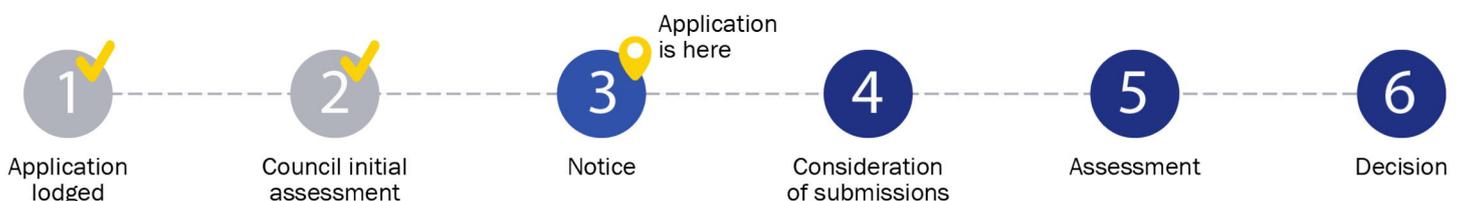


Notice of Application for a Planning Permit

The land affected by the application is located at:	L114 PS649677 V11461 F903 44 Solid Drive, Pakenham VIC 3810	
The application is for a permit to:	Construction of a Dwelling, Fences and Associated Works (Earthworks)	
A permit is required under the following clauses of the planning scheme:		
42.01-2	Construct a building or construct or carry out works	
42.01-2	Construct a fence	
APPLICATION DETAILS		
The applicant for the permit is:	[REDACTED]	
Application number:	T250593	
<p>You may look at the application and any documents that support the application at the office of the Responsible Authority:</p> <p>Cardinia Shire Council, 20 Siding Avenue, Officer 3809.</p> <p>This can be done during office hours and is free of charge.</p> <p>Documents can also be viewed on Council's website at cardinia.vic.gov.au/advertisedplans or by scanning the QR code.</p>		
HOW CAN I MAKE A SUBMISSION?		
<p>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:</p>		13 March 2026
<p>WHAT ARE MY OPTIONS?</p> <p>Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.</p> <p>If you object, the Responsible Authority will notify you of the decision when it is issued.</p>	<p>An objection must:</p> <ul style="list-style-type: none"> • be made to the Responsible Authority in writing; • include the reasons for the objection; and • state how the objector would be affected. 	<p>The Responsible Authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.</p>




ADVERTISED MATERIAL
Planning Application: T250593
Date Prepared: 25 February 2026

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Planning Enquiries
 Phone: 1300 787 624
 Web: www.cardinia.vic.gov.au

Application for 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.

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

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

i Click for further information.

The Land **i**

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

Street Address *

Unit No.:	St. No.: <u>44</u>	St. Name: <u>Solid Drive</u>
Suburb/Locality: <u>Pakenham</u>		Postcode: <u>6496775</u>

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.: <u>114</u>	<input type="radio"/> Lodged Plan	<input type="radio"/> Title Plan	<input checked="" type="radio"/> Plan of Subdivision	No.:
OR					
B	Crown Allotment No.:	Section No.:			
Parish/Township Name:					

The Proposal

⚠ You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application.

i For what use, development or other matter do you require a permit? *

I would like to build new house in 44 solid Drive. I have attached the plan and town planning report with this application. Also, needed earth cut and fill on this land build new house.

⚠ Provide additional information about the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

Cost \$ 80000/

⚠ You may be required to verify this estimate. Insert '0' if no development is proposed.

i Estimated cost of any development for which the permit is required *

If the application is for land within metropolitan Melbourne (as defined in section 3 of the *Planning and Environment Act 1987*) and the estimated cost of the development exceeds \$1 million (adjusted annually by CPI) the Metropolitan Planning Levy must be paid to the State Revenue Office and a current levy certificate must be submitted with the application. Visit www.sro.vic.gov.au for information.



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Existing Conditions i

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.

It is the vacant land now. I want to build two storey building house on this land.

Provide a plan of the existing conditions. Photos are also helpful.

Title Information i

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 i

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

Applicant *

The person who wants the permit.

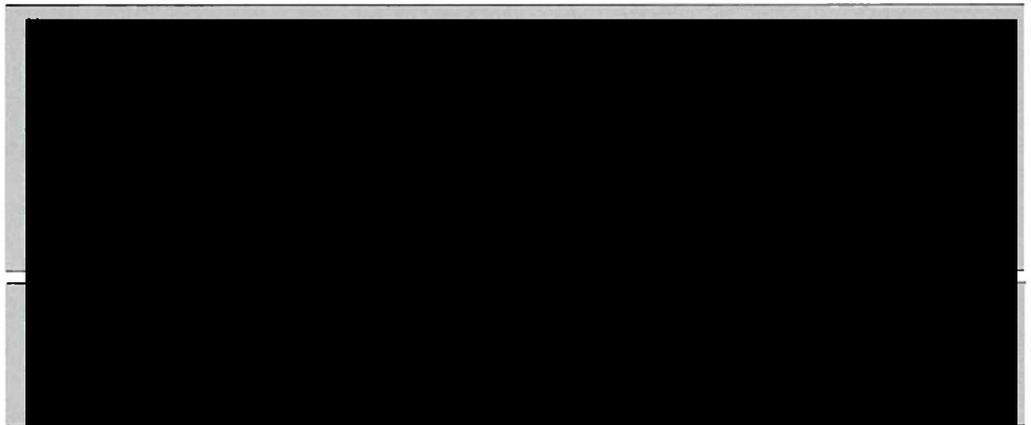
Please provide at least one contact phone number *

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.



Contact person's details* Same as applicant

Name:

Title: First Name: Surname:

Organisation (if applicable):

Postal Address: If it is a P.O. Box, enter the details here:

Unit No.: St. No.: St. Name:

Suburb/Locality: State: Postcode:

Name:

Title:

Orga:

Postal A:

Unit:

Subu:

Own:

day / month / year


Cardinia
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Declaration

This form must be signed by the applicant *

 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; and that all the information in this application is true and correct; and the owner (if not myself) has been notified of the permit application.

Signature 

Date: 25/9/25

day / month / year

Need help with the Application?

General information about the planning process is available at planning.vic.gov.au

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

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

No Yes

If 'Yes', with whom?:

Date: 25/9/25

day / month / year

Checklist

Have you:

Filled in the form completely?

Paid or included the application fee?

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

 Provided all necessary supporting information and documents?

A full, current copy of title information for each individual parcel of land forming the subject site.

A plan of existing conditions.

Plans showing the layout and details of the proposal.

Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.

If required, a description of the likely effect of the proposal (for example, traffic, noise, environmental impacts).

If applicable, a current Metropolitan Planning Levy certificate (a levy certificate expires 90 days after the day on which it is issued by the State Revenue Office and then cannot be used). Failure to comply means the application is void.

Completed the relevant council planning permit checklist?

Signed the declaration?



Lodgement

Lodge the completed and signed form, the fee 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

Email: mail@cardinia.vic.gov.au

DX: 81006

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



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.:	T250593
Address of the Land:	44 SOLID DRIVE PAKENHAM 3810

APPLICANT DETAILS

Name:	
Organisation:	
Address:	
Phone:	
Email:	

AMENDMENT TYPE

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

AMENDMENT DETAILS

What is being amended? (select all that apply)		
What is being applied for <input checked="" type="checkbox"/>	Plans / other documents	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.		
APPLICATION AMENDMENT TO ADD 1.8M HIGH FENCES TO NORTH AND EAST BOUNDARY OF PROPERTY.		



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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:	[REDACTED]
Signature:	[REDACTED]
Date:	23-02-26

LODGEMENT

Please submit this form, including all amended plans/documents, to 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

VOLUME 11461 FOLIO 903

Security no : 124128288630Q
Produced 22/09/2025 11:01 AM

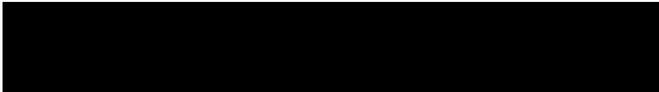
LAND DESCRIPTION

Lot 114 on Plan of Subdivision 649677S.
PARENT TITLES :
Volume 08652 Folio 976 Volume 08810 Folio 340
Created by instrument PS649677S 03/12/2013

REGISTERED PROPRIETOR



ENCUMBRANCES, CAVEATS AND NOTICES



COVENANT PS649677S 03/12/2013

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 PS649677S 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: 44 SOLID DRIVE PAKENHAM VIC 3810

ADMINISTRATIVE NOTICES

NIL



DOCUMENT END

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Produced 22/09/2025 11:01 AM

Volume 11461 Folio 903

ACTIVITY IN THE LAST 125 DAYS

NIL

ADMINISTRATIVE NOTICES

NIL



STATEMENT END


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Document Type	Plan
Document Identification	PS649677S
Number of Pages (excluding this cover sheet)	12
Document Assembled	22/09/2025 11:01

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PLAN OF SUBDIVISION			Stage No. —	LRS use only EDITION 1	Plan Number PS 649677S
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. 8810 Fol. 340 Vol. 8652 Fol. 976 Last Plan Reference: Lot 1 LP 8840 Lot 2 LP 8840 Postal Address: 120-150 Pakenham Road (at time of subdivision) Pakenham 3810 MGA94 Co-ordinates: E 366 500 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. OPEN SPACE (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			Notations		
Identifier	Council/Body/Person		Staging This is /is not a staged subdivision Planning Permit No. T060892		
Roads R-1	Cardinia Shire Council		Depth Limitation Does not apply THIS IS A SPEAR PLAN Lots 1 to 100 (Both inclusive) have been omitted from this stage		
Roads R-2	Roads Corporation		<div style="border: 2px solid blue; padding: 5px; width: fit-content; margin: auto;">  ADVERTISED MATERIAL Planning Application: T250593 Date Prepared: 25 February 2026 <small>This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.</small> </div>		
Reserve No 1	Cardinia Shire Council				
Reserve No 2	Cardinia Shire Council				
Reserve No 3	Cardinia Shire Council				
Reserve No 4	Cardinia Shire Council				
Reserve No 5	SPL Electricity Pty Ltd				
Estate: GALWAY GOLD Development No.: 1 No. of Lots: 65 Area: 8.210 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
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of	Received <input checked="" type="checkbox"/> DATE 20 / 11 / 2013
E-1 & E-3	Drainage	See Diag	This Plan	Cardinia Shire Council	LRS use only PLAN REGISTERED TIME 3.52pm DATE 3 / 12 / 2013 Kevin Bond Assistant Registrar of Titles
E-2, E-3 & E-5	Sewerage	See Diag	This Plan	South East Water Limited	
E-4 & E-5	Water Supply	See Diag	This Plan	South East Water Limited	
 WATSONS URBAN DEVELOPMENT CONSULTANTS & MANAGERS <small>5 MAIN ST, MORNINGTON PH (03) 5975 4644, FAX (03) 5975 3916 THE MELBURNIAN, SUITE 2, 250 ST KILDA RD, SOUTHBANK PH (03) 9697 8000, FAX (03) 9697 8099</small>					SHEET 1 OF 11 SHEETS
			LICENSED SURVEYOR (PRINT) JONATHAN TREVOR NEATE SIGNATURE <u>DIGITALLY SIGNED</u> DATE _____ REF 35213/Stg 1 VERSION 7		DATE / / 20 COUNCIL DELEGATE SIGNATURE ORIGINAL SHEET SIZE A3

PLAN OF SUBDIVISION

Stage No

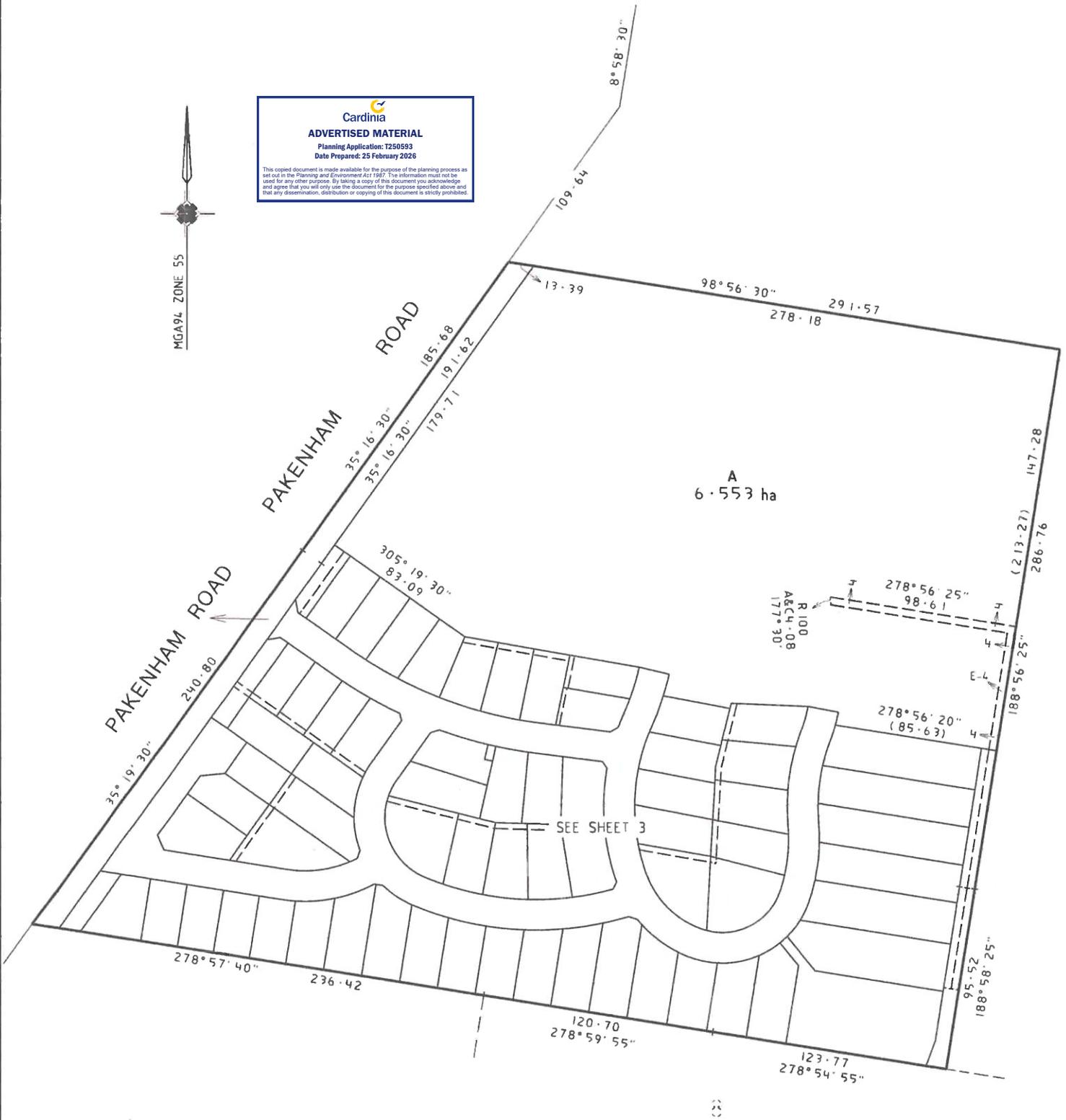
Plan Number

PS 649677S



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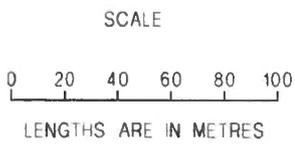
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 PH (03) 9697 8000, FAX (03) 9697 8099

ORIGINAL
 SCALE SHEET
 1:2000 SIZE
 A3



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 REF 35213/Sig1 VERSION 7

SHEET 2

DATE / /20

COUNCIL DELEGATE SIGNATURE

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Plan Number
PS 649677S

Stage No

PLAN OF SUBDIVISION



SHEET 3

DATE / / 20
COUNCIL DELEGATE SIGNATURE
ORIGINAL SHEET SIZE A3

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LENGTHS ARE IN METRES

ORIGINAL SCALE 1:1250
SHEET SIZE A3

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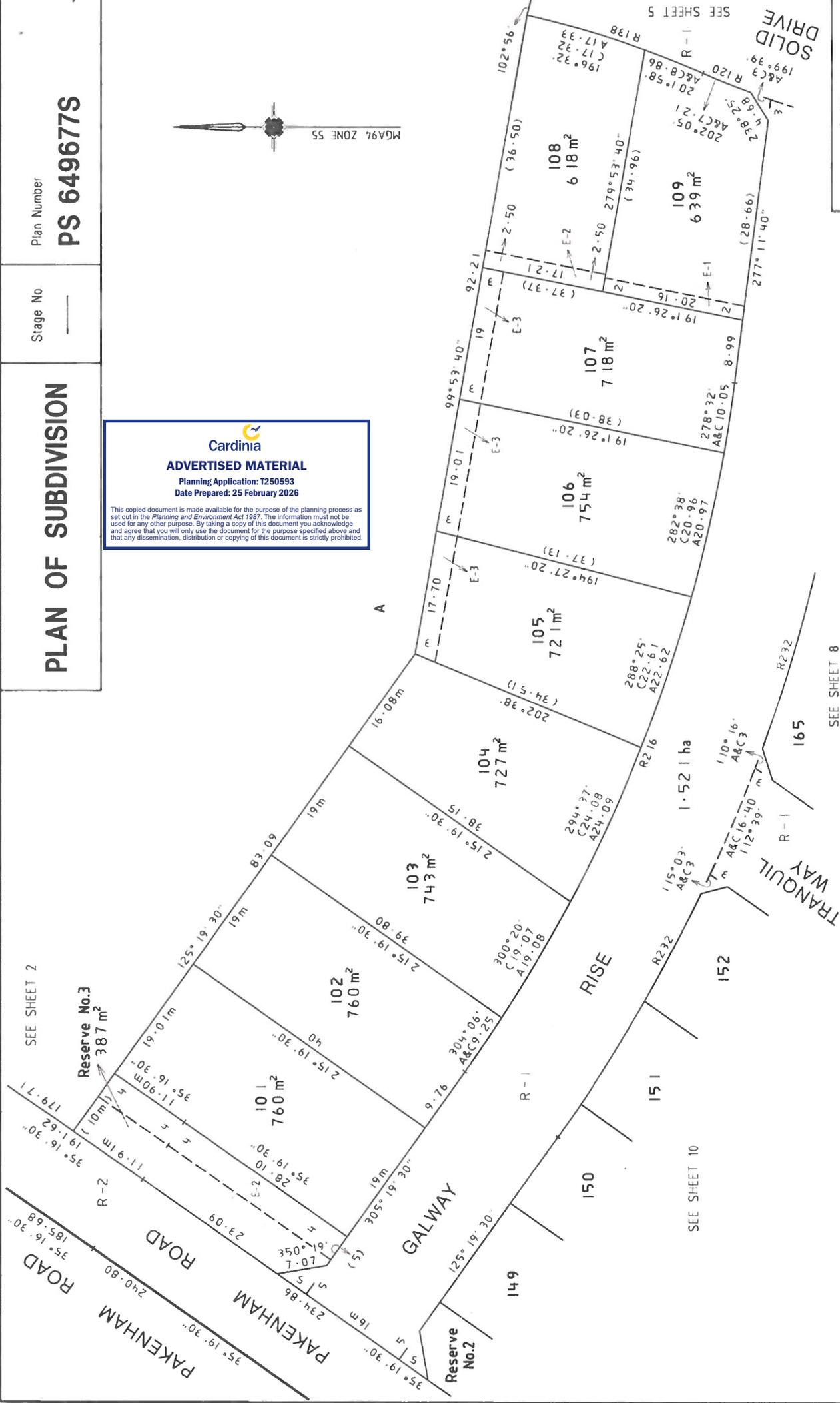
Plan Number
PS 649677S

Stage No. _____

PLAN OF SUBDIVISION

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SHEET 4

DATE / / 20
 COUNCIL DELEGATE SIGNATURE
 ORIGINAL SHEET SIZE A3

LICENSED SURVEYOR (PRINT) JONATHAN TRFVOR NEATE
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 REF 35213/Sig.1 VERSION 7

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ORIGINAL SHEET SIZE A3
 SCALE 1:500

WATSONS
 URBAN DEVELOPMENT
 CONSULTANTS & MANAGERS

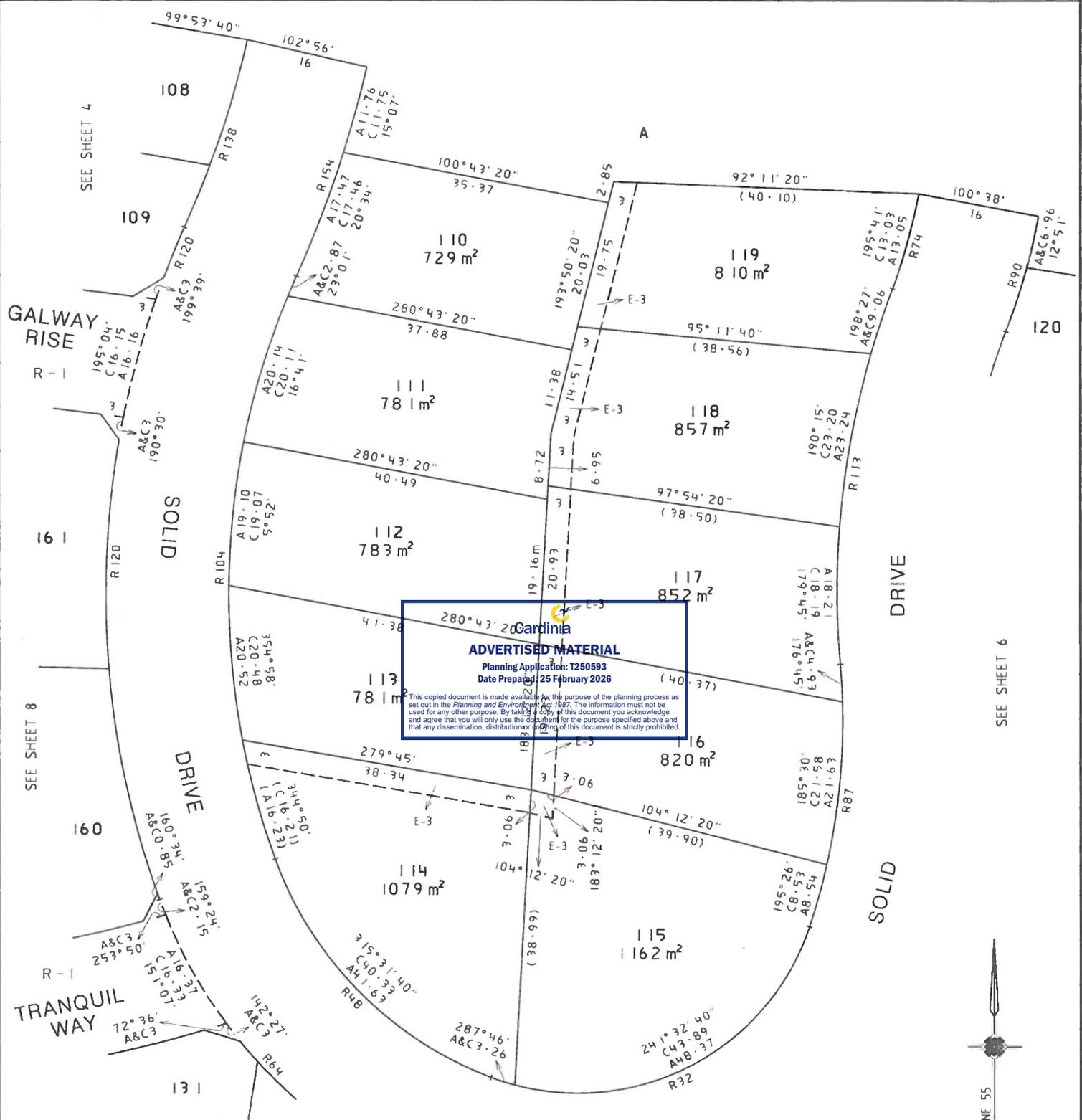
5 MAIN ST, MORNINGTON PH: (03) 5975 4644, FAX: (03) 5975 3916
 THE MELBURNIAN, SUITE 2, 250 ST KILDA RD, SOUTH BANK PH: (03) 9697 8000, FAX: (03) 9697 8099

PLAN OF SUBDIVISION

Stage No

Plan Number

PS 649677S

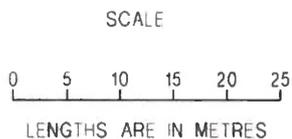


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URBAN DEVELOPMENT
CONSULTANTS & MANAGERS

5 MAIN ST, MORNINGTON PH 1031 5975 4644, FAX 1031 5975 3916
THE MELBURNIAN, SUITE 2, 250 ST KILDA RD, SOUTHBANK
PH 1031 9697 8000, FAX 1031 9697 8099

SEE SHEET 7

ORIGINAL
SCALE SHEET
1:500 SIZE
A3



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SIGNATURE DIGITALLY SIGNED DATE

REF 35213/Stg1

VERSION 7

SHEET 5

DATE / /20

COUNCIL DELEGATE SIGNATURE

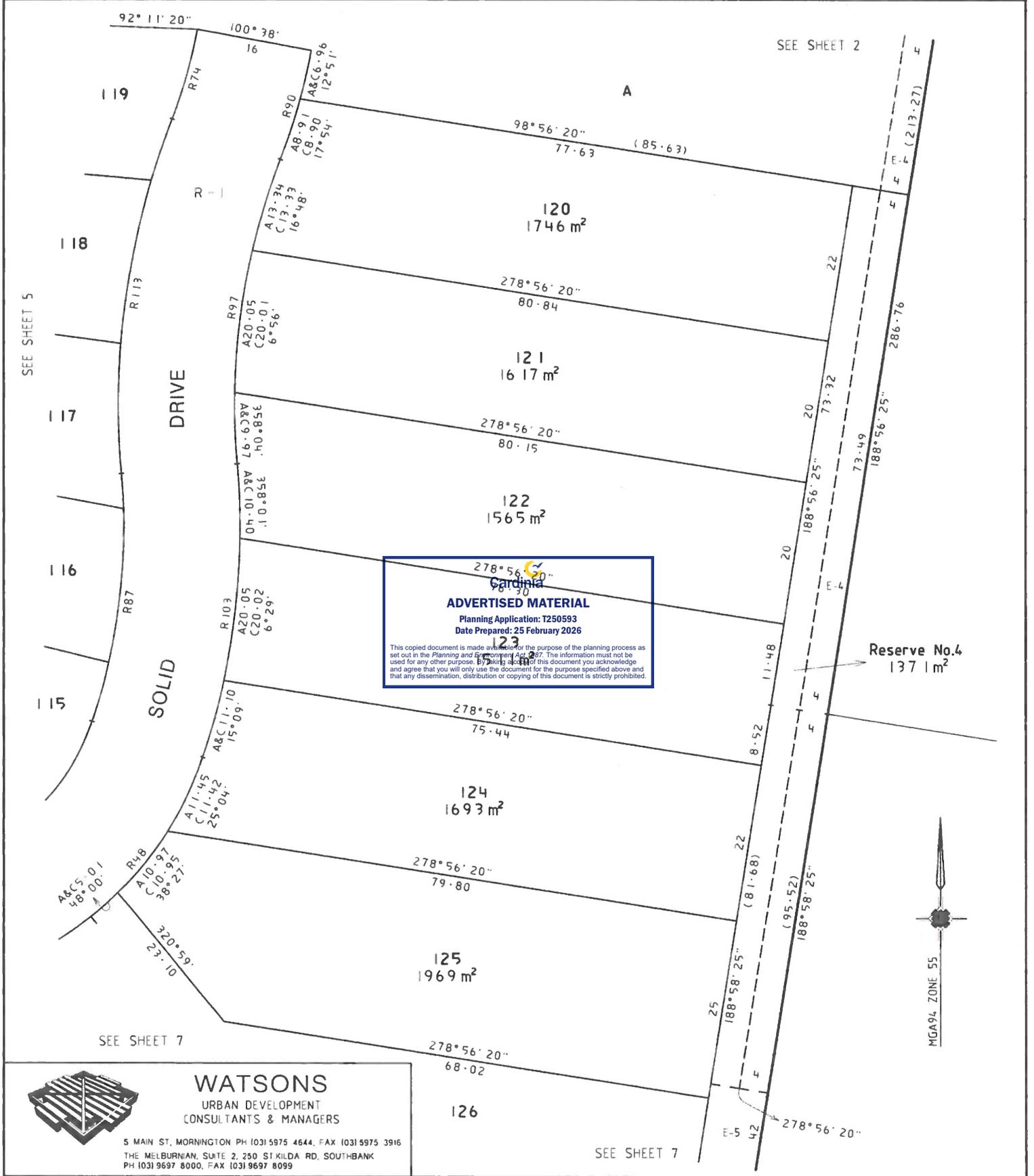
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Stage No

Plan Number

PS 649677S

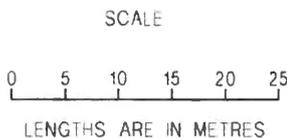


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THE MELBURNIAN, SUITE 2, 250 ST KILDA RD, SOUTH-BANK
PH (03) 9697 8000, FAX (03) 9697 8099

ORIGINAL SCALE SHEET SIZE
1:500 A3



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SIGNATURE DIGITALLY SIGNED DATE

REF 35213/Stg1

VERSION 7

SHEET 6

DATE / /20

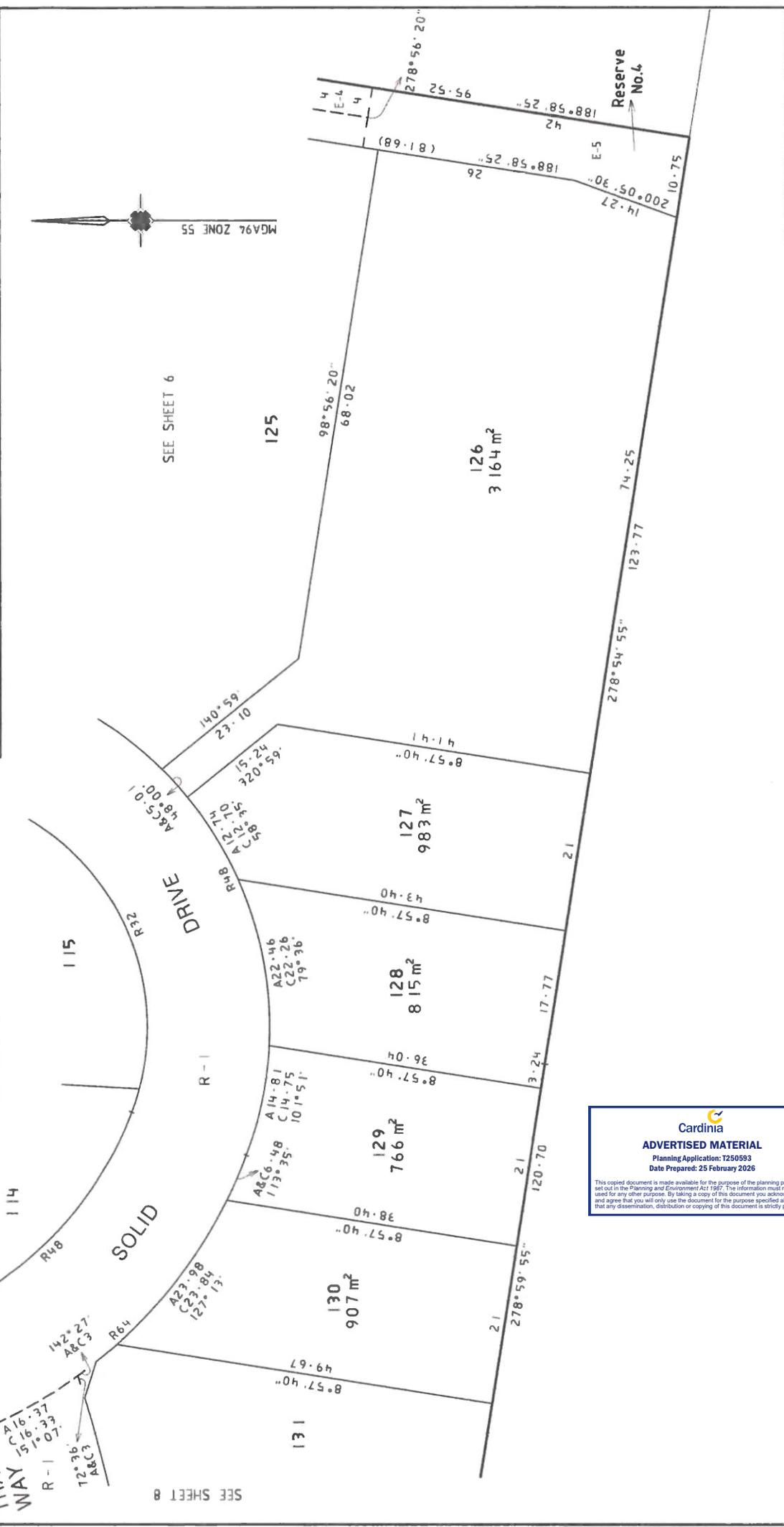
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ORIGINAL SHEET SIZE A3

Plan Number
PS 649677S

Stage No
—

PLAN OF SUBDIVISION



SHEET 7

DATE / / 720

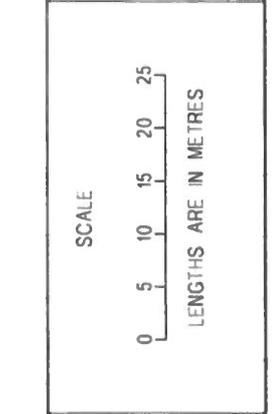
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ORIGINAL SHEET SIZE A3

LICENSED SURVEYOR (PRINT) JONATHAN TREVOR NEALE

SIGNATURE DIGITALLY SIGNED DATE

REF 35213/Sig.1 VERSION 7



ORIGINAL SCALE 1 500

SHEET SIZE A3

Cardina

ADVERTISED MATERIAL

Planning Application: T250593

Date Prepared: 25 February 2026

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WATSONS

URBAN DEVELOPMENT
CONSULTANTS & MANAGERS

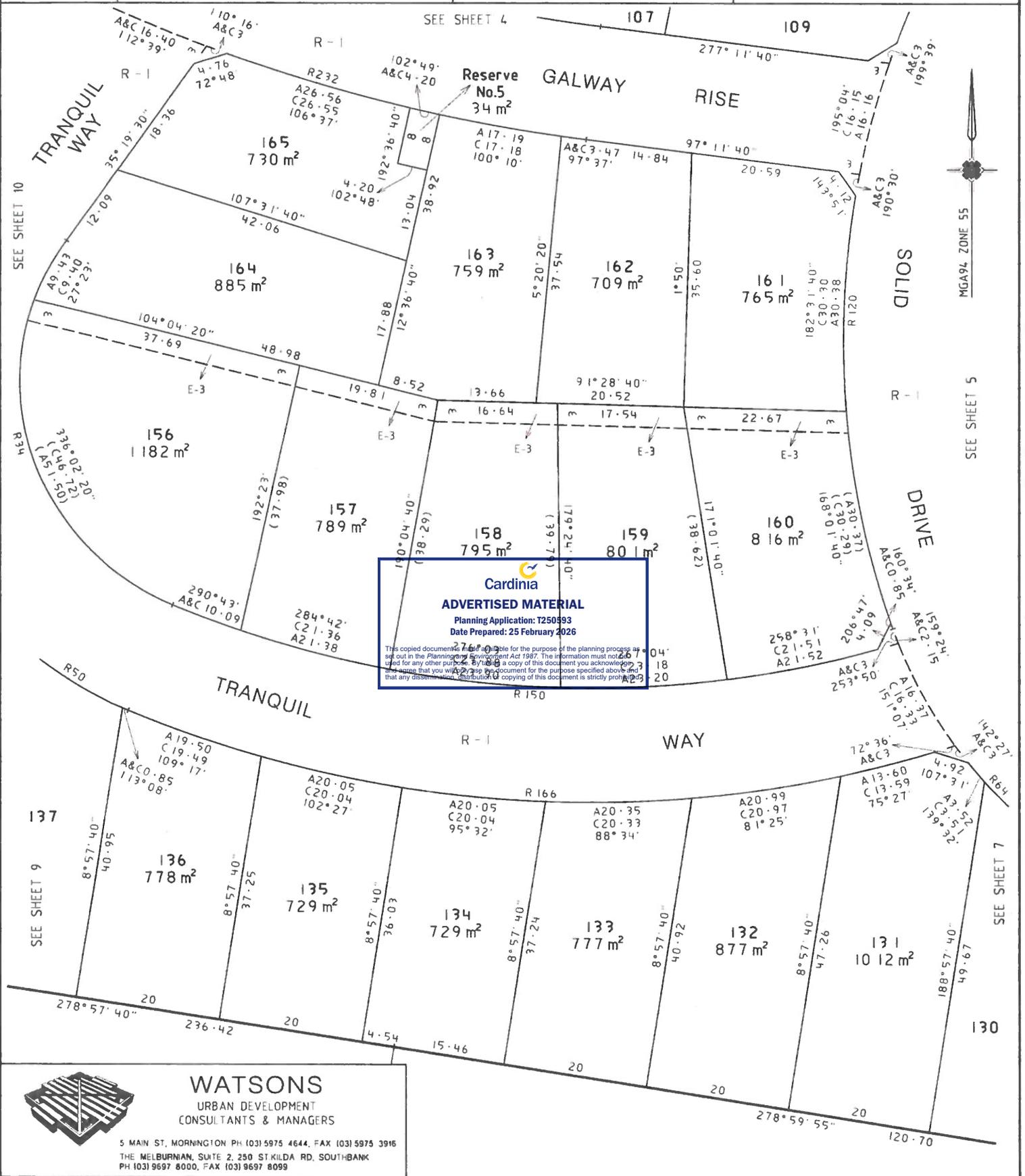
5 MAIN ST, MORNINGTON PH: (03) 5975 4844, FAX: (03) 5975 3916
THE MELBOURNIAN, SUITE 2, 250 ST. KILDA RD, SOUTH-BANK PH: (03) 9667 8000, FAX: (03) 9697 8099

PLAN OF SUBDIVISION

Stage No

Plan Number

PS 649677S



WATSONS

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SHEET 8

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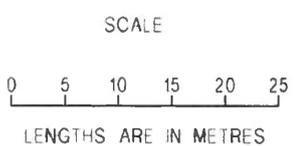
VERSION 7

DATE / /20

COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE A3

ORIGINAL SCALE SHEET SIZE 1:500 A3



PLAN OF SUBDIVISION

Stage No

Plan Number

PS 649677S

SEE SHEET 10



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 Planning Application: T250593
 Date Prepared: 25 February 2026

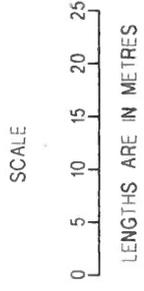
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 REF 35213/Slg 1 VERSION 7

SHEET 9
 DATE / / 20
 COUNCIL DELEGATE SIGNATURE
 ORIGINAL SHEET SIZE A3

PLAN OF SUBDIVISION

Stage No _____

Plan Number
PS 649677S



SEE SHEET 4

SEE SHEET 8

SEE SHEET 9

SEE SHEET 10

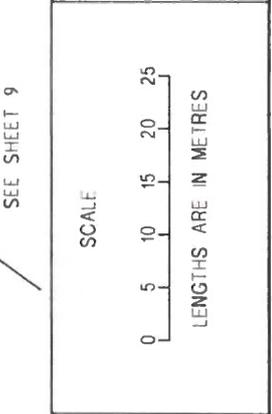
LICENSED SURVEYOR (PRINT) JONATHAN TREVOR NEALE

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COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE A3



ORIGINAL SHEET SIZE A3

SCALE 1 500

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PLAN OF SUBDIVISION	Stage No —	Plan Number PS 649677S
----------------------------	---------------	----------------------------------

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 120 to 126 (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 649677S, 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 106, 114, 115 and 122 to 126 (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 removal of any trees within the Tree Protection Envelopes (cross hatched area) shown in the Tree Protective Envelope Schedule within the instrument for PS 649677S unless with the written consent of the Responsible Authority.



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 <p>WATSONS URBAN DEVELOPMENT CONSULTANTS & MANAGERS</p> <p><small>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</small></p>	<p>LICENSED SURVEYOR (PRINT) JONATHAN TREVOR NEATE</p> <p>SIGNATURE <u>DIGITALLY SIGNED</u> DATE _____</p> <p>REF 35213/Stg1 VERSION 7</p>	SHEET 11
		<p>DATE / /20</p> <p>COUNCIL DELEGATE SIGNATURE _____</p> <p>ORIGINAL SHEET SIZE A3</p>

**Plan of Subdivision PS649677S
Certification by Council (Form 5)**

SUBDIVISION (PROCEDURES) REGULATIONS 2000

SPEAR Reference Number: S014069H
Plan Number: PS649677S
Responsible Authority Name: Cardinia Shire Council
Responsible Authority Reference Number 1: S11/087
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

Digitally signed by Council Delegate [REDACTED]
Organisation: Cardinia Shire Council
Date: 17/04/2012


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06/09/2013 \$113 173



FORM 18 Section 181

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

Planning and Environment Act 1987

Lodged by:

Name: [Redacted], SOLICITOR

Phone: 9571.5236

Address: 16 Ash Grove, Malvern East 3145

Ref: Galway View Pty. Ltd.

Customer Code: 01786Y

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

Section and Act under which agreement made:
S 173 of Planning and Environment Act 1987

A copy of the Agreement is attached to this Application.

Signature for the [Redacted]

Name of Officer: [Redacted]

Date: 22/8/13

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- 2. INTERPRETATION**
- 3. SECTION 173 AGREEMENT**
- 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**



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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.


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IT IS AGREED:

1. DEFINITIONS

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.



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- 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.

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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


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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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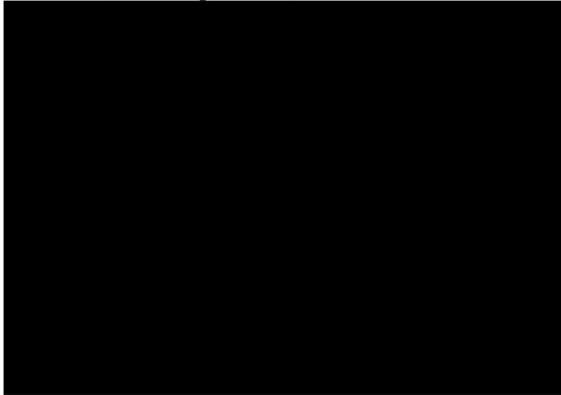
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SIGNING PAGE

EXECUTED by the parties on the date set out at the commencement of this Agreement.

**Signed by and on behalf, and with
the authority of the Cardinia Shire**

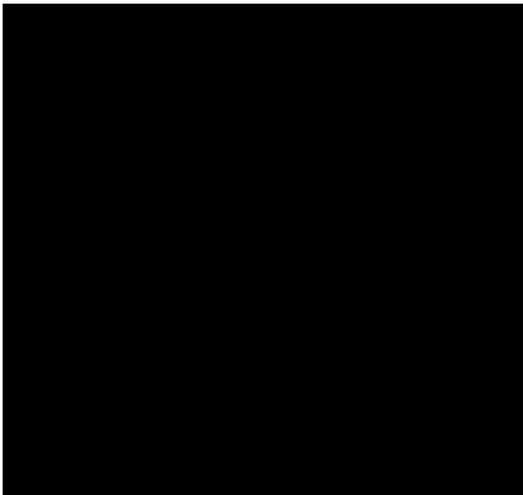


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)

MANAGER Development Services

Witness

**Executed by Galway View Pty Ltd
by being signed by those persons who are
authorised to sign for the company:**



)
)
)

Director

Full name

Usual address

Director (or company Secretary)

Full name

Usual address


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DATED

CARDINIA SHIRE COUNCIL

- and -

GALWAY VIEW PTY LTD
ACN 007 183 897


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

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



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

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

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Date and Time Lodged	10/01/2025 03:06:10 PM		

Lodger Details

Lodger Code	15940N
Name	COMMONWEALTH BANK OF AUSTRALIA
Address	
Lodger Box	
Phone	
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Reference	


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Land Title Reference

11461/903

Transferor(s)

Given Name(s)	
Family Name	

Estate and/or Interest being transferred

Fee Simple

Consideration

\$AUD 339000.00

Transferee(s)

Tenancy (inc. share)

Given Name(s)	
Family Name	
Address	
Street Number	
Street Name	
Street Type	



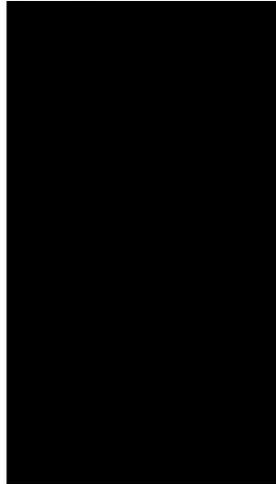
Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Locality
State
Postcode

Given Name(s)
Family Name
Address

Street Number
Street Name
Street Type
Locality
State
Postcode




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Duty Transaction ID
6174885

The transferor transfers to the transferee their estate and/or interest in the land specified for the consideration, subject to any restrictive covenant set out or referred to in this transfer.

Execution

1. The Certifier has taken reasonable steps to verify the identity of the transferor or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.

Executed on behalf of
Signer Name
Signer Organisation
Signer Role
Execution Date

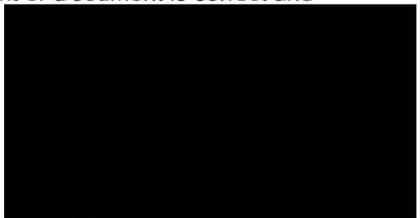


EJ CONVEYANCING PTY LTD
LICENSED CONVEYANCER
09 JANUARY 2025

Execution

1. The Certifier has taken reasonable steps to verify the identity of the transferee or his, her or its administrator or attorney.
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Department of Environment, Land, Water & Planning

Electronic Instrument Statement

File Notes:
NIL

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

Statement End.



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Planning Application: T250593
Date Prepared: 25 February 2026

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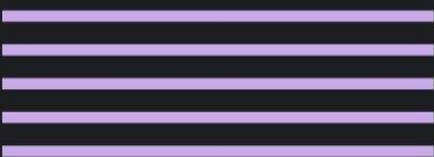
Town Planning Report

44 Solid Drive, Pakenham VIC 3810, Australia

Construction of a Double-Storey Dwelling and Associated Earthworks


Cardina
ADVERTISED MATERIAL
Planning Application: T250593
Date Prepared: 25 February 2026

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SUMMARY OF DEVELOPMENT	
PROPERTY DETAILS	44 Solid Drive, Pakenham VIC 3810, Australia
LOCAL GOVERNMENT AREA	Cardinia Shire Council
CLIENT	[REDACTED]
DATE	September 19, 2025
PROJECT NUMBER	[REDACTED]


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SUMMARY AND CONCLUSION

Project Overview

This Town Planning Report has been prepared in support of a planning permit application for the construction of a double-storey dwelling and associated earthworks at 44 Solid Drive, Pakenham VIC 3810. The subject site has an area of approximately 1,079.13 sqm, with a wide curved frontage to Solid Drive, and is located within the Cardinia Shire Council municipality. The land is zoned General Residential Zone – Schedule 1 (GRZ1) and is affected by the Environmental Significance Overlay – Schedule 4 (ESO4) and the Development Contributions Plan Overlay – Schedule 1 (DCPO1).

The proposal includes:

- Construction of a double-storey family dwelling.
- Cut and fill earthworks (max cut 2.3m, max fill 2.12m) to create a stable and level building platform and a compliant driveway gradient.
- Integrated garage, porch, alfresco, balcony, and landscaped private open space.
- Site coverage of 26%, well below the 65% maximum under Clause 54.

Zoning and Planning Controls Compliance

- **General Residential Zone – Schedule 1 (GRZ1):**

The GRZ1 supports moderate housing growth that respects neighbourhood character. The dwelling complies with Clause 54 standards, with setbacks responding to the curved frontage, site coverage at 26%, and a double-storey form that remains within height limits. The associated earthworks are considered works normal to a dwelling and necessary to achieve site stability and safe access.

- **Clause 54 – One Dwelling on a Lot:**

A detailed assessment demonstrates compliance with all relevant standards:

- **Neighbourhood Character (54.02-1):** The proposed dwelling and earthworks respect the established residential character, using earthworks to achieve a suitable platform without excessive alteration of the landscape.
- **Site Coverage (54.02-5):** At 26%, significantly below the 65% maximum.
- **Permeability (54.02-6):** More than 20% of the lot remains permeable, supported by on-site drainage measures.
- **Private Open Space (54.03-2):** Ample secluded private open space is retained, with functional rear and side yards.
- **Daylight/Overlooking/Overshadowing (54.04):** No unreasonable amenity impacts; the building is sited to preserve adjoining solar access.
- **Detailed Design (54.06):** Façade articulation, balconies, and roof form add visual interest and avoid bulk.

- **Environmental Significance Overlay – Schedule 4 (ESO4):**

The site is subject to ESO4 due to slope and environmental sensitivity. The proposed cut-and-fill works are carefully managed, with engineering solutions ensuring slope stability and drainage control. The dwelling footprint avoids vegetation removal, and landscaping will enhance the site's integration with the estate. Erosion and sediment control measures will be implemented during works.

- **Development Contributions Plan Overlay – Schedule 1 (DCPO1):**
The proposal is subject to infrastructure levies under the Pakenham Township Development Contributions Plan. Contributions will be secured via permit conditions to support local roads, parks, and community infrastructure.
- **Clause 53.18 – Stormwater Management in Urban Development:**
Stormwater and site drainage are addressed through water-sensitive urban design principles, including measures to reduce runoff, manage erosion, and filter stormwater prior to discharge. Rainwater harvesting will also support sustainability objectives.

Earthworks and Site Preparation

The subject site's sloping topography presents access and stability challenges. The earthworks proposal includes:

- Excavation of high points and redistribution of fill to achieve a level building pad.
- Retention of the rear cliff area in its natural form.
- A driveway gradient of 18.9% (with a 1m transition at garage entry), ensuring safe and functional vehicle access.
- Implementation of erosion and sediment control measures during construction to protect neighbouring land and infrastructure.

These works are necessary and proportionate to ensure a safe, functional, and compliant residential outcome, consistent with the purpose of the GRZ1 and ESO4 requirements.

Conclusion

The construction of a double-storey dwelling and associated earthworks at 44 Solid Drive, Pakenham achieves a high degree of compliance with the Cardinia Planning Scheme. The proposal:

- Aligns with the purpose and decision guidelines of the GRZ1.
- Demonstrates full compliance with Clause 54 standards for single dwellings.
- Meets the objectives of ESO4 by responding appropriately to slope, drainage, and erosion risks.
- Provides infrastructure contributions in accordance with DCPO1.
- Incorporates stormwater management and environmental protection consistent with Clause 53.18.

Overall, the proposal represents a well-designed, site-responsive residential development that integrates with the emerging neighbourhood character, manages environmental risks, and contributes positively to Cardinia's growth objectives. Approval of the application is warranted and strongly supported.



SITE ANALYSIS

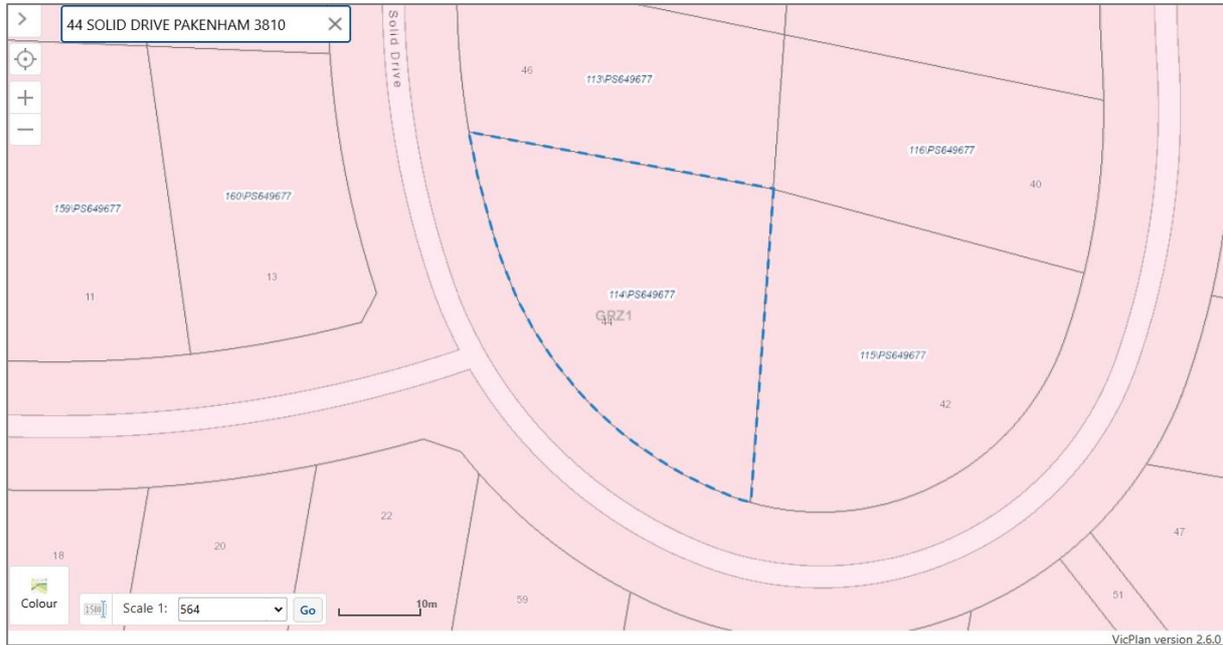


Figure 1: Vic Plan image of the Subject Site

Location and Context

44 Solid Drive is located within the suburb of Pakenham in the Cardinia Shire Council, approximately 56 kilometres south-east of Melbourne's Central Business District. The site is situated within a recently developed residential estate on the southern edge of Pakenham. The surrounding area is defined by a consistent residential character comprising contemporary single and double-storey dwellings on small-to-medium suburban lots (400–700 sqm). The neighbourhood is in transition from vacant subdivided land to an established residential environment, with landscaped front setbacks, integrated garages, and private rear open space forming the dominant built form pattern.

Physical Characteristics

The subject site has a total area of 1,079.13 square metres with a broad curved frontage to Solid Drive. The lot is irregular in shape and slopes significantly from rear to front, creating driveway gradients that are currently too steep for safe vehicle access. To address this constraint, engineered cut-and-fill earthworks are proposed to establish a level building platform and compliant vehicle access to the garage.

The proposal involves the construction of a double-storey dwelling, with a total building area of approximately 280.13 sqm and a site coverage of 26%, well below the maximum 65% permitted under Clause 54. The dwelling includes a double garage, porch, alfresco, and balcony. Maximum cut is proposed at 2.30 metres and fill at 2.12 metres, achieving a finished floor level of 101.588 m AHD. The dwelling sits comfortably within the site, with adequate setbacks of 1.4–1.45 metres to side boundaries and 4.93–6.31 metres to the rear boundary. The property is fully serviced with connections available for sewer, water, stormwater, underground electricity, and gas. Landscaping opportunities remain in the front and rear setbacks, which will soften the visual impact of the built form and support compliance with the neighbourhood character and landscaping objectives of Clause 54.



Environmental Considerations

The land is subject to the Environmental Significance Overlay – Schedule 4 (ESO4), which applies to land with erosion-prone soils and slope stability considerations. A geotechnical investigation confirms that the site comprises silts and clays over weathered granite, requiring footing systems to be embedded into natural clays or granite for long-term stability. The proposal addresses ESO4 objectives through:

- Limiting cut-and-fill works to the building envelope and driveway corridor.
- Balancing earthworks on-site to minimise the need for import/export of fill.
- Incorporating engineered drainage and erosion control measures to prevent sediment runoff and maintain slope stability during and after construction.

The land is not located within a designated bushfire prone area, no native vegetation removal is required, and the site is not affected by flooding or other environmental overlays.

Neighbourhood Integration

The proposed double-storey dwelling will integrate appropriately with the emerging residential character of the estate. Its articulated façade, modern material palette, and landscaped front setback provide a contemporary design response that complements existing and anticipated surrounding dwellings.

The scale of earthworks is proportionate to the site's slope and does not result in unreasonable visual bulk or dominance when viewed from the public realm. Side and rear setbacks provide adequate separation from neighbouring lots, while private open space is retained at the rear in accordance with Clause 54.03-2 standards.

The design and siting ensure the dwelling achieves a high level of compliance with Clause 54, protects neighbourhood character, and responds to the constraints and opportunities of the site.



LOCALITY ANALYSIS



Figure 2: Locality Plan indicating Subject Land

Locality Context

The site forms part of a developing residential estate in Pakenham, characterised by detached dwellings on lots ranging between 500–1,200 sqm. The locality benefits from access to community facilities, schools, shopping centres, and transport corridors (including the Princes Highway and Pakenham railway line). This reflects the objectives of the General Residential Zone – Schedule 1, which encourages housing growth in accessible and well-serviced areas.

Site Description

44 Solid Drive currently accommodates a vacant residential lot with no built form, aside from minor site disturbance associated with subdivision works. The proposal will establish a new double-storey dwelling and associated earthworks, representing the transition of the land from vacant lot to permanent residential use.

Surrounding Land Uses

Surrounding land uses are residential in nature. To the north and south, the adjoining lots are developed with contemporary dwellings. To the east, lots are currently vacant or under construction, while to the west, Solid Drive provides the site's street interface. The proposal is compatible with this context and will enhance the character of the estate by introducing a well-designed dwelling supported by landscaping and appropriate setbacks.

Accessibility and Transport

The site is directly accessed from Solid Drive via an existing crossover and proposed new driveway. Earthworks will ensure that the driveway achieves a functional gradient (18.9% with a 1 m transition to garage entry). The dwelling includes a double garage, supplemented by driveway car parking, consistent with Clause 52.06 car parking requirements. The site enjoys good connectivity to Pakenham's transport network, with public transport, arterial roads, and community services located nearby.



DEVELOPMENT PROPOSAL

Development Intent

The intent of this application is to deliver a high-quality double-storey family dwelling that responds sensitively to the physical characteristics of the site and integrates seamlessly with the emerging residential character of Pakenham. The design seeks to optimise the generous lot size while maintaining compliance with the requirements of the Cardinia Planning Scheme, ensuring an appropriate balance between built form, private open space, and landscaping. Given the slope of the land, associated earthworks are proposed to establish a stable building platform, provide a safe and functional driveway, and mitigate site stability risks. The proposed works are carefully engineered to meet the Environmental Significance Overlay – Schedule 4 (ESO4) objectives, ensuring slope stability, effective stormwater management, and long-term structural integrity.

Proposal Overview

This Town Planning Report supports a planning permit application for the construction of a new double-storey dwelling and associated earthworks at 44 Solid Drive, Pakenham (Lot 114 on Plan of Subdivision), within the General Residential Zone – Schedule 1 (GRZ1). The site is affected by the Environmental Significance Overlay – Schedule 4 (ESO4) and the Development Contributions Plan Overlay – Schedule 1 (DCPO1). The proposed dwelling is a contemporary residence with articulated façades, varied setbacks, and a modern material palette, consistent with the character of the emerging residential estate.

Key Dwelling Metrics

- Building Area: 280.13 sqm
- Site Coverage: 26% (well below the 65% maximum allowed under Clause 54.02-5)
- Ceiling Height: 2.74 m
- Cut: 2.30 m
- Fill: 2.12 m

Setbacks - Due to the curved alignment of the site's western frontage to Solid Drive, the proposed dwelling presents variable street setbacks.

- Street: 13.96 m, 7.56 m, 5.18 m, 4.06 m, 17.39 m
- Rear: 6.31 m and 4.93 m
- Side: 1.41–1.45 m
- Easement: A 3.0 metre-wide easement is located along the northern boundary, within which no construction is proposed.

Architectural Program

Ground Floor

- Entry porch and double garage
- Lounge and study room
- Central kitchen with walk-in pantry
- Open-plan dining and living area
- TV room and prayer room
- Laundry and powder room
- Covered alfresco area



First Floor

- Main bedroom suite with walk-in robe
- Three additional bedrooms with built-in robes
- Family bathroom and powder room
- Retreat area
- Balcony overlooking the street frontage

Earthworks and Access

The site slopes downwards from rear to front, presenting challenges for driveway access. To address this:

- Maximum cut of 2.30 m and fill of 2.12 m are proposed to create a level building pad.
- A proposed driveway gradient of 18.9% (1 in 5.3) has been designed with a 1 m flat transition at the garage entry to ensure functional and safe vehicle access.
- Retaining treatments and surface drainage measures are incorporated to stabilise cut and fill areas and minimise erosion risks.

These works have been designed to balance on-site, avoiding the need for excessive import or export of soil.

Geotechnical and Engineering Response

The Site Investigation Report identified:

- Soil Profile: Surface soils of loose silt, sand, and gravel fill overlying silty/sandy clay, with refusal on weathered granite at depths of 600–700 mm.
- Classification: Class P under AS2870-2011 due to slope and moisture variability; underlying soil is Class M.
- Foundation Requirements: Footings must be embedded 650–800 mm into natural clays or granite, with allowable bearing capacities between 150–400 kPa. Options include modified Class M strip footings, suspended slab systems, or bored piers depending on final cut/fill conditions.
- Constraints: Excavation into weathered granite may require rock-breaking equipment. Drainage and site maintenance are critical to site stability, and subsurface drains must not be placed within 1.5 m of the dwelling unless specifically engineered.
- Wind Classification: N3.
- Bushfire Attack Level: The site is not located in a designated bushfire prone area.

The proposal responds to these recommendations through appropriate foundation design, careful site management, and compliance with ESO4 objectives.

Development Outcomes

- Built Form Response: The dwelling is designed to complement the emerging character of the estate through modern architecture, landscaped setbacks, and an articulated façade.
- Neighbourhood Integration: Side and rear setbacks provide adequate separation, ensuring the development does not result in unreasonable overlooking, overshadowing, or visual bulk impacts.
- Amenity and Open Space: With only 26% site coverage, the proposal maintains generous private open space at the rear and preserves opportunities for landscaping in the front setback.
- Environmental Management: Earthworks and footings are engineered to protect slope stability, manage surface water, and ensure compliance with ESO4.

- **Parking and Access:** A double garage and compliant driveway design provide safe on-site parking, consistent with Clause 52.06.
- **Compliance:** The proposal aligns with the purpose of the GRZ1, satisfies the objectives of Clause 54 (ResCode), and addresses ESO4 and DCPO1 provisions.

Summary

The proposed double-storey dwelling at 44 Solid Drive, Pakenham represents a carefully considered residential development that balances site constraints, planning scheme requirements, and contemporary living standards. The design achieves a high level of compliance with the Cardinia Planning Scheme and contributes positively to the developing residential character of Pakenham.



PLANNING ASSESSMENT

1. Overview

This proposal for the construction of a new double-storey dwelling and associated earthworks at 44 Solid Drive, Pakenham has been assessed against the provisions of the Planning and Environment Act 1987, the Victoria Planning Provisions (VPPs), and the Cardinia Planning Scheme. The assessment considers the site's zoning under the General Residential Zone – Schedule 1 (GRZ1), the Environmental Significance Overlay – Schedule 4 (ESO4), and the Development Contributions Plan Overlay – Schedule 1 (DCPO1). The proposal has also been evaluated against the relevant requirements of Clause 54 (ResCode) for one dwelling on a lot.

RELEVANT PLANNING INSTRUMENTS
<ol style="list-style-type: none"> 1. Planning and Environment Act 1987 (Victoria) 2. Victoria Planning Provisions (VPPs) 3. Cardinia Planning Scheme

And the following Local Provisions:

RELEVANT LOCAL PLANNING INSTRUMENTS
<ol style="list-style-type: none"> 1. Planning Policy Framework (PPF): <ul style="list-style-type: none"> • Clause 11 – Settlement • Clause 15 – Built Environment and Heritage • Clause 13 – Environmental Risks and Amenity • Clause 13.04-2S – Erosion and Landslip (Environmental Risks) • Clause 16 – Housing 2. Zoning: <ul style="list-style-type: none"> • Clause 32.08 – General Residential Zone (GRZ1) 3. Overlay Controls: <ul style="list-style-type: none"> • Clause 42.01 – Environmental Significance Overlay (ESO4) • Clause 45.06 – Development Contributions Plan Overlay (DCPO1) 4. Particular and General Provisions: <ul style="list-style-type: none"> • Clause 54 – One Dwelling on a Lot (ResCode) • Clause 65 – Decision Guidelines



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 Date Prepared: 25 February 2026

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Zoning

Clause 32.08 – General Residential Zone – Schedule 1 (GRZ1)

Purpose of the Zone

The General Residential Zone (GRZ1) seeks to:

- Implement the Municipal Planning Strategy and the Planning Policy Framework.
- Encourage development that is responsive to the existing and preferred neighbourhood character.
- Provide a diversity of housing types and moderate housing growth in locations with good access to services and transport.
- Allow for limited non-residential uses that serve local community needs, provided they are compatible with the residential context.



Application to the Site

The subject land at 44 Solid Drive, Pakenham, is zoned General Residential Zone – Schedule 1 (GRZ1) under the Cardinia Planning Scheme. Schedule 1 does not introduce any variations to the standards of Clause 54 (ResCode) relating to setbacks, site coverage, private open space, or front fence height. Accordingly, the proposal must be assessed against the standard Clause 54 requirements in their entirety.

Proposal Context

The application seeks approval for the construction of a new double-storey family dwelling with associated earthworks, driveway access, and retaining treatments. The design responds directly to the slope of the land by incorporating engineered cut-and-fill to create a stable building platform, while maintaining adequate separation from adjoining properties and preserving substantial garden areas. The dwelling form and materials are consistent with the emerging character of the estate, and the layout maintains a balance between built form, landscaping, and private open space.

Compliance with Zone Provisions

- **Minimum Garden Area (Clause 32.08-4):**
Lots over 650 sqm require a minimum of 35% of the site to be set aside as garden area. The subject site measures 1,079.13 sqm, and the proposal achieves approximately 74% unbuilt land, significantly exceeding the minimum requirement. This ensures the development maintains a low site coverage and provides ample opportunities for landscaping and canopy planting.
- **Building Height (Clause 32.08-11):**
The zone specifies a mandatory maximum building height of 11 metres and three storeys. The proposed dwelling is double-storey only and remains comfortably within the 11-metre height limit. This ensures compliance with the zone requirements and protects neighbourhood scale and character.
- **Neighbourhood and Amenity Considerations (Clause 32.08-14 – Decision Guidelines):**
The responsible authority must consider whether the proposal integrates with the residential context and protects adjoining amenity. The proposed dwelling has been designed with variable setbacks along the curved frontage, adequate side and rear setbacks, and a landscaped front setback, ensuring the development contributes positively to the streetscape. Overshadowing and overlooking impacts are avoided through compliance with Clause 54 standards, and the overall siting maintains visual separation consistent with the established neighbourhood pattern.

The proposal is consistent with the purpose of the GRZ because it:

- Delivers moderate housing growth through a new family dwelling in a growth corridor with excellent access to services, community infrastructure, and transport.
- Responds to the site's topography through engineered earthworks that balance cut and fill, avoiding excessive modification of the landform and ensuring slope stability.
- Provides a dwelling form that is responsive to neighbourhood character, using setbacks, articulation, and landscaping to integrate with surrounding development.
- Maintains a high proportion of garden area and permeable surfaces, supporting the environmental objectives of the zone and contributing to urban greening.



Planning Zones

GENERAL RESIDENTIAL ZONE (GRZ)

GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)

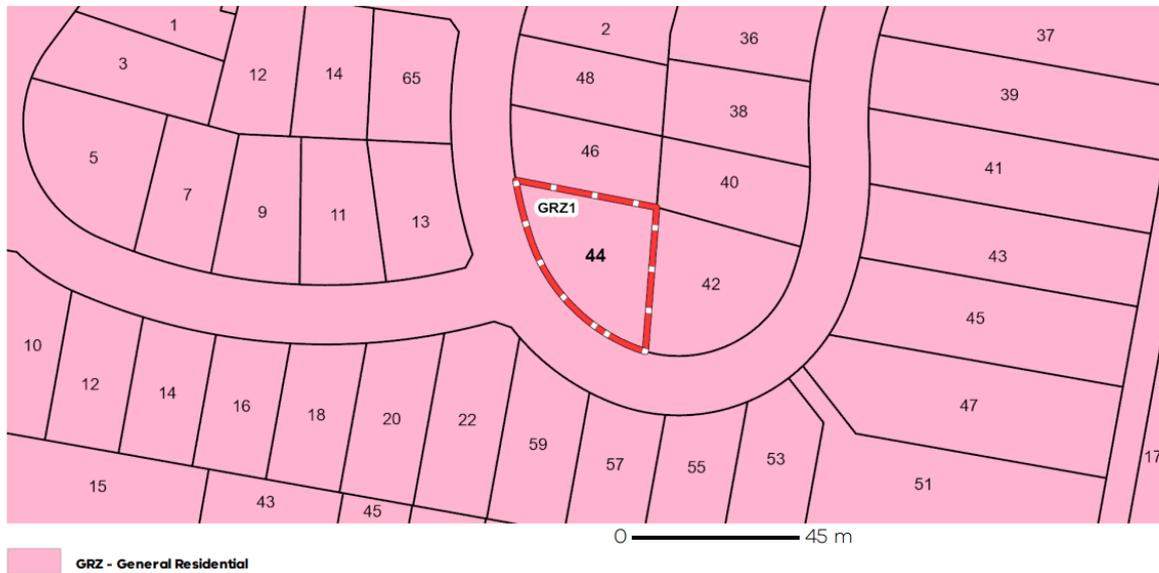


Figure 3: Zoning Map Showing the Subject Site

Particular Provisions – Clause 54 (ResCode)

Clause 54 of the Cardinia Planning Scheme establishes objectives and standards to ensure the construction of a single dwelling on a lot achieves appropriate neighbourhood character, amenity, and liveability outcomes.

- **Neighbourhood Character (Clause 54.02):**
The proposed dwelling is designed with articulated façades, varied setbacks along the curved frontage, and a modern material palette that responds to the emerging character of the Pakenham estate. Earthworks are required to establish a stable building platform but do not alter the intended presentation of the dwelling to Solid Drive. The development is consistent with surrounding two-storey and contemporary family homes, ensuring integration with neighbourhood character.
- **Site Coverage (Clause 54.03-3, Standard A5):**
The dwelling achieves a site coverage of 26%, well below the maximum 65% permitted under Standard A5 for the General Residential Zone. This low coverage ensures adequate open space, landscaping opportunities, and reduced visual bulk within the streetscape.
- **Permeability (Clause 54.03-4, Standard A6):**
The proposal retains in excess of 20% permeable surfaces, consistent with Standard A6. This ensures stormwater infiltration is maintained on site, reducing the burden on Council's drainage infrastructure and contributing to sustainable water management outcomes.
- **Amenity Impacts (Clause 54.04):**
The siting and setbacks of the proposed dwelling ensure no unreasonable overshadowing or overlooking of adjoining secluded private open space or habitable room windows. The building envelope and height remain consistent with neighbourhood expectations and avoid visual bulk impacts to neighbouring lots.
- **Private Open Space (Clause 54.05, Standard A17):**
Generous private open space is provided at the rear of the dwelling, including secluded private open space exceeding 25 sqm with a minimum width of 3 metres, directly accessible

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from internal living areas. This layout ensures the proposal meets the recreational and functional needs of future occupants while protecting amenity for adjoining sites.

- Detailed Design (Clause 54.06):
The dwelling incorporates high-quality architectural detailing, including modulation, balconies, and variation in materials and finishes to create visual interest and reduce bulk. The double-storey form is articulated and balanced, avoiding blank walls and ensuring a cohesive relationship with the developing estate.

The proposed double-storey dwelling and associated earthworks at 44 Solid Drive, Pakenham have been assessed against the objectives and standards of Clause 54. The development achieves compliance across all relevant provisions, maintaining neighbourhood character, respecting adjoining amenity, providing adequate open space, and integrating with the emerging residential context of the area. The proposal represents an appropriate and well-designed response to the site and is consistent with the purpose of the General Residential Zone – Schedule 1 (GRZ1) and the Cardinia Planning Scheme more broadly.

Environmental Significance Overlay – Schedule 4 (ESO4)

Purpose and Objectives

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To protect and conserve areas with identified environmental values, particularly land susceptible to instability, erosion, and drainage impacts.
- To ensure that development responds appropriately to topographical constraints and does not adversely impact slope stability or water quality.
- To require that earthworks and site modifications are managed to prevent land degradation and environmental harm.

Requirement

- A planning permit is required under Clause 42.01 for buildings and works, including earthworks, within the ESO4 area.
- Applications must be supported by a geotechnical assessment demonstrating the land's suitability for development and construction methods that maintain slope stability and minimise erosion risk.

Proposal Response

- A geotechnical investigation confirms the site is underlain by silty/sandy clays with refusal on moderately weathered granite at 600–700mm depth.
- Footings will be founded 650–800mm into natural clays or granite, with an allowable bearing capacity of 150–400kPa, ensuring long-term structural stability.
- The site is classified as Class P due to slope and moisture conditions. The design incorporates engineered footings (strip footings, raft slabs on piers, or bored piers as appropriate) to address these risks.
- Earthworks are limited to a maximum cut of 2.3m and fill of 2.12m, balanced on-site to avoid excessive off-site impacts.
- Drainage and erosion control measures will be implemented, including retaining structures as needed and direction of stormwater to legal points of discharge.
- No vegetation removal is proposed, and biodiversity values are not impacted.



- The proposal therefore complies with ESO4 objectives by ensuring earthworks and construction respond to slope conditions, preventing instability and erosion while allowing for safe residential development.

Development Contributions Plan Overlay – Schedule 1 (DCPO1)

Purpose and Objectives

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify areas where development contributions are required to fund necessary infrastructure.
- To ensure that new development contributes equitably towards the provision of local physical and community infrastructure.

Requirement

- Clause 45.06 and DCPO1 specify that residential development within the Pakenham Township must contribute to:
 - Distributor roads and traffic management works,
 - Streetscape and environmental improvements,
 - Parks and open space, and
 - Community facilities.
- Levies are payable per dwelling constructed within the overlay area.
- As per DCPO1, the indicative levy is \$2,565 per dwelling (combined Development Infrastructure Levy and Community Infrastructure Levy)

Proposal Response

- The proposal seeks approval for the construction of a single double-storey dwelling on the site.
- The development is subject to the requirements of DCPO1, and a contribution will be payable as a condition of any planning permit issued.
- While the indicative levy is \$2,565 per dwelling, the final contribution amount must be confirmed by Council at the time of permit assessment and conditioned accordingly.
- By providing the required development contribution, the proposal will support the delivery of essential infrastructure and services in Pakenham, ensuring alignment with DCPO1 objectives.

Clause 65 – Decision Guidelines

In determining this application, the Responsible Authority must consider the matters set out in Clause 65.01 of the Cardinia Planning Scheme. The proposal demonstrates compliance as follows:

Orderly Planning

- The development represents orderly planning by facilitating the construction of a new double-storey dwelling within a designated residential estate.
- The proposal responds to site-specific conditions, including slope and soil profile, through engineered cut-and-fill earthworks and drainage treatments.
- These measures ensure the dwelling can be delivered safely and without unreasonable impacts on adjoining land, consistent with the strategic intent for housing growth in Pakenham.



Consistency with Policy

The proposal demonstrates strong alignment with the Municipal Planning Strategy and the Planning Policy Framework, specifically through the following clauses:

- **Clause 11 – Settlement**
The subject site is located within an identified residential growth area, where housing development is encouraged to consolidate urban form and make efficient use of existing infrastructure. The proposed large-format dwelling supports settlement policy by accommodating population growth in a location with ready access to community services, transport connections, and established neighbourhood amenities. This reinforces a sustainable settlement pattern consistent with strategic directions for the municipality.
- **Clause 15 – Built Environment**
The development achieves a high-quality built form outcome that is sympathetic to the existing neighbourhood character. The proposed dwelling integrates appropriate materials, scale, and setbacks to maintain visual harmony with surrounding residential properties. Landscaping elements are incorporated to soften the built edge and enhance streetscape presentation, thereby contributing to the quality and identity of the local environment as envisaged under Clause 15.
- **Clause 13 – Environmental Risks and Amenity**
The proposal appropriately addresses environmental risk considerations, ensuring development occurs in a manner that avoids adverse impacts on amenity and environmental conditions. Site design incorporates measures to manage drainage, site stability, and construction impacts, thereby minimising risks to neighbouring properties and the natural environment. The development's scale and siting are appropriate to the land capability, ensuring compliance with the policy intent of protecting land and community safety.
- **Clause 13.04-2S – Erosion and Landslip (Environmental Risks)**
Given the site's characteristics and the application of ESO4, particular attention has been given to erosion and landslip risks. The design and construction methodology have been considered to ensure earthworks and foundation treatments mitigate any potential instability. Specialist input has confirmed that the land is capable of accommodating the proposed dwelling without creating undue environmental risk, thereby satisfying the objectives of Clause 13.04-2S.
- **Clause 16 – Housing**
The proposal enhances housing diversity and choice by delivering a large-format family dwelling within the estate. This type of housing responds to identified demand for larger dwellings that accommodate multi-generational and family households. In doing so, the development broadens the housing stock available in the municipality and supports inclusive communities, consistent with the objectives of Clause 16.

Amenity and Character

- The dwelling adopts a modern double-storey form with articulated façades, landscaped setbacks, and private open space at the rear.
- Setbacks: 1.41–1.45m (sides), 4.93–6.31m (rear), and 4.06–17.39m (front) provide generous separation from adjoining lots.
- Site Coverage: At 26%, the development is well below the maximum allowed, ensuring space for landscaping and permeability.
- The proposal avoids unreasonable overshadowing, overlooking, or visual bulk impacts, preserving residential amenity and the emerging neighbourhood character.



Environmental Considerations

- A geotechnical assessment confirms that engineered foundations are required due to slope and soil conditions.
- Earthworks are limited to a maximum cut of 2.3m and fill of 2.12m, balanced on-site to avoid excessive import/export of soil.
- Drainage and erosion control measures will be implemented to maintain slope stability and protect water quality.
- No vegetation removal is proposed, and the site is not affected by bushfire or flooding constraints.

Transport and Access

- The proposal includes a double garage and a driveway designed with a gradient of 18.9% and a 1m flat transition at the garage face.
- Access is provided via Solid Drive, a sealed local road with kerb, channel, and footpath, ensuring safe and functional vehicle entry.
- The development does not impose unreasonable traffic, parking, or access impacts on the surrounding road network.



SUITABILITY OF THE SITE

The subject site at 44 Solid Drive, Pakenham, comprises 1,079.13 square metres with a wide curved frontage to Solid Drive. The lot is irregular in shape and slopes down towards the street, requiring carefully managed cut-and-fill earthworks (2.30 m and 2.12 m respectively) to establish safe driveway access and a stable building platform. The allotment is fully serviced with reticulated water, sewer, stormwater, underground electricity, and gas, ensuring the proposed development can be adequately supported.

The site's size, configuration, and location within a newly established residential estate make it well suited for a double-storey family dwelling. The proposal achieves a modest site coverage of 26%, well below the 65% maximum allowed under GRZ1, and retains generous areas for private open space and landscaping. Setbacks are varied due to the curved frontage but maintain appropriate separation to adjoining dwellings, while a 3.0 m easement along the northern boundary is respected with no proposed construction.

A geotechnical investigation confirms soil conditions of silty/sandy clays over weathered granite, with footings required to be embedded into natural clays or granite with an allowable bearing capacity of 150–400 kPa. The design responds to these conditions through engineered footing systems and drainage measures to ensure long-term slope stability, directly addressing the objectives of ESO4. No vegetation removal is required within the building footprint, and the site is outside designated bushfire prone land. These attributes confirm the land is suitable for the proposed use and development.

CONCLUSION

This Town Planning Report has assessed the proposal for the construction of a double-storey dwelling at 44 Solid Drive, Pakenham, against the relevant provisions of the Cardinia Planning Scheme, including the General Residential Zone – Schedule 1 (GRZ1), Environmental Significance Overlay – Schedule 4 (ESO4), and Development Contributions Plan Overlay – Schedule 1 (DCPO1).

The proposed dwelling represents a high-quality residential outcome that integrates with the developing character of the estate, respects adjoining properties, and provides a large-format family home consistent with local housing policy objectives. Site coverage, setbacks, and private open space comply with GRZ1 requirements, while slope and geotechnical constraints are appropriately addressed through balanced earthworks and engineered footing solutions consistent with ESO4 objectives.

The proposal will also be subject to a Development Contributions levy under DCPO1, which will ensure appropriate contributions towards local infrastructure. This contribution should be confirmed by Council at the time of permit issuance.

Overall, the development achieves an orderly and proper planning outcome by delivering a well-designed dwelling that balances built form, open space, environmental management, and infrastructure contributions. Approval of the application is therefore supported.



General notes

Copyright

The design, drawings and documents remain the property of S.A.H and cannot be used or reproduced without consent from S.A.H in writing.

Dimensions

All dimensions are to be checked by the builder/subcontractor on site and any discrepancies brought to the attention of S.A.H prior to construction. When a dimension is not clear it is the builder's responsibility to clarify the dimension with the architect. These drawings are not to be scaled.

Documentation

Read these drawings in conjunction with all architectural and other consultants documents including the specification.

Building setout

The building shall be setout by a licensed land surveyor. Do not build over the title boundary or existing fence line. During the setout if a discrepancy is found in the dimensions or the land survey the builder shall contact the architect and the land surveyor for clarification.

Consultants

Structural engineer 's documents

Refer to engineer's documents for all structural requirements. The structural Engineers drawings take precedence over the architectural documents for all structural and protection work.

Geotechnical report

Refer to the geotechnical report for all geotechnical information. The geotechnical report takes precedence over the architectural documents for all geotechnical work.

Civil engineer 's documents

Refer to engineer's documents for all civil requirements. The civil engineer's drawings take precedence over the architectural documents for all civil work.

Mechanical engineer 's & a/c contractor 's documents

Refer to engineer's & a/c contractor's documents for all mechanical ventilation and air conditioning requirements. The mechanical engineer 's & a/c contractor's drawings take precedence over the architectural documents for all mechanical ventilation & air conditioning work.

Protection works

Carry out all protection works in accordance with engineer's documents and recommendations (refer specification).

The builder shall be responsible for the protection of the adjoining properties and construction works. And shall replace any damaged work without cost to the proprietor. The builder shall maintain the site in a clean condition by removing waste materials at regular intervals. Ensure that no waste material is dumped on adjoining properties.

Site preparation

Demolition & site clearing

Do not proceed with demolition and site clearing work until all demolition and tree removal permits have been obtained. Carry out all works in accordance with permits.

Remove all building materials, including in-ground building services. At completion of works the site shall be clean and safe. Do not leave any building material on site. All fill required shall be clean fill to comply with engineer's documents.

Trees & vegetation

Remove trees and vegetation only as noted on the drawings. Ensure trees which require a tree permit to be removed have been approved. Grub out all roots and cart away all excavated material.

Refer planning drawings and conditions for a street nature strip vegetation requirements.

Excavation

Excavate as required for the construction works generally to the levels specified on the documents. Comply with the recommendations in the soil report and the engineer's documents.

Shoring

The builder shall allow to provide shoring to the excavations as required to provide a safe working environment and to retain the sides of all excavations.

All excavations shall comply to engineer's documents and geotechnical report.

Crossover

Construct the new crossover to the satisfaction of the responsible authority. Remove old crossovers as specified.

Street footpath & roadway

Make good neighbouring footpaths, kerbs, channels and construct the new footpath, kerbs, channels and roadway to the satisfaction of the responsible authority.

Nature strip

Make good and prepare the new nature strip to the satisfaction of the responsible authority.

Termite control general

Provide termite barriers that comply with AS 3660.1. and provide a certificate/guarantee to prove that the work has been carried out.

Termite control : timber

Provide termite barriers that comply with AS 3660.1. and provide a certificate/guarantee to prove that the work has been carried out. Termite control timber.

Only use termite resistant timbers to touch the ground as per Australian Standard.

Non-resistant timbers:

Preferably use timbers that are slightly termite resistant as per Australian Standards.

Where non-resistant timbers are used, they should be away from the ground with a min. Inspection zone area refer to Australian Standards.

Ant caps:

Ant caps can be used with timber stumps.

Subfloor structure:

All piers and subfloor masonry to be fully strip shielded to AS 3660.1.

Where subfloor clearance does not allow for inspection (see AS 3660.1)

provide full underfloor granitgard barriers.

Termite control : concrete

Provide termite barriers that comply with AS 3660.1. and provide a certificate/guarantee to prove that the work has been carried out.

Granitgard with slab

Penetrations:

Ensure that all penetrations are protected to manufacturers/installers recommendation and guarantee.

Perimeter treatment:

Provide perimeter barriers to manufacturers/installers recommendation and guarantee. Check that any areas of contact with non-termite proof materials are separated by a min. Inspection zone as per Australian Standards.

Where any clashes, notify architect immediately.

Control/pour joints

Ensure that all pour joints are treated to manufacturers/installers recommendation and guarantee. Note that control/pour joints should be clean.

Quality & strength of concrete:

Slabs to meet AS 2870 & AS 3600 and be vibrated where appropriate.

Where subfloor clearance does not allow for inspection (see AS 3660.1)

provide full underfloor granitgard barriers.

Services

Supply and install all services as required to the satisfaction of the responsible authorities, refer to all construction works documents for services required.

Confirm supply pipe sizes required prior to installation.

Meters

Supply and install gas, electrical and water meters, as required, to the satisfaction of the relative responsible authorities.

Location indicated on the architectural plans is indicative only/refer service engineer's Drawings.

Gas and water meter to be mounted behind front fence facing the street.

Meter box enclosures

The meterbox is located in the front fence. Recess the box so it is flush with the face of the fence. Refer details.

Mail box(es)

Bronze mail boxes made in accordance with supplied detail & to suit a4 size envelopes.

Confirm location of letterbox with architect/refer drawings & specification.

Electrical connection

Connect via underground cable to the mains electricity supply in the street. Provide individual connections to each house. All works shall be to satisfaction of the responsible authority.

Supply and install 3 phase power with cables sized to meet demand. Refer service engineer's drawings.

Cable t.v. & optical fibre conduit

Supply and install a 60mm diameter conduit from the front fence to each house to allow for the installation of cable tv. and optical fibre cabling.

Supply and install wiring to all points marked throughout each house.

Barbecue : gas supply - t.b.c.

Provide direct connection to the natural gas supply as shown on plan.

Conceal all pipe work and locate the connection point the required distance by regulation from connection point the required distance by regulation from the nearest window (confirm location of point with architect and client).

Sewer

Connect property to existing sewer point if it is in an appropriate position. If not, make new connection. Refer service engineer's drawings.

Water supply

Connect property to existing water mains. Refer service engineer's drawings.

Gas supply

Refer service engineer's drawings.

Domestic Notes:

1. The site shall be adequately fenced off during construction to prevent public access;

2. No part of the building shall project beyond the boundary line, i.e.; including moulds, architectural features and the like;

3. The premises shall be treated for termite protection using a chemical barrier in accordance with AS 3660.1 -1995.

Alternatively physical barriers may be adopted, such as ant caps or granitgard. If adopting ant caps ensure there is sub floor clearance of 400mm;

4. Eaves within 900mm (but no closer than 450mm) of the boundary shall be constructed using non-combustible materials;

5. Eaves exposed to within 450 of the boundary shall be protected by either a wing wall or corbelled brickwork;

6. Rainwater heads, fascias, gutters, downpipes and the like within 450mm of the boundary shall be constructed of non-combustible materials;

7. Flues, chimneys, pipes, domestic fuel tanks, cooling or heating appliances or other services must not be built within 450mm of the boundary;

8. Openings in external walls within 900mm from the side facing the boundary require to be protected, i.e.; windows shall be fixed, fire rated windows no less than 600mm;

9. Openable windows within 1 metre of the finished floor level shall be restricted so that the openings do not permit a 125 mm sphere to pass through it if the fall is greater than 1 metre from the natural ground level;

10. The door to a fully enclosed sanitary compartment shall open outwards, side or be readily removable from the outside of the compartment, i.e.; removable hinges;

11. The stumps are required to be brace in accordance with AS 1684 - 1992, if the height of the stump from

Natural ground level to the underside of the bearer exceeds the ratio of 15 times the width of the stump, i.e.;

a 100 x 100 stump has a maximum height of 1500 mm;

12. Vertical articulation joints shall be provided in straight, continuous walls (having no opening) at not more than 6m centres and located no closer than the height of the wall away from corners. Where openings more than 900 x 900 mm occur, then articulation joints are to be reduced to 5 m centres and positioned in line with at least one edge of the opening. Furthermore,

articulation joints should be provided at or near changes in foundation soil at deep rebates for service pipes, where walls change in thickness and between new and old brickwork;

13. Sub floor ventilation shall be provided at a rate of 7300 mm²/m, wherein the minimum sub-floor clearance is 150 mm;

14. Smoke detectors shall be a brk 86 rai 240v self-contained smoke alarm or the equivalent to be connected to the consumer power mains in accordance with AS 3786;

15. The wall surface of a shower enclosure shall be impervious to water to a height of 1.8m above the floor and immediately adjacent or behind a bath, basin or sink to a height not less than 150 mm above the fixture;

16. All glazing shall be in accordance with AS 1288 -2006 wherein, glazing within 500mm of the floor level shall be 5mm thickened annealed, glazed doors and associated side panels shall be 5.38mm laminated safety glass and bathroom windows within 1.5 of the bath or 500mm from the shower enclosure shall be 3mm toughened safety glass;

17. Stairs (other than spirals) shall be constructed in accordance with the following:

i) risers (r) - max. 190 mm & min. 115 mm

ii) going (g) - max. 355mm & min. 240mm, and

iii) where 2r+g - max 700mm & min. 550mm

18. A landing not less than 750mm wide shall be provided where the sill of a threshold of a doorway opens on to a stair that provides a change in floor level or floor to ground level greater than 3 risers or 570mm.

19. The height of a balustrade shall be no less than 1000 mm above the floor level, balcony or landing and 865mm above the nosing of the stair tread. The spacing of balustrades either vertically or horizontally shall not be more than 125 mm;

20. The chimney or flue shall extend 300mm above any part of a building within a horizontal distance of 3.6m;

21. The hearth shall extend 300mm beyond the front of the fireplace and 150 mm beyond each side of the opening. If the flooring is combustible the hearth must be situated 150 mm above the floor;

22. Where an energy efficiency report was required, the thermal insulation installed must comply with the report.

23. For new dwellings constructed to achieve 6-stars, a solar hot water system or reticulated rainwater tank for toilet flushing must be installed in accordance with practice note 55 issued by the Building Commission.

24. Laundries, bathrooms, ensuites and powder rooms that are not naturally ventilated, shall be provided with mechanical ventilation;

25. The storm water discharge shall be connected to the existing legal point of discharge;

26. The ground beneath the suspended floor must be graded so that the area beneath the building is above the adjacent external finished ground level and surface water is prevented from ponding under the building.

Alternatively, agricultural pipes shall be provided beneath the building to drain ponding surface water. Surface water must be diverted away from a slab-on-ground, so that the adjacent external finished surface surrounding the slab must be drained to move surface water away from the building and graded to give a slope of not less 50mm over the first 1 m from the building.

27. All buildings constructed must not occupy more than 60% of an allotment and not more than 80% of the allotment can be covered by impermeable surfaces;

28. Safety pool fencing shall be in accordance with AS 1926.1 wherein a suitable barrier shall be provided at a minimum height of 1.2m and vertical balustrades are spaced at no greater than 100 mm. The gate shall be hung so that it swings away from the pool area and also be at a minimum height of 1.2m, self-closing and the self-latching or self-locking device shall be located at least 1.5m above the floor level. The perimeter paling fencing shall be treated so that the rails are bevelled on a 60 degree angle to prevent children from climbing over the fence. Furthermore, ensure all perimeter pool fencing has a 1200 mm clear span from climbable objects, i.e.; a retaining wall;

ALL DIMENSIONS, SETBACKS, MEASUREMENTS ARE INDICATIVE AND TO BE MEASURED & CONSTRUCTED ON SITE BY BUILDER

Cardinia

ADVERTISED MATERIAL

Planning Application: T250593

Date Prepared: 25 February 2026

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PROPOSED WORKS FOR

44 SOLID DRIVE PAKENHAM

PROJECT TYPE: RETAINING WALL SITE WORKS

PROPERTY REPORT
ADDRESS: 44 SOLID DRIVE PAKENHAM
LOT AND PLAN NUMBER: LOT 114 P5649677
STANDARD PARCEL IDENTIFIER (SPI):
114 P5649677
LOCAL GOVERNMENT (COUNCIL):
CARDINIA
COUNCIL PROPERTY NUMBER: 5000014911

DRAWN BY:
JOB NUMBER: 106136
WORKING DRAWINGS DATE: -
TOWN PLANNING DATE: -
OVERLAYS: -
NRZS - NEIGHBOURHOOD RES ZON: -

AMENDMENTS

DRAINAGE NOTES

GENERAL DRAINAGE NOTES

1. THE DRAINER SHALL ENSURE THE SITE BE ADEQUATELY DRAINED DURING ALL STAGES OF CONSTRUCTION.
2. THE DRAINER SHALL VERIFY ALL LEVELS, DIMENSIONS, AND SERVICES PRIOR TO COMMENCEMENT OF WORK.
3. THE DRAINER SHALL OBTAIN ALL APPROPRIATE PERMITS NEEDED TO CARRY OUT WORKS BEFORE WORKS ARE COMMENCED.
4. ALL EXISTING ASSETS INCLUDING CONCRETE PAVING, WHICH ARE DAMAGED DURING THE INSULATION OF THE DRAINAGE WORKS, SHALL BE REINSTATED TO THEIR FORMER CONDITION BY THE DRAINER. THE ONUS IS ON THE DRAINER TO INSPECT DOCUMENT AND NOTIFY THE BUILDER OF ANY EXISTING DAMAGE TO ANY EXISTING ASSETS BEFORE STARTING ANY WORKS ON SITE TO ASCERTAIN ANY EXISTING DAMAGE.
5. ALL EXISTING PIT COVERS, DOWNPIPE CONNECTIONS AND SIMILAR FEATURES IN CONSTRUCTION AREAS ARE TO BE ADJUSTED TO SUIT AS PART OF THIS CONTRACT.
6. ALL STORMWATER DRAINS SHALL BE BEDDED ON A MINIMUM OF 80MM COMPACTED THICKNESS 20 N.S. CLASS 3 FINE CRUSHED ROCK IN SOIL BASED TRENCHES. INCREASE TO 200mm THICKNESS IN ROCK BASED TRENCHES.
7. 100mm DIAMETER STORMWATER DRAINS SHALL BE LAID AT A MINIMUM GRADE OF 1:100 UNLESS OTHERWISE SHOWN.
8. 150mm DIAMETER STORMWATER DRAINS SHALL BE LAID AT A MINIMUM GRADE OF 1:100 UNLESS OTHERWISE SHOWN.
9. TRENCH EXCAVATIONS; WHERE ONE OR BOTH SIDES OF ANY TRENCH EXCEED 1.5M IN DEPTH THE SUBCONTRACTOR SHALL ENSURE THAT THE PROVISIONS OF THE MINES ACT 1958, AND THE MINES (TRENCHES) REGULATIONS 1979 ARE COMPLIED WITH.
10. TRENCHES TRAVERSING EXISTING OR PROPOSED PAVEMENTS INCLUDING ASPHALT AND CONCRETE SHALL BE BACKFILLED WITH 'FIRST CLASS MATERIAL' AND COMPACTED. PAVEMENT SHALL BE REINSTATED TO THE SATISFACTION OF THE BUILDER / LOCAL AUTHORITY.
11. FOOTPATHS, DRIVEWAYS, ROADWAYS, KERBS, R.O.W'S, OR EXISTING FEATURES DISTURBED, BROKEN, OR AFFECTED BY THE WORKS ARE TO BE REINSTATED TO THE COMPLETE SATISFACTION OF THE CITY ENGINEER OF HIS REPRESENTATIVE.
12. ALL NATURE STRIPS AND LAWN AREAS OUTSIDE THE PRIVATE PROPERTY DAMAGED DURING DRAINAGE WORKS ARE TO BE REINSTATED WITH TOPSOIL AND SEEDED.
13. THE DRAINER SHALL CONTACT THE LOCAL AUTHORITY PRIOR TO UNDERTAKING THE CONNECTION TO THE AUTHORITY'S ASSETS FOR THEIR SUPERVISION AND OR INSPECTION, OF SUCH CONNECTION IF REQUIRED.
14. THE DRAINER SHALL VERIFY ALL LOCATIONS AND DEPTHS OF ALL SERVICES WITH THE RELEVANT AUTHORITIES FOR THE CONSTRUCTION OF DRAINS AND SERVICES OUTSIDE THE PROPERTY BOUNDARY PRIOR TO THE COMMENCEMENT OF WORKS, AND SHALL BE FULLY RESPONSIBLE FOR THE RECTIFICATION OF ANY DAMAGED SERVICE.

DRAINAGE NOTES

1. ALL SURFACE DRAINAGE WORKS SHALL BE INSTALLED IN ACCORDANCE WITH CLAUSE 5.6.3 DRAINAGE REQUIREMENTS OF AS 2870-2011, WHEREIN FOR BUILDINGS ON MODERATELY, HIGHLY AND REACTIVE SITES.
 - SURFACE DRAINAGE SHALL BE CONTROLLED THROUGHOUT CONSTRUCTION AND BE COMPLETED BY THE FINISH OF CONSTRUCTION.
 - THE BASE OF TRENCHED SHALL SLOPE AWAY FROM THE BUILDING
 - WHERE PIPES PASS UNDER THE FOOTING SYSTEMS CLAY PLUGS ARE TO BE ADOPTED TO PREVENT THE INGRESS OF WATER.
2. FOR BUILDINGS ON HIGHLY AND REACTIVE SITES, DRAINER SHALL PROVIDE DRAINAGE ARTICULATION TO ALL STORMWATER, SANITARY PLUMBING DRAINS, AND DISCHARGE PIPES IN ACCORDANCE WITH CLAUSE 5.6.4 PLUMBING REQUIREMENTS, WHEREIN FLEXIBLE JOINTS IMMEDIATELY OUTSIDE BUILDING AND COMMENCING WITHIN 1M OF THE BUILDING PERIMETER ARE REQUIRED TO ACCOMMODATE DIFFERENTIAL MOVEMENT BASE ON THE SOIL CLASSIFICATION, REFER TABLE MINIMUM REQUIREMENT FOR EXPANSION AND ALLOWABLE IN FITTINGS

MINIMUM REQUIREMENT FOR EXPANSION AND ALLOWABLE IN FITTINGS (IF REQUIRED)			
SITE CLASS	DESIGN Ys MOVEMENT (mm)	MIN. EXPANSION JOINT CAPACITY REQUIREMENT	ALLOWABLE ROTATION
E	Ys > 75	150mm	15°
H2	60 < Ys < 75	90mm	15°
H1	40 < Ys < 60	50mm	15°
M	Ys < 40	MIN 25mm LAGGING THROUGH FOOTING	NOT APPLICABLE

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

DRAINAGE NOTES - MATERIALS

1. PROPOSED 100 DIAMETER AND 150 DIAMETER STORMWATER DRAINS SHALL BE FORMED OF UNPLASTICISED POLYVINYL CHLORIDE PIPES AND FITTINGS CLASS SH (SEWER CLASS) MANUFACTURED TO CONFIRM TO AS.1260.
2. PROPOSED 225 DIAMETER AND LARGER STORMWATER DRAINS SHALL BE FORMED OF FIBRE REINFORCED CONCRETE CLASS 2, RUBBER RING JOINED PIPE MANUFACTURED TO CONFIRM TO AS 4058. (CLASS 3 WHERE INDICATED) USE UPVC TO AS1260. (CLASS SH) WHERE SHOWN ON THE DRAWINGS.

DRAINAGE NOTES - SERVICE

1. PRIOR TO THE COMMENCEMENT OF WORK THE DRAINER SHALL LOCATE EXISTING SERVICES TO BE RETAINED WHERE PROPOSED SERVICES CROSS THEM, AND ASCERTAIN FOR THEMSELVES THAT NO CLASHES OF SERVICES WILL OCCUR.
2. WHERE PROPOSED SERVICES TRAVERSE EXISTING ASPHALT CONCRETE PAVEMENTS, THE PAVEMENT IS TO BE SAW CUT TO FULL DEPTH OF PAVEMENT PRIOR TO EXCAVATION.
3. TRENCHES TRAVERSING EXISTING OR PROPOSED PAVEMENTS INCLUDING ASPHALT AND CONCRETE SHALL BE BACKFILLED WITH CLASS 2 FINE CRUSHED ROCK AND COMPACTED ALL TO THE SATISFACTION OF THE BUILDER.
4. THE DRAINER SHALL COORDINATE ALL THE LAYING OF ALL SERVICES TO AVOID CLASHES.
5. DIFFERENT PARALLEL SERVICES THAT ARE IN CLOSE PROXIMATELY TO EACH OTHER MAY BE LAID IN A COMMON TRENCH, SUBJECT TO THE APPROVAL OF THE RELEVANT AUTHORITY AND THE BUILDER.

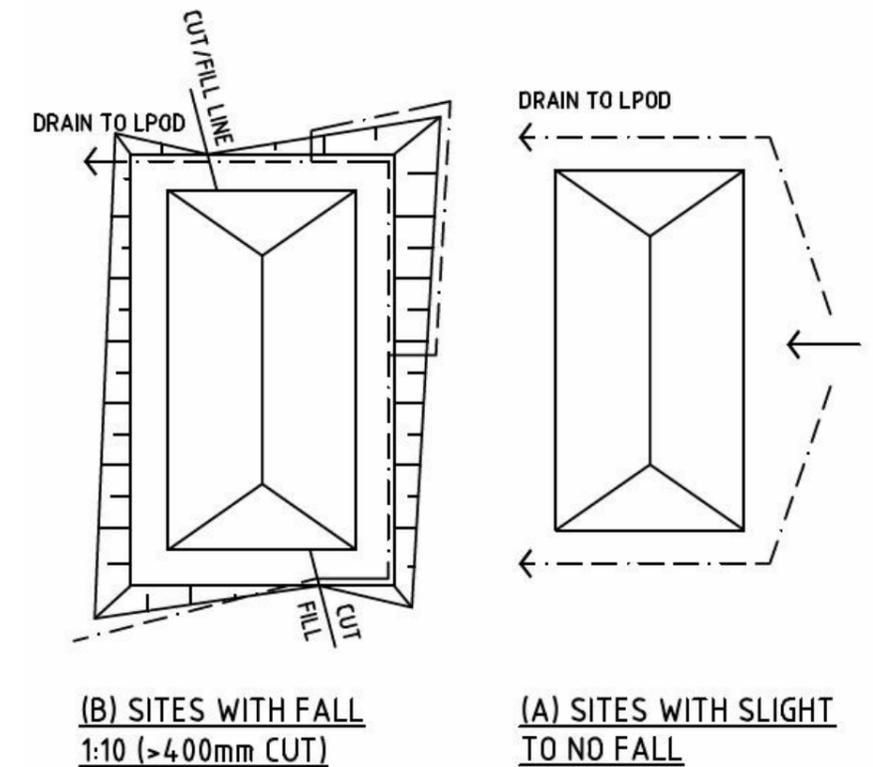
SITE DRAINAGE REQUIREMENTS - CONSTRUCTION STAGE:

1. WATER MUST BE PREVENTED FROM PONDING ANGST OR NEAR THE FOOTING.
2. THE GROUND IN THE IMMEDIATE VICINITY OF THE PERIMETER FOOTING SHALL BE GRADED TO A FALL OF 50mm MIN AWAY FROM THE FOOTING OVER A DISTANCE OF 1000mm (1:20) AND SHAPED TO PREVENT PONDING OF WATER.
3. ALL COLLECTED STORMWATER MUST BE DISCHARGED TO A LPOD.
4. SILT PITS WHEN INSTALLED SHALL BE AT LEAST 1000mm AWAY FROM THE FOOTING AND CONNECTED TO THE STORMWATER SYSTEM WITH SOLID PIPE
5. STORMWATER DRAINS SHALL BE AT LEAST 90mm AND HAVE A MINIMUM FALL OF 1:100 AND 100MM COVER UNDER THE SOIL AND /OR PAVED AREAS.
6. INSPECTION OPENINGS SHALL BE PROVIDED AT EACH PIPE CONNECTION POINT AND AT NOMINAL SPACING OF 25m.
7. AVOID UNDERMINING OF THE FOOTING WITH ANY TRENCHES OR PIPE OR PITS, UNLESS THE FOOTING HAS BEEN DESIGNED TO ALLOW FOR SUCH SITUATION.
8. SUB-SURFACE DRAINAGE IS REQUIRED TO REMOVE ANY UNWANTED GROUND WATER BY MEANS 90MM SLOTTED PIPE IN A 300mm WIDE TRENCH (MIN. FALL OF 1:100), BASE OF THE TRENCH IS FILLED WITH 10mm CRUSHED ROCK OR SIMILAR COVERING THE SLOTTED PIPE.
 - AG DRAINS MUST BE INSTALLED AT THE BASE OF ALL SITE CUTS THAT EXCEED 400mm IN HEIGHT, ALONG THE HIGH SIDE AND POSSIBLY ALONG THE LOW SIDE OF A SLOPING SITE ALONG THE BOUNDARY. TO BE CONNECTED TO THE STORMWATER SYSTEM VIA A SILT PIT.
 - AG DRAINS TO BE LAID APPROXIMATELY 200mm INTO UNDISTURBED CLAY OR COMPACTED CLAY.
9. ALL TRENCHES MUST BE DUG AT A SIMILAR GRADE AS THE PIPES THE TRENCHES HOUSE.
 - ALL TRENCHES MUST GENERALLY SLOPE AWAY FROM THE FOOTINGS
 - TRENCHES MUST BE CLAY PLUGGED OR CONNECTED WHEN PASSING PERPENDICULARLY UNDER ANY PART OF THE FOOTING AND ON ANY SLOTTED PIPE SIDE OF A CONNECTION PIT.
 - ALL TRENCHES WITHIN 1500mm OF ANY FOOTING MUST BE EFFECTIVELY SEALED FROM SURFACE WATER; WITH AT LEAST THE TOP 300mm OF THE TRENCH FILLED WITH LOCAL CLAY COMPACTED TO AN IMPERMEABLE TOP LAYER. APPROVED MOISTURE BARRIER USE WITH TRENCHES IN AN OPTION.
10. FLEXIBLE PLUMBING JOINTS ARE REQUIRED FOR H1/H2/E/P SITES TO ALLOW FOR EXPECTED VERTICAL MOVEMENT. THE JOINTS MUST BE SET AT THE MIDWAY POINT WHEN INSTALLED AND MUST ALSO INCORPORATE SWIVEL JOINTS IN THE SYSTEM.
 - DRAINS EMERGING FROM UNDER THE FOOTING REQUIRE THE FLEXIBLE JOINT TO BE WITHIN 1000mm OF THE OUTSIDE OF THE PERIMETER FOOTING
 - INSULATION, LOCATION AND NUMBER OF JOINTS TO COMPLY WITH MANUFACTURERS SPECIFICATIONS.
11. PLUMBING PENETRATING THE FOOTING MUST BE AVOIDED WHERE PRACTICABLE. IF UNAVOIDABLE THEN THE PIPE MUST PASS THROUGH THE MIDDLE THIRD OF THE FOOTING DEPTH AND LAGGING TO THE PIPE PROVIDED.

DRAINAGE NOTES - MAINTENANCE / OWNERS RESPONSIBILITIES

1. AC CONDENSERS, HW OVERFLOW, WATER TANKS AND ADJOINING PROPERTIES ARE ALL POTENTIAL SOURCES OF UNWANTED WATER. THIS WATER MUST BE CONTROLLED AND DIRECTED AWAY FROM THE FOOTING AT ALL TIMES.
2. GRATED DRAINS MAY BE UTILISED IN A PAVED AREA (DRIVEWAY AND GARAGE INTERFACE) WHERE THE PAVING NECESSARILY SLOPES TOWARDS THE HOUSE OR GARAGE, SPOON DRAINS MAY ALSO BE USED IN CONJUNCTION WITH THE PAVED SURFACE AND MUST BE CLEANED REGULARLY AND FREE OF DEBRIS.
3. CONCRETE PAVING IS ADVISED OVER ANY TRENCHES WITHIN 1000mm OF ANY FOOTING.
4. THE GROUND BENEATH TIMBER DECKS MUST BE GRADED SO THAT THE AREA BENEATH THE DECK IS ABOVE THE ADJACENT FINISHED GROUND LEVEL TO PREVENT PONDING. THE OWNER IS TO ENSURE THAT LANDSCAPING AND ANY FUTURE GARDEN WORKS DO NOT ALTER THE GROUND LEVEL NEAR TIMBER DECKS.
5. IN REGARD TO THE TERMITE BARRIER REGULAR INSPECTION AND MAINTENANCE OF THE SLAB SURROUNDINGS BY A COMPETENT PROFESSIONAL IS REQUIRED TO ENSURE THAT ANY TERMITE INFESTATION IS DETECTED AND TREATED PROMPTLY. ONGOING MAINTENANCE AND INSPECTION ON A REGULAR BASIS IS A REQUIREMENT OF AS3660.1
6. LEAKING TAPS, DOWNPIPES, SEWERS, GUTTERS AND DRAINAGE, CAN AFFECT THE MOISTURE CONTENT OF THE SOIL AND THESE MUST BE INSPECTED REGULARLY TO ENSURE AGENTS DAMAGE TO THE FOOTINGS. SIMILARLY DOWNPIPES, GUTTERS, AND INSPECTION POINTS CAN GET BLOCKED WITH LEAVES AND OTHER DEBRIS, PREVENTING THE EFFECTIVE DRAINAGE OF STORMWATER AWAY FROM THE DWELLING.

SCHEMATIC SITE PLAN FOR SUB-SURFACE DRAINAGE



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LOCAL GOVERNMENT (COUNCIL): CARDINA
COUNCIL PROPERTY NUMBER: 5000014911

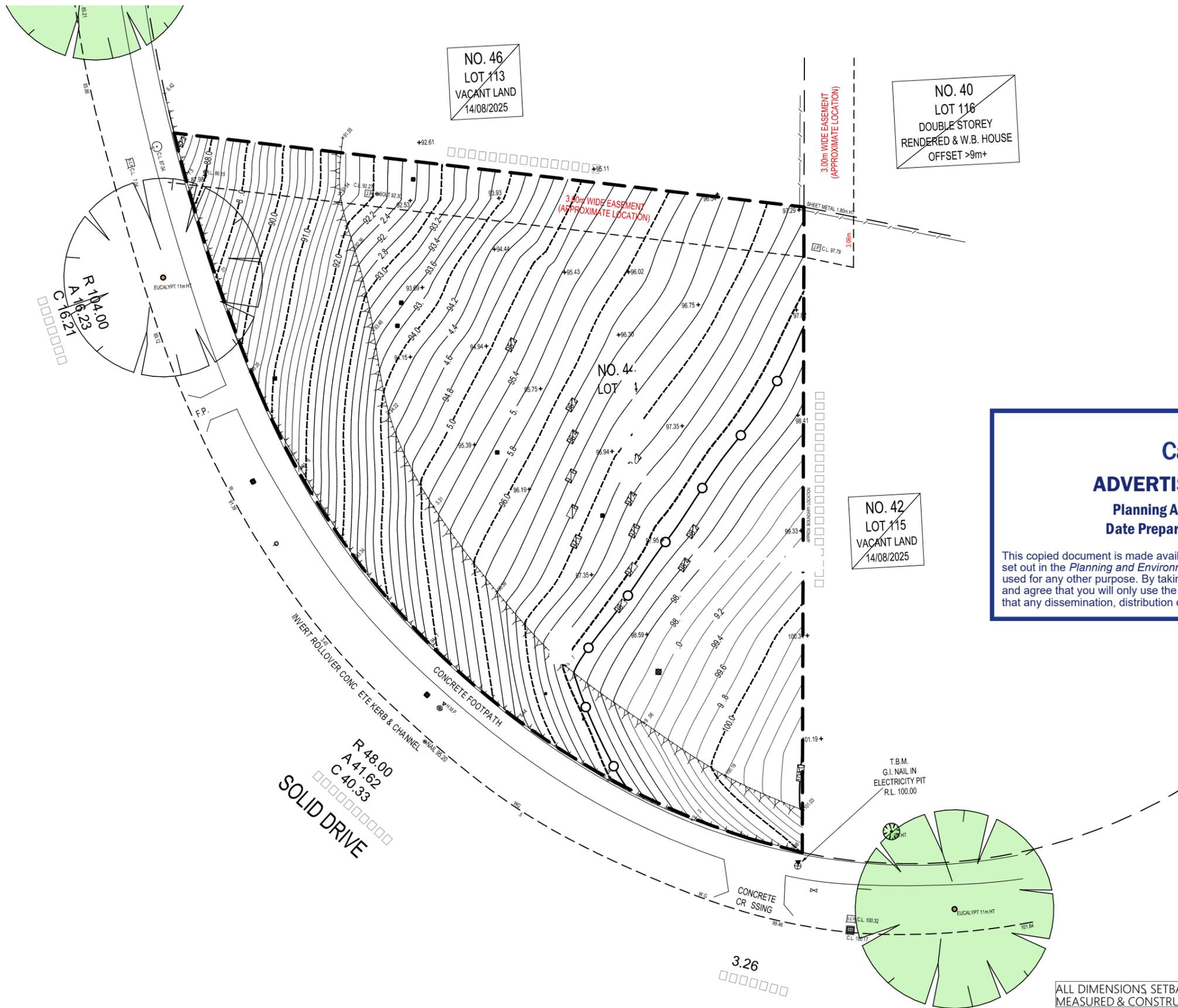
DRAWN BY: JOB NUMBER 106136
WORKING DRAWINGS DATE: -
TOWNPLANNING DATE: -
OVERLAYS: -
NR25 - NEIGHBOURHOOD RES ZON

AMENDMENTS

ALL DIMENSIONS, SETBACKS, MEASUREMENTS ARE INDICATIVE AND TO BE MEASURED & CONSTRUCTED ON SITE BY BUILDER

Cardinia
ADVERTISED MATERIAL
Planning Application: T250593
Date Prepared: 25 February 2026

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NOTE:
 ALL SETBACKS HAVE BEEN MEASURED OFF ORIGINAL PLANS AND TAKEN FROM SITE SURVEY AND ARE ALL APPROXIMATES. BUILDER TO TAKE INTO COUNT ALL MEASUREMENTS AND SETBACKS.

NOTE:
 ALL MEASUREMENTS AND DIMENSIONS TO BE DETERMINED BY BUILDER ON SITE.

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EXISTING SITE PLAN

SCALE 1:250

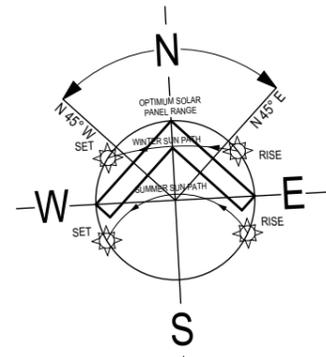
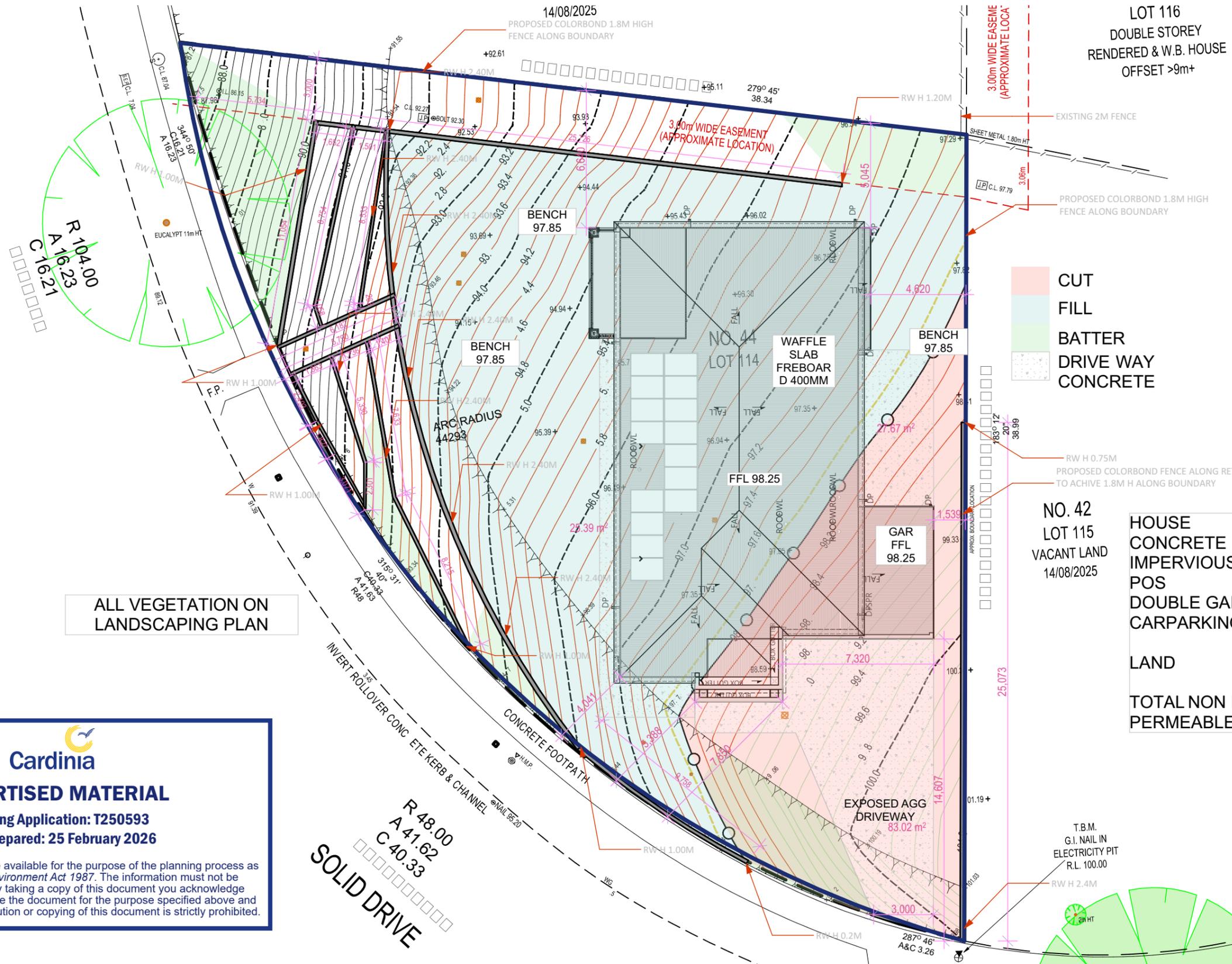
PROPOSED WORKS FOR
 44 SOLID DRIVE PAKENHAM
 PROJECT TYPE: RETAINING WALL SITE WORKS

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AMENDMENTS

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LOT 116
DOUBLE STOREY
RENDERED & W.B. HOUSE
OFFSET >9m+

CUT
FILL
BATTER
DRIVE WAY
CONCRETE

NO. 42 LOT 115 VACANT LAND 14/08/2025	HOUSE CONCRETE IMPERVIOUS AREA POS DOUBLE GARAGE CARPARKING	284M2 136.08M2 230M2 POS
	LAND	1070M2
	TOTAL NON PERMEABLE PERMEABLE	39.25% 60.75%

ALL VEGETATION ON
LANDSCAPING PLAN

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R 48.00
A 41.62
C 40.33
SOLID DRIVE

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THE SITE DRAINAGE MUST BE CONNECTED TO THE KERB AND CHANNEL IN THE STREET.

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PROPOSED EARTH WORKS SITE PLAN

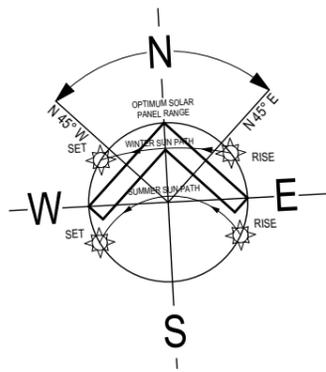
SCALE 1:200

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44 SOLID DRIVE PAKENHAM
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OVERLAYS: -
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AMENDMENTS



PLANT KEY

Code	Botanical Name	Common Name	Ht. x Width at Maturity	Pot Size / Planted Height	No. Req
CANOPY TREES (Type A - min Canopy Width Diameter at maturity >4m/8m / Min Height at maturity >6m)					
A.i.	Acacia implexa **	Lightwood	7-8x4-4.9m	1.8m min	3
LARGE SCREENING SHRUBS / SMALL TREES 2.5m to 6mH					
B.m.	Banksia marginata **	Silver Banksia	4-5x2-3m	30cm	26
C.s.	Callistemon selberii **	River Bottlebrush	3-4x1-2m *	30cm	26
SHRUBS / PERENNIALS / GROUNDCOVERS <2mH					
C.ap.	Chysocephalum apiculatum **	Common everlasting	0.2x0.8m	15cm	126
C.re.	Correa reflexa **	Common correa	1 x 1m	20cm	18
ACCENT PLANTS / RUSHES / GRASSES <1mH					
B.g.	Stenolaphrum Secundatum	Buffalo Grass			

* To be maintained @ this height x width
 ** Plants indigenous to Banyule in a SLO (Significant Landscape Overlay)
 (n) Native cultivar (Selected for better habit in residential application)

ESTABLISHMENT & MAINTENANCE NOTES

- The site is to be cleared of all debris and builders rubble.
- All weed species on site shall be eradicated.
- SOILS**: Soils shall be incorporated into garden bed areas. A 5-way 'Landscape Blend' soil mix, or any weed free sandy loam/clay mix with added compost, should be added to a minimum depth of about 200mm. Minimum depth of 100mm of Free draining 'Sandy Loam' topsoil with 25% added organic matter to be installed to all lawn areas. (Burdett's G/S - (03)9789 8810).
- PLANTING**: Plant species shall be true to type and there should be no alterations or substitution of nominated species or cultivars without the written consent of the Landscape Architect/Designer.
 - All plant stock shall be checked by Contractor and must be healthy and disease free.
 - Planting must be undertaken in accordance with sound horticultural practices, with holes dug to twice the size of the root ball. Holes should be backfilled, to top of root ball. Avoid excessive compaction of soil.
 - All plants must be thoroughly hand watered just after planting.
 - All trees must comply with Australian Standard AS2303:2018 - Tree Stock for Landscape Use.
 - All trees must be planted by an AQF Level 3 Qualified Arborist, Landscape Gardener or Horticulturist.
 - All canopy trees must be planted more than 2 metres away from any structures, paving, decking, property boundaries, easements, existing trees or shrubs.
 - All small trees must be planted more than 1 metre away from any structures, paving, decking, property boundaries, easements, existing trees or shrubs.
 - Consider appropriate offsets (50% of expected mature width) from footpaths for all garden bed planting at set out.
 - All plants must be thoroughly hand watered just after planting.
- FERTILIZER**: Slow release fertiliser, suitable for mixed plant species (eg: 9-month osmocote), shall be applied at time of planting in accordance with manufacturer's recommended dose rates and application methods.
- MULCH**: All garden bed areas shall be mulched to a minimum depth of 80mm with a fine grade 'pine bark/euca mulch' blend.
- IRRIGATION**: An automated 20mm PVC irrigation system to be installed to all garden bed areas. Typically use 'Netafilm Scapeline' 2lph non pressure compensating 13mm 'Trickle Tube' irrigation system @ 300mm centres for garden beds (or similar). Use pressure reducing valves after the solenoids. All lawn areas to have min 120mmH adjustable pop-ups installed. Where possible irrigation to be connected to water tanks or recycled water source.
- DRIVEWAY**: To be colored exposed aggregate concrete (to Architects / Engineer's details).
- PERMEABLE TOPPING PATHS**: Permeable paving to service areas / side accessways to be min 80mm depth 'Tuscan Toppings' (Or similar permeable toppings) laid over a permeable stabilized subbase.
- STEPPING STONES**: Lay stepping stones on 40mm thick mortar pads on compacted subgrade.
- GARDEN EDGING**: Garden bed / lawn / path edging to be 'Linkedge' 3mx100mmH flexible aluminium edging (Or similar product) installed as per manufacturers specifications and finished flush with path (compact toppings) level. (LINKEDGE edging - 1800454657).
- LAWN**: All lawn areas to be 'Palmetto' soft leaf Buffalo instant turf laid in accordance with suppliers specifications on compacted and levelled free draining topsoil as specified. Add lawn starter fertilizer at manufacturers recommended rates at time of laying. Note - 'Palmetto' instant turf must be topdressed (@15mm depth) with 'turf sand' at time of laying to stop roots drying out and to provide a level surface.
- MAINTENANCE**: The Landscape Contractor should provide a minimum 24 month establishment maintenance program. Which would include the following:
 - Regular weed control in garden beds and inside tree guards
 - Replenishment of mulch annually for the first two years of a planting
 - Replacement of dead plants (with the same approved species) to stop weed invasion on exposed ground
 - The removal and recycling of tree guards/stakes when the plants are established and have grown beyond the protection of the guards.
 - Accent plants to be pruned of old leaves only. Allow natural shape to develop. Maintain at sizes no greater than those listed in the plant key. Cut back small accent plants biannually after main flowering period. Evergreen shrubs as hedges to be maintained at size nominated in plant key.

Tree Canopy / Deep soil calculations and plan as per B2-7 Standard

GENERAL NOTES

- The Landscape Contractor must refer to engineering drawings for all decks / paths & driveway details.
- This plan is intended for soft landscaping and associated landscape materials and must not be used for any other purposes.
- The Landscape Contractor must verify all dimensions and areas prior to commencing any work or placing any orders for materials.
- The Landscape Contractor must determine the location of all underground services prior to commencing any work on site and shall be liable for any damage to services or conduits.
- The Landscape Contractor must immediately report any perceived errors or omissions in the landscape drawings to the Project Manager and Client.
- Where any conflict occurs between proposed tree locations and infrastructure, such as light poles or powerlines, tree(s) must be relocated or removed.
- The Landscape Contractor must confirm all plant quantities prior to ordering.
- Faulkner & Chapman accepts no responsibility for establishment or maintenance of the landscaping proposed on the Landscape Plan.

PROPOSED WORKS FOR
44 SOLID DRIVE PAKENHAM

PROJECT TYPE: RETAINING WALL SITE WORKS

LANDSCAPING PLAN

PROPERTY REPORT
ADDRESS: 44 SOLID DRIVE PAKENHAM
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STANDARD PARCEL IDENTIFIER(SPI): 114 PS649677
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COUNCIL PROPERTY NUMBER: 5000014911

DRAWN BY: JOB NUMBER 106136
WORKING DRAWINGS DATE: -
TOWNPLANNING DATE: -
OVERLAYS: -
NRZ5 - NEIGHBOURHOOD RES ZON: -

SCALE 1:200

AMENDMENTS



LEGEND

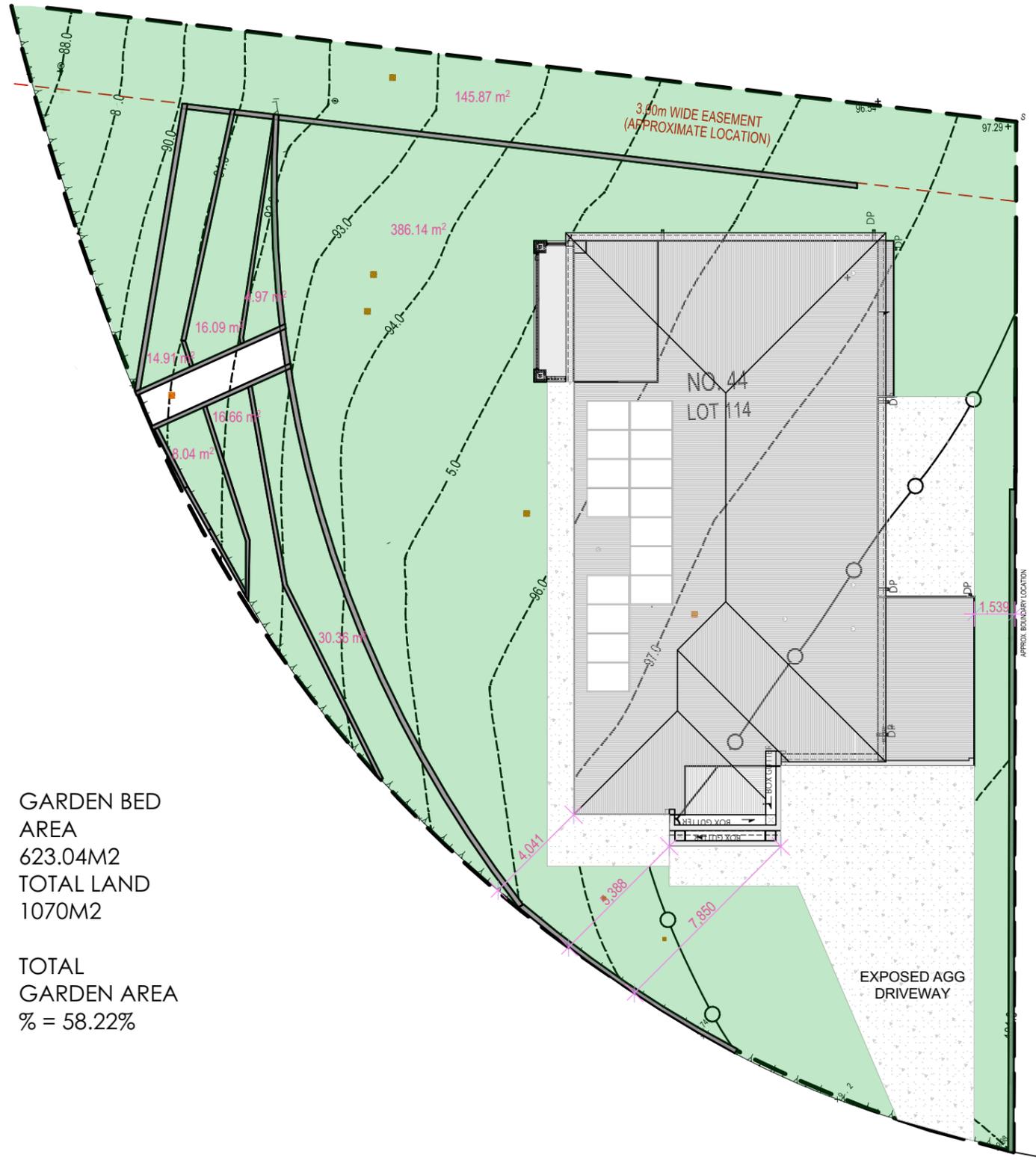
- PROPOSED TREE REFER PLANTING PLAN & PLANT SCHEDULE. INSTALL ROOT BARRIER WHERE PLANTED WITHIN 3M OF ADJACENT HARD STRUCTURES
- PROPOSED PLANTING WITH 70MM DEPTH GRADED BARK MULCH. REFER PLANTING SCHEDULE
- BOARDER PLANTS REFER TO SCHEDULE
- ROLLED TURF
- CRUSHED ROCK
- MULCH
- EARTH
- CLOTHES LINE (FOLDING)
- RUBBISH RECYCLE BINS AREA ON PAVERS
- LETTERBOX BUILT INTO FRONT FENCE

NO. 42
LOT 115
VACANT LAND
14/08/2025

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GARDEN BED
AREA
623.04M2
TOTAL LAND
1070M2

TOTAL
GARDEN AREA
% = 58.22%


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GARDEN AREA PLAN

SCALE 1:200

PROPOSED WORKS FOR
44 SOLID DRIVE PAKENHAM

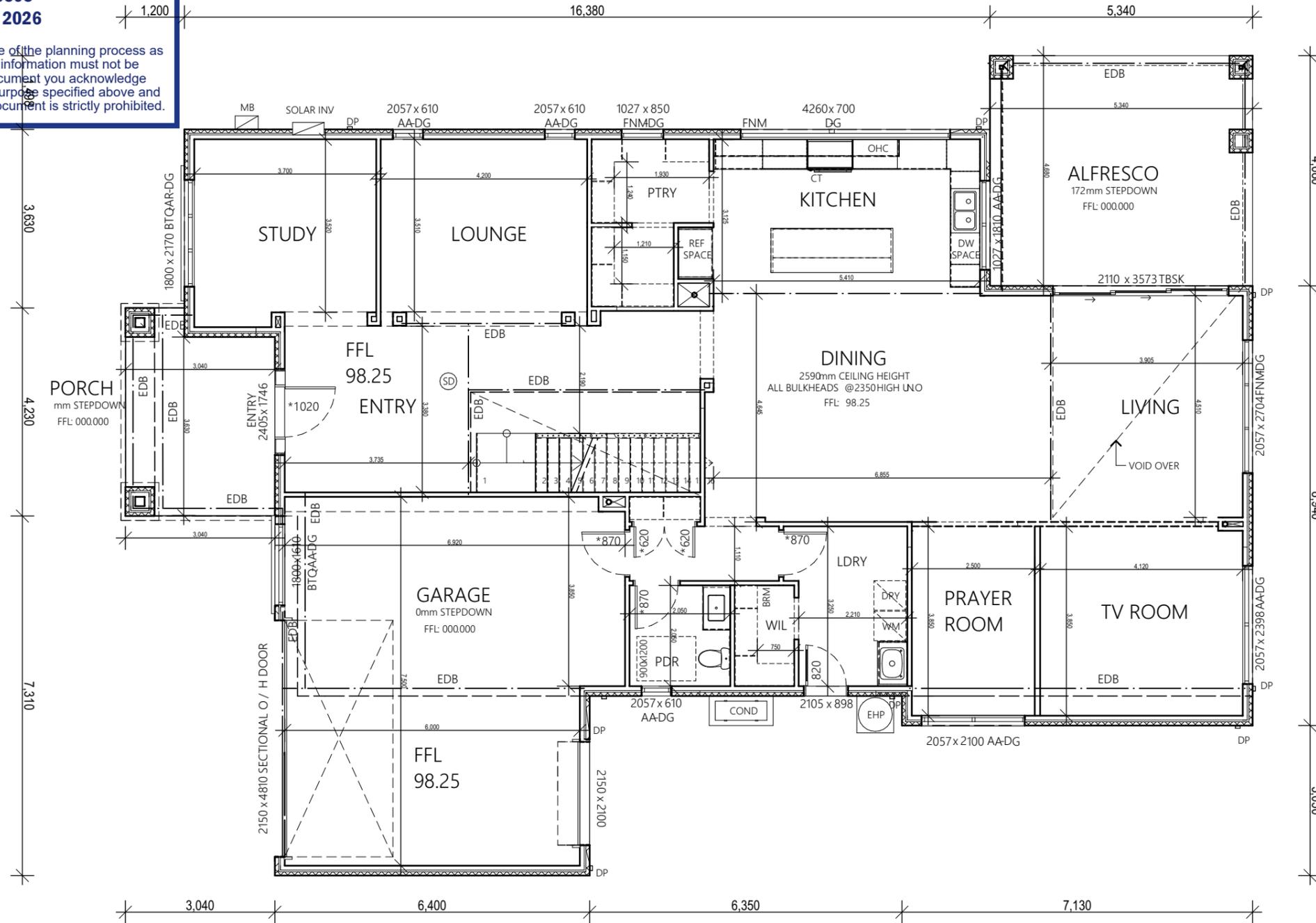
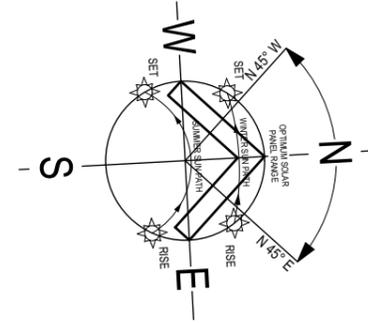
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GROUND FLOOR PLAN

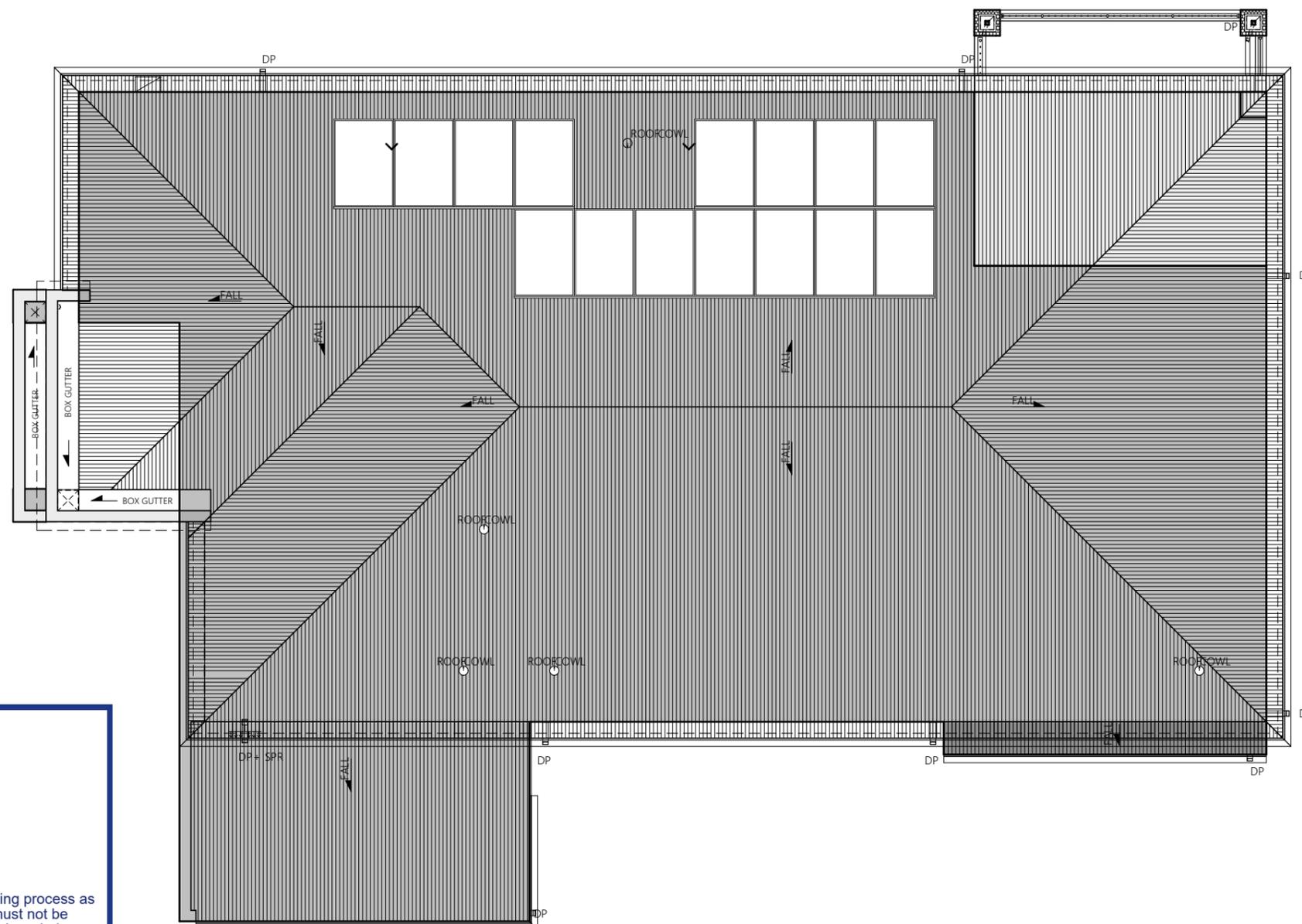
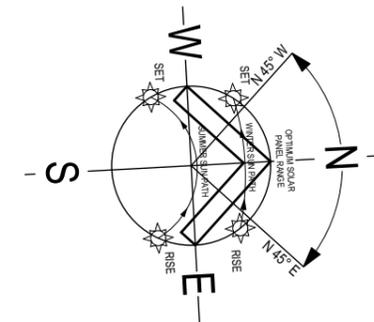
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ROOF PLAN

SCALE 1:100

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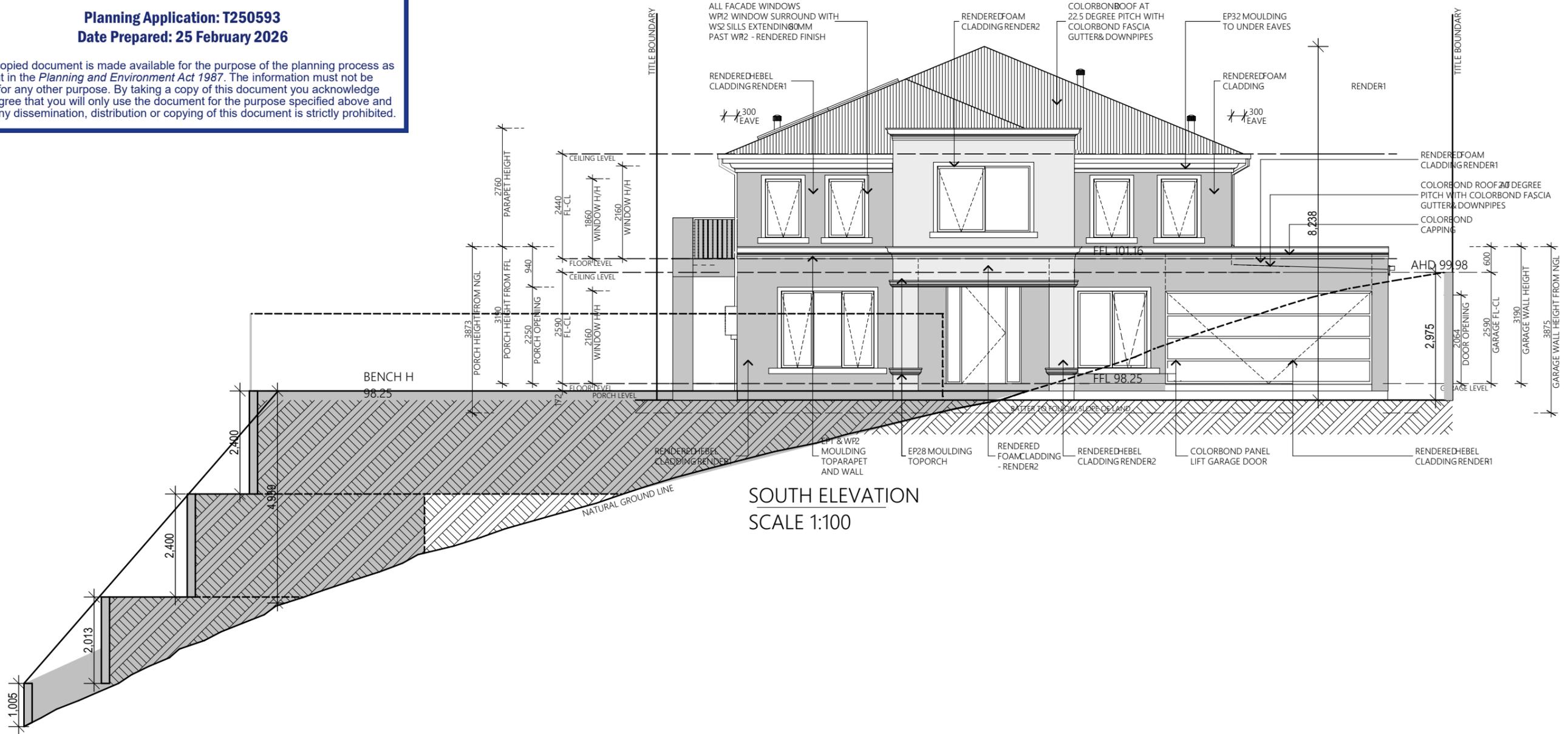
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SOUTH ELEVATION
SCALE 1:100

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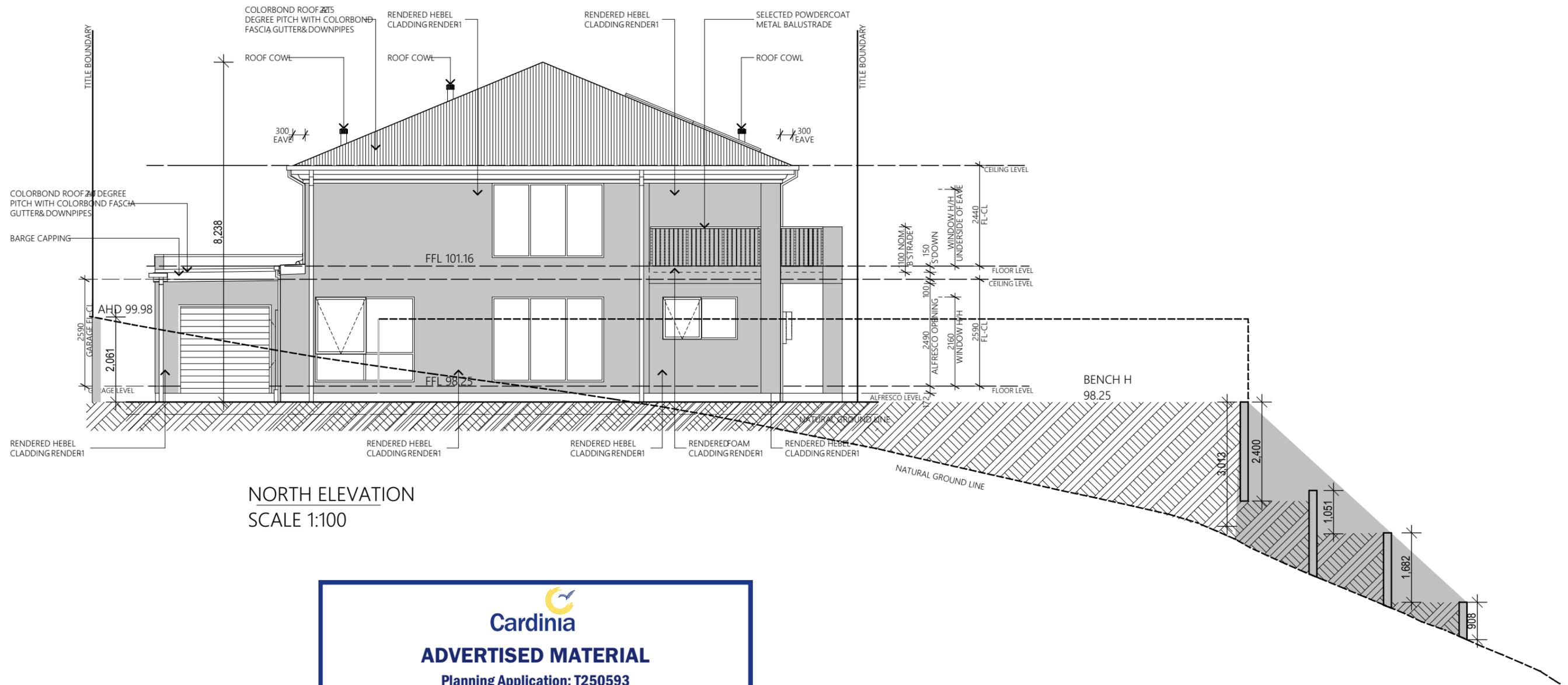
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NORTH ELEVATION
SCALE 1:100


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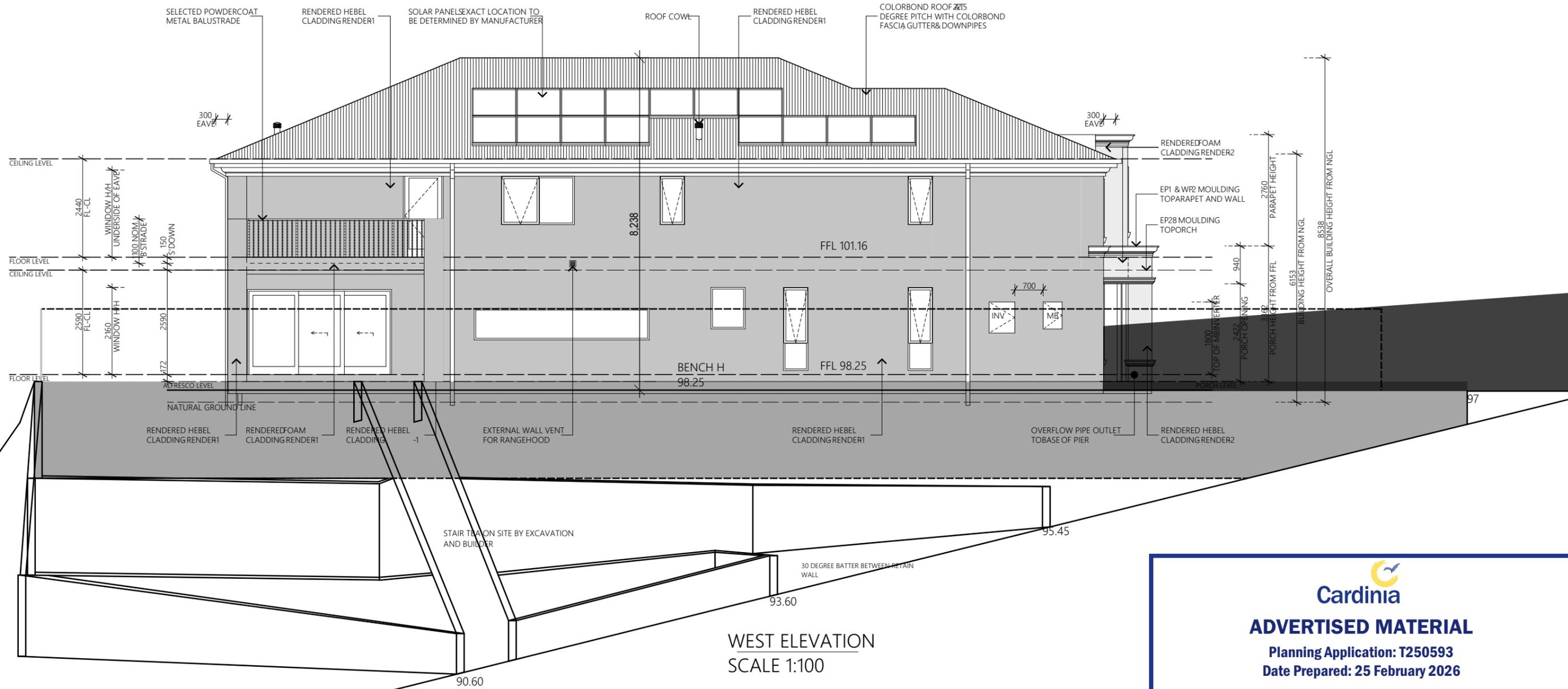
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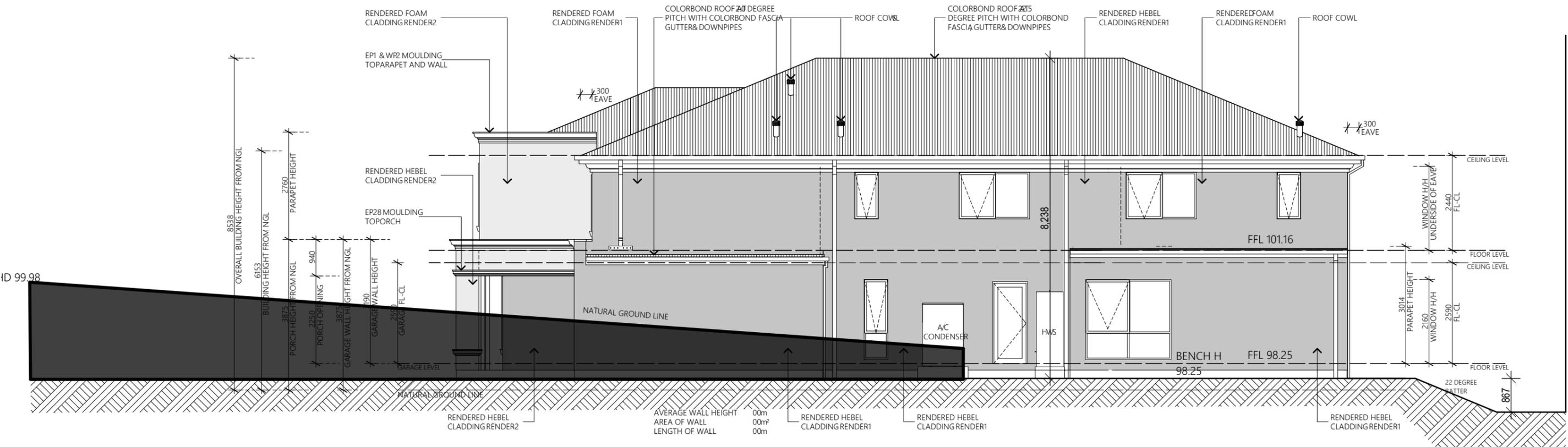
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EAST ELEVATION
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