

# Notice of an Application for an Amendment to a Planning Permit

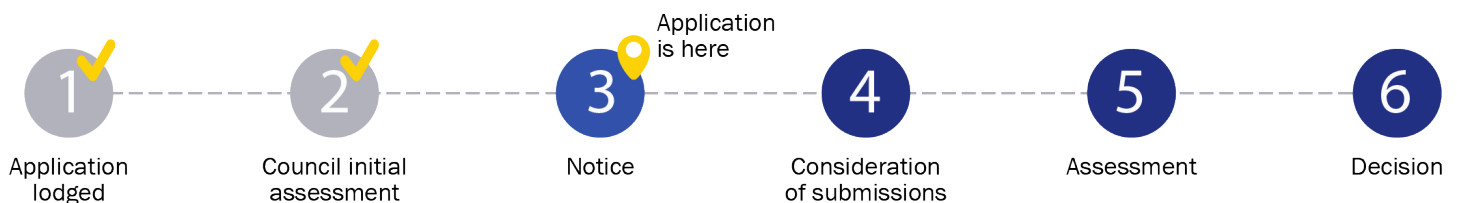
|                                                     |                                                                                                                                                                                    |
|-----------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| The land affected by the application is located at: | L1 TP538724 V7263 F455<br>56 Ahern Road, Pakenham VIC 3810                                                                                                                         |
| The application is to:                              | Amendment to Planning Permit T220399 (issued for 'Development of the land for thirteen (13) dwellings') to amend conditions of permit and to amend assessed plans for endorsement. |

## APPLICATION DETAILS

|                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                      |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| The applicant for the amendment to the permit is:                                                                                                                                                                                                                                                                                                                                                                                     | Bruce Street Cranbourne c/o James Turner Design                                      |
| Application number:                                                                                                                                                                                                                                                                                                                                                                                                                   | T220399 - 1                                                                          |
| You may look at the application and any documents that support the application at the office of the Responsible Authority:<br>Cardinia Shire Council, 20 Siding Avenue, Officer 3809.<br>This can be done during office hours and is free of charge.<br>Documents can also be viewed on Council's website at <a href="http://cardinia.vic.gov.au/advertisedplans">cardinia.vic.gov.au/advertisedplans</a> or by scanning the QR code. |  |

## 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:                                                                                        | 10 December 2025                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>WHAT ARE MY OPTIONS?</b><br>Any person who may be affected by the proposed amendment to permit may object or make other submissions to the responsible authority.<br>If you object, the Responsible Authority will notify you of the decision when it is issued. | <p>An objection must:</p> <ul style="list-style-type: none"><li>• be made to the Responsible Authority in writing;</li><li>• include the reasons for the objection; and</li><li>• state how the objector would be affected.</li></ul> <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> |



  
**ADVERTISED MATERIAL**  
Planning Application: T220399-1  
Date Prepared: 26 November 2025

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# Application to AMEND a Planning Permit

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

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

This form cannot be used to:

- amend a permit or part of a permit if the Victorian Civil and Administrative Tribunal (VCAT) has directed under section 85 of the Act that the responsible authority must not amend that permit or that part of the permit (as the case requires); or
- amend a permit issued by the Minister under Division 6 of Part 4 of the Act (these applications must be made to the Minister under section 971 of the Act).

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

Click for further information.

## The Land

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

Street Address \*

|                           |             |                      |
|---------------------------|-------------|----------------------|
| Unit No.:                 | St. No.: 56 | St. Name: 41ERN ROAD |
| Suburb/Locality: PAKELHAM |             | Postcode: 3810       |

Formal Land Description \*

Complete either A or B.

This information can be found on the certificate of title.

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

|                       |                      |                                   |                                             |                                           |             |
|-----------------------|----------------------|-----------------------------------|---------------------------------------------|-------------------------------------------|-------------|
| A                     | Lot No.: 1           | <input type="radio"/> Lodged Plan | <input checked="" type="radio"/> Title Plan | <input type="radio"/> Plan of Subdivision | No.: 538724 |
| OR                    |                      |                                   |                                             |                                           |             |
| B                     | Crown Allotment No.: |                                   | Section No.:                                |                                           |             |
| Parish/Township Name: |                      |                                   |                                             |                                           |             |

## Planning Permit Details

What permit is being amended?\*

|                      |             |
|----------------------|-------------|
| Planning Permit No.: | T220399 PA. |
|----------------------|-------------|

## The Amended Proposal

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

What is the amendment being applied for?\*

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

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

|                                                                                                                                                                                                                                                                                                                        |                                                                    |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|
| This application seeks to amend:                                                                                                                                                                                                                                                                                       |                                                                    |
| <input checked="" type="checkbox"/> What the permit allows                                                                                                                                                                                                                                                             | <input type="checkbox"/> Plans endorsed under the permit           |
| <input checked="" type="checkbox"/> Current conditions of the permit                                                                                                                                                                                                                                                   | <input type="checkbox"/> Other documents endorsed under the permit |
| Details:<br>REFER ATTACHED CHANGES STATEMENT.                                                                                                                                                                                                                                                                          |                                                                    |
| <input checked="" type="checkbox"/> Provide plans clearly identifying all proposed changes to the endorsed plans, together with: any information required by the planning scheme, requested by Council or outlined in a Council checklist and if required, include a description of the likely effect of the proposal. |                                                                    |

## Development Cost

### Estimate cost of development\*

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

Cost of proposed amended development:

\$ 2/5

Cost of the permitted development:

\$

Cost difference (+ or -)

\$

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

 You may be required to verify this estimate.

## Existing Conditions

### Describe how the land is used and developed now \*

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

Have the conditions of the land changed since the time of the original permit application?

☐ Yes ☒ No

If yes, please provide details of the existing conditions.

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

## Title Information

### Encumbrances on title \*

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

☐ Yes (If 'yes' contact council for advice on how to proceed before continuing with this application.)

☐ No

☒ Not applicable (no such encumbrance applies).

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





## Applicant and Owner Details 1

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

### Applicant \*

The person who wants the permit.

Please provide at least one contact phone number \*

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



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### Owner \*

The person or organisation who owns the land

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

|                                                                                |             |                           |
|--------------------------------------------------------------------------------|-------------|---------------------------|
| Name:                                                                          |             |                           |
| Title:                                                                         | First Name: | Surname:                  |
| Organisation (if applicable): BRUCE STREET CPASUBOURNE C/O JAMES TURNER DESIGN |             |                           |
| Postal Address: If it is a P.O. Box, enter the details here:                   |             |                           |
| Unit No.:                                                                      | St. No.: 12 | St. Name: EEPIC COURT     |
| Suburb/Locality: BOTSWIC RIDGE                                                 |             | State: VIC Postcode: 3977 |

### Contact information for applicant OR contact person below

|                              |                         |
|------------------------------|-------------------------|
| Business phone: 0438 981 853 | Email: mj.d@live.com.au |
| Mobile phone:                | Fax:                    |

### Contact person's details\*

Same as applicant ☐

|                                                              |             |                  |
|--------------------------------------------------------------|-------------|------------------|
| Name:                                                        |             |                  |
| Title:                                                       | First Name: | Surname:         |
| Organisation (if applicable): JAMES TURNER DESIGN            |             |                  |
| Postal Address: If it is a P.O. Box, enter the details here: |             |                  |
| Unit No.:                                                    | St. No.:    | St. Name:        |
| Suburb/Locality:                                             |             | State: Postcode: |

Same as applicant ☐

|                                                              |             |                          |
|--------------------------------------------------------------|-------------|--------------------------|
| Name:                                                        |             |                          |
| Title:                                                       | First Name: | Surname:                 |
| Organisation (if applicable): BRUCE STREET CPASUBOURNE P/L.  |             |                          |
| Postal Address: If it is a P.O. Box, enter the details here: |             |                          |
| Unit No.:                                                    | St. No.:    | St. Name:                |
| Suburb/Locality:                                             |             | State: Postcode:         |
| Owner's Signature (Optional):                                |             | Date: day / month / year |

## Declaration 1

This form must be signed by the applicant\*

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

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

Date: 4/6/25

day / month / year

## Need help with the Application? 1

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

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

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

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



## Checklist

Have you:

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

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

## Lodgement

Lodge the completed and signed form and all documents with:

Cardinia Shire Council  
PO Box 7  
Pakenham VIC 3810

In person: 20 Siding Avenue, Officer

**Contact information:**

Telephone: 1300 787 624

Fax: (03) 5941 3784

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

DX: 81006

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



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# Request to amend a current planning permit application

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

## PERMIT APPLICATION DETAILS

|                      |                            |
|----------------------|----------------------------|
| Application No.:     | +220399                    |
| Address of the Land: | 56 SHEPPARD ROAD, PAKELTON |

## APPLICANT DETAILS

|               |                               |
|---------------|-------------------------------|
| Name:         | [REDACTED]                    |
| Organisation: | JAMES TURNER DESIGN           |
| Address:      | 12 ESPLE COURT, BOTANIC RIDGE |
| Phone:        | 0438 981 853                  |
| Email:        | mj.delive.com.au              |

## AMENDMENT TYPE

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

## AMENDMENT DETAILS

|                                                                              |                                                             |                                                    |
|------------------------------------------------------------------------------|-------------------------------------------------------------|----------------------------------------------------|
| What is being amended? (select all that apply)                               |                                                             |                                                    |
| What is being applied for <input checked="" type="checkbox"/>                | Plans / other documents <input checked="" type="checkbox"/> | Applicant / owner details <input type="checkbox"/> |
| Land affected <input type="checkbox"/>                                       | Other <input type="checkbox"/>                              |                                                    |
| Describe the changes. If you need more space, please attach a separate page. |                                                             |                                                    |
| DELETION OF CONDITION 1P                                                     |                                                             |                                                    |
| UPDATE TO ELEVATIONS AS PER COUNCIL LETTER                                   |                                                             |                                                    |
| DATED 7/10/25                                                                |                                                             |                                                    |



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

## DECLARATION

I declare that all the information in this request is true and correct and the owner (if not myself) has been notified of this request to amend the application.

Name:

Signature:

Date:

8/10/25

## LODGEMENT

Please submit this form, including all amended plans/documents, to [mail@cardinia.vic.gov.au](mailto:mail@cardinia.vic.gov.au)

You can also make amendments to your application via the Cardinia ePlanning Portal at <https://eplanning.cardinia.vic.gov.au/>

If you have any questions or need help to complete this form, please contact Council's Statutory Planning team on 1300 787 624.

## IMPORTANT INFORMATION

It is strongly recommended that before submitting this form, you discuss the proposed amendment with the Council planning officer processing the application.

Please give full details of the nature of the proposed amendments and clearly highlight any changes to plans (where applicable). If you do not provide sufficient details or a full description of all the amendments proposed, the application may be delayed.

No application fee for s50/s50A requests unless the amendment results in changes to the relevant class of permit fee or introduces new classes of permit fees. The fee for a s57A request is 40% of the relevant class of permit fee, plus any other fees if the amendment results in changes to the relevant class (or classes) of permit fee or introduces new classes of permit fees. Refer to the *Planning and Environment (Fees) Regulations 2016* for more information.

The amendment may result in a request for more under section 54 of the Act and/or the application requiring notification (or re-notification). The costs associated with notification must be covered by the applicant.

Council may refuse to amend the application if it considers that the amendment is so substantial that a new application for a permit should be made.

Any material submitted with this request, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*.



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

Page 1 of 1

VOLUME 07263 FOLIO 455

Security no : 124125055905W  
Produced 04/06/2025 02:37 PM

### LAND DESCRIPTION

Lot 1 on Title Plan 538724S (formerly known as part of Lot 4 on Plan of Subdivision 007209).  
PARENT TITLE Volume 07111 Folio 194  
Created by instrument 2113317 20/09/1948

### REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
BRUCE STREET CRANBOURNE PTY LTD of 4B DALLAS COURT HALLAM VIC 3803  
AW380846D 15/12/2022

### ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AW380847B 15/12/2022  
BNY TRUST COMPANY OF AUSTRALIA LTD

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.

### DIAGRAM LOCATION

SEE TP538724S FOR FURTHER DETAILS AND BOUNDARIES

### ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 56 AHERN ROAD PAKENHAM VIC 3810

### ADMINISTRATIVE NOTICES

NIL

eCT Control 18440T MSA NATIONAL  
Effective from 15/12/2022

DOCUMENT END



# Imaged Document Cover Sheet

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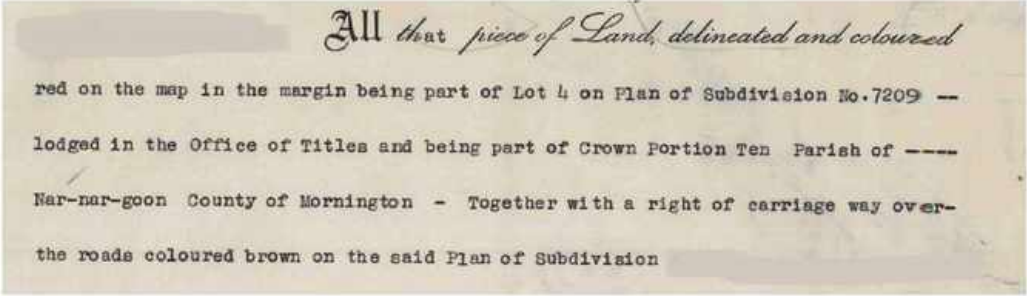
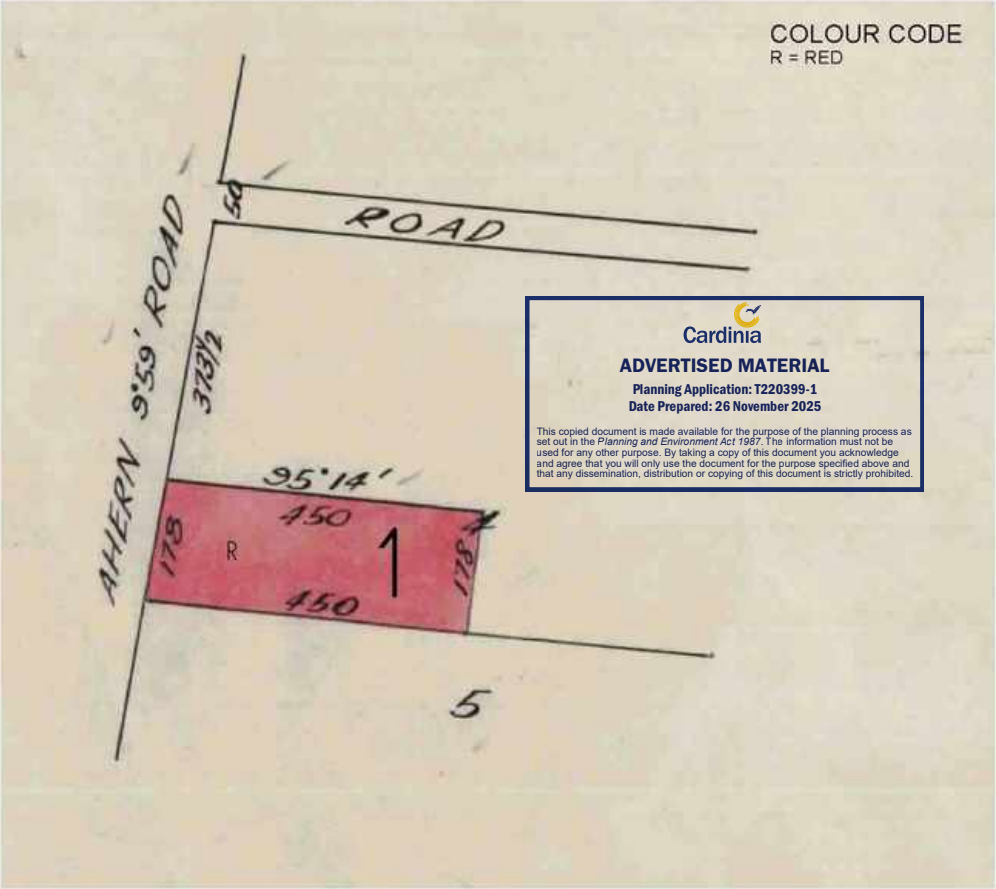
|                                                 |                         |
|-------------------------------------------------|-------------------------|
| Document Type                                   | <b>Plan</b>             |
| Document Identification                         | <b>TP538724S</b>        |
| Number of Pages<br>(excluding this cover sheet) | <b>1</b>                |
| Document Assembled                              | <b>04/06/2025 14:37</b> |

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The document is invalid if this cover sheet is removed or altered.



| TITLE PLAN                                                                                                                                                                                                                                                                                                                                                                               |  | EDITION 1                                                                                                                           | TP 538724S                                                                                                                                                                                     |                             |  |                                                                                                                                                                             |  |                                  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------------------------|--|
| <b>Location of Land</b><br><br>Parish: NAR-NAR-GOON<br>Township:<br>Section:<br>Crown Allotment:<br>Crown Portion: 10(PT)<br><br>Last Plan Reference: LP 7209<br>Derived From: VOL 7263 FOL 455<br>Depth Limitation: NIL                                                                                                                                                                 |  | <b>Notations</b><br><br><br><br><br><br><br><br><br><br>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN |                                                                                                                                                                                                |                             |  |                                                                                                                                                                             |  |                                  |  |
| <b>Description of Land / Easement Information</b><br><br>                                                                                                                                                                                                                                               |  |                                                                                                                                     | <p>THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT</p> <p>COMPILED: 19/06/2000<br/>VERIFIED: GB</p> |                             |  |                                                                                                                                                                             |  |                                  |  |
|                                                                                                                                                                                                                                                                                                      |  |                                                                                                                                     |                                                                                                                                                                                                |                             |  |                                                                                                                                                                             |  |                                  |  |
| <table border="1"><thead><tr><th colspan="2">TABLE OF PARCEL IDENTIFIERS</th></tr></thead><tbody><tr><td colspan="2">WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</td></tr><tr><td colspan="2">PARCEL 1 = LOT 4 (PT) ON LP 7209</td></tr></tbody></table> |  |                                                                                                                                     |                                                                                                                                                                                                | TABLE OF PARCEL IDENTIFIERS |  | WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962 |  | PARCEL 1 = LOT 4 (PT) ON LP 7209 |  |
| TABLE OF PARCEL IDENTIFIERS                                                                                                                                                                                                                                                                                                                                                              |  |                                                                                                                                     |                                                                                                                                                                                                |                             |  |                                                                                                                                                                             |  |                                  |  |
| WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962                                                                                                                                                                                                              |  |                                                                                                                                     |                                                                                                                                                                                                |                             |  |                                                                                                                                                                             |  |                                  |  |
| PARCEL 1 = LOT 4 (PT) ON LP 7209                                                                                                                                                                                                                                                                                                                                                         |  |                                                                                                                                     |                                                                                                                                                                                                |                             |  |                                                                                                                                                                             |  |                                  |  |
| LENGTHS ARE IN LINKS                                                                                                                                                                                                                                                                                                                                                                     |  | Metres = 0.3048 x Feet<br>Metres = 0.201168 x Links                                                                                 | Sheet 1 of 1 sheets                                                                                                                                                                            |                             |  |                                                                                                                                                                             |  |                                  |  |



## **SECTION 72 AMENDMENT CHANGES STATEMENT.**

**RE:** PROPOSED MULTI UNIT DEVELOPMENT,  
**FOR.** K CONSTRUCTIONS.  
**AT:** No. 56, AHERN ROAD, PAKENHAM.

### **PLANNING PERMIT CONDITIONS.**

- 1a) Request to delete this condition.
- 1b) Rainwater tanks and secure storage shown for each dwelling.
- 1c) Access gates from each private open space.
- 1d) Materials and colors specified for each dwelling.
- 1e) All internal elevations shown.
- 1f) Internal private open space fencing added to relevant elevations.
- 1g) Finished floor levels for all dwellings shown on each dwelling.
- 1h) Fill earthworks dimension from Natural Ground Level added.
- 1i) Waste collection area deleted from Dwelling 6 South Elevation.
- 1j) Elevation drawings for East Elevation (Unit 6 & 9) and West Elevation (Unit 7 & 8) added.
- 1k) Repeat of 1i.
- 1l) Ground Floor access way windows updated as per Section 72 request.
- 1m) Unit 1 crossover width dimensioned.
- 1n) Unit 1 North facing windows updated to demonstrate compliance with Standard B22.
- 1o) Unit 7 East facing windows updated to demonstrate compliance with Standard B22.
- 1p) Unit 8 Ground floor east & south elevations updated to demonstrate compliance with Standard B22.
- 1q) Bedroom 3 windows (Dwelling 8-12) modified to clear glazing.
- 1r) dwelling 9, 10 & 11 north fence line of SPOS recessed a minimum 0.292-.812 behind the dwelling facades (As part of Section 72 request).
- 1s) Dwelling 1 – 13, Roof eaves shown on each dwelling elevation.



### **Changes to design as per meeting with Planner.**

- Eaves added to Ground Floor areas (Double Storey Dwellings), removal of Flat Roof's.
- First floor areas redesigned to remove overhanging of the Ground Floor.
- External finishes simplified.

### **Changes to plans as per Drainage Engineers request.**

- Floor Levels (Dwelling 2 – 12) updated to ensure driveway levels work with drainage levels.

### **Changes to Unit 1.**

- Internal layout altered, Master Bedroom & Ensuite relocated to front, Bed 3 & bath moved to be behind Master bedroom.
- Glazed door shown to Laundry in lieu of sliding door.
- Landing and steps added to access Private Open Space from the Living Room, Private Open Space level lowered to reduce amount of soil abutting up to Unit 2.
- Elevations updated to have consistent Window head heights.
- Entry portico simplified with a brick pier post in lieu of timber posts.

### **Changes to Unit 2 – Unit 6.**

- Ground floor layout updated to show Kitchen, Laundry & Powder Room layout.
- First floor layout updated to show correct stair dimension layout, WIR, Ensuite & Bathroom layouts.
- Finished surfaces levels to private open spaces areas updated to show 150mm set down from Garage and a step from the Unit down to the private open space.
- East & West elevations added, First floor level raised by 100mm to allow for correct size floor trusses, first floor cladding simplified to lining boards with 2 colors, pitched roof shown to Ground floor roofed areas.
- Gable roof shown to North elevations removed.
- Elevations updated to have consistent Window head heights.

### **Changes to Unit 7 – Unit 8.**

- Ground floor layout updated to show Kitchen, Laundry & Powder Room layout.
- First floor layout updated to show correct stair dimension layout, WIR, Ensuite & Bathroom layouts.
- First floor Bedroom 2 moved slightly more across the Garage below to allow for the Stair changes as noted above (Stairs as drawn previously do not work as not enough treads shown to get down to the Ground Floor).
- Finished surfaces levels to private open spaces areas updated to show 150mm set down from Garage and a step from the Unit down to the private open space (Unit 7), no changes to finished surface levels for Unit 8.
- First floor level raised by 100mm to allow for correct size floor trusses, first floor cladding simplified to lining boards with 2 colors, pitched roof shown to Ground floor roofed areas

- Unit 8 First floor layout added (as single storey roof shown) with layout as noted above.
- Elevations updated to have consistent Window head heights.

### **Changes to Unit 9 – Unit 12.**

- Ground floor layout updated to show Kitchen, Laundry & Powder Room layout.
- First floor layout updated to show correct stair dimension layout, WIR, Ensuite & Bathroom layouts.
- First floor Bedroom 2 moved slightly more across the Garage below to allow for the Stair changes as noted above (Stairs as drawn previously do not work as not enough treads shown to get down to the Ground Floor).
- Finished surfaces levels to private open spaces areas updated to show 150mm set down from Garages.
- First floor level raised by 100mm to allow for correct size floor trusses, first floor cladding simplified to lining boards with 2 colors, pitched roof shown to Ground floor roofed areas.
- Elevations updated to have consistent Window head heights.

### **Changes to Unit 13.**

- Ground floor layout updated to show Kitchen, Laundry & Powder Room layout, Bathroom added next to Bedroom 2.
- Entry portico simplified with brick piers.
- Elevations updated to have consistent Window head heights.



Statutory Planner,  
Cardinia Shire Council,  
PO Box 7,  
Pakenham. 3810.

8<sup>th</sup> September 2025.

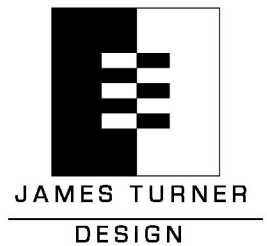
Our Ref: 25.792.L01.

Dear [REDACTED]

**RE: T220399 – 56 Ahern Road, Pakenham.**

Further to your request for further information and our meeting and discussions, please find attached updated plans and elevations as noted below:

- 1) Could you please send me a copy of invoice for payment.
- 2) Written assessment in response to Clause 55 attached.
- 3a) This proposal applies to amend Condition 1.r of the planning Permit to allow varies setbacks to the North fence line of unit 9 to Unit 11.
- 3b) Noted as Rev 'B'.
- 4a) Proposed boundary and internal fences added to Elevations.
- 4b) Maximum building heights from NGL added to elevations.
- 4c) Wall heights from NGL added to elevations.
- 4d) Internal Private Open Space & Waste enclosure fencing added to Elevations.
- 4e) Depths of proposed cut and fill added to elevations.
- 4f) Sill heights to windows abutting driveway added to elevations.
- 4g) West facing Bed 2 and Bath walls to Unit 7 & Unit 8 updated to match floor plan.
- 4h) The stairs proposed to the ground floor of Unit 10 and Unit 12 West elevations updated to match floor plan.
- 4i) Notation 'O' added to elevations to note – Opening Window.
- 4j) Noted as Rev 'B'
- 5a) All South facing ground floor habitable room windows of Unit 8 to Unit 12 updated to show obscure glazing to prevent overlooking.
- 5b) All east facing ground floor habitable room windows of Unit 7 updated to show obscure glazing and Unit 8 boundary fence dimension shown to prevent overlooking.



12 Espie Court,  
Botanic Ridge  
Vic 3977. Australia

Tel 0438 981 853

Email [mj.d@live.com.au](mailto:mj.d@live.com.au)

Registered Building  
Practitioner.

Building Design  
Planning  
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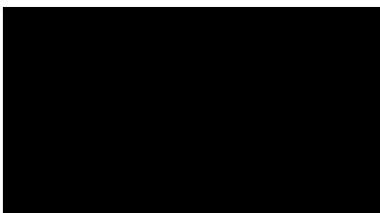
Based on your concerns and our conversation, plans and elevations have been updated as follows,

- Updated Landscape & Waste Management plans will be submitted separately for endorsement.
- Due to proposed driveway levels working for car vehicle access way gradient levels, Unit 7-11 floor levels are shown as required by Civil Engineer.
- Due to proposed driveway levels working for car vehicle access way gradient levels, Unit 1 & 2 floor levels are shown as required by Civil Engineer.
- Unit 11 secluded private open space finished surface level lowered as requested, as a result of this change, landing and steps have been updated to access this space. A 1.7M high obscured screen has been added to landing to prevent overlooking into neighbouring property.
- This overlooking screen has also been added to landing of Unit 8 & 9.
- Unit 1 South Elevation updated to show face Brickwork and Render to break up elevation finish.
- Unit 2 – 7 Ridge levels updated.

We trust the above meets with your approval, and if you require any further information, please don't hesitate in contacting me.

If the following information, does not meet with your approval, I wish to use this letter to apply for an extension of time for 1 month, to enable time to update any additional information required.

Yours faithfully,



# **DESIGN RESPONSE WRITTEN STATEMENT.**

**RE:** PROPOSED MULTI UNIT DEVELOPMENT,  
**FOR:** K CONSTRUCTIONS.  
**AT:** No. 56, AHERN ROAD, PAKENHAM.

## **1.0 STANDARD B1 – NEIGHBOURHOOD CHARACTER & INFRASTRUCTURE.**

The site is located in an area designated as a general Residential Zone – Schedule 1 as defined by the Cardinia Shire Planning Scheme.

The units have been designed to respond to the surrounding area and the features of the site.

It is felt that 13 no units (Single & Double) was appropriate to this site.

The proposed units will have a conc. slab floor with the floor level set as low as possible (whilst allowing to accommodate the garage), with selected face brickwork / lining boards and pitched tiled roofs.

The use of these colour schemes and construction methods is in keeping with that in the surrounding area whilst also using modern day colour schemes.

The development will also consist of a good level of new landscaping throughout the site.

The proposal will build on the existing character of the site and neighbourhood.

*It is considered that the development complies with Standard B1 of Rescode.*

## **2.0 STANDARD B2 – RESIDENTIAL POLICY.**

This application & proposal complies with the State Planning Policy Framework, the Local Planning Policy Framework, the Municipal Strategic Statement and Local Planning Policies where ever applicable, if in fact it is applicable.

*It is considered that the development Councils Planning Policy and therefore Standard B2 of Rescode.*

## **3.0 STANDARD B3- DWELLING DIVERSITY.**

As the proposed development consists of 13 No dwellings, the proposed development is individually designed with a mix of 2 bedroom & 3 bedroom single storey and double storey units, to work with the constraints of the site, with the units setback, separated and landscaped.

*It is considered that the development complies with Standard B3 of Rescode.*



### **ADVERTISED MATERIAL**

Planning Application: T220399-1  
Date Prepared: 26 November 2025

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#### 4.0 STANDARD B4- INFRASTRUCTURE.

The proposed paved areas within the site has been minimised and as much paving as possible will be graded towards the new landscaped areas provided, so as to maximise the on-site capacity of stormwater.

All necessary services such as electricity, gas and telephone are available for use to this site, and there is open space availability provided for these services.

There should be little or no additional strain on the existing infrastructure such as drainage, roads, social and community services.

*It is considered that the development complies with Standard B4 of Rescode.*

#### 5.0 STANDARD B5 – INTERGRATION WITH THE STREET.

The development involves 2 new crossovers to access the Unit 1 and Units 2-13. The existing access point is proposed to be removed.

*It is considered that the development complies with Standard B5 of Rescode.*

#### 6.0 STANDARD B6 – STREET SETBACK OBJECTIVE.

The proposed unit 1 setback from Ahern Road 8.850m and Unit 13 setback from Ahern Road 9.376.

The proposed setbacks are similar to neighbouring properties.

*It is considered that the development complies with Standard B6 of Rescode*

#### 7.0 STANDARD B7- BUILDING HEIGHT.

The maximum building height for this development does not exceed 9 metres in height. Please refer to elevations for proposed building heights.

*It is considered that the development complies with Standard B7 of Rescode*

#### 8.0 STANDARD B8- SITE COVERAGE.

The site area covered by buildings is 37.86% site coverage, below the maximum of 60%.

*It is considered that the development complies with Standard B8 of Rescode.*

#### 9.0 STANDARD B09- PERMEABILITY.

The total pervious area of the site will be 622.00m<sup>2</sup> or 43.00%, some 37.00% less than the maximum 80% allowable as stated in Rescode.

Also, as stated previously, as much paving as possible will be graded towards the new landscaped areas so as to maximise the on-site capacity of stormwater and also minimise the effect on local drainage networks.

*It is considered that the development complies with Standard B9 of Rescode.*



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#### 10.0 STANDARD B10- ENERGY EFFICIENCY.

The units proposed for this development has been oriented to make appropriate use of solar energy. The units have been sited and designed to ensure that the energy efficiency proposed units on our site & adjoining lots is not reasonably reduced. Living areas and private open space has been orientated to the north side of this development, and the Private Open Spaces, have been designed, to allow for existing trees to remain, and not adversely affect the tree on the neighboring property.

*It is considered that the development complies with Standard B10 of Rescode*

#### 11.0 STANDARD B11- OPEN SPACE.

Due to the small nature of the development, no communal open space has been provided within the development.

There is therefore no need to integrate the layout of the development with either communal or public open space however the development has been designed with the location of neighbouring open space in mind.

*It is considered that the development complies with Standard B11 of Rescode.*

#### 12.0 STANDARD B12- SAFETY.

The Proposed units have been provided with a separate entrance to ensure individual identity, clear visibility to visitors etc. and personal security.

The units have been designed and positioned to allow individual identity creating a sense of personal address.

*It is considered that the development complies with Standard B12 of Rescode.*

#### 13.0 STANDARD B13- LANDSCAPING.

The development has been provided with reasonably dense landscaping proposed throughout the site, located around each unit and also along the driveway to reduce the visual impact of the driveways from the street.

*It is considered that the development complies with Standard B13 of Rescode.*

#### 14.0 STANDARD B14- ACCESS.

Access has been designed to allow safe and efficient movements within the development and to provide safe movement exiting from the site.

The development provides for sufficient access by service, emergency & delivery vehicles.

*It is considered that the development complies with Standard B14 of Rescode.*



#### 15.0 STANDARD B15- PARKING LOCATION.

The garages proposed within the development has been located next to the unit & have been designed to provide occupants access either through the front garage tilt/roller door or through the pedestrian door with access via individual private open space areas, and directly into the residence.

The proposed units has no windows located within 1.50m of the shared driveway or neighbouring garage.

*It is considered that the development complies with Standard B15 of Rescode*

#### 16.0 STANDARD B16- PARKING PROVISION.

The proposed 2 No bedroom units have been provided with a carspace and the 3 No bedroom units have been provided with 2 No car spaces.

The single garage has been designed with a minimum width of 3.5 metres.  
The double garage has been designed with a minimum width of 5.5 metres.

*It is considered that the development complies with Standard B16 of Rescode.*

#### 17.0 STANDARD B17- SIDE AND REAR SETBACKS.

Setbacks have been designed to be a minimum of 1.00 metres from the side (Townhouse No 1) & a 5.963 m setback to the rear boundary (Townhouse No 8).

The proposed open space setback is a min 3.00-metre minimum setback, and also an enlarged area is provided to accommodate an outdoor seating area.

All and any fascias, gutters, eaves etc. will not encroach on the minimum side & rear setback requirements stated in Standard B17 of Rescode that being no more than the 0.5m into the setbacks nominated by the Standard.

*It is considered that the development complies with Standard B17 of Rescode.*

#### 18.0 STANDARD B18- WALLS ON BOUNDARIES.

There is walls to be built within 1000mm of any boundary and then 1.40m is the nearest other proposed setback from any boundary being that of the proposed unit no 7.

*It is considered that the development complies with Standard B18 of Rescode.*

#### 19.0 STANDARD B19- DAYLIGHT TO EXISTING WINDOWS.

There are no existing habitable room windows which are affected by the proposed development, all a greater distance from the minimum setbacks required.

*It is considered that the development complies with Standard B19 of Rescode.*

#### 20.0 STANDARD B20- NORTH FACING WINDOWS.

There are no north facing habitable room windows to the proposed development or to neighboring properties, which are effected by the development.

*It is considered that the development complies with Standard B20 of Rescued.*

#### 21.0 STANDARD B21- OVERSHADOWING OPEN SPACE.

This development has been designed not to significantly overshadow any neighbouring existing secluded open space.

Neighboring properties shall receive over 5 hours of sunlight in secluded private open space areas between the hours of 9am to 3pm on September 22nd in an area greater than 40m<sup>2</sup>.

*It is considered that the development complies with Standard B21 of Rescued.*

#### 22.0 STANDARD B22- OVERLOOKING.

The Development satisfies the requirement due to the proposed units being provided being treated with screening methods (obscure glazing) thus maximizing the privacy aspect to other neighboring dwellings and properties.

This development has been designed to kept views into existing secluded open space to a minimum.

*It is considered that the development complies with Standard B22 of Rescued.*

#### 23.0 STANDARD B23- INTERNAL VIEWS.

There shall be no overlooking from habitable room windows of any dwelling within the development due to the design of the development and location of the proposed private open spaces.

*It is considered that the development complies with Standard B23 of Rescued.*

#### 24.0 STANDARD B24- NOISE IMPACTS.

This development has been designed to contain noise sources that may affect existing neighbouring dwellings.

*It is considered that the development complies with Standard B24 of Rescued.*

#### 25.0 STANDARD B25- ACCESSIBILITY.

The development has been designed to easily allow it to be made accessible and to accommodate the possible future needs of people with limited mobility. Proposed conc. pathways, landings & steps could be easily converted to ramps if the need did ever arise.

*It is considered that the development complies with Standard B25 of Rescued.*

#### 26.0 STANDARD B26- DWELLING ENTRY.

The development has been designed to provide the units with a separate entrance to ensure individual identity, clear visibility to visitor's etc. and personal security.

It is considered that the proposed units have been positioned to allow individual identity from the street creating a sense of personal address.

*It is considered that the development complies with Standard B26 of Rescued.*

#### 27.0 STANDARD B27- DAYLIGHT TO NEW WINDOWS.

Habitable room windows have been provided an outdoor space clear to the sky with a minimum dimension of 1 metre clear to the sky.

*It is considered that the development complies with Standard B27 of Rescode*

#### 28.0 STANDARD B28- PRIVATE OPEN SPACE.

The proposed units has been provided with over the minimum 40 sq m. of private open space all with convenient access from a living room.

Each private opens space area will receive various levels of morning (east) & afternoon (north & west) sunlight throughout the year.

*It is considered that the development complies with Standard B28 of Rescode.*

#### 29.0 STANDARD B29- SOLAR ACCESS.

It was neither appropriate nor practicable to locate open space areas in the direct northerly aspect however all open space areas have been located in a position where they will each receive sufficient sunlight from the northerly, southerly & westerly aspect.

Due to the location & angle of the open space to north there is no such "northern" or "southern" wall that will have an affect on the development.

*It is considered that the development complies with Standard B29 of Rescode.*

#### 30.0 STANDARD B30- STORAGE.

As part of the development each unit has been provided with 6m3 of storage facilities in the form of storage sheds or storage area at rear of Garage.

*It is considered that the development complies with Standard B30 of Rescode.*

### 31.0 STANDARD B31- DESIGN DETAIL.

The units has been designed to respond to the surrounding area and the features of the site with established trees to remain where possible.

It is felt that 13 units ( single & double storey) was appropriate to this site, providing a reduction in site cover while maintaining dwelling sizes appropriate to the proposed market niche.

The articulation of building mass enhances the sense of transition between neighbouring properties, and the combined effect of the existing dwelling at the front, is a built form that is suited to the area.

The building form is reflective of the surrounding area with pitched roof areas along with face brick / lining boards exists whilst windows throughout the area vary in style and materials, so a complimentary style has been chosen.

*It is considered that the development complies with Standard B31 of Rescode.*

### 32.0 STANDARD B32- FRONT FENCES.

There no front fence proposed for this development.

*It is considered that the development complies with Standard B32 of Rescode.*

### 33.0 STANDARD B33- COMMON PROPERTY.

This development has been designed so there is common property within the development.

*It is considered that the development complies with Standard B33 of Rescode*

### 34.0 STANDARD B34- SITE SERVICES.

The development has been provided with letterboxes in accordance with Australia Post, clothes drying facilities in the private open space areas and lockable storage areas which are incorporated in to the design of the dwellings and garages. Each occupant of the existing & proposed dwelling will be responsible for the storage of rubbish & recycling bins within their own areas such as the garage or open space area.

*It is considered that the development complies with Standard B34 of Rescode.*



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Date Prepared: 26 November 2025

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## JAMES TURNER DESIGN.

Architectural Design & Building Consultants.

James + Turner Design, (a Caramar Group Pty Ltd company),  
12 Esplanade, Botanic Ridge, Victoria, 3977, Australia.  
Tel: 0438 981 853. Email: mtj.d@live.com.au

|      |        |                                |      |
|------|--------|--------------------------------|------|
| Rev. | Date   | Revision Description           | By   |
| 1    | Aug 25 | Update to Council RFI.         | M.J. |
| 2    | May 25 | Section 72 Council Submission. | M.J. |

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Dimensioned distances take precedence over scaled distances.

**CLIENT:**  
K CONSTRUCTIONS.

**PROJECT ADDRESS:**  
56 AHERN ROAD,  
PAKENHAM, VICTORIA, 3810.

**DRAWN:**  
M.JAMES.  
**CHECKED BY:**  
M.JAMES.  
**PLOT SCALE:**  
1:1.  
**CAD FILE NO:**  
25-792.TP.

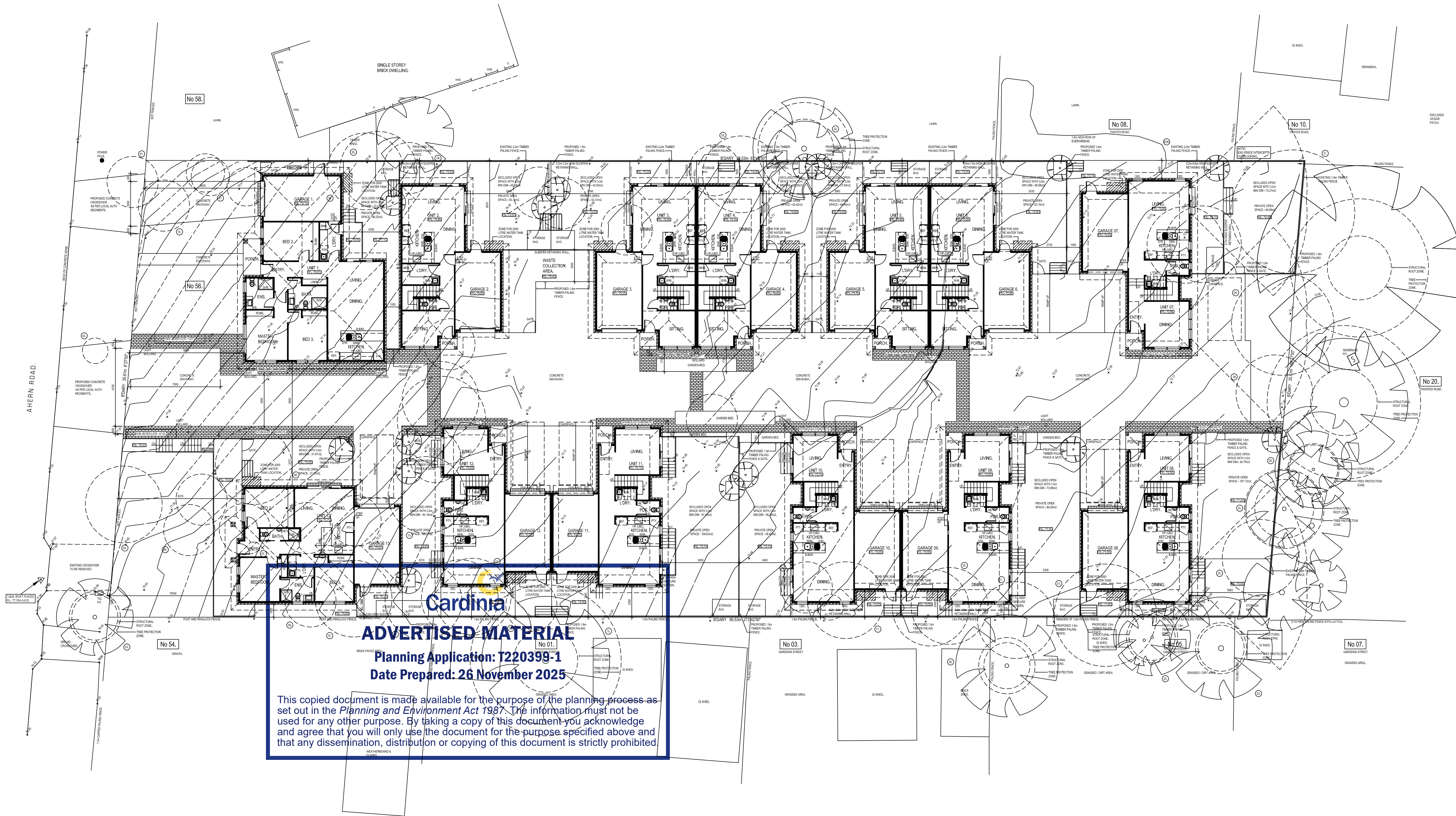
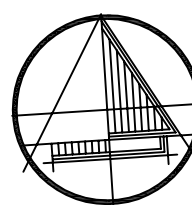
**PROJECT TITLE:**  
PROPOSED MULTI UNIT DEVELOPMENT.

**DRAWING TITLE:**  
OVERALL GROUND FLOOR PLAN.

**PROJECT NO:**  
25.792.  
**SCALE:**  
1:50.  
**DRAWING NO:**  
TP01.

**SHEET SIZE:**  
A1.  
**REVISION:**  
B.

**TOWN PLANNING DOCUMENTATION.**







## JAMES TURNER DESIGN.

Architectural Design & Building Consultants.

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12 Esplanade, Botanic Ridge, Victoria, 3877, Australia.  
Tel: 0438 981 853. Email: mtj.d@live.com.au

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| 1.   | Aug 25. | Update to Council RFI.         |      |
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### PROJECT ADDRESS.

56 AHERN ROAD,  
PAKENHAM, VICTORIA, 3810.

### DRAWN.

M.JAMES.

CHECKED BY:

M.JAMES.

PLOT SCALE.

1:1.

CAD FILE NO.

25-792 TP.

### PROJECT TITLE.

PROPOSED MULTI UNIT DEVELOPMENT.

### DRAWING TITLE.

OVERALL FIRST FLOOR PLAN.

### PROJECT NO.

25.792.

SCALE.

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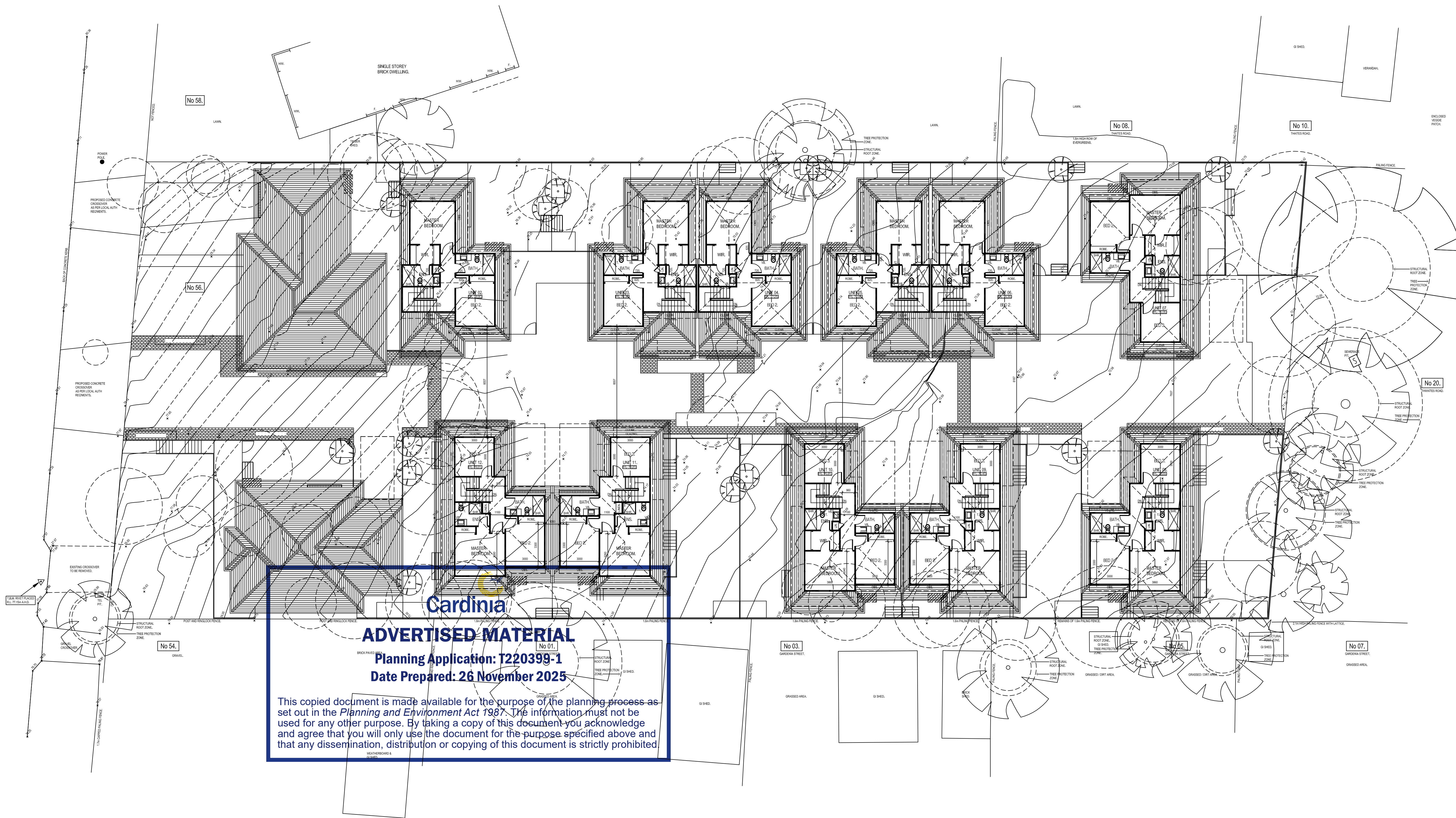
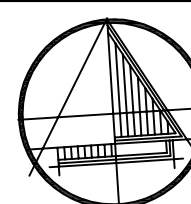
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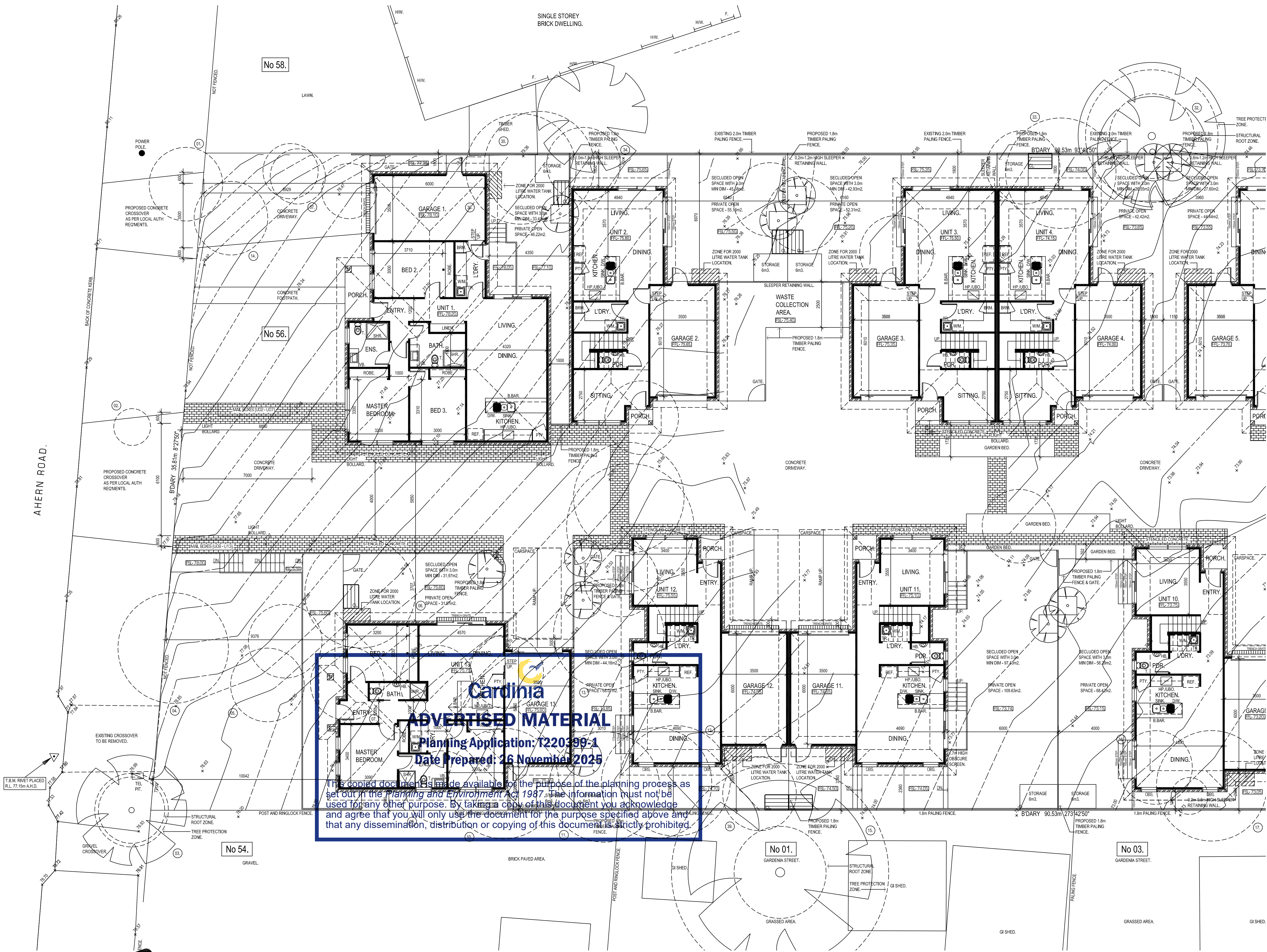
DRAWING TYPE.

TOWN PLANNING DOCUMENTATION.

TOWN PLANNING.







SITE STATISTICS.

SITE ANALYSIS.

|                |                      |
|----------------|----------------------|
| SITE AREA.     | 3230.00 m2.          |
| SITE COVERAGE. | 1223.00 m2 (37.86%). |

AREA ANALYSIS.

|                  |            |
|------------------|------------|
| UNIT No 1.       |            |
| PROPOSED FLOOR.  | 108.65 m2. |
| PROPOSED GARAGE. | 24.35 m2.  |
| PROPOSED PORCH.  | 3.83 m2.   |

|                       |           |
|-----------------------|-----------|
| UNIT No 2.            |           |
| PROPOSED GRND FLOOR.  | 61.03 m2. |
| PROPOSED GARAGE.      | 24.04 m2. |
| PROPOSED PORCH.       | 1.08 m2.  |
| PROPOSED FIRST FLOOR. | 47.30 m2. |

|                       |           |
|-----------------------|-----------|
| UNIT No 3, 4, 5 & 6.  |           |
| PROPOSED GRND FLOOR.  | 56.60 m2. |
| PROPOSED GARAGE.      | 24.04 m2. |
| PROPOSED PORCH.       | 1.08 m2.  |
| PROPOSED FIRST FLOOR. | 47.45 m2. |

|                       |           |
|-----------------------|-----------|
| UNIT No 7 & 8.        |           |
| PROPOSED GRND FLOOR.  | 65.40 m2. |
| PROPOSED GARAGE.      | 24.23 m2. |
| PROPOSED PORCH.       | 1.69 m2.  |
| PROPOSED FIRST FLOOR. | 55.39 m2. |

|                       |           |
|-----------------------|-----------|
| UNIT No 9 & 10.       |           |
| PROPOSED GRND FLOOR.  | 65.40 m2. |
| PROPOSED GARAGE.      | 23.52 m2. |
| PROPOSED PORCH.       | 1.69 m2.  |
| PROPOSED FIRST FLOOR. | 55.40 m2. |

|                       |           |
|-----------------------|-----------|
| UNIT No 11 & 12.      |           |
| PROPOSED GRND FLOOR.  | 61.05 m2. |
| PROPOSED GARAGE.      | 23.52 m2. |
| PROPOSED PORCH.       | 1.69 m2.  |
| PROPOSED FIRST FLOOR. | 52.85 m2. |

|                  |           |
|------------------|-----------|
| UNIT No 13.      |           |
| PROPOSED FLOOR.  | 84.06 m2. |
| PROPOSED GARAGE. | 24.23 m2. |
| PROPOSED PORCH.  | 1.96 m2.  |

IMPERVIOUS ANALYSIS.

|                     |
|---------------------|
| 622.00 m2 (43.00%). |
|---------------------|

PRIVATE OPEN SPACE.

|              | REQUIRED. | ACTUAL.                |
|--------------|-----------|------------------------|
| DWELLING 1.  | 40.00 m2. | 46.22 m2.              |
| DWELLING 2.  | 40.00 m2. | 55.16 m2.              |
| DWELLING 3.  | 40.00 m2. | 52.31 m2.              |
| DWELLING 4.  | 40.00 m2. | 42.42 m2.              |
| DWELLING 5.  | 40.00 m2. | 44.44 m2.              |
| DWELLING 6.  | 40.00 m2. | 53.16 m2.              |
| DWELLING 7.  | 40.00 m2. | 99.99 m2.              |
| DWELLING 8.  | 40.00 m2. | 107.10 m2.             |
| DWELLING 9.  | 40.00 m2. | 86.90 m2.              |
| DWELLING 10. | 40.00 m2. | 56.29 m2.              |
| DWELLING 11. | 40.00 m2. | 97.43 m2.              |
| DWELLING 12. | 40.00 m2. | 68.07 m2.              |
| DWELLING 13. | 40.00 m2. | 31.97 m2 + FRONT YARD. |

PLANNING ZONE.

GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1).

PLANNING OVERLAY.

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 1 (DCP01).

TOWN PLANNING.

REFER CONTINUATION - Drg TP4.

JAMES TURNER DESIGN.  
Architectural Design & Building Consultants.

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12 Esple Court, Botanic Ridge, Victoria, 3977, Australia.  
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CLIENT.

K CONSTRUCTIONS.

PROJECT ADDRESS.

56 AHERN ROAD,  
PAKENHAM, VICTORIA, 3810.

DRAWN.

M.JAMES.

CHECKED BY.

M.JAMES.

PLOT SCALE.

1:1.

CAD FILE NO.

25-792.TP.

PROJECT TITLE.

PROPOSED MULTI UNIT DEVELOPMENT.

DRAWING TITLE.

SITE / GROUND FLOOR PLAN - SHEET 1.

PROJECT NO.

25.792.

SCALE.

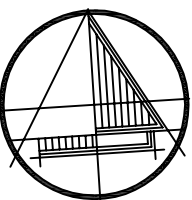
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DRAWING NO.

TP03.

DRAWING TYPE.

TOWN PLANNING DOCUMENTATION.





# REFER CONTINUATION - Dra TP3

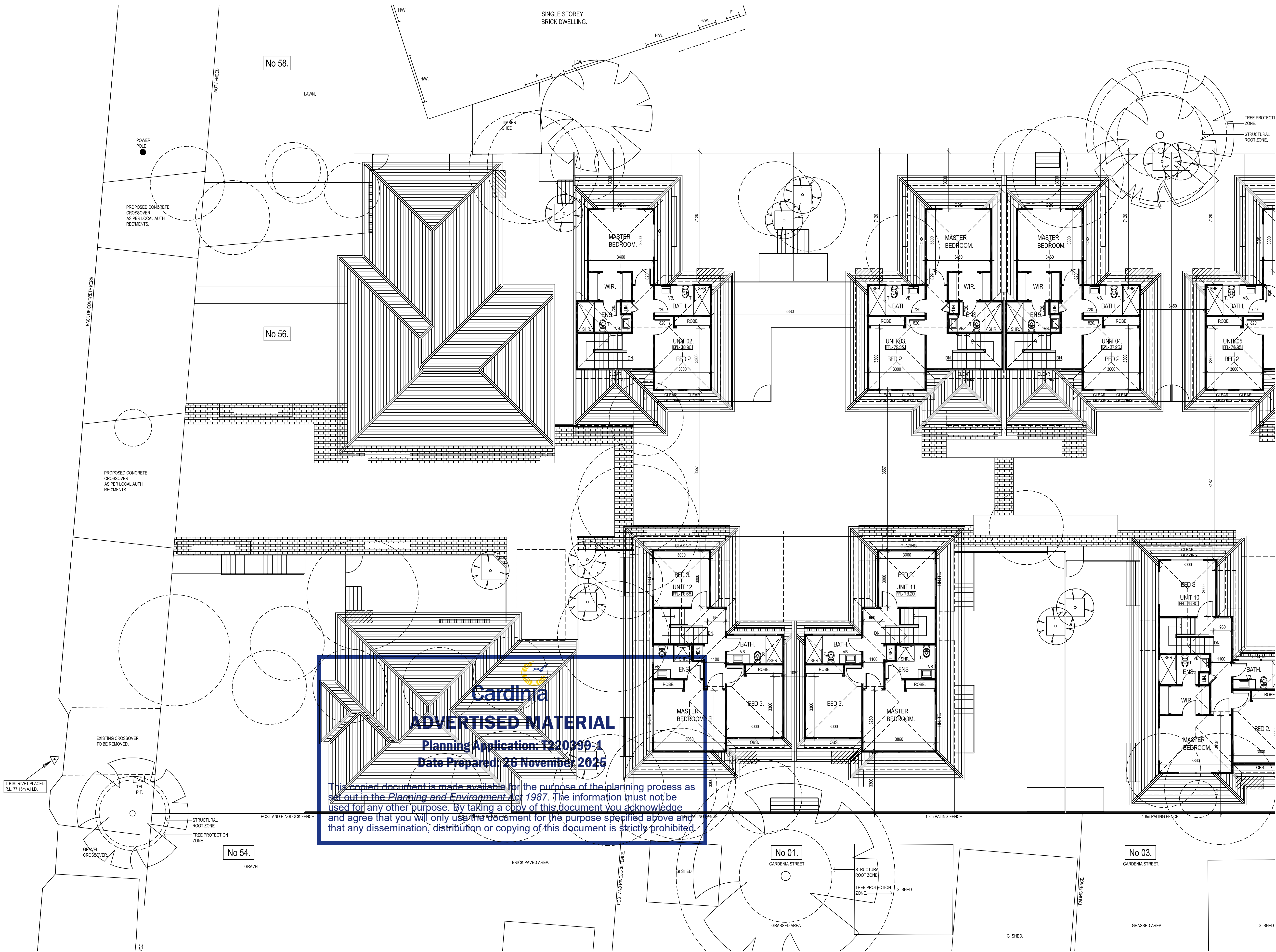


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|      |         |                                |      |
|      |         |                                |      |
| A.   | May 25, | Section 72 Council Submission. | M.A. |
| Rev. | Date.   | Revision Description.          | By.  |

| Tree No.  | Tree Species.              | Common Name.              | Retained/Removed.          | Tree Height (metres). | Tree Width (metres). | Tree Protection Zone (Radius Metres). | Structural Root Zone (Radius Metres). | Retention Value. | Comments.                                |
|-----------|----------------------------|---------------------------|----------------------------|-----------------------|----------------------|---------------------------------------|---------------------------------------|------------------|------------------------------------------|
| 01.       | PITIOSPORUM UNDULATUM.     | SWEET PITIOSPORUM.        | STREET TREE TO BE REMOVED. |                       |                      |                                       |                                       | LOW.             | WEED SPECIES IN ROAD RESERVE.            |
| 02.       | TRISTANOPSIS LAURINA.      | WATER GUM.                | STREET TREE.               | 2000mm                | 1000mm               | 2000mm                                | 1500mm                                | LOW.             | IN ROAD RESERVE.                         |
| 03.       | PITIOSPORUM UNDULATUM.     | SWEET PITIOSPORUM.        | STREET TREE.               | 5000mm                | 3000mm               | 2000mm                                | 1800mm                                | LOW.             | WEED SPECIES IN ROAD RESERVE.            |
| 04.       | PITIOSPORUM UNDULATUM.     | SWEET PITIOSPORUM.        | TO BE REMOVED.             |                       |                      |                                       |                                       | LOW.             | WEED SPECIES.                            |
| 05.       | PRUNUS SP.                 | FLOWERING CHERRY.         | TO BE REMOVED.             |                       |                      |                                       |                                       | LOW.             |                                          |
| 06.       | FRAXINUS ANGUSTIFOLIA.     | DESERT ASH.               | TO BE REMOVED.             |                       |                      |                                       |                                       | LOW.             | WEED SPECIES.                            |
| 07.       | JACARANDA NIMRODIFOLIA.    | JACARANDA.                | TO BE REMOVED.             |                       |                      |                                       |                                       | LOW.             |                                          |
| 08.       | PRUNUS SP.                 | FLOWERING CHERRY.         | TO BE REMOVED.             |                       |                      |                                       |                                       | LOW.             |                                          |
| 09.       | LEPTOSPERMUM PETERSONII.   | LEMON-SCENTED TEA - TREE. | TO BE REMOVED.             |                       |                      |                                       |                                       | LOW.             |                                          |
| 10.       | PITIOSPORUM UNDULATUM.     | SWEET PITIOSPORUM.        | TO BE REMOVED.             |                       |                      |                                       |                                       | LOW.             | WEED SPECIES.                            |
| 11.       | SYZYGIUM SMITHII.          | LILLY PILLY.              | TO BE REMOVED.             |                       |                      |                                       |                                       | LOW.             |                                          |
| 12.       | SYZYGIUM SMITHII.          | LILLY PILLY.              | TO BE REMOVED.             |                       |                      |                                       |                                       | LOW.             |                                          |
| 13.       | PRUNUS SP.                 | FLOWERING CHERRY.         | TO BE REMOVED.             |                       |                      |                                       |                                       | LOW.             |                                          |
| 14.       | PITIOSPORUM UNDULATUM.     | SWEET PITIOSPORUM.        | TO BE REMOVED.             |                       |                      |                                       |                                       | LOW.             | WEED SPECIES.                            |
| 15.       | FRAXINUS ANGUSTIFOLIA.     | DESERT ASH.               | NEIGHBOURING TREE.         | 10000mm               | 8000mm               | 5000mm                                | 2500mm                                | LOW.             | NEIGHBOURING PROPERTY TO SOUTH.          |
| 16.       | HYMENOSPORUM FLAVUM.       | NATIVE FRANGIPANI.        | TO BE REMOVED.             |                       |                      |                                       |                                       | LOW.             |                                          |
| 17.       | PRUNUS CERASIFERA 'NIGRA'. | RED-LEAF PLUM.            | TO BE REMOVED.             |                       |                      |                                       |                                       | LOW.             |                                          |
| 18.       | SYZYGIUM SMITHII.          | LILLY PILLY.              | TO BE REMOVED.             |                       |                      |                                       |                                       | LOW.             |                                          |
| 19.       | COTONEASTER GLAUCOPHYLLUS. | COTONEASTER.              | TO BE REMOVED.             |                       |                      |                                       |                                       | LOW.             | WEED SPECIES.                            |
| 20.       | PITIOSPORUM UNDULATUM.     | SWEET PITIOSPORUM.        | NEIGHBOURING TREE.         | 7000mm                | 5000mm               | 2200mm                                | 1800mm                                | LOW.             | NEIGHBOURING PROPERTY TO SOUTH.          |
| 21.       | COTONEASTER GLAUCOPHYLLUS. | COTONEASTER.              | NEIGHBOURING TREE.         |                       |                      |                                       |                                       | LOW.             | WEED SPECIES.                            |
| 22.       | PRUNUS CERASIFERA 'NIGRA'. | RED-LEAF PLUM.            | NEIGHBOURING TREE.         | 5000mm                | 3000mm               | 2000mm                                | 1800mm                                | LOW.             | NEIGHBOURING PROPERTY TO SOUTH.          |
| 23.       | COPROSMA REPENS.           | MIRROR BUSH.              | NEIGHBOURING TREE.         | 5000mm                | 6000mm               | 2000mm                                | 1800mm                                | LOW.             | NEIGHBOURING PROPERTY TO SOUTH.          |
| 24.       | MELALEUCA ARBUTIFOLIA.     | HONEY MYRTLE.             | TO BE REMOVED.             |                       |                      |                                       |                                       | LOW.             |                                          |
| 25.       | SYZYGIUM SMITHII.          | LILLY PILLY.              | NEIGHBOURING TREE.         | 8000mm                | 4000mm               | 3100mm                                | 2300mm                                | LOW.             | NEIGHBOURING PROPERTY TO REAR.           |
| 26.       | COTONEASTER GLAUCOPHYLLUS. | COTONEASTER.              | NEIGHBOURING TREE.         | 7000mm                | 4000mm               | 2000mm                                | 1900mm                                | LOW.             | NEIGHBOURING PROPERTY TO REAR.           |
| 27.       | AGONIS FLEXUOSA.           | WILLOW MYRTLE.            | NEIGHBOURING TREE.         | 13000mm               | 6000mm               | 6000mm                                | 2600mm                                | LOW.             | NEIGHBOURING PROPERTY TO REAR.           |
| 28.       | PRUNUS CERASIFERA 'NIGRA'. | RED-LEAF PLUM.            | TO BE REMOVED.             |                       |                      |                                       |                                       | LOW.             |                                          |
| 29.       | MELALEUCA LINARIFOLIA.     | SNOW IN SUMMER.           | TO BE REMOVED.             |                       |                      |                                       |                                       | LOW.             |                                          |
| 30.       | CORYMBIA CITRIFLORA.       | LEMON - SCENTED GUM.      |                            | 14000mm               | 9000mm               | 5400mm                                | 2500mm                                | MEDIUM.          | NEIGHBOURING PROPERTY TO REAR.           |
| 31.       | MELALEUCA STYPHILOIDES.    | PRICKLY PAPERBARK.        | TO BE REMOVED.             |                       |                      |                                       |                                       | LOW.             |                                          |
| 32.       | ILEX AQUIFOLIUM.           | HOLLY.                    | NEIGHBOURING TREE.         | 9000mm                | 4000mm               | 3600mm                                | 2300mm                                | LOW.             | NEIGHBOURING PROPERTY TO NORTH.          |
| 33.       | PHOTINIA ROBUSTA.          | PHOTINIA.                 | TO BE REMOVED.             |                       |                      |                                       |                                       | LOW.             |                                          |
| 34.       | PRUNUS SP.                 | FLOWERING CHERRY.         | TO BE REMOVED.             |                       |                      |                                       |                                       | LOW.             |                                          |
| 35.       | COTONEASTER GLAUCOPHYLLUS. | COTONEASTER.              | TO BE REMOVED.             |                       |                      |                                       |                                       | LOW.             | WEED SPECIES.                            |
| 36.       | COTONEASTER GLAUCOPHYLLUS. | COTONEASTER.              | TO BE REMOVED.             |                       |                      |                                       |                                       | LOW.             | WEED SPECIES.                            |
| 37.       | COTONEASTER GLAUCOPHYLLUS. | COTONEASTER.              | TO BE REMOVED.             |                       |                      |                                       |                                       | LOW.             | WEED SPECIES.                            |
| GROUP 38. | PITIOSPORUM TENUIFOLIUM.   | JAMES STIRLING.           | NEIGHBOURING TREE.         | 7000mm                | 3000mm               | 2000mm                                | 1700mm                                | LOW.             | HEDGE IN NEIGHBOURING PROPERTY TO NORTH. |
| 39.       | AGONIS FLEXUOSA.           | WILLOW MYRTLE.            | TO BE REMOVED.             |                       |                      |                                       |                                       | LOW.             |                                          |





REFER CONTINUATION - Drg TP6.



## JAMES TURNER DESIGN.

Architectural Design & Building Consultants.

James + Turner Design, (a Carramar Group Pty Ltd company),  
12 Esple Court, Botanic Ridge, Victoria, 3977, Australia.  
Tel: 0438 981 853. Email: mj.d@live.com.au

| Rev. | Date    | Revision Description           | By   |
|------|---------|--------------------------------|------|
| 1.   | Aug 25. | Update to Council RFI.         |      |
| 2.   | May 25. | Section 72 Council Submission. | M.J. |

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PROJECT ADDRESS:  
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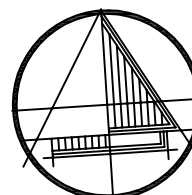
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M.JAMES.  
CHECKED BY:  
M.JAMES.  
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PROJECT TITLE:  
**PROPOSED MULTI UNIT DEVELOPMENT.**

DRAWING TYPE:  
**FIRST FLOOR PLAN - SHEET 1.**

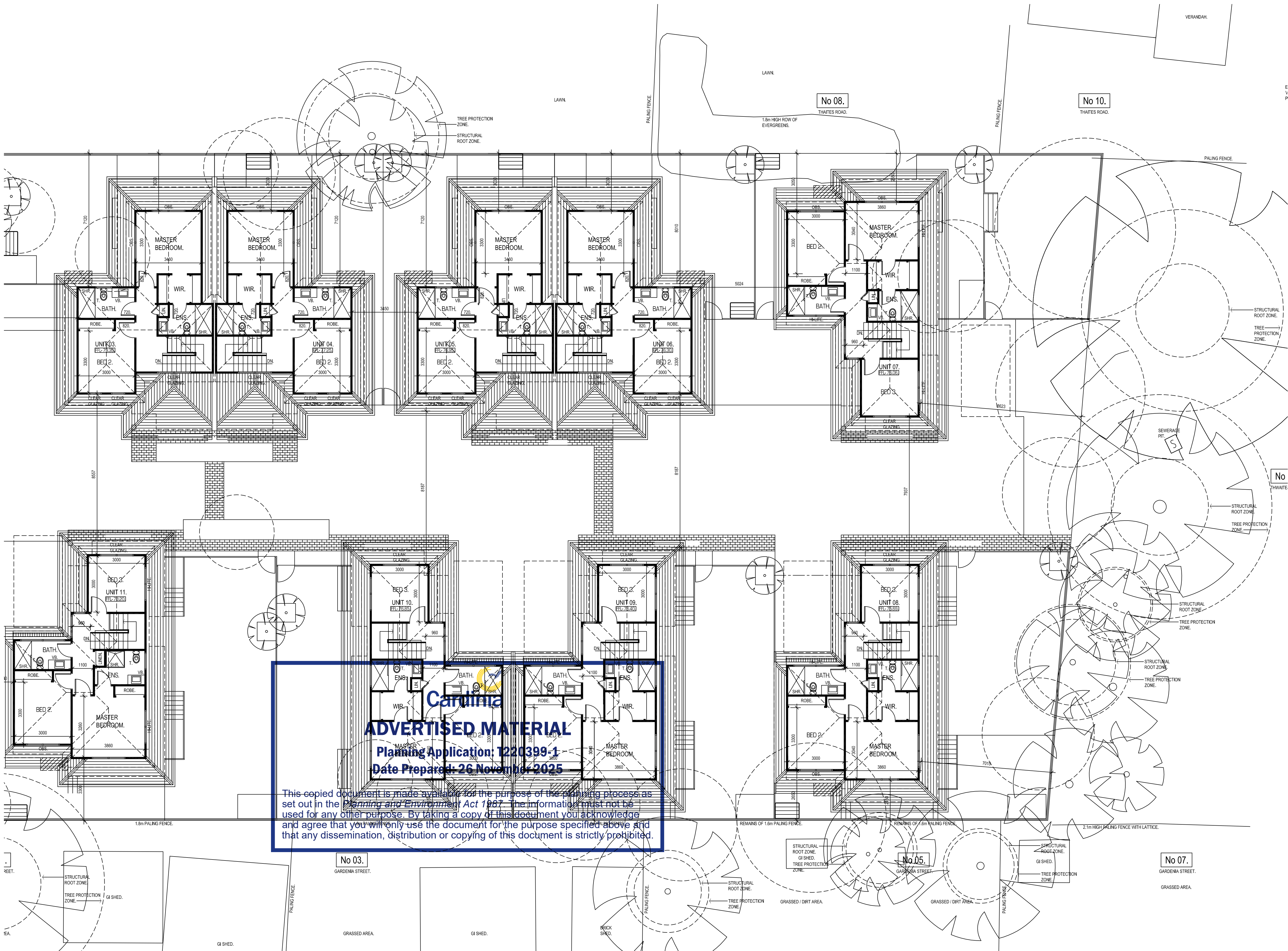
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TOWN PLANNING.





REFER CONTINUATION - Drg TP5.



Carolina  
ADVERTISED MATERIAL  
Planning Application: 1220399-1  
Date Prepared: 26 November 2025

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DRAWN:

M.JAMES.

CHECKED BY:

M.JAMES.

PLLOT SCALE:

1:1.

CAD FILE NO:

25-792 TP.

PROJECT TITLE:

PROPOSED MULTI UNIT DEVELOPMENT.

DRAWING TITLE:

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PROJECT NO:

25.792.

SCALE:

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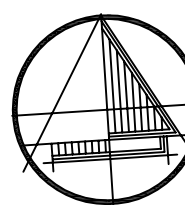
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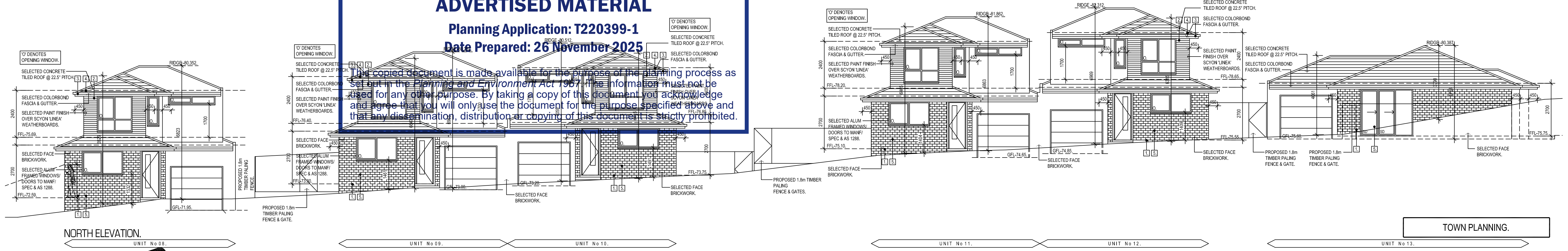
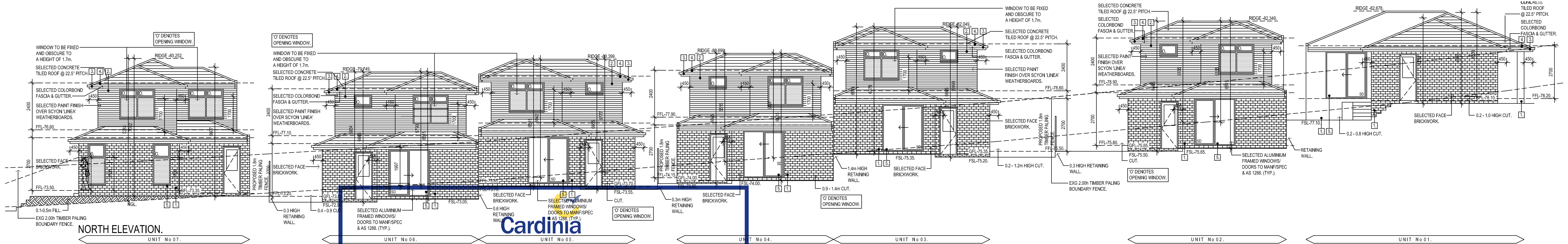
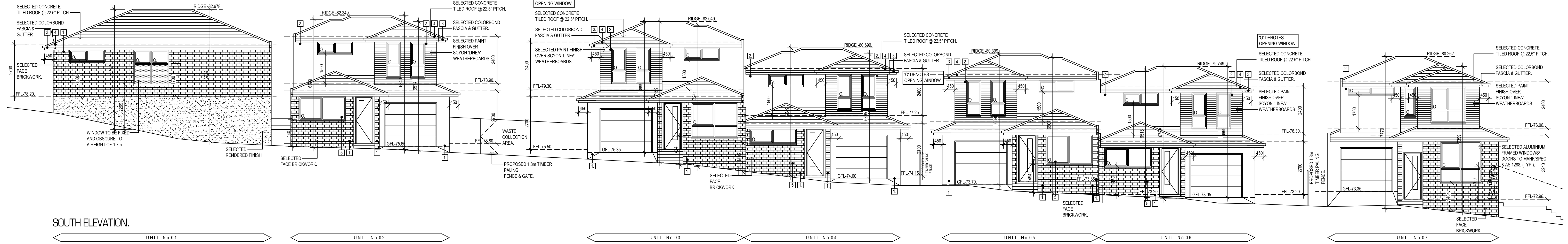
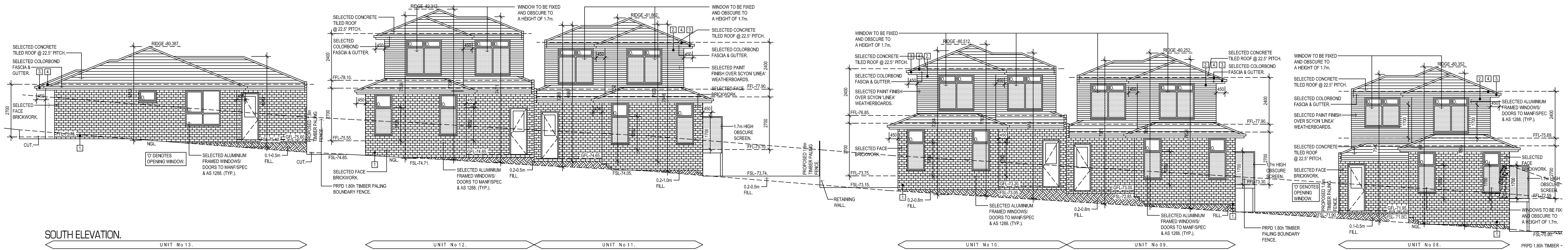
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| Rev. | Date   | Revision Description           | By   |
|------|--------|--------------------------------|------|
| C.   | 04/25  | Update to Council RPI.         | M.J. |
| B.   | Aug/25 | Update to Council RPI.         | M.J. |
| A.   | May/25 | Section 72 Council Submission. | M.J. |

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PAKENHAM, VICTORIA, 3810.

DRAWN:

M.JAMES.

CHECKED BY:

M.JAMES.

PLOT SCALE:

CAD FILE NO:

25-792.TP.

PROJECT TITLE:

PROPOSED MULTI UNIT DEVELOPMENT.

DRAWING TITLE:

ELEVATIONS - SHEET 1.

PROJECT NO.

25,792.

SCALE:

1:100.

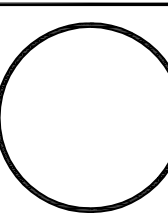
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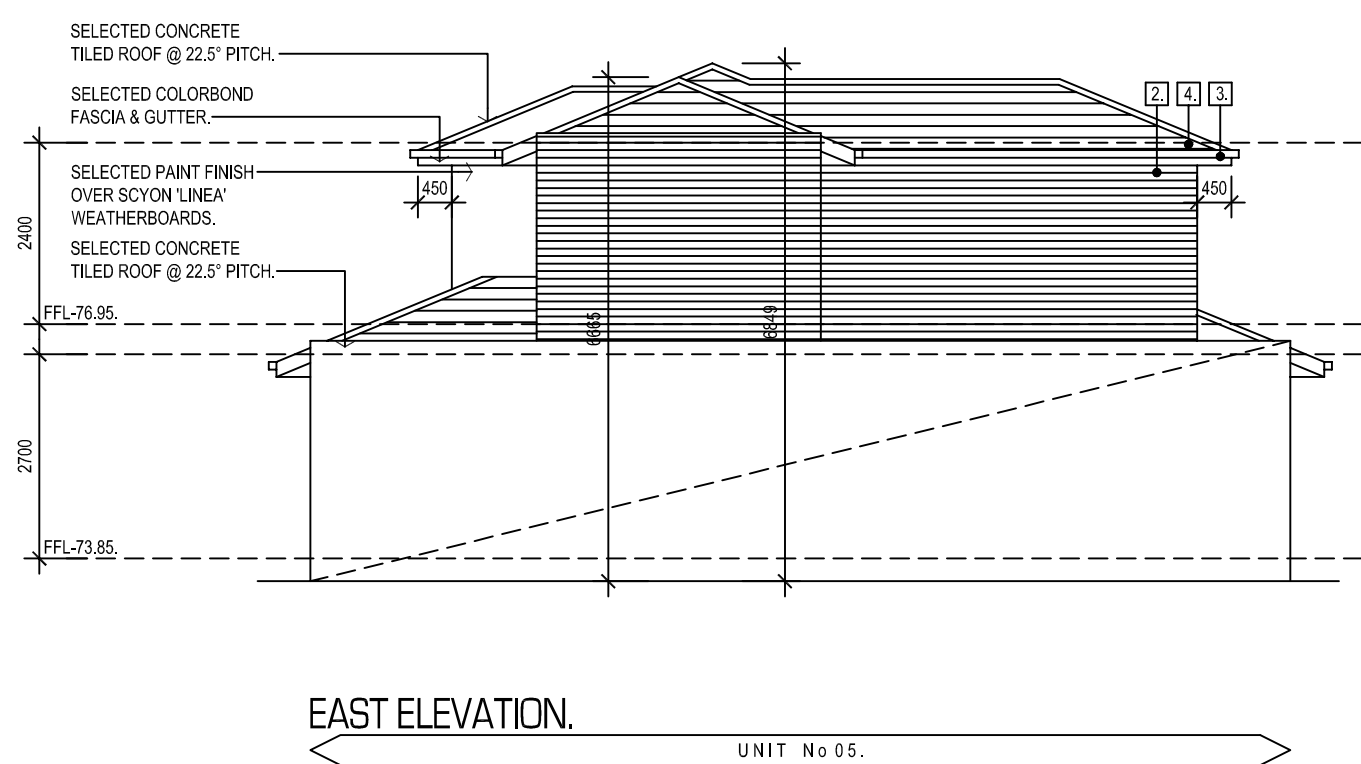
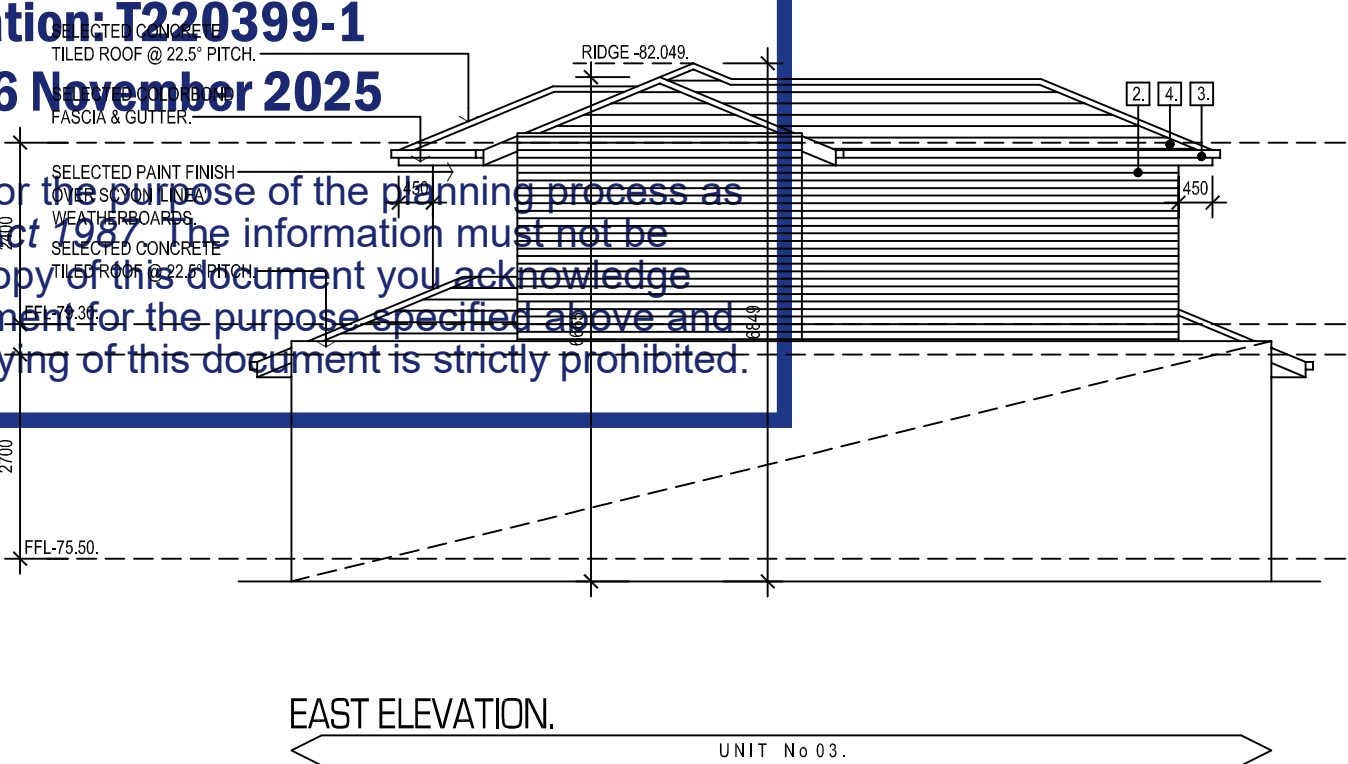
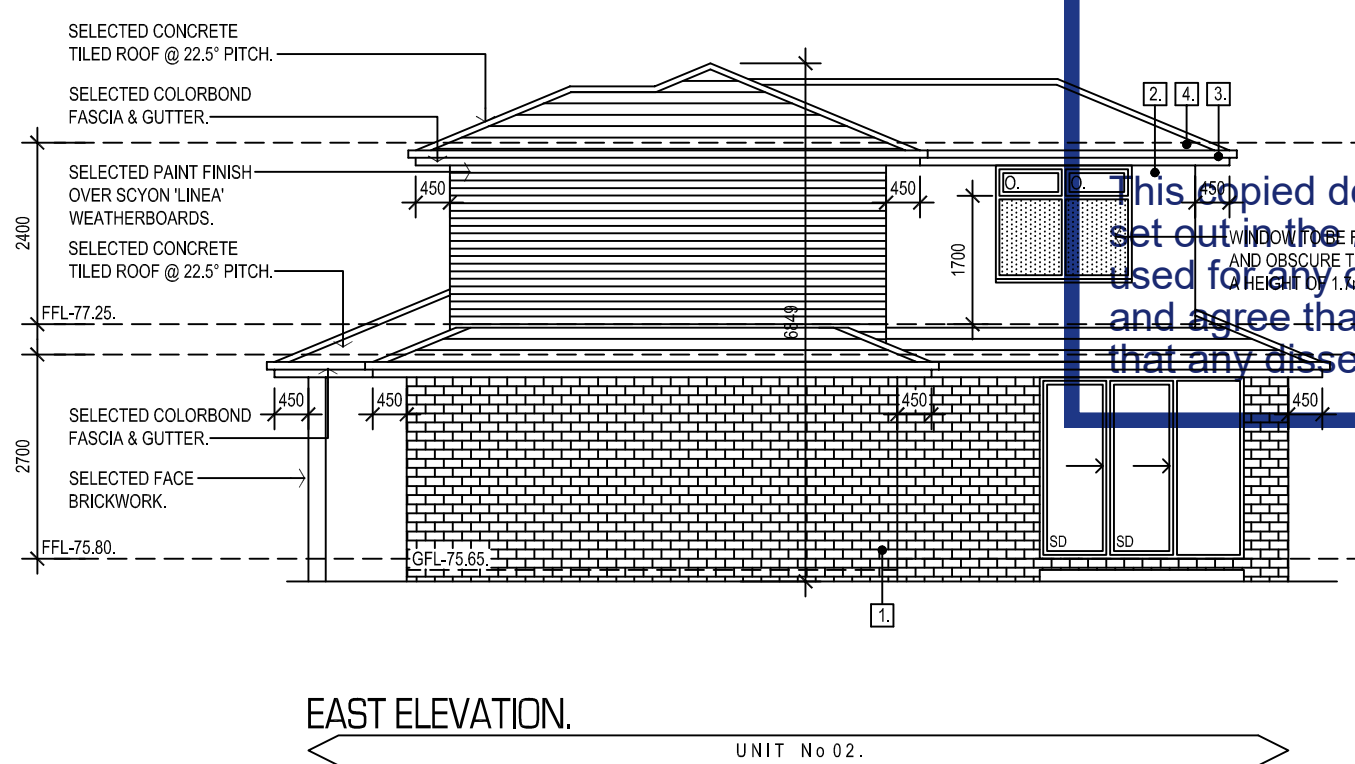
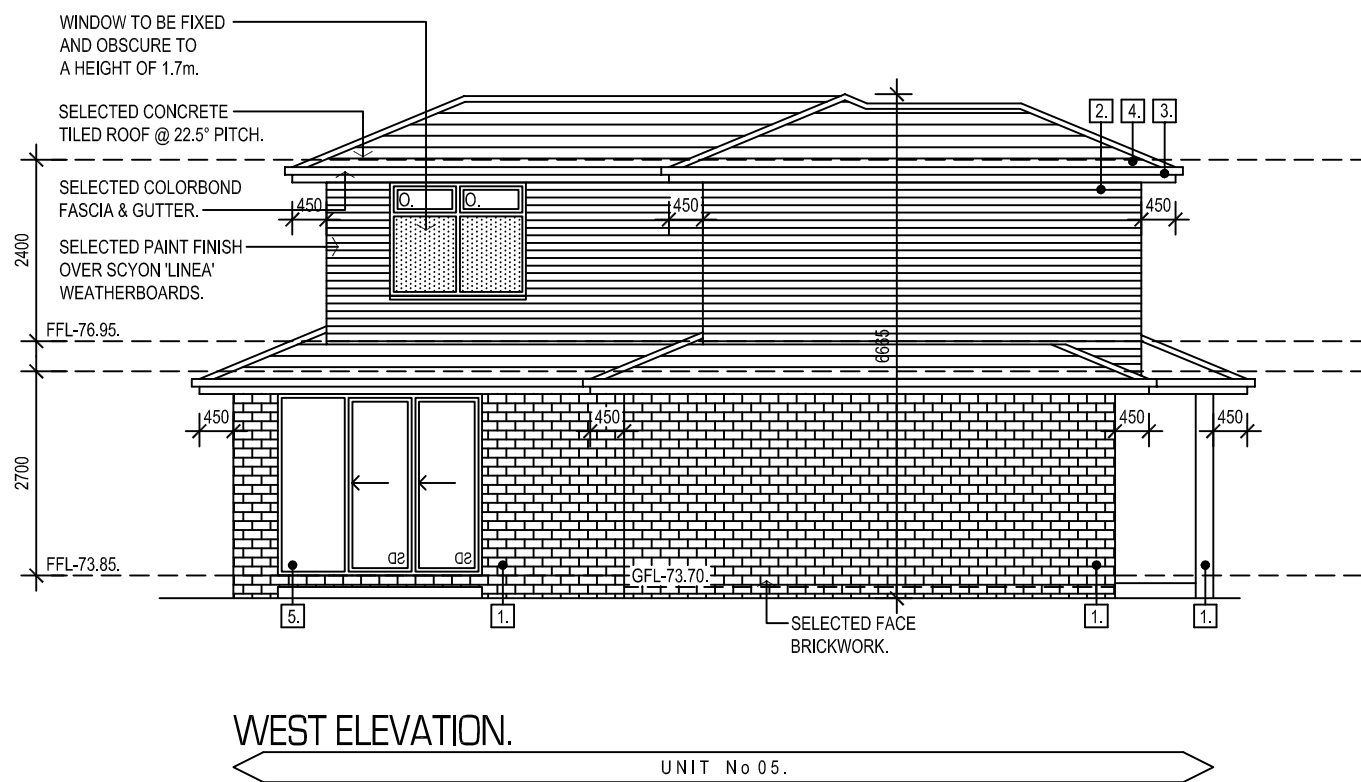
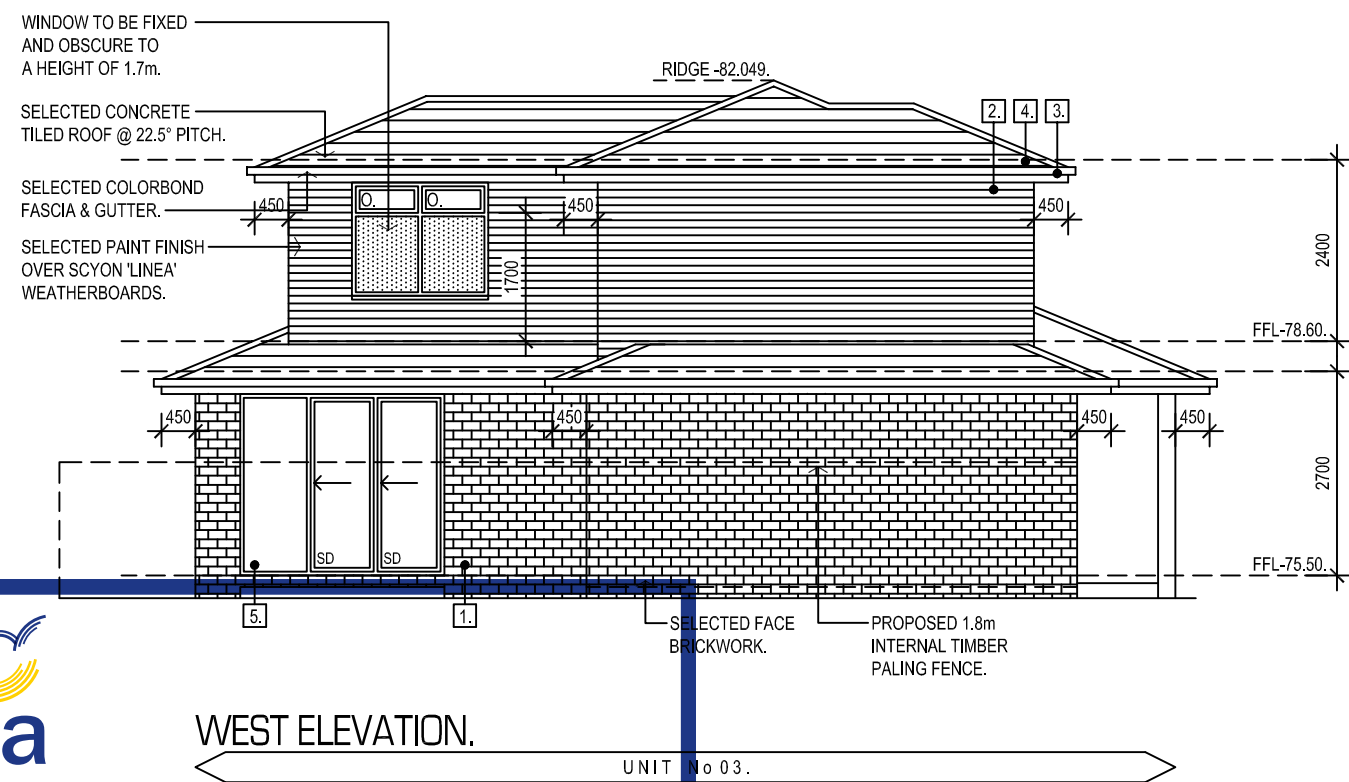
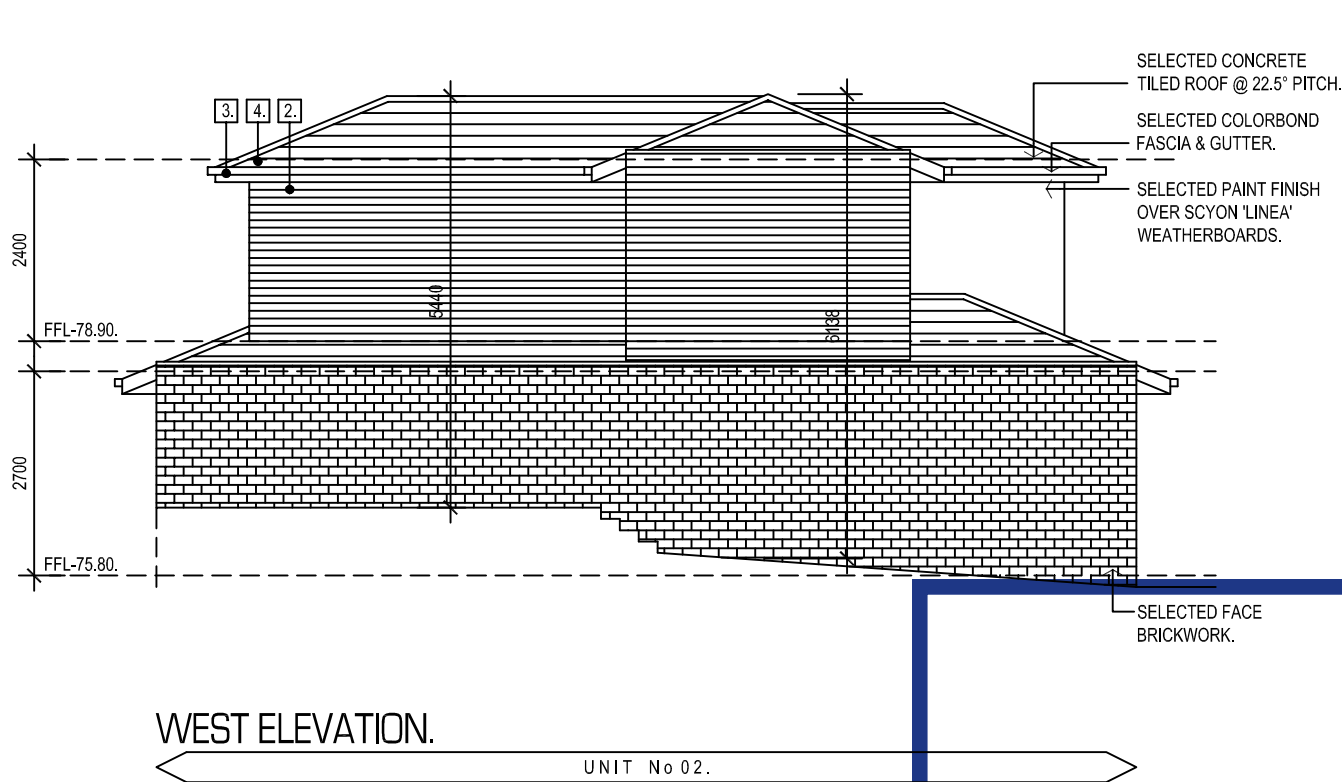
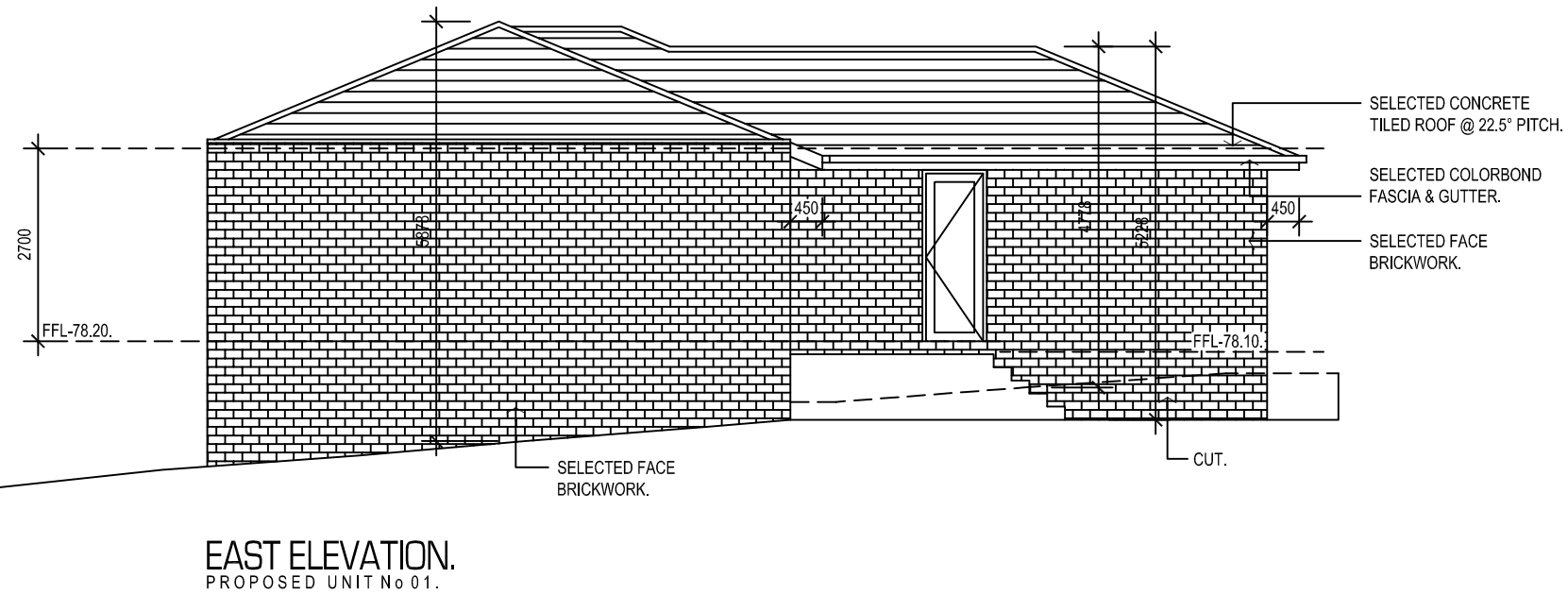
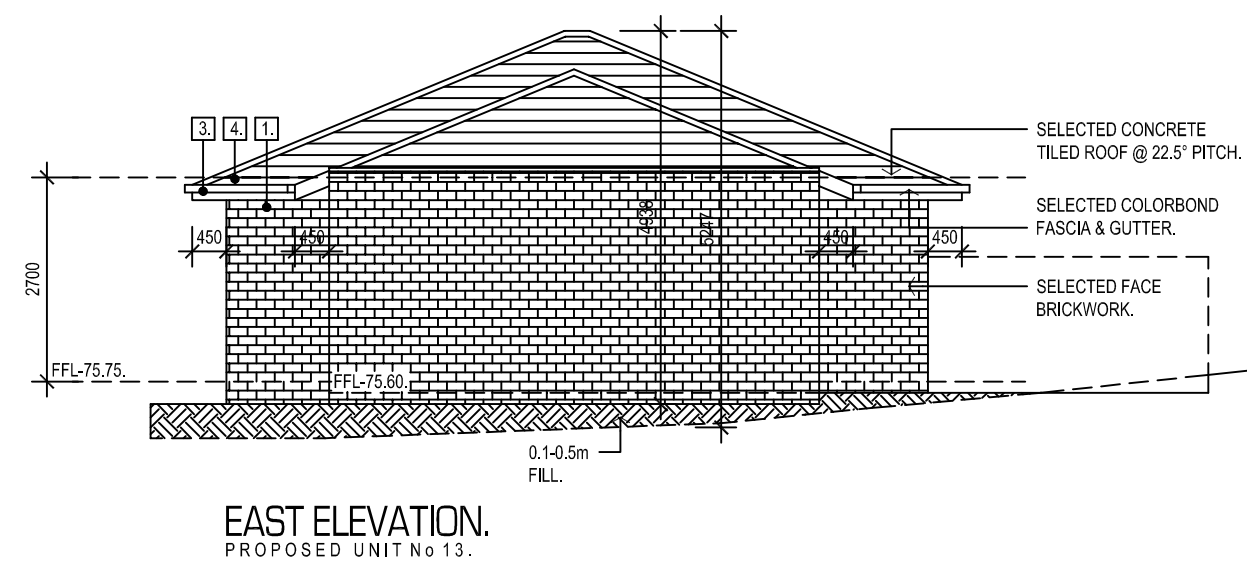
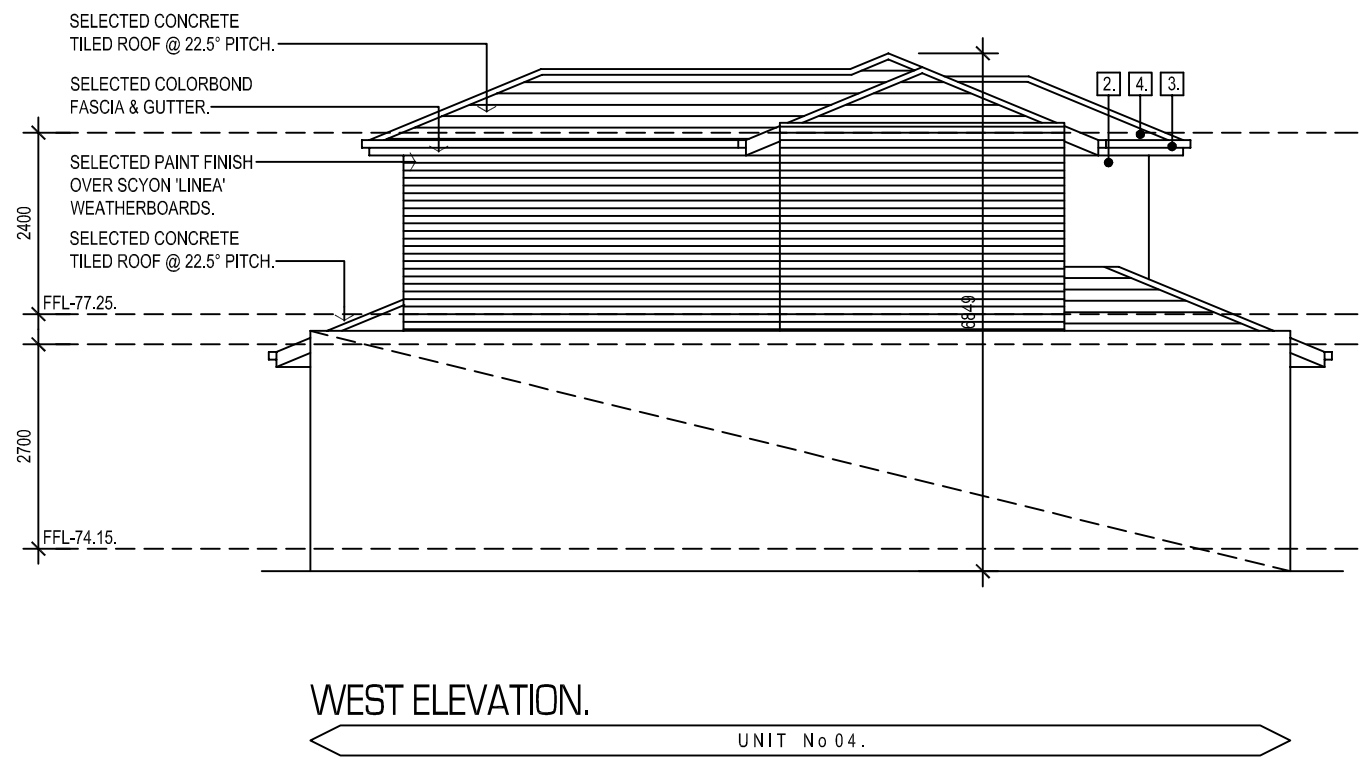
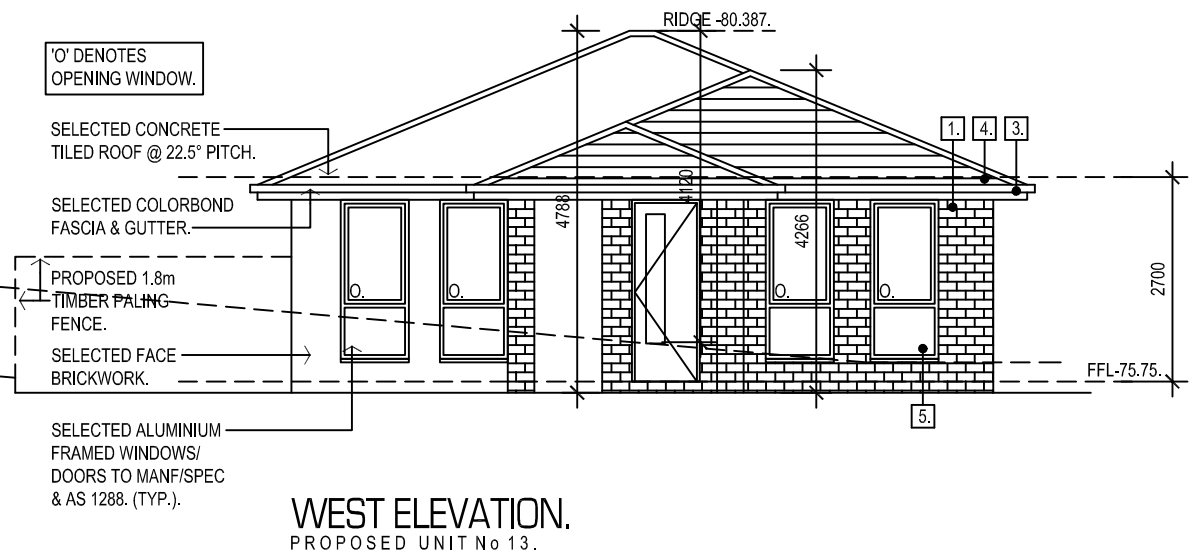
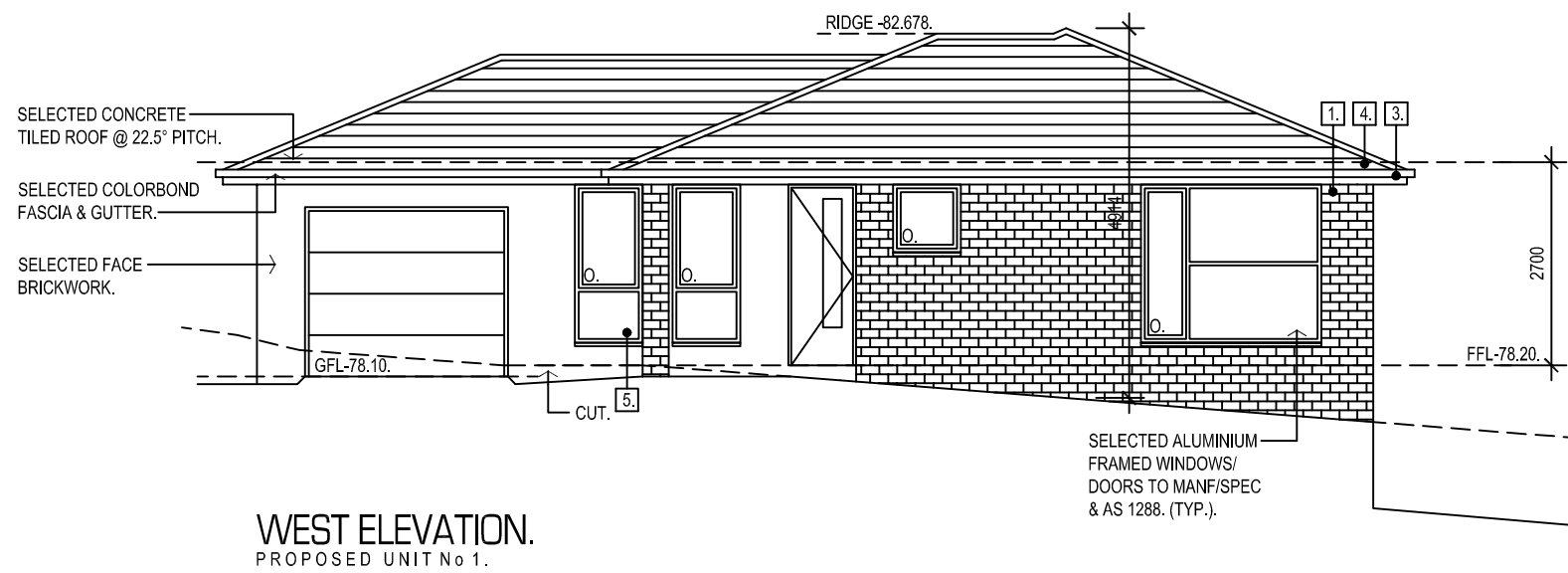
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° CEILING HEIGHTS ARE FLOOR TO CEILING FINISHED SURFACES. CONTRACTOR TO ADJUST WALL HEIGHTS TO ALLOW FOR FLOOR COVERINGS & ALLOWANCES.

° ARTICULATION JOINTS ARE TO BE LOCATED IN ACCORDANCE WITH TECHNICAL NOTES, AND TO THE SATISFACTION OF THE GEOTECHNICAL, STRUCTURAL ENGINEER AND BUILDING SURVEYOR.

° CAVITY FLASHING AND WEEPHOLES ABOVE ALL OPENINGS IN BRICKWORK.

° GRADE SOIL AWAY FROM DWELLING TOWARDS DRAINAGE.

## FINISHES SCHEDULE.

### WALLS.

- FACE BRICK - AUSTRAL - INDULGENCE TAPAS.
- SCYON LINEA® WEATHERBOARDS WITH PAINT FINISH - DULUX TRANQUIL RETREAT (LIGHT GREY).
- SCYON LINEA® WEATHERBOARDS WITH PAINT FINISH - DULUX TEAHOUSE (DARK GREY).

### ROOFING.

- BRISTLE CONCRETE TILED ROOF - ARTISAN DEEP SHADOW.
- FASCIA & GUTTER MONUMENT COLORBOND FINISH.

### WINDOWS/DOORS.

- ALUMINUM FRAME WITH COLORBOND MONUMENT POWDERCOAT FINISH.

### GARAGE DOOR.

- 'SHALE GREY' COLORBOND POWDERCOAT FINISH.

## Cardinia

### ADVERTISED MATERIAL

Planning Application: **T220399-1**  
Date Prepared: **26 November 2025**

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| Rev. | Date   | Revision Description           | By   |
|------|--------|--------------------------------|------|
| C.   | 04/25  | Update to Council RPS.         | M.J. |
| E.   | Aug 25 | Update to Council RPS.         | M.J. |
| A.   | May 25 | Section 72 Council Submission. | M.J. |

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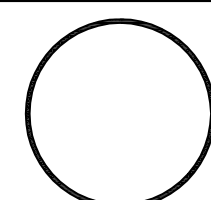
CLIENT:  
**K CONSTRUCTIONS.**  
PROJECT ADDRESS:  
**56 AHERN ROAD,  
PAKENHAM, VICTORIA, 3810.**

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M.JAMES.  
CHECKED BY:  
M.JAMES.  
PLOT SCALE:  
1:1.  
CAD FILE NO:  
25-792.TP.

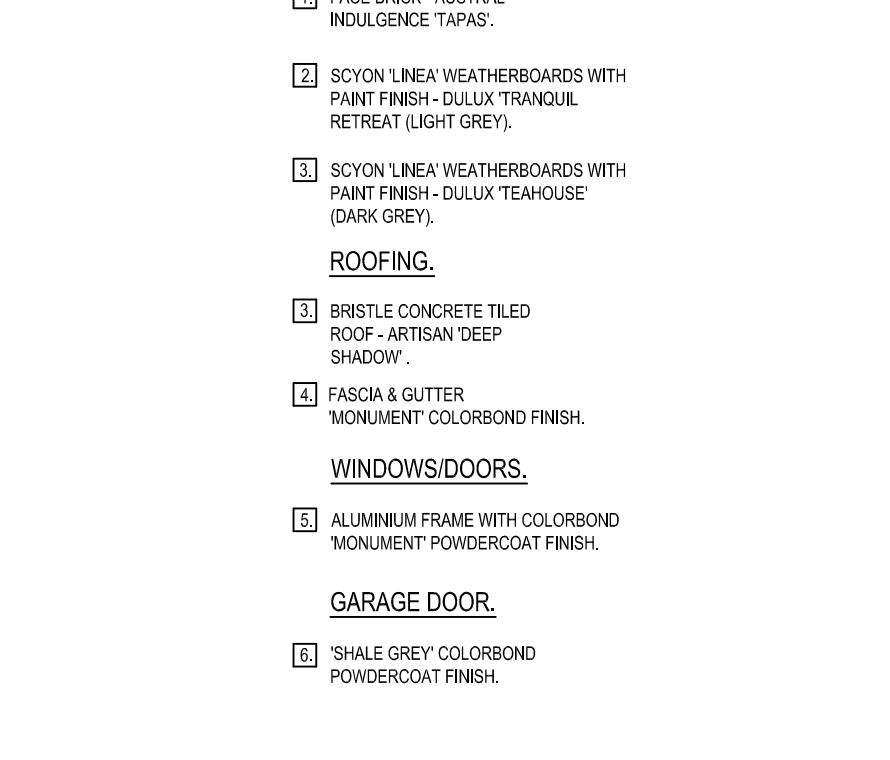
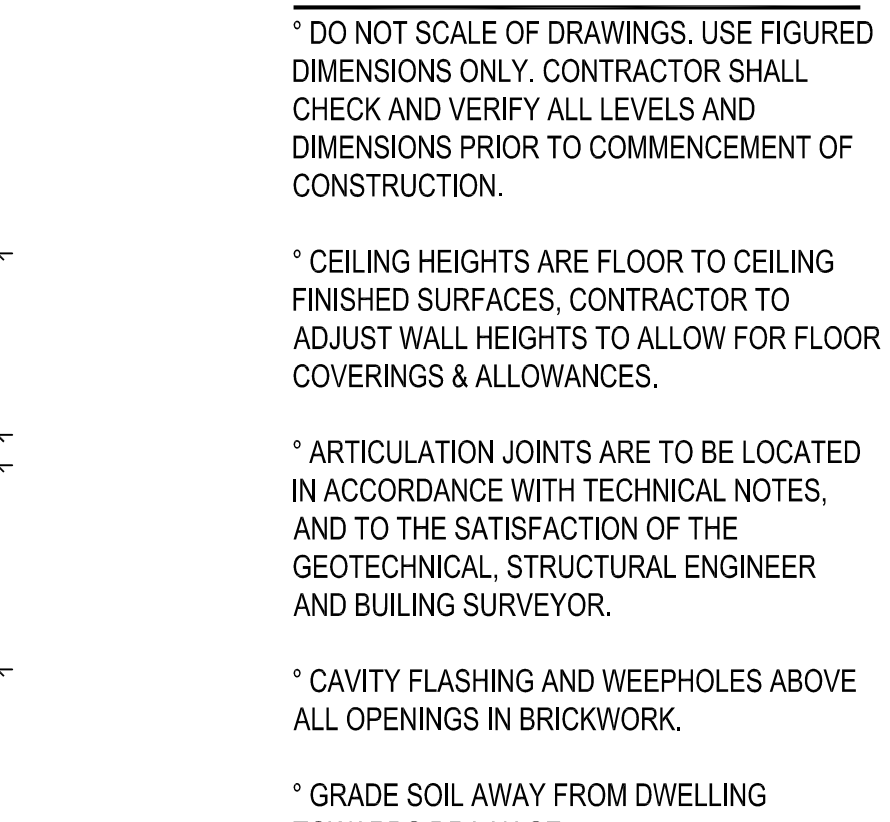
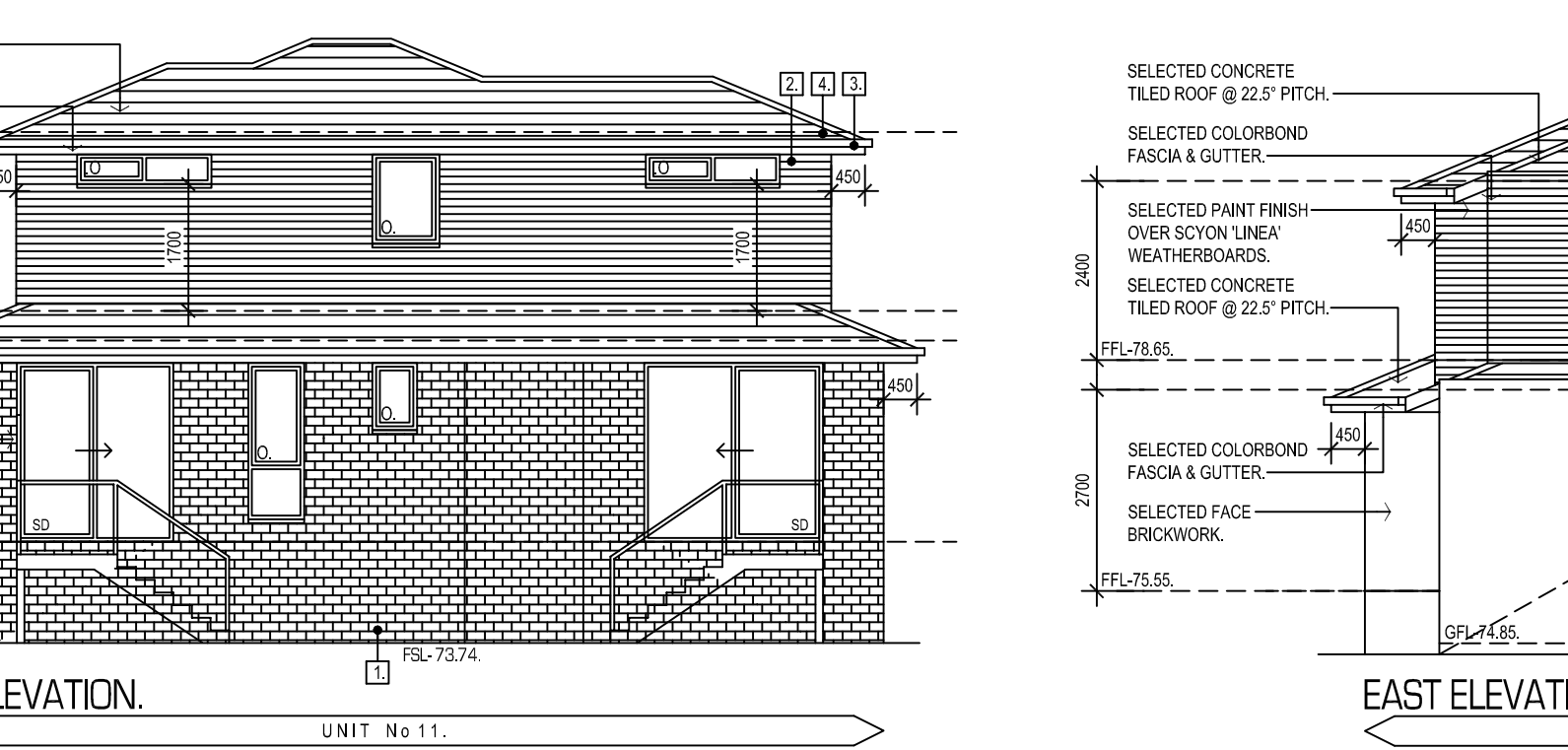
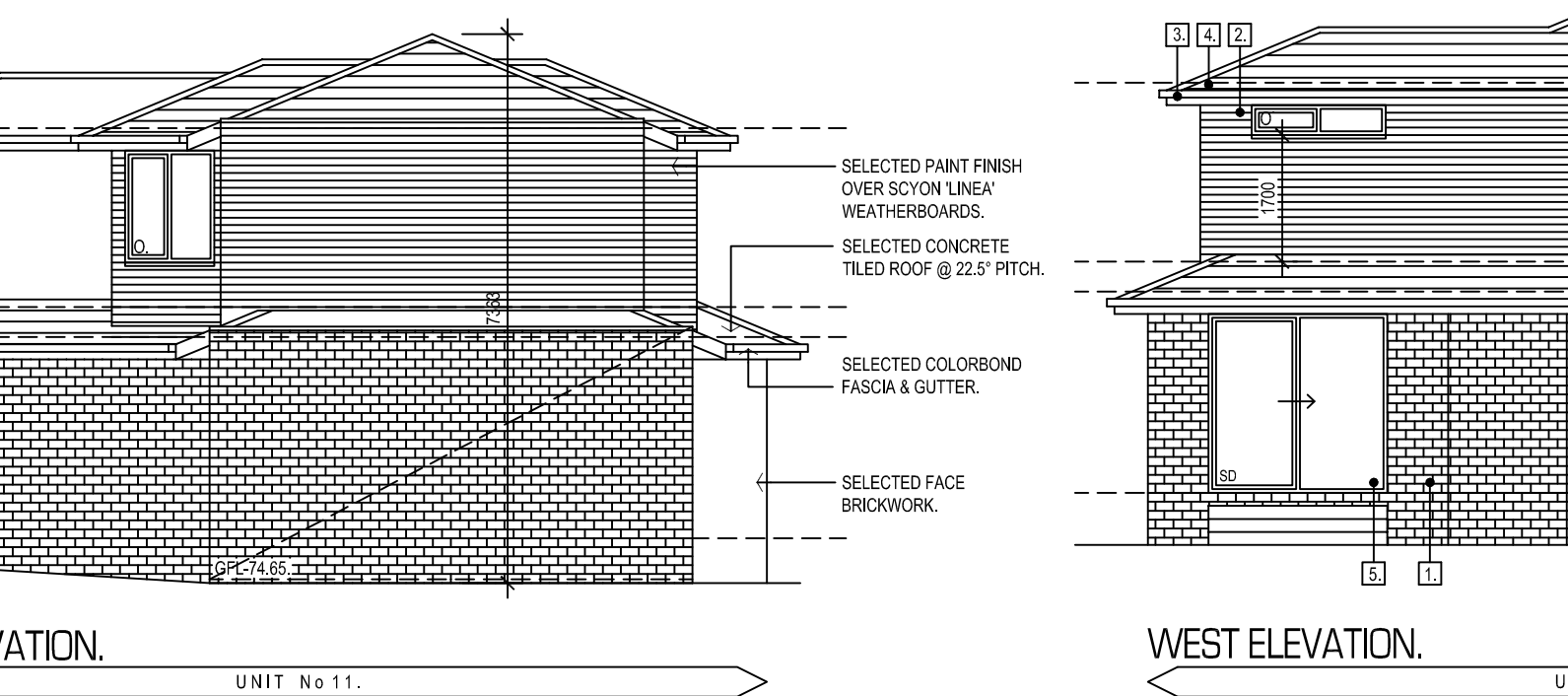
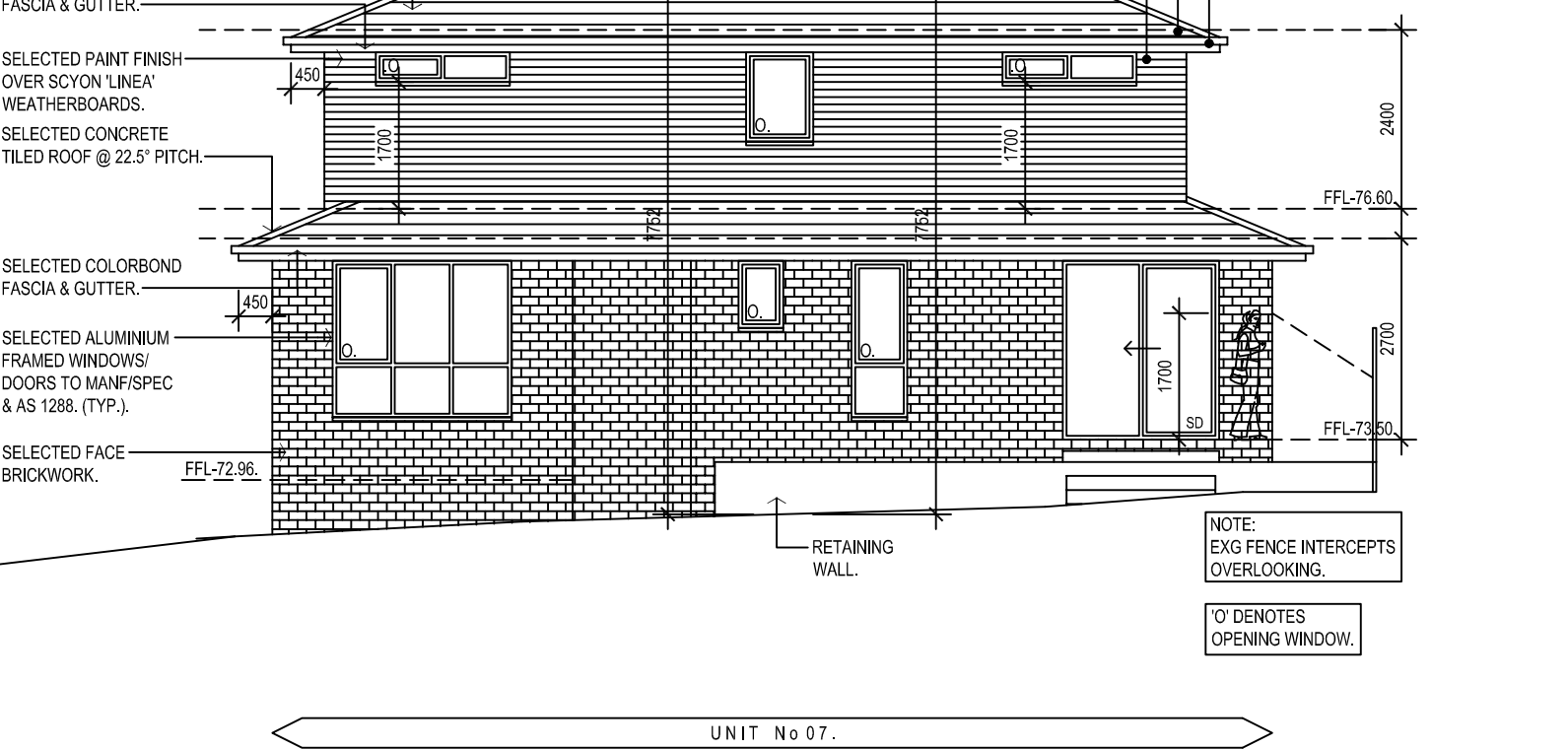
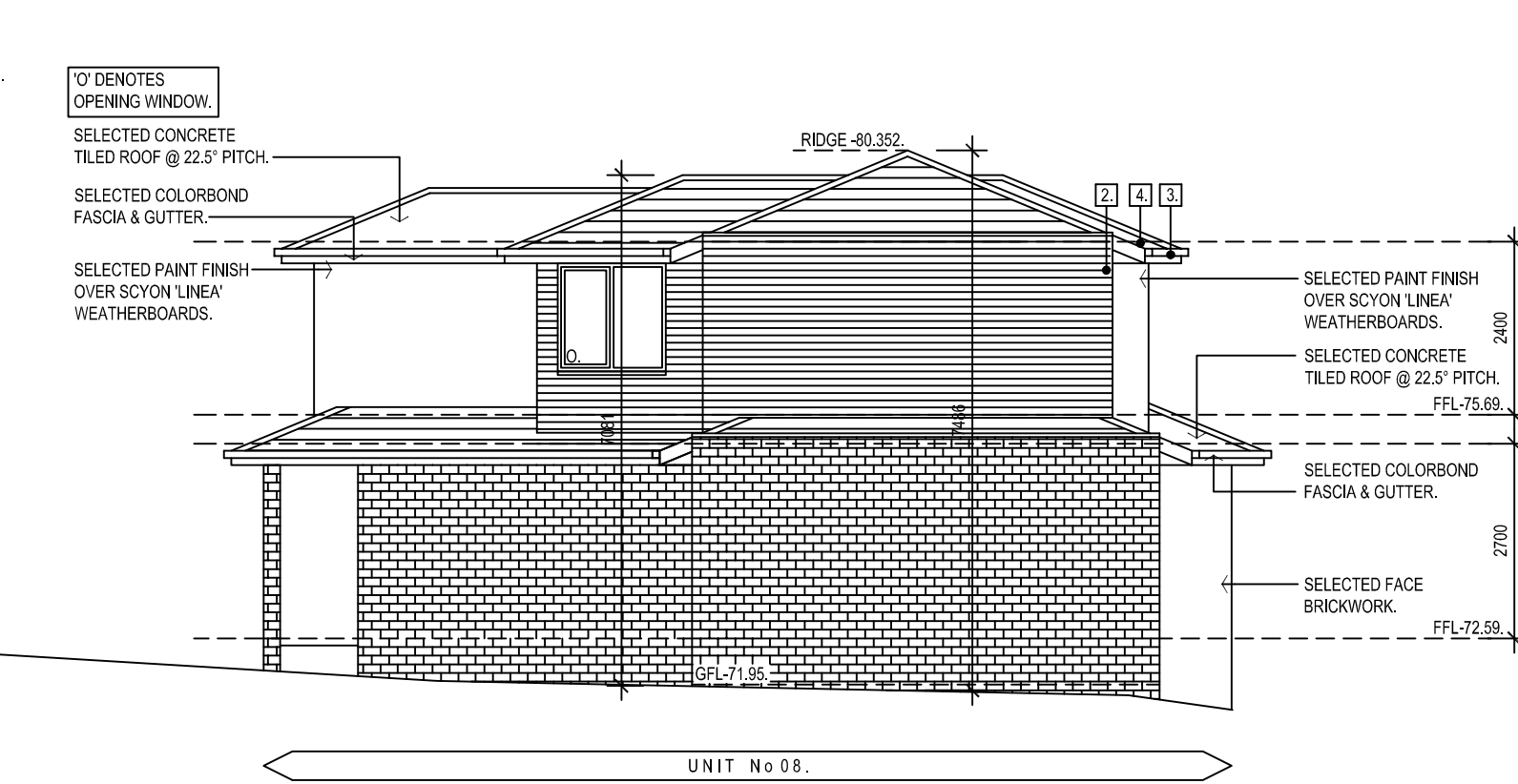
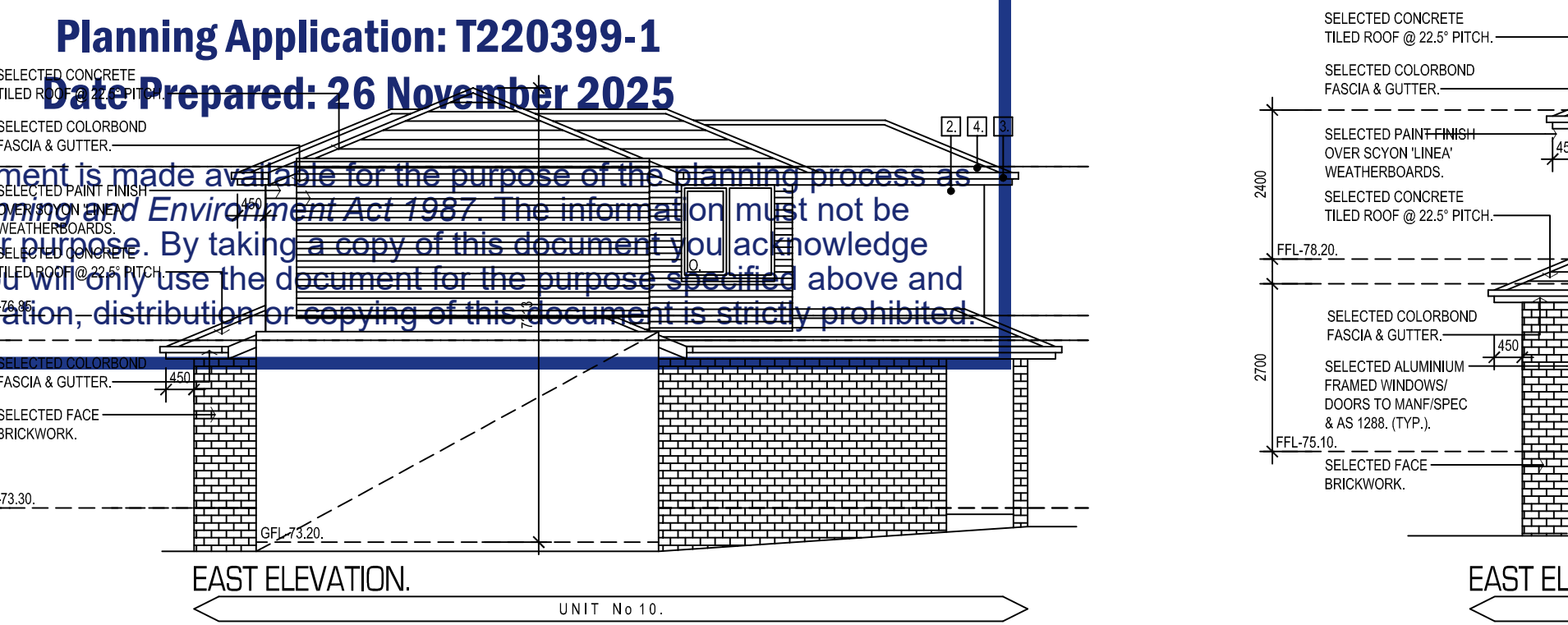
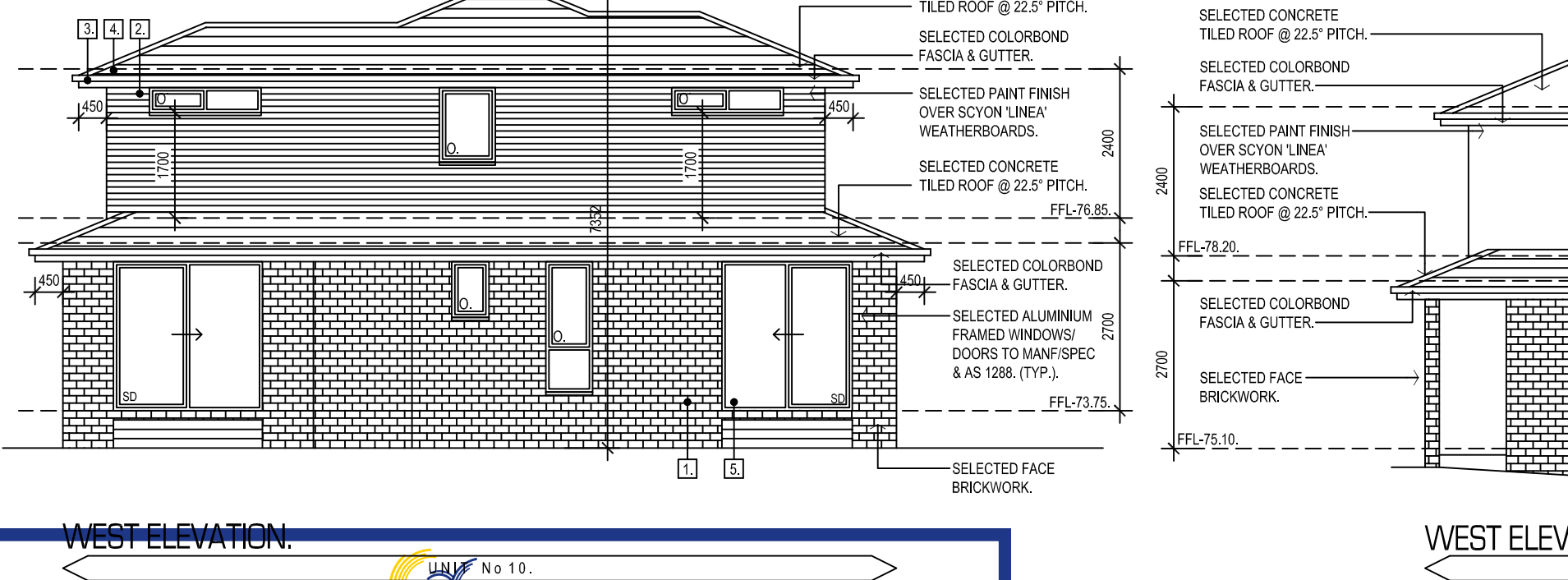
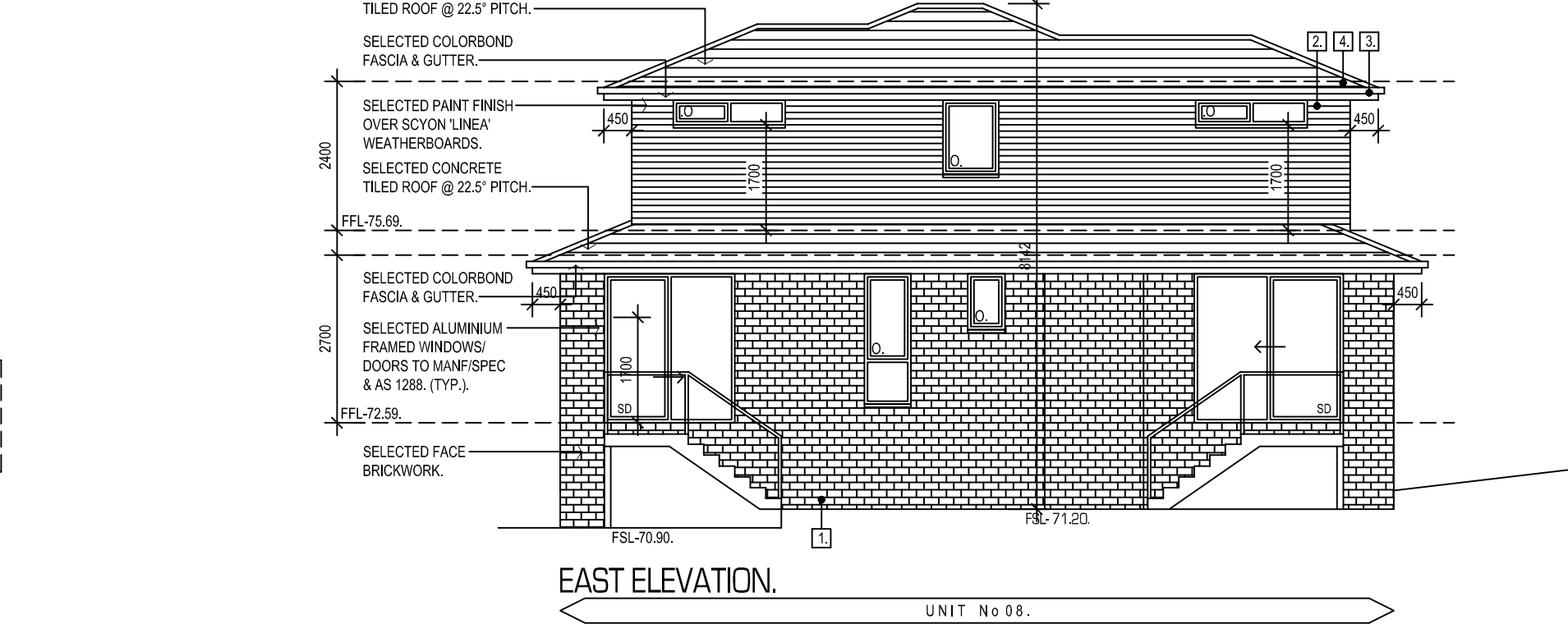
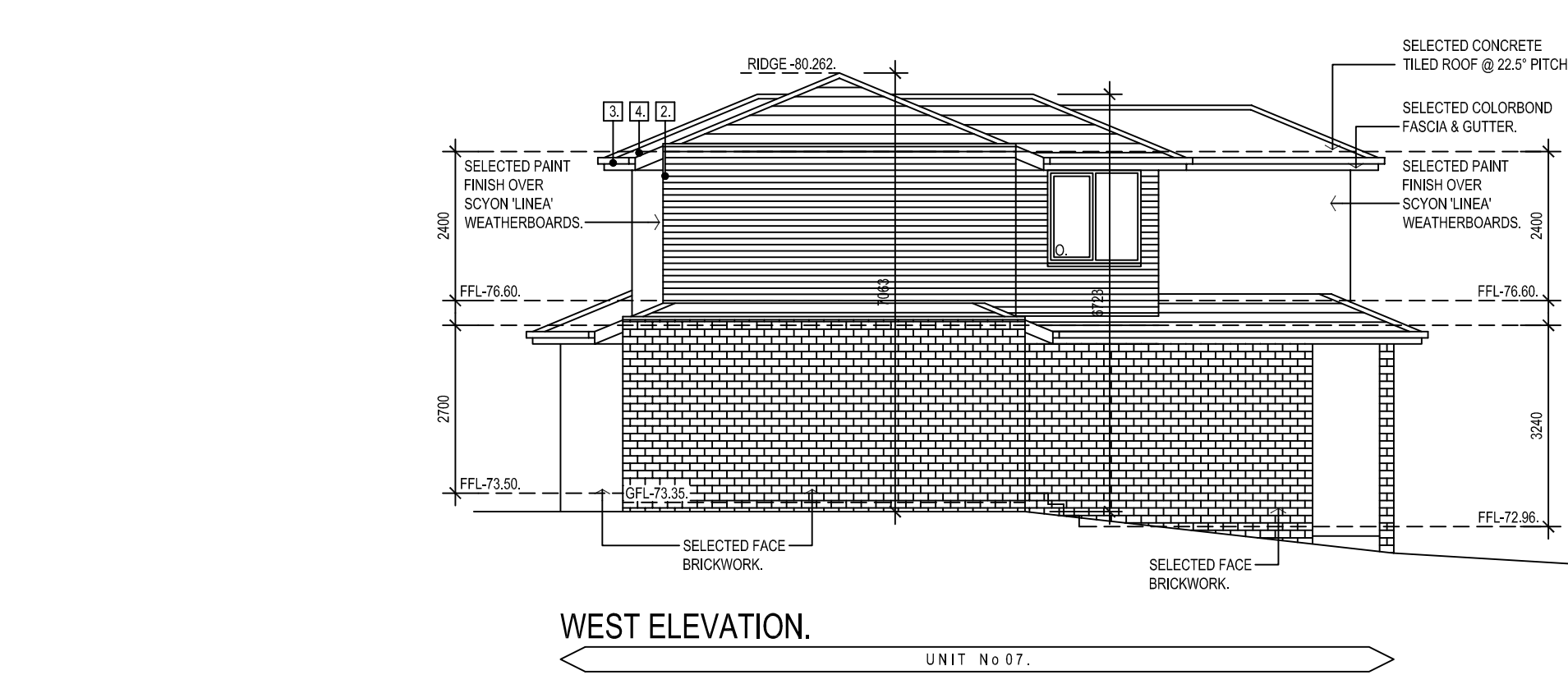
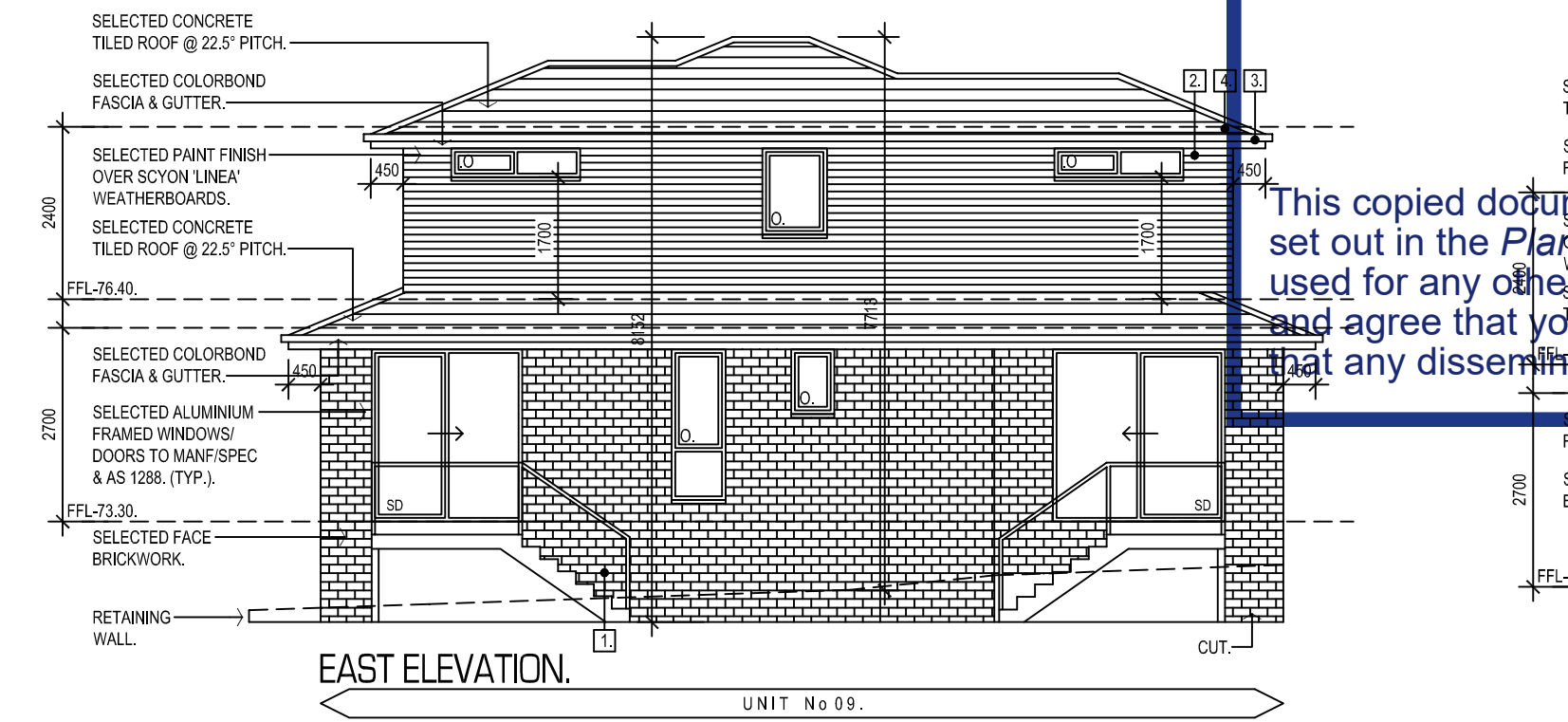
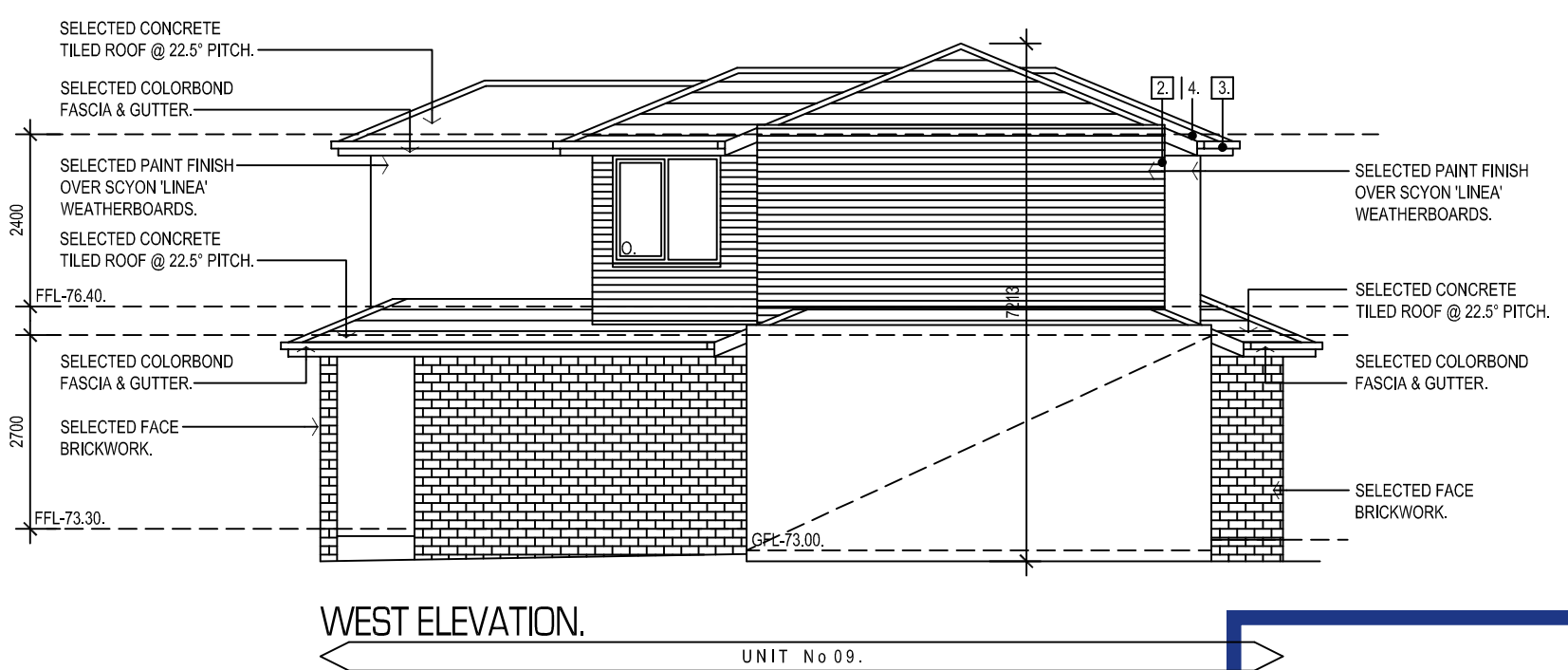
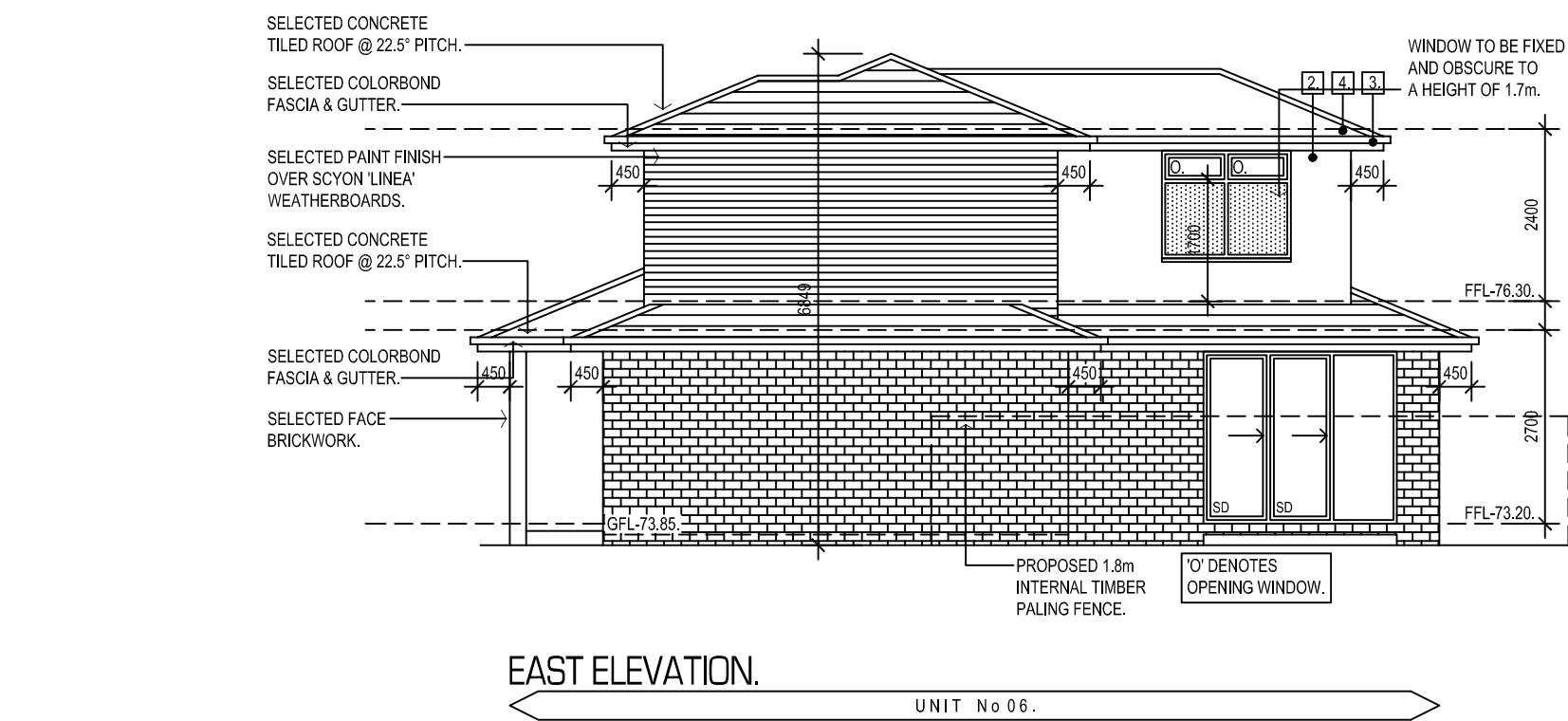
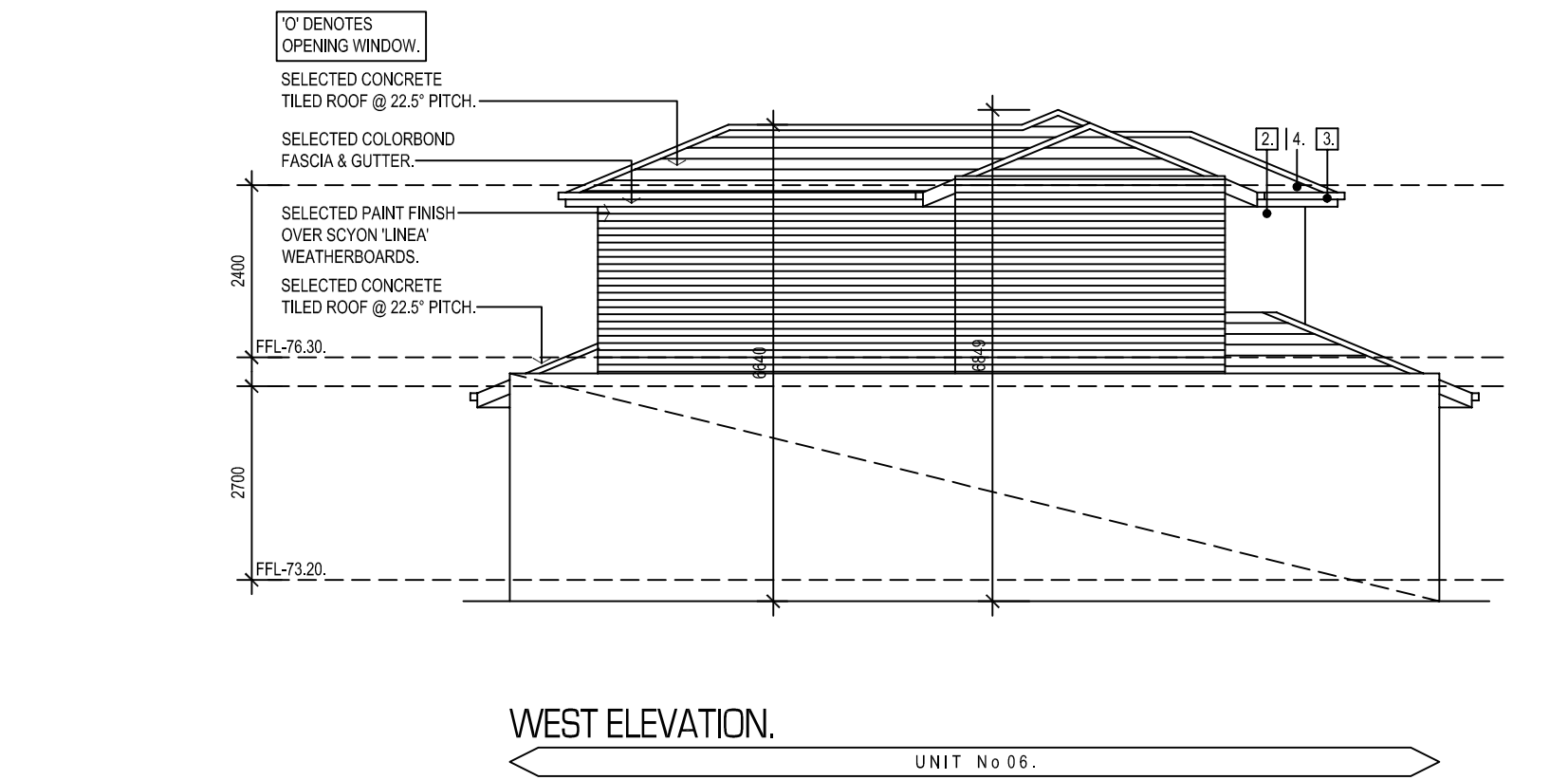
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**PROPOSED MULTI UNIT DEVELOPMENT.**  
DRAWING TITLE:  
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PROJECT NO:  
25.792.  
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DRAWING NO:  
TP08.  
DRAWING TYPE:  
TOWN PLANNING DOCUMENTATION.

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## ELEVATION NOTES.

\* DO NOT SCALE OF DRAWINGS. USE FIGURED DIMENSIONS ONLY. CONTRACTOR SHALL CHECK AND VERIFY ALL LEVELS AND DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.

\* CEILING HEIGHTS ARE FLOOR TO CEILING FINISHED SURFACES. CONTRACTOR TO ADJUST WALL HEIGHTS TO ALLOW FOR FLOOR COVERINGS & ALLOWANCES.

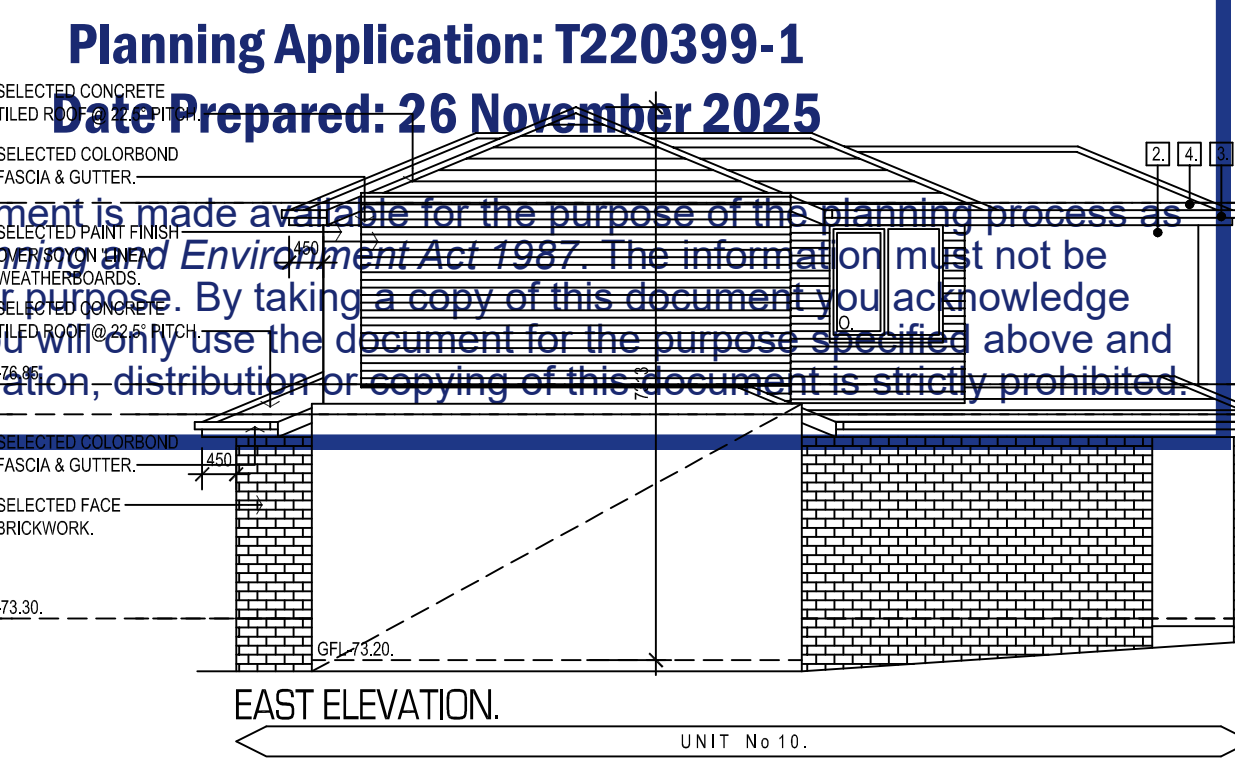
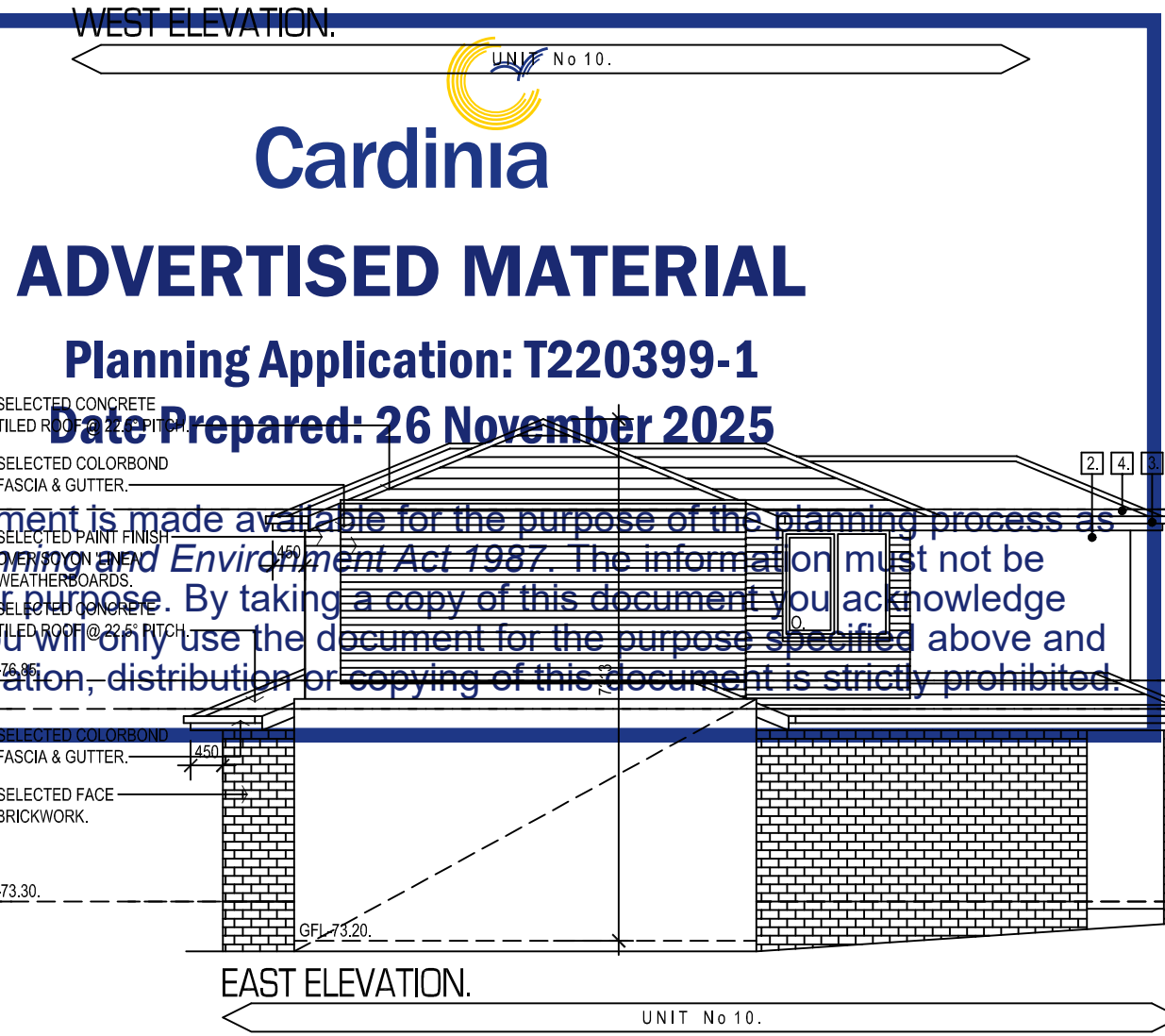
\* ARTICULATION JOINTS ARE TO BE LOCATED IN ACCORDANCE WITH TECHNICAL NOTES, AND TO THE SATISFACTION OF THE GEOTECHNICAL, STRUCTURAL ENGINEER AND BUILDING SURVEYOR.

\* CAVITY FLASHING AND WEEPHOLES ABOVE ALL OPENINGS IN BRICKWORK.

\* GRADE SOIL AWAY FROM DWELLING TOWARDS DRAINAGE.

## FINISHES SCHEDULE.

- WALLS.**
- FACE BRICK - AUSTRAL - INDULGENCE TAPAS.
  - SCYON LINEA WEATHERBOARDS WITH PAINT FINISH - DULUX TRANQUIL RETREAT (LIGHT GREY).
  - SCYON LINEA WEATHERBOARDS WITH PAINT FINISH - DULUX TEAHOUSE (DARK GREY).
- ROOFING.**
- BRISTLE CONCRETE TILED ROOF - ARTISAN DEEP SHADOW.
  - FASCIA & GUTTER MONUMENT COLORBOND FINISH.
- WINDOWS/DOORS.**
- ALUMINIUM FRAME WITH COLORBOND MONUMENT POWDERCOAT FINISH.
- GARAGE DOOR.**
- 'SHALE GREY' COLORBOND POWDERCOAT FINISH.



**Cardinia**

**ADVERTISED MATERIAL**

**Planning Application: T220399-1**

**Date Prepared: 26 November 2025**

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## JAMES TURNER DESIGN.

James + Turner Design, (a Carramar Group Pty Ltd company),  
12 Espie Court, Botanic Ridge, Victoria, 3977, Australia.  
Tel: 0438 981 853. Email: mj.d@live.com.au

| Rev. | Date     | Revision Description           | By   |
|------|----------|--------------------------------|------|
| C.   | 01st 25. | Update to Council RFP.         | M.J. |
| E.   | Aug 25.  | Update to Council RFP.         | M.J. |
| A.   | May 25.  | Section 72 Council Submission. | M.J. |

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CONSTRUCTION PROCEDURES.

The Builder/Contractor shall confirm all levels, dimensions & information within these documents prior to commencement of works on site.

Any discrepancies shall be submitted to JAMES TURNER DESIGN in a written request for clarification.

Dimensioned distances take precedence over scaled distances.

CLIENT.

**K CONSTRUCTIONS.**

PROJECT ADDRESS.

**56 AHERN ROAD,  
PAKENHAM, VICTORIA, 3810.**

DRAWN.

M.JAMES.

CHECKED BY.

M.JAMES.

PLOT SCALE.

1:1.

CAD FILE NO.

25-792 TP.

PROJECT TITLE.

**PROPOSED MULTI UNIT DEVELOPMENT.**

DRAWING TITLE.

**ELEVATIONS - SHEET 3.**

PROJECT NO.

25.792.

SCALE.

1:100.

DRAWING NO.

TP09.

DRAWING TYPE.

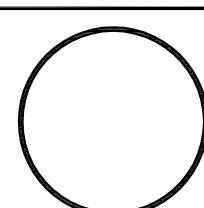
**TOWN PLANNING DOCUMENTATION.**

SHEET SIZE.

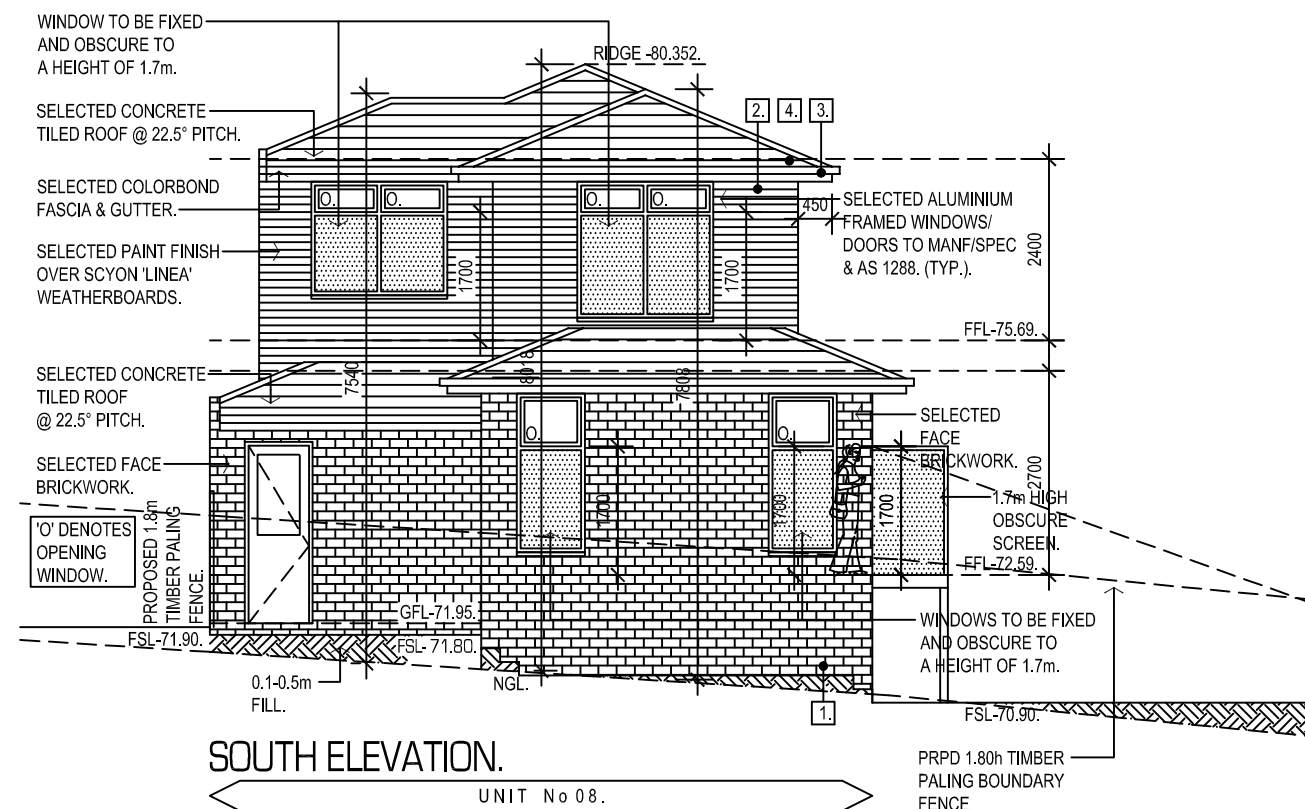
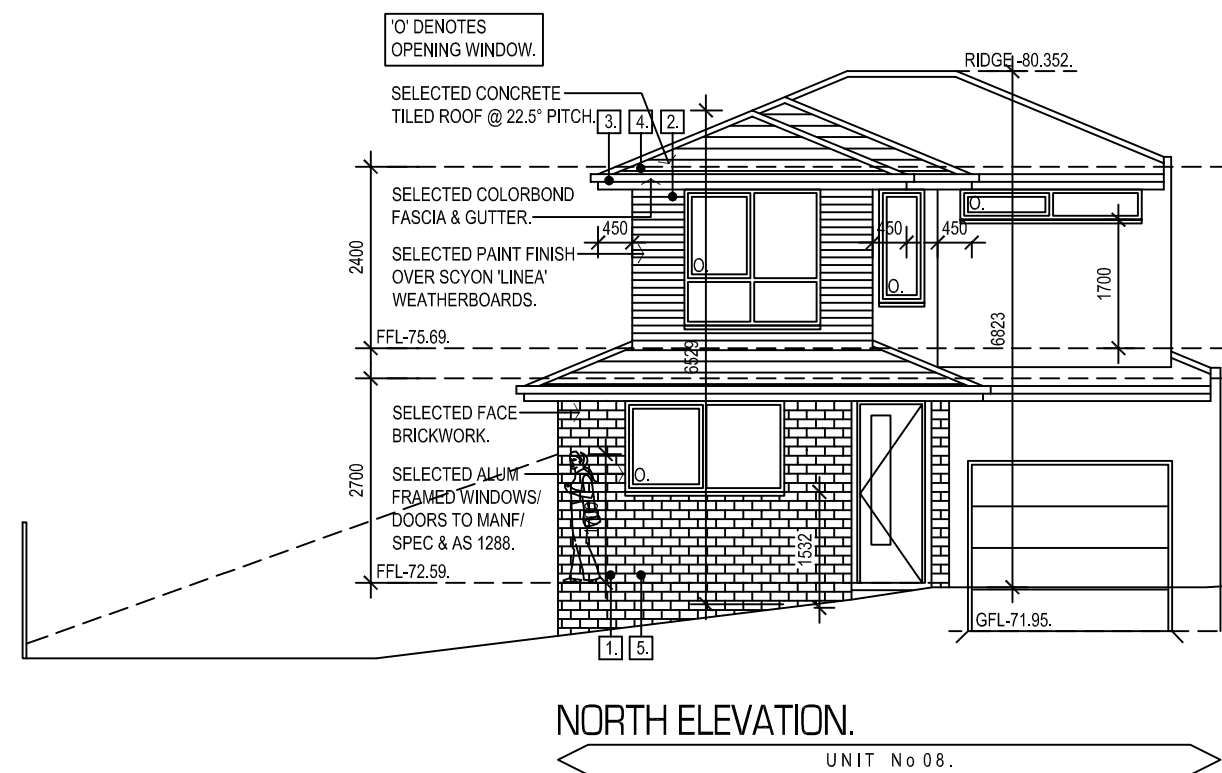
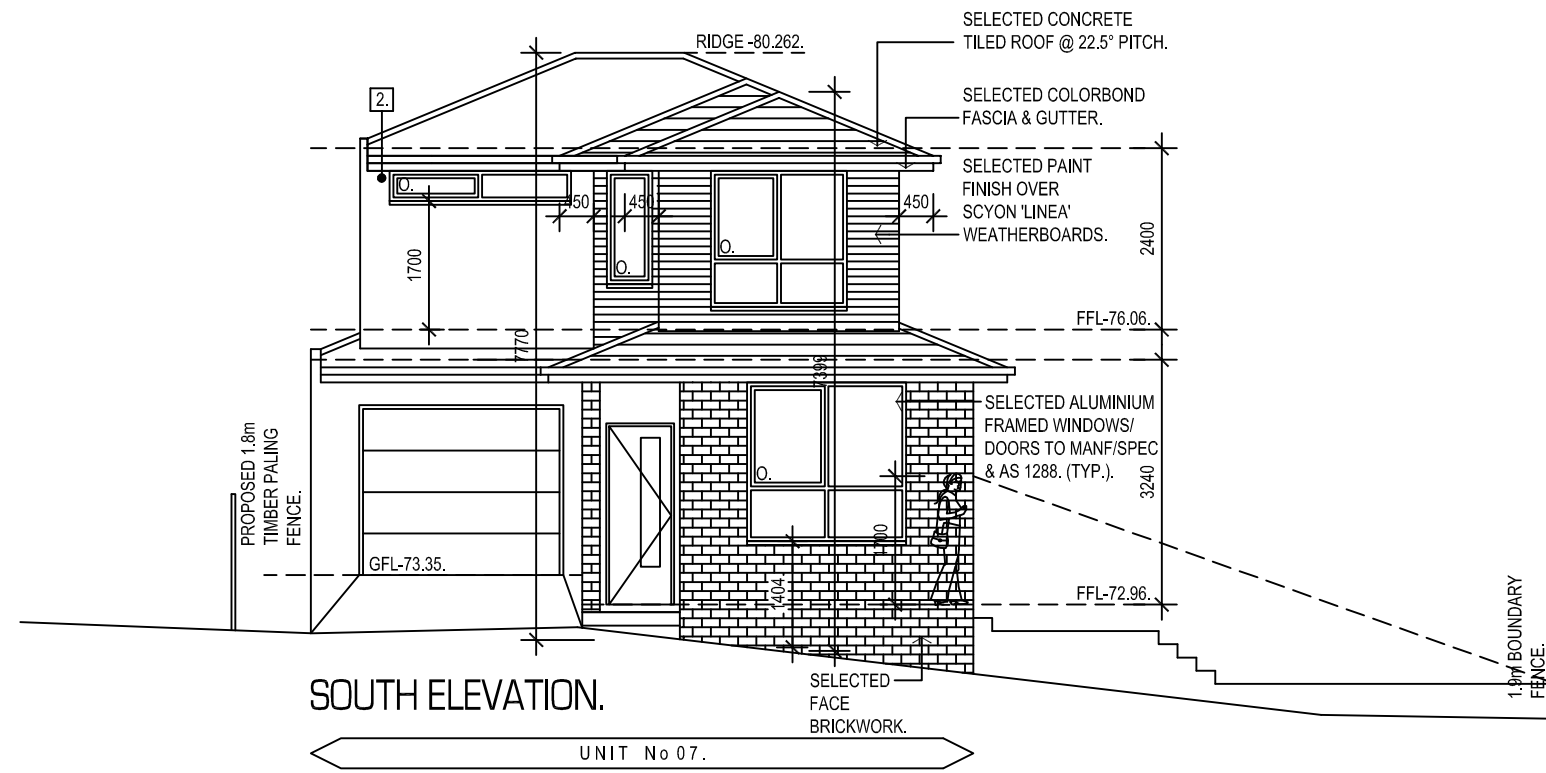
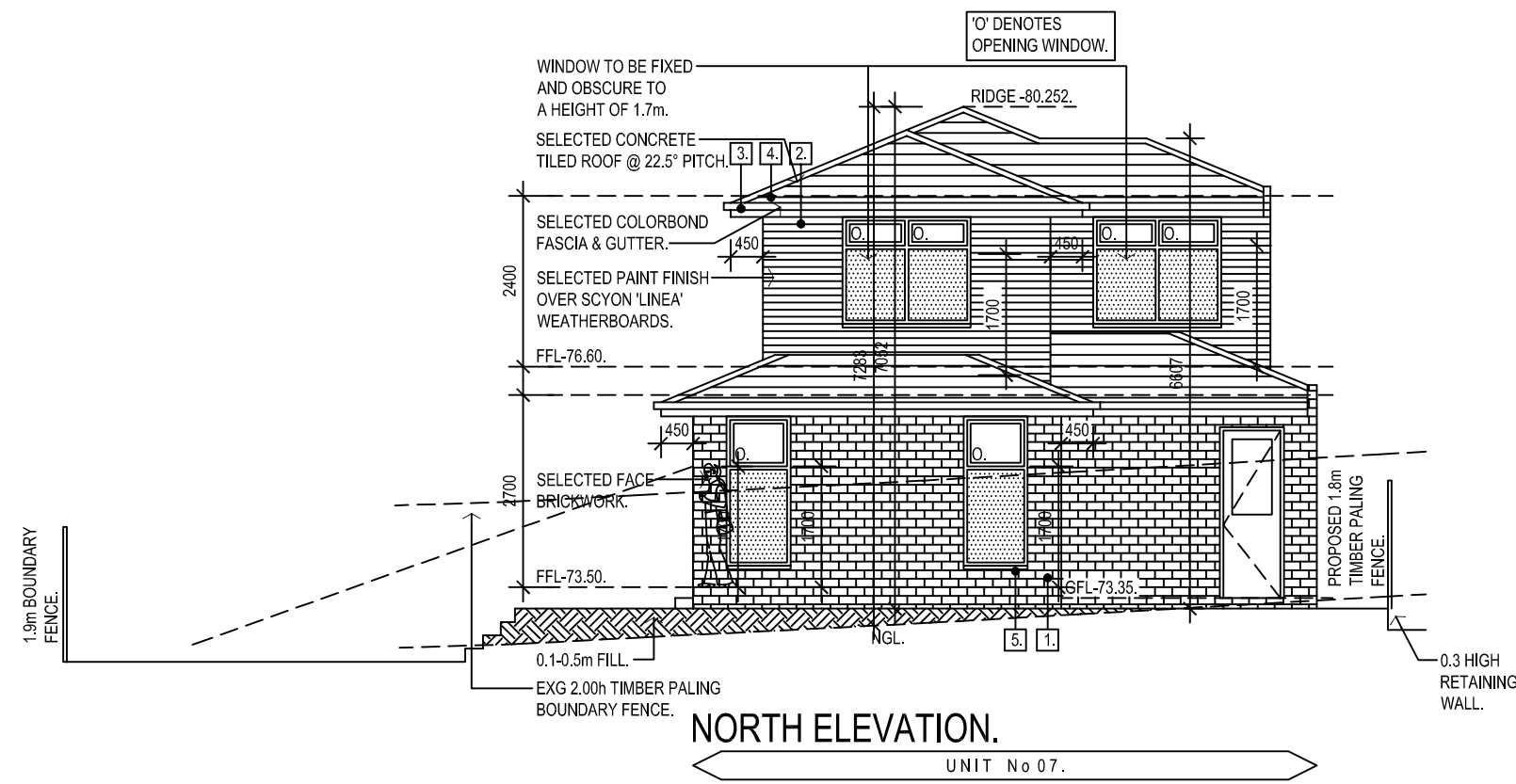
A1.

REVISION.

C.







## ADVERTISED MATERIAL

Planning Application: T220399-1

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### JAMES TURNER DESIGN.

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Tel: 0438 981 853. Email: mj.d@live.com.au

| Rev. | Date  | Revision Description           | By   |
|------|-------|--------------------------------|------|
| C.   | 01/25 | Update to Council RFP.         | M.J. |
| D.   | 02/25 | Update to Council RFP.         | M.J. |
| A.   | 03/25 | Section 72 Council Submission. | M.J. |

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PROJECT ADDRESS:  
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PAKENHAM, VICTORIA, 3810.**

DRAWN:  
M.JAMES.  
CHECKED BY:  
M.JAMES.  
PLOT SCALE:  
1:1.  
CAD FILE NO:  
25-792 TP.

PROJECT TITLE:  
**PROPOSED MULTI UNIT DEVELOPMENT.**

DRAWING TITLE:  
**ELEVATIONS - SHEET 4.**

PROJECT NO:  
25.792.  
SCALE:  
1:100.  
DRAWING NO.  
TP09(0).  
DRAWING TYPE:  
TOWN PLANNING DOCUMENTATION.

SHEET SIZE:  
A1.  
REVISION:  
C.

TOWN PLANNING.