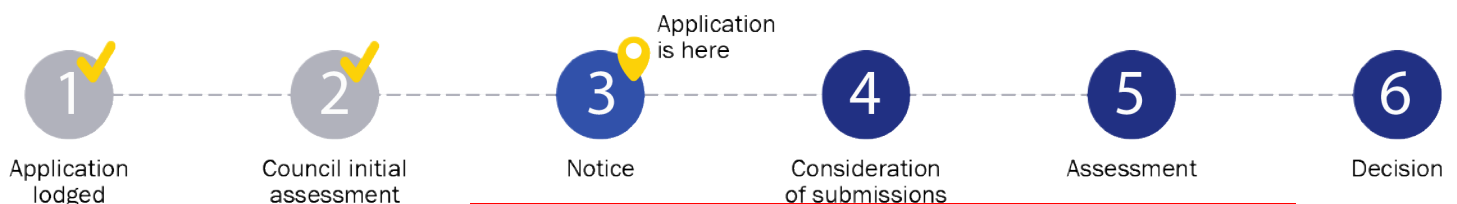


Notice of Application for a Planning Permit

The land affected by the application is located at:	L105 PS848743 V12580 F395 4 Sunny Vista, 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 fence
42.01-2	Construct a building or construct or carry out works
APPLICATION DETAILS	
The applicant for the permit is:	Frenken Homes Pty Ltd
Application number:	T250626
You may look at the application and any documents that support the application at the office of the Responsible Authority: Cardinia Shire Council, 20 Siding Avenue, Officer 3809. This can be done during office hours and is free of charge. Documents can also be viewed on Council's website at cardinia.vic.gov.au/advertisedplans or by scanning the QR code.	
	
HOW CAN I MAKE A SUBMISSION?	
This application has not been decided. You can still make a submission before a decision has been made. The Responsible Authority will not decide on the application before:	06 November 2025
WHAT ARE MY OPTIONS? Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority. If you object, the Responsible Authority will notify you of the decision when it is issued.	An objection must: • be made to the Responsible Authority in writing; • include the reasons for the objection; and • state how the objector would be affected. The Responsible Authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.



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ePlanning

Application Summary

Portal Reference A4251AK

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 PS848743W 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	\$323,536
Site Address	4 Sunny Vista 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

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.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
14-10-2025	A Copy of Title	TITLE CURRENT OCT 2025.pdf
14-10-2025	Encumbrance	POS CURRENT OCT 2025.pdf
14-10-2025	Encumbrance	AX385769J.pdf
14-10-2025	Site plans	105 SUNNY SITE PLAN.pdf
14-10-2025	A proposed floor plan	105 SUNNY FLOOR PLAN.pdf
14-10-2025	Proposed elevation plan	105 SUNNY ELEVATION PLAN.pdf
14-10-2025	Overlay Requirements	ESO 42.01-s4.pdf
14-10-2025	Additional Document	105 SUNNY EARTHWORK PLAN.pdf
14-10-2025	Additional Document	105 SUNNY FENCING PLAN.pdf
14-10-2025	Additional Document	LANDSCAPE PLAN V1.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



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Purton Road, Pakenham, Victoria

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ePlanning

Application Summary

Portal Reference	D4252A5
Reference No	T250626

Basic Information

Cost of Works	\$323,536
Site Address	4 Sunny Vista Pakenham VIC 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.

Documents Uploaded

Date	Type	Filename
14-10-2025	Additional Document	DA APPROVAL.pdf

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

Page 1 of 1

VOLUME 12580 FOLIO 395

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LAND DESCRIPTION

Lot 105 on Plan of Subdivision 848743W.
PARENT TITLE Volume 12330 Folio 801
Created by instrument PS848743W 31/10/2024

REGISTERED PROPRIETOR

MORTGAGE AZ620251C 22/09/2025
WESTPAC BANKING CORPORATION

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
AZ620249N (E)	DISCHARGE OF MORTGAGE	Registered	22/09/2025
AZ620250E (E)	TRANSFER	Registered	22/09/2025
AZ620251C (E)	MORTGAGE	Registered	22/09/2025

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

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

Street Address: 4 SUNNY VISTA PAKENHAM VIC 3810

ADMINISTRATIVE NOTICES

NIL

eCT Control 16320Q WESTPAC BANKING CORPORATION
Effective from 22/09/2025

DOCUMENT END



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Document Type	Plan
Document Identification	PS848743W
Number of Pages (excluding this cover sheet)	4
Document Assembled	14/10/2025 12:45

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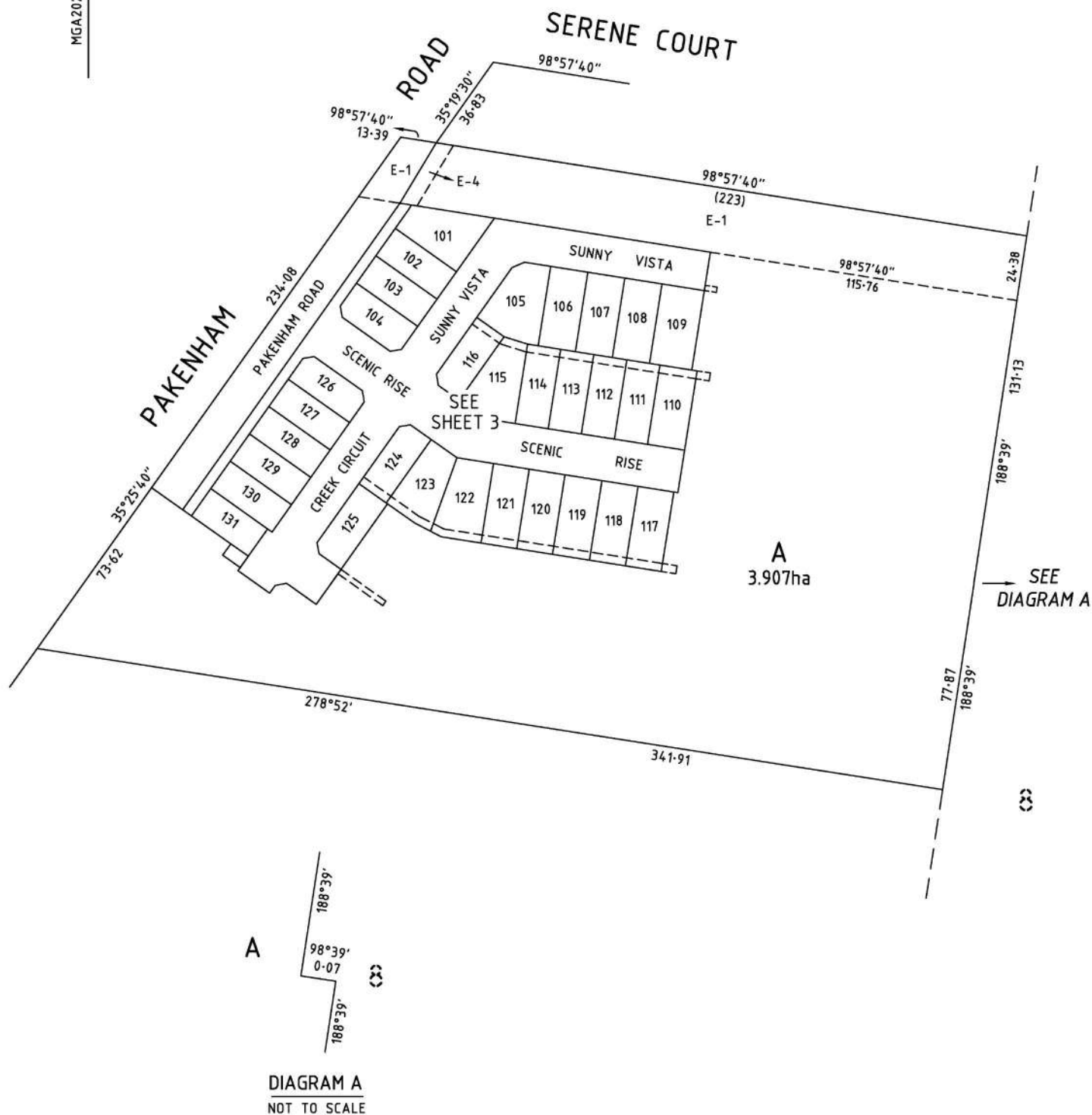
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PLAN OF SUBDIVISION			EDITION 1	PS848743W
LOCATION OF LAND PARISH: NAR NAR GOON TOWNSHIP: PAKENHAM SECTION: — CROWN ALLOTMENT: 32(PT) & 33(PT) TITLE REFERENCE: VOL. 12230 FOL. 801 LAST PLAN REFERENCE: LP6710 (LOT 3) POSTAL ADDRESS: 110 PAKENHAM ROAD (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: 52 of 188 Environment Act 1995: 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. 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	
IDENTIFIER	COUNCIL/BODY/PERSON		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	
ROAD R1 ROAD R2 RESERVE No.1	CARDINIA SHIRE COUNCIL HEAD TRANSPORT FOR VICTORIA 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 Estate: The Rise - Pakenham Phase No.: 01 No. of Lots: 31 + Lot A PHASE AREA: 2.142ha				
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	PIPELINE	24.38	INST. D613929	VICTORIA PIPELINES COMMISSION
E-2	DRAINAGE	3	THIS PLAN	CARDINIA SHIRE COUNCIL
E-2, E-3	SEWERAGE	SEE DIAG.	THIS PLAN	SOUTH EAST WATER CORPORATION
E-4	SUPPLY OF WATER (THROUGH UNDERGROUND PIPES)	6	THIS PLAN	SOUTH EAST WATER CORPORATION
 Beveridge Williams development & environment consultants Melbourne ph : 03 9524 8888 www.beveridgewilliams.com.au			ORIGINAL SHEET SIZE: A3	SHEET 1 OF 4
Land Use Victoria Plan Registered 02:18 PM 31/10/2024 Assistant Registrar of Titles				

PS848743W



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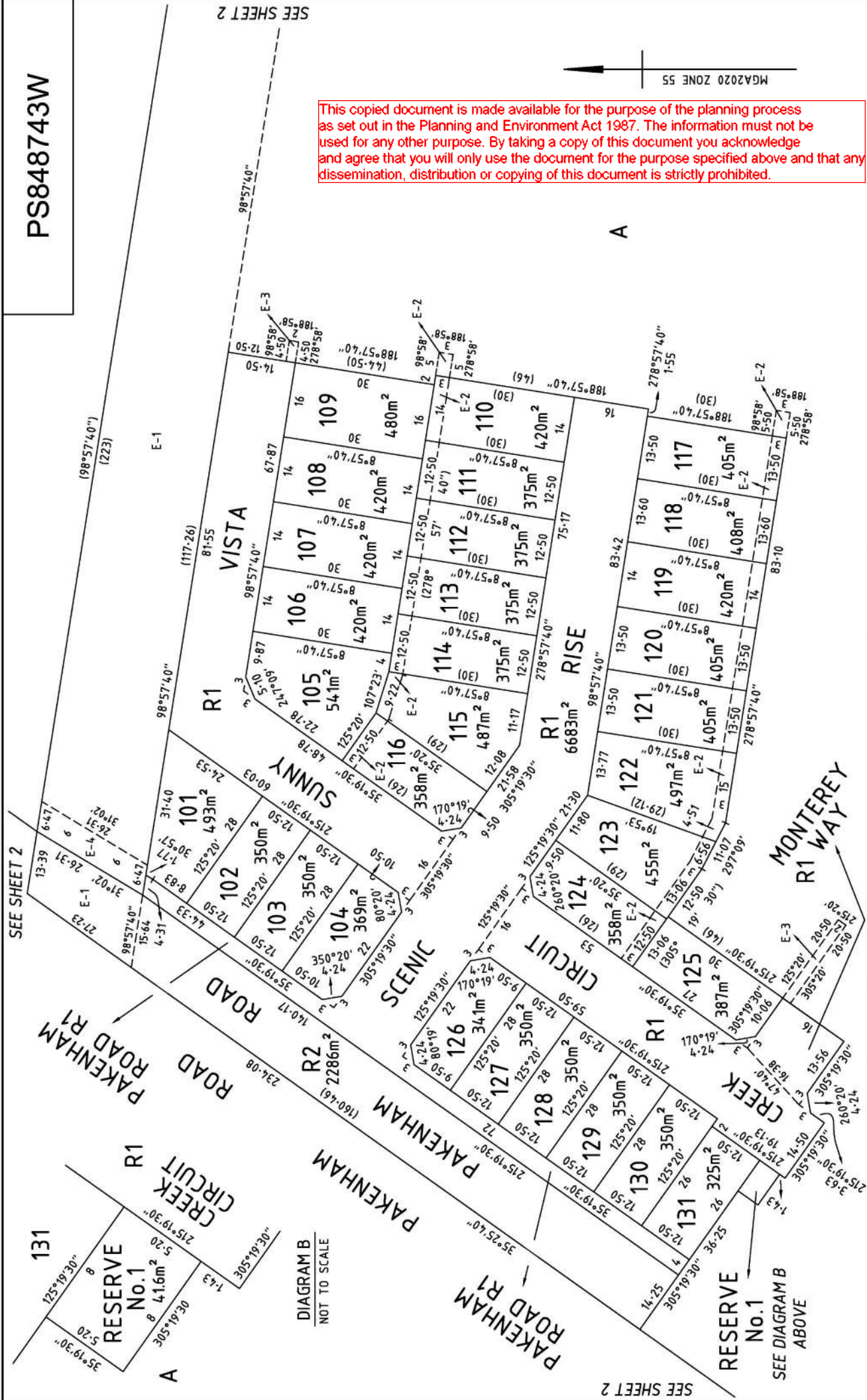
ORIGINAL SHEET
SIZE: A3

SHEET 2

Digitally signed by:
Victoria Shire Council,
05/2024,
EAS Ref: S182115M

PS848743W

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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

www.beveridgewilliams.com.au

SURVEYORS REF

ORIGINAL SHEET
SIZE: A3

SHEET 4

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10/05/2024,
10:05 AM
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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.

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

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.

For Daiwa Capital Markets Australia Ltd (Mortgagee)

Executed as a deed

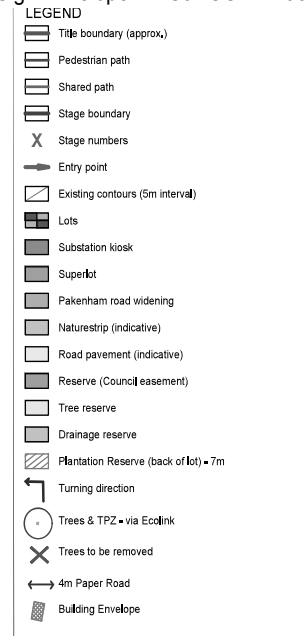
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Schedule 1

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Building Envelope Plan

AX385769J



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 18m local access level 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

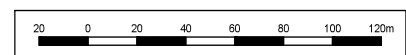
* Stage includes 1 Superlot

Lot Schedule by Area		
Lot Size	Number of Lots	%
0-299m2	42	20,8
300-399m2	56	27,7
400-499m2	81	40,1
500-599m2	3	1,5
600-699m2	0	0,0
700m2+	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

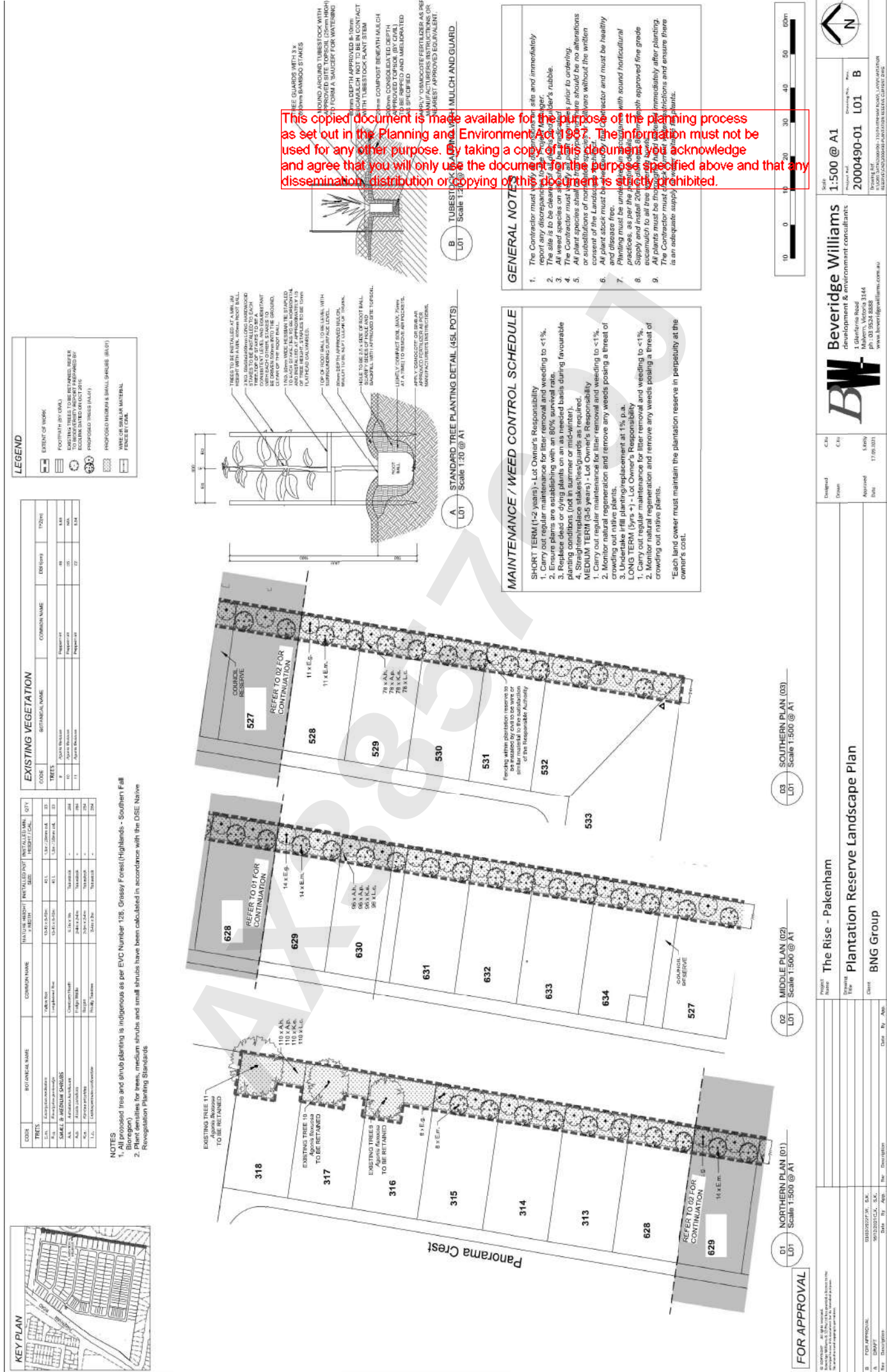


Schedule 2

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Vegetation Plan

AX385769J



Our Reference: 2000490

14 October 2025

ACN 006 197 235
ABN 38 006 197 235

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

**RE: Lot 105 Sunny Vista, Pakenham
THE RISE DESIGN ASSESSMENT PANEL APPROVAL**

beveridgewilliams.com.au

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 notated 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 Bouly boulya@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, please use www.portal.beveridgewilliams.com.au

ator

LOT 105 SUNNY VISTA, PAKENHAM
COLOUR SAMPLES

BRICKS – AUSTRAL HAWTHORN



BALANCE DOWNPIPES – NIGHT SKY



RENDER & LETTERBOX – MONUMENT



ROOF TILES – BRISTLE DEEP SHADOW CLASSIC



GARAGE DOOR COLOUR – MONUMENT



WINDOWS & METERBOX – BLACK



FRONT DOOR COLOUR – MONUMENT



FASCIA & GUTTER – NIGHT SKY



DRIVEWAY – EXPOSED AGGREGATE RUSKIN STORM CLOUD



DOWNPIPE TO GARAGE – MONUMENT



DESIGN ASSESSMENT PANEL

PLAN APPROVAL DATE: 14.10.2025

REVIEWED BY: Belinda Blythe



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PLANT SCHEDULE

TYPE	BOTANICAL NAME	COMMON NAME	HT.	WIDTH	FLOWER COLOR	SEASON	SIZE	Qty.
Tree	Eucalyptus alata	River Peppermint	20m	10m	-	-	45Ll	2
Tree	Prostanthera lasianthos	Victorian Christmas Bush	8m	5m	White	-	1.5m	2
Small Tree	Pimelea humilis	Common Rice-flower	0.5m	1m	-	-	150 tub	43
Plant	Brachyscome multifida	Cut-leaf Daisy	0.6m	0.4m	Pink-mauve	-	100 tub	10
Plant	Platylobium formosum	Handsome Flat-pea	1.0m	1.0m	Yellow	-	1.0m	18
Plant	Tetralthea ciliata	Pink-bells	0.6m	0.6m	Pink-mauve	-	100 tub	19
Plant	Pultenaea scabra	Rough Bush-pea	1m	0.5m	Orange	-	150 tub	10

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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 MOUST 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

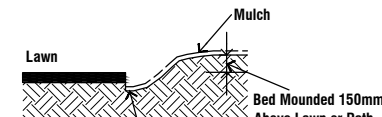
75mm High Beam To
Form A Watering Basin
Dig a Sloping Shallow Hole, 2-3 Times
The Width of the Root Ball.

Backfill with Site Soil
Firming Progressively

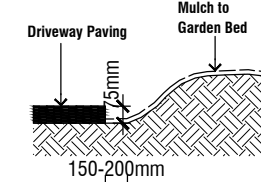
Roughen edge of Planting Hole

Depth of Planting Hole No Deeper
Than the Root Ball.

ADVANCED TREE
PLANTING DETAIL



LAWN TO GERDEN BED DETAIL

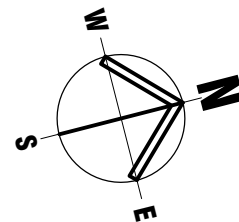


PAVING TO GERDEN BED DETAIL

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



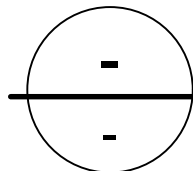
LOT 116

SUNNY VISTA

SUNNY VISTA

LOT 115

LOT 114



LANDSCAPE PLAN

SCALE 1:100

LOT 106



SCALE 1:100 A3 SIZE

Copyright
The information and design concepts
contained herein remain the property of
the designer and shall not be used or
copied, in whole or in part, without
the written consent of the designer or
builder's draftsman.

No. Issue / Amendments

1 PRELIMINARY ISSUE

29-09-2025

Date

PLAN REF: 105 SUNNY
REFERENCE NO: AC25-205
VERSION NO: 1
DATE: 30/09/2025

Scale

470 x 420

Drawing No.

A07

A5. RESCODE
SITE COVERAGE STATISTICS

SITE AREA	541.0 M
RESIDENCE	171.7 M
GARAGE	36.3 M
PORCH	4.1 M
ALFRESCO	10.9 M
TOTAL SITE COVER	223.0 M
SITE COVER RATIO	41% (0.412)
DRIVE WAY	25.0 M
OTHER PAVED AREAS	0.0 M
TOTAL HARD COVER	248.0 M
HARD COVER RATIO	46% (0.458)

NOTE: 293M OF GARDEN AREA
EQUALS 54% GARDEN RATIO

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.

DESIGN ASSESSMENT PANEL

PLAN APPROVAL DATE: 14.10.2025

REVIEWED BY: Belinda Blythe

DEVELOPER CONDITION; DUE TO
PLANNING PERMIT REQUIREMENT,
GAS APPLIANCES MAY NOT BE ABLE
TO BE INSTALLED, FURTHER COUNCIL
CLARIFICATION IS REQUIRED.

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

EXCAVATE SITE TO R.L.: 53.90
FINISHED SURFACE TO R.L.: 54.05

BATTERS ARE AT 45° U.N.C. COPIED DOCUMENT IS MADE AVAILABLE FOR THE PURPOSE OF THE PLANNING PROCESS
CUT OFF DRAIN AT BASE OF EXCAVATION Planning and Environment Act 1987. THE DOCUMENT MUST NOT BE
TO CONNECT TO S.W. DRAINAGE SYSTEM FOR ANY OTHER PURPOSE. By taking a copy of this document you acknowledge
BY OWNER OR CONTRACTOR AND AGREE THAT YOU WILL ONLY USE THE DOCUMENT FOR THE PURPOSES SPECIFIED ABOVE AND THAT ANY
dissemination, distribution or copying of this document is strictly prohibited.

NOTE: FIBRE OPTIC CABLING WILL BE MADE
AVAILABLE TO THE DWELLING TO COMPLY WITH
THE OPTICOMM GUIDELINES
THE HOUSE DESIGN AND EXTERNAL COLOUR
SCHEME, MUST BE LOCATED ACCORDING TO
AUSTRALIA POST STANDARDS AND MUST
CLEARLY DISPLAY THE STREET NUMBER OF THE
HOUSE SINGLE POST SUPPORTED LETTERBOXES
ARE NOT PERMITTED

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

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

NOTE:- THE LETTERBOX MUST
COMPLIMENT 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

LOT 115
VACANT SITE
AS OF 05/09/2025

LOT 114
VACANT SITE
AS OF 05/09/2025

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
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OR RELOCATION SURVEY
OR APPROVED PLAN OF SUB-DIVISION

LOT 106
VACANT SITE
AS OF 05/09/2025

DENOTES: CORNER FENCING TO BE CONSTRUCTED OF 1.8M HIGH TIMBER PALINGS,
LAPPED & CAPPED WITH EXPOSED TIMBER POSTS MAX 70% OF ALLOTMENT LENGTH

DENOTES: RETURN FENCE
RETURN FENCE & ANY GATES MUST BE STAINED HARDWOOD WITH HORIZONTAL
SLATS MIN 3M BEHIND FRONT OF DWELLING

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

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DATE :- / /
SIGNED BUILDER
SIGNED OWNER

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

A5. RESCODE
SITE COVERAGE STATISTICS

SITE AREA	541.0 M
RESIDENCE	171.7 M
GARAGE	36.3 M
PORCH	4.1 M
ALFRESCO	10.9 M
TOTAL SITE COVER	223.0 M
SITE COVER RATIO	41% (0.412)
DRIVE WAY	25.0 M
OTHER PAVED AREAS	0.0 M
TOTAL HARD COVER	248.0 M
HARD COVER RATIO	46% (0.458)

NOTE: 293M OF GARDEN AREA
EQUALS 54% GARDEN RATIO

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

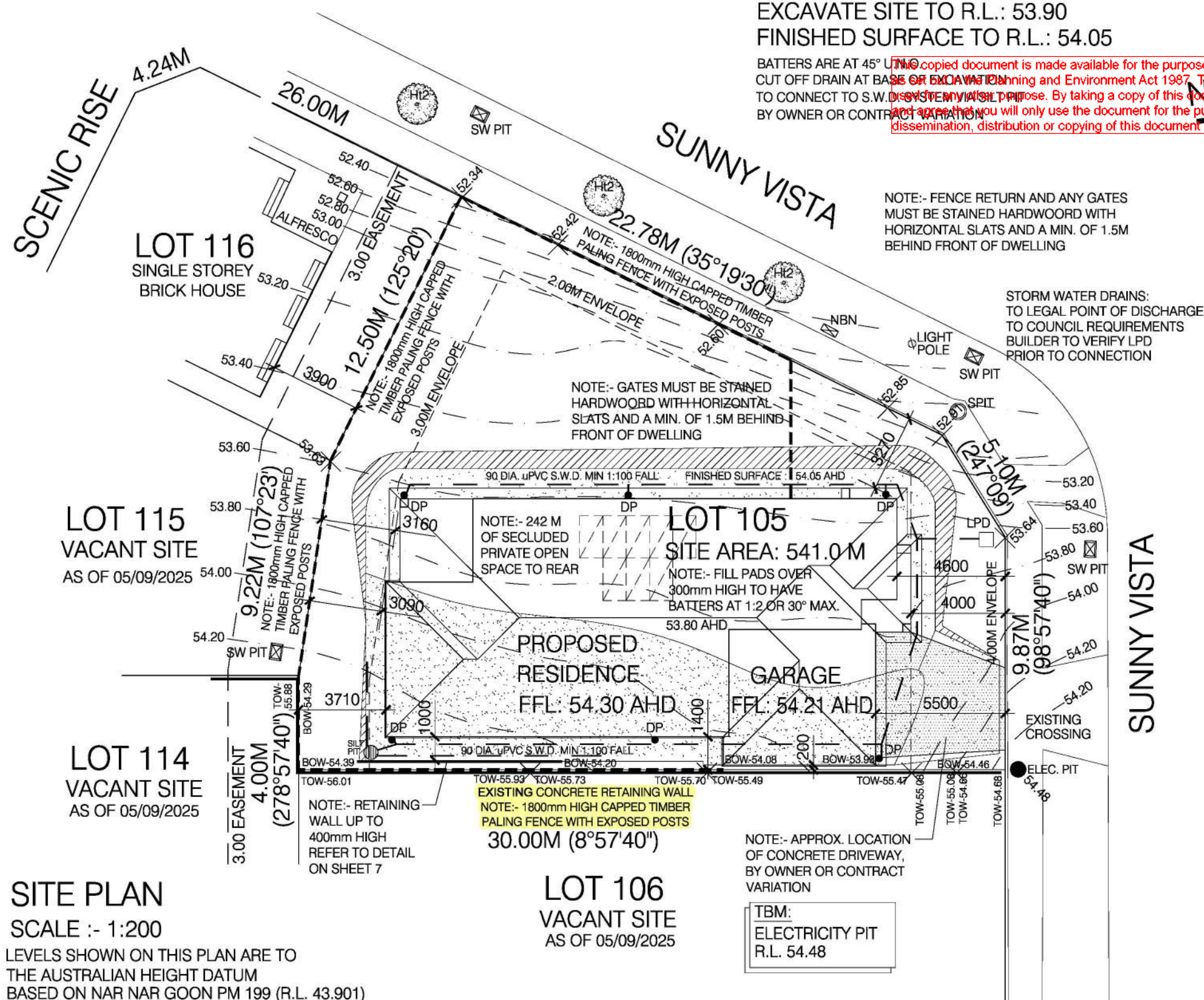
- THE BASE OF TRENCHES SHALL SLOPE AWAY FROM THE BUILDING

- 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.



EXCAVATE SITE TO R.L.: 53.90
FINISHED SURFACE TO R.L.: 54.05

BATTERS ARE AT 45° U.PVC S.W.D. MIN 1:100 FALL
CUT OFF DRAIN AT BASE OF BATTERS
TO CONNECT TO S.W. DRAINAGE SYSTEM
BY OWNER OR CONTRACTOR VARIATION

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

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

NOTE:- THE LETTERBOX MUST
COMPLIMENT 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

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

SITE PLAN

SCALE :- 1:200

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DESIGN ASSESSMENT PANEL

PLAN APPROVAL DATE: 14.10.2025

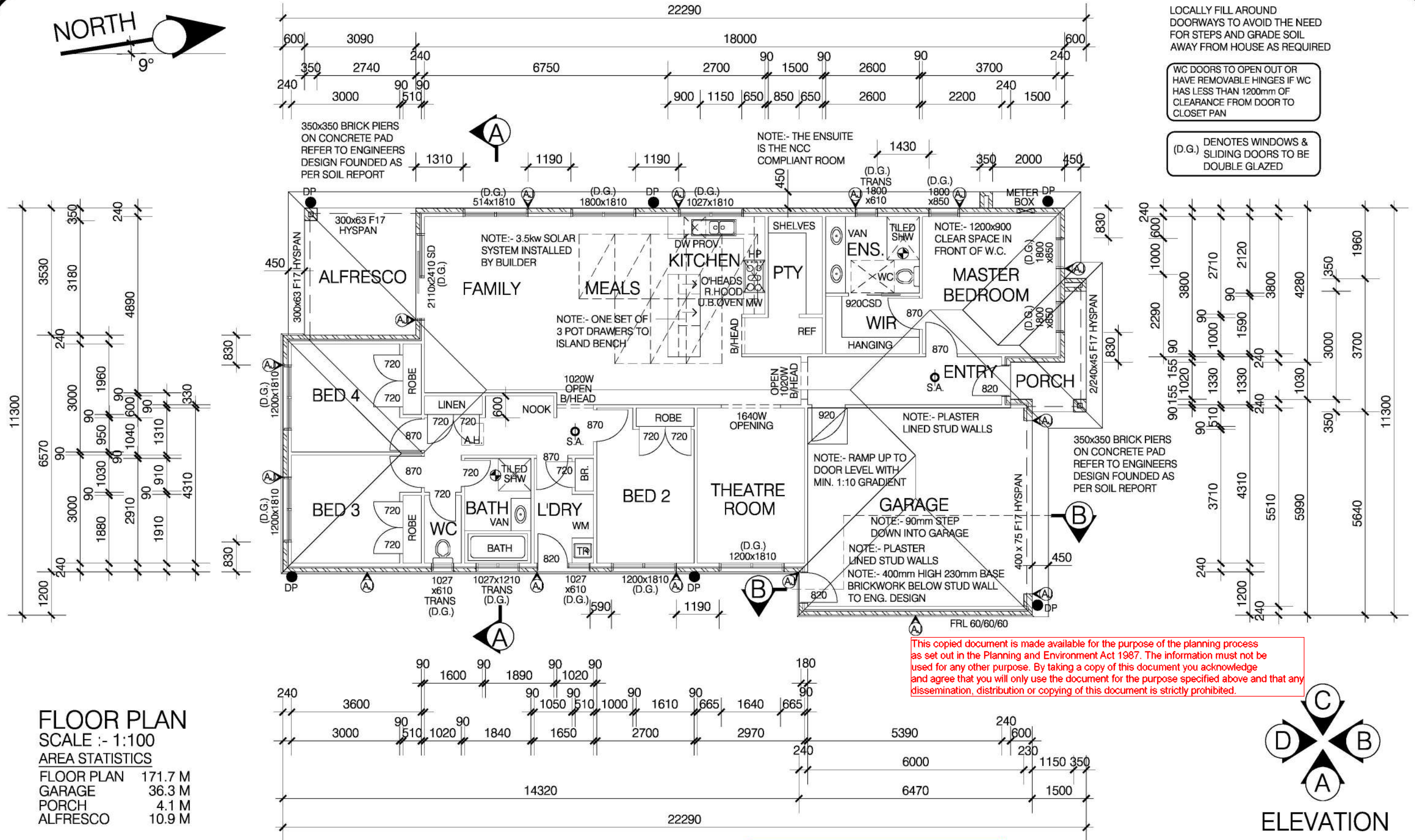
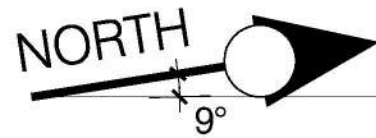
REVIEWED BY: Belinda Blythe

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DESIGN ASSESSMENT PANEL
PLAN APPROVAL DATE: 14.10.2025
REVIEWED BY: Belinda Blythe



DESIGN ASSESSMENT PANEL

PLAN APPROVAL DATE: 14.10.2025

REVIEWED BY: Belinda Blythe

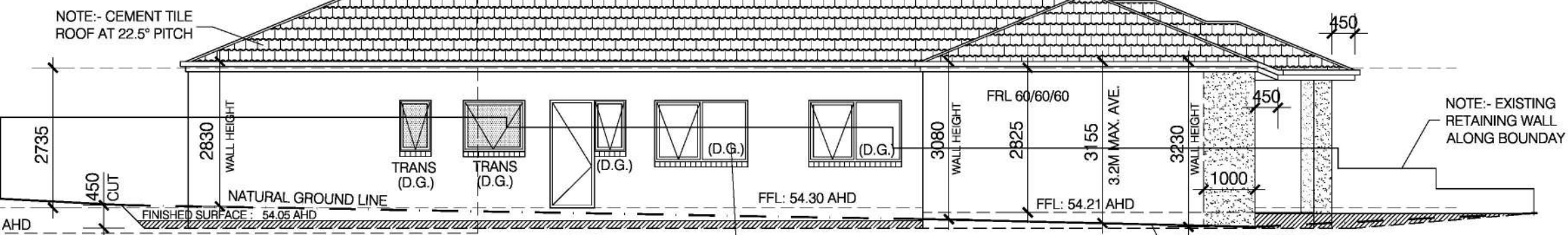


NOTE:- CEMENT TILE ROOF AT 22.5° PITCH
NOTE:- 3.5kw SOLAR SYSTEM INSTALLED BY BUILDER

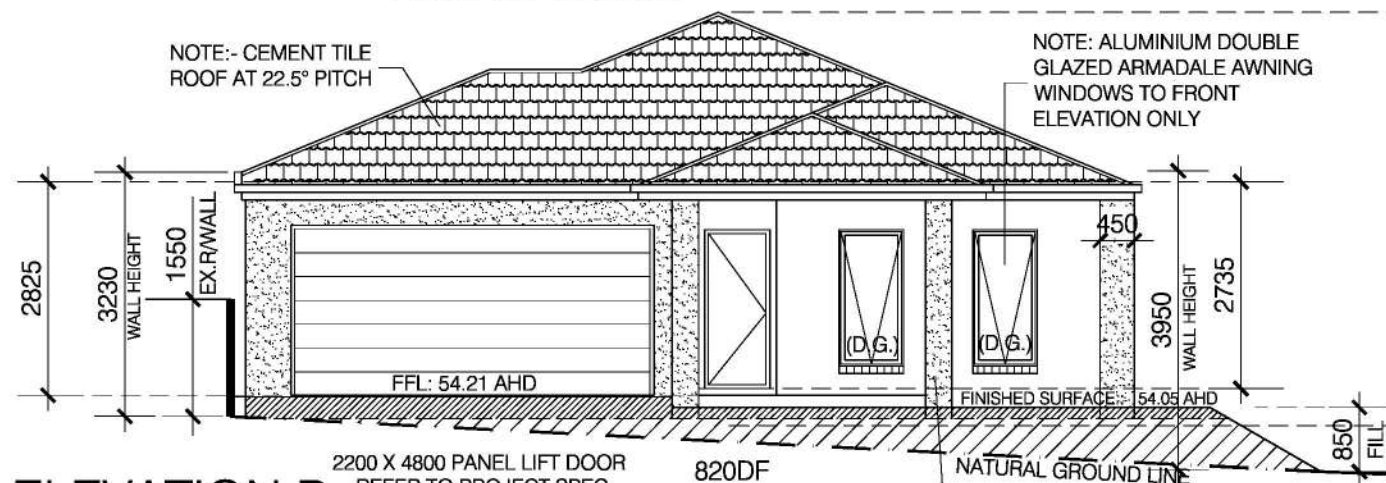
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NOTE: SELECTED RENDER FINISH TO PORCH PIERS AND GARAGE WITH RETURN TO SIDE

ELEVATION C SCALE:- 1:100 WEST ELEVATION



ELEVATION A SCALE:- 1:100 EAST ELEVATION



ELEVATION B SCALE:- 1:100 NORTH ELEVATION

NOTE: NO LIGHTWEIGHT MATERIALS ARE TO BE USED ON THE FAÇADE

ELEVATION D SCALE:- 1:100 SOUTH ELEVATION

WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE
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SCHEDULE 4 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as **ESO4**.

PAKENHAM NORTH RIDGE

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1.0
10/06/2021
C254card**Statement of environmental significance**

The Pakenham ridge has regional significance for biodiversity. It makes a substantial contribution to biodiversity in the Gippsland Plain Bioregion as well as the Pakenham area. The area has remnants of Grassy Forest, an ecosystem that is vulnerable in the area. The Cobra Greenhood Orchid (*Pterostylis grandiflora*) which is of state significance, and the Green Scentbark (*Eucalyptus fulgens*) which is of state/national significance, are found in the area. The area is characterised by a geology of Devonian Granitic and Silurian Sediment origin, moderate to steep slopes, and areas of remnant vegetation. These characteristics contribute to environmental values including landscape quality, water quality, and habitat of botanical and zoological significance. These characteristics are also a significant factor contributing to environmental hazards such as erosion, salinity and fire risk, and susceptibility to visual intrusion from buildings and works.

2.0
10/06/2021
C254card**Environmental objective to be achieved**

To protect and enhance the significant environmental and landscape values of the Pakenham North ridge.

To ensure that the siting and design of buildings and works does not adversely impact on environmental and landscape values including the ridge landform, the diverse and interesting landscape, the natural skyline of ridge areas, areas of remnant vegetation, and habitat of botanical and zoological significance.

To ensure that the siting and design of buildings and works responds to environmental and landscape values, and addresses environmental hazards of erosion, salinity and fire.

To maintain, manage and promote replanting of native vegetation as an important element of the Pakenham North ridge landscape and natural systems.

To ensure long term protection of areas of high conservation value and promote the protection and enhancement of wildlife habitat and corridors.

3.0
10/06/2021
C254card**Permit requirement**

A permit is required to construct a fence.

A permit is not required to remove, destroy or lop any vegetation if:

- The vegetation is a tree overhanging the roof of a building used for Accommodation. This exemption only allows the removal, destruction or lopping of that part of the tree which is overhanging the building and which is necessary for fire protection.
- The vegetation is dead as a result of natural circumstances or as a result of the spread of noxious weeds and which has been assessed as being suitable for removal by an authorised officer of the responsible authority. This exemption does not apply to standing dead trees with a trunk diameter of 40 centimetres or more at a height of 1.3 metres above ground level.
- It is the minimum extent necessary to maintain utility services for the transmission of water, sewage, gas, electricity, electronic communications or the like, provided that the removal, destruction or lopping is with the written consent of the responsible authority.
- It is necessary for maintenance by the Cardinia Shire Council of works including any road, drain, essential service or public facility.
- It is the removal of any vegetation from an existing dam wall where the vegetation may impact on the structural stability of the dam wall.
- The vegetation is required to be pruned or lopped (but not removed or destroyed) as part of normal domestic or horticultural practice for the species.

CARDINIA PLANNING SCHEME

- The vegetation is an environmental weed contained in the table below; that is not listed under the Schedule to Clause 43.01 (Heritage Overlay) and there is no condition listed in the table:

Botanical name	Common name	Condition
<i>Acacia baileyana</i>	Cootamundra Wattle	
<i>Acacia decurrens</i>	Early Black Wattle	
<i>Acacia elata</i>	Cedar Wattle	
<i>Acacia floribunda</i>	White Sallow Wattle	
<i>Acacia longifolia</i>	Coast / Sallow Wattle	
<i>Acacia saligna</i>	Golden Wreath Wattle	
<i>Acacia sophorae</i>	Coastal Wattle	
<i>Acer spp.</i>	Maple	Diameter at 1.3 metres above natural ground level must not exceed 40 centimetres
<i>Agapanthus praecox orientalis</i>	African Lily	
<i>Allium triquetrum</i>	Angled Onion	
<i>Alstromeria aurea</i>	Peruvian Lily	
<i>Amaryllis belladonna</i>	Belladonna Lily	
<i>Anredera cordifolia</i>	Madeira vine	
<i>Anthoxanthum odoratum</i>	Sweet Vernal Grass	
<i>Arbutus unedo</i>	Strawberry Tree	Diameter at 1.3 metres above natural ground level must not exceed 40 centimetres
<i>Arctotheca calendula</i>	Cape Weed	
<i>Asparagus asparagoides</i>	Bridal Creeper	
<i>Asparagus scandens</i>	Asparagus Fern	
<i>Berberis darwinii</i>	Darwin's Berberry	
<i>Betula spp.</i>	Birch	Diameter at 1.3 metres above natural ground level must not exceed 40 centimetres
<i>Briza minor</i>	Shivery Grass	

CARDINIA PLANNING SCHEME

Botanical name	Common name	Condition
<i>Briza maxima</i>	Quaking Grass	
<i>Buddleia variabilis</i>	Butterfly Bush	
<i>Calicotome spinosa</i>	Spiny broom	
<i>Castanea spp.</i>	Chestnut	Diameter at 1.3 metres above natural ground level must not exceed 40 centimetres
<i>Cestrum elegans</i>	Red Cestrum	
<i>Chamaecytisus palmensis</i>	Tree Lucerne	
<i>Chrysanthemoides monilifera</i>	Boneseed	
<i>Chrysanthemum maximum</i>	Shasta Daisy	
<i>Cirsium vulgare</i>	Spear thistle	
<i>Conium maculatum</i>	Hemlock	
<i>Convolvulus spp.</i>	Bindweeds	
<i>Conyza bonariensis</i>	Tall Fleabane	
<i>Coprosma repens</i>	Mirror Bush	
<i>Coprosma repens</i>	Tuapata	
<i>Coprosma robusta</i>	Karamu	
<i>Cornus capitata</i>	Evergreen Dogwood	
<i>Cortaderia selloana</i>	Pampas Grass	
<i>Corymbia maculata</i>	Spotted Gum	Diameter at 1.3 metres above natural ground level must not exceed 40 centimetres
<i>Cotoneaster spp.</i>	Cotoneaster	
<i>Crataegus monogyna</i>	Hawthorn	
<i>Crocosmia x crocosmiifolia</i>	Montbretia	
<i>Cytisus palmensis</i>	Tree Lucerne	
<i>Cytisus scoparius</i>	English Broom	

CARDINIA PLANNING SCHEME

Botanical name	Common name	Condition
<i>Cynodon dactylon</i>	Couch grass	
<i>Cyperus erogrostis</i>	Drain Flat Sedge	
<i>Delairea odorata</i>	Cape Ivy	
<i>Dipogon lignosus</i>	Common Dipogon (Dolichos)	
<i>Dodonea viscosa</i>	Sticky Hop Bush	
<i>Echium plantagineum</i>	Paterson's Curse	
<i>Ehrharta erecta</i>	Panic Veldt Grass	
<i>Ehrharta longiflora</i>	Annual Veldt grass	
<i>Erica baccans</i>	Berry-flower Heath	
<i>Erica lusitanica</i>	Spanish Heath	
<i>Eucalyptus botryoides</i>	Southern Mahogany Gum	Diameter at 1.3 metres above natural ground level must not exceed 40 centimetres
<i>Euryops abrotanifolius</i>	Euryops	
<i>Foeniculum vulgare</i>	Fennel	
<i>Fraxinus angustifolia</i>	Narrow-leaved Ash	Diameter at 1.3 metres above natural ground level must not exceed 40 centimetres
<i>Fraxinus ornus</i>	Manna Ash	
<i>Fraxinus oxycarpa</i>	Caucasian Ash	
<i>Galium aparine</i>	Cleavers	
<i>Genista linifolia</i>	Flax Leaf Broom	
<i>Genista monspessulana</i>	Cape/Montpellier Broom	
<i>Hakea salicifolia</i>	Willow Hakea	
<i>Hakea suaveolens</i>	Sweet Hakea	
<i>Hedra helix</i>	English Ivy	
<i>Holcus lanatus</i>	Yorkshire Fog	

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CARDINIA PLANNING SCHEME

Botanical name	Common name	Condition
<i>Hypericum androsaemum</i>	Tutsan	
<i>Hypericum perforatum</i>	St. John's Wort	
<i>Hypericum tetrapterum</i>	St. Peter's Wort	
<i>Ilex aquifolium</i>	Holly	
<i>Ipomoea indica</i>	Morning Glory	
<i>Lathyrus latifolius</i>	Sweet Pea	
<i>Leptospermum laevigatum</i>	Coast Tea Tree	
<i>Leycesteria formosa</i>	Himalayan Honeysuckle	
<i>Ligustrum lucidum</i>	Broad-Leaved Privet	
<i>Ligustrum vulgare</i>	Privet	
<i>Lonicera japonica</i>	Japanese Honeysuckle	
<i>Malus spp</i>	Apple	
<i>Melaleuca armillaris</i>	Giant Honey Myrtle	
<i>Melaleuca hypericifolia</i>	Honey Myrtle	
<i>Myosotis sylvatica</i>	Common Forget-me-not	
<i>Myrsiphyllum scandens</i>	Asparagus Fern	
<i>Myrsiphyllum asparagoides</i>	Bridal Creeper	
<i>Myrsiphyllum asparagoides</i>	Smilax	
<i>Oenothera stricta</i>	Common Evening Primrose	
<i>Opuntia aurantiaca</i>	Prickly Pear	
<i>Oxalis pes-caprae</i>	Soursob	
<i>Portulaca oleracea</i>	Common Purslane	
<i>Paraserianthis lapantha</i>	Cape Wattle	

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CARDINIA PLANNING SCHEME

Botanical name	Common name	Condition
<i>Passiflora sp. aff. mollissima</i>	Banana Passionfruit	
<i>Pentaglottis serpyrenoides</i>	Alkanet	
<i>Phalaris aquatica</i>	Toowoomba Canary Grass	
<i>Pennisetum clandestinum</i>	Kikuyu	
<i>Phytolacca octandra</i>	Inkweed	
<i>Pinus radiata</i>	Monterey Pine	Diameter at 1.3 metres above natural ground level must not exceed 40 centimetres
<i>Pittosporum crassifolium</i>	Karo	
<i>Pittosporum undulatum</i>	Sweet Pittosporum	
<i>Polygalia myrtifolia</i>	Myrtle Leaf Milkwort	
<i>Populus tremuloides</i>	American Aspen	
<i>Prunus cerasifera</i>	Cherry Plum	Diameter at 1.3 metres above natural ground level must not exceed 40 centimetres
<i>Prunus laurocerasus</i>	Cherry Laurel	
<i>Prunus lusitanica</i>	Portugal Laurel	
<i>Prunus spp.</i>	Plum	Except <i>Prunus cerasifera</i> (Cherry Plum)
<i>Psoralea pinnata</i>	Bloukeur (Pinnate Scurf-Pea)	
<i>Pyracantha spp.</i>	Firethorns	
<i>Quercus spp.</i>	Oak	Diameter at 1.3 metres above natural ground level must not exceed 40 centimetres
<i>Ranunculus repens</i>	Creeping Buttercup	
<i>Rhamnus alaternus</i>	Italian Buckthorn	
<i>Ricinus communis</i>	Castor Oil Plant	
<i>Robinia pseudacacia</i>	Black Locust	
<i>Romulea rosea var australis</i>	Onion Grass	

CARDINIA PLANNING SCHEME

Botanical name	Common name	Condition
<i>Rosa rubiginosa</i>	Sweet Briar	
<i>Rubus fruticosus</i> spp. agg.	Blackberry	
<i>Salix babylonica</i>	Weeping willow	Diameter at 1.3 metres above natural ground level must not exceed 40 centimetres
<i>Salix</i> spp.	Willow	Diameter at 1.3 metres above natural ground level must not exceed 40 centimetres
<i>Salpichroa organifolia</i>	Pampas Lily of the Valley	
<i>Senecio jacobaea</i>	Ragwort	
<i>See Cape Wattle</i>	False Wattle	
<i>Solanum linnaeanum</i>	Apple of Sodom	
<i>Solanum mauritianum</i>	Tree Tobacco	
<i>Solanum nigrum</i>	Black Nightshade	
<i>Solanum pseudocapsicum</i>	Madeira Winter Cherry	
<i>Sollya heterophylla</i>	Blue-bell Creeper	
<i>Spartina anglica</i>	Common Cord-grass	
<i>Tradescantia fluminensis</i>	Wandering Jew/Trad	
<i>Trapaolum majus</i>	Nasturtium	
<i>Ulex europaeus</i>	Gorse	
<i>Verbascum thapsus</i>	Great Mullein	
<i>Viburnum timus</i>	Laurestinus	
<i>Vinca major</i>	Blue Periwinkle	
<i>Viola odorata</i>	Fragrant Violet	
<i>Viola riviniana</i>	Wood Violet	
<i>Watsonia borbonica</i>	Rosy Watsonia	
<i>Watsonia meriana</i> var. <i>bulbillifera</i>	Bulbil Watsonia	

Botanical name	Common name	Condition
<i>Zantedeschia aethiopica</i>	White Arum Lily	

4.010/06/2021
C254card**Application requirements**

The following application requirements apply to an application for a permit under 42.01, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

Buildings and works:

- The location of any existing buildings and works.
- Details of elevations, including external colours, materials and finishes.
- The location of any existing vegetation and any vegetation proposed to be removed.
- Details of the location and extent of any earthworks.

To remove, destroy or lop native vegetation:

- A photograph or site plan (drawn to scale) showing the boundaries of the site, existing vegetation and the vegetation to be removed.
- A description of the vegetation including understory to be removed, including the species, extent, number and size (diameter at 1.3 metres above natural ground level) of any trees to be removed and the Ecological Vegetation Class of native vegetation.
- Location of any hollow bearing trees.
- Topographic information, highlighting ridges, crests and hilltops, streams and waterways, slopes of more than 20 percent, drainage lines, low lying areas, saline discharge areas, and areas of existing erosion.
- A written explanation of the steps that have been taken to:
 - Avoid the removal of vegetation, where possible.
 - Minimise the removal of vegetation.
 - Appropriately replace and/or compensate the loss of vegetation, if required.
- A copy of any property vegetation plan that applies to the site.
- Where the removal, destruction or lopping of vegetation is to create defensible space, a statement explaining why removal, destruction or lopping of vegetation is required having regard to other available bushfire risk mitigation measures. This does not apply to the creation of defensible space in conjunction with an application under the Bushfire Management Overlay.

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5.010/06/2021
C254card**Decision guidelines**

The following decision guidelines apply to an application for a permit under Clause 42.01, in addition to those specified in Clause 42.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

General

- The Land Capability Study for the Cardinia Shire (February 1997).
- The need for an environmental and landscape impact assessment report, prepared by a properly qualified person and to the satisfaction of the responsible authority, that includes:
 - An appropriate consideration of alternative subdivision layouts and alternative sites for buildings

- Possible design responses and design guidelines
- Consideration of appropriate environmental management practices, including replanting of native vegetation and ongoing protection and management of vegetation and habitat areas.
- The protection and enhancement of environmental significance having regard to:
 - Protecting habitat areas, landscape areas and vantage points of high quality
 - Protecting and enhancing areas of native vegetation
 - Setting development back from the ridgeline to allow appreciation of the ridge landform and topography, and to maintain the natural skyline of the ridge
 - The visual prominence of land above the 60-metre contour as a defining landscape feature
 - The integration of buildings and works with environmental and landscape features
 - Appropriate environmental management practices.
- Measures to address environmental hazards or constraints including erosion, drainage and fire.

Buildings and works

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- The impact of any buildings and works on areas of remnant vegetation, and habitat of botanical and zoological significance.
- The impact of proposed buildings and works on the landscape character of the area, including prominent ridgelines and significant views.
- The control of the density of buildings and subdivision necessary to meet environmental objectives.
- The establishment of appropriate building envelopes and the benefits of requiring building envelopes to be shown on plans of subdivision.
- Whether the siting, height, scale, materials, colours and form of proposed buildings and works, including roads and infrastructure service lines, have been designed to have least visual effect on the ridge environment and landscape.
- Whether approval of any proposed buildings and works is compatible with maintaining the visual, natural and cultural significance of the ridge landscape.
- The benefit of permit conditions requiring all building materials to be non-reflective and of colours that are complementary to those of the natural landscape.
- The benefit of conditions requiring the landscaping of buildings and works, while also having regard to the maintenance of existing viewlines.

Vegetation and habitat

- The retention of remnant vegetation and wildlife habitat, and the need to plant vegetation along waterways, gullies, ridgelines and property boundaries.
- The conservation and enhancement of the area's native vegetation and habitat values, including allowing for natural regeneration of native vegetation
- Providing linked open space and local habitat corridors.
- Maintaining vegetation as a key element of the landscape, and maintaining and enhancing the continuity of vegetation.
- The significance of any vegetation proposed to be removed, including its rarity and habitat value.
- The need to revegetate or landscape the site with native species and dispersing buildings to allow trees to be planted between them.

Response to slope

- The availability of other alternative sites, alternative building designs or alternative construction practices for proposed buildings and works that minimise cut and fill and would better meet the environmental objectives of this schedule, having regard to the size and topography of the land, retention of vegetation, and the form and nature of the proposed buildings and works.
- The availability of reasonable alternative routes, alternative designs or alternative forms of installation for roads, access driveways and infrastructure service lines that would avoid impact on vegetation and habitat areas, follow the contours of the land, minimise cut and fill and better meet the environmental objectives of this schedule.
- Locating buildings and works in low lying positions on a site.
- Slope stability and the need for a geotechnical report, particularly where slopes are greater than 20 percent.

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Waterways

- The protection of waterways and water quality through the appropriate management of stormwater, effluent disposal, erosion, sediment pollution and the provision and protection of vegetation especially along watercourses.

Salinity

- Whether vegetation retention and revegetation is occurring and whether appropriate management techniques are being put in place to address water table and salinity issues.

6.0 Background documents

Ecological Assessment of Pakenham Ridge, Biosis Research (August 2006)

Indigenous Vegetation Survey – an inventory of sites of biodiversity significance in the Pakenham Growth Corridor and adjoining area Volume 2, Ecology Australia (January 2004)

Pakenham North Ridge Precinct Assessment of Landscape Value, Land Design Partnership (June 2007)

Land Capability Study for the Cardinia Shire (February 1997)

SITE COVERAGE STATISTICS

SITE AREA	541.0 M
RESIDENCE	171.7 M
GARAGE	36.3 M
PORCH	4.1 M
ALFRESCO	10.9 M
TOTAL SITE COVER	223.0 M
SITE COVER RATIO	41% (0.412)
DRIVE WAY	25.0 M
OTHER PAVED AREAS	0.0 M
TOTAL HARD COVER	248.0 M
HARD COVER RATIO	46% (0.458)

NOTE: 293M OF GARDEN AREA
EQUALS 54% GARDEN RATIO

DRAINAGE REQUIREMENTS

- 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.

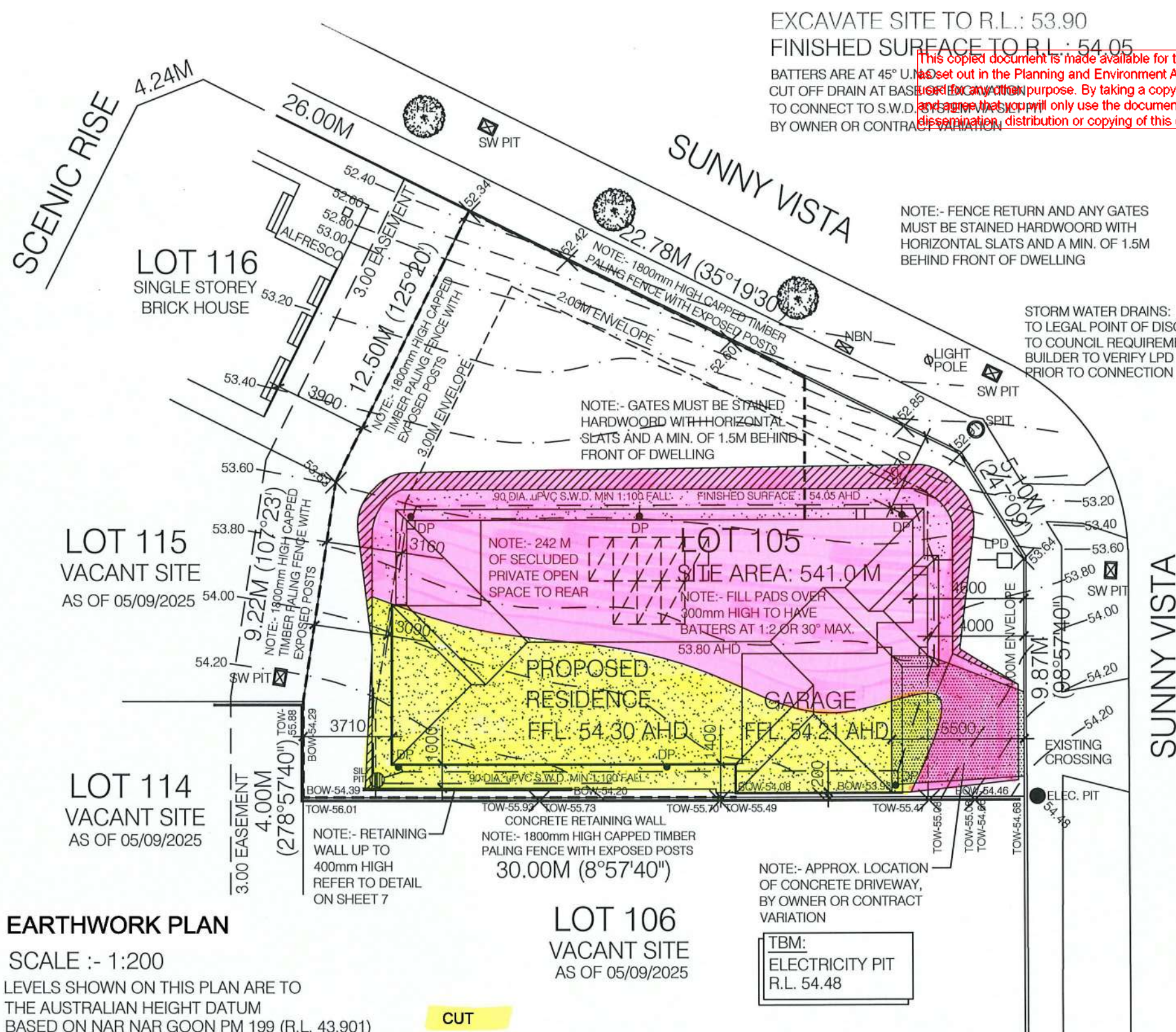
BONDI 171 REV.

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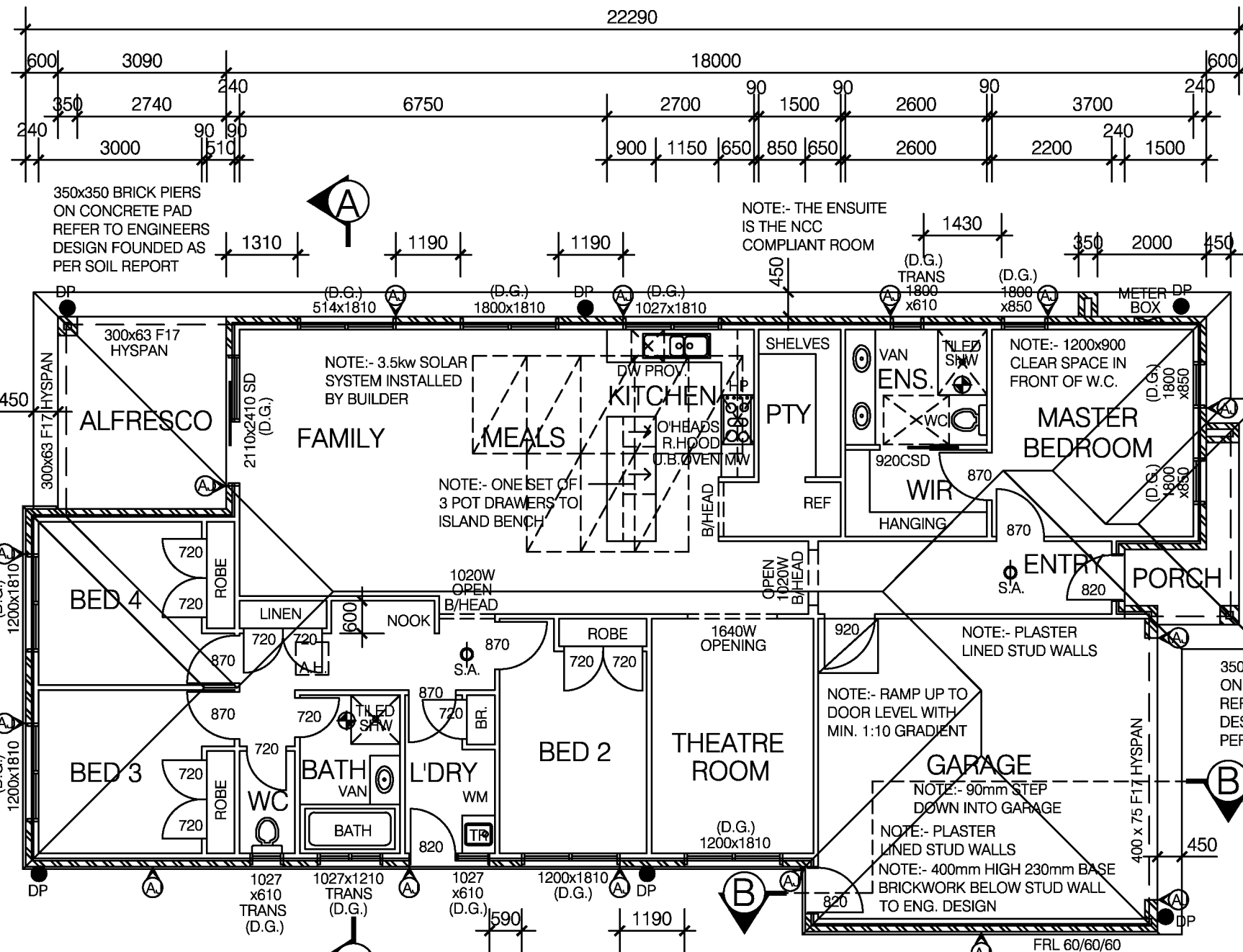
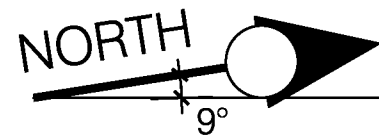
NOTES

LEVELS ARE TO AN A.H.D. AND
CONTOURS ARE SHOWN AT 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

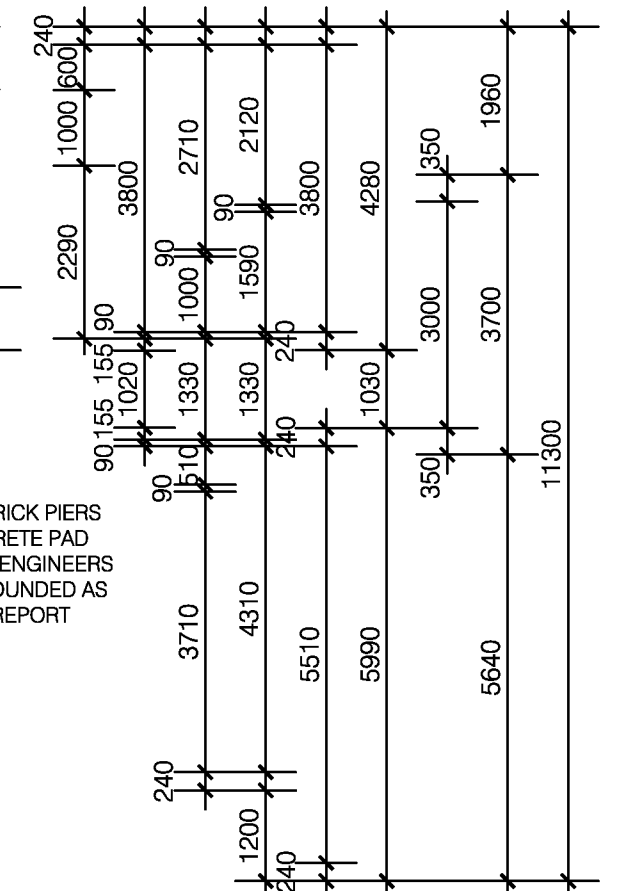
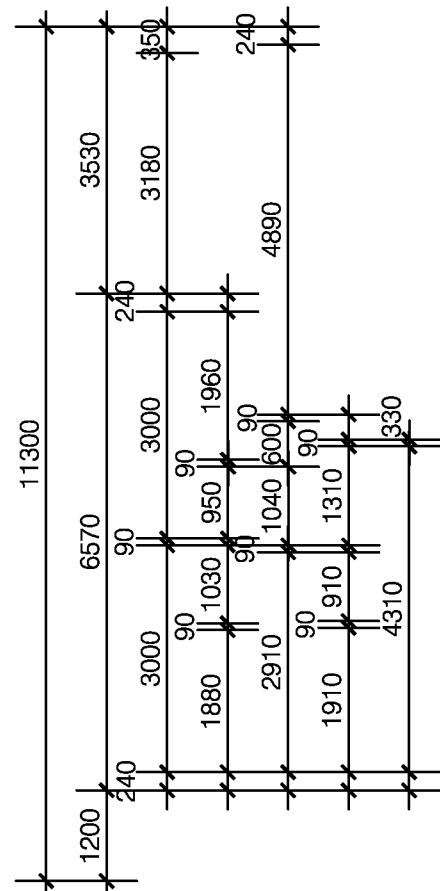
PROVIDE AGGY DRAINS CONNECTED TO SILT PITS AT BASE OF BATTERS. AGGY DRAINS CONNECTED TO STORM WATER SYSTEM VIA SILT PITS



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

(D.G.) DENOTES WINDOWS &
SLIDING DOORS TO BE
DOUBLE GLAZED

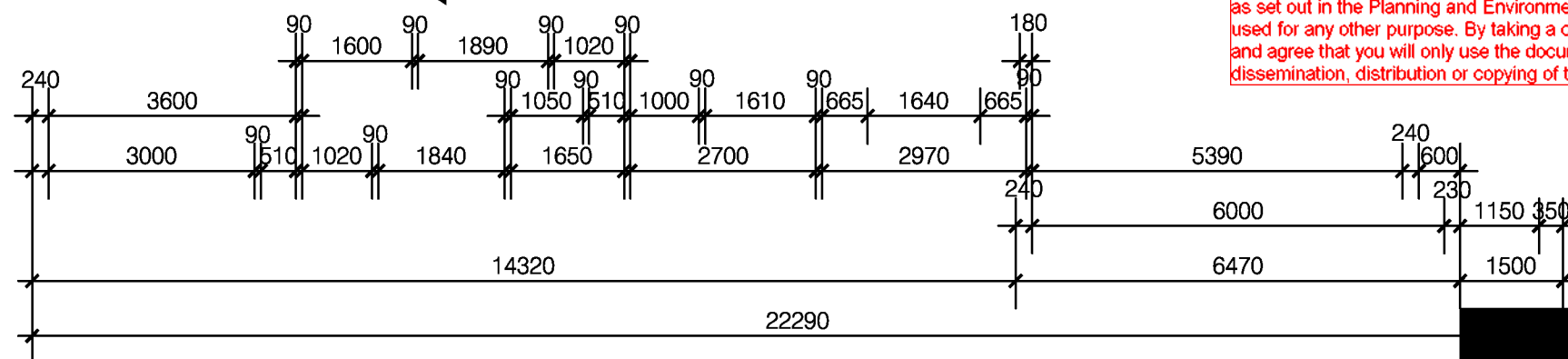


FLOOR PLAN

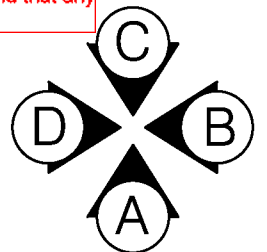
SCALE :- 1:100

AREA STATISTICS

FLOOR PLAN	171.7 M
GARAGE	36.3 M
PORCH	4.1 M
ALFRESCO	10.9 M



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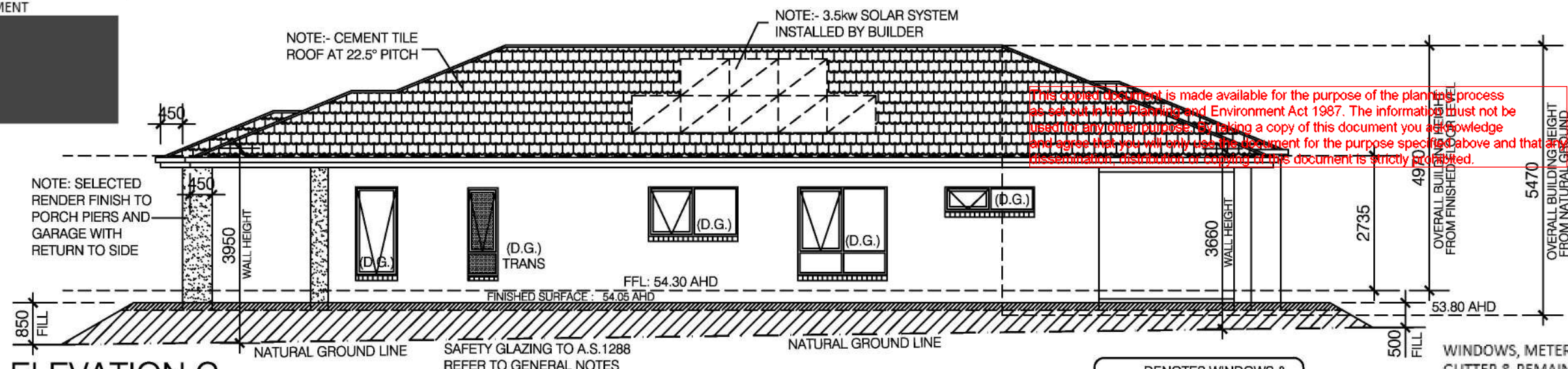
BRICKS - AUSTRAL HAWTHORN



ROOF TILES - BRISTLE DEEP
SHADOW CLASSIC

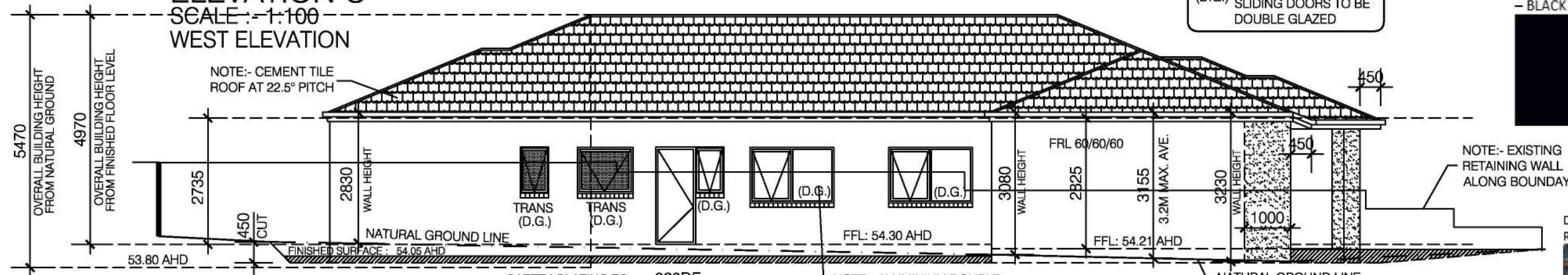


DOWNPIPE TO GARAGE, RENDER,
LETTERBOX, GARAGE DOOR & FRONT
DOOR - MONUMENT



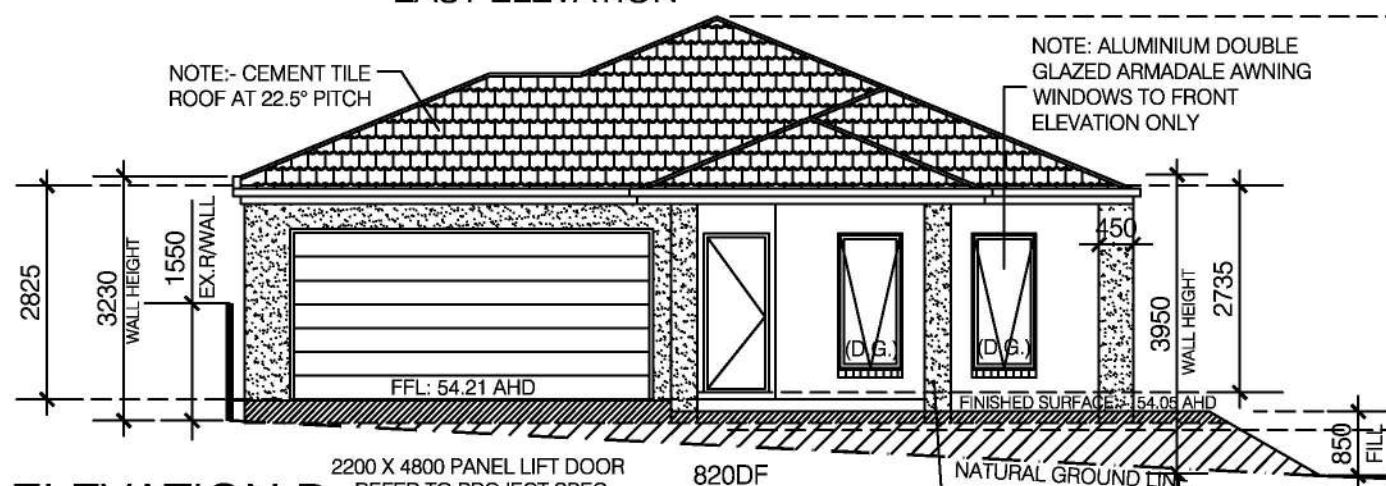
ELEVATION C

SCALE :- 1:100
WEST ELEVATION



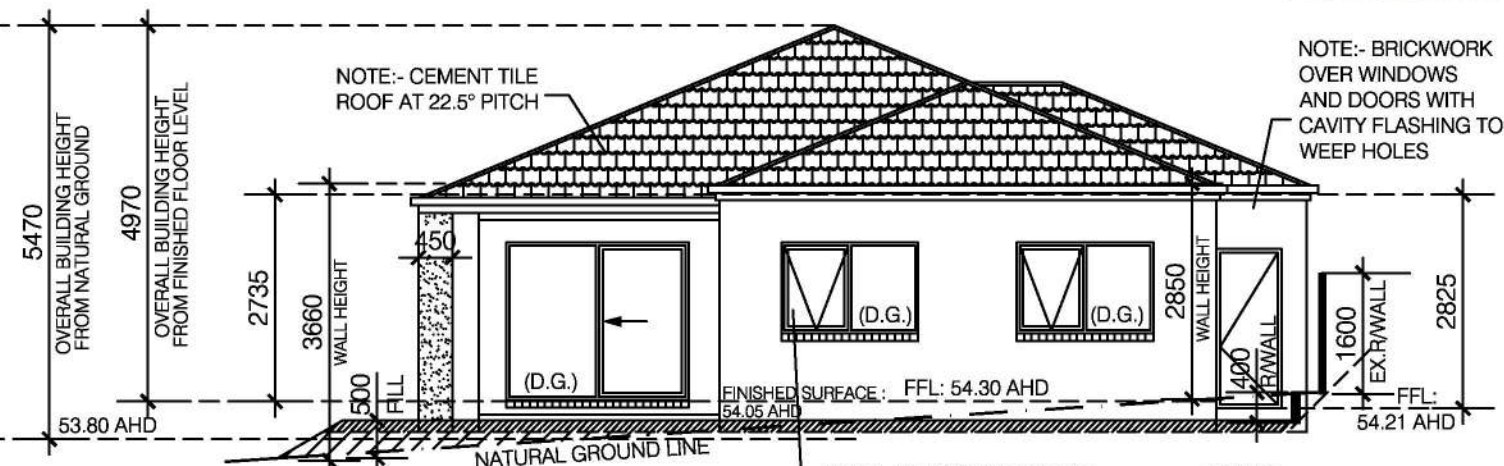
ELEVATION A

SCALE :- 1:100
EAST ELEVATION



ELEVATION B

SCALE :- 1:100
NORTH ELEVATION



ELEVATION D

SCALE :- 1:100
SOUTH ELEVATION

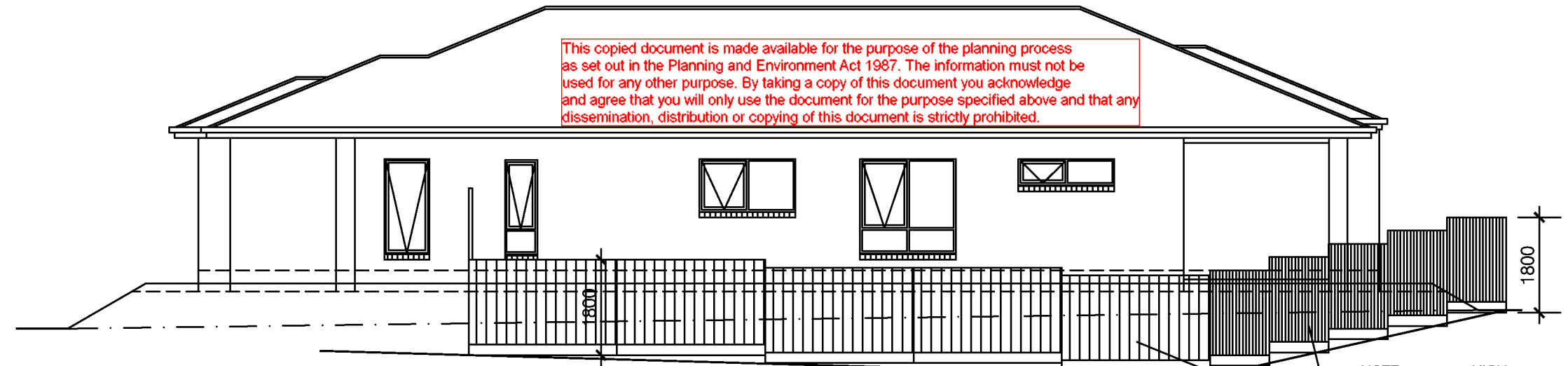
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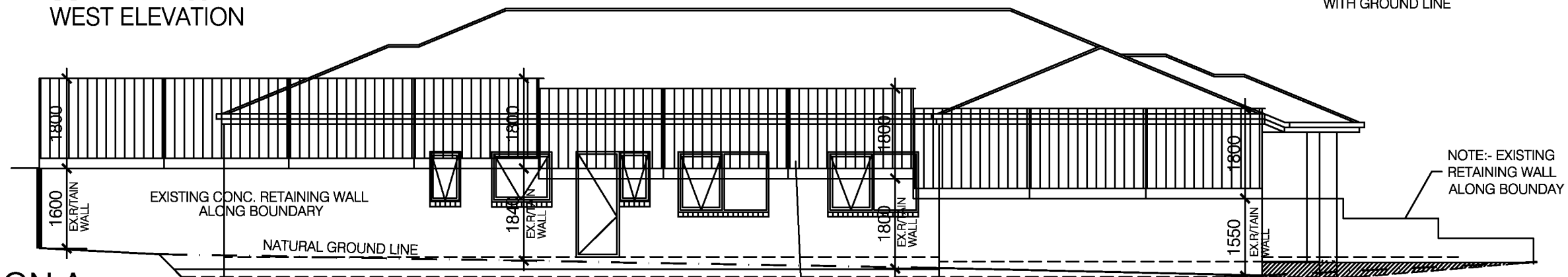
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ELEVATION C
SCALE :- 1:100
WEST ELEVATION

NOTE:- 1800mm HIGH
CAPPED TIMBER PALING
FENCE WITH EXPOSED
POSTS TO BE STEPPED
WITH GROUND LINE

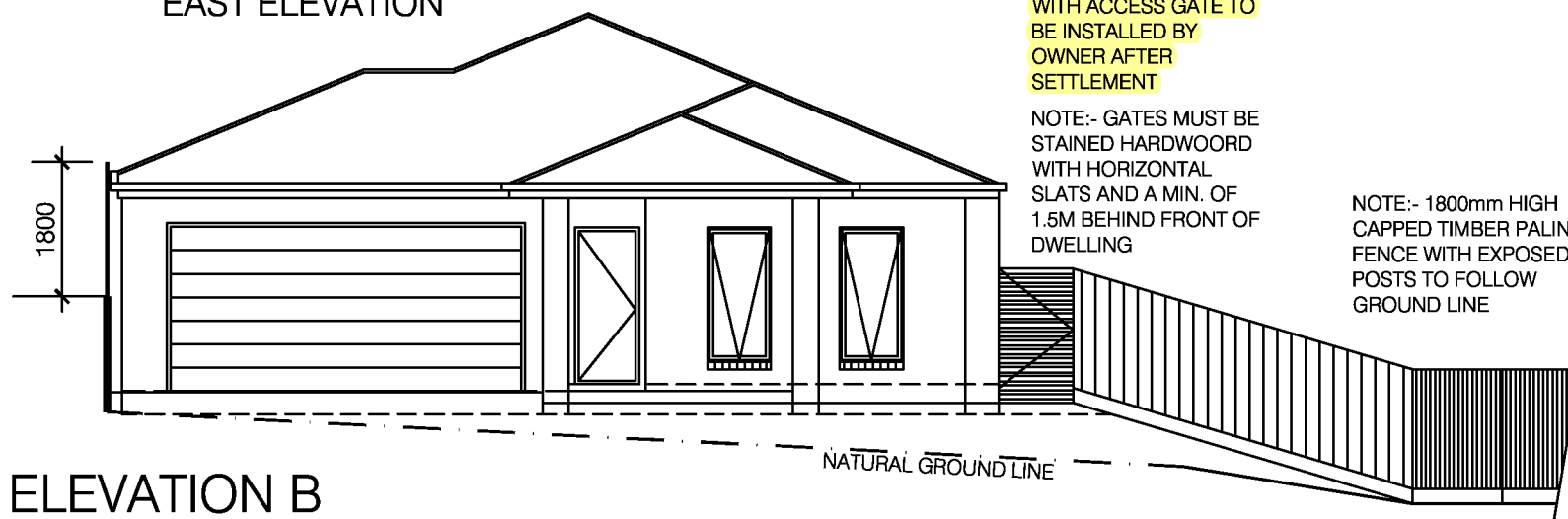


ELEVATION A
SCALE :- 1:100
EAST ELEVATION

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

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

NOTE:- 1800mm HIGH
CAPPED TIMBER PALING
FENCE WITH EXPOSED
POSTS TO FOLLOW
GROUND LINE



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 GROUND LINE

820DF

BONDI 171 REV.

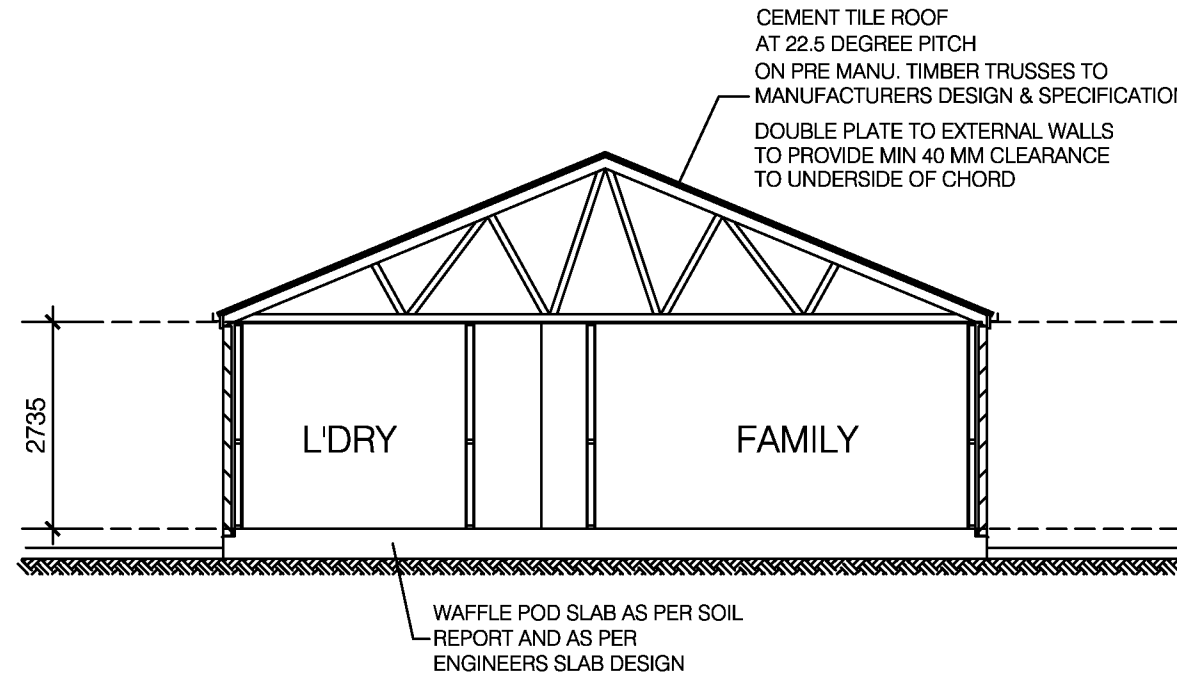
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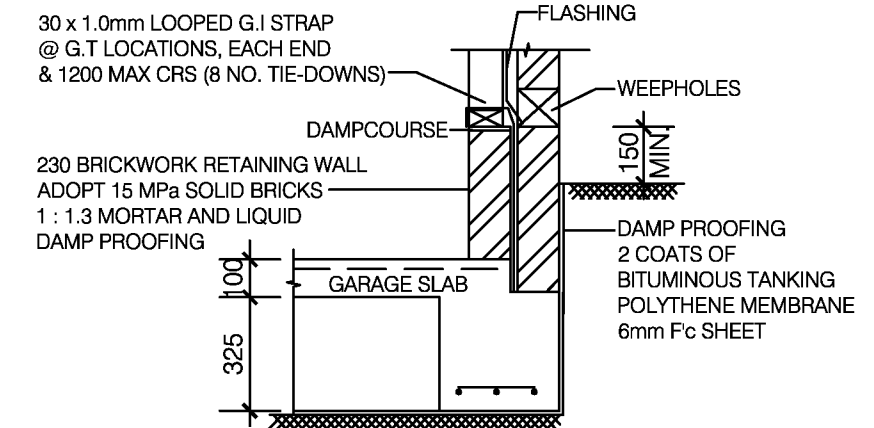
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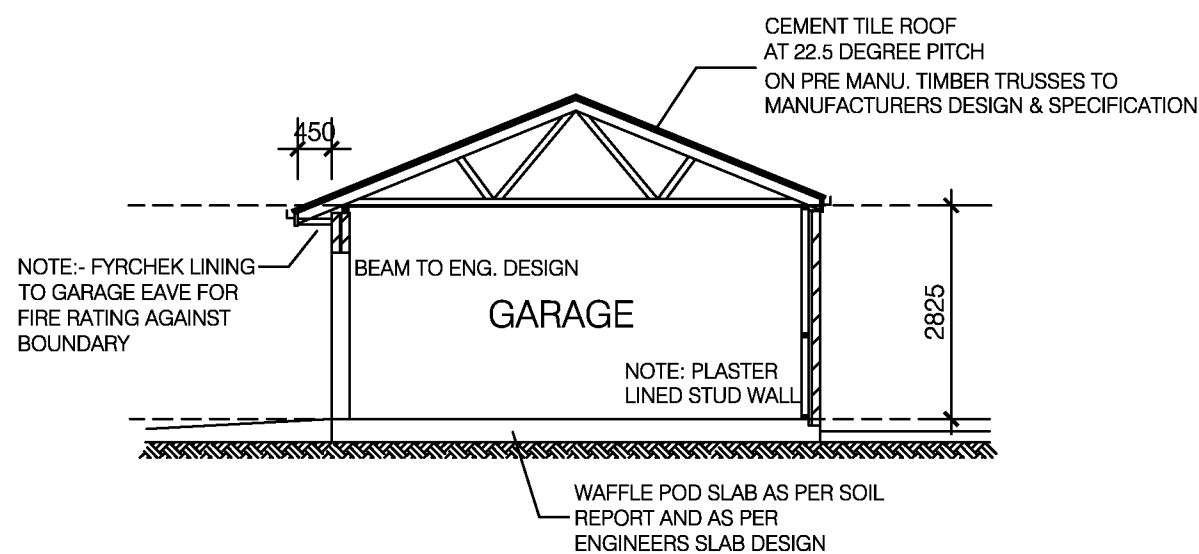
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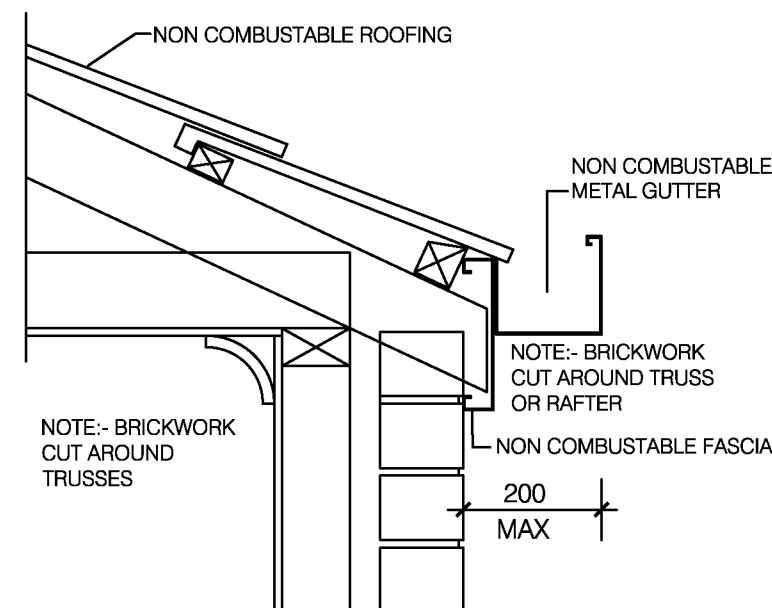
SECTION A-A
SCALE :- 1:100



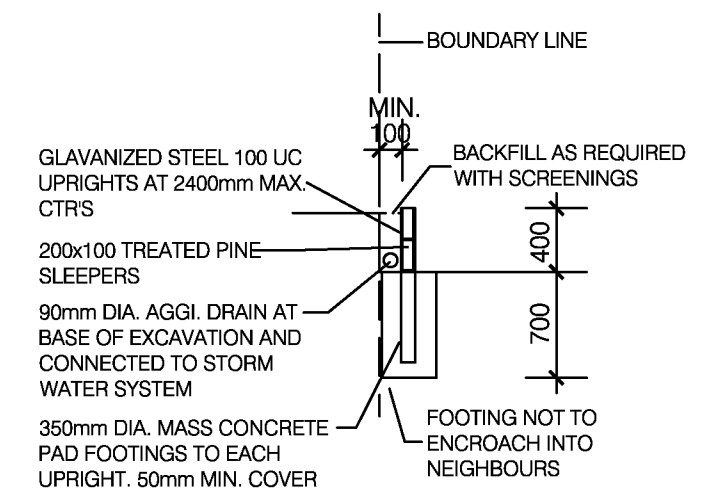
GARAGE RETAINING WALL DETAIL
SCALE 1:20



SECTION B-B
SCALE :- 1:100



GARAGE OVERHANGING GUTTER
DETAIL A
SCALE :- 1:10



400 MAX. HIGH
RETAINING WALL
SCALE :- 1:50

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PLANT SCHEDULE

TYPE	BOTANICAL NAME	COMMON NAME	HT.	WIDTH	FLOWER COLOR	SEASON	SIZE	Qty.
Tree	Eucalyptus alata	River Peppermint	20m	10m	-	-	45Ll	2
Tree	Corymbia Edmia nana	Dwarf Yellow Bloodwood	8m	6m	Yellow	-	1.5m	2
Small Tree	Pimelea humilis	Common Rice-flower	0.5m	1m	-	-	150 tub	43
Plant	Brachyscome multifida	Cut-leaf Daisy	0.6m	0.4m	Pink-mauve	-	100 tub	10
Plant	Platylobium formosum	Handsome Flat-pea	1.0m	1.0m	Yellow	-	1.0m	18
Plant	Tetralthea ciliata	Pink-bells	0.6m	0.6m	Pink-mauve	-	100 tub	19
Plant	Pultenaea scabra	Rough Bush-pea	1m	0.5m	Orange	-	150 tub	10

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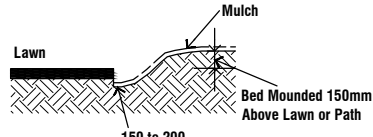
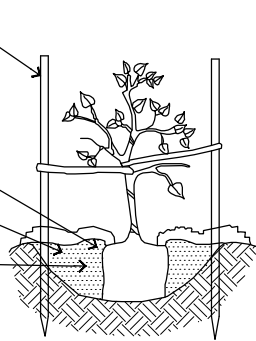
MULCHED GARDEN BED
Min. 125mm Top Soil &
Min. 75mm Fine Shredded
Fine Wood Mulch

PLANTING NOTES:

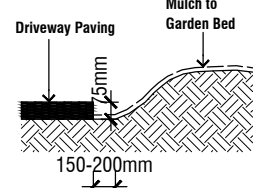
- 1.PLANTS ARE TO BE PLACED IN THE CENTRE OF THE HOLE
- 2.PLANTS MUST BE SET AT A LEVEL SUCH THAT THE CROWN OF THE PLANTS ESTABLISH A NORMAL & NATURAL RELATIONSHIP WITH THE SURROUNDING LEVELS
- 3.AFTER REMOVAL FROM CONTAINER THE HANDLING OF THE ROOT SYSTEM MUST BE DONE WITH MINIMUM ROOT DISTURBANCE PARTICULARLY AUSTRALIAN NATIVES
- 4.PLANTS MUST BE HEALTHY & PLANT ROOT SYSTEM MUST BE MOUST 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 Nessian 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

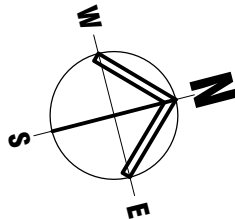


PAVING TO GERDEN BED DETAIL

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



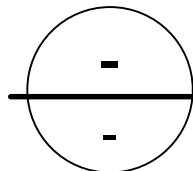
SUNNY VISTA

SUNNY VISTA

LOT 116

LOT 115

LOT 114



LANDSCAPE PLAN

SCALE 1:100

LOT 106



SCALE 1:100 A3 SIZE

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No. Issue / Amendments

1 PRELIMINARY ISSUE

29-09-2025
Date

PLAN REF: 105 SUNNY
REFERENCE NO: AC25-205
VERSION NO: 2
DATE: 17/10/2025

Scale

470 x 420

Drawing No.

A07