

Notice of an Application for an Amendment to a Planning Permit

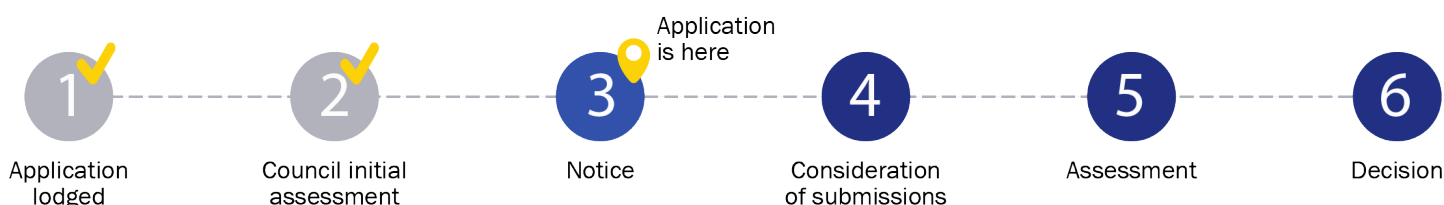
The land affected by the application is located at:	L237 PS649678 V11462 F025 4 Palm Court, Pakenham VIC 3810
The application is to:	Amendment to Planning Permit T230582 under Section 72 of the Act for changes to the endorsed plans to include an outbuilding, carport, fence and retaining wall

APPLICATION DETAILS

The applicant for the amendment to the permit is:	Atek Group
Application number:	T230582 - 2
You may look at the application and any documents that support the application at the office of the Responsible Authority: Cardinia Shire Council, 20 Siding Avenue, Officer 3809. This can be done during office hours and is free of charge. Documents can also be viewed on Council's website at cardinia.vic.gov.au/advertisedplans or by scanning the QR code.	

HOW CAN I MAKE A SUBMISSION?

This application has not been decided. You can still make a submission before a decision has been made. The Responsible Authority will not decide on the application before:		18 December 2025
WHAT ARE MY OPTIONS? Any person who may be affected by the proposed amendment to permit may object or make other submissions to the responsible authority. If you object, the Responsible Authority will notify you of the decision when it is issued.	An objection must: • be made to the Responsible Authority in writing; • include the reasons for the objection; and • state how the objector would be affected.	The Responsible Authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.



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 97I of the Act).

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

 Click for further information.

Clear Form

The Land

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

Street Address *

Unit No.:	St. No.: 4	St. Name: Palm Court
Suburb/Locality: Pakenham		Postcode: 3810

Formal Land Description *

Complete either A or B.

 This information can be found on the certificate of title.

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

A	Lot No.: 237	☐ Lodged Plan	☐ Title Plan	☐ Plan of Subdivision	No.: 649678q
OR					
B	Crown Allotment No.:	Section No.:			
Parish/Township Name:					

Planning Permit Details

What permit is being amended?*

Planning Permit No.: T230582

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:	
☐ What the permit allows	☐ Plans endorsed under the permit
☐ Current conditions of the permit	☐ Other documents endorsed under the permit
Details: Hi Team, this amendment is for Planning Permit Number: T230582, with new plans drawn for additional work requested by the clients	
 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:		Cost of the permitted development:		Cost difference (+ or -):
\$ \$250,000	–	\$ NA	=	\$ \$250,000

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.

Clients originally put a double storey dwelling with a volume builder, they are now seeking our advice to perform additional works as per newly drawing drawings and plans.

 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

Provide details of the applicant and owner

Applicant *

The person who wants the permit

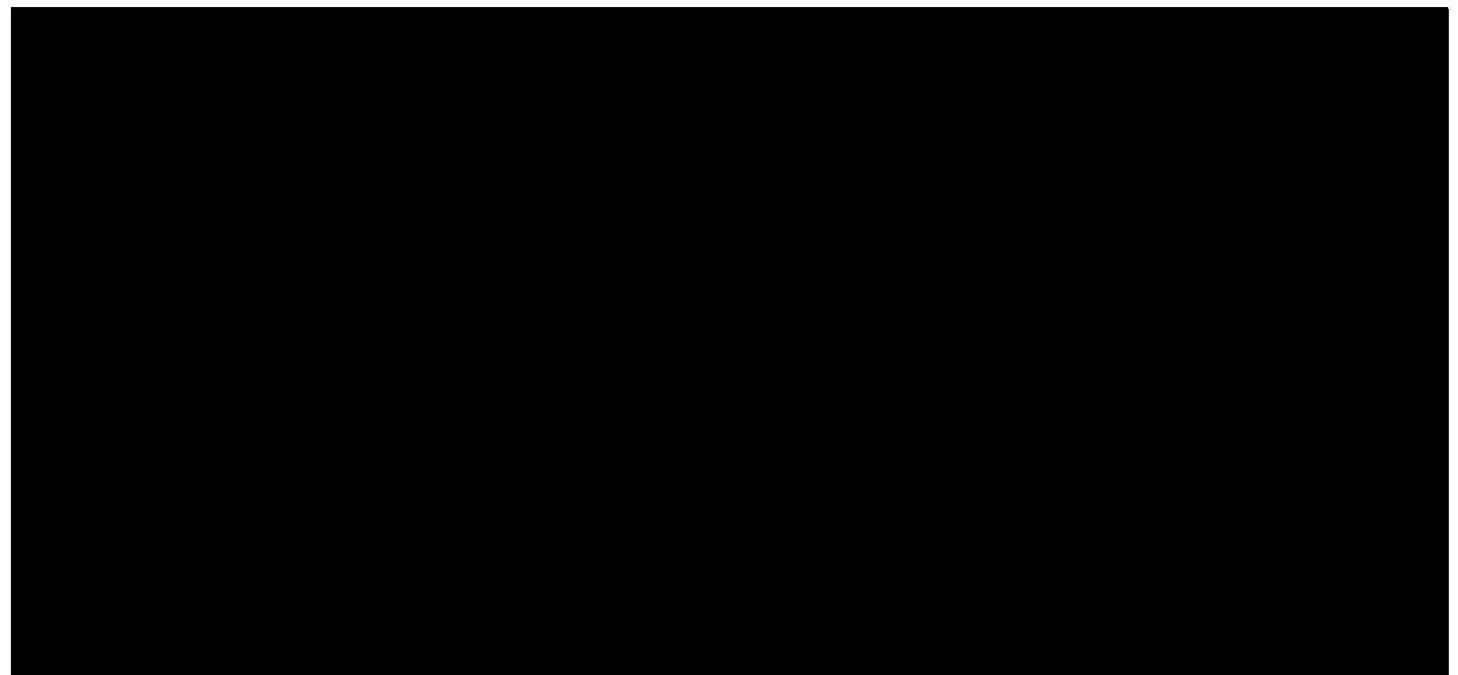
*Please provide at least one contact phone number **

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

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.



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

DX: 81006

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

MORE INFORMATION

The Land

It is important that your application to amend a planning permit includes details of the land, consistent with the Planning Permit. Refer to a copy of your Planning Permit, when completing the street address section of the form.

Also ensure you provide up-to-date details for the formal land description, using the current copy of the title.

Planning Permit Details

You must identify the permit being amended by specifying the permit number. This can be found at the beginning of the permit.

The Amended Proposal

First select the type of amendment being applied for. This may include an amendment to:

- the use and/or development allowed by the permit
- conditions of the permit.
- plans approved by the permit.
- any other document approved by the permit.

Then describe the changes proposed to the permit, including any changes to the plans or other documents included in the permit.

Development Cost

In most instances an application fee will be required. This fee must be paid when you lodge the application. The fee is set down by government regulations.

To help Council calculate the application fee, you must provide an accurate cost estimate of the proposed development to be allowed by the amended permit and the difference between the development allowed by the permit.

Council may ask you to justify your cost estimates. Costs are required solely to allow Council to calculate the permit application fee.

Fees are exempt from GST.

The cost difference is calculated as follows:

Development cost related to the Application to Amend a Planning Permit	–	Development cost related to the Application for Planning Permit	=	Cost Difference
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If the estimated cost of the proposed amended development is less than the estimated cost of the development allowed by the permit, show it as a negative number.

Example 1

Where the cost of the development to be allowed by the amended permit is lower than the cost of the development allowed by the permit:

$$\$180,000 - \$195,000 = -\$15,000$$

Example 2

Where the cost of the development to be allowed by the amended permit is higher than the cost of the development allowed by the permit:

$$\$250,000 - \$195,000 = \$55,000$$

 Costs for different types of development can be obtained from specialist publications such as Cordell Housing: Building Cost Guide or Rawlinsons: Australian Construction Handbook.

 Contact the Council to determine the appropriate fee. Go to planning.vic.gov.au to view a summary of fees in the Planning and Environment (Fees) Regulations.

Existing Conditions

How should land be described?

If the conditions of the land have changed since the time of the original permit application, you need to describe, in general terms, the way the land is used now, including the activities, buildings, structures and works that exist (for example, single dwelling, 24 dwellings in a three-storey building, medical centre with three practitioners and 8 car parking spaces, vacant land).

Please attach to your application a plan of the existing conditions of the land, if the conditions have changed since the time of the original permit application. Check with the local Council for the quantity, scale and level of detail required.

It is also helpful to include photographs of the existing conditions.

Title Information

What is an encumbrance?

An 'encumbrance' is a formal obligation on the land, with the most common type being a 'mortgage'. Other common examples of encumbrances include:

- **Restrictive Covenants:** A 'restrictive covenant' is a written agreement between owners of land restricting the use or development of the land for the benefit of others, (eg. a limit of one dwelling or limits on type of building materials to be used).
- **Section 173 Agreements:** A 'section 173 agreement' is a contract between an owner of the land and the Council which sets out limitations on the use or development of the land.
- **Easements:** An 'easement' gives rights to other parties to use the land or provide for services or access on, under or above the surface of the land.
- **Building Envelopes:** A 'building envelope' defines the development boundaries for the land.

Aside from mortgages, the above encumbrances can potentially limit or even prevent certain types of proposals.

What documents should I check to find encumbrances

Encumbrances are identified on the title (register search statement) under the header 'encumbrances, caveats and notices'. The actual details of an encumbrance are usually provided in a separate document (instrument) associated with the title. Sometimes encumbrances are also marked on the title diagram or plan, such as easements or building envelopes.

What about caveats and notices?

A 'caveat' is a record of a claim from a party to an interest in the land. Caveats are not normally relevant to planning applications as they typically relate to a purchaser, mortgagee or chargee claim, but can sometimes include claims to a covenant or easement on the land. These types of caveats may affect your proposal.

Other less common types of obligations may also be specified on title in the form of 'notices'. These may have an effect on your proposal, such as a notice that the building on the land is listed on the Heritage Register.

What happens if the proposal contravenes an encumbrance on title?

Encumbrances may affect or limit your proposal or prevent it from proceeding. Section 61(4) of the *Planning and Environment Act 1987* for example, prevents a Council from granting a permit if it would result in a breach of a registered restrictive covenant. If the proposal contravenes any encumbrance, contact the Council for advice on how to proceed.

You may be able to modify your proposal to respond to the issue. If not, separate procedures exist to change or remove the various types of encumbrances from the title. The procedures are generally quite involved and if the encumbrance relates to more than the subject property, the process will include notice to the affected party.

 You should seek advice from an appropriately qualified person, such as a solicitor, if you need to interpret the effect of an encumbrance or if you seek to amend or remove an encumbrance.



Why is title information required?

Title information confirms the location and dimensions of the land specified in the planning application and any obligations affecting what can be done on or with the land.

As well as describing the land, a full copy of the title will include a diagram or plan of the land and will identify any encumbrances, caveats and notices.

What is a 'full' copy of the title?

The title information accompanying your application must include a 'register search statement' and the title diagram, which together make up the title. In addition, any relevant associated title documents, known as 'instruments', must also be provided to make up a full copy of the title.

Check the title to see if any of the types of encumbrances, such as a restrictive covenant, section 173 agreement, easement or building envelope, are listed. If so, you must submit a copy of the document (instrument) describing that encumbrance. Mortgages do not need to be provided with planning applications.

⚠ Some titles have not yet been converted by Land Registry into an electronic register search statement format. In these earlier types of titles, the diagram and encumbrances are often detailed on the actual title, rather than in separate plans or instruments.

Why is 'current' title information required?

It is important that you attach a current copy of the title for each individual parcel of land forming the subject site. 'Current' title information accurately provides all relevant and up-to-date information.

Some councils require that title information must have been searched within a specified time frame. Contact the Council for advice on their requirements.

⚠ Copies of title documents can be obtained from Land Registry: Level 10, 570 Bourke Street, Melbourne; 03 8636 2010; www.landata.vic.gov.au – go direct to "titles & property certificates"

Applicant and Owner Details

This section provides information about the permit applicant, the owner of the land and the person who should be contacted about any matters concerning the permit application.

The applicant is the person or organisation that wants the permit. The applicant can, but need not, be the contact person.

In order to avoid any confusion, the Council will communicate only with the person who is also responsible for providing further details. The contact may be a professional adviser (e.g. architect or planner) engaged to prepare or manage the application. To ensure prompt communications, contact details should be given.

Check with Council how they prefer to communicate with you about the application. If an email address is provided this may be the preferred method of communication between Council and the applicant/contact.

The owner of the land is the person or organisation who owns the land at the time the application is made. Where a parcel of land has been sold and an application made prior to settlement, the owner's details should be identified as those of the vendor. The owner can, but need not, be the contact or the applicant.

See **Example**.

Declaration

The declaration should be signed by the person who takes responsibility for the accuracy of all the information that is provided. This declaration is a signed statement that the information included with the application is true and correct at the time of lodgement.

The declaration can be signed by the applicant or owner. If the owner is not the applicant, the owner must either sign the application form or must be notified of the application which is acknowledged in the declaration

⚠ Obtaining or attempting to obtain a permit by wilfully making or causing any false representation or declaration, either orally or in writing, is an offence under the *Planning and Environment Act 1987* and could result in a fine and/or cancellation of the permit

Need help with the Application?

If you have attended a pre-application meeting with a Council planner, fill in the name of the planner and the date, so that the person can be consulted about the application once it has been lodged. This will help speed up the processing of your application.

Checklist

You should provide sufficient supporting material with the application to describe the proposal in enough detail for the council to make a decision. It is important that copies of all plans and information submitted with the application are legible.

There may be specific application requirements set out in the planning scheme for the use or development you propose. The application should demonstrate how these have been addressed or met.

The checklist is to help ensure that you have:

- provided all the required information on the form
- included payment of the application fee
- attached all necessary supporting information and documents
- completed the relevant Council planning permit checklist
- signed the declaration on the last page of the application form.

⚠ The more complete the information you provide with your application, the sooner Council will be able to make a decision.

Lodgement

The application must be lodged with the Council responsible for the planning scheme in which the land affected by the application is located. In some cases the Minister for Planning or another body is the responsible authority instead of Council. Ask the Council if in doubt.

Check with council how they prefer to have the application lodged. For example, they may have an online lodgement system, prefer email or want an electronic and hard copy. Check also how many copies of plans and the size of plans that may be required.

Contact details are listed in the lodgement section on the last page of the form.

⚠ **Approval from other authorities:** In addition to obtaining a planning permit, approvals or exemptions may be required from other authorities or Council departments. Depending on the nature of your proposal, these may include food or health registrations, building permits or approvals from water and other service authorities.

Applicant and Owner Details

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.

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: MR

First Name: LEN

Surname: BROWNING

Organisation (if applicable): RESPONSIBLE DEVELOPERS PTY LTD

Postal Address:

Unit No.: 4

St. No.: 12

St. Name: ARDOUR LANE

Suburb/Locality: WYCHEPROOF

State: VIC

Postcode: 3527

Contact information for applicant OR contact person below

Business phone: 9123 4567

Email: tcpl@bigpond.net.au

Mobile phone: 0412 345 678

Fax: 9123 4567

Contact person's details*

Name:

Same as applicant

Title: MR

First Name: ANDREW

Surname: HODGE

Organisation (if applicable): TOWN PLANNING CONSULTANTS

Postal Address:

Unit No.:

St. No.:

St. Name: PO BOX 111

Suburb/Locality: PARKDALE

State: VIC

Postcode: 3194

Name:

Same as applicant

Title:

First Name:

Surname:

Organisation (if applicable):

Postal Address:

Unit No.:

St. No.:

St. Name:

Suburb/Locality:

State:

Postcode:

Owner's Signature (Optional):

Date:

day / month / year

Application to AMEND a Planning Permit | Metropolitan Council

Addendum

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

Page 1 of 1

VOLUME 11462 FOLIO 025

Security no : 124130119697A
Produced 21/11/2025 12:04 PM

LAND DESCRIPTION

Lot 237 on Plan of Subdivision 649678Q.
PARENT TITLE Volume 11461 Folio 856
Created by instrument PS649678Q 03/12/2013

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AZ368925B 11/07/2025
AUSTRALIA AND NEW ZEALAND BANKING GROUP 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.

AGREEMENT Section 173 Planning and Environment Act 1987
AK575312M 06/09/2013

DIAGRAM LOCATION

SEE PS649678Q FOR FURTHER DETAILS AND BOUNDARIES

Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	Plan
Document Identification	PS649678Q
Number of Pages (excluding this cover sheet)	9
Document Assembled	21/11/2025 12:04

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

PLAN OF SUBDIVISION		Stage No. —	LRS use only EDITION 1	Plan Number PS 649678Q
Location of Land Parish: Nar Nar Goon Township: — Crown Portion: 3 (Part) & 7 (Part) Parish: Nar Nar Goon Township: Pakenham Crown Allotment: 32 (Part) & Part of Former Government Road Title Reference: Vol. 11461 Fol. 856 Last Plan Reference: Lot A PS 649677S Postal Address: 120-150 Pakenham Road (at time of subdivision) Pakenham 3810 MGA94 Co-ordinates: E 366 600 Zone: 55 (of approx. centre of land in plan) N 5 786 800		Council Certificate and Endorsement Council Name: Cardinia Shire Council Ref: — 1. This plan is certified under section 6 of the Subdivision Act 1988. 2. This plan is certified under section 11(7) of the Subdivision Act 1988. Date of original certification under section 6 / / 20 3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988. <u>OPEN SPACE</u> (i) A requirement for public open space under section 18 of the Subdivision Act 1988 has/has not been made. (ii) The requirement has been satisfied. (iii) The requirement is to be satisfied in Stage..... Council Delegate Council Seal Date / / 20 Re-certified under section 11(7) of the Subdivision Act 1988 Council Delegate Council Seal Date / / 20		
Vesting of Roads and/or Reserves				
Identifier	Council/Body/Person			
Roads R-1	Cardinia Shire Council			
Reserve No.1	Cardinia Shire Council			
Reserve No.2	Cardinia Shire Council			
Reserve No.3	Cardinia Shire Council			
		Notations		
		Staging This is is not a staged subdivision Planning Permit No. T060892		
		Depth Limitation : Does not apply. THIS IS A SPEAR PLAN Lots 1 to 200 (Both Inclusive) have been omitted from this stage.		
Estate: GALWAY GOLD Development No.: 2 No. of Lots: 45 Area: 6.553 ha Melways: 317 C3		Survey This plan is is not based on survey. See BP 2601B. This survey has been connected to permanent marks no(s) PM 89 & PM 313 This survey is not in a Proclaimed Survey Area.		
Easement Information				LRS use only
Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				Statement of Compliance/ Exemption Statement Received ☒ DATE 20 / 11 / 2013
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1, E-3 & E-4	Drainage	See Diag.	This Plan	Cardinia Shire Council
E-2, E-3 & E-4	Sewerage	See Diag.	This Plan	South East Water Limited
E-4 & E-5	Powerline	See Diag.	This Plan Section 88 Electricity Industry Act 2000	SPI Electricity Pty Ltd
E-6	Water Supply	See Diag.	PS 649677S	South East Water Limited
				LRS use only PLAN REGISTERED TIME 5.34pm DATE 3 / 12 / 2013 Kevin Bond Assistant Registrar of Titles
				SHEET 1 OF 8 SHEETS
 WATSONS URBAN DEVELOPMENT CONSULTANTS & MANAGERS 5 MAIN ST, MORNINGTON PH. (03) 5975 4644, FAX (03) 5975 3916 THE MELBURNIAN, SUITE 2, 250 ST KILDA RD, SOUTH BANK PH. (03) 9697 8000, FAX (03) 9697 8099		LICENSED SURVEYOR (PRINT) JONATHAN TREVOR NEATE SIGNATURE <u>DIGITALLY SIGNED</u> DATE REF 35213/Stg.2 VERSION 7		DATE / / 20 COUNCIL DELEGATE SIGNATURE ORIGINAL SHEET SIZE A3

THE MELBURNIAN, SUITE 2, 250 ST.KILDA RD, SOUTHBANK PH.(03) 9697 8000, FAX (03) 9697 8099

WATSONS
URBAN DEVELOPMENT
CONSULTANTS & MANAGERS

ORIGINAL
SCALE 1 : 1250
SHEET SIZE A3

SCALE

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LENGTHS ARE IN METRES

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SIGNATURE DATE

REF 35213/Stg 2 VERSION 7

SHEET 2

DATE / /20

VERSION 7

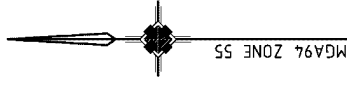
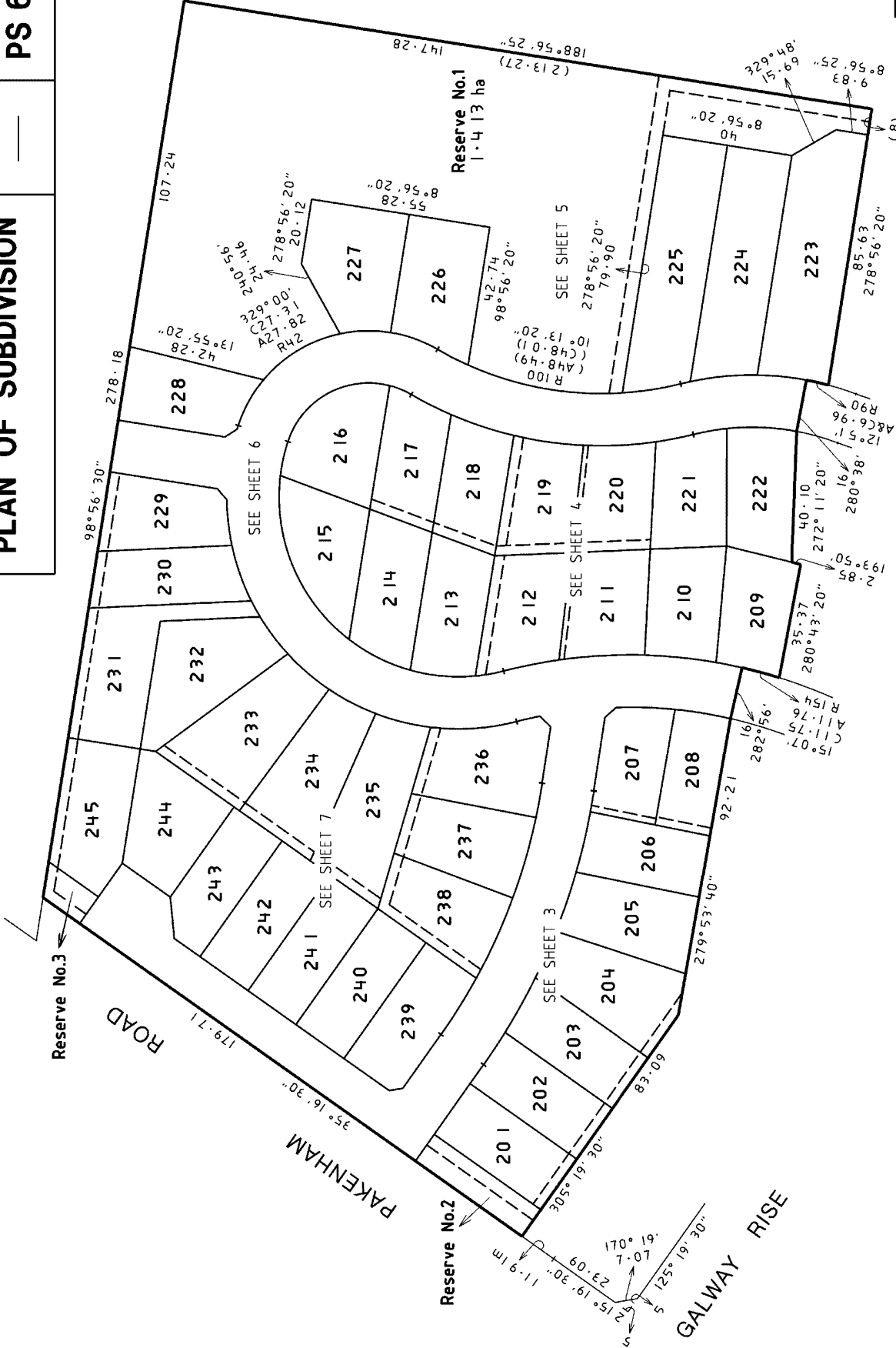
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Plan Number

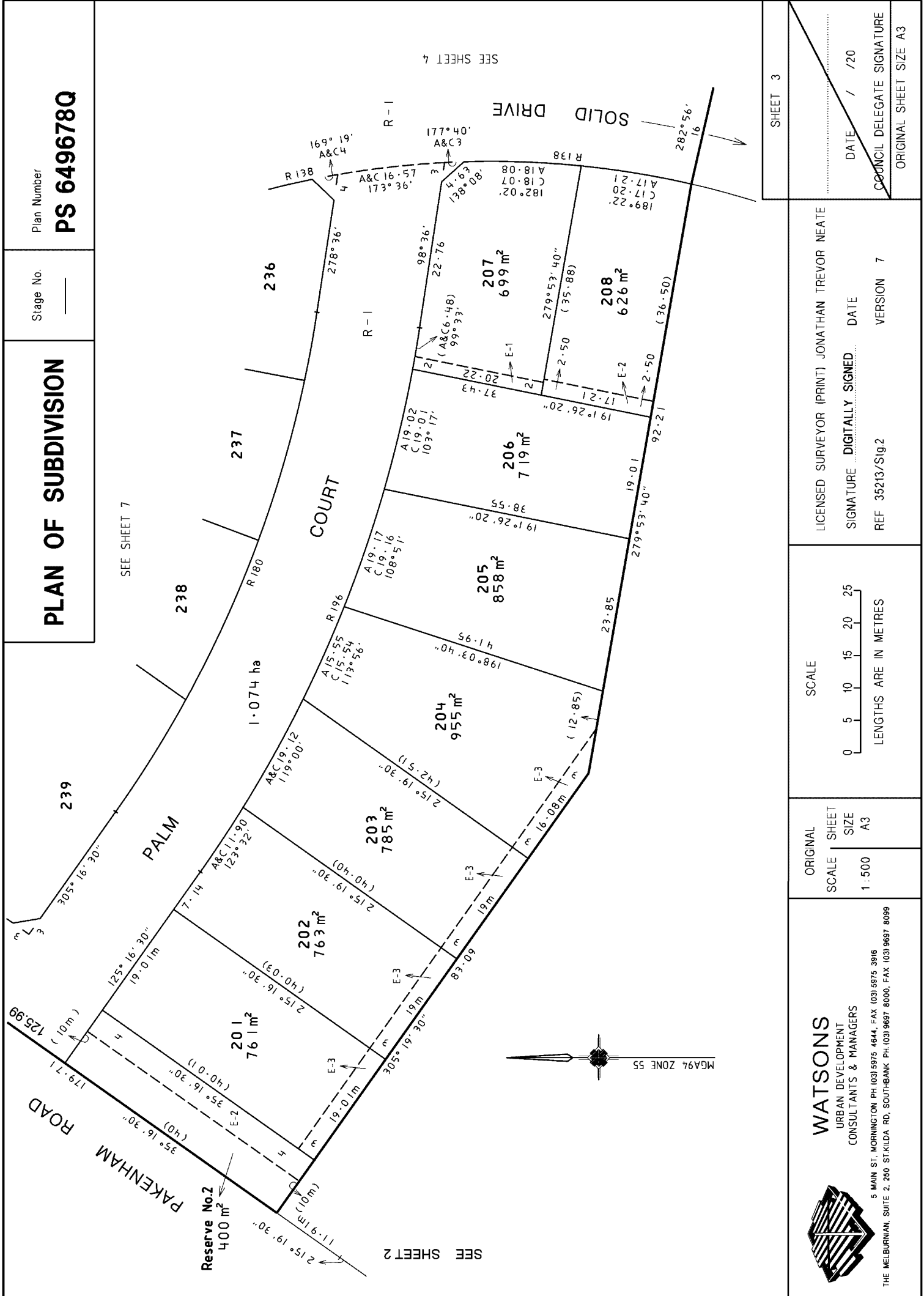
Stage No.

PLAN OF SUBDIVISION

PS 649678Q



SS ENOZ 46A94



PLAN OF SUBDIVISION		Stage No. _____	Plan Number PS 649678Q
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SEE SHEET 7

234

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SEE SHEET 6

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SEE SHEET 5

WATSONS
URBAN DEVELOPMENT
CONSULTANTS & MANAGERS

5 MAIN ST, MORNINGTON PH: (03) 5975 4644, FAX: (03) 5975 3916
THE MELBURNIAN, SUITE 2, 260 ST. KILDA RD, SOUTH BANK
PH: (03) 9697 8000, FAX: (03) 9697 8099

SHEET 4

LICENSED SURVEYOR (PRINT) JONATHAN TREVOR NEATE

SIGNATURE DIGITALLY SIGNED DATE _____

REF 35213/Stg.2 VERSION 7

ORIGINAL SCALE

1:500

SCALE

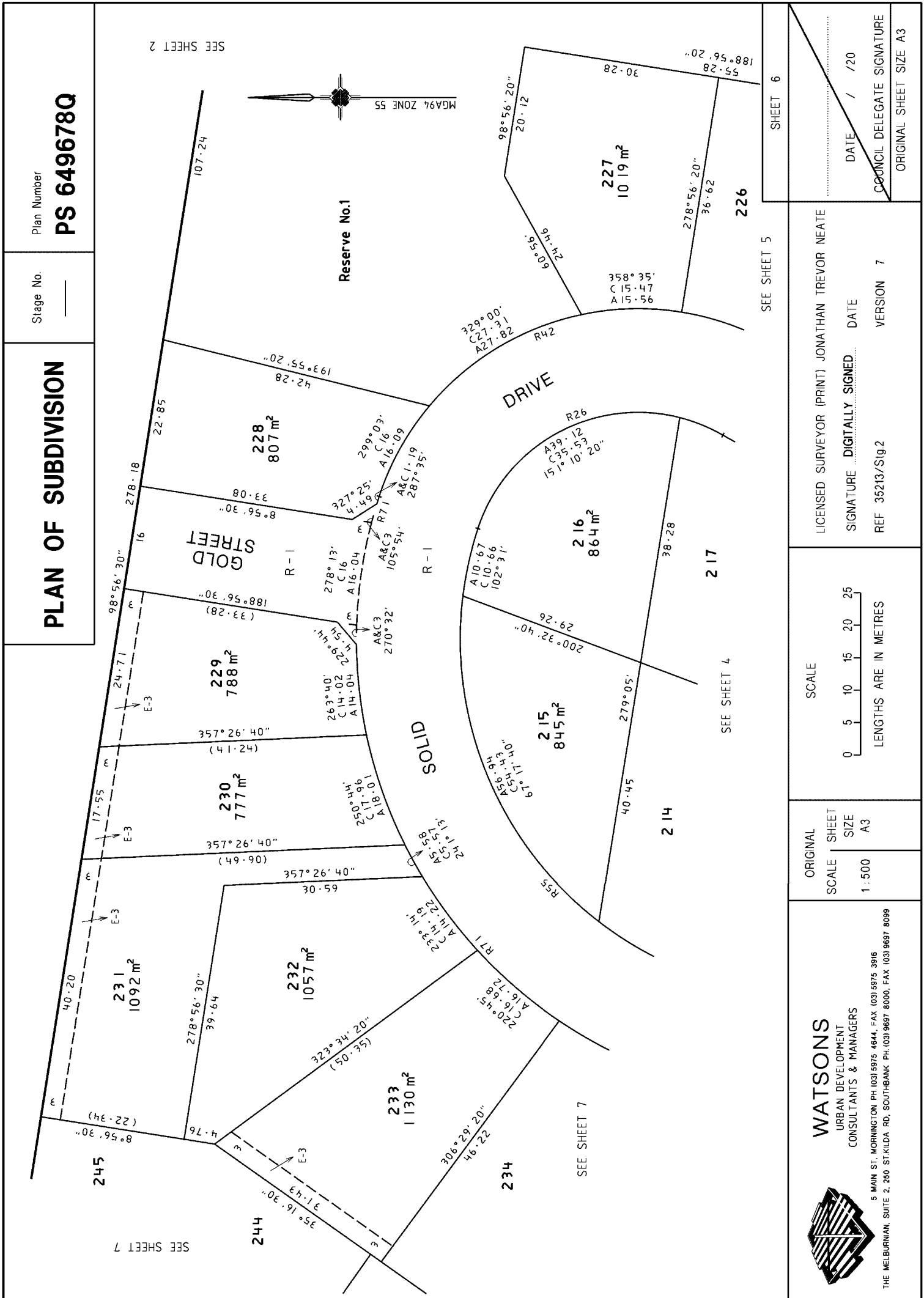
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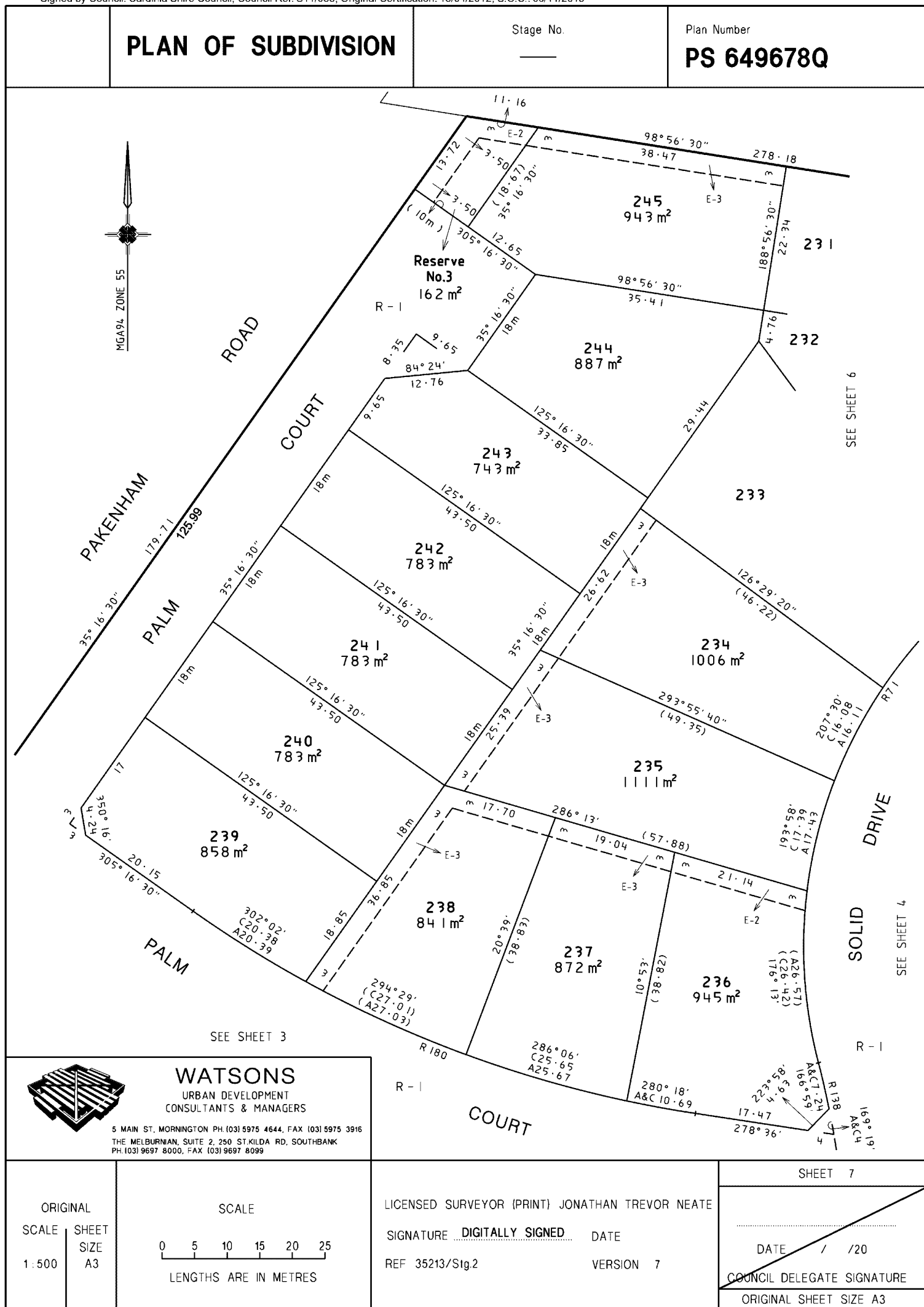
DATE / /20

COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE A3

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WATSONS

URBAN DEVELOPMENT
CONSULTANTS & MANAGERS

5 MAIN ST, MORNINGTON PH. (03) 5975 4644, FAX (03) 5975 3916
161 MELBURNIAN, SUITE 2, 260 ST. KILDA RD, SOUTH BANK
PH. (03) 9697 8000, FAX (03) 9697 8099

ORIGINAL
SCALE
1:500

SCALE

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LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) JONATHAN TREVOR NEATE

SIGNATURE DIGITALLY SIGNED DATE

REF 35213/Stg.2

VERSION 7

SHEET 7

DATE / /20

COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE A3

	PLAN OF SUBDIVISION	Stage No. —	Plan Number PS 649678Q
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SUBDIVISION ACT 1988
CREATION OF RESTRICTION A

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

Land to benefit: Land in this plan.

Land to be burdened: Lots 223 to 227 (Both Inclusive).

Description of Restriction:

The registered proprietor or proprietors for the time being a burdened lot to which this restriction applies shall not allow dwellings and garages to be located outside the building envelope (hatched area) shown in the Building Envelope Schedule within the Instrument for PS 649678Q unless with the written consent of the Responsible Authority.

SUBDIVISION ACT 1988
CREATION OF RESTRICTION B

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

Land to benefit: Land in this plan.

Land to be burdened: Lots 205, 232 and 233.

Description of Restriction:

The registered proprietor or proprietors for the time being a burdened lot to which this restriction applies shall not allow removal of any trees within the Tree Protection Envelopes (cross hatched area) shown in the Tree Protective Envelope Schedule within the instrument for PS 649678Q unless with the written consent of the Responsible Authority.

SHEET 8



WATSONS
URBAN DEVELOPMENT
CONSULTANTS & MANAGERS
5 MAIN ST, MORNINGTON PH. (03) 5975 4644, FAX (03) 5975 3916
THE MELBURNIAN, SUITE 2, 250 ST KILDA RD, SOUTH BANK
PH. (03) 9697 8000, FAX (03) 9697 8099

LICENSED SURVEYOR (PRINT) JONATHAN TREVOR NEATE

SIGNATURE DIGITALLY SIGNED DATE

REF 35213/Stg.2

VERSION 7

DATE / /20

COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE A3

Plan of Subdivision PS649678Q
Certification by Council (Form 5)

SUBDIVISION (PROCEDURES) REGULATIONS 2000

SPEAR Reference Number: S014072H

Plan Number: PS649678Q

Responsible Authority Name: Cardinia Shire Council

Responsible Authority Reference Number 1: S11/088

Surveyor's Plan Version: 7

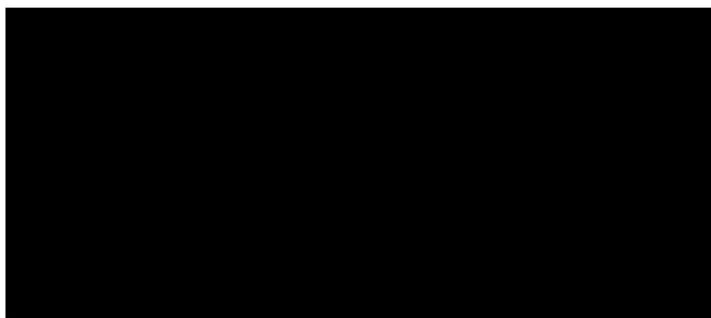
Certification

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

Public Open Space

A requirement for public open space under section 18 of the Subdivision Act 1988

Has not been made at Certification



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FORM 18 Section 181

**APPLICATION BY A RESPONSIBLE AUTHORITY FOR THE
MAKING OF A RECORDING OF AN AGREEMENT**

Planning and Environment Act 1987

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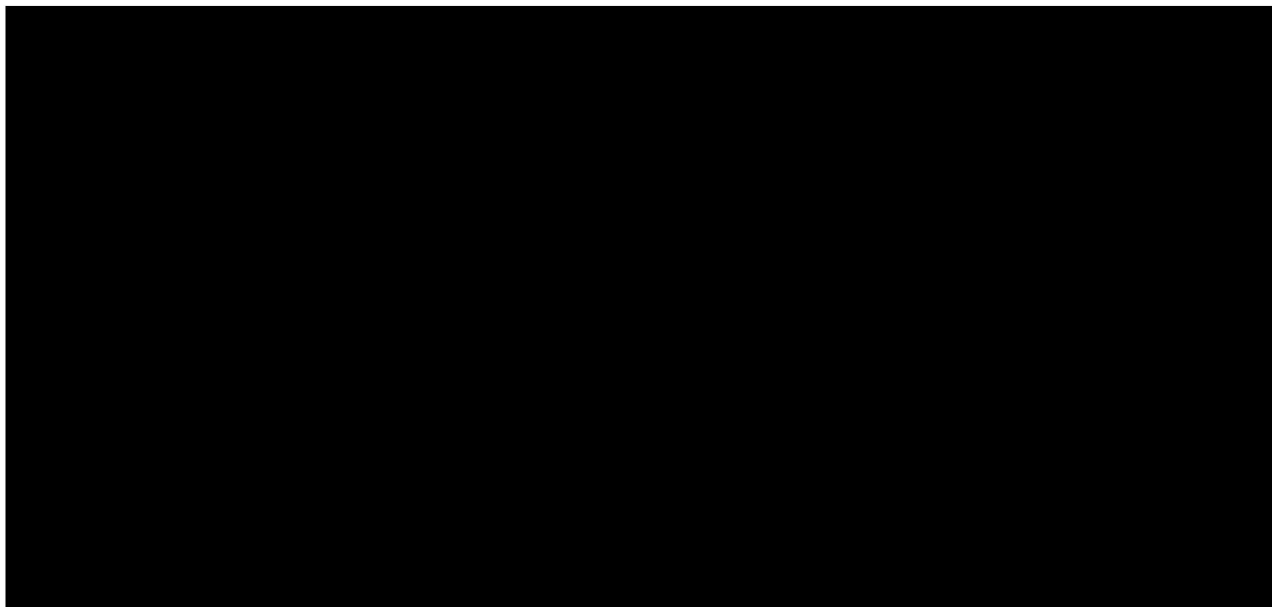
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The Authority having made an agreement referred to in section 181(1) of the Planning and Environment Act 1987 requires a recording to be made in the Register for the land.

Land: Volume 8810 Folio 340 and Volume 8652 Folio 976

Authority: *Cardinia Shire Council*
Henty Way, Pakenham, Victoria, 3810



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- 4. SPECIFIC OBLIGATIONS OF THE OWNER**
- 5. FURTHER OBLIGATIONS OF THE OWNER**
- 6. AGREEMENT UNDER SECTION 173 OF THE ACT**
- 7. OWNER'S WARRANTY**
- 8. SUCCESSORS IN TITLE**
- 9. GENERAL MATTERS**
- 10. COMMENCEMENT OF AGREEMENT**



AGREEMENT

THIS AGREEMENT is made the *26th* day of *August* 2013

BETWEEN:

CARDINIA SHIRE COUNCIL
of Henty Way, Pakenham, in the State of Victoria

("the Council")

- and -

Galway View Pty Ltd, 505 St Kilda Road, Melbourne in the State of Victoria

("the Owner")

INTRODUCTION

- A. Council is the Responsible Authority pursuant to the Act for the Planning Scheme.
- B. The Owner is the registered proprietor of the Land.
- C. On 18 September 2007 the Council issued Planning Permit No. T060892 permitting subdivision of the land into 110 lots, the provision of public open space and tree reserves, creation of access to a Road Zone Category 1 and the removal of native vegetation generally in accordance with the endorsed plan. Condition 3 of the Planning Permit requires the Owner to enter into this Agreement to provide for the matters set out in that condition.
- D. A Plan of Subdivision was not certified within two years of the date of the Planning Permit. An extension of time was approved by Council on 16 September 2009 and 10 October 2011. Endorsed Plans were approved on 22 September 2012 and this revised the lot numbers compared to the original permit application plans (Watsons Pty Ltd Revision E). The lots previously numbered 36 to 47 inclusive on Watsons Pty Ltd Revision E and obligated in Condition 3 of the Planning Permit are renumbered lots 120 to 126 inclusive and lots 223 to 227 inclusive on the Endorsed Plan.
- E. The parties enter into this Agreement:-
 - (a) to give effect to the requirements of Condition 3 of the Planning Permit; and
 - (b) to achieve and advance the objectives of planning in Victoria and the objectives of the Planning Scheme in respect of the Land.

IT IS AGREED:

1. DEFINITIONS



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In this Agreement the words and expressions set out in this clause have the following meanings unless the context admits otherwise:

- 1.1 **"the Act"** means the *Planning and Environment Act 1987*.
- 1.2 **"this Agreement"** means this Agreement and any agreement executed by the parties expressed to be supplemental to this Agreement.
- 1.3 **"Amended Planning Permit Plan"** means the amended plans approved under the Planning Permit as an Endorsed Plan generally in accordance with Watsons Pty Revision E dated 4 September 2007 but modified in accordance with condition 1 of the Planning Permit.
- 1.4 **"Building"** has the same meaning as in the Act.
- 1.5 **"Building Envelope"** means the building envelope shown for a particular lot in the Plan of Subdivision and has the same meaning as in regulation 406 of the Building Regulations.
- 1.6 **"Dwelling"** has the same meaning as in the Cardinia Planning Scheme.
- 1.7 **"Eastern most allotments"** being Lots 120 to 126 inclusive and Lots 223 to 227 inclusive on the Endorsed Plan.
- 1.8 **"Endorsed Plan"** means the plans endorsed with the stamp of the Council from time to time known as the Amended Planning Permit Plan and Landscape Masterplan which form part of the Planning Permit.
- 1.9 **"Land"** means the land situated at 120-150 Pakenham Road, Pakenham, being all of the land contained in Certificate of Title Volume Folio 8810 340 and Certificate of Title Volume Folio 8652 976 and any reference to the Land includes any lot created by the subdivision of the Land or any part of it.
- 1.10 **"Landscape Masterplan"** means the plan approved under the Planning Permit as an Endorsed Plan which shall provide for, inter alia, the revegetation of the ridgeline/ rear of lots 120 to 126 inclusive and lots 223 to 227 inclusive and trees to be retained generally in accordance with the Planning Permit.
- 1.11 **"Lot"** means a lot or allotment on the Endorsed Plan.
- 1.12 **"Planning Permit"** means Planning Permit T060892 dated 18 September 2007.

- 1.13 **"Planning Scheme"** means the Cardinia Planning Scheme and any other planning scheme that applies to the Land.
- 1.14 **"Ridgeline"** means the Pakenham North Ridge a natural topographic feature which affects part of the Land being Lots 120 to 126 inclusive and Lots 223 to 227 inclusive on the Endorsed Plan.
- 1.15 **"Ridgeline Elevation"** means the changing level or height of the Ridgeline.
- 1.16 **"Statement of Compliance"** means a Statement of Compliance under the Subdivision Act 1988.

2. INTERPRETATION

In this Agreement unless the context admits otherwise:

- 2.1. the singular includes the plural and vice versa.
- 2.2. a reference to a gender includes a reference to each other gender.
- 2.3. a reference to a person includes a reference to a firm, corporation or other corporate body and that person's successors in law.
- 2.4. if a party consists of more than one person this Agreement binds them jointly and each of them severally.
- 2.5. a word or expression used in this Agreement has its ordinary meaning unless that word or expression is defined in this Agreement. If a word or expression is not defined in this Agreement and it is defined in the Act it has the meaning as defined in the Act.
- 2.6. any reference to an Act, Regulation or the Planning Scheme includes any Acts, Regulations or amendments amending, consolidating or replacing the Act, Regulation or Planning Scheme.
- 2.7. the introductory clauses to this Agreement are and will be deemed to form part of this Agreement.

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3. SECTION 173 AGREEMENT

3.1 Purpose

This agreement is made under section 173 of the Act. In entering into it the Parties intend to achieve or advance the objectives of planning in Victoria or the objectives of the Planning Scheme.

3.2 Burden of covenants

The Council and the Owner intend that the burden of the Owner's covenants run with the Land.

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4. SPECIFIC OBLIGATIONS OF THE OWNER

The owner acknowledges and agrees that:

4.1 Building Restrictions

No building shall be constructed on lots 120 to 126 inclusive and lots 223 to 227 inclusive outside the building envelopes shown on the Endorsed Plan except with the prior written consent of Council.

4.2 Height Controls

Any dwelling constructed on lots 120 to 126 inclusive and lots 223 to 227 inclusive must not be higher than 2.0 metres above the highest point of the ridgeline elevation on that lot.

4.3 Re-vegetation

Re-vegetation and landscaping across the ridgeline (the rear of the Eastern most allotments) must be carried out generally in accordance with the approved Landscape Masterplan prior to the issue of a Statement of Compliance.

5. FURTHER OBLIGATIONS OF THE OWNER

The Owner further agrees that:

5.1 Notice and Registration

- 5.1.1 the Owner will bring this Agreement to the attention of all prospective purchasers, mortgagees, transferees and assigns.

5.2 Further Actions

- 5.2.1 the Owner will do all things necessary to give effect to this Agreement.
- 5.2.2 the Owner will consent to Council making application to the Registrar of Titles to make a recording of this Agreement in the register on the Certificate of Title to the Land in accordance with section 181 of the Act and do all things necessary to enable Council to do so, including signing any further agreement, acknowledgment or document or procuring the consent to this Agreement of any mortgagee or caveator to enable a recording to be made in the register under that section.

5.3 Council's costs to be paid

- 5.3.1 the Owner will immediately pay to Council, Council's reasonable costs and expenses (including legal expenses) of and incidental to the preparation, drafting, finalisation, engrossment, execution, registration and enforcement of this Agreement which are and until paid will remain a debt due to Council by the Owner.

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6. AGREEMENT UNDER SECTION 173 OF THE ACT

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

7. OWNERS WARRANTY

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

8. SUCCESSORS IN TITLE

8.1 Without limiting the operation or effect which this Agreement has, the Owner must ensure that, until such time as a memorandum of this Agreement is registered on the title to the Land, successors in title shall be required to:-

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

9. GENERAL MATTERS

9.1 Notices

A notice or other communication required or permitted to be served by a party on another party must be in writing and may be served:

- 9.1.1 by delivering it personally to that party;
- 9.1.2 by sending it by prepaid post addressed to that party at the address set out in this Agreement or subsequently notified to each party from time to time; or
- 9.1.3 sending it by facsimile provided that a communication sent by facsimile shall be confirmed immediately in writing by the sending party by hand delivery or prepaid post.

9.2 A notice or other communication is deemed served:

- 9.2.1 if delivered, on the next following business day;
- 9.2.2 if posted, on the expiration of two business days after the date of posting; or

9.2.3 if sent by facsimile, on the next following business day unless the receiving party has requested transmission before the end of that business day.

9.3 No Waiver

Any time or other indulgence granted by the Council to the Owner or any variation of the terms and conditions of this Agreement or any judgment or order obtained by Council against the Owner will not in any way amount to a waiver of any of the rights or remedies of Council in relation to the terms of this Agreement.

9.4 Severability

If a court, arbitrator, tribunal or other competent authority determines that a word, phrase, sentence, paragraph or clause of this Agreement is unenforceable, illegal or void then it must be severed and the other provisions of this Agreement will remain operative.

9.5 No Fettering of Council's Powers

It is acknowledged and agreed that this Agreement does not fetter or restrict the power or discretion of Council to make any decision or impose any requirements or conditions in connection with the granting of any planning approval or certification of any plans of subdivision applicable to the Land or relating to any use or development of the Land.

10. COMMENCEMENT OF AGREEMENT

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



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out at the commencement of this Agreement.

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MANAGER Development Services

Witness

)
)
)

Director

Full name

Usual address

Director (~~or company Secretary~~)

Full name

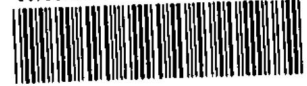
Usual address

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DATED

CARDINIA SHIRE COUNCIL



**AGREEMENT
UNDER SECTION 173
OF THE PLANNING
AND ENVIRONMENT
ACT 1987**

Land: Lot 1 & 2 LP8840, 120-150 Pakenham Road, Pakenham 3810

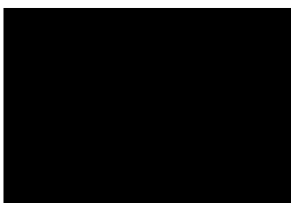
Dear Cardinia Council,

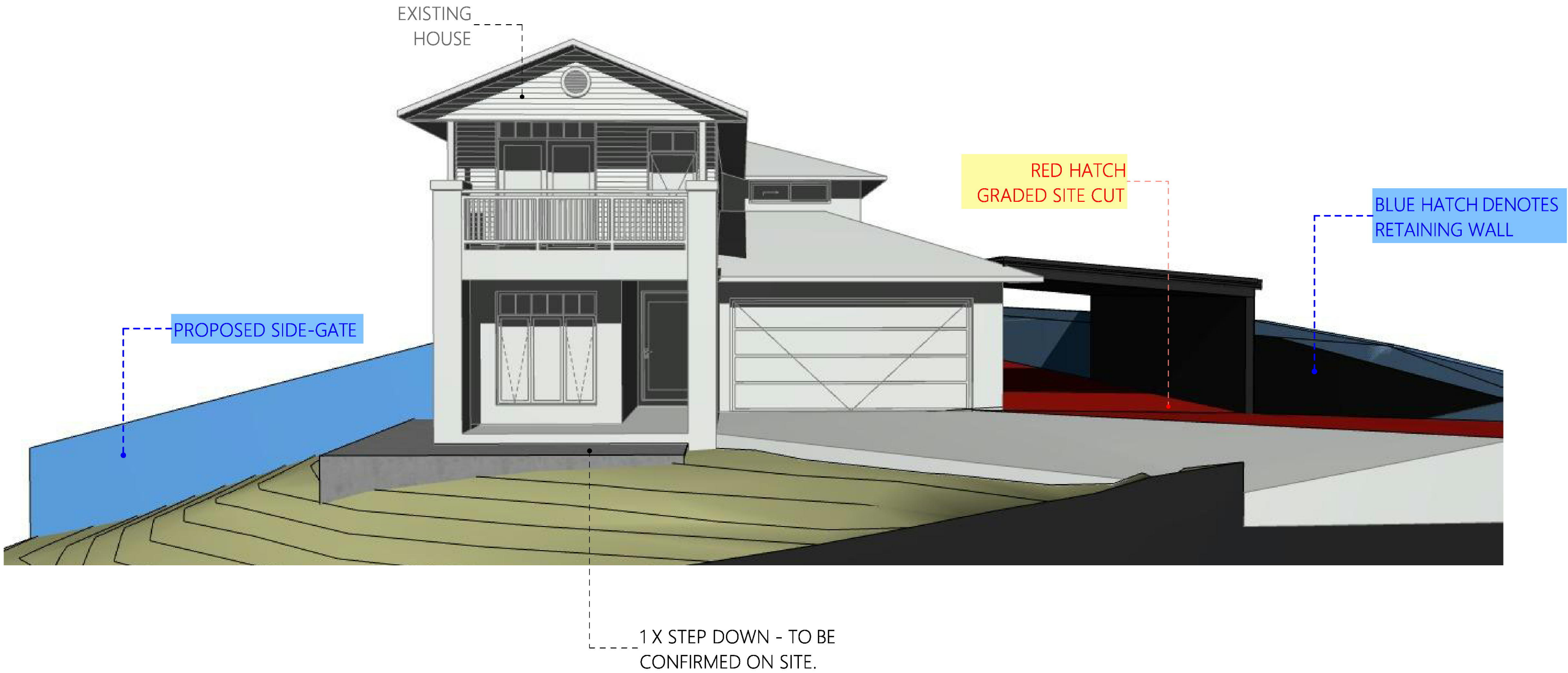
I hope you are well.

Please see below a summary of the proposed works to be carried out on the property:

- **Garage/Shed Construction**
 - Supply and install a new garage/shed structure as per agreed layout.
 - Ensure proper foundations, framing, roofing, and cladding to meet Australian Standards.
- **Carport Installation**
 - Construct a new carport adjacent to the main dwelling.
 - Provide structural posts, beams, roofing, and all required fixings.
- **Landscaping Works**
 - Prepare and level designated areas for new planting zones.
 - Install plants, garden edges, mulching, and any nominated soft-scaping features.
- **Paving**
 - Excavate and prepare ground for new paved areas.
 - Supply and lay pavers to driveway, pathways, or designated outdoor spaces.
- **Decking**
 - Construct new timber or composite decking as per selected material.
 - Install subfloor framing and decking boards, ensuring compliance with safety and building requirements.

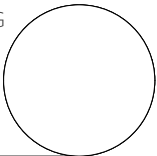
If you have any questions or would like any amendments to the scope, please let me know.





M R A Y

PROPOSAL: PROPOSED CARPORT/SHED TO THE EXISTING DOUBLE STOREY DWELLING
SITE ADDRESS: 4 PALM COURT, PAKENHAM
DRAWING ISSUE: WORKING DRAWINGS



These drawings are to be read and used in conjunction with specification, details, Structural Engineers and other consultants drawings and computations, endorsed planning drawings and permits if and as applicable.
Figured dimensions must take preference over scaling of drawings.
C.O.S. denotes `check on site' the Builder shall check all dimensions and levels prior to commencing any works or items to be fabricated, with any discrepancies to be reported immediately.
All dimensions and levels to be verified on site prior to the start of works.

It is the responsibility of all persons concerned with the project contained in these drawings - to notify the registered building practitioner concerned in the event of alterations being required or discrepancies being found - prior to works being carried out - as no responsibility can be taken for unauthorized alteration or lack of builders supervision.

Ground under building to be graded to the outside of the building. Finished surface to fall away from building min 1 in 20 for a min. of 1000 mm.

SOIL CLASSIFICATION:
All foundations shall be prepared and maintained in accordance to A.S. 2870.1 and/or Structural Engineer's Design, as required therein, and which is referred to in the soil investigation report.

STRUCTURAL ITEMS:
Refer to Structural Drawings and Computation for all sizes and detailing of structural timber, steel and concrete, elements such as beams, columns, slabs, footings, lintels, holding-down details etc.
Provide all `holding down' straps, rods, bolts etc, as required to be built into the frame, brickwork, steelwork and/or concrete.

SARKING:
Shall have a flammability index of not more than five where required.

BALUSTRADES:
Balustrading to high decks or terraces - where a deck exceeds 4.0 m above ground level the balustrade must be non-climbable between the heights of 150 and 750 mm above that deck or terrace. All balustrades to be a minimum of 1000 mm high.

DOORS & EXTERNAL DOORS:
Shall be fitted with weather -strips or draft excluders.
W.C. doors must be removable from the outside if 1200 mm or closer to the pan.

BRICKWORK CONTROL JOINTS:
A.J. - Denotes articulation joints. Builder must provide brick control joints located to comply with recommendations in Geo-Technical site report. (If prepared) Otherwise in accordance with cement and concrete Assoc. Note: CN9 - Articulated walls. (Specifying joints at 5.0 M ctrs.) and/or the B.C.A.
Provide weep holes at 900 mm max. cts. with continuous cavity flashings at base of cavity, above & below openings.

INSULATION:
Refer to Energy Rating Assessment Report.

SMOKE DETECTORS:
Provide smoke detectors located and as shown on plan, as per manufacturers' specifications - Type 83 R1 mains connected.
Smoke alarms must comply with AS 3786 and be hardwired and also be interlinked where more than one smoke alarm is installed.

SEWER DRAINAGE:
Refer to Hydraulics Drawings if applicable and/or connect to designated connection point in accordance to the requirements of the Relevant Authority and all relevant Australian Standards and Codes. Sub-Contractor to provide a Compliance Certificate.

STORM WATER:
Connect S.W.D. 90mm dia. UPVC or as otherwise noted to existing S.W.D system and/or if new installation connect to legal point of discharge as designated by the local Authority. Refer to Civil Drawings if applicable and connect and lay all drains in accordance to the requirements of the Relevant Authority and all relevant Australian Standards and Codes. Sub-Contractor to provide a Compliance Certificate.

OVERLOOKING:
In accordance with Reg. 82, Build. Reg's 2018 as part of decks and/or terraces, where finished floor level is greater than 800 mm above ground level, provide to a min. height of 1700 mm above the deck floor, a timber slatted screen with a max. of 25% gap in elevational area, to prevent overlooking into the neighbouring property, or as outlined in the Planning Permit Drawings if applicable.

STAIR REQUIREMENTS:
Risers: 190 max - 115 min.
Going: 355 max - 240 min
Risers & treads to be constant in size throughout flight.
Provide non-slip finish: NOSING STRIP - P3 DRY / P4 WET
Provide continuous handrail 1000 mm min height to balconies & decks which are 1000 mm or more above finished ground level.
Max. openings between balusters not to exceed 125 mm.
Landings must be a minimum length of 750mm measured from the inside edge where it changes direction.
Handrail to extend the full length of the stair flight.

GLAZING:
All glazing panels to 500 mm above F.F.L. to be safety glass as per A.S. 1288. All other glazing to A.S. 1288.

SPECIFICATIONS:
If a specification forms part of these contract documents, it shall take precedence over and above these general notes as contained herein if & where applicable.

STANDARDS:
All works shall comply but not be limited to the following Australian Standards and their respective most recent updates and amendments as applicable:

- A.S. 1684 - 2010 national timber framing code
 - Part 2 non-cyclonic areas
 - Part 3 cyclonic area
 - Part 4 simplified non-cyclonic areas
- A.S. 2047 - windows in buildings - selection and installation
- A.S. 1288 - Glass in buildings, selection and installation
- A.S. 1562 - Design and installation of sheet roof and wall cladding part 1 Metal
 - amendment 1
 - amendment 2
- A.S. 2870 - residential slabs and footings -
 - Part 1construction - amendment 1
 - amendment 2
 - amendment 3
 - amendment 4

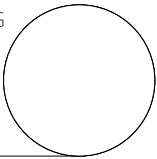
- A.S, 2904 - damp proof courses and flashings
- A.S./ N.Z.S. 3013 - electrical installations
- A.S. 3700 - masonry in buildings
 - amendment 1
 - amendment 2
- A.S. 3740 - waterproofing of wet areas in residential buildings
- A.S. 3786 - Smoke alarms
 - amendment 1
 - amendment 2
 - amendment 3
 - amendment 4
- A.S. 1860 - Code of practice for the installation of particleboard flooring
- A.S. 3600 - Concrete structures
 - amendment 1
 - amendment 2
- A.S. 3660 - Protection of buildings from subterranean termites
- A.S. 4256 - Plastic roof and wall cladding materials

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DRAWING LIST

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	7	PROPOSED ROOF PLAN	1:100
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	11	SECTION & DETAILS	1:20, 1:100
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	22	3D PERSPECTIVE	
	23	3D PERSPECTIVE	

BAL LEVEL: 12.5
BAL 12.5: EXTERNAL FACADE WALLS TO BE NON-COMBUSTIBLE MATERIAL/S.
BAL 12.5: SARKING TO BE PROVIDED ON THE ROOF



BUSHFIRE CONSTRUCTION GENERAL NOTES: COMPLIANCE WITH AS3959-2018 BUSHFIRE ATTACH LEVEL - 12.5

1. JOINTS:

1.1 All joints in the external surface material of walls shall be covered, sealed, overlapped, backed or butt-jointed to prevent gaps greater than 3mm.
2. VENTS AND WEEPHOLES:

2.1 Vents and weepholes in external walls shall be screened with a mesh with a maximum aperture of 2mm, made of corrosion-resistant steel, bronze or aluminium, expect where the vents and weepholes have an aperture less than 3mm.
3. WINDOWS:

3.1 Externally fitted hardware that supports the sash in its functions of opening and closing shall be metal.

3.2 Glazing within 400mm from ground shall be Grade A safety Glazing with minimum 4mm thickness.

3.3 Openable portions of windows shall be screened as per windows and screens requirements below.

3.4 Window within 400mm from ground shall have frames and joinery made out of metal.
4. DOORS - SIDE-HUNG EXTERNAL DOORS

4.1 Doors with glazing within 400mm shall comply with the above window requirements.

4.2 Doors shall be tight-fitting to the door frame.

4.3 Weather strips, draught excluders or draught seals shall be installed at the base of side-hung doors.

4.4 The door shall be either:

a) Non-combustible; or

b) Solid timber laminated timber or reconstituted timber having a minimum thickness of 35mm for the first 400mm; or

c) A hollow core door with a non-combustible kick-plate on the outside for the first 400mm.
5. SLIDING DOORS

5.1 Glazed sliding doors shall be Grade A safety glass in accordance with AS1288-2006.

5.2 Frames supporting the sliding doors and framing surround any glazing shall be made from metal.
6. GARAGE DOORS

6.1 Shall be non-combustible.

6.2 Panel lift, tilt doors or side-hung doors shall be fitted with suitable weather strips, draught excluders, draught seals or guide tracks with a maximum gap no greater than 3mm.

6.3 Roller doors shall have guide tracks with a maximum gap no greater than 3mm and shall be fitted with a nylon brush that is in contract with the door.

6.4 Vehicle access doors shall not include ventilation slots.
7. SCREENS FOR WINDOWS AND DOORS

7.1 Screens shall have a mesh or perforated sheet with a maximum aperture of 2mm, made of corrosion resistant steel, bronze or aluminium. Gaps between the perimeter of the screen assembly and the building element to which it is fitted shall not exceed 3mm.

7.2 The frame supporting the mesh of perforated sheet shall be made from metal.
8. ROOFS

8.1 The roof/wall junction shall be sealed, to prevent openings greater than 3mm, either by the use of a fascia and eaves lining or by sealing between the top of the wall and the underside of the roof.

8.2 Roof ventilation openings shall be fitted with ember guards made of non-combustible material or a mesh of perforated sheet with a maximum aperture of 2mm, made of corrosions-resistant steel, bronze or aluminium.

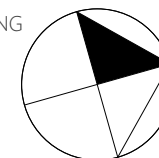
8.3 Roofs shall be fully sarked and be located on top of the roof framing except that roof battens may be fixed above. The sarking shall cover the entire roof area and extend into gutters and valleys.
9. ROOF PENETRATIONS

9.1 Evaporative cooling units shall be fitted with butterfly closers or the unit shall be fittred with non-combustible covers with a mesh or perforated sheet with a maximum aperture of 2mm, made of corrosion-resistant steel, bronze or aluminium.

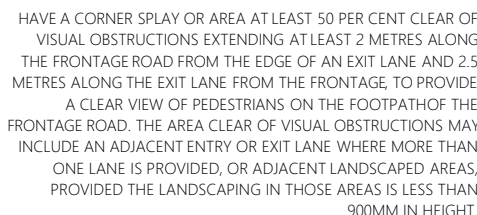
9.2 Roof penetrations shall be adequately sealed at the roof to prevent prevent gaps greater than 3mm with non-combustible material.
10. WATER AND GAS SUPPLY PIPES

10.1 Above-ground, exposed water and gas supply pipes shall be metal.

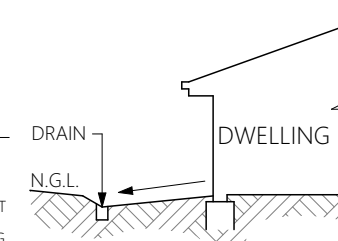
SITE ADDRESS: 4 PALM COURT, PAKENHAM
PROPOSAL: PROPOSED CARPORT/SHED TO THE EXISTING DOUBLE STOREY DWELLING
CLIENT: ATEK GROUP
DATE: 2/11/2025 SCALE: @ A3 1:200
DRAWN BY: E.O JOB NO: 5.042



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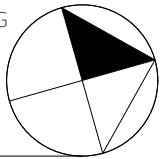


ARTICULATION JOINT NOTE:	ROOF STORM WATER DRAINAGE NOTE:	RECYCLED WATER NOTE:	NOTE	SURFACE DRAIN	WARNING
ARTICULATION JOINTS TO FOLLOW DOWN THE SIDE OF WINDOWS.	A) ROOF STORMWATER DRAINAGE SHALL COMPLY WITH AS3500.3-2015.	THE DWELLING TO BE CONNECTED TO THE RECYCLED WATER AS PER THE RELEVANT AUTHORITY'S REQUIREMENTS.	- THE BUILDER SHALL CHECK ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO CONSTRUCTION. NOTIFY ANY DISCREPANCIES OR OMISSIONS TO THE ARCHITECT. - DO NOTE SCALE DRAWINGS. - LEGAL POINT OF DISCHARGE TO BE VERIFIED BY THE BUILDER AND APPROVED BY THE RESPONSIBLE AUTHORITY	GRADE SURFACE AWAY FROM HOUSE FOR A MINIMUM DISTANCE OF 1000mm 1:20 FALL TO COLLECT STORMWATER WITH 115w x 95d PVC CHANNEL OR SPOON DRAIN AND CONNECT TO STORMWATER SYSTEM	<u>BEWARE OF UNDERGROUND SERVICES</u> THE BUILDER IS TO DETERMINE EXISTING LOCATIONS OF EXISTING UNDERGROUND SERVICES BEFORE COMMENCING CONSTRUCTION ON SITE
AJ'S NOT TO HAVE A WIDTH OF LESS THAN 10MM.	B) MINIMUM DOWNPIPE DIMENSIONS SHALL BE 100MM x 50MM OR 90MM DIAMETER.				
ARTICULATION JOINT LAYOUT NOT TO EXCEED 5.0M ALONG THE PERIMETER BRICKWORK, 4.5m FROM ALL CORNERS AND NOT MORE THAN 1.2m AWAY FROM OPENINGS.	C) RAIN WATER HEAD TO SERVE BOX GUTTER. D) SPREADERS TO FIRST FLOOR DOWNPIPES DISCHARGING TO GROUND ROOF BELOW. E) MINIMUM BOX GUTTER DEPTH TO BE 100MM				

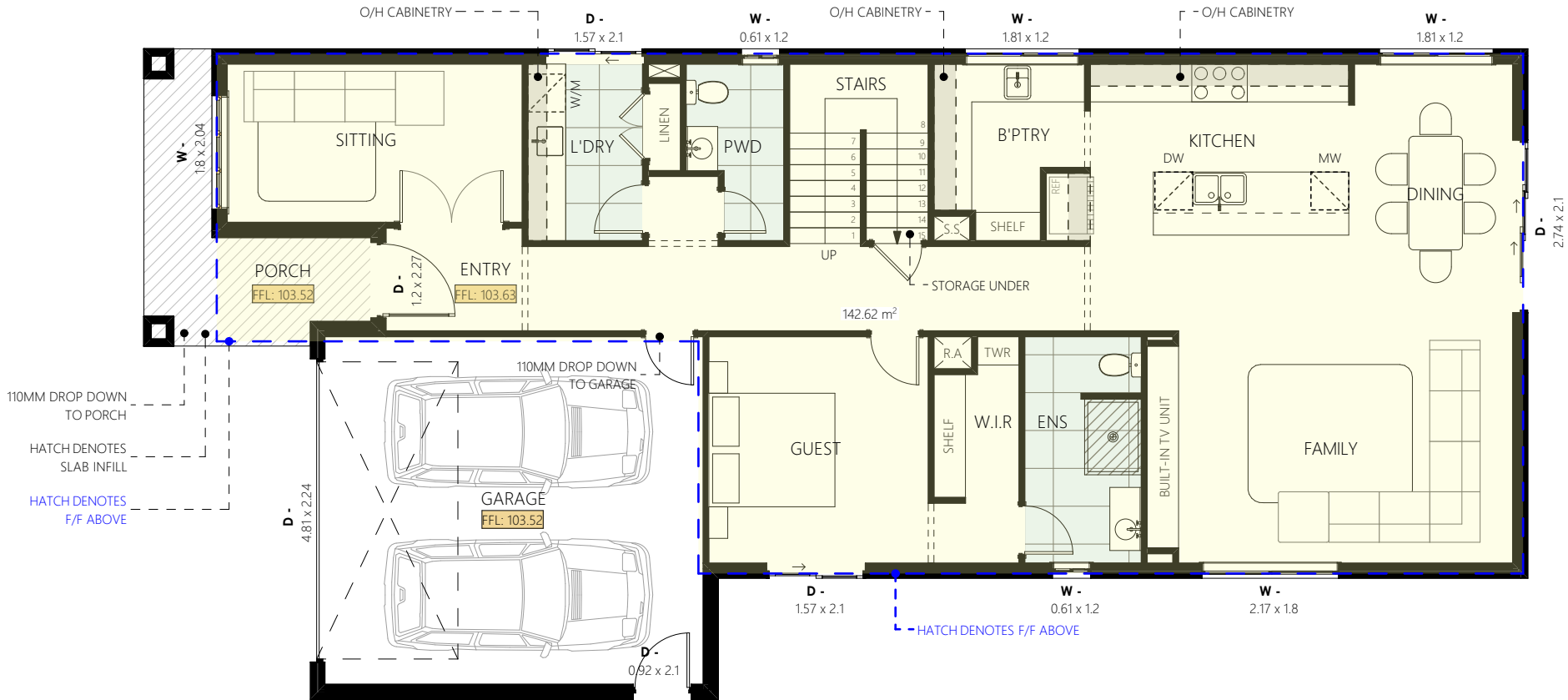


4

BAL LEVEL: 12.5
BAL 12.5: EXTERNAL FACADE WALLS TO BE NON-COMBUSTIBLE MATERIAL/S.
BAL 12.5: SARKING TO BE PROVIDED ON THE ROOF

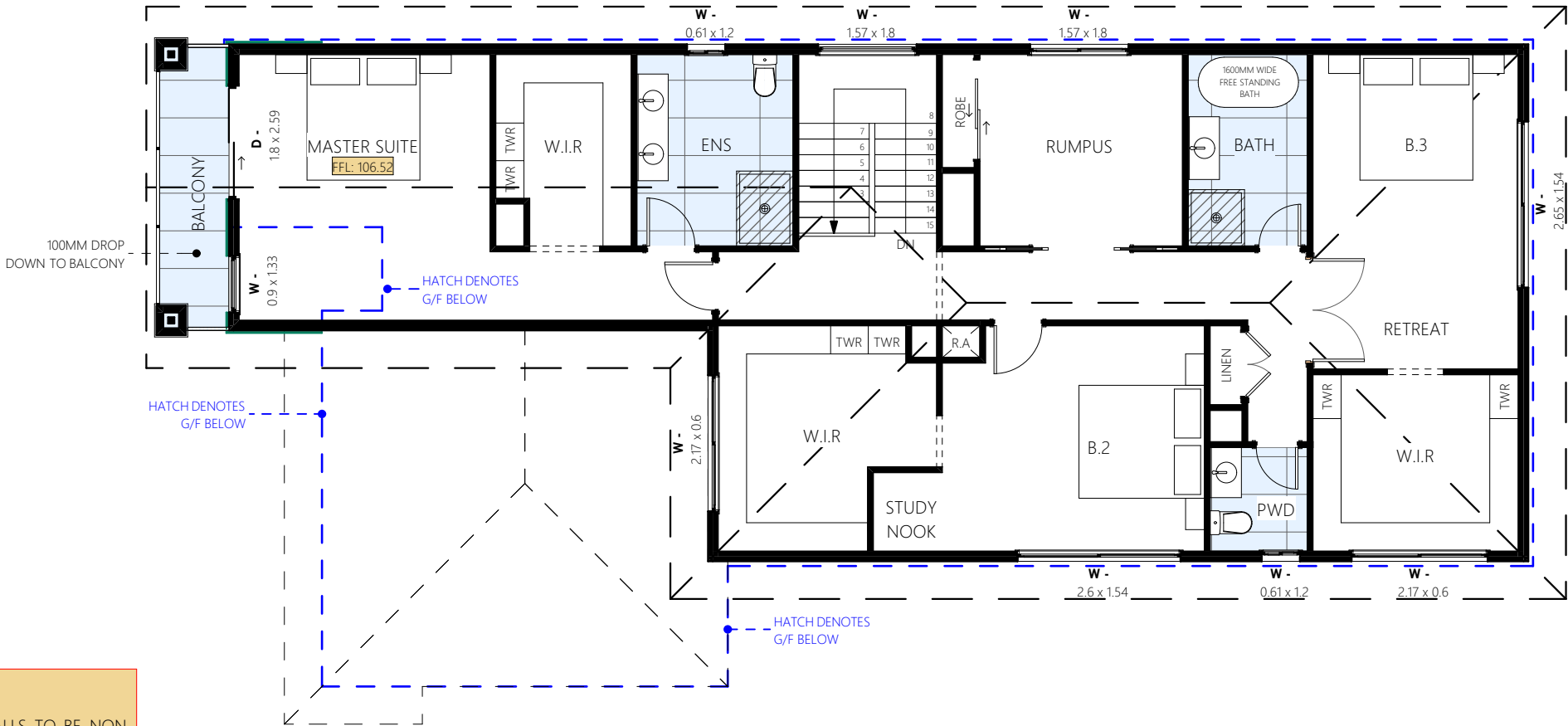


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EXISTING G/F PLAN

1:100



EXISTING F/F PLAN

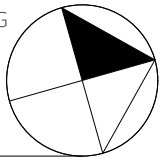
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BAL LEVEL: 12.5
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BAL 12.5: SARKING TO BE PROVIDED ON THE ROOF

PROPOSED G/F PLAN

SITE ADDRESS:
PROPOSAL:
CLIENT:
DATE: 2/11/2025
DRAWN BY: E.O

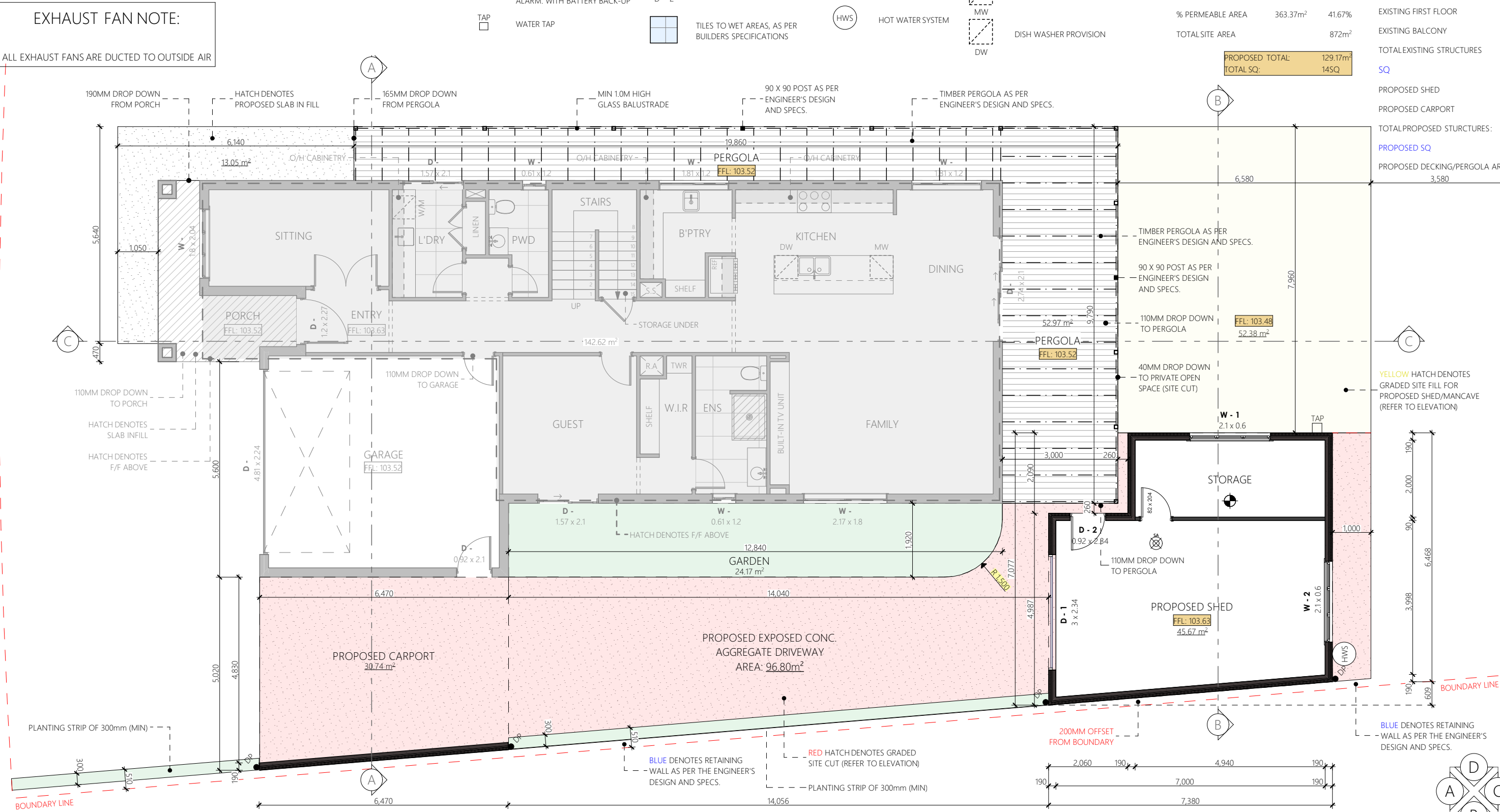
4 PALM COURT, PAKENHAM
PROPOSED CARPORT/SHED TO THE EXISTING DOUBLE STOREY DWELLING
ATEK GROUP
SCALE: @ A3 1:100
JOB NO: 5.042



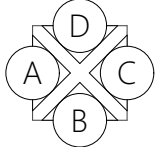
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LEGEND									
	MAN HOLE ACCESS (750 x 580)		EXHAUST FAN		GAS METER		DOWN PIPE		MICROWAVE PROVISION
	INTERCONNECTED SMOKE ALARM. WITH BATTERY BACK-UP		W - 1 D - 2 WINDOW & DOOR SIZES (W) x (H)		METER BOX		HWS HOT WATER SYSTEM		DISH WASHER PROVISION
	WATER TAP		TILES TO WET AREAS, AS PER BUILDERS SPECIFICATIONS						

BUILDING ANALYSIS				EXISTING GROUND FLOOR		EXISTING GARAGE	
SITE ANALYSIS							
% SITE COVERAGE	263.28m²	30.19%		EXISTING PORCH		9.05m²	
% IMPERMEABLE AREA	398.12m²	45.65%		EXISTING FIRST FLOOR		142.62m²	
% PERMEABLE AREA	363.37m²	41.67%		EXISTING BALCONY		5.27m²	
TOTAL SITE AREA		872m²		TOTAL EXISTING STRUCTURES		334.76m²	
PROPOSED TOTAL:				PROPOSED SHED		45.67m²	
TOTAL SQ:				PROPOSED CARPORT		30.75m²	
				TOTAL PROPOSED STRUCTURES:		76.42m²	
				PROPOSED SQ		8.25SQ	
				PROPOSED DECKING/PERGOLA AREA		52.75m²	



BAL LEVEL: 12.5
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MATERIALS SCHEDULE



75MM HEBEL WALL CONSTRUCTION



MAIN RENDER OVER HEBEL FINISH 'SUFTMIST' COLOUR FINISH BY COLORBOND TO THE FOLLOWING:
SHED-



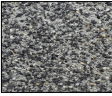
MAIN RENDER OVER HEBEL FINISH 'MONUMENT' COLOUR FINISH BY COLORBOND TO THE FOLLOWING:
CARPORT-



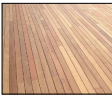
'MONUMENT' FINISH TO THE FOLLOWING:
FASCIA & GUTTER-
ALUMINIUM FRAMED WINDOW & DOORS-
EVAPORATIVE COOLING UNIT-
5° COLORBOND ROOFING-
FASCIA & GUTTER-
DOWNPIPES-
METER BOX-
HWS-



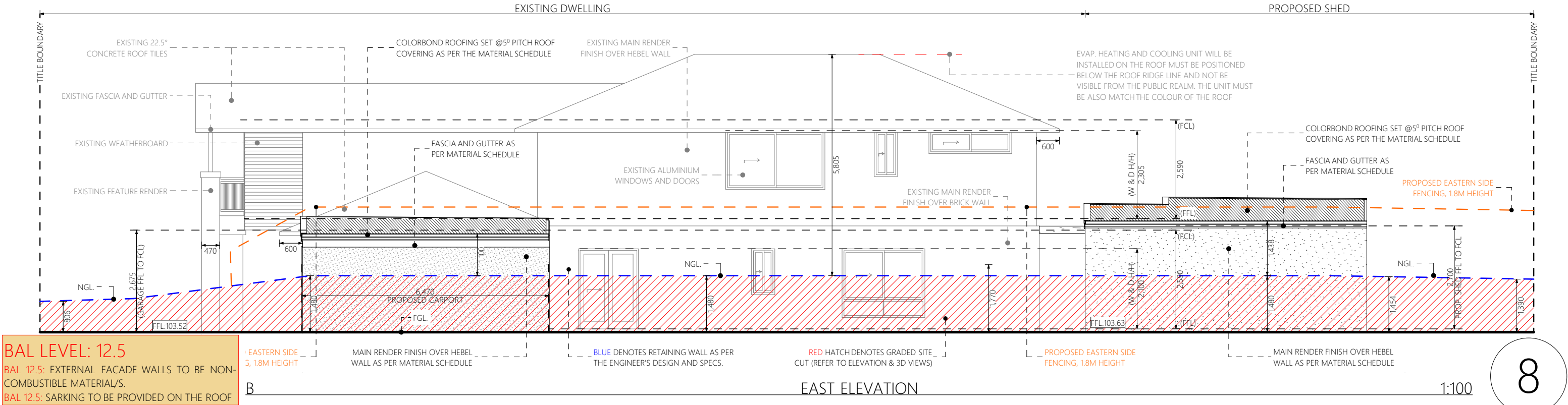
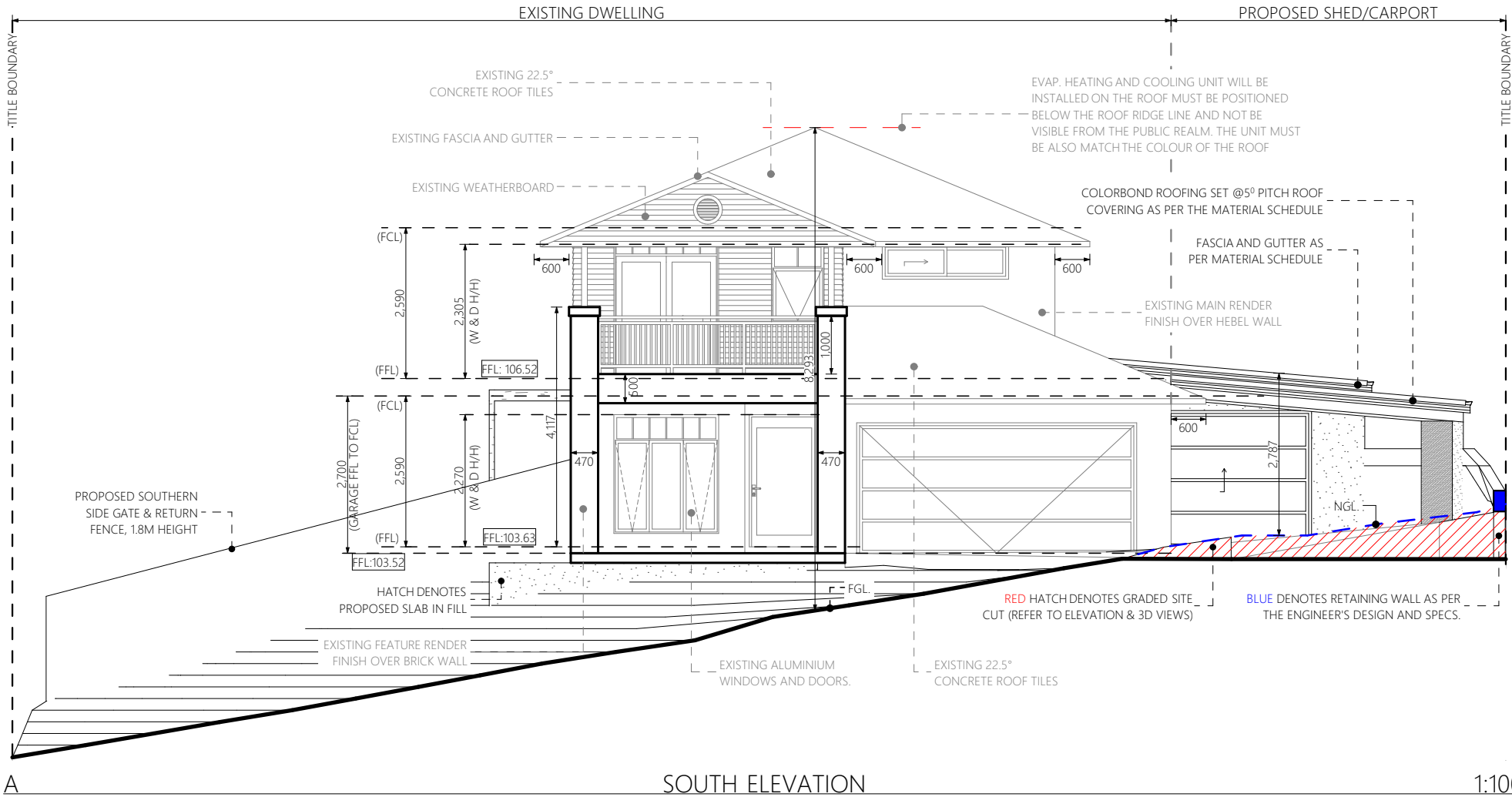
22.5° COLORBOND ROOFING - 'MONUMENT' COLOUR FINISH BY COLORBOND



(IMPERMEABLE) CONCRETE EXPOSED AGGREGATE 'SUNDOWN' FINISH BY BORAL OR SIMILAR



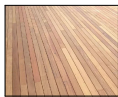
(PERMEABLE) HARDWOOD 'BLACKBUTT' TIMBER BY WOODSOLUTIONS. FOR PERGOLA-DECKING-



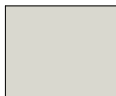
MATERIALS SCHEDULE



75MM HEBEL WALL CONSTRUCTION



(PERMEABLE) HARDWOOD
'BLACKBUTT' TIMBER BY
WOODSOLUTIONS. FOR
TEH FOLLOWING;



MAIN RENDER OVER HEBEL FINISH
'SUFTMIST' COLOUR FINISH BY
COLORBOND TO THE FOLLOWING:



MAIN RENDER OVER HEBEL FINISH
'MONUMENT' COLOUR FINISH BY
COLORBOND TO THE FOLLOWING:



CARPOT-

'MONUMENT' FINISH TO THE FOLLOWING:

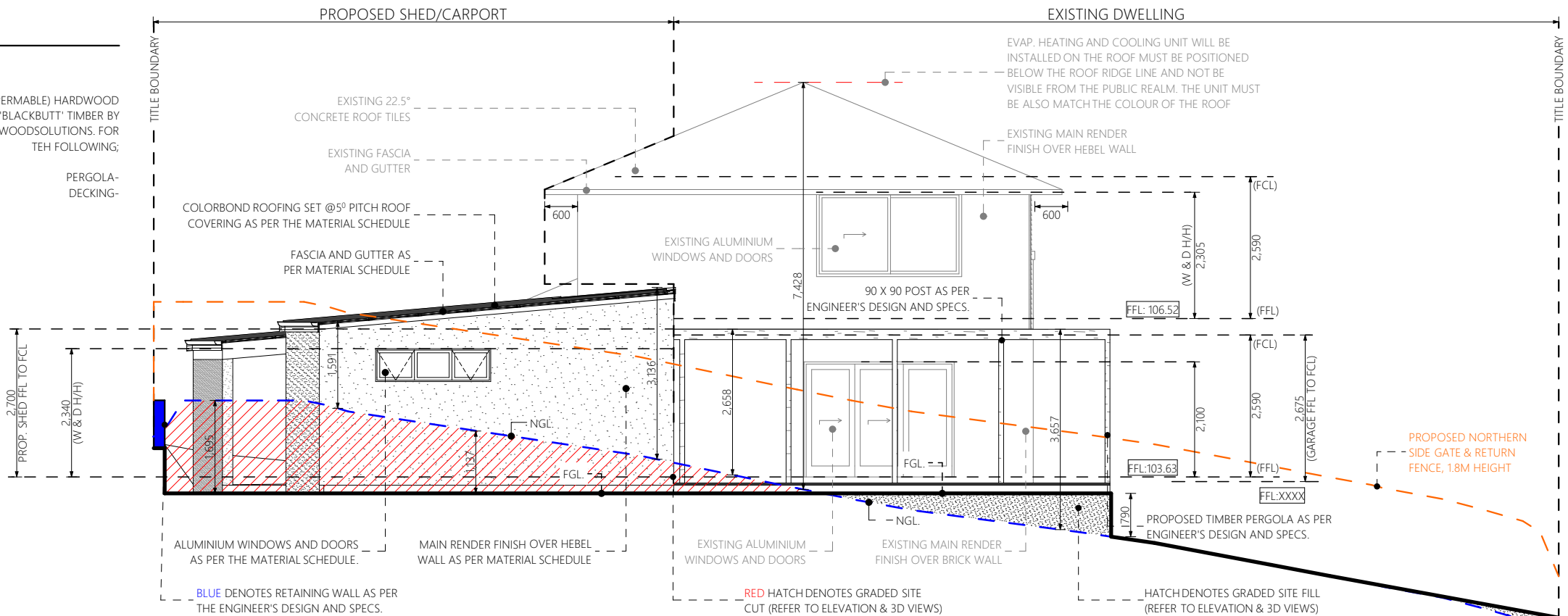
FASCIA & GUTTER-
ALUMINIUM FRAMED WINDOW & DOORS-
EVAPORATIVE COOLING UNIT-
5° COLORBOND ROOFING-
FASCIA & GUTTER-
DOWNPIPES-
METER BOX-
HWS-



22.5° COLORBOND ROOFING - 'MONUMENT'
COLOUR FINISH BY COLORBOND

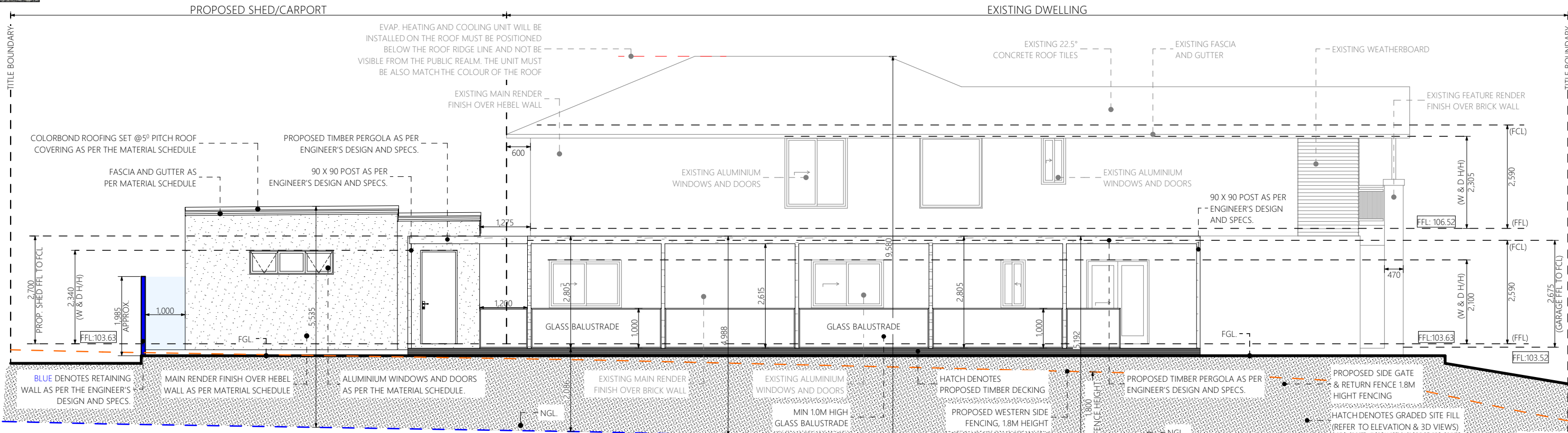


(INPERMEABLE) CONCRETE EXPOSED
AGGREGATE 'SUNDOWN'
FINISH BY BORAL OR SIMILAR



NORTH ELEVATION

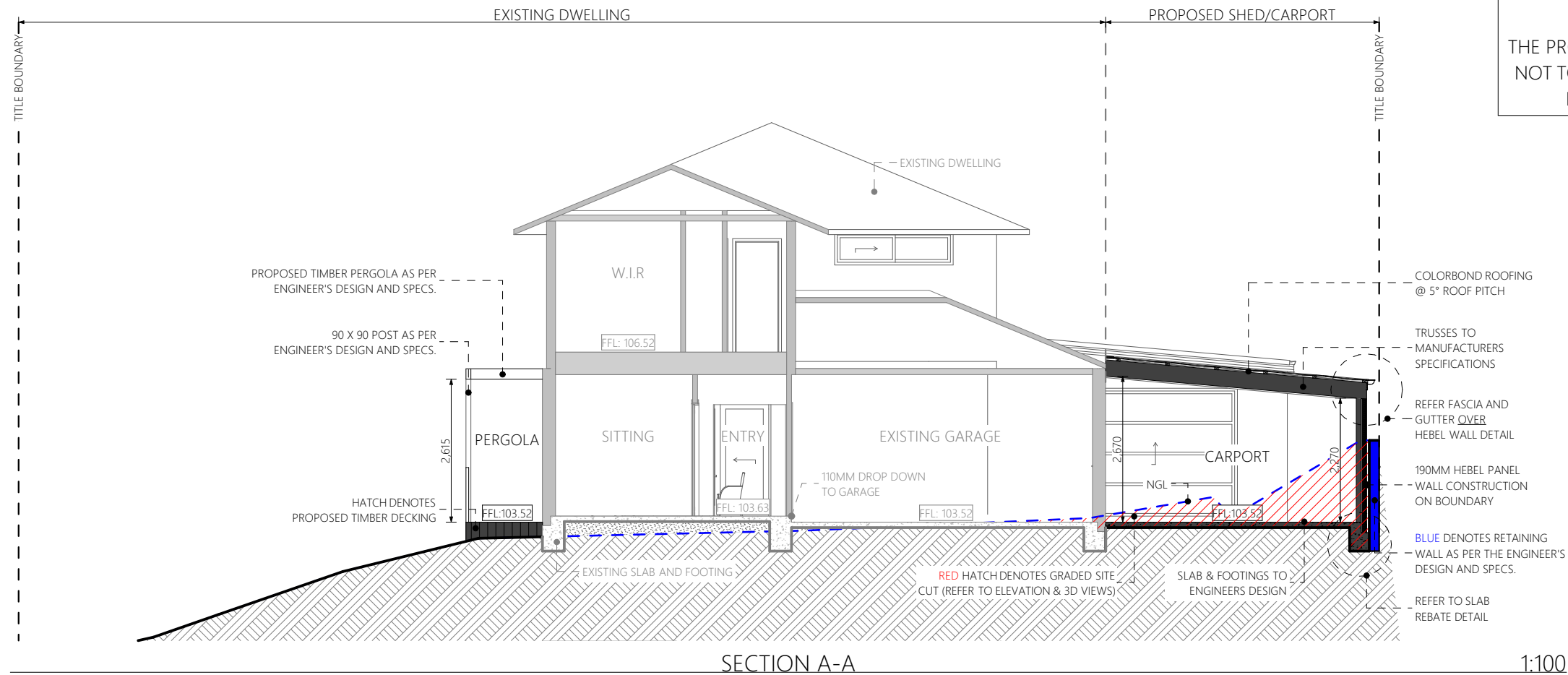
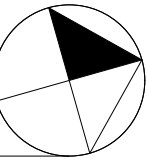
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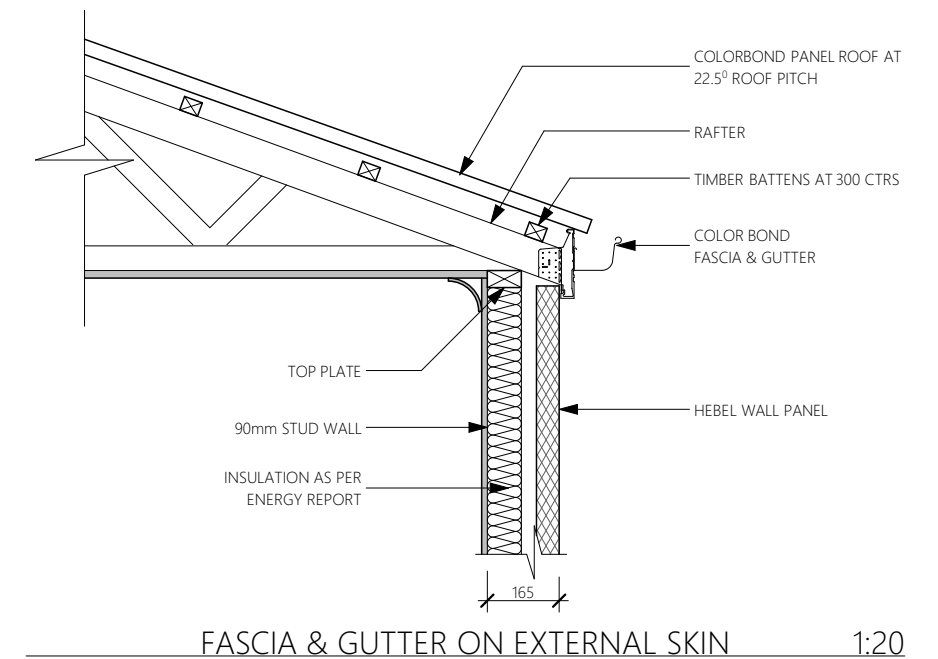
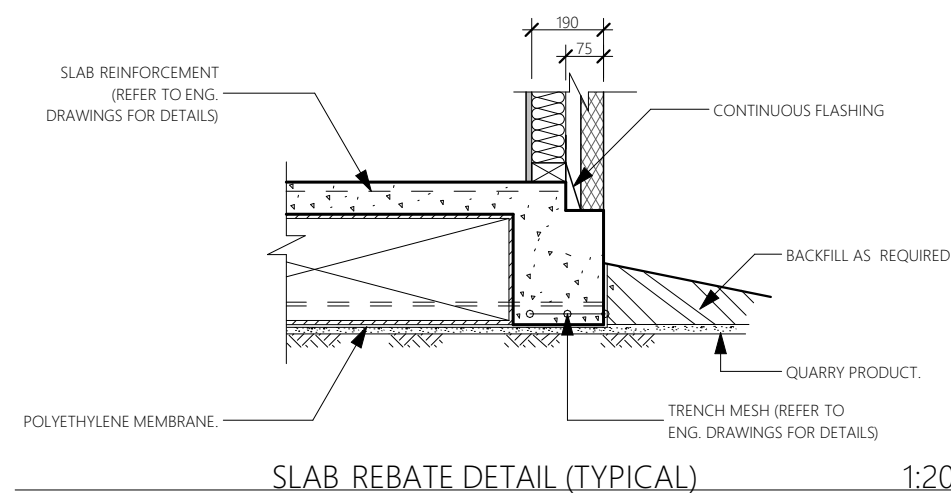
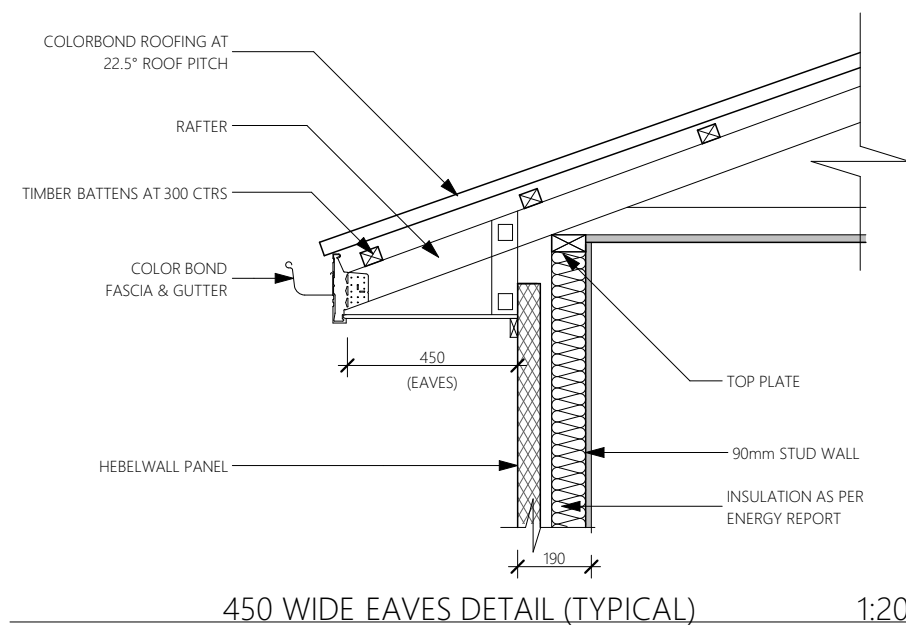
WEST ELEVATION

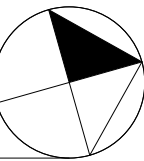
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BAL LEVEL: 12.5
BAL 12.5: EXTERNAL FACADE WALLS TO BE NON-COMBUSTIBLE MATERIAL/S.
BAL 12.5: SARKING TO BE PROVIDED ON THE ROOF



HEBEL NOTE:
THE PROPOSED EXTERNAL WALL CLADDING NOT TO RETAIN ANY SOIL AS IT VOIDS THE MANUFACTURERS WARRANTY.

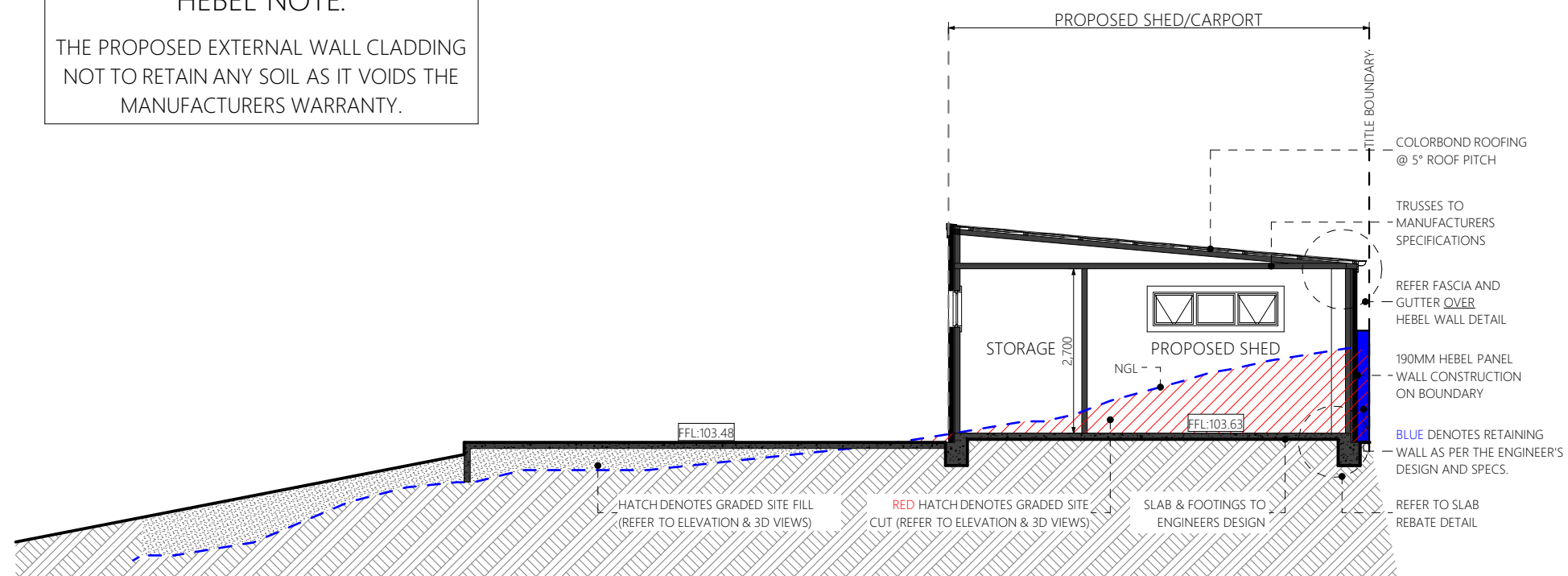




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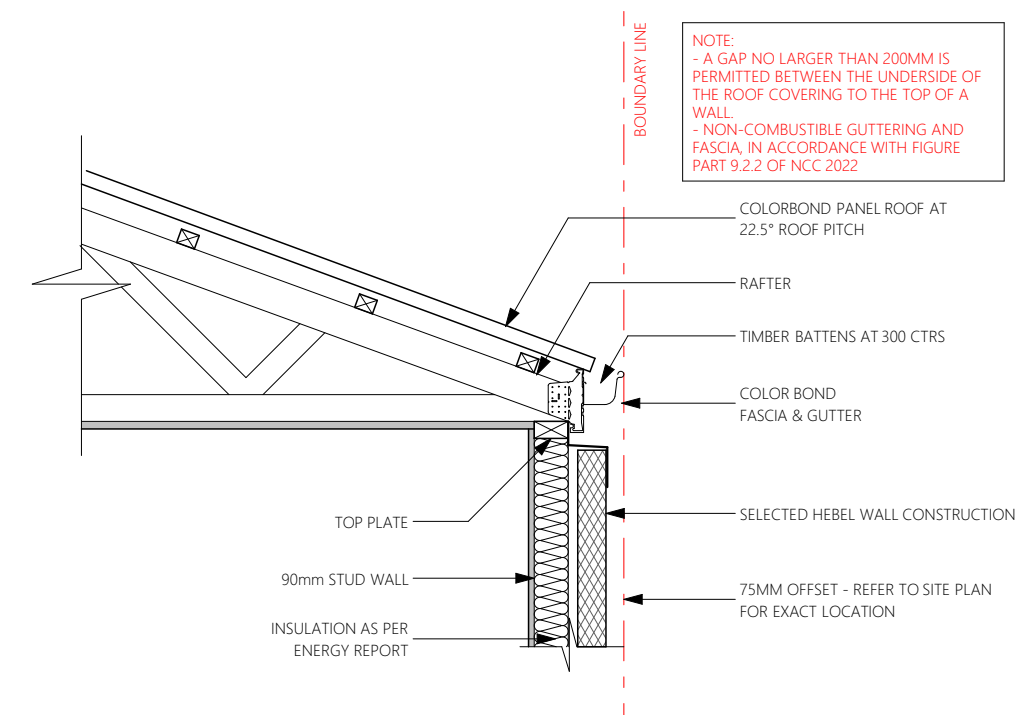
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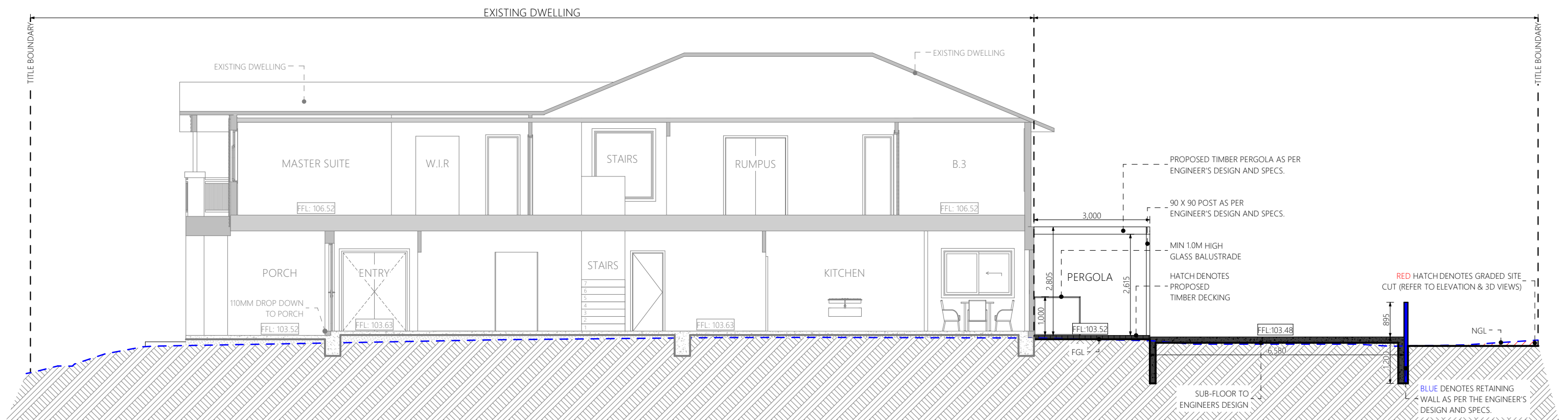
SECTION B-B

1:100



FASCIA & GUTTER OVER BRICK DETAIL

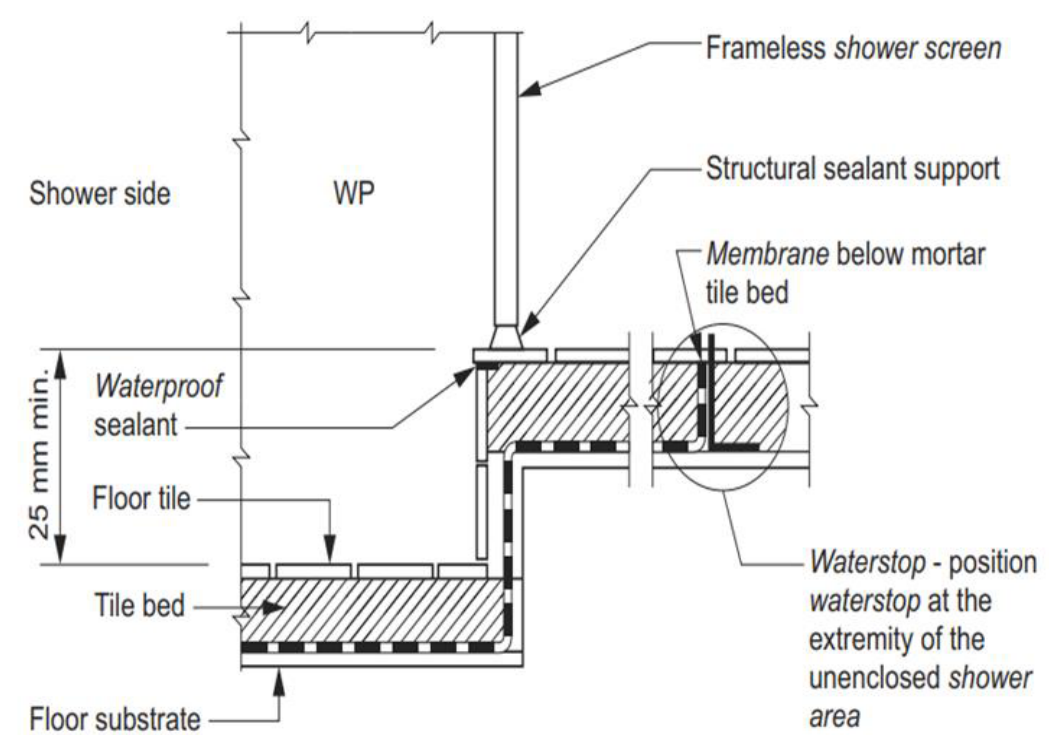
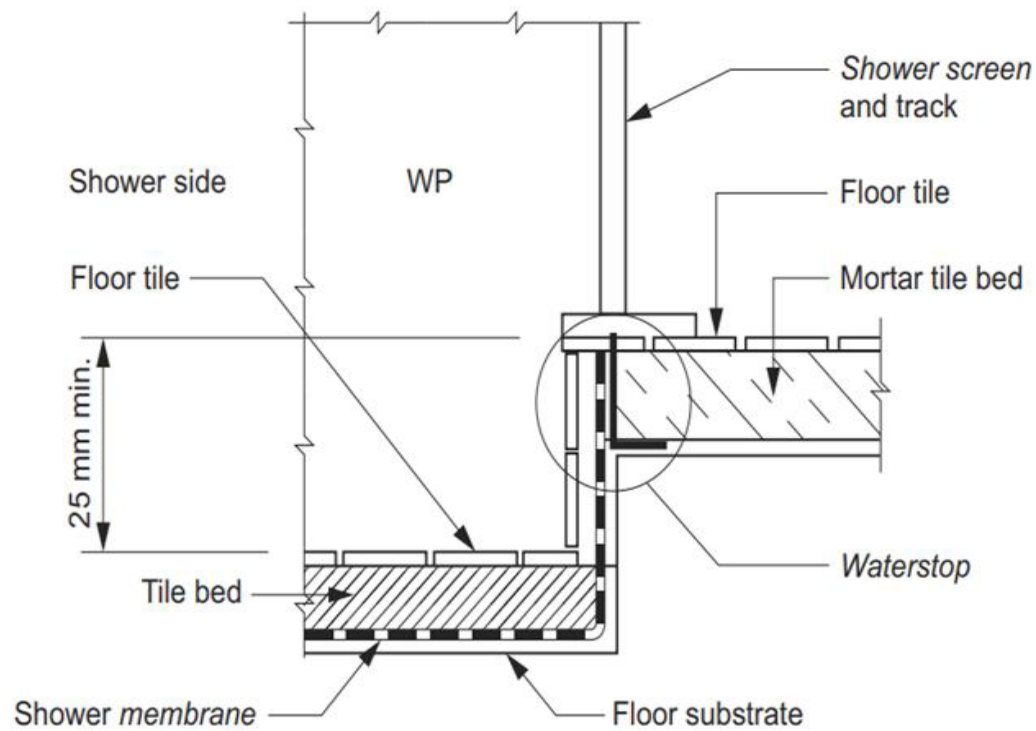
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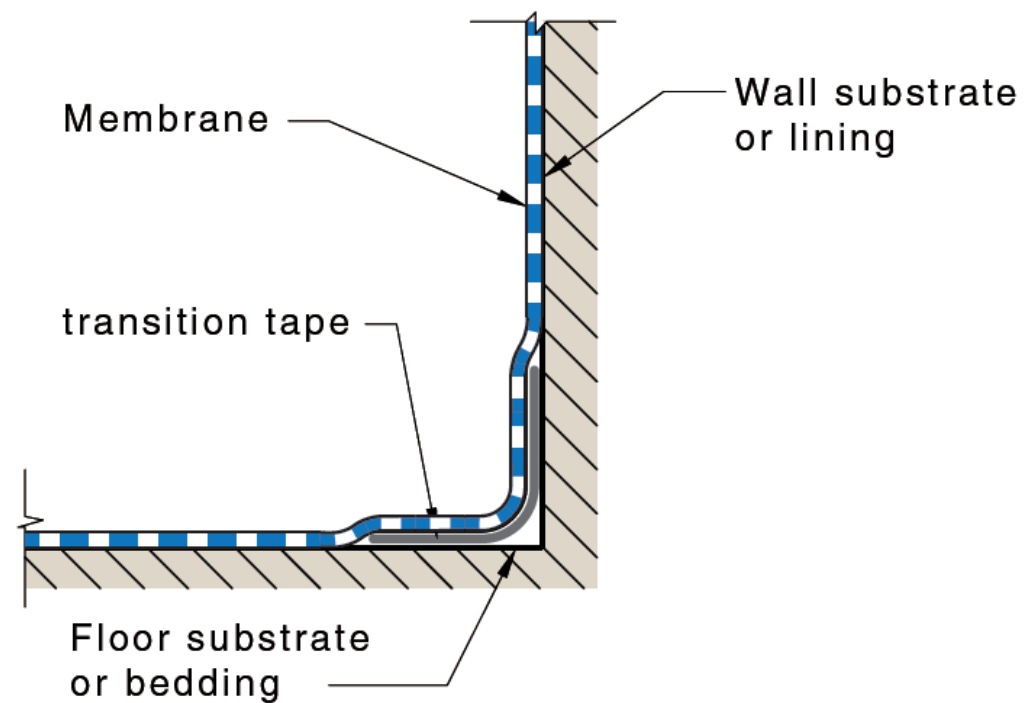
SECTION C-C

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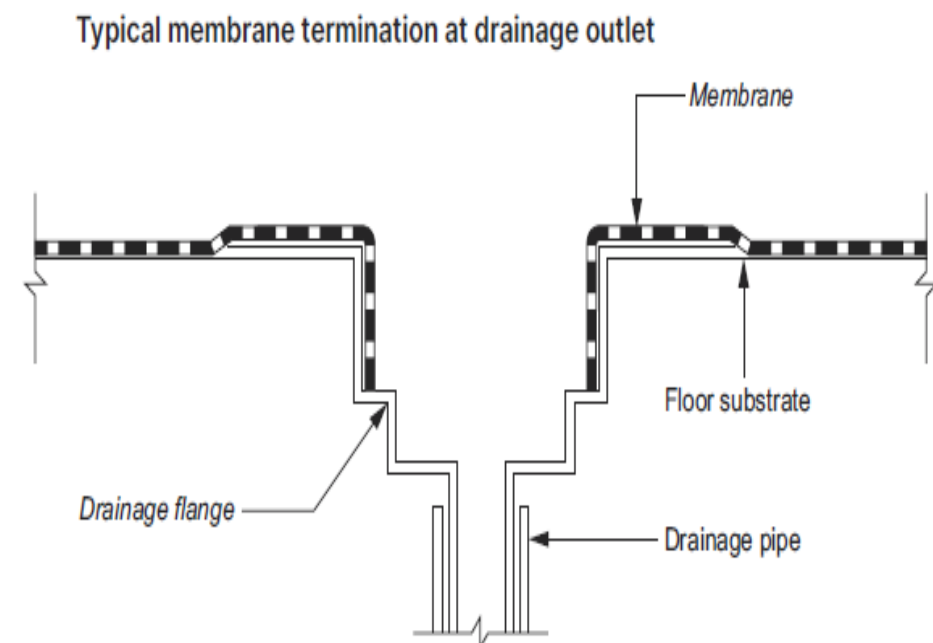
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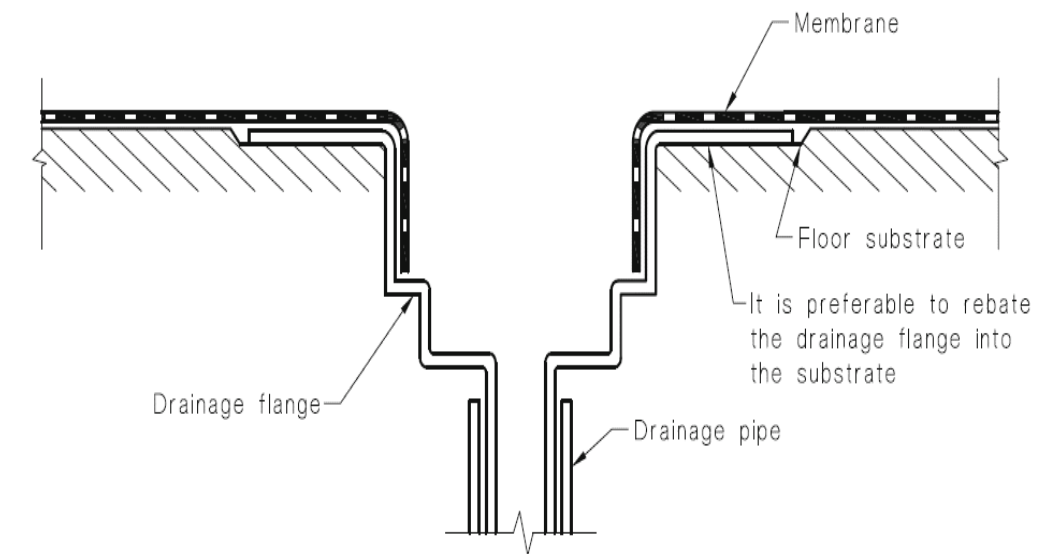
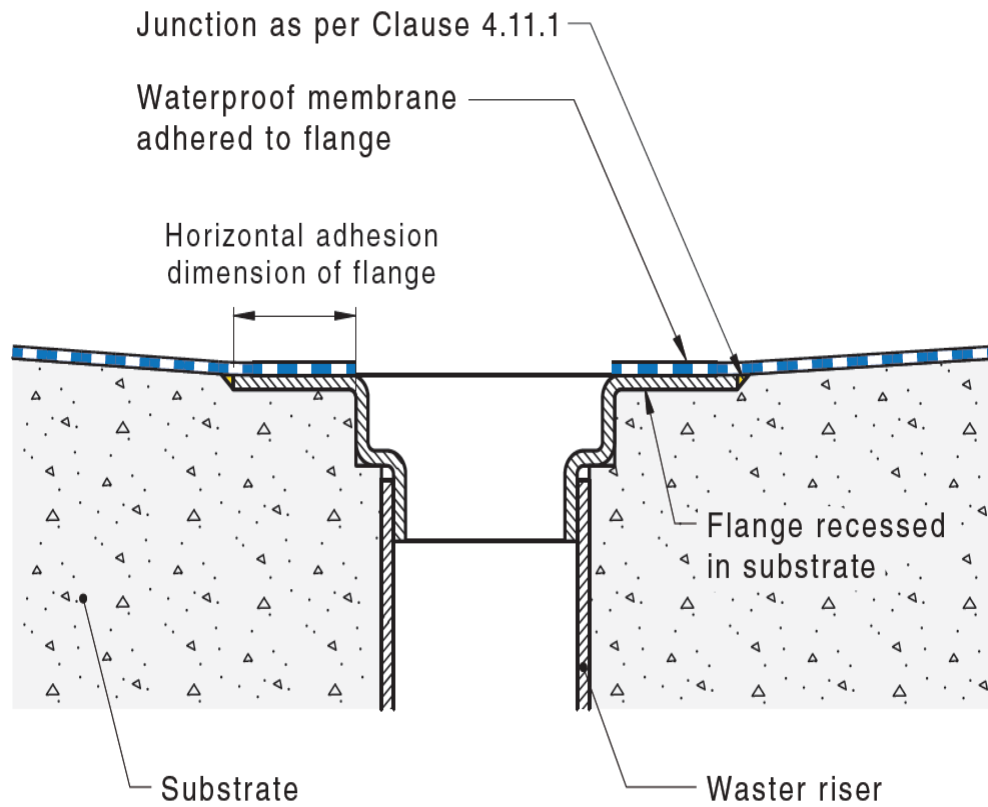


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(a) Class I or II membrane





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AS 3740:2021

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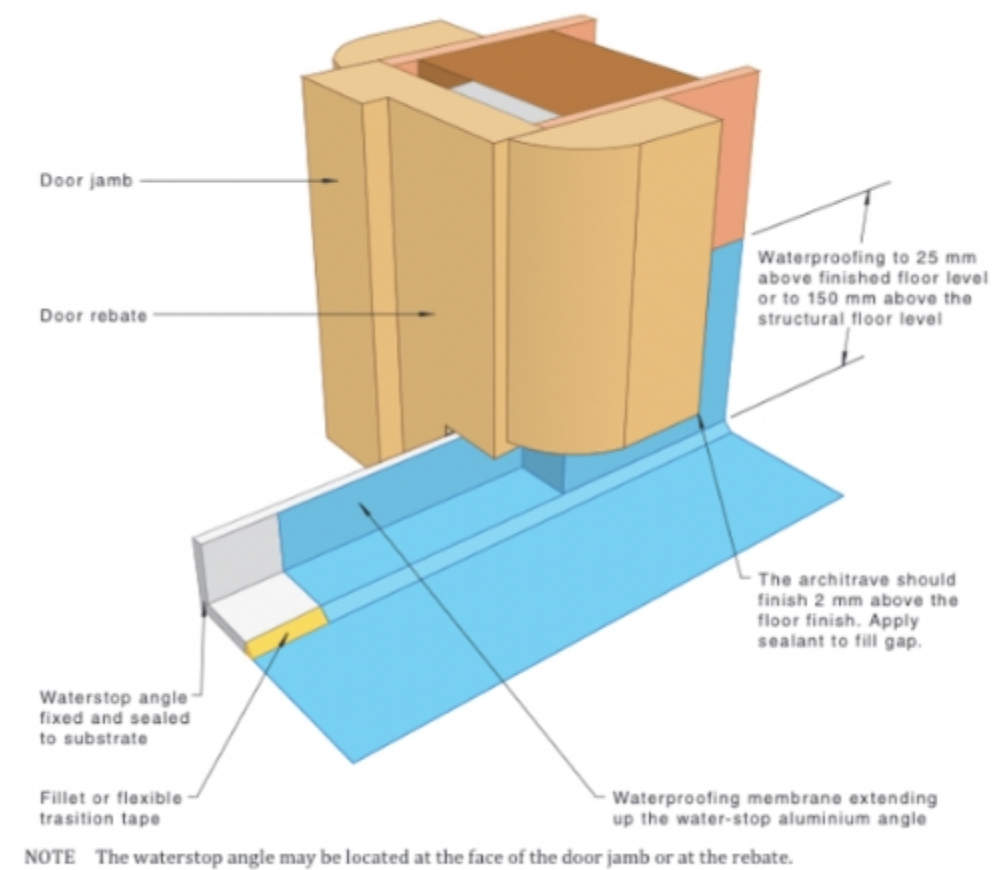
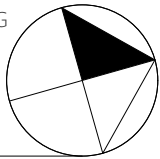


Figure 4.9.1(A) — Example of liquid waterproofing at door opening framework



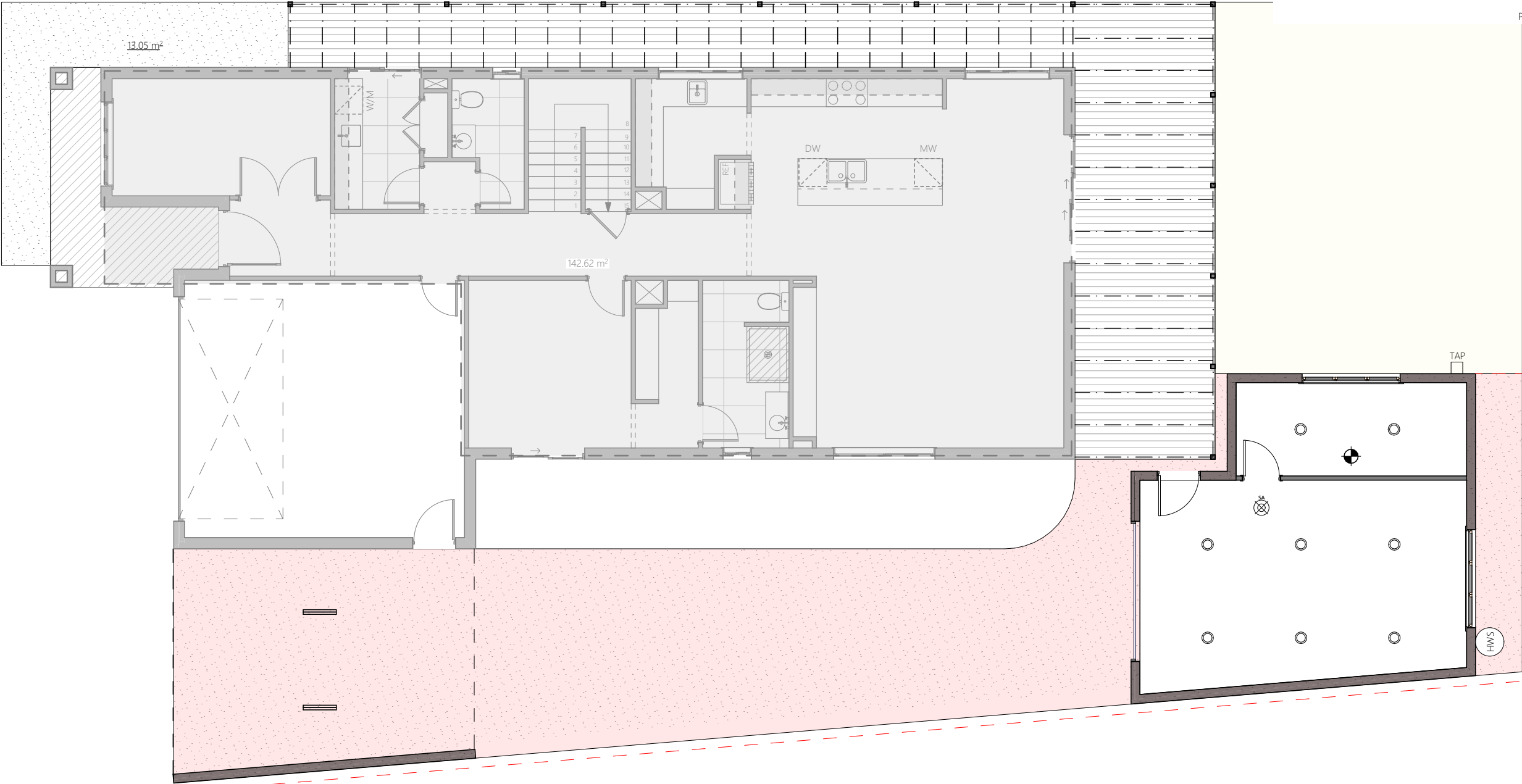
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ELECTRICAL LIGHTING TABLE

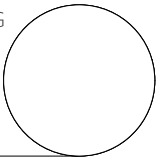
LOCATION	WATTAGE ALLOWANCE	MAX NO. OF LIGHTS	NO. OF LIGHTS / WATTAGE USED
GF TOTAL	45.67m² X 5w/sqm= 228.35 WATTS 13W	8 X 13W LED'S	TOTAL 104 WATT'S
CARPORT	30.74m² X 3w/sqm= 92.22 WATTS 28W	2 X 28W FLUORECENT	TOTAL 56 WATT'S

BUILDING ANALYSIS

SITE ANALYSIS				
% SITE COVERAGE	263.28m²	30.19%	EXISTING GROUND FLOOR	141.54m²
% IMPERMEABLE AREA	398.12m²	45.65%	EXISTING GARAGE	36.28m²
% PERMEABLE AREA	363.37m²	41.67%	EXISTING PORCH	9.05m²
TOTAL SITE AREA	872m²		EXISTING FIRST FLOOR	142.62m²
PROPOSED TOTAL129.17m² TOTAL SQ:14SQ			EXISTING BALCONY	5.27m²
			TOTALEXISTING STRUCTURES	334.76m²
			SQ	36.03SQ
			PROPOSED SHED	45.67m²
			PROPOSED CARPORT	30.75m²
			TOTALPROPOSED STURCTURES:	76.42m²
			PROPOSED SQ	8.2SQ
			PROPOSED DECKING/PERGOLA AREA	52.75m²



BAL LEVEL: 12.5
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WINDOWS SCHEDULE

ID	W - 1	W - 2
HEIGHT	600	600
WIDTH	2,100	2,100
EXTERNAL VIEW		
COMMENTS		

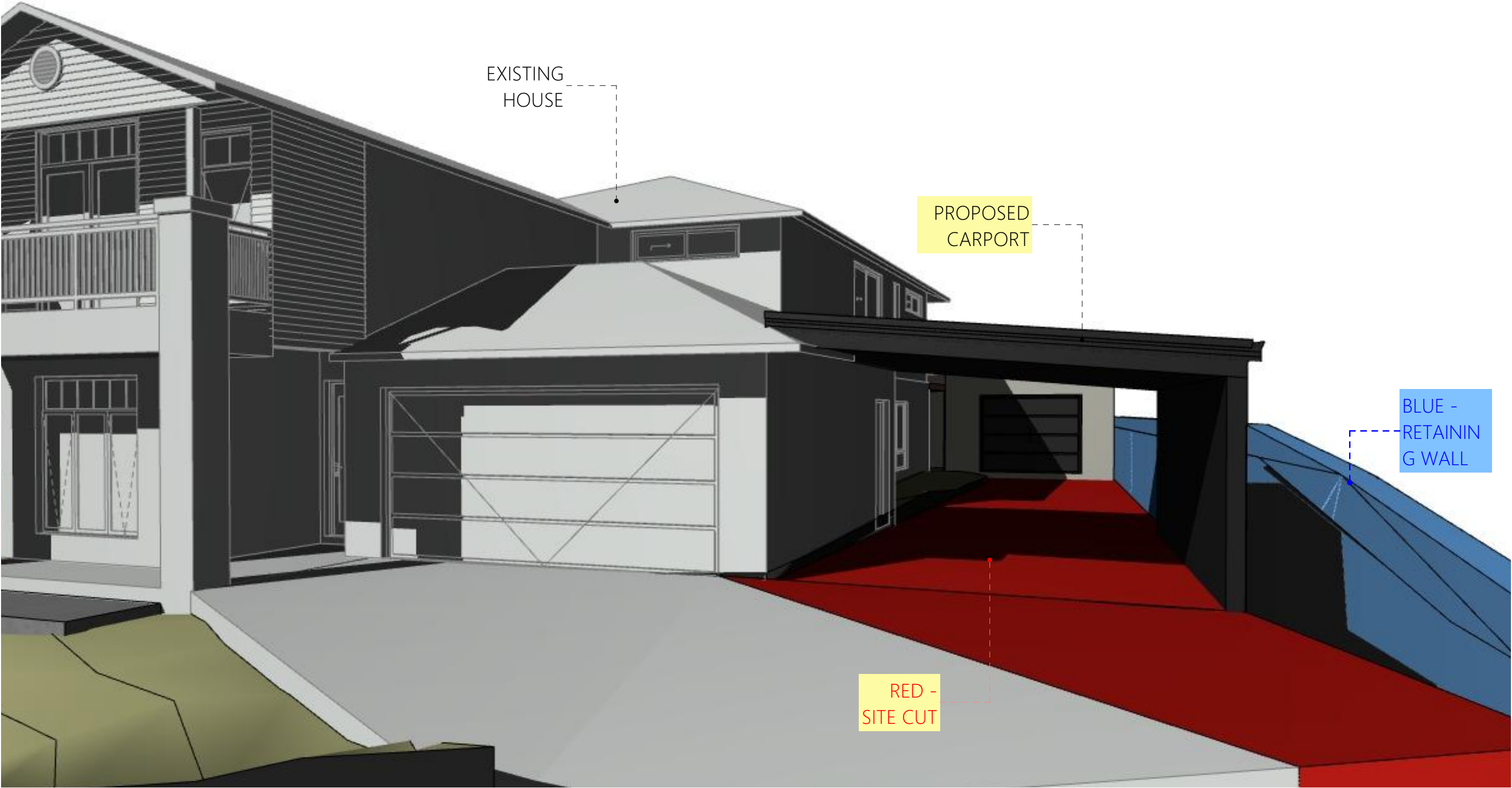
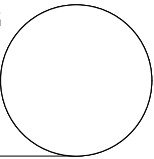
DOORS SCHEDULE

ID	D - 1	D - 2
HEIGHT	2,340	2,340
WIDTH	3,000	920
PLAN VIEW		
EXTERNAL VIEW		

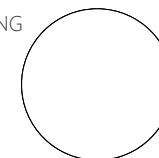
WINDOW NOTES

- BUILDER TO CONFIRM WINDOW SIZES WITH WINDOW MANUFACTURER PRIOR TO ORDERING & INSTALLATION.
- WINDOW SCHEDULE TO BE READ IN CONJUNCTION WITH ELEVATIONS & ENERGY RATING REPORT. DO NOT SCALE WINDOWS OFF THE DRAWINGS, REFER TO WINDOW & DOOR SCHEDULE.
- ALL GLAZING SHALL BE CARRIED OUT IN ACCORDANCE WITH AS 1288 - 2006 GLASS INSTALLATION CODE & THE B.C.A.
- WHERE BRICKWORK EXTENDS OVER OPENING PROVIDE WEEPHOLES AT 960mm MAX. CTRS. WITH CONTINUOUS FLASHING (TYPICAL).
- ALL LINTELS ARE TO BE INSTALLED IN ACC. WITH AS. 1684.
- SIZES MAY VARY FROM MANUFACTURER'S STANDARDS.
- EXTERNAL GLAZING TO BE IN ACCORDANCE WITH A.S 2047-1999.
- REVEAL SIZE WILL VARY ACCORDING TO CLADDING TYPE & THICKNESS.
- PROVIDE VISUAL DECORATION AT MID-HEIGHT TO FULL-HEIGHT WINDOWS & DOORS AS PER A.S 1288.
- ALL WINDOWS MUST BE PROTECTED BY A DEVICE TO RESTRICT THE WINDOW OPENING TO NOT PERMIT A 125mm SPHERE TO PASS THROUGH THE WINDOW OPENING & MUST RESIST AN OUTWARD HORIZONTAL ACTION OF 250N AGAINST THE WINDOW RESTRAINED DEVICE.
- IF A DEVICE TO RESIST THE WINOW OPENING IS USED WITH A CHILD RESTRAINT RELEASE MECHANISM TO ENABLE THE DEVICE TO BE REMOVED/ UNLOCKED OR OVER RIDDEN THE HEIGHT OF THE OPENING MUST BE NOT LESS THEN 865MM ABOVE FFL.

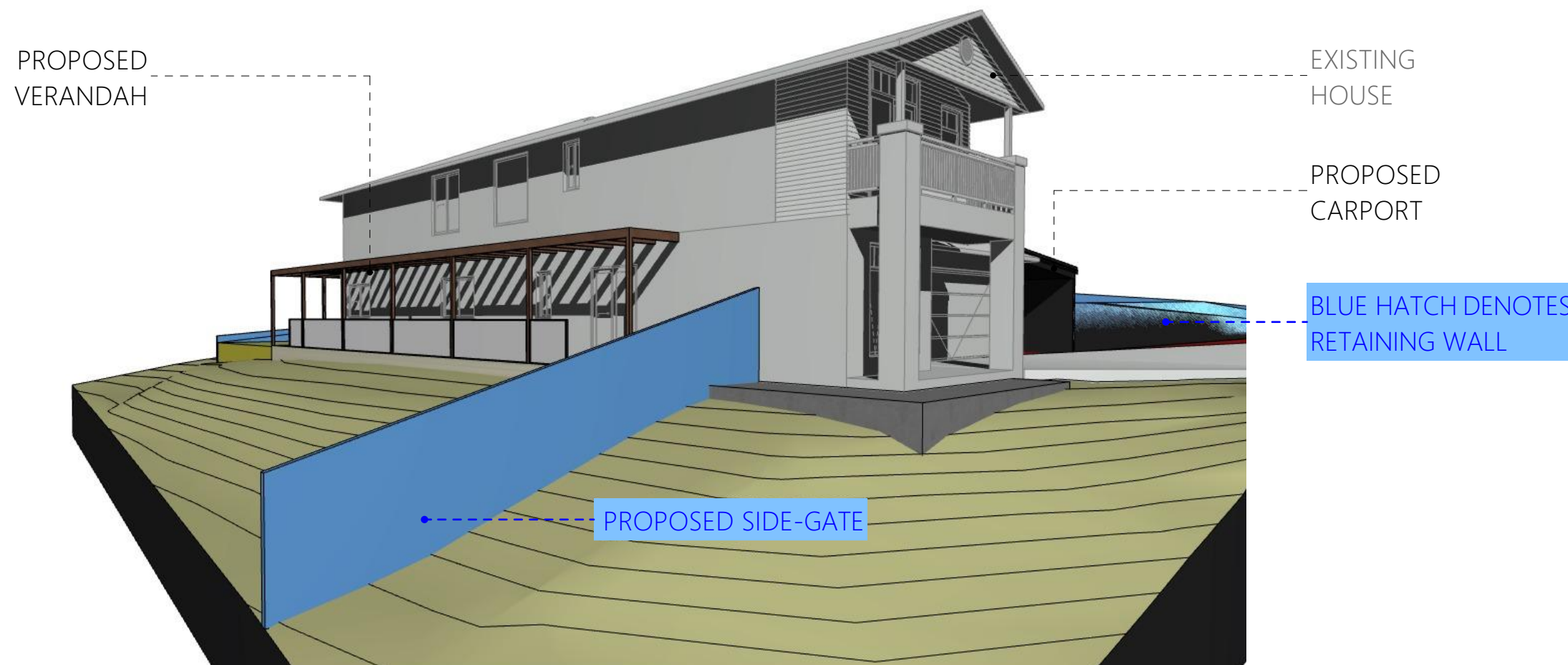
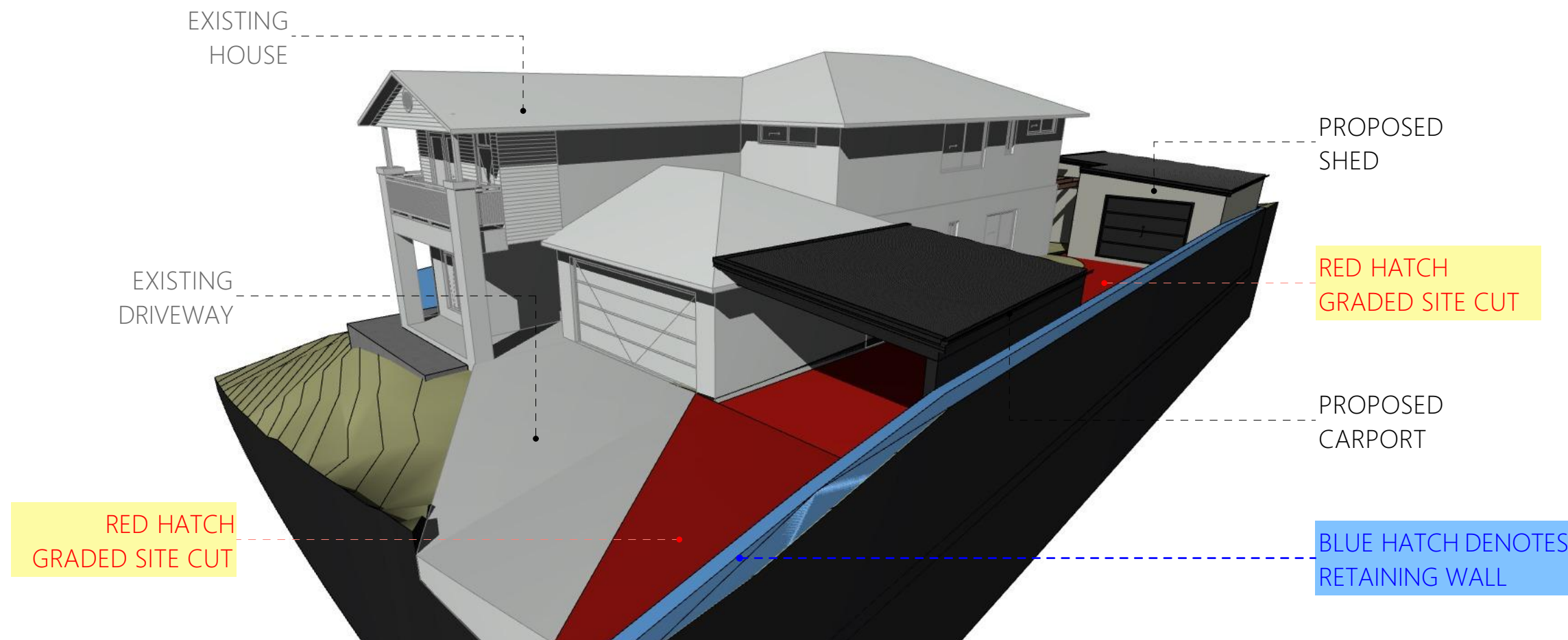
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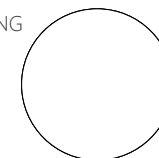
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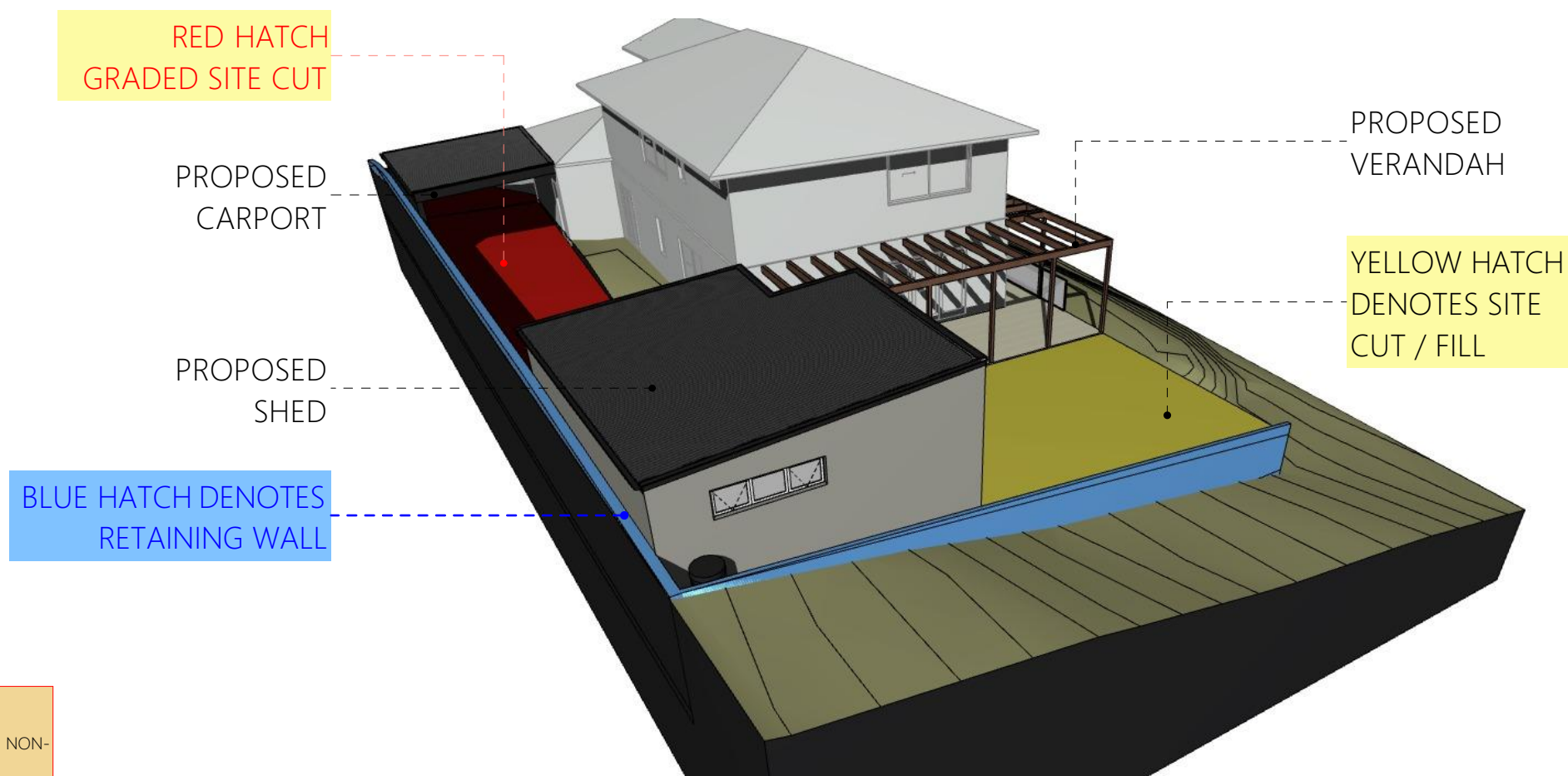
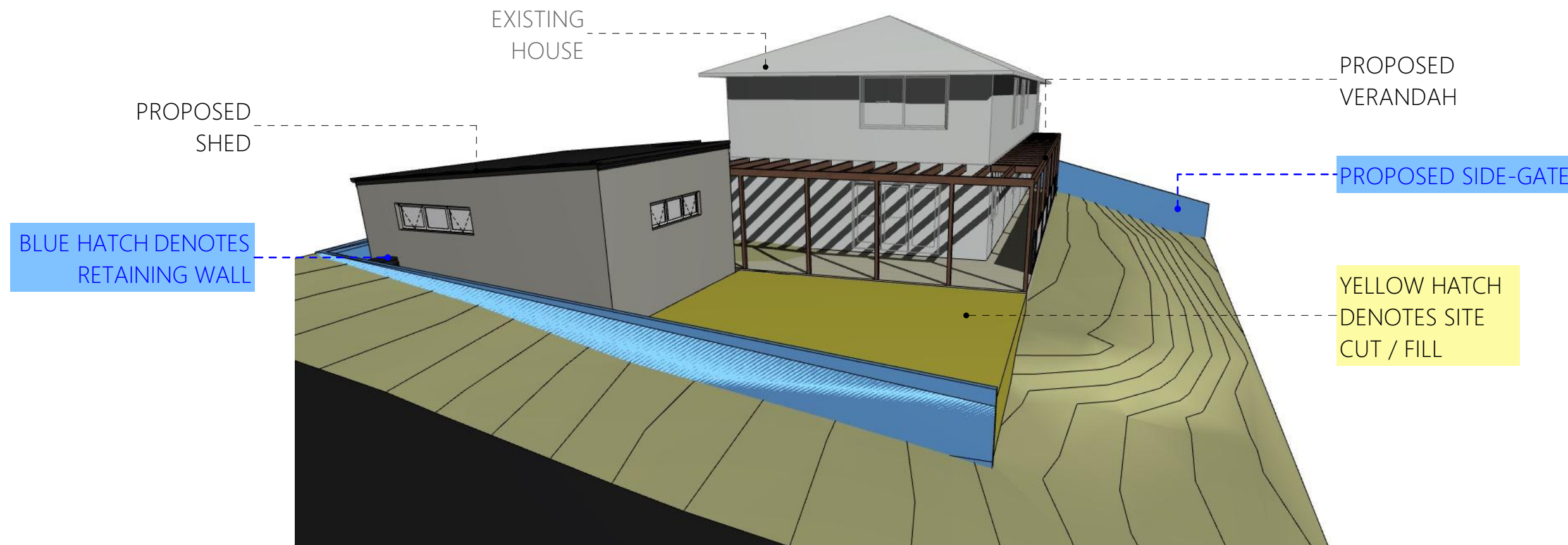
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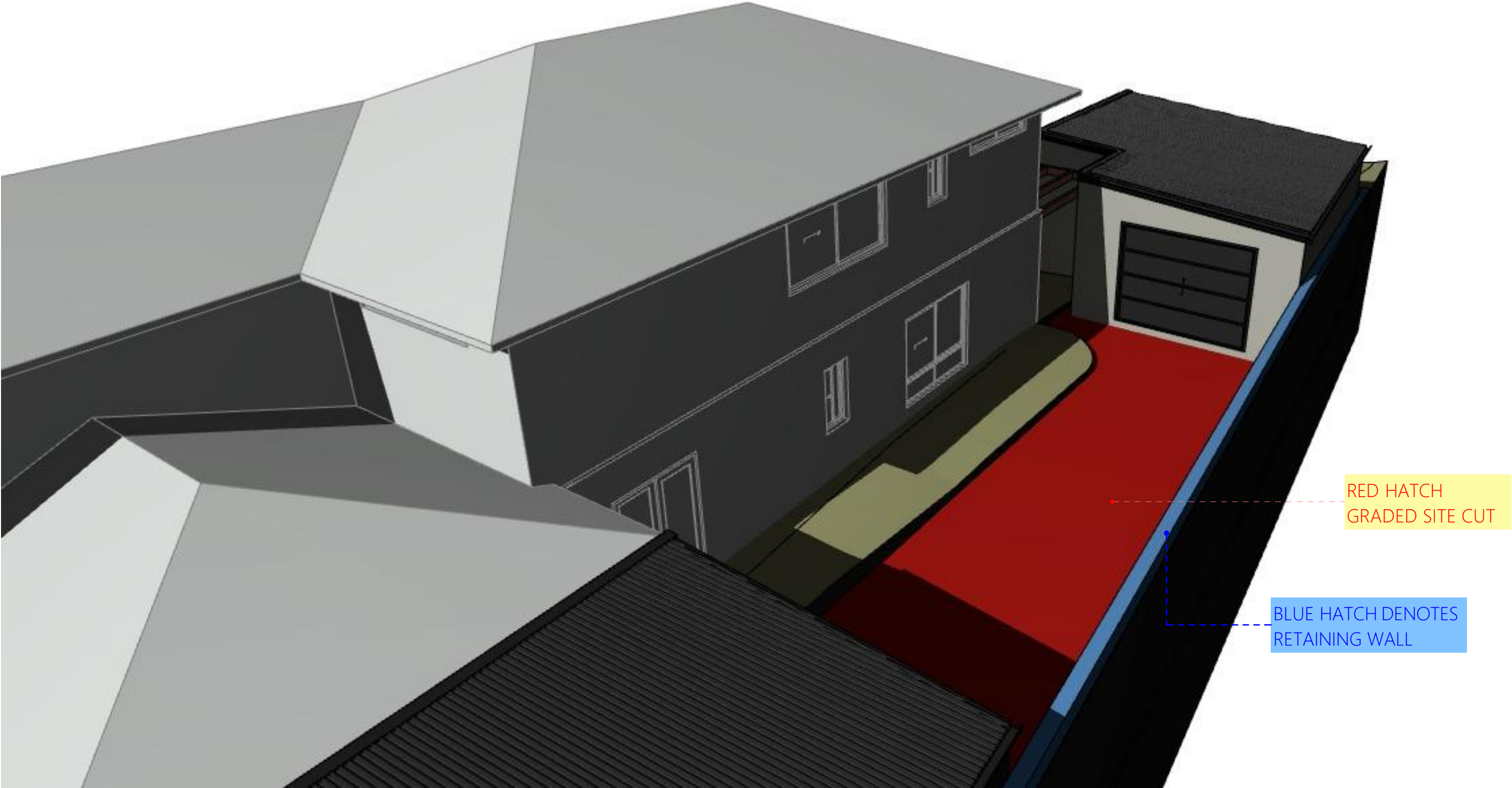
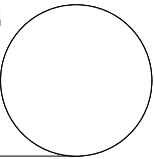


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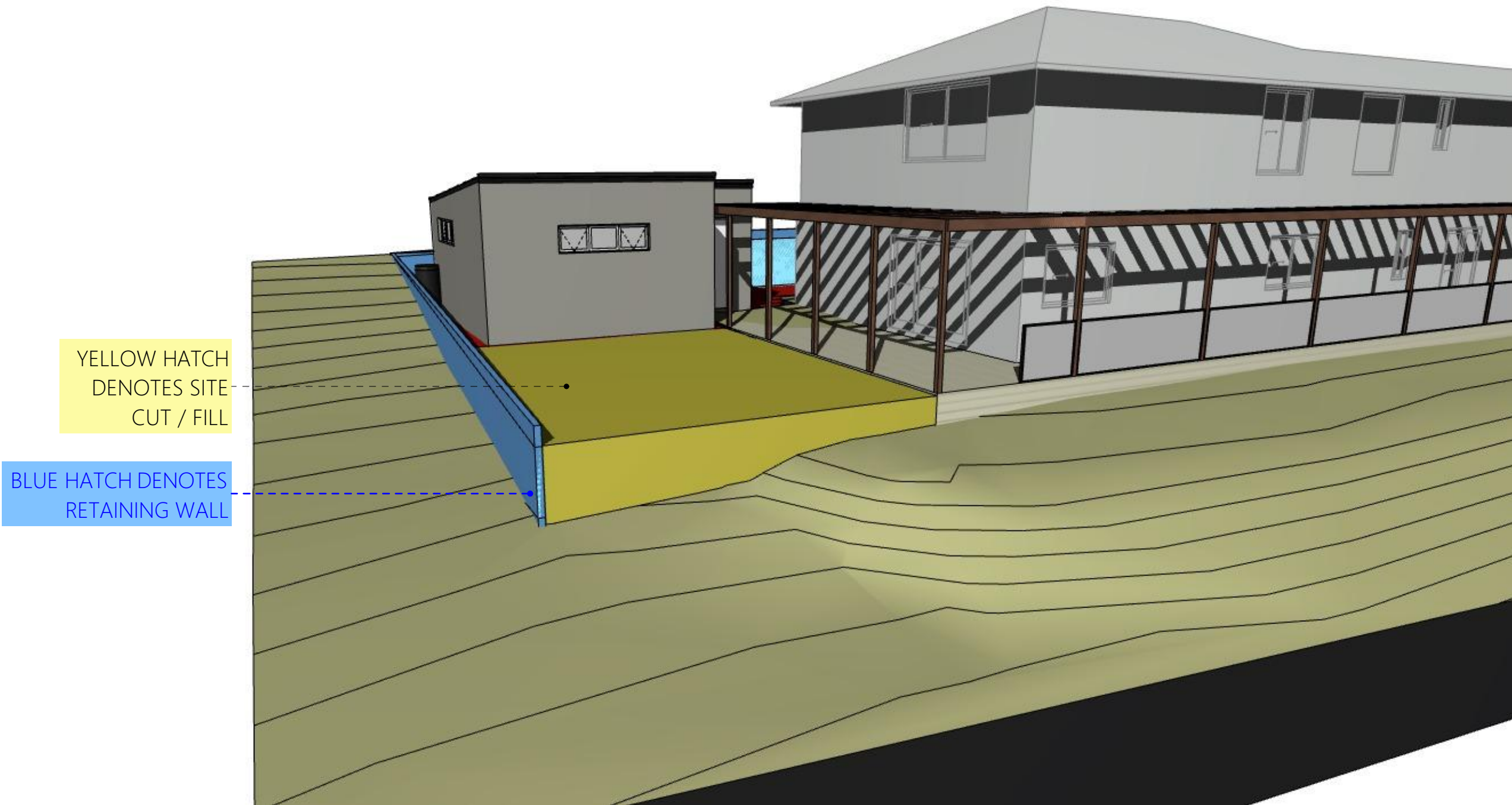
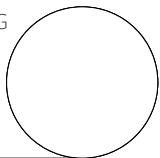


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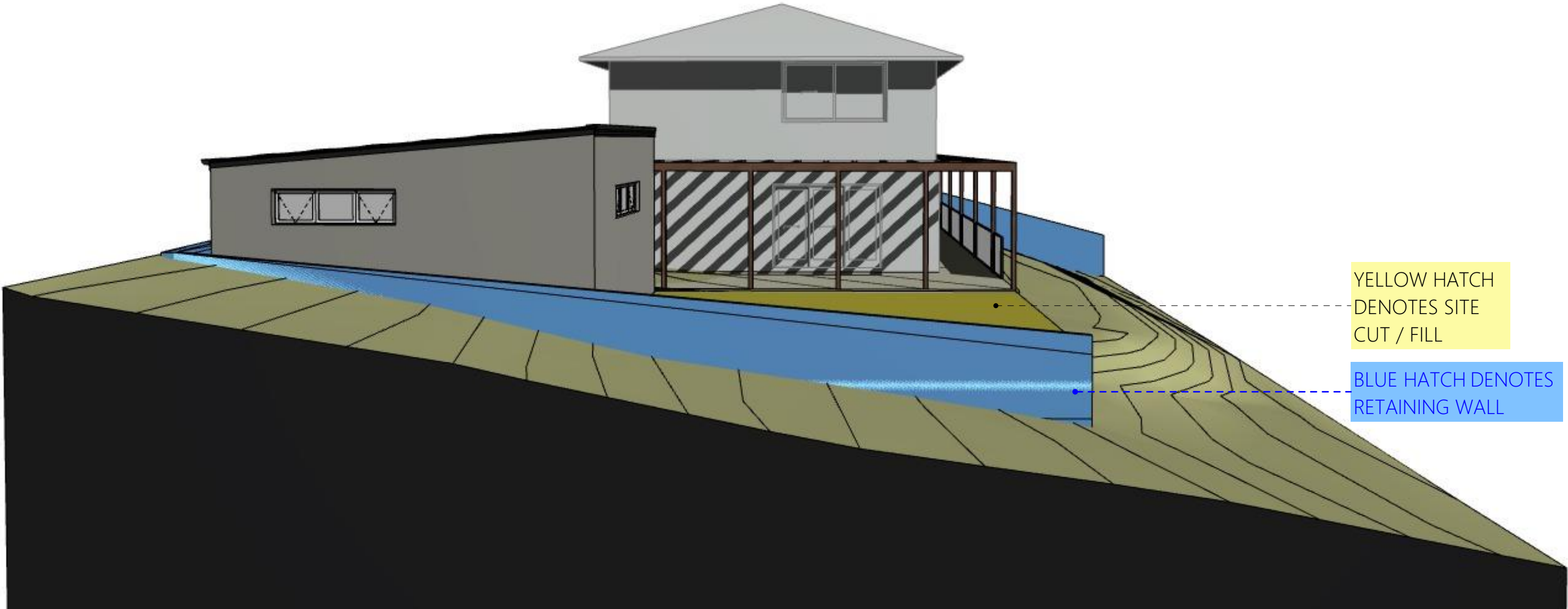
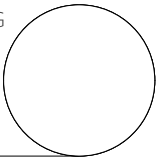




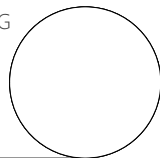
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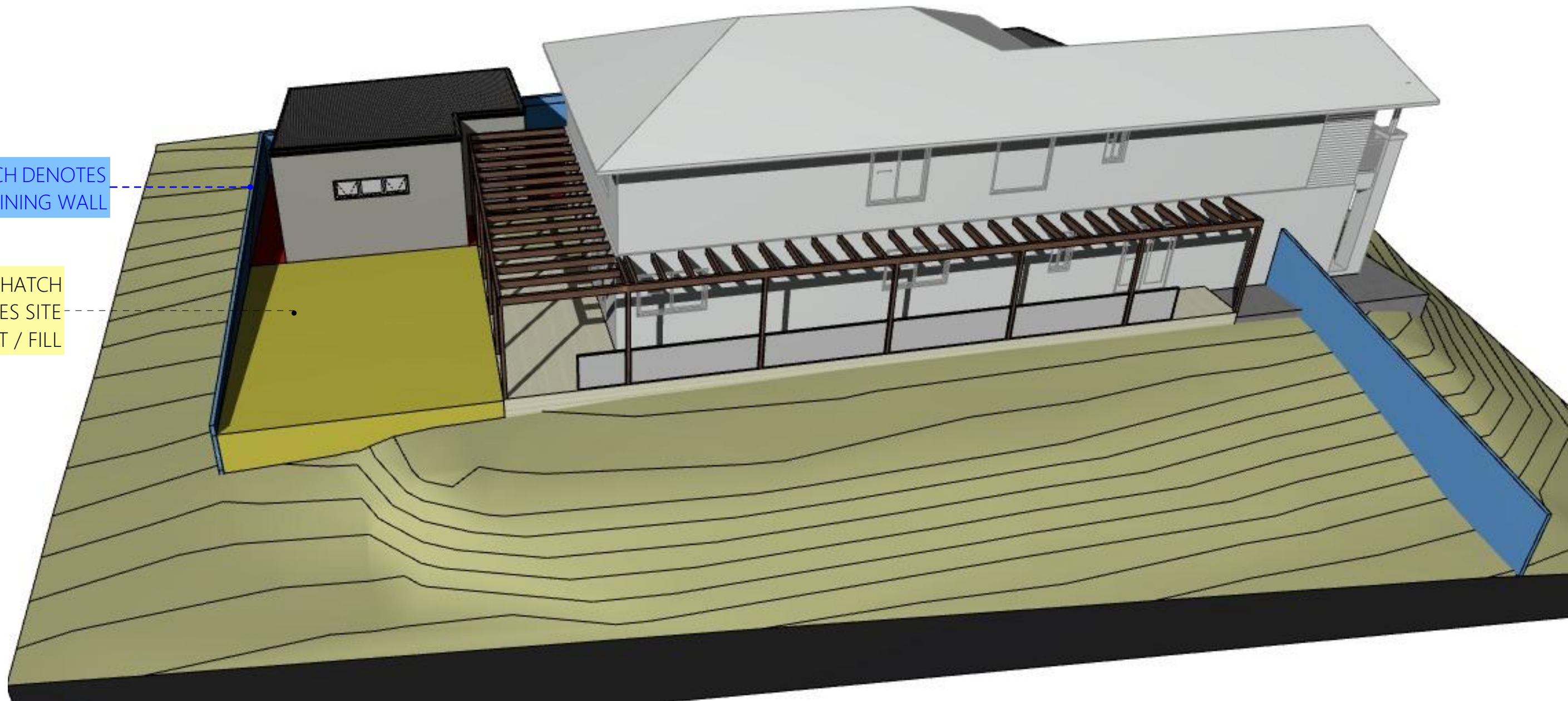


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BAL 12.5: SARKING TO BE PROVIDED ON THE ROOF

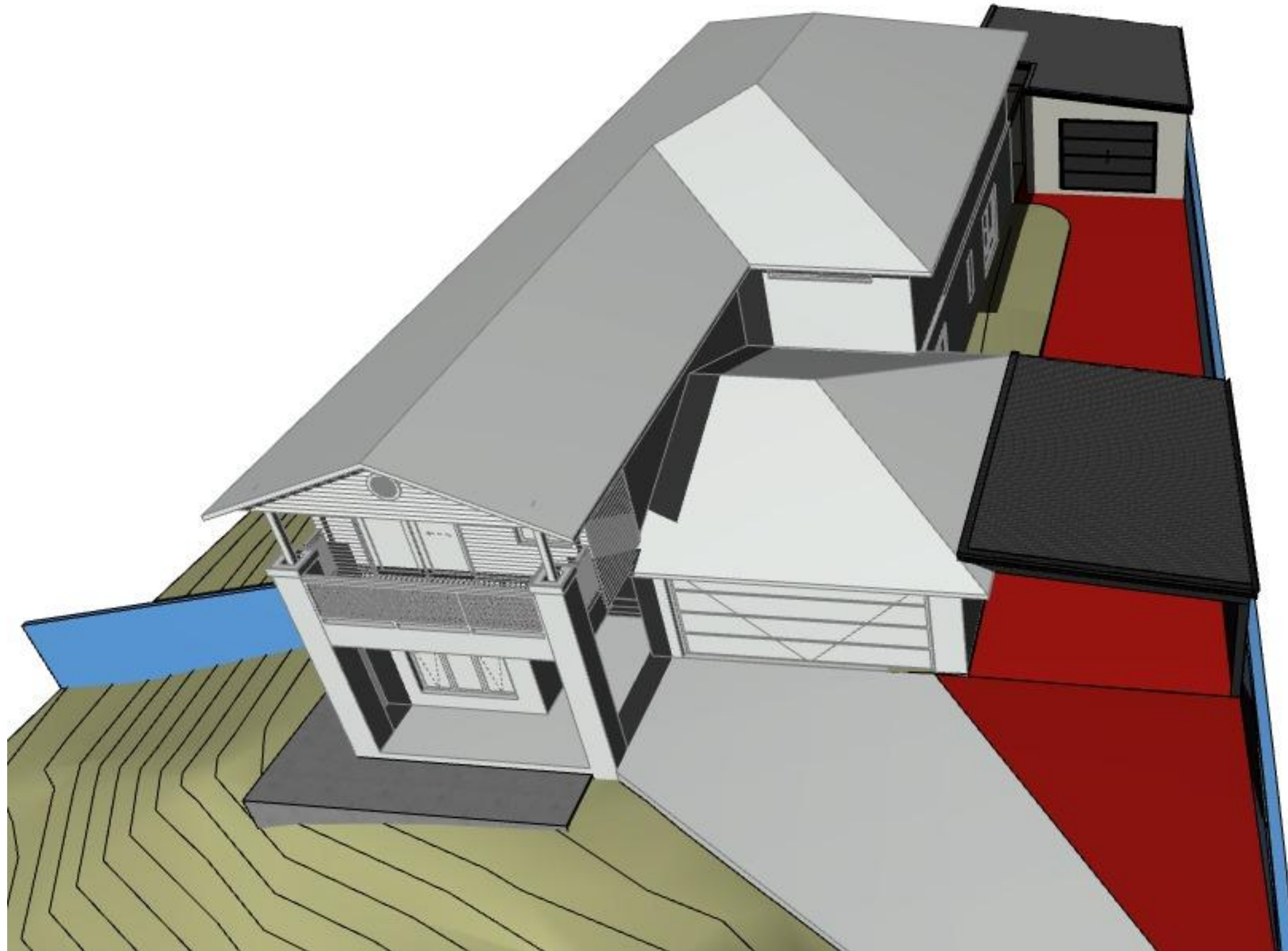
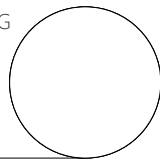


BLUE HATCH DENOTES
RETAINING WALL

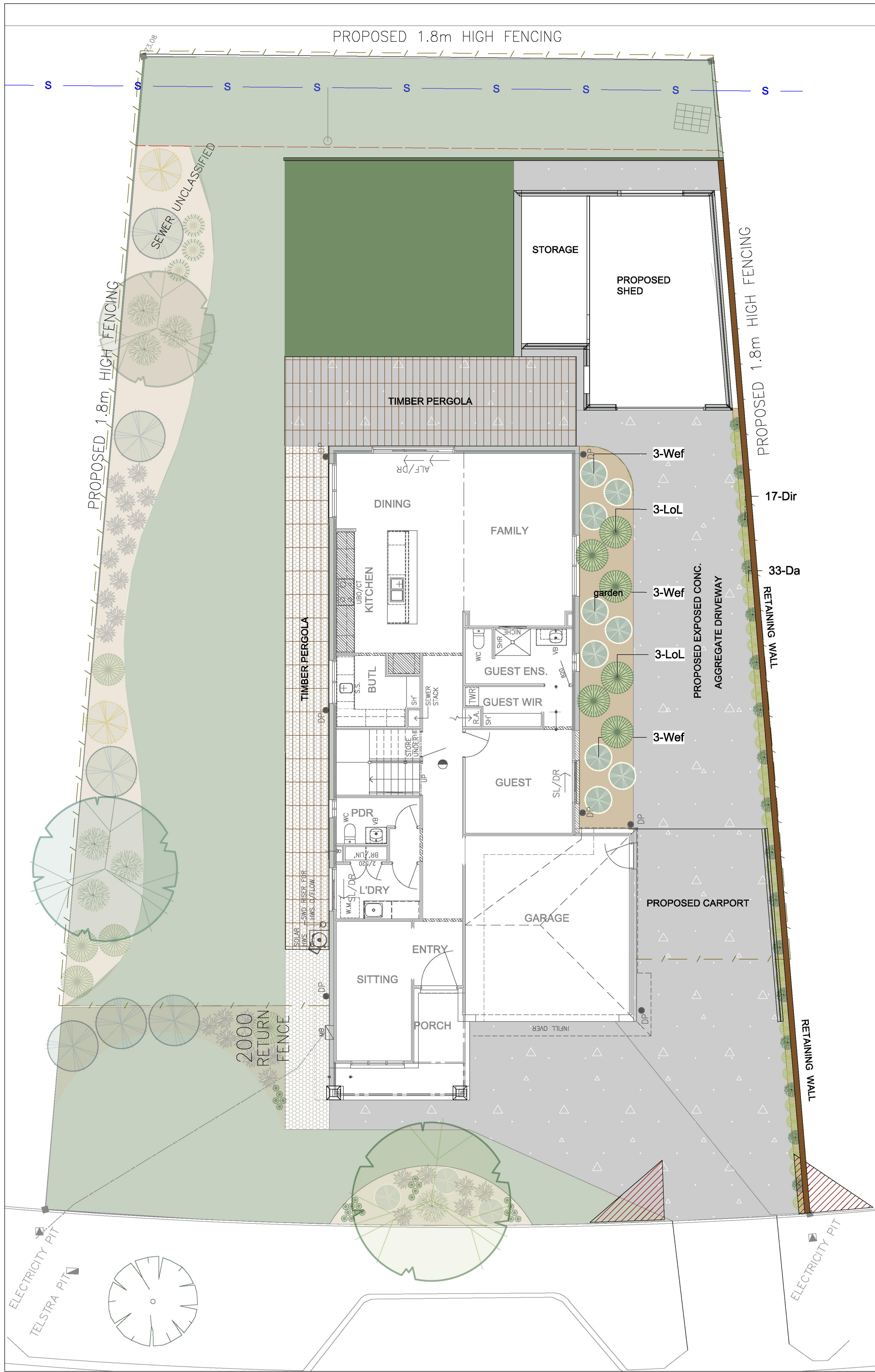
YELLOW HATCH
DENOTES SITE
CUT / FILL



BAL LEVEL: 12.5
BAL 12.5: EXTERNAL FACADE WALLS TO BE NON-COMBUSTIBLE MATERIAL/S.
BAL 12.5: SARKING TO BE PROVIDED ON THE ROOF



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Proposed Plant List

ID	Qty	Common Name	Botanical Name	Scheduled Size	Mature Height	Mature Spread
Shrubs						
Wef	9	Aussie Box	Westringia fruticosa 'Aussie Box'	Tube	0.70m-0.95m	0.70m-0.95m
Ground Covers						
Dir	17	Kidney Weed	Dichondra repens *	Tube	0.0 - 0.3m	0.9 - 1.2m
Grasses						
Da	33	Spreading Flax Lily	Dianella admixta *	Tube	.5m	.5m
LoL	6	Spiny-headed Mat-Rush	Lomandra longifolia *	Tube	0.75 - 0.9m	0.9 - 1.2m
Total	65					

* DENOTES INDIGENOUS SPECIES

Specification Notes

Soil Preparation
Crushed rock, concrete spillage and any other material restrictive to plant growth (e.g. large rocks) shall be removed from the site o f any planting beds and semi-advanced trees. All trees to be removed shall be stump ground and all rubbish/vegetative spoil is to be removed from site. Existing top soil in planting areas is to be preserved so that it does not receive a dditional compaction from site machinery and so that no rubble or building supplies are stored in these areas. No imported top soil is to be used within the root zones of trees to be protected. Any preparation of existing soil for planting within these areas is to be done by hand only. Holes (e.g. as the result of plant removal) and uneven soil levels may be patched using topsoil as specified below. Any imported topsoil is to be free of weeds, rubble and other materials damaging to plant growth and is to be of a medium texture (sandy loam) with a pH of 6.0-7.0. Top soil is to be laid over a prepared sub-base which has had any materials damaging to plant growth (e.g. rubble and large rocks) removed, spread to the appropriate depth and cultivated into the existing site soil to a minimum depth of 150mm. Imported top soil is to be lightly and uniformly compacted in 150mm layers to a minimum depth of 100mm on lawn areas and 300mm on excavated planting beds.

Weed Removal
All weeds shall be thoroughly removed. All vegetative material, including roots and rhizomes of non-woody perennials and woody suckering weeds, is to be removed or appropriately controlled using chemical means. The stumps of non-suckering woody perennials are to be stump ground. All vegetative material shall be appropriately disposed of off site in a manner which will not allow their re-establishment elsewhere. Any chemical controls are to be used in accordance with manufacturer's nstructions and standard occupational health and safety procedures. Care must be taken to ensure that all trees to be retained are not damaged during weed removal. This also implies that any herbicides used are suitable for use around the vegetation to be retained.

Planting
Planting shall be carried out using accepted horticultural practices with all plants conforming to the species, size and quantities indicated on the Landscape Plan and Plant Schedule. Plants shall be thoroughly soaked through immersion in water prior to planting and if the planting soil is very dry then the planting hole is also to be filled with water and allowed to drain completely. All plants shall be appropriately hardened off in the nursery. Use plants with the following characteristics: Large healthy root systems with no evidence of root curl or pot bound restriction or damage, vigorous, well established, free from disease and pests and of good form, consistent with the species or variety. Planting holes for shrubs and groundcovers are to be of minimum size 75mm larger than the planting pot in all directions. Semi-advanced tree planting holes are to be the same depth as the rootball and 2-3 times its diameter, with the top of the rootball being at grade. A 75mm high berm is to be constructed at edge of root-ball to hold water. All plants are to be thoroughly watered after planting and slow release fertiliser added at the quantities specified by the manufacturer.

Mulch
Mulch is to be supplied to all garden beds and is to be an organic type laid to a minimum depth of 75mm, consisting of fine dark coloured chipped or shredded pine bark or local Eucalyptus species with not more than 5% fines content by volume (preferably zero fines). The average size of the woodchip must be approximately 10mm x 20mm x 5mm and the maximum length is not to exceed 30mm. Mulch shall be free of damaging matter such as soil, weeds and sticks and is to be stockpiled and thoroughly weathered prior to delivery. Mulch is to be kept back 100mm from the stems of all plants to prevent collar rot.

Edging
All garden beds /lawns and crushed rock pathways to be delineated with 100mm x 2.0mm galvanised edging, secured on to 450mm tapered galavised with Galvanised Hex Screws. Top of edging to finish 20mm above finished mulch/lawn/pathway areas.

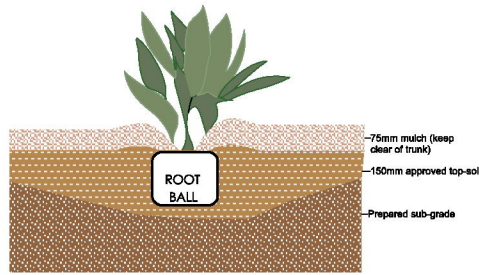
Irrigation
An approved drip irrigation system is to be supplied to all garden beds. It is the responsibility of the contractor to ensure that all irrigation meets manufacturers specifications. The system is to be connected to mains supply and include a rain-shut off device. All dripline is to be buried with approx. 50mm of topsoil cover and shall be anchored at regular intervals to ensure the tubing cannot be dislodged.

Repair/Restoration of damaged Nature-strips
Nature strips are to be restored to current grades with any depressions filled with topsoil to specifications above and lightly compacted in 150mm layers. Areas are then to be re-seeded using an appropriate and matching turf type and the area fenced off to allow the re-establishment of lawn. Re-seeded areas are to be well irrigated and the area supplied with a slow release fertiliser at the quantities recommended by the manufacturer. Any areas of lawn which have failed to germinate (achieve an evenly green 95% covering of a consistent height) are to be re-seeded within one month of original sowing date.

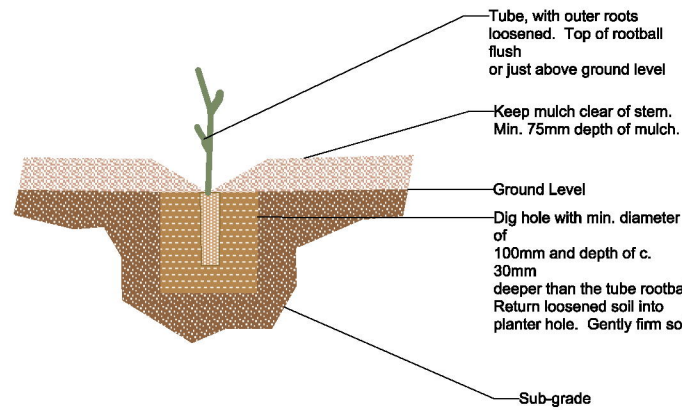
Plant Establishment Period
There shall be a 13 weeks Plant Establishment Period following the approval of Practical Completion by the responsible authority. During this period the landscape contractor shall make good all defects in his/her scope of works. Maintenance and Establishment means the care and maintenance of the contract area by accepted horticultural practices, as well as rectifying any defects that become apparent in the work under normal use. This shall include, but shall not be limited to watering, fertilising, weeding, pruning, pest and disease control, cultivation, re-staking and replacement of any plants that fail with plants of the same species and size



- Note:
1. Dig hole twice as deep as root ball and allow at least 200mm around sides for backfilling with topsoil.
 2. Apply fertiliser in base of hole, cover with topsoil (type & rate as per spec.). Avoid root contact.
 3. Place plant in centre of hole, backfill with specified topsoil, firming progressively.
 4. Water well into saucer around crown of plant.
 5. Stake larger shrubs where necessary using 50x50x1200 hardwood stakes.



1 Shrub Planting Detail
Scale: Not to Scale



2 Tree Planting Detail
Scale: Not to Scale