
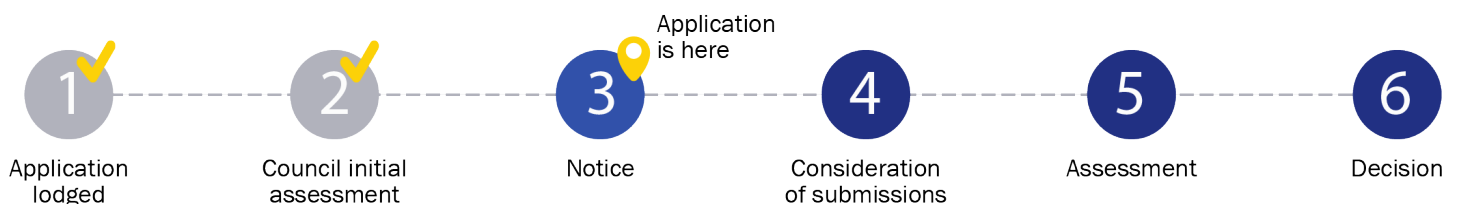


# Notice of Application for a Planning Permit

The land affected by the application is located at:	L6 PS811821 V12291 F566 6 Gold Street, Pakenham VIC 3810
The application is for a permit to:	Development of the Land for a Dwelling and associated works
A permit is required under the following clauses of the planning scheme:	
42.01-2	Construct a building or construct or carry out works
42.01-2	Construct a fence
<b>APPLICATION DETAILS</b>	
The applicant for the permit is:	Pitch Architecture And Design
Application number:	T250088
<p>You may look at the application and any documents that support the application at the office of the Responsible Authority:</p> <p>Cardinia Shire Council, 20 Siding Avenue, Officer 3809.</p> <p>This can be done during office hours and is free of charge.</p> <p>Documents can also be viewed on Council's website at <a href="http://cardinia.vic.gov.au/advertisedplans">cardinia.vic.gov.au/advertisedplans</a> or by scanning the QR code.</p>	
	
<b>HOW CAN I MAKE A SUBMISSION?</b>	
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:	
<b>05 August 2025</b>	
<b>WHAT ARE MY OPTIONS?</b> 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.	<p>An objection must:</p> <ul style="list-style-type: none"><li>• be made to the Responsible Authority in writing;</li><li>• include the reasons for the objection; and</li><li>• state how the objector would be affected.</li></ul>
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.	



# Application for 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.

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

**⚠** If the space provided on the form is insufficient, attach a separate sheet.

**i** Click for further information.

Clear Form

## The Land **i**

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

### Street Address \*

Unit No.:	St. No.: 6	St. Name: GOLD STREET
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.: 6	<input type="radio"/> Lodged Plan	<input type="radio"/> Title Plan	<input checked="" type="radio"/> Plan of Subdivision	No.: 811821L
OR					
B	Crown Allotment No.:		Section No.:		
Parish/Township Name:					

## The Proposal

**⚠** You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application.

**i** For what use, development or other matter do you require a permit? \*

CONSTRUCTION OF ONE DOUBLE STOREY DWELLING

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**⚠** Provide additional information about the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

Cost \$ 500,000\$

**⚠** You may be required to verify this estimate. Insert '0' if no development is proposed.

If the application is for land within **metropolitan Melbourne** (as defined in section 3 of the *Planning and Environment Act 1987*) and the estimated cost of the development exceeds \$1 million (adjusted annually by CPI) the Metropolitan Planning Levy **must** be paid to the State Revenue Office and a current levy certificate **must** be submitted with the application. Visit [www.sro.vic.gov.au](http://www.sro.vic.gov.au) for information.

**i** Estimated cost of any development for which the permit is required \*


## 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.

VACANT SITE

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 Provide a plan of the existing conditions. 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.

## Applicant and Owner Details

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

### Applicant \*

The person who wants the permit.

Name:

Title:

First Name:

Organisation (if applicable): PITCH ARCHITECTURE AND DESIGN

Postal Address:

If it is a P.O. Box, enter the details here:

Unit No.:

Suburb/Locality:

Please provide at least one contact phone number \*

### Contact information for applicant OR contact person below

Business phone:

Email:

Mobile phone:

Fax:

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

### Contact person's details\*

Same as applicant ☒

Name:

Title:

First Name:

Surname:

Organisation (if applicable):

Postal Address:

If it is a P.O. Box, enter the details here:

Unit No.:

St. No.:

St. Name:

Suburb/Locality:

State:

Postcode:

### 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:

Same as applicant ☐

Title:

Organisation (if applicable):

Postal Address:

Unit No.:

Suburb/Locality:


Owner's Signature (Optional):

Date:

day / month / year

## 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; and that all the information in this application is true and correct; and the owner (if not myself) has been notified of the permit application.

Signature: 

Date: 11/02/2025

day / month / year

## Need help with the Application?

General information about the planning process is available at [planning.vic.gov.au](http://planning.vic.gov.au)

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

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

☒ No ☐ Yes

If 'Yes', with whom?:

Date:


day / month / year

## Checklist

Have you:

☒ Filled in the form completely?

☐ Paid or included the application fee?

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

 Provided all necessary supporting information and documents?

☒ A full, current copy of title information for each individual parcel of land forming the subject site.

☒ A plan of existing conditions.

☒ Plans showing the layout and details of the proposal.

☒ Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.

☐ If required, a description of the likely effect of the proposal (for example, traffic, noise, environmental impacts).

☐ If applicable, a current Metropolitan Planning Levy certificate (a levy certificate expires 90 days after the day on which it is issued by the State Revenue Office and then cannot be used). Failure to comply means the application is void.

☒ Completed the relevant council planning permit checklist?

☒ Signed the declaration?

## Lodgement

Lodge the completed and signed form, the fee 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

Email: [mail@cardinia.vic.gov.au](mailto: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

Planning permits relate to the use and development of the land. It is important that accurate, clear and concise details of the land are provided with the application.

### How is land identified?


Land is commonly identified by a street address, but sometimes this alone does not provide an accurate identification of the relevant parcel of land relating to an application. Make sure you also provide the formal land description - the lot and plan number or the crown, section and parish/township details (as applicable) for the subject site. This information is shown on the title.

See **Example 1**.

## The Proposal

### Why is it important to describe the proposal correctly?


The application requires a description of what you want to do with the land. You must describe how the land will be used or developed as a result of the proposal. It is important that you understand the reasons why you need a permit in order to suitably describe the proposal. By providing an accurate description of the proposal, you will avoid unnecessary delays associated with amending the description at a later date.

 Planning schemes use specific definitions for different types of use and development. Contact the Council planning office at an early stage in preparing your application to ensure that you use the appropriate terminology and provide the required details.

### How do planning schemes affect proposals?

A planning scheme sets out policies and requirements for the use, development and protection of land. There is a planning scheme for every municipality in Victoria. Development of land includes the construction of a building, carrying out works, subdividing land or buildings and displaying signs.

Proposals must comply with the planning scheme provisions in accordance with Clause 61.05 of the planning scheme. Provisions may relate to the State Planning Policy Framework, the Local Planning Policy Framework, zones, overlays, particular and general provisions. You can access the planning scheme by either contacting Council's planning department or by visiting Planning Schemes Online at [planning-schemes.delwp.vic.gov.au](http://planning-schemes.delwp.vic.gov.au)

 You can obtain a planning certificate to establish planning scheme details about your property. A planning certificate identifies the zones and overlays that apply to the land, but it does not identify all of the provisions of the planning scheme that may be relevant to your application. Planning certificates for land in metropolitan areas and most rural areas can be obtained by visiting [www.landata.vic.gov.au](http://www.landata.vic.gov.au). Contact your local Council to obtain a planning certificate in Central Goldfields, Corangamite, Macedon Ranges and Greater Geelong. You can also use the free Planning Property Report to obtain the same information.

See **Example 2**.


### Estimated cost of development

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. This cost does not include the costs of development that you could undertake without a permit or that are separate from the permit process. Development costs should be calculated at a normal industry rate for the type of construction you propose.

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.

 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](http://planning.vic.gov.au) to view a summary of fees in the Planning and Environment (Fees) Regulations.

**Metropolitan Planning Levy** refer Division 5A of Part 4 of the *Planning and Environment Act 1987* (the Act). A planning permit application under section 47 or 96A of the Act for a development of land in metropolitan Melbourne as defined in section 3 of the Act may be a leviable application. If the cost of the development exceeds the threshold of \$1 million (adjusted annually by consumer price index) a levy certificate must be obtained from the State Revenue Office after payment of the levy. A valid levy certificate must be submitted to the responsible planning authority (usually council) with a leviable planning permit application. Refer to the State Revenue Office website at [www.sro.vic.gov.au](http://www.sro.vic.gov.au) for more information. A leviable application submitted without a levy certificate is void.

## Existing Conditions

### How should land be described?

You need to describe, in general terms, the way the land is used now, including the activities, buildings, structures and works that exist (e.g. single dwelling, 24 dwellings in a three-storey building, medical centre with three practitioners and 8 car parking spaces, vacant building, vacant land, grazing land, bush block).

Please attach to your application a plan of the existing conditions of the land. 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.

See **Example 3**.

## 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 types 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.

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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.

#### 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](http://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 4**.

### 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.

### Checklist

#### What additional information should you provide to support the proposal?

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 permit 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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# Request to amend a current planning permit application

This form is used to request an amendment to an application for a planning permit that has already been lodged with Council, but which has not yet been decided. This form can be used for amendments made before any notice of the application is given (pursuant to sections 50 / 50A of the *Planning and Environment Act 1987*) or after notice is given (section 57A of the Act).

## PERMIT APPLICATION DETAILS

Application No.:	T250088
Address of the Land:	6 GOLD STREET, PAKENHAM

## APPLICANT DETAILS

Name:	[REDACTED]
Organisation:	PITCH ARCHITECTURE AND DESIGN
Address:	[REDACTED]
Phone:	[REDACTED]
Email:	[REDACTED]

## AMENDMENT TYPE

Under which section of the Act is this amendment being made? (select one)	
Section 50 – Amendment to application at request of applicant <b>before</b> notice:	<input checked="" type="checkbox"/>
Section 50A - Amendment to application at request of responsible authority <b>before</b> notice:	<input type="checkbox"/>
Section 57A – Amendment to application <b>after</b> notice is given:	<input type="checkbox"/>

## AMENDMENT DETAILS

What is being amended? (select all that apply)		
What is being applied for <input checked="" type="checkbox"/>	Plans / other documents <input type="checkbox"/>	Applicant / owner details <input type="checkbox"/>
Land affected <input type="checkbox"/>	Other <input type="checkbox"/>	
Describe the changes. If you need more space, please attach a separate page.		
Additional Trigger pursuant to Clause 42.01-2 to Construct a fence.		



<b>Specify the estimated cost of any development for which the permit is required:</b>		
Not applicable <input type="checkbox"/>	Unchanged <input checked="" type="checkbox"/>	New amount \$

## DECLARATION

I declare that all the information in this request is true and correct and the owner (if not myself) has been notified of this request to amend the application.	
<b>Name:</b>	
<b>Signature:</b>	
<b>Date:</b>	14/07/2025

## LODGEMENT

<p>Please submit this form, including all amended plans/documents, to <a href="mailto:mail@cardinia.vic.gov.au">mail@cardinia.vic.gov.au</a></p> <p>You can also make amendments to your application via the Cardinia ePlanning Portal at <a href="https://eplanning.cardinia.vic.gov.au/">https://eplanning.cardinia.vic.gov.au/</a></p> <p>If you have any questions or need help to complete this form, please contact Council's Statutory Planning team on 1300 787 624.</p>
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

## IMPORTANT INFORMATION

<p>It is strongly recommended that before submitting this form, you discuss the proposed amendment with the Council planning officer processing the application.</p> <p>Please give full details of the nature of the proposed amendments and clearly highlight any changes to plans (where applicable). If you do not provide sufficient details or a full description of all the amendments proposed, the application may be delayed.</p> <p>No application fee for s50/s50A requests unless the amendment results in changes to the relevant class of permit fee or introduces new classes of permit fees. The fee for a s57A request is 40% of the relevant class of permit fee, plus any other fees if the amendment results in changes to the relevant class (or classes) of permit fee or introduces new classes of permit fees. Refer to the <i>Planning and Environment (Fees) Regulations 2016</i> for more information.</p> <p>The amendment may result in a request for more under section 54 of the Act and/or the application requiring notification (or re-notification). The costs associated with notification must be covered by the applicant.</p> <p>Council may refuse to amend the application if it considers that the amendment is so substantial that a new application for a permit should be made.</p> <p>Any material submitted with this request, 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 <i>Planning and Environment Act 1987</i>.</p>
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**REGISTER SEARCH STATEMENT (Title Search) Transfer of  
Land Act 1958**

Page 1 of 2

VOLUME 12291 FOLIO 566

Security no : 124121915281T  
Produced 11/02/2025 12:17 PM

**LAND DESCRIPTION**

Lot 6 on Plan of Subdivision 811821L.  
PARENT TITLE Volume 11081 Folio 288  
Created by instrument PS811821L 16/03/2021

**REGISTERED PROPRIETOR**



**ENCUMBRANCES, CAVEATS AND NOTICES**



COVENANT PS611885X 18/07/2008  
VARIATION OF COVENANT AR973357H 01/03/2019

COVENANT PS811821L 16/03/2021

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  
X049709H 20/09/2000

AGREEMENT Section 173 Planning and Environment Act 1987  
AU092536S 28/02/2021

**DIAGRAM LOCATION**

SEE PS811821L FOR FURTHER DETAILS AND BOUNDARIES

**ACTIVITY IN THE LAST 125 DAYS**

NIL

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

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

Street Address: 6 GOLD STREET PAKENHAM VIC 3810

**ADMINISTRATIVE NOTICES**

NIL



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

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Page 2 of 2

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	<b>Plan</b>
Document Identification	<b>PS811821L</b>
Number of Pages (excluding this cover sheet)	<b>4</b>
Document Assembled	<b>11/02/2025 12:17</b>

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<h1>PLAN OF SUBDIVISION</h1>				LV USE ONLY EDITION 1	<h2>PS811821L</h2>
<b>Location of Land</b> <b>Parish:</b> NAR-NAR GOON <b>Township:</b> ----- <b>Section:</b> ----- <b>Crown Allotment:</b> 7 (PART)  <b>Title References:</b> Vol.11081 Fol.288  <b>Last Plan Reference:</b> LOT A on PS611885X <b>Postal Address:</b> PAKENHAM ROAD, PAKENHAM 3810  <b>MGA94 Co-ordinates:</b> E 366 710 Zone 55 (Of approx. centre of plan) N 5 787 050				Council Name: Cardinia Shire Council  Council Reference Number: S18-028 Planning Permit Reference: T130505-2 SPEAR Reference Number: S117616B  <b>Certification</b>  This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6: 06/06/2019  <b>Statement of Compliance</b>  This is a statement of compliance issued under section 21 of the Subdivision Act 1988  Public Open Space  A requirement for public open space under section 18 of the Subdivision Act 1988 has been made and the requirement has been satisfied  Digitally signed by: Sonia Higgins for Cardinia Shire Council on 05/03/2021	
<b>Vesting of Roads or Reserves</b>					
Identifier		Council/Body/Person			
R1 RESERVE No.1 RESERVE No.2		CARDINIA SHIRE COUNCIL CARDINIA SHIRE COUNCIL AUSNET ELECTRICITY SERVICES PTY LTD			
<b>Notations</b>					
Depth Limitation:		Does not apply			
<div style="border: 1px solid red; padding: 5px; color: red; font-size: small;"> 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>		<b>Staging</b> This is not a staged subdivision. Planning Permit No. T130505  <b>Survey:-</b> This plan is based on survey.  To be completed where applicable This survey has been connected to permanent mark no(s). Nar-Nar Goon PM89, 295 & 670 In proclaimed Survey Area No. ---			
<b>Easement Information</b>					
<b>Legend:</b> A - Appurtenant Easement      E - Encumbering Easement      R - Encumbering Easement (Road)					
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour of	
E-1	ELECTRICITY SUPPLY	2	PS611885X	LOT 1 ON PS611885X	
E-2	SEWERAGE DRAINAGE	SEE DIAG. SEE DIAG.	THIS PLAN THIS PLAN	SOUTH EAST WATER CORPORATION CARDINIA SHIRE COUNCIL	
E-3	SEWERAGE	2.50	THIS PLAN	SOUTH EAST WATER CORPORATION	
E-4	POWERLINE	SEE DIAG.	THIS PLAN (S.88 ELECTRICITY INDUSTRY ACT 2000)	AUSNET ELECTRICITY SERVICES PTY LTD	
E-5	SUPPLY OF WATER (THROUGH UNDERGROUND PIPES)	SEE DIAG.	THIS PLAN	SOUTH EAST WATER CORPORATION	
E-6	DRAINAGE	SEE DIAG.	THIS PLAN	CARDINIA SHIRE COUNCIL	
 <b>HEAD &amp; HUMPHREYS</b> <b>LAND CONSULTANTS</b> Suite 3, 47 Railway Road P.O. Box 63, Blackburn 3130 Tel: 9875 8777 Fax: 9875 8778 e-mail: contact@hhsurvey.com.au <small>ABN 80 006 516 169</small>			<b>REF 7678</b> <small>7678-00-SUB-0111-LUV.DWG 16-03-2021</small>	<b>11</b>	<b>ORIGINAL SHEET</b> <b>SIZE: A3</b>  <b>SHEET 1 OF 4 SHEETS</b>
Digitally signed by: Jason Ollerenshaw, Licensed Surveyor, Surveyor's Plan Version (11), 05/03/2021, SPEAR Ref: S117616B			<b>PLAN REGISTERED</b> <b>TIME: 12:10 PM    DATE: 16/03/2021</b> <b>YL</b> <b>Assistant Registrar of Titles</b>		





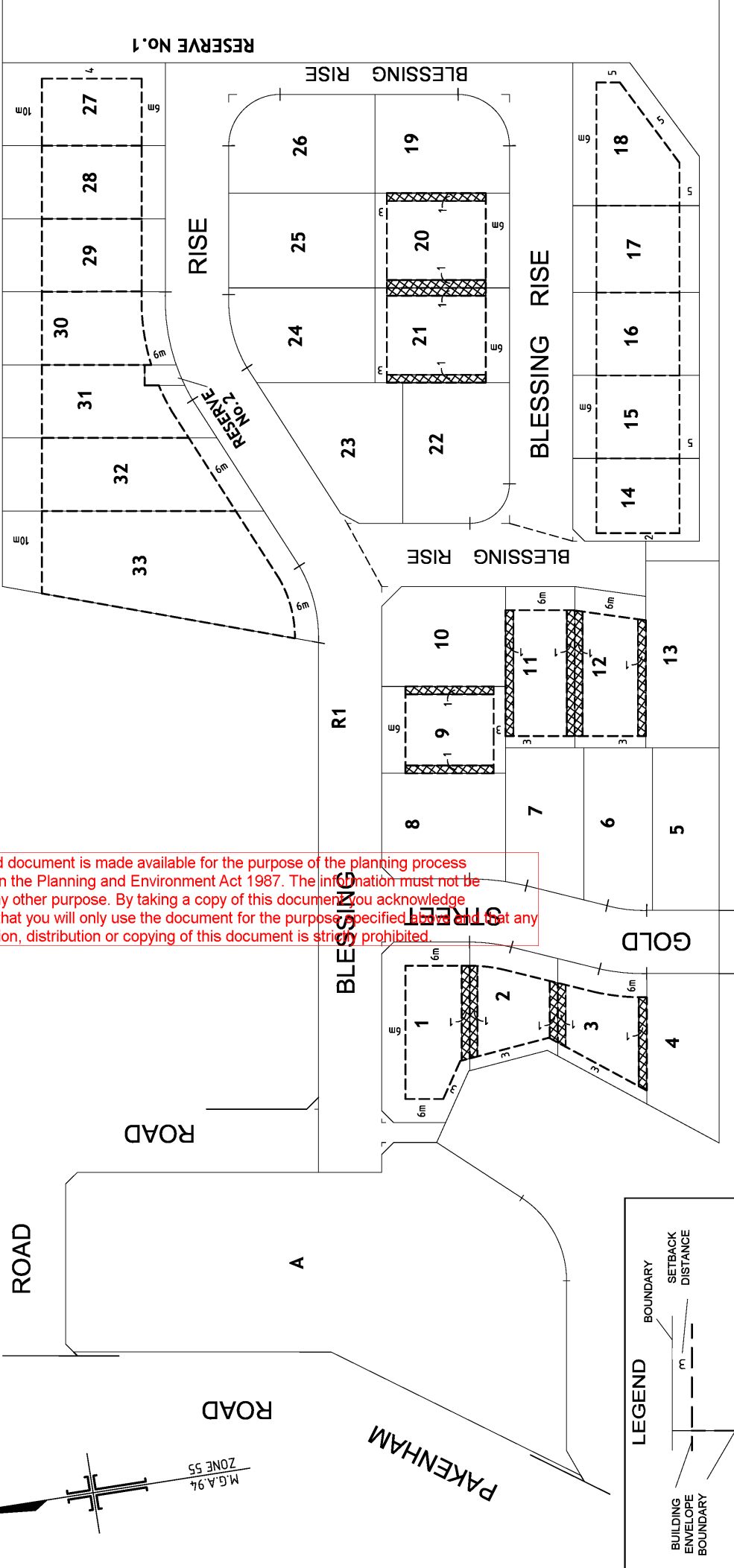
BUILDING ENVELOPES  
DIAGRAM  
(SEE RESTRICTIONS A & B)

PLAN OF SUBDIVISION

LV USE ONLY  
EDITION

PS811821L

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**LEGEND**

BUILDING ENVELOPE BOUNDARY

BOUNDARY

SETBACK DISTANCE

LOT NUMBER

27

BUILDING ENVELOPE

BUILDING ENVELOPE - ONLY ONE OF THESE ZONES CAN BE UTILISED PER LOT IN RELATION TO THE LOCATION OF THE CROSSOVER PROVIDED FOR THAT LOT.

**HEAD & HUMPHREYS**  
LAND CONSULTANTS  
Suite 3.47 Railway Road  
P.O. Box 63, Blackburn 3130  
Tel: 9875 8777 Fax: 9875 8778  
e-mail: contact@hhsurvey.com.au  
ABN 80 006 616 169

**SCALE: 1:1000**

10 0 10 20 30 40

LENGTHS ARE IN METRES

**REF 7678** 7678-00-SUB-0111-LUV.DWG  
16-03-2021

Digitally signed by: Jason Ollershaw, Licensed Surveyor,  
Surveyor's Plan Version (11),  
05/03/2021, SPEAR Ref: S117616B

**ORIGINAL SHEET**  
SIZE: A3

**SHEET 4**

Digitally signed by:  
Cardinia Shire Council,  
05/03/2021,  
SPEAR Ref: S117616B

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Number of Pages (excluding this cover sheet)	<b>3</b>
Document Assembled	<b>10/08/2021 11:20</b>

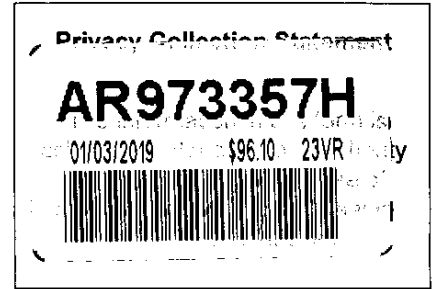
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**Restriction: creation, removal or variation**  
**Section 23 Subdivision Act 1988**



Lodged by

Name: XIN LI

Phone: 0458 206 006

Address:

Reference: 17/1103

Customer code: 17677Q

---

The applicant applies to register a **VARIATION** restriction under section 23 of the Subdivision Act 1988.

---

Burdened land: (volume and folio or other land description as necessary)

VOLUME 11081 FOLIO 288

---

Council in which land is located: CARDINIA SHIRE COUNCIL

---

SPEAR ref: S117881H

---

Benefited land: (only complete if restriction is being created) (volume and folio or other land description as necessary)

---

Applicant: (full name and address, including postcode)

HORIZON PROPERTY INVESTMENT GROUP PTY LTD A.C.N 621 002 757 OF 49 ROSALIND  
CRESCENT, BLACKBURN 3130

---

Signing:

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35271702A

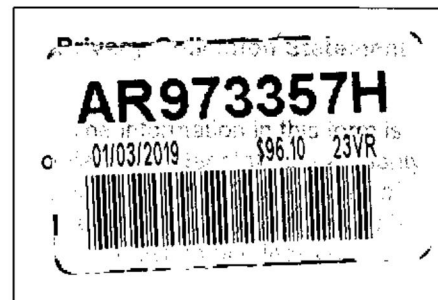
23RSA

Page 1 of 2

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Land Use Victoria contact details: [www.delwp.vic.gov.au/property](http://www.delwp.vic.gov.au/property)>Contact us

**Restriction: creation, removal or variation**  
**Section 23 Subdivision Act 1988**



**Certifications**

1. The Certifier has taken reasonable steps to verify the identity of the applicant.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Executed on behalf of HORIZON PROPERTY INVESTMENT GROUP PTY LTD

Signer Name



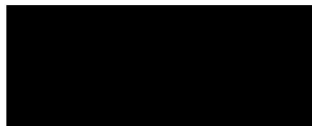
Signer Organisation

XIN LI SOLICITORS

Signer Role

AUSTRALIAN LEGAL PRACTITIONER

Signature



Execution Date

01/03/19

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35271702A

23RSA

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**PLAN FOR VARIATION OF RESTRICTION**

(Section 23 Subdivision Act 1988)

**AR973357H****Location of Land**

Parish: NAR NAR GOON  
 Township: -----  
 Section: -----  
 Crown Allotment: 7 (PART)

Title References: Vol. 11081 Fol. 288

Last Plan Reference: LOT A ON PS611885X

Postal Address: PAKENHAM ROAD  
 PAKENHAM 3810

MGA94 Co-ordinates: E 366 710 Zone 55  
 (Of approx. centre of plan) N 5 787 050

Council Name: Cardinia Shire Council

Council Reference Number: s18/033  
 Planning Permit Reference: T130505-2  
 SPEAR Reference Number: S117881H

**Certification**

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

**Statement of Compliance**

This is a statement of compliance issued under section 21 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

Digitally signed by: Simone Norbury for Cardinia Shire Council on 07/11/2018

**Notations**

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

**Land over which the restriction is to be varied:**

C/T Vol. 11081 Fol. 288

**Identity of restriction:**

Restriction PS611885X, which reads:

**Description of Restriction:**

1. The registered proprietor or proprietors for the time being of any burdened lot must not build or erect or permit to be built or erected or remain on the burdened lot or any part of it any building or structure outside of the building envelope incorporated into this plan on sheet 4;
2. The registered proprietor or proprietors for the time being of any burdened lot must not build or erect or permit to be built or erected or remain on the burdened lot or any part of it any building or structure relating to effluent disposal outside of the effluent disposal envelope incorporated into this plan on sheet 4;
3. The registered proprietor or proprietors for the time being of any lot on this plan shall not apply for an occupancy permit under the Building Act unless a static water supply and access requirements has been provided to the satisfaction of the Country Fire Authority;
4. The registered proprietor or proprietors for the time being of any lot on this plan shall not apply for an occupancy permit under the Building Act unless all trees that overhang the building are removed.

**Variation:**

To vary the description of the Restriction to read:

**Description of Restriction:**

1. The registered proprietor or proprietors for the time being of any lot on this plan shall not apply for an occupancy permit under the Building Act unless a static water supply and access requirements has been provided to the satisfaction of the Country Fire Authority;

**This variation is authorised by:**

Planning Permit No. T130505-1 issued on 20th November 2014.

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**LAND CONSULTANTS**  
 Suite 3, 47 Railway Road  
 P.O. Box 63, Blackburn 3130  
 Tel: 9875 8777 Fax: 9875 8778  
 e-mail: contact@hhsurvey.com.au

REF **7678**

7678-00-VAR-0101.DWG  
 22-02-2018

**01**

Digitally signed by: Jason Ollerenshaw, Licensed Surveyor,  
 Surveyor's Plan Version (01),  
 22/02/2018, SPEAR Ref: S117881H

ORIGINAL SHEET  
 SIZE: A3

SHEET 1 OF 1 SHEETS



# Pitch

## TABLE OF CONTENTS

1. Introduction
2. Physical Context
3. The Proposal
4. Is the Proposal Acceptable?
5. Conclusion
6. Appendix

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## 1. INTRODUCTION

This report has been prepared on behalf of the permit applicant in support of a proposal at 6 Gold Street, Pakenham, being the 'subject site'.

The proposal seeks approval for the construction of 1 (one) double storey dwelling.

The subject site is affected by the Cardinia Planning Scheme, in which the following zone and overlays apply:

- General Residential Zone, Schedule 1 (GRZ1). No permit is triggered under this control.
- Development Contribution Overlay, Schedule 1 (DCP01). No permit is triggered under this control.
- Environmental Overlay, Schedule 4 (ES04). A permit is required to construct a building or construct or carry out works (Clause 42.01-2).

The purpose of this report is to provide details of the subject site, the surrounding context, the proposal, relevant planning controls and policies, and a discussion of the relevant planning considerations.

This report should be in conjunction with the following documents:

- Architectural plans prepared by Pitch Architecture + Design, dated 27 March 2025;
- 3D renders prepared by Pitch Architecture + Design; and
- Landscape plan prepared by Pitch Architecture + Design, dated 21 March 2025.

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## 2. PHYSICAL CONTEXT

### The subject Site

The subject site is identified as Lot 6 on Plan of Subdivision 811821L. It is located on the east side of Gold Street, is regular in shape and comprised of the following dimensions:

**Frontage** (Gold Street): approx. 17 metres.

**Maximum depth:** 41.15 metres.

**Total Area:** 701 square metres.

The image on the right is the property in the existing condition of the subject site.



### Immediate abuttals

In terms of the site's immediate abuttals, these are described below.

The image on the right is the property at No. 8 Gold Street to the **North** of the subject site. It is occupied by a double storey rendered dwelling.

The building is set back 4.5 metres from the street.

The site features a similar cut to that of our property.



The image on the right is the property on No. 2 Gold Street to the **South** of the subject site. It is a vacant block.



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### 3. THE PROPOSAL

The proposal is the construction of a double storey dwelling.

Details of the proposal are as follow:

It is proposed to construct a contemporary two-storey dwelling with a garage, landscaped garden areas, and outdoor living spaces.

The dwelling is designed to maximize natural light, cross-ventilation, and functional living spaces while maintaining privacy and amenity for future occupants and neighbouring properties. The dwellings will utilise high quality contemporary materials, such as render as its primary design element. The choice of colours are muted tones that are respectful of the existing surrounding residential context.

Further details of the proposed extension are as follows:

**Ground Floor:** Two (2) car parking Garage, 3 Bedrooms, Bathroom, Laundry, Study Area and Rumpus;

**First Floor:** Kitchen, Dining, Living, Powder Room, Master Bedroom, Ensuite and access to the back open space.

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### 4. IS THE PROPOSAL ACCEPTABLE

Having regard to the previous section of this report, the following section will review the proposal against relevant planning considerations.

It will address the following questions:

- Is the proposal supported by planning policy?
- Is the proposal an appropriate response to the Environmental Significance?

In short, the proposal represents a strong response to its planning policy context and has carefully responded to, and managed its character and amenity considerations.



RESPONSE TO ENVIROMENTAL SIGNIFICANCE OVERLAY

The Proposal is within an area of Environmental Significance, being the Pakenham North Ridge – Environmental Significance Overlay (ESO4). ESO4 was established to protect the Pakenham ridge areas regional significance for biodiversity. The area makes a substantial contribution to biodiversity in the Gippsland Plain Bioregion as well as the Pakenham area. The area is characterised by a geology of Devonian Granitic and Silurian Sediment origin, moderate to steep slopes, and areas of remnant vegetation. These characteristics contribute to environmental values including landscape quality, water quality, and habitat of botanical and zoological significance.

In Summary, the objective of ESO4 is to:

- Protect and enhance the significant environmental and landscape values of the Pakenham North ridge.
- Avoid, maintain and enhance areas of remnant vegetation, and habitat of botanical and zoological significance, including promoting replanting of native vegetation and enhancement of wildlife habitat corridors; and
- To ensure works address environmental hazards of erosion, salinity and fire.

In Response:

- Utilises the natural slope of the land including the pre-existing excavated area to rest naturally within the landscape, and to lower the overall height of the structure.
- Introduces Architectural features, such as the curved first floor balustrade, which mimic and enhance the lines of the Pakenham North ridge landform.
- Set back as close as possible to the existing cut, reducing the need to further excavate material, and ensure satisfactory standoff from the ridgeline.
- Is consistent with the surrounding land use, and located below the existing Pakenham North ridge.
- There are no areas of remnant vegetation, or areas of botanical and zoological significance.
- The site has been substantially cleared, and levelled, and no further substantial earthworks would result from the Proposal. The Proposal will not contribute to any additional environmental hazards such as erosion. Salinity or fire risk.
- There are no areas of remnant vegetation, or areas of botanical and zoological significance.

## 5. CONCLUSION

For the reasons set out in this report, the proposal represents an excellent response to policy contained within the Cardinia Planning Scheme:

The proposal should be welcomed as a contemporary development that is sympathetic to the surrounding context and will make a positive contribution to the existing and preferred neighbourhood character.

  
Senior Project Coordinator

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PROJECT  
6 GOLD STREET PAKENHAM VIC 3810

STAGE	REV	DATE
TOWN PLANNING	A	27/03/25

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REV	DATE	ISSUE
A	26.03.25	TP RFI


REV	DATE	ISSUE
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PROJECT
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6 GOLD STREET PAKENHAM VIC 3810
JOB NO.
P24021

SCALE
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1:100 @ A1 1:200 @ A3
DATE
27/03/25

DRAWING NO.
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TP0-101

DRAWING NAME
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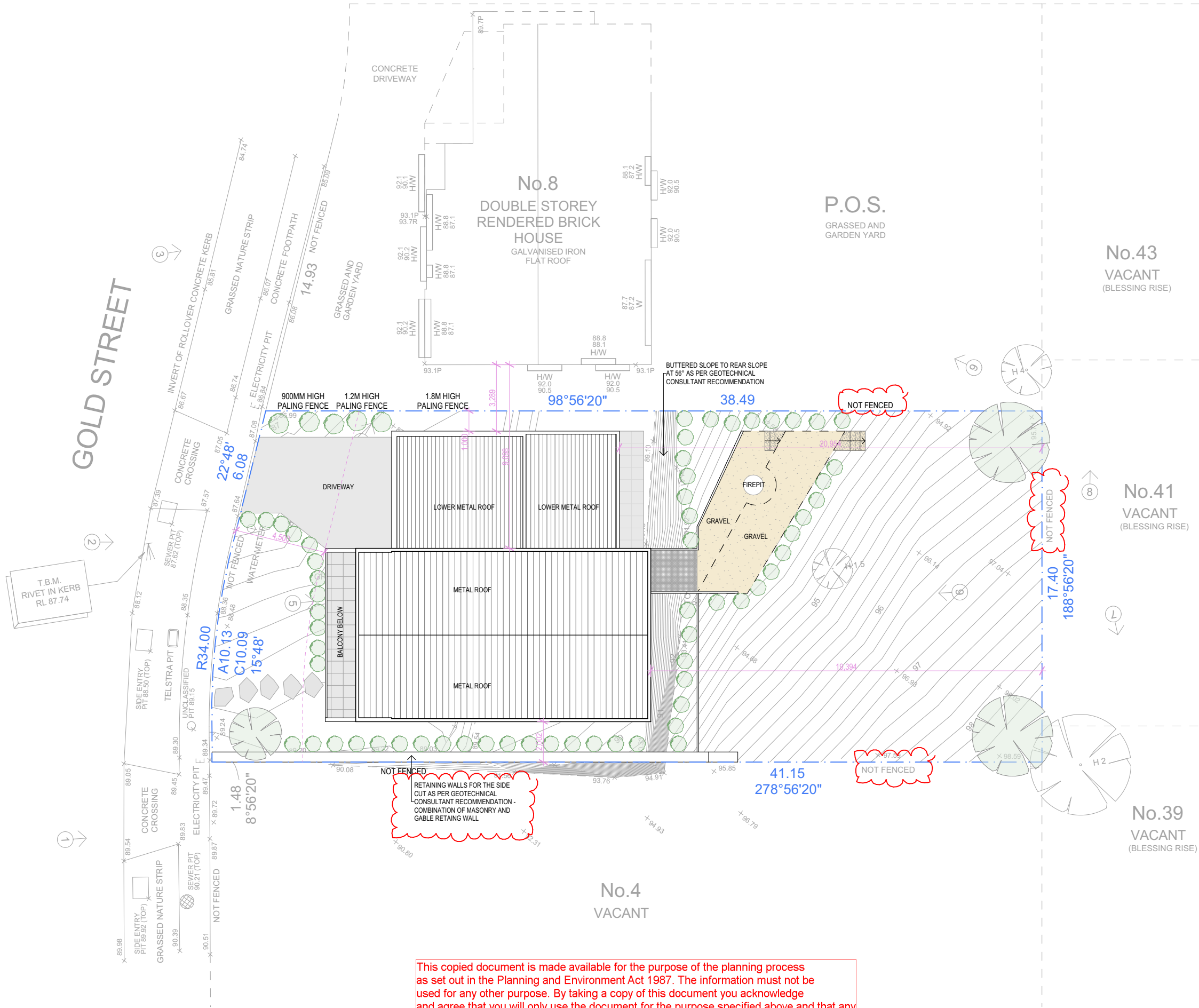
EXISTING SITE PLAN

REVISION
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A

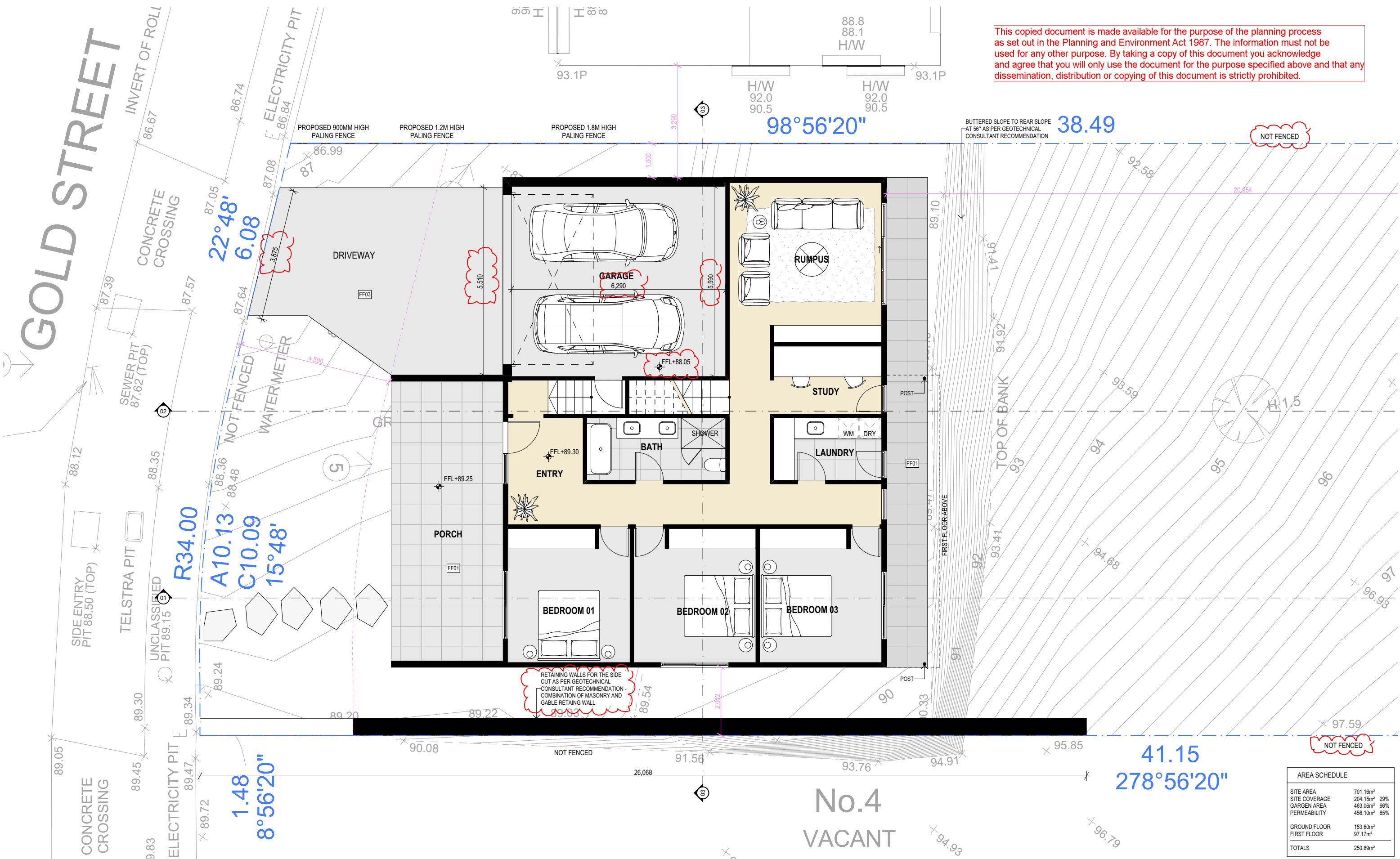
STAGE
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TP



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AREA SCHEDULE	
SITE AREA	701.16m²
SITE COVERAGE	204.15m² 29%
GARDEN AREA	463.06m² 66%
PERMEABILITY	456.10m² 65%
GROUND FLOOR	153.60m²
FIRST FLOOR	97.17m²
TOTALS	250.89m²

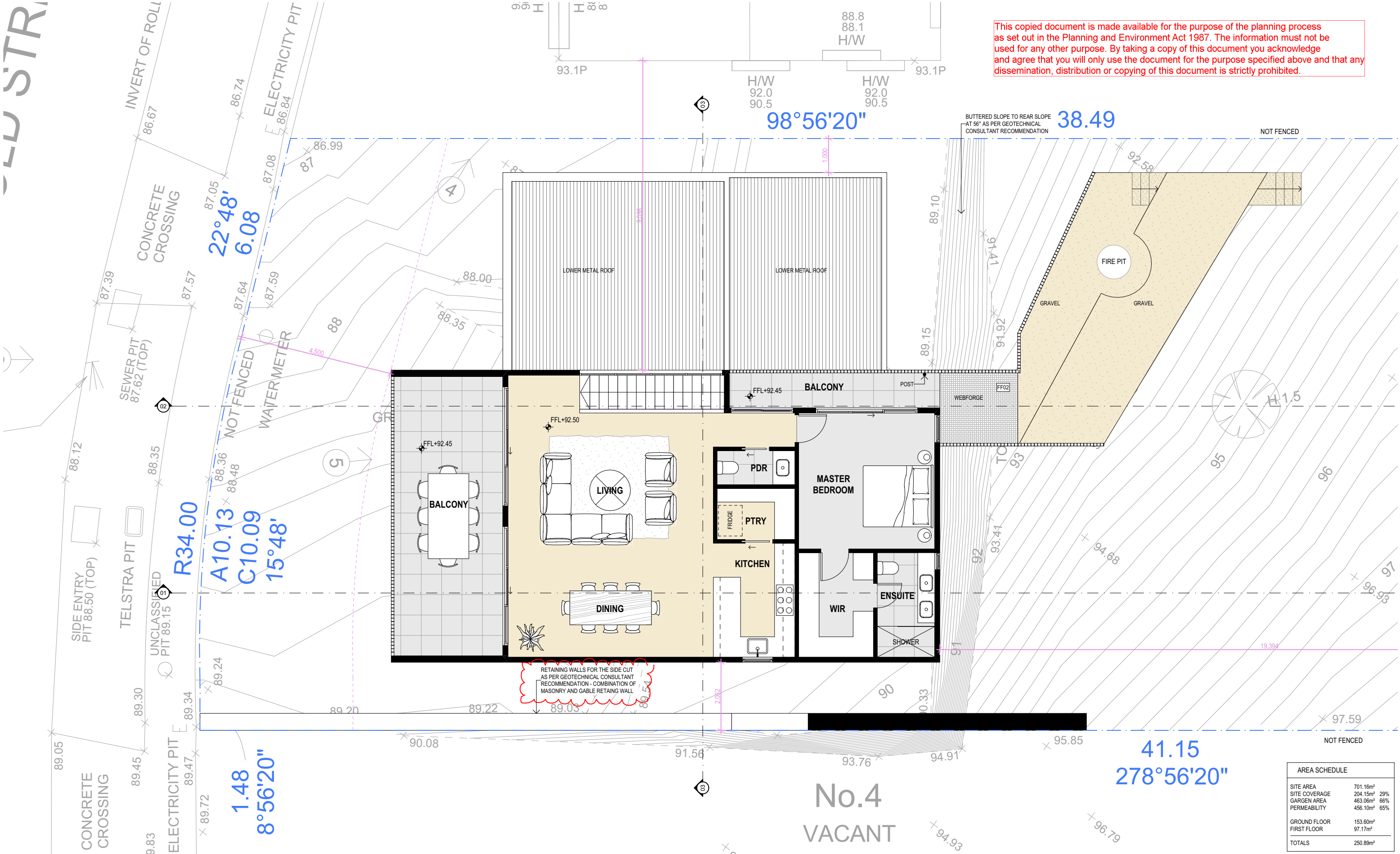


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OLD STR

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1 PROPOSED FIRST FLOOR  
1:100

# Pitch

Pitch Architecture + Design  
27 Cremorne St Cremorne VIC 3121  
pitchAD.com.au 03 9046 2811  
info@pitchAD.com.au

Drawings to be read in conjunction with specification by pitchAD and all drawings and documents by engineers and sub-consultants referred to in these plans. Contractors are to verify all dimensions on site before commencing any work or producing shop drawings. Larger scale drawings and written dimensions take preference. Do not scale the drawings. These drawings are protected by the laws of copyright and may not be copied or reproduced without the written permission of pitchAD. All discrepancies to be brought to the attention of the author.

NORTH POINT

REV	DATE	ISSUE	REV	DATE	ISSUE	PROJECT	SCALE	DRAWING NO.	REVISION
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						JOB NO.	DATE	DRAWING NAME	STAGE
						P24021	27/03/25	PROPOSED FIRST FLOOR PLAN	TP

AREA SCHEDULE	
SITE AREA	701.16m²
SITE COVERAGE	204.15m² 29%
GARDEN AREA	463.06m² 66%
PERMEABILITY	456.10m² 65%
GROUND FLOOR	153.60m²
FIRST FLOOR	97.17m²
TOTALS	250.89m²

## TOWN PLANNING



REV	DATE	ISSUE
A	26.03.25	TP RFI

REV	DATE	ISSUE

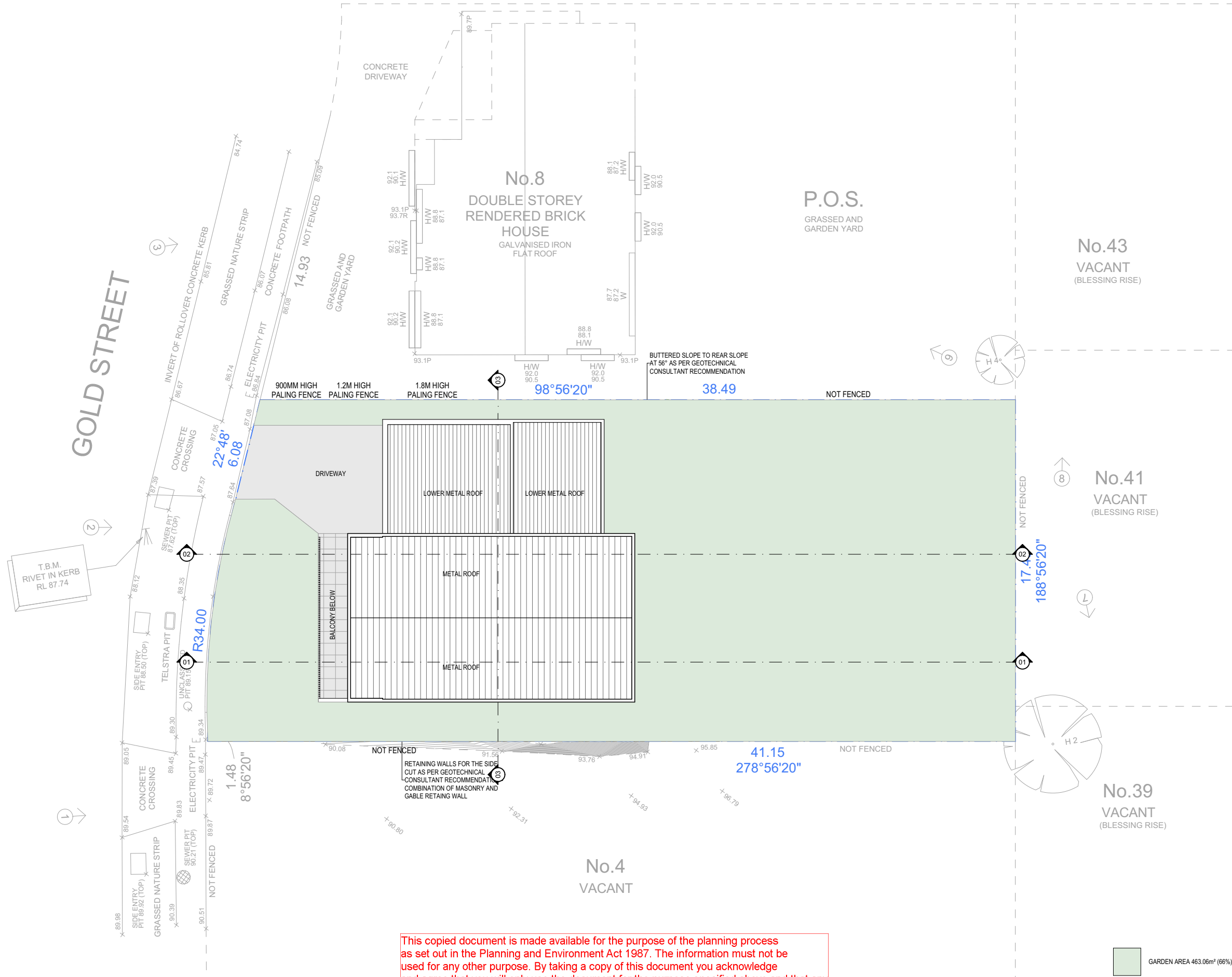
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6 GOLD STREET PAKENHAM VIC
3810
JOB NO.
P24021

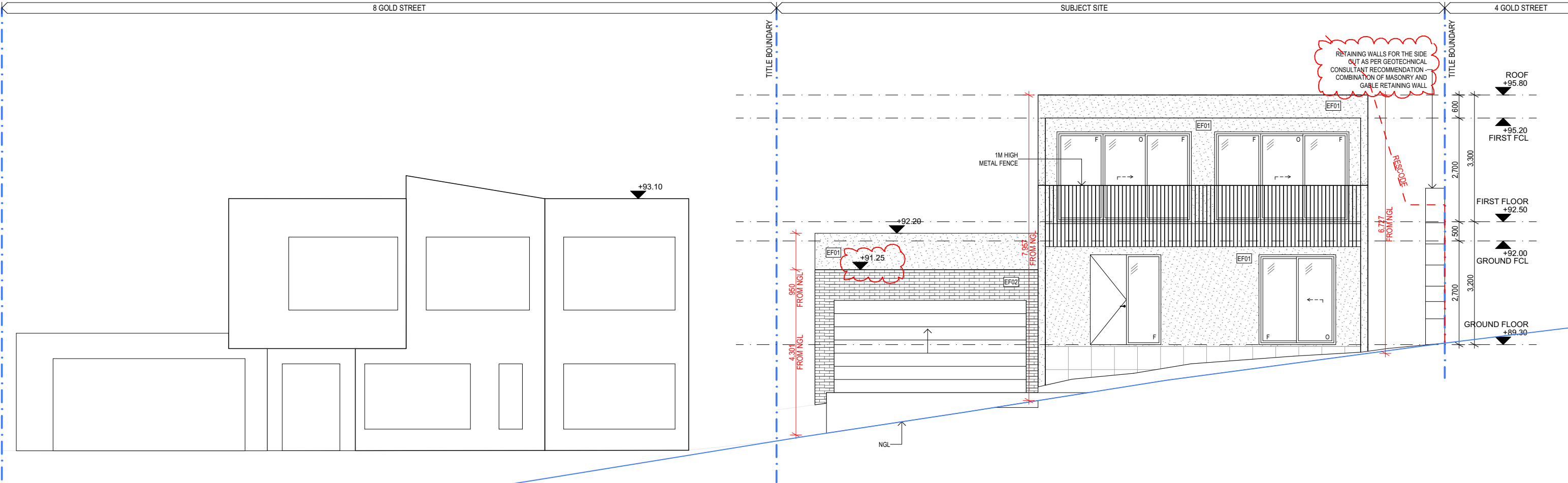
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1:100 @ A3
DATE
27/03/25

DRAWING NO.
TP1-104
DRAWING NAME
GARDEN PLAN

REVISION
A
STAGE
TP

## TOWN PLANNING

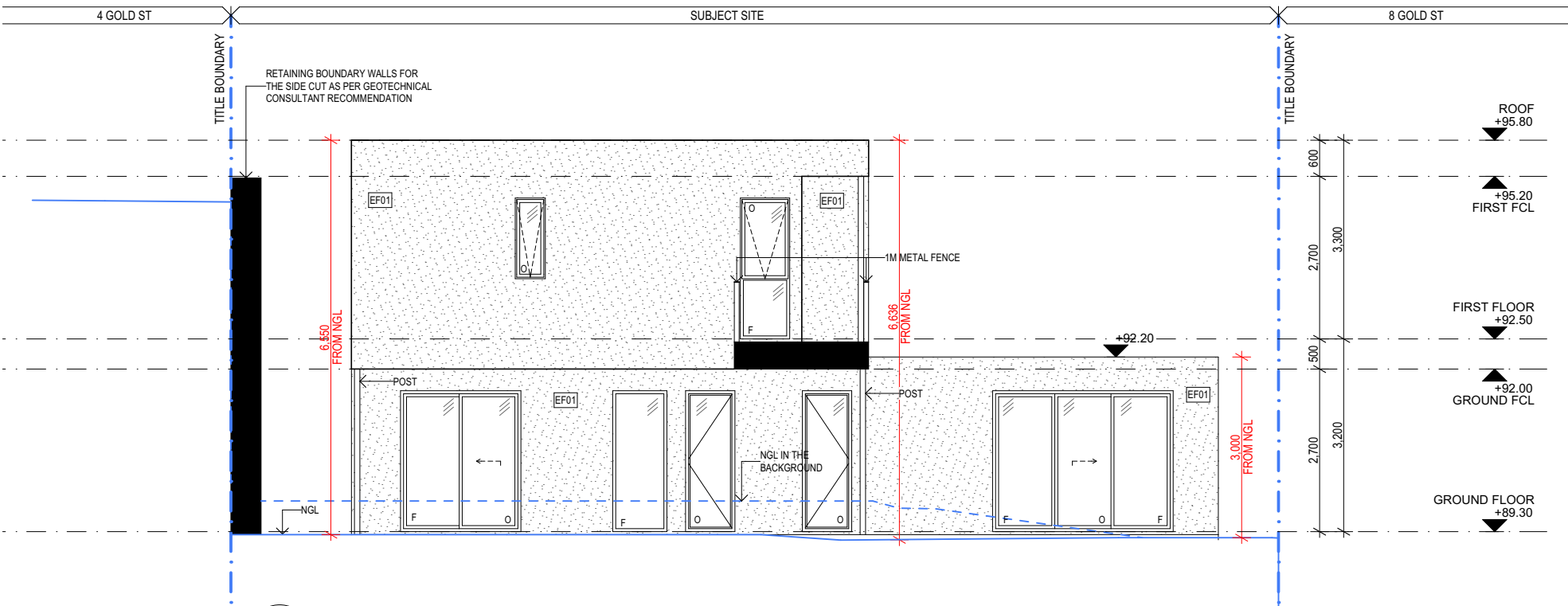




1 STREETScape ELEVATION  
1:100

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FINISH LEGEND	
EXTERNAL FLOOR FINISH	
FF01	TILES/ PAVERS
FF02	WEBFORGE
FF03	CONCRET
EXTERNAL WALL FINISH	
EF01	RENDER
EF02	BRICK
GLAZING TYPE	
O	OPERABLE GLAZING
F	FIXED GLAZING



1 EAST ELEVATION  
1:100

## TOWN PLANNING

Pitch

Pitch Architecture + Design  
27 Cremorne St Cremorne VIC 3121  
pitchAD.com.au 03 9046 2811  
info@pitchAD.com.au

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NORTH POINT



REV	DATE	ISSUE
A	26.03.25	TP RFI

REV	DATE	ISSUE

PROJECT

6 GOLD STREET PAKENHAM VIC  
3810

JOB NO.

P24021

SCALE

1:50 @ A1  
1:100 @ A3

DATE

27/03/25

DRAWING NO.

TP2-101

DRAWING NAME

ELEVATIONS

REVISION

A

STAGE

TP

## CITIZEN BOUNDARY

NGL—

BUTTERED SLOPE TO REAR SLOPE  
—AT 56° AS PER GEOTECHNICAL  
CONSULTANT RECOMMENDATION

1

— — — — —

EXISTING NGL-

1M HIGH

1M HIGH

PC

8 GOLD STREET—  
CLYNN BAKER

**GOLD  
STREET**

1

## REVISION

**A**

STAGE

TF

Pitch Architecture + Design  
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info@pitchAD.com.au

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NORTH POINT



REV	DATE	ISSUE
A	26.03.25	TP RFI

REV	DATE	ISSUE
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PROJECT

6 GOLD STREET PAKENHAM VIC  
3810

JOB NO.

P24021

SCALE

1:50 @ A1

1:100 @ A3

DATE \_\_\_\_\_

27/03/25

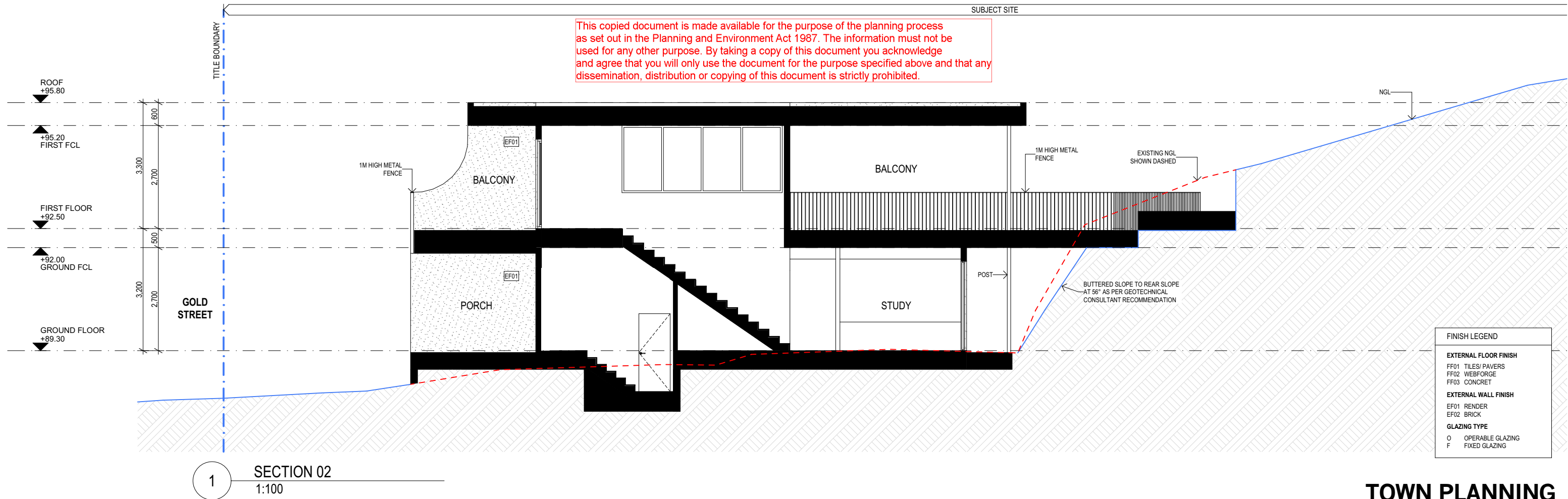
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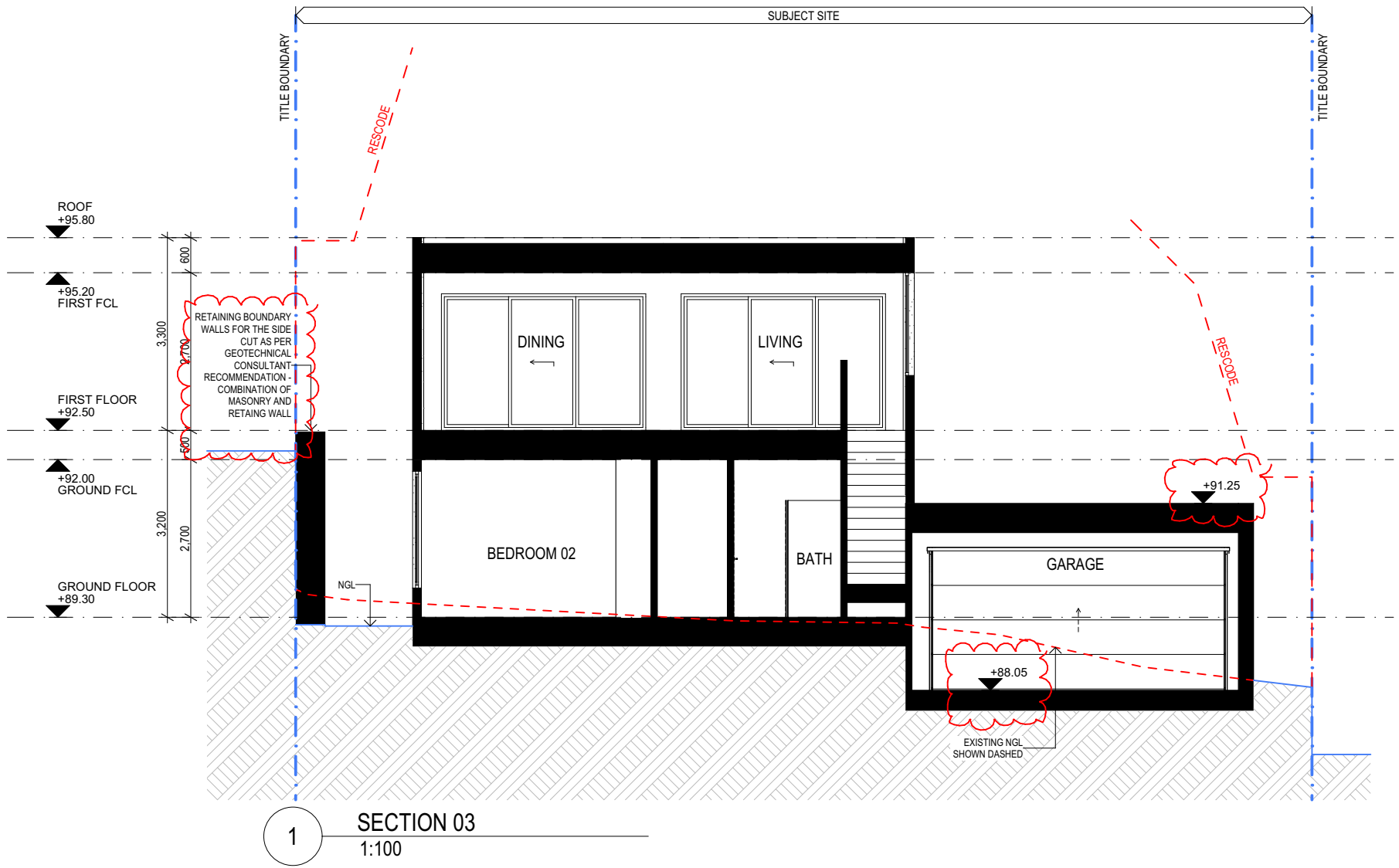
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## ELEVATIONS







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FF01 - TILES/PAVERS



FF02 - WEBFORGE



EF01 - RENDER



EF02 - BRICK

FINISH LEGEND	
EXTERNAL FLOOR FINISH	
FF01	TILES/ PAVERS
FF02	WEBFORGE
FF03	CONCRET
EXTERNAL WALL FINISH	
EF01	RENDER
EF02	BRICK
GLAZING TYPE	
O	OPERABLE GLAZING
F	FIXED GLAZING

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DRAWING NO.

TP3-102

DRAWING NAME

SECTIONS

REVISION

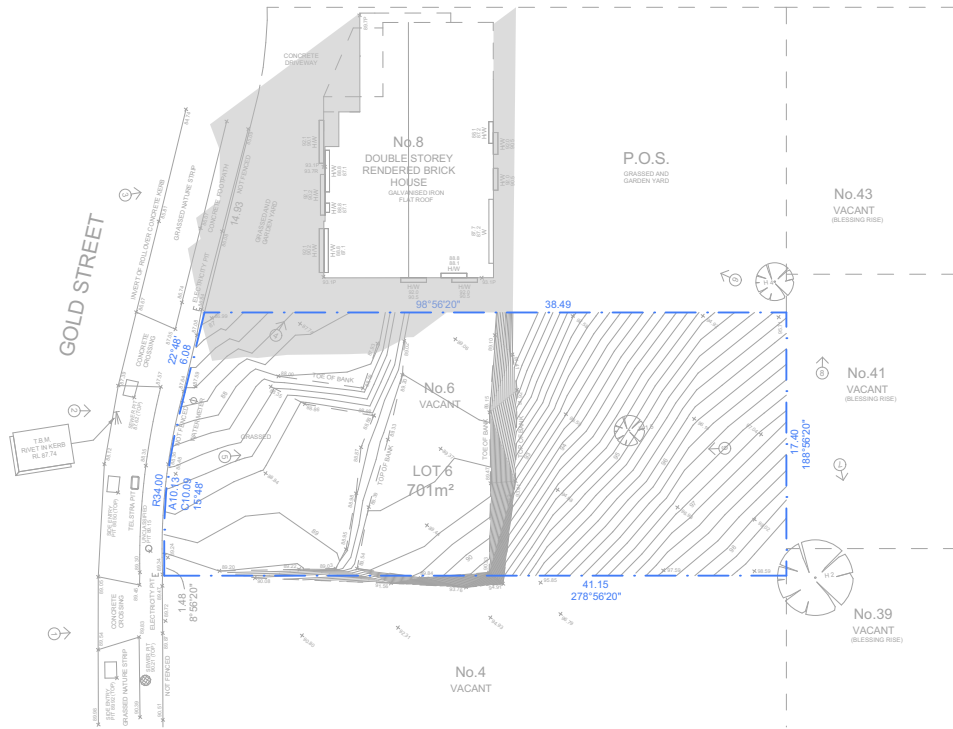
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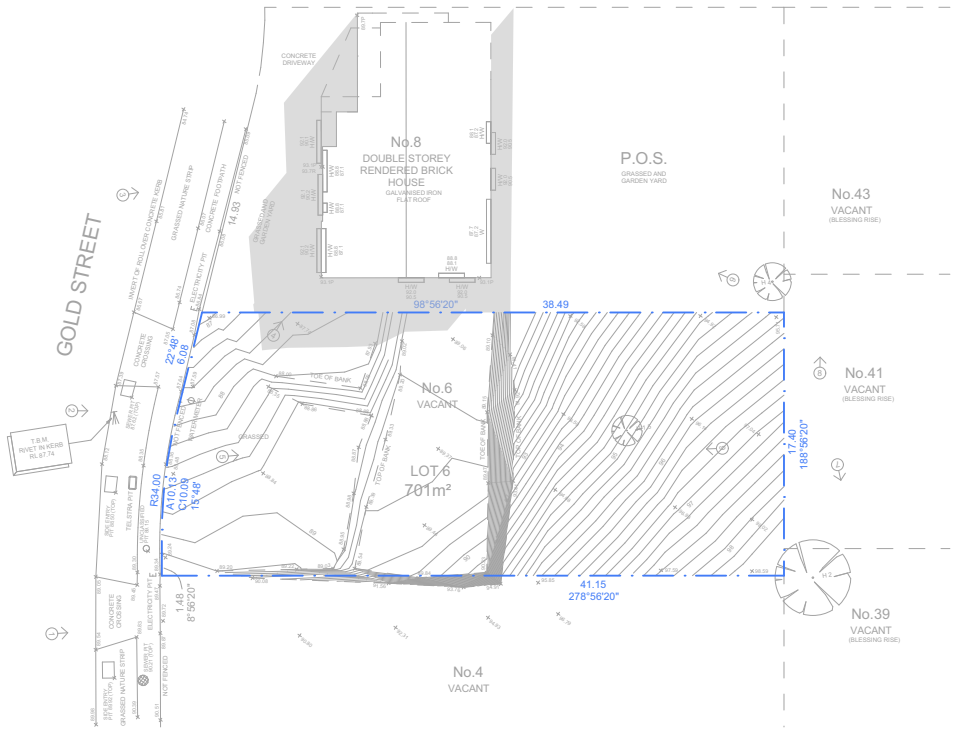
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TOWN PLANNING

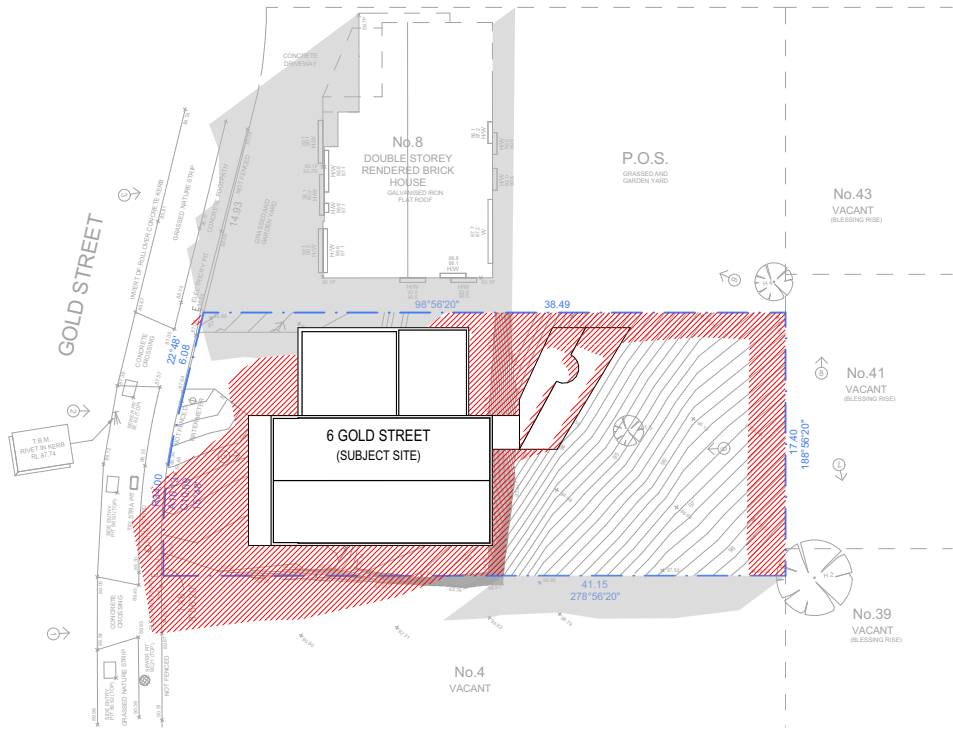




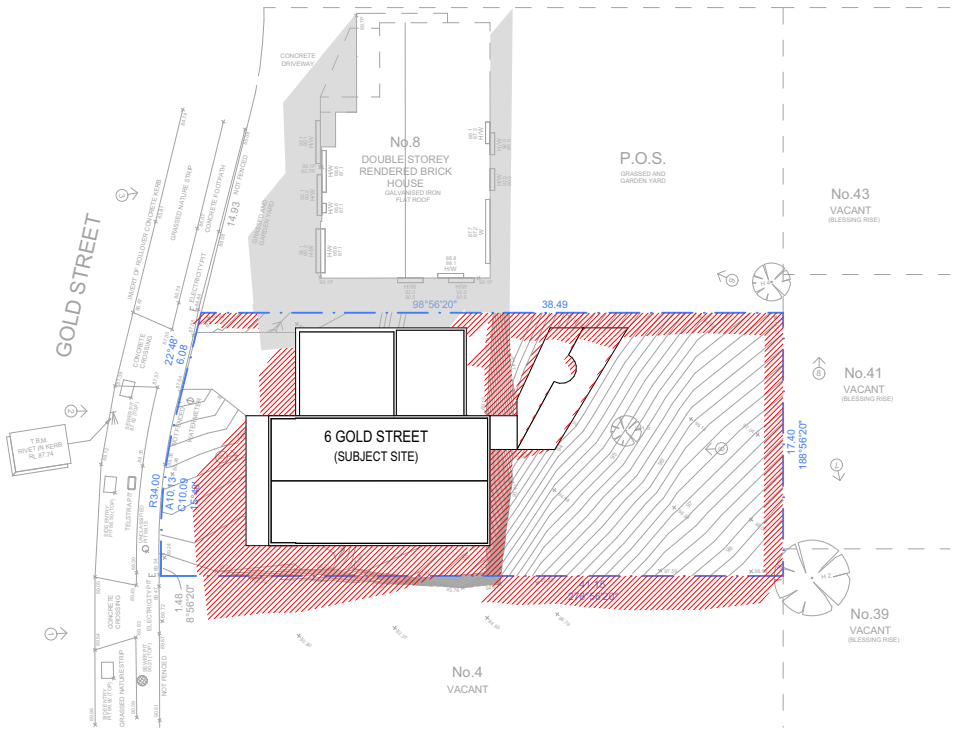
**EXISTING SHADOW DIAGRAM - 9AM**  
SHADOW CAST ON 22ND SEPTEMBER  
SCALE 1:500



**EXISTING SHADOW DIAGRAM - 10AM**  
SHADOW CAST ON 22ND SEPTEMBER  
SCALE 1:500



**PROPOSED SHADOW DIAGRAM - 9AM**  
SHADOW CAST ON 22ND SEPTEMBER  
SCALE 1:500



**PROPOSED SHADOW DIAGRAM - 10AM**  
SHADOW CAST ON 22ND SEPTEMBER  
SCALE 1:500

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PROJECT
6 GOLD STREET PAKENHAM VIC 3810
JOB NO.
P24021

SCALE
1:250 @ A1 1:500 @ A3
DATE
27/03/25

DRAWING NO.
TP4-101
DRAWING NAME
SHADOW DIAGRAMS

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P24021

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1:500 @ A3
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27/03/25

DRAWING NO.
TP4-102
DRAWING NAME
SHADOW DIAGRAMS

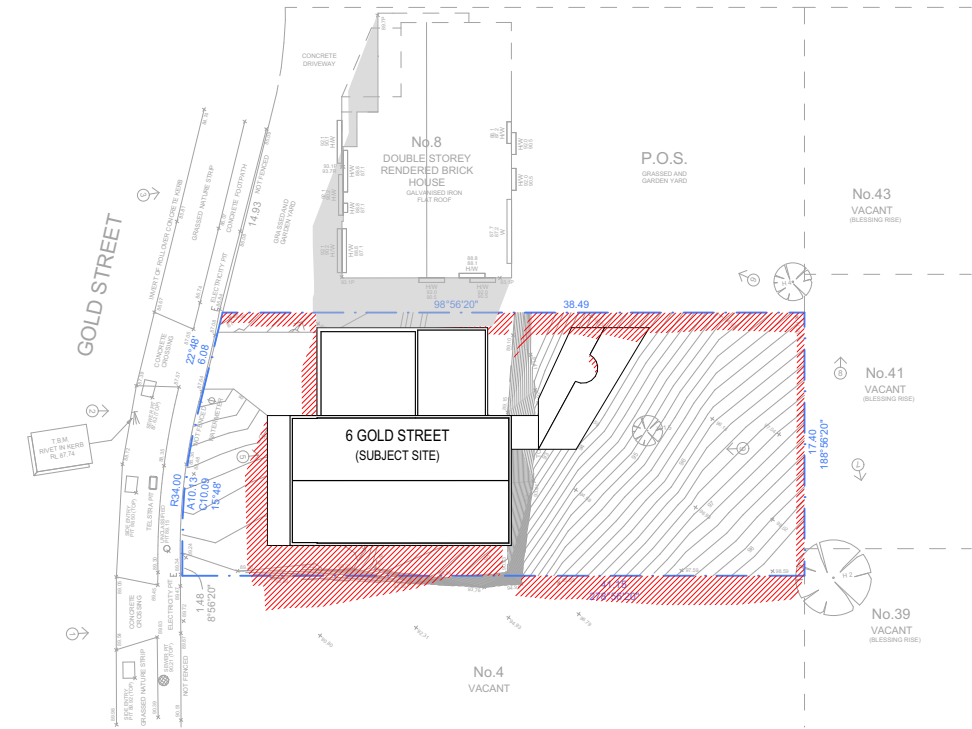
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## TOWN PLANNING

### EXISTING SHADOW DIAGRAM - 11AM

SHADOW CAST ON 22ND SEPTEMBER

SCALE 1:500



### PROPOSED SHADOW DIAGRAM - 11AM

SHADOW CAST ON 22ND SEPTEMBER

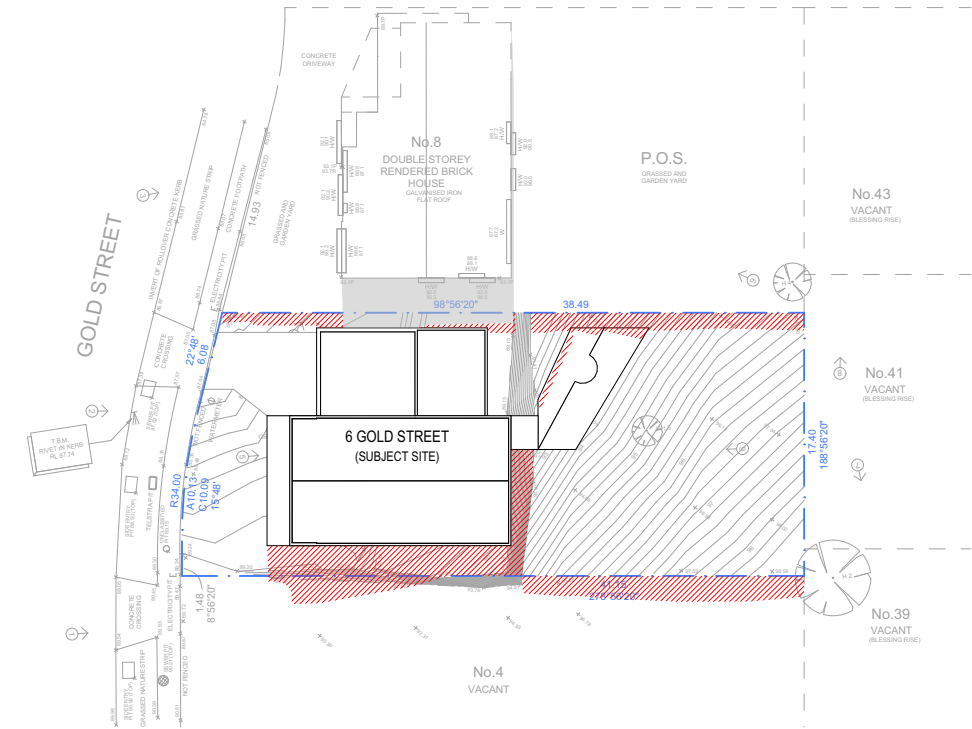
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SHADOW CAST ON 22ND SEPTEMBER

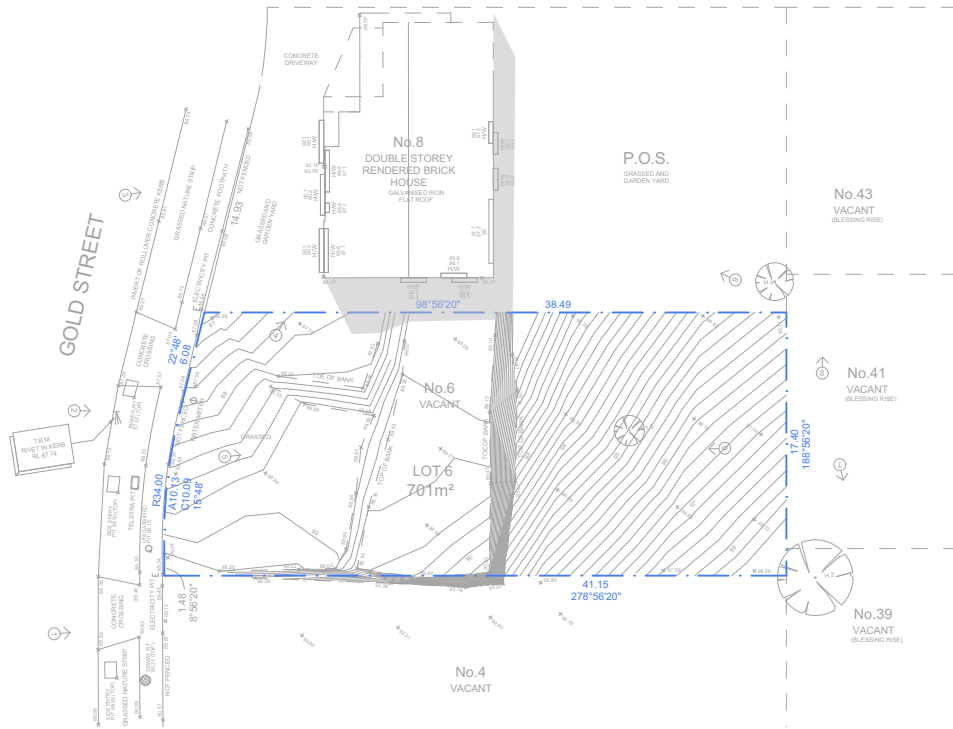
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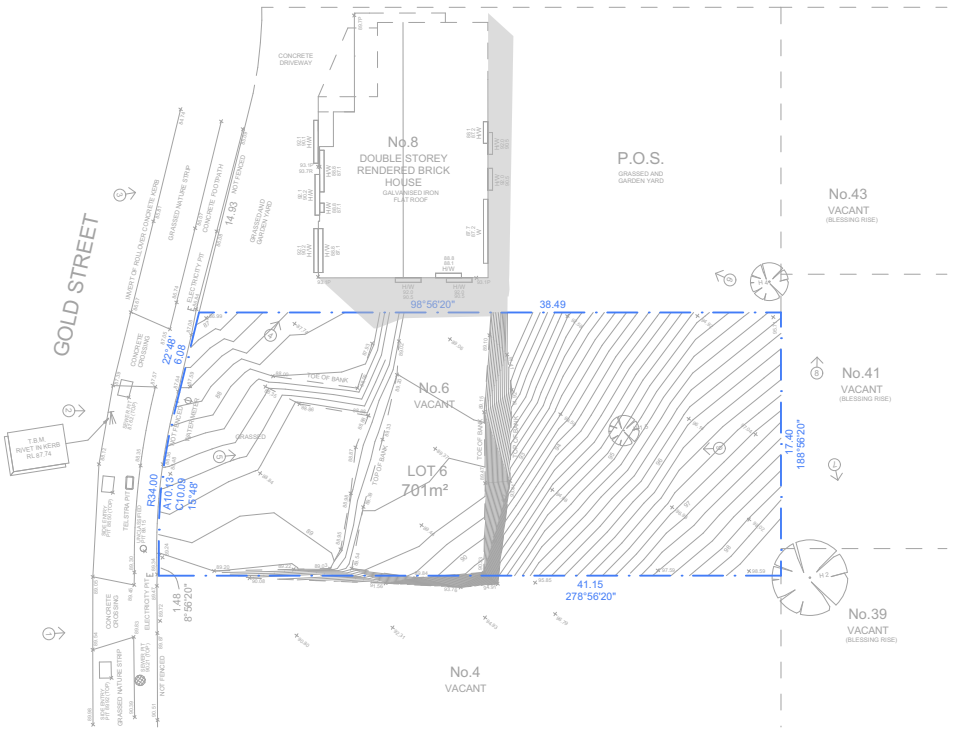
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SHADOW CAST ON 22ND SEPTEMBER

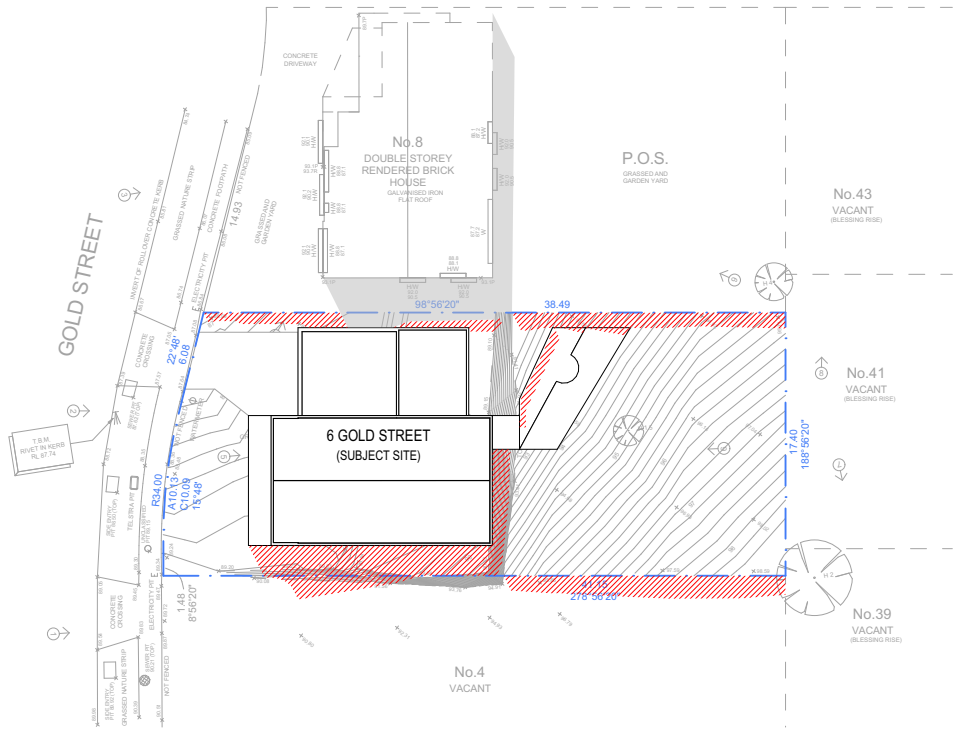
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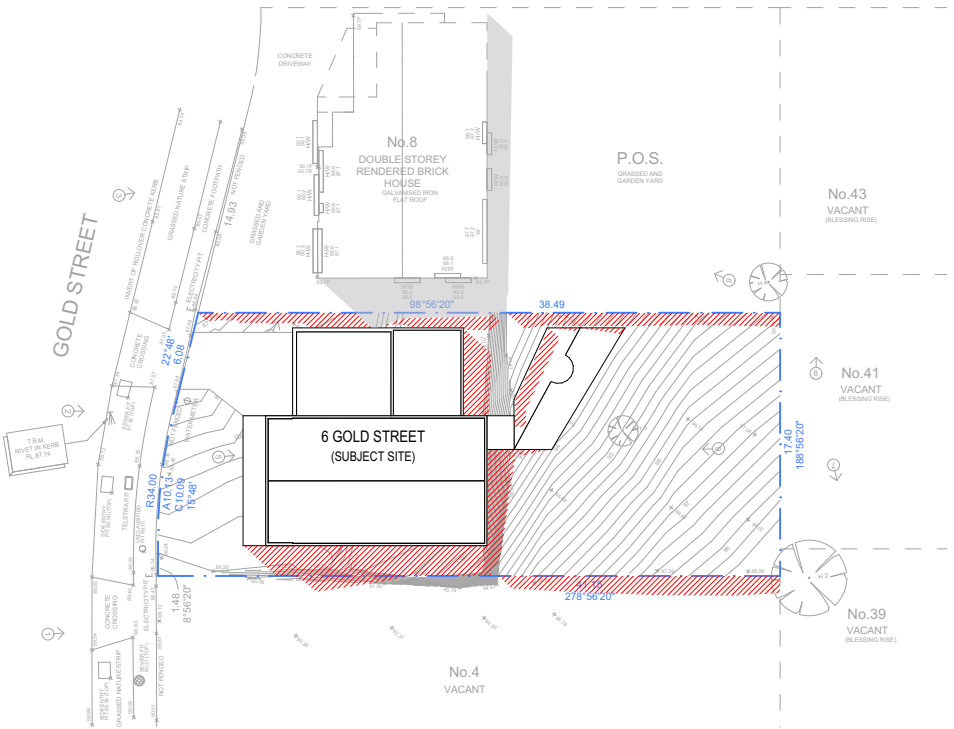
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SHADOW CAST ON 22ND SEPTEMBER  
SCALE 1:500



**EXISTING SHADOW DIAGRAM - 2PM**  
SHADOW CAST ON 22ND SEPTEMBER  
SCALE 1:500

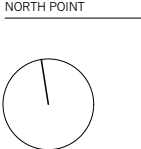


**PROPOSED SHADOW DIAGRAM - 1PM**  
SHADOW CAST ON 22ND SEPTEMBER  
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**PROPOSED SHADOW DIAGRAM - 2PM**  
SHADOW CAST ON 22ND SEPTEMBER  
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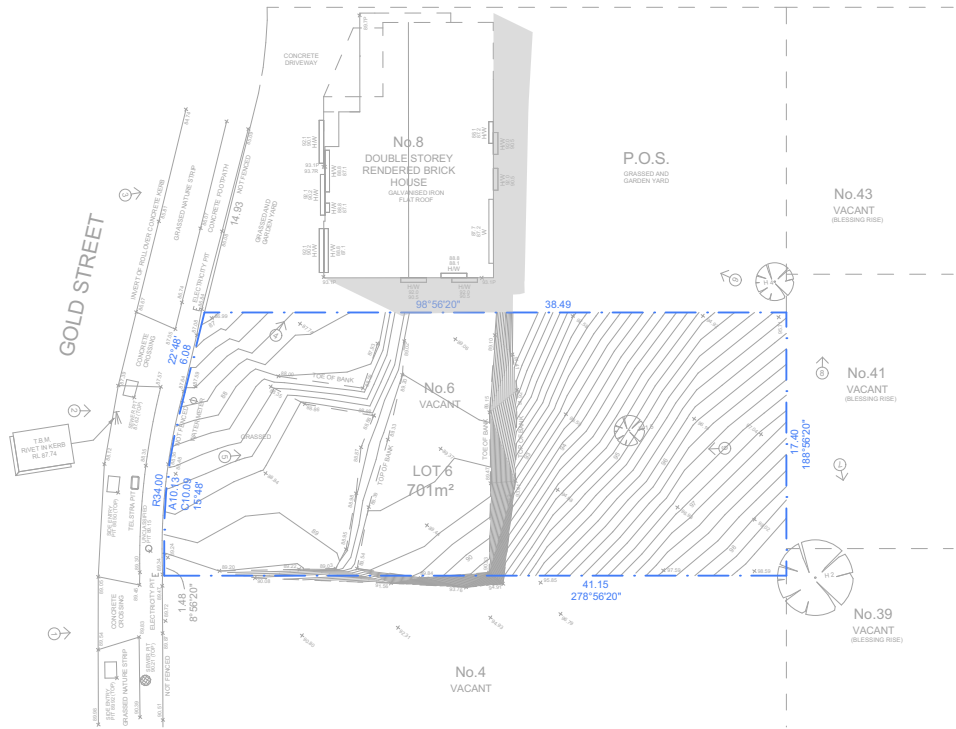
PROJECT
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3810
JOB NO.
P24021

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DATE
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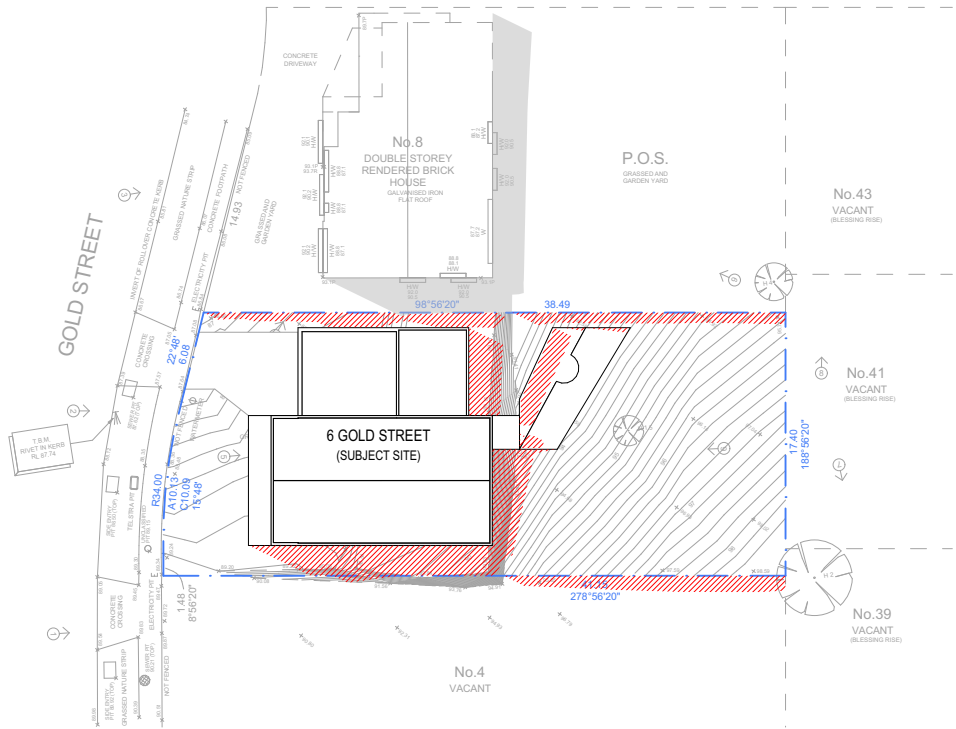
DRAWING NO.
TP4-103
DRAWING NAME
SHADOW DIAGRAMS

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**EXISTING SHADOW DIAGRAM - 1PM**  
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SCALE 1:500



**PROPOSED SHADOW DIAGRAM - 1PM**  
SHADOW CAST ON 22ND SEPTEMBER  
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DRAWING NO.

**TP4-104**

DRAWING NAME

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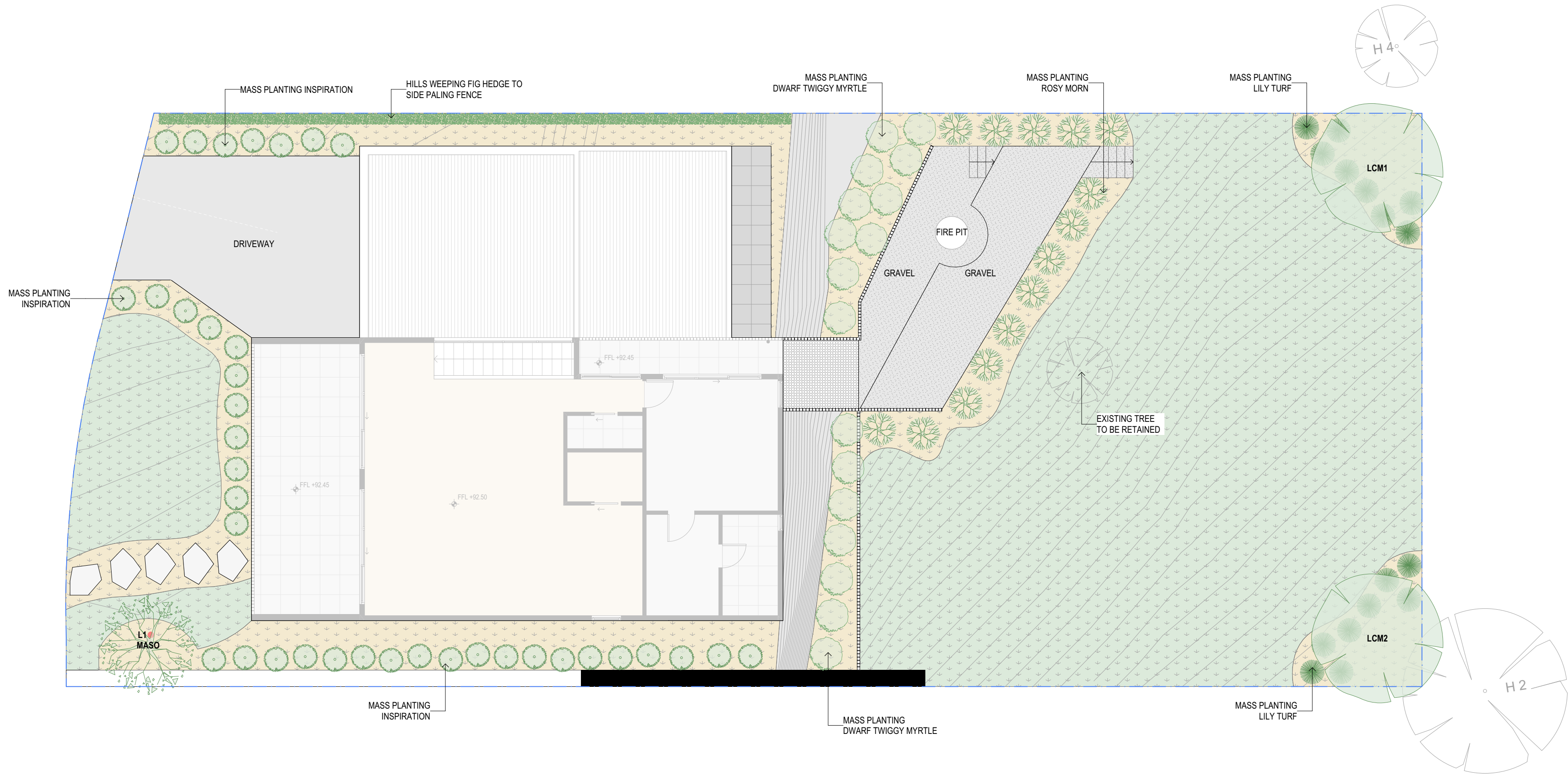
PROJECT  
6 GOLD STREET PAKENHAM VIC 3810

STAGE	REV	DATE
LANDSCAPE DESIGN		21/03/25

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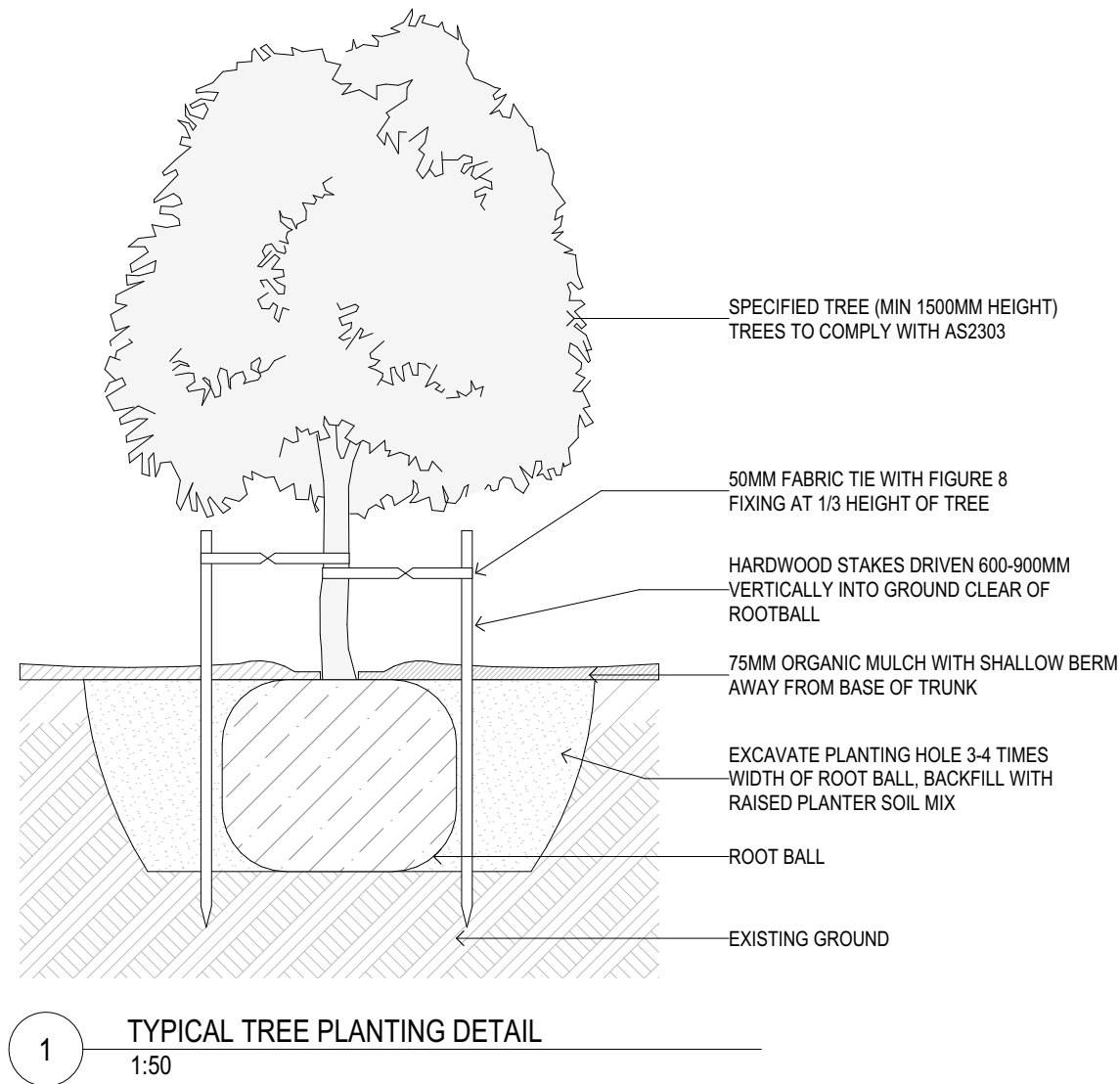


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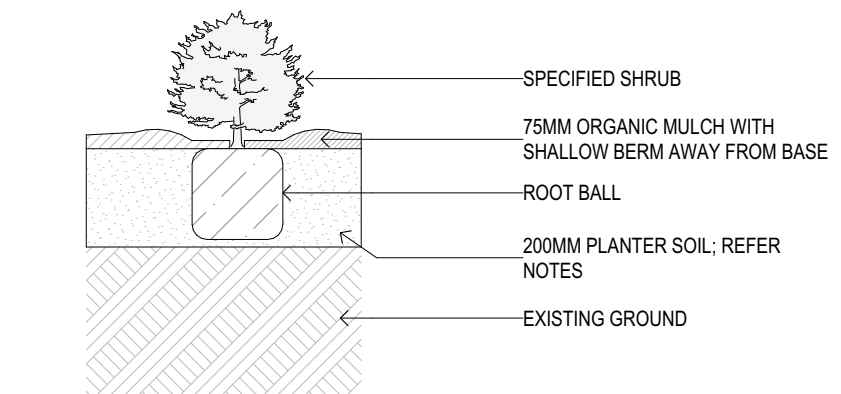


LEGEND	
	PROPOSED TREE
	±0.00 SPOT LEVEL
	PROPOSED GRASS
	PAVING
	GRAVEL
	MULCHED GARDEN BED
	GROUND COVER
	ROCKS SLOPE
	L1 GARDEN LIGHT TYPE 1
	HEDGE

PROPOSED PLANTING SCHEDULE						
TREES	ID	COMMON NAME	SPECIES	MATURE SIZE	POT SIZE	QUANTITY
	MASO	SAUCER MAGNOLIA	MAGNOLIA SOULANGEANA	2-4H X 2-4W	50CM	1
	LCM1	PURPLE CREPE MYRTLE	LAGERSTROEMIA INDICA 'ZUNI'	6H X 4W	50CM	1
	LCM2	CREPE MYRTLE	LAGERSTROEMIA INDICA 'TUSCARORA'	6H X 4W	50CM	1
SHRUBS						
	INSPIRATION		HEBE SPECIOSA DIOSMIFOLIA	0.75H X 0.75W	15CM	37
	DWARF TWIGGY MYRTLE		BAEOKEA VIRGATA COMPACTA	0.75H X 1W	15CM	17
	ROSY MORN		CALLISTEMON PALLIDUS	1H X 1W	15CM	14
	BLUE LILY TURF		LIRIOPE MUSCARI	0.6H X 0.6W	15CM	16
HEDGING						
		HILLS WEEPING FIG	FICUS MICROCARPA HILLII FLASH	4-10H X 2-4W	20CM	



1 TYPICAL TREE PLANTING DETAIL  
1:50



1 TYPICAL SHRUB PLANTING DETAIL  
1:50

**GENERAL NOTES**

ALL TREES MUST BE PLANTED BY A QUALIFIED ARBORIST, LANDSCAPE GARDENER OR HORTICULTURALIST. CONTRACTORS ARE TO COMPLY WITH ALL AUSTRALIAN STANDARDS, BUILDING REGULATIONS & LOCAL COUNCIL REGULATIONS.

CONTRACTORS ARE TO OBTAIN ALL RELEVANT LOCAL COUNCIL PLANNING & BUILDING PERMITS PRIOR TO UNDERTAKING ANY WORKS. BUILDING SURVEYOR TO SIGN OFF ON DESIGN PRIOR STARTING ANY CONSTRUCTION. ALL STRUCTURAL WORK TO BE DETAILED BY A STRUCTURAL ENGINEER PRIOR TO UNDERTAKING ANY WORKS. ALL DRAINAGE WORKS, INCLUDING BUT NOT LIMITED TO SURFACE FALLS, TYPES OF DRAINS, SW CONNECTION, ARE TO BE DETAILED BY CIVIL ENGINEER.

CONTRACTOR TO UNDERTAKE A FULL SITE SET-OUT PRIOR TO UNDERTAKING ANY WORKS. ENSURE ANY DISCREPANCIES ARE TO BE DIRECTED IMMEDIATELY TO THE LANDSCAPE DESIGNER & CLIENT. UNLESS WITH THE PRIOR WRITTEN CONSENT FROM THE RESPONSIBLE AUTHORITY. ALL LANDSCAPING WORKS, SHOWN ON THE ENDORSED LANDSCAPE PLAN, MUST BE COMPLETED PRIOR TO THE COMMENCEMENT OF THE DEVELOPMENTS USE.

CONTRACTOR IS TO VERIFY LOCATION OF ALL UNDERGROUND SERVICES PRIOR TO COMMENCEMENT OF WORK, ANY DAMAGED SERVICES WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

**TREE PROTECTION ZONES**

REFER TO ARBORIST REPORT FOR ALL EXISTING TREE PROTECTION ZONES, STRUCTURAL ROOT ZONES, SIZES AND SPECIES.

NO TREES ARE TO BE REMOVED WITHOUT COUNCIL AUTHORITY APPROVAL WHERE REQUIRED.

ALL TREE PROTECTION ZONE REQUIREMENTS ARE TO BE PER THE ARBORISTS SPECIFICATION, WHERE NOT SPECIFIED REFER COUNCIL REQUIREMENTS AND AUSTRALIAN STANDARDS.

**SITE PREPARATION**

REMOVE ANY ON-SITE BUILDING MATERIAL, RUBBISH AND WEEDS FROM THE SITE PRIOR TO PLANTING. WEEDS TO BE REMOVED BY MANUAL DIGGING OR SPRAYED WITH WEED KILLER MIN. 28 DAYS PRIOR TO LANDSCAPE WORKS BEGIN.

DETERMINE PH OF SOIL USING PH KIT. THE SOIL SHOULD HAVE A PH SLIGHTLY ACIDIC TO NEUTRAL (PH 5.5-7). IF OUTSIDE THIS RANGE CONTACT YOUR SELECTED NURSERY TO OBTAIN ADVICE ON IMPROVING THE PH LEVEL.

CLAY SOILS SHOULD BE CHECKED FOR RESPONSIVENESS TO GYPSIUM WHICH CAN ALLOW PLANT ROOTS TO PENETRATE THE SOIL. IF REQUIRED ADD GYPSIUM ACCORDING TO MANUFACTURERS DIRECTIONS.

ALL GARDEN AREAS ARE TO BE CULTIVATED AND AERATED PRIOR TO APPLICATION OF TOP SOILS. GYPSIUM SHALL BE APPLIED TO ALL HEAVY CLAY AREAS AT THE RATE OF 1.5KG PER SQ. METER.

**GARDEN BEDS**

EXISTING SUBGRADE TO BE DUG TO A DEPTH OF NO LESS THAN 275MM BELOW FINISHED GRADE IN GARDEN BEDS TO ALLOW FOR 200MM OF ORGANIC TOPSOIL / COMPOST BLEND.

LAWN AREA AND GARDEN BEDS ARE TO BE EDGED USING METAL/STEEL. GARDEN EDGING UNLESS SPECIFIED OTHERWISE, REFER DETAILS.

**MULCH**

ORGANIC MULCH TO GARDEN BED AREAS TO A DEPTH OF 75MM OVER MIN. 200MM OF CULTIVATED SUB SOIL. RECOMMENDED SOURCES OF MULCH SHOULD BE WOODCHIP PINE OR LOCAL EUCALYPTUS. FINISHED MULCH LEVEL TO BE 15MM BELOW TOP OF PLANTER LEVEL.

**PLANTING**

ALL PLANTS USED THROUGHOUT THE DEVELOPMENT ARE TO BE SUPPLIED BY A HIGH QUALITY NURSERY WHICH SPECIALISES IN NATIVE AND EXOTIC PLANTS. PLANT SELECTION SHALL BE PER THE SCHEDULE IN LOCATIONS SHOWN ON THE DRAWINGS. PLANT QUANTITIES ARE TO BE CONFIRMED BY THE CONTRACTOR AND ANY DISCREPANCIES BETWEEN PLANT SCHEDULE AND PLAN ARE TO BE REPORTED TO THE LANDSCAPE DESIGNER BEFORE PROCEEDING.

PLANTS ARE TO BE PER AS2303 (TREE STOCK FOR LANDSCAPE USE). HAVE WELL DEVELOPED ROOT SYSTEMS AND FREE OF PEST AND DISEASE.

POWERFEEED TO BE USED UPON INITIAL PLANTING.

AREAS SHOWN AS GRASS OR LAWN ON THE PLANS ARE TO BE RE-GRADED TO PROVIDE SMOOTH CONTOURS AND RAKED TO REMOVE SOLID CLUMPS OF RUBBLES. THE LAWN IS TO BE SEEDED WITH NON-INVASIVE SPECIES. WATER AND CARE FOR PLANTS PER SPECIES NEEDS. SEASONAL CONDITIONS AND NURSERY RECOMMENDATIONS.

ALL PLANTS AND TREES TO BE PRUNED AS REQUIRED ACCORDING TO AS4373 (PRUNING AMENITY OF TREES).

**POTS AND RAISED PLANTERS**

RAISED PLANTER CONSTRUCTION TO INCLUDE, BUT NOT NECESSARILY BE LIMITED TO, THE SUPPLY AND INSTALLATION OF AGRICULTURAL DRAINS, DRAINAGE CELLS AT BASE, FILTER FABRIC, PLANTING MEDIUM, MULCH AND IRRIGATION. PLANTERS MUST BE EFFECTIVELY TANKED INTERNALLY WITH A WATERPROOFING MEMBRANE AND LINED WITH BLACK COREFLUTE TO PREVENT LEAKING.

DRAINAGE CELLS ARE TO BE PROVIDED AT THE BASE OF THE PLANTER AND ARE TO BE COVERED WITH A LAYER OF FILTER FABRIC AND A 100MM DEEP LAYER OF HYDROCELL. HARDFOAM RG30. PROVIDE ROOT ANCHOR NETTING OVER HARDFOAM LAYER IF TREES ARE TO BE PLANTED. A DRAINAGE OUTLET IS TO BE INSTALLED IN THE BASE OF THE PLANTER WITH THE FLOOR OF THE PLANTER SLOPED TOWARDS IT.

DRAINAGE OUTLET TO BE CONNECTED TO APPROVED STORM WATER. TO CIVIL ENGINEERS SPECIFICATION.

SUPPLY AND INSTALL A LIGHTWEIGHT, FREE DRAINING SOIL MIX TO THE RAISED PLANTERS, SUCH AS BURDETT'S SAND & SOIL - HYDROCELL 40 MIX (OR SIMILAR APPROVED) INCLUDING 20% HYDRO CELL FLAKES. COMPACT SOIL LIGHTLY AND EVENLY IN 150MM LAYERS. AVOID DIFFERENTIAL SUBSIDENCE AND EXCESS COMPACTION AND PRODUCE A FINISHED SURFACE THAT IS GRADED EVENLY AND READY FOR PLANTING. ALLOW FOR 15MM LAYER OF SPECIFIED MULCH TO TOP OF BEDS AND A FINISHED LEVEL 25-50MM BELOW THE PLANTER RIM.

INSTALL IRRIGATION LINES THROUGH BASE OF POTS / PLANTERS. INSTALL DOUBLE LAYER OF 50MM AG DRAINAGE CELL PANELS TO BASE OF POTS.

**DRAINAGE**

ALL SURFACE, RAISED PLANTER AND GARDEN BED DRAINAGE TO BE DETAILED BY A CIVIL ENGINEER PRIOR TO COMMENCEMENT OF CONSTRUCTION. CONTRACTOR SHALL INSURE THAT ALL GRADES AND FALLS ARE TO AUSTRALIAN STANDARDS, INCLUDING DDA COMPLIANCES. ENSURE STORMWATER WASTE OUTLETS ARE INSTALLED TO ALL PLANTERS AND GARDEN BEDS.

PROVIDE ADEQUATE AGRICULTURAL DRAINAGE PIPE TO PLANTING BEDS.

**IRRIGATION**

DRIP IRRIGATION TO BE SUPPLIED THROUGHOUT ALL PLANTED AREAS (FOR TREES, SHRUBS, GROUNDCOVERS AND CLIMBERS) ACROSS ALL IN GROUND PLANTING ZONES. POTS AND RAISED PLANTER BOXES AND CONNECTED TO A WATER TANK WHERE APPL. CONTRACTOR IS TO INCLUDE A BATTERY/MAINS OPERATED TIMER, WATER FILTER, PRESSURE REGULATOR BACKFLOW PREVENTER, VACUUM BREAKERS AND MASTER VALVE.

**COMPLETION OF LANDSCAPE WORKS**

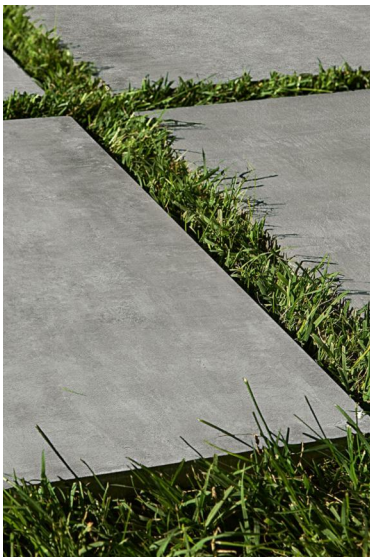
LANDSCAPING AS SHOWN ON THE ENDORSED LANDSCAPE PLAN'S MUST BE CARRIED OUT AND COMPLETED TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY PRIOR TO THE OCCUPATION OF THE DEVELOPMENT.

PLANTING ALONG FRONT BOUNDARIES TO BE ADEQUATELY CONTAINED TO MEET COUNCILS NATURE STRIP REQUIREMENTS.

LANDSCAPE CONTRACTOR MUST ENSURE SURVIVAL OF ALL PLANTS FOR AT LEAST 12 WEEKS AFTER PLANTING. IF ANY PLANTS DIE WITHIN THESE 12 WEEKS IT IS THE LANDSCAPE CONTRACTORS RESPONSIBILITY TO REPLACE THE PLANT AT THEIR OWN EXPENSE. AFTER THE 12 WEEKS IT IS THE CLIENTS RESPONSIBILITY TO REPLACE ANY DEAD PLANTS.

THE LANDSCAPE DESIGNER DOES NOT HOLD ANY RESPONSIBILITY FOR THE SUCCESS OF THE PLANTS AS THERE ARE MANY FACTORS THAT CAN PLAY A PART IN THE DEATH OR HEALTH DETERIORATION OF A PLANT SUCH AS IMPROPER INSTALLATION, LACK OF WATER, WEATHER EVENTS, COMPACTION, DAMAGE TO ROOTS OR PLANT STRUCTURE. ALL PLANTS ARE CHOSEN BASED UPON CONDITIONS OBSERVED AT THE TIME OF PREPARATION OF THE REPORT AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND CLIENT TO ENSURE THE SUCCESS OF THE PLANTS. FOLLOW UP MAINTENANCE SHOULD BE UNDERTAKEN EVERY 4-6 WEEKS FOR 2 YEARS FOLLOWING ESTABLISHMENT.

SPECIES SELECTIONS



PAVERS



GARDEN UPLIGHT- ABOUT SPACE - L1



CORTEN FIRE PIT



SAUCER MAGNOLIA 'MAGNOLIA SOULANGEANA' - MASO



PURPLE CREPE MYRTLE 'LAGERSTROEMIA INDICA 'ZUNI'' - LCM1



CREPE MYRTLE 'LAGERSTROEMIA INDICA 'TUSCARORA'' - LCM2



HILLS WEEPING FIG



INSPIRATION



CALLISTEMON ROSY MORN



DWARF TWIGGY MYRTLE



LIRIOPE MUSCARI LILY TURF

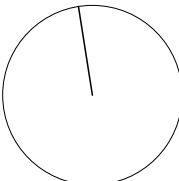
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REV DATE ISSUE


REV DATE ISSUE


PROJECT

6 GOLD STREET PAKENHAM VIC  
3810

JOB NO.

P24021

SCALE

1:50 @ A1  
1:100 @ A3

DATE

21/03/25

DRAWING NO.

TP6-101

DRAWING NAME

LANDSCAPE PLAN

REVISION

STAGE

TP