
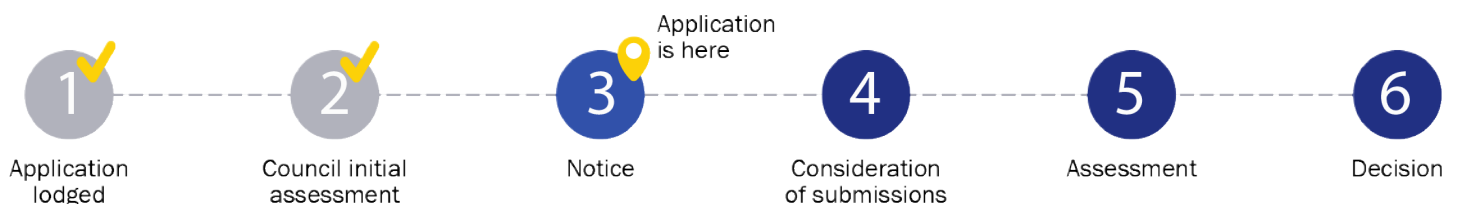


Notice of Application for a Planning Permit

The land affected by the application is located at:	L208 PS902144 V12580 F626 12 Monterey Way, 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:	Frenken Homes Pty Ltd
Application number:	T250524
<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:	31 October 2025
WHAT ARE MY OPTIONS? <p>Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.</p> <p>If you object, the Responsible Authority will notify you of the decision when it is issued.</p>	<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>





ePlanning

Application Summary

Portal Reference A325741P

Basic Information

Proposed Use	CONSTRUCTION OF NEW SINGLE STOREY DWELLING WITH GARAGE & FENCING ON LAND SUBJECT TO AN ENVIRONMENTAL PROTECTION OVERLAY CLAUSE 42.01-2 A PERMIT IS REQUIRED TO CONSTRUCT A FENCE 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 PS902144W Restriction A &€" Copy of building plans, elevation, roof and site plans incorporating setbacks from all boundaries, existing contours, proposed FFL and site levels, proposed driveway / paths, fencing, landscaping and external materials and colours have been submitted to the DAP for approval and 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, including size of all rooms, and has signed off on them. No outbuildings to note.
Current Use	VACANT
Cost of Works	\$316,847
Site Address	12 Monterey Way Pakenham 3810

Covenant Disclaimer

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

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

Contacts

Type	Name	Address	Contact Details
Applicant	FRENKEN HOMES PTY LTD	194 SLADEN STREET, CRANBOURNE VIC 3977	W: 03-5995-1655 E: assist@frenkenhomes.com.au
Owner			
Preferred Contact	FRENKEN HOMES PTY LTD	194 SLADEN STREET, CRANBOURNE VIC 3977	W: 03-5995-1655 E: assist@frenkenhomes.com.au

Fees

Regulation Fee Condition	Amount	Modifier	Payable
9 - Class 4 More than \$100,000 but not more than \$500,000	\$1,462.50	100%	\$1,462.50
Total			\$1,462.50



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 VC, 3810

Email: mail@cardinia.vc.gov.au

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

Documents Uploaded

Date	Type	Filename
02-09-2025	A Copy of Title	TITLE CURRENT SEPT 2025.pdf
02-09-2025	Encumbrance	POS CURRENT SEPT 2025.pdf
02-09-2025	Encumbrance	AX385769J CURRENT SEPT 2025.pdf
02-09-2025	A proposed floor plan	208 MONTEREY FLOOR PLAN.pdf
02-09-2025	Proposed elevation plan	208 MONTEREY ELEVATION PLAN.pdf
02-09-2025	Overlay Requirements	ESO 42.01-s4.pdf
02-09-2025	Additional Document	208 MONTEREY EARTHWORKS PLAN.pdf
02-09-2025	Additional Document	208 MONTEREY FENCING PLAN.pdf
02-09-2025	Additional Document	DA APPROVAL.pdf
02-09-2025	Additional Document	LANDSCAPE PLAN V1.pdf
02-09-2025	Site plans	208 MONTEREY SITE PLAN.pdf

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

Lodged By

Site User	<div></div> FRENKEN HOMES PTY LTD	194 SLADEN STREET, Cranbourne VIC 3977	W: 03-5995-1655 E: assist@frenkenhomes.com.au
Submission Date	02 September 2025 - 10:48:AM		

Declaration

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



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20 Siding Avenue, Officer, Victoria

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

Page 1 of 2

VOLUME 12580 FOLIO 626

Security no : 124127685735L
Produced 02/09/2025 10:20 AM

LAND DESCRIPTION

Lot 208 on Plan of Subdivision 902144W.

PARENT TITLES :

Volume 12330 Folio 800 Volume 12580 Folio 422

Created by instrument PS902144W 01/11/2024

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REGISTERED PROPRIETOR

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT PS902144W 01/11/2024

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 PS902144W FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AZ376609R (E)	DISCHARGE OF MORTGAGE	Registered	14/07/2025
AZ376610H (E)	TRANSFER	Registered	14/07/2025
AZ376611F (E)	MORTGAGE	Registered	14/07/2025

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

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

Street Address: 12 MONTEREY WAY PAKENHAM VIC 3810

ADMINISTRATIVE NOTICES

NIL

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

Page 2 of 2

DOCUMENT END

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Document Identification	PS902144W
Number of Pages (excluding this cover sheet)	5
Document Assembled	02/09/2025 10:20

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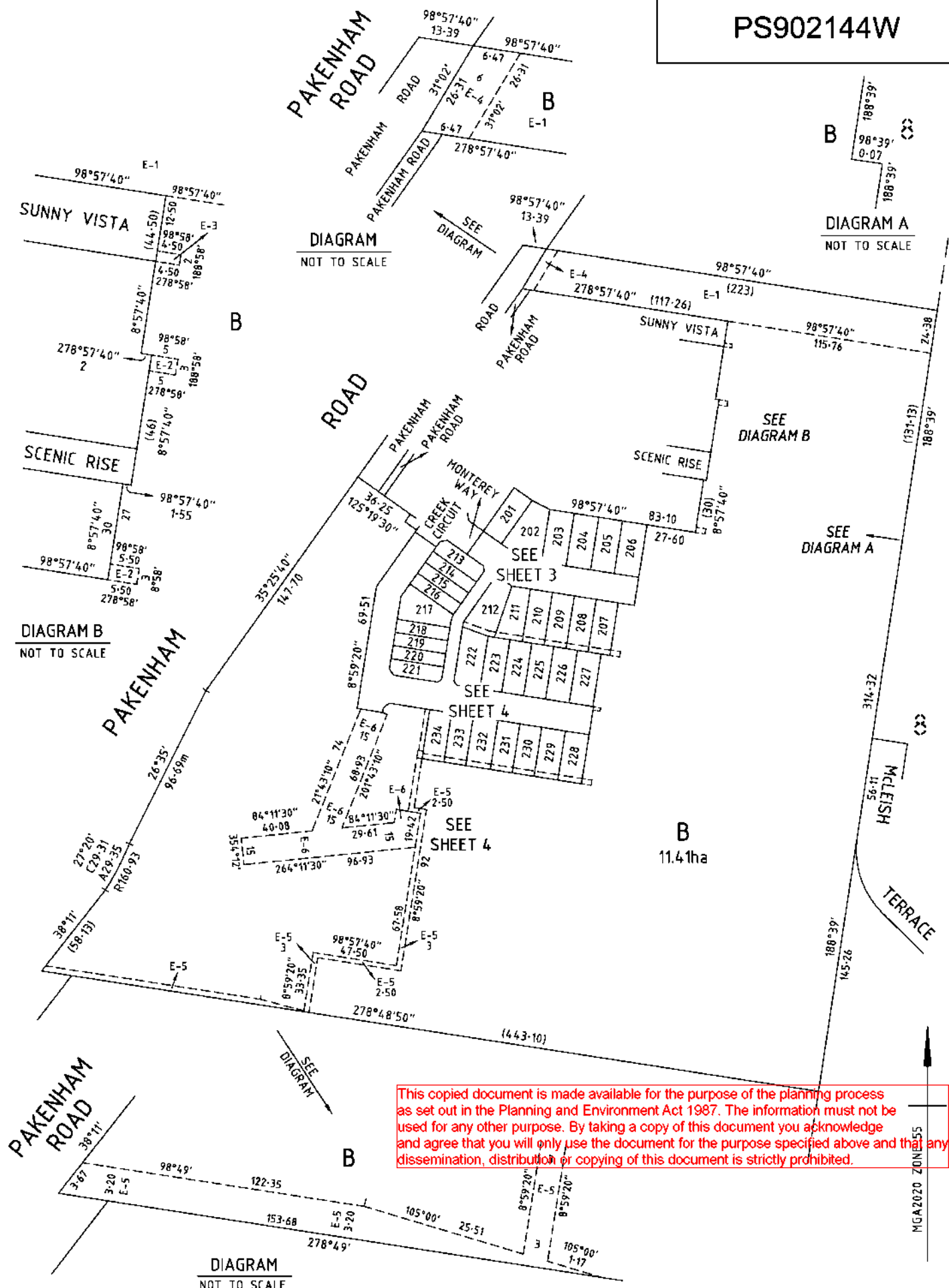
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PLAN OF SUBDIVISION			EDITION 1	PS902144W
LOCATION OF LAND PARISH: NAR NAR GOON TOWNSHIP: PAKENHAM SECTION: — CROWN ALLOTMENT: 32(PT), 33(PT) & 34(PT) TITLE REFERENCE: VOL. 12580 FOL. 422 VOL. 12330 FOL. 800 LAST PLAN REFERENCE: PS848743W (LOT A) LP86652 (LOT 2) POSTAL ADDRESS: 14 SUNNY VISTA (at time of subdivision) PAKENHAM ROAD PAKENHAM 3810 MGA CO-ORDINATES: E: 366 200 ZONE: 55 (of approx centre of land in plan) N: 5 786 450 GDA 2020			Council Name: Cardinia Shire Council Council Reference Number: S21-147 Planning Permit Reference: T160690-2 SPEAR Reference Number: S182118A 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: 16/08/2023 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: Sonia Higgins for Cardinia Shire Council on 27/06/2024 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	
IDENTIFIER	COUNCIL/BODY/PERSON		LOTS 1 TO 200 (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 5 OTHER PURPOSE OF PLAN: TO REMOVE THAT PART OF THE SEWERAGE EASEMENT CREATED AS E-3 ON PS848743W CONTAINED WITHIN MONTEREY WAY ON THIS PLAN. GROUND'S FOR REMOVAL OF EASEMENT: AGREEMENT FROM ALL INTERESTED PARTIES (SECTION 6(1)K SUBDIVISION ACT 1988)	
ROAD R1	CARDINIA SHIRE COUNCIL			
NOTATIONS			<div style="border: 2px solid red; padding: 5px; margin: 10px 0;"> 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> 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	
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				
Estate: The Rise - Pakenham Phase No.: 02 No. of Lots: 34 + Lot B PHASE AREA: 1.772ha				
EASEMENT INFORMATION				
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				
SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLIES TO LOTS 213 TO 216 (BOTH INCLUSIVE) AND 218 TO 221 (BOTH INCLUSIVE) IN THIS PLAN.				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1, E-4 E-2 E-2, E-3 E-7, E-5 E-7, E-6 E-4	PIPELINE DRAINAGE SEWERAGE SEWERAGE DRAINAGE SUPPLY OF WATER (THROUGH UNDERGROUND PIPES)	24.38 SEE DIAG SEE DIAG SEE DIAG SEE DIAG 6	INST. D613929 PS848743W PS848743W THIS PLAN THIS PLAN PS848743W	VICTORIA PIPELINES COMMISSION CARDINIA SHIRE COUNCIL SOUTH EAST WATER CORPORATION SOUTH EAST WATER CORPORATION CARDINIA SHIRE COUNCIL SOUTH EAST WATER CORPORATION
 Beveridge Williams development & environment consultants Melbourne ph : 03 9524 8888 www.beveridgewilliams.com.au		SURVEYORS FILE REF: 2000490/02 2000490-02-PS-V6.DWG Digitally signed by: ADRIAN JAMES FREEMAN, Licensed Surveyor, Surveyor's Plan Version (6), 03/06/2024, SPEAR Ref: S182118A		
		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 5	
		Land Use Victoria Plan Registered 10:25 AM 01/11/2024 Assistant Registrar of Titles		

PS902144W



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SURVEYORS REF
2000490/02

SCALE
1 : 2000

20 0 20 40 60 80
LENGTHS ARE IN METRES

ORIGINAL SHEET
SIZE: A3

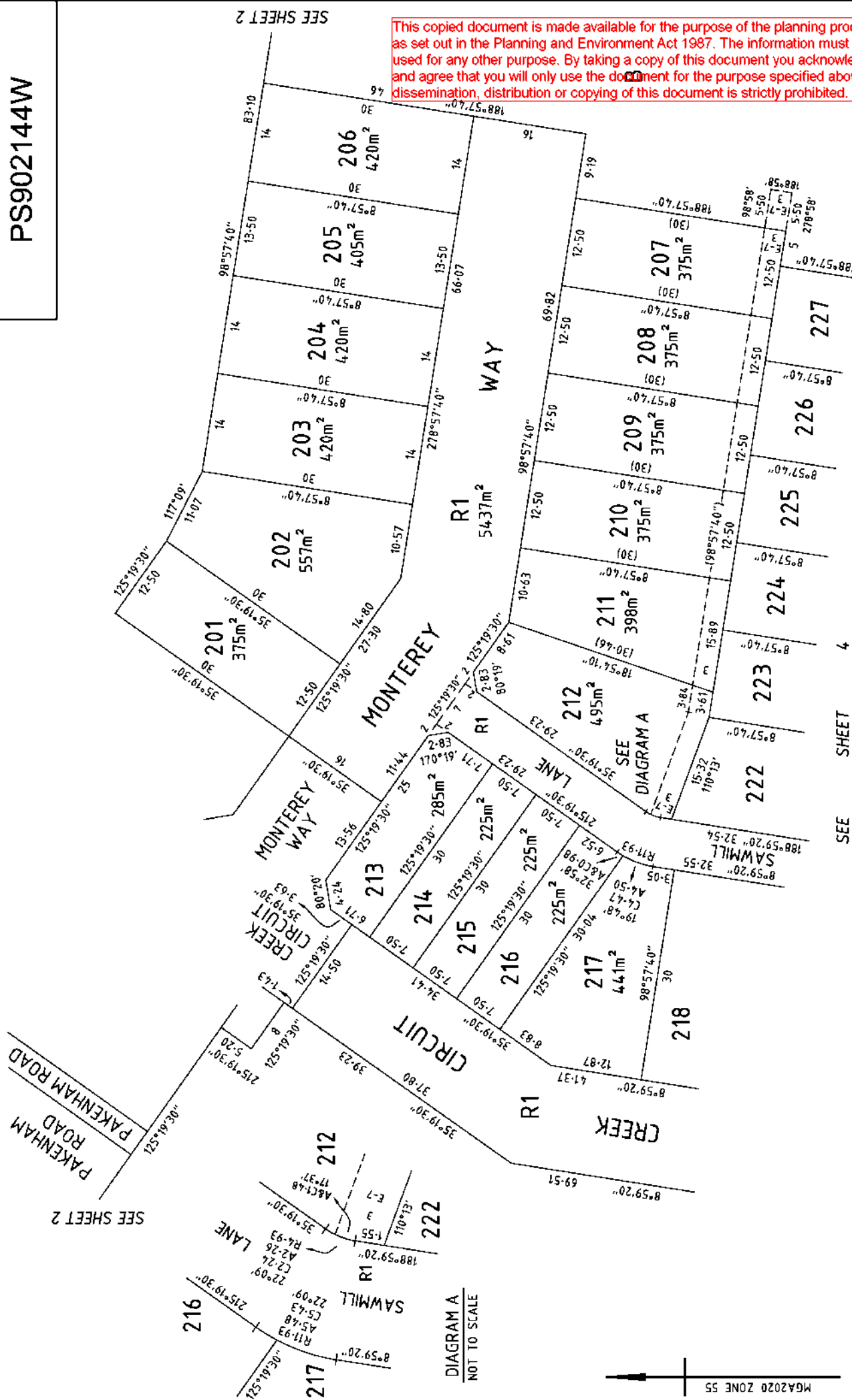
SHEET 2

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SUBDIVISION ACT 1988

CREATION OF RESTRICTION 'A'

PS902144W

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 201 TO 234 (BOTH INCLUSIVE)

BENEFITING LAND: LOTS 201 TO 234 (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.

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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 201 TO 234 (BOTH INCLUSIVE)

BENEFITING LAND: LOTS 201 TO 234 (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

www.beveridgewilliams.com.au

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2000490/02

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Surveyor's Plan Version (6),
03/06/2024, SPEAR Ref: S182118A

ORIGINAL SHEET
SIZE: A3

SHEET 5

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SPEAR Ref: S182118A



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

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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 02/09/2025 10:20:33 AM

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
--------------	----------

Privacy Collection Statement

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

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

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Department of Environment, Land, Water & Planning

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	
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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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)

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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

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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

- 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.
- 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.
- 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.
- D. On 9 June 2021 Council amended the Planning Permit (T160690-2) (**Amended Planning Permit**).
- E. Condition 41 of the Amended Planning Permit provides that:

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:

- a) *A plan of subdivision to show the location and dimensions of the plantation reserve as well as the building envelopes.*
- b) *A requirement that each land owner must maintain the*

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.

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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.

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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.

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.

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.

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Schedule

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 by Daiwa Capital Markets Australia Ltd)
ACN 006 461 356 in accordance with s 127(1) of the)
Corporations Act 2001:



Print full name

Print full name

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Executed as a deed

Signed, sealed and delivered as a deed by the parties

Signed sealed and delivered by

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:)

Signature

Signature of witness

The execution of this document has been witnessed by me
in accordance with the requirements for witnessing by
audio-visual link under section 12 of the Electronic
Transactions (Victoria) Act 2000.
(Strike out if inapplicable)

Name of witness
(BLOCK LETTERS)

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

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Schedule 1

Building Envelope Plan

AX385769J

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LEGEND

	Title boundary (approx.)
	Pedestrian path
	Shared path
	Stage boundary
	Stage numbers
	Entry point
	Existing contours (5m interval)
	Lots
	Substation kloek
	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



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.
 - Area 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

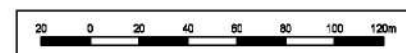
* Stage includes 1 Superlot

Lot Schedule by Area		
Lot Size	Number of Lots	%
>200m ²	42	20.6
300-399m ²	58	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		1,188 ha
* Kloek		0,008 ha
* Tree Reserve		0,185 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 @ 19.9 lots per ha	423m ² average lot size
Superlot	1	
Total Number of Lots (inc. 1 superlot)		203

* Indicates inclusion in NDA



Beveridge Williams

Subdivision Plan

APPROVED AMENDED PLAN
PLANNING AND ENVIRONMENT ACT 1987
CARDINIA PLANNING SCHEME
CARDINIA SHIRE COUNCIL
10 October 2022

12	20/03/2022	Pakenham road layout	KT	KT	Date: 01.09.2022
13	03/12/2021	Amended building envelopes	KT	KT	Version No: 16
14	07/12/2021	Updated road and staging boundary	KT	KT	Job No: 2000480
15	20/07/2021	Updated staging layout	KT	KT	Scale (A1): 1:1000
16	10/08/2021	Updated numbers, building envelopes and tables	DK	KT	(A3): 1:2000
Version		Date	Description	Drafted	Approved

K:\0008\CA\2000480\1-110 PAKENHAM ROAD_LAYOUT\2000480_LAYOUT\BEPF.DWG

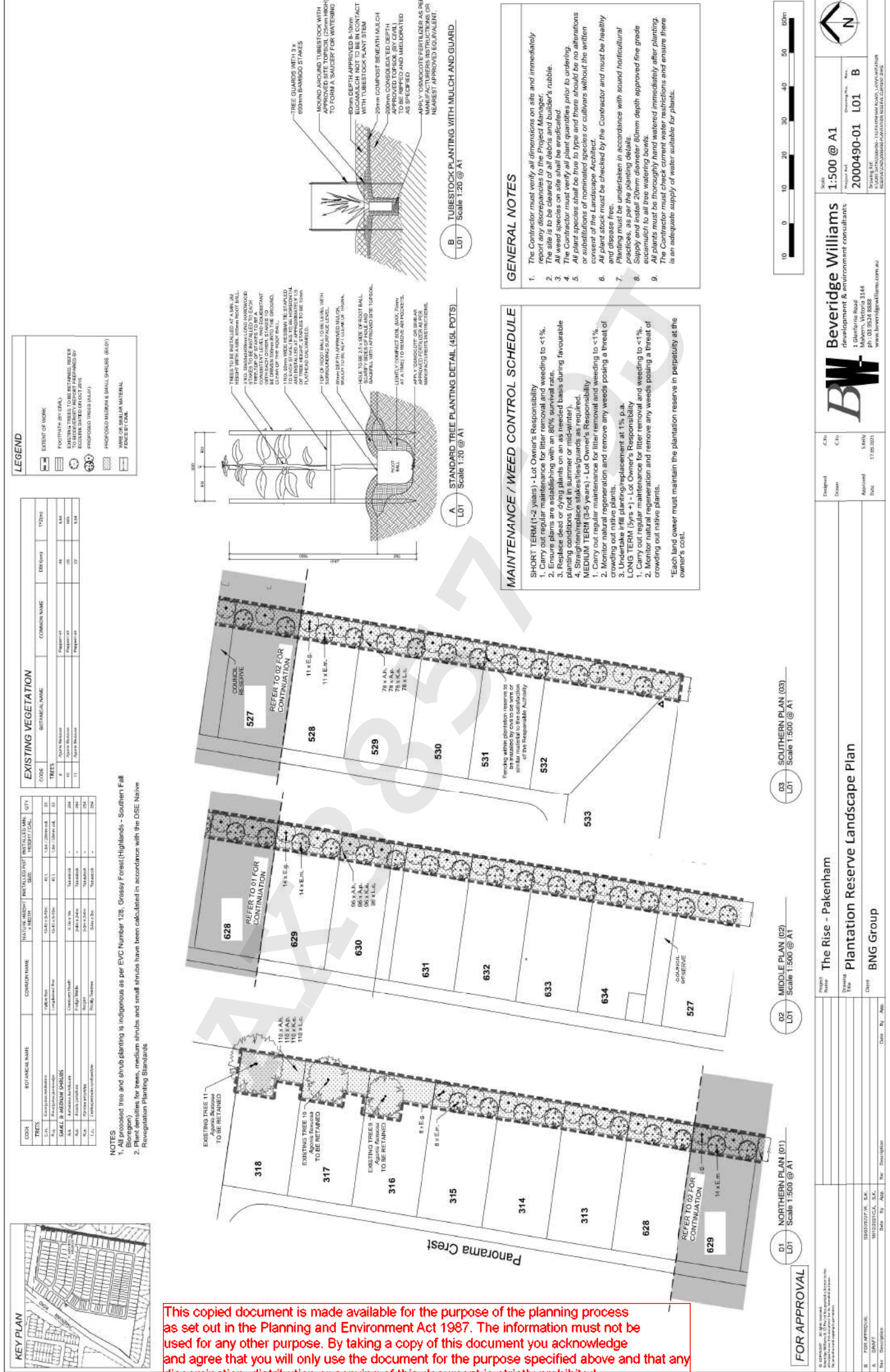
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Schedule 2

Vegetation Plan

AX385769J

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Our Ref: 2000490
1 September 2025

ACN 006 197 235
ABN 38 006 197 235

Applicant: [REDACTED]
Company/BUILDER: FRENKEN HOMES PTY LTD
Email: assist@frenkenhomes.com.au

Melbourne Office
1 Glenferrie Road
PO Box 61
Malvern VIC 3144
Tel: (03) 9524 8888

beveridgewilliams.com.au

Dear Sir/Madam,

**RE: Lot 208 Monterey Way, Pakenham
THE RISE DESIGN ASSESSMENT PANEL APPROVAL**

Thank you for submitting your development plans to The Rise Design Assessment Panel for consideration. A review of your development plans indicates they are compliant with The Rise Design Guidelines and generally in line with restrictions on your plan of subdivision for the Estate. Any changes to material or design of the dwelling require the submission of amended plans for approval. You can only construct from the most recently approved plans.

It should be noted this approval relates only to the matters required under the terms of the Covenant which is concerned essentially with the appearance and siting of buildings. No detailed examination has been made of the construction specifications and no consideration has been made regarding whether the proposal complies with the requirements of the Standard Building By-laws nor any other statute.

You are reminded that approval from the Design Assessment Panel does not constitute or imply building approval and separate application is to be made to a private building surveyor prior to the commencement of development.

Please find attached an endorsed copy of your plans for your records. **Please refer to any other conditions marked-up on the plans and ensure they are suitably addressed.**

Please note;

- All lots require a planning permit under the ESO placed on the overall Estate. An application must be approved by council before construction commences. The Building envelopes are to be used as a guide only, the planning permit will override all siting recommendations by the DAP team.
- Mandated endorsed building envelopes are applicable for lots 313-318, 527-533, 628-634.
- Any lot under 300m² in size, requires a planning permit for being under 300m² in addition to the ESO planning permit. Front setbacks less than 4m are subject to further council approval.
- If you require planning services or further information, please contact Andrea Bouilly bouillya@bevwill.com.au or on 0407 050 624
- There are no connections to Recycled Water (purple taps) in the estate therefore, other water saving requirements are to be met as per the current building regulations.
- Due to planning permit requirements, Gas appliances may not be able to be installed, further Council clarification is required.

Should you have any queries, please contact the undersigned on 9524 8888 or via email planlodgement@bevwill.com.au All new submissions, re-submissions, amendment submissions or supplemental submissions, please use www.portal.beveridgewilliams.com.au

Kind Regards,

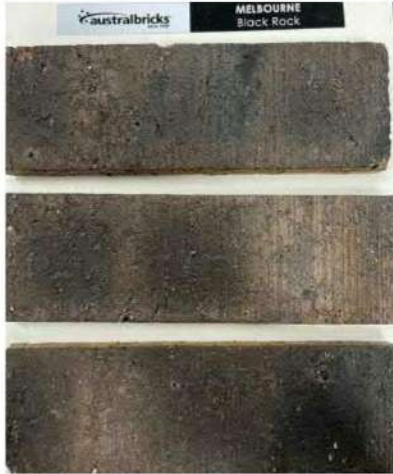
[REDACTED]
Design Approvals Coordinator
BEVERIDGE WILLIAMS

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LOT 208 MONTEREY WAY, PAKENHAM
COLOUR SAMPLES

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BRICKS – AUSTRAL BLACK ROCK



ROOF TILES – BRISTLE COOL SMOKE CLASSIC



WINDOWS & METERBOX – BLACK



FASCIA & GUTTER – MONUMENT



DOWNPIPE TO GARAGE – SHALE GREY



REMAINING DOWNPIPES – MONUMENT



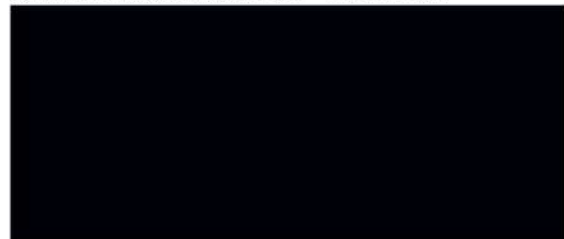
RENDER TO PIERS & LETTERBOX – MONUMENT



RENDER TO GARAGE FRONT – SHALE GREY



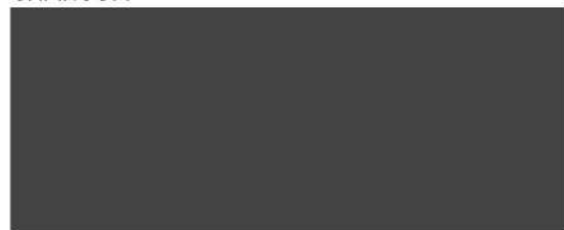
GARAGE DOOR COLOUR – NIGHT SKY



FRONT DOOR COLOUR – NIGHT SKY



DRIVEWAY – COLOUR THROUGH CONCRETE – CHARCOAL



DESIGN ASSESSMENT PANEL

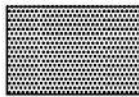
PLAN APPROVAL DATE: 01.09.2025

REVIEWED BY: [REDACTED]



PLANT SCHEDULE

TYPE	BOTANICAL NAME	COMMON NAME	HT.	WIDTH	FLOWER COLOR	SEASON	SIZE	Qty.
Tree	Ulmus Paeravidolia "Todd"	Chinese Elm	10m	11m	-	-	45LI	1
Tree	Brachychiton populneus x discolor	Griffith Park	6m	2m	Pink	-	52LI	1
Tree	Prostanthera lasianthos	Victorian Christmas Bush	8m	5m	White	-	1.8m	1
Small Tree	Pimelea humilis	Common Rice-flower	0.5m	1m			150 tub	23
Plant	Brachyscome multifida	Cul-leaf Daisy	0.6m	0.4m	Pink-mauve		100 tub	16
Plant	Platylobium formosum	Handsome Flat-pea	1.0m	1.0m	Yellow		1.0m	10
Plant	Tetratheca ciliata	Pink-bells	0.6m	0.6m	Pink-mauve		100 tub	29
Plant	Pultenaea scabra	Rough Bush-pea	1m	0.5m	Orange		150 tub	6



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

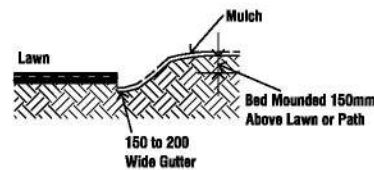
Dig a Sloping Shallow Hole, 2-3 Times The Width of the Root Ball.

Backfill with Site Soil Firming Progressively

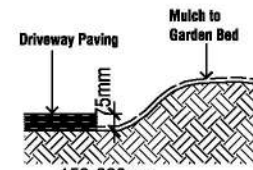
Roughen edge of Planting Hole

Depth of Planting Hole No Deeper Than the Root Ball.

ADVANCED TREE PLANTING DETAIL



LAWN TO GERDEN BED DETAIL



PAVING TO GERDEN BED DETAIL

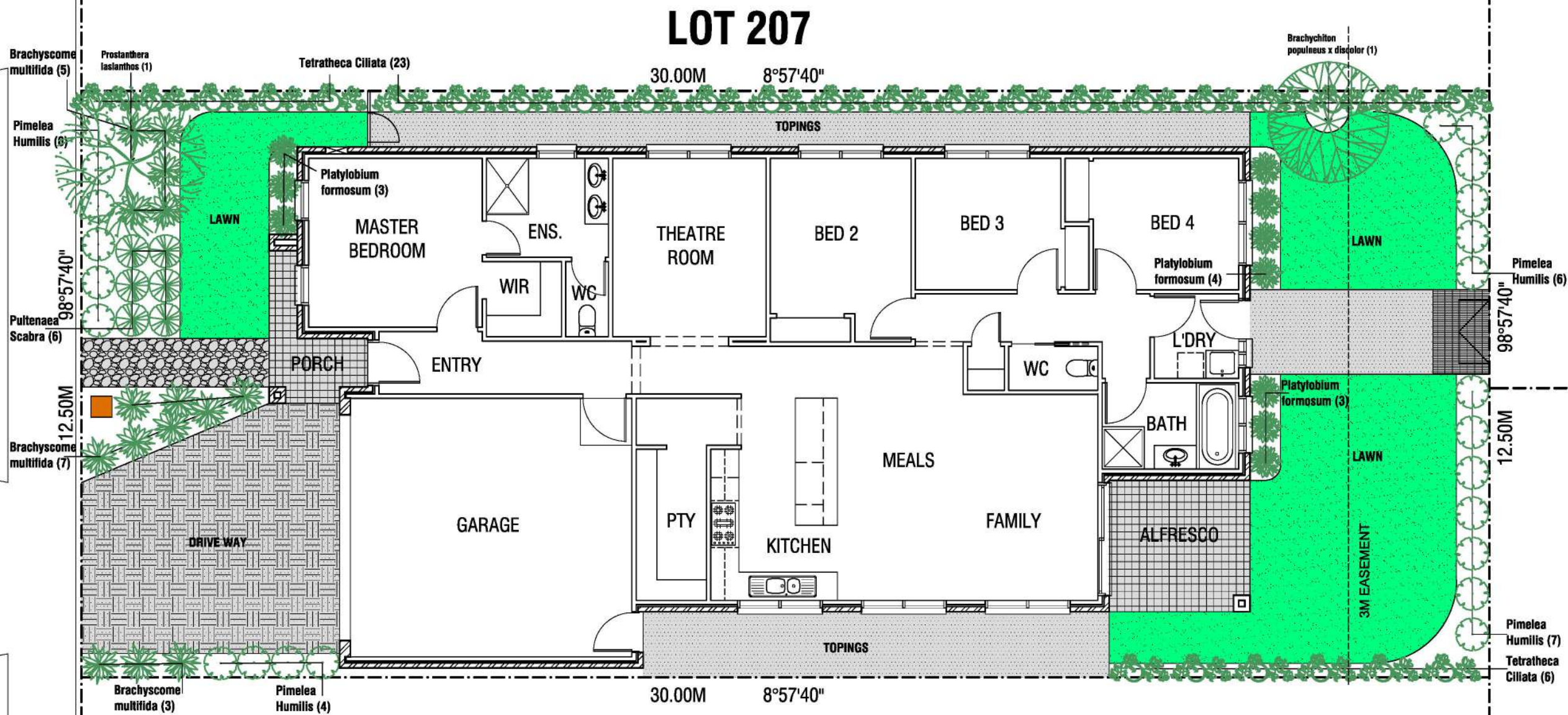
DESIGN ASSESSMENT PANEL

PLAN APPROVAL DATE: 01.09.2025

REVIEWED BY:

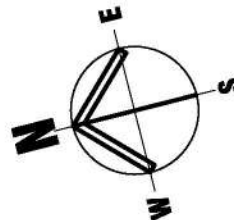
BW

MONTEREY WAY



LOT 227

LOT 226



SCALE 1:100 A3 SIZE

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No. Issue / Amendments

1 PRELIMINARY ISSUE

28-08-2025

Date

.. \Logo.png

XXX
ABN: XXX Lic No: XXX
Telephone: XXX
041xxx XXX
XXX
Email:
xxx@xxx.com.au

Project **LOT 208 MONTEREY WAY PAKENHAM**
XXX
XXX
Client **XXX**
Drawing **XXX**

Scale **470 x 420**
Designed **XXX**
Drawn **XXX**
Project Number **XXX**
Drawing No. **A07**
Amendment / Issue **XXX**

A5. RESCODE SITE COVERAGE STATISTICS

SITE AREA	375.0 M
RESIDENCE	158.2 M
GARAGE	36.2 M
PORCH	4.0 M
ALFRESCO	8.4 M
TOTAL SITE COVER	206.8 M
SITE COVER RATIO	55% (0.552)
DRIVE WAY	25.0 M
OTHER PAVED AREAS	0.0 M
TOTAL HARD COVER	231.8 M
HARD COVER RATIO	62% (0.618)

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 161 MOD

DATE :- / /
SIGNED BUILDER
SIGNED OWNER

NOTE:- THE LETTERBOX MUST COMPLEMENT THE HOUSE DESIGN AND EXTERNAL COLOUR SCHEME, MUST BE LOCATED ACCORDING TO AUSTRALIAN POST STANDARDS AND MUST CLEARLY DISPLAY THE STREET NUMBER OF THE HOUSE. (SINGLE POST SUPPORTED LETTERBOXES ARE NOT PERMITTED)

NOTE:- FIBRE OPTIC CABLING WILL BE MADE AVAILABLE TO THE DWELLING TO COMPLY WITH THE OPTICOMM GUIDELINES

EXCAVATE SITE TO R.L.: 55.70
FINISHED SURFACE TO R.L.: 55.85

ENGINEERED SLEEPER RETAINING WALL 1200mm MAX. HIGH TO BE CONSTRUCTED IMMEDIATELY AFTER EXCAVATION ALLOW 5 KPa SURCHARGE ON BOUNDARY BY OWNER OR CONTRACT VARIATION

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

SITE PLAN

SCALE :- 1:200

LEVELS SHOWN ON THIS PLAN ARE TO THE AUSTRALIAN HEIGHT DATUM BASED ON NAR NAR GOOM 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

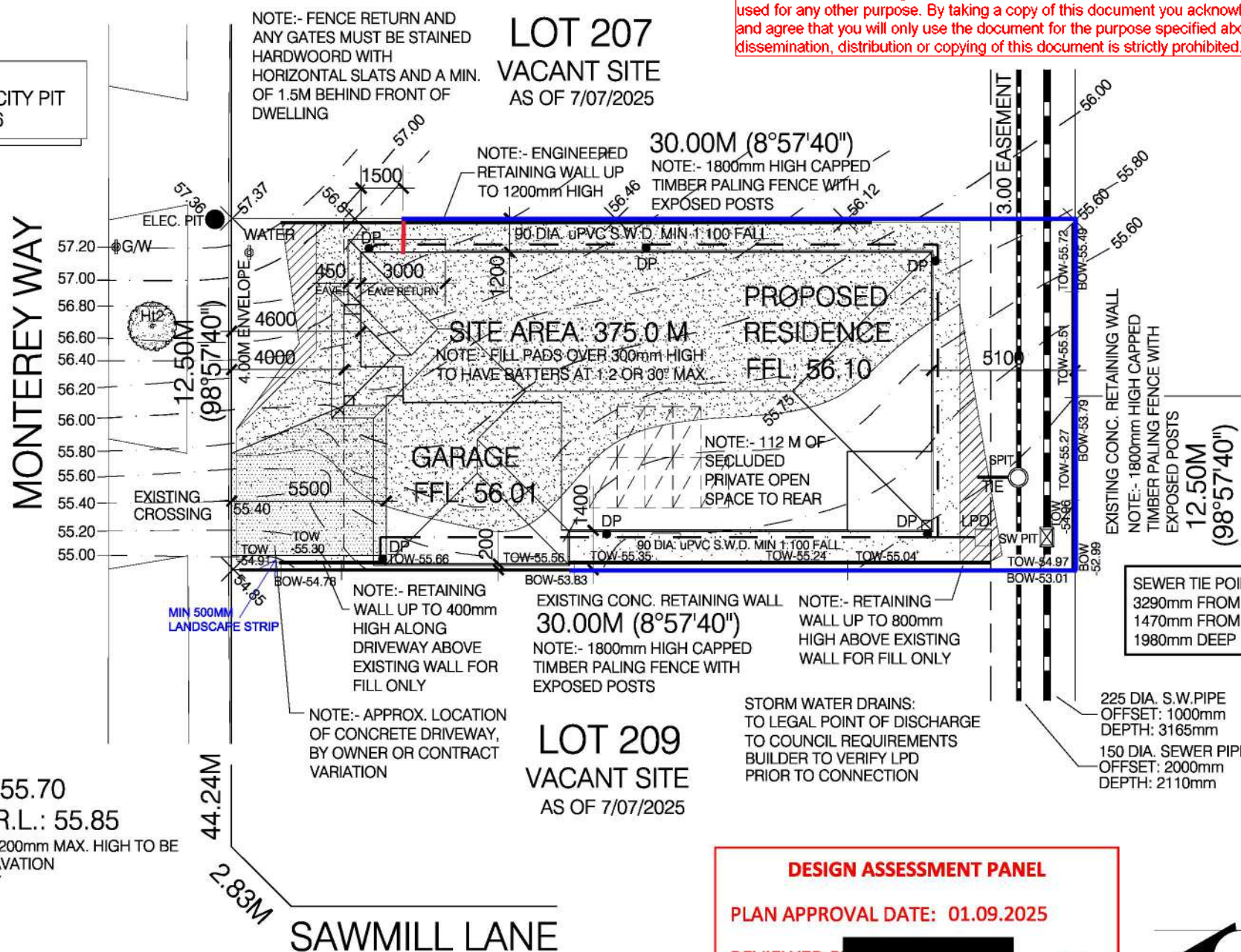


WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE CONTRACTORS ARE TO CHECK ALL DIMENSIONS & LEVELS PRIOR TO COMMENCEMENT
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DEVELOPER CONDITION; DUE TO PLANNING PERMIT REQUIREMENT, GAS APPLIANCES MAY NOT BE ABLE TO BE INSTALLED, FURTHER COUNCIL CLARIFICATION IS REQUIRED.

DEVELOPER CONDITION: A PLANNING PERMIT IS REQUIRED UNDER THE ESO FOR ALL LOTS. AN APPLICATION MUST BE APPROVED BY COUNCIL BEFORE CONSTRUCTION COMMENCES

Developer Condition; All associated works must not impact any existing retaining walls.



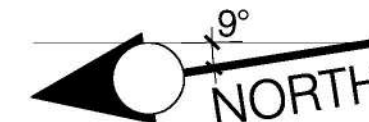
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DESIGN ASSESSMENT PANEL

PLAN APPROVAL DATE: 01.09.2025

REVIEWED BY

BW



NOTES

LEVELS ARE TO AN A.H.D. 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 PITS AT BASE OF BATTERS. AGGY DRAINS CONNECTED TO STORM WATER SYSTEM VIA SILT PITS

PROPOSED :- BRICK VENEER RESIDENCE
FOR :-
LOCATION:- LOT 208 MONTEREY WAY PAKENHAM

DATE:- 7/7/2025	B.P. No:- DBU-46723	ISSUE
SHEET No:- 3	DRG. No:- AC25-157	C

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BONDI 161 MOD	
DATE :- / /	
SIGNED BUILDER	
SIGNED OWNER	

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NOTE:- FIBRE OPTIC CABLING WILL BE MADE AVAILABLE TO THE DWELLING TO COMPLY WITH THE OPTICOMM GUIDELINES

DENOTES: INTERLOT FENCING TO BE CONSTRUCTED OF 1.8M HIGH TIMBER PALINGS, LAPPED & CAPPED WITH EXPOSED TIMBER POSTS TERMINATING 1.5M FROM FRONT BUILDING LINE

DENOTES: RETURN FENCE RETURN FENCE & ANY GATES MUST BE STAINED HARDWOOD WITH HORIZONTAL SLATS MIN 1.5M BEHIND FRONT OF DWELLING

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**SITE PLAN
SCALE :- 1:200**

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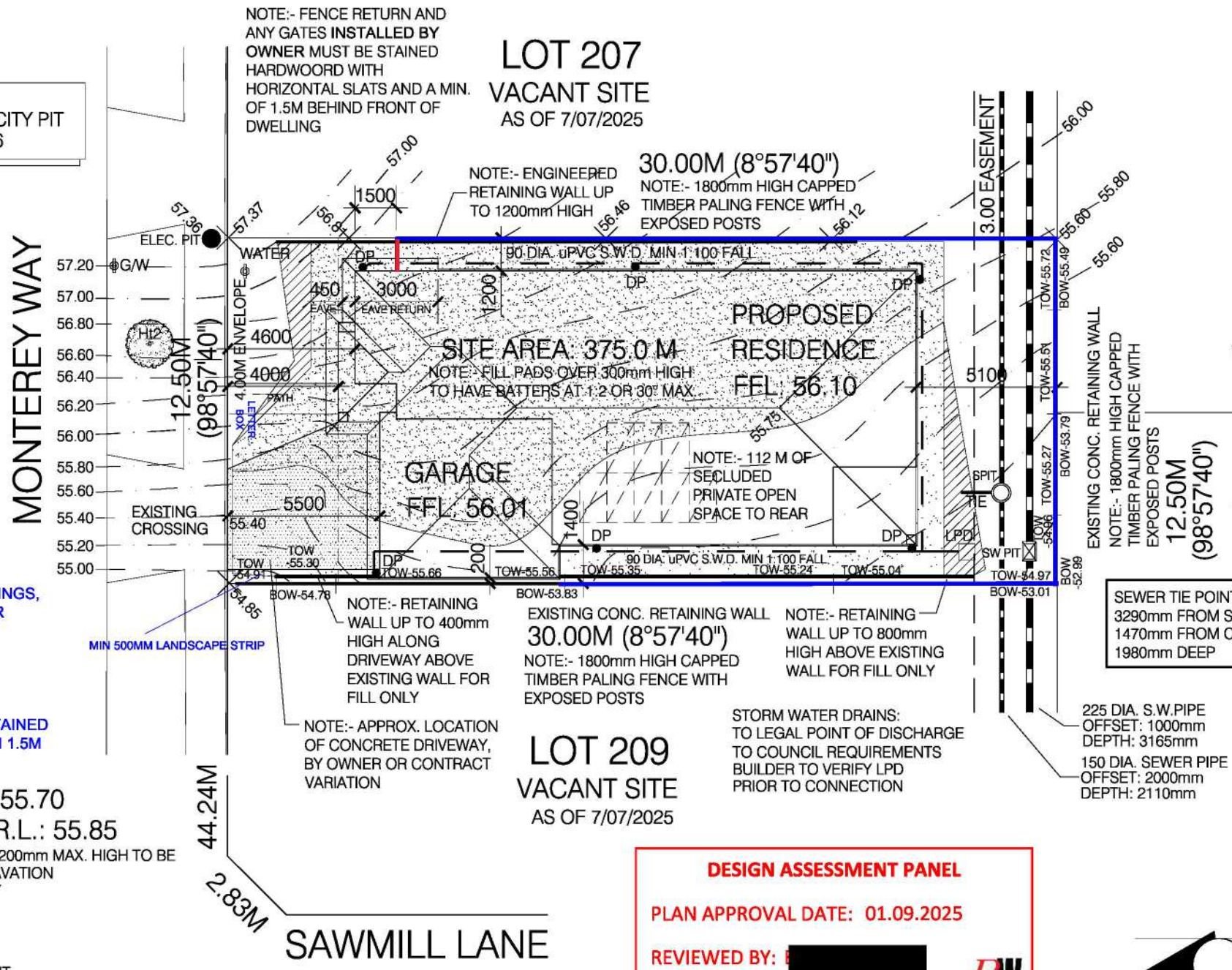
DIMENSIONS & LEVELS TO BE VERIFIED BY CERTIFIED COPY OF TITLE OR RELOCATION SURVEY OR APPROVED PLAN OF SUB-DIVISION



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by Frenken Homes
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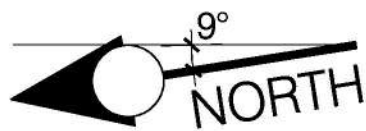
DESIGN ASSESSMENT PANEL

PLAN APPROVAL DATE: 01.09.2025

REVIEWED BY: [Signature]

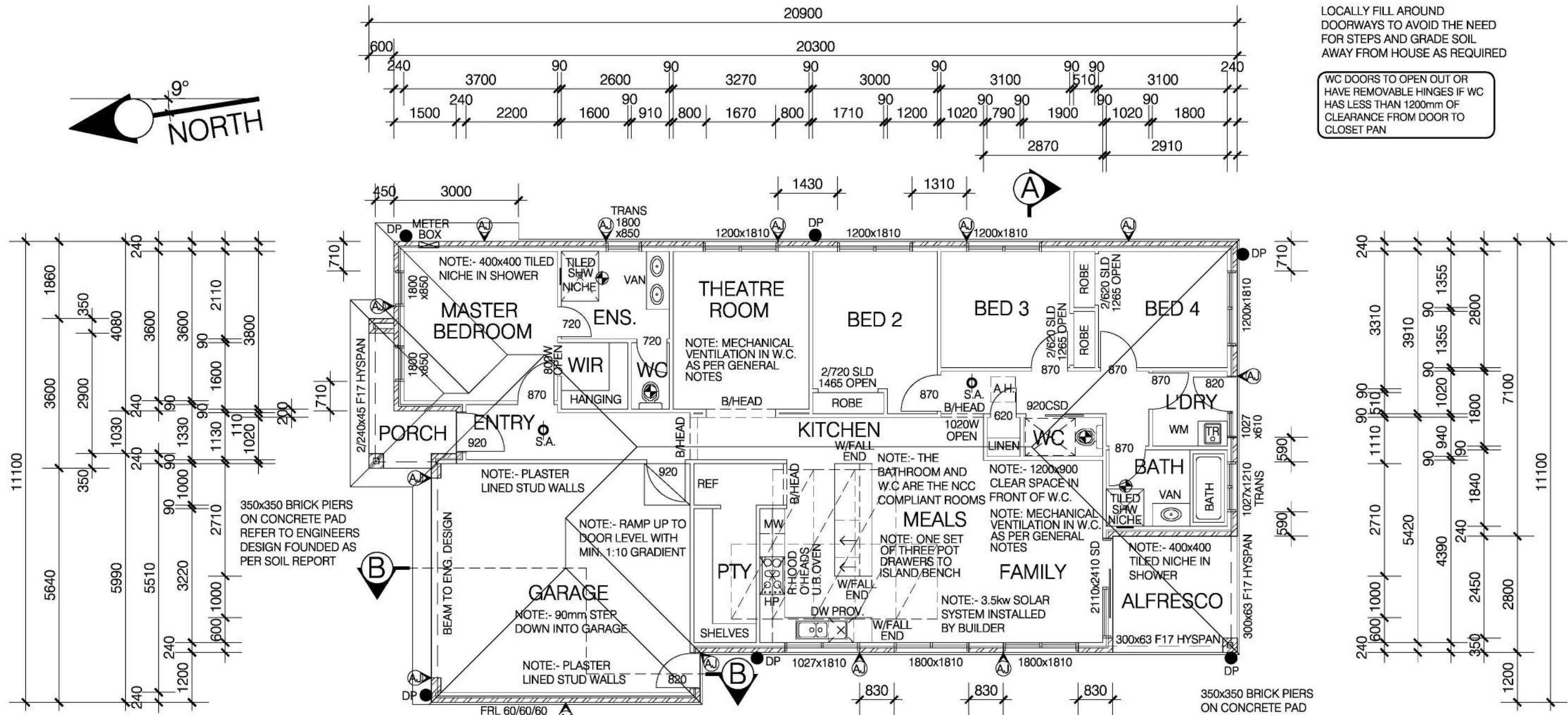
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LEVELS ARE TO AN A.H.D. AND CONTOURS ARE SHOWN ARE 200mm INTERVALS	INSPECTION OPENINGS TO BE PROVIDED AT CHANGES IN DIRECTION AND FOR LENGTHS GREATER THAN 20M
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PROPOSED :- BRICK VENEER RESIDENCE FOR :- [Redacted]		
LOCATION:- LOT 208 MONTEREY WAY PAKENHAM		
DATE:- 7/7/2025	B.P. No:- DBU-46723	ISSUE
SHEET No:- 3	DRG. No:- AC25-157	C



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



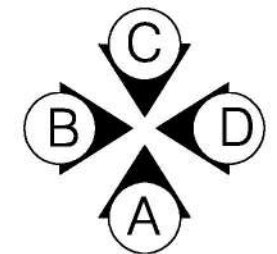
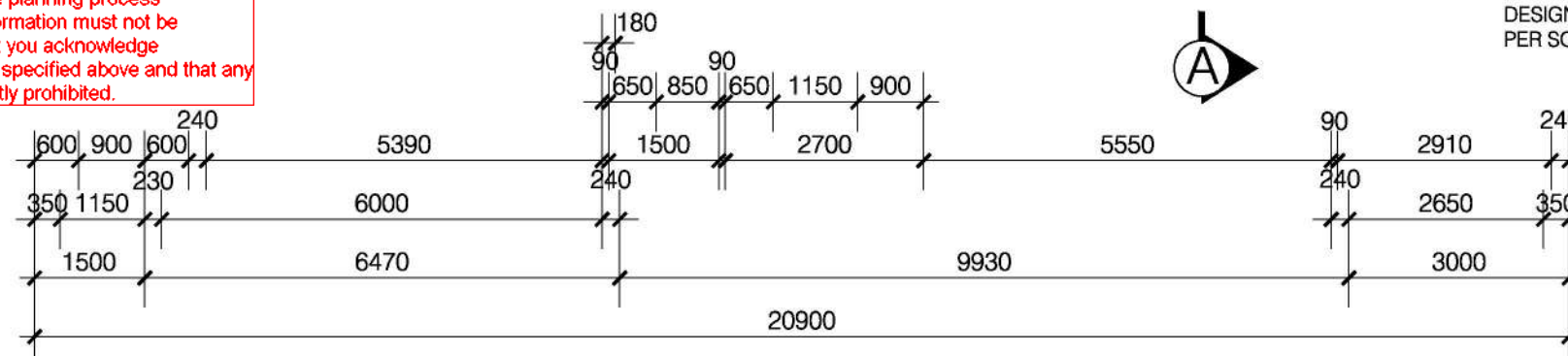
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FLOOR PLAN

SCALE :- 1:100

AREA STATISTICS

FLOOR PLAN	158.2 M
GARAGE	36.2 M
PORCH	4.0 M
ALFRESCO	8.4 M



ELEVATION

BONDI 161 MOD

DATE :- / /

SIGNED BUILDER

SIGNED OWNER



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

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DESIGN ASSESSMENT PANEL

PLAN APPROVAL DATE: 01.09.2025

REVIEWED BY: [REDACTED]

BW

PROPOSED :- BRICK VENEER RESIDENCE

FOR :- [REDACTED]

LOCATION:- LOT 208 MONTEREY WAY PAKENHAM

DATE:- 7/7/2025

B.P. No.:- DBU-46723

ISSUE

SHEET No.:- 4

DRG. No.:- AC25-157

C

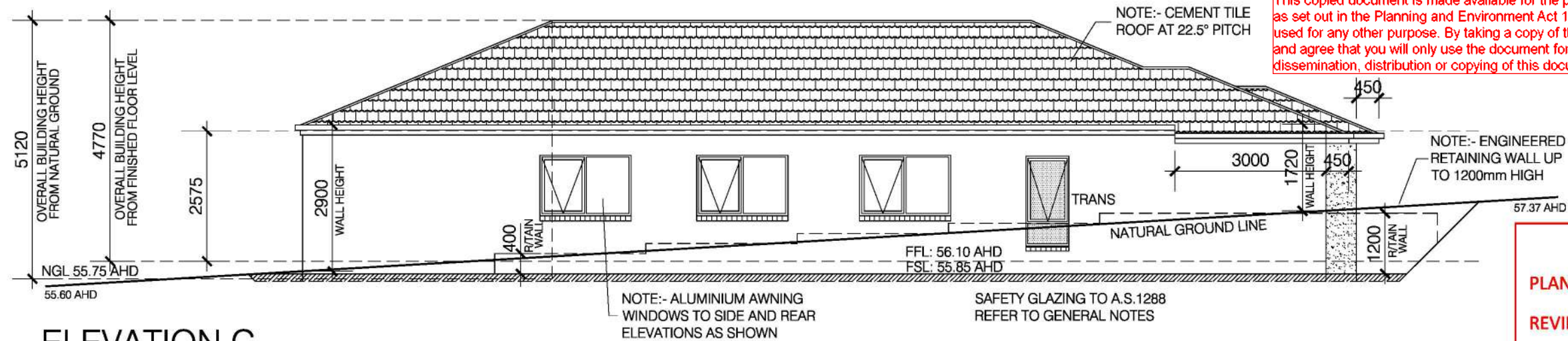
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DESIGN ASSESSMENT PANEL

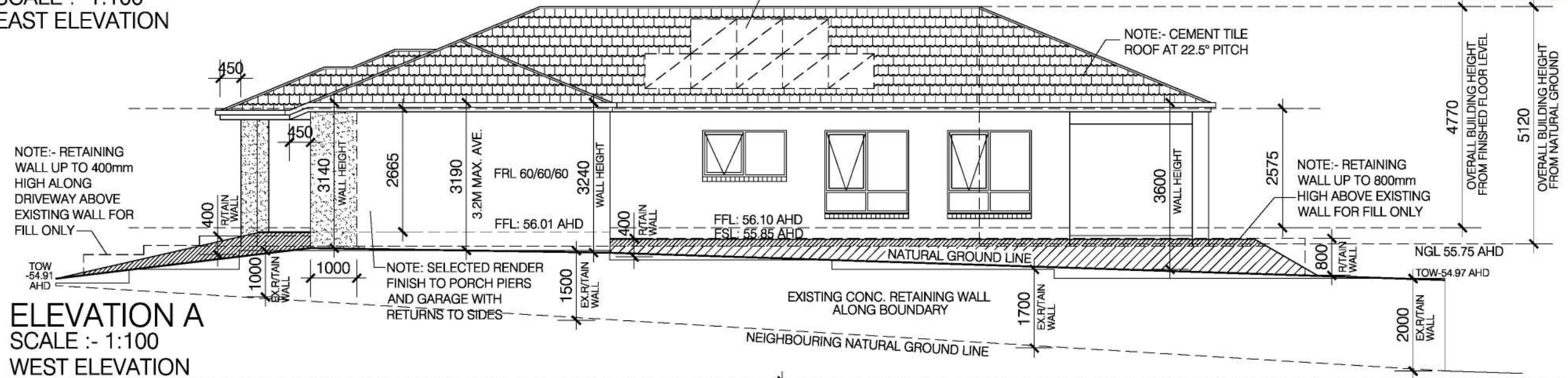
PLAN APPROVAL DATE: 01.09.2025

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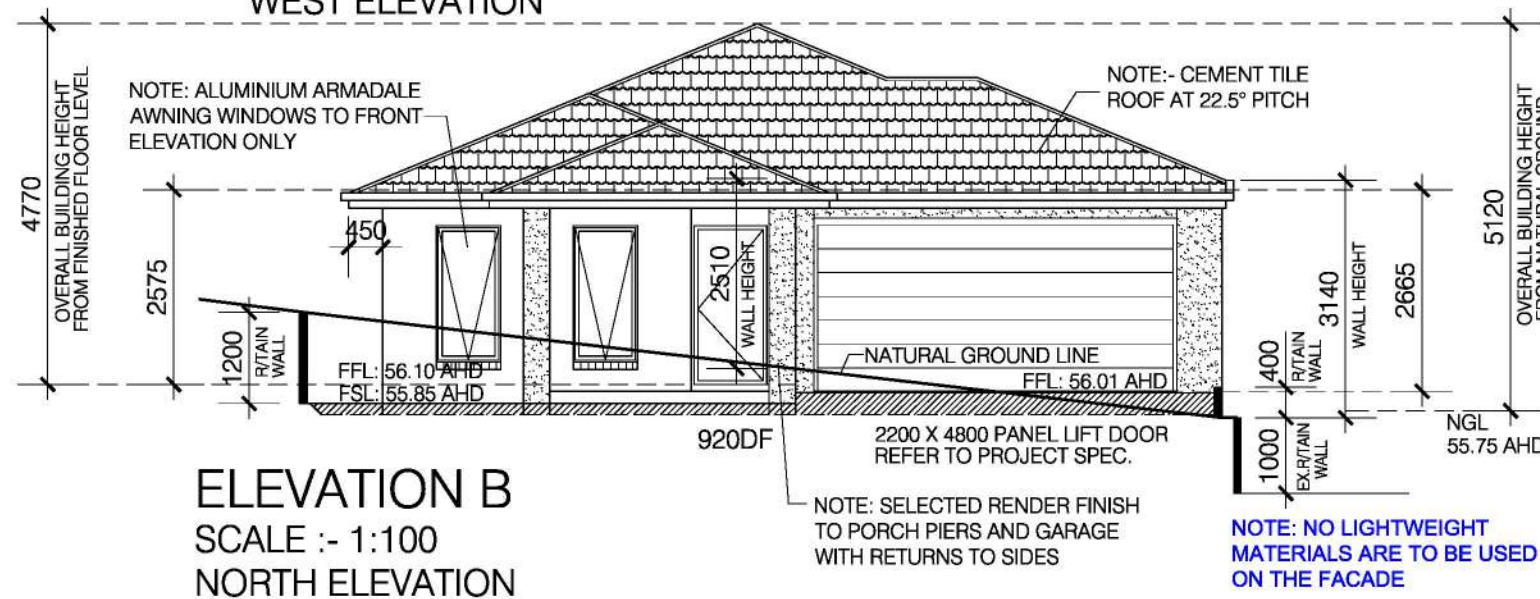
BW



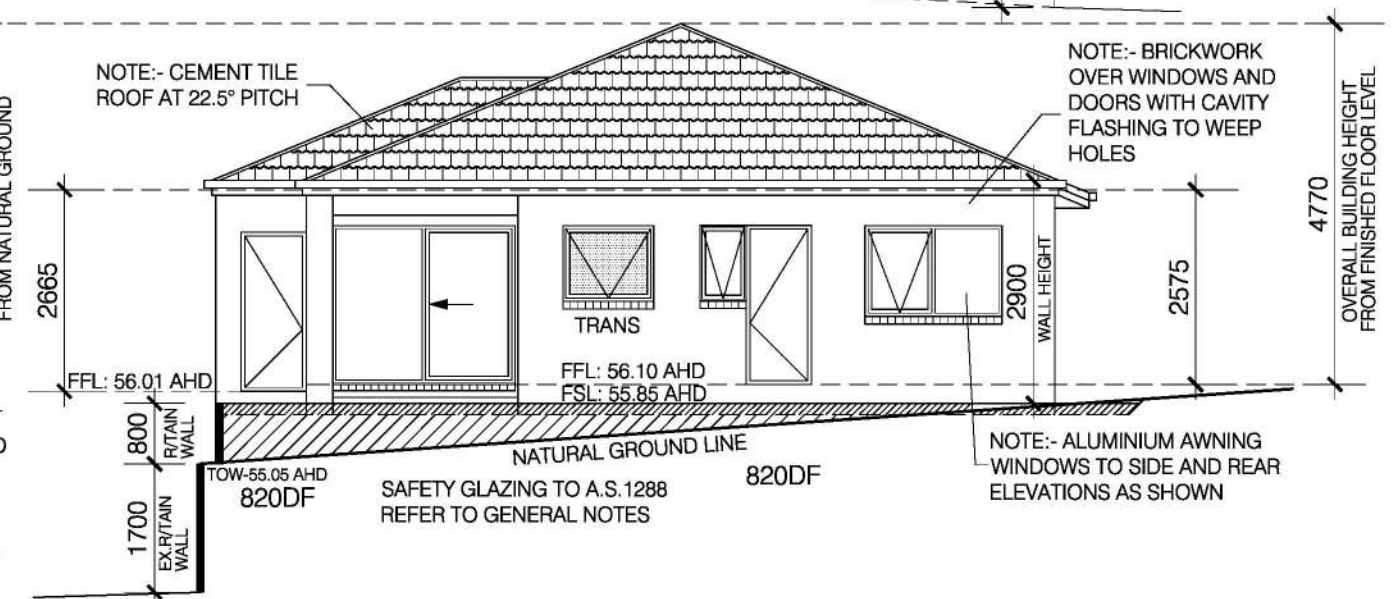
ELEVATION C
SCALE :- 1:100
EAST ELEVATION



ELEVATION A
SCALE :- 1:100
WEST ELEVATION



ELEVATION B
SCALE :- 1:100
NORTH ELEVATION



ELEVATION D
SCALE :- 1:100
SOUTH ELEVATION

BONDI 161 MOD

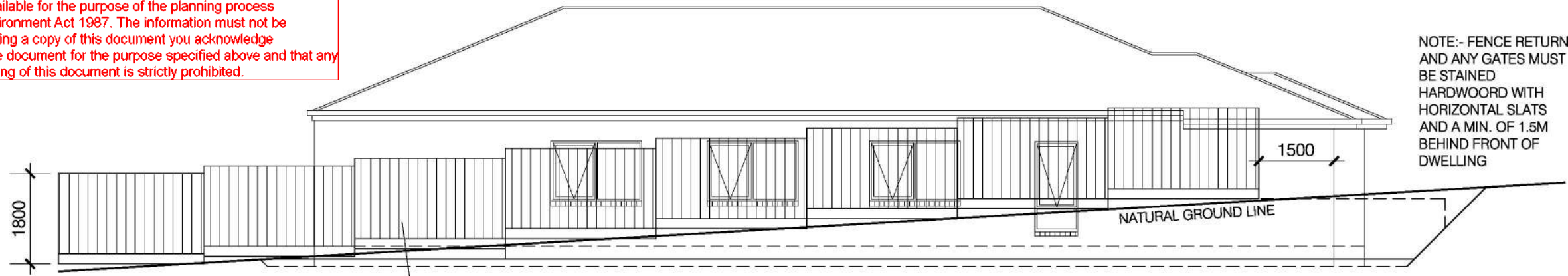
DATE :- / /
SIGNED BUILDER
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WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE
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PROPOSED :- BRICK VENEER RESIDENCE		
FOR : [REDACTED]		
LOCATION : [REDACTED] INTEREY WAY PAKENHAM		
DATE:- 7/7/2025	B.P. No:- DBU-46723	ISSUE
SHEET No:- 6	DRG. No:- AC25-157	C

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ELEVATION C
SCALE :- 1:100
EAST ELEVATION

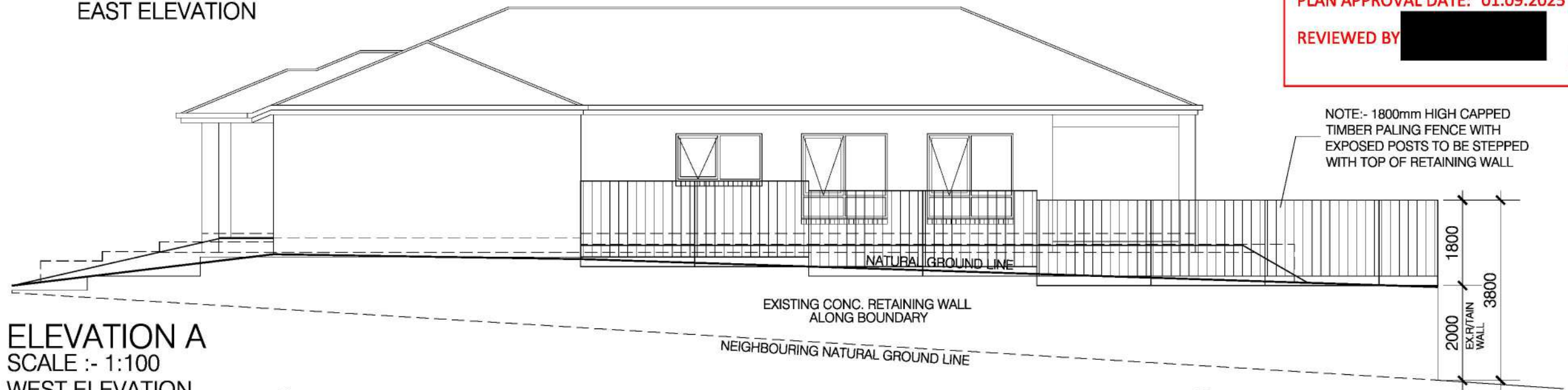
NOTE:- 1800mm HIGH CAPPED TIMBER PALING FENCE WITH EXPOSED POSTS TO BE STEPPED WITH GROUND LINE AND TOP OF RETAINING WALL

DESIGN ASSESSMENT PANEL

PLAN APPROVAL DATE: 01.09.2025

REVIEWED BY

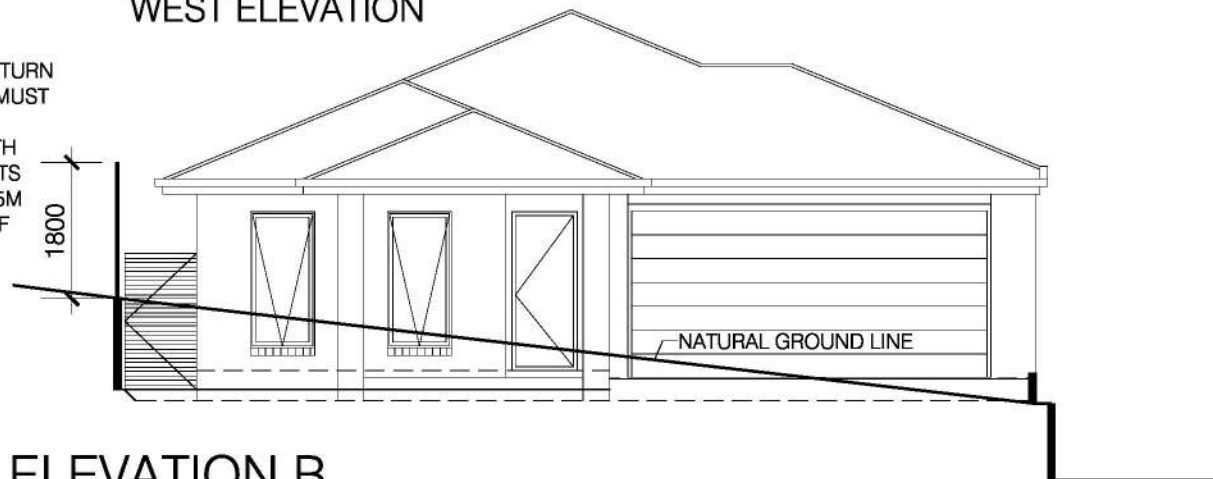
BW



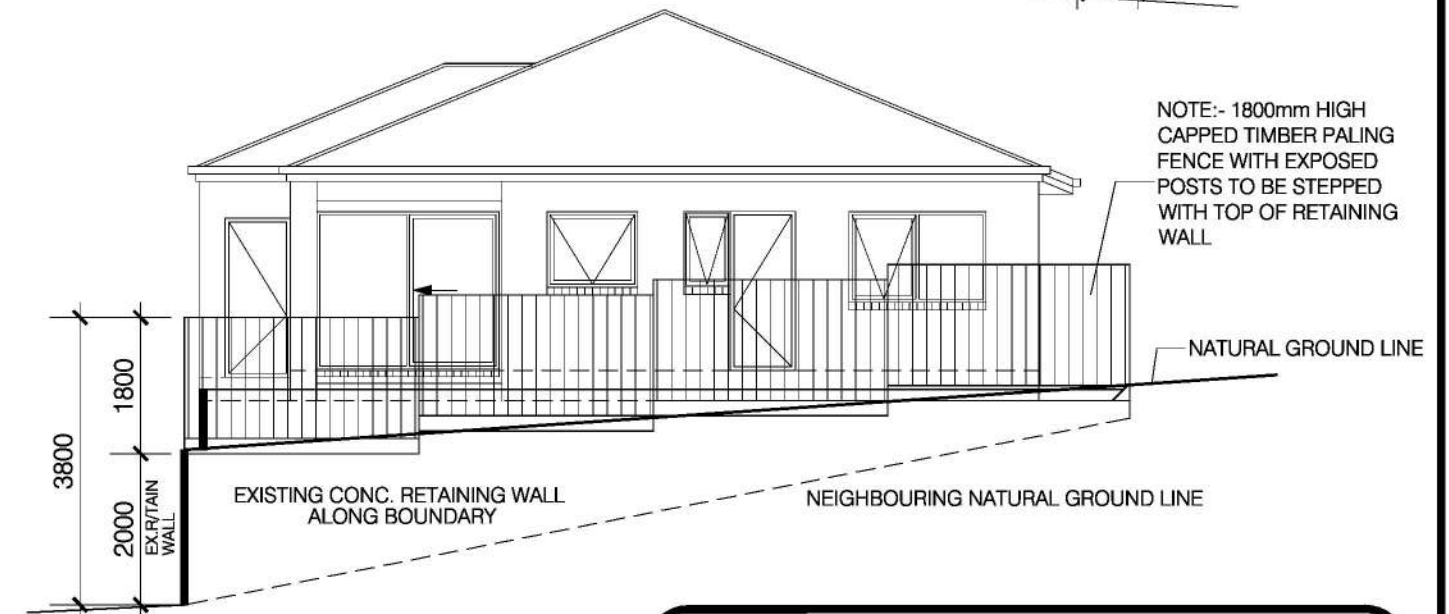
ELEVATION A
SCALE :- 1:100
WEST ELEVATION

NOTE:- FENCE RETURN WITH ACCESS GATE TO BE INSTALLED BY OWNER AFTER SETTLEMENT

NOTE:- FENCE RETURN AND ANY GATES MUST BE STAINED HARDWOOD WITH HORIZONTAL SLATS AND A MIN. OF 1.5M BEHIND FRONT OF DWELLING



ELEVATION B
SCALE :- 1:100
NORTH ELEVATION



ELEVATION D
SCALE :- 1:100
SOUTH ELEVATION

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FOR :-		
LOCATION:- LOT 208 MONTEREY WAY PAKENHAM		
DATE:- 7/7/2025	B.P. No:- DBU-46723	ISSUE
SHEET No:- 6.1	DRG. No:- AC25-157	C

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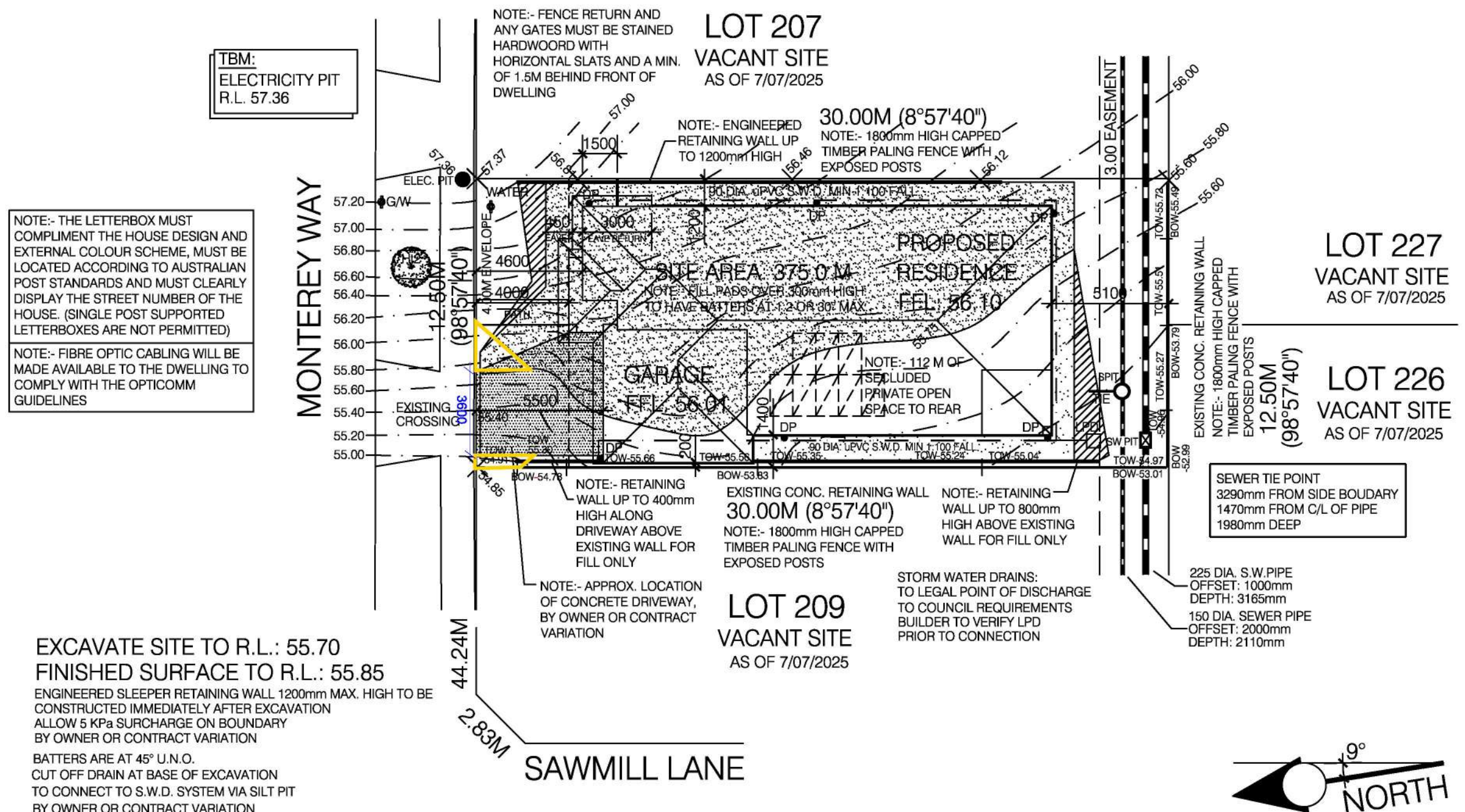
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PROPOSED - BRICK VENEER RESIDENCE
FOR :- [REDACTED]
LOCATION:- LOT 208 MONTEREY WAY PAKENHAM

DATE:- 7/10/2025	B.P. No.:- DBU-46723	ISSUE D1
SHEET No.:- 3	DRG. No.:- AC25-157	

UPDATE: ADD DRIVEWAY WIDTH



Location of corner splay or area, at least 50 per cent clear of visual obstructions extending at least 2 metres along the frontage road from the edge of an exit lane and 2.5 metres along the exit lane from the frontage, clear of visual obstructions adjacent to the driveway.

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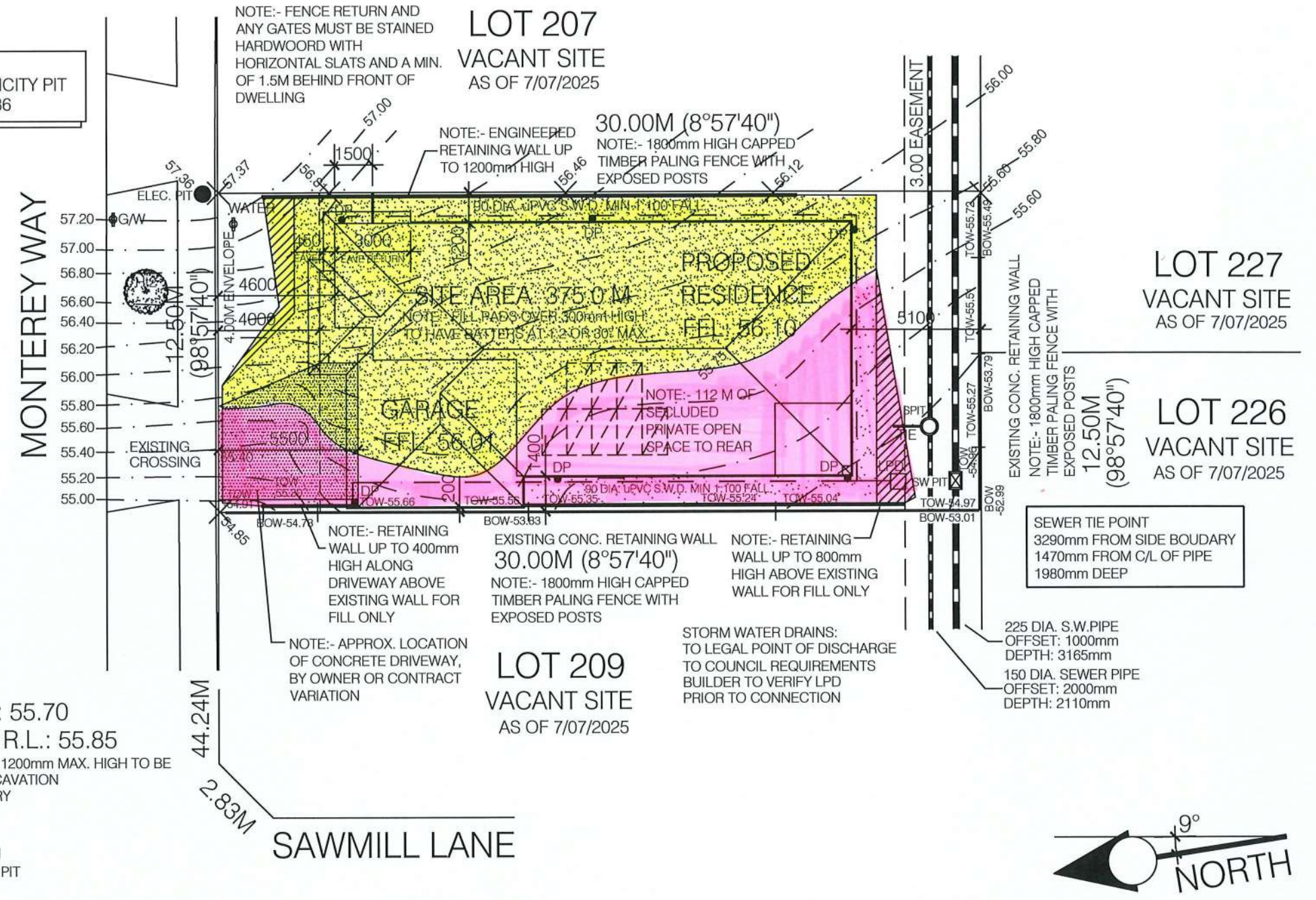
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LEVELS SHOWN ON THIS PLAN ARE TO THE AUSTRALIAN HEIGHT DATUM BASED ON NAR NAR GOOM PM 199 (R.L. 43.901)
DIMENSIONS & LEVELS TO BE VERIFIED BY CERTIFIED COPY OF TITLE OR RELOCATION SURVEY OR APPROVED PLAN OF SUB-DIVISION

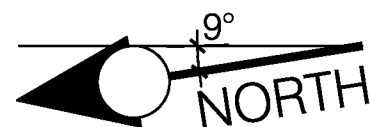
TBM:
ELECTRICITY PIT
R.L. 57.36



CUT
FILL

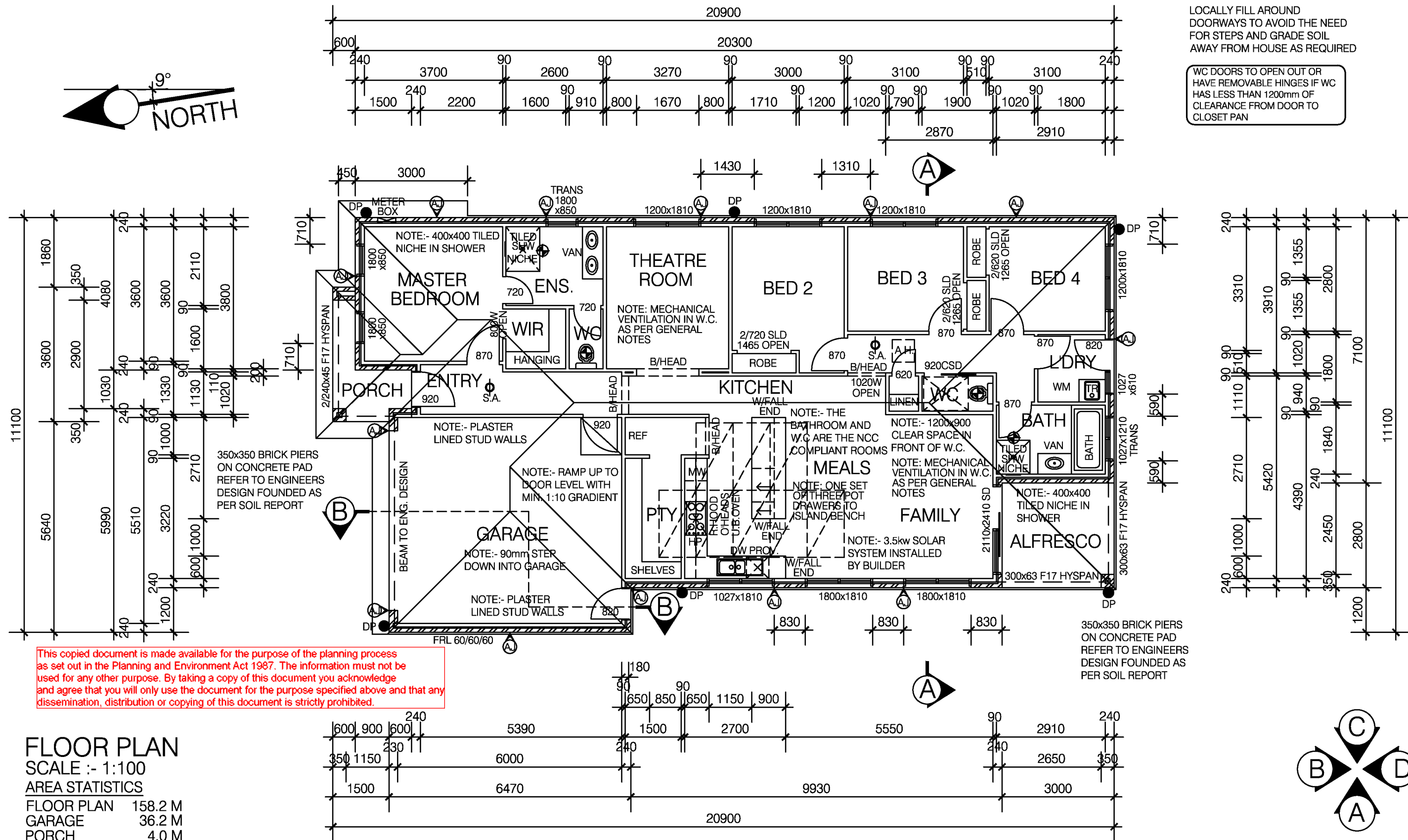
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NOTES	
LEVELS ARE TO AN A.H.D. AND CONTOURS ARE SHOWN ARE 200mm INTERVALS	INSPECTION OPENINGS TO BE PROVIDED AT CHANGES IN DIRECTION AND FOR LENGTHS GREATER THAN 20M
CONNECT ALL DOWN PIPES TO 90mm DIA. UPVC S.W.DRAINAGE SYSTEM OR TO STORM WATER SYSTEM AS DESIGNED BY ENGINEER AND DISCHARGE TO LEGAL POINT IN ACCORDANCE WITH LOCAL COUNCIL REQUIREMENTS	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

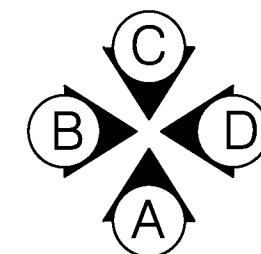


FLOOR PLAN

SCALE :- 1:100

AREA STATISTICS

FLOOR PLAN	158.2 M
GARAGE	36.2 M
PORCH	4.0 M
ALFRESCO	8.4 M



ELEVATION

BONDI 161 MOD

DATE :- / /

SIGNED BUILDER

SIGNED OWNER



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

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FRENKEN HOMES

PROPOSED :- BRICK VENEER RESIDENCE

FOR

LOCATION:- LOT 208 MONTEREY WAY PAKENHAM

DATE:- 7/7/2025

B.P. No.:- DBU-46723

ISSUE

SHEET No.:- 4

DRG. No.:- AC25-157

D

BRICKS – AUSTRAL
BLACK ROCK



ROOF TILES –
BRISTLE COOL SMOKE
CLASSIC



WINDOWS, GARAGE DOOR,
FRONT DOOR & METERBOX –
BLACK / NIGHT SKY



FASCIA, GUTTER, RENDER TO
PIERS & LETTERBOX – MONUMENT



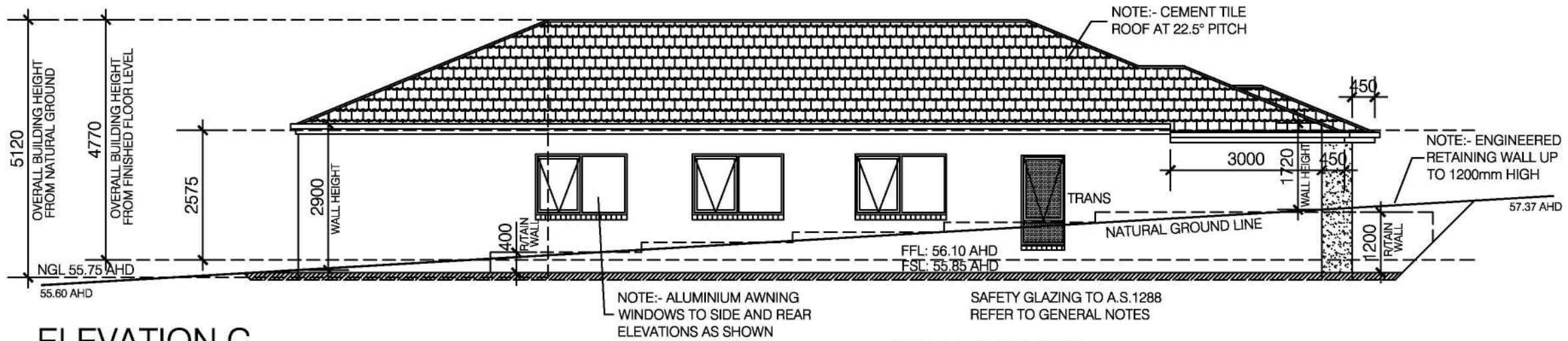
RENDER TO GARAGE FRONT &
DOWNPIPE TO GARAGE –
SHALE GREY



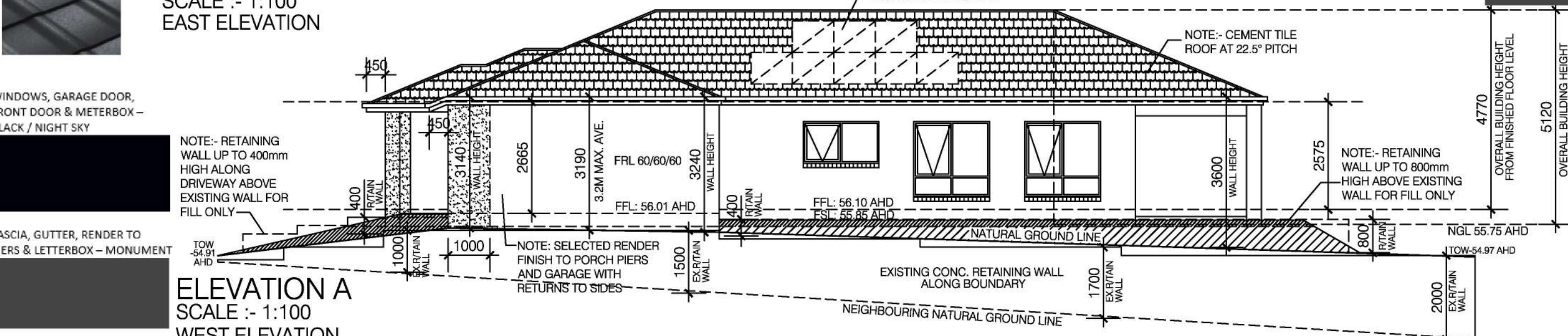
REMAINING DOWNPIPES –
MONUMENT



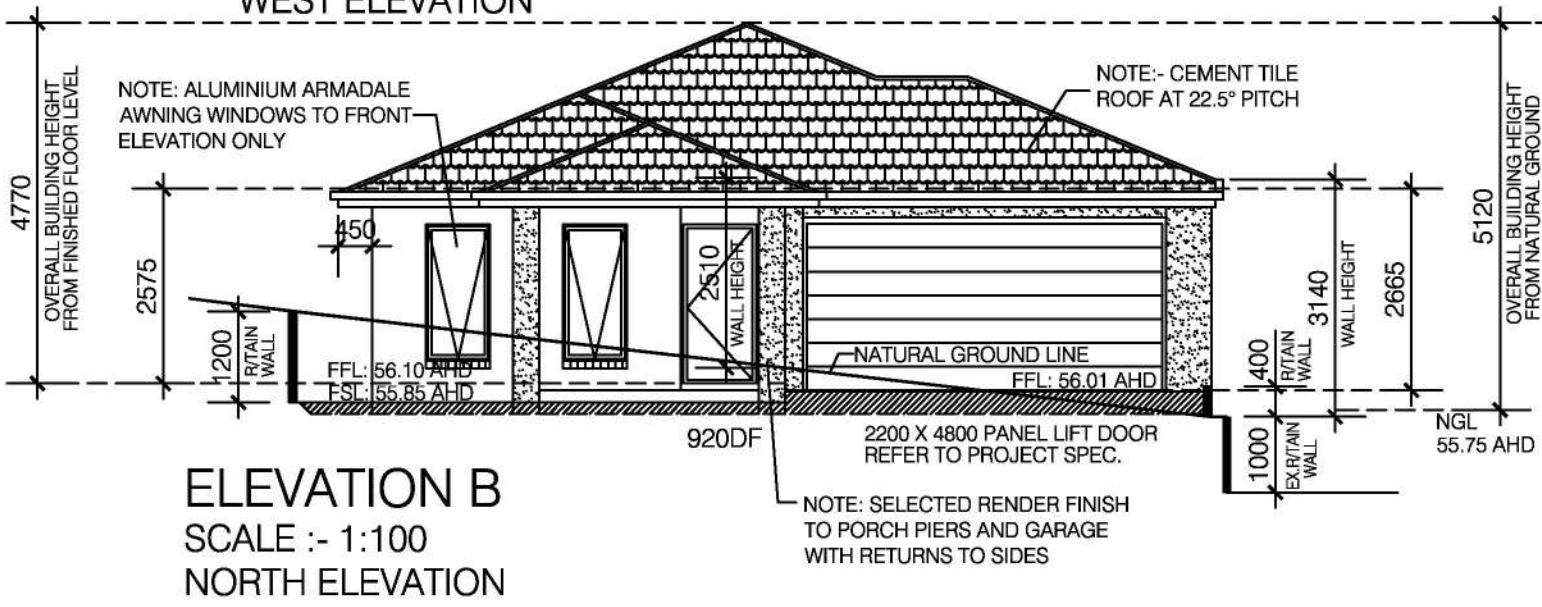
DRIVEWAY – COLOUR THROUGH
CONCRETE – CHARCOAL



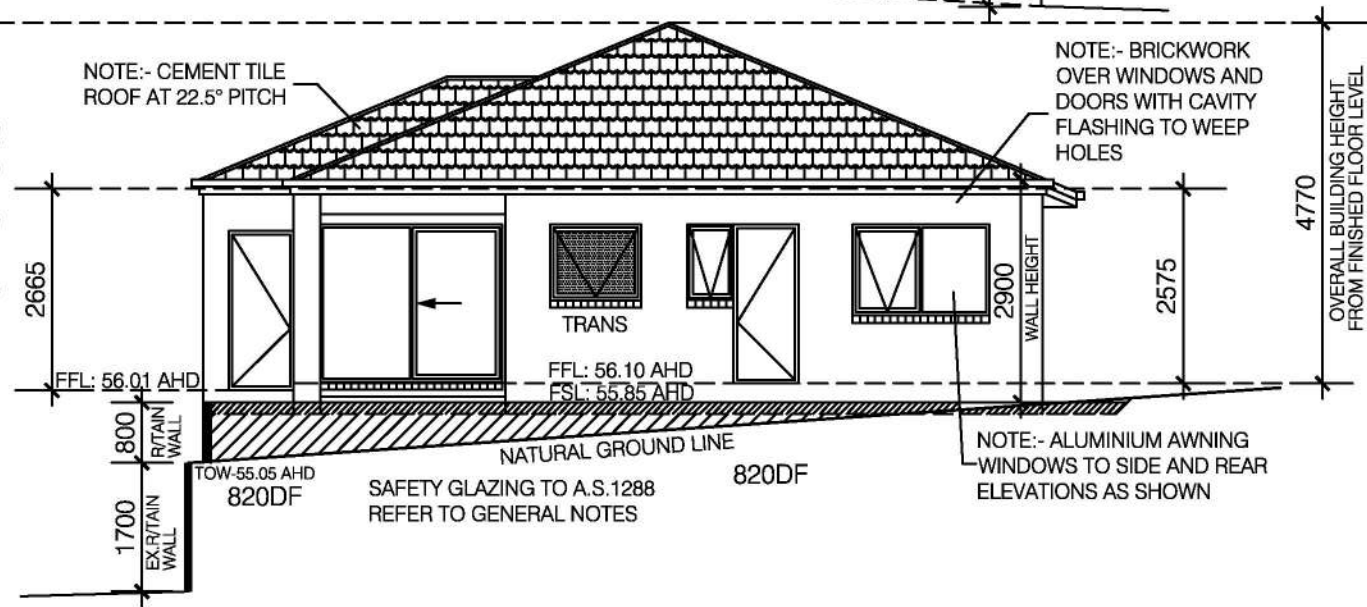
ELEVATION C
SCALE :- 1:100
EAST ELEVATION



ELEVATION A
SCALE :- 1:100
WEST ELEVATION



ELEVATION B
SCALE :- 1:100
NORTH ELEVATION



ELEVATION D
SCALE :- 1:100
SOUTH ELEVATION

BONDI 161 MOD

DATE :- / /
SIGNED BUILDER
SIGNED OWNER



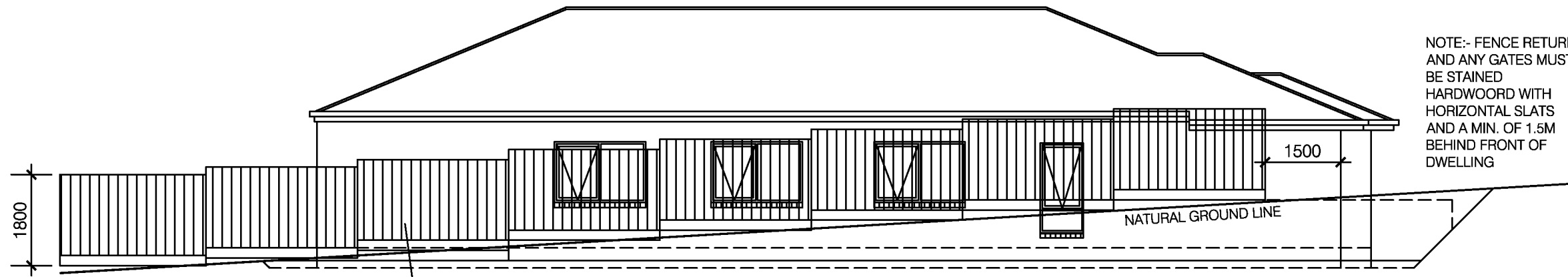
WRITTEN DIMENSIONS TAKE
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PROPOSED :- BRICK VENEER RESIDENCE
FOR [REDACTED]
LOCATION:- LOT 208 MONTEREY WAY PAKENHAM

DATE:- 7/10/2025	B.P. No:- DBU-46723	ISSUE
SHEET No:- 6	DRG. No:- AC25-157	D1

UPDATE: ADD EXTERNAL COLOURS & MATERIALS



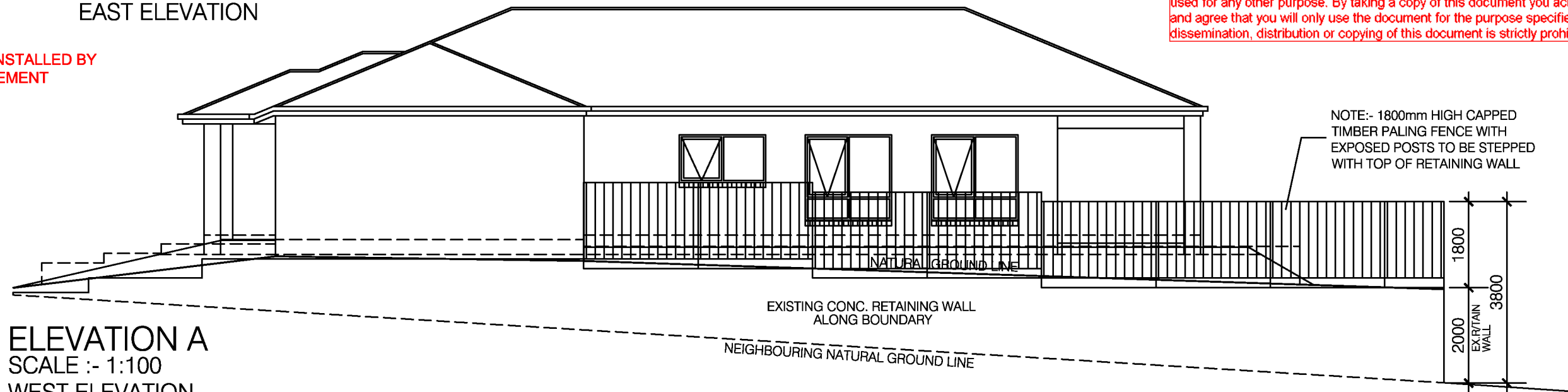
ELEVATION C
SCALE :- 1:100
EAST ELEVATION

NOTE:- 1800mm HIGH CAPPED TIMBER PALING FENCE WITH EXPOSED POSTS TO BE STEPPED WITH GROUND LINE AND TOP OF RETAINING WALL

NOTE:- FENCE RETURN AND ANY GATES MUST BE STAINED HARDWOOD WITH HORIZONTAL SLATS AND A MIN. OF 1.5M BEHIND FRONT OF DWELLING

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ALL FENCING TO BE INSTALLED BY OWNER AFTER SETTLEMENT

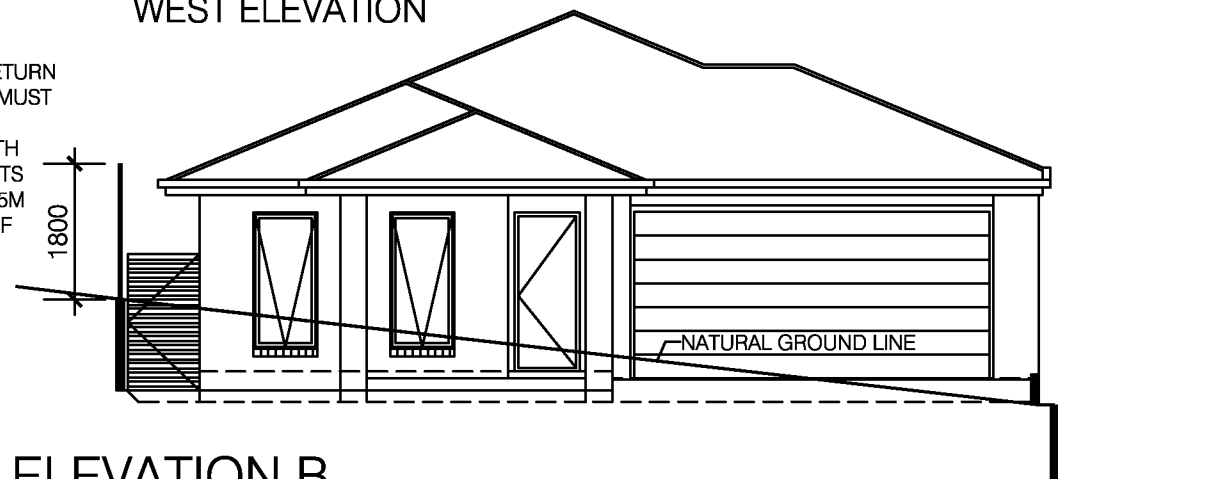


ELEVATION A
SCALE :- 1:100
WEST ELEVATION

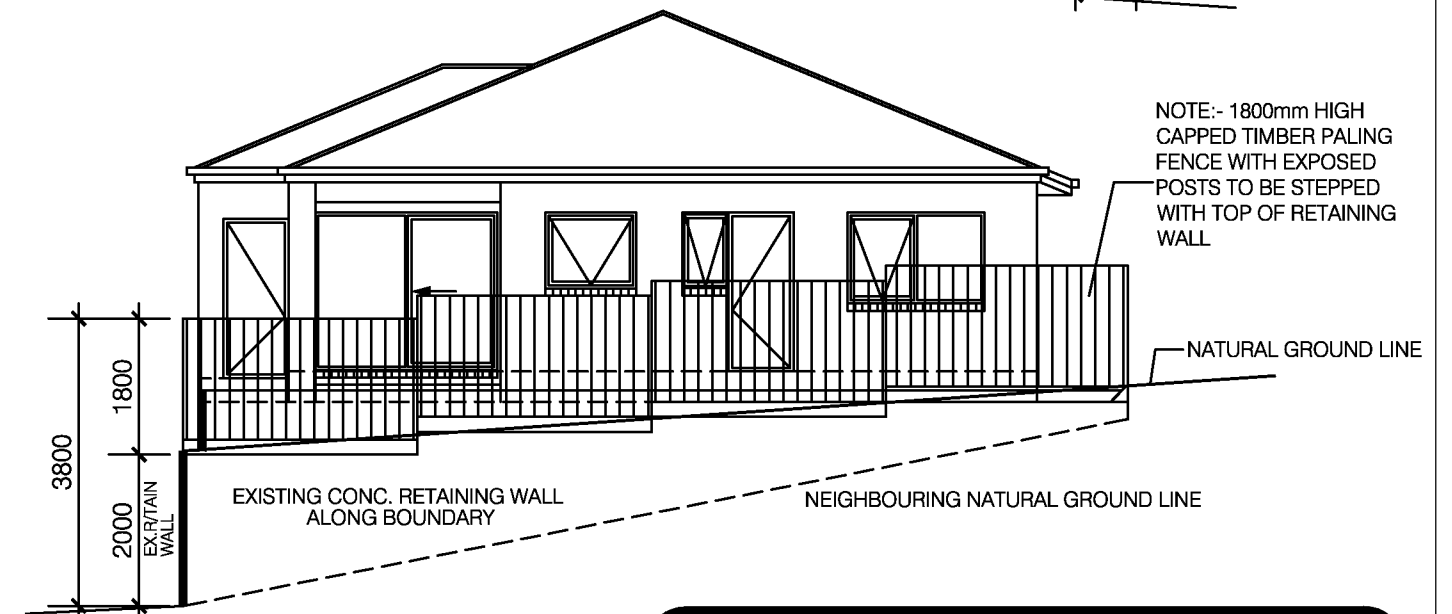
NOTE:- 1800mm HIGH CAPPED TIMBER PALING FENCE WITH EXPOSED POSTS TO BE STEPPED WITH TOP OF RETAINING WALL

NOTE:- FENCE RETURN WITH ACCESS GATE TO BE INSTALLED BY OWNER AFTER SETTLEMENT

NOTE:- FENCE RETURN AND ANY GATES MUST BE STAINED HARDWOOD WITH HORIZONTAL SLATS AND A MIN. OF 1.5M BEHIND FRONT OF DWELLING



ELEVATION B
SCALE :- 1:100
NORTH ELEVATION



ELEVATION D
SCALE :- 1:100
SOUTH ELEVATION

NOTE:- 1800mm HIGH CAPPED TIMBER PALING FENCE WITH EXPOSED POSTS TO BE STEPPED WITH TOP OF RETAINING WALL

BONDI 161 MOD

DATE :- / /
SIGNED BUILDER
SIGNED OWNER

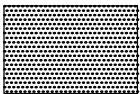


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PROPOSED :- BRICK VENEER RESIDENCE		
FOR :-		
LOCATION:- LOT 208 MONTEREY WAY PAKENHAM		
DATE:- 7/7/2025	B.P. No.:- DBU-46723	ISSUE
SHEET No.:- 6.1	DRG. No.:- AC25-157	D

PLANT SCHEDULE

TYPE	BOTANICAL NAME	COMMON NAME	HT.	WIDTH	FLOWER COLOR	SEASON	SIZE	Qty.
Tree	Ulmus Pasrviodolia "Todd"	Chinese Elm	10m	11m	-	-	45Lt	1
Tree	Brachychiton populneus x discolor	Griffith Park	6m	2m	Pink	-	52Lt	1
Tree	Prostanthera lasianthos	Victorian Christmas Bush	8m	5m	White	-	1.8m	1
Small Tree	Pimelea humilis	Common Rice-flower	0.5m	1m			150 tub	23
Plant	Brachyscome multifida	Cut-leaf Daisy	0.6m	0.4m	Pink-mauve		100 tub	15
Plant	Platylobium formosum	Handsome Flat-pea	1.0m	1.0m	Yellow		1.0m	10
Plant	Tetratheca ciliata	Pink-bells	0.6m	0.6m	Pink-mauve		100 tub	29
Plant	Pultenaea scabra	Rough Bush-pea	1m	0.5m	Orange		150 tub	6



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

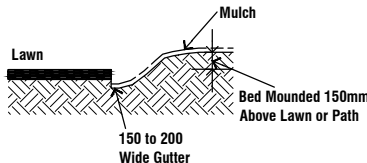
Leave a Space Between Mulch & Trunk

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

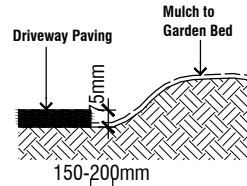
Backfill with Site Soil
Firming Progressively

Roughen edge of Planting Hole
Depth of Planting Hole No Deeper
Than the Root Ball.

ADVANCED TREE
PLANTING DETAIL



LAWN TO GERDEN BED DETAIL



PAVING TO GERDEN BED DETAIL

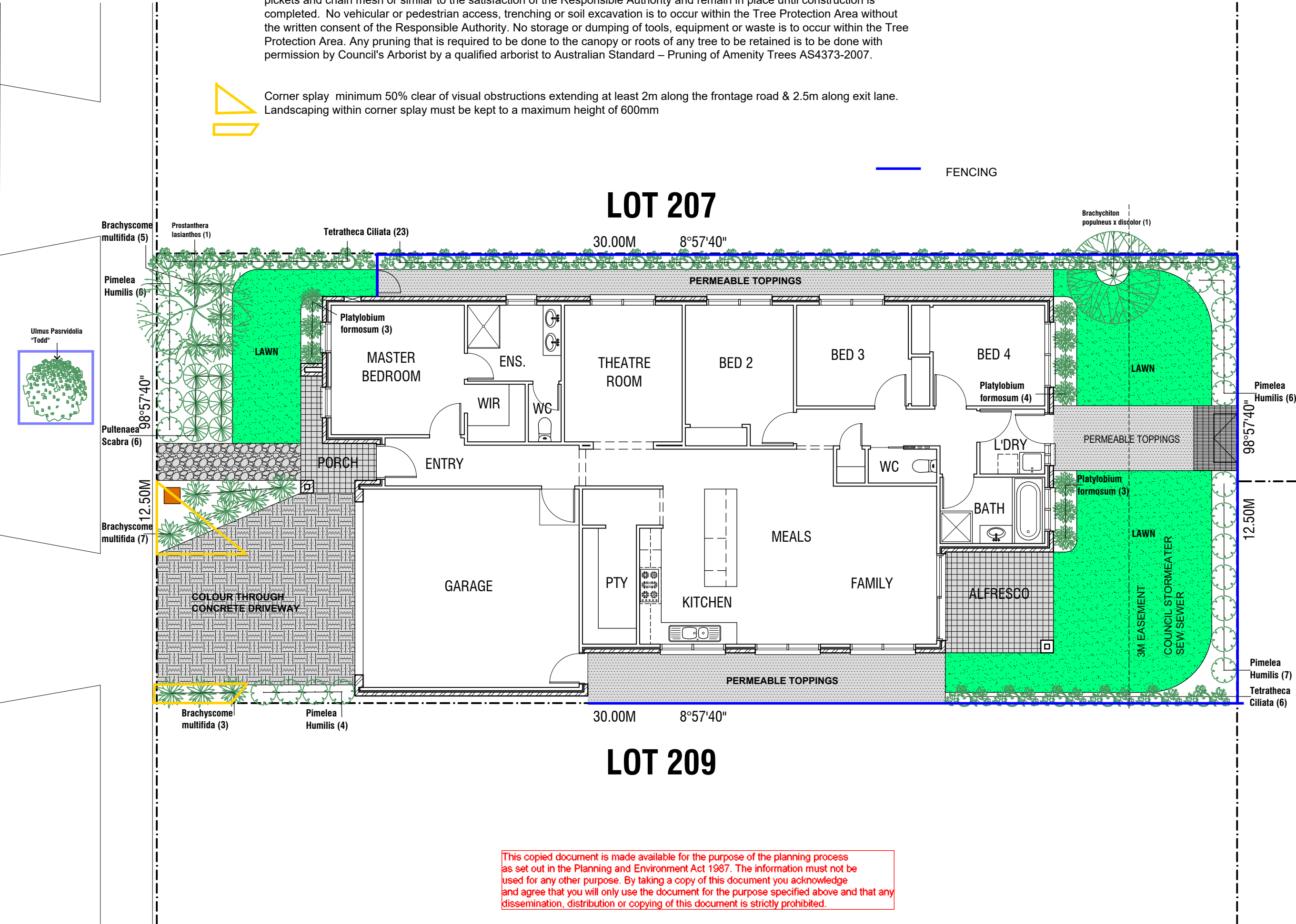


Before the development including demolition starts, a tree protection fence must be erected around the existing street trees to be retained outside the canopy zone of the tree to define a "Tree Protection Area". The fence must be constructed of star pickets and chain mesh or similar to the satisfaction of the Responsible Authority and remain in place until construction is completed. No vehicular or pedestrian access, trenching or soil excavation is to occur within the Tree Protection Area without the written consent of the Responsible Authority. No storage or dumping of tools, equipment or waste is to occur within the Tree Protection Area. Any pruning that is required to be done to the canopy or roots of any tree to be retained is to be done with permission by Council's Arborist by a qualified arborist to Australian Standard – Pruning of Amenity Trees AS4373-2007.



Corner splay minimum 50% clear of visual obstructions extending at least 2m along the frontage road & 2.5m along exit lane. Landscaping within corner splay must be kept to a maximum height of 600mm

MONTEREY WAY



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SCALE 1:100 A3 SIZE

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1 PRELIMINARY ISSUE

28-08-2025

Date

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PLAN REF: 208 MONTEREY
REFERENCE NO: AC25-157
VERSION NO: 1
DATED: 02.09.2025

Project **LOT 208 MONTEREY WAY PAKENHAM**

**XXX
XXX**

Client **XXX**

Drawing **XXX**

Scale **470 x 420**

Designed

Project Number

XXX

Drawing No.

A07

Drawn

XXX

Amendment / Issue

XXX

No. Issue / Amendments