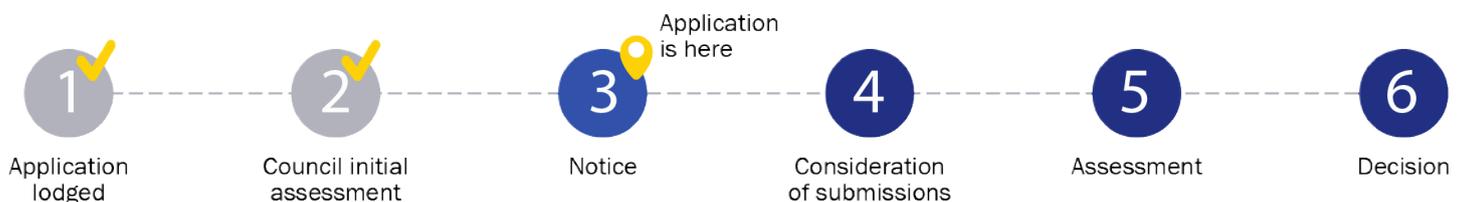


# Notice of Application for a Planning Permit

  
**ADVERTISED MATERIAL**  
 Planning Application: T250721  
 Date Prepared: 31 March 2026  
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.



<b>The land affected by the application is located at:</b>	<b>L18 LP221470 V10020 F502</b> <b>14 Osborn Grove, Pakenham VIC 3810</b>	
<b>The application is for a permit to:</b>	<b>Construction of a Second Dwelling on a Lot, Additions/Alterations to an Existing Dwelling and Removal of a Restrictive Covenant</b>	
<b>A permit is required under the following clauses of the planning scheme:</b>		
52.02	To proceed under Section 23 of the Subdivision Act 1988 to create, vary or remove an easement or restriction or vary or remove a condition in the nature of an easement in a Crown grant	
32.08-7	Construct a dwelling if there is at least one dwelling existing on the lot	
32.08-7	Construct or extend a dwelling if there is at least one dwelling existing on the lot	
<b>APPLICATION DETAILS</b>		
<b>The applicant for the permit is:</b>	<b>Jova Drafting Consultants</b>	
<b>Application number:</b>	<b>T250721</b>	
<p><b>You may look at the application and any documents that support the application at the office of the Responsible Authority:</b></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 <a href="http://cardinia.vic.gov.au/advertisedplans">cardinia.vic.gov.au/advertisedplans</a> or by scanning the QR code.</p>		
<b>HOW CAN I MAKE A SUBMISSION?</b>		
<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>		<b>21 April 2026</b>
<p><b>WHAT ARE MY OPTIONS?</b></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"> <li>• be made to the Responsible Authority in writing;</li> <li>• include the reasons for the objection; and</li> <li>• state how the objector would be affected.</li> </ul>	<p>The Responsible Authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.</p>





Office Use Only

Application No.:

Date Lodged: / /

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...
Questions marked with an asterisk (\*) must be completed.
If the space provided on the form is insufficient, attach a separate sheet.
Click for further information.

The Land

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

Street Address \*

Unit No.: St. No.: 14 St. Name: Osborn Grove
Suburb/Locality: Pakenham Postcode: 3810

Formal Land Description \*

Complete either A or B.

This information can be found on the certificate of title.

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

A Lot No.: 18 Lodged Plan Title Plan Plan of Subdivision No.: 221470T
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.

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

Proposed (1) unit to the side of existing residence & removal of instrument / covenant S265421J

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 \$ 500,000 You may be required to verify this estimate. Insert '0' if no development is proposed.

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.

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

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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.

Residential dwelling with associated outbuildings

Cardinia

#### ADVERTISED MATERIAL

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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.

Name:			
Title: Mr	[REDACTED]		
Organisation (if applicable): Jova Drafting Consultants			
Postal Address:		If it is a P.O. Box, enter the details here:	
Unit No.:	St. No.: 4-5	St. Name: Bethel Close	
Suburb/Locality: Narre Warren North		State: VIC	Postcode: 3804

Please provide at least one contact phone number \*

<b>Contact information for applicant OR contact person below</b>	
Business phone:	[REDACTED]
Mobile phone:	[REDACTED]
Fax:	

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

<b>Contact person's details*</b>			Same as applicant <input checked="" type="checkbox"/>
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:

### Owner \*

The person or organisation who owns the land

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

Name:			Same as applicant <input type="checkbox"/>
Title: Mr	First Name:	[REDACTED]	
Organisation (if applicable):			
Postal Address:		If it is a P.O. Box, enter the details here:	
Unit No.:	St. No.: 7	St. Name: Chaundy Road	
Suburb/Locality: Belgrave South		State: VIC	Postcode: 3160
Owner's Signature (Optional):			Date: 21.11.2025
day / month / year			

## 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: 21.11.2025

day / month / year

## Need help with the Application?

General information about the planning process is available at [planning.vic.gov.au](http://planning.vic.gov.au)

Contact Council's planning department to discuss the specific requirements for 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:

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

DX: 81006

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



### ADVERTISED MATERIAL

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# **i** MORE INFORMATION

## The Land

Planning permits relate to the use and development of the land. It is important that accurate, clear and concise details of the land are provided with the application.

### How is land identified?

Land is commonly identified by a street address, but sometimes this alone does not provide an accurate identification of the relevant parcel of land relating to an application. Make sure you also provide the formal land description - the lot and plan number or the crown, section and parish/township details (as applicable) for the subject site. This information is shown on the title.

See **Example 1**.

## The Proposal

### Why is it important to describe the proposal correctly?

The application requires a description of what you want to do with the land. You must describe how the land will be used or developed as a result of the proposal. It is important that you understand the reasons why you need a permit in order to suitably describe the proposal. By providing an accurate description of the proposal, you will avoid unnecessary delays associated with amending the description at a later date.

**▲** Planning schemes use specific definitions for different types of use and development. Contact the Council planning office at an early stage in preparing your application to ensure that you use the appropriate terminology and provide the required details.

### How do planning schemes affect proposals?

A planning scheme sets out policies and requirements for the use, development and protection of land. There is a planning scheme for every municipality in Victoria. Development of land includes the construction of a building, carrying out works, subdividing land or buildings and displaying signs.

Proposals must comply with the planning scheme provisions in accordance with Clause 61.05 of the planning scheme. Provisions may relate to the State Planning Policy Framework, the Local Planning Policy Framework, zones, overlays, particular and general provisions. You can access the planning scheme by either contacting Council's planning department or by visiting Planning Schemes Online at [planning-schemes.delwp.vic.gov.au](http://planning-schemes.delwp.vic.gov.au)

**▲** You can obtain a planning certificate to establish planning scheme details about your property. A planning certificate identifies the zones and overlays that apply to the land, but it does not identify all of the provisions of the planning scheme that may be relevant to your application. Planning certificates for land in metropolitan areas and most rural areas can be obtained by visiting [www.landata.vic.gov.au](http://www.landata.vic.gov.au) Contact your local Council to obtain a planning certificate in Central Goldfields, Corangamite, Macedon Ranges and Greater Geelong. You can also use the free Planning Property Report to obtain the same information.

See **Example 2**.

### Estimated cost of development

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

To help Council calculate the application fee, you must provide an accurate cost estimate of the proposed development. This cost does not include the costs of development that you could undertake without a permit or that are separate from the permit process. Development costs should be calculated at a normal industry rate for the type of construction you propose.

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

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

**▲** Contact the Council to determine the appropriate fee. Go to [planning.vic.gov.au](http://planning.vic.gov.au) to view a summary of fees in the Planning and Environment (Fees) Regulations.

**Metropolitan Planning Levy**  
 ADVISORY NOTE  
 Planning Application: T250781  
 Date Prepared: 31 March 2026

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987 (the Act) for a development of land in metropolitan Melbourne as defined in section 3 of the Act may be a leviable application. If the cost of the development exceeds the threshold of \$1 million (adjusted annually by consumer price index) a levy certificate must be obtained from the State Revenue Office after payment of the levy. A valid levy certificate must be submitted to the responsible planning authority (usually council) with a leviable planning permit application. Refer to the State Revenue Office website at [www.sro.vic.gov.au](http://www.sro.vic.gov.au) for more information. A leviable application submitted without a levy certificate is void.

refer Division 5A of Part 4 of the *Planning and Environment Act 1987* (the Act). A planning permit application under Section 110(1)(b) of the Act for a development of land in metropolitan Melbourne as defined in section 3 of the Act may be a leviable application. If the cost of the development exceeds the threshold of \$1 million (adjusted annually by consumer price index) a levy certificate must be obtained from the State Revenue Office after payment of the levy. A valid levy certificate must be submitted to the responsible planning authority (usually council) with a leviable planning permit application. Refer to the State Revenue Office website at [www.sro.vic.gov.au](http://www.sro.vic.gov.au) for more information. A leviable application submitted without a levy certificate is void.

## Existing Conditions

### How should land be described?

You need to describe, in general terms, the way the land is used now, including the activities, buildings, structures and works that exist (e.g. single dwelling, 24 dwellings in a three-storey building, medical centre with three practitioners and 8 car parking spaces, vacant building, vacant land, grazing land, bush block).

Please attach to your application a plan of the existing conditions of the land. Check with the local Council for the quantity, scale and level of detail required. It is also helpful to include photographs of the existing conditions.

See **Example 3**.

## Title Information

### What is an encumbrance?

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

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

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

### What documents should I check to find encumbrances?

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

### What about caveats and notices?

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

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

### What happens if the proposal contravenes an encumbrance on title?

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



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

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

#### Why is title information required?

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

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

#### What is a 'full' copy of the title?

The title information accompanying your application must include a 'register search statement' and the title diagram, which together make up the title.

In addition, any relevant associated title documents, known as 'instruments', must also be provided to make up a full copy of the title.

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

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

#### Why is 'current' title information required?

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

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

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

## Applicant and Owner Details

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

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

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

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

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

See **Example 4**.

## Declaration

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

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

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

## Need help with the Application?

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

## Checklist

### What additional information should you provide to support the proposal?

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

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

The checklist is to help ensure that you have:

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

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

## Lodgement

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

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

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

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



# EXAMPLES

## Example 1

**The Land** i

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

**Street Address \***

St. No.: 26 St. Name: Planmore Avenue

Suburb/Locality: HAWTHORN

**Formal Land Description \***  
Complete either A or B.

**A**  Lodged Plan  Title Plan  Plan of Subdivision

**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.

## Example 2

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

*Construction of two, double-storey dwellings and construction of two new crossovers.*

📎 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.

## Example 3

**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.

*Single dwelling.*

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

## Example 4

**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.

**Name:**

Title: Mr First Name: Len Surname: Browning

Organisation (if applicable): Responsible Developers P/L

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

Unit No.: 4 St. No.: 12 St. Name: Ardour Lane

Suburb/Locality: Wucheproof State: Vic Postcode: 3527

**Contact information for applicant OR contact person below**

Business phone: 9123 4567 Email: tcpl@bigpond.net.au

Mobile phone: 0412 345 678 Fax: 9123 4567

**Contact person's details\*** Same as applicant

Name:

Title: Mr First Name: Andrew Surname: Hodge

Organisation (if applicable): Town Planning Consultants

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

Unit No.: St. No.: St. Name: PO Box 111

Suburb/Locality: Parkdale State: Vic Postcode: 3194

**Name:** Same as applicant

Title: First Name: Surname:

Organisation (if applicable):

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

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

Suburb/Locality: State: Postcode:

Owner's Signature (Optional): Date: day / month / year



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

VOLUME 10020 FOLIO 502

Security no : 124130114094Q  
Produced 21/11/2025 10:28 AM

**LAND DESCRIPTION**

Lot 18 on Plan of Subdivision 221470T.  
PARENT TITLE Volume 09456 Folio 425  
Created by instrument LP221470T 31/05/1991

  
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**REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor



CHAUNDY ROAD BELGRAVE SOUTH VIC 3160

AR0178401 02/01/2014

**ENCUMBRANCES, CAVEATS AND NOTICES**

MORTGAGE AW085560T 21/09/2022  
AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

COVENANT (as to whole or part of the land) in instrument S265421J 14/12/1992

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 or imaged folio set out under DIAGRAM LOCATION below.

**DIAGRAM LOCATION**

SEE LP221470T 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: 14 OSBORN GROVE PAKENHAM VIC 3810

**ADMINISTRATIVE NOTICES**

NIL

eCT Control 16165A AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED  
Effective from 21/09/2022

DOCUMENT END

# Imaged Document Cover Sheet

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

Document Type	<b>Plan</b>
Document Identification	<b>LP221470T</b>
Number of Pages (excluding this cover sheet)	<b>1</b>
Document Assembled	<b>21/11/2025 10:28</b>

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**Cardinia**  
**ADVERTISED MATERIAL**  
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OFFICE USE ONLY  
**LP221470T**  
**EDITION 6**

CHART 12

NOTATIONS

**LAND APPROPRIATED OR SET APART**  
 E1 : DRAINAGE & SEWERAGE

ROADS WITHIN THE CONTIGUOUS THICK LINES FOR MANY DRAINAGE, SEWERAGE AND THE SUPPLY OF WATER, TELEPHONE, GAS AND ELECTRICITY.

TO BE COMPLETED WHERE APPLICABLE THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS IN PROCLAIMED SURVEY AREA NO.

THE LAND TO BE SUBDIVIDED IS SHOWN ENCLOSED BY THICK LINES

TITLE REF: VOL. 7056 VOL. 4257.  
 LAST PLAN REF: CP15798

**PLAN OF SUBDIVISION**

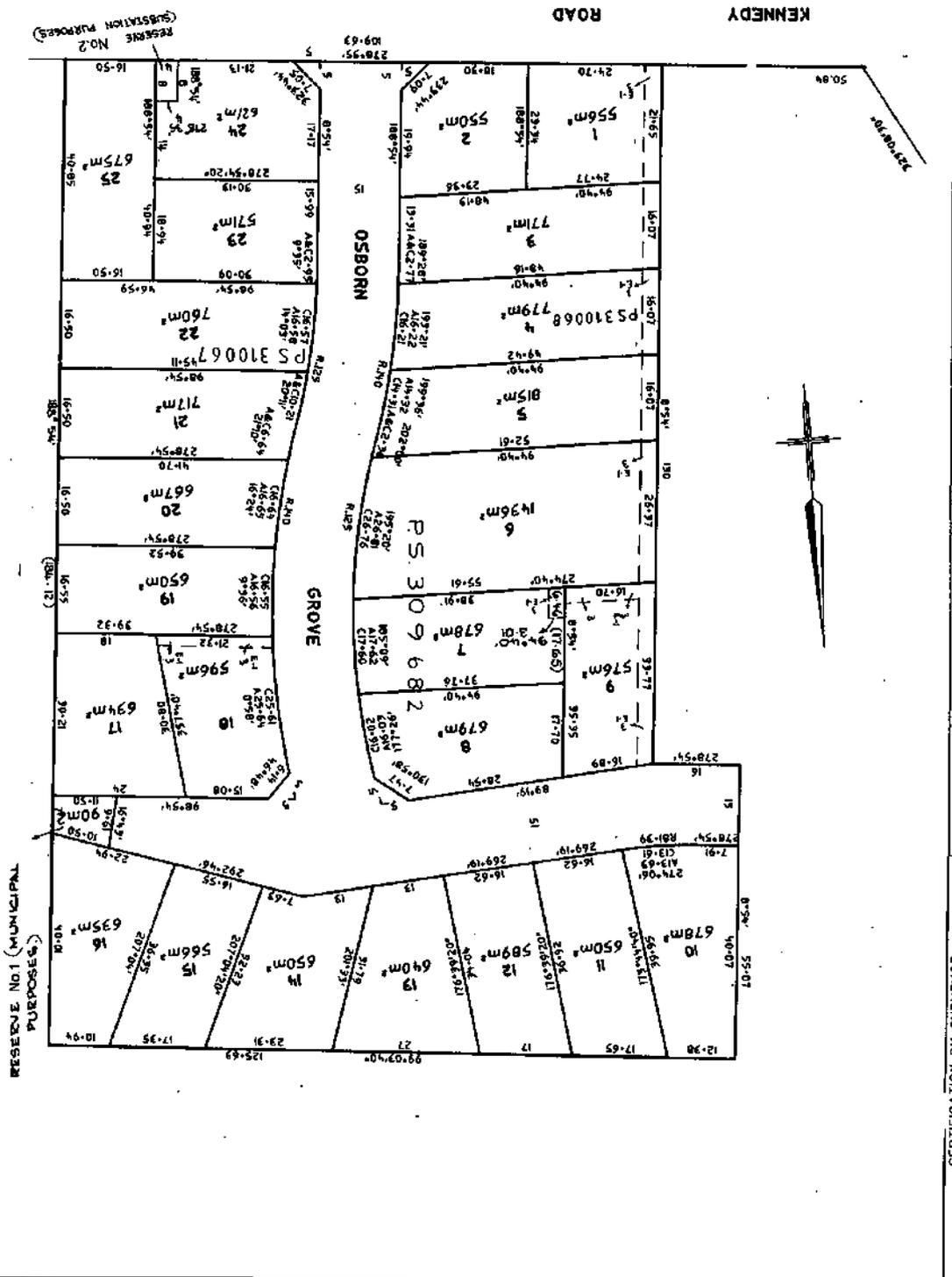
COUNTY MORNINGTON  
 PARISH NAP-NAR-GOON  
 CROWN PORTION 6 (PART)

NUMBER OF SHEETS IN PLAN : / /  
 NUMBER OF THIS SHEET : / /

SCALE  
 ORIGINAL SHEET SIZE A2  
 SCALE IN METRES 1:750

LENGTHS ARE IN METRES

OFFICE USE ONLY  
**LP 221470T**  
 VICTORIA



OFFICE USE ONLY

CERTIFICATE OF MUNICIPAL CLERK  
 COUNCIL REF. 68/12/1365

MUNICIPALITY SHIRE OF PAKENHAM

**LIST OF MODIFICATIONS**

LAND	MODIFICATION	DEALING No.	A.R.T.	NEW EDN.
LOT 22	SUBDIVISION	P S 310 0 67	1	2
LOTS 6, 7, 8	SUBDIVISION	P.S. 309682	1	3
LOT 4	SUBDIVISION	P S 310 0 68	1	4
LOT 7	REMOVAL OF EASEMENT	AP.70039A SEC.73	1	5
—	RECTIFICATION TO NOTATIONS	A.O. IN AP.70039A SEC.73	1	6

PLAN APPROVED  
 ON 31-5-91

ASSISTANT REGISTRAR OF TITLES

**CERTIFICATION BY SURVEYOR**

I, KENNETH JOHN GOODISON of 307 Bridge Road Richmond certify that this plan has been prepared from a survey made under my immediate direction and supervision, in accordance with the Surveyors Act 1978 and completed so that this plan is accurate and correctly represents the adopted boundaries and the classification of the survey is C3

Date: \_\_\_\_\_

Licensed Surveyor  
 Surveyors Act 1978

AMENDMENTS  
 Amendment No 18, SUBSTATION MARKING ADDED LOT 26 5/4/1990  
 8-1 LOTS 6, 7, 8 1/1/1990

K.J. GOODISON & ASSOCIATES  
 LICENSED SURVEYORS  
 307 BRIDGE ROAD RICHMOND 3121  
 TEL: 428 1818 FAX: 428 0015

SURVEYORS REF.  
 7086

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Document Type	<b>Instrument</b>
Document Identification	<b>S265421J</b>
Number of Pages (excluding this cover sheet)	<b>4</b>
Document Assembled	<b>21/11/2025 10:28</b>

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**Cardinia**  
**ADVERTISED MATERIAL**  
Planning Application: T250721  
Date Prepared: 31 March 2026

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141 892 1000 45 83 6285421J

Bank of Melbourne

Code 415

S265421J

VICTORIA

TRANSFER OF LAND

Subject to the encumbrances affecting the land including any created by dealings lodged for registration prior to the lodging of this instrument the transferor for the consideration expressed at the request and by the direction of the directing party (if any) transfers to the transferee the estate and the interest specified in the land described together with any easement hereby created and subject to any easement hereby reserved or restrictive covenant herein contained or covenant created pursuant to statute and included herein. (Notes 1-4)

Land (Note 5)

Volume 10020 Folio 502

Cardina ADVERTISED MATERIAL Planning Application: T250721 Date Prepared: 31 March 2026

Consideration THIRTY-TWO THOUSAND DOLLARS (\$32 000.00) paid by the Directing Party to the Transferor and EIGHTY-TWO THOUSAND NINE HUNDRED AND FIFTY DOLLARS (\$82 950.00) paid by the Transferee to the Directing Party. (Note 6)

Transferor FINSEN ENTERPRISES PTY. LTD. (005 952 894). (Note 7)



joint tenants

(Note 8)

Estate and Interest

(Note 9)

All its estate and interest in fee simple.

Directing Party

(Note 10)

TAPSON PTY. LTD. (007 001 407)

Comptroller of Stamps Use Only

Creation (or Reservation) of Easement and/or Covenant

See Over.

Trn 070147283 RDC 52 08/12/92 Rgn 95369 Amt (Notes 11-12) 9.00 Stamp Duty, Victoria 960771809306577

T 2389 a

T2 Office Use Only



Approval No. T2/1



"and the said Transferee with the intent that the benefit of these covenants shall be attached to and run at law and in equity with the Lots on Plan of Subdivision No. 221470T other than the said Lot hereby transferred and that the burden of these covenants shall be annexed to and run at law and in equity with the said Lot hereby transferred to hereby for ourselves our heirs executors administrators transferees registered proprietors for the time being of the Lot hereby transferred hereby and as separate covenants jointly and severally covenant with the said Transferor and other the registered proprietor or proprietors for the time being of each and every Lot on the said Plan of Subdivision other than the said Lot hereby transferred that they will not without the prior written consent of the Transferor erect or cause permit or suffer to be erected on the said Lot apart from necessary outhouses and garages other than a single dwelling house of not less than 93 square metres to be measured on the external wall surface (excluding eaves, carports, verandahs, pergolas and garages) nor any dwelling house or any part of it (excluding garage) unless the exterior walls of such dwelling are substantially of brick, brick veneer or stone and the roof thereof is tiles with terracotta or concrete tiles."



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**TRANSFER TO CAVEATOR LODGED  
CAVEAT WILL BE LAPSED UPON  
REGISTRATION OF 52654215 17 MAY 1993**



  
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NOTES

1. This form must be used for any transfer by the registered proprietor—
  - (a) of other than the whole of an estate and interest in fee simple
  - (b) by direction
  - (c) in which an easement is created or reserved
  - (d) which contains a restrictive covenant or a covenant created pursuant to statute.
2. Transfers may be lodged as an original only and must be typed or completed in ink.
3. All signatures must be in ink.
4. If there is insufficient space in any panel to accommodate the required information use an annexure sheet (Form A1) or (if there is space available) enter the information under the appropriate heading after any creation or reservation of easement or covenant. Insert only the words "See Annexure A" (or as the case may be) or "See overleaf" in the panel as appropriate.  
Multiple annexures may appear on the same annexure sheet but each must be correctly headed.  
All annexure sheets should be properly identified and signed by the parties and securely attached to the instrument.
5. Volume and folio references must be given. If the whole of the land in a title is to be transferred no other description should be used. If the transfer affects part only of the land in a title the lot and plan number or Crown description should also be given. Any necessary diagram should be endorsed hereon or on an annexure sheet (Form A1).
6. Set out the amount (in figures) or the nature of the consideration. If the transfer is by direction show the various considerations  
 e.g. \$ ..... paid by B to A  
       \$ ..... paid by C to B  
 In a transfer on sale of land subject to a mortgage it should be clearly shown whether or not the amount owing under the mortgage is included in the consideration e.g. \$ ..... which includes the amount owing under mortgage No. ....
7. Insert full name. Address is not required.
8. Insert full name and address. If two or more transferees state whether as joint tenants or tenants in common. If tenants in common specify shares.
9. Set out "All my estate and interest in the fee simple" (or other as the case may be).
10. If the transfer is by direction give the full name of any directing party and show the various considerations under the consideration heading.
11. Set out any easement being created or reserved and define the dominant and servient tenements.
12. Set out full details of any covenant and define the covenantee and the land to bear the burden and to take the benefit of the covenant.
13. The transfer must be dated.
14. If an executing party is a natural person execution should read "Signed by the transferor (transferee, directing party) in the presence of .....". The witness must be an independent person. If an executing party is a body corporate execution should conform to any prescribed formalities relating to the affixing of the common seal.

**PLAN OF REMOVAL OF RESTRICTION**  
(SECTION 23 SUBDIVISION ACT 1988)

EDITION 1

**LOCATION OF LAND**

PARISH: NAR-NAR-GOON  
 TOWNSHIP: -  
 SECTION: -  
 CROWN ALLOTMENT: -  
 CROWN PORTION: 6 (PART)  
 TITLE REFERENCES: VOL 10020 FOL 502  
 LAST PLAN REFERENCE/S: LOT 18 ON LP 221470T  
 POSTAL ADDRESS: 14 OSBORN GROVE  
 (At time of subdivision) PAKENHAM 3810  
 MGA2020 CO-ORDINATES E 367 794  
 (of approx centre of land N 5 786 557  
 in plan) ZONE: 55



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**VESTING OF ROADS AND/OR RESERVES**

**NOTATIONS**

IDENTIFIER	COUNCIL/BODY/PERSON
NIL	NIL

DEPTH LIMITATION: Does not apply

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS TO BE REMOVED

**GROUND FOR REMOVAL OF RESTRICTION:**  
 BY DIRECTION OF CARDINIA SHIRE COUNCIL PLANNING PERMIT No. -

**LAND OVER WHICH THE RESTRICTION IS TO BE REMOVED:**  
 VOLUME 10763 FOLIO 219

**IDENTITY OF RESTRICTION:**  
 COVENANT S265421J

**NOTATIONS**

**SURVEY:**  
 This plan ~~is~~/is not based on survey.

**STAGING:**  
 This ~~is~~/is not a staged subdivision

**EASEMENT INFORMATION**

LEGEND A-Appurtenant Easement E-Encumbering Easement R-Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	DRAINAGE AND SEWERAGE	3m	LP 221470T	LOTS ON LP 221470T

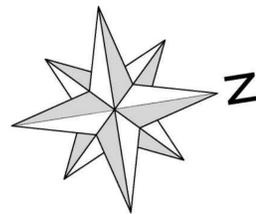
**M. J. Reddie Surveys Pty Ltd**  
 ABN 49 005 965 257  
 1 Horner Street, Beaconsfield. 3807  
 P.O. Box 268, Berwick. 3806  
 Phone (03) 9707 4117 Fax (03) 9707 4428

REF: 25-11-288 FILE: KMH1009

ORIGINAL SHEET  
 SIZE: A3

SHEET 1 OF 1

LUKE M. REDDIE / VERSION 1



**SITE ANALYSIS PLAN**  
**PLAN OF SUBDIVISION 221470T**  
 SCALE 1:500 (A1 PAPER SIZE)



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DATE	REV	AMENDMENTS
25/09/2025	A	PLANS REVISED AS PER COUNCIL RFI RECEIVED ON THE 15/07/2025.
17/11/2025	B	PLANS REVISED AS PER COUNCIL EMAIL RECEIVED ON THE 13/11/2025.

**PLAN OF SUBDIVISION**

**PROJECT:**  
 PROPOSED (1) UNIT TO THE SIDE OF EXISTING RESIDENCE:  
 No.14 OSBORN GROVE,  
 PAKENHAM, VIC 3810  
 TP REF: T250360 PA

**CLIENT:**  
 [REDACTED]

JOVA

DRAFTING CONSULTANTS

ADDRESS: NARRE WARREN NORTH VIC 3804  
 EMAIL: ADMIN@JOVADRAFTING.COM  
 WEBSITE: WWW.JOVADRAFTINGCONSULTANTS.COM  
 PHONE: 0433 535 264

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JOB No.	S.J	SHEET	1 OF 1	DATE	MAY 25
	TP25:07				REVISION



# LAWYERS

Commitment. Clarity. Solutions.

24 September 2025

[REDACTED]  
Senior Statutory Planner  
Cardinia Shire Council  
P.O. Box 7, PAKENHAM VIC 3810

**By email only: [mail@cardinia.vic.gov.au](mailto:mail@cardinia.vic.gov.au)**

Dear [REDACTED]

**RE: APPLICATION NO. T250360PA | PROPERTY NO. 1657950900 | 14 OSBORN GROVE, PAKENHAM VIC 3810 (LOT 18/LP221470) | REMOVAL OF RESTRICTIVE COVENANT**

We have been instructed by Jova Drafting Consultants (the “**permit applicant**”) to respond to your letter dated 15 July 2025 and to attend to the matters numbered **3 & 4** under the heading “**Information Required as part of the Application**”.

We have undertaken searches of and reviewed Land Victoria Titles Office Plan LP 221470T (the “Plan of Subdivision”)(as **attached**), Land Victoria Titles Office covenant dealing number S265421J (the “Covenant”)(as **attached**) and undertaken title searches of all relevant lots in LP 221470T (as **attached**) and then compiled a list (in the attached Table – entitled the “**Beneficiary List of Dealing No S265421J**”) of:-

- (a) the full address of each benefitted lot in relation to the Covenant (and the title details of the said lots); and
- (b) the names and addressed of the registered proprietors of each benefitted lot in relation to the Covenant.

The information contained in the Summarised Beneficiary Table is accurate as at the dates noted in the Table and contains details of all of the beneficiaries of Covenant S265421J

Note that we have made full searches of all titles originally registered on Plan of Subdivision No. LP 221470T and as a result have noted Lots 4, 6,7,8 and 22 of have since been cancelled (and such lots are no longer part of LP 221470T and hence no longer have the benefit of the covenant in instrument S265421J).

Our client shall provide the balance of the information sought in your letter.



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office@alphaco.com.au  
(03) 9548 5500  
Suite 12, 622 Ferntree Gully Rd, Wheelers Hill VIC  
PO Box 3505, Wheelers Hill VIC 3150  
alphastreamlawyers.com.au

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**LAW  
INSTITUTE  
VICTORIA**

LIV MEMBER 2024/25

**Beneficiary List of Dealing No S265421J**

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BENEFICIARY (REGISTERED PROPRIETOR)	LOT NUMBER (PS221470T)	Volume/Folio	PROPERTY ADDRESS	ADDRESS OF BENEFICIARY (OWNER'S ADDRESS)
	1	10020/485	26 KENNEDY ROAD, PAKENHAM 3810	
	2	10020/486	24 KENNEDY ROAD, PAKENHAM 3810	
	3	10020/487	1 OSBORN GROVE, PAKENHAM 3810	
	5	10832/583	5 OSBORN GROVE, PAKENHAM 3810	
	9	10020/493	13 OSBORN GROVE, PAKENHAM 3810	
	10	10020/494	30 OSBORN GROVE, PAKENHAM 3810	
	11	10020/495	28 OSBORN GROVE, PAKENHAM 3810	
	12	10020/496	26 OSBORN GROVE, PAKENHAM 3810	
	13	10020/497	24 OSBORN GROVE, PAKENHAM 3810	
	14	10020/498	22 OSBORN GROVE, PAKENHAM 3810	
	15	10020/499	20 OSBORN GROVE, PAKENHAM 3810	
	16	10020/500	18 OSBORN GROVE, PAKENHAM 3810	
	17	10020/501	16 OSBORN GROVE, PAKENHAM 3810	
	18	10020/502	14 OSBORN GROVE, PAKENHAM 3810	
	19	10020/503	12 OSBORN GROVE, PAKENHAM 3810	
	20	10020/504	10 OSBORN GROVE, PAKENHAM 3810	
	21	10020/505	8 OSBORN GROVE, PAKENHAM 3810	
	23	10020/507	4 OSBORN GROVE, PAKENHAM 3810	
	24	10020/508	2 OSBORN GROVE, PAKENHAM 3810	
	25	10020/509	22 KENNEDY ROAD, PAKENHAM 3810	



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141 382 1900 45 87 S265421J

Bank of Melbourne

Code 915

S265421J

TRANSFER OF LAND

VICTORIA

Subject to the encumbrances affecting the land including any created by dealings lodged for registration prior to the lodging of this instrument the transferor for the consideration expressed at the request and by the direction of the directing party (if any) transfers to the transferee the estate and the interest specified in the land described together with any easement hereby created and subject to any easement hereby reserved or restrictive covenant herein contained or covenant created pursuant to statute and included herein. (Notes 1-4)

Land

Volume 10020 Folio 502

Cardinia ADVERTISED MATERIAL Planning Application: T250721 Date Prepared: 31 March 2026

(Note 5)

Consideration

THIRTY-TWO THOUSAND DOLLARS (\$32 000.00) paid by the Directing Party to the Transferor and EIGHTY-TWO THOUSAND NINE HUNDRED AND FIFTY DOLLARS (\$82 950.00) paid by the Transferee to the Directing Party.

(Note 6)

Transferor

FINSEN ENTERPRISES PTY. LTD. (005 952 894)

(Note 7)



Joint tenants

(Note 8)

Estate and Interest

All its estate and interest in fee simple.

(Note 9)

Directing Party

TAPSON PTY. LTD. (007 001 401)

Creation (or Reservation) of Easement and/or Covenant

See Over.

Trn 070147283 RDC 52 08/12/92 Rgn 95369 Amt 2,759.00 Stamp Duty, Victoria 960771809306577

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T 2289 a

T2

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17 MAY

Approval No. T2/1

"and the said Transferee with the intent that the benefit of these covenants shall be attached to and run at law and in equity with the Lots on Plan of Subdivision No. 221470T other than the said Lot hereby transferred and that the burden of these covenants shall be annexed to and run at law and in equity with the said Lot hereby transferred to hereby for ourselves our heirs executors administrators transferees registered proprietors for the time being of the Lot hereby transferred hereby and as separate covenants jointly and severally covenant with the said Transferor and other the registered proprietor or proprietors for the time being of each and every Lot on the said Plan of Subdivision other than the said Lot hereby transferred that they will not without the prior written consent of the Transferor erect or cause permit or suffer to be erected on the said Lot apart from necessary outhouses and garages other than a single dwelling house of not less than 93 square metres to be measured on the external wall surface (excluding eaves, carports, verandahs, pergolas and garages) nor any dwelling house or any part of it (excluding garage) unless the exterior walls of such dwelling are substantially of brick, brick veneer or stone and the roof thereof is tiles with terracotta or concrete tiles."



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[Redacted]

(Note 13)

**Execution and Attestation**

THE COMMON SEAL of FINSEN ENTERPRISES PTY. LTD. )  
was hereunto affixed in accordance with its )  
Articles of Association in the presence of: )



(Note 14)

[Redacted]  
..... Director  
..... Secretary  
  
THE COM )  
hereunt )  
Article )  
  
..... Director  
..... Secretary  
  
SIGNED  
in the  
  
X



[Redacted]

**TRANSFER TO CAVEATOR LOGGED  
CAVEAT WILL BE LAPSED UPON  
REGISTRATION OF 52654215 17 MAY 1993**



  
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6. Set out the amount (in figures) or the nature of the consideration. If the transfer is by direction show the various considerations  
 e.g. \$ ..... paid by B to A  
 \$ ..... paid by C to B  
 In a transfer on sale of land subject to a mortgage it should be clearly shown whether or not the amount owing under the mortgage is included in the consideration e.g. \$ ..... which includes the amount owing under mortgage No. ....
7. Insert full name. Address is not required.
8. Insert full name and address. If two or more transferees state whether as joint tenants or tenants in common. If tenants in common specify shares.
9. Set out "All my estate and interest in the fee simple" (or other as the case may be).
10. If the transfer is by direction give the full name of any directing party and show the various considerations under the consideration heading.
11. Set out any easement being created or reserved and define the dominant and servient tenements.
12. Set out full details of any covenant and define the covenantee and the land to bear the burden and to take the benefit of the covenant.
13. The transfer must be dated.
14. If an executing party is a natural person execution should read "Signed by the transferor (transferee, directing party) in the presence of .....". The witness must be an independent person. If an executing party is a body corporate execution should conform to any prescribed formalities relating to the affixing of the common seal.

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

Page 1 of 1

VOLUME 10020 FOLIO 485

Security no : 124127220327P  
Produced 18/08/2025 11:14 AM

**LAND DESCRIPTION**

Lot 1 on Plan of Subdivision 221470T.  
PARENT TITLE Volume 09456 Folio 425  
Created by instrument LP221470T 31/05/1991

  
**Cardina**  
**ADVERTISED MATERIAL**  
Planning Application: T250721  
Date Prepared: 31 March 2026

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**REGISTERED PROPRIETOR**

Estate Fee Simple

Sc [REDACTED] of 26 KENNEDY ROAD PAKENHAM VIC 3810

**ENCUMBRANCES, CAVEATS AND NOTICES**

MORTGAGE AR309711A 02/08/2018  
WESTPAC BANKING CORPORATION

COVENANT (as to whole or part of the land) in instrument S277363U 21/12/1992

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 or imaged folio set out under DIAGRAM LOCATION below.

**DIAGRAM LOCATION**

SEE LP221470T 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: 26 KENNEDY ROAD PAKENHAM VIC 3810

**ADMINISTRATIVE NOTICES**

NIL

eCT Control 16977H ST GEORGE BANK  
Effective from 10/09/2018

DOCUMENT END

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

VOLUME 10020 FOLIO 486

Security no : 124127220637B  
Produced 18/08/2025 11:17 AM

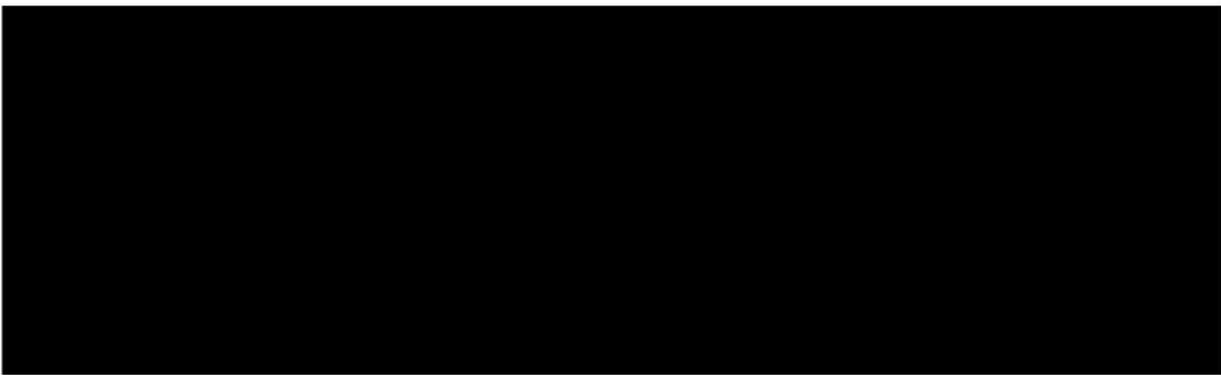
## LAND DESCRIPTION

Lot 2 on Plan of Subdivision 221470T.  
PARENT TITLE Volume 09456 Folio 425  
Created by instrument LP221470T 31/05/1991

  
**Cardinia**  
**ADVERTISED MATERIAL**  
Planning Application: T250721  
Date Prepared: 31 March 2026

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## REGISTERED PROPRIETOR



MORTGAGE AS531363W 16/09/2019  
AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

COVENANT (as to whole or part of the land) in instrument S542597M

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 or imaged folio set out under DIAGRAM LOCATION below.

## DIAGRAM LOCATION

SEE LP221470T 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: 24 KENNEDY ROAD PAKENHAM VIC 3810

## ADMINISTRATIVE NOTICES

NIL

eCT Control 16165A AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED  
Effective from 16/09/2019

DOCUMENT END

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

VOLUME 10020 FOLIO 487

Security no : 124127221469X  
Produced 18/08/2025 11:25 AM

**LAND DESCRIPTION**

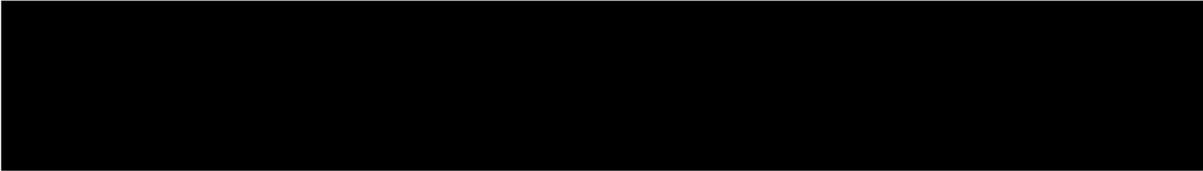
Lot 3 on Plan of Subdivision 221470T.  
PARENT TITLE Volume 09456 Folio 425  
Created by instrument LP221470T 31/05/1991



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Planning Application: T250721  
Date Prepared: 31 March 2026

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**REGISTERED PROPRIETOR**



**ENCUMBRANCES, CAVEATS AND NOTICES**

MORTGAGE AU727778G 24/08/2021  
COMMONWEALTH BANK OF AUSTRALIA

COVENANT (as to whole or part of the land) in instrument R762906K 05/02/1992

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 or imaged folio set out under DIAGRAM LOCATION below.

**DIAGRAM LOCATION**

SEE LP221470T 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: 1 OSBORN GROVE PAKENHAM VIC 3810

**ADMINISTRATIVE NOTICES**

NIL

eCT Control 15940N COMMONWEALTH BANK OF AUSTRALIA  
Effective from 24/08/2021

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

VOLUME 10832 FOLIO 583

Security no : 124127222768L  
Produced 18/08/2025 11:45 AM

LAND DESCRIPTION

Lot 5 on Plan of Subdivision 221470T.  
PARENT TITLE Volume 10020 Folio 489  
Created by instrument AD159596B 06/10/2004



REGISTERED PROPRIETOR

Estate Fee Simple

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AV479820G 30/03/2022  
HSBC BANK AUSTRALIA LTD

COVENANT (as to whole or part of the land) in instrument R910835P 14/05/1992

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 or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP221470T 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: 5 OSBORN GROVE PAKENHAM VIC 3810

ADMINISTRATIVE NOTICES

NIL

eCT Control 18478R FIRST LEGAL  
Effective from 30/03/2022

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**Date Prepared: 31 March 2026**

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

VOLUME 10020 FOLIO 493

Security no : 124127222782V  
Produced 18/08/2025 11:45 AM

LAND DESCRIPTION

Lot 9 on Plan of Subdivision 221470T.  
PARENT TITLE Volume 09456 Folio 425  
Created by instrument LP221470T 31/05/1991

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

[REDACTED] ORN GROVE PAKENHAM VIC 3810

  
**Cardinia**  
**ADVERTISED MATERIAL**  
Planning Application: T250721  
Date Prepared: 31 March 2026

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ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AZ179300X 23/05/2025  
COMMONWEALTH BANK OF AUSTRALIA

COVENANT (as to whole or part of the land) in instrument S234350J 25/11/1992

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 or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP221470T FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AZ179298F (E)	DISCHARGE OF MORTGAGE	Registered	23/05/2025
AZ179299D (E)	TRANSFER	Registered	23/05/2025
AZ179300X (E)	MORTGAGE	Registered	23/05/2025

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

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

Street Address: 13 OSBORN GROVE PAKENHAM VIC 3810

ADMINISTRATIVE NOTICES

NIL

eCT Control 18601V BANKWEST  
Effective from 23/05/2025

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**Cardinia**

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

VOLUME 10020 FOLIO 494

Security no : 124127222775D  
Produced 18/08/2025 11:45 AM

LAND DESCRIPTION

Lot 10 on Plan of Subdivision 221470T.  
PARENT TITLE Volume 09456 Folio 425  
Created by instrument LP221470T 31/05/1991

REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor

████████████████████ PAKENHAM VIC 3810

  
**Cardinia**  
**ADVERTISED MATERIAL**  
Planning Application: T250721  
Date Prepared: 31 March 2026

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ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT (as to whole or part of the land) in instrument R419842E

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DIAGRAM LOCATION

SEE LP221470T 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: 30 OSBORN GROVE PAKENHAM VIC 3810

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

VOLUME 10020 FOLIO 495

Security no : 124127222770J  
Produced 18/08/2025 11:45 AM

LAND DESCRIPTION

Lot 11 on Plan of Subdivision 221470T.  
PARENT TITLE Volume 09456 Folio 425  
Created by instrument LP221470T 31/05/1991

REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor

PAKENHAM VIC 3810



ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AT096264M 23/03/2020  
WESTPAC BANKING CORPORATION

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 or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP221470T 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: 28 OSBORN GROVE PAKENHAM VIC 3810

ADMINISTRATIVE NOTICES

NIL

eCT Control 16977H ST GEORGE BANK  
Effective from 23/03/2020

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**Planning Application: T250721**

**Date Prepared: 31 March 2026**

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

VOLUME 10020 FOLIO 496

Security no : 124127222769K  
Produced 18/08/2025 11:45 AM

LAND DESCRIPTION

Lot 12 on Plan of Subdivision 221470T.  
PARENT TITLE Volume 09456 Folio 425

REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor

████████████████████ PAKENHAM VIC 3810

  
**Cardinia**  
**ADVERTISED MATERIAL**  
Planning Application: T250721  
Date Prepared: 31 March 2026

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ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AW369797D 13/12/2022  
WESTPAC BANKING CORPORATION

COVENANT (as to whole or part of the land) in instrument R435133E

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 or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP221470T 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: 26 OSBORN GROVE PAKENHAM VIC 3810

ADMINISTRATIVE NOTICES

NIL

eCT Control 16977H ST GEORGE BANK  
Effective from 13/12/2022

DOCUMENT END



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**Date Prepared: 31 March 2026**

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

VOLUME 10020 FOLIO 497

Security no : 124127222767M  
Produced 18/08/2025 11:45 AM

LAND DESCRIPTION

Lot 13 on Plan of Subdivision 221470T.  
PARENT TITLE Volume 09456 Folio 425

REGISTERED PROPRIETOR

Estate Fee Simple  
Joint



both of 24 OSBORN GROVE PAKENHAM VIC 3810  
AN859524N 23/05/2017

  
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Planning Application: T250721  
Date Prepared: 31 March 2026

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ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AT796038T 23/11/2020  
BENDIGO AND ADELAIDE BANK LTD

COVENANT (as to whole or part of the land) in instrument R456704K

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 or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP221470T 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: 24 OSBORN GROVE PAKENHAM VIC 3810

ADMINISTRATIVE NOTICES

NIL

eCT Control 19018X ADELAIDE BANK  
Effective from 24/11/2020

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**Date Prepared: 31 March 2026**

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

VOLUME 10020 FOLIO 498

Security no : 124127222783U  
Produced 18/08/2025 11:45 AM

LAND DESCRIPTION

Lot 14 on Plan of Subdivision 221470T.  
PARENT TITLE Volume 09456 Folio 425

REGISTERED PROPRIETOR

Estate Fee Simple  
Joint Proprietors

[REDACTED] both of 22 OSBORN GROVE PAKENHAM VIC 3810

  
**Cardinia**  
**ADVERTISED MATERIAL**  
Planning Application: T250721  
Date Prepared: 31 March 2026

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ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AY847867C 04/02/2025  
COMMONWEALTH BANK OF AUSTRALIA

COVENANT (as to whole or part of the land) in instrument S084568W 25/08/1992

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 or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP221470T 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: 22 OSBORN GROVE PAKENHAM VIC 3810

ADMINISTRATIVE NOTICES

NIL

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

VOLUME 10020 FOLIO 499

Security no : 124127222778A  
Produced 18/08/2025 11:45 AM

LAND DESCRIPTION

Lot 15 on Plan of Subdivision 221470T.  
PARENT TITLE Volume 09456 Folio 425  
Created by instrument LP221470T 31/05/1991



REGISTERED PROPRIETOR

Estate Fee Simple  
Joint



of 20 OSBORN GROVE PAKENHAM VIC 3810

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AX266213A 18/09/2023  
MACQUARIE BANK LTD

COVENANT (as to whole or part of the land) in instrument R985374R 29/06/1992

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 or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP221470T 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: 20 OSBORN GROVE PAKENHAM VIC 3810

ADMINISTRATIVE NOTICES

NIL

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Effective from 18/09/2023

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

VOLUME 10020 FOLIO 500

Security no : 124127222780X  
Produced 18/08/2025 11:45 AM

LAND DESCRIPTION

Lot 16 on Plan of Subdivision 221470T.  
PARENT TITLE Volume 09456 Folio 425

REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor

[REDACTED] of 18 OSBORN GROVE PAKENHAM VIC 3810  
AL224124Q 14/07/2014



ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT (as to whole or part of the land) in instrument S055628A 07/08/1992

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 or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP221470T 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: 18 OSBORN GROVE PAKENHAM VIC 3810

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

VOLUME 10020 FOLIO 501

Security no : 124127222784T  
Produced 18/08/2025 11:45 AM

LAND DESCRIPTION

Lot 17 on Plan of Subdivision 221470T.  
PARENT TITLE Volume 09456 Folio 425  
Created by instrument LP221470T 31/05/1991

REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor

[REDACTED] of 47 PALMERSTON STREET BERWICK VIC 3806

  
**Cardinia**  
**ADVERTISED MATERIAL**  
Planning Application: T250721  
Date Prepared: 31 March 2026

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ENCUMBRANCES, CAVEATS AND NOTICES

REGISTRAR'S CAVEAT AY482355N 10/10/2024

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DIAGRAM LOCATION

SEE LP221470T 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: 16 OSBORN GROVE PAKENHAM VIC 3810

ADMINISTRATIVE NOTICES

NIL

eCT Control 18440T MSA NATIONAL  
Effective from 29/08/2024

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TITLE IN APPLICATION

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

Page 1 of 1

VOLUME 10020 FOLIO 502

Security no : 124124788965Y  
Produced 27/05/2025 08:38 AM

**LAND DESCRIPTION**

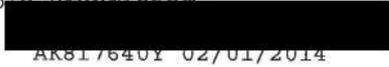
Lot 18 on Plan of Subdivision 221470T.  
PARENT TITLE Volume 09456 Folio 425  
Created by instrument LP221470T 31/05/1999

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**REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor



of 7 CHAUNDY ROAD BELGRAVE SOUTH VIC 3160

AR817640Y 02/01/2014

**ENCUMBRANCES, CAVEATS AND NOTICES**

MORTGAGE AW085560T 21/09/2022  
AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

COVENANT (as to whole or part of the land) in instrument S265421J 14/12/1992

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**DIAGRAM LOCATION**

SEE LP221470T 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: 14 OSBORN GROVE PAKENHAM VIC 3810

**ADMINISTRATIVE NOTICES**

NIL

eCT Control 16165A AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED  
Effective from 21/09/2022

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

VOLUME 10020 FOLIO 503

Security no : 124127222773F  
Produced 18/08/2025 11:45 AM

LAND DESCRIPTION

Lot 19 on Plan of Subdivision 221470T.  
PARENT TITLE Volume 09456 Folio 425  
Created by instrument LP221470T 31/05/1991

REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor

[REDACTED] of 12 OSBORN GROVE PAKENHAM VIC 3810  
AQ995379G 08/05/2018

  
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Date Prepared: 31 March 2026

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ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AX010102Q 04/07/2023  
WESTPAC BANKING CORPORATION

COVENANT (as to whole or part of the land) in instrument S155069D 06/10/1992

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DIAGRAM LOCATION

SEE LP221470T 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: 12 OSBORN GROVE PAKENHAM VIC 3810

ADMINISTRATIVE NOTICES

NIL

eCT Control 16977H ST GEORGE BANK  
Effective from 04/07/2023

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

VOLUME 10020 FOLIO 504

Security no : 124127222779Y  
Produced 18/08/2025 11:45 AM

LAND DESCRIPTION

Lot 20 on Plan of Subdivision 221470T.  
PARENT TITLE Volume 09456 Folio 425  
Created by instrument LP221470T 31/05/1991

REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor

[REDACTED] of 4 TONGALA COURT CRANBOURNE VIC 3977

  
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**ADVERTISED MATERIAL**  
Planning Application: T250721  
Date Prepared: 31 March 2026

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ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AL523596D 28/11/2014  
WWW.LOANS.COM.AU PTY LTD

COVENANT (as to whole or part of the land) in instrument S157867D 07/10/1992

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DIAGRAM LOCATION

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ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

VOLUME 10020 FOLIO 505

Security no : 124127222781W  
Produced 18/08/2025 11:45 AM

LAND DESCRIPTION

Lot 21 on Plan of Subdivision 221470T.  
PARENT TITLE Volume 09456 Folio 425  
Created by instrument LP221470T 31/05/1991

  
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Planning Application: T250721  
Date Prepared: 31 March 2026

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REGISTERED PROPRIETOR

Estate Fee Simple  
Joint



both of 8 OSBORN GROVE PAKENHAM VIC 3810

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AZ245870M 06/06/2025  
MACQUARIE BANK LTD

COVENANT (as to whole or part of the land) in instrument S032727H 24/07/1992

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DIAGRAM LOCATION

SEE LP221470T FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AZ245869V (E)	DISCHARGE OF MORTGAGE	Registered	06/06/2025
AZ245870M (E)	MORTGAGE	Registered	06/06/2025

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

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

Street Address: 8 OSBORN GROVE PAKENHAM VIC 3810

ADMINISTRATIVE NOTICES

NIL

eCT Control 18440T MSA NATIONAL  
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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 10020 FOLIO 507

Security no : 124127222786R  
Produced 18/08/2025 11:45 AM

LAND DESCRIPTION

Lot 23 on Plan of Subdivision 221470T.  
PARENT TITLE Volume 09456 Folio 425  
Created by instrument LP221470T 31/05/1991



REGISTERED PROPRIETOR

Estate Fee Simple  
Joint Proprietors



both of 4 OSBORN GROVE PAKENHAM VIC 3810

AX686024K 30/01/2024

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AZ036566G 08/04/2025  
WESTPAC BANKING CORPORATION

COVENANT (as to whole or part of the land) in instrument R430206K 11/07/1991

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DIAGRAM LOCATION

SEE LP221470T 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: 4 OSBORN GROVE PAKENHAM VIC 3810

ADMINISTRATIVE NOTICES

NIL

eCT Control 16320Q WESTPAC BANKING CORPORATION  
Effective from 08/04/2025

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

VOLUME 10020 FOLIO 508

Security no : 124127222777C  
Produced 18/08/2025 11:45 AM

LAND DESCRIPTION

Lot 24 on Plan of Subdivision 221470T.  
PARENT TITLE Volume 09456 Folio 425  
Created by instrument LP221470T 31/05/1991

REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
[REDACTED] of 2 OSBORN GROVE PAKENHAM VIC 3810  
AH061648T 24/02/2010

  
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**ADVERTISED MATERIAL**  
Planning Application: T250721  
Date Prepared: 31 March 2026

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ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AL250437U 24/07/2014  
AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

COVENANT (as to whole or part of the land) in instrument S387673H 09/03/1993

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DIAGRAM LOCATION

SEE LP221470T 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: 2 OSBORN GROVE PAKENHAM VIC 3810

ADMINISTRATIVE NOTICES

NIL

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Effective from 22/10/2016

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

VOLUME 10020 FOLIO 509

Security no : 124127222776B  
Produced 18/08/2025 11:45 AM

LAND DESCRIPTION

Lot 25 on Plan of Subdivision 221470T.  
PARENT TITLE Volume 09456 Folio 425  
Created by instrument LP221470T 31/05/1991

  
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REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor

[REDACTED] of UNIT 7 21 GENOA STREET MOORABBIN VIC 3189  
AG502404D 13/05/2009

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AG502405B 13/05/2009  
WESTPAC BANKING CORPORATION

COVENANT (as to whole or part of the land) in instrument S277370A 21/12/1992

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DIAGRAM LOCATION

SEE LP221470T 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: 22 KENNEDY ROAD PAKENHAM VIC 3810

ADMINISTRATIVE NOTICES

NIL

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Effective from 23/10/2016

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27 MAY 2025

  
E-mail: [accounts@jovadrafting.com](mailto:accounts@jovadrafting.com)

Dear Customer,

**Our Reference: Case Number 49411692**  
**Property: Lot 18 14 OSBORN GROVE PAKENHAM 3810**  
**Service Requested: Size Depth & Offset**  
**Order Number: 48804247**

Receipt No.	Amount Paid	Payment Method
231074954	\$24.71	Credit Card

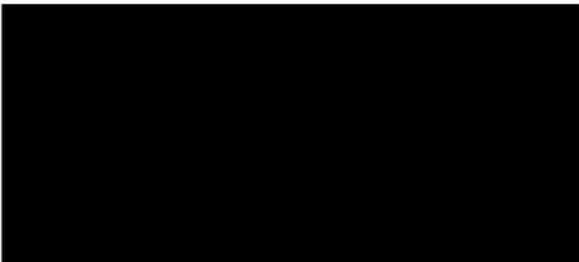
Thank you for purchasing a Size, Depth and Offset (SDO) information for the above property. The information below is important and must be read in conjunction with the plan/s attached.

**Please note the following important information when using the details provided in an SDO:**

- Under no circumstances should the details shown on the attached plan be used for other than assisting in identifying South East Water's assets.
- Details on this plan have been derived from external providers and South East Water cannot guarantee the accuracy, adequacy or completeness of any information in or forming part of the attached plan, including the location of its assets.
- Under no circumstances should the details on the attached plan to be used for design and/or construction purposes.
- For design and/or construction purposes, it is advisable to engage the services of a surveyor to determine the location of the assets, property boundaries and dimensions.

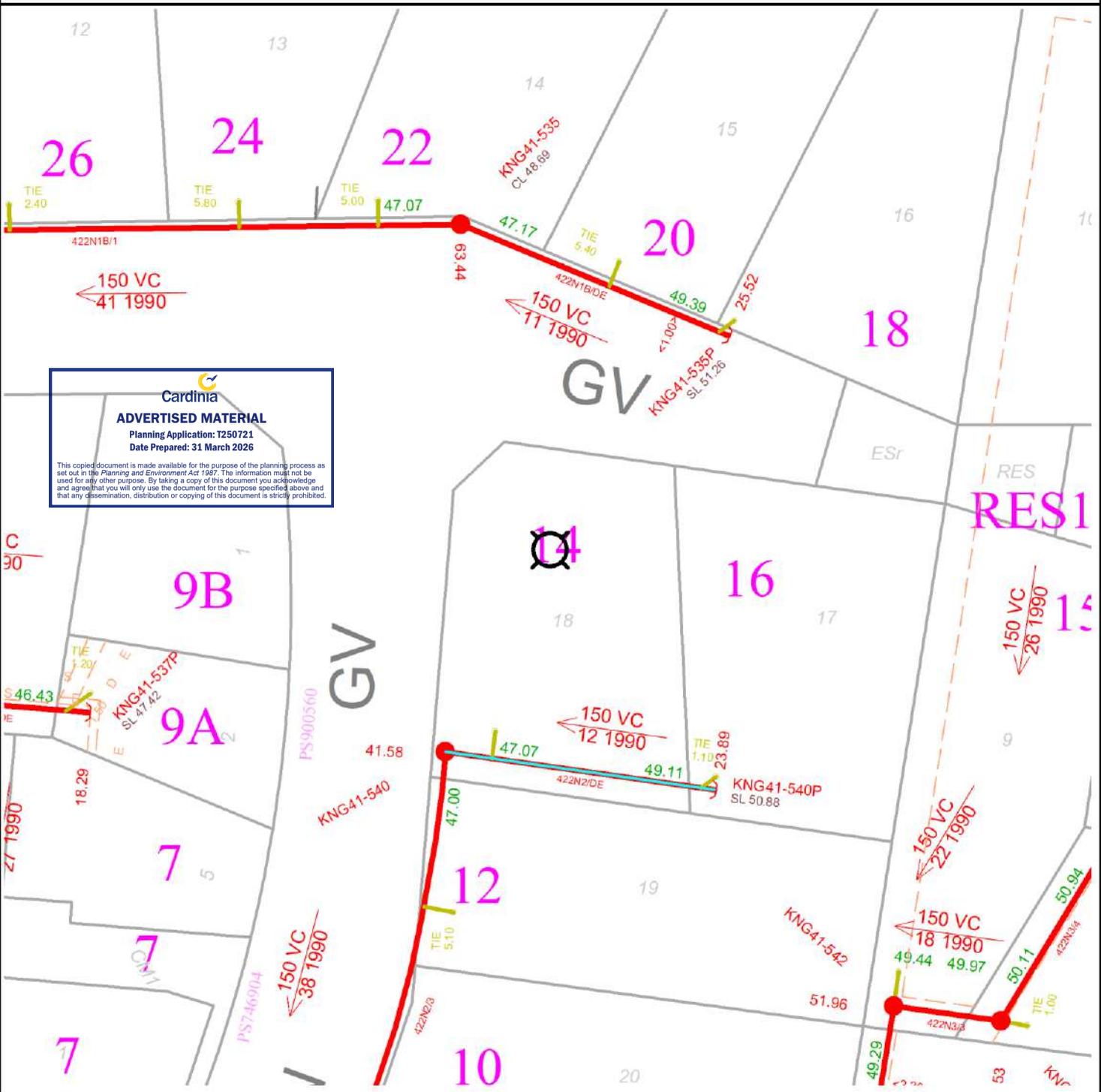
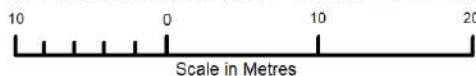
All liability at law (including under statute), and all conditions and warranties implied by law (including under statute), are expressly excluded except that liability and those conditions and warranties which cannot be excluded. In respect of liability and conditions and warranties which cannot be excluded, South East Water's liability to you is limited, as far as law (including statute) permits, to resupplying the plan or paying the cost of resupplying the plan. Please note that information contained within the plan may have altered before or after the issue of the plan.

Alteration to South East Water's assets including property connection points requires South East Water's approval. If you have any further enquiries please contact Connections Contact Centre on 9552 3770.



  
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**Caution: Under no circumstances should the details on this plan be used for design and/or construction purposes.**

**Approximate Size, Depth and Offset Details**

Property Sewerage Plan No: 977517	Sewer Main Size and Type: 150mm VC	Approximate sewer depth is based on information available at the time of construction of the asset and does not allow for fluctuations in surface levels. The connection point may not be at the same depth as the sewer main.
Sewer Main Depth (to invert): 1.46m	Scaled distance between boundary and centreline of sewer (Offset): 2.41m	

**WARNING:** This plan is issued solely for the purpose of assisting you in identifying South East Water's specified assets through further investigation only. It is not to be used for any other purpose, including to identify any other assets, property boundaries or dimensions. Accordingly, the location of all assets should be proven by hand on site prior to the commencement of any work. (Refer to attached letter for further details). Note: Offsets denoted in brackets < > are from the title boundary to centreline of pipe. If pipe offset is not shown in brackets < >, the offset provided on this plan is scaled and will need to be proven on site.

Title/Road Boundary	SDO Location	Maintenance Hole
Proposed Title/Road	Sewer Main & Property Connections	Inspection Shaft
Easement	Direction of Flow	As-Constructed Offset



**THE  
PROJECT  
ARBORIST**

Peter Bourke  
0488 670 006

[pete.bourke@theprojectarborist.com.au](mailto:pete.bourke@theprojectarborist.com.au)

ABN: 41 292 315 347

[www.theprojectarborist.com.au](http://www.theprojectarborist.com.au)

# Arboricultural Impact Assessment

Project Site Address:

**14 Osborn Grove,  
Pakenham**

Report Commissioned by:

**Jova Drafting Consultants**

Assessment conducted & Report prepared by:

  
Grad. Cert. VIII. Arb.  
AQF. Cert. V. Dip. Arb.  
AQF Cert. III. Arb.

**Sunday, 22 February 2026**

**Ref: P0377 260222 AIA 14 Osborn Gve Pakenham**

Cardinia

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# 1. Summary

This report was commissioned by Jova Drafting Consultants to assess the condition of sixteen (16) trees located either within, or on properties adjacent to, the project site at 14 Osborn Grove, Pakenham.

Peter Bourke, trading as The Project Arborist, conducted a visual assessment of the trees on Tuesday the 10<sup>th</sup> of June, 2025.

This is an Arboricultural Impact Assessment (AIA) that is primarily designed to evaluate the impacts on these trees arising from the proposed development on the project site.

Of the trees assessed:

1. Five (5) trees (8, 9, 10, 14 & 16) are located within the project site.
  - a. Trees 8, 9 & 10 are unlikely to be impacted by the proposed development – works outside NRZ.
  - b. Trees 14 & 16 are proposed to be removed.
2. Eleven (11) trees (1-7, 11, 12, 13 & 15) are located on properties adjoining the project site, or within the road reserve. Trees located outside the project site should be protected.
  - a. Trees 7, 12, 13 & 15 are likely to incur a low impact from the proposed development and are likely to remain viable within the current design.
    - i. The recommendations of this report should be adopted.
  - b. The remaining trees assessed off site are unlikely to be impacted by the proposed development.



## 2. Scope

All trees are assessed within the project site where it is considered likely that these trees could be affected by development within the project site.

Trees on adjoining properties are assessed where their Notional Root Zone (NRZ) is considered likely to extend into the project site.

All trees greater than 3.0m in height or with a diameter at standard height (DSH) of 15.0cm are assessed. Trees smaller than this may be assessed in certain instances i.e – Council specifications.

Specifically, the report addresses the following issues:

1. The health and structural condition of the tree.
2. Assessment of the amenity that the tree provides within the landscape and its retention value.
3. The impact of the proposed development within the project site on the tree.
4. Recommendations for the protection of these trees.
5. Relevant planning controls associated with the site as they relate to trees.

## 3. Revisions

Date	Reference	Revisions
22/02/2026	P0377 260222 AIA	Modified document (new plans & council comments)
11/06/2025	P0377 250611 AIA	Original document (Arboricultural Impact Assessment)

## 4. Documents reviewed

It is assumed that all documents reviewed in the preparation of this report are current and accurate. This report may be invalidated and require revision where documents reviewed are found to be outdated or inaccurate.

Date	Title	Author	Company
06/05/2025	Feature & levels survey (Ref: 2717)	RB	Next Level Surveying
16/01/2026	Proposed plans (Ref: TP25:07 Rev C)	SJ	Jova Drafting Consultants



## 5. Planning controls

The project site falls within a General Residential Zone (GRZ1) within the Cardinia municipality. The following town planning overlays pertaining to trees are applicable to this site:

### 5.1. Clause 52.37 – Canopy Trees.

“Canopy Tree” means a tree that has:

1. A height of more than 5.0 metres above ground level; **and**:
2. A trunk circumference of more than 0.5 metres (16.0cm DSH), measured at 1.4 metres above ground level; **and**
3. A canopy diameter of a least 4.0m.
  - The following trees meet the size criteria to be considered “Canopy Trees” under 52.37:
    - Trees 1, 2, 7, 14 & 15.

“Boundary Canopy Tree” means a canopy tree if any part of its trunk is within:

1. 6 metres of the *narrowest* street frontage of a lot; or
2. 4.5 metres of the rear boundary of a lot.
  - The following trees meet the size criteria and position to be considered “Boundary Canopy Trees” under 52.37:
    - Trees 9, 13 & 16

#### Permit Requirement

A permit is required to remove, destroy or lop a **canopy tree** in the Mixed-Use Zone, Township Zone, Residential Growth Zone, General Residential Zone, Neighbourhood Residential Zone, and Housing Choice and Transport Zone.

This does not apply:

1. If the table of exemptions in clause 52.37-8 specifically states that a permit is not required.
2. To the removal, destruction or lopping of a canopy tree (other than a boundary canopy tree) identified for assessment in an application to which clause 54, 55, 57 or 58 applies and the tree is not removed, destroyed or lopped until the permit is issued.
3. To the removal, destruction or lopping of a canopy tree (other than a boundary canopy tree) if the site is developed with an existing dwelling.
  - The following trees are **exempt** under the table of exemptions in Clause 52.37-8:
    - Trees 1, 2 & 7 – These trees are located on Public Land – Council owned trees.

## 6. Tree removal

This section outlines the two (2) trees that are proposed to be removed as part of the proposed development.

ID	Genus / species	Height (m)	Canopy Spread (D)(m)	DSH (cm)	Retention Value	52.37?
14	<i>Robinia pseudoacacia</i>	9	6	27	Low	Yes
16	<i>Photinia serrulata</i>	5	5	24	Very low	Yes

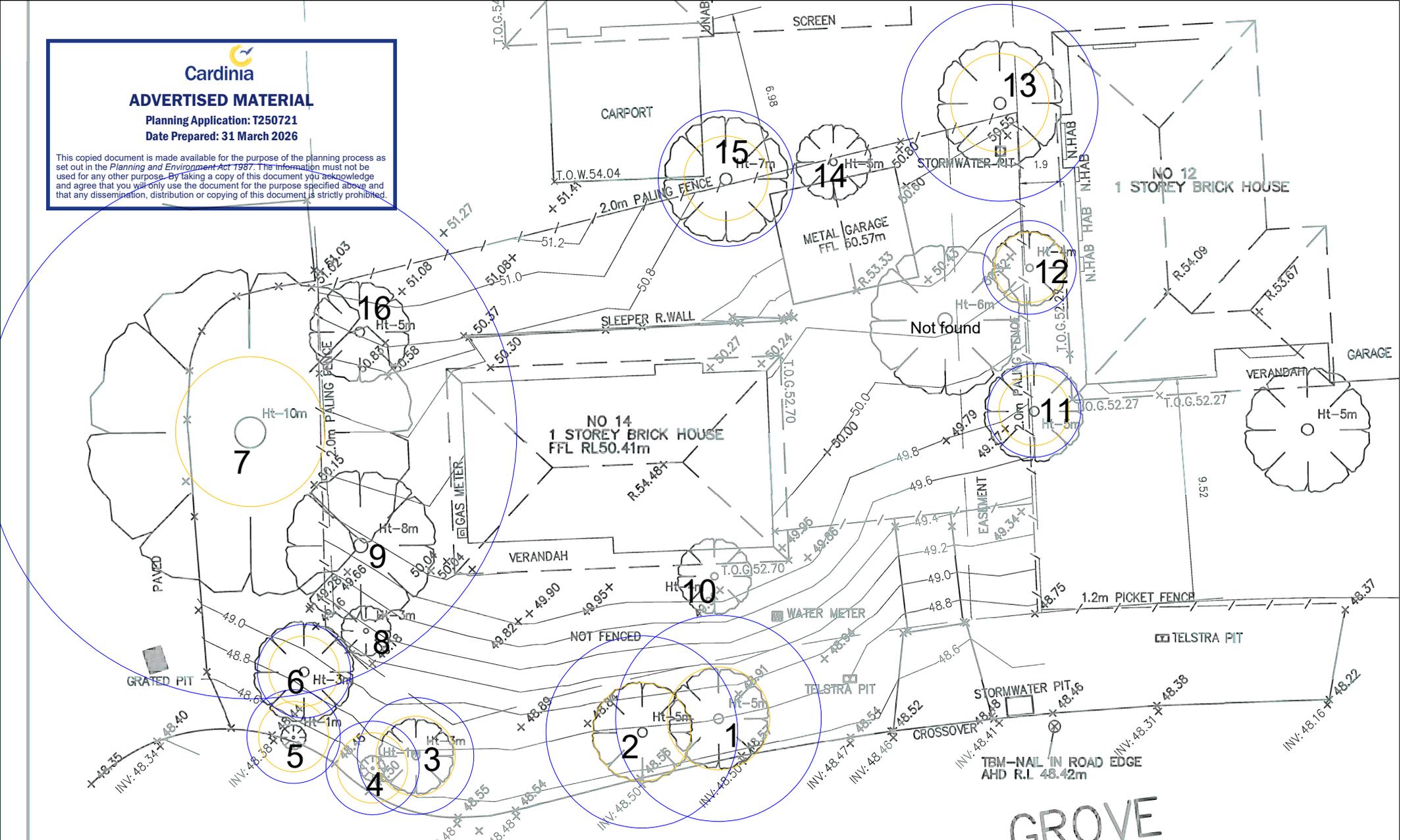




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Date Prepared: 31 March 2026

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## Site Plan - Existing 14 Osborn Gve, PAKENHAM

Drawn by: P. Bourke  
Date: 25/09/2025  
Source Plan Ref: 2717 Source Plan Drawn by: Next Level Surveying

P0377 260222 AIA 14 Osborn Gve Pakenham

### Legend

- NRZ
- SRZ

\*NRZ/SRZ not shown for Low/Very Low RV trees unless offsite



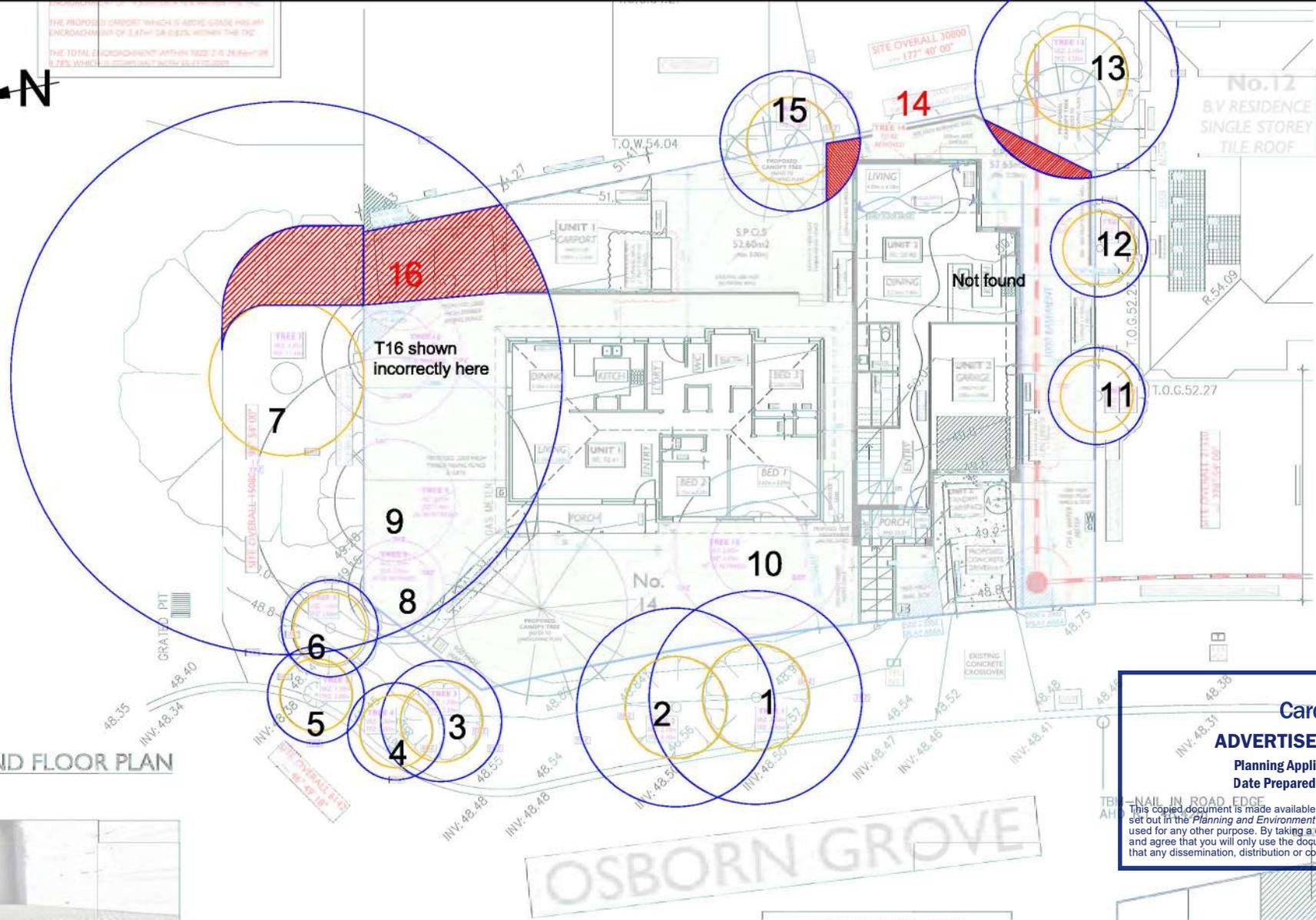
### THE PROJECT ARBORIST

P: 0488 670 006  
E: [pete.bourke@theprojectarborist.com.au](mailto:pete.bourke@theprojectarborist.com.au)  
A. B. N. 41 292 315 347

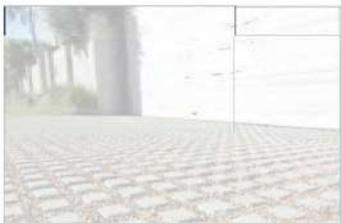
The Project Arborist 04/03/2026



THE PROPOSED CARPORT WHICH IS ABOVE GRADE HAS AN ENCROACHMENT OF 0.57M ON 0.02% WIDENY THE TRC THE TOTAL ENCROACHMENT WITHIN 1000 Z IS 28.86M<sup>2</sup> OR 7.75% WHICH IS WITHIN THE 10% LIMIT.



**GROUND FLOOR PLAN**  
SCALE: 1:100



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**CARDINIA PLANNING SCHEME -**  
**CLAUSE 32.08-4**  
CONSTRUCTION OR EXTENSION OF A DWELLING OR RESIDENTIAL BUILDING  
SITE AREA: 596.23M<sup>2</sup> = 30% (178.87M<sup>2</sup>) GARDEN AREA

# Site Plan - Proposed

## 14 Osborn Gve, PAKENHAM

Drawn by: P. Bourke  
Date: 04/03/2026  
Source Plan Ref: TP25:07 Rev C  
Drawing 1 of 1  
Source Plan Drawn by: Jova

### Legend

-  NRZ
  -  SRZ
  -  NRZ Encroachment
  -  Tree removal
- \*NRZ/SRZ not shown for Low/Very Low RV trees



# 9. Tree assessment data

Number of trees: 16

- 1. Tree height and canopy spread diameter in metres (m).
- 2. Diameter at Standard Height (DSH) in centimetres (cm).
- 3. Notional Root Zone (NRZ) and Structural Root Zone (SRZ) shown as a radius in metres (R)(m), as per AS4970 2025 - Protection of Trees on Development Sites.

- 4. ULE = Useful Life Expectancy in Years.
- 5. Retention Value of "Remove" is based on the arboricultural attributes of the tree.
- 6. Trees off site or within the road reserve should be protected.

- 7. Origin.  
MELB = Melbourne.  
VIC = Victoria.  
AUS = Australia  
EXO = Exotic

ID	Genus / species	Common Name	Height	Canopy Spread	DSH	Health	Structure	ULE	NRZ	SRZ	Amenity	Retention Value	Origin	52.37?
1	<i>x cupressocyparis leylandii</i>	Leyland Cypress	8	6	37	Good	Fair	30 - 60	4.4	2.2	Low	Council	EXO	No
2	<i>x cupressocyparis leylandii</i>	Leyland Cypress	8	5	34	Good	Good	30 - 60	4.1	2.1	Low	Council	EXO	No
3	<i>Schinus terebinthifolia</i>	Brazilian Peppertree	3	4	21	Fair	Fair	5 - 15	2.5	1.7	Very low	Very low	EXO	No
4	<i>Schinus terebinthifolia</i>	Brazilian Peppertree	1	1	2	Good	Good	15 - 30	2	1.5	Very low	Very low	EXO	No
5	<i>Schinus terebinthifolia</i>	Brazilian Peppertree	1	1	2	Good	Good	15 - 30	2	1.5	Very low	Very low	EXO	No
6	<i>Schinus terebinthifolia</i>	Brazilian Peppertree	4	4	17	Good	Good	15 - 30	2	1.6	Very low	Very low	EXO	No
7	<i>Eucalyptus scoparia</i>	Wallangarra Gum	16	14	95	Good	Good	> 60	11.4	3.2	High	Council	AUS	No
8	<i>x cupressocyparis leylandii</i>	Leyland Cypress	5	1	14	Good	Good	30 - 60	2	1.5	Very low	Very low	EXO	No
9	<i>x cupressocyparis leylandii</i>	Leyland Cypress	11	7	49	Good	Good	30 - 60	5.9	2.5	Low	Low	EXO	Yes
10	<i>Yucca elephantipes</i>	Yucca	4	2	29	Good	Good	30 - 60	3.5	2	Very low	Very low	EXO	No
11	<i>Robinia pseudoacacia</i>	Black Locust	5	2	10	Good	Good	15 - 30	2	1.5	Low	Low	EXO	No
12	<i>Robinia pseudoacacia</i>	Black Locust	4	2	10	Good	Good	15 - 30	2	1.5	Very low	Very low	EXO	No
13	<i>Betula alba</i>	Paper Birch	11	7	35	Good	Good	30 - 60	4.2	2.1	Moderate	Off site	EXO	Yes
14	<i>Robinia pseudoacacia</i>	Black Locust	9	6	27	Good	Good	30 - 60	3.2	1.9	Low	Low	EXO	Yes
15	<i>Syzygium australe</i>	Brush Cherry	9	4	24	Good	Good	30 - 60	2.9	1.8	Low	Off site	AUS	Yes
16	<i>Photinia serrulata</i>	Chinese Hawthorn	5	5	24	Fair	Fair	5 - 15	2.9	1.8	Very low	Very low	EXO	Yes



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# 10. NRZ Encroachment

This section outlines the trees that are proposed to be retained that will incur an encroachment into the Notional Root Zone (NRZ) from the proposed development.

The recommendations of this report should be adopted and effectively implemented to minimize the impact on tree health and longevity from development proposed within the NRZ.

Under AS4970 2025 – Protection of Trees on Development Sites:

## MINOR NRZ ENCROACHMENT

1. The proposed NRZ encroachment is considered **minor** if it is less than, or equal to, 10% of the NRZ area, has not had recent NRZ encroachments and is outside of the Structural Root Zone (SRZ).
  - a. Generally, it is unlikely that tree health, structure or longevity will be significantly impacted.

## MODERATE NRZ ENCROACHMENT

1. The proposed NRZ encroachment is considered **moderate** if it is greater than 10% and less than, or equal to, 20% of the NRZ area and is outside the Structural Root Zone (SRZ). A project arborist shall be engaged to assess the impacts on the tree and demonstrate how the tree will remain viable.
  - a. Existing site conditions, design measures, construction methodologies and other tree related factors will be taken into consideration when determining the likely impact to the tree.

## MAJOR NRZ ENCROACHMENT

1. The proposed NRZ encroachment is considered **major** if it is greater than 20% of the NRZ area or is within the Structural Root Zone (SRZ). A project arborist shall be engaged to explore alternative design or construction measures to enable the tree to remain viable.
  - a. A more detailed investigation may be necessary for major encroachments if the design or construction methodology cannot be changed. This can include root investigation, soil analysis, historical records of the tree or site, relevant literature or examples of similar NRZ encroachments.

ID	Genus / species	Ret. Value	NRZ (R)(m)	SRZ (R)(m)	Distance to Works (m)	Comments	NRZ Enc%	Impact
7	<i>Eucalyptus scoparia</i>	Council	11.4	3.2	3	Crossover & driveway - within SRZ.	10.0%	Low
13	<i>Betula alba</i>	Off site	4.2	2.1	5.2	Retaining wall - outside SRZ.	6.0%	Low
15	<i>Syzygium australe</i>	Off site	2.9	1.8	1.5	Retaining wall - within SRZ.	9.0%	Low

**Number of trees: 3**

### 10.1. Tree 7

The tree is located within the road reserve to the north of the project site and is of high retention value.

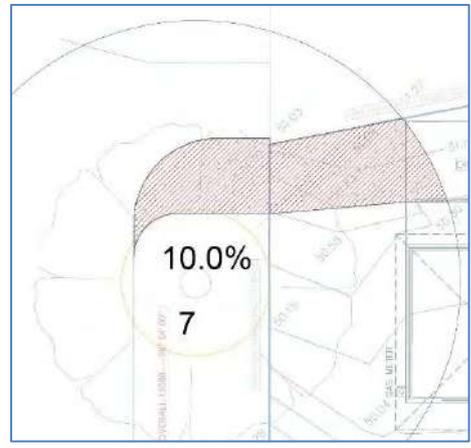
The plans provided indicate that a new crossover and driveway is proposed within the NRZ.

The new crossover is proposed just on the edge of the SRZ and is considered a major encroachment in this regard.

The NRZ encroachment for this tree is 10% however, large surface roots were observed extending towards the proposed crossover location.

Given the size of the tree and its SRZ, it is recommended that the proposed crossover be built at grade using a permeable material.

If this can be achieved, the tree is unlikely to be significantly impacted by the proposed works.



### 10.2. Tree 13 & 15

The plans provide indicate that a new retaining wall is propose within the NRZ of these trees. The NRZ encroachments are less than 10% for both trees however, the retaining wall is proposed just within the SRZ of Tree 15. Encroachments into the SRZ are considered major encroachments under AS4970 2025.

Tree 15 has an upright form and is less than 10m in height. The retaining wall encroaches approximately 20cm into the SRZ of Tree 15. This is unlikely to impact significant root mass or impact on tree stability. Almost all the SRZ would remain intact under the proposed development.

These trees are likely to remain viable within the current design.

### 10.3. Tree 12

Tree 12 is an immature tree, less than 5m in height with a DSH of 10cm, located off site. A new retaining wall is proposed immediately adjacent to the north of the south boundary. This is well within the SRZ.

Small, immature trees are generally more tolerant of root disturbance than larger mature trees. Younger trees have a greater ability to readily produce roots that may be cut or damaged.

The excavation for the retaining wall in this area is limited to approximately 200mm, and then it tapers deeper to the east.

If excavation can be limited to that of the retaining wall "H" brackets within the SRZ, and 200mm depth between the brackets, this tree is likely to tolerate and recover from any root loss that might be incurred from the works.

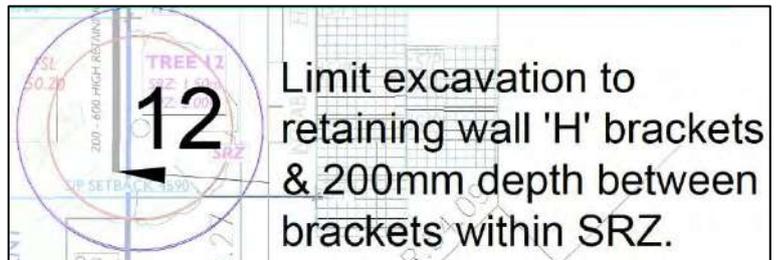
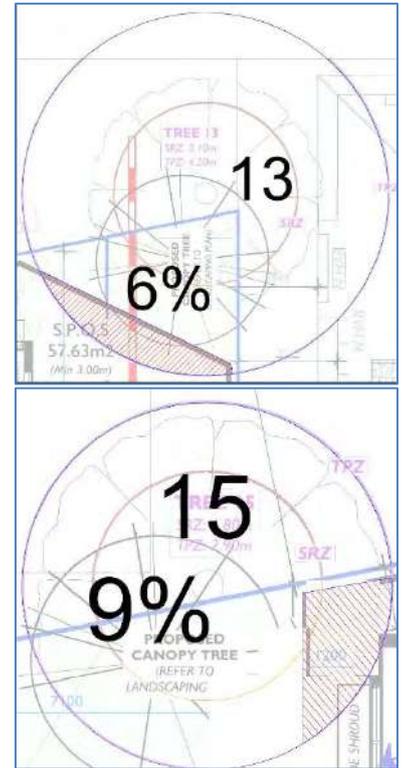


Figure 1 - Tree 12, small, immature tree 10cm DSH.

  
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## 11. Recommendations

The impact from the proposed development on trees to be retained could be reasonably addressed by the effective implementation of the following recommendations:

1. No strip or sheet excavation below 50mm depth within the structural root zone (SRZ) of retained trees, unless it can be demonstrated that structural tree roots will not be impacted.
  - a. Structural tree roots are generally considered roots greater than 50mm diameter.
2. All services should be located outside of the NRZ of retained trees.
  - a. Where services cannot be located outside of the NRZ then they should be installed either by:
    - i. Directional boring under the NRZ, with the top of bore a minimum of 800mm below natural ground level (NGL).
    - ii. Hydro-vacuum excavation under arboricultural supervision – outside SRZ.
3. A Tree Protection Specification (TPS) should be developed for the project site to ensure that construction is managed effectively within or around the NRZ of retained trees.
4. Storage sheds, water tanks or bin storage areas should be either located outside the NRZ of trees or built using a shallow paving slab that limits excavation to 100mm in depth.

### 11.1. Tree 7

1. Excavation should not exceed 50mm in depth within the road reserve for the proposed crossover.
2. Excavation should be limited to 100mm depth within the site for the proposed driveway.
3. The proposed crossover should be built at grade using a permeable material. This could include:
  - a. Asphalt/bitumen or;
  - b. Gravel.

### 11.2. Tree 12

1. The proposed retaining walls should be shifted out of the SRZ or;
2. Excavation should be limited to the retaining wall “H” brackets within the SRZ and;
3. Excavation limited to 200mm depth between the retaining wall “H” brackets within the SRZ.



# 12. Tree images

  
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**Total Number of Trees:**

**16**

### Tree No: 1

**Genus / species:** *x cupressocyparis leylandii*

**Common Name:** Leyland Cypress

**Council**



### Tree No: 2

**Genus / species:** *x cupressocyparis leylandii*

**Common Name:** Leyland Cypress

**Council**



### Tree No: 3

**Genus / species:** *Schinus terebinthifolia*

**Common Name:** Brazilian Peppertree

**Very low**



### Tree No: 4

**Genus / species:** *Schinus terebinthifolia*

**Common Name:** Brazilian Peppertree

**Very low**



### Tree No: 5

**Genus / species:** *Schinus terebinthifolia*

**Common Name:** Brazilian Peppertree

**Very low**



### Tree No: 6

**Genus / species:** *Schinus terebinthifolia*

**Common Name:** Brazilian Peppertree

**Very low**



**Tree No: 7**

**Genus / species:** *Eucalyptus scoparia*

**Common Name:** Wallangarra Gum  
Council



**Tree No: 8**

**Genus / species:** *x cupressocyparis leylandii*

**Common Name:** Leyland Cypress  
Very low



**Tree No: 9**

**Genus / species:** *x cupressocyparis leylandii*

**Common Name:** Leyland Cypress  
Low



**Tree No: 10**

**Genus / species:** *Yucca elephantipes*

**Common Name:** Yucca  
Very low



**Tree No: 11**

**Genus / species:** *Robinia pseudoacacia*

**Common Name:** Black Locust  
Low



**Tree No: 12**

**Genus / species:** *Robinia pseudoacacia*

**Common Name:** Black Locust  
Very low



  
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**Tree No: 13**

Genus / species: *Betula alba*

Common Name: Paper Birch

Off site



**Tree No: 14**

Genus / species: *Robinia pseudoacacia*

Common Name: Black Locust

Low



**Tree No: 15**

Genus / species: *Syzygium australe*

Common Name: Brush Cherry

Off site



**Tree No: 16**

Genus / species: *Photinia serrulata*

Common Name: Chinese Hawthorn

Very low



  
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## 13. General tree protection

The following general tree protection guidelines should be adopted and effectively implemented as appropriate to the project. Specific tree protection measures should be detailed in a Tree Protection Specification (TPS).

1. Retained trees should be clearly marked as being retained on the site to avoid confusion during the tree removal phase.
2. The stumps of removed trees should be ground out rather than pulled to avoid injury to adjacent trees.
3. Construction specifications should include a plan showing the location of retained trees and their Notional Root Zone (NRZ), Tree Protection Zone (TPZ) and Structural Root Zone (SRZ).
4. Retained should be enclosed with a minimum 1.8-metre-high temporary chain link fence, in accordance with an endorsed Tree Protection Specification (TPS).
  - a. The fencing should be free-standing, with no part of the fencing attached to the trunk or branches of retained trees.
    - i. Tree protection fencing should enclose, at a minimum, the entire SRZ and as much of the Notional Root Zone (NRZ) as possible.
  - b. Access should be restricted within the areas of the TPZ enclosed with tree protection fencing for the duration of the project.
  - c. Tree protection fencing should be installed prior to demolition where practicable.
  - d. The TPZ area inside the fence should be mulched to a depth of approximately 75mm-100mm with mulch comprised of approximately 50% wood chip and 50% leaf matter.
5. Where construction clearance is required and areas of the Notional Root Zone (NRZ) cannot be fenced, ground protection should be installed.
  - a. Ground Protection should consist of any constructed platform that prevents point loads on the soil within the Notional Root Zone (NRZ). These could include:
    - i. TrakMat, MaxTrack or similar ground protection.
    - ii. 12 mm plywood joined together to form a platform.
    - iii. Timber rumble boards.
    - iv. GeoFabric base layer, 250mm layer of 200mm crushed rock, layer of compacted 200mm crushed rock.
  - b. Ground Protection should be constructed to remain effective for the entire construction process.
  - c. Ground Protection should be installed at the same time as the tree protection fencing.
6. Excavation within the Structural Root Zone (SRZ) should be avoided unless it can be demonstrated that structural tree roots will not be impacted.
7. Excavation within the Notional Root Zone (NRZ) should be avoided unless specified in this report or the Tree Management Report/Plan.
  - a. Any excavation within the Notional Root Zone (NRZ) should be conducted under arboricultural supervision.
  - b. Any tree roots encountered should be documented and, where determined by the attending arborist, neatly pruned.
    - i. Roots should be pruned using sharp hand tools by the attending arborist, in accordance with AS4373 2007 – Pruning of Amenity Trees
8. Concrete and other washout or waste disposal areas should be kept well away from trees to be retained.
9. Where there is expected Notional Root Zone (NRZ) encroachment from the proposed development, the Notional Root Zone (NRZ) of retained trees should be irrigated as required throughout the project.
  - a. A fully automated drip irrigation system should be installed over the hotter and dryer months of the year.
10. Any pruning works that might be required to provide vehicular or construction clearance should be conducted by a minimum AQF Level 3 (or higher) qualified arborist.
  - a. Pruning should be conducted in accordance with AS 4373 2007 – Pruning of Amenity Trees.



## 14. Assessment Method

The assessment of the trees was carried out from the ground using the Visual Tree Assessment (VTA) method, developed by Claus Mattheck (*Mattheck, C*).

The three stages of VTA are as follows:

1. Stage 1 – Visual inspection of the tree for defect symptoms and overall vitality. If there are no signs of any problems, the assessment is concluded.
2. Stage 2 – If a defect is suspected based on the symptoms, the presence or absence of that defect must be confirmed by thorough examination.
3. Stage 3 – If the defect is confirmed, it must be quantified and the strength of the remaining part of the tree evaluated. This stage is beyond the scope of this assessment and further investigation may be required, including a separate climbing assessment.

The following fields of information were documented for each tree assessed:

1. Genus / species & common name.
2. Height, canopy width and DSH (Diameter at Standard Height).
3. Origin of the species (Indigenous, Native, or Exotic).
4. Assessment of health, structure, and overall condition.
5. Estimate of Useful Life Expectancy (ULE).
6. Photos were taken of each tree assessed.
7. DSH measurements were taken using a diameter tape.
8. DSH measurements are estimated for trees where no access is available.
9. Distances and tree heights were measured using a laser range finder and inclinometer.

Relevant site conditions were observed and documented as appropriate.



# 15. Explanation of Terms

## 15.1. Health, Structure, ULE, Origin

The assessment of Health, Structure, U.L.E. (Useful Life Expectancy) and Origin are based on the following definitions. In the case of health and structure, these definitions encompass only the more common indicators for these assessments.

### 15.1.1. Health

<b>Good</b>	Crown full, with good foliage density. Foliage is entire with average colour, minimal or no pathogen damage. Above average growth indicators such as extension growth, leaf size and canopy density. Little or no canopy die-back. Generally, no dead wood on the perimeter of the canopy. Good wound wood development.
<b>Fair</b>	Tree may have more than 30% dead wood or may have minor canopy dieback. Foliage density may be slightly below average for the species. Foliage colour may be slightly lower than average, and some discolouration may be present. Typical growth indicators, e.g., extension growth, leaf size, canopy density for species in location. Average wound wood development.
<b>Poor</b>	Tree may have more than 30% dead wood and canopy die back may be present. Leaves may be discoloured and/or distorted, often small, and excessive epicormic growth may be present. Pathogens and/or stress agents may be present that could lead, or are leading to, the decline of tree. Poor wound wood development.
<b>Very Poor</b>	The tree has more than 30% dead wood. Extensive canopy die back is present. Canopy is very sparse. Pathogens and/or stress agents are present that are leading to the decline of the tree. Very poor wound wood development.
<b>Dead</b>	<b>Tree is dead and generally should be removed.</b>

### 15.1.2. Structure

<b>Good</b>	The tree has a well-defined and balanced crown. Branch unions appear to be strong with no defects evident in the trunk or the branches. The tree is unlikely to suffer trunk or branch failure under normal conditions.
<b>Fair</b>	The tree has some minor problems in the structure of the crown. The crown may be slightly out of balance and some branch unions may exhibit minor structural faults or have the potential to create faults. If the tree is single trunked, this may be on a slight lean or be exhibiting minor defects.  <b>These defects are not likely to result in catastrophic trunk or branch failure although some branch failure may occur under normal conditions.</b>
<b>Poor</b>	The tree has significant problems in the structure of the scaffold limbs or trunk. It may be lop-sided or have few branches on one side or have large gaps in the crown. Large branches may be rubbing or crossing over. Branch unions may be poor, and faults at the point of attachment or along the branches may be evident. The tree may have a substantial lean. The tree may have suffered significant root damage. The tree may have some degree of basal or trunk damage.  <b>These defects may predispose the tree to major trunk or branch failure.</b>
<b>Very Poor</b>	The tree has some very significant problems in the structure of the crown. It may be lop-sided or have few branches on one side or have large gaps in the crown. Branches may be rubbing or crossing over and causing damage to each other. Branch unions may be poor, and faults at the point of attachment or along the branches may be evident. The tree may have a substantial lean. The tree may have suffered major root damage. The tree may have extensive basal or trunk damage.  <b>These defects are likely to predispose the tree to trunk or scaffold limb failure.</b>



### 15.1.3. Useful Life Expectancy (ULE)

>60	The tree may be in good to excellent condition and a long-lived species. likely to provide useful amenity for up to 60 years.
30 - 60	Tree may be in fair to good condition with a moderate lifespan. Likely to provide useful amenity for up to 60 years.
15 - 30	Tree may be in moderate decline or a shorter-lived species. Unlikely to provide useful amenity for longer than 30 years.
5 - 15	Tree in decline or short-lived species. Unlikely to provide useful amenity for longer than 15 years.
1 - 5	Tree is dying or structurally defective. Unlikely to provide useful amenity for longer than 5 years.
0	Dead tree or presents an immediate and unacceptable hazard.

## 15.2. Retention value

<b>Very High</b>	Significant effort should be made to retain & protect tree.
<b>High</b>	Significant effort should be made to retain & protect tree if possible.
<b>Moderate</b>	Tree should be retained and protected if it does not significantly constrain development.
<b>Low</b>	Tree should not constrain development and should be removed if they conflict with the design.
<b>Very Low</b>	Tree less than 5.0m in height or exhibits poor condition. Should not constrain development.
<b>Remove</b>	Tree is not suitable for retention and should be removed.
<b>Off site or Council</b>	Council owned trees or trees located on adjoining properties should be protected.

Each tree assessed is assigned a Retention Value (RV). The Retention Value is based on several cumulative factors including:

- The size of the tree and the amenity it provides to the surrounding landscape.
  - Generally, the larger the tree, the higher the retention value.
- The overall condition of the tree.
  - Generally, trees that exhibit good health and structure would be assigned a higher retention value than trees in poor condition.
- The estimated Useful Life Expectancy (ULE).
  - Generally, trees with a longer expected life span would have a higher retention value.
- Where known, trees listed on a heritage or significant tree register will be noted in the report and assigned a higher retention value.
  - The overall condition of the tree will also be taken into account for these trees.

### 15.2.1. Origin

<b>Melbourne</b>	Native or Indigenous to the greater Melbourne metropolitan area as defined by Flora of Melbourne (S. G. A. P. M., 1991).
<b>Victorian</b>	Native to Victoria but not Indigenous the greater Melbourne Metropolitan area.
<b>Australian</b>	Native to Australia but not Victoria.
<b>Exotic</b>	Not native to Australia.



## 16. References

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<http://www.forestry.uga.edu/warnell/service/library/for96-039a/index.html>
- Harris, R.W., Clark, J.R. & Matheny, N.P. 2004, *Arboriculture: Integrated management of landscape trees, shrubs and vines*, 4<sup>th</sup> edn., Prentice Hall, New Jersey, USA.
- Hitchmough, J. D. 1994, *Urban Landscape Management*, Inkata Press, Chatswood, NSW.
- Society for Growing Australian Plants Maroondah, 1991, *Flora of Melbourne, a guide to the indigenous plants of the greater Melbourne area*, Society for Growing Australian Plants, Maroondah.
- Mattheck, C., Bethge, K. & Weber, K., 2015, *The body language of trees*, Karlsruhe Institute of Technology – Campus North, KS Druck GmbH, Germany.
- Standards Australia, 2009, *AS 4970 - 2025 Protection of trees on development sites*, Standards Australia, Sydney.
- Ellison, M. J., 2016, Quantified Tree Risk Assessment, User Manual, (Version: 5.3.9\_2025\_10), Quantified Tree Risk Assessment P/L, 9 Lowe Street, Macclesfield, Cheshire, SK11 7NJ, United Kingdom.



## 17. Additional Information

### Notional Root Zone (NRZ)



Is based on *AS 4970 2025 Protection of Trees on Development Sites* and is calculated from a radius of 12 times the Diameter at Standard Height (DSH). The NRZ is the primary trigger for arboricultural input on a development site. The NRZ aims to define the soil volume that is likely to be required to encompass enough of the trees absorbing root system to ensure the long-term survival of the tree. The radius specified as the NRZ is an estimate of the minimum distance from the tree that excavation or other activities that might result in root damage should occur to avoid negative impacts on the health and longevity of the tree. *AS 4970 2025* states that intrusion of up to 10% of the surface area of the NRZ may occur without further assessment or analysis.

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### Structural Root Zone (SRZ)

Is based on *AS 4970 2025 Protection of Trees on Development Sites* and defines the likely spread of the trees scaffold root system. These roots are the primary anchoring roots for the tree and damage to these roots may render the tree liable to uprooting.

SRZ is based on measurement of the trunk above the root flair (*AS 4970 2025*)

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### Tree Protection Zone (TPZ)

Is based on *AS 4970 2025 Protection of Trees on Development Sites* and defines the specified zone above and below ground at given offsets from the trunk set aside to protect a tree's roots, and crown, where they might be impacted/damaged from development.

TPZ will be specified on the Tree Protection Specification (TPS) and Tree Protection Plan (TPP) (*AS 4970 2025*)

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### DSH (Diameter at Standard Height)

Is the diameter of the tree at approximately 1.4 meters above ground level. Where a trunk is divided at or near 1.4 meters above ground the DSH is generally measured at the narrowest point of the trunk between ground level and 1.4 meters. Alternatively, where a higher level of accuracy is required with multi stemmed trees, DSH is derived from the combined cross-sectional area of all trunks. The DSH of all accessible trees is measured unless otherwise stated in the Tree Data section of this report. The DSH of trees on adjoining properties is measured where access can be readily gained to the property, otherwise it is estimated.

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### Height & canopy spread

Tree height is generally measured for moderate, high and very high value trees and is measured with a laser range finder. The height of low and very low value trees is usually estimated. Canopy width is specified as a diameter and is estimated unless otherwise stated.

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### Genus / species

The identification of trees is based on accessible visual characteristics and given that key identifying features are often not available at the time of assessment the accuracy of identification is not guaranteed. Where the species of any tree is not known, **sp.** is used.

- 
- A level of tree root damage, or a change to the root zone, is almost inevitable where construction on development sites occurs around trees. The primary goal of providing construction impact analysis is to minimise root damage, or changes to root zones, to enable trees to be successfully retained within the proposed development over the long term.

Examples of negative impacts to trees from construction activities include:

- Root severance from trenching and grading activities. Damage to the transport and absorbing root system may deprive the tree of the ability to absorb nutrients and water and damage to the structural scaffold roots that support the tree may result in instability and uprooting. Depending on the percentage of the root plate affected and proximity to the tree, the affects can range from minor degradation of health through to total root plate failure (i.e. uprooting).
- Compaction and root injury. Most trees require a well aerated and friable soil to allow normal physiological processes to occur and to allow root growth. Soil compaction from pedestrian or vehicular traffic can result in direct injury to the roots, indirect injury through soil drainage changes, reduced soil aeration or decreased soil penetrability. If severe enough soil compaction can lead to a rapid decline in many tree species and may eventually result in instability and uprooting.
- Changes in drainage patterns. Changes in drainage patterns may result from hard surfacing, trenching, land shaping and other construction activities. These can result in either drought stress or waterlogging, both of which can cause a rapid decline in trees and may result in instability and uprooting.

## 18. Arborist details

Peter Bourke, trading as, The Project Arborist.

22 Blackburn Road, Mooroolbark, 3138.

- AQF Certificate III Arboriculture. (NMIT)
- AQF Certificate V Diploma of Arboriculture. (Melbourne Polytechnic)
- Graduate Certificate of Arboriculture. (University of Melbourne)
- Quantified Tree Risk Assessment (QTRA) Registered User ID: 4876.
- International Society of Arboriculture (ISA) Tree Risk Assessment Qualification (TRAQ).
- 17 years' experience in arboriculture.
  - 7 years as a practical arborist for both local government and private industry.
  - 10 years as a consulting arborist.



Peter Bourke provides specialist technical advice in the field of arboriculture. This includes the provision of technical expertise relating to problem diagnosis, management programs, tree appraisal and valuation and the relationship between trees and the built environment.

Peter Bourke has, by training, education, experience and research, considerable knowledge relating to the care, maintenance, and management of trees in a wide variety of contexts.

Significant areas of operation and expertise include the provision of tree and built structure conflict reports, hazard assessment, tree condition appraisal and broad scale tree inventories.

Considerable effort is expended in research to remain current with the latest advances in all areas relating to tree care.

### 18.1. Declaration

"I have made all the inquiries that I believe are desirable and appropriate and that no matters of significance which I regard as relevant have to my knowledge been withheld from this report."



Grad. Cert. VIII. Arb.  
AQF. Cert. V. Dip. Arb.  
AQF Cert. III. Arb.



# 14 OSBORN GROVE, PAKENHAM VIC 3810



## APPENDIX A – REV A

DESIGN OBJECTIVES	COMMENTS
<b>B2-1</b> Street Setback	The appropriate setbacks have been applied to the proposal to reduce the visual bulk and respect the existing neighbourhood characteristics.
<b>B2-2</b> Building Height	Complies, maximum building height is 8.17m.
<b>B2-3</b> Side and rear setback	Adequate side and rear setbacks have been achieved.
<b>B2-4</b> Wall on boundaries	Complies. Unit 1 carport will be on the Eastern property boundary. This will have an average height of 3.2m on boundary.
<b>B2-5</b> Site coverage	Complies, site coverage is 44.84%.
<b>B2-6</b> Access objective	Vehicle access to and from a development is safe, manageable and convenient. The existing crossover off Osborn Grove will be retained to service Units 2 whilst a new proposed crossover along Osborn Grove will provide access to Unit 1 which will be built above grade due to the nature strip tree being located within close proximity.
<b>B2-7</b> Tree canopy objectives	There are ample opportunities for landscaping within the development. A portion of existing vegetation is to be removed and replaced with appropriate vegetation on site. Additionally, appropriate setbacks have been provided to ensure adequate landscape planning can occur. The site will require a minimum of 10% of canopy cover which equates to a minimum of 59.62m square of cover to be provided.
<b>B2-8</b> Front Fences	There is no front fence proposed along the larger frontage which is facing Unit 1 & 2, whilst there is a 2m high proposed timber paling fence along the Osborn Grove side street.
<b>B3-1</b> Dwelling Diversity	The proposal is for two dwelling on a lot. Existing unit 1 is a single storey, whilst Proposed units 2 is a double storey dwelling. Standard B3-1 is not applicable.
<b>B3-2</b> Parking location	Convenient parking for residents has been provided. Existing Unit 1 has been provided with a single car carport and a tandem carspace. Whilst Units 2 have been provided with a single car garage and tandem carspace. Furthermore, there are no proposed habitable room windows within 1m of the accessways or car parking areas.

No visitor car space is required on the development.  
No parking and traffic difficulties will be caused from the development.

<b>B3-3</b>	Street integration	Both the proposed and existing unit will face the street frontage having its own sense of address. Passive surveillance has been provided by a direct view from the habitable room windows.  Lighting will be provided to the entrance of each dwelling to provide safe accessways and paths.  Additionally mailboxes will be provided to each dwelling and can be easily accessible.
<b>B3-4</b>	Entry objectives	Each dwelling will have its own sense of address and has direct sight from the street. The entry to all dwellings have been provided with external covered area in the form of a porch to increase the presence of the main entry points.
<b>B3-5</b>	Private open space	Each dwelling has been provided with a minimum of 25 square metres of secluded private open space with a minimum width of 3m. These spaces are orientated to receive northern/eastern sunlight and to have direct access from the main living areas.
<b>B3-6</b>	Solar access to open space objective	The private open space area has been oriented to obtain northern and eastern sunlight
<b>B3-7</b>	Functional layout objective	The proposed dwellings has a main bedroom that achieves the minimum width of 3m and a minimum depth of 3.4m. The remaining addition bedrooms will have a minimum dimension of 3m(w)x3m(d). The living area provided has a minimum width of 3.6m with a minimum total area of 12 square metres. Refer to plans.
<b>B3-8</b>	Room depth	The combined living area including the kitchen and dining are provided with windows at both ends of the habitable room.
<b>B3-9</b>	Daylight to new windows	All proposed habitable room windows have a minimum dimension of 1 metre clear to sky.
<b>B3-10</b>	Natural ventilation objectives	Openable windows and doors have been provided to allow for natural ventilation.
<b>B3-11</b>	Storage	Each dwelling has been provided with an external storage shed with a minimum volume of 6 cubic metres.
<b>B3-12</b>	Accessibility for apartment development	Not applicable. The proposal is for 2 Units on a lot.
<b>B4-1</b>	Daylight to existing windows	Complies. The proposed dwellings provide adequate distance to habitable room windows of adjoining dwellings.

<b>B4-2</b>	Existing north facing windows	No existing north facing windows are affected.
<b>B4-3</b>	Overshadowing secluded private open space	The proposal has been provided with appropriate setbacks to ensure minimal reduction on existing neighbouring secluded private open space. Refer to shadow diagrams provided.
<b>B4-4</b>	Overlooking	The proposed habitable room windows do not overlook into neighbouring habitable windows.
<b>B4-5</b>	Internal views	There are no habitable room windows within the development that overlook into the private open space or habitable room.
<b>B5-1</b>	Permeability and stormwater	Complies. The total permeable site area is 55.16%.
<b>B5-2</b>	Overshadowing domestic solar energy systems	There are no existing solar energy systems that will be affected by the proposal.
<b>B5-3</b>	Rooftop solar energy generation	The proposal has been provided with roof areas capable of having future solar energy systems installed.
<b>B5-4</b>	Solar protection to new north facing windows	The proposal has habitable windows oriented to the east and west to allow for cross section ventilation and to achieve proportional northern sunlight. The habitable sliding door orientated to the north will have minimal affect on the habitable room area.
<b>B5-5</b>	Waste and recycling	Each dwelling is provided bin storage areas. Refer to plans.
<b>B5-6</b>	Noise impacts	The proposal is minor in nature and no additional noise is expected to occur from the development.
<b>B5-7</b>	Energy efficiency for apartment	The proposed site is within Climate zone 62 Moorabbin which has a NatHERS maximum cooling load of 21MJ/M <sup>2</sup> .





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# DESIGN RESPONSE

No.14 OSBORN GROVE, PAKENHAM VIC 3810

17<sup>TH</sup> JUNE 2025

## PREPARED BY

JOVA DRAFTING CONSULTANTS

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# DESIGN RESPONSE

NO.14 OSBORN GROVE, PAKENHAM VIC 3810



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## SUBJECT SITE

- The subject site is located on Osborn Grove in Pakenham.
- The subject site has an area of approximately 596.23 square meters with a street frontage of 30.21m and side boundaries of 21.32m & 30.80m.
- The site currently contains a single storey dwelling with associated outbuildings.
- There is currently a crossover along Osborn Grove providing access to the subject site.
- The site consists of very minimal vegetation with mature trees.



## Surrounds

- The surrounding sites consist mainly of single & double storey detached & attached dwellings constructed mainly of brick veneer walls with tiled roofs.
- Front setbacks in the surrounding area vary significantly.

There are examples of multi-unit development in the surrounding area at:

- 9 Osborn Grove, Pakenham
- 7 Osborn Grove, Pakenham
- 3 Osborn Grove, Pakenham

- 6 Osborn Grove, Pakenham

## PLANNING CONTROLS

This section outlines the planning controls and policies of the Cardinia Planning Scheme that are relevant to the consideration and determination of the planning permit application.

### ZONE

The site is within a *General Residential Zone 1* pursuant to the *Cardinia Shire Planning Scheme*.

The purpose of the zone is:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To recognise areas of predominantly single and double storey residential development.
- To manage and ensure that development respects the identified neighbourhood character, heritage, environmental or landscape characteristics.
- To allow educational, recreational, religious, community and a limited range of other nonresidential uses to serve local community needs in appropriate locations

Pursuant to Clause 32.08-4 the construction or extension of a dwelling or residential building must achieve the minimum garden area for lot sizes over 596.23sqm the minimum garden area is 30%.

- *The proposal site has an area of approximately 596.23sqm, which requires approximately 178.87sqm of garden area. The site has achieved the minimum garden area requirements. Please refer to site analysis on site/floor plan.*

Pursuant to Clause 32.08-6 a permit is required to construct a dwelling on a lot if there is at least one dwelling existing on the lot. The development must meet the requirements of Clause 55.

- *The proposal is consistent with the purpose of the General Residential 1 Zone by allowing opportunities for increase residential development and proposing development the respects the neighborhood, environmental and landscape character of the area.*

### OVERLAYS

The subject site is within a Development Contributions Plan Overlay.

Purpose:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To identify areas which require the preparation of a development contributions plan for the purpose of levying contributions for the provision of works, services and facilities before development can commence.*

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# STATE PLANNING POLICY FRAMEWORK

The State Planning Policy Framework is outlined at Clauses 9-19 of the CPS.

As an overview, these policies seek to:

- Achieve a more compact city that includes well designed medium density housing that reflects neighbourhood character,
- Promote good urban design to make the built environment more sustainable, liveable and attractive,
- Achieve quality urban environments,
- Achieve sustainable development and energy efficient design,
- Provide a diversity of housing that cater for different households and are close to jobs and services,
- Reduce the cost of living by increasing housing supply near services and public transport,
- Facilitate the supply of affordable housing, and
- Create a city of 20 minute neighbourhoods

## COMMENT:

The proposed site is within walking distance of the Principal Public Transport Network (approximately 100m) which makes the site a Strategic Redevelopment Site suitable for additional housing pursuant to Clause 16.01-3. Strategic Redevelopment Sites are to be a focus for the development of new housing pursuant to Clause 16.01-2.

The sites proximity to these bus services also facilitates the creation of “20 minute neighbourhoods” as they provide direct access to the Metropolitan Activity Centres which were both formerly Principal Activity Centres under Melbourne 2030.

A further note; the site is located to the North of the Princes Highway which provides access to the Monash Freeway. Leading to shopping centre and other neighbouring suburbs such as Officer, Beaconsfield, Berwick. The development will facilitate local employment provided easy accessibility to the jobs provided.

**THE PROPOSAL SATISFIES THE STANDARD.**



## CLAUSE 11 SETTLEMENT

Planning is to anticipate and respond to the needs of existing and future communities through provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities and infrastructure. Planning is to recognize the need for, and as far as practicable contribute towards:

- Health and safety.
- Diversity of choice.
- Adaptation in response to changing technology.
- Economic viability.
- A high standard of urban design and amenity.
- Energy efficiency.
- Prevention of pollution to land, water and air.
- Protection of environmentally sensitive areas and natural resources.
- Accessibility.
- Land use and transport integration. Planning is to prevent environmental problems created by siting incompatible land uses close together. Planning is to facilitate sustainable development that takes full advantage of existing settlement patterns, and investment in transport and communication, water and sewerage and social facilities.



## OBJECTIVE

To promote the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.

**As Pakenham is a growing suburb, dwelling affordability is still reasonable compared to neighbouring suburbs, the development which has been proposed is ideal for first home getter or young families as the site is located within walking distance of schools, public transport and the local shopping strip.**

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## CLAUSE 15 BUILD ENVIRONMENT & HERITAGE

Planning should ensure all new land use and development appropriately responds to its landscape, valued built form and cultural context, and protect places and sites with significant heritage, architectural, aesthetic, scientific and cultural value. Creating quality built environments supports the social, cultural, economic and environmental wellbeing of our communities, cities and towns. Land use and development planning must support the development and maintenance of communities with adequate and safe physical and social environments for their residents, through the appropriate location of uses and development and quality of urban design. Planning should achieve high quality urban design and architecture that:

- Contributes positively to local urban character and sense of place.
- Reflects the particular characteristics, aspirations and cultural identity of the community.
- Enhances liveability, diversity, amenity and safety of the public realm.
- Promotes attractiveness of towns and cities within broader strategic contexts.
- Minimizes detrimental impact on neighboring properties.

**The area within which Osborn Grove is located has a lot of larger properties which have the potential for future development, with these developments the characteristics change in the area which is what is required for areas to grow. Currently there are a lot of old dwellings located within a 200m radius of this site but with new development the attractiveness of the area increases which brings a new market of residence to the area.**

## CLAUSE 16 HOUSING

Planning should provide for housing diversity, and ensure the efficient provision of supporting infrastructure. New housing should have access to services and be planned for long term sustainability, including walkability to activity centres, public transport, schools and open space. Planning for housing should include providing land for affordable housing

**The site at No.14 Osborn Grove is located:**

- **1130m from Princess Highway.**
- **2440m from Pakenham Station.**
- **290m from the nearest primary school (Pakenham Primary School)**
- **2350m from the nearest secondary school (Pakenham Secondary College)**



# MUNICIPAL STRATEGIC STATEMENT

## Clause 21.01-1

The Cardinia Shire is located on the south east fringe of Melbourne and is one of eight 'interface Councils' which form the perimeter of metropolitan Melbourne, providing a transition between urban and rural areas. The municipality has an area of approximately 1,280 square kilometres, comprising a variety of landforms and landscapes. The northern part of the Cardinia Shire is set in the foothills of the Dandenong Ranges, and includes the Bunyip State Park and the Cardinia Reservoir. The red volcanic soils around Gembrook have been historically significant for potato production. The area is located within two water catchments being the Yarra Valley and Westernport catchments. The Koo Wee Rup swamp and Western Port form the significant features of the southern part of the Cardinia Shire, and includes high quality agricultural land of State significance. The land is generally flat alluvial plains which have been substantially cleared of vegetation. The exception to this is the Heath Hill area, which is recognised as being of landscape significance by the National Trust. The Princes Highway and the Princes Freeway corridor runs east-west through the centre of the Cardinia Shire and provides a demarcation between the hills in the northern part of the municipality and the alluvial plains to the south. The corridor is a key road and rail link between Melbourne, the Latrobe Valley and Gippsland. The South Gippsland Highway is a key link to South Gippsland and a tourist route to Phillip Island. The majority of the Cardinia Shire's population is located within the urban areas of Beaconsfield, Officer and Pakenham. These areas are within the Casey-Cardinia South-east Growth Corridor, and will accommodate the majority of future residential and commercial growth. The remainder of the population is located within Cardinia's townships and rural residential areas. The population within the Cardinia growth area is expected to grow 82% from a current population of around 109,000 people (2018) to approximately 198,000 people in 2041. The future Officer-Pakenham Industrial Precinct, located south of the Princes Freeway, has been identified by Plan Melbourne 2050 as a State-significant Industrial Precinct. When developed, this 2,500 hectare employment corridor will be a major provider of employment and business opportunities for Melbourne's south-east region.

## COMMENT

There will be ample local employment opportunities throughout Pakenham and opportunities at neighbouring centres such as Officer, Beaconsfield, and Berwick.



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## CLAUSE 21.01-3

The key issues facing Cardinia can be grouped into five strategic themes:

- Environment
- Settlement and housing
- Economic development
- Infrastructure
- Particular uses and development



## CLAUSE 21.02 – Environment

The majority of the Cardinia Shire is contained in the Western Port catchment, which is a Ramsar wetland, with a small section in the northern part of the municipality being within the Yarra catchment. The Port Phillip & Western Port Regional Catchment Strategy ([www.ppwrcc.vic.gov.au](http://www.ppwrcc.vic.gov.au)) describes the catchment assets and how they are interrelated. It indicates what needs to be done to manage and use the assets in a sustainable and integrated way, and outlines goals and priorities for the future.

- Recognising that a catchment is an integrated environmental system, and that development and actions undertaken in one part of the catchment have an effect on other parts of the catchment.
- Retaining and re-establishing native vegetation along waterways to minimise erosion and sediment.
- Managing stormwater and effluent in both urban and rural areas.
- Recognising that areas within the municipality have a shallow groundwater table, which increases the potential for salinity and its impacts on infrastructure and the environment.
- Controlling the amount of water entering the groundwater table in recharge areas in order to manage salinity.
- Recognising that climate change will increase the risk from flooding.

## CLAUSE 21.03 – Settlement and housing

Housing within the Cardinia Shire is currently dominated by detached dwellings in both urban and rural areas. The urban area includes the Urban Established Area and the Urban Growth Area, while the rural area comprises Townships and rural-residential development. The urban area in the Cardinia Shire will continue to attract predominantly young families into the foreseeable future. However, as the housing market progressively matures and the needs of households change there will be increasing demand for more diverse forms of housing.

## Key issues:

- Providing for a diversity of housing types and densities, including increased housing density around activity centres.
- Balancing diversity of housing choices in rural townships while ensuring consistency with the character of the township.
- Recognising the need for affordability and availability of housing choice for different income levels in both the rental and purchaser markets.
- Recognising the demand for specialist design housing including housing for the aged, people with a disability or mobility issues.
- Identifying the demand for social and community housing. Providing opportunity for development of 'Affordable Housing'.

**Pakenham for many years was known as a suburb where prices were low and no one wanted to develop in this area, fast forward to 2025 where housing prices are at approx. \$700,000 (still affordable compared to neighbouring suburbs like Beaconsfield, Officer, Berwick. Blocks are large which encourage development, infrastructure is well established with many bus stops located within close proximity and the schools public and private schools have been upgraded to meet the demands on the increased population residing in Pakenham.**

## CLAUSE 21.04 – Economic development

Economic development is critical to the overall well-being of the municipality, both in terms of providing employment opportunities for residents and in attracting commercial investment. The Casey-Cardinia Growth Area Framework Plan, 2006 identifies a large employment corridor of approximately 2,500 hectares to the south of the Princes Freeway (Pakenham Bypass) in Pakenham and Officer South as well as activity centres to assist in providing opportunities for local employment for the growing resident population in the area. Plan Melbourne 2050 further identifies the employment corridor as the 'Officer-Pakenham State-significant Industrial Precinct' that will be a major provider of employment and business opportunities for residents of Cardinia Shire and Melbourne's south-east region.

- Recognising the need for innovation, diversification and resilience within the local economy to improve and develop employment opportunities and a strong employment base within the municipality to meet the demands of the growing population.
- Recognising the importance of emerging technology and new types of employment into the future.
- Supporting the development and enhancement of economically sustainable businesses within the municipality including within rural townships.
- Staging and timing of the release of land for employment and providing for high quality urban design to encourage investment.
- Providing infrastructure to service future employment land.
- Improving access to employment areas by residents.
- Acknowledging the high level of commuting by residents for employment to areas outside the municipality.



- Improving provision and access to higher education and skills development for residents.
- Providing additional east-west linkages to connect employment precinct with Melbourne's south-east.

## CLAUSE 21.05 - Infrastructure

The provision of an adequate level of physical and social infrastructure is one of the major issues facing the Cardinia Shire over the coming decades. The timely provision of infrastructure is necessary to foster economic development, ensure the well being of the community and protect the environment

- Recognising the infrastructure demands of an interface Council with significant urban growth and substantial rural areas and townships.
- Providing for funding mechanisms to ensure the provision of infrastructure in developing areas.
- Coordinating infrastructure provision.

## CLAUSE 21.06 – Particular Uses and Development

The long term benefits of good design are a more attractive, functional and sustainable built environment. Good design is based on the principle of being site responsive, designing to take into account the character and constraints of a site and wider area.

- Implementing Precinct Structure Plans, Activity Centre Structure Plans and Urban Design Frameworks in current and future activity centres including Beaconsfield, Pakenham, Pakenham Homemaker Precinct, Cardinia Lakes, Lakeside Boulevard and Lakeside Square and the future Officer Town Centre.
- Providing for advertising signs that are in context with the scale of development, the surrounding environment and with the surrounding signage patterns.
- Enhancing the design and built form of existing industrial areas.
- Recognising design issues in the rural townships including the need to protect and enhance the character and appearance of the town centres and associated sites of cultural and heritage significance.

**The development will seek to provide affordable housing for first home buyers, downsizers and small families. Promoting new settlers to the Cardinia Shire. In return with the increased population due to new development, increased infrastructure and amenities are established to meet the demand of residences of Pakenham. Schools hire more staff to teach the increased number of students attending, public transport timetables are increased to make sure that people have a form of transport to get to and from work or shops. Furthermore businesses within the area will thrive on new development as there will be an increase in demand.**



# PARTICULAR PROVISIONS

## CLAUSE 52.06 CAR PARKING

Prior to a new use commencing or a new building being occupied the car parking spaces required under Clause 52.06-5 must be provided on the land.

### CAR PARKING SPACES REQUIRED

Clause 52.06-5 Number of car parking spaces required – *Complies. All Units are required to be provided with two (2) car parking spaces.*

### DESIGN STANDARDS FOR CAR PARKING

Design Standard 1: Accessways – *Complies, the existing crossover on Osborn Grove is to be retained to accommodate Unit 2 as shown on plans. A proposed crossover along Osborn Grove will provide access to Unit 1.*

Design Standard 2: Car Parking Spaces – *A proposed single carport has been provided for the existing Unit 1 with a tandem carspace, whilst Unit 2 has been provided with a single car garage and a tandem carspace.*

Design Standard 3: Gradients – *Complies*

Design Standard 4: Mechanical Parking – *N/A*

Design Standard 5: Urban Design – *Complies*

Design Standard 6: Safety – *Complies, a 2m by 2.5m splay has been adopted.*

Design Standard 7: Landscaping – *Complies*

## CLAUSE 55 – TWO OR MORE DWELLINGS ON A LOT AND RESIDENTIAL BUILDINGS (RESCODE)

The proposal generally complies with the provisions of Clause 55 of the Cardinia Shire Planning Scheme, an assessment of the key criteria; including any areas of non-compliance are considered in Appendix A of this report.

Please refer to Attached Appendix A,



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# CONCLUSION

The proposed development at No.14 Osborn Grove, Pakenham has been assessed against the relevant matters for consideration set out in the *Planning and Environment Act 1987*, and the relevant Decision Guidelines contained within the *Cardinia Planning Scheme*.

That assessment has found the proposed development to be consistent with the purpose of the General Residential Zone and all relevant objectives and requirements of the applicable State and Local Planning Policies.

The proposed development is compliant with all relevant numerical Standards of ResCode, as contained within Clause 55 of the *Planning Scheme*.

It is considered that the proposed development will not have any detrimental impacts upon the built or natural environments, will complement the neighbourhood character of the surrounding area, and will not have any unacceptable impacts upon the amenity of adjoining properties or the surrounding area. Accordingly, it is considered that the proposed development is consistent with the relevant planning framework and is worthy of approval, subject to suitable permit conditions.



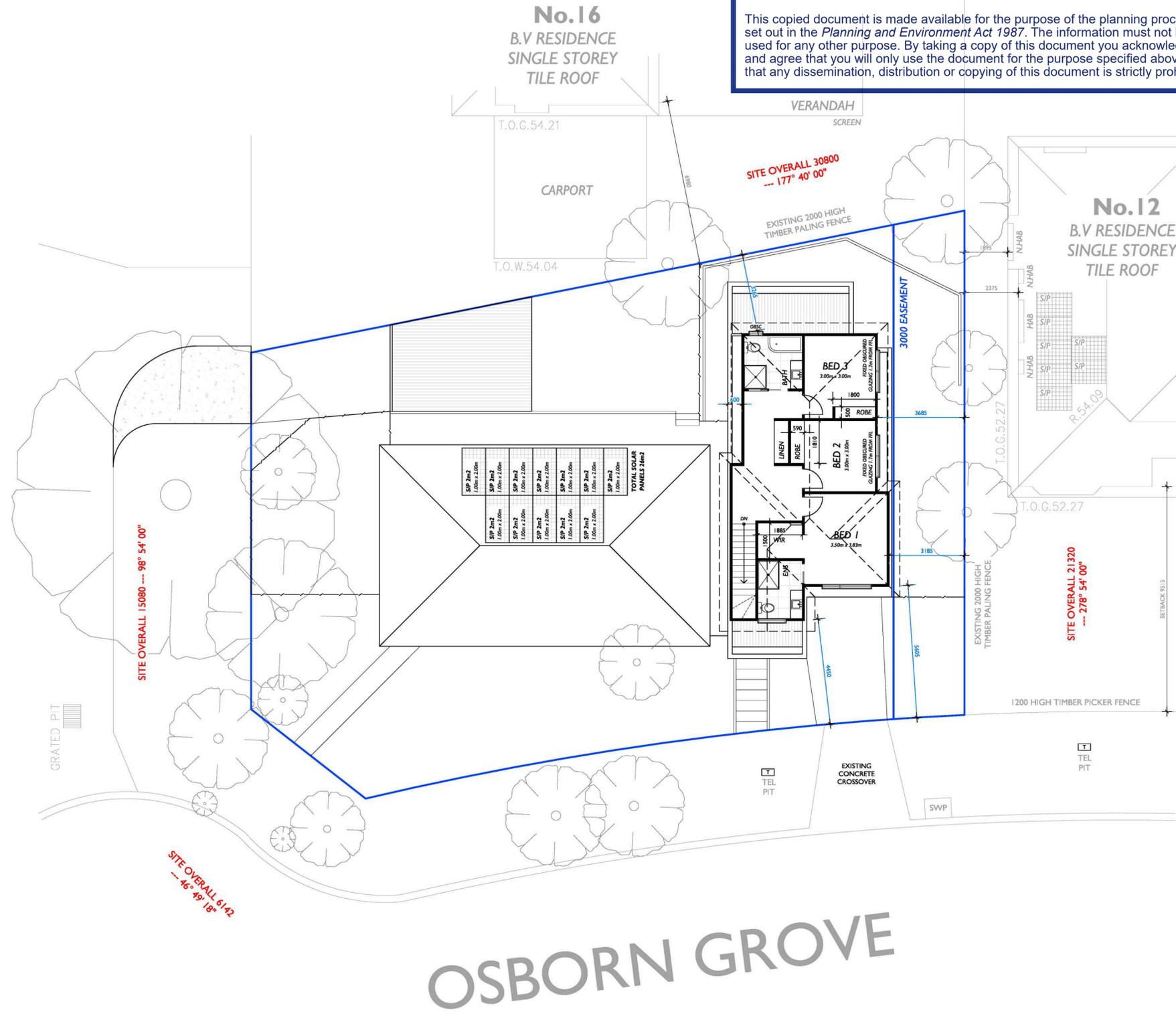




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**OSBORN GROVE**

**FIRST FLOOR PLAN**  
SCALE 1:100

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**FIRST FLOOR PLAN**

**PROJECT:**  
PROPOSED (1) UNIT TO THE SIDE OF EXISTING RESIDENCE:  
No.14 OSBORN GROVE,  
PAKENHAM, VIC 3810  
TP REF: T250360 PA

**CLIENT:**  
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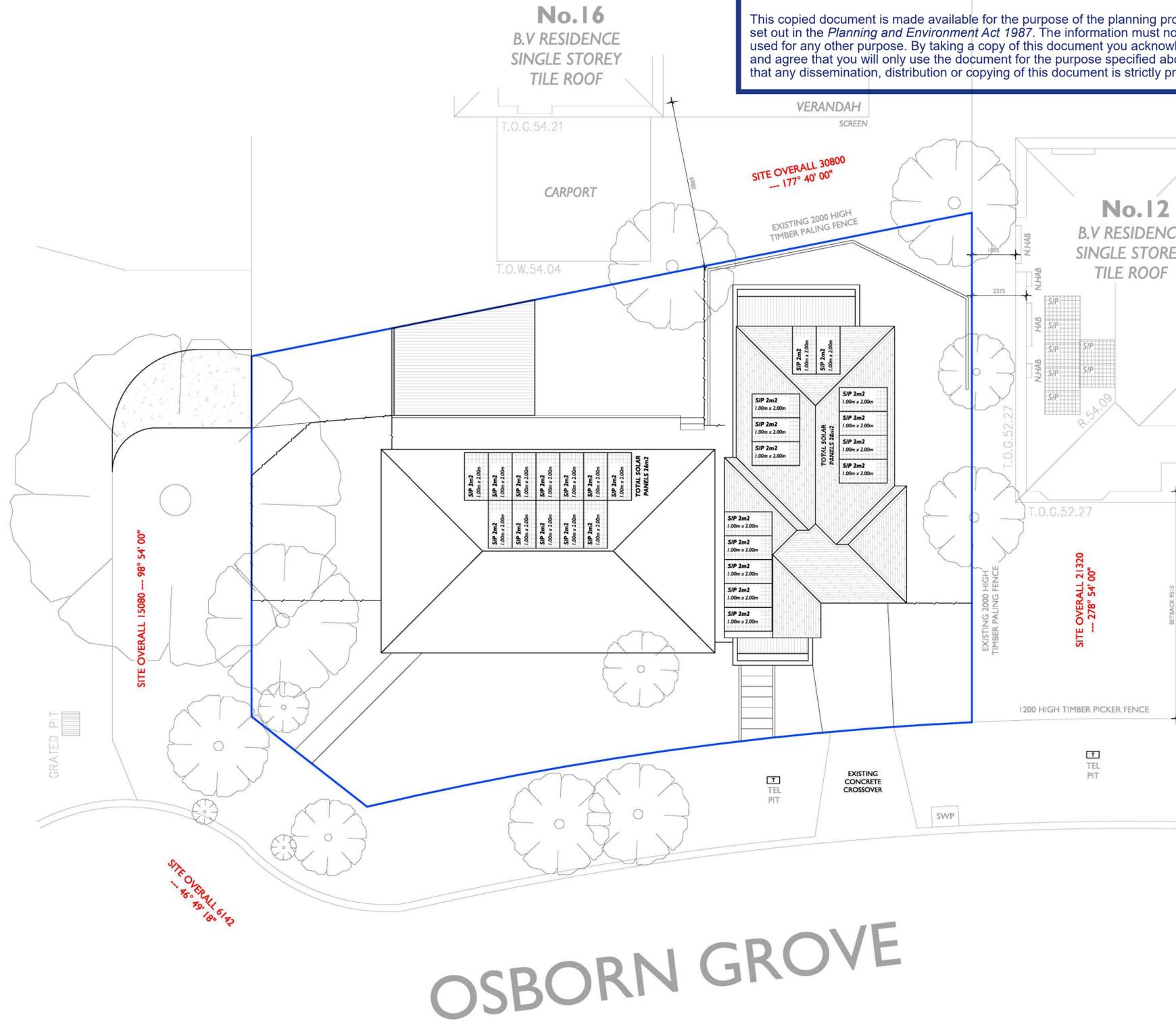
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**ROOF PLAN**  
SCALE 1:100

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**ROOF PLAN**

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# BUILDING MATERIAL & FINISHES SCHEDULE

	<b>UNIT 1 GROUND FLOOR WALL</b> FACE BRICKWORK RED COLOUR
	<b>UNIT 1 WINDOWS</b> TIMBER FRAMED RED COLOUR
	<b>UNIT 1 ROOF &amp; FASCIA/ GUTTERS</b> CONCRETE TILES - RED COLOUR
	<b>UNIT 2 - GROUND FLOOR WALL</b> RENDERED HEBEL PANELS DULUX DIESKAU COLOUR or similar
	<b>UNIT 2 - GROUND FLOOR PORCH</b> RENDERED HEBEL PANELS DULUX DIESKAU COLOUR or similar
	<b>UNIT 2 - FIRST FLOOR WALL</b> SELECTED LIGHTWEIGHT MATERIAL RENDERED FINISH WHITE COLOUR or similar
	<b>UNIT 2 - PORCH CLADDING ABOVE</b> AXON CLADDING MATERIAL PAINTED DULUX MALAY GREY COLOUR or similar
	<b>UNIT 2 RAINHEADS, DOWNPIPES &amp; FLASHINGS</b> SELECTED COLOURBOND BLACK COLOUR or similar
	<b>UNIT 2 WINDOWS</b> ALUMINIUM FRAME BLACK COLOUR
	<b>DEVELOPMENT TIMBER PALING FENCE</b> NATURAL TIMBER COLOUR or similar
	<b>COMMON MAIL BOXES</b> RENDERED FINISH MATCHING EXTERNAL GROUND FLOOR WALLS

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## ELEVATIONS

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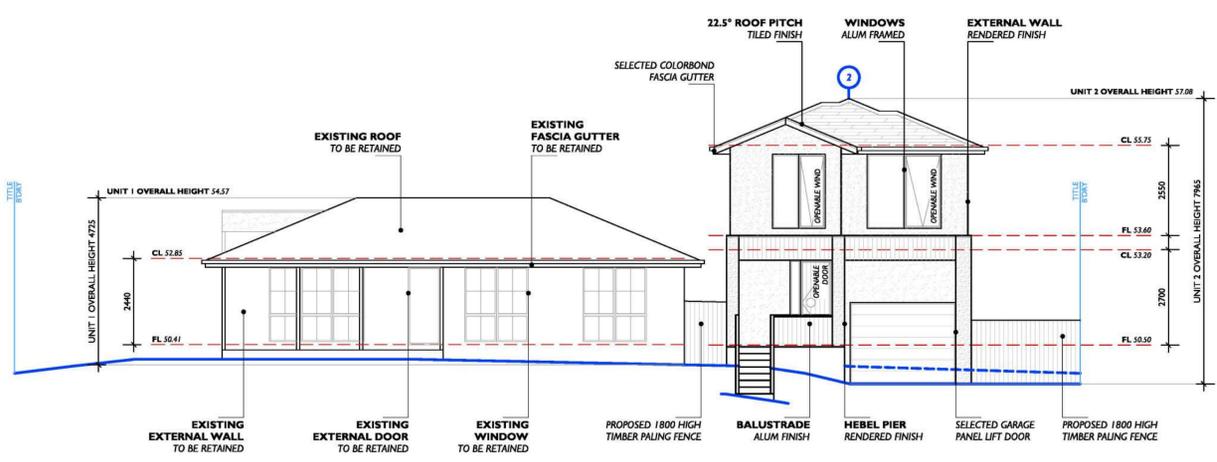
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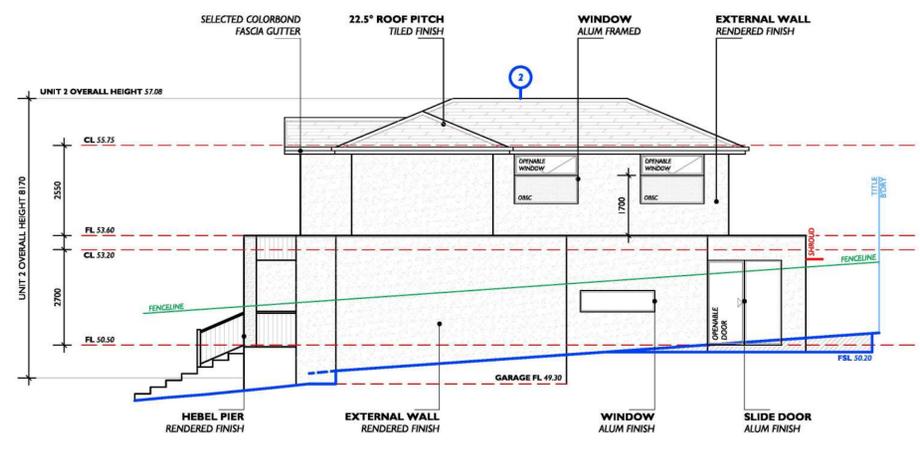
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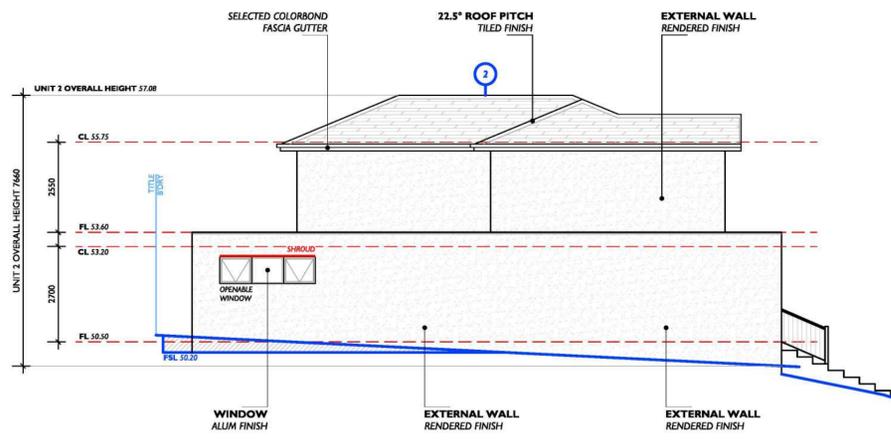
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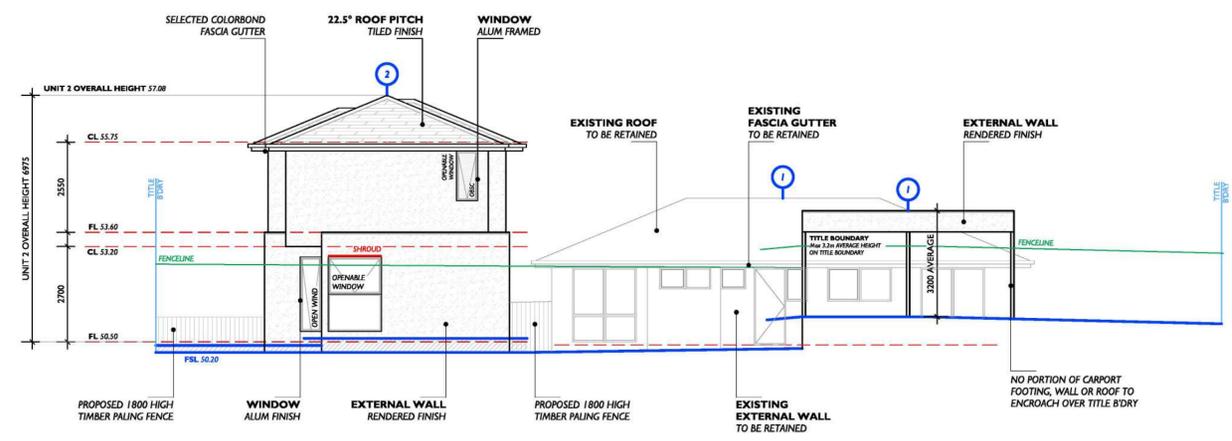
**WESTERN ELEVATION OF UNITS 1 & 2**  
SCALE 1:100



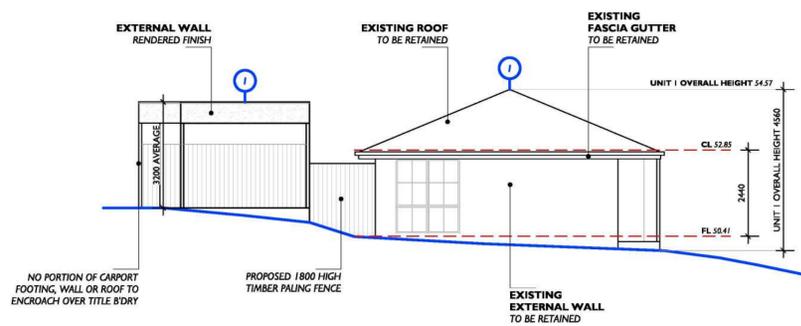
**SOUTHERN ELEVATION OF UNIT 2**  
SCALE 1:100



**NORTHERN ELEVATION OF UNIT 2**  
SCALE 1:100



**EASTERN ELEVATION OF UNITS 1 & 2**  
SCALE 1:100

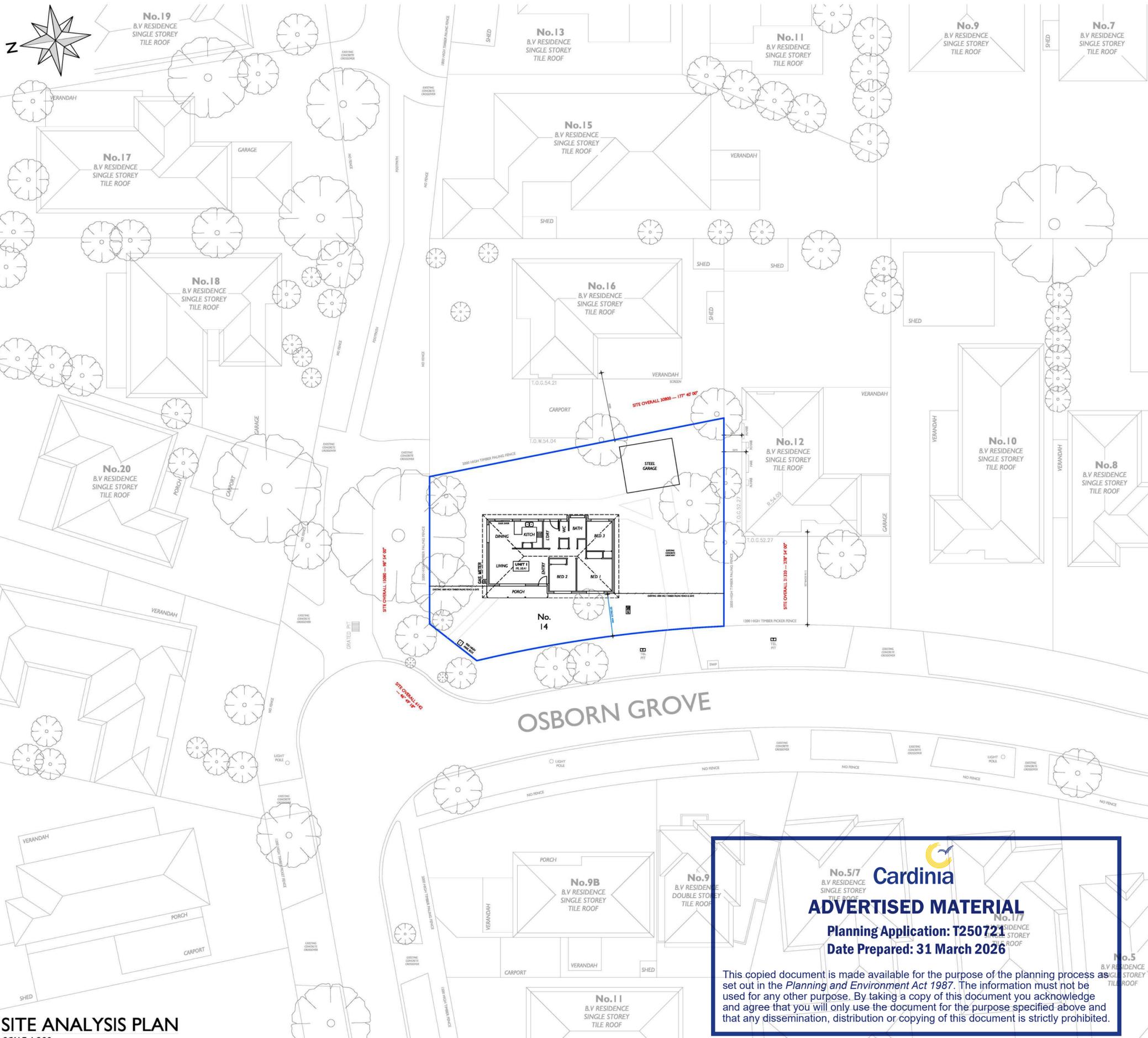


**NORTHERN ELEVATION OF UNIT 1**  
SCALE 1:100

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**Date Prepared: 31 March 2026**

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**SITE ANALYSIS PLAN**  
SCALE 1:200

  
**Cardinia**  
**ADVERTISED MATERIAL**  
 Planning Application: T250722  
 Date Prepared: 31 March 2026

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-  **PAKENHAM PRIMARY SCHOOL**  
290m
-  **COMMUNITY KIDS PAKENHAM EARLY LEARNING**  
350m
-  **PRINCES HIGHWAY**  
1130m
-  **PAKENHAM STATION**  
2440m
-  **PAKENHAM CENTRAL MARKETPLACE**  
2300m
-  **PAKENHAM SECONDARY COLLEGE**  
2350m
-  **KENNEDY RD PARK**  
260m
-  **DON JACKSON RESERVE**  
800m
-  **CARDINIA LIFE**  
3000m
-  **HOMECO PAKENHAM**  
3360m
-  **MONASH FREEWAY**  
3700m
-  **LITTLE BEACONS LEARNING**  
2100m
-  **TOOMUC RECREATION RESERVE**  
2980m
-  **KENNEDY RD BUS STOP**  
150m

**OPPORTUNITIES FOR THE DEVELOPMENT**

1. THE SITE IS IDEAL FOR 2 DWELLINGS.
2. CLOSE PROXIMITY TO COMMUNITY FACILITIES, PUBLIC TRANSPORT AND PUBLIC OPEN SPACE.
3. NEARBY SHOPS, PRIMARY SCHOOLS AND SECONDARY SCHOOLS.
4. THE PROPOSED DWELLINGS WILL NOT HAVE AN AFFECT ON THE SURROUNDING AREA, AS THE SURROUNDING AREA CONSIST OF VARIETY OF SINGLE STOREY AND TWO STOREY DWELLINGS.
5. PRIVATE YARDS OF THE PROPOSED DWELLINGS WILL BE ORIENTATED TO RECEIVE NORTH SUNLIGHT.

**CONSTRAINTS**

1. THE PROPOSED SITE CURRENTLY CONTAINS 1 EXISTING BRICK VENEER DWELLING ON SITE (WHICH IS TO BE RETAINED).
2. NO DRAINAGE CONSTRAINS, USUAL SERVICES AVAILABLE.
3. AFTER ALL THE INFORMATION HAS BEEN COLLECTED AND ADDRESSED AND ALL THE NEIGHBOURS HAVE BEEN TAKEN INTO CONSIDERATION WE DON'T BELIEVE THAT THERE ARE ANY CONSTRAINTS THAT WILL LIMIT THE DEVELOPMENT.

**STREET CHARACTER**

1. A MIXTURE OF SINGLE AND TWO STOREY DWELLINGS IN THE AREA. A MAJORITY OF THE DWELLINGS IN THE AREA ARE BRICK VENEER WITH TILED HIPPED ROOFS.
2. THE SETBACK WILL BE TAKEN INTO ACCOUNT AS THE EXISTING DWELLING WITH BE REMOVED.
3. FRONT GARDEN STYLES ARE MIXED WITH EITHER MEDIUM/HIGH FENCES, OR WELL LANDSCAPED FRONT YARDS WITH MATURE TREES AND SHRUBS.

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**SITE ANALYSIS PLAN**

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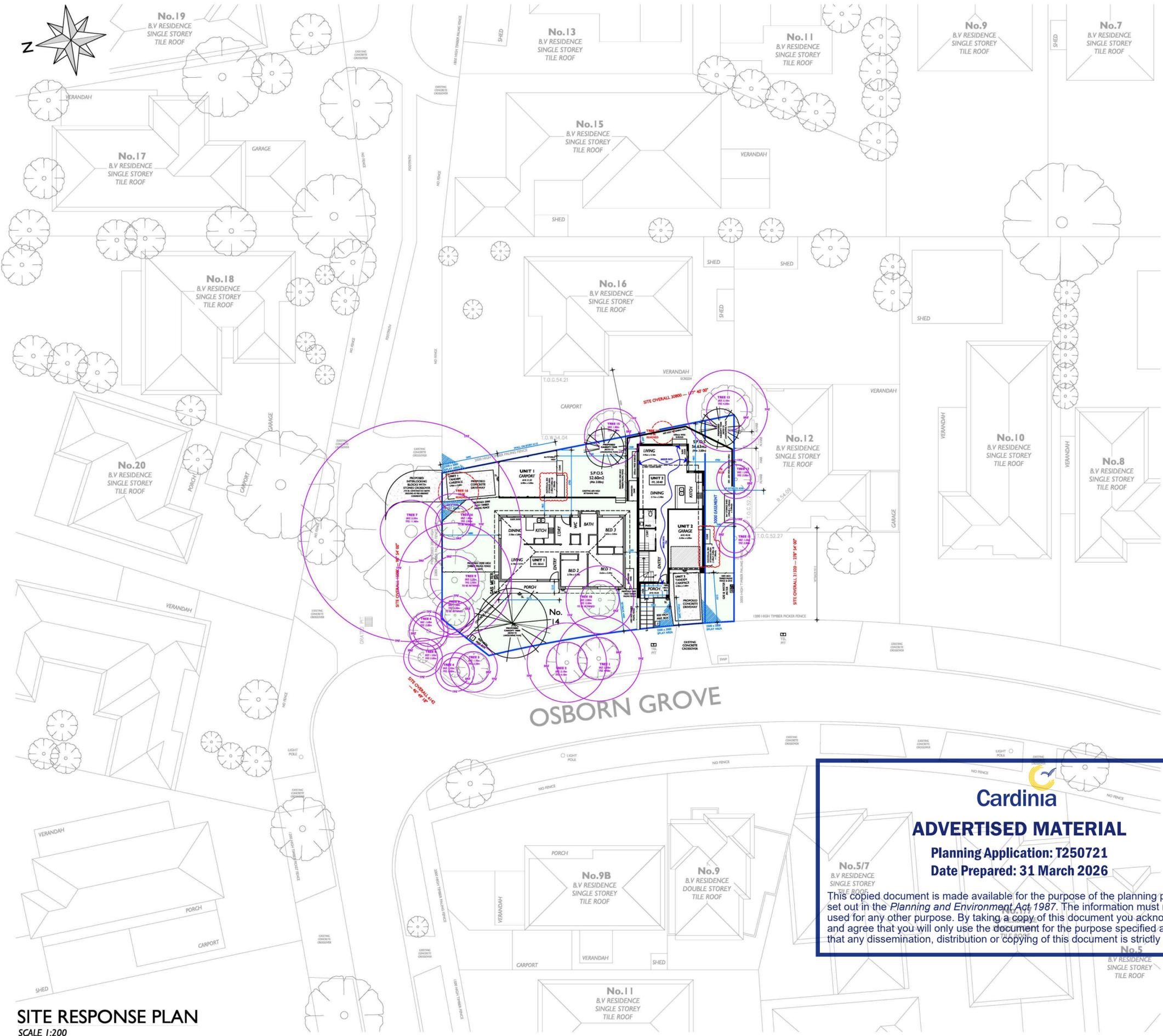
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**SITE RESPONSE PLAN**  
SCALE 1:200

**Cardinia**  
**ADVERTISED MATERIAL**  
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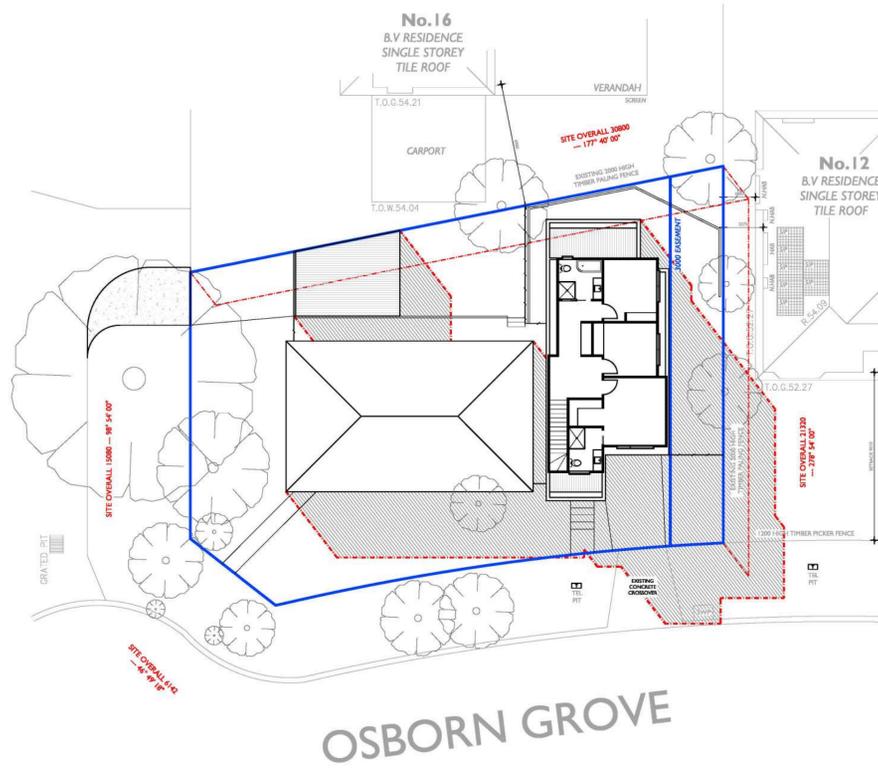
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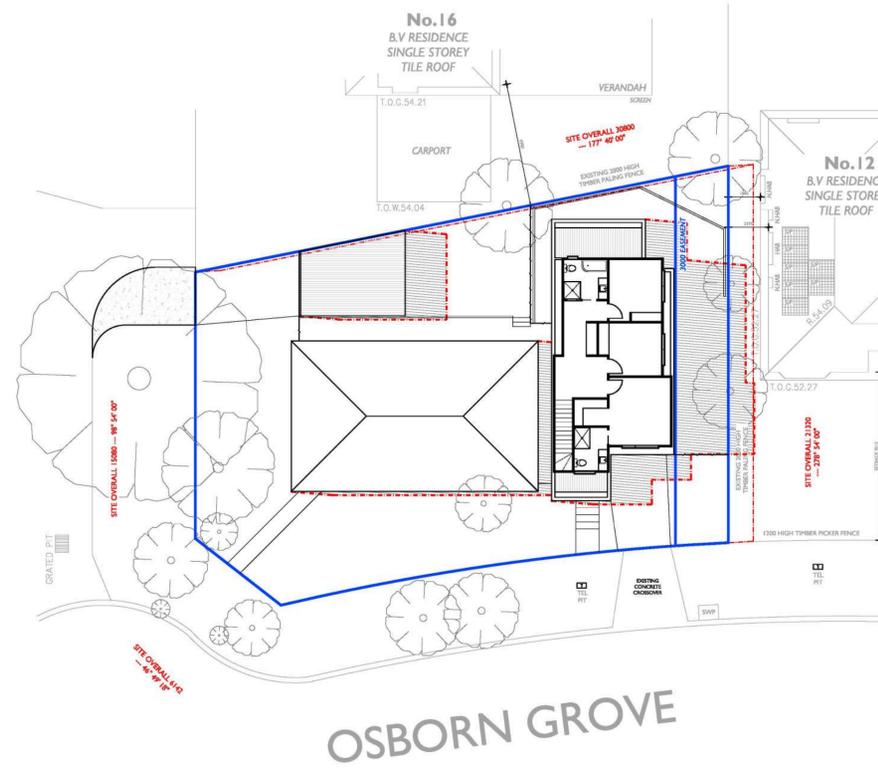
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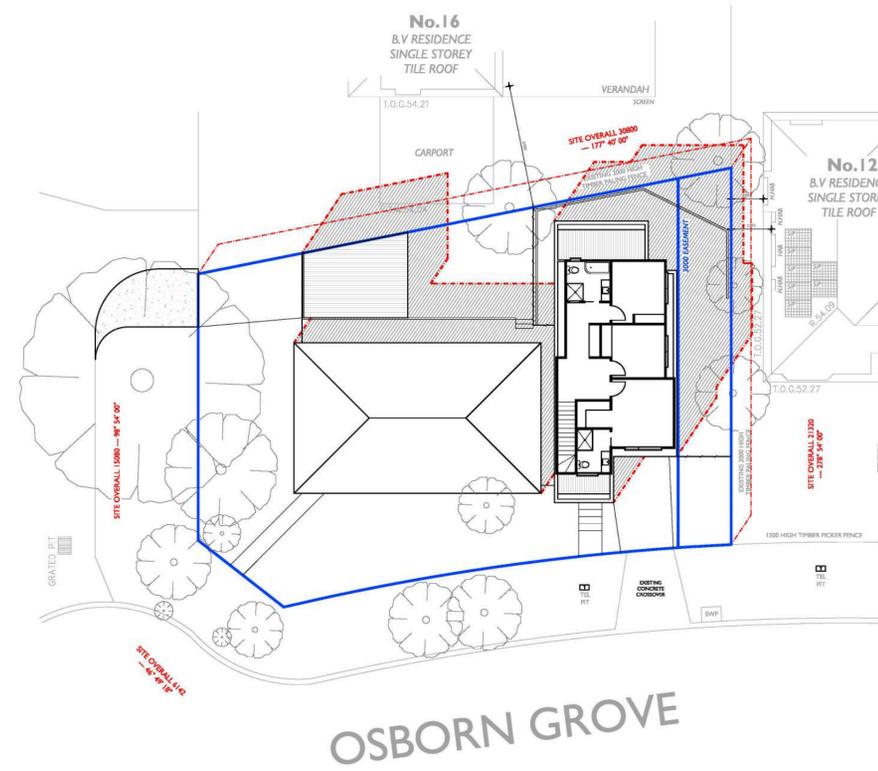
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**9AM SHADOW DIAGRAMS**  
SCALE 1:200



**12PM SHADOW DIAGRAMS**  
SCALE 1:200



**3PM SHADOW DIAGRAMS**  
SCALE 1:200

**NOTE**  
SHADOWS TAKEN  
FROM 22ND OF  
SEPTEMBER EQUINOX.



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**SHADOW DIAGRAMS**

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OVERFLOW OF THE RAINWATER TANK MUST BE CONNECTED TO THE NEAREST PIT TYPICAL FOR EACH TANK

OVERFLOW OF THE RAINWATER TANK MUST BE CONNECTED TO THE NEAREST PIT TYPICAL FOR EACH TANK

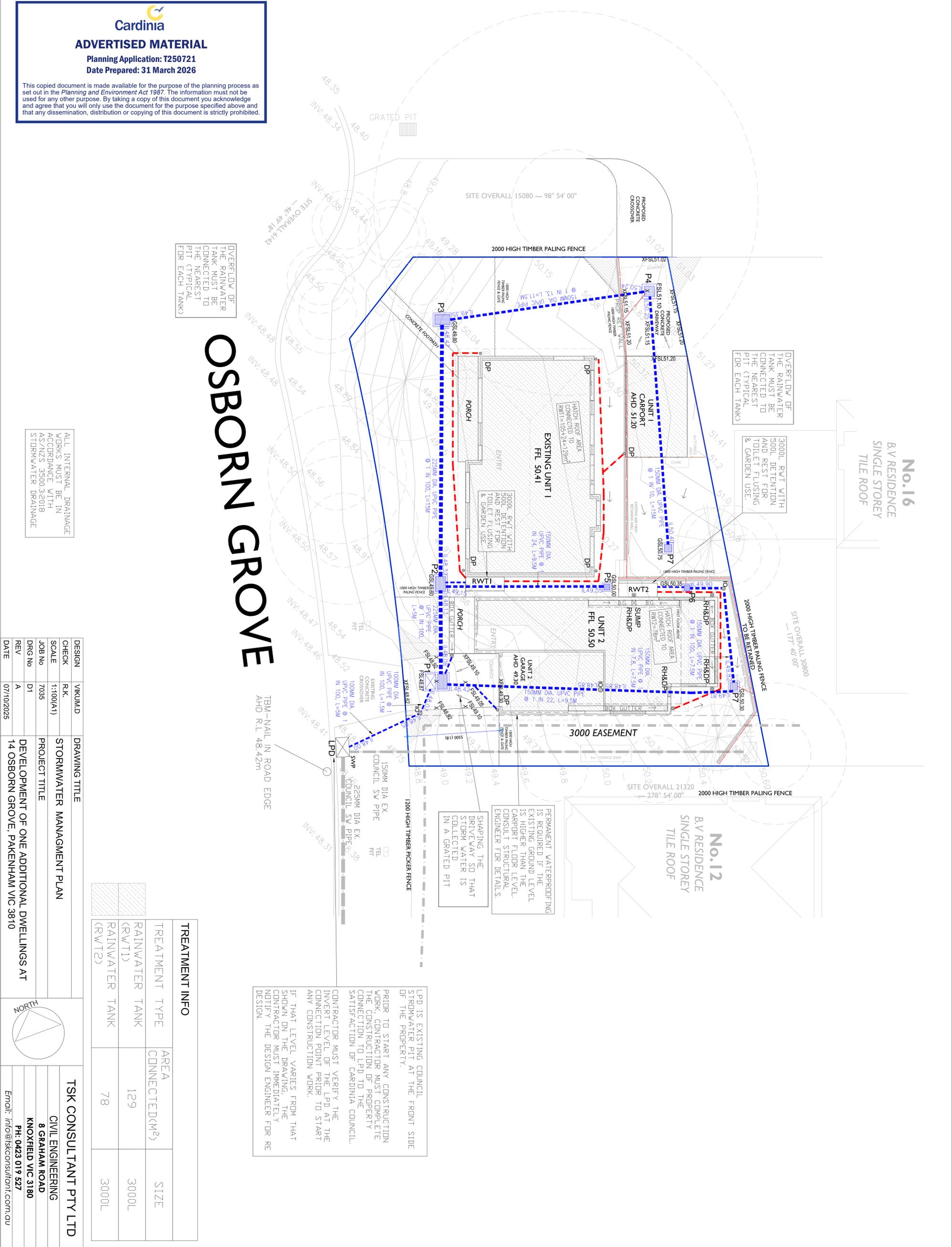
3000L RWT WITH 500L DETENTION AND REST FLOOR TIDLET FLUSING & GARDEN USE.

PERMANENT WATERPROOFING IS REQUIRED IF THE EXISTING GROUND LEVEL IS HIGHER THAN THE CARPORT FLOOR LEVEL. CONSULT STRUCTURAL ENGINEER FOR DETAILS.

SHAPING THE DRIVEWAY SO THAT STORM WATER IS COLLECTED IN A GRATED PIT

LPD IS EXISTING COUNCIL STORMWATER PIT AT THE FRONT SIDE OF THE PROPERTY.  
PRIOR TO START ANY CONSTRUCTION WORK, CONTRACTOR MUST COMPLETE THE CONSTRUCTION OF PROPERTY CONNECTION TO LPD TO THE SATISFACTION OF CARDINIA COUNCIL.  
CONTRACTOR MUST VERIFY THE INVERT LEVEL OF THE LPD AT THE CONNECTION POINT PRIOR TO START ANY CONSTRUCTION WORK.  
IF THAT LEVEL VARIES FROM THAT SHOWN ON THE DRAWING, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE DESIGN ENGINEER FOR RE DESIGN.

# OSBORN GROVE



**No.16**  
B.V RESIDENCE  
SINGLE STOREY  
TILE ROOF

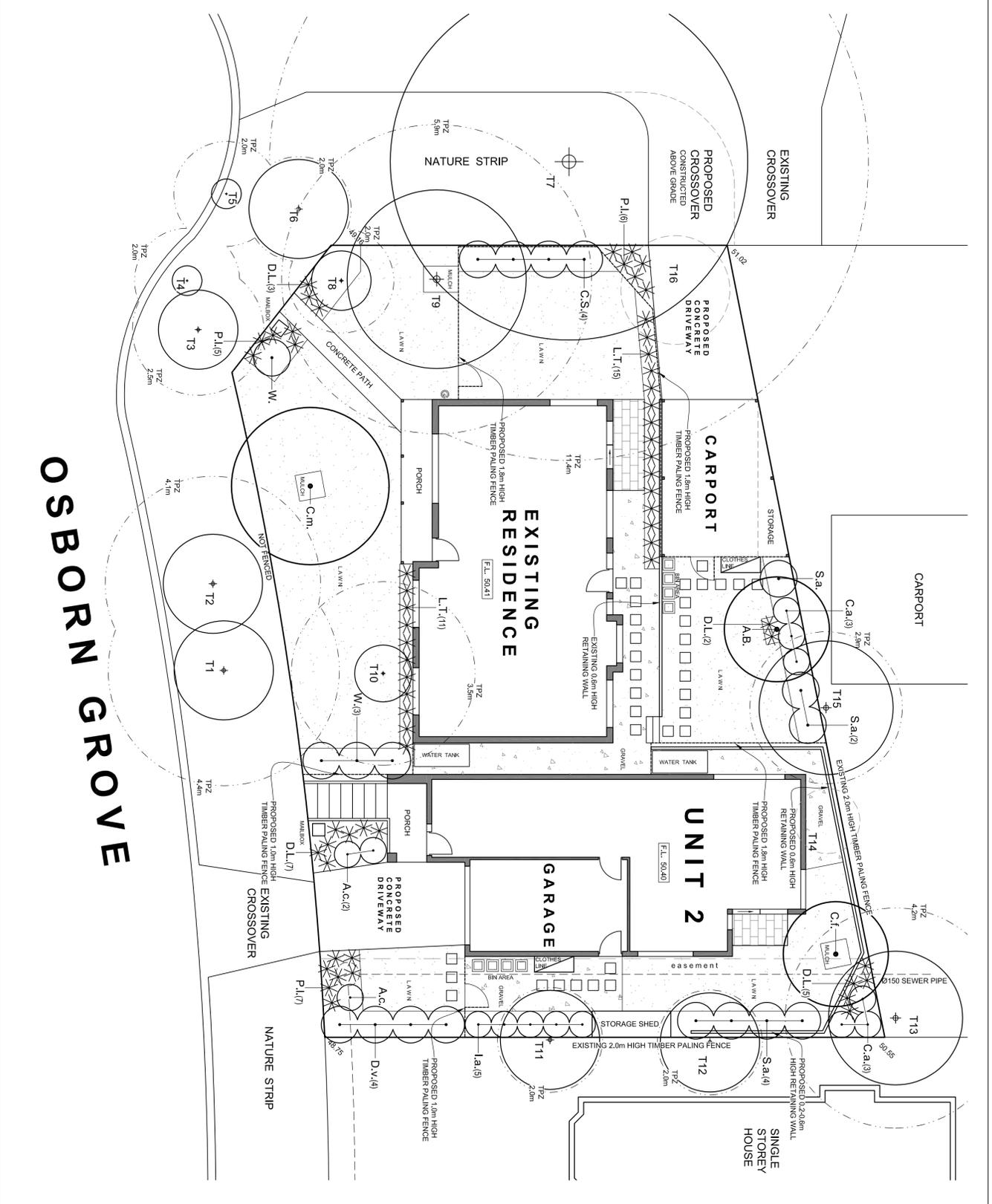
**No.12**  
B.V RESIDENCE  
SINGLE STOREY  
TILE ROOF

TREATMENT INFO	
TREATMENT TYPE	AREA CONNECTED(M <sup>2</sup> )
RAINWATER TANK (RW11)	129
RAINWATER TANK (RW12)	78
	SIZE
	3000L

DESIGN	VIKUMD	DRAWING TITLE
CHECK	R.K.	STORMWATER MANAGEMENT PLAN
SCALE	1:100(A1)	
JOB No	7035	PROJECT TITLE
DRG No	D1	DEVELOPMENT OF ONE ADDITIONAL DWELLINGS AT 14 OSBORN GROVE, PAKENHAM VIC 3810
REV	A	
DATE	07/10/2025	

**TSK CONSULTANT PTY LTD**  
 CIVIL ENGINEERING  
 8 GRAHAM ROAD  
 KNOXFIELD VIC 3180  
 PH: 0423 019 527  
 Email: info@tskconsultantl.com.au

ALL INTERNAL DRAINAGE WORKS MUST BE IN ACCORDANCE WITH AS/NZS 3500.3:2018 STORMWATER DRAINAGE



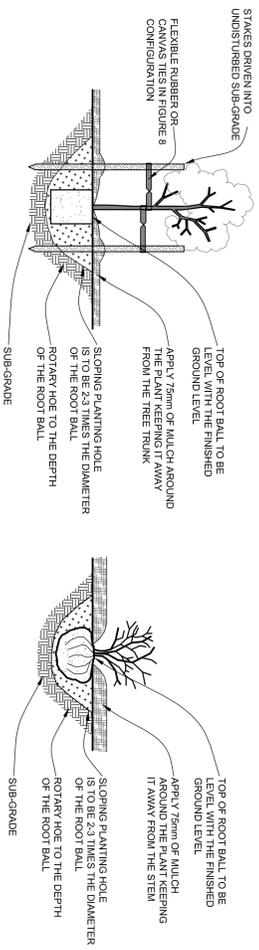
# OSBORN GROVE

## EXISTING VEGETATION

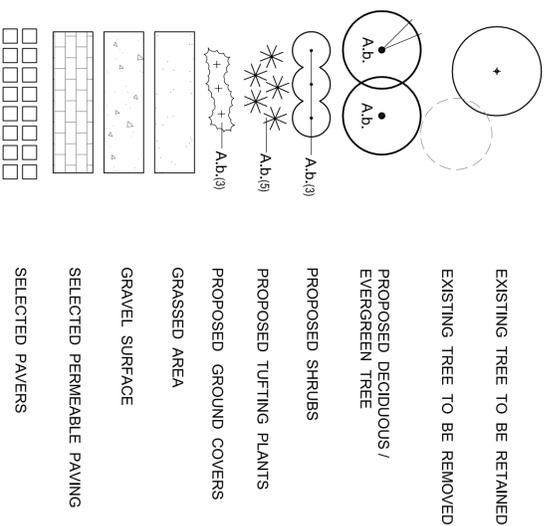
CODE	BOTANICAL NAME	SIZE (H x W)	STATUS
T1	Cupressocyparis leylandii	8x6m	Retain
T2	Cupressocyparis leylandii	8x5m	Retain
T3	Schinus terebinthifolia	3x4m	Retain
T4	Schinus terebinthifolia	1x1m	Retain
T5	Schinus terebinthifolia	1x1m	Retain
T6	Schinus terebinthifolia	4x4m	Retain
T7	Eucalyptus scoparia	16x14m	Retain
T8	Cupressocyparis leylandii	5x1m	Retain
T9	Cupressocyparis leylandii	11x7m	Retain
T10	Yucca elephantipes	4x2m	Retain
T11	Robinia pseudoacacia	5x2m	Retain
T12	Robinia pseudoacacia	4x2m	Retain
T13	Betula alba	11x7m	Remove
T14	Robinia pseudoacacia	9x6m	Remove
T15	Syzygium australe	9x4m	Retain
T16	Phoradendron serrulata	5x5m	Remove

## TYPICAL TREE AND SHRUB PLANTING DETAIL

NOT TO SCALE



## LEGEND



## NOTES

**EXISTING TREES:** Existing trees to remain are to be adequately protected during site works. Tree protection measures are to be in accordance with Australian Standard AS4570-2009 Protection of Trees on Development Sites.

**TOPSOIL:** Soil imported to the site is to be screened and free from perennial weeds. Cultivate existing site soil to 200mm depth. To garden areas spread imported topsoil to a lightly rolled depth of 150mm over cultivated site soil. To lawn areas spread imported topsoil to lightly rolled depth of 100mm. Imported topsoil to be a 70/30 mix of screened topsoil and organic compost, pH range 6-7. Apply gypsum where necessary.

**TREES:** All canopy trees to be a minimum 2.0 metres tall when planted.

**PLANTS AND PLANTING:** All plants to be healthy disease-free specimens. Over-excavate all plant holes by at least twice pot volume. Spread a slow release fertiliser to each plant hole at the manufacturer's specifications. Stake and the trees by two 2100x32x32 pointed stakes and large shrubs with one 1800x25x25 pointed stake. All ties to be flexible rubber or canvas ties in figure 8 configuration. Immediately after planting, water-in all plants and maintain regular follow-up watering during establishment period.

**LAWN:** Soil to finish as a lightly rolled layer 8mm above adjacent paved surfaces, or plinth board. Spread lawn seed at the rate of 40gms/m squared. For instant turf grass finish top soil as lightly rolled layer flush to adjacent paved surfaces. Ensure seed bed and instant turf areas are kept moist during the establishment period.

**EDGING:** Separate garden bed, gravel and lawn areas by a 100x20 C.C.A. treated pine plinth board pegged at 1200mm centres, or similar hard edging.

**MULCH:** After planting spread shredded pinewood mulch to a depth of 75mm to all garden beds.

**IRRIGATION:** The garden areas to be irrigated by an in-ground poly-pipe and emitter dripper system (with an automatic timer), connected to the water tanks.

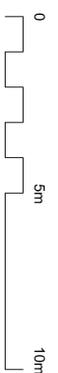
**MAINTENANCE:** Maintain all garden beds in a neat and tidy condition. Regularly water garden beds and lawn areas during establishment period and during dry spells. Eradicate any weed growth.

**DISCLAIMER:** Bradbury Culina shall not be liable for any damage caused to the existing vegetation retained on and surrounding the site. It is the sole responsibility of the owner or builder. It is the Landscape Contractors responsibility to locate and prove all services prior to undertaking works and various authorities are to be notified. Should any existing services be damaged during construction works, the contractor shall make arrangement for repairs. All costs for this shall be borne by the contractor.

## PLANTING SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	HEIGHT*	WIDTH*	POT SIZE	QTY
<b>EVERGREEN TREES</b>						
A.B.	Agonis flexuosa 'Burgundy'	Willow Myrtle 'Burgundy'	6m	4m	2m TALL	1
C.I.	Corymba ficifolia 'Calypso'	Flowering Gum 'Calypso'	6m	4m	2m TALL	1
C.m.	Corymba maculata 'Lowanna'	Spotted Gum 'Lowanna'	10m	6m	2m TALL	1
<b>SHRUBS</b>						
A.c.	Acacia cognata 'Mini Cog'	Wattle 'Mini Cog'	0.8m	1.2m	150mm	3
C.a.	Correa alba	White Correa	1.2m	1m	150mm	6
C.S.	Callistemon 'Slim'	Bottlebrush 'Slim'	3m	1.5m	200mm	4
D.v.	Dodonaea viscosa 'Purpurea'	Purple Sticky Hop-Bush	3m	1.5m	200mm	4
I.a.	Indigofera australis	Austral Indigo	1m	1m	150mm	5
S.a.	Syzygium australe 'Ellie'	Lily Pilly 'Ellie'	3m	1.5m	200mm	7
W.	Westringia 'Wynabbie Gem'	Native Rosemary	1.5m	1.5-2m	200mm	4
<b>GROUNDCOVERS AND TUFTING PLANTS</b>						
D.L.	Dianella 'Little Jess'	Flax Lily 'Little Jess'	0.4m	0.5m	150mm	17
L.T.	Lomandra longifolia 'Tanika'	Mat-Rush 'Tanika'	0.6m	0.7m	150mm	26
P.l.	Poa labillardieri	Common Tussock Grass	0.7m	0.7m	150mm	18

\* Derivates height and width at maturity



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**Cardinia**  
**ADVERTISED MATERIAL**  
 Planning Application: T250721  
 Date Prepared: 31 March 2026

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**bradbury culina**  
 Phone: 0401 833 493  
 0413 345 570  
 www.bradburyculina.com  
 A/N 96 045 893 737

DESIGN BY: S.C.  
 DRAWN BY: S.C.

CLIENT: JOVA  
 PROJECT ADDRESS: 14 Osborn Grove, Pakenham

DATE: 20 Jan, 2026  
 SCALE: @A11  
 1:100

DRAWING TITLE: Landscape Plan  
 DRAWING NUMBER: 4831-A

FOR TOWN PLANNING SHEET: 1/1



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Date Prepared: 31 March 2026

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# OSBORN GROVE



## LEGEND

- EXISTING CANOPY TREE TO BE RETAINED
- PROPOSED CANOPY TREE
- MATURE CANOPY COVER AREA (WITHIN SUBJECT SITE)
- DEEP SOIL AREAS
- PERMEABLE SURFACE

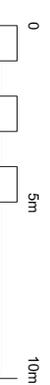
## CANOPY TREE SCHEDULE

TYPE	CODE	BOTANICAL NAME	COMMON NAME	HEIGHT*	WIDTH*	DEEP SOIL AREA REQUIRED / PROVIDED	MATURE CANOPY COVER AREA EXCLUDING OVERLAP & AREAS OUTSIDE OF SITE	QTY
PROPOSED CANOPY TREES	A	Azadirachta indica 'Burquundy'	Willow Myrtle 'Burquundy'	6m	4m	12m <sup>2</sup>	10.1m <sup>2</sup>	1
	A	Corymbia ficifolia 'Calyso'	Flowering Gum 'Calyso'	6m	4m	12m <sup>2</sup>	10.9m <sup>2</sup>	1
	A	Corymbia maculata 'Lowanna'	Spotted Gum 'Lowanna'	10m	6m	25m <sup>2</sup>	25.2m <sup>2</sup>	1
	A	C.M.						

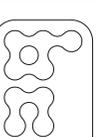
\* Denotes height and width at maturity

EXISTING CANOPY TREES	TRUNK C @ 1.4m	CANOPY COVER WITHIN SUBJECT SITE
T9 Cupressocyparis leylandii	11m	26.8m <sup>2</sup>
Leyland Cypress	7m	1.5m
<b>Total canopy cover area achieved</b>		<b>72.9m<sup>2</sup></b>

SITE AREA:	596.23m <sup>2</sup>
CANOPY COVER AREA REQUIRED: (10% of site area)	59.6m <sup>2</sup>
CANOPY COVER AREA SUPPLIED: (excludes overlap and outside of site)	72.9m <sup>2</sup>



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DESIGN BY: S.C.  
DRAWN BY: S.C.

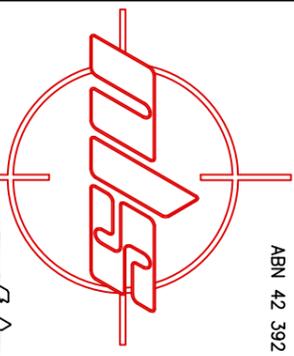
CLIENT: JOVA  
PROJECT ADDRESS: 14 Osborn Grove, Pakenham

DATE: 20 Jan, 2026  
SCALE: @A11  
1:100

DRAWING TITLE: Canopy Tree Plan  
DRAWING NUMBER: 48311.A  
FOR TOWN PLANNING SHEET: 1/1



ABN 42 392 623 937



PH 0409141376 **OSBORN**

CHECK BEARING & DISTANCE WITH A CLEAR COPY OF SUB-DIVISION.  
THIS IS NOT A PLAN OF TITLE BOUNDARY RE-ESTABLISHMENT. THIS PLAN IS FOR ARCHITECTURAL & TOWN PLANNING PURPOSES ONLY. NLS ASSUMES NO RESPONSIBILITIES IN THE USE OF THIS SURVEY.

ACCURACY OF DETAIL LOCATION ±0.05m  
ACCURACY OF REDUCED LEVELS ±0.03m  
DATUM FOR AHD LEVELS PM 253 RL 45.49  
CONNECTION TYPE TRAVERSE

NOTE  
LEVELS ARE TO AN AUSTRALIAN HEIGHT DATUM  
CONTOUR INTERVAL IS 0.200m

SERVICE NOTE  
SERVICES SHOWN HEREON HAVE BEEN LOCATED BY FIELD SURVEY. OTHER HIDDEN UNDERGROUND SERVICES MAY EXIST & PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON SITE, THE RELEVANT AUTHORITIES SHOULD BE CONTACTED.

TREE NOTE  
TREES SHOWN ON THIS DRAWING ARE SHOWN AS APPROXIMATE SIZES AND APPROXIMATE HEIGHTS NOTED. OTHER NONE SIGNIFICANT VEGETATION MAY BE PRESENT.

OFFSET NOTE  
OFFSETS TO ADJOINING BUILDINGS ARE APPROXIMATE DISTANCES TAKEN FROM FENCE LINE.

CLIENT  
**JOVA DRAFTING**

SITE ADDRESS  
**10 OSBORN GROVE  
PAKENHAM**

JOB NO  
**2717**

PAPER SIZE  
**A2**

SCALE  
**1:200**

DATE STARTED  
**06-05-25**

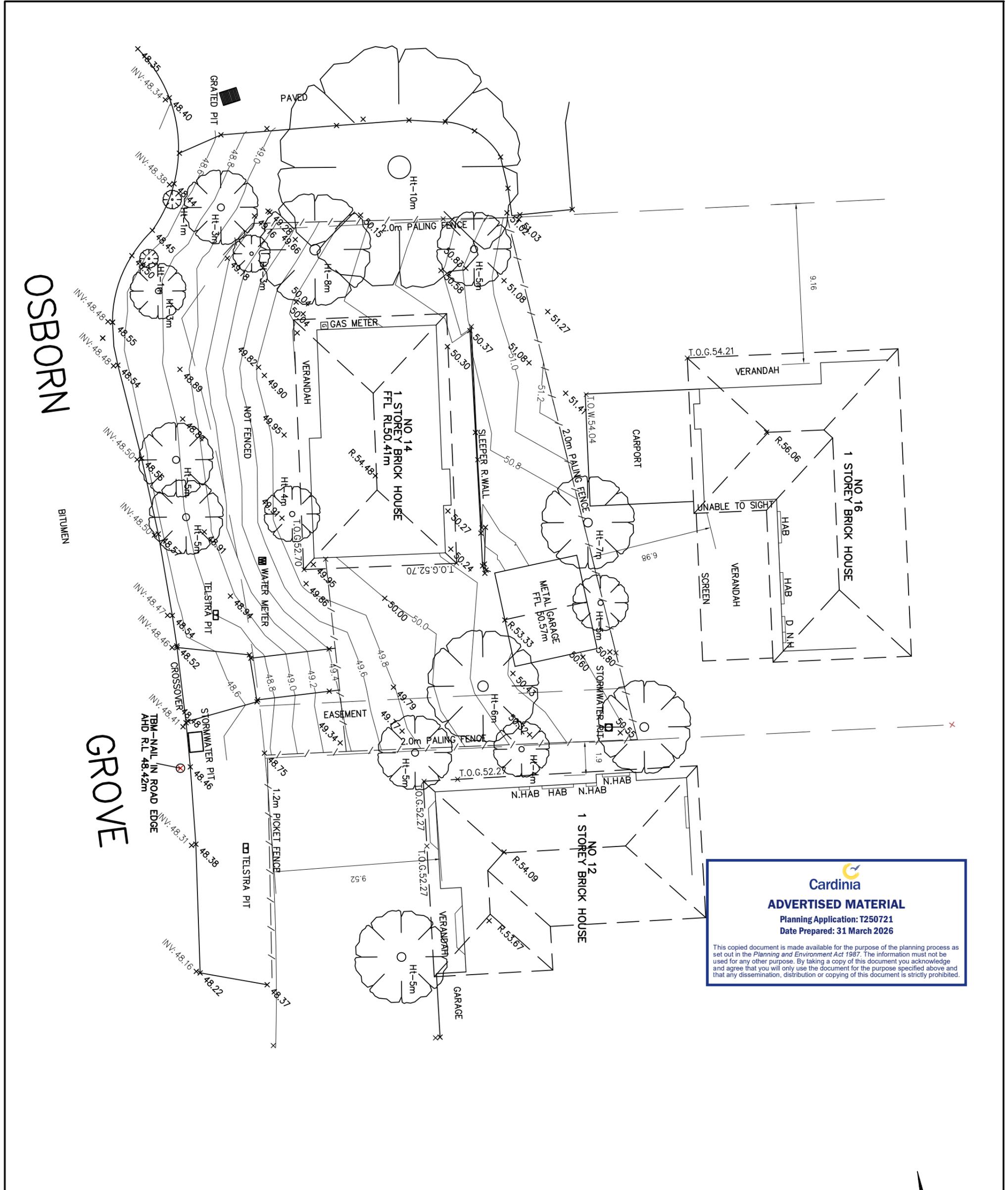
DRAWN  
**RB**

FIELD  
**RB**

CHECKED  
**RB**

**Cardinia**  
**ADVERTISED MATERIAL**  
Planning Application: T250721  
Date Prepared: 31 March 2026

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## Legal Point of Discharge and Stormwater Drainage Information Report

To: Jova Drafting Consultants  
Attention:  
Email address: admin@jovadrafting.com  
From: Cardinia Shire Council – Infrastructure Services  
Date: 29 May 2025  
Total pages: 2



### Legal Point of Discharge and Stormwater Drainage Information Report

Pursuant to Regulation 133 of the Building Regulations 2018, please find below, stormwater drainage details and legal point of discharge for:

**Property Address:** Lot 18, 14 Osborn Grove, Pakenham Victoria

**Property Number:** 1657950900

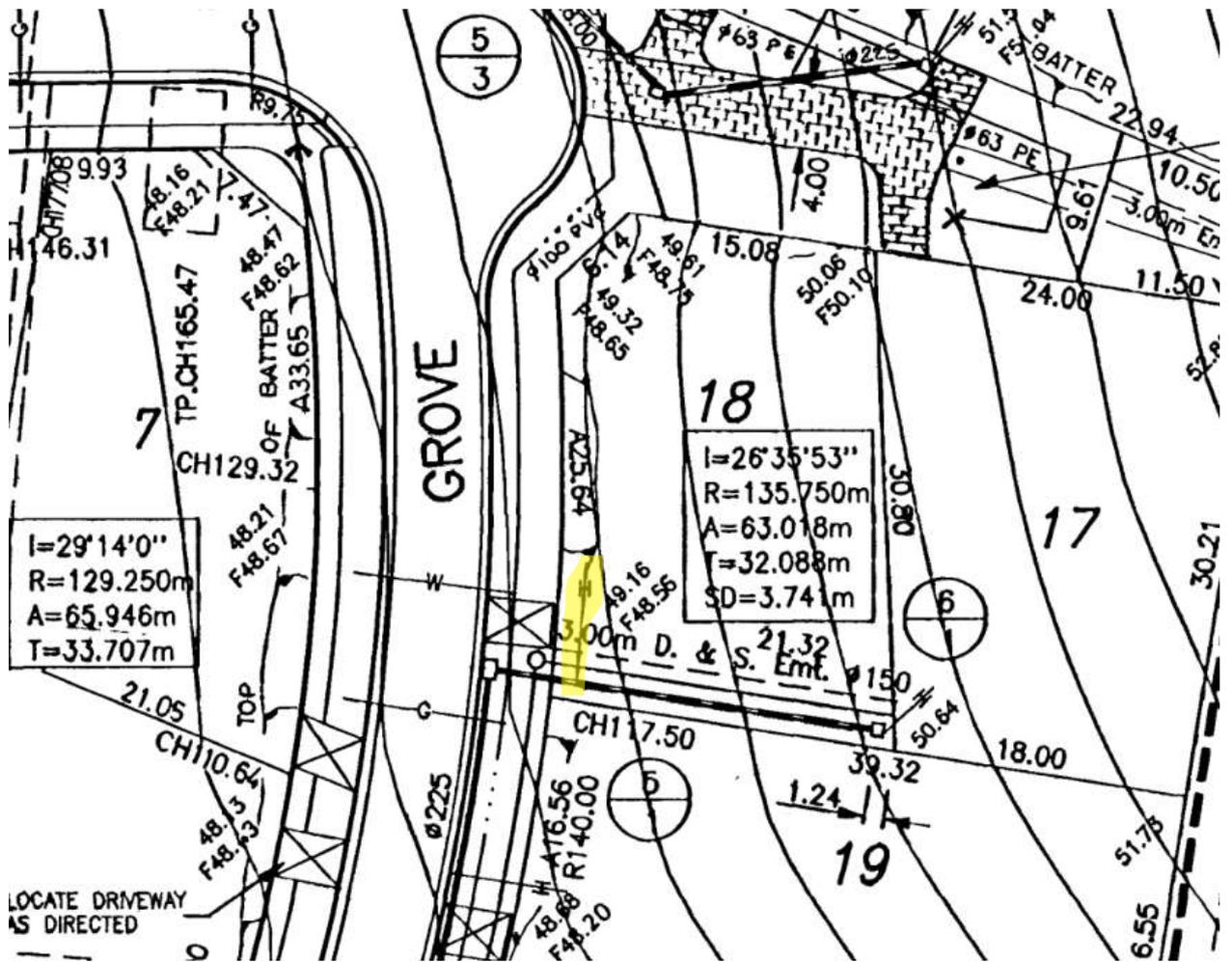
See attached plans.

Regards,

**Development Support Officer**

**Please note:**

- The information contained within this report is based on the drawings provided to, and approved by, Cardinia Shire Council. Cardinia Shire Council has taken reasonable steps to ensure the accuracy and currency of this information and disclaims any liability resulting from the usage of it.
- The information contained within this report is approximate only and it is recommended that the information be verified on site, and all levels checked for discharge to the nominated point, prior to the commencement of any works.
- A Works within a Road Reserve permit is required for all connections or alterations to Council assets.
- If a Town Planning Permit is required for this site, please refer to current permit for all stormwater drainage conditions.
- Stormwater pipe offsets are not provided as a part of this response.



PIT No.	DESCRIPTION	INTERNAL DIMENSIONS		INLET		OUTLET		TOP OF PIT	DEPTH OF PIT
		L	W	DIA.	LEVEL	DIA.	LEVEL		
5/1	J.P. SD - 12	900	600	150	47.60	225	47.53	48.53	1.00
6/1	E.P. SD - 21	900	600	-	-	150	50.00	50.65	0.65

  
**ADVERTISED MATERIAL**  
 Planning Application: T250721  
 Date Prepared: 31 March 2026

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# STORM Rating Report



## ADVERTISED MATERIAL

Planning Application: T250721

Date Prepared: 31 March 2026

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TransactionID: 0  
Municipality: CARDINIA  
Rainfall Station: CARDINIA  
Address: 14 Osborn Grove, Pakenham VIC 3810

Pakenham  
VIC 3810

Assessor: Vikum Chathuranga  
Development Type: Residential - Multiunit  
Allotment Site (m2): 596.23  
STORM Rating %: 100

Description	Impervious Area (m2)	Treatment Type	Treatment Area/Volume (m2 or L)	Occupants / Number Of Bedrooms	Treatment %	Tank Water Supply Reliability (%)
Unit 1 roof to RWT1	129.00	Rainwater Tank	2,500.00	4	112.40	87.00
Unit 2 roof to RWT2	78.00	Rainwater Tank	2,500.00	4	156.00	82.00
Unit 2 roof to No treatment	18.00	None	0.00	0	0.00	0.00
Driveway and Pavings	43.00	None	0.00	0	0.00	0.00

Date Generated: 30-Sep-2025

Program Version: 1.0.0