Notice of Application for a Planning Permit

Cardinia

The land affected by the application is located at:	**L159 PS649677 V11683 F173** **11 Tranquil Way, Pakenham VIC 3810**
The application is for a permit to:	**Buildings and works to construct a dwelling, fence and associated earthworks**

A permit is required under the following clauses of the planning scheme:

42.01-2	Construct a fence
42.01-2	Construct a building or construct or carry out works

APPLICATION DETAILS

The applicant for the permit is:	[redacted]
Application number:	**T240621**

You may look at the application and any documents that support the application at the office of the responsible Authority:

Cardinia Shire Council, 20 Siding Avenue, Officer 3809.

This can be done during office hours and is free of charge.

Documents can also be viewed on Council's website at cardinia.vic.gov.au/advertisedplans or by scanning the QR code.

HOW CAN I MAKE A SUBMISSION?

This application has not been decided. You can still make a submission before a decision has been made. The Responsible Authority will not decide on the application before:	**24 May 2025**

WHAT ARE MY OPTIONS?

Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.

If you object, the Responsible Authority will notify you of the decision when it is issued.

An objection must:

- be made to the Responsible Authority in writing;
- include the reasons for the objection; and
- state how the objector would be affected.

The Responsible Authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.

1 Application lodged — 2 Council initial assessment — 3 Notice (Application is here) — 4 Consideration of submissions — 5 Assessment — 6 Decision

Cardinia ePlanning

Application Summary

Portal Reference	A4244CC

Basic Information

Proposed Use	Construction of DOUBLE STOREY SPLIT LEVEL DWELLING
Current Use	Vacant land
Cost of Works	$500,000
Site Address	11 Tranquil Way Pakenham 3810

Covenant Disclaimer

Does the proposal breach, in any way, an encumbrance on title such as restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?	No such encumbrances are breached

☐ Note: During the application process you may be required to provide more information in relation to any encumbrances.

Contacts

Type	Name	Address	Contact Details
Applicant	[redacted]		
Owner	[redacted]		
Preferred Contact	[redacted]		

Fees

Regulation	Fee Condition	Amount	Modifier	Payable
9 - Class 4	More than $100,000 but not more than $500,000	$1,420.70	100%	$1,420.70
		Total		**$1,420.70**

Civic Centre
20 Siding Avenue, Officer, Victoria

Council's Operations Centre (Depot)
Purton Road, Pakenham, Victoria

Postal Address
Cardinia Shire Council
P.O. Box 7, Pakenham VIC, 3810

Email: mail@cardinia.vic.gov.au

Monday to Friday 8.30am–5pm
Phone: 1300 787 624
After Hours: 1300 787 624
Fax: 03 5941 3784

Documents Uploaded

Date	Type	Filename
23-11-2024	A Copy of Title	Land Title.pdf
23-11-2024	Encumbrance	AK575312M -S 173 Agreement.pdf
23-11-2024	Site plans	Soil test -including site plan.pdf
23-11-2024	A proposed floor plan	WD130 - Town Planning Plans.pdf
23-11-2024	Encumbrance	PS649677S -Plan of Subdivision.pdf
23-11-2024	Additional Document	11 TRANQUIL - Landscape Concept.pdf

☐ Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit

Lodged By

Site User	[redacted]
Submission Date	23 November 2024 - 10:26:AM

Declaration

☑ By ticking this checkbox, I [redacted] declare that all the information in this application is true and correct; and the Applicant and/or Owner (if not myself) has been notified of the application.

Civic Centre
20 Siding Avenue, Officer, Victoria

Council's Operations Centre (Depot)
Purton Road, Pakenham, Victoria

Postal Address
Cardinia Shire Council
P.O. Box 7, Pakenham VIC, 3810

Email: mail@cardinia.vic.gov.au

Monday to Friday
8.30amâ€"5pm
Phone: 1300 787 624
After Hours: 1300 787 624
Fax: 03 5941 3784

Civic Centre
20 Siding Avenue, Officer, Victoria

Council's Operations Centre (Depot)
Purton Road, Pakenham, Victoria

Postal Address
Cardinia Shire Council
P.O. Box 7, Pakenham VIC, 3810

Email: mail@cardinia.vic.gov.au

Monday to Friday 8.30am–5pm
Phone: 1300 787 624
After Hours: 1300 787 624
Fax: 03 5941 3784

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 11683 FOLIO 173

Security no : 124119448169M
Produced 30/10/2024 10:33 AM

LAND DESCRIPTION

Lot 159 on Plan of Subdivision 649677S.
PARENT TITLES :
Volume 08652 Folio 976 Volume 08810 Folio 340
Created by instrument AM859497W 16/06/2016

REGISTERED PROPRIETOR

[redacted]

ENCUMBRANCES, CAVEATS AND NOTICES

[redacted]

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

AGREEMENT Section 173 Planning and Environment Act 1987
AK575312M 06/09/2013

DIAGRAM LOCATION

SEE PS649677S FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

----------END OF REGISTER SEARCH STATEMENT----------

Additional information: (not part of the Register Search Statement)

Street Address: 11 TRANQUIL WAY PAKENHAM VIC 3810

ADMINISTRATIVE NOTICES

NIL

[redacted]

DOCUMENT END

Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	**Instrument**
Document Identification	**AK575312M**
Number of Pages (excluding this cover sheet)	**10**
Document Assembled	**30/10/2024 10:33**

AK575312M
06/09/2013 $113 173

FORM 18 Section 181

APPLICATION BY A RESPONSIBLE AUTHORITY FOR THE MAKING OF A RECORDING OF AN AGREEMENT

Planning and Environment Act 1987

Lodged by:

Name: [redacted] SOLICITOR

Phone: 9571 . 5236

Address: 16 Ash Grove, Malvern East 3145

Ref: Galway View Pty. Ltd.

Customer Code: 01786Y

The Authority having made an agreement referred to in section 181(1) of the Planning and Environment Act 1987 requires a recording to be made in the Register for the land.

Land: Volume 8810 Folio 340 and Volume 8652 Folio 976

Authority: *Cardinia Shire Council*
Henty Way, Pakenham, Victoria, 3810

Section and Act under which agreement made:
S 173 of Planning and Environment Act 1987

A copy of the Agreement is attached to this Application.

Signature for the [redacted]

Name of Officer: [redacted]

Date: 22/8/13

AK575312M
06/09/2013 $113 173

CONTENTS

AGREEMENT

THIS AGREEMENT is made the 26th day of August 2013

BETWEEN:

CARDINIA SHIRE COUNCIL
of Henty Way, Pakenham, in the State of Victoria
("the Council")

- and -

Galway View Pty Ltd, 505 St Kilda Road, Melbourne in the State of Victoria
("the Owner")

INTRODUCTION

A. Council is the Responsible Authority pursuant to the Act for the Planning Scheme.

B. The Owner is the registered proprietor of the Land.

C. On 18 September 2007 the Council issued Planning Permit No. T060892 permitting subdivision of the land into 110 lots, the provision of public open space and tree reserves, creation of access to a Road Zone Category 1 and the removal of native vegetation generally in accordance with the endorsed plan. Condition 3 of the Planning Permit requires the Owner to enter into this Agreement to provide for the matters set out in that condition.

D. A Plan of Subdivision was not certified within two years of the date of the Planning Permit. An extension of time was approved by Council on 16 September 2009 and 10 October 2011. Endorsed Plans were approved on 22 September 2012 and this revised the lot numbers compared to the original permit application plans (Watsons Pty Ltd Revision E). The lots previously numbered 36 to 47 inclusive on Watsons Pty Ltd Revision E and obligated in Condition 3 of the Planning Permit are renumbered lots 120 to 126 inclusive and lots 223 to 227 inclusive on the Endorsed Plan.

E. The parties enter into this Agreement:-

(a) to give effect to the requirements of Condition 3 of the Planning Permit; and

(b) to achieve and advance the objectives of planning in Victoria and the objectives of the Planning Scheme in respect of the Land.

IT IS AGREED:

1. DEFINITIONS

In this Agreement the words and expressions set out in this clause have the following meanings unless the context admits otherwise:

1.1 **"the Act"** means the *Planning and Environment Act* 1987.

1.2 **"this Agreement"** means this Agreement and any agreement executed by the parties expressed to be supplemental to this Agreement.

1.3 **"Amended Planning Permit Plan"** means the amended plans approved under the Planning Permit as an Endorsed Plan generally in accordance with Watsons Pty Revision E dated 4 September 2007 but modified in accordance with condition 1 of the Planning Permit.

1.4 **"Building"** has the same meaning as in the Act.

1.5 **"Building Envelope"** means the building envelope shown for a particular lot in the Plan of Subdivision and has the same meaning as in regulation 406 of the Building Regulations.

1.6 **"Dwelling"** has the same meaning as in the Cardinia Planning Scheme.

1.7 **"Eastern most allotments"** being Lots 120 to 126 inclusive and Lots 223 to 227 inclusive on the Endorsed Plan.

1.8 **"Endorsed Plan"** means the plans endorsed with the stamp of the Council from time to time known as the Amended Planning Permit Plan and Landscape Masterplan which form part of the Planning Permit.

1.9 **"Land"** means the land situated at 120-150 Pakenham Road, Pakenham, being all of the land contained in Certificate of Title Volume Folio 8810 340 and Certificate of Title Volume Folio 8652 976 and any reference to the Land includes any lot created by the subdivision of the Land or any part of it.

1.10 **"Landscape Masterplan"** means the plan approved under the Planning Permit as an Endorsed Plan which shall provide for, inter alia, the revegetation of the ridgeline/ rear of lots 120 to 126 inclusive and lots 223 to 227 inclusive and trees to be retained generally in accordance with the Planning Permit.

1.11 **"Lot"** means a lot or allotment on the Endorsed Plan.

1.12 **"Planning Permit"** means Planning Permit T060892 dated 18 September 2007.

1.13 **"Planning Scheme"** means the Cardinia Planning Scheme and any other planning scheme that applies to the Land.

1.14 **"Ridgeline"** means the Pakenham North Ridge a natural topographic feature which affects part of the Land being Lots 120 to 126 inclusive and Lots 223 to 227 inclusive on the Endorsed Plan.

1.15 **"Ridgeline Elevation"** means the changing level or height of the Ridgeline.

1.16 **"Statement of Compliance"** means a Statement of Compliance under the Subdivision Act 1988.

2. INTERPRETATION

In this Agreement unless the context admits otherwise:

2.1. the singular includes the plural and vice versa.

2.2 a reference to a gender includes a reference to each other gender.

2.3 a reference to a person includes a reference to a firm, corporation or other corporate body and that person's successors in law.

2.4 if a party consists of more than one person this Agreement binds them jointly and each of them severally.

2.5 a word or expression used in this Agreement has its ordinary meaning unless that word or expression is defined in this Agreement. If a word or expression is not defined in this Agreement and it is defined in the Act it has the meaning as defined in the Act.

2.6. any reference to an Act, Regulation or the Planning Scheme includes any Acts, Regulations or amendments amending, consolidating or replacing the Act, Regulation or Planning Scheme.

2.7 the introductory clauses to this Agreement are and will be deemed to form part of this Agreement.

3. SECTION 173 AGREEMENT

3.1 Purpose

This agreement is made under section 173 of the Act. In entering into it the Parties intend to achieve or advance the objectives of planning in Victoria or the objectives of the Planning Scheme.

3.2 Burden of covenants

The Council and the Owner intend that the burden of the Owner's covenants run with the Land.

H

4. SPECIFIC OBLIGATIONS OF THE OWNER

The owner acknowledges and agrees that:

4.1 Building Restrictions

No building shall be constructed on lots 120 to 126 inclusive and lots 223 to 227 inclusive outside the building envelopes shown on the Endorsed Plan except with the prior written consent of Council.

4.2 Height Controls

Any dwelling constructed on lots 120 to 126 inclusive and lots 223 to 227 inclusive must not be higher than 2.0 metres above the highest point of the ridgeline elevation on that lot.

4.3 Re-vegetation

Re-vegetation and landscaping across the ridgeline (the rear of the Eastern most allotments) must be carried out generally in accordance with the approved Landscape Masterplan prior to the issue of a Statement of Compliance.

5. FURTHER OBLIGATIONS OF THE OWNER

The Owner further agrees that:

5.1 Notice and Registration

5.1.1 the Owner will bring this Agreement to the attention of all prospective purchasers, mortgagees, transferees and assigns.

5.2 Further Actions

5.2.1 the Owner will do all things necessary to give effect to this Agreement.

5.2.2 the Owner will consent to Council making application to the Registrar of Titles to make a recording of this Agreement in the register on the Certificate of Title to the Land in accordance with section 181 of the Act and do all things necessary to enable Council to do so, including signing any further agreement, acknowledgment or document or procuring the consent to this Agreement of any mortgagee or caveator to enable a recording to be made in the register under that section.

5.3 Council's costs to be paid

5.3.1 the Owner will immediately pay to Council, Council's reasonable costs and expenses (including legal expenses) of and incidental to the preparation, drafting, finalisation, engrossment, execution, registration and enforcement of this Agreement which are and until paid will remain a debt due to Council by the Owner.

6. AGREEMENT UNDER SECTION 173 OF THE ACT

Council and the Owner agree that without limiting or restricting the respective powers to enter into this Agreement, and insofar as they can be so treated, this Agreement is made pursuant to section 173 of the Act.

7. OWNERS WARRANTY

Without limiting the operation or effect which this Agreement has, the Owner warrants that apart from the Owner and any other person who has consented in writing to this Agreement, no other person has any interest, either legal or equitable, in the Land which may be affected by this Agreement.

8. SUCCESSORS IN TITLE

8.1 Without limiting the operation or effect which this Agreement has, the Owner must ensure that, until such time as a memorandum of this Agreement is registered on the title to the Land, successors in title shall be required to:-

(a) give effect to and do all acts and sign all documents which require those successors to give effect to this Agreement; and

(b) execute a Deed agreeing to be bound by the terms of this Agreement.

9. GENERAL MATTERS

9.1 Notices

A notice or other communication required or permitted to be served by a party on another party must be in writing and may be served:

9.1.1 by delivering it personally to that party;

9.1.2 by sending it by prepaid post addressed to that party at the address set out in this Agreement or subsequently notified to each party from time to time; or

9.1.3 sending it by facsimile provided that a communication sent by facsimile shall be confirmed immediately in writing by the sending party by hand delivery or prepaid post.

9.2 A notice or other communication is deemed served:

9.2.1 if delivered, on the next following business day;

9.2.2 if posted, on the expiration of two business days after the date of posting; or

9.2.3 if sent by facsimile, on the next following business day unless the receiving party has requested transmission before the end of that business day.

9.3 No Waiver

Any time or other indulgence granted by the Council to the Owner or any variation of the terms and conditions of this Agreement or any judgment or order obtained by Council against the Owner will not in any way amount to a waiver of any of the rights or remedies of Council in relation to the terms of this Agreement.

9.4 Severability

If a court, arbitrator, tribunal or other competent authority determines that a word, phrase, sentence, paragraph or clause of this Agreement is unenforceable, illegal or void then it must be severed and the other provisions of this Agreement will remain operative.

9.5 No Fettering of Council's Powers

It is acknowledged and agreed that this Agreement does not fetter or restrict the power or discretion of Council to make any decision or impose any requirements or conditions in connection with the granting of any planning approval or certification of any plans of subdivision applicable to the Land or relating to any use or development of the Land.

10. COMMENCEMENT OF AGREEMENT

Unless otherwise provided in this Agreement, this Agreement commences from the date of this Agreement.

SIGNING PAGE

EXECUTED by the parties on the date set out at the commencement of this Agreement.

[redacted]

)
)
)
)
)
)

MANAGER Development Services

Witness

are)))

Director

Full name

Usual address

Director (~~or company Secretary~~)

Full name

Usual address

DATED

CARDINIA SHIRE COUNCIL

- and -

GALWAY VIEW PTY LTD
ACN 007 183 897

AGREEMENT UNDER SECTION 173 OF THE PLANNING AND ENVIRONMENT ACT 1987

Land: Lot 1 & 2 LP8840, 120-150 Pakenham Road, Pakenham 3810

Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	**Plan**
Document Identification	**PS649677S**
Number of Pages (excluding this cover sheet)	**12**
Document Assembled	**30/10/2024 10:33**

Signed by Council: Cardinia Shire Council, Council Ref: S11/087, Original Certification: 17/04/2012, S.O.C.: 22/10/2013

PLAN OF SUBDIVISION

Stage No. ——

LRS use only **EDITION 1**

Plan Number **PS 649677S**

Location of Land

Parish: Nar Nar Goon
Township: ——
Crown Portion: 3 (Part) & 7 (Part)
Parish: Nar Nar Goon
Township: Pakenham
Crown Allotment: 32 (Part) & Part of Former Government Road

Title Reference: Vol. 8810 Fol. 340
Vol. 8652 Fol. 976

Last Plan Reference: Lot 1 LP 8840
Lot 2 LP 8840

Postal Address: (at time of subdivision) 120-150 Pakenham Road Pakenham 3810

MGA94 Co-ordinates: (of approx. centre of land in plan) E 366 500 N 5 786 800 Zone: 55

Council Certificate and Endorsement

Council Name: Cardinia Shire Council Ref:

1. This plan is certified under section 6 of the Subdivision Act 1988.
2. This plan is certified under section 11(7) of the Subdivision Act 1988.
Date of original certification under section 6 / /20
3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988.

OPEN SPACE

(i) A requirement for public open space under section 18 of the Subdivision Act 1988 has/has not been made.
(ii) The requirement has been satisfied.
(iii) The requirement is to be satisfied in Stage.....

Council Delegate
Council Seal
Date / /20

Re-certified under section 11(7) of the Subdivision Act 1988
Council Delegate
Council Seal
Date / /20

Vesting of Roads and/or Reserves

Identifier	Council/Body/Person
Roads R-1	Cardinia Shire Council
Roads R-2	Roads Corporation
Reserve No.1	Cardinia Shire Council
Reserve No.2	Cardinia Shire Council
Reserve No.3	Cardinia Shire Council
Reserve No.4	Cardinia Shire Council
Reserve No.5	SPI Electricity Pty Ltd

Notations

Staging This ~~is~~/is not a staged subdivision
Planning Permit No. T060892

Depth Limitation : Does not apply.

THIS IS A SPEAR PLAN

Lots 1 to 100 (Both Inclusive) have been omitted from this stage.

Estate: GALWAY GOLD
Development No.: 1
No. of Lots: 65
Area: 8·210 ha
Melways: 317 C3

Survey This plan is/~~is not~~ based on survey. See BP 2601B.
This survey has been connected to permanent marks no(s) PM 89 & PM 313
This survey is not in a Proclaimed Survey Area.

Easement Information

Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1 & E-3	Drainage	See Diag.	This Plan	Cardinia Shire Council
E-2, E-3 & E-5	Sewerage	See Diag.	This Plan	South East Water Limited
E-4 & E-5	Water Supply	See Diag.	This Plan	South East Water Limited

LRS use only

Statement of Compliance/ Exemption Statement

Received ☑

DATE 20 / 11 / 2013

LRS use only

PLAN REGISTERED

TIME 3.52pm

DATE 3 / 12 / 2013

Kevin Bond

Assistant Registrar of Titles

SHEET 1 OF 11 SHEETS

WATSONS
URBAN DEVELOPMENT CONSULTANTS & MANAGERS
5 MAIN ST, MORNINGTON PH. (03) 5975 4644, FAX (03) 5975 3916
THE MELBURNIAN, SUITE 2, 250 ST.KILDA RD, SOUTHBANK
PH. (03) 9697 8000, FAX (03) 9697 8099

LICENSED SURVEYOR (PRINT) JONATHAN TREVOR NEATE

SIGNATURE DIGITALLY SIGNED DATE

REF 35213/Stg.1 VERSION 7

DATE / /20

COUNCIL DELEGATE SIGNATURE

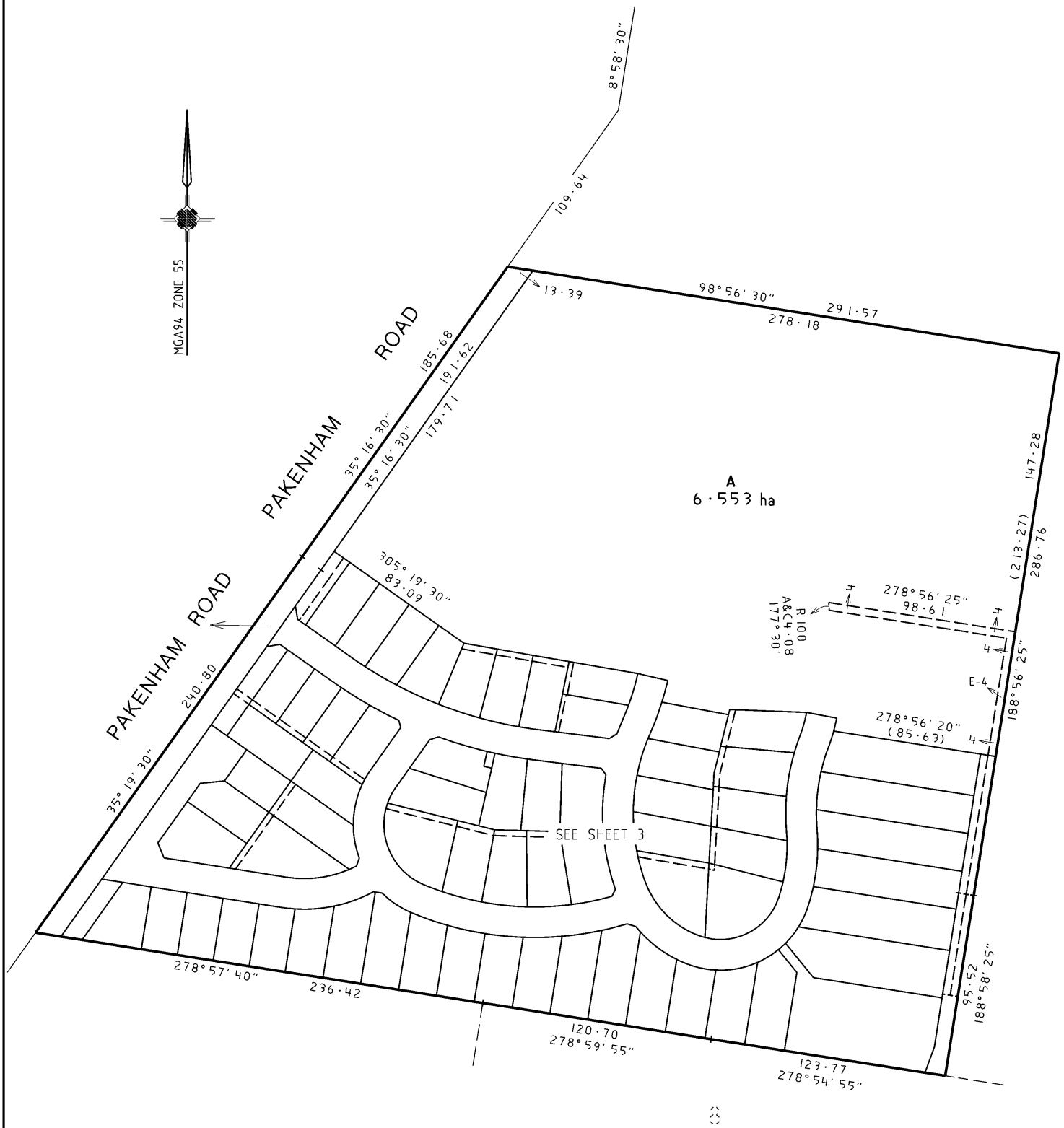
ORIGINAL SHEET SIZE A3

Signed by: Jonathan Trevor Neate (Watsons) Surveyor's Plan Version (7) SPEAR Ref: S014069H 02/03/2012

PLAN OF SUBDIVISION

Stage No. ——

Plan Number **PS 649677S**



WATSONS
URBAN DEVELOPMENT
CONSULTANTS & MANAGERS
5 MAIN ST, MORNINGTON PH. (03) 5975 4644, FAX (03) 5975 3916
THE MELBURNIAN, SUITE 2, 250 ST.KILDA RD, SOUTHBANK
PH. (03) 9697 8000, FAX (03) 9697 8099

ORIGINAL SCALE 1:2000 | SHEET SIZE A3

SCALE 0 20 40 60 80 100 LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) JONATHAN TREVOR NEATE

SIGNATURE DIGITALLY SIGNED DATE

REF 35213/Stg.1 VERSION 7

SHEET 2

DATE / /20

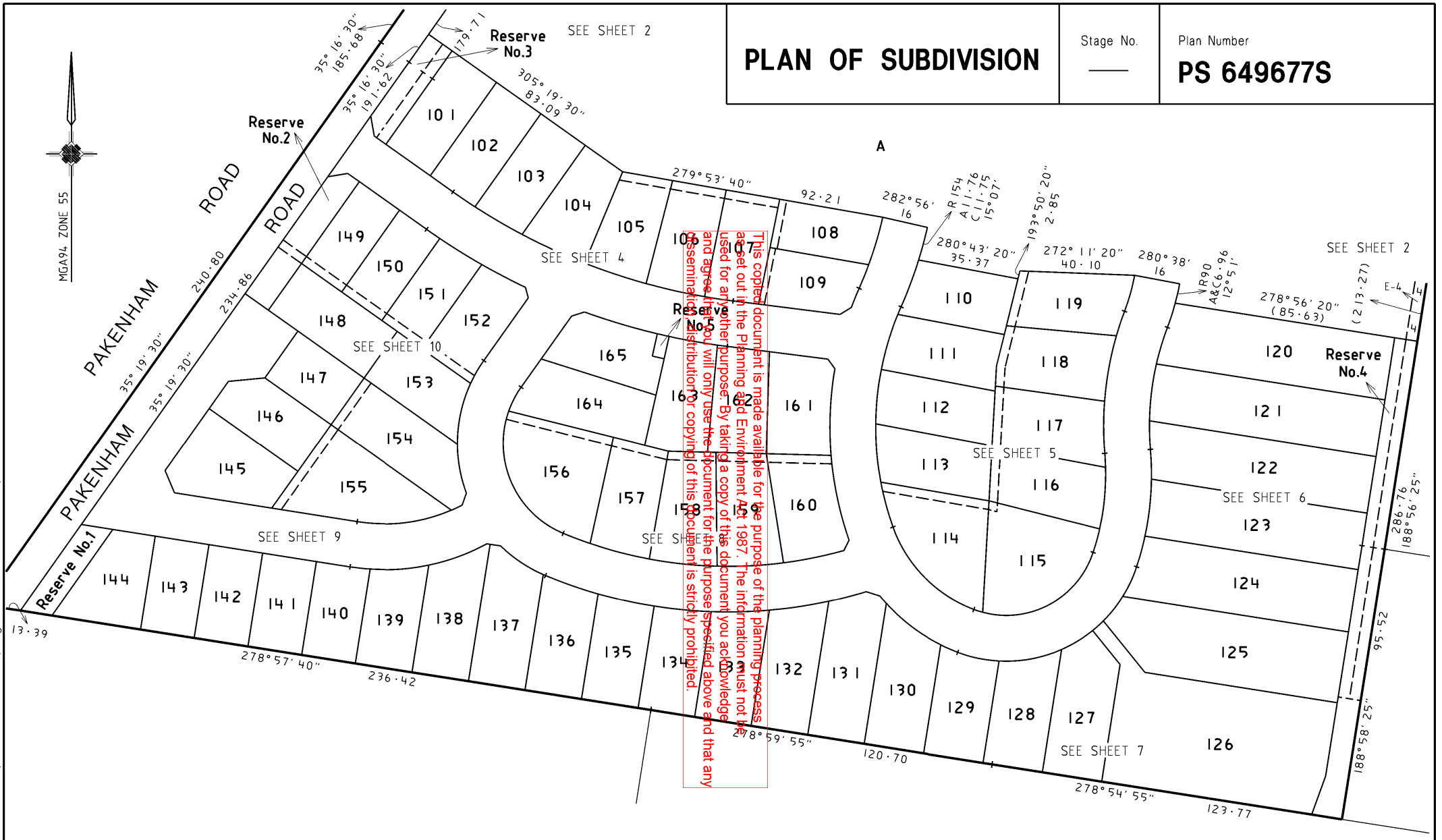
COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE A3

PLAN OF SUBDIVISION

Stage No. ——

Plan Number **PS 649677S**



SHEET 3

WATSONS
URBAN DEVELOPMENT
CONSULTANTS & MANAGERS
5 MAIN ST, MORNINGTON PH.(03) 5975 4644, FAX (03) 5975 3916
THE MELBURNIAN, SUITE 2, 250 ST.KILDA RD, SOUTHBANK PH.(03) 9697 8000, FAX (03) 9697 8099

ORIGINAL SCALE 1 : 1250 | SHEET SIZE A3

SCALE
0 12.5 25 37.5 50 62.5
LENGTHS ARE IN METRES

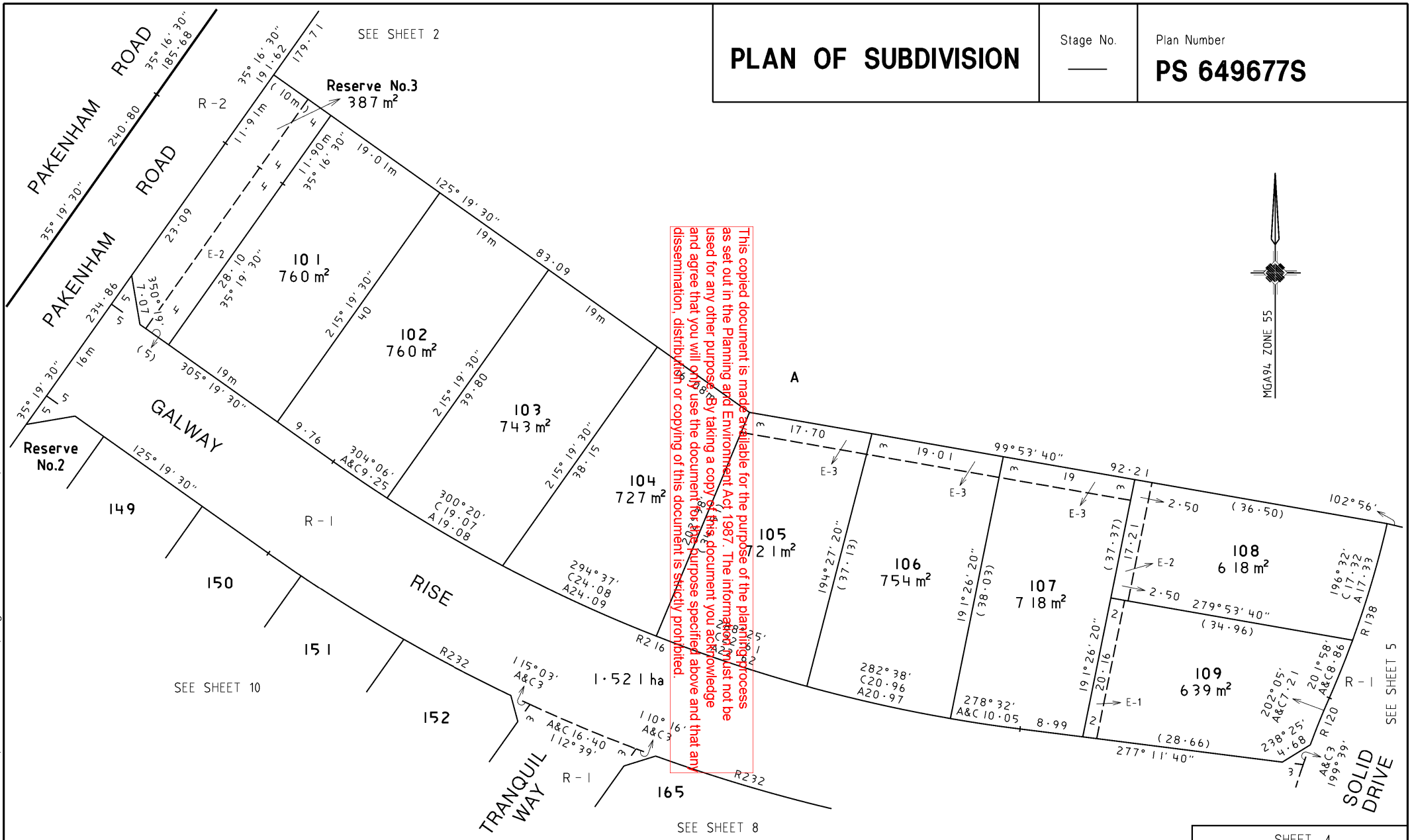
LICENSED SURVEYOR (PRINT) JONATHAN TREVOR NEATE
SIGNATURE DIGITALLY SIGNED DATE
REF 35213/Stg.1 VERSION 7

DATE / /20
COUNCIL DELEGATE SIGNATURE
ORIGINAL SHEET SIZE A3

PLAN OF SUBDIVISION

Stage No. ——

Plan Number **PS 649677S**



WATSONS
URBAN DEVELOPMENT CONSULTANTS & MANAGERS
5 MAIN ST, MORNINGTON PH.(03) 5975 4644, FAX (03) 5975 3916
THE MELBURNIAN, SUITE 2, 250 ST.KILDA RD, SOUTHBANK PH.(03) 9697 8000, FAX (03) 9697 8099

ORIGINAL SCALE 1:500 | SHEET SIZE A3

SCALE 0 5 10 15 20 25 LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) JONATHAN TREVOR NEATE
SIGNATURE DIGITALLY SIGNED DATE
REF 35213/Stg.1 VERSION 7

SHEET 4

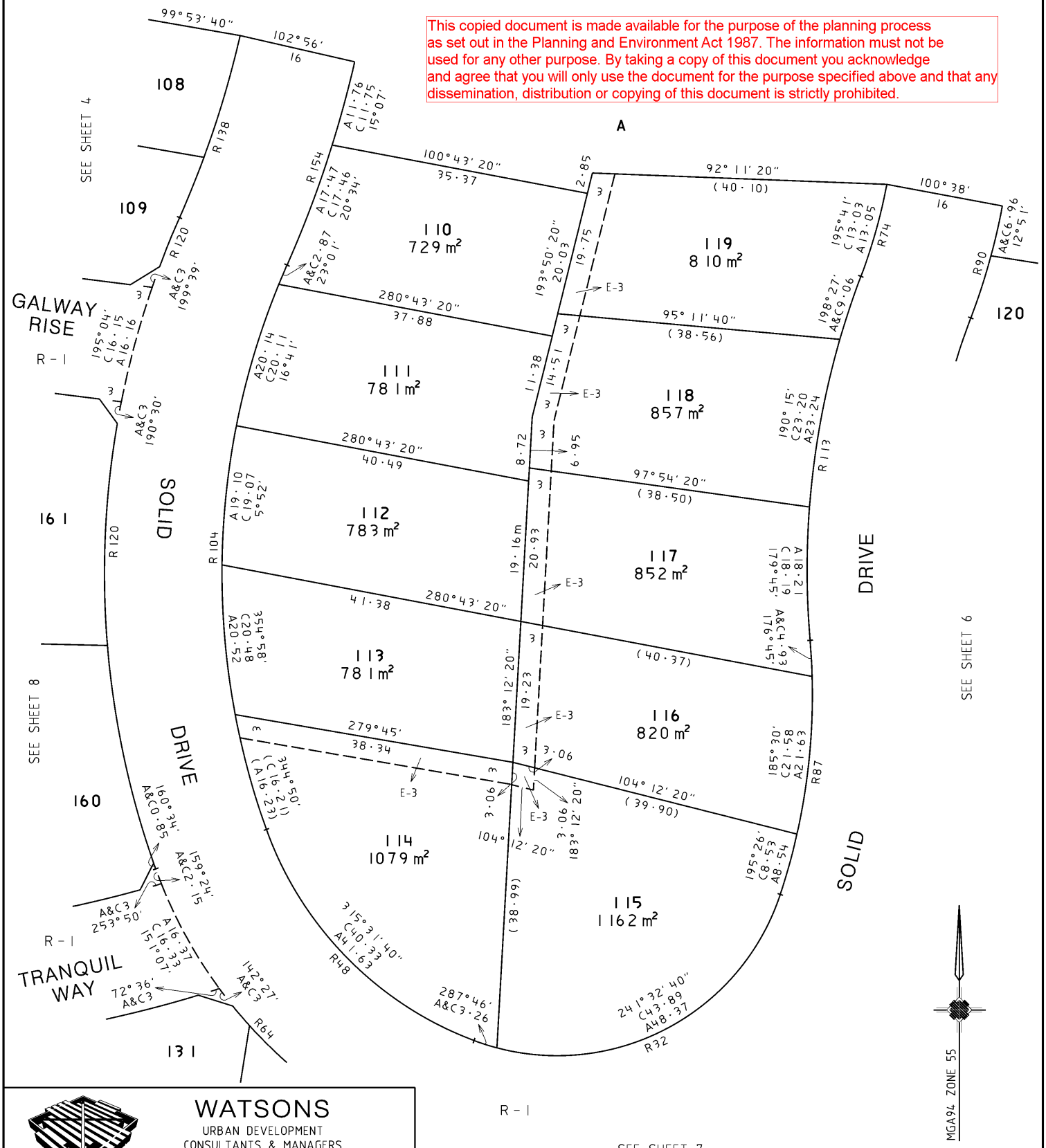
DATE / /20
COUNCIL DELEGATE SIGNATURE
ORIGINAL SHEET SIZE A3

Signed by Council: Cardinia Shire Council, Council Ref: S11/087, Original Certification: 17/04/2012, S.O.C.: 22/10/2013

PLAN OF SUBDIVISION

Stage No. ——

Plan Number **PS 649677S**



WATSONS
URBAN DEVELOPMENT
CONSULTANTS & MANAGERS

5 MAIN ST, MORNINGTON PH. (03) 5975 4644, FAX (03) 5975 3916
THE MELBURNIAN, SUITE 2, 250 ST.KILDA RD, SOUTHBANK
PH. (03) 9697 8000, FAX (03) 9697 8099

ORIGINAL SCALE 1:500 | SHEET SIZE A3

SCALE
0 5 10 15 20 25
LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) JONATHAN TREVOR NEATE

SIGNATURE DIGITALLY SIGNED DATE

REF 35213/Stg.1 VERSION 7

SHEET 5

DATE / /20

COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE A3

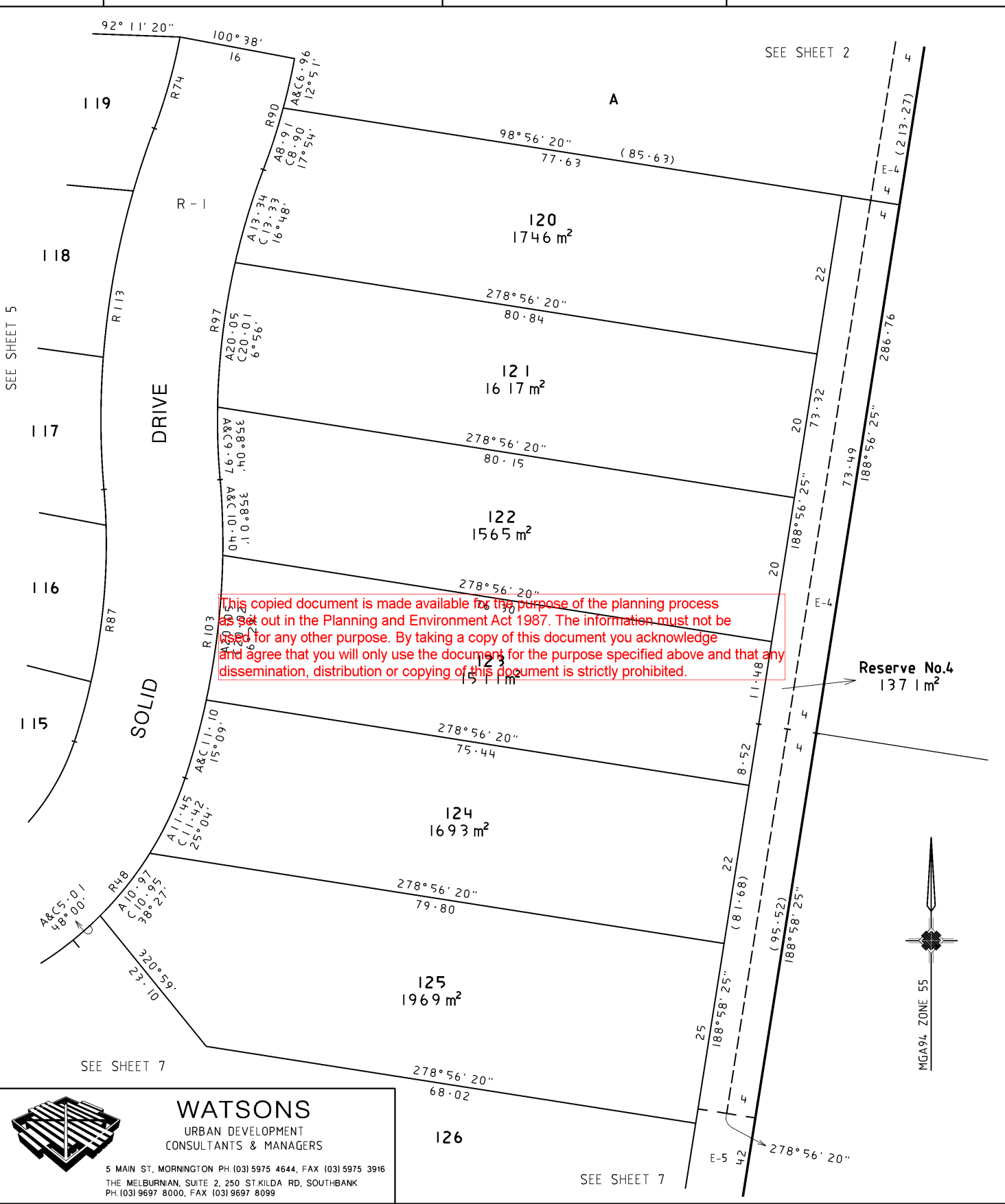
Signed by: Jonathan Trevor Neate (Watsons) Surveyor's Plan Version (7) SPEAR Ref: S014069H 02/03/2012

Signed by Council: Cardinia Shire Council, Council Ref: S11/087, Original Certification: 17/04/2012, S.O.C.: 22/10/2013

PLAN OF SUBDIVISION

Stage No. ——

Plan Number **PS 649677S**



WATSONS
URBAN DEVELOPMENT
CONSULTANTS & MANAGERS
5 MAIN ST, MORNINGTON PH.(03) 5975 4644, FAX (03) 5975 3916
THE MELBURNIAN, SUITE 2, 250 ST.KILDA RD, SOUTHBANK
PH.(03) 9697 8000, FAX (03) 9697 8099

ORIGINAL SCALE 1:500 | SHEET SIZE A3

SCALE 0 5 10 15 20 25
LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) JONATHAN TREVOR NEATE
SIGNATURE DIGITALLY SIGNED DATE
REF 35213/Stg.1 VERSION 7

SHEET 6

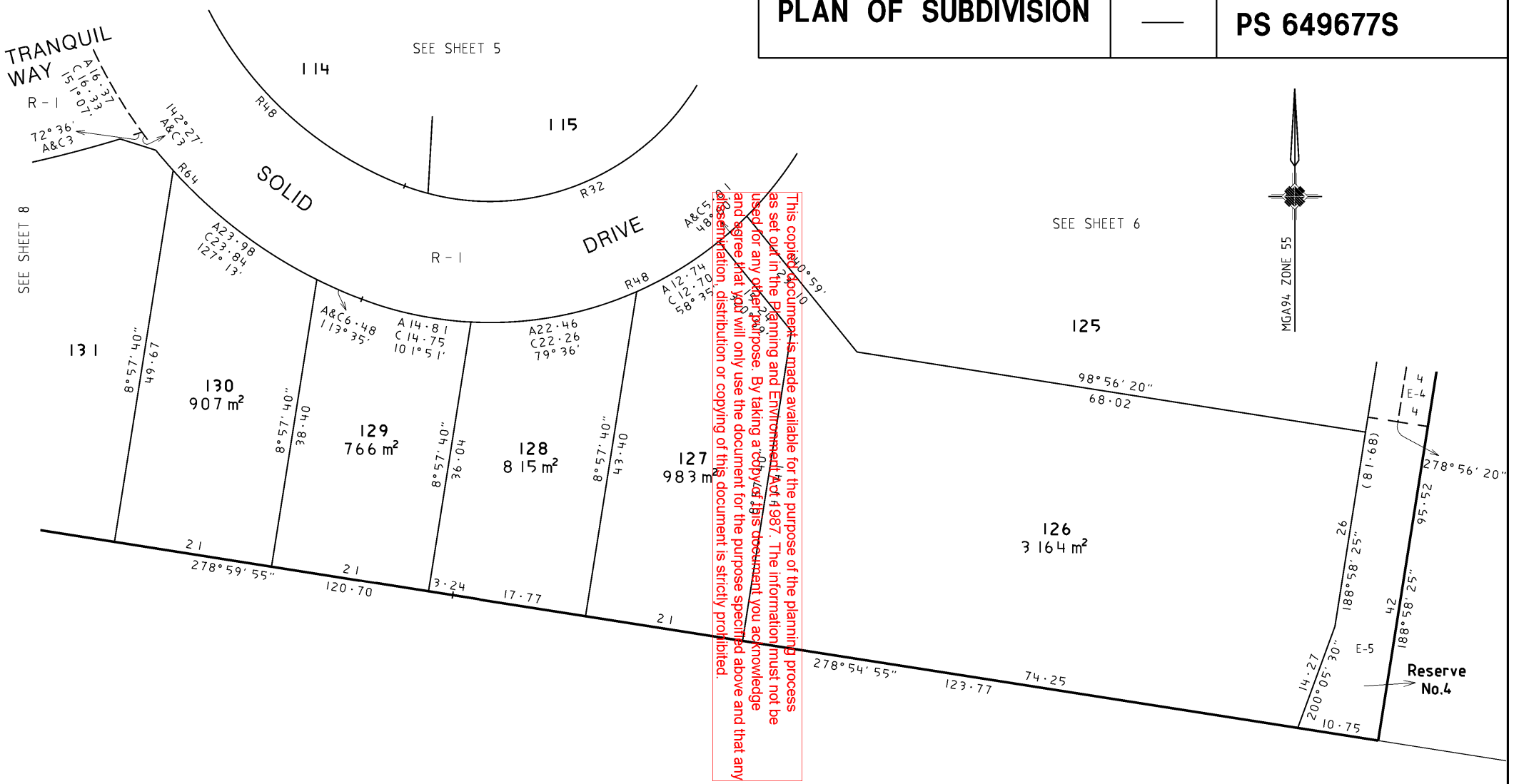
DATE / /20
COUNCIL DELEGATE SIGNATURE
ORIGINAL SHEET SIZE A3

Signed by: Jonathan Trevor Neate (Watsons) Surveyor's Plan Version (7) SPEAR Ref: S014069H 02/03/2012

PLAN OF SUBDIVISION

Stage No. ——

Plan Number **PS 649677S**



WATSONS
URBAN DEVELOPMENT CONSULTANTS & MANAGERS
5 MAIN ST, MORNINGTON PH.(03) 5975 4644, FAX (03) 5975 3916
THE MELBURNIAN, SUITE 2, 250 ST.KILDA RD, SOUTHBANK PH.(03) 9697 8000, FAX (03) 9697 8099

ORIGINAL SCALE 1:500 | SHEET SIZE A3

SCALE 0 5 10 15 20 25
LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) JONATHAN TREVOR NEATE
SIGNATURE DIGITALLY SIGNED DATE
REF 35213/Stg.1 VERSION 7

SHEET 7

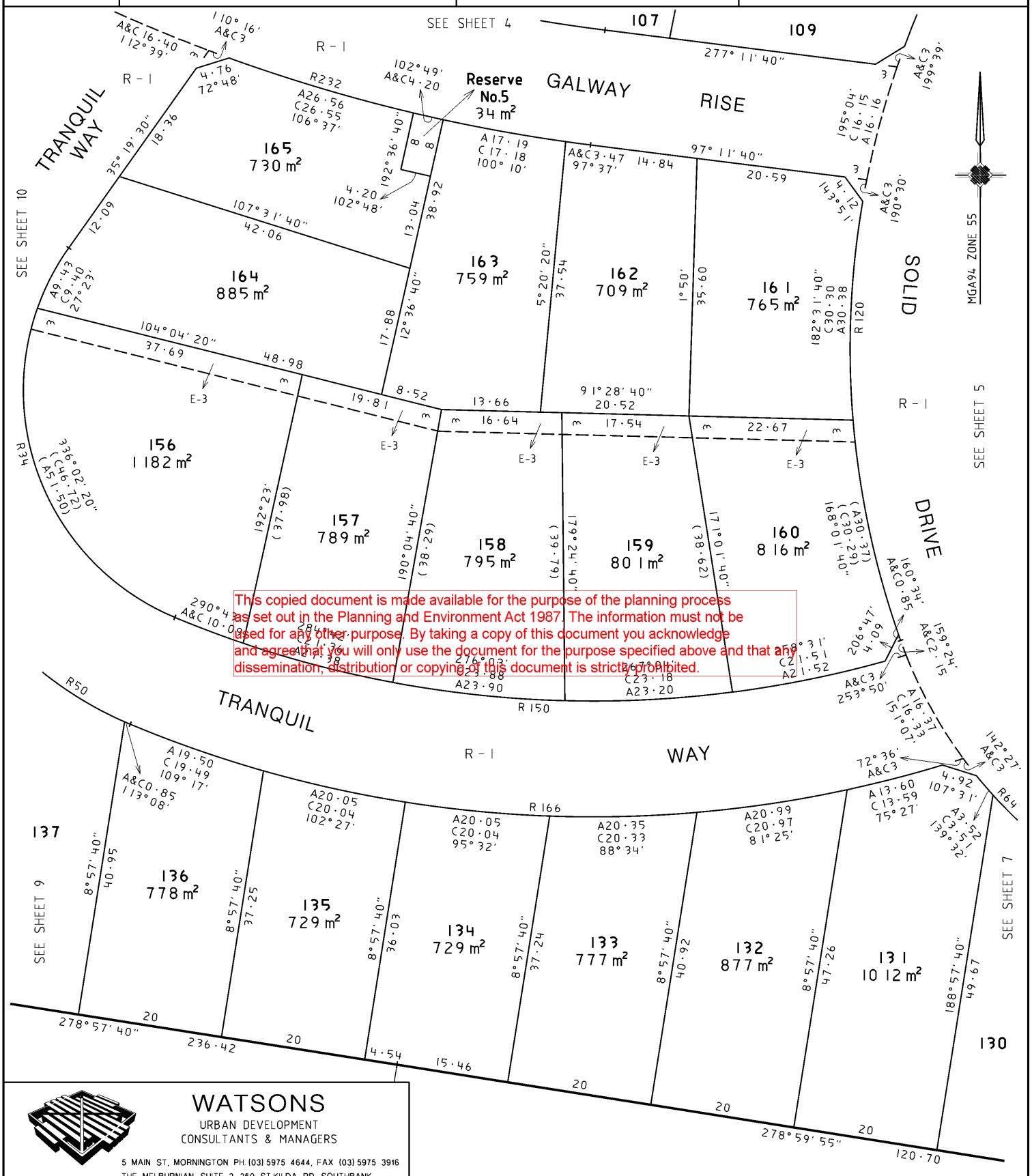
DATE / /20
COUNCIL DELEGATE SIGNATURE
ORIGINAL SHEET SIZE A3

Signed by Council: Cardinia Shire Council, Council Ref: S11/087, Original Certification: 17/04/2012, S.O.C.: 22/10/2013

PLAN OF SUBDIVISION

Stage No. ——

Plan Number **PS 649677S**



WATSONS
URBAN DEVELOPMENT CONSULTANTS & MANAGERS
5 MAIN ST, MORNINGTON PH. (03) 5975 4644, FAX (03) 5975 3916
THE MELBURNIAN, SUITE 2, 250 ST.KILDA RD, SOUTHBANK
PH. (03) 9697 8000, FAX (03) 9697 8099

ORIGINAL SCALE 1:500 | SHEET SIZE A3

SCALE 0 5 10 15 20 25
LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) JONATHAN TREVOR NEATE
SIGNATURE DIGITALLY SIGNED DATE
REF 35213/Stg.1 VERSION 7

SHEET 8

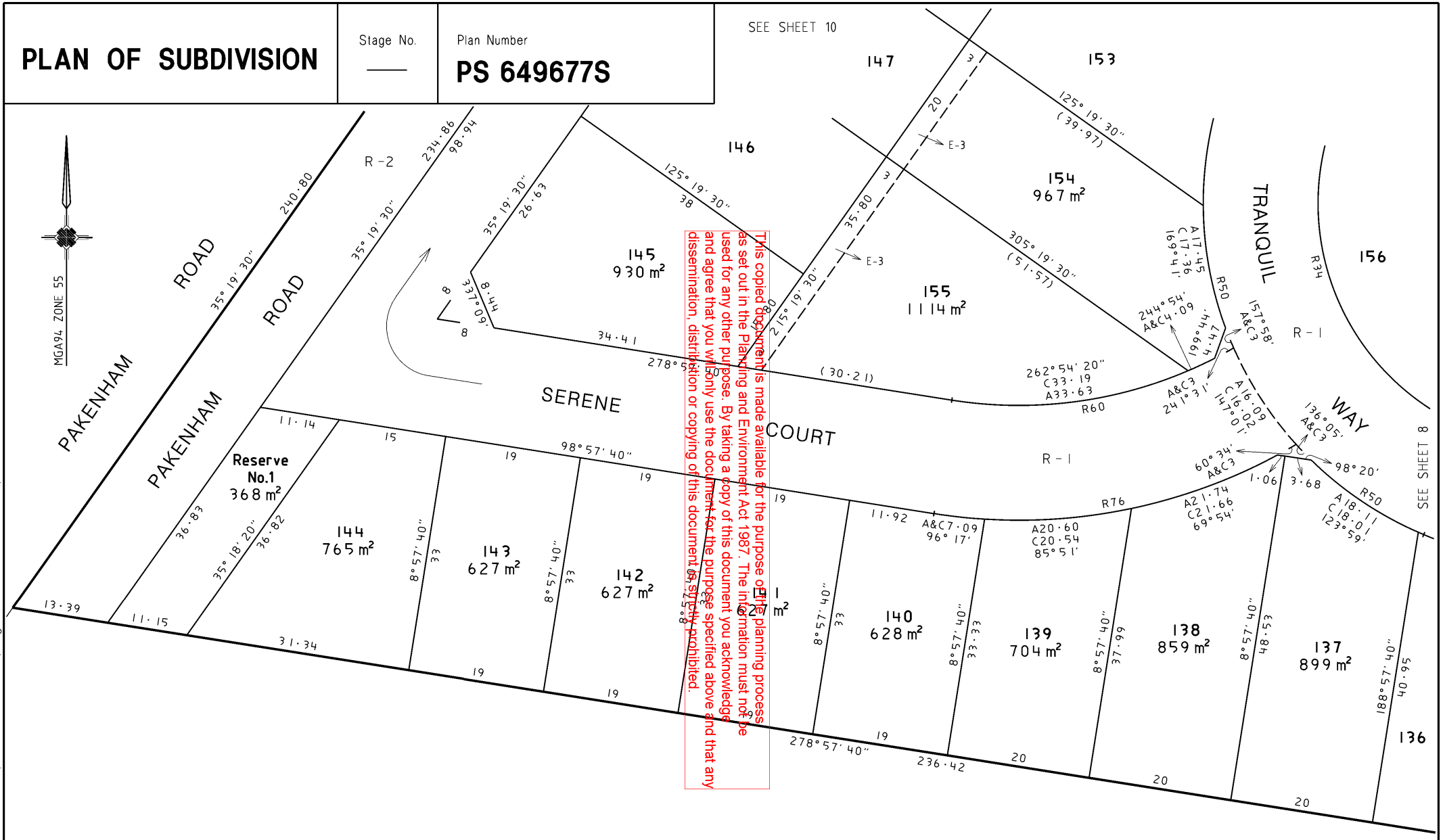
DATE / /20
COUNCIL DELEGATE SIGNATURE
ORIGINAL SHEET SIZE A3

Signed by: Jonathan Trevor Neate (Watsons) Surveyor's Plan Version (7) SPEAR Ref: S014069H 02/03/2012

PLAN OF SUBDIVISION

Stage No. ——

Plan Number **PS 649677S**



WATSONS
URBAN DEVELOPMENT
CONSULTANTS & MANAGERS
5 MAIN ST, MORNINGTON PH.(03) 5975 4644, FAX (03) 5975 3916
THE MELBURNIAN, SUITE 2, 250 ST.KILDA RD, SOUTHBANK PH.(03) 9697 8000, FAX (03) 9697 8099

ORIGINAL SCALE 1:500 | SHEET SIZE A3

SCALE
0 5 10 15 20 25
LENGTHS ARE IN METRES

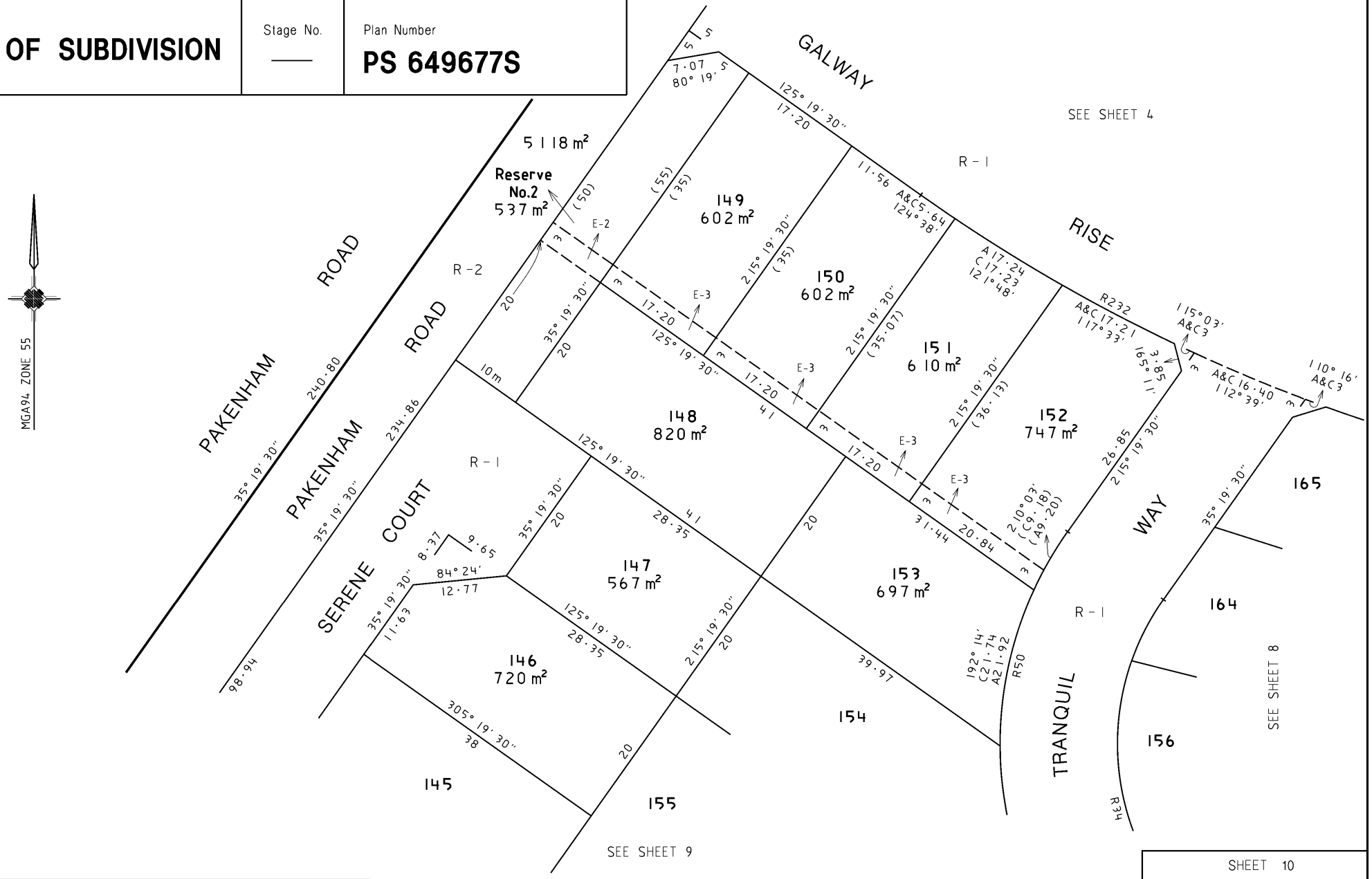
LICENSED SURVEYOR (PRINT) JONATHAN TREVOR NEATE
SIGNATURE DIGITALLY SIGNED DATE
REF 35213/Stg.1 VERSION 7

SHEET 9
DATE / /20
COUNCIL DELEGATE SIGNATURE
ORIGINAL SHEET SIZE A3

PLAN OF SUBDIVISION

Stage No. ——

Plan Number **PS 649677S**



WATSONS
URBAN DEVELOPMENT CONSULTANTS & MANAGERS
5 MAIN ST, MORNINGTON PH.(03) 5975 4644, FAX (03) 5975 3916
THE MELBURNIAN, SUITE 2, 250 ST.KILDA RD, SOUTHBANK PH.(03) 9697 8000, FAX (03) 9697 8099

ORIGINAL SCALE 1:500 | SHEET SIZE A3

SCALE 0 5 10 15 20 25 LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) JONATHAN TREVOR NEATE

SIGNATURE DIGITALLY SIGNED DATE

REF 35213/Stg.1 VERSION 7

SHEET 10

DATE / /20

COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE A3

	PLAN OF SUBDIVISION	Stage No. —	Plan Number PS 649677S

SUBDIVISION ACT 1988

CREATION OF RESTRICTION A

Upon registration of this plan the following restriction is to be created.

Land to benefit: Land in this plan.

Land to be burdened: Lots 120 to 126 (Both Inclusive).

Description of Restriction:

The registered proprietor or proprietors for the time being a burdened lot to which this restriction applies shall not allow dwellings and garages to be located outside the building envelope (hatched area) shown in the Building Envelope Schedule within the Instrument for PS 649677S, unless with the written consent of the Responsible Authority.

SUBDIVISION ACT 1988

CREATION OF RESTRICTION B

Upon registration of this plan the following restriction is to be created.

Land to benefit: Land in this plan.

Land to be burdened: Lots 106, 114, 115 and 122 to 126 (Both Inclusive).

Description of Restriction:

The registered proprietor or proprietors for the time being a burdened lot to which this restriction applies shall not allow removal of any trees within the Tree Protection Envelopes (cross hatched area) shown in the Tree Protective Envelope Schedule within the instrument for PS 649677S unless with the written consent of the Responsible Authority.

WATSONS
URBAN DEVELOPMENT
CONSULTANTS & MANAGERS
5 MAIN ST, MORNINGTON PH.(03) 5975 4644, FAX (03) 5975 3916
THE MELBURNIAN, SUITE 2, 250 ST.KILDA RD, SOUTHBANK
PH.(03) 9697 8000, FAX (03) 9697 8099

LICENSED SURVEYOR (PRINT) JONATHAN TREVOR NEATE

SIGNATURE DIGITALLY SIGNED DATE

REF 35213/Stg.1 VERSION 7

DATE / /20

COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE A3

Plan of Subdivision PS649677S

Certification by Council (Form 5)

SUBDIVISION (PROCEDURES) REGULATIONS 2000

SPEAR Reference Number: S014069H
Plan Number: PS649677S
Responsible Authority Name: Cardinia Shire Council
Responsible Authority Reference Number 1: S11/087
Surveyor's Plan Version: 7

Certification

This plan is certified under section 6 of the Subdivision Act 1988

Public Open Space

A requirement for public open space under section 18 of the Subdivision Act 1988

Has not been made at Certification

Digitally signed by Council Delegate [redacted]
Organisation: Cardinia Shire Council
Date: 17/04/2012

H&I CONSULTING ENGINEERS

Date: 5 April 2024

WIND RATING CERTIFICATE

Reference: 25107-24

Site Address:

LOT 159 (NO. 11) TRANQUIL WAY
PAKENHAM

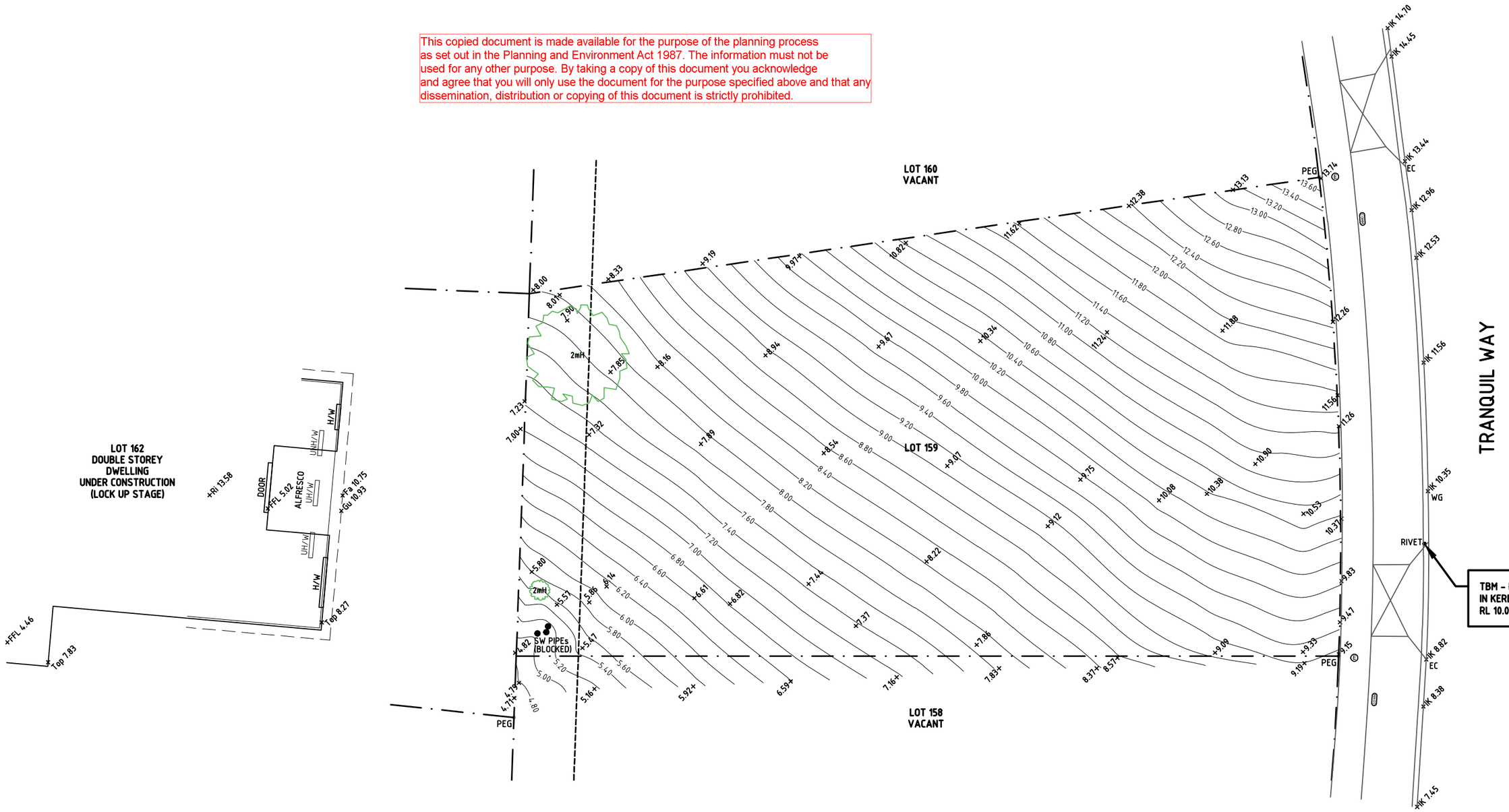
We have recently inspected the above site and in accordance with A.S. 4055 – 2021, we have classified the site as follows:

WIND RATING : N3

IMPORTANT NOTE: The above wind rating is based on the likely Terrain Category and Shielding within the next 5 years as per A.S. 4055 – 2021.

IMPORTANT NOTE:

- THIS DRAWING DOES NOT SHOW OR REPRESENT THE LOCATION OF THE LEGAL TITLE BOUNDARY AND CANNOT BE RELIED UPON TO DO SO.



—/‖	FENCE END / FENCE CHANGE		LIGHT POLE	SV/SV	STOP VALVE	NH/W	NON-HABITABLE WINDOW
x Fa 10.19	FASCIA		POWER POLE	RSV/RSV	RECYCLED WATER STOP VALVE	UH/W	UPPER HABITABLE WINDOW
x Ri 10.19	RIDGE	E	ELEC. PIT	FH	FIRE HYDRANT	LH/W	LOWER HABITABLE WINDOW
x Gu 10.19	TOP OF THE GUTTER	E	ELEC. PILLAR BOX	RFH	RECYCLED WATER FIRE HYDRANT	H, S	WINDOW HEAD / SILL
x GL 10.19	NATURAL GROUND LEVEL	NBN / NBN	NBN PIT	WM	WATER METER	100 x 33	SW PIPE
x BOF 10.19	BOTTOM OF FOOTING	COMMS / COMMS	COMMS PIT	RWM	RECYCLED WATER METER	100 x 33	PVC PIPE
x TOF 10.19	TOP OF FOOTING	PMG	PMG PIT	WT	WATER TAP	C	CABLE
x FFL 10.19	FINISHED FLOOR LEVEL	T	TELSTRA PIT	SWO	STORMWATER OUTLET	P	POWER CABLE
x 10.19	SPOT LEVEL	T	TEL. TOWER	SEP	SIDE ENTRY PIT		APPROX. BOUNDARY
x IK 10.19	INVERT KERB LEVEL	GV / GV	GAS VALVE	SWP	STORMWATER PIT		APPROX. EASEMENT
x IL 10.19	INVERT LEVEL	GM	GAS METER	DP	DRAIN PIT		FOOTPATH/KERB/DRIVEWAY
TBM	TEMPORARY BENCH MARK	S	SEWER PIT	?	UNKNOWN PIT	10.00	CONTOUR MAJOR
R/W	RETAINING WALL	S	SEWER INSPECTION POINT		CLOTHESLINE	10.20	CONTOUR MINOR
POS	PRIVATE OPEN SPACE	5mH	5mH TREE (APPROX. HEIGHT)			10.20	EXTRAPOLATED CONTOUR
OHW 7.19	OVERHEAD WIRES HEIGHT	HW	HABITABLE WINDOW				FOOTPRINT BASED ON AERIAL IMAGERY

Title: FEATURE SURVEY COPYRIGHT ©

NOTE: THIS IS NOT A TITLE RE-ESTABLISHMENT SURVEY

DASHED LINES REPRESENT APPROXIMATE BOUNDARIES ONLY. A LICENSED SURVEYOR MUST BE ENGAGED IF CONFIRMED BOUNDARIES AND MEASUREMENTS ARE REQUIRED (CONTACT THIS OFFICE)

SCALE BAR : (IN METERS) 0 5 10 15 20

REV	DATE	REVISION DETAILS	F.T	DRAWN	APP
0	27/03/24	--	GM	TN	SM
----	----	----	--	--	--
----	----	----	--	--	--
----	----	----	--	--	--

Job no: 25107-24

Project: LOT 159 (No. 11) TRANQUIL WAY PAKENHAM

Client: HOTONDO HOMES

Plan of Subdivision: PS 649677S

Ver: 7

Scale: 1:200 @ A3

Level Datum: ARBITRARY

H&I CONSULTING ENGINEERS
p: +61 03 9375 7515
e: enquiries@hice.com.au
w: www.hice.com.au

H&I CONSULTING ENGINEERS

SITE & SURVEY ASSESSMENT

Fieldwork Date: 27-Mar-24 Job Number: 25107-24 Client Name: HOTONDO HOMES

Site Address: LOT 159 (No. 11) TRANQUIL WAY, PAKENHAM

Services

Gas	☑ Yes	☐ No	☐ Not Sighted					
Sewer	☐ Yes	☐ No	☑ Not Sighted					
Power	☑ Yes	☐ No	☐ Not Sighted	☑ Underground	☐ Overhead	☑ Same Side	☐ Opposite	
Water	☑ Yes	☐ No	☐ Not Sighted	Water Meter	☐ Yes	☑ No		
Water Main	☑ Yes	☐ No	☐ Not Sighted	☑ Same Side	☐ Opposite			
Stormwater Pit	☐ Yes	☐ No	☑ Not Sighted					
Discharge Point	☐ Yes	☐ No	☐ Not Sighted					

Site

Existing Boundary Pegs: ☐ LR ☐ RR ☐ LF ☐ RF ☐ None Comments: Refer to survey

Is Re-Establishment Survey Required: ☐ Yes ☑ No Re-Establishment Comments:

Is Subdivision Complete: ☑ Yes ☐ No Estimate Until Subdivision Complete:

Levels May Change: ☐ Yes ☑ No

Any Existing Fencing: ☐ Yes ☑ No ☐ Left ☐ Right ☐ Front ☐ Rear
☐ Paling ☐ Metal ☐ Brick ☐ P&W Other:

Any Trees on Site: ☑ Yes ☐ No Tree Comments/ Details:

Any Trees on Adjoining Sites: ☐ Yes ☑ No ☐ Nature Strip Tree Comments/ Details:

Road Details

Type & Condition: ☑ Bitumen ☐ Concrete ☐ Graded Gravel Road ☐ Unmade Damages:

Footpath: ☑ Yes ☐ No Footpath Damages:

Roll Over Kerb: ☑ Yes ☐ No

Barrier Kerb: ☐ Yes ☑ No

Kerb Opening: ☑ Yes ☐ No

Vehicle Crossing: ☑ Yes ☐ No ☑ Concrete ☐ Gravel Road Other:

Adjacent Details

Left Hand Side: ☐ Vacant ☐ 1 Storey ☐ 2 Storey ☐ Under Construction ☐ Windows Notes: Refer to survey

Right Hand Side: ☐ Vacant ☐ 1 Storey ☐ 2 Storey ☐ Under Construction ☐ Windows Notes: Refer to survey

Rear: ☐ Vacant ☐ 1 Storey ☐ 2 storey ☐ Under Construction ☐ Windows Notes: Refer to survey

Site Access: ☐ Good ☐ Difficult When Wet ☐ Steep ☐ Difficult General Notes:

H&I
CONSULTING ENGINEERS

SITE CLASSIFICATION REPORT

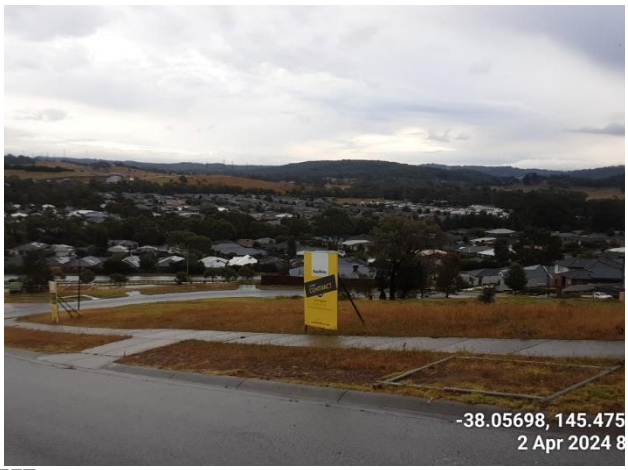
AS2870-2011

PROJECT :	LOT 159 (NO. 11) TRANQUIL WAY PAKENHAM
CLIENT :	Hotondo Homes – Pakenham 62 Bald Hill Road PAKENHAM 3810
DATE :	5 April 2024
JOB NO. :	**25107-24**

[redacted]
M.Eng. Team leader

EXISTING SITE CONDITIONS:

FRONT



LEFT

RIGHT

CONTENTS

Page

APPENDICES:

1.0 INTRODUCTION

A double storey brick veneer residence is proposed to be constructed at the above site. The site may be found in Google maps by following this link:

https://maps.app.goo.gl/bHauiGcVSrutC2XT8

This Company has been engaged by the client to:

- Perform geotechnical site investigation which includes field testing and logging by drilling and/or excavating test holes/pits, per AS 1726 - 2017: Geotechnical Site Investigations, and Practice Notes: Foundation & Footings Society (Vic), March 2007;
- Classify the site in accordance with AS 2870-2011: Residential Slabs and Footings; and,
- Provide comments on footing system considerations suited for the site as per AS 2870-2011. It should be emphasized that this report is not intended to be a footing design. The footing Designer who may rely on this report is responsible for the design of the footing system (Refer Appendix A – AS 2870-2011).

Three (3) No. boreholes were performed using a hand and/or mechanical auger to the depths shown on the borehole logs. The approximate location of these boreholes is shown on the Borehole Location Plan. Any Water Table if encountered is shown on the borehole logs.

This report includes this introduction, the findings, conclusions and recommendations, the boreholes logs; and "Information You Need To Know" attached as Appendix 1. Particular attention should be focused on Appendix 1 which deals with the limitations of the report including some considerations during and after construction that both the builder and the owner must be aware of.

The homeowner is enjoined to obtain a copy of CSIRO, BTF 18, " Foundation Maintenance and Footing Performances: A Homeowner's Guide". This could be purchased online from https://www.publish.csiro.au/book/7076. It is important that the homeowner is aware of its responsibility to maintain the footings.

This report may only be reproduced in full and no responsibility shall be taken if the report has been altered in any way.

2.0 DESCRIPTION OF THE SITE

The site in general is sloping at approximately 1:5 towards the North-West. At the time of this investigation, site drainage appeared to be poor. The description of the site is based on visual inspection at the time of testing and by no means should the estimated slope be used for quoting.

Small trees were noted on or near this site.

Based on the geological map prepared by the Geological Survey of Victoria, local geology in the environs is Palaeozoic Sediments.

The soil profile on this site is depicted on the borehole logs. The encountered sub-soils as presented are described in terms of consistency, moisture, and colour. The described colour should be viewed as guide only as this description could be subjective.

3.0 SITE CLASSIFICATION - Class “P” (A.S. 2870-2011)

Sites are classified according to their soil profile reactivity. Soil profile reactivity is a measure of how the profile would react to extreme moisture conditions. Some soils, specifically clays experience volume change under varying moisture conditions, i.e., they tend to swell when wet and tend to shrink when dry. Footings for "normal" sites have therefore been standardized to cope with the different site classifications under some degree of controlled conditions. One or a combination of the methods in A.S. 2870-2011, Clause 2.2 has been used in classifying this site.

This site is located in climate zone 2 (Hs of 1.8m) per Appendix D, Figure D2 of A.S. 2870-2011.

On the basis of the findings in this investigation, including visual-tactile identification of the soil profile combined with this writer's local knowledge and experience, the characteristic surface movement (Ys) on this site, under normal condition, has been estimated to be in the range of 20mm to 40mm (Class M under normal condition).

Due to excessive filling, this site has been classified as Class “P” per AS 2870-2011.

4.0 CONCLUSIONS AND RECOMMENDATIONS

An Engineer designed footing system, designed in accordance with engineering principles per Section 4 of AS 2870-2011 is recommended on this site. Clause 4.1 of Section 4, allows the use of the section to extend the range of validity of, or to modify the deemed to comply designs contained in Section 3 of AS 2870-2011”.

The following footing systems are recommended.

4.1 Raft Slab

Due to the slope, a cut and fill operation is envisaged in order to accommodate a slab on a level platform. The cut and fill operation will result in anticipated excessive filling on part of the block. Any site works involving cutting and/or filling operation, the new fill should be compacted by mechanical means in maximum lift of 150mm layer.

An engineer designed raft slab designed in accordance with section 4.0 of AS 2870-2011, with due regard to the design consideration stated above is recommended. Particular attention should be focused on Clause 2.5.2 of AS 2870-2011 – Effect of site works on classification. Refer to Section 5 – Detailing Requirements and Section 6 – Construction Requirements of the Standard.

Where the perimeter beam and/or any load bearing beams are to be founded into natural soil, the beam should be founded at least 100mm into the recommended foundation material described below. If necessary, the beam may have to be deepened so that it is well founded in the recommended foundation material. At the borehole sites, the suitable foundation levels for the perimeter beam and/or any load bearing beams are as shown below:

Borehole No.	Depth (mm)	Recommended Foundation Material	Allowable Bearing Pressure (kPa)
1	600	Silty Clay, red-yellow	100
2	600	Silty Clay, red-yellow	100
3	700	Silty Clay, red-yellow	100

The above minimum depths were based on the existing ground surface at the time of the field investigations. It follows therefore that these depths could change depending on site scrapes or if the site is cut and/or filled after the testing date. Furthermore, local deepening of trenches may be necessary if soft spots are encountered. Blinding concrete may be used to backfill the trenches where required. Temporary shoring may be required to minimise the risk of excavation collapse.

Any site works involving cutting and/or filling operation, the new fill should be compacted by mechanical means in maximum lift of 150mm layer.

For any site works involving cutting and/or filling operation, where depth of “uncontrolled” fill exceeds the requirements of AS2870-2011, the design of the slab should incorporate a corresponding suspended slab section and shall be designed by a suitably qualified and experienced Engineer.

The slab and stiffening beams may be founded on the surface or compacted fill provided any significant organic matter has been removed.

4.1.1 Site Preparation

All significant vegetation, rubbish or organic matter should be scraped from the surface prior to the construction of the slab.

In very wet conditions, "soft spots" could develop by repeated heavy equipment traffic on the site. The use of a tracked excavator e.g., a Kato should therefore be considered in preparing the site as it may prove to be more cost effective. It should be pointed out that trench excavations will have to be deepened where soft spots are encountered.

In very wet conditions, temporary trenches may be required to drain the site. Water ponding on the site should be minimized. The soil within 1.5m from the perimeter beam should be graded away, say 1:20 and all excess run-off diverted away from the site.

4.1.2 Construction Joints

In order to minimize distress on the brickwork caused by inevitable foundation movements, full height opening or construction joints should be provided at a maximum spacing as per Table 7.1 AS 4773.2-2010. One may refer to the guidelines and details shown in the Cement Concrete & Aggregates Australia (CCAA)- Technical Notes 61 and AS 4773.2-2010.

4.2 Waffle Raft

Due to the slope, a cut and fill operation is envisaged in order to accommodate a slab on a level platform. The cut and fill operation will result in anticipated excessive filling on part of the block. Any site works involving cutting and/or filling operation, the new fill should be compacted by mechanical means in maximum lift of 150mm layer.

An engineer designed raft slab designed in accordance with section 4.0 of AS 2870-2011, with due regard to the design consideration stated above is recommended. An allowable bearing pressure of 80kPa may be assumed on the surface provided natural soil is revealed. Piers shall be placed beneath the filled section. Particular attention should be focused on Clause 2.5.2 of AS 2870-2011 – Effect of site works on classification. Refer to Section 5 – Detailing Requirements and Section 6 – Construction Requirements of the Standard. Below are construction techniques that should be observed in waffle slab construction:

4.2.1 Construction Techniques

Below are basic construction techniques recommended by manufacturers in waffle slab construction:

1. Scrape a minimum depth of 100mm and remove vegetation and roots off the building area.
2. Cut site to form a level bench.
3. Place the layer of quarry product over the building area or where required for levelling.
4. Plumber shall lay waste pipes below ground surface at minimum grade. Risers are to be staked firmly.

Where required, piers shall be located at intersections of every third rib (AS2870-2011 Clause 3.4.5(a)) or as determined by the engineer. The piers should be founded at least 800mm into the silty clay layer or on rock / floaters where an allowable bearing pressure of 250kPa may be assumed.

4.2.2 Construction Joints

In order to minimize distress on the brickwork caused by inevitable foundation movements, full height opening or construction joints should be provided at a maximum spacing as per Table 7.1 AS 4773.2-2010. One may refer to the guidelines and details shown in the Cement Concrete & Aggregates Australia (CCAA)- Technical Notes 61 and AS 4773.2-2010.

4.3 Suspended Slab / Rigid Slab

Where the filling beneath the slab exceeds 400mm, the engineer may have the following options:

- Suspended Raft or Waffle Slab; or'
- Rigid Raft or Waffle Slab

The type of slab adopted depends on the nature and condition of the fill.

Due to the following reasons load bearing beams founded directly on the fill will not be appropriate.

- **Sloping site expecting extensive cut/ fill**

On the basis of the results of this investigation this site is not suitable for Rigid slab design therefore an Engineer designed suspended slab as per section 4.0 (AS2870-2011) is recommended. Beams to be founded at least 100mm into the natural soil where an allowable bearing pressure of 100kPa may be assumed. If bored piers to be adopted, they should be founded at least 800mm into the natural silty clay layer or on rock/ floaters where an allowable bearing pressure of 250kPa may be assumed.

4.4 Timber Floor (Strip and Pad Footing System)

An engineer designed Strip and/or Pad footing system designed in accordance with section 4.0 of AS 2870-2011, with due regard to the design consideration stated above is recommended. Particular attention should be focused on Clause 2.5.2 of AS 2870-2011 – Effect of site works on classification. Refer also to Section 5 – Detailing Requirements and Section 6 – Construction Requirements of the Standard.

At the borehole sites, the suitable foundation levels are as shown below:

Borehole No.	Depth (mm) Strips	Pads	Description of Recommended Foundation Material	Allowable Bearing Pressure (kPa)
1	700	1000	Silty Clay, red-yellow	100
2	700	1000	Silty Clay, red-yellow	100
3	700	1000	Silty Clay, red-yellow	100

The above minimum depths were based on the existing ground surface at the time of the field investigations. It follows therefore that these depths could change depending on site scrapes or if the site is cut and/or filled after the testing date. Furthermore, local deepening of trenches may be necessary if soft spots are encountered. Blinding concrete may be used to backfill the trenches where required.

Where it is more cost effective to use a pier and beam system, the piers shall be founded at least 800mm into the silty clay layer or on rock where an allowable bearing pressure of 250kPa may be assumed.

Footings with concrete depth of 700mm or more should be provided with internal footings of the same proportion, placed at re-entrant corners and at approximately 6.0m spacing in both directions. These internal footings may be used to support a long span timber floor. In addition, double layer of plastic membrane should be provided on the sides of footing.

In order to minimize moisture variation, the backfill around the perimeter footings should be properly compacted.

Proper site drainage is very important in reactive sites such as this site. It is therefore recommended that the ground surface immediately next to the perimeter footings be graded away at approximately 1:20 within at least 1200mm.

4.4.1 Construction Joints

In order to minimise distress on the brickwork as a result of foundation movements, full height opening or construction joints should be provided at a maximum spacing as per Table 7.1 AS 4773.2-2010. The guidelines and details are contained in the Cement Concrete & Aggregates Australia (CCAA)- Technical Notes 61 and AS 4773.2-2010.

4.5 Unretained Site Cut and/or Fill

In a Class “P” site the following unretained batters may be adopted:

- Cut batter: 1H:2L
- Fill batter: 1H:2L, provided that the fill material has been placed as controlled fill.

Where H is the vertical height of the batter and L is the horizontal length of the batter.

Where the unretained batter is uncontrolled fill, the safe fill batter shall be assessed and determined by a geotechnical engineer.

Note: Despite the general recommendation stated above, fill batter ratio of 1H:1L may be adopted on this site, provided the batter height is not more than 500mm and that the fill material is mainly clay and has been placed as controlled fill. In addition, the batter slope shall be protected from erosion (i.e., Geotextile fabric or ground covering turf) immediately upon completion of the batter.

4.6 Trees

Small trees were noted around the site. While these trees may not affect the footing system in the short term, these trees could eventually affect the long term performance of the footings if the trees grow out of control.

Ideally trees should not be allowed to grow within a distance equivalent to their mature heights. If these trees are to remain, and if these trees could grow out of control, the slab should be stiffened or a pier & beam system incorporated within the zone of influence of the trees. Stiffening and/or pier and beam system should be designed by a professional engineer familiar with the soil conditions on this site. Any trees shown in the borehole log site sketch are indicative only as to locations and sizes. The details of these trees should be verified.

5.0 IMPORTANT NOTATIONS

5.1 Construction and Post-Construction Considerations

The following guidelines are recommended and are aimed at maintaining proper moisture regime on and around the building site.

During construction, the building site including footing trenches and slab subgrade should not be left exposed to the weather for an extended period of time. It is important that these areas are protected from water ponding or extreme drying. The ground surface around the perimeter of the building site should slope and drain away from the site.

Service trenches such as plumbing and drainage should be avoided beneath the building. Where service pipes are to be placed beneath or near the building, the trenches should be backfilled with properly compacted moist clay to prevent any ingress of water.

Plumbing leaks should be repaired immediately.

Trees and shrubs should not be allowed to grow within a distance equivalent to their mature heights (one and a half times for group of trees). Refer discussion regarding trees below.

5.2 Site Drainage

The above footing recommendations are based on a site having proper site drainage. The ground surface and/or paving around the perimeter should be graded away, say, 1:20 from the walls in a manner that ponding or accumulation of water against the walls and/or footing is prevented. Refer to 5.2 Drainage Design Requirements, 5.6.3 Drainage Requirements and 5.6.4 Plumbing Requirements of AS 2870-2011.

In very wet conditions, "soft spots" could develop by repeated heavy equipment traffic on the site. The use of a tracked excavator e.g., a Kato should therefore be considered in preparing the site as it may prove to be more cost effective. It should be pointed out that trench excavations will have to be deepened where soft spots are encountered.

On sloping sites, a cut off drain should be provided on the high side such that any groundwater movements toward the house is intercepted and drained into the storm water drain. An aggie drain system or manufactured "strip drain" system may be used to achieve this. On a cut site, the cut-off drain shall be installed at the toe of the cut. In addition the ground surface immediately next to the perimeter footings should be graded away at approximately 1:20 and water directed to a legal point of discharge or away from the site.

Proper site drainage should be kept and maintained at all times as part of foundation maintenance.

5.3 Discussion Regarding Trees

Trees and/or shrubs in general could affect the long term performance of footings. Trees and/or shrubs could cause drying of foundation clay. Reactive clays shrink as a result of drying and this could cause settlement of foundation large enough to cause building distress. It has been an accepted theory that in a reactive site, the effect of trees are related to their heights and distances to the footings. Some species may be more harmful than the others. The determination should be carried out by a tree expert (certified arborist or horticulturist).

Ideally, the trees within a distance equivalent to their mature heights (one and a half times for group of trees) should be removed and construction delayed until the moisture condition on site has stabilised. However, it could take several months for moisture condition to return to its normal conditions. Stiffening of the footing system or adopting deep foundations may be considered when designing the footings.

Where trees are deemed to affect the long term performance of the footings, the slab and/or footings for the building should be designed by a professional engineer familiar with the soil conditions on the site taking into account the variable moisture condition over the building site at the time of construction.

Efforts should be made to stabilise moisture conditions on the site. The dry areas where large trees have been removed should be stabilised by soaking the dry areas for at least three to four weeks prior to construction of the slab and/or footings.

Where offending trees are to remain, an engineer designed pier and beam footing system should be considered. Concrete piers when applicable should be founded at least 800mm into the natural clay and below the depth of influence (AS2870-2011, figure H1).

Screw-in piles may be used in lieu of concrete piers. For design purposes, an undrained cohesion value of 90kPa may be assumed in the clay layer. Concrete piers and/or screw piles may be founded at shallower depths if founded on rock.

5.4 Performance of Footing Systems

Footing systems designed in accordance with the "deemed to comply" standards, or as recommended above, are intended to achieve "acceptable" probabilities of serviceability and safety of the building during its design life provided the site is maintained in accordance with Appendix B of AS 2870-2011. Buildings on normal site supported on these footing systems designed and constructed in accordance with the Standard and maintained in accordance with afore-mentioned Appendix B are expected to experience usually no damage, a low incidence of damage category 1 and an occasional incidence of damage category 2. Damage categories can be found in Appendix C of AS 2870-2011.

Where it is desired to have a higher degree of performance and serviceability and/or lower requirement of maintenance, the client should seek engineer designed footing systems to suit, specifying the degree of tolerance to footing movements and extent of foundation maintenance the client is willing to undertake. There are extra costs involved and will depend on the serviceability and performance criteria and foundation maintenance that are to be adopted. This Office should be advised in writing if this option is desired.

6.0 Relevant References

The following references are relevant to this report:

- AS 2870-2011 Residential slabs and footings
- AS 1726-1993 Geotechnical Site Investigations
- Practice Notes April 2013 – Foundation & Footings Society (Vic)
- CSIRO, BTF 18, " Foundation Maintenance and Footing Performance: A Homeowner's Guide".
- Cement and Cement Concrete & Aggregates Australia (CCAA)- Technical Notes 61
- AS 4773.2-2015 Masonry in small buildings, Part 2: Construction.

- AS 4055-2021 Wind Loads for housing
- AS 1684.3-2010 – Residential Timber-Framed Construction
- AS 3798 – 2007 Guidelines on earthworks for commercial and residential developments
- AS 2159-2009 Piling – Design and installation
- Holland J.E and Lawrance C.E, Behaviour and Design of Housing Slabs on Filling, 3rd Australia - New Zealand Conference on Geomechanics (Wellington, 1980)
- AS 3850-2003 Tilt up Concrete Construction
- Minimising foundation movement and damage to your house https://www.vba.vic.gov.au/__data/assets/pdf_file/0020/33536/Minimising-foundation-movement-and-damage-to-your-house-info-sheet.pdf

The homeowner is enjoined to obtain a copy of CSIRO, BTF 18, " Foundation Maintenance and Footing Performances: A Homeowner's Guide". This could be purchased from CSIRO Publishing, Freecall 1800 645 051 or online -http://www.publish.csiro.au/pid/7076.htm. It is important that the homeowner is aware of its responsibility to maintain the footings.

DOCUMENT CONTROL

Date	Version	Note	Prepared By:	Reviewed by:
5 April 2024	25107-24	-	NA	AW

-END-

APPENDIX 1

INFORMATION YOU NEED TO KNOW

1.0 LIMITATIONS OF THE REPORT

1.1 This foundation investigation report was based upon the following:

- Information supplied by the client, as to type of proposed building, location, siting, site grading etc. It is the responsibility of the client to supply any relevant information applicable to this site, e.g., Level 1 Compaction report, Landslip report, or any other report undertaken by another party.
- Results from a limited number of test holes and soil conditions at the time of the field investigation.
- Maps and relevant reports on hand at the time of writing.

1.2 While the test holes may likely represent the general soil conditions on the site, the possibility of lateral variations between these borings should not be discounted. If significant variations are found during footing excavation, this office should be informed immediately for further advice.

1.3 Furthermore the report was based upon the site conditions existing at the time of testing. Changes in site drainage, groundwater fluctuation, flooding, earthquake or construction activities could alter the soil conditions on the site. If any of these conditions occur, additional tests may be necessary.

2.0 CONSIDERATIONS DURING CONSTRUCTION

2.1 Removal of Large Trees

If construction is to commence in late summer or autumn and large trees are to be removed, the moisture conditions should be stabilized by steady soaking the dry areas around the removed tree. One to two weeks of soaking may be required to adequately stabilize the moisture conditions on the site.

2.2 Site Drainage

Proper site drainage management should be observed during the construction. This may include but not necessarily limited to the following:

- Provision of temporary trenches to direct any excess runoff away from site.
- Sloping the ground away from footing, say 1:20 within 1m.
- If down pipes have not yet been connected to the storm water system, they should be directed away such that they do not discharge water directly to the footing.

2.3 Footings Along Easements

Footings constructed along an easement or excavation should be deepened such that the base of the footing falls below a line projected up from the base of the excavation: 45 degrees with the horizontal in clay soils and 30 degrees with the horizontal in sands. Blinding concrete or a pier and beam system may be used in order to achieve this.

2.4 Shrinkage Cracking

Shrinkage cracking is almost inevitable on a concrete floor. The cracking is associated with the drying of the concrete and tension forces that act in the process. For this reason, special attention should be made whenever brittle or sensitive floor covering are to be laid. The risk of damage can be reduced by: not installing the floor

covering until after the shrinkage has occurred, which takes about three months or more; or by using flexible mortars and glues and appropriate sheeting material.

3.0 POST CONSTRUCTION CONSIDERATIONS

On a reactive clay site, there are certain practices that the owner should be aware of to prevent excessive foundation movements. It should be emphasized that the owner shall be responsible for any damage arising out of disregard to the restrictions contained in the CSIRO recommendations. There are also some foundation maintenance issues related to low reactive sites. The owner is enjoined to study the homeowner's guide published by CSIRO, BTF 18, " Foundation Maintenance and Footing Performances: A Homeowner's Guide". This leaflet is available at CSIRO. This leaflet explains the usual causes of building movements and suggests methods of prevention. Some of the highlights are summarized below.

3.1 Garden Watering

Excessive watering, e.g., misuse of watering system can cause saturation and migration of water under footings. Having a garden bed with a watering system close to the building is discouraged.

3.2 Trees/ Shrubs

Trees and shrubs that are allowed to grow in the vicinity of footings can cause foundation soil movements and could cause building distress. A vertical concrete, metal or plastic root barrier may have to be installed to some depths to prevent the root system from the drying the foundation clay underneath the footings.

3.3 Plumbing Leaks

Plumbing leaks could cause wetting of the foundation clay which in turn could cause foundation movements. Leaks should be repaired immediately.

3.4 Protection of Building Perimeter

An apron of paving around the perimeter sloping away at least 1:20 is recommended as far as necessary, particularly in reactive sites. The finished paving should not be less than 100mm below the brick vent bases. Other recommendations relevant to protection of building perimeter are discussed in Appendix B of 2870-2011 – Foundation Performance and Maintenance.

4.0 INFORMATION ABOUT THIS REPORT

This report contains the results of a geotechnical site classification / investigation conducted for a specific purpose and client. The results should not be used by other parties, or for other purposes, as they may contain neither adequate nor appropriate information. In particular, the investigation does not cover contamination or salinity issues unless specifically required to do so by the client.

4.1 Test Hole Logging

The information on the test hole logs (boreholes, test pits, exposures etc.) is based on a visual and tactile assessment, except at the discrete locations where test information is provided. The test hole logs include both factual data and inferred information.

4.2 Groundwater

Unless otherwise indicated, the water levels where presented on the test hole logs are the levels of free water or seepage in the test hole recorded at the time of testing. The actual groundwater level may differ from this recorded level depending on several factors. Water level could vary due to seasonal effects; environmental and

tidal fluctuations or construction activities. Confirmation of groundwater levels, phreatic surfaces or piezometric pressures can only be made by appropriate instrumentation techniques and monitoring programmes.

4.3 Interpretation of Results

The discussion or recommendations contained within this report normally are based on a site evaluation from discrete test hole data. Generalized, idealized or inferred subsurface conditions (including any geotechnical cross-sections) have been assumed or prepared by interpolation and/or extrapolation of these data. As such these conditions are an interpretation and must be considered as a guide only.

4.4 Change in Conditions

Local variations or anomalies in the generalized ground conditions do occur in the natural environment, particularly between discrete test hole locations. Furthermore, conditions may change at the site from those encountered at the time of the geotechnical investigation through construction activities and constantly changing natural forces.

4.5 Geotechnical Verification

Verification of the geotechnical assumptions and/or model is an integral part of the design process - investigation, construction verification, and performance monitoring. Variability is a feature of the natural environment and, in many instances, verification of soil or rock quality, or foundation levels, is required. There may be a requirement to extend foundation depths, to modify a foundation system or to conduct monitoring as a result of this natural variability. Allowance for verification by geotechnical personnel accordingly should be recognized and programmed during construction.

4.6 Confidentiality

All pages in this document are subject to the “Home and Industrial Consulting Engineers Consultancy Agreement-Conditions of Engagement” document. We send this document after receipt of job order and is available upon request.

4.7 Copyright

Finally, this report may only be reproduced in full where it is required to be part of documentations in connection with the proposed development. No part of this report shall be used for a any purpose without the prior written consent of H&I Consulting Engineers. Notwithstanding, this report remains subject of copyright per Copyright Act 1968.

H&I CONSULTING ENGINEERS

407 Flemington Road, NORTH MELBOURNE VIC, 3051,
PH: (03) 9375 7515 | FAX: (03) 9326 0946

Email: enquiries@hice.com.au
Website: www.hice.com.au

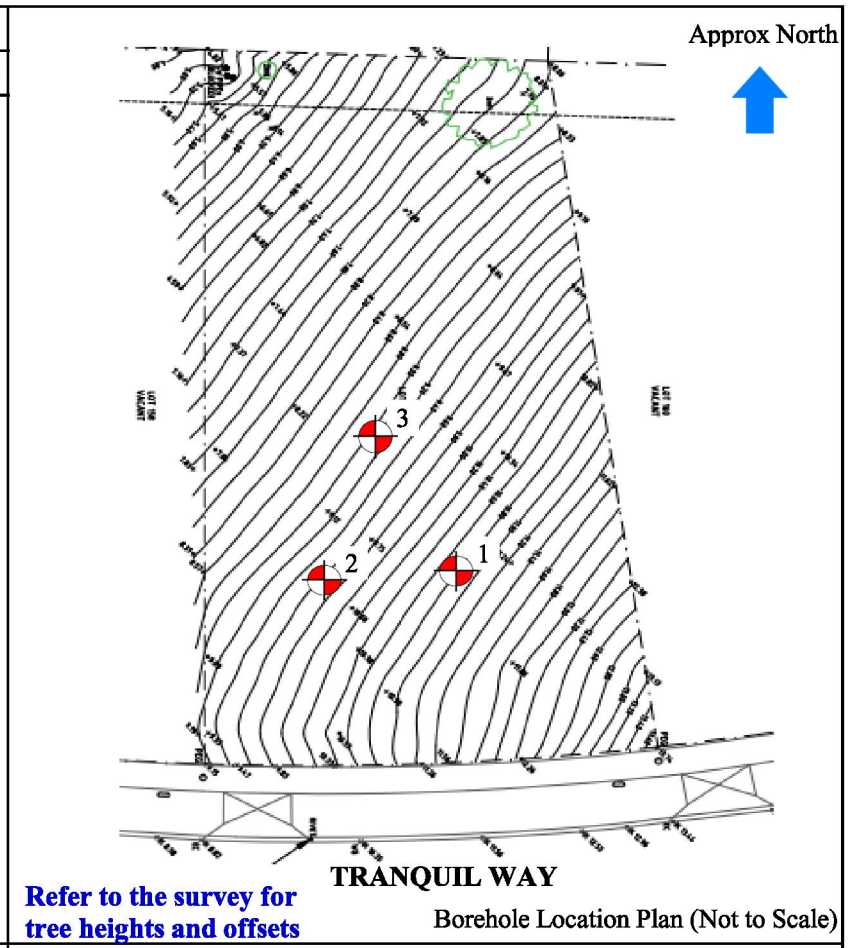
JOB NO : **25107-24**
DATE TESTED: **20.04.24**
SHEET: **1 OF 1**
FIELD TECHNICIAN: [redacted]
DRAFTED BY: Nur A

PROJECT: **LOT 159 (NO. 11) TRANQUIL WAY PAKENHAM**

BOREHOLE LOGS

BOREHOLE NO. 1

Depth mm	DESCRIPTION	SYM	DCP
100–500	FILL- SILTY CLAY+Gravel, moderately compacted, moist, grey-red-brown		
600	SILTY CLAY+Gravel, hard, moist-dry, red-yellow		
700–2000	UNABLE TO PENETRATE OPEN END SAMPLER		



Refer to the survey for tree heights and offsets

Borehole Location Plan (Not to Scale)

BOREHOLE NO. 2

Depth mm	DESCRIPTION	SYM	DCP
100–500	FILL- SILTY CLAY+Gravel, moderately compacted, moist, grey-red-brown		
600	SILTY CLAY+Gravel, hard, moist-dry, red-yellow		
700–2000	UNABLE TO PENETRATE OPEN END SAMPLER		

BOREHOLE NO. 3

Depth mm	DESCRIPTION	SYM	DCP
100–600	FILL- SILTY CLAY+Gravel, moderately compacted, moist, grey-red-brown		
700	SILTY CLAY+Gravel, hard, moist-dry, red-yellow		
800–2000	UNABLE TO PENETRATE OPEN END SAMPLER		

LEGEND:

LL - Liquid Limit %
PI - Plasticity Index %
MC - Moisture Content %
LS - Linear Shrinkage %
1 - Borehole No. 1
C - Cohesion, kPa
ø - Friction Angle, °
DCP - Dynamic Cone Penetrometer Test (No of Blows per 100mm)
9.25 - Spot Level
6 - Distance from boundary (m)
CW - Completely weathered
EW - Extremely weathered
HW - Highly weathered

SYM - SYMBOLS : SILT, CLAY, SAND, FILL, GRAVEL, ROCK

Borelogs ver: Geo_24-03

H&I
CONSULTING ENGINEERS

A.C.N 050 023 955
A.B.N 54 050 023 955

407 Flemington Road

North Melbourne VIC 3051

Phone: (03) 9375 7515

Fax: (03) 9326 0946

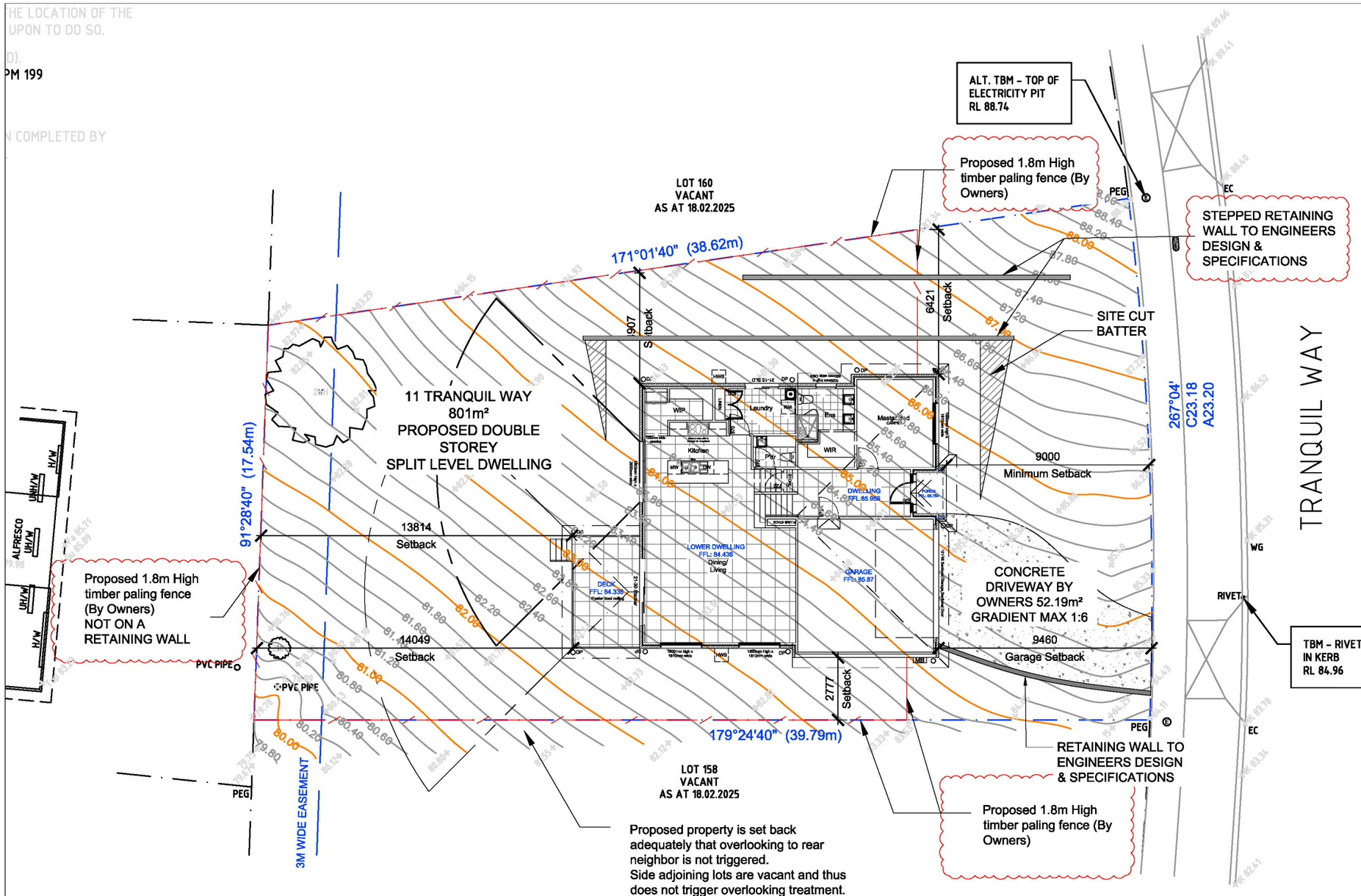
Email: enquiries@hice.com.au

THE LOCATION OF THE
UPON TO DO SO.

D).

PM 199

N COMPLETED BY



SITE NOTE:
DWELLING SITE CUT: 85.646
LOWER DWELLING SITE CUT: 84.126
SITE FILL: N/A

WIND CLASS: CLASS N3
SOIL CLASS: CLASS P
BAL RATING: NOT IN A BAL AREA

OVERLOOKING LEGEND:

ALL OVERLOOKING HABITABLE SPACES TO BE TREATED WITH A FORM OF FIXED OBSCURE/SCREENING AND TO SIT A MINIMUM OF 1.7m ABOVE FFL.

SITE ANALYSIS

LOT AREA: 801sqm

PROPOSED DWELLING
DWELLING: 119.78sqm
DECKING: 15.00sqm
PORCH: 2.69sqm
GARAGE: 38.84sqm
TOTAL FLOOR AREA: 176.21sqm
UPPER DWELLING: 78.73sqm
CAR SPACE: 2

SITE COVERAGE:
TOTAL SITE COVERAGE: 176.21
Site Coverage Calculation = (176.21x100)/801 = 22.00%
(Does not exceed maximum site coverage of 60%)

PERMEABILITY:
Driveway: 52.19sqm
TOTAL PERMEABLE SURFACES = 801 - (176.21+52.19) = 553.79sqm
Calculation = (553.79x100)/801 = 69.14%
(69.14% exceeds the minimum 20% required)

IMPORTANT NOTE:
- THIS DRAWING DOES NOT SHOW OR REPRESENT THE LOCATION OF THE LEGAL TITLE BOUNDARY AND CANNOT BE RELIED UPON TO DO SO.
- RE-ESTABLISHMENT SURVEY TO BE COMPLETED TO ESTABLISH CORRECT SETBACKS.

BUILDING REGULATIONS - DESIGN RESPONSE

B6 FRONT SETBACK
Proposed setback of **9.0m** setback complies with ResCODE standard.

B7 BUILDING HEIGHT
The building height of **8.801m** does not exceed maximum 9m allowable under ResCode.

B8 SITE COVERAGE
Total site coverage of **22.00%** does not exceed maximum 60% allowable under ResCode.

B9 PERMEABILITY
Permeable area of **69.14%** exceeds the minimum standard of 20% allowable under ResCode.

B15 PARKING
Proposed dwelling has a dedicated double garage for undercover car spacing to accommodate 2 vehicles.

B17 SIDE AND REAR SETBACKS
Side and rear setbacks concur with RES Code standards.

B18 WALLS ON BOUNDARIES
No walls on boundary, this regulation is not triggered.

B19 DAYLIGHT TO EXISTING WINDOWS
Surrounding lots are vacant thus not triggering this standard.

B20 NORTH FACING WINDOWS
Surrounding lots are vacant thus not triggering this standard.

B21 OVERSHADOWING
Surrounding lots are vacant thus not triggering this standard.

B22 OVERLOOKING
Surrounding lots are vacant thus not triggering this standard.

B27 DAYLIGHT TO NEW EXISTING WINDOWS
Proposed dwellings have been set back effectively with new habitable room windows facing a light court with minimum area of 3 square metres with a minimum 1 metre clear to the sky.

B28 PRIVATE OPEN SPACE
Proposed Dwelling achieves the minimum of Secluded Private Open Space to the rear with a convenient access from a living or dining area.

Hotondo Homes

NOTE:

SITE BEARINGS, LEVELS AND DIMENSIONS AS PER SURVEY
REF NO: TBC
DATED: TBC
BY: TBC

CLIENT: [redacted]

PROPOSED:
DOUBLE STOREY SPLIT LEVEL DWELLING

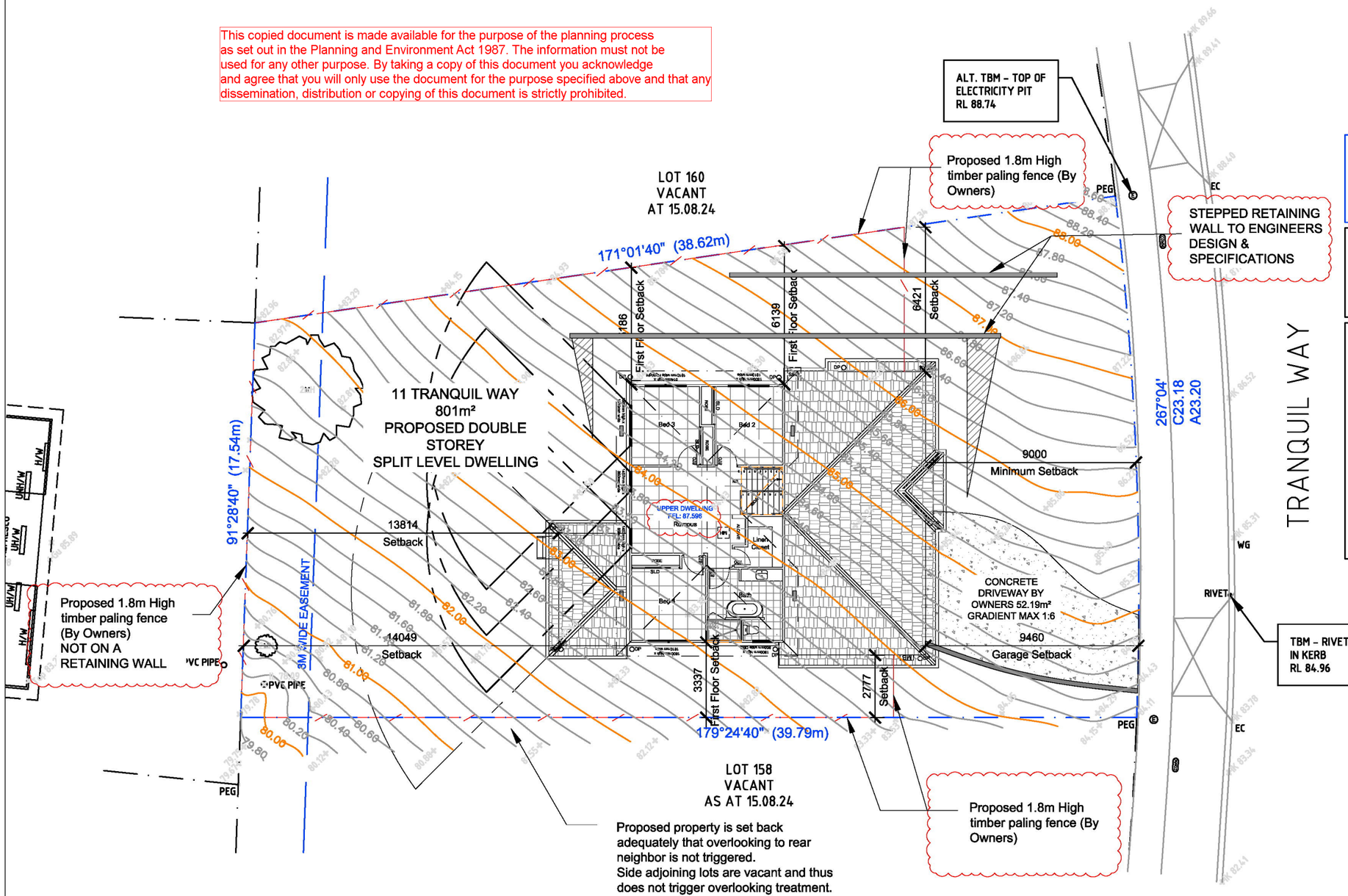
ADDRESS:
11 TRANQUIL WAY, PAKENHAM, VIC 3810

PROPOSED SITE PLAN
SCALE 1:200

Hotondo Homes - South East VIC, Tweed & Byron Shires NSW and Gold Coast South QLD

E: info@hhbuild.com.au
W: Hotondo Homes Pakenham
Display Home, Selection Centre & Offices:
3 Lever Circuit, Officer South VIC 3809

SHEET: 01 OF 07	JOB No.	RFI
DATE: 20/02/2025	WD-00130	1
DRAWN: D.P		



SITE NOTE:
DWELLING SITE CUT: 85.646
LOWER DWELLING SITE CUT: 84.126
SITE FILL: N/A

WIND CLASS: CLASS N3
SOIL CLASS: CLASS P
BAL RATING: NOT IN A BAL AREA

OVERLOOKING LEGEND:

ALL OVERLOOKING HABITABLE SPACES TO BE TREATED WITH A FORM OF FIXED OBSCURE/SCREENING AND TO SIT A MINIMUM OF 1.7m ABOVE FFL.

SITE ANALYSIS
LOT AREA: 801sqm

PROPOSED DWELLING
DWELLING: 119.76sqm
DECKING: 15.00sqm
PORCH: 2.69sqm
GARAGE: 38.84sqm
TOTAL FLOOR AREA: 176.21sqm
UPPER DWELLING: 78.73sqm
CAR SPACE: 2

SITE COVERAGE:
TOTAL SITE COVERAGE: 176.21
Site Coverage Calculation = (176.21x100)/801 = 22.00%
(Does not exceed maximum site coverage of 60%)

PERMEABILITY:
Driveway: 52.19sqm
TOTAL PERMEABLE SURFACES = 801 - (176.21+52.19) = 553.79qm
Calculation = (553.79x100)/801 = 69.14%
(69.14% exceeds the minimum 20% required)

IMPORTANT NOTE:
- THIS DRAWING DOES NOT SHOW OR REPRESENT THE LOCATION OF THE LEGAL TITLE BOUNDARY AND CANNOT BE RELIED UPON TO DO SO.
- RE-ESTABLISHMENT SURVEY TO BE COMPLETED TO ESTABLISH CORRECT SETBACKS.

BUILDING REGULATIONS - DESIGN RESPONSE

B6 FRONT SETBACK
Proposed setback of **9.0m** setback complies with ResCODE standard.

B7 BUILDING HEIGHT
The building height of **8.801m** does not exceed maximum 9m allowable under ResCode.

B8 SITE COVERAGE
Total site coverage of **22.00%** does not exceed maximum 60% allowable under ResCode.

B9 PERMEABILITY
Permeable area of **69.14%** exceeds the minimum standard of 20% allowable under ResCode.

B15 PARKING
Proposed dwelling has a dedicated double garage for undercover car spacing to accommodate 2 vehicles.

B17 SIDE AND REAR SETBACKS
Side and rear setbacks concur with RES Code standards.

B18 WALLS ON BOUNDARIES
No walls on boundary, this regulation is not triggered.

B19 DAYLIGHT TO EXISTING WINDOWS
Surrounding lots are vacant thus not triggering this standard.

B20 NORTH FACING WINDOWS
Surrounding lots are vacant thus not triggering this standard.

B21 OVERSHADOWING
Surrounding lots are vacant thus not triggering this standard.

B22 OVERLOOKING
Surrounding lots are vacant thus not triggering this standard.

B27 DAYLIGHT TO NEW EXISTING WINDOWS
Proposed dwellings have been set back effectively with new habitable room windows facing a light court with minimum area of 3 square metres with a minimum 1 metre clear to the sky.

B28 PRIVATE OPEN SPACE
Proposed Dwelling achieves the minimum of Secluded Private Open Space to the rear with a convenient access from a living or dining area.

Hotondo Homes

NOTE:
SITE BEARINGS, LEVELS AND DIMENSIONS AS PER SURVEY
REF NO: TBC
DATED: TBC
BY: TBC

CLIENT: [redacted]

PROPOSED:
DOUBLE STOREY SPLIT LEVEL DWELLING

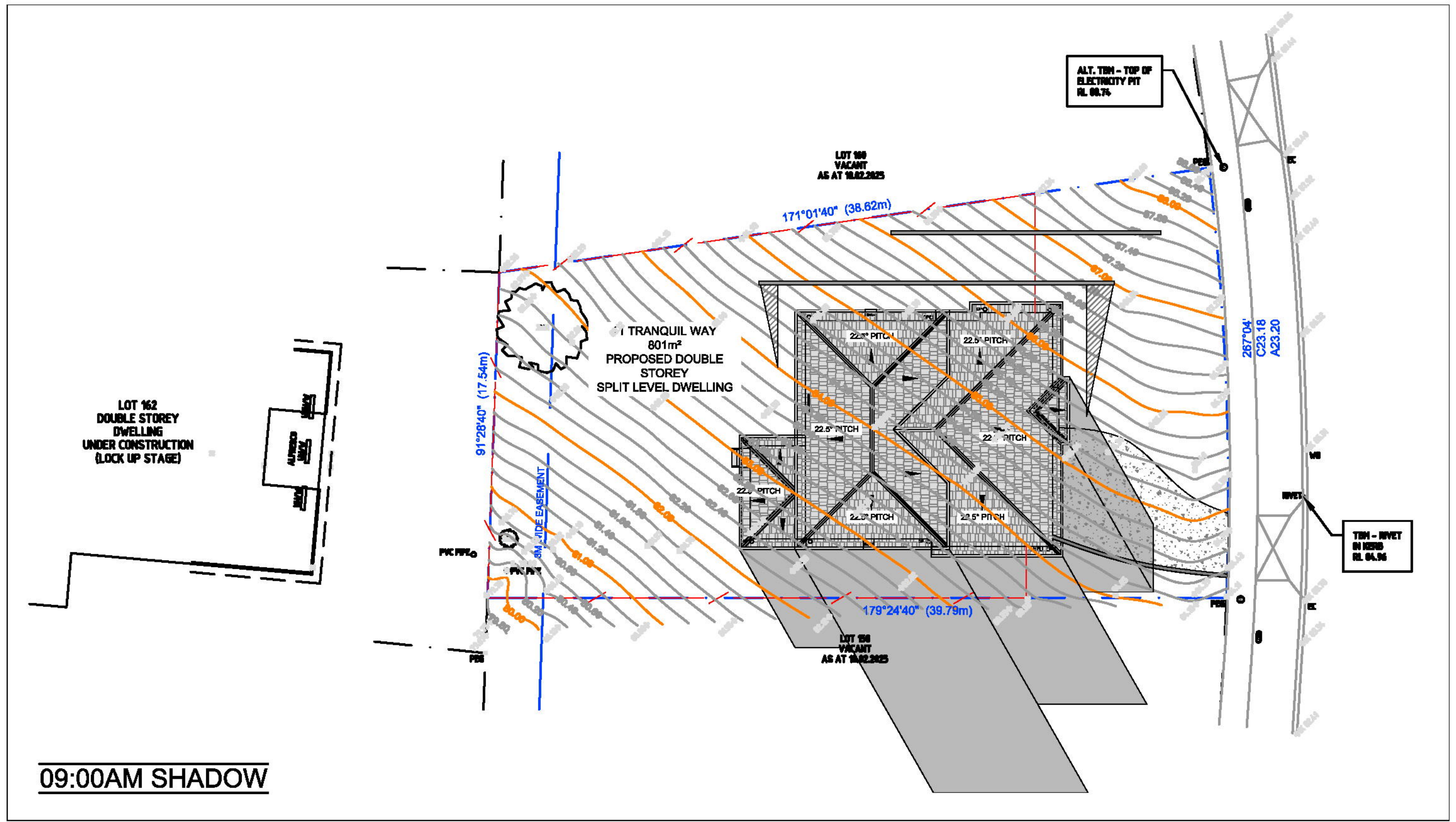
ADDRESS:
11 TRANQUIL WAY, PAKENHAM, VIC 3810

PROPOSED SITE PLAN
UPPER OVERLOOKING
SCALE 1:200

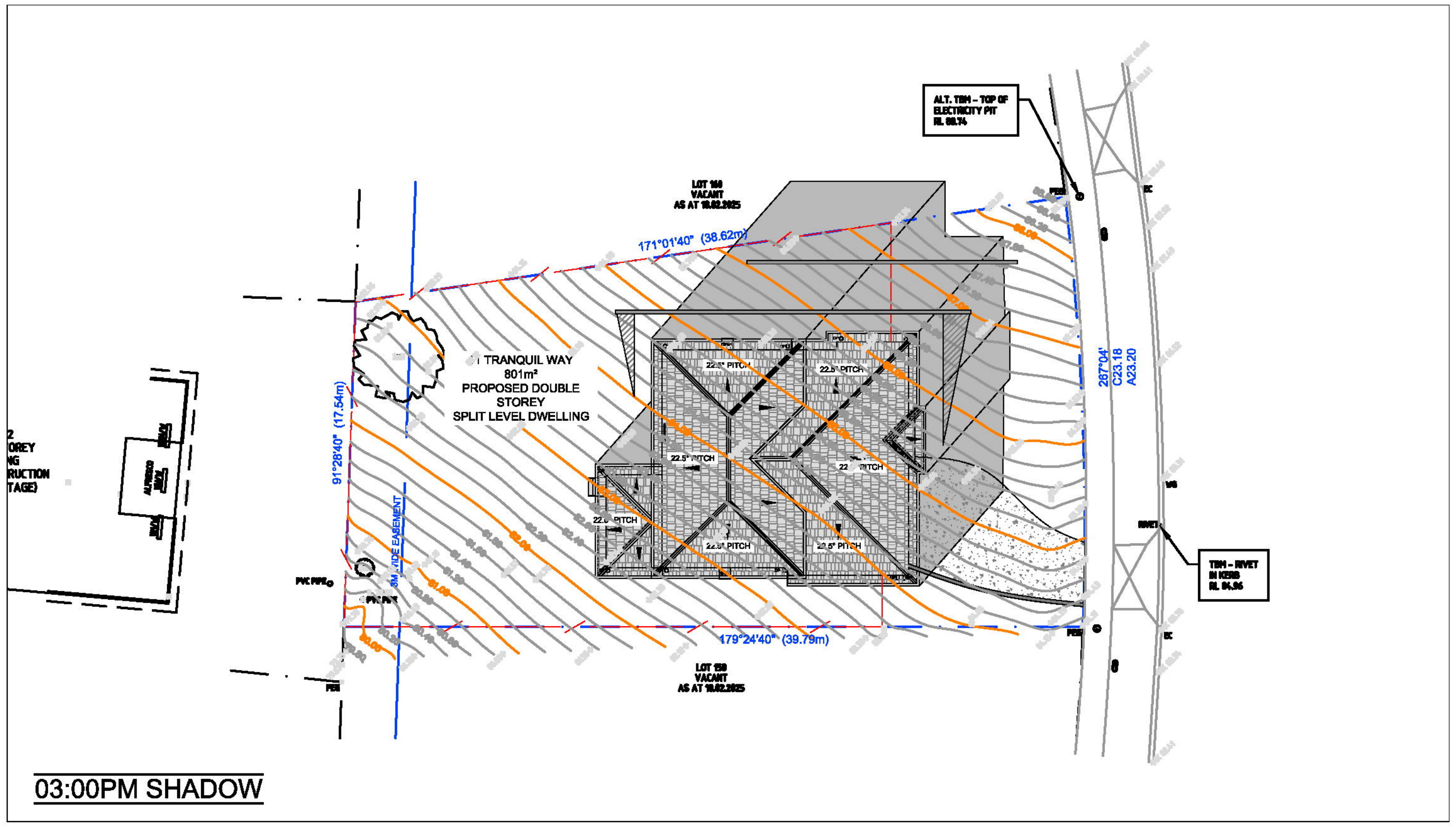
Hotondo Homes - South East VIC, Tweed & Byron Shires NSW and Gold Coast South QLD

E: info@hhbuild.com.au
W: Hotondo Homes Pakenham
Display Home, Selection Centre & Offices:
3 Lever Circuit, Officer South VIC 3809

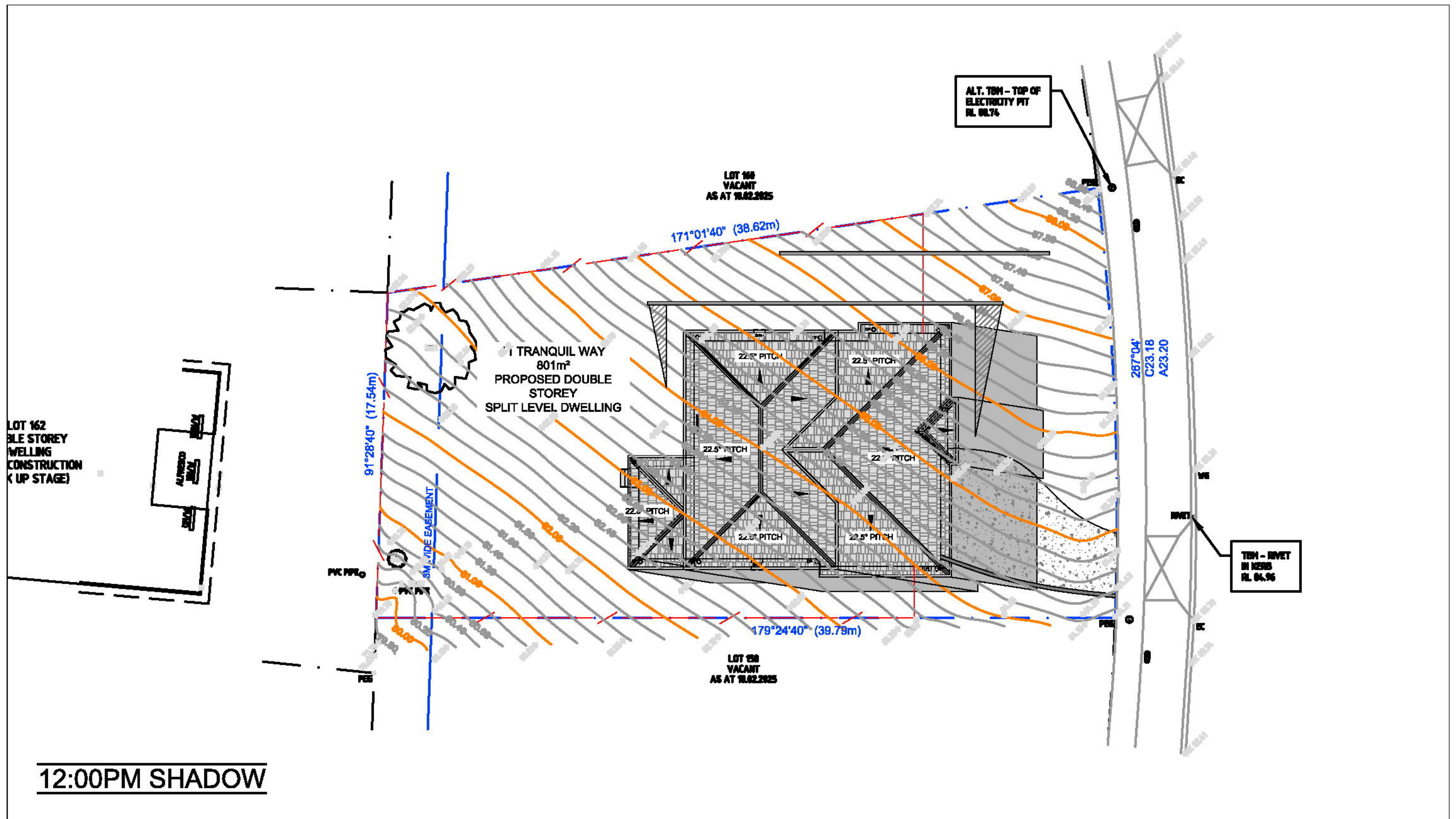
SHEET: 02 OF 07	JOB No.	RFI
DATE: 20/02/2025	WD-00130	1
DRAWN: D.P		



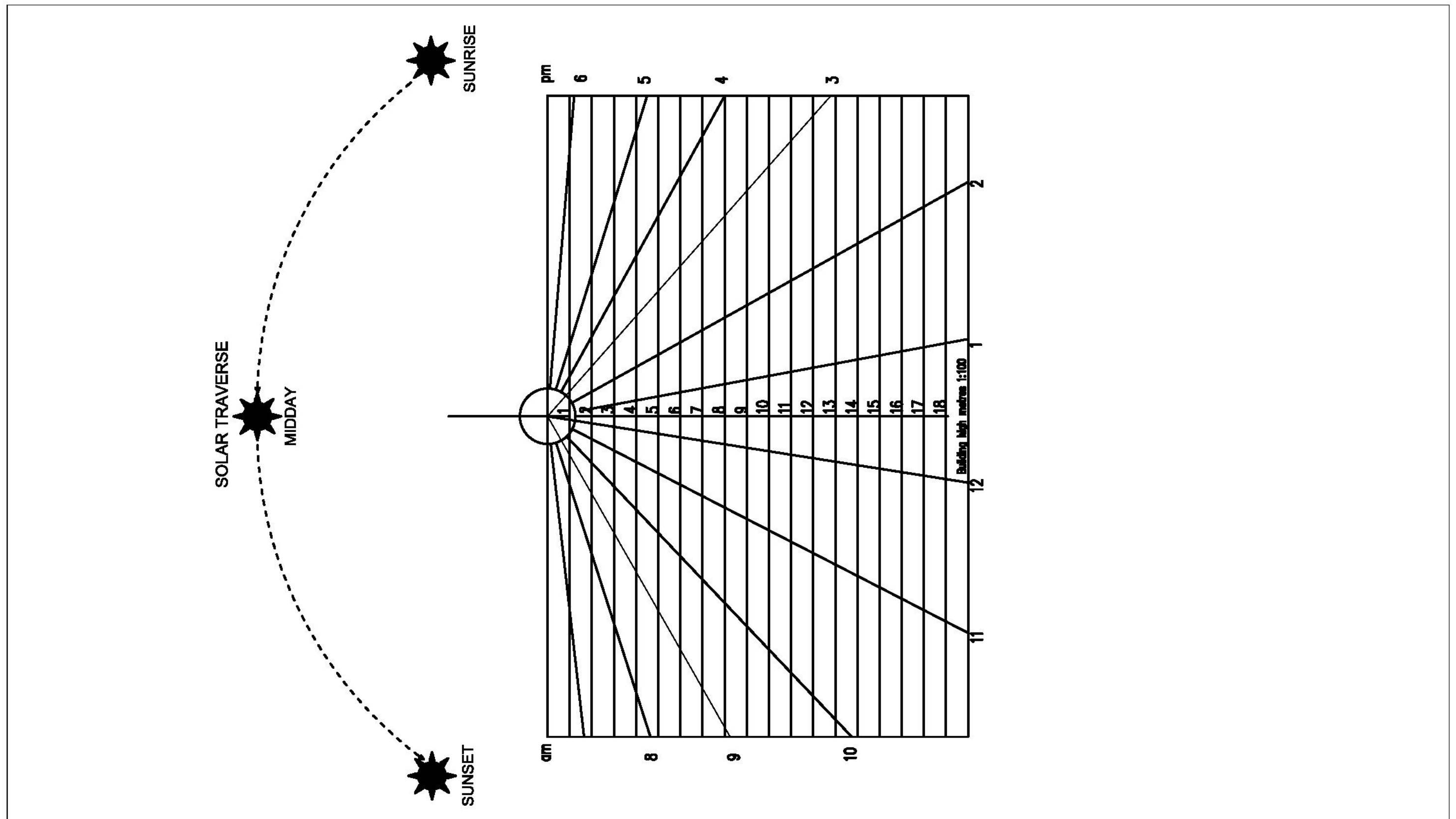
09:00AM SHADOW



03:00PM SHADOW



12:00PM SHADOW



NOTE:

SITE BEARINGS, LEVELS AND DIMENSIONS AS PER SURVEY
REF NO: TBC
DATED: TBC
BY: TBC

CLIENT:
[redacted]

PROPOSED:
DOUBLE STOREY SPLIT LEVEL DWELLING

ADDRESS:
11 TRANQUIL WAY, PAKENHAM, VIC 3810

PROPOSED SHADOW PLAN
22ND SEPTEMBER EQUINOX
SCALE 1:400

Hotondo Homes - South East VIC, Tweed & Byron Shires NSW and Gold Coast South QLD

E: info@hhbuild.com.au
W: Hotondo Homes Pakenham
Display Home, Selection Centre & Offices:
3 Lever Circuit, Officer South VIC 3809

SHEET: 03 OF 07	JOB No.	RFI
DATE: 20/02/2025	WD-00130	1
DRAWN: D.P		

NOTE:
EAVE VENTS AS PER CLAUSE 10.8.3

NOTE:
2040mm INTERNAL HIGH DOORS THROUGHOUT AND FRONT ENTRANCE DOOR.

NOTE:
ENCLOSED SHOWER CONSTRUCTION. UNLESS SHOWN OTHERWISE.

NOTE:
ALL JOINTS IN THE EXTERNAL SURFACE OF WALLS SHALL BE COVERED, SEALED, OVERLAPPED, BACKED OR BUTT-JOINED TO PREVENT GAPS GREATER THAN 2mm.

NOTE:
WATER TANK CONNECTED TO ONE OR SELECTED TOILET/S FOR FLUSHING.

NOTE:
MECHANICAL VENTILATION TO BE DUCTED TO "OUTDOOR AIR" - NEW BCA CONDENSATION MANAGEMENT REQUIREMENT.

NOTE:
GUTTERS AND DOWNPIPES LOCATIONS ARE INDICATIVE ONLY AND ARE TO BE INSTALLED AT THE PLUMBER'S DISCRETION IN ACCORDANCE WITH AS 3500.3.2018.

NOTE:
WC DOOR HINGES TO HAVE EXTERNAL REMOVABLE HINGES IN ACCORDANCE WITH BCA-3.8.3.3

NOTE:
PRIVACY SET TO POWDER AND BATHROOM.

NOTE:
COLORBOND 100x50mm DOWNPIPES THROUGHOUT.

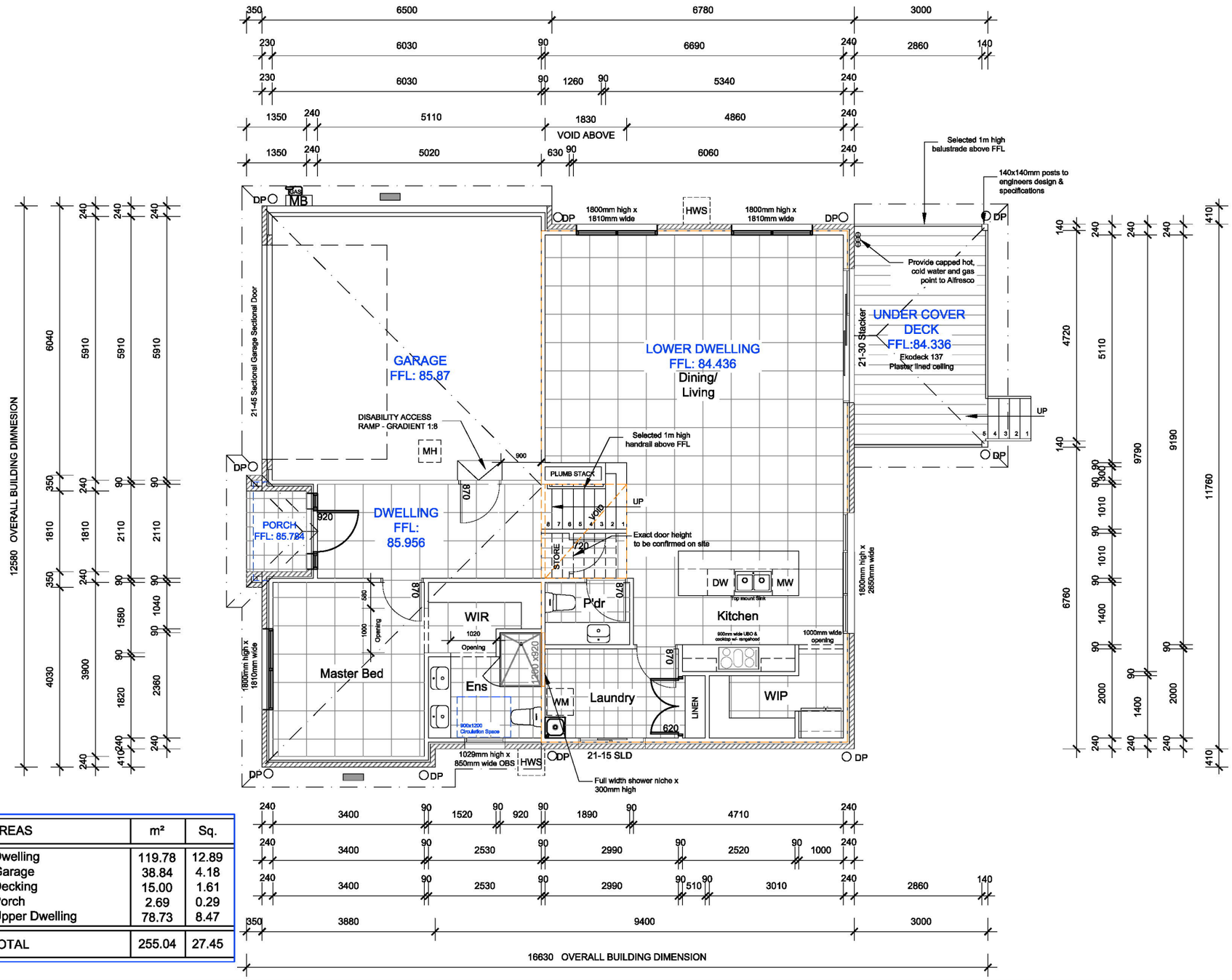
NOTE:
WINDOW AND DOOR SIZES ARE NOMINAL. REFER TO MANUFACTURERS SPECIFICATIONS FOR CORRECT SIZING AND STUD OPENINGS.

NOTE:
EXTERNAL WALLS TO BE WRAPPED IN A PLIABLE BUILDING MEMBRANE AS REQUIRED BY BCA 3.8.7.2 -NEW BCA 2019 CONDENSATION MANAGEMENT REQUIREMENT.

NOTE:
DOUBLE GLAZED WINDOWS THROUGHOUT ONLY. ALL DOORS TO BE SINGLE GLAZED.

NOTE:
GAS AND ELECTRICAL METER BOX TO BE DETERMINED BY ELECTRICIAN AND PLUMBER ON SITE.

NOTE:
VENTS AND WEEPHOLES IN EXTERNAL WALLS, ROOF SHALL BE SCREENED WITH A MESH WITH A MAXIMUM APERTURE OF 2mm, MADE OF CORROSION-RESISTANT STEEL, ALUMINIUM OR BRONZE.



AREAS	m²	Sq.
Dwelling	119.78	12.89
Garage	38.84	4.18
Decking	15.00	1.61
Porch	2.69	0.29
Upper Dwelling	78.73	8.47
TOTAL	255.04	27.45

Hotondo Homes

NOTE:

SITE BEARINGS, LEVELS AND DIMENSIONS AS PER SURVEY
REF NO: TBC
DATED: TBC
BY: TBC

CLIENT: [redacted]

PROPOSED:
DOUBLE STOREY SPLIT LEVEL DWELLING

ADDRESS:
11 TRANQUIL WAY, PAKENHAM, VIC 3810

PROPOSED GROUND FLOOR PLAN
SCALE 1:100

Hotondo Homes - South East VIC, Tweed & Byron Shires NSW and Gold Coast South QLD

E: info@hhbuild.com.au
W: Hotondo Homes Pakenham
Display Home, Selection Centre & Offices:
3 Lever Circuit, Officer South VIC 3809

SHEET: 04 OF 07	JOB No.	RFI
DATE: 20/02/2025	WD-00130	1
DRAWN: D.P		

NOTE:
EAVE VENTS AS PER CLAUSE 10.8.3

NOTE:
2040mm INTERNAL HIGH DOORS THROUGHOUT AND FRONT ENTRANCE DOOR.

NOTE:
ENCLOSED SHOWER CONSTRUCTION. UNLESS SHOWN OTHERWISE.

NOTE:
ALL JOINTS IN THE EXTERNAL SURFACE OF WALLS SHALL BE COVERED, SEALED, OVERLAPPED, BACKED OR BUTT-JOINED TO PREVENT GAPS GREATER THAN 2mm.

NOTE:
WATER TANK CONNECTED TO ONE OR SELECTED TOILET/S FOR FLUSHING.

NOTE:
MECHANICAL VENTILATION TO BE DUCTED TO "OUTDOOR AIR" - NEW BCA CONDENSATION MANAGEMENT REQUIREMENT.

NOTE:
GUTTERS AND DOWNPIPES LOCATIONS ARE INDICATIVE ONLY AND ARE TO BE INSTALLED AT THE PLUMBER'S DISCRETION IN ACCORDANCE WITH AS 3500.3.2018.

NOTE:
WC DOOR HINGES TO HAVE EXTERNAL REMOVABLE HINGES IN ACCORDANCE WITH BCA-3.8.3.3

NOTE:
PRIVACY SET TO POWDER AND BATHROOM.

NOTE:
COLORBOND 100x50mm DOWNPIPES THROUGHOUT.

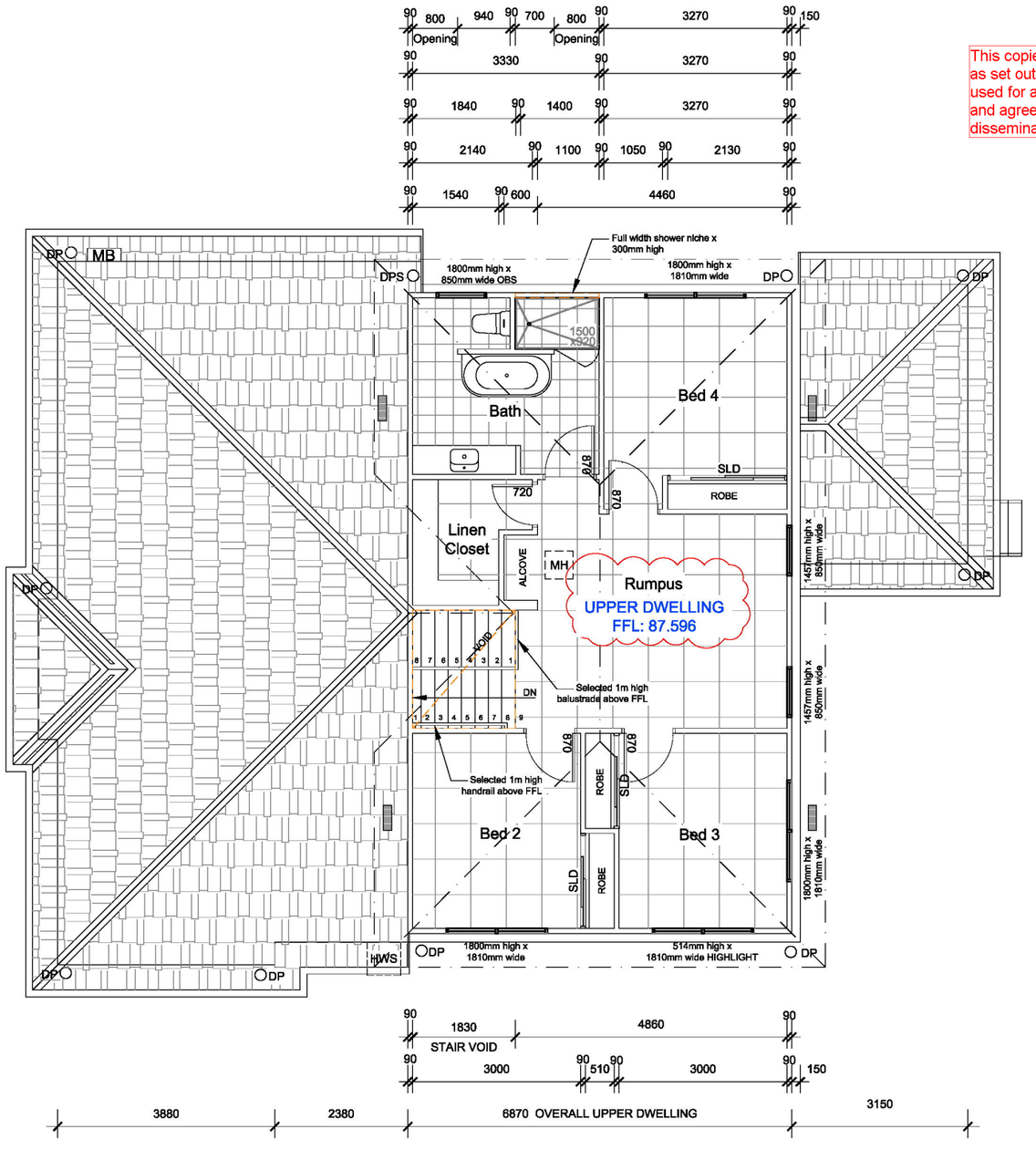
NOTE:
WINDOW AND DOOR SIZES ARE NOMINAL. REFER TO MANUFACTURERS SPECIFICATIONS FOR CORRECT SIZING AND STUD OPENINGS.

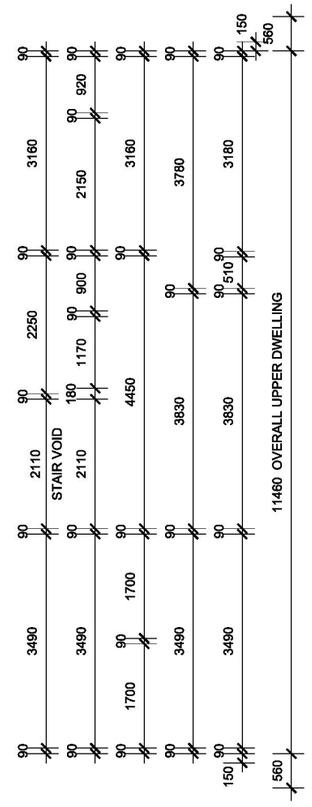
NOTE:
EXTERNAL WALLS TO BE WRAPPED IN A PLIABLE BUILDING MEMBRANE AS REQUIRED BY BCA 3.8.7.2 -NEW BCA 2019 CONDENSATION MANAGEMENT REQUIREMENT.

NOTE:
DOUBLE GLAZED WINDOWS THROUGHOUT ONLY. ALL DOORS TO BE SINGLE GLAZED.

NOTE:
GAS AND ELECTRICAL METER BOX TO BE DETERMINED BY ELECTRICIAN AND PLUMBER ON SITE.

NOTE:
VENTS AND WEEPHOLES IN EXTERNAL WALLS, ROOF SHALL BE SCREENED WITH A MESH WITH A MAXIMUM APERTURE OF 2mm, MADE OF CORROSION-RESISTANT STEEL, ALUMINIUM OR BRONZE.





NOTE:
HABITABLE ROOM WINDOWS EXCEED 4m FALL. ENSURE NO HORIZONTAL ELEMENTS BETWEEN THE BARRIER BETWEEN 150-760mm MAY FACILITATE CLIMBING

NOTE:
FALL PREVENTION SHALL BE PROVIDED TO A BEDROOM WINDOW WHEN THE OPENABLE PORTION OF THE WINDOW IS LESS THAN 1700mm ABOVE FLOOR LEVEL AND THE FLOOR BELOW THE WINDOW IS 2.0m OR MORE ABOVE THE SURFACE LEVEL. OPTIONS:

1) WINDOW OPENING SHALL NOT EXCEED 125MM; OR
2) THE OPENABLE PORTION IS PROTECTED WITH A MECHANICALLY FIXED METAL SCREEN (CAPABLE RESISTING 250N HORIZONTAL ACTION)

IF THE SCREEN OR DEVICE IS ABLE TO BE REMOVED, UNLOCKED OR OVERRIDDEN, THEN THE WINDOW SHALL BE FITTED WITH A CHILD RESISTANT DEVICE.

OTHER WINDOWS ARE REQUIRED TO HAVE A BARRIER OF NOT LESS THAN 865mm ABOVE THE FLOOR LEVEL WHEN THE OPENABLE WINDOW IS 2.0m OR MORE ABOVE THE SURFACE BENEATH THE WINDOW.

AREAS	m²	Sq.
Dwelling	119.78	12.89
Garage	38.84	4.18
Decking	15.00	1.61
Porch	2.69	0.29
Upper Dwelling	78.73	8.47
TOTAL	255.04	27.45

Hotondo Homes

NOTE:

SITE BEARINGS, LEVELS AND DIMENSIONS AS PER SURVEY
REF NO: TBC
DATED: TBC
BY: TBC

CLIENT: [redacted]

PROPOSED:
DOUBLE STOREY SPLIT LEVEL DWELLING

ADDRESS:
11 TRANQUIL WAY, PAKENHAM, VIC 3810

PROPOSED FIRST FLOOR PLAN
SCALE 1:100

Hotondo Homes - South East VIC, Tweed & Byron Shires NSW and Gold Coast South QLD

E: info@hhbuild.com.au
W: Hotondo Homes Pakenham
Display Home, Selection Centre & Offices:
3 Lever Circuit, Officer South VIC 3809

SHEET: 05 OF 07	JOB No.	RFI
DATE: 20/02/2025	WD-00130	1
DRAWN: D.P		

NOTE:
FALL PREVENTION SHALL BE PROVIDED TO A BEDROOM WINDOW WHEN THE OPENABLE PORTION OF THE WINDOW IS LESS THAN 1700mm ABOVE FLOOR LEVEL AND THE FLOOR BELOW THE WINDOW IS 2.0m OR MORE ABOVE THE SURFACE LEVEL. OPTIONS:
1) WINDOW OPENING SHALL NOT EXCEED 125MM; OR
2) THE OPENABLE PORTION IS PROTECTED WITH A MECHANICALLY FIXED METAL SCREEN (CAPABLE RESISTING 250N HORIZONTAL ACTION)

IF THE SCREEN OR DEVICE IS ABLE TO BE REMOVED, UNLOCKED OR OVERRIDDEN, THEN THE WINDOW SHALL BE FITTED WITH A CHILD RESISTANT DEVICE.

OTHER WINDOWS ARE REQUIRED TO HAVE A BARRIER OF NOT LESS THAN 865mm ABOVE THE FLOOR LEVEL WHEN THE OPENABLE WINDOW IS 2.0m OR MORE ABOVE THE SURFACE BENEATH THE WINDOW.

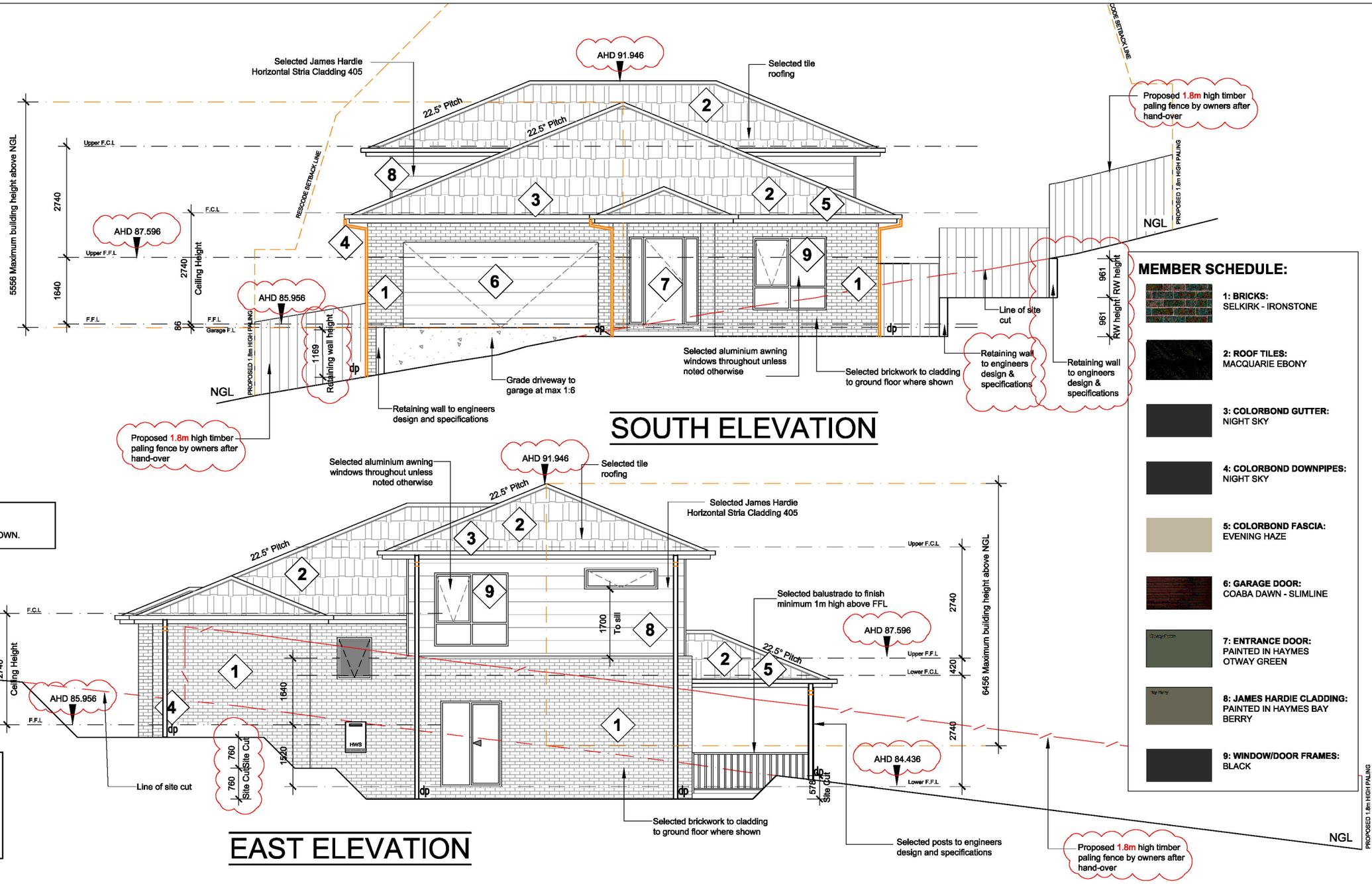
NOTE:
EXTERNAL CLADDING FINISHES AT TOP OF REBATE AND DOES NOT EXCEED PAST THE REBATE. ELEVATIONS ARE ILLUSTRATIONS ONLY AND MAY DIFFER FROM SITE.

NOTE:
DOUBLE GLAZED WINDOWS THROUGHOUT ONLY. ALL DOORS TO BE SINGLE GLAZED.

NOTE:
HABITABLE ROOM WINDOWS EXCEED 4m FALL. ENSURE NO HORIZONTAL ELEMENTS BETWEEN THE BARRIER BETWEEN 150-760mm MAY FACILITATE CLIMBING

NOTE:
EAVES ARE MEASURED 600mm FROM EXTERNAL TIMBER FRAME WHERE SHOWN.

NOTE:
OBSCURE GLAZING AS INDICATED BY HATCH. WHERE OBSCURE GLAZING IS REQUIRED FOR OVERLOOKING REQUIREMENTS, ENSURE OBSCURE GLAZED PORTION IS FIXED AND SITS 1.7m HIGH ABOVE FFL.



MEMBER SCHEDULE:

1: **BRICKS:** SELKIRK - IRONSTONE

2: **ROOF TILES:** MACQUARIE EBONY

3: **COLORBOND GUTTER:** NIGHT SKY

4: **COLORBOND DOWNPIPES:** NIGHT SKY

5: **COLORBOND FASCIA:** EVENING HAZE

6: **GARAGE DOOR:** COABA DAWN - SLIMLINE

7: **ENTRANCE DOOR:** PAINTED IN HAYMES OTWAY GREEN

8: **JAMES HARDIE CLADDING:** PAINTED IN HAYMES BAY BERRY

9: **WINDOW/DOOR FRAMES:** BLACK

Hotondo Homes

NOTE:

SITE BEARINGS, LEVELS AND DIMENSIONS AS PER SURVEY
REF NO: TBC
DATED: TBC
BY: TBC

CLIENT: [redacted]

PROPOSED:
DOUBLE STOREY SPLIT LEVEL DWELLING

ADDRESS:
11 TRANQUIL WAY, PAKENHAM, VIC 3810

EXTERNAL ELEVATIONS
SCALE 1:100

Hotondo Homes - South East VIC, Tweed & Byron Shires NSW and Gold Coast South QLD

E: info@hhbuild.com.au
W: Hotondo Homes Pakenham
Display Home, Selection Centre & Offices:
3 Lever Circuit, Officer South VIC 3809

SHEET: 06 OF 07	JOB No.	RFI
DATE: 20/02/2025	WD-00130	1
DRAWN: D.P		

NOTE:
OBSCURE GLAZING AS INDICATED BY HATCH. WHERE OBSCURE GLAZING IS REQUIRED FOR OVERLOOKING REQUIREMENTS, ENSURE OBSCURE GLAZED PORTION IS FIXED AND SITS 1.7m HIGH ABOVE FFL.

NOTE:
HABITABLE ROOM WINDOWS EXCEED 4m FALL. ENSURE NO HORIZONTAL ELEMENTS BETWEEN THE BARRIER BETWEEN 150-760mm MAY FACILITATE CLIMBING

NOTE:
FALL PREVENTION SHALL BE PROVIDED TO A BEDROOM WINDOW WHEN THE OPENABLE PORTION OF THE WINDOW IS LESS THAN 1700mm ABOVE FLOOR LEVEL AND THE FLOOR BELOW THE WINDOW IS 2.0m OR MORE ABOVE THE SURFACE LEVEL. OPTIONS:
1) WINDOW OPENING SHALL NOT EXCEED 125MM; OR
2) THE OPENABLE PORTION IS PROTECTED WITH A MECHANICALLY FIXED METAL SCREEN (CAPABLE RESISTING 250N HORIZONTAL ACTION)

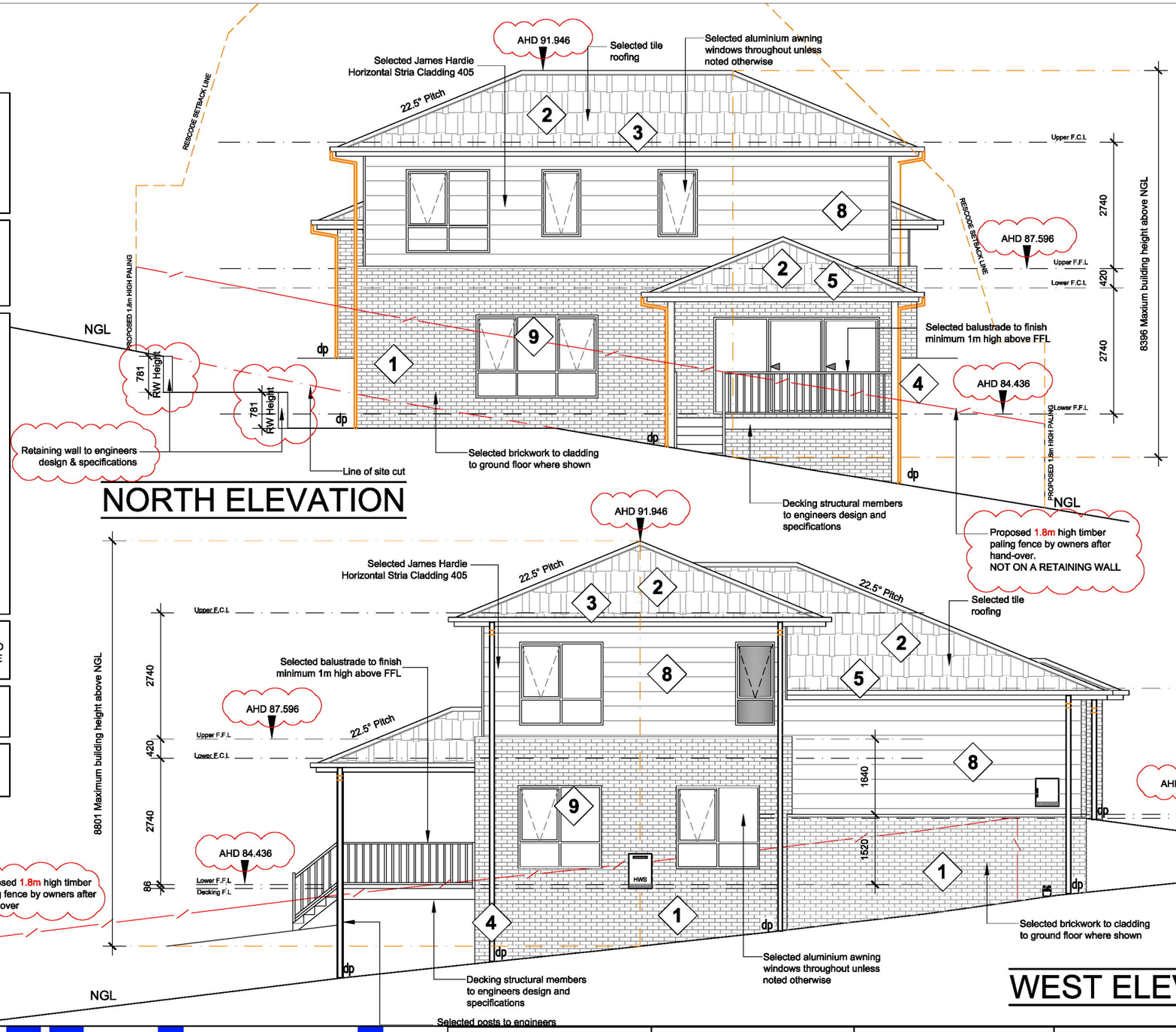
IF THE SCREEN OR DEVICE IS ABLE TO BE REMOVED, UNLOCKED OR OVERRIDDEN, THEN THE WINDOW SHALL BE FITTED WITH A CHILD RESISTANT DEVICE.

OTHER WINDOWS ARE REQUIRED TO HAVE A BARRIER OF NOT LESS THAN 865mm ABOVE THE FLOOR LEVEL WHEN THE OPENABLE WINDOW IS 2.0m OR MORE ABOVE THE SURFACE BENEATH THE WINDOW.

NOTE:
EXTERNAL CLADDING FINISHES AT TOP OF REBATE AND DOES NOT EXCEED PAST THE REBATE. ELEVATIONS ARE ILLUSTRATIONS ONLY AND MAY DIFFER FROM SITE.

NOTE:
DOUBLE GLAZED WINDOWS THROUGHOUT ONLY. ALL DOORS TO BE SINGLE GLAZED.

NOTE:
EAVES ARE MEASURED 600mm FROM EXTERNAL TIMBER FRAME WHERE SHOWN.



MEMBER SCHEDULE:

- **1: BRICKS:** SELKIRK - IRONSTONE
- **2: ROOF TILES:** MACQUARIE EBONY
- **3: COLORBOND GUTTER:** NIGHT SKY
- **4: COLORBOND DOWNPIPES:** NIGHT SKY
- **5: COLORBOND FASCIA:** EVENING HAZE
- **6: GARAGE DOOR:** COABA DAWN - SLIMLINE
- **7: ENTRANCE DOOR:** PAINTED IN HAYMES OTWAY GREEN
- **8: JAMES HARDIE CLADDING:** PAINTED IN HAYMES BAY BERRY
- **9: WINDOW/DOOR FRAMES:** BLACK

Hotondo Homes

NOTE:

SITE BEARINGS, LEVELS AND DIMENSIONS AS PER SURVEY
REF NO: TBC
DATED: TBC
BY: TBC

CLIENT: [redacted]

PROPOSED:
DOUBLE STOREY SPLIT LEVEL DWELLING

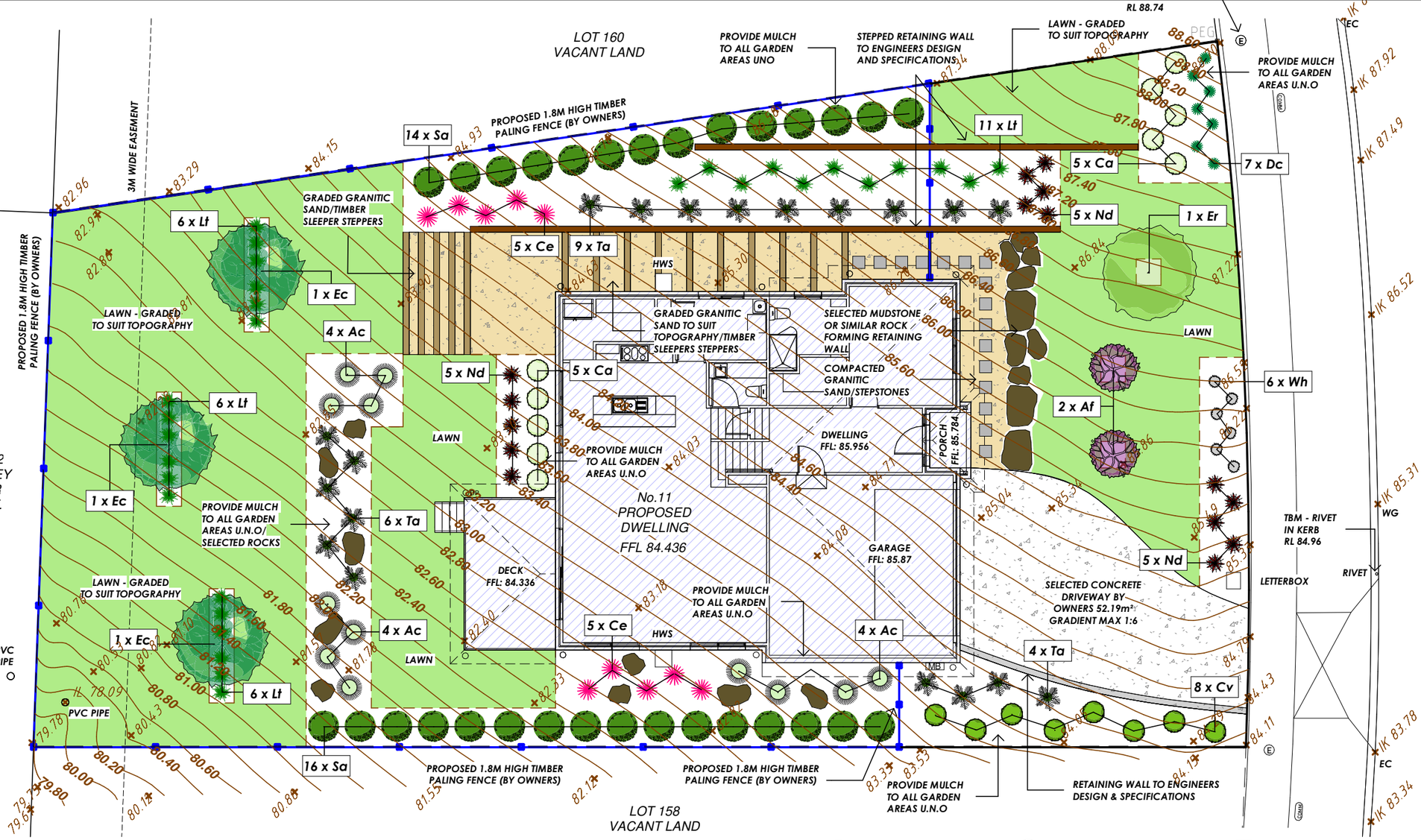
ADDRESS:
11 TRANQUIL WAY, PAKENHAM, VIC 3810

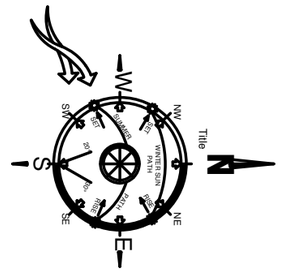
EXTERNAL ELEVATIONS
SCALE 1:100

Hotondo Homes - South East VIC, Tweed & Byron Shires NSW and Gold Coast South QLD

E: info@hhbuild.com.au
W: Hotondo Homes Pakenham
Display Home, Selection Centre & Offices:
3 Lever Circuit, Officer South VIC 3809

SHEET: 07 OF 07	JOB No.	RFI
DATE: 20/02/2025	WD-00130	1
DRAWN: D.P		

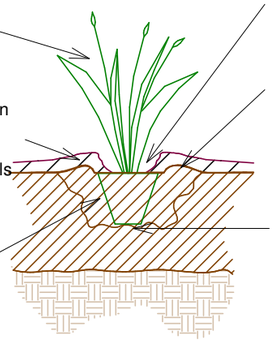




Landscape Legend

- canopy trees
- shrubs in mulched bed
- foliage plants in mulched bed
- lawn area
- stepstones -permeable sub base
- compacted granitic sand

Planting in mulched beds



plant as per schedule installation and set out as per landscape plan

mulched area sprayed for weeds 2 weeks prior to ground preparation as per planting notes
75mm - 100mm depth mulch consolidated to finish surface levels and flush with adjacent edges

planting hole to be rough sided & no deeper than the height of the root ball and backfilled with new topsoil

slow release fertilizer to be added as required

top of rootball planted flush with soil finished soil level with mulch kept clear of stem
50mm x 300mm dia. topsoil ring berm to create watering dish

topsoil type as per recommendations to 250mm min depth cultivated into existing.
existing subsoil to ripped to 450mm depth with subsoil amelioration additives spread and culitvated into subsoil

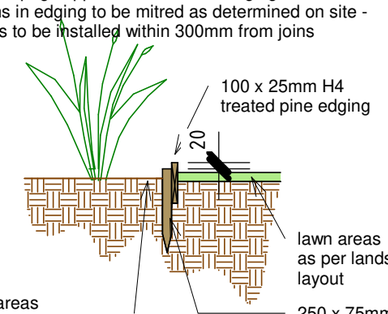
Landscape Concept Plan

1 : 150

NOTE: PLANT SCHEDULE/ LANDSCAPE DETAILS REFER SHEET L 2 of 2

Garden Edging Detail

Notes: timber edging secured with galvanised fixings.
Install pegs approx.20mm below edging.
Joins in edging to be mitred as determined on site - pegs to be installed within 300mm from joins



THE LANDSCAPE PLAN COMPANY
ph: 0449 199996
e: thelandscapepc@gmail.com
w: thelandscapeplancompany.com

PROJECT:
Landscape Concept Plan
11 Tranquil Way, Pakenham

CLIENT:
Hotondo Homes

DATE:
Nov. 2024

DESIGNED BY:
A.S

CHECKED BY:
A.S

REVISIONS:
'A' - 23.05.25 - CLIENT REQ.
'B' - 10.03.25 - CLIENT REQ.

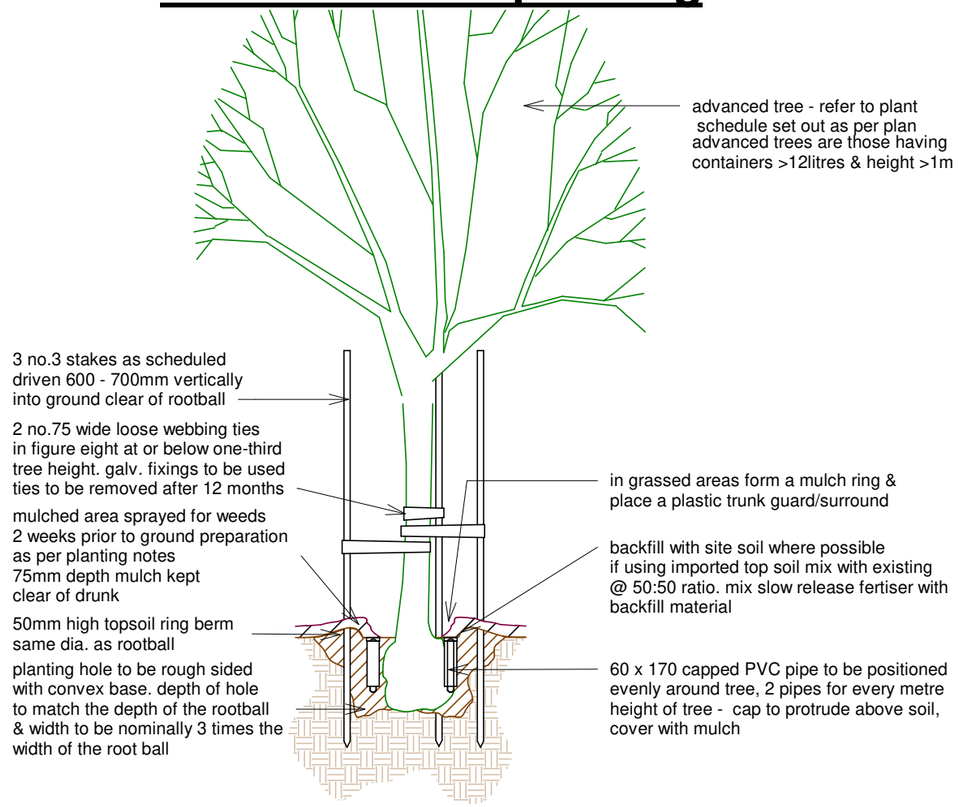
REV:
B

SHEET No:
L 1 of 2

Plant Schedule

#	sym	botanical name	common name	pot	mature size (HxW)	exotic or native	evergreen or deciduous	qty
		large/medium trees						
1.	Af	*Agonis flexuosa 'After Dark'*		1.0m tall	5 x 3	native	E	2
2.	Ec	*Eucalyptus cinerea*	Argyle apple	1.5m tall	10 x 6	native	E	3
3.	Er	*Elaeocarpus reticularis*	Blueberry Ash	1.5m tall	8 x 4	native	E	1
		large/medium shrubs						
4.	Ca	*Correa alba*	White Correa	200mm	1.5 x 1.5	native	E	8
5.	Cv	*Callistemon viminalis 'Slim'*		200mm	3 x 1.2	native	E	10
6.	Sa	*Syzygium australe 'Hinterland Gold'*		200mm	3 x 2	native	E	30
		small shrubs/foliage						
7.	Ac	*Acacia cognata 'Limelight'*		140mm	0.8 x 1.0	native	E	12
8.	Nd	*Nandina domestica 'Moonbay'*		140mm	0.7 x 0.7	native	E	15
9.	Wf	*Westringia 'Grey Box''*		140mm	0.5 x 0.5	native	E	6
		tussocks/foliage/groundcover						
10.	Ce	*Cordyline 'Electric Pink'*		140mm	1.5 x 1.5	exotic	E	10
11.	Dc	*Dianella caerulea 'Silver Streak'*		140mm	0.5 x 0.5	native	E	7
12.	Lt	*Lomandra tanika*	Mat Rush	140mm	0.7 x 0.7	native	E	29
13.	Ta	*Trachelospermum asiaticum*	Flat Mat	140mm	g'cover	exotic	E	19

Advanced tree planting



Landscape Palette


Driveway -exposed agg. or similar


Mulch 'Forest Fines' or similar


Mudstone rocks


Granitic Sand (dromana topping)


1. Agonis flexuosa


2. Eucalyptus cinerea


3. Elaeocarpus reticularis


4. Correa alba


5. Callistemon 'Slim'


6. Syzygium Hinterland Gold


7. Acacia Cognata


8. Nandina 'Moon Bay'


9. Westringia Grey Box


10. Cordyline 'Electric pink'


11. Dianella caerulea


12. Lomandra tanika


13. T'spermum

Landscape Notes

1. This landscape plan is based on the architect's town planning floor plan and is to be used for Town Planning purposes only.

2. Plant selection shall be as per the plant schedule in locations as shown on the drawings. All plants are to be true to species and the best of their respective kinds. Plants are to have well developed root systems and shall be free from pests and disease. Water plants well watered before and after planting.

3. Spray all areas shown on the drawings as garden bed and lawn with approved non-residual contact herbiside (*glyphosate*) following manufacturer's specifications. The herbicide shall be dyed red to indentify exposed areas. Leave sprayed areas for a period of 10 days prior to being worked. Re-spray any weeds still alive after 10 days.

4. Determine pH of soil using pH kit available at most nurseries. pH should be slightly acidic to neutral -pH - 5.5 to 7.0. If pH is outside of this range contact your local nursery to obtain advice on how to adjust the pH level. Some plants tolerate high or low pH levels.

5. If soil is mainly clay based, add gypsum to aid breaking up the soil at the rate of 1.5 kg/m2 to lawn areas and 2 kg/m2 for garden beds.

6. Install sub-surface drainage which discharges to stormwater or soakage pits in areas with poor drainage (where moisture loving plants area not specified)

7. Cultivate soil for garden bed areas to 300mm depth and lawn areas to 100mm depth. Deep rip in to 400mm depth areas of hard-panning or compaction.

8. Use on-site top soil where possible and improve with organic material as required. Imported top soil top soil shall be fertile, friable soil containing organic matter and free from perennial weeds and their roots, stone or rubble, clods of top soil and other extraneous material.

9. Spread good quality top soil to 100mm depth for garden bed areas and 50mm depth for lawn areas. To improve drainage in clay soils, raise soil level by 200mm in garden beds.

10. Spread 75mm compacted depth organic mulch over all garden areas. Top of mulch shall be level with adjacent surfaces.

11. Plant shrubs in holes of the same depth as the root ball and twice the diameter as the root ball. Water prior to and after backfilling. Do not tread-in plants. Plant root ball in the soil and never in the mulch.

12. Apply fertiliser specific to individual plants requirements. Trees should be staked for the first one or two years.

13. All climbers will require a wire or trellis climbing frame to be attached to adjacent surface.

14. Install timber edging between all lawn areas and garden beds where shown.

15. Areas nominated for lawn area to be re-graded to provide smooth contours and are to be raked to eliminate soil clods, rubble and extraneous material. A low-mow grass mix and lawn starter is to be used. Lawn areas are to be kept continually moist until establishment.

16. Garden beds are to be watered, weeded, fertilsed, pruned, and mulched on a regular basis by landscape contractor or the owner to ensure plants survive and thrive. This is to take place for a peroid of six months after completion of the landscape construction. Any plants that die or are diseased are to be replaced with the same species as listed in the plant schedule. At all times, plants are to be watered as required by climatic conditions to ensure the health of the plants. Between the months of October to April, as a minimum, plants shall be watered an average of 3 times per fortnight with 40 litres per tree and 10 litres per shrub.

17. Install fully automated in-ground irrigation system to all landscaped areas.

18. Provide 1m2 mulch area around all trees situated in lawn areas.

19. Prior to commencement of any site works, the following shall be undertaken:

(a) Trees (incl.nature strip trees) or other vegetation identified to be retained on this plan or in any accompanying arborist report shall be protected during the construction period by installing temp fencing or barrier around the `critical root zone' or `tree protection zone' of the tree. Protection should include the entire canopy, the trunk and `critical root zone'. The `critical root zone' is to be calculated by multiplying the diameter of the tree trunk at ground level by 15 or the zone as nominated by a qualified arborist or council.

(b) The fenced area shall be covered with a 100mm thick layer of organic mulch and periodically irrigated over summer and autmn periods and never allowed to dry out.

THE LANDSCAPE PLAN COMPANY
ph: 0449 199996
e: thelandscapepc@gmail.com
w: thelandscapeplancompany.com

PROJECT:
Landscape Concept Plan
11 Tranquil Way, Pakenham

CLIENT: Hotondo Homes

DATE: Nov. 2024

DESIGNED BY: A.S

CHECKED BY: A.S

REVISIONS:
'A' - 23.05.25 - CLIENT REQ.
'B' - 10.03.25 - CLIENT REQ.

REV: **B**

SHEET No: **L 2 of 2**