

### **3 CONSTRUCTION OF SIXTY TWO (62) DWELLINGS AT 39, 41 & 43 RODGERS STREET, PAKENHAM**

FILE REFERENCE INT1882951

RESPONSIBLE GENERAL MANAGER Andrew Paxton

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#### **RECOMMENDATION**

That a Notice of Decision to Grant Planning Permit T180143 be issued for the construction of sixty-two (62) dwellings and removal of native vegetation at 37, 39, 41 & 43 Rogers Street, Pakenham VIC 3810 subject to the conditions attached to this report.

#### **Attachments**

1	Development Plans	8 Pages
2	Locality and Objector Map, circulated to Councillors only	2 Pages
3	Objections, circulated to Councillors Only	21 Pages

#### **EXECUTIVE SUMMARY:**

APPLICATION NO.:	T180143
APPLICANT:	DCA Design
LAND:	37, 39, 41 & 43 Rogers Street, Pakenham VIC 3810
PROPOSAL:	Construction of sixty-two (62) dwellings and removal of native vegetation
PLANNING CONTROLS:	General Residential Zone – Schedule 1 Development Contributions Plan Overlay - Schedule 1 Land Subject to Inundation Overlay (adjacent to site)
NOTIFICATION & OBJECTIONS:	Notice of the application has been given by sending notices to the owners and occupiers of adjoining land and placing five (5) signs across four sites.  Twenty (20) objections received to date
KEY PLANNING CONSIDERATIONS:	Pakenham Structure Plan Urban Design Intensification Traffic & congestion
RECOMMENDATION:	Approval

#### **BACKGROUND:**

The subject site under consideration is a composition of four properties, Nos. 37, 39, 41 & 43 Rogers Street Pakenham. There is no relevant planning history for the sites.

## SUBJECT SITE



The subject site comprises of four properties, Nos. 37, 39, 41 & 43 Rogers Street Pakenham, with a total combined site area of 11522sqm.

No. 37 Rogers Street Pakenham is an allotment of 1100sqm in size with a street frontage of 18.18 metres, is occupied by a single storey dwelling and outbuilding. It is serviced by a single crossover adjacent to the northern boundary and hosts some scattered vegetation across the land.

No. 39 Rogers Street Pakenham is an allotment of 998sqm in size with a street frontage of 60 metres, is occupied by a single storey brick dwelling and outbuilding. It is serviced by a single crossover adjacent to the western boundary and hosts some scattered vegetation across the land.

No. 41 Rogers Street Pakenham is an allotment of 852sqm in size with a street frontage of 19.5, is occupied by a single storey brick dwelling and outbuilding. It is serviced by a single crossover adjacent to the western boundary and hosts some scattered vegetation across the land.

No. 43 Rogers Street Pakenham is an allotment of 8572sqm in size with a street frontage of 24.9 metres, is occupied by a single storey dwelling and outbuilding. It is serviced by a single crossover adjacent to the northern boundary and hosts some scattered vegetation, including native vegetation.

No easements affect either of the sites, the topography of the land is generally flat and slopes slightly from the north-west to the south-east.

The site is located 200 metres to the west of the Pakenham Town Centre and 900 metres west of the Pakenham Railway Station, the area is characterised predominately by low scale unit developments. The area has an emerging character of higher density developments which are well located to utilise existing infrastructure and the commercial precinct.

Examples of unit developments in the neighbourhood are:

- Nos.31-33 Rogers Street
- Nos. 27-29 Rogers Street

- No.22 Rogers Street.
- Nos.18-20 Rogers Street
- No. 1 Flower Street

The adjoining neighbours of the site are as follows:

- North - Nos. 5, 6, 7 & 8 Kirra Court are single dwelling allotments with single crossovers to Kirra Court. The private open spaces for Nos. 7 & 8 Kirra Court are located to the rear of the subject site adjacent to the common boundary with No.43 Rogers Street.
- North-East - No. 35 Rogers Street is a large residential allotment, is occupied by a single storey brick dwelling, outbuilding and some scattered vegetation, a single crossover is located to Rogers Street. The large area of private open space associated with the dwelling is located at the rear of the site, adjacent to Nos.35 & 43 Rogers Street.
- South-East - Units. 1-6 /31 Rogers Street – are six single storey brick units with a central access way serviced by a single crossover to Rogers Street. Unit 3/ 31 and Unit 4/31 have a common boundary with No. 43 Rogers Street.
- East – East over Rogers Street is No. 30 Rogers Street a single dwelling allotment occupied by a single dwelling with attached carport and is serviced by a single car crossover.
- South – Rogers Street and the Pakenham Railway Line with associated power/substation.
- West – To the west of the site is the Evergreen Retirement Village which is occupied with 74 private retirement units. The subject site has a common boundary with Units 48, 49, 52, 53, 54, 55, 56, 57 & 58, all of which have their areas of private open space located adjacent to the common boundary with No. 43 Rogers Street.
- South-West – No 45 Rogers Street – is a former dwelling used as a medical consulting suite with vehicle access to Rogers Street.

## PROPOSAL

The application is for the construction of sixty two (62) dwellings and native vegetation removal at Nos. 37, 39, 41 & 43 Rogers Street, Pakenham has been made to Council.

The proposal includes the construction of the dwellings across four titled properties. The site access is currently serviced by four crossovers, for the purpose of this development, the amount of crossovers will be reduced and reconfigured to two, with all dwellings serviced by an internal accessway. The dwelling entrances will be accessed internally and just 14 of the overall 62 dwellings will have a frontages to Rogers Street.

The typology of the building stock will be made up of six dwelling types A, B, C, D, E & F. These designs are slightly varied, they include mirror image options, with further variations provided to suit specific site locations.

### Details of the dwelling typologies:

Type A dwellings include 17 three storey two bedroom townhouses each of which include a sitting area, single car garage, laundry and private open space at ground floor. At first floor there are combined kitchen, living and dining areas with a balcony and at second floor there are two bedrooms and a bathroom. The average of the total areas of private open is 55sqm comprising of a 10sqm balcony and approx. 40sqm of external Secluded Private Open Space (SPOS) at ground level.

Type B dwellings include 12 three storey two bedroom townhouses, each of the dwellings include a sitting area, single car garage, laundry and private open space at ground floor. At first floor there is a kitchen, living

and dining area with w/c and two balconies. On the second floor there are two bedrooms, one with an ensuite, a bathroom and balcony. The average of the total areas of private open is 60 sqm including a 20sqm balcony and 40sqm of external SPOS at ground level. A light court runs up the built form to allow for natural daylight on all levels.

Type C dwellings include 14 three storey two bedroom townhouses and two C3 types which are two bedroom two storey townhouses. For the three storey townhouses each of the dwellings include a sitting area, single car garage laundry, w/c and private open space at ground floor. At first floor there is a combined kitchen, living and dining area with w/c and balcony. On the second floor there are two bedrooms one with an ensuite, and a second bathroom. The average total area of private open for type C are 39 sqm comprising of a 9 sqm balcony and 20sqm of external SPOS at ground level. For the C3 type of dwellings at ground level there will be a two bedrooms with a bathroom and a single car garage at ground floor. At first floor there is a living, dining and kitchen area with balcony.

Type D dwellings include 9 three storey two bedroom townhouses each of the dwellings include a sitting area, one bedroom, single car garage laundry and private open space at ground floor. At first floor there is a kitchen, living and dining area with w/c and balcony. On the second floor there is one bedroom with ensuite. The average of the total areas of private open for type D range from 36 sqm to 147sqm comprising of a 8 sqm balcony and anywhere from 27sqm to 139sqm of external SPOS at ground level.

Type E dwellings include 6 three storey three bedroom townhouses each of the dwellings include a sitting area, a double car a garage, one bedroom, kitchenette and private open space at ground floor. At first floor there is a kitchen, living and dining area with w/c, study nook and balcony. On the second floor there are two bedrooms one with ensuite, a bathroom. The average of the total areas of private open for type E are 35 sqm to 85sqm comprising of a 10 sqm balcony plus external SPOS at ground level.

Type F dwellings include 2 three storey two bedroom townhouses each of the dwellings include a sitting area, single car garage, w/c and private open space at ground floor. At first floor there is a combined kitchen, living and dining area with w/c and balcony. On the second floor there are two bedrooms and a bathroom. The total areas of private open for type F is 56sqm or 65sqm, comprising a 8 sqm balcony and external SPOS at ground level.

Housing Type	A	B	C	D	E	F
Total of type	17	12	16	9	6	2
Bedrooms	2	2	3	2	3	2
Storeys	3	3	3	3	3	3

The layout of the site locates most of the dwellings around the edges of the site with secluded private open space located adjacent to common boundaries or the street frontage. Eight dwellings will be located centrally on the site. The proposal seeks to maintain some existing vegetation along the property boundary. One area of common area is provided where existing vegetation is to be retained adjacent to the boundary with No. 35 Rogers Street.

The proposed site layout uses established urban design techniques to provide open sight lines through the interior driveway of the development, along both east-west and north-south axis lines. Large open spaces are left between the blocks of buildings where these driveway sight lines terminate, so as to enable to see beyond the site itself and not 'visually enclose' the development.

All dwellings will have frontages to an internal access driveway, with both ground level and balcony private open spaces oriented to achieve optimum solar access, subject to their location.

Overall, the dwellings are contemporary, the design responses incorporating details which reduces the visual dominance of the built form. The building material includes the use of mainly render across the development with timber detailing. The diversity in shades render, staggered built form and building articulation provides for an attractive response to urban design.

The proposal has a site coverage of 4886sqm square metres or 42% of the 11543 square metre site, the large spacing between buildings will allow for meaningful landscaping opportunities.

#### Car parking

The proposal is for 62 dwellings comprising of 54 two bedroom dwellings and 6 three bedroom dwellings. The car parking requirement under the Planning Scheme for this proposal is 78 spaces, being one space per two bedroom dwelling and two spaces for each three bedroom dwelling plus 12 visitor spaces. The application meets the requirement of the Scheme, providing the required 78 spaces.

#### Vegetation removal

The proposal includes the removal of some native vegetation and exotic vegetation across each of the lots. The removal of vegetation is exemption on lots Nos. 37, 39 & 41 Rogers Street as there are no controls on lots less than 4000sqm. The native vegetation removal on lot No. 43 Rogers Street requires a permit under Clause 52.17 (Native Vegetation). The removal of native vegetation on site is for one tree as such an ecological report has been submitted.

### **PLANNING SCHEME PROVISIONS**

#### **State Planning Policy Framework (SPPF)**

The relevant clauses of the SPPF are:

- 11.02-2S Structure Planning
- 11.03-1S Activity Centres
- 11.06-2 Housing choice;
- 11.06-5 Neighbourhoods;
- 11.06-6 Sustainability and resilience;
- 15.01-02S Building design;
- 15.01-4R Health Neighbourhoods
- 15.01-5S Neighbourhood character;
- 15.01-6 Healthy neighbourhoods;
- 15.02-1 Energy and resource efficiency;
- 16.01-1 Integrated housing;
- 16.01-2R Housing opportunity areas – Metropolitan Melbourne
- 16.01-3S Housing Diversity
- 16.01-4 Housing diversity.

#### **Local Planning Policy Framework (LPPF)**

The relevant clauses of the LPPF are:

- 21.03-1 Housing; and
- 21.06-1 Design and built form

#### **Relevant Particular/ General Provisions and relevant incorporated or reference documents**

The relevant provisions/ documents are:

- Plan Melbourne
- Pakenham Structure Plan 2017
- Cardinia Shire's Liveability Plan 2017-2029;
- Clause 55 Two or More Dwellings on a Lot and Residential Buildings;
- Clause 52.06 Car Parking;

- Clause 52.17 Native Vegetation
- Clause 65 Decision Guidelines
- Clause 66 Referral and Notice Provisions

### **Cardinia Shire's Liveability Plan 2017-2029**

This proposal has regard to Cardinia Shire's Liveability Plan 2017-2029, in particular:

- Improved Social Cohesion through the use of shared public space
- Improved safety through a strong address to the street and associated passive surveillance frontages
- Reduce obesity through the use of common park areas and decreased dependency on cars to encourage public transport use in a well serviced area of Pakenham.

### **Zone**

The land is subject to the **General Residential Zone**

### **Overlays**

The land is subject to the following overlays:

- Development Contributions Plan Overlay Schedule 1

### **PLANNING PERMIT TRIGGERS**

The proposal for the construction of sixty two (62) dwellings on a lot and native vegetation removal at 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 construction two or more dwellings on a lot.
- Pursuant to Clause 52.17 a permit is required to remove native vegetation

### **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 5 signs on site

Council has received 20 objections to date.

The objections were received form the following addresses:



- U 16/11 McGregor Rd, Pakenham 3810
- U 22/11 McGregor Rd, Pakenham 3810
- U 48/11 McGregor Rd, Pakenham 3810
- U 52/11 McGregor Rd, Pakenham 3810
- U 53/11 McGregor Rd, Pakenham 3810
- U 54/11 McGregor Rd, Pakenham 3810
- U 55/11 McGregor Rd, Pakenham 3810
- U 56/11 McGregor Rd, Pakenham 3810
- U 57/11 McGregor Rd, Pakenham 3810
- U 58/11 McGregor Rd, Pakenham 3810
- U 59/11 McGregor Rd, Pakenham 3810
- U 61/11 McGregor Rd, Pakenham 3810
- U 62/11 McGregor Rd, Pakenham 3810
- U 63/11 McGregor Rd, Pakenham 3810
- U 64/11 McGregor Rd, Pakenham 3810
- U 65/11 McGregor Rd, Pakenham 3810
- U 72/11 McGregor Rd, Pakenham 3810
- U 1/4 Acacia Ct, Pakenham
- U 4/31 Rogers St, Pakenham 3810
- 35 Rogers St, Pakenham 3810

The key issues that were raised in the objection/s is/are:

- Loss of privacy
- Loss of property value
- Safety
- Noise
- Proximity to adjoining boundary
- Loss of light
- Upsetting of elderly at adjoining address
- Drainage
- Traffic

## REFERRALS

The application was externally referred to the following authorities:

### *Country Fire Authority (CFA)*

The application was referred to CFA a statutory referral. The CFA had no objection to the proposal subject to conditions.

### *Department of Environment, Land, Water and Planning (DELWP)*

The application was referred to DELWP as a statutory referral. DELWP had no objection to the proposal subject to conditions.

### *Melbourne Water*

The application was referred to Melbourne Water as a statutory referral. Melbourne Water had no objection to the proposal subject to conditions.

### *AusNet*

The application was referred to AusNet for comment. AusNet had no objection to the proposal subject to conditions.

### *Transport for Victoria*

The application was referred to Transport for Victoria as a statutory referral. Transport for Victoria had no objection to the proposal subject to conditions.

## DISCUSSION

The proposal for the construction of sixty two (62) dwellings and vegetation removal is considered consistent with the aims and objectives of the Cardinia Planning Scheme. The proposal delivers on relevant state and local policies that seek to achieve attractive and liveable neighbourhoods and support increased housing density in appropriate locations.

### State and Local Policies

A substantial number of state and local policies are relevant to this application which seeks approval for intensification of residential land in an activity centre. The proposal of this scale must be considered on its merit from a wider strategic perspective at a Local and State Strategic level. Policies such as Clause 11.03-1S (Activity Centres), Clause 15.01 (Urban environment), Clause 16.01 (Residential development) and Clause 21.06-1 (Design and built form) 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 in conjunction with the Pakenham Structure Plan provide objectives and strategies to help deliver a range of housing types at increased densities, while being consistent with the existing and/or preferred neighbourhood character.

This is further encouraged by Clauses 11.06-2 (Housing choice) and 11.06-5 (Neighbourhoods) that aim to 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 and public transport and deliver a diverse mix of housing types. The location of the subject site is strategically well placed to meet this objectives as it is located within 500 metres of the Pakenham Town Centre.

Specifically in relation to the site context Clause 11.03-1S (Activity Centres) encourage a diversity of housing types at higher densities in and around activity centres. 15.01-4R (Healthy Neighbourhoods) seeks to create a city of 20 minute neighbourhoods that is to give people the ability to meet most of their everyday needs within a 20 minute walk, cycle or local public transport trip from their home. Furthermore, 16.01-2R (Housing Opportunities) seeks to identify areas that offer opportunities for more medium and high density housing near employment and transport in Metropolitan Melbourne.

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. 15.01-5S (Neighbourhood Character) seeks to achieve development that responds to cultural identity and contributes to existing or preferred neighbourhood character of the area.

The proposal is also considered consistent with the sustainability and energy efficiency objectives of the Planning Scheme with the dwellings orientated to the north to maximise solar access to reduce dependence on heating and cooling systems. An Environmentally Sustainable Design report has been submitted with the plans which demonstrate that the overall development maximises the northern orientation with the inclusion large areas for landscaping and permeability

The proposal contributes towards a diversity of housing types and sizes, with three storey dwellings providing a more refined and intense form of housing that is currently not common to the area, making more efficient use of available land. The dwellings are mostly attached townhouses while the immediate area generally consists of single-storey detached unit developments on lot sizes generally under 300 square metres. The proposal helps to respect the character of the existing area, with the use of features and materials that are consistent with what is found in the wider area, such as cladding, pitched roofing, eaves and open areas for landscaping

The subject site is located in the Pakenham Structure Plan (2017) which encourages intensification of commercial and residential development. The properties surrounding this area are subject to intensification as older building stock is replaced with higher density dwellings which provide opportunities for a range of affordable, attractive, well-designed and safe living options that are accessible to all and close to services and public transport. The proposal is generally consistent with the vision of this document through an intensification of the site that facilitates greater urban density and prioritises a pedestrian focused environment. The proposal utilises the site locality to provide housing diversity close to services and the Pakenham Commercial Centre.

#### General Residential Zone

The subject site is zoned General Residential, the purpose of which zone seeks to encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.



The zone also encourages development that is responsive to the existing precinct and reflects the preferred character of the area.

In this application, a permit is only required to construct two or more dwellings on a lot under Clause 32.08-6, in this case the construction of sixty two (62) dwellings. The use of the land for sixty two (62) dwellings does not require a planning permit under the zone.

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

- The objectives, standards and decision guidelines of Clause 55
- The Municipal Planning Strategy and the Planning Policy Framework
- The objectives set out in a schedule to this zone
- Any other decision guidelines specified in a schedule to this zone

The proposal includes the intensification of 4 low scale residential sites which are in close proximity to the Pakenham Town Centre. The subject site for the proposal is located in the predominantly residential precinct which is accommodating housing growth in an area that is very well served by infrastructure and is located in walking distance to the commercial centre of Pakenham. The proposal provides substantial intensification of the site which is of a scale that allows for a sensitive transition from the existing residential character of the area.

Pursuant to the Zone a mandatory garden area of 35% must be provided across the site, the proposal satisfies the requirement providing 36.4% of garden area. Similarly, the Zone sets a mandatory height limit of development to 11 metres in height, the proposal does not exceed overall height of 9.4 metres from natural ground level.

The proposal has been assessed against the requirements of Clause 55 – Two or more dwellings on a lot to determine whether the proposal can achieve residential development that respects the existing neighbourhood character or which contributes to a preferred neighbourhood character. The proposal must also provide a reasonable standard of amenity for existing and new residents.

A summary of the assessment against the requirements of Clause 55 is shown below, with the proposal meeting all relevant objectives.

#### Clause 55.02 Neighbourhood character and infrastructure:

It is considered that the proposed development generally accords with the emerging neighbourhood character of the area. The proposal reinforces the residential character of the area, which has seen an emerging character of older housing stock being revitalised with new unit developments. The proposal uses appropriate design responses including, materials and siting to complement its location, built form is staggered and large spacing is provided between the built form. The development is well integrated with the streetscape with several dwellings designed to front Rogers Street with landscaped frontages. The location of the proposal is of an appropriate scale given its proximity to Pakenham Activity Centre where dwelling diversity is encouraged.

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.

The proposal provides an appropriate transition between the existing low scale residential character and the new emerging character by incorporating elements into the design which are in keeping with the neighbourhood character. The proposal provides a contemporary interpretation of the existing neighbourhood character by including pitched roofs, large openings and appropriate street setbacks with highly permeable front fences to allow for landscaping opportunities.

#### 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.

While the front setback of the dwellings facing Rogers Street do not meet the average required under the standard, the proposed minimum setback of 6 metres is considered consistent with the objectives for the following reasons:

- The site is located in the Pakenham Township where intensification of development is encouraged
- Existing unit developments in Roger Street benefit from reduced setbacks of approximately 6 metres.
- The built form of the dwellings have staggered setbacks to avoid the visual dominance in the street will not disrupt the rhythm of the street as there comparable adjoining properties.
- The staggered built form reduces the visual bulk of the dwellings.

Building heights (maximum height of 9.45 metres), site coverage (approx. 42 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:

Clause 55.04 Amenity Impacts outlines requirements for assessing amenity impacts on adjoining neighbours with standards addressing such things as overshadowing, overlooking and side and rear setbacks. The proposed development when assessed against the provision of Clause 55 was identified not to unreasonably limit the amenity of adjoining neighbours with the proposal meeting most standards in relation to matters such as daylight to existing windows, overshadowing and overlooking.

The side setbacks of dwelling 24 & 31 are not considered to meet the requirements of B17, as such a condition will be placed on the permit requiring compliance with the standard.

Amenity impacts such as internal views and noise impacts are also considered to be in accordance with the relevant standards. The proposal appears to include a higher level of screening of internal windows and balconies than required by the standard B23. Internal views refers to the windows and balconies within the development and limiting their ability to not unreasonably create views into the secluded private open space and habitable room windows of dwellings within the development. While privacy for the dwellings must be considered, so must the amenity for potential future occupants of the dwellings to enjoy views from their windows. Therefore, a condition will be placed on the permit for only the minimum requirements of the internal views standard B23 to be met so that windows and balconies are designed to prevent overlooking of more than 50 per cent of the seclude.

There are several windows which have the potential to overlook adjoining neighbours. The plans demonstrate that these windows have been fitted with visual screens to a height of 1.7 metres from floor level to prevent unreasonable overlooking.

It is therefore considered that the proposal meets all amenity impact standards and the proposal is unlikely to cause material detriment to adjoining neighbours.

#### 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. Each dwelling is provided secluded private open space at ground floor with additional private open space in the form of balconies. The proposal has been designed to ensure adequate provision of on-site amenities and facilities, including accessibility, daylight and solar access.

The proposal orientates the dwellings including living areas, openings and private open spaces to the north of the site to utilise solar access. It is considered that the proposal provides a high level of internal amenity for future occupants of the dwellings.

#### 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 contemporary residential standard of design that does not detract from the surrounding area. It includes features such as eaves on the upper level, pitched roofs and colours and materials that will make a positive contribution to the area.

All dwellings have vehicle and pedestrian access via internal access ways and while there are common property access ways provided, the space has been designed to ensure the spaces are practical, attractive and easily maintained. 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.

An amended landscape plan is required to meet the concerns of Council's Landscape Department which will require letterboxes to each dwelling to be shown.

The proposed front fences are highly permeable and will be an attractive feature to the streetscape.

Overall, it is considered that the proposal incorporates design detail that respects the existing neighbourhood character.

### 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 will be placed on any planning permit

### Clause 52.06 - Car Parking

The purpose of Clause 52.06 is to ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality car parking requirements for the proposal.

A planning permit it's required to reduce the car parking requirement.

The car parking requirements for the proposal are outlined in Clause 52.06-5 are as following:

<b>Dwellings with 2 bedrooms</b>	<b>1 car space</b>	<b>54 x 1= 54</b>
Dwellings with 3 or more bedrooms	2 car spaces	6 x 2 = 12
Developments of 5 or more dwellings	1 visitor car space per every 5 dwellings	12
	Total	78 spaces

Since lodgement of the proposal Council's traffic engineers raised concerns over the impact of the proposed developments traffic on the adjacent McGregor Road intersection. The applicant provided a traffic assessment prepared by O'Brien Traffic which determined that the level of congestion would not be unreasonable as a result of the development.

An independent peer review was undertaken by a consultant on behalf of Council, looking at both the intersection's operation and the railway level crossing's operation. It concluded there was no capacity issues that should warrant refusal of the permit on traffic grounds.

It is noted that the level crossing at the Roger Street intersection with MacGregor Road has been outlined for removal in the Pakenham Structure Plan, pending funding from the State Government.

### **Clause 52.17 – Native Vegetation**

The proposal includes the removal of one native tree located on No. 43 Rogers Street.

The purpose of Clause 52.17 is to ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. The requirements and offset requirements for native vegetation removal are set out by the Department of Environment, Land, Water and Planning (DELWP). The application was accompanied by an ecologist report which was referred to DELWP who have responded with conditions of approval.

### **OBJECTIONS:**

Below are responses to concerns raised by objectors:

- *Amenity Impacts*
  - *Safety*
  - *Loss of privacy*
  - *Noise*
  - *Loss of light*
  - *Proximity to adjoining boundary*

The proposal has been assessed against the amenity impact provisions of Clause 55 – two or more dwellings on a lot. The assessment against the amenity impact standards including overlooking, overshadowing and daylight to existing windows found that the proposal would not result in unreasonable amenity impacts to adjoining neighbours.

With regard to overlooking windows, with the potential to overlook adjoining neighbours, the windows have been screened to avoid overlooking in accordance with Standard B22. In regards to overshadowing the proposal would not significantly overshadow the private open space of the west adjoining neighbours in accordance with standard B21. The proposal is compliant with daylight to existing windows standard B19. Where the proposal was non-compliant was B17 side and rear setbacks, conditions will be placed on the permit to ensure compliance with the standard.

Noise normal to a dwelling cannot be considered and residents of the dwellings are subject to EPA and Local Laws noise requirements.

- *Upsetting of elderly at adjoining address*

Although Council empathises that many existing residents do not desire new developments to occur in their neighbourhood, the application must be assessed under the Planning Scheme. In this case, the development is in accordance with the Scheme, the location is not an overdevelopment of the site and it utilises a large vacant land holding for a diverse range of housing opportunities.

- *Loss of property value*

Loss of property value is not a consideration under the *Planning and Environment Act*.

- *Drainage*

Drainage and infrastructure has been considered by Council's Engineer who have requested permit conditions accordingly.

- *Traffic*

The applicant has provided a traffic assessment report with particular regard to the potential queuing at the Roger Street intersection with MacGregor Road. The traffic assessment was scrutinised by Council's Traffic Engineers and was peer reviewed. Concerns from Council's Traffic Engineers still remain however the traffic report held no strong justification for conditions relating to the intersection and traffic congestion. In addition, the level crossing at the Roger Street intersection with MacGregor Road is a known area of

congestion in the municipality has been outlined for removal in the Pakenham Structure Plan, pending funding from the State Government.

## 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 Planning Permit **T180143** be issued for the **construction of sixty two (62) dwellings and native vegetation removal at 37, 39, 41 & 42 Rogers Street, Pakenham VIC 3810** subject to the following conditions:

## 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. All side and rear setbacks compliant with Standard B22 particular dwelling 24 and 31.
- b. Internal views screening reduced to the minimum necessary required by B23
- c. A Waste management Plan in accordance with Cardinia Shire Council Waste Guidelines for residential developments which includes waste collection layout plan

### Melbourne Water Conditions

- d. Changes required by Melbourne Water Conditions 30 to 37 inclusive

### CFA Conditions

- e. Changes required by The CFA as per condition 38

### Amended ESD Report

Before the development starts, an amended Environmental Sustainability Design (ESD) Report to include the following for the development:

- f. A plan is needed clearly showing the location of the rainwater tanks and solar hot water systems
- g. Completed NatHERS certificates are also required for each dwelling, 1 – 62 showing all NatHERS related information (not preview certificates).
- h. Shading devices for windows labelled with widths, particular detail of north facing windows required.
- i. A STORM Report with a rating of 100%

### Amended Landscape Plan:

- j. 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 one electronic copy in an approved format must be provided. The plan must show:
  - i. A survey (including botanical names) of all existing vegetation (including street trees) to be retained and/or removed.
  - ii. Buildings and trees (including botanical names) on neighbouring properties within three metres of the boundary, including street trees.
  - 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 front setbacks to all units, rear private open space and the common property area to the rear of the units
- vi. Rear open space to include screening to the fence and a minimum 2 canopy trees (minimum two metres tall when planted) growing to a mature height of at least 6m to provide shade and amenity to this area.

All species selected must be to the satisfaction of the Responsible Authority and should be drought tolerant and proven hardy cultivars suitable to the local conditions. Plantings are not to impact site lines for vehicles or pedestrians

2. Before the development commences, Lot 3, Lot 4, Lot 5 and Lot 13 of Plan of Subdivision 40589 must be consolidated into one lot under the Subdivision Act 1988 as evidenced by the certification of a plan by the Responsible Authority and the registration of such a plan by the Registrar of Titles. A copy of the title must be presented to the building surveyor as evidence.
3. The development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.
4. 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.
5. Concurrent with the endorsement of plans, the applicant must provide a Water Sensitive Urban Design Response addressing the Application Requirements of the Water Sensitive Urban Design Policy to the satisfaction of the Responsible Authority. All proposed treatments included within the Water Sensitive Urban Design Response must also be indicated on the plans.
6. Prior to the occupation of the development, a report from the author of the Sustainable Management Plan (Karim Ghobrail of Energy Efficient Choices) approved pursuant to this permit, or similarly qualified person or company, must be submitted to the Responsible Authority. The report must be to the satisfaction of the Responsible Authority and must confirm that all measures specified in the "Sustainable Management Plan, 37 - 43 Rogers Street Pakenham VIC 3810 Proposed Multi-Unit Development Project" have been implemented in accordance with the approved Plan.
7. The development must be constructed in accordance with the requirements/ recommendations of the "Sustainable Management Plan, 37 - 43 Rogers Street Pakenham VIC 3810 Proposed Multi-Unit Development Project" prepared by Karim Ghobrail of Energy Efficient Choices to the satisfaction of the Responsible Authority.
8. Prior to the occupation of the building, fixed privacy screens (not adhesive film) designed to limit overlooking as required Standard B22 of Clause 55.04-6 in accordance with the endorsed plans must be installed to the satisfaction of the Responsible Authority and maintained to the satisfaction of the Responsible Authority thereafter for the life of the building.
9. Before the development is occupied a residential standard concrete vehicle crossing/s as shown on the approved plans must be constructed to the approval and satisfaction of the Responsible Authority.
10. 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.
11. Before the development is occupied, all proposed areas set aside on the approved plan/s for access, circulation and car parking must be constructed with concrete, asphalt or other approved hard surfacing material, drained and the parking areas delineated to the satisfaction of the Responsible



Authority. Once constructed, these areas must be maintained to the satisfaction of the Responsible Authority.

12. Once the development has started it must be continued and completed to the satisfaction of the Responsible Authority.
13. 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. 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.
  - d. A mail box must be provided to the satisfaction of the Responsible Authority and Australia Post.
  - e. 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.
  - f. Lighting must be provided near the front entrance of each dwelling.
  - g. The landscaping works shown on the endorsed plans must be carried out and completed.
  - h. Residential standard concrete vehicle crossing/s as shown on the approved plans must be constructed to the approval and satisfaction of the Responsible Authority
  - i. 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
14. Stormwater works must be provided on the subject land so as to prevent overflows onto adjacent properties.
15. Stormwater must not be discharged from the subject land other than by means of an underground pipe drain discharged to an outlet in the street or to an underground pipe drain to the satisfaction of the Responsible Authority
16. The slope of batters, both cut and fill, must not exceed 2:1 (horizontal: vertical) or, where this is not practicable, batters must be stabilised by other means to the satisfaction of the Responsible Authority.
17. Before the development commences, a site drainage plan must be submitted to and approved by the Responsible Authority that includes all proposed buildings, access, circulation and parking areas.
18. 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.
19. 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
20. Land to be filled must be filled and compacted (in accordance with AS 3798/1996) to comply with fill density tests in order to support residential house foundations. The results of the tests must be to the satisfaction of the Responsible Authority.
21. 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; and

22. All roads used for the purpose of haulage of imported or exported materials for construction must be:

- a. Approved in writing by the Responsible Authority for the submitted haulage strategy, at least seven days prior to the commencement of use,
- b. Maintained in accordance with the Responsible Authority's maintenance intervention levels, or as requested by the Responsible Authority if the road deteriorates during the haulage period, and
- c. Reinstated to the satisfaction of the Responsible Authority.

23. No fill or excavated material for or from this development is to be carted/hailed into or from the site without first obtaining the further written consent from Council's Engineering Department at least seven (7) days prior to the cartage/haulage works commencing to the satisfaction of the Responsible Authority.

24. Before the development starts a fee of \$375.00 per tree must be paid to the Responsible Authority for the removal and replacement of the existing street tree identified as Tree 2 on the tree assessment. Replacement will be undertaken by Council's contractors during yearly street tree planting works in accordance with Council's requirements.

25. Before the development is occupied or by such later date as is approved by the Responsible Authority in writing, the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the Responsible Authority

26. 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

27. 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.

28. 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.

29. 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.

30. 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

### **Melbourne Water Conditions**

31. Prior to the endorsement of plans, amended plans must be submitted to Council and Melbourne Water addressing Melbourne Water's conditions. Plans must be submitted with surface and floor levels to Australian Height Datum (AHD) and must be modified to show:

- a. a) Finished floor levels of the dwellings and garages/outbuildings set no lower than the stated requirements.
- b. b) Units 5 & 6 setback a minimum of 4.5 metres from the western boundary.

32. The dwellings subject to flooding must be constructed with finished floor levels set no lower than 300mm above the applicable flood level. The minimum floor level requirements for the dwellings are:
- Unit 1,2 & 3: 33.50 metres to AHD
  - Unit 4 & 5: 33.65 metres to AHD
  - Unit 6, 7, 8 & 9: 33.90 metres to AHD
  - Unit 40, 41, 42, 43, 44, 45 & 46: 33.30 metres to AHD
  - Units 36, 37, 38 & 39: 33.10 metres to AHD
33. The garages/storage areas subject to flooding must be constructed with finished floor levels set no lower than 150mm above the applicable flood level. The minimum floor level requirements for the garages/outbuildings are:
- Unit 1,2 & 3: 33.35 metres to AHD
  - Unit 4 & 5: 33.50 metres to AHD
  - Unit 6, 7, 8 & 9: 33.75 metres to AHD
  - Unit 40, 41, 42, 43, 44, 45 & 46: 33.15 metres to AHD
  - Units 36, 37, 38 & 39: 32.95 metres to AHD
34. Prior to the issue of an Occupancy Permit, a certified survey plan, showing finished floor levels of the dwellings and garages (as constructed) reduced to the Australian Height Datum for those units subject to flooding, must be submitted to Melbourne Water to demonstrate that the floor levels have been constructed in accordance with Melbourne Water's requirements.
35. Units 5 & 6 must be setback a minimum of 4.5 metres from the western boundary of the property (adjacent to 45 Rogers Street). This setback must be maintained at natural surface level and no fill or retaining walls would be permitted in this area to allow for the conveyance of overland flow.
36. Imported fill must be kept to a minimum on the property and only be used for the sub floor areas of the dwellings, garages and driveway ramps.
37. Any new front fence facing Rogers street must be of an open style of construction (minimum 50% open) unless with the written consent of Melbourne Water, to allow for the passage of overland flows.
38. Prior to the commencement of works, a separate application direct to Melbourne Water must be made for the approval of any new or modified stormwater connection to Melbourne Water's drains or watercourses.

### Country Fire Authority Conditions

#### Amended Plans

39. Before the development commences, amended plans must be submitted for approval by the Responsible Authority. When approved, the plans will be endorsed and then form part of the permit. The plans must be drawn to scale with dimensions. The plans must be generally in accordance with the plans submitted with the application but modified to show:

#### 1. Hydrants

1.1 Above or below ground operable hydrants must be provided. The maximum distance between these hydrants and the rear of all building envelopes (or in the absence of building envelopes, the rear of the lots) must be 120 metres and the hydrants must be no more than 200 metres apart. These distances must be measured around lot boundaries.

1.2 The hydrants must be identified with marker posts and road reflectors as applicable to the satisfaction of the Country Fire Authority.

#### 2. Roads

Roads must be constructed to a standard so that they are accessible in all weather conditions and capable of accommodating a vehicle of 15 tonnes for the trafficable road width.

2.1 The average grade must be no more than 1 in 7 (14.4%) (8.1 degrees) with a maximum of no more than 1 in 5 (20%) (11.3 degrees) for no more than 50 meters. Dips must have no more than a 1 in 8 (12%) (7.1 degree) entry and exit angle.

2.2 Curves must have a minimum inner radius of 10 metres.

2.3 Have a minimum trafficable width of 3.5 metres and be clear of encroachments for at least 0.5 metres on each side and 4 metres above the access way.

2.4 Roads more than 60m in length from the nearest intersection must have a turning circle with a minimum radius of 8m (including roll-over kerbs if they are provided) T or Y heads of dimensions specified by the CFA may be used as alternatives.

### **Department of Environment, Land Water and Planning Conditions**

40. Before works start, the permit holder must advise all persons undertaking the vegetation removal or works on site of all relevant permit conditions and associated statutory requirements or approvals.

41. The total area of native vegetation proposed to be removed totals 0.07 hectares, comprised of:

a. 1 large scattered tree

42. To offset the permitted clearing in accordance with Guidelines for the removal, destruction or lopping of native vegetation (DELWP 2017), the permit holder must secure general offset of 0.012 general habitat units:

a) located within the Port Phillip and Westernport Catchment Management boundary or Cardinia Shire Council municipal area

b) with a minimum strategic biodiversity score of at least 0.152, and

c) The offset(s) secured must also protect 1 large tree.

43. Before any native vegetation is removed, evidence that the required offset by this permit has been secured must be provided to the satisfaction of Cardinia Shire Council. This evidence must be the following:

a. credit extract(s) allocated to the permit from the Native Vegetation Credit Register.

44. A copy of the offset evidence will be endorsed by the responsible authority and form part of this permit. Within 30 days of endorsement of the offset evidence, a copy of the endorsed offset evidence must be provided to Planning Approvals at the Department of Environment, Land, Water and Planning Port Phillip regional office.

45. Within 6 months of the conclusion of the permitted clearing of native vegetation under this permit, the offset requirements can be reconciled with the written agreement of the responsible authority and the Department of Environment, Land, Water and Planning.

46. A suitably qualified wildlife handler is to be present when felling trees, if wildlife is displaced and captured, and cannot be relocated onsite to an appropriate location away from the construction footprint, please contact DELWP on 136 186 for further advice.

### **AUSNET ELECTRICITY SERVICES PTY LTD Conditions**

47. The Plan of Subdivision submitted for certification must be referred to AUSNET ELECTRICITY SERVICES PTY LTD in accordance with Section 8 of the Subdivision Act 1988.

48. The applicant must –

a. Enter in an agreement with AUSNET ELECTRICITY SERVICES PTY LTD for supply of electricity to each lot on the endorsed plan.

b. Enter into an agreement with AUSNET ELECTRICITY SERVICES PTY LTD for the rearrangement of the existing electricity supply system.

c. Enter into an agreement with AUSNET ELECTRICITY SERVICES PTY LTD for rearrangement of the points of supply to any existing installations affected by any private electric power line which would cross a boundary created by the subdivision, or by such means as may be agreed by AUSNET ELECTRICITY SERVICES PTY LTD.

- d. Provide easements satisfactory to AUSNET ELECTRICITY SERVICES PTY LTD for the purpose of "Power Line" in the favour of "AUSNET ELECTRICITY SERVICES PTY LTD" pursuant to Section 88 of the Electricity Industry Act 2000, where easements have not been otherwise provided, for all existing AUSNET ELECTRICITY SERVICES PTY LTD electric power lines and for any new power lines required to service the lots on the endorsed plan and/or abutting land.
- e. Obtain for the use of AUSNET ELECTRICITY SERVICES PTY LTD any other easement required to service the lots.
- f. Adjust the position of any existing AUSNET ELECTRICITY SERVICES PTY LTD easement to accord with the position of the electricity line(s) as determined by survey.
- g. Set aside on the plan of subdivision Reserves for the use of AUSNET ELECTRICITY SERVICES PTY LTD for electric substations.
- h. Provide survey plans for any electric substations required by AUSNET ELECTRICITY SERVICES PTY LTD and for associated power lines and cables and executes leases for a period of 30 years, at a nominal rental with a right to extend the lease for a further 30 years. AUSNET ELECTRICITY SERVICES PTY LTD requires that such leases are to be noted on the title by way of a caveat or a notification under Section 88 (2) of the Transfer of Land Act prior to the registration of the plan of subdivision.
- i. Provide to AUSNET ELECTRICITY SERVICES PTY LTD a copy of the plan of subdivision submitted for certification that shows any amendments that have been required.
- j. Agree to provide alternative electricity supply to lot owners and/or each lot until such time as permanent supply is available to the development by AUSNET ELECTRICITY SERVICES PTY LTD. Individual generators must be provided at each supply point. The generator for temporary supply must be installed in such a manner as to comply with the Electricity Safety Act 1998.
- k. Ensure that all necessary auditing is completed to the satisfaction of AUSNET ELECTRICITY SERVICES PTY LTD to allow the new network assets to be safely connected to the distribution network.

#### Expiry:

49. 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.

#### DELWP Comments

##### Clause 52.17 Native vegetation

- The application proposes to remove native vegetation to construct 67 dwellings and associated buildings and works. DELWP has assessed this application in accordance with intermediate assessment pathway.
- The total area of native vegetation proposed to be removed totals 0.07 hectares within location category 1. This is comprised of 1 large scattered tree.
- This application has satisfied the information requirements of Clause 52.17 of the Cardinia Shire Council planning scheme. DELWP has assessed this application using the intermediate assessment

pathway process.

- DELWP understands that there are limited opportunities to minimise the removal of the one large tree, if this was possible, it would be recommended to retain this tree. It is noted that the required offsets can be secured.
- The Native Vegetation Report supplied with the application adequately describes the native vegetation to be removed and the offset requirements, should clearing be approved.
- If the responsible authority does not agree with this decision, DELWP would be happy to reconsider an amended application and Native Vegetation Report.

### **Melbourne Water Comments**

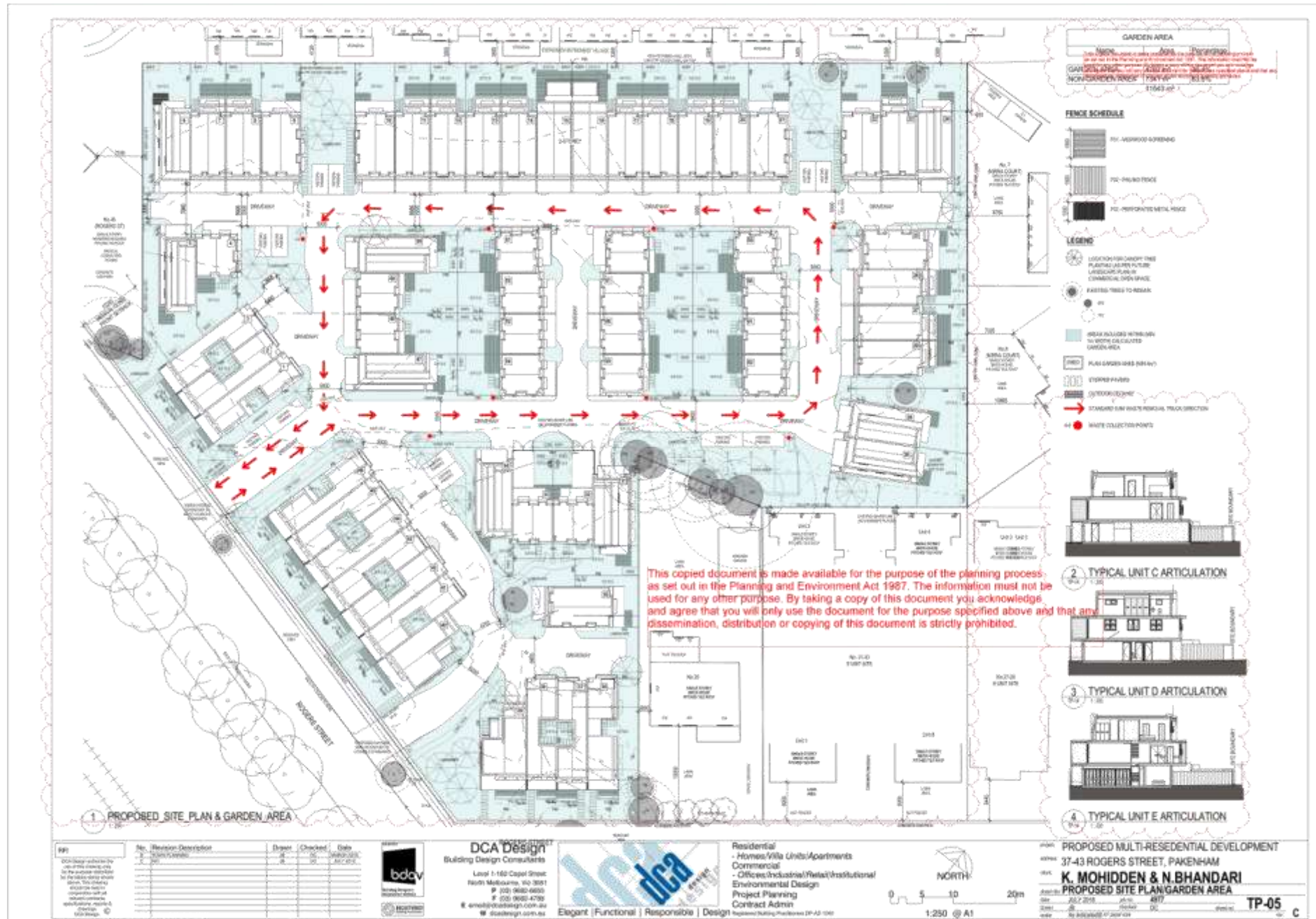
- Please note, this property is subject to flooding from the Melbourne Water drainage system when the capacity of the drainage system is exceeded. The applicable flood level grades from 33.62 metres to AHD at the western corner of the property to 32.80 metres to AHD at the eastern corner of the property.
- It is recommended that the dwellings not listed with minimum floor level requirements above be set a minimum of 300mm above the top of kerb of the adjacent road in order to provide protection from any shallow flooding from the local drainage system.

### **AUSTNET Notes**

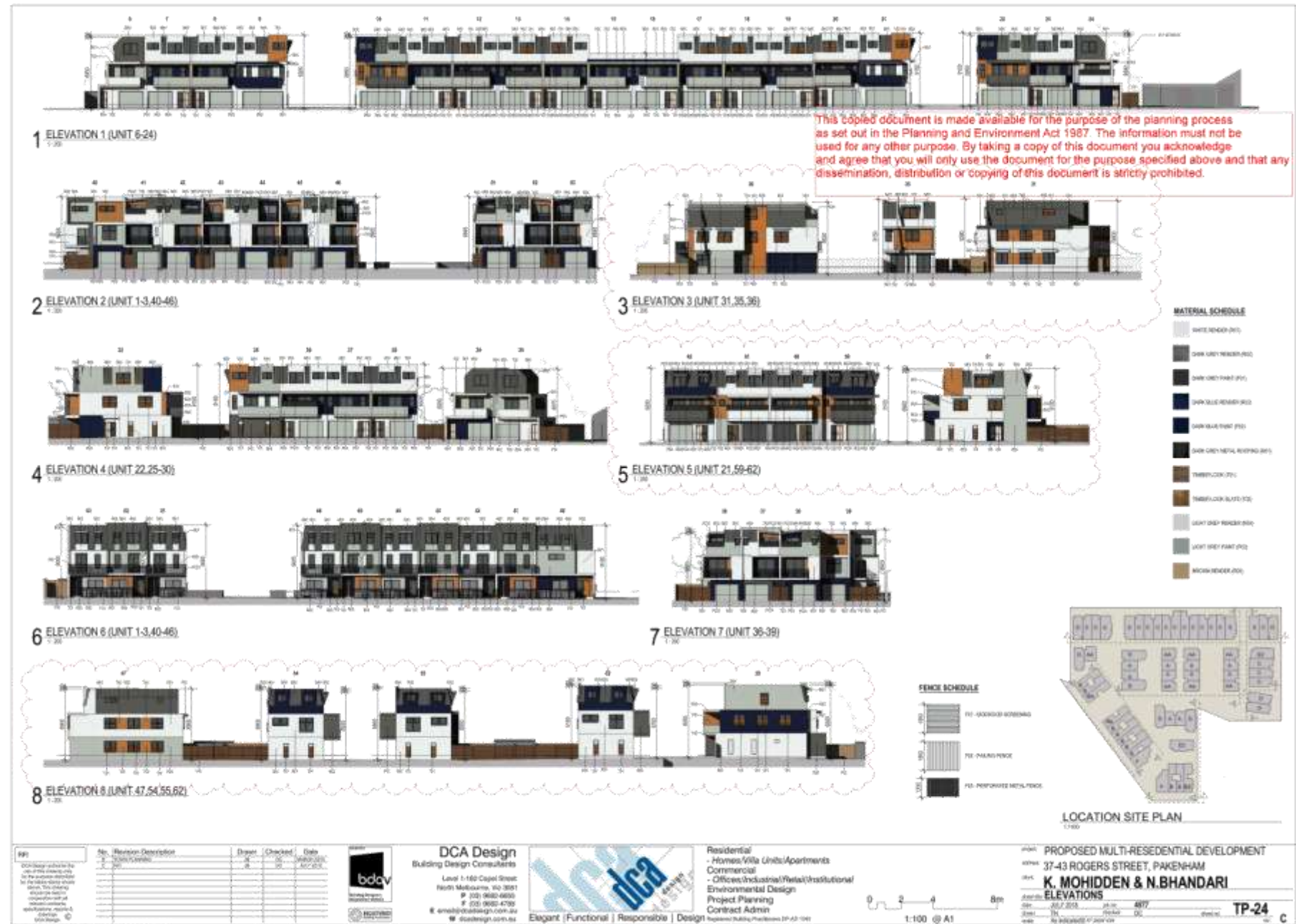
- It is recommended that, at an early date the applicant commences negotiations with AUSTNET ELECTRICITY SERVICES PTY LTD for a supply of electricity in order that supply arrangements can be worked out in detail, so prescribed information can be issued without delay (the release to the municipality enabling a Statement of Compliance with the conditions to be issued).
- Arrangements for the supply will be subject to obtaining the agreement of other Authorities and any landowners affected by routes of the electric power lines required to supply the lots and for any tree clearing.
- Prospective purchasers of lots on this plan should contact this office to determine the availability of a supply of electricity. Financial contributions may be required.















GREY SWIRL FINISH (P01)  
 DARK GREY FINISH (P02)  
 DARK GREY PEARL FINISH (P03)  
 DARK BLUE FINISH (P04)  
 DARK BLUE PEARL FINISH (P05)  
 DARK BLUE PEARL FINISH (P06)  
 DARK GREY METAL GLOSS (P07)  
 THERMOLUXOR (P08)  
 THERMOLUXOR QUARTZ (P09)  
 LIGHT GREY FINISH (P10)  
 LIGHT GREY PEARL FINISH (P11)  
 BLACK FINISH (P12)

Figure 1 shows three types of fence materials used in the study:

- F1 - WOODEN SCHEDING:** A fence made of horizontal wooden planks.
- F2 - PALING FENCE:** A fence made of vertical wooden planks.
- F3 - PERFORATED METAL FENCE:** A fence made of metal sheets with small holes.

Rev	Revision Description	Drawn	Checked	Date
001	Initial design	JL	SL	10/10/00



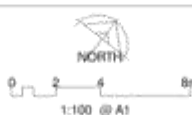
BDO  
BDO LLP  
BDO USA, LLP  
BDO LLP

**DCA Design**  
Building Design Consultants  
Level 1-160 Capel Street  
North Melbourne, Vic 3051  
P (03) 9660-6600  
F (03) 9660-4700  
E [enquiry@dcaesign.com.au](mailto:enquiry@dcaesign.com.au)  
W [dcaesign.com.au](http://dcaesign.com.au)



Elegant | Functional | Responsible | Design

Residential  
- Homes/Villa Units/Apartments  
Commercial  
- Offices/Industrial/Retail/Institutional  
Environmental Design  
Project Planning  
Contract Admin  
Registered Building Practitioners (P-60 1042)



PROPOSED MULTI-RESDENTIAL DEVELOPMENT  
37-43 ROGERS STREET, PAKENHAM  
K. MOHIDDEN & N.BHANDARI  
ELEVATIONS  
JULY 2016 4817 TP-26

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1 PROPOSED\_SHADOW\_DIAGRAM\_SEPT22\_9AM



2 PROPOSED\_SHADOW\_DIAGRAM\_SEPT22\_10AM

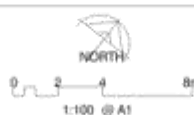
No.	Revision Description	Drawn	Checked	Date
1	Initial Design			
2	Revised Design			
3	Final Design			



**DCA Design**  
Building Design Consultants  
Level 1-160 Chapel Street  
North Melbourne, VIC 3081  
P: (03) 9660 4000  
F: (03) 9660 4700  
E: email@dcaesign.com.au  
W: dcaesign.com.au



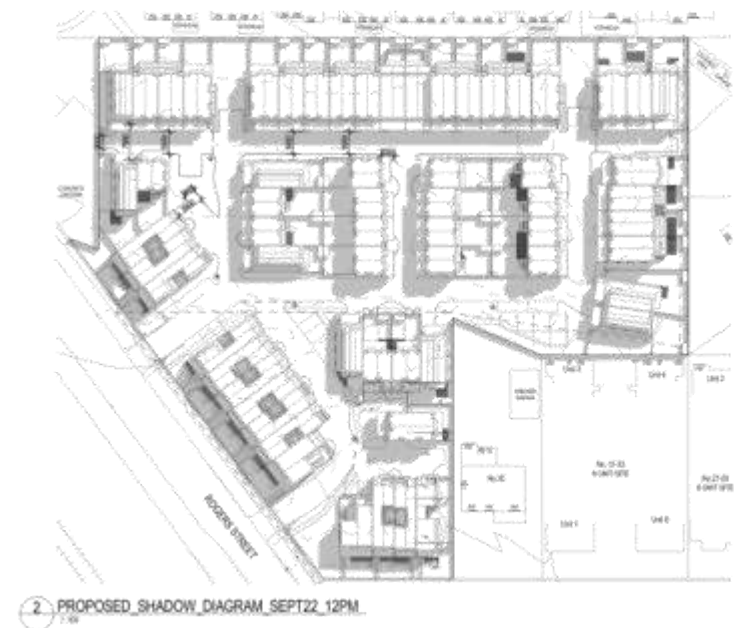
Residential  
- Homes/Villa Units/Apartments  
Commercial  
- Offices/Industrial/Retail/Institutional  
Environmental Design  
Project Planning  
Contract Admin



PROPOSED MULTI-RESIDENTIAL DEVELOPMENT  
37-43 ROGERS STREET, PAKENHAM  
**K. MOHIDDEN & N. BHANDARI**  
SHADOW DIAGRAMS  
Date: 20.12.2019  
Scale: 1:100  
Sheet: 1 of 1  
Page: 1 of 1  
TP-27



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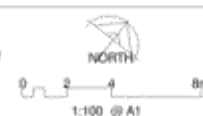
Rev	No.	Revision Description	Drawn	Checked	Date
1	1	Initial design			
2	2	Revised design			
3	3	Final design			



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W: dcaesign.com.au



Residential  
- Homes/Villa Units/Apartments  
Commercial  
- Offices/Industrial/Retail/Institutional  
Environmental Design  
Project Planning  
Contract Admin  
Sustainable Building Practices (SP-AB-100)



PROJECT: PROPOSED MULTI-RESIDENTIAL DEVELOPMENT  
ADDRESS: 37-43 ROGERS STREET, PAKENHAM  
DESIGNER: K. MOHIDDEN & N. BHANDARI  
SHADOW DIAGRAMS  
DATE: 20/02/2018  
DRAWN: [Name] CHECKED: [Name] DATE: 20/02/2018  
SCALE: 1:100 @ A1  
TP-28

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1:40



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1:40

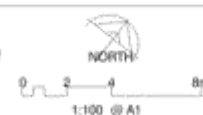
Rev	Description	Drawn	Checked	Date
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2	Revised Design	1	1	10/10/2019
3	Final Design	1	1	10/10/2019



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E: email@dcaesign.com.au  
W: dcaesign.com.au



Residential  
- Homes/Villa Units/Apartments  
Commercial  
- Offices/Industrial/Retail/Institutional  
Environmental Design  
Project Planning  
Contract Admin



PROPOSED MULTI-RESIDENTIAL DEVELOPMENT  
37-43 ROGERS STREET, PAKENHAM  
**K. MOHIDDEN & N. BHANDARI**  
SHADOW DIAGRAMS  
Date: 20/10/2019  
Scale: 1:100  
Sheet: 29 of 29  
TP-29



## T180143 PA - Locality Map



63.5 0 31.75 63.5 Meters

1:1,250

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

15-Nov-2018

### Notes

37, 39, 41 & 43 Rogers Street, Pakenham

