
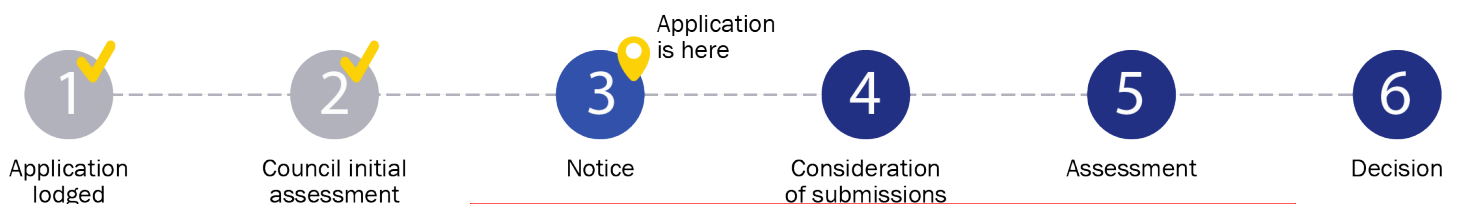


Notice of Application for a Planning Permit

The land affected by the application is located at:	L113 PS848743 V12580 F403 7 Scenic Rise, Pakenham VIC 3810
The application is for a permit to:	Buildings and Works (Construction of a Dwelling and a Fence)
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
APPLICATION DETAILS	
The applicant for the permit is:	FAIRBAIRN FRENKEN HOMES PTY LTD
Application number:	T250291
<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 cardinia.vic.gov.au/advertisedplans or by scanning the QR code.</p>	
	
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 August 2025	
WHAT ARE MY OPTIONS? Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority. If you object, the Responsible Authority will notify you of the decision when it is issued.	<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>



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ePlanning

Application Summary

Portal Reference A2254855

Basic Information

Proposed Use	CONSTRUCTION OF NEW SINGLE STOREY DWELLING WITH GARAGE & FENCING ON LAND SUBJECT TO AN ENVIRONMENTAL PROTECTION OVERLAY. Design Guidelines have been complied with as design approval has been obtained. We have satisfied their requirements including casual surveillance, building setbacks, water saving options and design including variety, articulation, colours, materials, textures, roof design, car accommodation, height restrictions and site coverage. DAP approval and stamped plans uploaded Covenant PS848743W Restriction A "Approval has been obtained from the Design Assessment Panel. Restriction B "No party walls exist. Section 173 Agreement AX385769J There is no vegetation on the land apart from grass / weeds which the owner will maintain along with any future installed landscaping. Developer design approval has been obtained. The owner is obliged to comply with all things necessary as per the agreement. Owner is happy with plans as is and has signed off on them. No outbuildings to note.
Current Use	VACANT
Cost of Works	\$287,870
Site Address	7 Scenic Rise Pakenham 3810

Covenant Disclaimer

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

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

Contacts

Regulation Fee Condition

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



Civic Centre
20 Siding Avenue, Officer, Victoria

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

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

Email: mail@cardinia.vic.gov.au

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

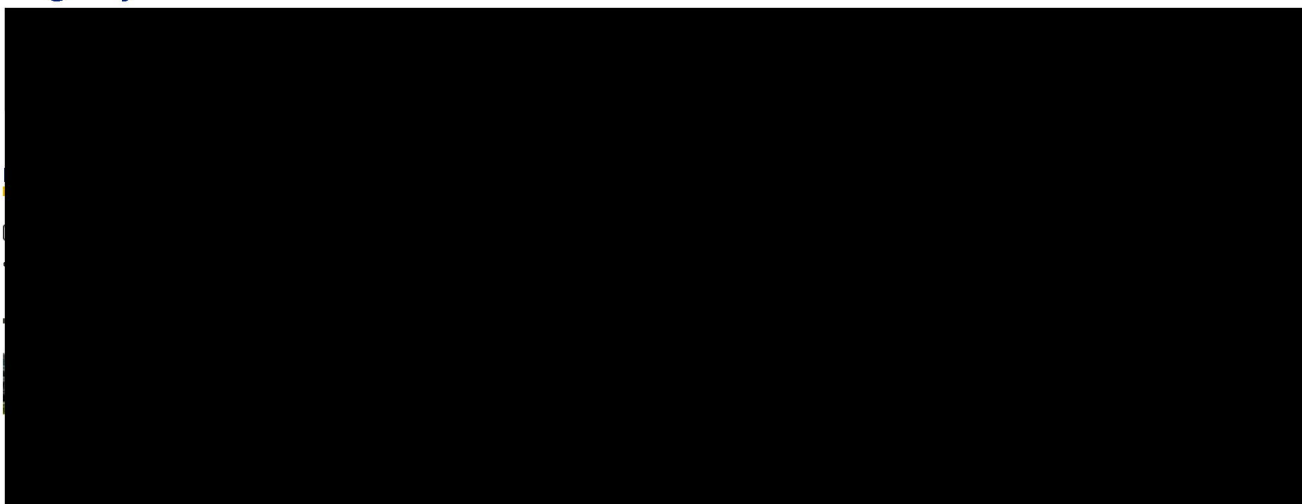
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Documents Uploaded

Date	Type	Filename
27-05-2025	A Copy of Title	TITLE.pdf
27-05-2025	Encumbrance	POS CURRENT MAY 2025.pdf
27-05-2025	Encumbrance	AX385769J.pdf
27-05-2025	Site plans	113 SCENIC SITE PLAN.pdf
27-05-2025	Site plans	113 SCENIC EARTHWORKS PLAN.pdf
27-05-2025	A proposed floor plan	113 SCENIC FLOOR PLAN.pdf
27-05-2025	Proposed elevation plan	113 SCENIC ELEVATION PLANS.pdf
27-05-2025	Proposed elevation plan	113 SCENIC FENCING PLAN.pdf
27-05-2025	Overlay Requirements	ESO 42.01-s4.pdf
27-05-2025	Additional Document	113 LANDSCAPE PLAN V1.pdf
27-05-2025	Additional Document	DA APPROVAL.pdf

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

Lodged By



Civic Centre
20 Siding Avenue, Officer, Victoria

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

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

Email: mail@cardinia.vic.gov.au

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

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

Page 1 of 2

VOLUME 12580 FOLIO 403

Security no : 124124802276F

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LAND DESCRIPTION

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Lot 113 on Plan of Subdivision 848743W.
PARENT TITLE Volume 12330 Folio 801
Created by instrument PS848743W 31/10/2024

REGISTERED PROPRIETOR

MORTGAGE AZ046502D 11/04/2025
AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

COVENANT PS848743W 31/10/2024

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
AX385769J 25/10/2023

DIAGRAM LOCATION

SEE PS848743W FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AZ046500H (E)	DISCHARGE OF MORTGAGE	Registered	11/04/2025
AZ046501F (E)	TRANSFER	Registered	11/04/2025
AZ046502D (E)	MORTGAGE	Registered	11/04/2025

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

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

Street Address: 7 SCENIC RISE PAKENHAM VIC 3810

ADMINISTRATIVE NOTICES

NIL

eCT Control 16165A AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED
Effective from 11/04/2025

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

Page 2 of 2

DOCUMENT END

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Document Type	Plan
Document Identification	PS848743W
Number of Pages (excluding this cover sheet)	4
Document Assembled	22/05/2025 12:54

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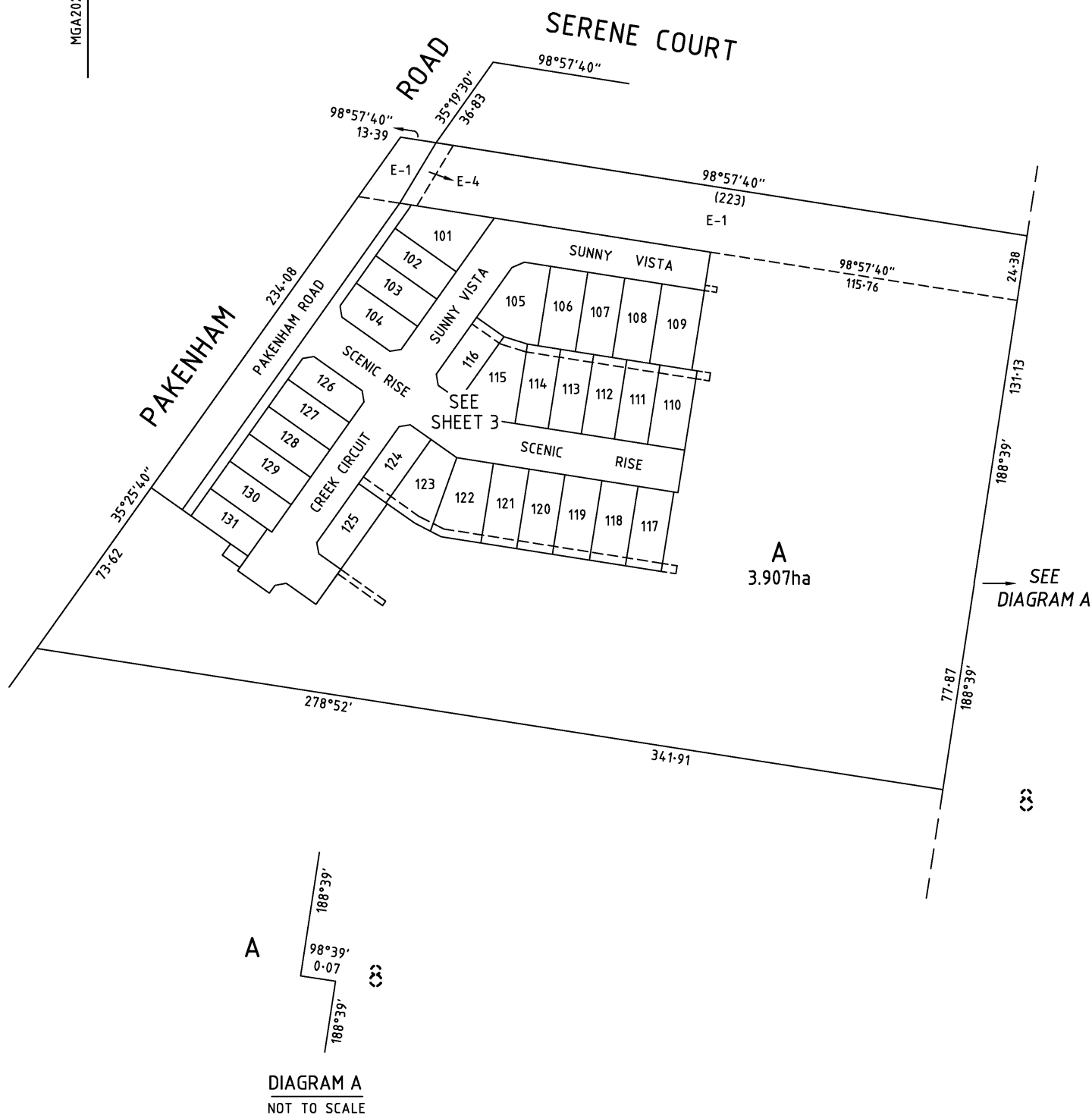
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PLAN OF SUBDIVISION			EDITION 1	PS848743W								
LOCATION OF LAND PARISH: NAR NAR GOON TOWNSHIP: PAKENHAM SECTION: — CROWN ALLOTMENT: 32(PT) & 33(PT) TITLE REFERENCE: VOL. 12230 FOL. 801 LAST PLAN REFERENCE: LP6710 (LOT 3) POSTAL ADDRESS: 110 PAKENHAM ROAD (at time of subdivision) PAKENHAM 3810 MGA CO-ORDINATES: E: 366 250 ZONE: 55 (of approx centre of land in plan) N: 5 786 580 GDA 2020			Council Name: Cardinia Shire Council Council Reference Number: S21-146 Planning Permit Reference: T160690-2 SPEAR Reference Number: S182115M Certification This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6 of the Subdivision Act 1988: 21/04/2023 Public Open Space A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has been made and the requirement has not been satisfied at Certification Digitally signed by: Fiona Shadforth for Cardinia Shire Council on 30/05/2024 Statement of Compliance issued: 28/10/2024 Public Open Space A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has been made and the requirement has been satisfied at Statement of Compliance									
VESTING OF ROADS AND/OR RESERVES			NOTATIONS									
<table><thead><tr><th>IDENTIFIER</th><th>COUNCIL/BODY/PERSON</th></tr></thead><tbody><tr><td>ROAD R1</td><td>CARDINIA SHIRE COUNCIL</td></tr><tr><td>ROAD R2</td><td>HEAD TRANSPORT FOR VICTORIA</td></tr><tr><td>RESERVE No.1</td><td>AUSNET ELECTRICITY SERVICES PTY LTD</td></tr></tbody></table>			IDENTIFIER	COUNCIL/BODY/PERSON	ROAD R1	CARDINIA SHIRE COUNCIL	ROAD R2	HEAD TRANSPORT FOR VICTORIA	RESERVE No.1	AUSNET ELECTRICITY SERVICES PTY LTD	LOTS 1 TO 100 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. LOTS IN THIS PLAN MAY BE AFFECTED BY ONE OR MORE RESTRICTIONS. FOR DETAILS OF RESTRICTIONS INCLUDING BURDENED LOTS & BENEFITING LOTS, SEE CREATION OF RESTRICTIONS ON SHEET 4. WARNING: The restrictive covenant(s)/restriction(s) in this plan may have been varied or removed. For current information, please refer to the relevant folio(s) of the Register, noting section 88(3) of the Transfer of Land Act 1958	
IDENTIFIER	COUNCIL/BODY/PERSON											
ROAD R1	CARDINIA SHIRE COUNCIL											
ROAD R2	HEAD TRANSPORT FOR VICTORIA											
RESERVE No.1	AUSNET ELECTRICITY SERVICES PTY LTD											
NOTATIONS DEPTH LIMITATION: DOES NOT APPLY This is a SPEAR plan. STAGING: This is not a staged subdivision. Planning Permit No. T160690 SURVEY: This plan is based on survey. This survey has been connected to permanent marks No(s). 89, 199, 213, 285, 286, 287, 295, 319, 320, 354, 355, 363, 674, 675 <div>Estate: The Rise - Pakenham Phase No.: 01 No. of Lots: 31 + Lot A PHASE AREA: 2.142ha</div>												
EASEMENT INFORMATION												
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)												
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of								
E-1, E-4 E-2 E-2, E-3 E-4	PIPELINE DRAINAGE SEWERAGE SUPPLY OF WATER (THROUGH UNDERGROUND PIPES)	24.38 3 SEE DIAG. 6	INST. D613929 THIS PLAN THIS PLAN THIS PLAN	VICTORIA PIPELINES COMMISSION CARDINIA SHIRE COUNCIL SOUTH EAST WATER CORPORATION SOUTH EAST WATER CORPORATION								
 Beveridge Williams development & environment consultants Melbourne ph : 03 9524 8888 www.beveridgewilliams.com.au		SURVEYORS FILE REF: 2000490/01 2000490-01-PS-V11.DWG Digitally signed by: ADRIAN JAMES FREEMAN, Licensed Surveyor, Surveyor's Plan Version (11), 24/05/2024, SPEAR Ref: S182115M		ORIGINAL SHEET SIZE: A3 SHEET 1 OF 4 Land Use Victoria Plan Registered 02:18 PM 31/10/2024 Assistant Registrar of Titles								

PS848743W

MGA2020 ZONE 55

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Melbourne ph : 03 9524 8888

www.beveridgewilliams.com.au

SURVEYORS REF
2000490/01

SCALE
1 : 1500

15 0 15 30 45 60
LENGTHS ARE IN METRES

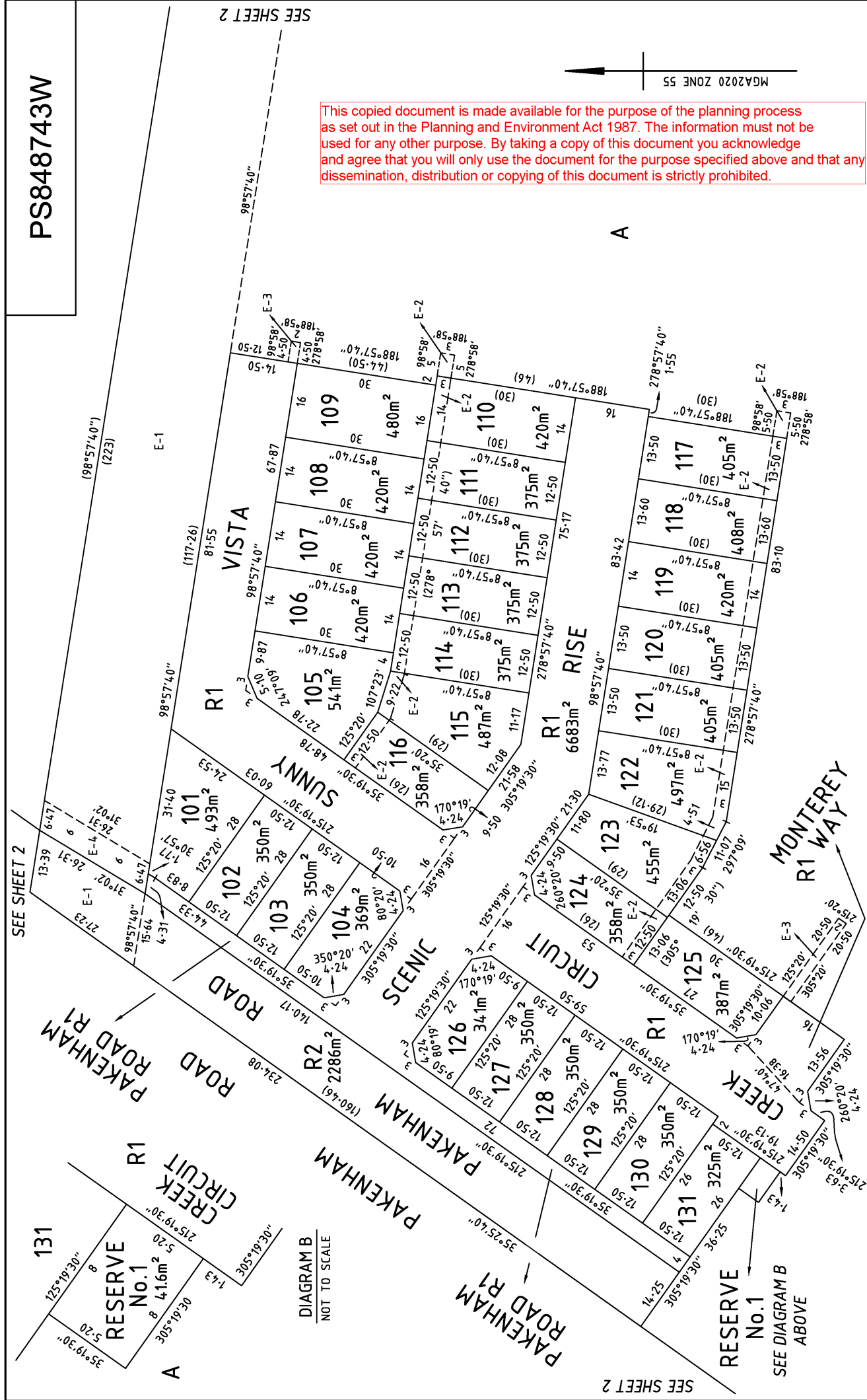
ORIGINAL SHEET
SIZE: A3

SHEET 2

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24/05/2024, SPEAR Ref: S182115M

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Cardinia Shire Council,
30/05/2024,
SPEAR Ref: S182115M

PS848743W



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2000490
/01
SURVEYORS
REFERENCE

1 : 750

7.5 0 7.5 15 22.5 30

LENGTHS ARE IN METRES

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24/05/2024, SPEAR Ref: S182115M

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SHEET 3

SUBDIVISION ACT 1988

CREATION OF RESTRICTION 'A'

PS848743W

THE REGISTERED PROPRIETORS OF THE BURDENED LAND COVENANT WITH THE REGISTERED PROPRIETORS OF THE BENEFITED LAND AS SET OUT IN THE RESTRICTION WITH THE INTENT THAT THE BURDEN OF THE RESTRICTION RUNS WITH AND BINDS THE BURDENED LAND AND THE BENEFIT OF THE RESTRICTION IS ANNEXED TO AND RUNS WITH THE BENEFITED LAND.

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LAND TO BENEFIT & TO BE BURDENED:

BURDENED LAND: LOTS 101 TO 131 (BOTH INCLUSIVE)

BENEFITING LAND: LOTS 101 TO 131 (BOTH INCLUSIVE)

DESCRIPTION OF RESTRICTION:

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT ON THE PLAN OF SUBDIVISION SHALL NOT:

- (1) CONSTRUCT OR ALLOW TO BE CONSTRUCTED ANY BUILDING OR STRUCTURE OTHER THAN A BUILDING OR STRUCTURE THAT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RISE (PAKENHAM) ESTATE DESIGN GUIDELINES AS AMENDED FROM TIME TO TIME.

A COPY OF THE DESIGN GUIDELINES AND BUILDING ENVELOPE PLAN IS AVAILABLE at <http://www.beveridgewilliams.com.au/design-application/>

- (2) CONSTRUCT OR ALLOW TO BE CONSTRUCTED ANY BUILDING OR STRUCTURE ON THE LOT PRIOR TO:

- (A) COPIES OF BUILDING PLANS, ELEVATION, ROOF PLANS, SITE PLANS (INCORPORATING SETBACKS FROM ALL BOUNDARIES, EXISTING CONTOURS, PROPOSED FINISHED FLOOR LEVELS AND SITE LEVELS, ALL PROPOSED DRIVEWAYS AND PATHS, DETAILS OF FENCES AND OUTBUILDINGS AND LANDSCAPING) AND SCHEDULES OF EXTERNAL COLOURS AND MATERIALS HAVE BEEN SUBMITTED VIA THE DESIGN PORTAL AT THE ABOVE ADDRESS OR SUCH OTHER ENTITY AS MAY BE NOMINATED BY THE DESIGN ASSESSMENT PANEL FROM TIME TO TIME;
- (B) THE DESIGN ASSESSMENT PANEL OR SUCH OTHER ENTITY AS MAY BE NOMINATED BY THE DESIGN ASSESSMENT PANEL FROM TIME TO TIME HAVE GIVEN ITS WRITTEN APPROVAL TO THE PLANS PRIOR TO THE COMMENCEMENT OF WORKS.

VARIATION:

ANY VARIATION TO CONDITIONS 1 AND 2 OF RESTRICTION 'A' WILL REQUIRE THE CONSENT OF THE DESIGN ASSESSMENT PANEL.

EXPIRY:

THIS RESTRICTION CEASES TO HAVE EFFECT FOLLOWING AFTER EITHER;

- (i) THE ISSUE OF AN OCCUPANCY PERMIT UNDER THE BUILDING ACT 1993 (OR SIMILAR) IN RESPECT OF A BUILDING ON EVERY RESIDENTIAL LOT ON THIS PLAN.
- (ii) 31 DECEMBER 2039.

CREATION OF RESTRICTION 'B'

THE REGISTERED PROPRIETORS OF THE BURDENED LAND COVENANT WITH THE REGISTERED PROPRIETORS OF THE BENEFITED LAND AS SET OUT IN THE RESTRICTION WITH THE INTENT THAT THE BURDEN OF THE RESTRICTION RUNS WITH AND BINDS THE BURDENED LAND AND THE BENEFIT OF THE RESTRICTION IS ANNEXED TO AND RUNS WITH THE BENEFITED LAND.

LAND TO BENEFIT & TO BE BURDENED:

BURDENED LAND: LOTS 101 TO 131 (BOTH INCLUSIVE)

BENEFITING LAND: LOTS 101 TO 131 (BOTH INCLUSIVE)

DESCRIPTION OF RESTRICTION:

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT ON THE PLAN OF SUBDIVISION SHALL NOT:

- 1) CONSTRUCT OR ALLOW TO BE CONSTRUCTED ANY BUILDING OR STRUCTURE WITH PARTY WALLS UNLESS THE PARTY WALLS ARE CONSTRUCTED SIMULTANEOUSLY WITH THE ABUTTING LOTS

EXPIRY:

THIS RESTRICTION CEASES TO HAVE EFFECT FOLLOWING AFTER EITHER;

- (i) THE ISSUE OF AN OCCUPANCY PERMIT UNDER THE BUILDING ACT 1993 (OR SIMILAR) IN RESPECT OF A BUILDING ON EVERY RESIDENTIAL LOT ON THIS PLAN.
- (ii) 31 DECEMBER 2039.



Beveridge Williams
development & environment consultants

Melbourne ph : 03 9524 8888

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ORIGINAL SHEET
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SHEET 4

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Department of Environment, Land, Water & Planning

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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

Produced 20/11/2024 12:03:49 PM

Status	Registered	Dealing Number	AX385769J
Date and Time Lodged	25/10/2023 12:57:26 PM		

Lodger Details

Lodger Code	21884L
Name	SETTLE CONNECT PTY LTD
Address	
Lodger Box	
Phone	
Email	
Reference	Cardinia (12330/801)

APPLICATION TO RECORD AN INSTRUMENT

Jurisdiction	VICTORIA
--------------	----------

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Estate and/or Interest

FEE SIMPLE

Land Title Reference

12330/800
12330/801

Instrument and/or legislation

RECORD - AGREEMENT - SECTION 173
Planning & Environment Act - section 173

Applicant(s)

Name	CARDINIA SHIRE COUNCIL
Address	
Property Name	CARDINIA SHIRE OFFICE
Street Number	20
Street Name	SIDING
Street Type	AVENUE
Locality	OFFICER
State	VIC



Department of Environment, Land, Water & Planning

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Electronic Instrument Statement

Postcode 3809

Additional Details

Refer Image Instrument

The applicant requests the recording of this Instrument in the Register.

Execution

1. The Certifier has taken reasonable steps to verify the identity of the applicant or his, her or its administrator or attorney.
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 law and any Prescribed Requirement.

Executed on behalf of	CARDINIA SHIRE COUNCIL
Signer Name	DAVID PHILIP LITTLEJOHN
Signer Organisation	DYE & DURHAM LEGAL PTY LTD
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	25 OCTOBER 2023

File Notes:

NIL

This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.

Statement End.

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Number of Pages (excluding this cover sheet)	17
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HWL
EBSWORTH
LAWYERS

Deed of Agreement

**Under s173 of the
*Planning and Environment Act 1987***

Cardinia Shire Council

and

BNG (Pakenham) Pty Ltd (ACN 640125686)

Ref: DV:NB:1050250

Doc ID 1115801193/v1

Level 8, 447 Collins Street, Melbourne VIC 3000 Australia
PO Box 3, Collins Street West VIC 8007 Australia
DX 564 Melbourne

Telephone +61 3 8644 3500
Facsimile 1300 365 323 (Australia) +61 3 9034 3257 (International)
hwlebsworth.com.au

Table of contents

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Deed of Agreement

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Date 06/10/2023

Parties	Cardinia Shire Council of 20 Siding Avenue, Officer 3809 (Council)
	BNG (PAKENHAM) PTY LTD (ACN 640125686) of Level 5, 991 Whitehorse Road, Box Hill VIC 3128 (Owner)

Recitals	<p>A. Council is the Responsible Authority pursuant to the Act for the administration and enforcement of the Planning Scheme, which applies to the Subject Land.</p> <p>B. The Owner is or is entitled to be the registered proprietor of the Subject Land, which is the land over which this Agreement is intended to be registered.</p> <p>C. On 19 December 2017 Council issued Planning Permit No. T160690 (Planning Permit), which allows for the subdivision of the Subject Land, associated works, fencing, removal of native vegetation and altering access to a road in a Road Zone Category 1, generally in accordance with the approved plans.</p> <p>D. On 9 June 2021 Council amended the Planning Permit (T160690-2) (Amended Planning Permit).</p> <p>E. Condition 41 of the Amended Planning Permit provides that:</p> <p><i>Prior to the issuing of a Statement of Compliance for each stage, the owner must enter into an agreement pursuant to Section 173 of the Planning and Environment Act 1987 to provide for the following:</i></p> <p>a) <i>A plan of subdivision to show the location and dimensions of the plantation reserve as well as the building envelopes.</i></p> <p>b) <i>A requirement that each land owner must maintain the</i></p>
----------	--

plantation reserve in perpetuity at the owner's cost. A separate maintenance/weed control schedule is required.

- c) A requirement that any fencing within the plantation reserve must be wire or similar material to the satisfaction of the Responsible Authority.*
- d) A requirement that each lot affected by the plantation reserve must comply with the relevant Building Design Guidelines registered on title.*

F. The Parties have agreed to enter into this Agreement:

- (a) to give effect to the requirements of the Amended Planning Permit;
- (b) that the Building Envelopes referred to in this Agreement relate only to the building envelopes for the lots abutting the plantation reserve on the eastern boundary of the Subject Land; and
- (c) to achieve and advance the objectives of planning in Victoria and the objectives of the Planning Scheme in respect of the Subject Land.

This deed witnesses that in consideration of, among other things, the mutual promises contained in this deed the parties agree as follows:

1. Definitions and interpretation clauses

1.1 Definitions

In this deed the following definitions apply:

- Act** means the *Planning and Environment Act 1987* (Vic).
- Agreement** means this Deed of Agreement and any Agreement executed by the Parties expressed to be supplemental to this Agreement.
- Building Design Guidelines** means the Building Design Guidelines required by conditions 6 and 7 of the Planning Permit.

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Building Envelopes	means the building envelopes for the lots abutting the plantation reserve on the eastern boundary of the Subject Land.
Building Envelope Plan	means the plan showing the location and dimensions of the Building Envelopes attached at Schedule 1.
Business Day	means a day that is not a Saturday, Sunday or public holiday in Melbourne.
Claim	means any claim, action, proceeding or demand made against the person concerned, however it arises and whether it is present or future, fixed or unascertained, actual or contingent.
Council	means Cardinia Shire Council in its capacity as responsible authority.
Development	means the buildings and works authorised under the Planning Permit.
Endorsed Plans	means the plans and/or other documents that are endorsed pursuant to the Planning Permit from time to time.
Loss	means any loss, damage, cost, expense or liability incurred by the person concerned, however it arises and whether it is present or future, fixed or unascertained, actual or contingent.
Owner	means the person or persons registered or entitled from time to time to be registered by the Registrar of Titles as proprietor or proprietors of an estate in fee simple in the Subject Land or any part of it and includes a Mortgagee-in-possession.
Party or Parties	means the Owner and Council under this Agreement as appropriate.
Planning Permit	means Planning Permit No. T160690 issued by Council on 19 December 2017 referred to in Background C of this Agreement, and as amended from time to time (currently T160690-2 issued on 9 June 2021) and including any Endorsed Plans.

Planning Scheme	means the Cardinia Planning Scheme and any other Planning Scheme which applies to the Subject Land.
Plantation Reserve	means the area marked 'plantation reserve' forming part of the Subject Land as detailed in the Building Envelope Plan.
Subject Land	means Volume 12330 Folio 801 (Lot 3 on Plan of Subdivision 6710) and Volume 12330 Folio 800 (Lot 2 on Plan of Subdivision 86652). Any reference to the Subject Land in this Agreement includes any lot created by the subdivision of the Subject Land or any part of it.
VCAT	means the Victorian Civil and Administrative Tribunal.
Vegetation Plan	means the vegetation plan attached at Schedule 2..

1.2 Interpretation

- (a) In this document, unless the context otherwise requires:
- (i) The singular includes the plural and vice versa.
 - (ii) A reference to a gender includes a reference to each other gender.
 - (iii) A reference to a person includes a reference to a firm, corporation or other corporate body and that person's successors in law.
 - (iv) If a Party consists of more than one person this Agreement binds them jointly and each of them severally.
 - (v) A term used in this Agreement has its ordinary meaning unless that term is defined in this Agreement. If a term is not defined in this Agreement and it is defined in the Act it has the meaning as defined in the Act.
 - (vi) A 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.
 - (vii) The introductory clauses to this Agreement are and will be deemed to form part of this Agreement.
 - (viii) Headings are for guidance only and do not affect the interpretation of this Agreement.

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- (b) The obligations of the Owner under this Agreement, will take effect as separate and several covenants which are annexed to and run at law and equity with the Subject Land; and
 - (i) bind the Owner, its successors, transferees and permitted assigns, the registered proprietor or proprietors for the time being of the Subject Land; and
 - (ii) if the Subject Land is subdivided further, this Agreement must be read and applied so that each subsequent Owner of a lot is only responsible for those covenants and obligations which relate to that Owner's lot.

2. Owner's obligations

2.1 Plans showing the location of the Plantation Reserve and the Building Envelopes

The Owner covenants and agrees that the Building Envelope Plan shows the location and dimensions of the Plantation Reserve, as well as, the relevant Building Envelopes.

2.2 Maintenance of the Plantation Reserve

The Owner covenants and agrees that it will maintain the plantation reserve:

- (a) in perpetuity;
- (b) at the its own cost; and
- (c) in accordance with the Vegetation Plan.

2.3 Fencing within the Plantation Reserve

The Owner covenants and agrees to construct all fencing within the Plantation Reserve of wire or similar material to the satisfaction of the Responsible Authority.

2.4 Building Design Guidelines

The Owner covenants and agrees that the construction of buildings on each lot affected by the Plantation Reserve must comply with the Building Design Guidelines.

3. Further obligations

3.1 Notice and registration

The Owner will bring this Agreement to the notice of all prospective purchasers, Mortgagees, lessees, charges, transferees and assigns of the Subject Land.

3.2 Giving effect to this Agreement

The Owner will do all things necessary to give effect to this Agreement, including executing any further documents and will comply with its obligations under this Agreement.

3.3 Recording by Registrar of Titles

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 of the Subject Land in accordance with s181 of the Act and do all things necessary to enable Council to do so including signing any further agreement, acknowledgement or document or procuring the consent to this Agreement of any Mortgagee or caveator to enable the recording to be made in the Register under that section.

3.4 Council's costs to be paid

- (a) 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.
- (b) If in dispute, Council may have the costs assessed by the Law Institute of Victoria Costing Service and the Parties will be bound by any assessment, and the cost of any assessment will be paid equally by the Parties.

3.5 Mortgagee to be Bound

The Owner covenants to obtain the consent of any Mortgagee to be bound by the covenants in this Agreement if the Mortgagee becomes Mortgagee in possession of the Subject Land.

3.6 Covenants run with the Subject Land

The Owner's obligation in this Agreement are intended to take effect as covenants which shall be annexed to and run at law and in equity with the Subject Land and every part of it, and bind the Owner and its successors, assignees and transferees, the registered proprietor or proprietors for the time being of the Subject Land and every part of the Subject Land.

4. Agreement under Section 173 of the Act

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

5. Owner's warranties

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

6. Successors in title

6.1 Successors in title

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 Subject Land, successors in title shall be required to:

- (a) give effect to and do all acts and sign all documents which will require those successors to give effect to this Agreement; and
- (b) execute a deed agreeing to be bound by the terms of this Agreement.

7. Notices

7.1 Service

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:

- (a) by delivering it personally to that Party;
- (b) 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
- (c) by sending it by electronic mail to that Party using the email address set out in this Agreement or subsequently notified to each Party from time to time.

7.2 Time of service

A notice or other communication is deemed served:

- (a) if delivered, on the following business day;
- (b) if posted, on the expiration of two business days after the date of posting; or
- (c) if emailed, when the electronic communication becomes capable of being retrieved by the addressee at an electronic address designated by the addressee.

8. Miscellaneous

8.1 Commencement of Agreement

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

8.2 Default

- (a) If the Owner fails to comply with the provisions of this Agreement, Council may serve a notice on the Owner specifying the works, matters and things in respect of which the Owner is in default.
- (b) If the alleged default continues for 30 days after the service of such notice, Council may, by its officers, employees, agents and contractors, enter the Subject Land and ensure that the works, matters and things are carried out.
- (c) The costs incurred by the Council in undertaking the works as a result of the Owner's default will be payable by the Owner.

8.3 Ending of Agreement

This Agreement ends:

- (a) on the date that the Council confirms in writing that this Agreement can be ended; or
- (b) otherwise in accordance with the Act.

8.4 Application to Registrar

As soon as reasonably practicable after the Agreement has ended, Council will, at the request and at the cost of the Owner make application to the Registrar of Titles under s183(2) of the Act to cancel the recording of this Agreement on the register.

8.5 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 Subject Land or relating to any use or development of the Subject Land.

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8.6 No waiver

Any time or other indulgence granted by 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.

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8.7 Severability

- (a) 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.
- (b) Clause 8.7(a) will not apply if to do so will materially affect the commercial arrangement formed by this Agreement.

8.8 Proper law

This Agreement is governed by and the Owner submits to the laws of the State of Victoria.

8.9 Counterparts

This Agreement may be executed in counterparts, and is binding on the parties upon the counterparts being exchanged. A copy of the original executed counterpart sent by email is to be treated as an original counterpart for all intents and purposes.

Schedule

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Mortgagee's Consent

Daiwa Capital Markets Australia Ltd as Mortgagee of registered Mortgage No AW944856J consents to the Owner entering into this Agreement and agrees to be bound by the terms and conditions of this Agreement as if it were the Owner of the Subject Land.

Executed as a deed

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Signed, sealed and delivered as a deed by
the parties

Signed sealed and delivered by **Luke Connell,**)

Manager Planning and Design, on behalf of)
Cardinia Shire Council in the exercise of a)
Power conferred by an Instrument of Delegation)
in the presence of:)

audio-visual link under section 12 of the Electronic
Transactions (Victoria) Act 2000.
(Strike out if inapplicable)

Vanessa Neep

.....
Name of witness
(BLOCK LETTERS)

Executed by **BNG (PAKENHAM) PTY LTD**
(ACN 640125686) in accordance with
section 127 of the *Corporations Act 2001* (Cth)
by:

Schedule 1

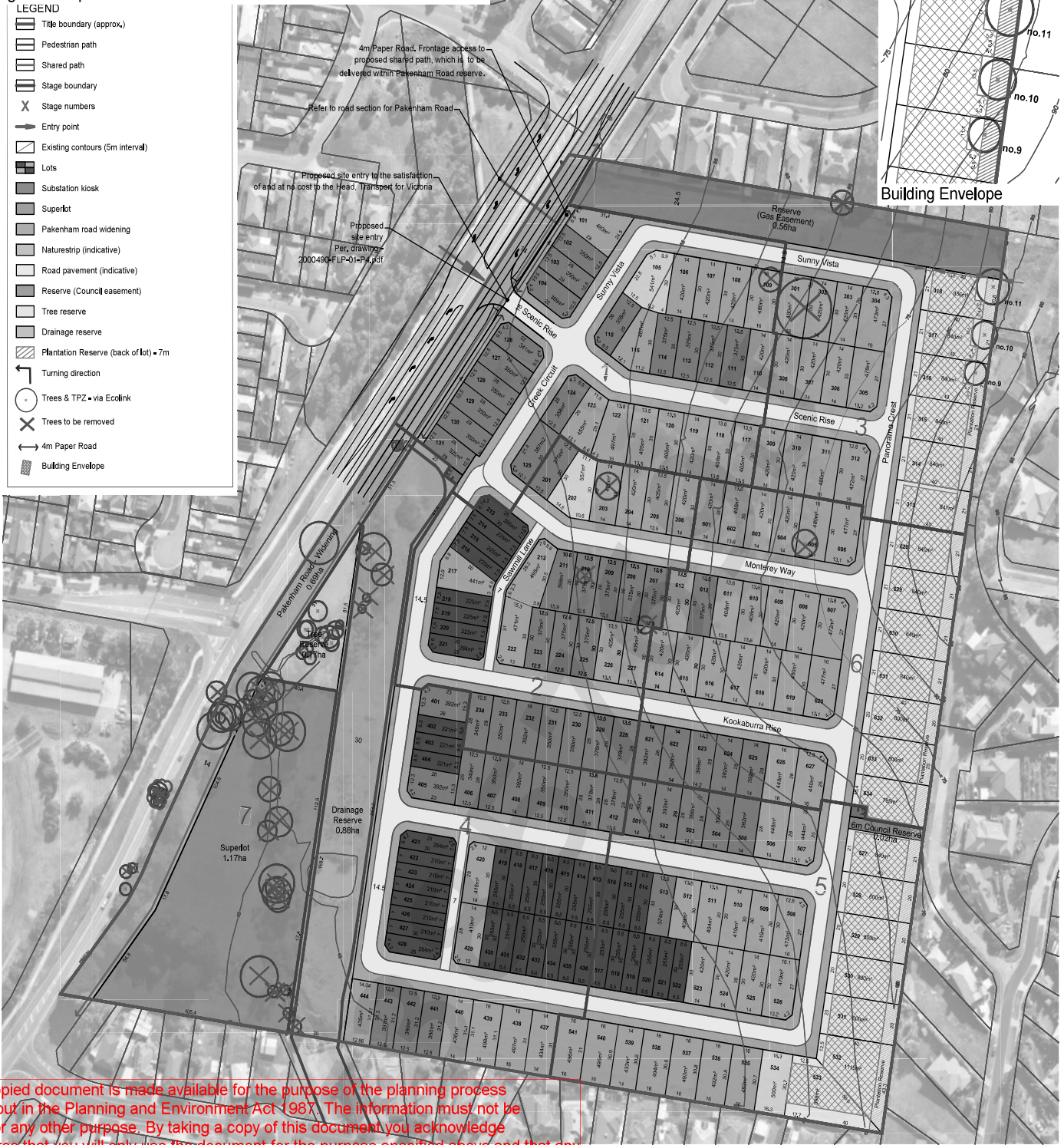
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Building Envelope Plan

AX385769J

LEGEND

- Title boundary (approx.)
- Pedestrian path
- Shared path
- Stage boundary
- Stage numbers
- Entry point
- Existing contours (5m interval)
- Lots
- Substation kiosk
- Superlot
- Pakenham road widening
- Naturestrip (indicative)
- Road pavement (indicative)
- Reserve (Council easement)
- Tree reserve
- Drainage reserve
- Plantation Reserve (back of lot) = 7m
- Turning direction
- Trees & TPZ - via Ecolink
- Trees to be removed
- 4m Paper Road
- Building Envelope



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Pakenham Road - Cross Section

Notes:

- This plan is subject to Council approval.
- All dimensions and areas are subject to survey and final computations.
- The drainage reserve shown has been preliminarily sized for the treatment and detention of stormwater to Council requirements. The layout and area required will be subject to engineering detail design and Council approval.
- All roads are 16m local access level 1 unless noted otherwise.
- Road pavement is indicative only and subject to detailed engineering design.
- Arc dimensions shown are length of arc (not chord)

Total number of lots	203
Stage 1	31
Stage 2	34
Stage 3	18
Stage 4	44
Stage 5	41
Stage 6	34
Stage 7*	1

* Stage includes 1 Superlot

Lot Size	Number of Lots	%
0-299m ²	42	20.8
300-399m ²	56	27.7
400-499m ²	81	40.1
500-599m ²	3	1.5
600-699m ²	0	0.0
700m ² +	20	9.9
Total	202	100

* Table does not include superlot

Site (Approx.)	15,307 ha
* Standard Density Lots	7,515 ha
* Medium Density Lots	1,021 ha
* Superlot	1,168 ha
* Kiosk	0,009 ha
* Tree Reserve	0,165 ha
* Non-Arterial Roads	3,274 ha
Arterial Roads (Pakenham road widening)	0,693 ha
Reserve (Council Easement)	0,580 ha
Drainage Reserve	0,884 ha
Net Developable Area	13,150 ha
Lot Yield (Standard Density)	160 lots 470m ² average lot size
Lot Yield (Medium Density)	42 lots 243m ² average lot size
** Lot Yield (Overall)	202 lots @ 16.9 lots per ha 423m ² average lot size
Superlot	1
Total Number of Lots (Inc. 1 superlot)	203

* Indicates inclusion in NDA



Subdivision Plan
110 Pakenham Road, Pakenham
BNG Group

APPROVED AMENDED PLAN
PLANNING AND ENVIRONMENT ACT 1987
CARDINA PLANNING SCHEME
PERMIT No.: T160690-2
SHEET: 1 OF 1
APPROVED BY: Dean Haeusler
CARDINA SHIRE COUNCIL
DATE: Monday, 10 October 2022

12	مخطط	Pakenham road layout	KT	KT
13	مخطط	Added building envelopes	KT	KT
14	مخطط	Updated road and staging boundary	KT	KT
15	مخطط	Updated staging boundary	KT	KT
16	مخطط	Updated lot numbers, building envelope and	OX	KT
Version	Date	Description	Drafted	Approved

Date: 01.09.2022
Version No:
16
Job No: 2000490
Scale (A1): 1:1000
(A3): 1:2000

Schedule 2

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Vegetation Plan

AX385769J

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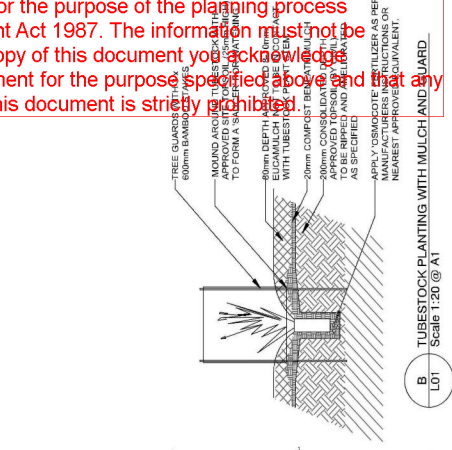
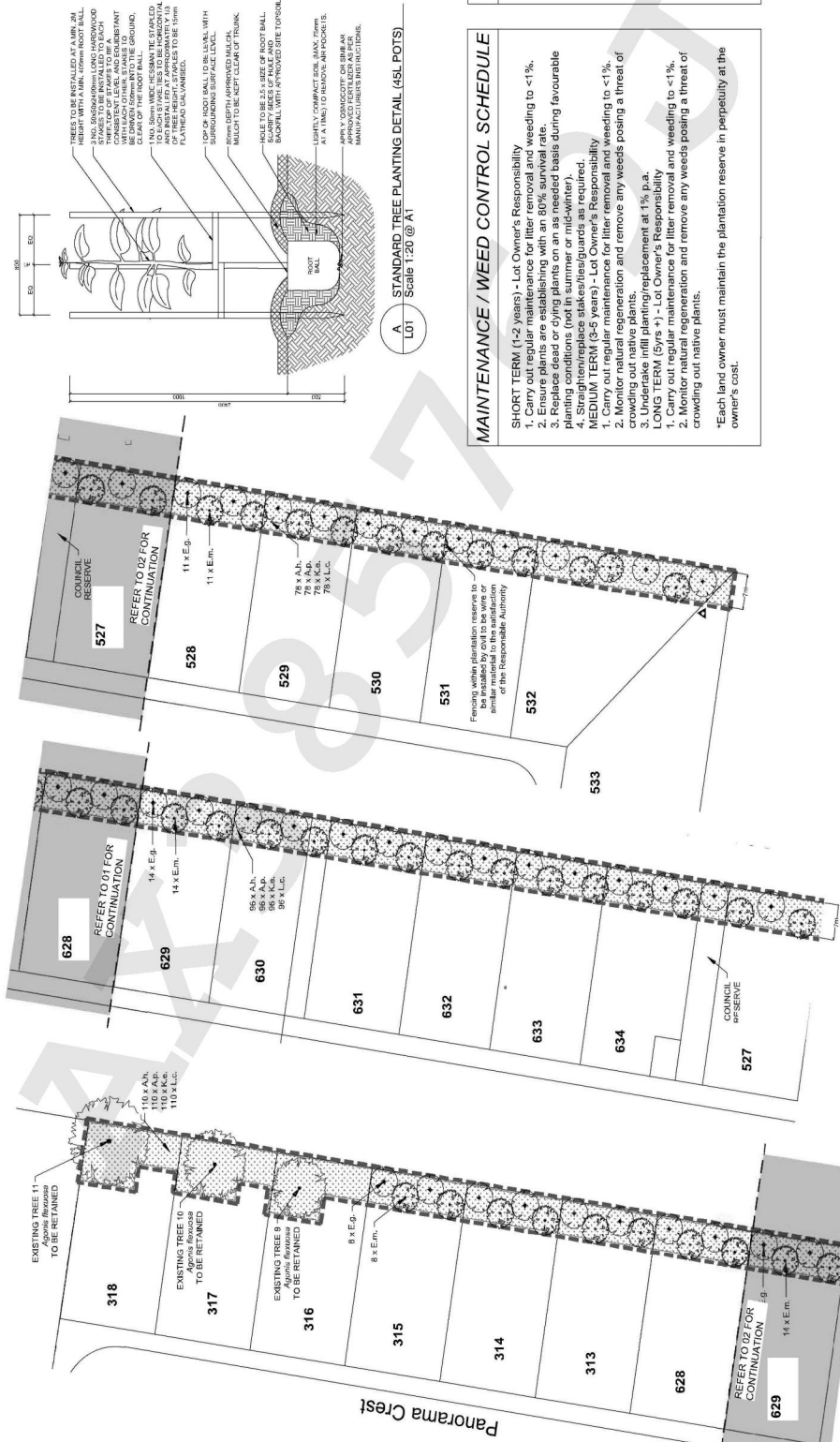


CODE	BOTANICAL NAME	COMMON NAME	NATIVE HEIGHT (m)	INSTALLED POT SIZE (mm)	INSTALLED MIN. HEIGHT (m)	QTY
TREES						
L10	<i>Eucalyptus melliodora</i>	Yellow Box	15-20 x 40cm	45 L	1.5m - 20mm min.	50
L11	<i>Allocasuarina racemosa</i>	Sheoak	15-20 x 40cm	45 L	1.5m - 20mm min.	50
SMALL & MEDIUM SHRUBS						
L12	<i>Leptospermum laevis</i>	Common Heath	1.0m x 40cm	20mm min.	1.0m - 20mm min.	200
L13	<i>Leptospermum laevis</i>	Common Heath	1.0m x 40cm	20mm min.	1.0m - 20mm min.	200
L14	<i>Leptospermum laevis</i>	Common Heath	1.0m x 40cm	20mm min.	1.0m - 20mm min.	200
L15	<i>Leptospermum laevis</i>	Common Heath	1.0m x 40cm	20mm min.	1.0m - 20mm min.	200
L16	<i>Leptospermum laevis</i>	Common Heath	1.0m x 40cm	20mm min.	1.0m - 20mm min.	200
L17	<i>Leptospermum laevis</i>	Common Heath	1.0m x 40cm	20mm min.	1.0m - 20mm min.	200
L18	<i>Leptospermum laevis</i>	Common Heath	1.0m x 40cm	20mm min.	1.0m - 20mm min.	200
L19	<i>Leptospermum laevis</i>	Common Heath	1.0m x 40cm	20mm min.	1.0m - 20mm min.	200
L20	<i>Leptospermum laevis</i>	Common Heath	1.0m x 40cm	20mm min.	1.0m - 20mm min.	200

NOTES
1. Indigenous tree and shrub planting is indigenous as per EVC Number 128, Grassy Forest (Highlands - Southern Fall Bioregion)
2. Plant densities for trees, medium shrubs and small shrubs have been calculated in accordance with the DSE Native Revegetation Planting Standards

CODE	BOTANICAL NAME	COMMON NAME	EST.(m)	TP2(m)
TREES				
L10	<i>Eucalyptus melliodora</i>	Yellow Box	40	5.0m
L11	<i>Allocasuarina racemosa</i>	Sheoak	50	5.0m
L12	<i>Leptospermum laevis</i>	Common Heath	72	5.0m
L13	<i>Leptospermum laevis</i>	Common Heath	72	5.0m
L14	<i>Leptospermum laevis</i>	Common Heath	72	5.0m
L15	<i>Leptospermum laevis</i>	Common Heath	72	5.0m
L16	<i>Leptospermum laevis</i>	Common Heath	72	5.0m
L17	<i>Leptospermum laevis</i>	Common Heath	72	5.0m
L18	<i>Leptospermum laevis</i>	Common Heath	72	5.0m
L19	<i>Leptospermum laevis</i>	Common Heath	72	5.0m
L20	<i>Leptospermum laevis</i>	Common Heath	72	5.0m

LEGEND	
[Symbol]	EXTENT OF WORK
[Symbol]	FOOTPATH (BY OTHERS)
[Symbol]	EXISTING TREES TO BE RETAINED, REFER TO BODENITY REPORT PREPARED BY LANDATA
[Symbol]	PROPOSED TREES (ALL)
[Symbol]	PROPOSED MEDIUM & SMALL SHRUBS (BLO)
[Symbol]	WIDE OR SMALL MATERIAL
[Symbol]	FENCE BY DIM.



A STANDARD TREE PLANTING DETAIL (45L POTS) Scale 1:20 @ A1

MAINTENANCE / WEED CONTROL SCHEDULE

SHORT TERM (1-2 years) - Lot Owner's Responsibility

1. Carry out regular maintenance for litter removal and weeding to <1%.
2. Ensure plants are establishing with an 80% survival rate.
3. Replace dead or dying plants on an as needed basis during favourable planting conditions (not in summer or mid-winter).

MEDIUM TERM (3-5 years) - Lot Owner's Responsibility

1. Carry out regular maintenance for litter removal and weeding to <1%.
2. Monitor natural regeneration and remove any weeds posing a threat of crowding out native plants.
3. Undertake infill planting/replacement at 1% p.a.

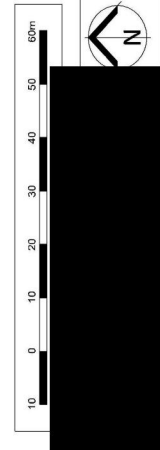
LONG TERM (5yrs +) - Lot Owner's Responsibility

1. Carry out regular maintenance for litter removal and weeding to <1%.
2. Monitor natural regeneration and remove any weeds posing a threat of crowding out native plants.

*Each land owner must maintain the plantation reserve in perpetuity at the owner's cost.

GENERAL NOTES

1. The Contractor must verify all dimensions on site and immediately report any discrepancies to the Project Manager.
2. The site is to be cleared of all debris and builder's rubble.
3. All weed species on site shall be eradicated.
4. All plant species shall be true to type and there should be no alterations or substitutions of nominated species or cultivars without the written consent of the Landscape Architect.
5. All plant stock must be checked by the Contractor and must be healthy and disease free.
6. Planting must be undertaken in accordance with sound horticultural practice.
7. Supply and install 20mm diameter 80mm depth approved fine grade eucamulch to all free watering bowls.
8. All plants must be thoroughly hand watered immediately after planting.
9. The Contractor must check current water restrictions and ensure there is an adequate supply of water suitable for plants.



03 SOUTHERN PLAN (03) Scale 1:300 @ A1

02 MIDDLE PLAN (02) Scale 1:300 @ A1

01 NORTHERN PLAN (01) Scale 1:300 @ A1

FOR APPROVAL

By: [Signature] As: [Title] Date: [Date]

For: [Signature] As: [Title] Date: [Date]

Project Name: [Project Name]

Client: [Client Name]

Drawn By: [Drawn By]

Check By: [Check By]

Issue: [Issue]

Revision: [Revision]

The Rise - Pakenham
Plantation Reserve Landscape Plan
BNG Group

Designed
Drawn
Approval
Date

A5. RESCODE
SITE COVERAGE STATISTICS

SITE AREA	375.0 M
RESIDENCE	166.1 M
GARAGE	36.2 M
PORCH	2.9 M
ALFRESCO	8.4 M
TOTAL SITE COVER	213.6 M
SITE COVER RATIO	57% (0.569)
DRIVE WAY	25.0 M
OTHER PAVED AREAS	0.0 M
TOTAL HARD COVER	238.6 M
HARD COVER RATIO	64% (0.636)

NOTE: 20 % TO BE PERMEABLE
ie NOT COVERED

DRAINAGE REQUIREMENTS

A/ ALL SURFACE DRAINAGE WORKS SHALL BE INSTALLED IN ACCORDANCE WITH THE ENGINEERS DESIGN DETAIL FOR THE SELECTED FOOTING SYSTEM AND SOIL CLASSIFICATION AND IN ACCORDANCE WITH CLAUSE 5.6.3. DRAINAGE REQUIREMENTS OF AS2870.2011, WHEREIN FOR BUILDINGS ON MODERATELY, HIGHLY AND REACTIVE SITES:

- SURFACE DRAINAGE SHALL BE CONTROLLED THROUGHOUT CONSTRUCTION AND BE COMPLETED BY THE FINISH OF CONSTRUCTION
- THE BASE OF TRENCHES SHALL SLOPE AWAY FROM THE BUILDING
- WHERE PIPES PASS UNDER THE FOOTING SYSTEMS, CLAY PLUGS ARE ADOPTED TO PREVENT THE INGRESS OF WATER

B/ FOR BUILDINGS ON HIGHLY AND REACTIVE SITES. THE DRAINER SHALL PROVIDE DRAINAGE ARTICULATION TO ALL STORMWATER, SANITARY PLUMBING AND DISCHARGE PIPES IN ACCORDANCE WITH CLAUSE 5.6.4. PLUMBING REQUIREMENTS, WHEREIN FLEXIBLE JOINTS IMMEDIATELY OUTSIDE THE FOOTING AND COMMENCING WITHIN 1.0M OF THE BUILDING PERIMETER ARE REQUIRED TO ACCOMMODATE THE REQUIRED DIFFERENTIAL MOVEMENT BASED ON THE SOIL CLASSIFICATION.

C/ SURFACE WATER MUST BE DIVERTED AWAY FROM THE DWELLING AND GRADED AWAY FROM ALL FOUNDATIONS TO GIVE A SLOPE OF NOT LESS THAN 50mm OVER THE FIRST 1000mm FROM THE DWELLING.

D/ SUBSURFACE DRAINS TO REMOVE GROUND OR TABLE WATER SHALL BE DETAILED BY THE DESIGN ENGINEER. FURTHERMORE, DAMP-PROOFING MEMBRANE IN ACCORDANCE WITH 5.3.3. SHALL BE INSTALLED FOR THE GROUNDWATER OR AGGRESSIVE SOILS.

BONDI 170 MOD.

DATE :- / /
SIGNED BUILDER
SIGNED OWNER



WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE
CONTRACTORS ARE TO CHECK ALL DIMENSIONS & LEVELS PRIOR TO COMMENCEMENT

COPYWRITE:-THIS DRAWING BELONGS THE PROPERTY OF FRENKEN HOMES

SCRAPE SITE TO R.L.: 58.60
FINISHED SURFACE TO R.L.: 58.75
BATTERS ARE AT 45° U.N.O.
CUT OFF DRAIN AT BASE OF EXCAVATION
TO CONNECT TO S.W.D. SYSTEM VIA SILT PIT
BY OWNER OR CONTRACT VARIATION

LOT 112
VACANT SITE
AS OF 7/04/2025

LOT 107
VACANT SITE
AS OF 7/04/2025

LOT 106
VACANT SITE
AS OF 7/04/2025

STORM WATER DRAINS:
TO LEGAL POINT OF DISCHARGE
TO COUNCIL REQUIREMENTS
BUILDER TO VERIFY LPD
PRIOR TO CONNECTION

SEWER TIE POINT
1990mm FROM SIDE BOUDARY
970mm FROM C/L OF PIPE
1130mm DEEP

30.00M (8°57'40")
NOTE:- 1800mm HIGH CAPPED TIMBER
PALING FENCE WITH EXPOSED POSTS
EXISTING CONCRETE RETAINING WALL

PROPOSED
RESIDENCE
FFL: 59.00

LOT 113
SITE AREA: 375.0 M
NOTE:- FILL PADS OVER
300mm HIGH TO HAVE
BATTERS AT 1:2 OR 30° MAX

GARAGE
FFL: 58.91

EXISTING CONCRETE RETAINING
WALL NOTE:- 1800mm HIGH
CAPPED TIMBER PALING FENCE
WITH EXPOSED POSTS
30.00M (8°57'40")

NOTE:- PROPOSED RETAINING
WALL UP TO MAX 800mm HIGH
ALONG BOUNDARY AND
DOGLEG TO REAR FOR FILL

150 DIA. SEWER PIPE
OFFSET: 2090mm
DEPTH: 2480mm

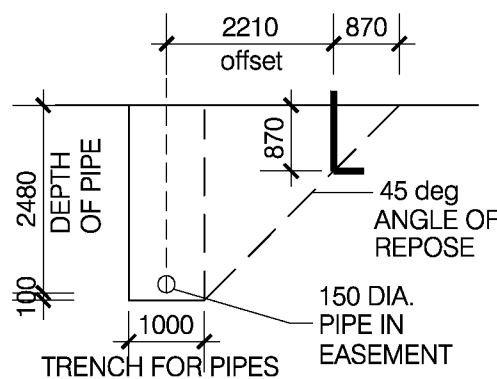
LOT 114
VACANT SITE
AS OF 7/04/2025

NOTE:- PROPOSED
RETAINING WALL UP TO
MAX 600mm HIGH ALONG
DRIVEWAY
NOTE:- APPROX. LOCATION
OF CONCRETE DRIVEWAY,
BY OWNER OR CONTRACT
VARIATION

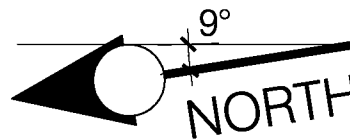
SITE PLAN
SCALE :- 1:200

LEVELS SHOWN ON THIS PLAN ARE TO
THE AUSTRALIAN HEIGHT DATUM
BASED ON NAR NAR GOON PM 199 (R.L. 43.901)

DIMENSIONS & LEVELS TO BE VERIFIED
BY CERTIFIED COPY OF TITLE
OR RELOCATION SURVEY
OR APPROVED PLAN OF SUB-DIVISION



EASEMENT SECTION
SCALE :- 1:100



SCENIC RISE

TBM:
ELECTRICITY PIT
R.L. 57.63

NOTES

LEVELS ARE TO AN ARBITRARY DATUM
AND CONTOURS ARE SHOWN ARE
200mm INTERVALS

CONNECT ALL DOWN PIPES TO 90mm
DIA. UPVC S.W.DRAINAGE SYSTEM OR
TO STORM WATER SYSTEM AS
DESIGNED BY ENGINEER AND
DISCHARGE TO LEGAL POINT IN
ACCORDANCE WITH LOCAL COUNCIL
REQUIREMENTS

INSPECTION OPENINGS TO BE
PROVIDED AT CHANGES IN DIRECTION
AND FOR LENGTHS GREATER THAN 20M
RESIDENCE FINISHED FLOOR LEVEL TO
BE NOT LESS THAN 150mm ABOVE
FINISHED GROUND LEVEL: REFER TO
SITE PLAN

PROVIDE AGGY DRAINS CONNECTED
TO SILT PITTS AT BASE OF BATTERS.
AGGY DRAINS CONNECTED TO STORM
WATER SYSTEM VIA SILT PITTS

A5. RESCODE
SITE COVERAGE STATISTICS

SITE AREA	375.0 M
RESIDENCE	166.1 M
GARAGE	36.2 M
PORCH	2.9 M
ALFRESCO	8.4 M
TOTAL SITE COVER	213.6 M
SITE COVER RATIO	57% (0.569)
DRIVE WAY	25.0 M
OTHER PAVED AREAS	0.0 M
TOTAL HARD COVER	238.6 M
HARD COVER RATIO	64% (0.636)

NOTE: 20 % TO BE PERMEABLE
ie NOT COVERED

DRAINAGE REQUIREMENTS

A/ ALL SURFACE DRAINAGE WORKS SHALL BE INSTALLED IN ACCORDANCE WITH THE ENGINEERS DESIGN DETAIL FOR THE SELECTED FOOTING SYSTEM AND SOIL CLASSIFICATION AND IN ACCORDANCE WITH CLAUSE 5.6.3. DRAINAGE REQUIREMENTS OF AS2870.2011, WHEREIN FOR BUILDINGS ON MODERATELY, HIGHLY AND REACTIVE SITES:

- SURFACE DRAINAGE SHALL BE CONTROLLED THROUGHOUT CONSTRUCTION AND BE COMPLETED BY THE FINISH OF CONSTRUCTION
- THE BASE OF TRENCHES SHALL SLOPE AWAY FROM THE BUILDING
- WHERE PIPES PASS UNDER THE FOOTING SYSTEMS, CLAY PLUGS ARE ADOPTED TO PREVENT THE INGRESS OF WATER

B/ FOR BUILDINGS ON HIGHLY AND REACTIVE SITES, THE DRAINER SHALL PROVIDE DRAINAGE ARTICULATION TO ALL STORMWATER, SANITARY PLUMBING AND DISCHARGE PIPES IN ACCORDANCE WITH CLAUSE 5.6.4. PLUMBING REQUIREMENTS, WHEREIN FLEXIBLE JOINTS IMMEDIATELY OUTSIDE THE FOOTING AND COMMENCING WITHIN 1.0M OF THE BUILDING PERIMETER ARE REQUIRED TO ACCOMMODATE THE REQUIRED DIFFERENTIAL MOVEMENT BASED ON THE SOIL CLASSIFICATION.

C/ SURFACE WATER MUST BE DIVERTED AWAY FROM THE DWELLING AND GRADED AWAY FROM ALL FOUNDATIONS TO GIVE A SLOPE OF NOT LESS THAN 50mm OVER THE FIRST 1000mm FROM THE DWELLING.

D/ SUBSURFACE DRAINS TO REMOVE GROUND OR TABLE WATER SHALL BE DETAILED BY THE DESIGN ENGINEER. FURTHERMORE, DAMP-PROOFING MEMBRANE IN ACCORDANCE WITH 5.3.3. SHALL BE INSTALLED FOR THE GROUNDWATER OR AGGRESSIVE SOILS.

BONDI 170 MOD.

DATE :- / /
SIGNED BUILDER
SIGNED OWNER



WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE
CONTRACTORS ARE TO CHECK ALL DIMENSIONS & LEVELS PRIOR TO COMMENCEMENT
COPYWRITE:-THIS DRAWING BELONGS THE PROPERTY OF FRENKEN HOMES

SCRAPE SITE TO R.L.: 58.60
FINISHED SURFACE TO R.L.: 58.75
BATTERS ARE AT 45° U.N.O.
CUT OFF DRAIN AT BASE OF EXCAVATION
TO CONNECT TO S.W.D. SYSTEM VIA SILT PIT
BY OWNER OR CONTRACT VARIATION

LOT 112
VACANT SITE
AS OF 7/04/2025

LOT 107
VACANT SITE
AS OF 7/04/2025

LOT 106
VACANT SITE
AS OF 7/04/2025

STORM WATER DRAINS:
TO LEGAL POINT OF DISCHARGE
TO COUNCIL REQUIREMENTS
BUILDER TO VERIFY LPD
PRIOR TO CONNECTION

SEWER TIE POINT
1990mm FROM SIDE BOUDARY
970mm FROM C/L OF PIPE
1130mm DEEP

30.00M (8°57'40")
NOTE:- 1800mm HIGH CAPPED
PALING FENCE WITH EXPOSED POSTS
EXISTING CONCRETE RETAINING WALL

PROPOSED
RESIDENCE
FFL: 59.00

LOT 113
SITE AREA: 375.0 M
NOTE: FILL PADS OVER
300mm HIGH TO HAVE
BATTERS AT 1:2 OR 30° MAX

GARAGE
FFL: 58.91

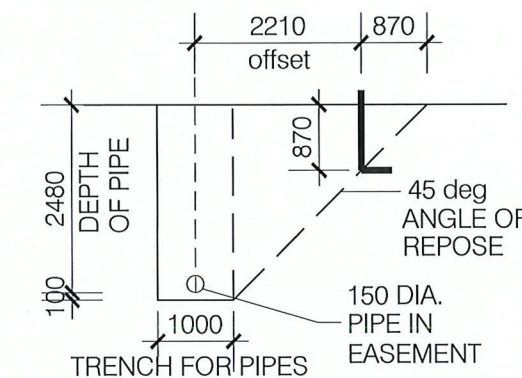
EXISTING CONCRETE RETAINING
WALL NOTE:- 1800mm HIGH
CAPPED TIMBER PALING FENCE
WITH EXPOSED POSTS
30.00M (8°57'40")

NOTE:- PROPOSED RETAINING
WALL UP TO MAX 800mm HIGH
ALONG BOUNDARY AND
DOGLEG TO REAR FOR FILL

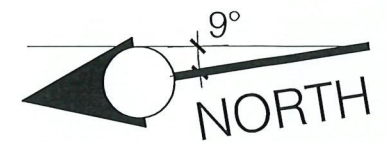
LOT 114
VACANT SITE
AS OF 7/04/2025

NOTE:- PROPOSED
RETAINING WALL UP TO
MAX 600mm HIGH ALONG
DRIVEWAY

NOTE:- APPROX. LOCATION
OF CONCRETE DRIVEWAY,
BY OWNER OR CONTRACT
VARIATION



EASEMENT SECTION
SCALE :- 1:100



FILL
CUT.

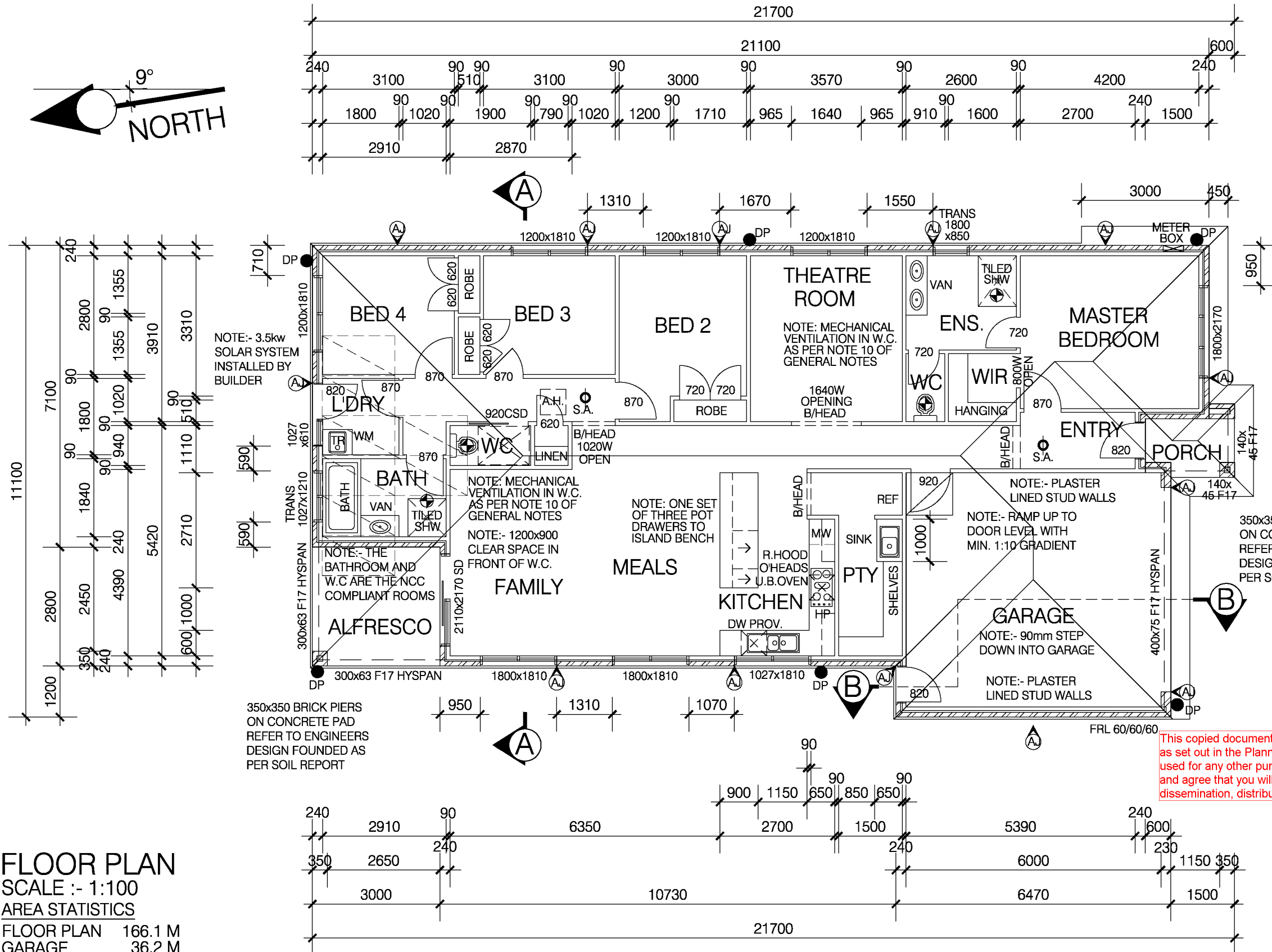
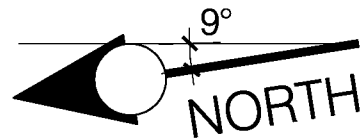
SCENIC RISE

TBM:
ELECTRICITY PIT
R.L. 57.63

NOTES

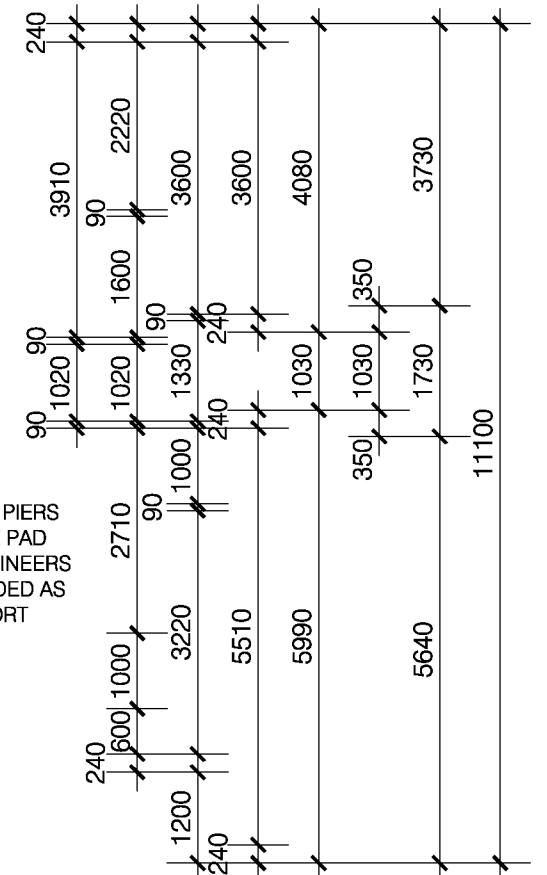
LEVELS ARE TO AN ARBITRARY DATUM
AND CONTOURS ARE SHOWN ARE
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RESIDENCE FINISHED FLOOR LEVEL TO
BE NOT LESS THAN 150mm ABOVE
FINISHED GROUND LEVEL: REFER TO
SITE PLAN
PROVIDE AGGY DRAINS CONNECTED
TO SILT PITS AT BASE OF BATTERS.
AGGY DRAINS CONNECTED TO STORM
WATER SYSTEM VIA SILT PITS



LOCALLY FILL AROUND
DOORWAYS TO AVOID THE NEED
FOR STEPS AND GRADE SOIL
AWAY FROM HOUSE AS REQUIRED

WC DOORS TO OPEN OUT OR
HAVE REMOVABLE HINGES IF WC
HAS LESS THAN 1200mm OF
CLEARANCE FROM DOOR TO
CLOSET PAN



FLOOR PLAN

SCALE :- 1:100

AREA STATISTICS

FLOOR PLAN	166.1 M
GARAGE	36.2 M
PORCH	2.9 M
ALFRESCO	8.4 M

BONDI 170 MOD.

DATE :- / /

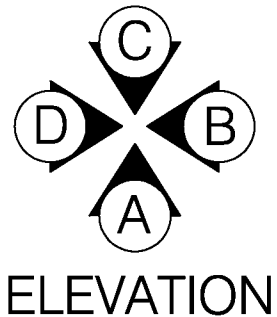
SIGNED BUILDER

SIGNED OWNER



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PRECEDENCE OVER SCALE
CONTRACTORS ARE TO CHECK
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PRIOR TO COMMENCEMENT

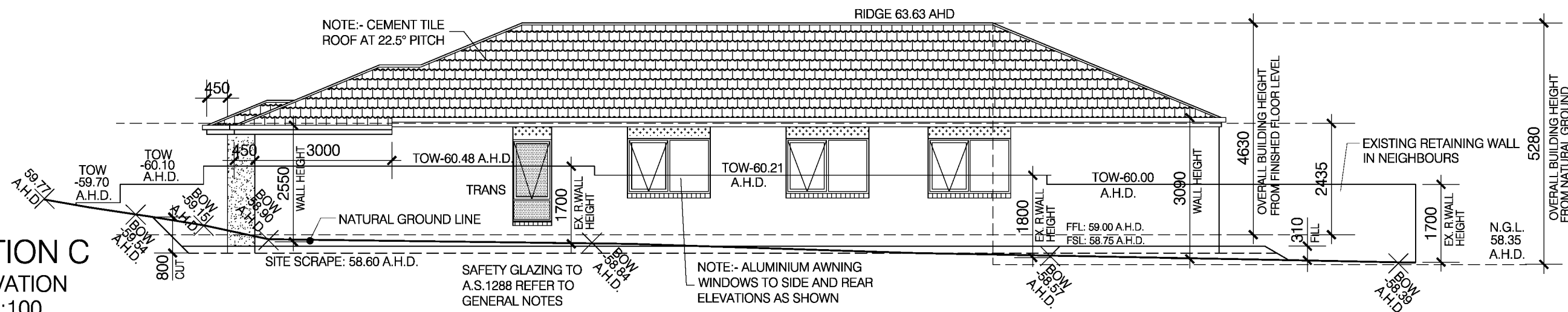
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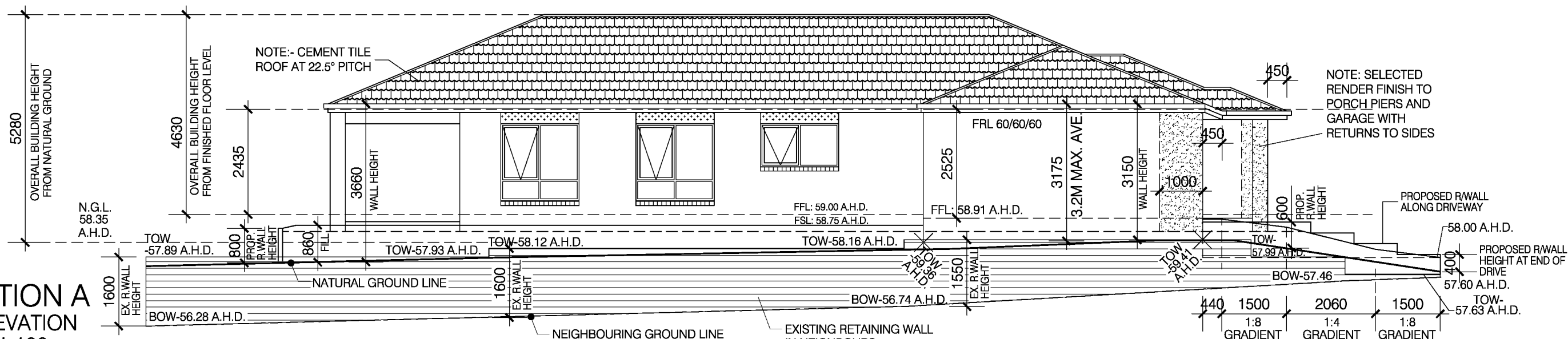
ELEVATION

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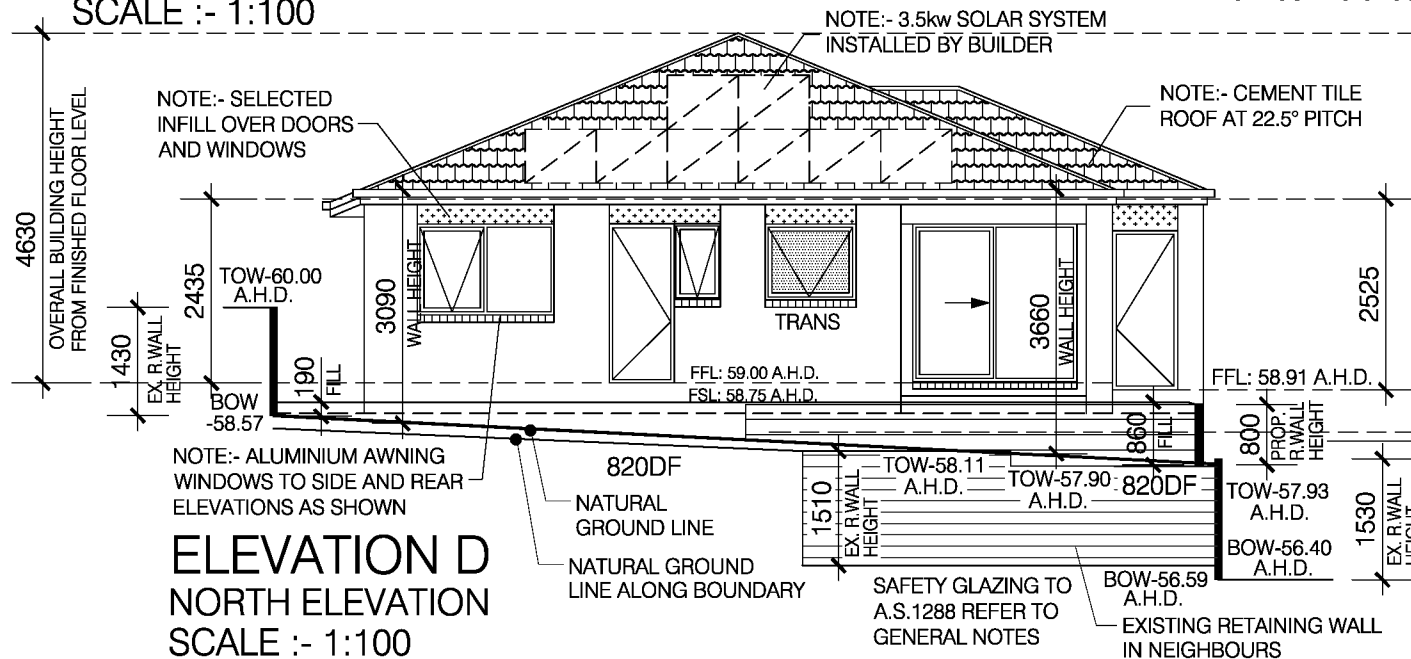
ELEVATION C
EAST ELEVATION
SCALE :- 1:100



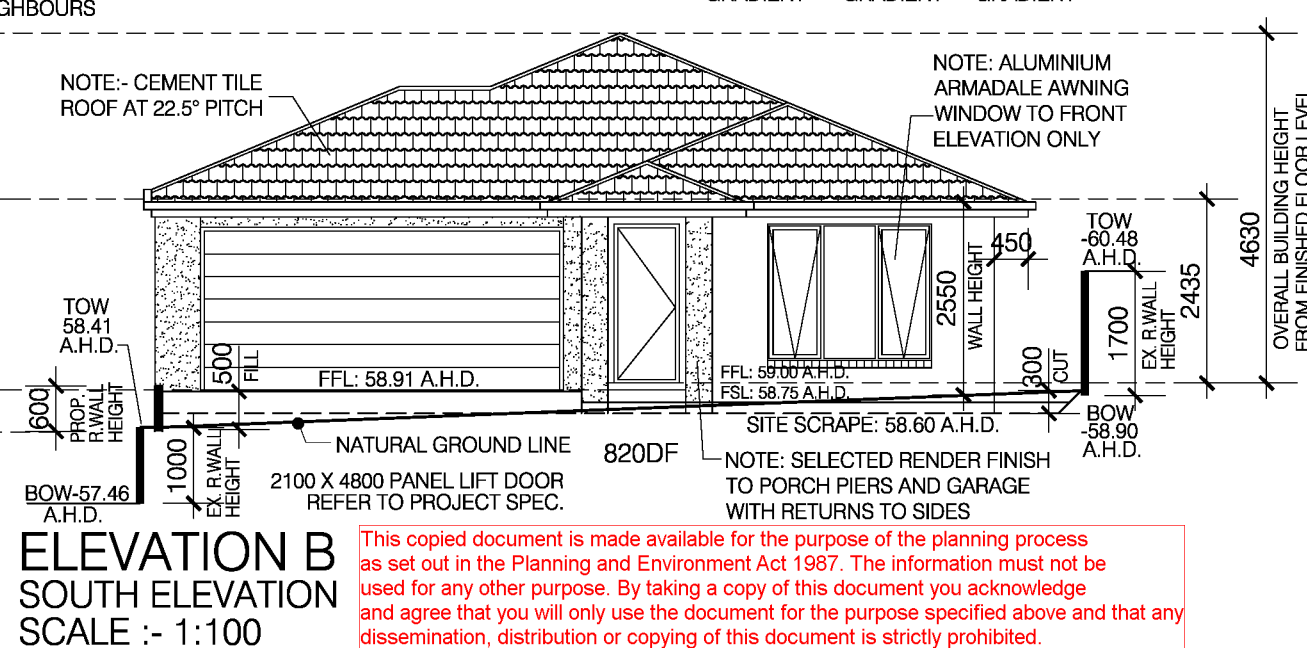
ELEVATION A
WEST ELEVATION
SCALE :- 1:100



ELEVATION D
NORTH ELEVATION
SCALE :- 1:100



ELEVATION B
SOUTH ELEVATION
SCALE :- 1:100



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DATE: 17/07/2025
REFERENCE: AC25-069
VERSION: ELEVATION ISSUE G
ADDITIONAL NOTATIONS ADDED

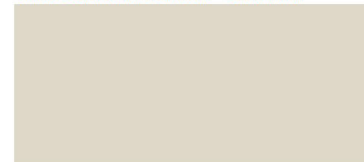
BRICKS - AUSTRAL ASH



ROOF TILES - BRISTLE COOL SMOKE CLASSIC



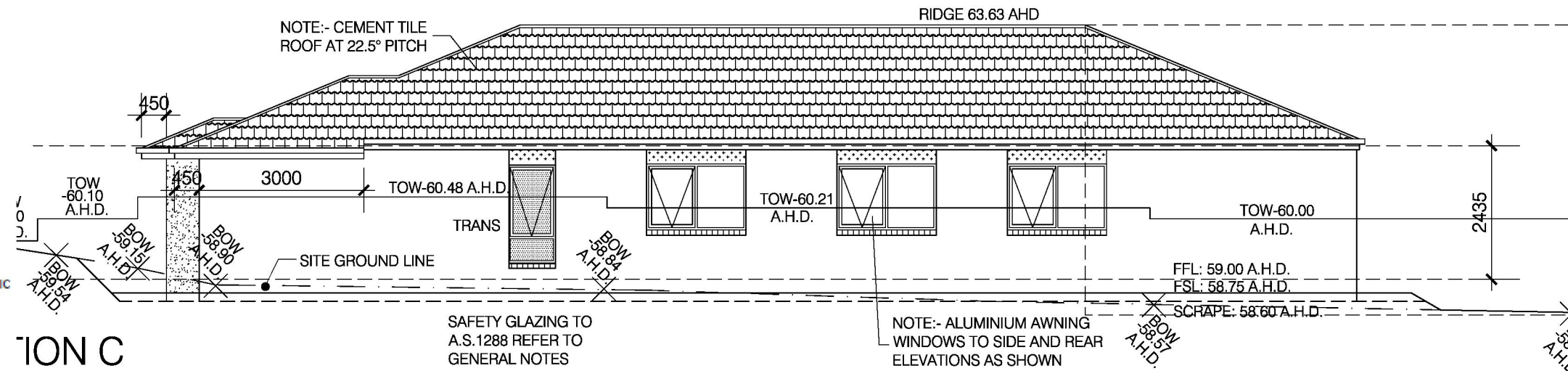
WINDOWS & METERBOX - SUFRMIST



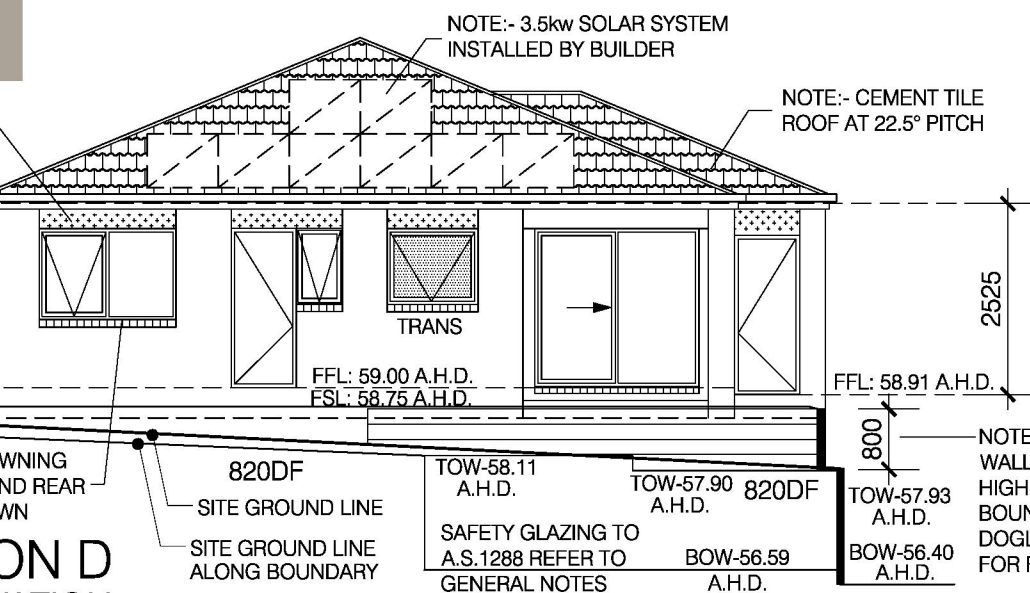
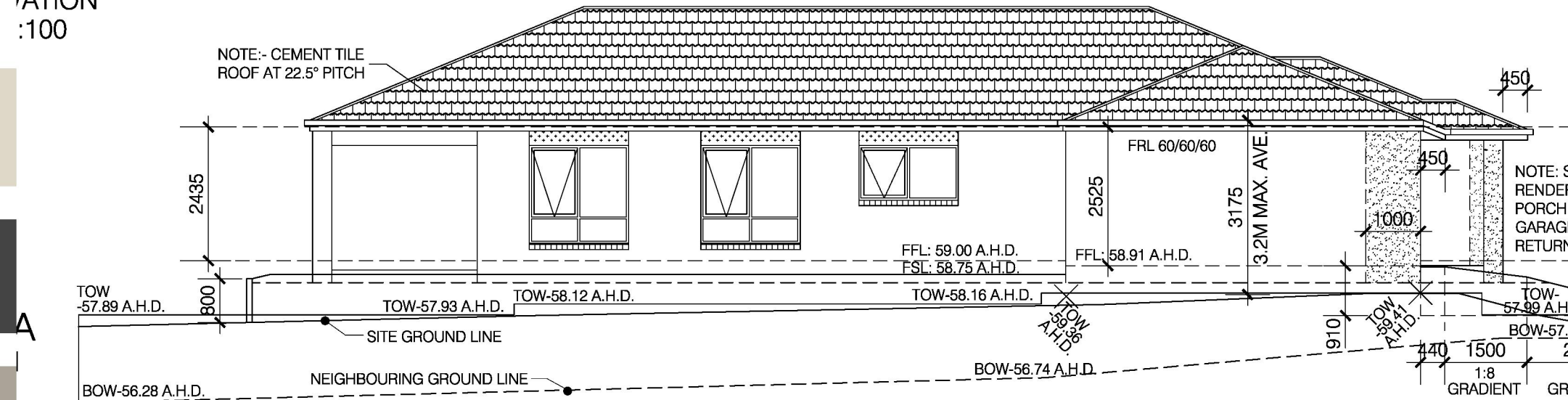
FASCIA & GUTTER - MONUMENT



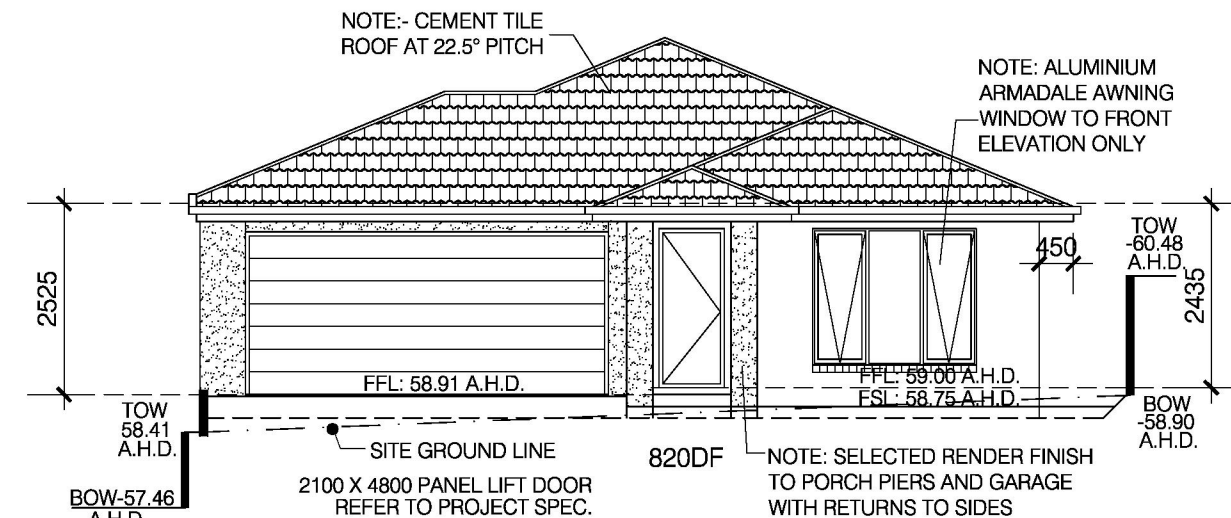
DOWNSPIPE TO GARAGE - DUNE



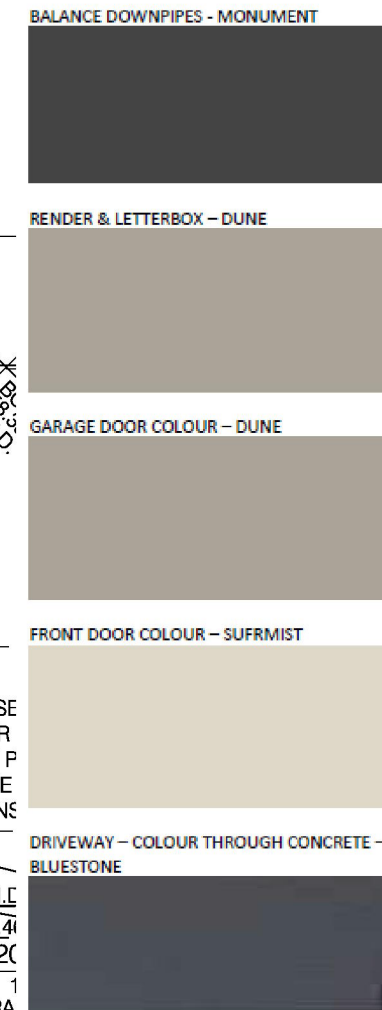
ELEVATION C
NORTH ELEVATION
SCALE :- 1:100



ELEVATION D
NORTH ELEVATION
SCALE :- 1:100



ELEVATION B
SOUTH ELEVATION
SCALE :- 1:100



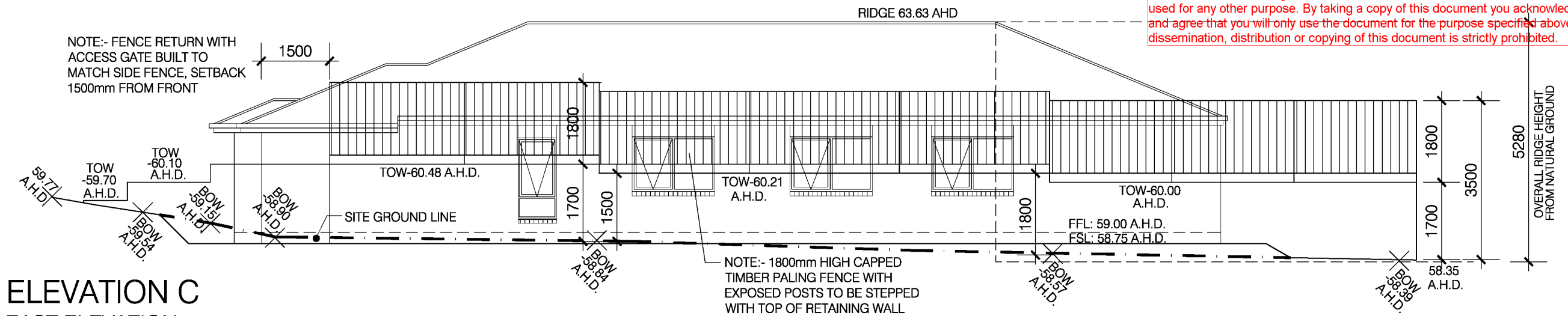
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SIGNED OWNER



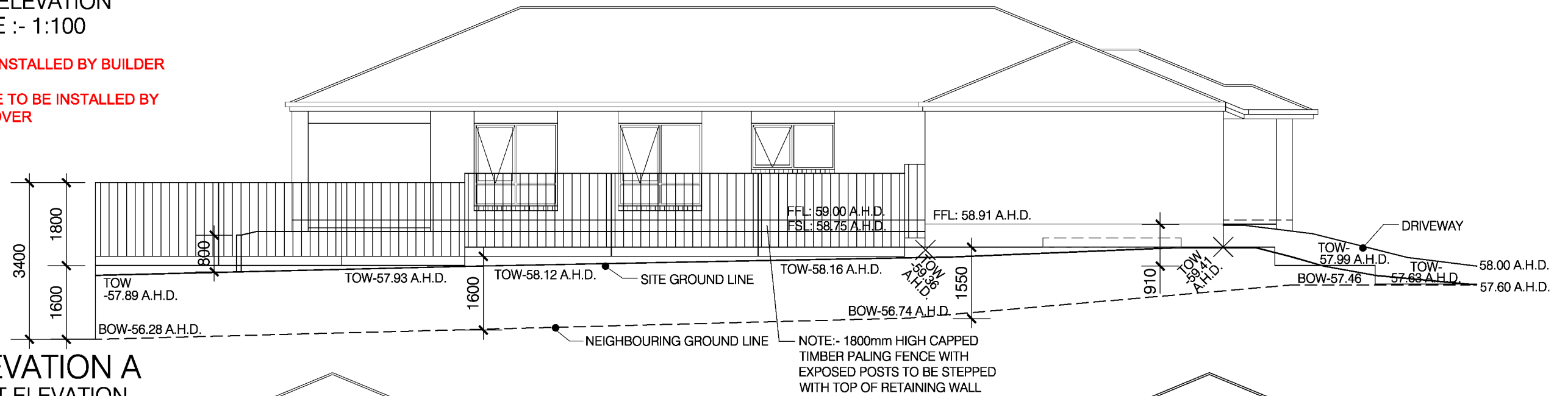
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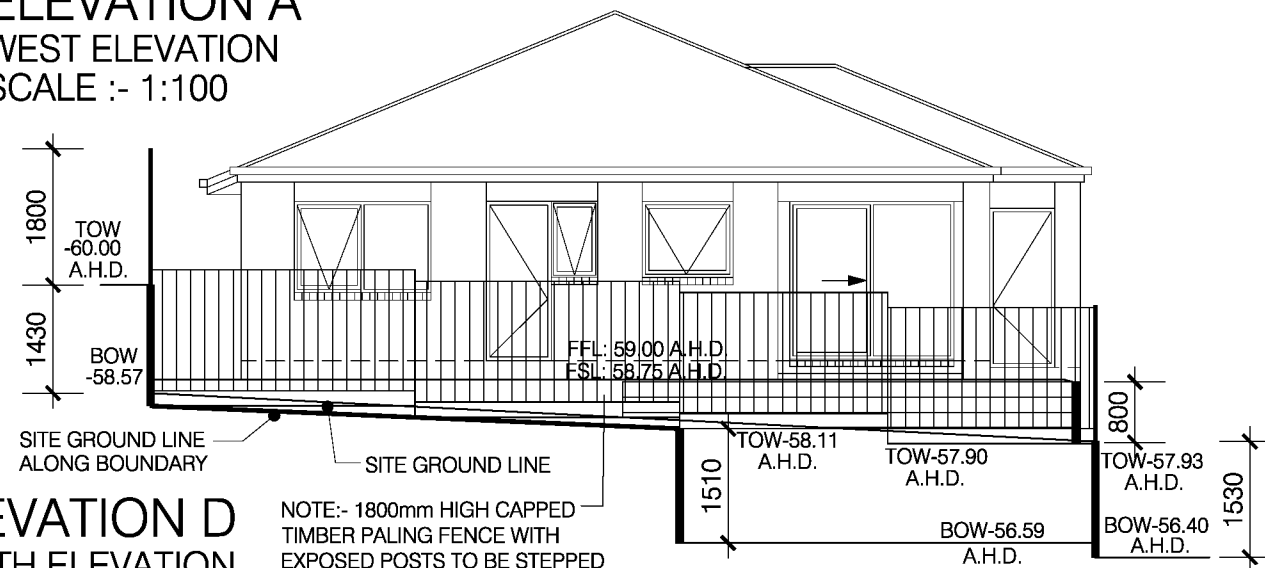
ELEVATION C
EAST ELEVATION
SCALE :- 1:100

BOUNDARY FENCING INSTALLED BY BUILDER

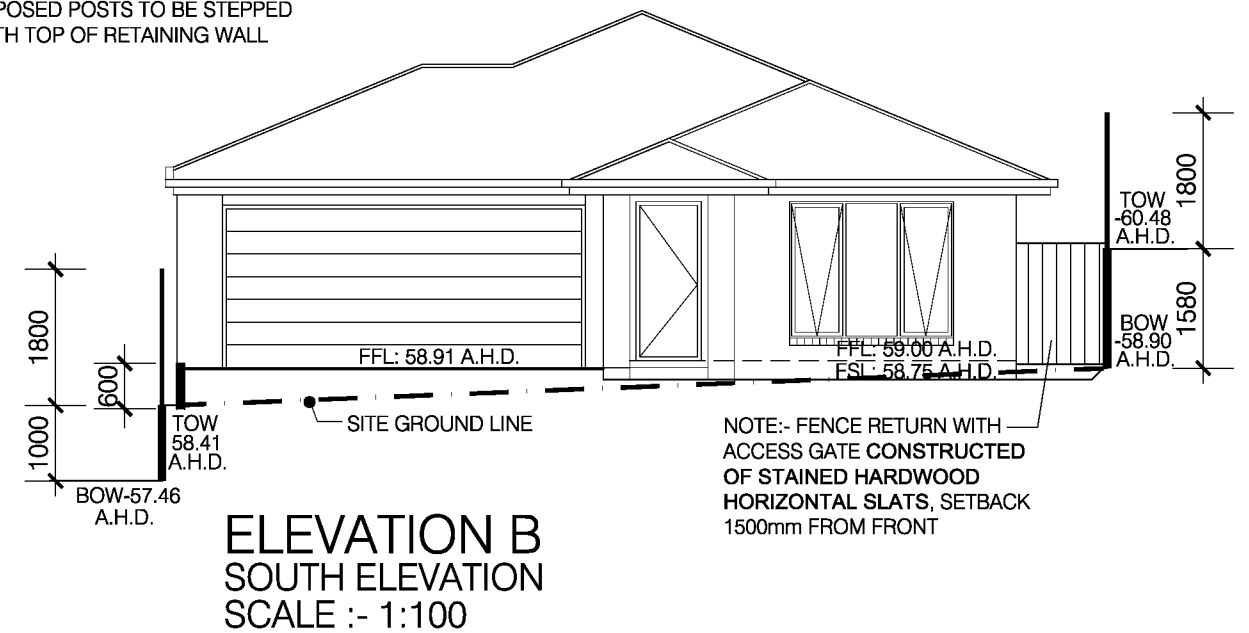
RETURN FENCE / GATE TO BE INSTALLED BY
OWNER AFTER HANDOVER



ELEVATION A
WEST ELEVATION
SCALE :- 1:100



ELEVATION D
NORTH ELEVATION
SCALE :- 1:100



ELEVATION B
SOUTH ELEVATION
SCALE :- 1:100

BONDI 170 MOD.

DATE :- / /
SIGNED BUILDER
SIGNED OWNER

Affordable Living
by Frenken Homes
WWW.FRENKENHOMES.COM.AU

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PLANT SCHEDULE

TYPE	BOTANICAL NAME	COMMON NAME	HT.	WIDTH	FLOWER COLOR	SEASON	SIZE	Qty.
Tree	Acer rubrum 'October Glory'	October Glory Maple	12m	19m	-	-	45L1	1
Tree	Brachychiton	Jerilderie Red Brachychiton	8m	6m	Red	-	1.8m	1
Small Tree	Callistemon Sieberi	River Bottlebrush	6m	4m	-	-	1.8m	2
Small Tree	Crowea Exalata	Glossy abelia	0.75m	0.75m			150 tub	13
Plant	Cordyline	Red Sensation		0.6m			200 tub	6
Plant	Acacia cognata timelight		1m	1m	Cream	Spring	150 tub	8
Plant	Rosa Species	Standard Rose	1.4m	1.0m	Selected		1.2m	13
Plant	Erigeron mucronatus	Easter daisy	0.3m	0.6m	white/pink	all year	100 tub	37
Tussock Plant	Dietes bicolor	Butterfly plant	1m	1m	yellow		150 tub	5
Tussock Plant	Liriope muscari	Butterfly plant	1m	0.5m	purple	late spring	150 tub	48



MULCHED GARDEN BED

Min. 125mm Top Soil &
Min. 75mm Fine Shredded
Fine Wood Mulch

PLANTING NOTES:

1. PLANTS ARE TO BE PLACED IN THE CENTRE OF THE HOLE
2. PLANTS MUST BE SET AT A LEVEL SUCH THAT THE CROWN OF THE PLANTS ESTABLISH A NORMAL & NATURAL RELATIONSHIP WITH THE SURROUNDING LEVELS
3. AFTER REMOVAL FROM CONTAINER THE HANDLING OF THE ROOT SYSTEM MUST BE DONE WITH MINIMUM ROOT DISTURBANCE PARTICULARLY AUSTRALIAN NATIVES
4. PLANTS MUST BE HEALTHY & PLANT ROOT SYSTEM MUST BE MOIST AT THE TIME OF PLANTING. PLANTS MUST BE WATERED WITH APPROX. -10 LITRES OF WATER AT TIME OF PLANTING.
5. PLANTS EXCEEDING 200MM POT SIZE SHALL BE STAKED AGAINST PREVAILING WINDS.
6. ALL PLANTS SHALL RECEIVE SLOW RELEASE FERTILIZER AT A QUANTITY RELATIVE TO THE POT SIZE.

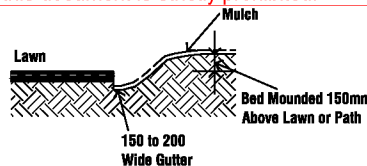
Two 38mm x 38mm x 2400 Hardwood
Stakes Tied Loosely to Plant Using Two
50mm Wide Hessian Ties To Be Driven
Clear Of The Root Ball
Leave a Space Between Mulch & Trunk

75mm Deep Mulch
75mm High Beam To
Form A Watering Basin
Dig a Sloping Shallow Hole, 2-3 Times
The Width of the Root Ball.

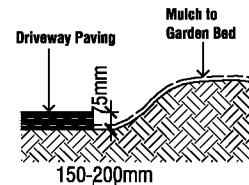
Backfill with Site Soil
Firming Progressively
Roughen edge of Planting Hole

Depth of Planting Hole No Deeper
Than the Root Ball.

ADVANCED TREE
PLANTING DETAIL



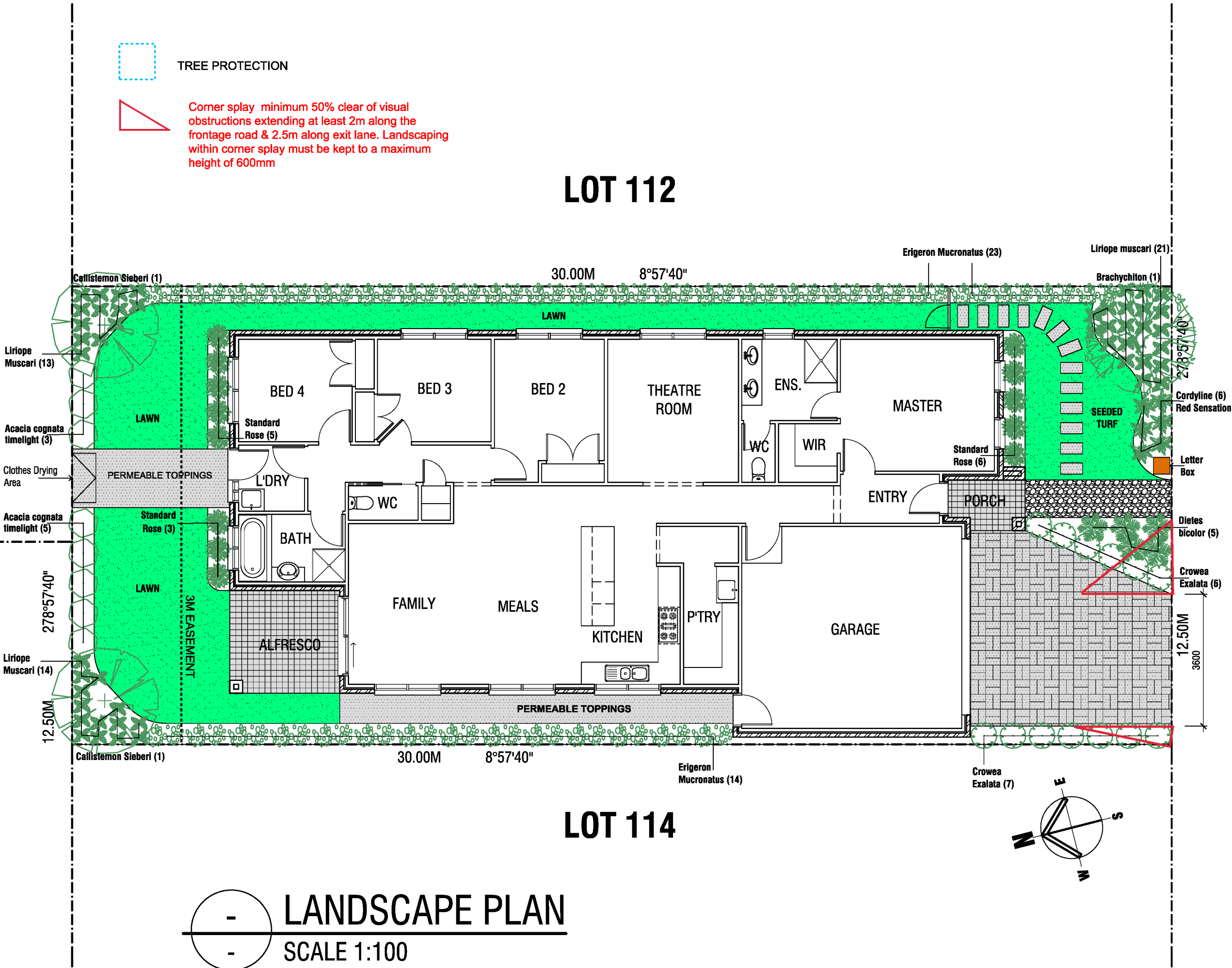
LAWN TO GARDEN BED DETAIL



PAVING TO GARDEN BED DETAIL

LOT 107

LOT 106



SCENIC RISE

LANDSCAPE PLAN
SCALE 1:100

0 1m 5m
SCALE 1:100 A3 SIZE