620, 5000007638, 5000002671, 1664201600, 1664201900, 5000011308, 1664201900, 5000013211, 5000013212, 5000013213, 5000007649, 5000007650, 5000007663, 5000008963, 5000013232, 5000015013, 5000014999, 5000015012).
- Area Measurements:** 6651.16 m² (0.67 ha), 47589.18 m² (4.76 ha), 3441.42 m² (0.34 ha), 4616.64 m² (0.46 ha).
- Other Labels:** Melissa Way Reserve, Pakenham Creek Linear Park, Pakenham Road Tree Reserve, Galway Gold, Pashia Gr, 1664201900, 5000011308, 5000013211, 5000013212, 5000013213, 5000007649, 5000007650, 5000007654, 11LP115723, 3441.42 m² (0.34 ha), 1664201800, 165, 48, 2A, 2B, 5000007661, 46, 6B, 6A, 3/5, 1/5, 2/5, 24, 3/4, 2/3, 5/4, 344, 162, 1664251001, 11PS441730, 4616.64 m² (0.46 ha), 5000015013, 5000014999, 5000015012, 5000007624, 5000007625, 5000007626, 5000007619, 5000007620, 5000007638, 5000002671, 1664201600, 1664201900, 5000011308, 5000013211, 5000013212, 5000013213, 5000007649, 5000007650, 5000007654, 11LP115723, 3441.42 m² (0.34 ha), 1664201800, 165, 48, 2A, 2B, 5000007661, 46, 6B, 6A, 3/5, 1/5, 2/5, 24, 3/4, 2/3, 5/4, 344, 162, 1664251001, 11PS441730, 4616.64 m² (0.46 ha), 5000015013, 5000014999, 5000015012, 5000007624, 5000007625, 5000007626, 5000007619, 5000007620, 5000007638, 5000002671, 1664201600, 1664201900, 5000011308, 5000013211, 5000013212, 5000013213, 5000007649, 5000007650, 5000007654, 11LP115723, 3441.42 m² (0.34 ha), 1664201800, 165, 48, 2A, 2B, 5000007661, 46, 6B, 6A, 3/5, 1/5, 2/5, 24, 3/4, 2/3, 5/4, 344, 162, 1664251001, 11PS441730, 4616.64 m² (0.46 ha), 5000015013, 5000014999, 5000015012, 5000007624, 5000007625, 5000007626, 5000007619, 5000007620, 5000007638, 5000002671, 1664201600, 1664201900, 5000011308, 5000013211, 5000013212, 5000013213, 5000007649, 5000007650, 5000007654, 11LP115723, 3441.42 m² (0.34 ha), 1664201800, 165, 48, 2A, 2B, 5000007661, 46, 6B, 6A, 3/5, 1/5, 2/5, 24, 3/4, 2/3, 5/4, 344, 162, 1664251001, 11PS441730, 4616.64 m² (0.46 ha), 5000015013, 5000014999, 5000015012, 5000007624, 5000007625, 5000007626, 5000007619, 5000007620, 5000007638, 5000002671, 1664201600, 1664201900, 5000011308, 5000013211, 5000013212, 5000013213, 5000007649, 5000007650, 5000007654, 11LP115723, 3441.42 m² (0.34 ha), 1664201800, 165, 48, 2A, 2B, 5000007661, 46, 6B, 6A, 3/5, 1/5, 2/5, 24, 3/4, 2/3, 5/4, 344, 162, 1664251001, 11PS441730, 4616.64 m² (0.46 ha), 5000015013, 5000014999, 5000015012, 5000007624, 5000007625, 5000007626, 5000007619, 5000007620, 5000007638, 5000002671, 1664201600, 1664201900, 5000011308, 5000013211, 5000013212, 5000013213, 5000007649, 5000007650, 5000007654, 11LP115723, 3441.42 m² (0.34 ha), 1664201800, 165, 48, 2A, 2B, 5000007661, 46, 6B, 6A, 3/5, 1/5, 2/5, 24, 3/4, 2/3, 5/4, 344, 162, 1664251001, 11PS441730, 4616.64 m² (0.46 ha), 5000015013, 5000014999, 5000015012, 5000007624, 5000007625, 5000007626, 5000007619, 5000007620, 5000007638, 5000002671, 1664201600, 1664201900, 5000011308, 5000013211, 5000013212, 5000013213, 5000007649, 5000007650, 5000007654, 11LP115723, 3441.42 m² (0.34 ha), 1664201800, 165, 48, 2A, 2B, 5000007661, 46, 6B, 6A, 3/5, 1/5, 2/5, 24, 3/4, 2/3, 5/4, 344, 162, 1664251001, 11PS441730, 4616.64 m² (0.46 ha), 5000015013, 5000014999, 5000015012, 5000007624, 5000007625, 5000007626, 5000007619, 5000007620, 5000007638, 5000002671, 1664201600, 1664201900, 5000011308, 5000013211, 5000013212, 5000013213, 5000007649, 5000007650, 5000007654, 11LP115723, 3441.42 m² (0.34 ha), 1664201800, 165, 48, 2A, 2B, 5000007661, 46, 6B, 6A, 3/5, 1/5, 2/5, 24, 3/4, 2/3, 5/4, 344, 162, 1664251001,

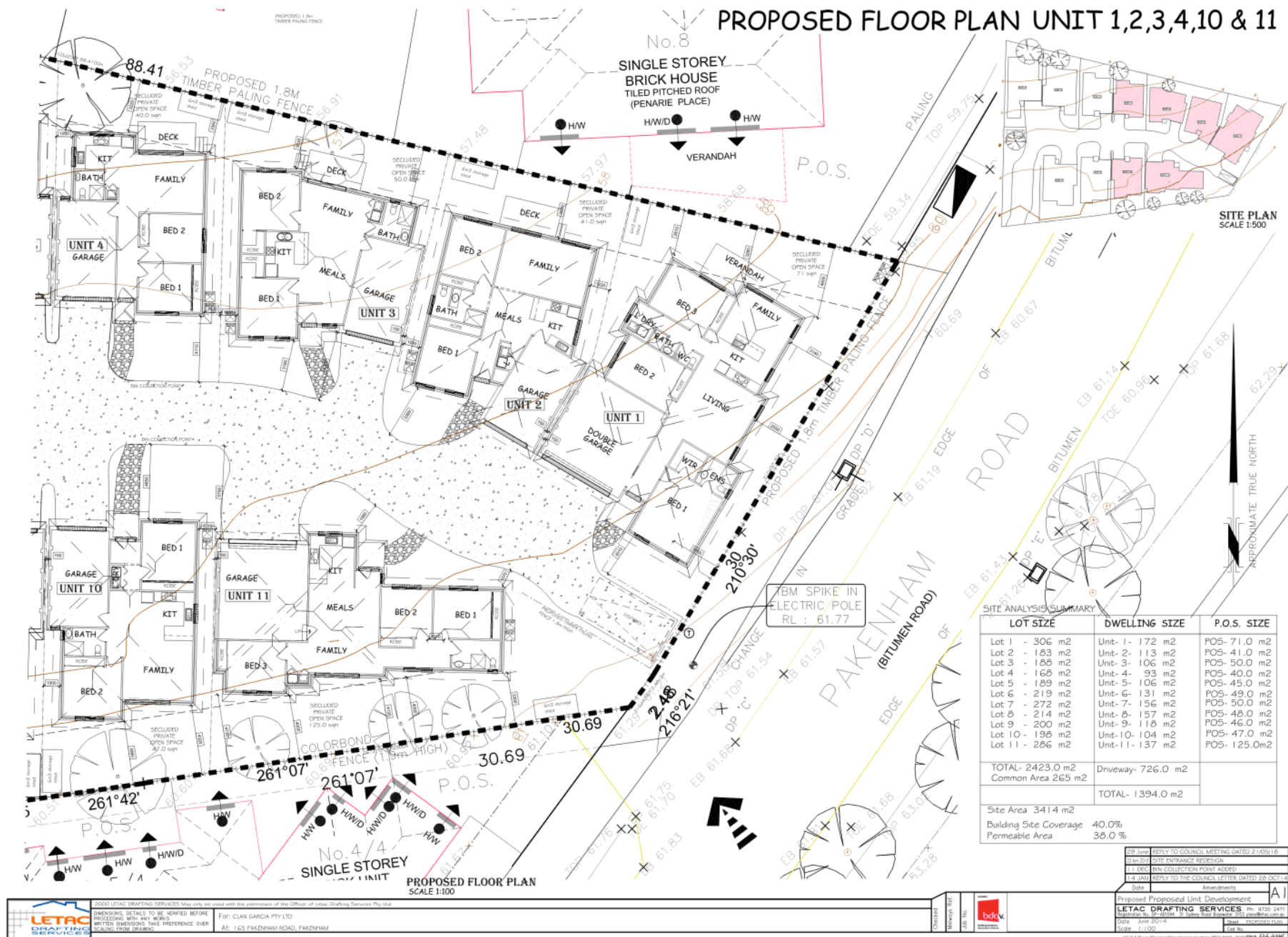
14-Sep-2018

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

PROPOSED SITE CONDITION







ELEVATION

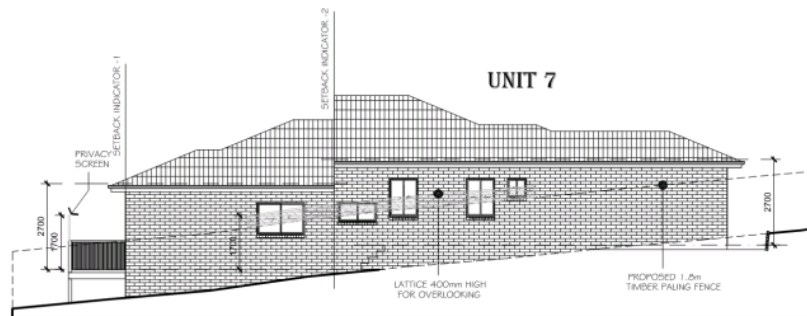
UNIT 1

EAST ELEVATION
SCALE 1:100

UNIT 8

WEST ELEVATION
SCALE 1:100

UNIT 7



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 SCALING FROM DRAWING

For: CLAN GARCIA PTY LTD
 At: 165 PAKENHAM ROAD, PAKENHAM

Drawn: R.A.J.
 Meters Ref.
 Job No.

23 July	REPLY TO COUNCIL LETTER DATED 20/07/18
29 June	REPLY TO COUNCIL MEETING DATED 21/05/18
03 Jun 2018	SITE ENTRANCE REDESIGN
14 JAN	REPLY TO THE COUNCIL LETTER DATED 26 OCT 14
Date	Amendments
Proposed Proposed Unit Development	
LETAC DRAFTING SERVICES Ph: 9726 0044 -- Fax: 9726 0077	
Registration No. 09-AD0044 26 Brice Ave. Mooroolbark 3138 email@letac.com.au	
Date June 2014	Sheet ELEVATION
Scale 1:100	Cost No.

A2

ELEVATION



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 NOTES: DIMENSIONS TAKE PREFERENCE OVER SCALES FROM DRAWING.

For: CLAN GARCIA PTY LTD
 At: 165 PAKENHAM ROAD, PAKENHAM

Drawn by: [Signature]
 Checked by: [Signature]

Scale: 1:100

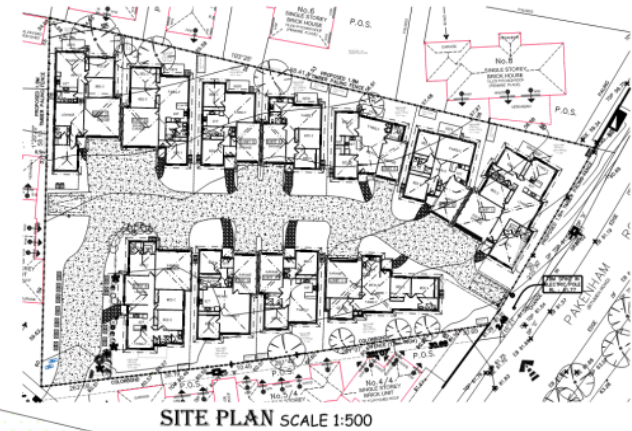
2/3 JAN REPLY TO COUNCIL LETTER DATED 20/07/16
 09 JAN REPLY TO COUNCIL MEETING DATED 21/05/16
 01 FEB SITE ENTRANCE REDESIGN
 14 FEB REPLY TO THE COUNCIL LETTER DATED 28 OCT 14
 Date: [Date]
 Amendments: [Number]
 Proposed Proposed Unit Development
LETAC DRAFTING SERVICES Ph: 0750 2441
 Registered No. 129-02044 31 Sydney Road, Pakenham 3563 pakenham.com.au
 Title: [Title]
 Scale: 1:100
 Date: [Date]

PROPOSED BIN COLLECTION POINT WASTE COLLECTION TRUCK PATH

TURNING CIRCLES



PROPOSED GARDEN AREA



GARDEN AREA LEGEND	
SITE AREA	3414sqm
TOTAL DWELLING AREA	1394sqm
DRIVEWAY AREA	726sqm
GARDEN AREA	1493sqm
TOTAL GARDEN AREA PERCENTAGE	35% of 3414 = 1194sqm
GARDEN AREA EXCEEDED BY	299sqm
TOTAL COVERED AREA	2120sqm

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	DIMENSIONS, DETAILS TO BE VERIFIED BEFORE PROCEEDING WITH ANY WORKS WRITTEN DIMENSIONS TAKE PREFERENCE OVER SCALING FROM DRAWING
For: CLAN GARCIA PTY LTD At: 165 PAKENHAM ROAD, PAKENHAM	

Drawn:	RAJ
Metways Ref:	
Job No.	

23 July	REPLY TO COUNCIL LETTER DATED 20/07/16
23 July	THIS SHEET IS ADDED
29 June	REPLY TO COUNCIL MEETING DATED 21/05/16
Date	Amendments
Proposed Proposed Unit Development	
LETAC DRAFTING SERVICES Ph: 9726 0044 Fax: 9726 0077	
Registration No. CP-403044 2a Brice Ave. Moorabool 3138 plans@letac.com.au	
Date: June 2014	Sheet: GARDEN AREA
Scale: 1:200 / 1:500	Est No:

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