


Notice of an Application for an Amendment to a Planning Permit

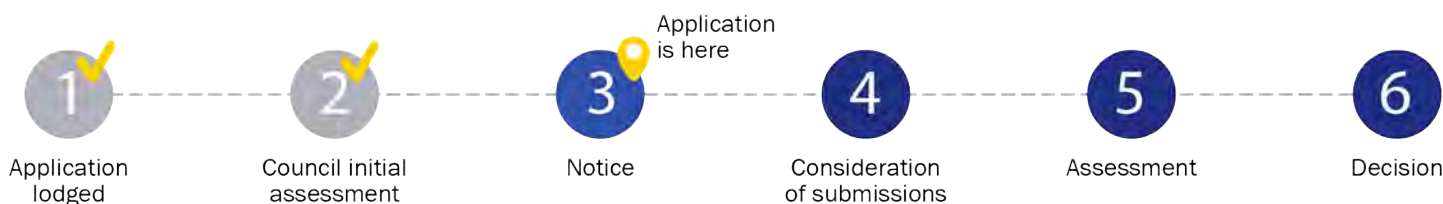
| | |
|-----------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| The land affected by the application is located at: | L234 PS649678 V11462 F022 13 Solid Drive, Pakenham VIC 3810 |
| The application is to: | Section 72 Amendment to Planning Permit T220499 for 'Buildings and works associated with the construction of a dwelling and associated works' |

APPLICATION DETAILS

| | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| The applicant for the amendment to the permit is: | Hargreaves Design Group |
| Application number: | T220499 - 1 |
| 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: | 15 July 2025 |
| WHAT ARE MY OPTIONS? Any person who may be affected by the proposed amendment to 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. | <p>An objection must:</p> <ul style="list-style-type: none">• be made to the Responsible Authority in writing;• include the reasons for the objection; and• state how the objector would be affected. <p>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.</p> |





Planning Enquiries
Phone: 1300 787 624
Web: www.cardinia.vic.gov.au

Office Use Only Application No.:

Date Lodged: / /

Application to AMEND a Planning Permit

If you need help to complete this form, read MORE INFORMATION at the end of this form.

Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*. If you have any questions, please contact Council's planning department.

This form cannot be used to:

- amend a permit or part of a permit if the Victorian Civil and Administrative Tribunal (VCAT) has directed under section 85 of the Act that the responsible authority must not amend that permit or that part of the permit (as the case requires); or
- amend a permit issued by the Minister under Division 6 of Part 4 of the Act (these applications must be made to the Minister under section 97I of the Act).

Questions marked with an asterisk (*) must be completed.

Click for further information.

Clear Form

The Land

Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address *

| | | |
|---------------------------|-------------|-----------------------|
| Unit No.: | St. No.: 13 | St. Name: SOLID DRIVE |
| Suburb/Locality: PAKENHAM | | Postcode: 3810 |

Formal Land Description *

Complete either A or B.

This information can be found on the certificate of title.

If this application relates to more than one address, attach a separate sheet setting out any additional property details.

| | | | | | |
|-----------------------|--------------|-----------------------------------|----------------------------------|-------------------------------------------|--------------|
| A | Lot No.: 234 | <input type="radio"/> Lodged Plan | <input type="radio"/> Title Plan | <input type="radio"/> Plan of Subdivision | No.: 649678Q |
| OR | | | | | |
| Section No.: | | | | | |
| Parish/Township Name: | | | | | |

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Planning Permit Details

What permit is being amended?*

Planning Permit No.: T220499 PA

The Amended Proposal

You must give full details of the amendment being applied for. Insufficient or unclear information will delay your application

What is the amendment being applied for?*

- Indicate the type of changes proposed to the permit.
- List details of the proposed changes.

If the space provided is insufficient, attach a separate sheet.

This application seeks to amend:

- | | |
|-----------------------------------------------------------|---------------------------------------------------------------------|
| <input type="checkbox"/> What the permit allows | <input checked="" type="checkbox"/> Plans endorsed under the permit |
| <input type="checkbox"/> Current conditions of the permit | <input type="checkbox"/> Other documents endorsed under the permit |

Details:

Amendments to the approved plans under Planning Permit No. T220499PA, relating to the construction of a house and garage.

The proposal remains for a split-level, five-bedroom dwelling with a double garage. However, the orientation, room layouts, and external finishes of the dwelling have been significantly changed.

The revised layout is as follows:

Upper floor: Garage, two bedrooms, bathroom, kitchen, meals, family room, and rear balcony.
Lower floor (rear of the dwelling): Master bedroom with ensuite and walk-in robe, two additional

Provide plans clearly identifying all proposed changes to the endorsed plans, together with: any information required by the planning scheme, requested by Council or outlined in a Council checklist; and if required, include a description of the likely effect of the proposal.

Development Cost

Estimate cost of development*

If the permit allows **development**, estimate the cost difference between the development allowed by the permit and the development to be allowed by the amended permit.

Cost of proposed amended development:

\$

–

Cost of the permitted development:


\$

=

Cost difference (+ or –):

\$ NA

Insert 'NA' if no development is proposed by the permit.

 You may be required to verify this estimate.

Existing Conditions


Describe how the land is used and developed now *

For example, vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

Have the conditions of the land changed since the time of the original permit application? ☐ Yes ☒ No

If yes, please provide details of the existing conditions.

Vacant


 Provide a plan of the existing conditions if the conditions have changed since the time of the original permit application. Photos are also helpful.

Title Information

Encumbrances on title *

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

- ☐ Yes (If 'yes' contact council for advice on how to proceed before continuing with this application.)
- ☐ No
- ☒ Not applicable (no such encumbrance applies).

 Provide a full, current copy of the title for each individual parcel of land forming the subject site. The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments', for example, restrictive covenants.

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Applicant and Owner Details

Provide details of the applicant and the owner of the land.

Applicant *

The person who wants the permit.

Please provide at least one contact phone number *

Where the preferred contact person for the application is different from the applicant, provide the details of that person.

Owner *

The person or organisation who owns the land


Where the owner is different from the applicant, provide the details of that person or organisation.

| | | |
|---------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|---------------------------------------------------|
| Name: <input type="text"/> | | |
| Title: <input type="text" value="Mr"/> | First Name: <input type="text"/> | |
| Organisation (if applicable): <input type="text" value="Hargreaves Design Group"/> | | |
| Postal Address: <input type="text"/> | | |
| Unit No.: <input type="text" value="3"/> | St. No.: <input type="text" value="5"/> | St. Name: <input type="text" value="Cook Drive"/> |
| Suburb/Locality: <input type="text" value="Pakenham"/> | State: <input type="text" value="VIC"/> | Postcode: <input type="text" value="3810"/> |
| Contact information for applicant OR contact person below | | |
| Business phone: <input type="text" value="(03) 5940 2340"/> | Email: <input type="text" value="gavin@hargreaves.design"/> | |
| Mobile phone: <input type="text"/> | Fax: <input type="text"/> | |
| Contact person's details* Same as applicant <input checked="" type="checkbox"/> | | |
| Name: <input type="text"/> | | |
| Title: <input type="text"/> | First Name: <input type="text"/> | Surname: <input type="text"/> |
| Organisation (if applicable): <input type="text"/> | | |
| Postal Address: <input type="text"/> | | |
| Unit No.: <input type="text"/> | St. No.: <input type="text"/> | St. Name: <input type="text"/> |
| Suburb/Locality: <input type="text"/> | State: <input type="text"/> | Postcode: <input type="text"/> |
| Name: <input type="text"/> Same as applicant <input type="checkbox"/> | | |
| Title: <input type="text"/> | First Name: <input type="text"/> | |
| Organisation (if applicable): <input type="text"/> | | |
| Postal Address: <input type="text"/> | | |
| Unit No.: <input type="text"/> | St. No.: <input type="text"/> | St. Name: <input type="text"/> |
| Suburb/Locality: <input type="text"/> | State: <input type="text"/> | Postcode: <input type="text"/> |
| Owner's Signature (Optional): <input type="text"/> | | Date: <input type="text" value="28/04/25"/> |
| | | day / month / year |

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Declaration

This form must be signed by the applicant*

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

I declare that I am the applicant; that all the information in this application is true and correct; that all changes to the information have been listed as part of the amended proposal and that the owner (if not the applicant) is notified of the permit application.

| | |
|---------------------------------|---------------------------------------------|
| Signature: <input type="text"/> | Date: <input type="text" value="28/04/25"/> |
| | day / month / year |

Need help with the Application?

If you need help to complete this form, read More Information at the end of this form or contact Council's planning department. General information about the planning process is available at planning.vic.gov.au

Contact Council's planning department to discuss the specific requirements for his application and obtain a checklist. Insufficient or unclear information may delay your application.

Has there been a pre-application meeting with a council planning officer

| | |
|---------------------------------------------------------------|--------------------------------------------|
| <input checked="" type="radio"/> No <input type="radio"/> Yes | If 'Yes', with whom?: <input type="text"/> |
| Date: <input type="text"/> | |
| day / month / year | |

Checklist

Have you:

- ☒ Filled in the form completely?
- ☐ Paid or included the application fee?
- ☒ Attached all necessary supporting information and documents?
- ☒ Completed the relevant council planning permit checklist?
- ☒ Signed the declaration above?



Most applications require a fee to be paid. Contact Council to determine the appropriate fee.

Lodgement

Lodge the completed and signed form and all documents with:

Cardinia Shire Council
PO Box 7
Pakenham VIC 3810

In person: 20 Siding Avenue, Officer

Contact information:

Telephone: 1300 787 624

Fax: (03) 5941 3784

Email: mail@cardinia.vic.gov.au

DX: 81006

Deliver application in person, by post or by electronic lodgement.

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MORE INFORMATION

The Land

It is important that your application to amend a planning permit includes details of the land, consistent with the Planning Permit. Refer to a copy of your Planning Permit, when completing the street address section of the form.

Also ensure you provide up-to-date details for the formal land description, using the current copy of the title.

Planning Permit Details

You must identify the permit being amended by specifying the permit number. This can be found at the beginning of the permit.

The Amended Proposal

First select the type of amendment being applied for. This may include an amendment to:

- the use and/or development allowed by the permit
- conditions of the permit.
- plans approved by the permit.
- any other document approved by the permit.

Then describe the changes proposed to the permit, including any changes to the plans or other documents included in the permit.

Development Cost

In most instances an application fee will be required. This fee must be paid when you lodge the application. The fee is set down by government regulations.

To help Council calculate the application fee, you must provide an accurate cost estimate of the proposed development to be allowed by the amended permit and the difference between the development allowed by the permit.

Council may ask you to justify your cost estimates. Costs are required solely to allow Council to calculate the permit application fee.

Fees are exempt from GST.

The cost difference is calculated as follows:

| | | | | |
|------------------------------------------------------------------------|---|-----------------------------------------------------------------|---|-----------------|
| Development cost related to the Application to Amend a Planning Permit | – | Development cost related to the Application for Planning Permit | = | Cost Difference |
|------------------------------------------------------------------------|---|-----------------------------------------------------------------|---|-----------------|

If the estimated cost of the proposed amended development is less than the estimated cost of the development allowed by the permit, show it as a negative number.

Example 1

Where the cost of the development to be allowed by the amended permit is lower than the cost of the development allowed by the permit:


$$\$180,000 - \$195,000 = -\$15,000$$

Example 2

Where the cost of the development to be allowed by the amended permit is higher than the cost of the development allowed by the permit:

$$\$250,000 - \$195,000 = \$55,000$$

 Costs for different types of development can be obtained from specialist publications such as Cordell Housing: Building Cost Guide or Rawlinsons: Australian Construction Handbook.

 Contact the Council to determine the appropriate fee. Go to planning.vic.gov.au to view a summary of fees in the Planning and Environment (Fees) Regulations.

Existing Conditions

How should land be described?

If the conditions of the land have changed since the time of the original permit application, you need to describe, in general terms, the way the land is used now, including the activities, buildings, structures and works that exist (for example, single dwelling, 24 dwellings in a three-storey building, medical centre with three practitioners and 8 car parking spaces, vacant land).

Please attach to your application a plan of the existing conditions of the land, if the conditions have changed since the time of the original permit application. Check with the local Council for the quantity, scale and level of detail required.

It is also helpful to include photographs of the existing conditions.

Title Information

What is an encumbrance?

An 'encumbrance' is a formal obligation on the land, with the most common type being a 'mortgage'. Other common examples of encumbrances include:

- **Restrictive Covenants:** A 'restrictive covenant' is a written agreement between owners of land restricting the use or development of the land for the benefit of others, (eg. a limit of one dwelling or limits on type of building materials to be used).
- **Section 173 Agreements:** A 'section 173 agreement' is a contract between an owner of the land and the Council which sets out limitations on the use or development of the land.
- **Easements:** An 'easement' gives rights to other parties to use the land or provide for services or access on, under or above the surface of the land.
- **Building Envelopes:** A 'building envelope' defines the development boundaries for the land.

Aside from mortgages, the above encumbrances can potentially limit or even prevent certain types of proposals.

What documents should I check to find encumbrances

Encumbrances are identified on the title (register search statement) under the header 'encumbrances, caveats and notices'. The actual details of an encumbrance are usually provided in a separate document (instrument) associated with the title. Sometimes encumbrances are also marked on the title diagram or plan, such as easements or building envelopes.

What about caveats and notices?


A 'caveat' is a record of a claim from a party to an interest in the land. Caveats are not normally relevant to planning applications as they typically relate to a purchaser, mortgagee or chargee claim, but can sometimes include claims to a covenant or easement on the land. These types of caveats may affect your proposal.

Other less common types of obligations may also be specified on title in the form of 'notices'. These may have an effect on your proposal, such as a notice that the building on the land is listed on the Heritage Register.

What happens if the proposal contravenes an encumbrance on title?

Encumbrances may affect or limit your proposal or prevent it from proceeding. Section 61(4) of the *Planning and Environment Act 1987* for example, prevents a Council from granting a permit if it would result in a breach of a registered restrictive covenant. If the proposal contravenes any encumbrance, contact the Council for advice on how to proceed.

You may be able to modify your proposal to respond to the issue. If not, separate procedures exist to change or remove the various types of encumbrances from the title. The procedures are generally quite involved and if the encumbrance relates to more than the subject property, the process will include notice to the affected party.

 You should seek advice from an appropriately qualified person, such as a solicitor, if you need to interpret the effect of an encumbrance or if you seek to amend or remove an encumbrance.

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Why is title information required?

Title information confirms the location and dimensions of the land specified in the planning application and any obligations affecting what can be done on or with the land.

As well as describing the land, a full copy of the title will include a diagram or plan of the land and will identify any encumbrances, caveats and notices.

What is a 'full' copy of the title?

The title information accompanying your application must include a 'register search statement' and the title diagram, which together make up the title. In addition, any relevant associated title documents, known as 'instruments', must also be provided to make up a full copy of the title.

Check the title to see if any of the types of encumbrances, such as a restrictive covenant, section 173 agreement, easement or building envelope, are listed. If so, you must submit a copy of the document (instrument) describing that encumbrance. Mortgages do not need to be provided with planning applications.

⚠ Some titles have not yet been converted by Land Registry into an electronic register search statement format. In these earlier types of titles, the diagram and encumbrances are often detailed on the actual title, rather than in separate plans or instruments.

Why is 'current' title information required?

It is important that you attach a current copy of the title for each individual parcel of land forming the subject site. 'Current' title information accurately provides all relevant and up-to-date information.

Some councils require that title information must have been searched within a specified time frame. Contact the Council for advice on their requirements.

⚠ Copies of title documents can be obtained from Land Registry: Level 10, 570 Bourke Street, Melbourne; 03 8636 2010; www.landata.vic.gov.au – go direct to "titles & property certificates"

Applicant and Owner Details

This section provides information about the permit applicant, the owner of the land and the person who should be contacted about any matters concerning the permit application.

The applicant is the person or organisation that wants the permit. The applicant can, but need not, be the contact person.

In order to avoid any confusion, the Council will communicate only with the person who is also responsible for providing further details. The contact may be a professional adviser (e.g. architect or planner) engaged to prepare or manage the application. To ensure prompt communications, contact details should be given.

Check with Council how they prefer to communicate with you about the application. If an email address is provided this may be the preferred method of communication between Council and the applicant/contact.

The owner of the land is the person or organisation who owns the land at the time the application is made. Where a parcel of land has been sold and an application made prior to settlement, the owner's details should be identified as those of the vendor. The owner can, but need not, be the contact or the applicant.

See **Example**.

Declaration

The declaration should be signed by the person who takes responsibility for the accuracy of all the information that is provided. This declaration is a signed statement that the information included with the application is true and correct at the time of lodgement.

The declaration can be signed by the applicant or owner. If the owner is not the applicant, the owner must either sign the application form or must be notified of the application which is acknowledged in the declaration

⚠ Obtaining or attempting to obtain a permit by wilfully making or causing any false representation or declaration, either orally or in writing, is an offence under the *Planning and Environment Act 1987* and could result in a fine and/or cancellation of the permit

Need help with the Application?

If you have attended a pre-application meeting with a Council planner, fill in the name of the planner and the date, so that the person can be consulted about the application once it has been lodged. This will help speed up the processing of your application.

Checklist

You should provide sufficient supporting material with the application to describe the proposal in enough detail for the council to make a decision. It is important that copies of all plans and information submitted with the application are legible.

There may be specific application requirements set out in the planning scheme for the use or development you propose. The application should demonstrate how these have been addressed or met.

The checklist is to help ensure that you have:

- provided all the required information on the form
- included payment of the application fee
- attached all necessary supporting information and documents
- completed the relevant Council planning permit checklist
- signed the declaration on the last page of the application form.

⚠ The more complete the information you provide with your application, the sooner Council will be able to make a decision.

Lodgement

The application must be lodged with the Council responsible for the planning scheme in which the land affected by the application is located. In some cases the Minister for Planning or another body is the responsible authority instead of Council. Ask the Council if in doubt.

Check with council how they prefer to have the application lodged. For example, they may have an online lodgement system, prefer email or want an electronic and hard copy. Check also how many copies of plans and the size of plans that may be required.

Contact details are listed in the lodgement section on the last page of the form.

⚠ **Approval from other authorities:** In addition to obtaining a planning permit, approvals or exemptions may be required from other authorities or Council departments. Depending on the nature of your proposal, these may include food or health registrations, building permits or approvals from water and other service authorities.

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Applicant and Owner Details

Provide details of the applicant and the owner of the land.

Applicant

The person who wants the permit.

Please provide at least one contact phone number

Where the preferred contact person for the application is different from the applicant, provide the details of that person.

Owner

The person or organisation who owns the land

Where the owner is different from the applicant, provide the details of that person or organisation.

Name

Title: MR

First Name: LEN

Surname: BROWNING

Organisation (if applicable): RESPONSIBLE DEVELOPERS PTY LTD

Postal Address

Unit No.: 4

St. No.: 12

St. Name: ARDOUR LANE

Suburb/Locality: WYCHEPROOF

State: VIC

Postcode: 3527

Contact information for applicant OR contact person below

Business phone: 9123 4567

Email: tcpl@bigpond.net.au

Mobile phone: 0412 345 678

Fax: 9123 4567

Contact person's details*

Name

Title: MR

First Name: ANDREW

Surname: HODGE

Organisation (if applicable): TOWN PLANNING CONSULTANTS

Postal Address

Unit No.:

St. No.:

St. Name: PO BOX 111

Suburb/Locality: PARKDALE

State: VIC

Postcode: 3194

Name

Title:

First Name:

Surname:

Organisation (if applicable):

Postal Address

Unit No.:

St. No.:

St. Name:

Suburb/Locality:

State:

Postcode:

Owner's Signature (Optional):

Date:

Same as applicant

day / month / year

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Application to AMEND a Planning Permit | Metropolitan Council

Addendum

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

Page 1 of 1

VOLUME 11462 FOLIO 022

Security no : 124123972766W
Produced 28/04/2025 03:23 PM

LAND DESCRIPTION

Lot 234 on Plan of Subdivision 649678Q.
PARENT TITLE Volume 11461 Folio 856
Created by instrument PS649678Q 03/12/2013

REGISTERED PROPRIETOR

ENCUMBRANCES, CAVEATS AND NOTICES

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 PS649678Q 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: 13 SOLID DRIVE PAKENHAM VIC 3810

ADMINISTRATIVE NOTICES

NIL

DOCUMENT END

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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 | PS649678Q |
| Number of Pages (excluding this cover sheet) | 9 |
| Document Assembled | 28/04/2025 15:23 |

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| | | | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PLAN OF SUBDIVISION | | Stage No. — | LRS use only EDITION 1 | Plan Number PS 649678Q |
| 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. 11461 Fol. 856 Last Plan Reference: Lot A PS 649677S Postal Address: 120-150 Pakenham Road (at time of subdivision) Pakenham 3810 MGA94 Co-ordinates: E 366 600 Zone: 55 (of approx. centre of land in plan) N 5 786 800 | | 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. <u>OPEN SPACE</u> (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 | | | |
| Reserve No.1 | Cardinia Shire Council | | | |
| Reserve No.2 | Cardinia Shire Council | | | |
| Reserve No.3 | Cardinia Shire Council | | | |
| 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 200 (Both Inclusive) have been omitted from this stage. | | | | |
| <div style="border: 1px solid red; padding: 5px; color: red; margin: 10px auto; width: 80%;"> This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited. </div> | | | | |
| Estate: GALWAY GOLD Development No.: 2 No. of Lots: 45 Area: 6.553 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 | | | | LRS use only |
| Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road) | | | | Statement of Compliance/ Exemption Statement Received <input checked="" type="checkbox"/> DATE 20 / 11 / 2013 LRS use only PLAN REGISTERED TIME 5.34pm DATE 3 / 12 / 2013 Kevin Bond Assistant Registrar of Titles SHEET 1 OF 8 SHEETS |
| Easement Reference | Purpose | Width (Metres) | Origin | |
| Land Benefited/In Favour Of | | | | |
| E-1, E-3 & E-4 | Drainage | See Diag. | This Plan | |
| E-2, E-3 & E-4 | Sewerage | See Diag. | This Plan | |
| E-4 & E-5 | Powerline | See Diag. | This Plan Section 88 Electricity Industry Act 2000 | SPI Electricity Pty Ltd |
| E-6 | Water Supply | See Diag. | PS 649677S | South East Water Limited |
| 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, SOUTH BANK PH. (03) 9697 8000, FAX (03) 9697 8099 | | | | LICENSED SURVEYOR (PRINT) JONATHAN TREVOR NEATE SIGNATURE <u>DIGITALLY SIGNED</u> DATE REF 35213/Stg.2 VERSION 7 |
| | | | | DATE / / 20 COUNCIL DELEGATE SIGNATURE ORIGINAL SHEET SIZE A3 |

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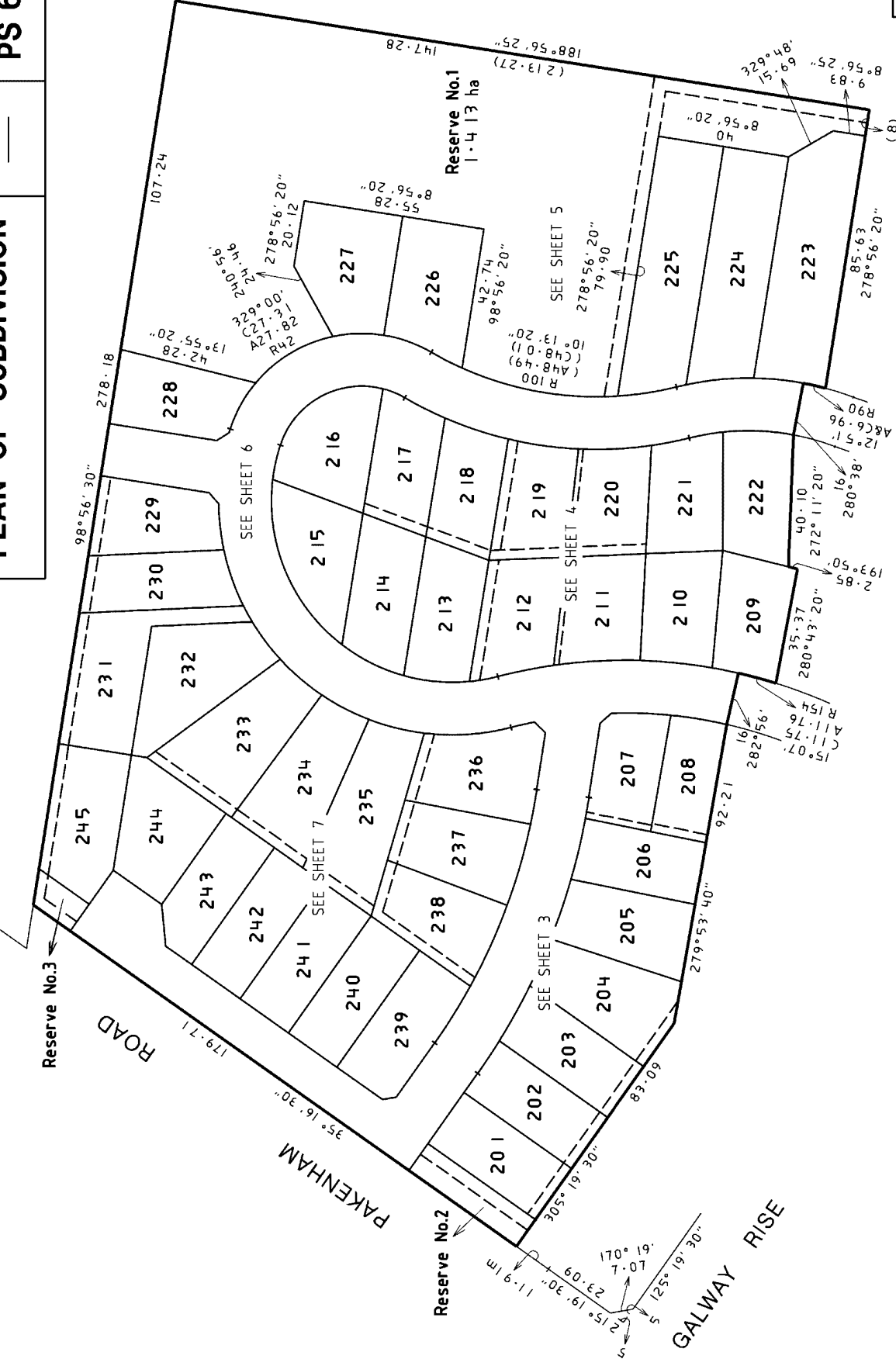


PLAN OF SUBDIVISION

Plan Number

PS 649678Q

Stage No.



SHEET 2

LICENSED SURVEYOR (PRINT) JONATHAN TREVOR NEATE

SIGNATURE DIGITALLY SIGNED DATE

REF 35213/Std.2 VERSION 7

SCALE



ORIGINAL SCALE

SHEET SIZE A3

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THE MELBURNIAN, SUITE 2, 250 ST KILDA RD, SOUTH BANK PH (03) 9697 8000, FAX (03) 9697 8099

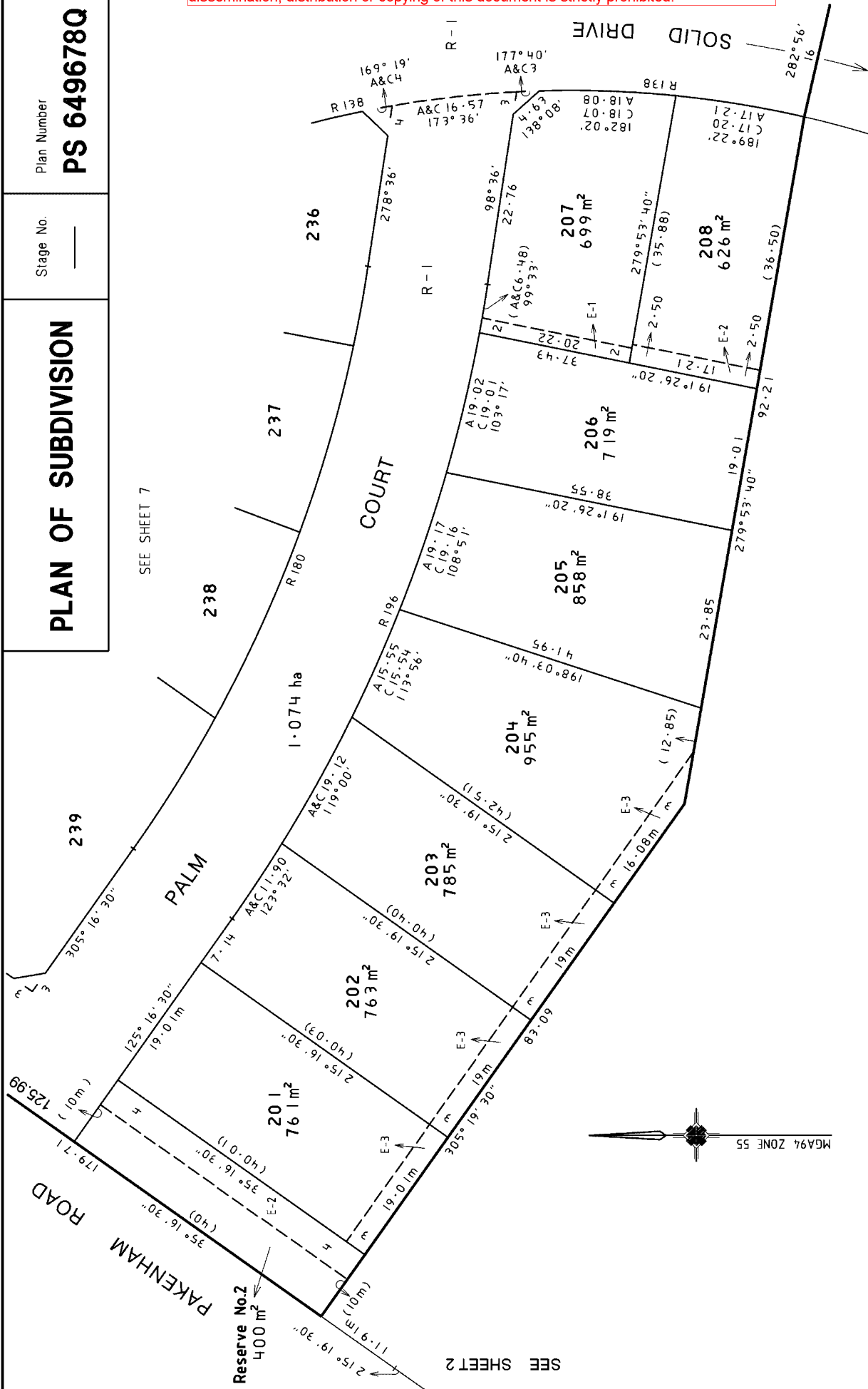
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PLAN OF SUBDIVISION

Plan Number

PS 649678Q

Stage No.



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3 MAIN ST, MORRINGTON PH. (03) 3973 4044, FAX (03) 3973 3910

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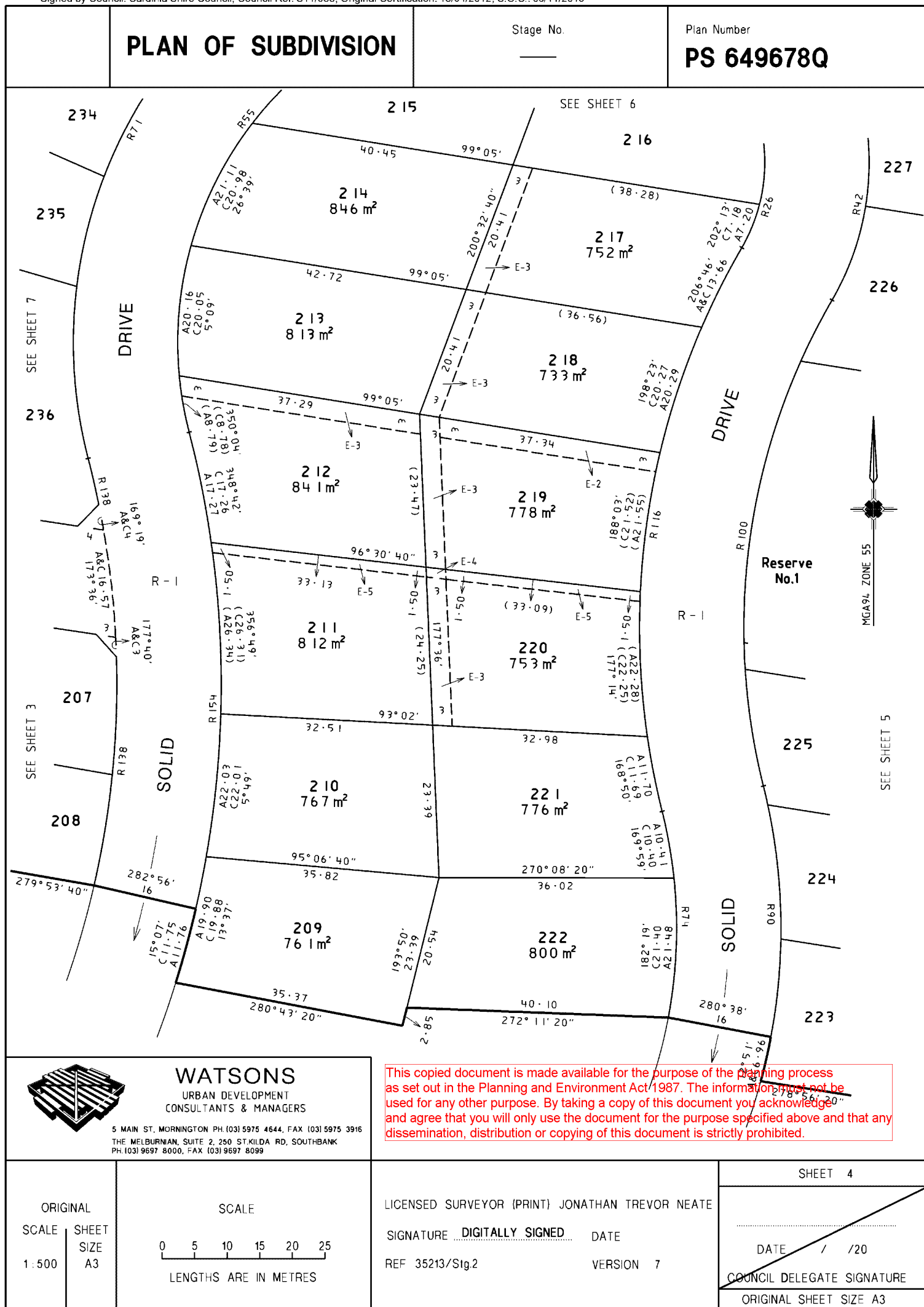
LICENSED SURVEYOR (PRINT) JONATHAN TREVOR NEATE

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| SIGNATURE | DIGITALLY SIGNED | DATE |
| REF 35213/Sig 2 | VERSION 7 | |

SHEET 3

DATE / /20

~~COUNCIL DELEGATE SIGNATURE~~



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LENGTHS ARE IN METRES

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SIGNATURE DIGITALLY SIGNED DATE

REF 35213/Stg2

VERSION 7

SHEET 4

DATE / /20

COUNCIL DELEGATE SIGNATURE

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| <h1 style="margin: 0;">PLAN OF SUBDIVISION</h1> | | Stage No. <hr style="width: 50px; margin: 0 auto;"/> | Plan Number <h2 style="margin: 0;">PS 649678Q</h2> |
|-------------------------------------------------|--|---------------------------------------------------------|-------------------------------------------------------|

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| <p>WATSONS URBAN DEVELOPMENT CONSULTANTS & MANAGERS</p> <p><small>5 MAIN ST, MORNINGTON PH. (03) 5975 4644, FAX (03) 5975 3916 THE MELBURNIAN, SUITE 2, 260 ST. KILDA RD, SOUTH BANK PH. (03) 9697 8000, FAX (03) 9697 8099</small></p> | | SHEET 5 |
| ORIGINAL SCALE 1:500 | SCALE <div style="text-align: center;"> 0 5 10 15 20 25 LENGTHS ARE IN METRES </div> | LICENSED SURVEYOR (PRINT) JONATHAN TREVOR NEATE SIGNATURE <u>DIGITALLY SIGNED</u> DATE _____ REF 35213/Stg2 VERSION 7 |
| | | DATE ____ / ____ /20____ COUNCIL DELEGATE SIGNATURE ORIGINAL SHEET SIZE A3 |

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E 2. 250 ST. KILDA RD, SOUTHBANK PH. (03) 9697 8000, FAX (03) 9697 8099

LENGTHS ARE IN METRES

REF 35213/Stg.2

SEE SHEET 5

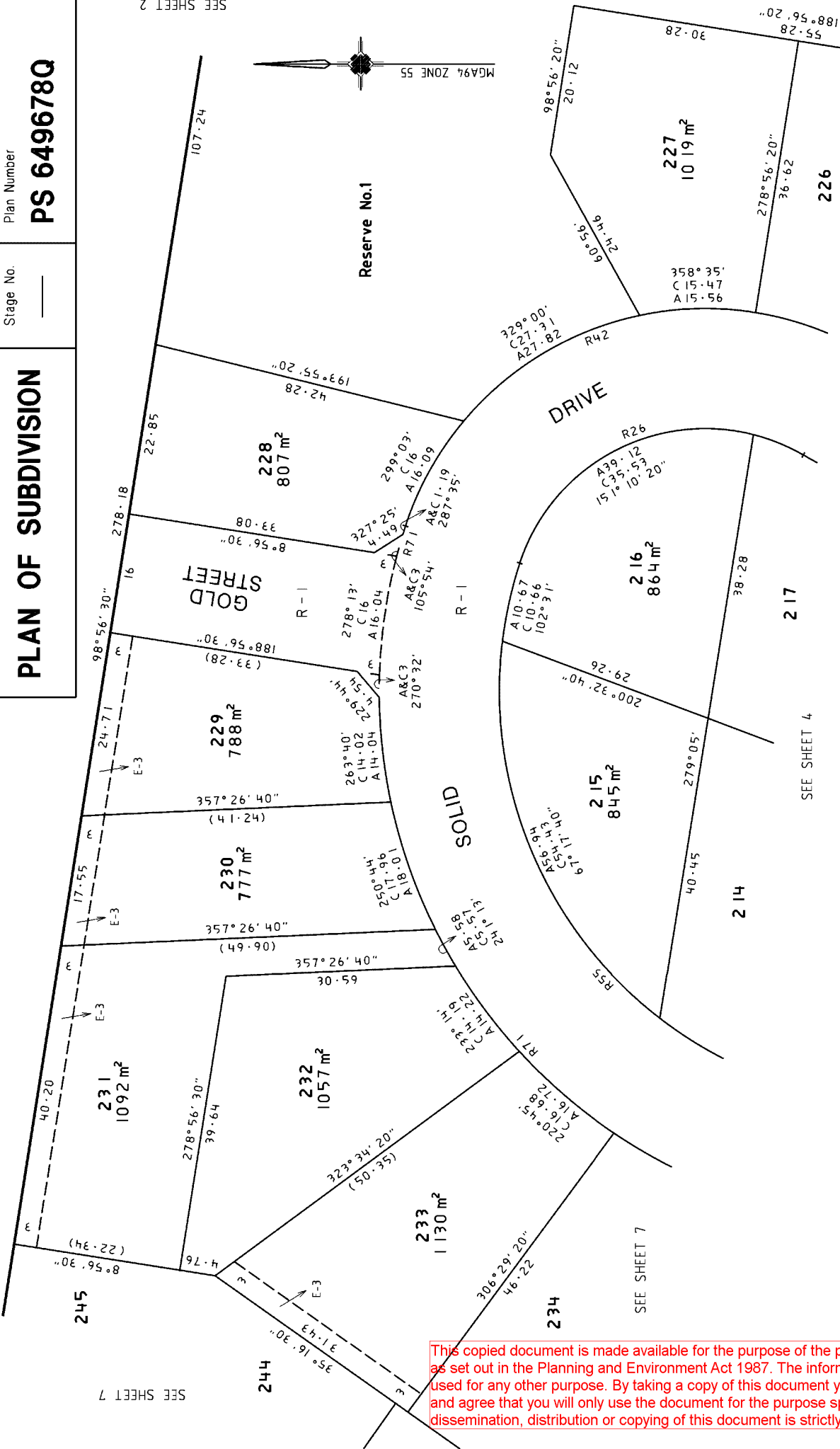
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Plan Number

PS 649678Q

Stage No.



SEE SHEET 2

SEE SHEET 7

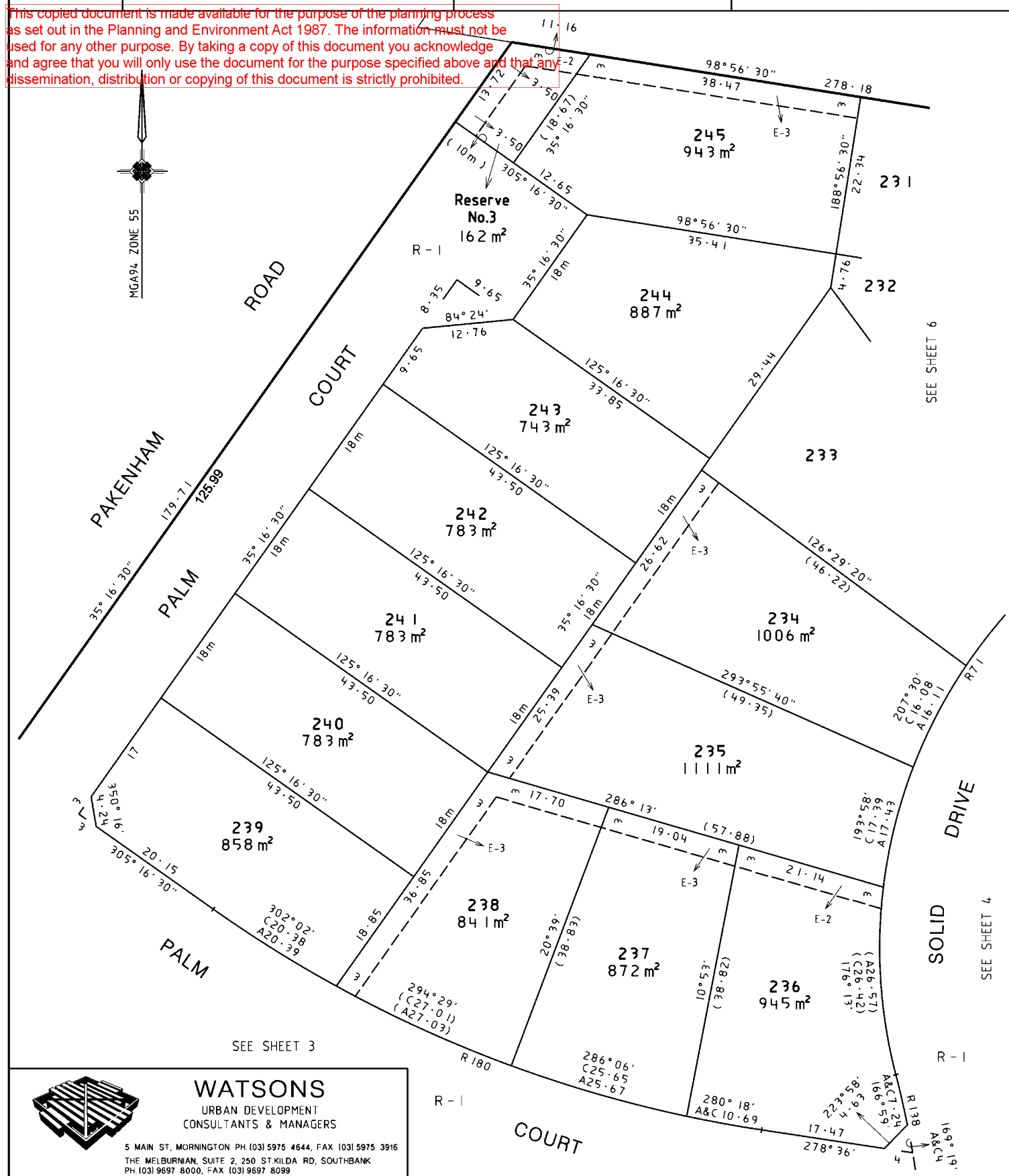
PLAN OF SUBDIVISION

Stage No.

Plan Number

PS 649678Q

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LENGTHS ARE IN METRES

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VERSION 7

SHEET 7

DATE / /20

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ORIGINAL SHEET SIZE A3

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| | PLAN OF SUBDIVISION | Stage No. — | Plan Number PS 649678Q |
|--|----------------------------|----------------|----------------------------------|

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 223 to 227 (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 649678Q 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 205, 232 and 233.

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 649678Q unless with the written consent of the Responsible Authority.

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|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|---------|
| | | SHEET 8 |
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| | DATE ____ / ____ /20____ COUNCIL DELEGATE SIGNATURE _____ ORIGINAL SHEET SIZE A3 | |
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Plan of Subdivision PS649678Q

Certification by Council (Form 5)

SUBDIVISION (PROCEDURES) REGULATIONS 2000

SPEAR Reference Number: S014072H

Plan Number: PS649678Q

Responsible Authority Name: Cardinia Shire Council

Responsible Authority Reference Number 1: S11/088

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



Organisation:

Cardinia Shire Council

Date:

18/04/2012

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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:



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:

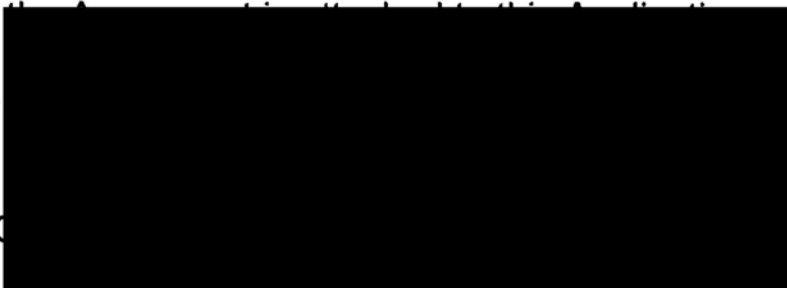
Cardinia Shire Council

Henty Way, Pakenham, Victoria, 3810

Section and Act under which agreement made:

S 173 of Planning and Environment Act 1987

A copy of the



Signature

Name of

Date:

22/8/13

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- 2. INTERPRETATION**
- 3. SECTION 173 AGREEMENT**
- 4. SPECIFIC OBLIGATIONS OF THE OWNER**
- 5. FURTHER OBLIGATIONS OF THE OWNER**
- 6. AGREEMENT UNDER SECTION 173 OF THE ACT**
- 7. OWNER'S WARRANTY**
- 8. SUCCESSORS IN TITLE**
- 9. GENERAL MATTERS**
- 10. COMMENCEMENT OF AGREEMENT**

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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.

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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:

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- 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.

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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

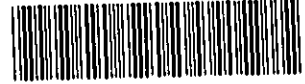
- 5.3.1 the Owner will immediately pay to Council, Council's reasonable costs and expenses (including legal expenses) of and incidental to the preparation, drafting, finalisation, engrossment, execution, registration and enforcement of this Agreement which are and until paid will remain a debt due to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

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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.

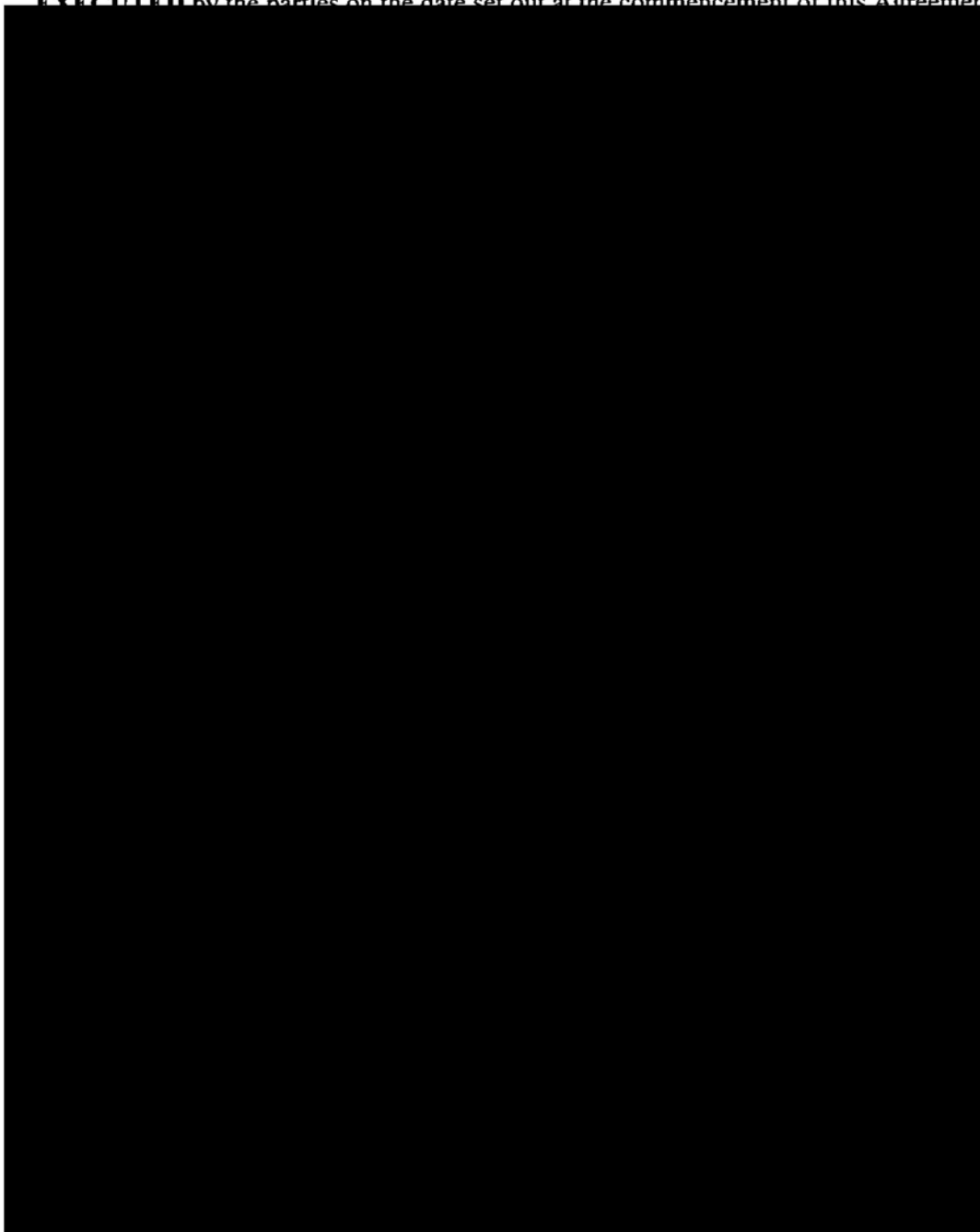
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SIGNING PAGE

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



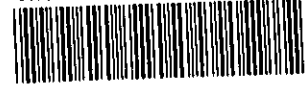
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DATED

CARDINIA SHIRE COUNCIL

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- 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



✉ 3/5 Cook Drive, Pakenham 3810
☎ (03) 5940 2340
✉ accounts@harvan.com.au
🌐 www.harvan.com.au

17 April 2025

Town Planning Dept.
C/- Cardinia Shire Council
20 Siding Avenue,
Officer, VIC. 3939

**RE: Proposed Amendments to The Endorsed Plans for a House & Garage
At 13 Solid Drive, Pakenham**

Dear Sir/Madam,

Please find attached, relevant documentation for the purpose of obtaining a town planning approval for proposed amendments to the approved plans for a house & garage under planning permit T220499 PA.

A proposed split level, 5-bedroom dwelling with double garage is still proposed for the site. The new proposed dwelling orientation, room layouts, finishes have been fully re-designed in accordance with the owner directions. The existing crossover is still to be used to access the site and proposed double garage.

The upper floor is to consists of the garage, 2 bedrooms, bathroom, kitchen, meals, family and rear balcony. The lower floor level to the rear of the dwelling consists of a master with ensuite & walk in robe, 2 bedrooms, rumpus, laundry, bathroom and outdoor living area to the underside of the rea balcony.

Please find attached –

1. One set of A3 plans (including existing conditions, site plans, floor plans & elevations)
2. Written Statement.

Yours faithfully,

BUILDING DESIGNER
HARGREAVES DESIGN GROUP

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3/5 Cook Drive, Pakenham 3810
(03) 5940 2340
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20 June 2025

Town Planning Dept.
C/- Cardinia Shire Council
20 Siding Avenue,
Officer, VIC. 3939

**RE: RFI Response – Proposed Double-Storey Dwelling
At 13 Solid Drive, Pakenham**

Dear [REDACTED]

Please find attached the initial items in response to Council's RFI dated 26 May 2025 for the proposed double-storey dwelling at 13 Solid Drive, Pakenham (Application No. T220499-1).

- Planning Report – Included below, addressing Clause 42.01-4 decision guidelines.
- Landscape Plan
- Section 173 Agreement
- Updated Site & Elevation Plans

ESO4 Planning Assessment Report

Site Context

The site is a vacant, grassed residential allotment located within an established residential subdivision. The land has a moderate fall from the front (street) to the rear and is not vegetated with native species at present. The site is located within the General Residential Zone – Schedule 1 and is affected by the Environmental Significance Overlay – Schedule 4 (ESO4), requiring assessment of environmental and visual impacts.

Response to ESO4 Decision Guidelines

Environmental Management Practices

- No native vegetation is present or removed as part of the proposed works.
- A comprehensive landscape plan prepared by a qualified designer (Wells Design) has been provided.
- The plan includes:
 - Soil preparation details
 - Tree planting techniques
 - A 24-month plant care and establishment plan
 - Over 200 new plantings, with a focus on indigenous and drought-tolerant species
- Erosion and drainage during construction will be managed through site-specific retaining walls (to engineer's design), staged construction, and runoff control.

Integration with Environmental and Landscape Features

- The dwelling follows the natural slope of the land, reducing the need for major cut and fill.

- The split-level design reflects and responds to the site's gradient.
- Landscaping includes Corten edging, mulched garden beds, indigenous tree planting, and lawn areas, providing a soft and well-integrated built form.
- Retaining walls have been designed to address site fall, with levels stepping down gradually from the street to the rear yard.

Measures for Environmental Hazards or Constraints

- No bushfire, flood, or landslip overlays apply to the site.
- Erosion control will be implemented through vegetation cover, structured landscaping, and controlled surface runoff.
- Drainage is directed to the lawful point of discharge as required by Council.
- Retaining walls and landscape structures assist in soil stability on the sloping site.

Visual Impact – Siting, Height, Materials, Colours and Form

- The double-storey dwelling is positioned below any ridgeline and is not visually dominant from the public realm.
- Materials include neutral and earth-toned finishes with articulated upper levels and modest rooflines to reduce bulk and scale.
- Planting along front, side and rear boundaries will soften the appearance of built form over time, reducing visibility from neighbouring properties.

Vegetation Along Waterways, Gullies, Ridgelines and Property Boundaries

- While no gullies or waterways exist on site, the landscape plan provides for extensive planting along all property boundaries.
- Species such as Eucalyptus cinerea, Elaeocarpus reticulatus, Syzygium 'Resilience' and native groundcovers help re-establish landscape structure and local biodiversity.

Revegetation and Building Dispersion for Planting

- The dwelling is sited to allow substantial open space at both the front and rear, with side setbacks allowing for dispersed tree and shrub planting.
- Over 67 Lomandra species and 41 Lilly Pilly shrubs among other species are proposed, supporting canopy and understorey development.

Conclusion

The proposed development at 13 Solid Drive appropriately responds to the ESO4 objectives by:

- Minimising environmental impacts on a cleared, vacant site
 - Providing a detailed and extensive native landscape response
 - Integrating the built form with the land's topography
 - Managing erosion and stormwater responsibly
 - Reducing visual bulk through design, materials, and planting
- The development enhances the environmental and visual qualities of the site and is consistent with the decision guidelines of Clause 42.01-4.

We respectfully request that Council proceeds with the assessment of the application. Please do not hesitate to contact me should any further clarification be required.

Yours faithfully,

SENIOR BUILDING DESIGNER
HARGREAVES DESIGN GROUP

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PROPOSED: DWELLING & GARAGE
AT: 13 SOLID DRIVE, PAKENHAM
FOR [REDACTED]

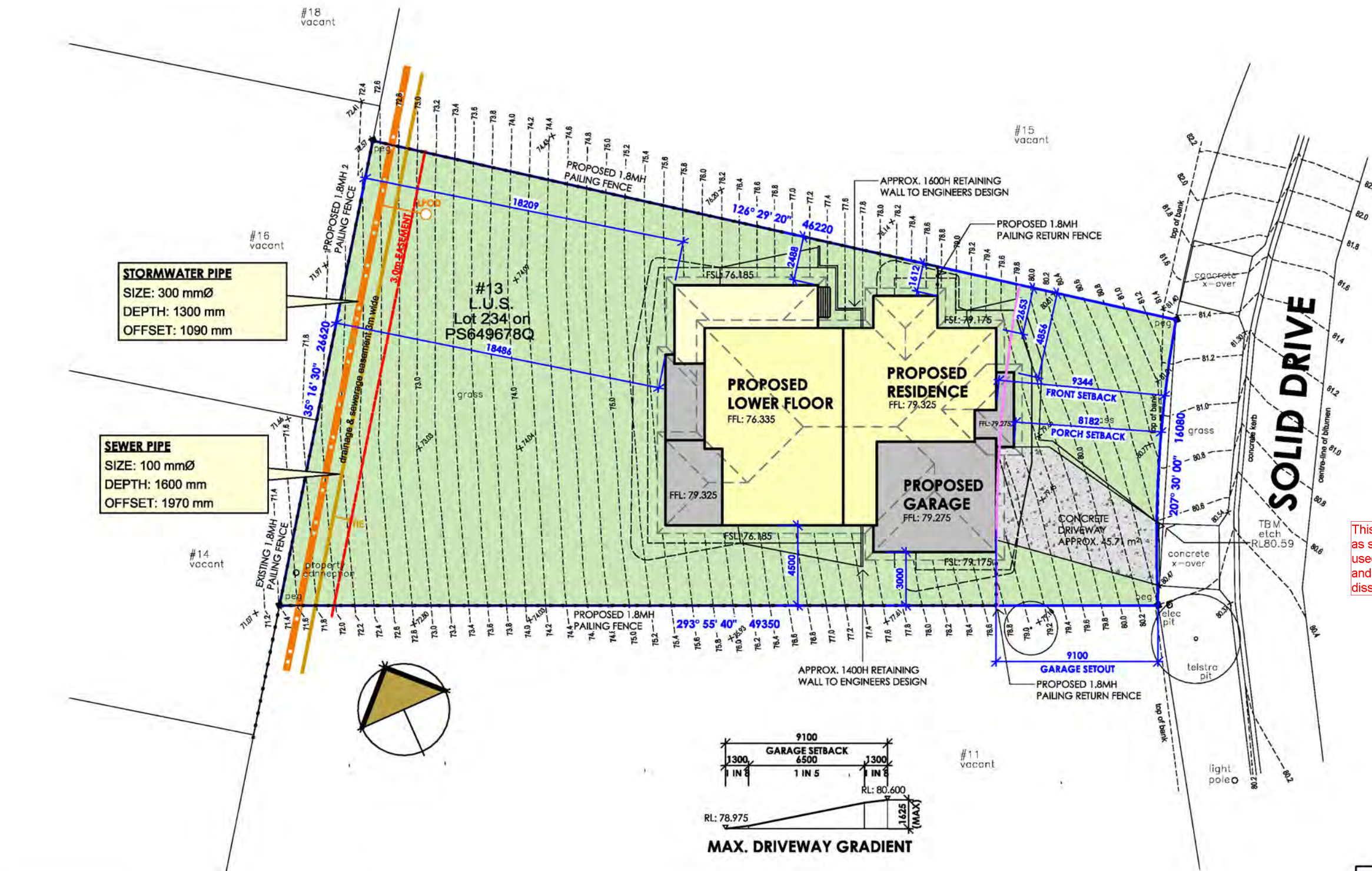


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| DRAWING INDEX | |
|-------------------|--------------|
| SHEET NAME | SHEET NUMBER |
| COVER PAGE | 1 |
| SITE PLAN | 2 |
| GROUND FLOOR PLAN | 3 |
| LOWER FLOOR PLAN | 4 |
| ELEVATIONS 1 | 5 |
| ELEVATIONS 2 | 6 |

| ISSUE | AMENDMENT DETAILS |
|-------|---------------------------------------------------------|
| A | INITIAL SKETCH DRAWINGS ISSUE 08.11.24 - SR |
| B | AMEND SKETCH DRAWINGS (CLIENT CHANGES) 27.03.25 - SR |
| C | TOWN PLANNING DRAWINGS 17.04.25 - GS |
| D | RFI RESPONSE 29.05.25 - GS |
| E | |
| F | |
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| J | |
| K | |
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TOWN PLANNING REQUIRED



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- DRAINAGE NOTES:**
- SITE DRAINAGE SHALL COMPLY WITH NCC 3.1.2 "DRAINAGE" AND AS3500 NATIONAL PLUMBING DRAINAGE CODE.
 - BASE OF CUT GRADED TO SILT TRAP AT 1:100 MIN. DRAINS SHALL BE PROTECTED BY GRAVEL FILTERS.
 - TEMPORARY DOWNPIPES CONNECTED TO THE STORM WATER SYSTEM TO BE INSTALLED AS SOON AS ROOF COVER IS COMPLETED.
 - STORMWATER DRAINS ARE INDICATIVE ONLY. DRAINER TO CONNECT TO LEGAL POINT OF DISCHARGE AT THEIR DISCRETION.
- ▲ GRADE SURFACE AWAY FROM HOUSE FOOTINGS (MINIMUM FALL 1:20).
- GRATED INLET PIT CONNECTED TO STORMWATER SYSTEM DIRECTED TO LEGAL POINT OF DISCHARGE.
- PROVIDE AG DRAIN AT BASE OF CUT GRADED TO SILT PIT AT 1:100 MIN.
- SILT PIT CONNECTED TO AG DRAIN & DIRECTED TO LEGAL POINT OF DISCHARGE VIA STORMWATER SYSTEM.

SITE ANALYSIS

| GARDEN AREA REQ. FOR GRZ & NRZ ZONES ONLY: | | |
|--------------------------------------------------|------------|---------|
| 400-500m2 = 25% 501-650m2 = 30% 650m2+ = 35% | | |
| GARDEN AREA | 715.37 m² | 71.10% |
| TOTAL PERMEABLE SPACE | 715.37 m² | 71.10% |
| SITE COVER | 245.04 m² | 24.35% |
| DRIVEWAY AREA | 45.71 m² | 4.54% |
| TOTAL HARD COVER | 290.75 m² | 28.90% |
| SITE AREA | 1006.12 m² | 100.00% |

VEGETATION LEGEND

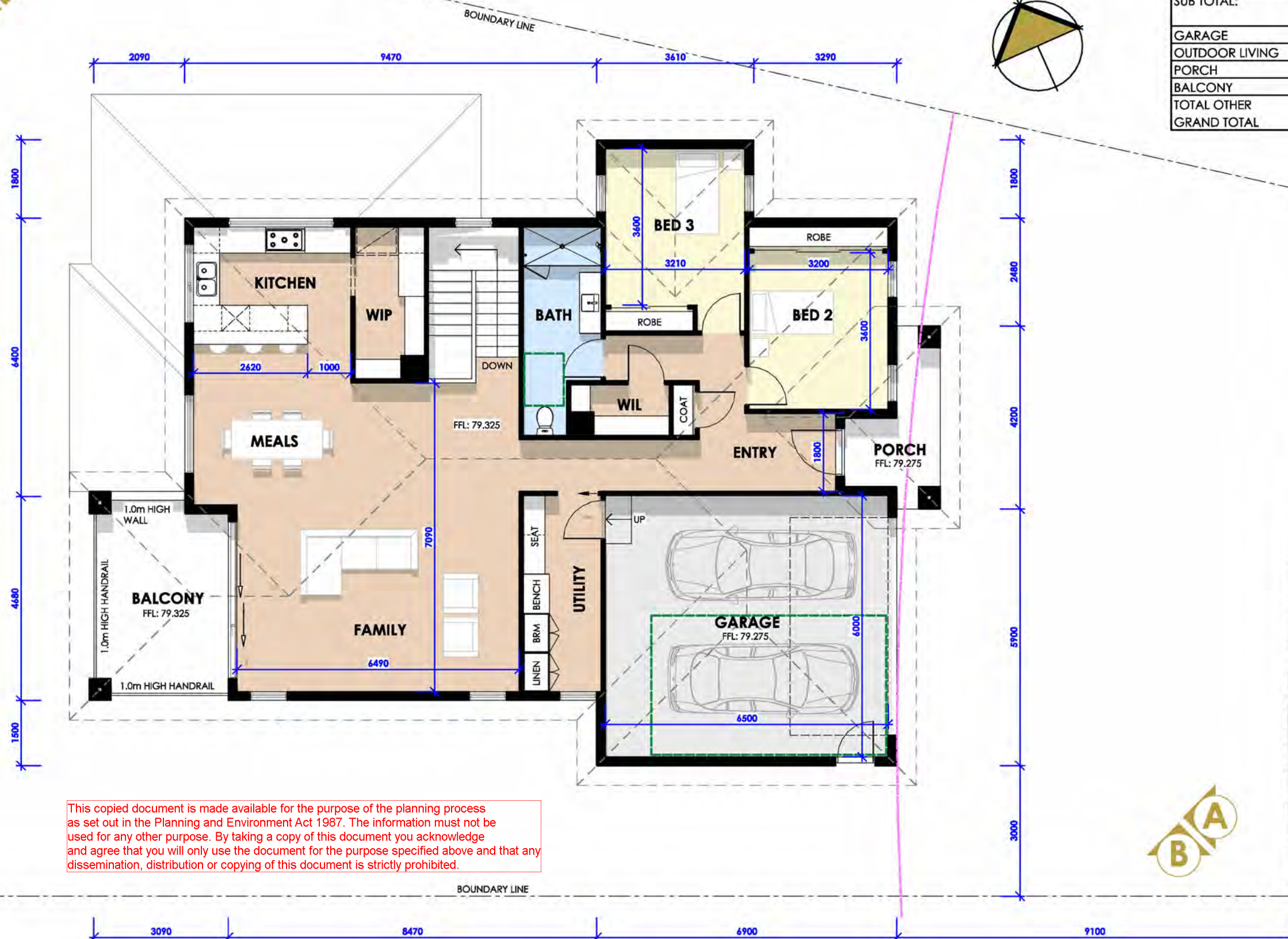
○ DENOTES EXISTING VEGETATION

NOTE: THE EXISTING SITE IS VACANT, NO VEGETATION TO BE REMOVED



AREAS TABLE

| AREAS | (m ²) | (SQ) |
|--------------------|-----------------------|-------|
| GROUND FLOOR | 149.96 m ² | 16.14 |
| LOWER GROUND FLOOR | 104.66 m ² | 11.27 |
| SUB TOTAL: | 254.62 m ² | 27.41 |
| GARAGE | 42.08 m ² | 4.53 |
| OUTDOOR LIVING | 24.52 m ² | 2.64 |
| PORCH | 6.10 m ² | 0.66 |
| BALCONY | 14.83 m ² | 1.60 |
| TOTAL OTHER | 87.52 m ² | 9.42 |
| GRAND TOTAL | 342.14 m ² | 36.83 |



3/5 Cook Drive, Pakenham 3810 | P. 03 5940 2340 | pak[redacted] | www.hargreaves.design | find us on Facebook

proposed: **HOUSE & GARAGE**

drawing: **GROUND FLOOR PLAN**

address: **13 SOLID DRIVE
PAKENHAM, 3810**

TP

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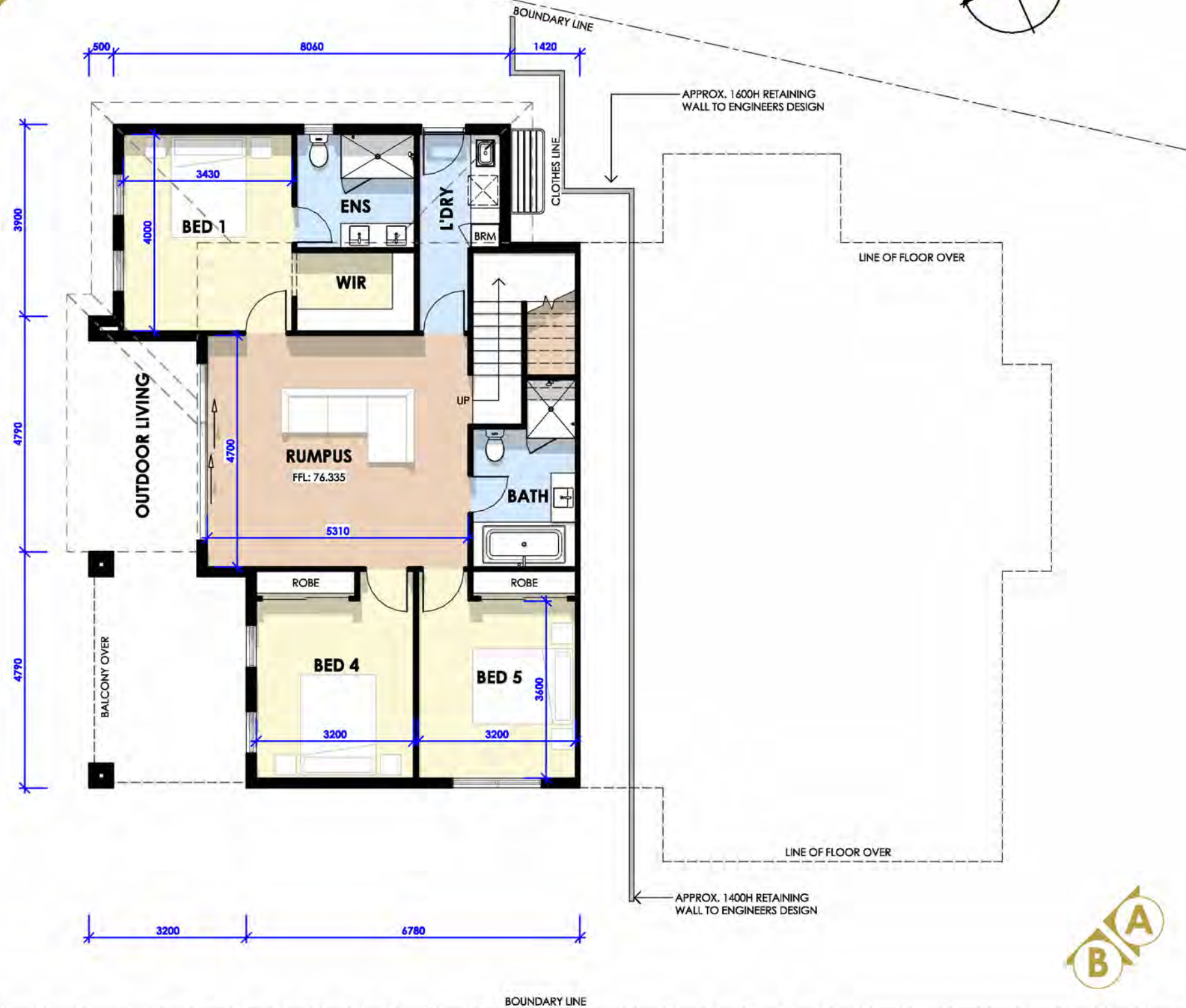
drawn: **SR** date: **08/11/24** scale: **1 : 100**

sheet: **3 of 6** issue: **D** date: **29/05/25**

job no.: **24-05709**

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3/5 Cook Drive, Pakenham 3810 | P. 03 5940 2340 | pakenham@hargreaves.design | www.hargreaves.design | find us on Facebook

proposed: **HOUSE & GARAGE**

for:

address: **13 SOLID DRIVE
PAKENHAM, 3810**

TP

HARGREAVES
DESIGN GROUP

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drawing: **LOWER FLOOR PLAN**

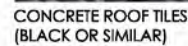
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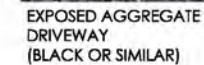
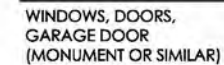
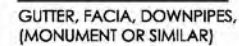
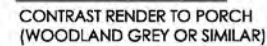
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date: **29/05/25**

job no.: **24-05709**



MAIN RENDER
(LIGHT GREY OR SIMILAR)



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proposed: **HOUSE & GARAGE**

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drawing: **ELEVATIONS 1**drawn: **SR** date: **08/11/24** scale: **1 : 100**

address: **13 SOLID DRIVE**
PAKENHAM, 3810

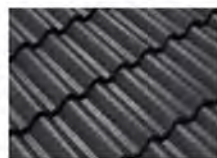
sheet: **5** of **6**

issue: **D**

date: **29/05/25**

job no.: **24-05709**

TP



CONCRETE ROOF TILES
(BLACK OR SIMILAR)



MAIN RENDER
(LIGHT GREY OR SIMILAR)



CONTRAST RENDER TO PORCH
(WOODLAND GREY OR SIMILAR)



GUTTER, FACIA, DOWNPIPES,
(MONUMENT OR SIMILAR)

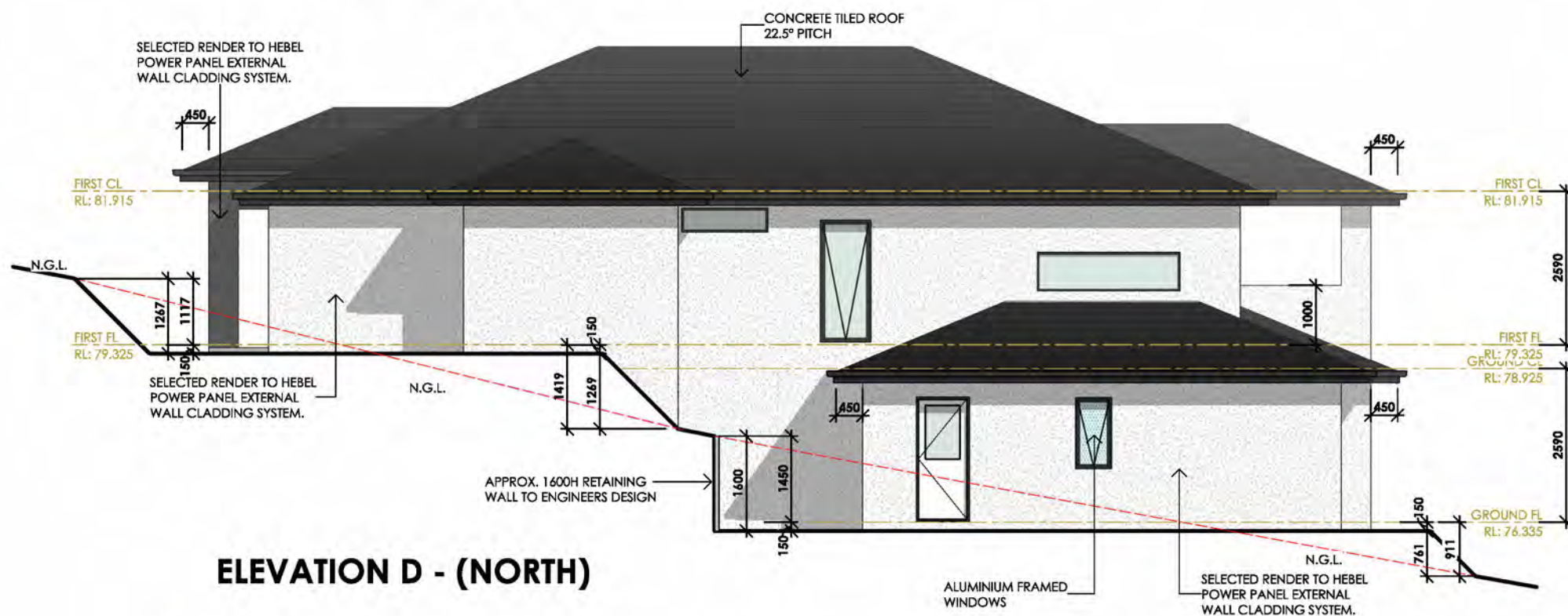


WINDOWS, DOORS,
GARAGE DOOR
(MONUMENT OR SIMILAR)



EXPOSED AGGREGATE
DRIVEWAY
(BLACK OR SIMILAR)

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Planting Schedule

| PLAN REF | BOTANICAL AND COMMON PLANT NAMES | HEIGHT/WIDTH | POT SIZE | QTY. |
|----------|-------------------------------------------------|--------------|----------|------|
| 1 | Eucalyptus cinerea Argyl Apple | 8-15 x 10m | 40cm | 2 |
| 2 | Elaeagnus reticulata Blue Berry Ash | 5x2m | 30cm | 21 |
| 3 | Banksia integriflora Coastal Silver Banksia | 8x4m | 40cm | 2 |
| 4 | Citrus: Lemon, Lime and Orange | 3x3m | 30cm | 3 |
| 5 | Liquidambar | 9x6m | 50cm | 3 |
| 6 | Syzygium 'Resilience' Lily Pilly | 3-4x2.5m | 25cm | 41 |
| 7 | Lagerstroemia indica x L. fauriei 'Natchez' | 3-4x3m | 30cm | 2 |
| 8 | Acer x freemanii 'Autumn Blaze' | 9x6m | 40cm | 1 |
| 9 | Acer palmatum 'Sango Kaku' (Coral bark Maple) | 3-4x3m | 30cm | 5 |
| 10 | Acer Japanese Weeping Maple Red Short | 1.2m | 30cm | 2 |
| 11 | Acacia cognata Lime/night | 1x1m | 20cm | 1 |
| 12 | Coffea 'Onice' Smoke Bush | 3-4x3m | 20cm | 4 |
| 13 | Ilex crenata 'Festigata' Green Pillar | 3-4x0.3m | 20cm | 2 |
| 14 | Nandina Moonbay | 0.3x0.3m | 14cm | 17 |
| 15 | Common Correa reflexa | 1x1m | 20cm | 18 |
| 16 | Weeping Smokey | 0.4x0.3m | 20cm | 11 |
| 17 | Grevillea Mt Tamborine | Ground Cover | 14cm | 8 |
| 18 | Myoporum Parvifolium Creeping Boobelle | Ground Cover | 14cm | 12 |
| 19 | Lomandra species Lime Tuff - Lomandra Lime Tuff | 0.3x0.3m | 14cm | 67 |

- 1) This design is a concept design. All measurements to be checked on site prior to construction.
 - 2) All final levels to be determined by the landscaping contractor.
 - 3) All materials are representative and not actual colours or material appearance.
 - 4) Contractors should check the location of all underground services prior to commencement of works.
- GENERAL DESIGN NOTES

SOIL PREPARATION - GARDENS

All garden areas are to have weeds removed and cultivated to a depth of approx 300mm. Gypsum should be worked through the existing site soil at the recommended spreading rate. Gardens are to be supplied with a minimum of 200mm of premium organic soil. Gardens are to have 80-100mm of sustainable pine or eucalypt mulch for water retention. pH of soil should be between pH 6.5-7.0.

PLANT SELECTION

All plants to be selected as per the planting schedule. Size and varieties may vary depending upon availability.

PLANTS

All plants are recommended to be sourced from a reputable nursery and are to be disease free, true to species type and in its normal container size. Trees should have a developed straight stem and trunk caliper, should have a single leading shoot that is well furnished with buds and leaves, should possess a strong primary shoot with developing secondary shoots.

NO PLANT VARIETIES are to be substituted without approval from the landscape designer or property owner. All plantings to be dug out to below root ball size, add 'Plant Food' fertiliser, 'Water Crystal' and 'Sealant' into hole and water in. For native plants use organic native fertiliser, citrus trees use specialised citrus fertiliser.

LAWN

Lawn can be seeded with a non invasive grass. Lawn areas should be prepared by spraying with Roundup or similar weed spray to eliminate existing plant material. Return law to its 150-metre width and leave until any existing grass or plant material regrows. Seed spray apply to kill all plant material. Top dress with 30-50mm of high quality top soil (fertilised sandy loam) ensure weed free. A good option is to use Aquasod which when the seed is sprayed onto the lawn area using a gel medium to prevent seed from washing away from birds ingesting seed. Alternatively, instant turf may be used such as soft leaf Buffalo or couch varieties.

PAVING

Paving surfaces are indicated in the materials legend. There is a wide selection of materials available through the Landscape Contractor, Garden or Paving Suppliers.

GARDEN BED AND LAWN EDGES

Where the garden beds or lawn areas are not enclosed by hard surfaces, garden edging should be used. This can be either 3mm x 100mm steel for long life or 25 x 75mm treated timber edging. Edges should be driven 3 x the depth of the edging and placed wood screws used to secure the edging to the stakes.

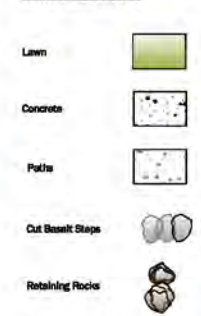
IRRIGATION

An automated filtered drip irrigation is preferred. This can be designed by an automated irrigation supplier and installed by a qualified landscaper or irrigation specialist.

Planting Schedule images



MATERIALS LEGEND

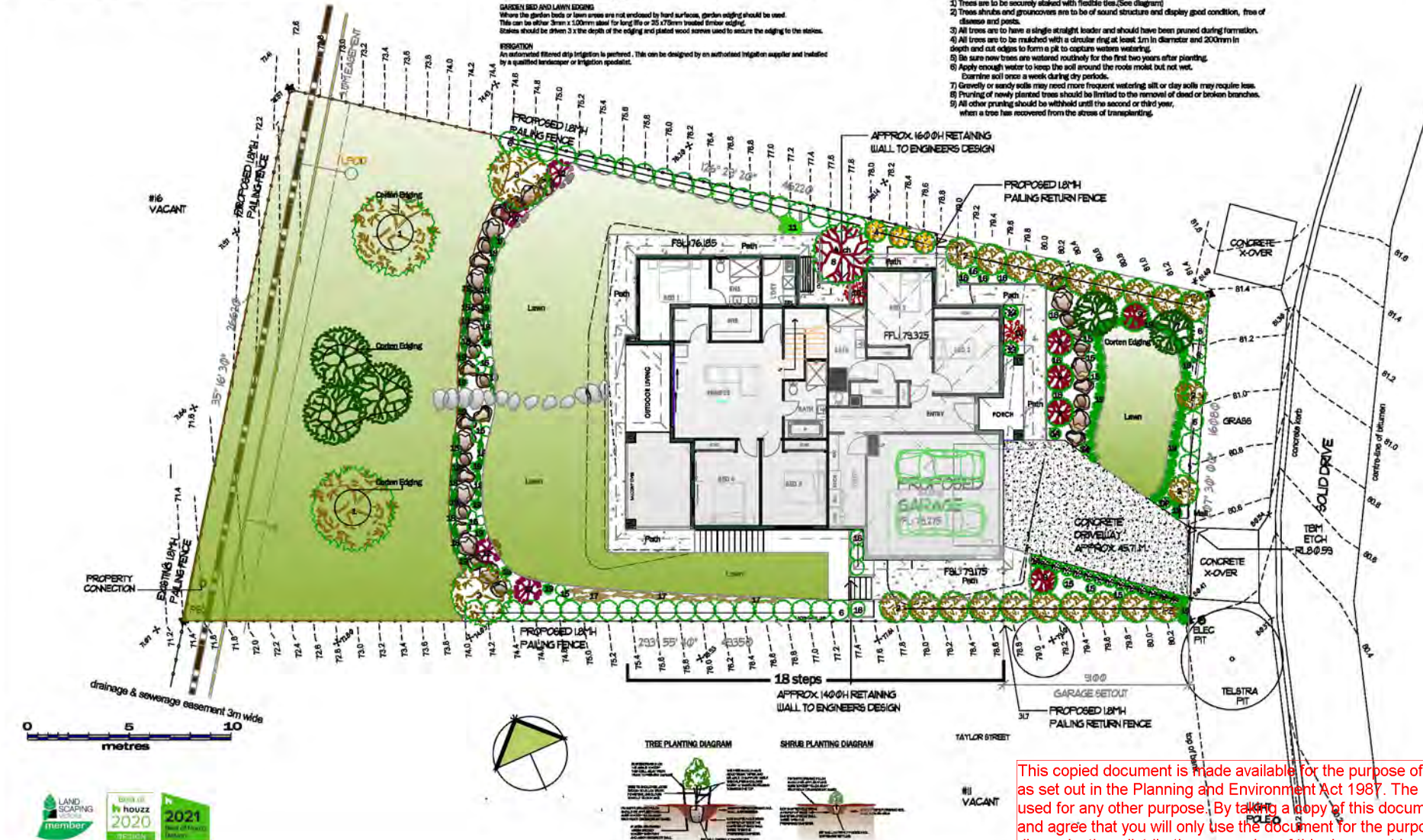


PLANTS LEGEND



24 Month Plant Care Plan

- 1) Trees are to be securely staked with flexible ties (See diagram).
- 2) These shrubs and groundcovers are to be of sound structure and display good condition, free of disease and pests.
- 3) All trees are to have a single straight leader and should have been pruned during formation.
- 4) All trees are to be mulched with a circular ring at least 2m in diameter and 200mm in depth and cut edges to form a pit to capture waters weathers.
- 5) Be sure new trees are watered routinely for the first two years after planting.
- 6) Apply enough water to keep the soil around the roots moist but not wet. Examine soil once a week during dry periods.
- 7) Gravelly or sandy soils may need more frequent watering. If dry soils may require less.
- 8) Pruning of newly planted trees should be limited to the removal of dead or broken branches.
- 9) All other pruning should be withheld until the second or third year, when a tree has recovered from the stress of transplanting.



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