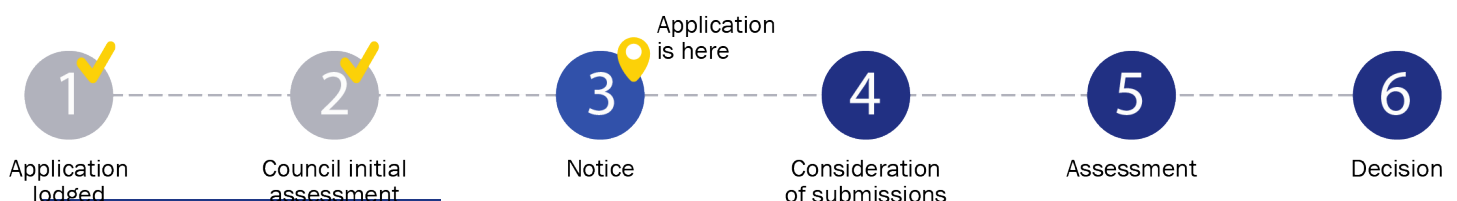


# Notice of Application for a Planning Permit

The land affected by the application is located at:	L242 PS649678 V11462 F030 14 Palm Court, Pakenham VIC 3810
The application is for a permit to:	Construction of a dwelling, associated earthworks and fence (Retrospective Approval)
<b>A permit is required under the following clauses of the planning scheme:</b>	
42.01-2	Construct a building or construct or carry out works
42.01-2	Construct a fence
<b>APPLICATION DETAILS</b>	
The applicant for the permit is:	Fourth Wall Designs
Application number:	T260066
<p>You may look at the application and any documents that support the application at the office of the Responsible Authority:</p> <p>Cardinia Shire Council, 20 Siding Avenue, Officer 3809.</p> <p>This can be done during office hours and is free of charge.</p> <p>Documents can also be viewed on Council's website at <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>01 May 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>	



  
**ADVERTISED MATERIAL**  
Planning Application: T260066  
Date Prepared: 16 April 2026

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## Application Summary

Portal Reference: A126855C

## Basic Information

Proposed Use: Seeking permit for single dwelling with attached garage.  
 Current Use: Property currently is built. Plans are "as built" plans. See history on file. Property was issued occupancy due to a clerical error.  
 Cost of Works: \$500,000  
 Site Address: 14 Palm Court Pakenham 3810

## Covenant Disclaimer

Does the proposal breach, in any way, an encumbrance on title such as restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope? **No such encumbrances are breached**

Note: During the application process you may be required to provide more information in relation to any encumbrances.

**Cardinia**  
**ADVERTISED MATERIAL**  
 Planning Application: T260066  
 Date Prepared: 16 April 2026

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## Contacts

Type	Name	Address	Contact Details
Applicant	[Redacted] Fourth Wall Designs	8 Arnside Crescent, Westmeadows VIC 3049	W: 0402-530-043 M: 0402-530-043 E: contact@fourthwalldesigns.com.au
Owner	[Redacted]	[Redacted]	[Redacted]
Preferred Contact	[Redacted] Fourth Wall Designs	8 Arnside Crescent, Westmeadows VIC 3049	W: 0402-530-043 M: 0402-530-043 E: contact@fourthwalldesigns.com.au

## Fees

Regulation Fee Condition	Amount	Modifier	Payable
9 - Class 4 More than \$100,000 but not more than \$500,000	\$1,462.50	100%	\$1,462.50
<b>Total</b>			<b>\$1,462.50</b>

## Documents Uploaded

Date	Type	Filename
06-02-2026	A Copy of Title	TITLE - Lot 242 No 14 Palm Court Pakenham.pdf
06-02-2026	Site plans	lot 242 PDF SET dec 2023.pdf



**Civic Centre**  
 20 Siding Avenue, Officer, Victoria

**Council's Operations Centre (Depot)**  
 Purton Road, Pakenham, Victoria

**Postal Address**  
 Cardinia Shire Council  
 P.O. Box 7, Pakenham VC, 3810

**Email:** mail@cardinia.vic.gov.au

Monday to Friday 8.30am–  
 5pm

**Phone:** 1300 787 624  
**After Hours:** 1300 787 624  
**Fax:** 03 5941 3784

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

## Lodged By

Site User	[REDACTED]
Submission Date	06 February 2026 - 06:22:PM

## Declaration

By ticking this checkbox, I [REDACTED] declare that all the information in this application is true and correct; and the Applicant and/or Owner (if not myself) has been notified of the application.



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Purton Road, Pakenham, Victoria

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P.O. Box 7, Pakenham VIC, 3810  
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### ADVERTISED MATERIAL

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**Phone:** 1300 787 624  
**After Hours:** 1300 787 624  
**Fax:** 03 5941 3784

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

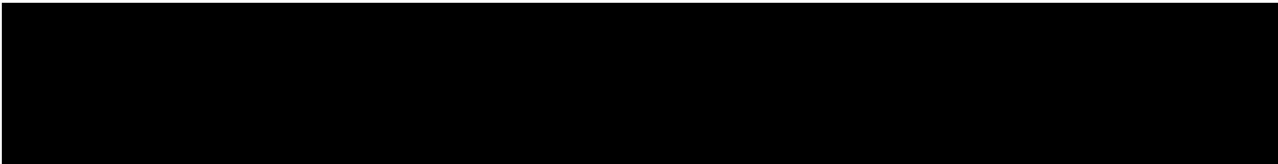
VOLUME 11462 FOLIO 030

Security no : 124131486682W  
Produced 20/01/2026 04:29 PM

**LAND DESCRIPTION**

Lot 242 on Plan of Subdivision 649678Q.  
PARENT TITLE Volume 11461 Folio 856  
Created by instrument PS649678Q 03/12/2013

**REGISTERED PROPRIETOR**



**ENCUMBRANCES, CAVEATS AND NOTICES**



Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

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

**DIAGRAM LOCATION**

SEE PS649678Q FOR FURTHER DETAILS AND BOUNDARIES

**ACTIVITY IN THE LAST 125 DAYS**

NIL

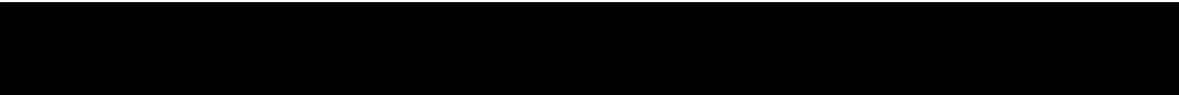
-----END OF REGISTER SEARCH STATEMENT-----

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

Street Address: 14 PALM COURT PAKENHAM VIC 3810

**ADMINISTRATIVE NOTICES**

NIL



DOCUMENT END



**Cardina**  
**ADVERTISED MATERIAL**  
Planning Application: T260066  
Date Prepared: 16 April 2026

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Document Type	<b>Plan</b>
Document Identification	<b>PS649678Q</b>
Number of Pages (excluding this cover sheet)	<b>9</b>
Document Assembled	<b>20/01/2026 16:29</b>

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<b>PLAN OF SUBDIVISION</b>			Stage No. —	LRS use only <b>EDITION 1</b>	Plan Number <b>PS 649678Q</b>										
<b>Location of Land</b> Parish: Nar Nar Goon Township: — Crown Portion: 3 (Part) & 7 (Part) Parish: Nar Nar Goon Township: Pakenham Crown Allotment: 32 (Part) & Part of Former Government Road  Title Reference: Vol. 11461 Fol. 856  Last Plan Reference: Lot A PS 649677S  Postal Address: 120-150 Pakenham Road (at time of subdivision) Pakenham 3810  MGA94 Co-ordinates: E 366 600 Zone: 55 (of approx. centre of land in plan) N 5 786 800			<b>Council Certificate and Endorsement</b> Council Name: Cardinia Shire Council Ref:												
<b>Vesting of Roads and/or Reserves</b> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 20%;">Identifier</th> <th>Council/Body/Person</th> </tr> </thead> <tbody> <tr> <td>Roads R-1</td> <td>Cardinia Shire Council</td> </tr> <tr> <td>Reserve No.1</td> <td>Cardinia Shire Council</td> </tr> <tr> <td>Reserve No.2</td> <td>Cardinia Shire Council</td> </tr> <tr> <td>Reserve No.3</td> <td>Cardinia Shire Council</td> </tr> </tbody> </table>			Identifier	Council/Body/Person	Roads R-1	Cardinia Shire Council	Reserve No.1	Cardinia Shire Council	Reserve No.2	Cardinia Shire Council	Reserve No.3	Cardinia Shire Council	1. This plan is certified under section 6 of the Subdivision Act 1988. 2. This plan is certified under section 11(7) of the Subdivision Act 1988. Date of original certification under section 6 / / 20 3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988. <b>OPEN SPACE</b> (i) A requirement for public open space under section 18 of the Subdivision Act 1988 has/has not been made. (ii) The requirement has been satisfied. (iii) The requirement is to be satisfied in Stage.....  Council Delegate Council Seal Date / / 20  Re-certified under section 11(7) of the Subdivision Act 1988 Council Delegate Council Seal Date / / 20		
Identifier	Council/Body/Person														
Roads R-1	Cardinia Shire Council														
Reserve No.1	Cardinia Shire Council														
Reserve No.2	Cardinia Shire Council														
Reserve No.3	Cardinia Shire Council														
			<b>Notations</b>												
			<b>Staging</b> This <del>is</del> is not a staged subdivision Planning Permit No. T060892												
			<b>Depth Limitation</b> : Does not apply.  <b>THIS IS A SPEAR PLAN</b>  Lots 1 to 200 (Both Inclusive) have been omitted from this stage.												
Estate: GALWAY GOLD Development No.: 2 No. of Lots: 45 Area: 6.553 ha Melways: 317 C3			<b>Survey</b> This plan is <del>is not</del> based on survey. See BP 2601B. This survey has been connected to permanent marks no(s) PM 89 & PM 313 This survey is not in a Proclaimed Survey Area.												
<b>Easement Information</b>			LRS use only												
<b>Legend:</b> A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)			Statement of Compliance/ Exemption Statement												
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of	Received <input checked="" type="checkbox"/>  DATE 20 / 11 / 2013										
E-1, E-3 & E-4	Drainage	See Diag.	This Plan	Cardinia Shire Council	LRS use only PLAN REGISTERED TIME 5.34pm DATE 3 / 12 / 2013  <b>Kevin Bond</b> Assistant Registrar of Titles  SHEET 1 OF 8 SHEETS										
E-2, E-3 & E-4	Sewerage	See Diag.	This Plan	South East Water Limited											
E-4 & E-5	Powerline	See Diag.	This Plan Section 88 Electricity Industry Act 2000	SPI Electricity Pty Ltd											
E-6	Water Supply	See Diag.	PS 649677S	South East Water Limited											
<b>WATSONS</b> URBAN DEVELOPMENT CONSULTANTS & MANAGERS  5 MAIN ST, MORNINGTON PH. (03) 5975 4644, FAX (03) 5975 3916 THE MELBURNIAN, SUITE 2, 250 ST. KILDA RD, SOUTH BANK PH. (03) 9697 8000, FAX (03) 9697 8099			LICENSED SURVEYOR (PRINT) JONATHAN TREVOR NEATE  SIGNATURE <u>DIGITALLY SIGNED</u> DATE _____  REF 35213/Stg.2 VERSION 7												
			DATE / / 20 COUNCIL DELEGATE SIGNATURE ORIGINAL SHEET SIZE A3												

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 Planning Application: T260066  
 Date Prepared: 16 April 2026

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# PLAN OF SUBDIVISION

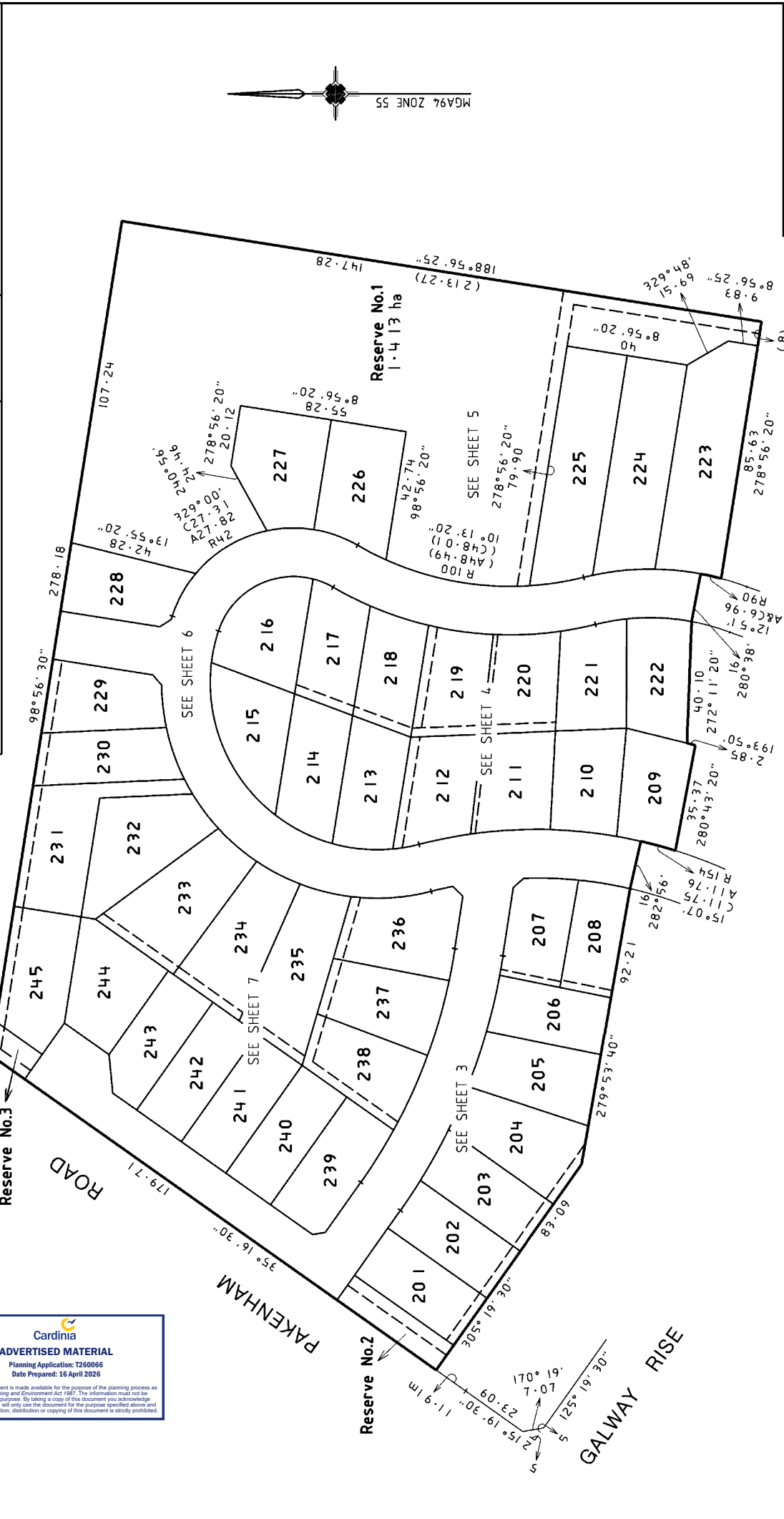
Plan Number  
**PS 649678Q**

Stage No. \_\_\_\_\_



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SHEET 2

DATE / / 20  
COUNCIL DELEGATE SIGNATURE  
ORIGINAL SHEET SIZE A3

LICENSED SURVEYOR (PRINT) JONATHAN TREVOR NEATE  
SIGNATURE **DIGITALLY SIGNED** DATE  
REF 35213/Slg.2 VERSION 7

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LENGTHS ARE IN METRES

ORIGINAL SCALE SHEET SIZE  
1:1250 A3



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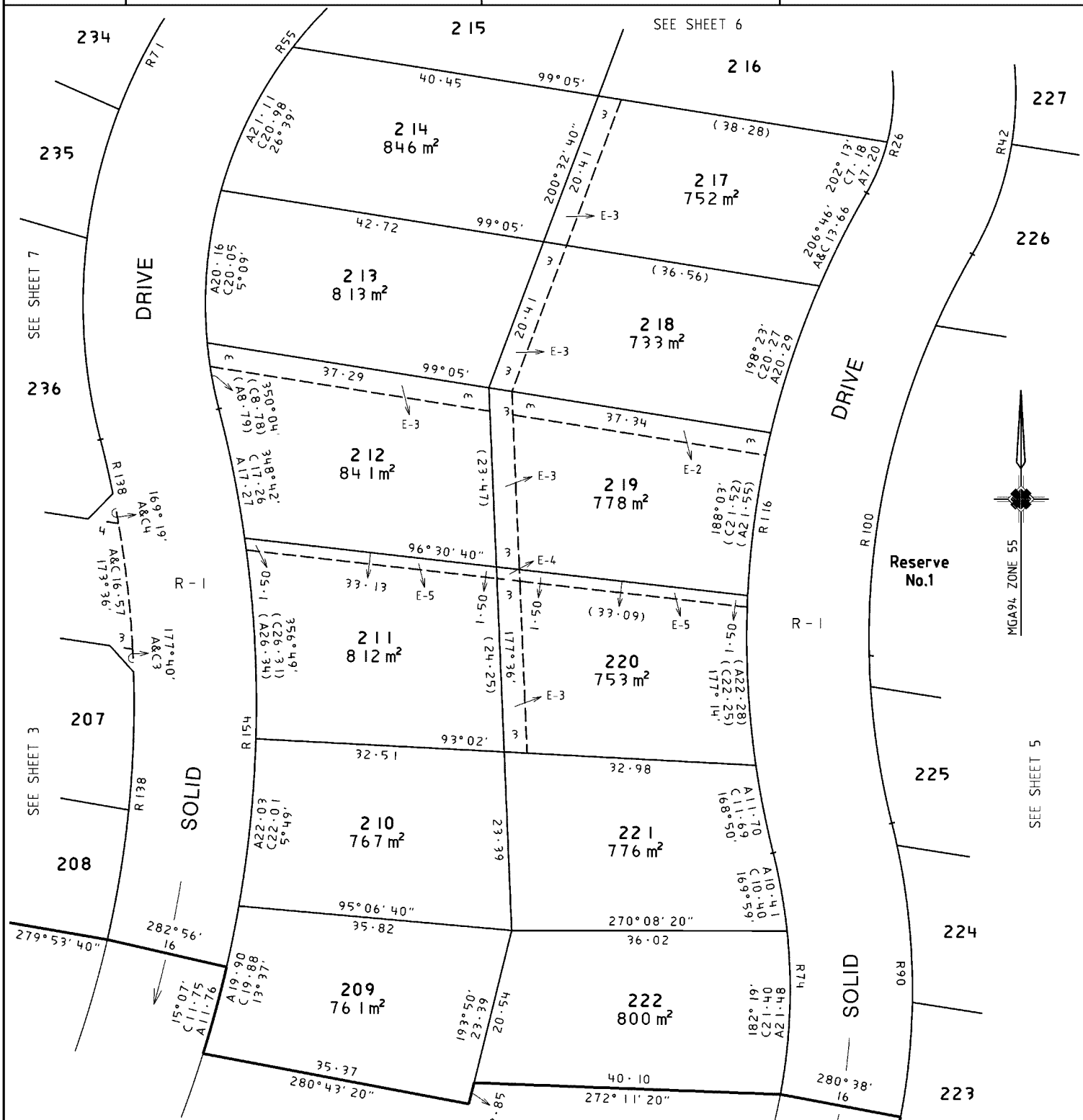


# PLAN OF SUBDIVISION

Stage No. \_\_\_\_\_

Plan Number

## PS 649678Q



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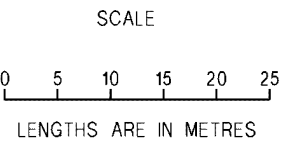


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SIGNATURE DIGITALLY SIGNED DATE \_\_\_\_\_  
REF 35213/Stg2 VERSION 7

SHEET 4

DATE / /20  
COUNCIL DELEGATE SIGNATURE  
ORIGINAL SHEET SIZE A3

# PLAN OF SUBDIVISION

Stage No. \_\_\_\_\_

Plan Number

## PS 649678Q

SEE SHEET 6 2 16

2 17

2 18

2 19

2 20

2 21

2 22

227

226  
975 m<sup>2</sup>

Reserve No.1

**Cardinia**  
**ADVERTISED MATERIAL**  
 Planning Application: T260066  
 Date Prepared: 16 April 2026

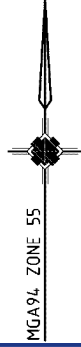
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SEE SHEET 2

SEE SHEET 4

DRIVE

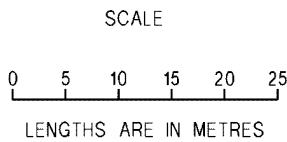
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ORIGINAL  
SCALE SHEET  
1:500 A3



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REF 35213/Stg.2

VERSION 7

SHEET 5

DATE / /20

COUNCIL DELEGATE SIGNATURE

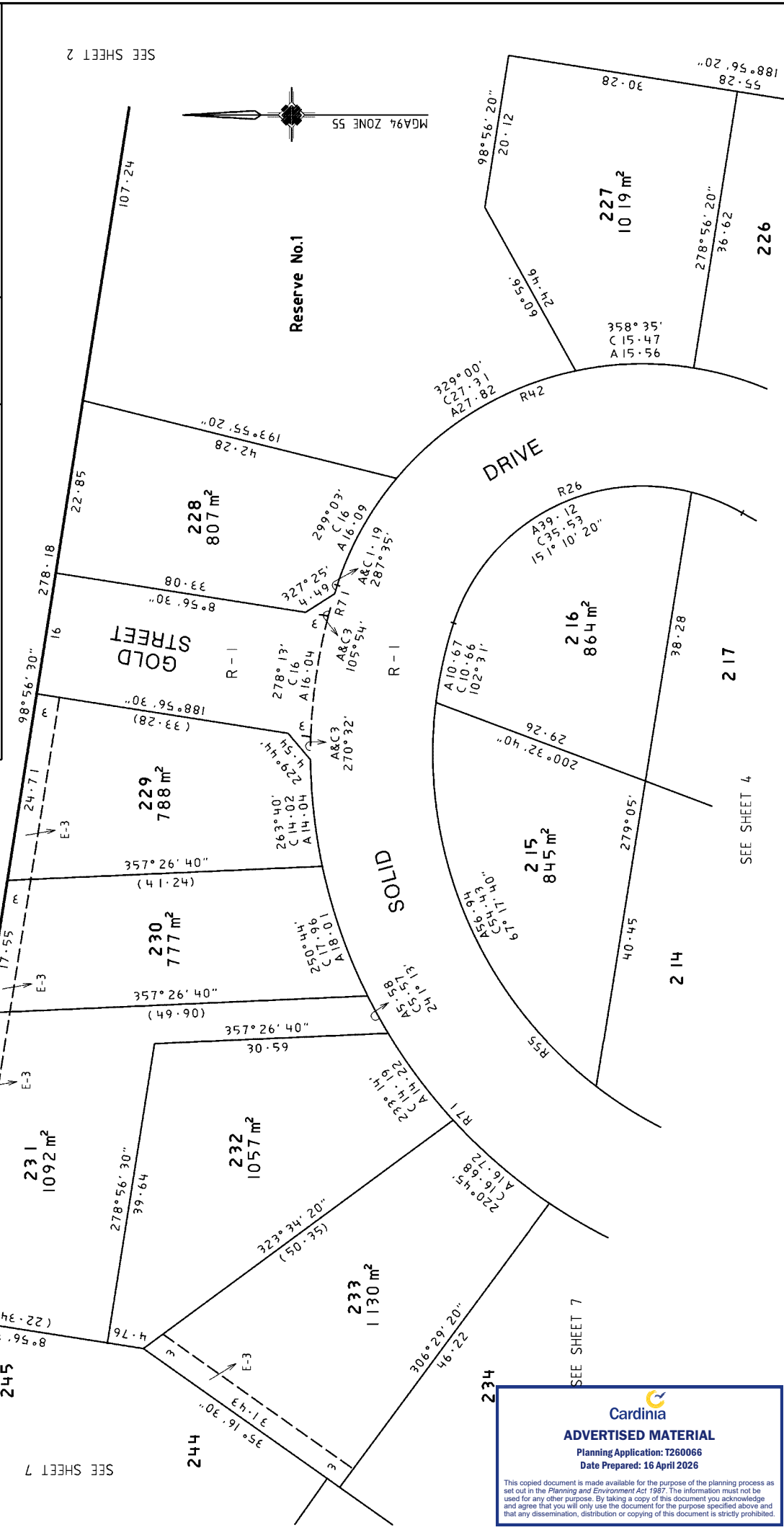
ORIGINAL SHEET SIZE A3

Plan Number  
**PS 649678Q**

Stage No.  
\_\_\_\_\_

**PLAN OF SUBDIVISION**

SEE SHEET 7



SEE SHEET 7

SEE SHEET 4

SEE SHEET 5

SEE SHEET 6

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REF 35213/Slg.2 VERSION 7

DATE / / 20  
COUNCIL DELEGATE SIGNATURE  
ORIGINAL SHEET SIZE A3

SCALE  
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LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE A3  
SCALE 1:500

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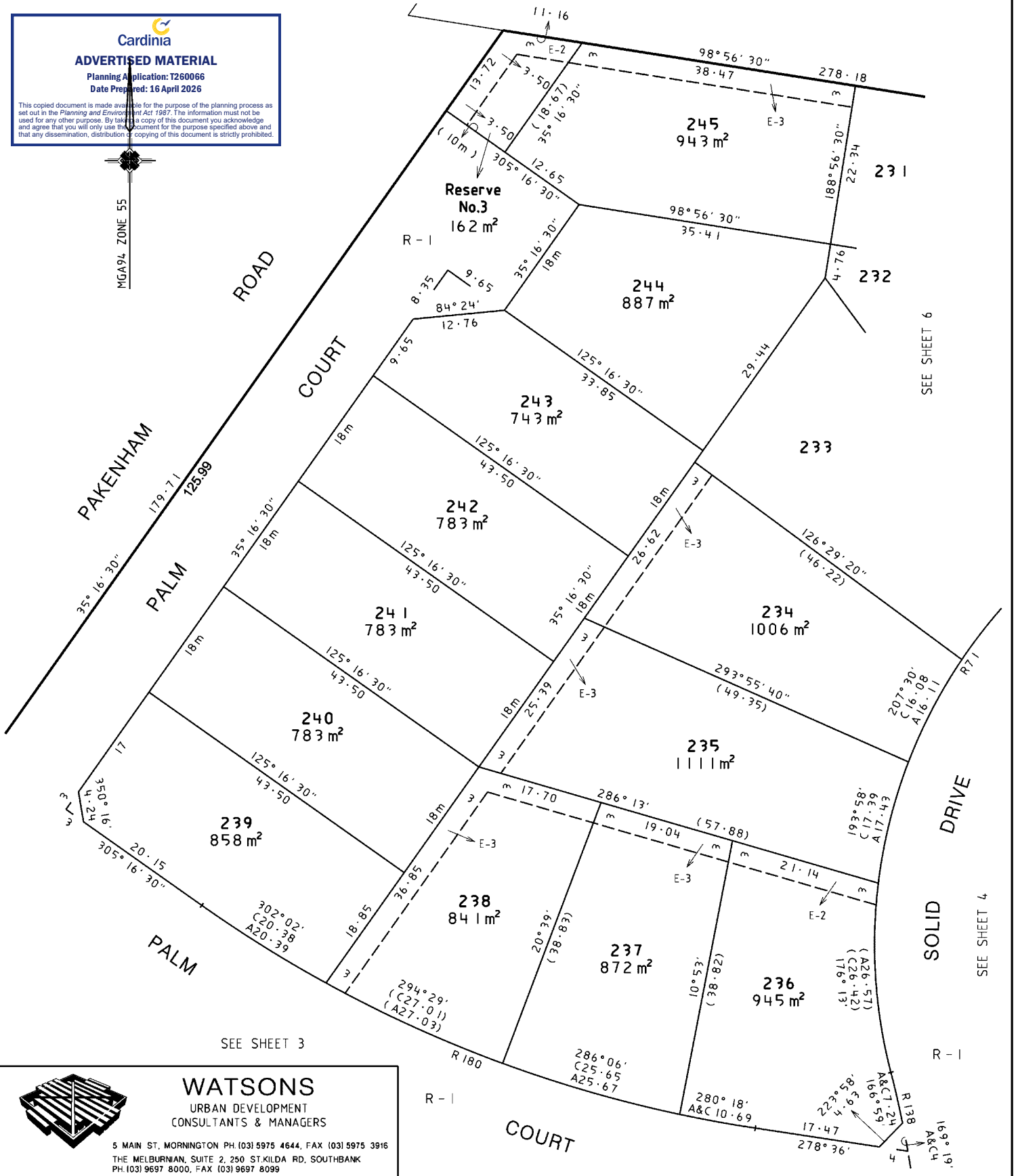
Stage No. \_\_\_\_\_

Plan Number

## PS 649678Q

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 Date Prepared: 16 April 2026

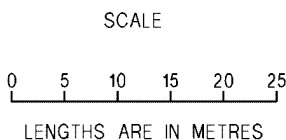
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 CONSULTANTS & MANAGERS

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 THE MELBURNIAN, SUITE 2, 260 ST. KILDA RD, SOUTHBANK  
 PH (03) 9697 8000, FAX (03) 9697 8099

ORIGINAL  
 SCALE SHEET  
 1:500 A3



LICENSED SURVEYOR (PRINT) JONATHAN TREVOR NEATE  
 SIGNATURE DIGITALLY SIGNED DATE \_\_\_\_\_  
 REF 35213/Stg.2 VERSION 7

SHEET 7

DATE / /20

COUNCIL DELEGATE SIGNATURE \_\_\_\_\_

ORIGINAL SHEET SIZE A3

<b>PLAN OF SUBDIVISION</b>	Stage No. —	Plan Number <b>PS 649678Q</b>
----------------------------	----------------	----------------------------------

SUBDIVISION ACT 1988  
CREATION OF RESTRICTION A

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

Land to benefit: Land in this plan.  
Land to be burdened: Lots 223 to 227 (Both Inclusive).

Description of Restriction:

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

SUBDIVISION ACT 1988  
CREATION OF RESTRICTION B

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

Land to benefit: Land in this plan.  
Land to be burdened: Lots 205, 232 and 233.

Description of Restriction:


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



**Cardinia**  
**ADVERTISED MATERIAL**  
Planning Application: T260066  
Date Prepared: 16 April 2026

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SHEET 8
..... DATE / /20 COUNCIL DELEGATE SIGNATURE ORIGINAL SHEET SIZE A3



**WATSONS**  
URBAN DEVELOPMENT  
CONSULTANTS & MANAGERS

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

LICENSED SURVEYOR (PRINT) JONATHAN TREVOR NEATE

SIGNATURE DIGITALLY SIGNED DATE

REF 35213/Stg.2 VERSION 7

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

VOLUME 11462 FOLIO 030

Security no : 124133319134C  
Produced 26/03/2026 04:32 PM

**LAND DESCRIPTION**

Lot 242 on Plan of Subdivision 649678Q.  
PARENT TITLE Volume 11461 Folio 856  
Created by instrument PS649678Q 03/12/2013

**REGISTERED PROPRIETOR**



**ENCUMBRANCES, CAVEATS AND NOTICES**



Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

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

**DIAGRAM LOCATION**

SEE PS649678Q FOR FURTHER DETAILS AND BOUNDARIES

**ACTIVITY IN THE LAST 125 DAYS**

NIL

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

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

Street Address: 14 PALM COURT PAKENHAM VIC 3810

**ADMINISTRATIVE NOTICES**

NIL



DOCUMENT END



**Cardina**  
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Document Type	<b>Instrument</b>
Document Identification	<b>AK575312M</b>
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Date Prepared: 16 April 2026

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06/09/2013 \$113 173



FORM 18 Section 181

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

**Planning and Environment Act 1987**

Lodged by:

Name: [REDACTED] SOLICITOR

Phone: 9571 5236

Address: 16 Ash Grove, Malvern East 3145

Ref: Galway View Pty. Ltd.

Customer Code: 01786Y

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

Land: Volume 8810 Folio 340 and Volume 8652 Folio 976

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

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

A copy of the Agreement is attached to this Application.

Signature for the Authority [REDACTED]

Name of Officer: [REDACTED]

Date: 22/8/13

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**AGREEMENT**

**THIS AGREEMENT** is made the *26<sup>th</sup>* day of *August* 2013

**BETWEEN:**

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

("the Council")

- and -

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

("the Owner")

**INTRODUCTION**

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

  
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**IT IS AGREED:**

**1. DEFINITIONS**

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

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

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

**2. INTERPRETATION**

In this Agreement unless the context admits otherwise:



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

**3. SECTION 173 AGREEMENT**

**3.1 Purpose**

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

**3.2 Burden of covenants**

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



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**4. SPECIFIC OBLIGATIONS OF THE OWNER**

**The owner acknowledges and agrees that:**

**4.1 Building Restrictions**

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

**4.2 Height Controls**

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

**4.3 Re-vegetation**

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

**5. FURTHER OBLIGATIONS OF THE OWNER**

The Owner further agrees that:

**5.1 Notice and Registration**

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

**5.2 Further Actions**

5.2.1 the Owner will do all things necessary to give effect to this Agreement.

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

**5.3 Council's costs to be paid**

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



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**6. AGREEMENT UNDER SECTION 173 OF THE ACT**

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

**7. OWNERS WARRANTY**

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

**8. SUCCESSORS IN TITLE**

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

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

**9. GENERAL MATTERS**

**9.1 Notices**

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

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

**9.2 A notice or other communication is deemed served:**

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

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

**9.3 No Waiver**

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

**9.4 Severability**

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

**9.5 No Fettering of Council's Powers**

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

**10. COMMENCEMENT OF AGREEMENT**

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

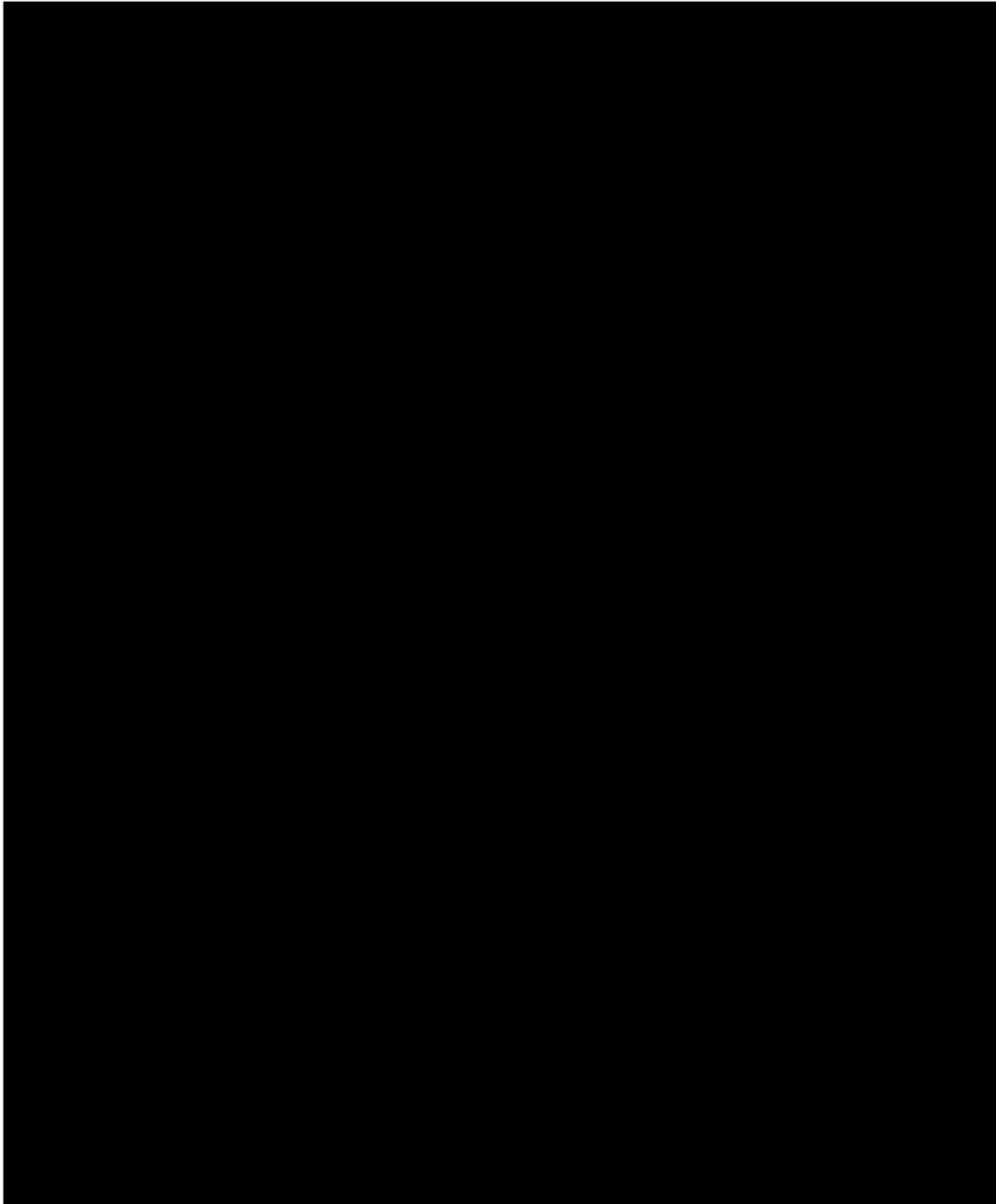


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## SIGNING PAGE

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



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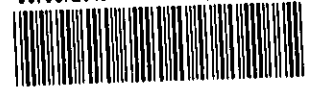
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**DATED**

**CARDINIA SHIRE COUNCIL**

- and -

**GALWAY VIEW PTY LTD  
ACN 007 183 897**

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

---

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



## TOWN PLANNING REPORT

**14 Palm Court, Pakenham VIC 3810**

Proposed: One Dwelling and attached garage

Prepared for: Cardinia Shire Council

Prepared by [REDACTED] – Southbourne Homes

Date: 12/01/2026

*Application No: T250006*



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Planning Application: T260066

Date Prepared: 16 April 2026

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## Project details

Site address	14 Palm Court, Pakenham VIC 3810
Land	Lot 242 on Plan of Subdivision PS649678Q
Title	Volume 11462 Folio 030
Zone	General Residential Zone - Schedule 1 (GRZ1)
Overlays	DCPO1; Environmental Significance Overlay - Schedule 4 (ESO4) - Pakenham North Ridge
Bushfire Prone Area	Not within a designated Bushfire Prone Area (BPA)
Water / Sewer authority	South East Water
Proposal	One Dwelling and attached garage

## 1. Preamble

### 1.1 Introduction

This Town Planning Report has been prepared to accompany a planning permit application for One Dwelling and attached garage at 14 Palm Court, Pakenham VIC 3810 (the subject site). The report has been prepared with reference to the Cardinia Planning Scheme.

### 1.2 Proposal summary

- Construction of one double-story dwelling and attached garage on vacant land
- Works in the Environmental Significance Overlay (ESO4)

## 2. The site and surrounds

### 2.1 Subject site

Key Site Statistics (Provided from Plans):

- Lot: 242 on PS649678Q
- Site area: 783.0 m
- Frontage: 18.0 m
- Depth: 43.5 m
- General fall: South to North
- Building footprint (site coverage): 245.85 m<sup>2</sup> (31.40%)
- Driveway/paved area: 50.03 m<sup>2</sup> (7.80%)
- Permeable area: 487.12 m<sup>2</sup> (62.21%)
- Garden area: 472.97 m<sup>2</sup> (60.40%)

Address: 14 Palm Court, Pakenham VIC 3810

Land: Lot 242 on PS649678Q

Vegetation: None – Site is clear of all vegetation



## 2.2 Certificate of Title

The subject site is described on Certificate of Title Volume 11462 Folio 030 as Lot 242 on PS649678Q. Encumbrances recorded on title include a Mortgage (AZ007495S) and a Section 173 Agreement (AK575312M).

Restrictive covenant: NO

Easements: NO

Does the proposal affect any covenant/easement: NO

## 2.3 Neighbourhood character and surrounds

The subject site is located within an established residential area of Pakenham. The surrounding neighbourhood generally comprises detached dwellings of one & two storey mix form, with landscaped front setbacks and suburban streetscapes.

- Significant northern exposure along the side and front.
- Good location in a rising middle suburban precinct.
- Subject site is vacant and ready for development.
- Existing medium density residential developments.
- Pakehem Consolidated School (approx. 1.25km west).
- Pakeham Hills Primary School (approx. 1.82km east).
- Pakeham Secondary College (approx. 1.18km south).
- Pakeham Place Shopping Centre (approx. 2.11km south).
- Rail Station (approx. 2.59km south).
- Pakeham Hospital (approx. 1.44km south).
- No discernible difference in site levels between the subject site and adjoining allotments.
- Significant on-street car parking available in front of the subject site.



## 2.4 Property services

The site is located within an urban residential area and is serviced by reticulated infrastructure. South East Water is the responsible authority for water and sewer. Asset information should be referenced during design and construction, noting that final asset locations must be verified on site and consent may be required for works near assets.

## 3. Planning controls

Garden Area (GRZ): A garden area plan is to be provided to demonstrate compliance with the garden area requirement in the General Residential Zone. The drawings indicate a garden area of 60.40% (472.97 m<sup>2</sup>) of the site (confirm against final amended plans).

### 3.1 Zoning

The subject site is located within the General Residential Zone - Schedule 1 (GRZ1). A planning permit is required for works within Environmental Significance Overlay, subject to the provisions of the zone and any applicable overlays.

### 3.2 Overlays

The subject site is affected by the following overlays:

- Development Contributions Plan Overlay - Schedule 1 (DCPO1).
- Environmental Significance Overlay - Schedule 4 (ESO4) - Pakenham North Ridge.

ESO4 considerations relevant to this application: None. No vegetation on site.

### 3.3 Bushfire

The site is not within a designated Bushfire Prone Area (BPA). Bushfire construction requirements (if any) are to be confirmed by the relevant building surveyor at building permit stage.

## 4. The proposal

### 4.1 Development description

Dwelling type: Double-story

Bedrooms: 4

Garage: Double

Site access: Existing crossover retained

Private open space: 297.9m<sup>2</sup> at the rear 16.55m x 18.0m

Landscaping: See landscaping plan including minimum x2 canopy trees. No existing vegetation on site.

Front fencing: None

### 4.2 Design response

The proposal has been designed to respond to the subject site and the surrounding residential context. It provides functional internal amenity and a generous rear secluded private open space with good solar access. Potential overlooking impacts are minimised through window placement and appropriate privacy treatments. Service elements such as clotheslines and bins are located away from public view.

- The dwellings have a distinct style and “feel” from the front, with an articulated modern appearance that is not out of character with the prevailing eclectic streetscape and is very much in keeping with a newly emerging Manningham townhouse aesthetic.
- The dwellings are physically detached and have individual character and identity, with different plans and façade treatments, different street frontages, different entries, and different addresses.



## 5. Clause 54 assessment (objective / standard / response)

This section provides a response against the relevant standards of Clause 54. Where a standard is met, the corresponding objective is considered satisfied. Where a variation is proposed, the response outlines how the objective continues to be met.

### 5.1 Summary assessment table

Clause 54 Standard	Requirement	Proposed	Complies (Y/N) / Comment
Street setback	9.0m	9.1m	Y
Side & rear setbacks		1.0m & 1.8m	Y
Site coverage		31.40%	Y
Permeability		62.21%	Y
Private open space		297.9m <sup>2</sup>	Y
Overlooking	NA	NA	Y
Overshadowing	NA	NA	Y
Car parking	2	2 covered	Y

### 5.2 Detailed responses (copy/paste and complete)

#### 54.02-1 Neighbourhood character

*Standard explanation: The design should respond to the existing neighbourhood character and site features, including scale, form, materials, setbacks, landscaping and any relevant neighbourhood character policy or overlay.*

Response: Proposal Complies

#### 54.02-2 Integration with the street

*Standard explanation: The dwelling should be sited and designed to integrate with the street, including a clear entry, appropriate street presentation, and avoiding excessive garage dominance, while providing opportunities for passive surveillance.*

Response: Proposal Complies

#### 54.02-3 Street setback

*Standard explanation: The front setback should be consistent with the pattern of development in the street (or as otherwise specified by the scheme), to maintain a cohesive streetscape and allow for landscaping in the front setback.*

Response: Proposal Complies

#### 54.02-4 Building height

*Standard explanation: Building height should comply with any maximum height requirements in the planning scheme and be designed to minimise visual bulk and avoid unreasonable impacts on neighbouring amenity.*

Response: Proposal Complies

#### **54.02-5 Site coverage**

*Standard explanation: Site coverage should not exceed the maximum specified for the lot size (unless varied by schedule) and should allow adequate space for landscaping, private open space, and functional site services.*

Response: Proposal Complies

#### **54.02-6 Permeability**

*Standard: Permeability should be at least 20% of the site (unless varied by a schedule).*

Response: Proposal Complies

#### **54.02-9 Side and rear setbacks**

*Standard explanation: Side and rear setbacks increase with wall height to reduce visual bulk and protect neighbour amenity. Setbacks are generally calculated from the boundary using the Clause 54 setback formula.*

Response: Proposal Complies

#### **54.02-10 Walls on boundaries**

*Standard explanation: Walls on side and rear boundaries are limited in height and length to avoid excessive bulk and impacts on neighbouring properties, including impacts on daylight and outlook.*

Response: Proposal Complies

#### **54.03-3 Overshadowing**

*Standard explanation: The development should not unreasonably overshadow existing secluded private open space on adjoining properties. Shadow diagrams are typically assessed at 9am, 12pm and 3pm on 22 September against the Clause 54 unshadowed area requirement.*

Response: Proposal Complies

#### **54.03-4 Overlooking**

*Standard explanation: Windows and raised areas should be designed to prevent direct views into neighbours' secluded private open space and habitable room windows within the specified distances, using setbacks, screening, obscure glazing or sill heights as appropriate.*

Response: Proposal Complies

#### **54.04-1 Private open space**

*Standard explanation: The dwelling should provide usable private open space, including a secluded component that is of an appropriate size and dimension, convenient to living areas, and capable of being used for outdoor recreation and service needs.*

Response: Proposal Complies

#### **54.06-1 Car parking**

*Standard explanation: Car parking should meet the required number of spaces for the dwelling and be designed to be functional and safe, with convenient access and minimal adverse impact on the streetscape.*

Response: Proposal Complies

## **6. Environmental Significance Overlay (ESO4) response**

The subject site is affected by Environmental Significance Overlay - Schedule 4 (ESO4) - Pakenham North Ridge. This section outlines how the proposal responds to the objectives and decision guidelines of ESO4.

Permit trigger assessment: Buildings and works

Vegetation response: There are no and/or were no existing trees on the vacant site. Nothing to be removed.

Landscape character / visual impact: at least 2 canopy trees to be planted in the front yard according to Cardinia Shire Council schedule

Response: Proposal Complies

## **7. Conclusion**

For the reasons outlined in this report, the proposal is considered to provide an appropriate and orderly development outcome for the subject site, respond positively to neighbourhood character, and meet the objectives of the Cardinia Planning Scheme (including Clause 54 and ESO4, where applicable).



## General Notes (NCC 2019 BCA Vol 2)

All materials and work practices shall comply with, but not limited to the Building Regulations 2018, National Construction Code Series 2019 Building Code of Australia Vol 2 and all relevant current Australian Standards (as amended) referred to therein.

Unless otherwise specified, the term BCA shall refer to National Construction Code Series 2019 Building Code of Australia Volume 2.

All materials and construction practice shall meet the Performance Requirements of the BCA. Where an alternative solution is proposed then, prior to implementation or installation, it first must be assessed and approved by the Relevant Building Surveyor as meeting the Performance Requirements of the BCA.

Glazing, including safety glazing, shall be installed to a size, type and thickness so as to comply with: BCA Part 3.6 for Class 1 and 10 Buildings within a design wind speed of not more than N3; and NCC 2019 BCA Vol 1 Part B1.4 for Class 2 and 9 Buildings. and AS1288-2006 and AS2047-2014

Waterproofing of wet areas, being bathrooms, showers, shower rooms, laundries, sanitary compartments and the like shall be provided in accordance with AS 3740-2010: Waterproofing of Domestic Wet Areas.

These Drawings shall be read in conjunction with any House Energy Rating (HERS) report and shall be constructed in accordance with the stamped plans endorsed by the accredited Thermal Performance Assessor without alteration.

Step sizes (other than for spiral stairs) to be:  
Risers (R) 190mm maximum and 115mm minimum  
Going (G) 355mm maximum and 240mm minimum  
2R + 1G = 700mm maximum and 550mm minimum  
with less than 125mm gap between open treads.

All treads, landings and the like to have a slip-resistance classification of P3 or R10 for dry surface conditions and P3 or R11 for wet surface conditions, or a nosing strip with a slip-resistance classification of P3 for dry surface conditions and P4 for wet surface conditions.

Provide barriers where change in level exceeds 1000mm above the surface beneath landings, ramps and/or treads. Barriers (other than tensioned wire barriers) to be: 1000mm min. above finished surface level of balconies, landings or the like, and 865mm min. above finished surface level of stair nosing or ramp, and vertical with less than 125mm gap between, and any horizontal element within the barrier between 150mm and 760mm above the floor must not facilitate climbing where changes in level exceeds 4000mm above the surface beneath landings, ramps and/or treads.

Wire barrier construction to comply with NCC 2019 BCA

Part 3.9.2.3 for Class 1 and 10 Buildings and NCC 2019 BCA Volume 1 Part D2.16 for other Classes of Buildings.

Top of hand rails to be minimum 865mm vertically above stair nosing and floor surface of ramps.

Window sizes nominated are nominal only. Actual size may vary according to manufacturer. Windows to be flashed all around.

Where the building (excludes a detached Class 10) is located in a termite prone area the building is to be provided with a termite management system.

Concrete stumps:  
up to 1400mm long to be 100mm x 100mm  
(1 No. H.D. Wire)  
1401mm to 1800mm long to be 100mm x 100mm  
(2 No. H.D. Wires)  
1801mm to 3000mm long to be 125mm x 125mm  
(2 No. H.D. Wires)  
100mm x 100mm stumps exceeding 1200mm above ground level to be braced where no perimeter base brickwork provided.

Buildings in marine or other exposure environments shall have masonry units, mortar and all built in components and the like complying with the durability requirements of Table 4.1 of AS 4773.1-2015 'Masonry in small buildings' Part 1: Design.

All stormwater to be taken to the legal point of discharge to the Relevant Authorities approval.

These drawings shall be read in conjunction with all relevant structural and all other consultants' drawings/ details and with any other written instructions issued in the course of the contract.

Site plan measurements in metres - all other measurements in millimetres unless noted otherwise.

Figured dimensions take precedence over scaled dimensions.

The Builder shall take all steps necessary to ensure the stability and general water tightness of all new and/or existing structures during all works.

The Builder and Subcontractors shall check and verify all dimensions on title, dimensions on plans, setbacks, levels and specifications and all other relevant documentation prior to the commencement of any works.  
Report all discrepancies to this office for clarification.

Installation of all services shall comply with the respective supply authority requirements.

The Builder and Subcontractor shall ensure that all stormwater drains, sewer pipes and the like are located at a sufficient distance from any buildings footing and/ or slab edge beams so as to prevent general moisture penetration, dampness, weakening and undermining of any building and its footing system.

These plans have been prepared for the exclusive use by the Doon Homes for the purpose expressly notified to the Designer. Any other person who uses or relies on these plans without the Designer's written consent does so at their own risk and no responsibility is accepted by the Designer for such use and/or reliance.

The Client and/or the Client's Builder shall not modify or amend the plans without the knowledge and consent of Doon Homes except where a Registered Building Surveyor makes minor necessary changes to facilitate the Building Permit application and that such changes are promptly reported back to Doon Homes

The approval by this office of a substitute material, work practice, variation or the like is not an authorisation for its use or a contract variation. All variations must be accepted by all parties to the agreement and where applicable the Relevant Building Surveyor prior to implementing any variation.

Climate Zone  
Climate zone for thermal design / thermal performance assessment : Zone 60 Tullamarine.

Corrosion protection of built-in structural members  
Provide corrosion protection of built-in structural steel members such as steel lintels, shelf angles, connectors, accessories (other than wall ties) in accordance with Table 4.1 of AS4773.1-2015 Masonry in Small Buildings, Part 1: Design suitable for an Environment Classification of [Insert environment classification]

Corrosion protection for sheet roofing  
Provide corrosion protection for sheet roofing in accordance with BCA Table 3.5.1.1a suitable for an Environment Classification of [Insert environment classification].

STORMWATER  
90mm DIA. Class 6 UPVC stormwater line laid to a minimum grade of 1:100 and connected to the legal point of stormwater discharge. Provide 100x50mm downpipes, Provide inspection openings at 9000mm C/C and at each change of direction.  
The cover to underground stormwater drains shall be not less than  
100mm under soil  
50mm under paved or concrete areas  
100mm under unreinforced concrete or paved driveways  
75mm under reinforced concrete driveways

Termite Protection to be in accordance with AS3660.1.2014  
Masonry to be in accordance with AS3700-2018  
Smoke Alarms to be installed in accordance with AS3786  
Water Proofing in accordance with AS3740-2010

Filling and excavation to be kept totally inside boundary lines typical.

Track roll fill in accordance with engineers details.

Batter in accordance with soil report recommendations.

If rock is encountered during excavation works to owners responsibility.

Owners responsibility to apply for council consent if required.

Stormwater discharge in accordance with local authority recommendations.

All sleeper retaining walls, agricultural drains and silt pits to owners responsibility unless approved in builders contracts for builder to commission works.



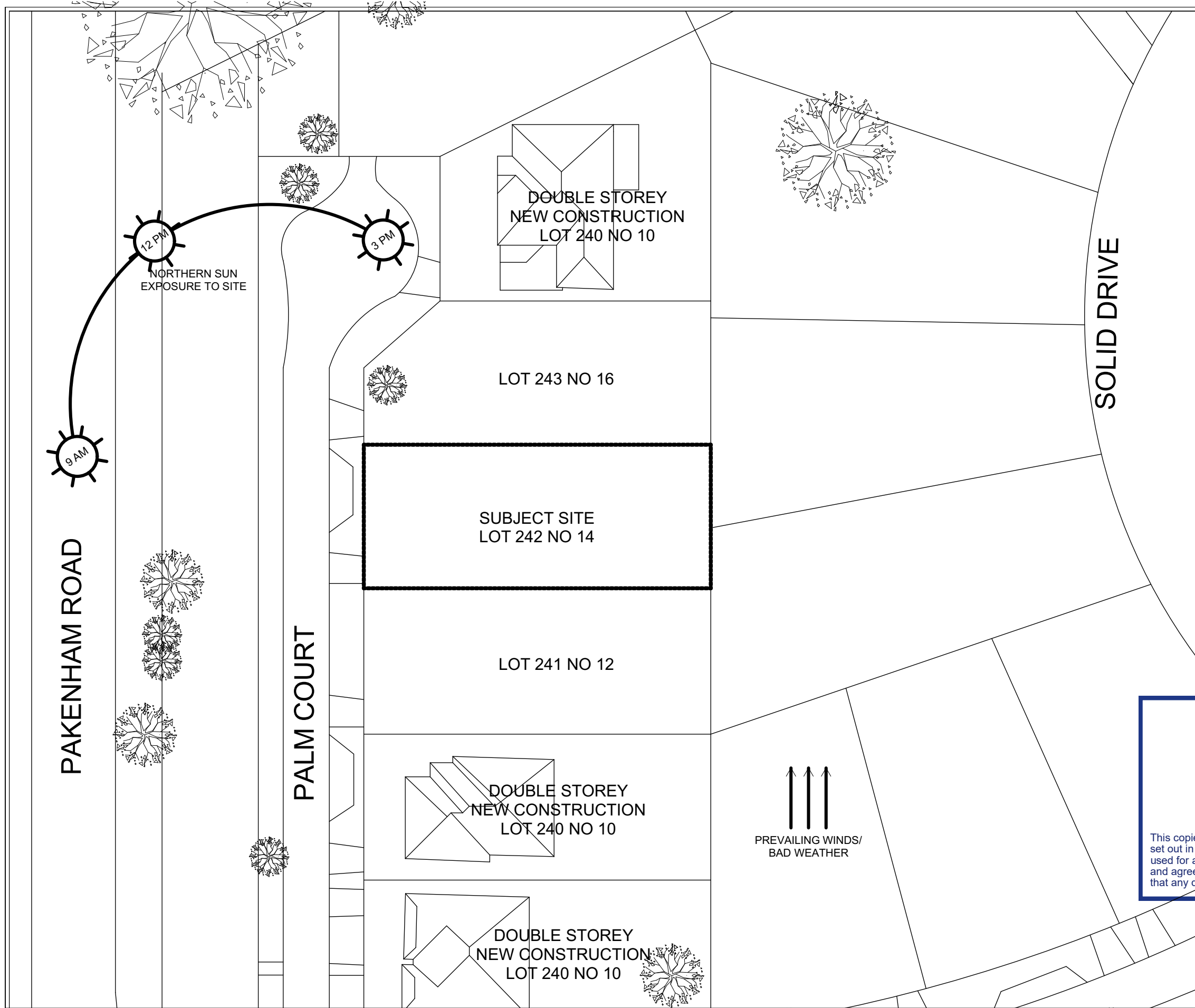
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Planning Application: T260066

Date Prepared: 16 April 2026

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**SUBJECT SITE LOT 242 NO 14**  
 SITE AREA — 783.0m<sup>2</sup>  
 COMFORTABLE SITE FALLS, FROM SOUTH TO NORTH  
 18m WIDE STREET FRONTAGE — 43.5m LOT LENGTH  
 SIGNIFICANT NORTHERN EXPOSURE — ALONG SIDE AND FRONT  
 GOOD LOCATION IN RISING MIDDLE SUBURBAN PRECINCT  
 SUBJECT SITE IS VACANT AND READY FOR DEVELOPMENT  
 EXISTING MEDIUM DENSITY RESIDENTIAL DEVELOPMENTS  
 PAKEHEM CONSOLIDATED SCHOOL (APPROX. 1.25KM WEST)  
 PAKEHAM HILLS PRIMARY SCHOOL (APPROX. 1.82KM EAST)  
 PAKEHAM SECONDARY COLLEGE (APPROX. 1.18KM SOUTH)  
 PAKEHAM PLACE SHOPPING CENTRE (APPROX. 2.11KM SOUTH)  
 RAIL STATION (APPROX. 2.59KM SOUTH)  
 PAKEHAM HOSPITAL (APPROX. 1.44KM SOUTH)  
 NO DISCERNIBLE DIFFERENCE IN SITE LEVELS BETWEEN SUBJECT SITE AND ADJOINING ALLOTMENTS  
 SIGNIFICANT ON STREET CAR PARKING AVAILABLE IN FRONT OF SUBJECT SITE

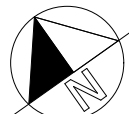
  
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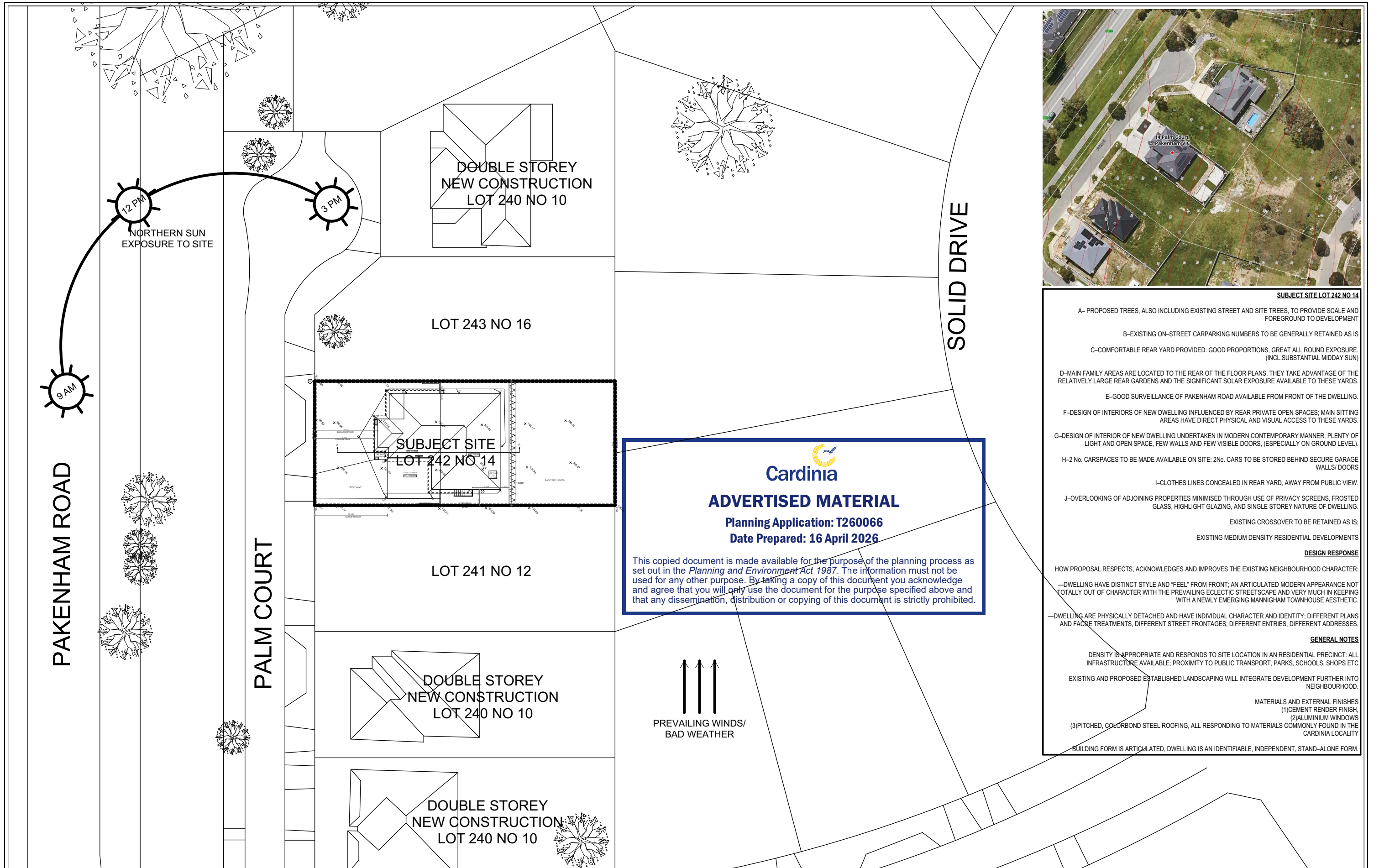
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CONSTRUCTION DRAWINGS FOR  
 LOT 242 PALM COURT  
 PAKENHAM



DATE: 16 10 2021  
 DRG. No. 242  
 SHEET: 3

**SITE ANALYSIS -  
 NEIGHBOURHOOD AND  
 SITE DESCRIPTION**  
 1:500 @ A3



  
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- SUBJECT SITE LOT 242 NO 14**
- A- PROPOSED TREES, ALSO INCLUDING EXISTING STREET AND SITE TREES, TO PROVIDE SCALE AND FOREGROUND TO DEVELOPMENT
  - B- EXISTING ON-STREET CARPARKING NUMBERS TO BE GENERALLY RETAINED AS IS
  - C- COMFORTABLE REAR YARD PROVIDED: GOOD PROPORTIONS, GREAT ALL ROUND EXPOSURE. (INCL. SUBSTANTIAL MIDDAY SUN)
  - D- MAIN FAMILY AREAS ARE LOCATED TO THE REAR OF THE FLOOR PLANS. THEY TAKE ADVANTAGE OF THE RELATIVELY LARGE REAR GARDENS AND THE SIGNIFICANT SOLAR EXPOSURE AVAILABLE TO THESE YARDS.
  - E- GOOD SURVEILLANCE OF PAKENHAM ROAD AVAILABLE FROM FRONT OF THE DWELLING.
  - F- DESIGN OF INTERIORS OF NEW DWELLING INFLUENCED BY REAR PRIVATE OPEN SPACES; MAIN SITTING AREAS HAVE DIRECT PHYSICAL AND VISUAL ACCESS TO THESE YARDS.
  - G- DESIGN OF INTERIOR OF NEW DWELLING UNDERTAKEN IN MODERN CONTEMPORARY MANNER; PLENTY OF LIGHT AND OPEN SPACE, FEW WALLS AND FEW VISIBLE DOORS, (ESPECIALLY ON GROUND LEVEL).
  - H- 2 No. CARSPACES TO BE MADE AVAILABLE ON SITE: 2No. CARS TO BE STORED BEHIND SECURE GARAGE WALLS/ DOORS
  - I- CLOTHES LINES CONCEALED IN REAR YARD, AWAY FROM PUBLIC VIEW.
  - J- OVERLOOKING OF ADJOINING PROPERTIES MINIMISED THROUGH USE OF PRIVACY SCREENS, FROSTED GLASS, HIGHLIGHT GLAZING, AND SINGLE STOREY NATURE OF DWELLING.
- EXISTING CROSSOVER TO BE RETAINED AS IS;  
EXISTING MEDIUM DENSITY RESIDENTIAL DEVELOPMENTS
- DESIGN RESPONSE**
- HOW PROPOSAL RESPECTS, ACKNOWLEDGES AND IMPROVES THE EXISTING NEIGHBOURHOOD CHARACTER:
- DWELLING HAVE DISTINCT STYLE AND "FEEL" FROM FRONT; AN ARTICULATED MODERN APPEARANCE NOT TOTALLY OUT OF CHARACTER WITH THE PREVAILING ECLECTIC STREETScape AND VERY MUCH IN KEEPING WITH A NEWLY EMERGING MANNINGHAM TOWNHOUSE AESTHETIC.
  - DWELLING ARE PHYSICALLY DETACHED AND HAVE INDIVIDUAL CHARACTER AND IDENTITY; DIFFERENT PLANS AND FACADE TREATMENTS, DIFFERENT STREET FRONTAGES, DIFFERENT ENTRIES, DIFFERENT ADDRESSES.
- GENERAL NOTES**
- DENSITY IS APPROPRIATE AND RESPONDS TO SITE LOCATION IN AN RESIDENTIAL PRECINCT: ALL INFRASTRUCTURE AVAILABLE; PROXIMITY TO PUBLIC TRANSPORT, PARKS, SCHOOLS, SHOPS ETC
  - EXISTING AND PROPOSED ESTABLISHED LANDSCAPING WILL INTEGRATE DEVELOPMENT FURTHER INTO NEIGHBOURHOOD.
  - MATERIALS AND EXTERNAL FINISHES
    - (1) CEMENT RENDER FINISH
    - (2) ALUMINIUM WINDOWS
    - (3) PITCHED, COLORBOND STEEL ROOFING, ALL RESPONDING TO MATERIALS COMMONLY FOUND IN THE CARDINIA LOCALITY
- BUILDING FORM IS ARTICULATED, DWELLING IS AN IDENTIFIABLE, INDEPENDENT, STAND-ALONE FORM.



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CONSTRUCTION DRAWINGS FOR  
 LOT 242 PALM COURT  
 PAKENHAM



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 DRG. No. 242  
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**DESIGN RESPONSE**

1:500 @ A3



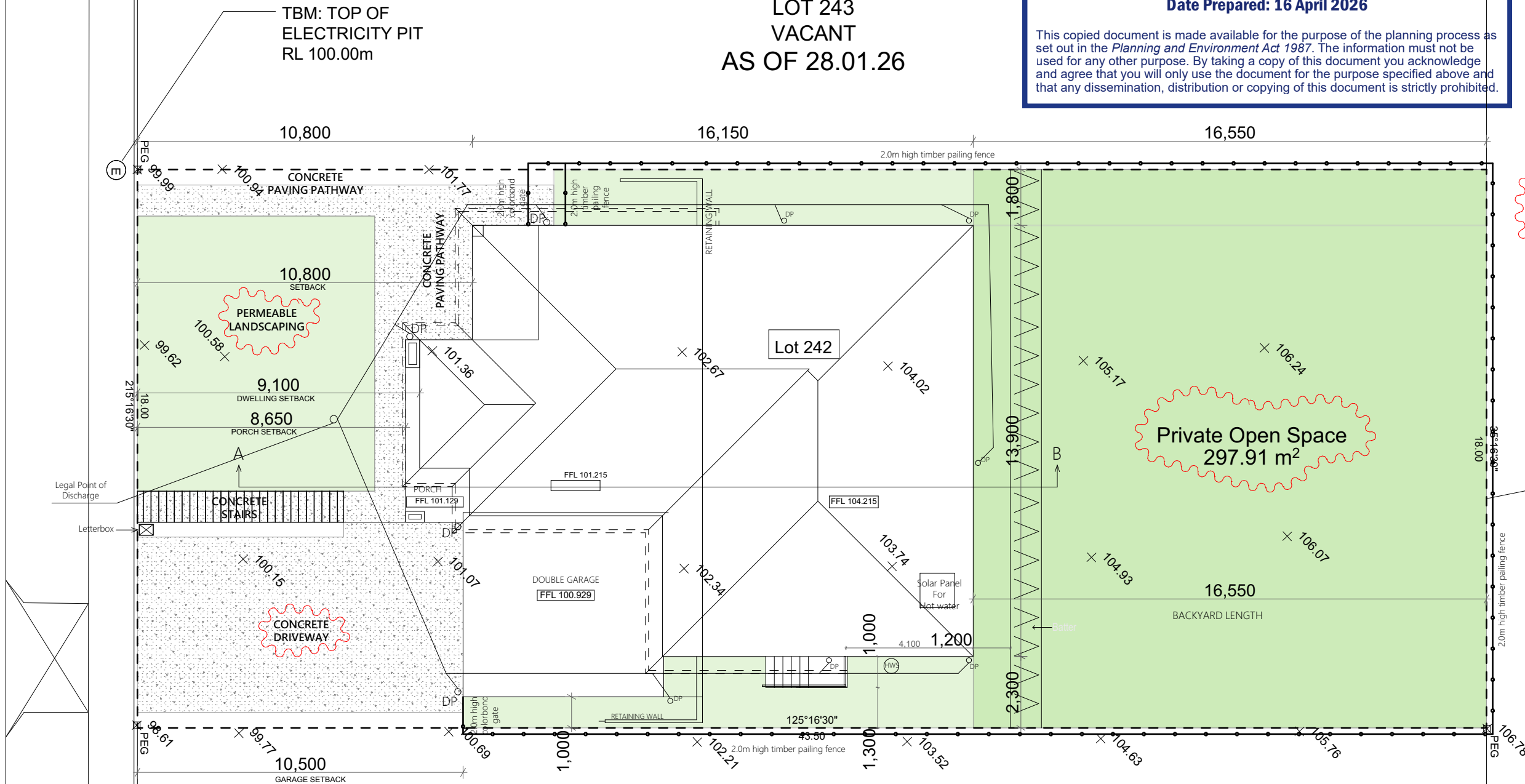
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LOT 243  
VACANT  
AS OF 28.01.26



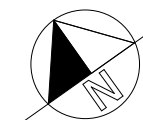
LOT 241  
VACANT  
AS OF 28.01.26

Lot 242
Site Area 783.0m <sup>2</sup>
Site covered 245.85m <sup>2</sup> = 31.40%
Permeability 487.12m <sup>2</sup> = 62.21%
Garden Area 472.97m <sup>2</sup> = 60.40%
Driveway Area 50.03m <sup>2</sup> = 7.80%



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CONSTRUCTION DRAWINGS FOR  
LOT 242 PALM COURT  
PAKENHAM



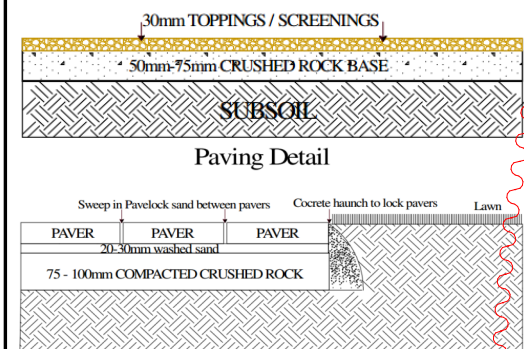
DATE: 16 09 2021  
DRG. No. 242  
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SCALE: 1:100 @ A3

SITE PLAN  
1:100 @ A3

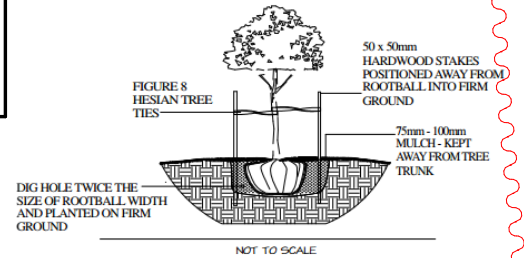


REFER TO ENGINEER'S DRAWINGS FOR ABOVE AND BELOW GROUND SERVICES  
IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND SERVICES PRIOR TO THE COMMENCING OF ANY WORKS.

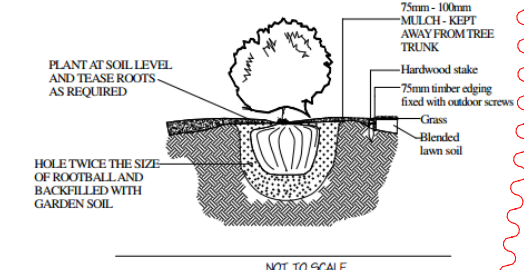
**COMPACTED TOPPINGS / SCREENINGS DETAIL**  
Topping surfaces within TPZ area to be constructed above existing grade



**Tree Planting Diagram**



**Planting Diagram & Timber Edge Detail**



**CULTIVATION NOTES**

**SITE PREPARATION:** PRIOR TO PLANTING OF GARDEN BEDS REMOVE ALL WEEDS EITHER BY HAND OR USE GLYPHOSATE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. ONCE WEEDS HAVE DIED BACK, DIG OVER AREA, WAIT 7 DAYS AND REMOVE ANY EMERGING WEEDS.

**SOIL IMPROVEMENT:** INCORPORATE WELL-ROTTED ORGANIC MATTER OR COMPOST INTO EXISTING SOIL AT A RATE OF APPROX. 30 LITRES PER SQ.METRE TO A MIN DEPTH OF 250MM. AN APPLICATION OF A WETTING AGENT SUCH AS SATURAD GRANULES OR SIMILAR TO SOILS WILL MINIMISE WATER RUNOFF AND REDUCE WASTAGE.

**PLANTING OUT:** WATER PLANTS THOROUGHLY BEFORE PLANTING. DIG A HOLE 2-4 TIMES WIDER THAN THE ROOT BALL AND AS DEEP AS POT. ROUGHEN SURFACE OF HOLE TO ENCOURAGE THE ROOTS TO PENETRATE THE SOIL. WATER THE HOLE AND ALLOW TO DRAIN. CAREFULLY REMOVE THE PLANT BY COVERING THE SOIL WITH ONE HAND AND INVERTING THE POT. TEASE OUT ROOTS IF POT BOUND AND TRIM OFF ANY THAT HAVE BEEN DAMAGED. POSITION THE PLANT VERTICALLY IN THE HOLE SO THAT SOIL LEVEL IS THE SAME AS IT WAS IN THE POT. MIX 2 DOUBLE HANDFULS OF COMPOST PLUS 1 TEASPOON SLOW RELEASE GRANULES PER SHRUB INTO THE BACKFILL AND FIRM IN BY HAND MAKING SURE THAT THE ROOTS ARE IN CONTACT WITH THE SOIL. ENSURE COMPOST IS NOT DUG DOWN TOO DEEPLY. WATER IN WELL USING A SOLUTION OF PLANT STARTER AT A RATE OF 2.4ML/LITRE.

**WATERING:** WATER REGULARLY UNTIL PLANTS ARE WELL ESTABLISHED AND SHOW SIGNS OF GROWTH. DROUGHT TOLERANT PLANTS WILL ALSO NEED REGULAR WATERING DURING THEIR ESTABLISHMENT PHASE.

**IRRIGATION:** AN IRRIGATION SYSTEM IS TO BE INSTALLED, A DRIP IRRIGATION TO ALL GARDEN BEDS CONNECTED TO AN AUTOMATED TIMER, PRESSURE REGULATOR AND FILTER. WATERING TIMES TO BE MORE FREQUENT DURING ESTABLISHMENT PHASE AND LESS FREQUENT WITH LONGER RUNNING TIME ONCE PLANTS ARE ESTABLISHED. IRRIGATION FOR LAWN AREAS IF REQUIRED TO HAVE POP UP IRRIGATION INSTALLED AS PER MANUFACTURER'S INSTRUCTIONS.

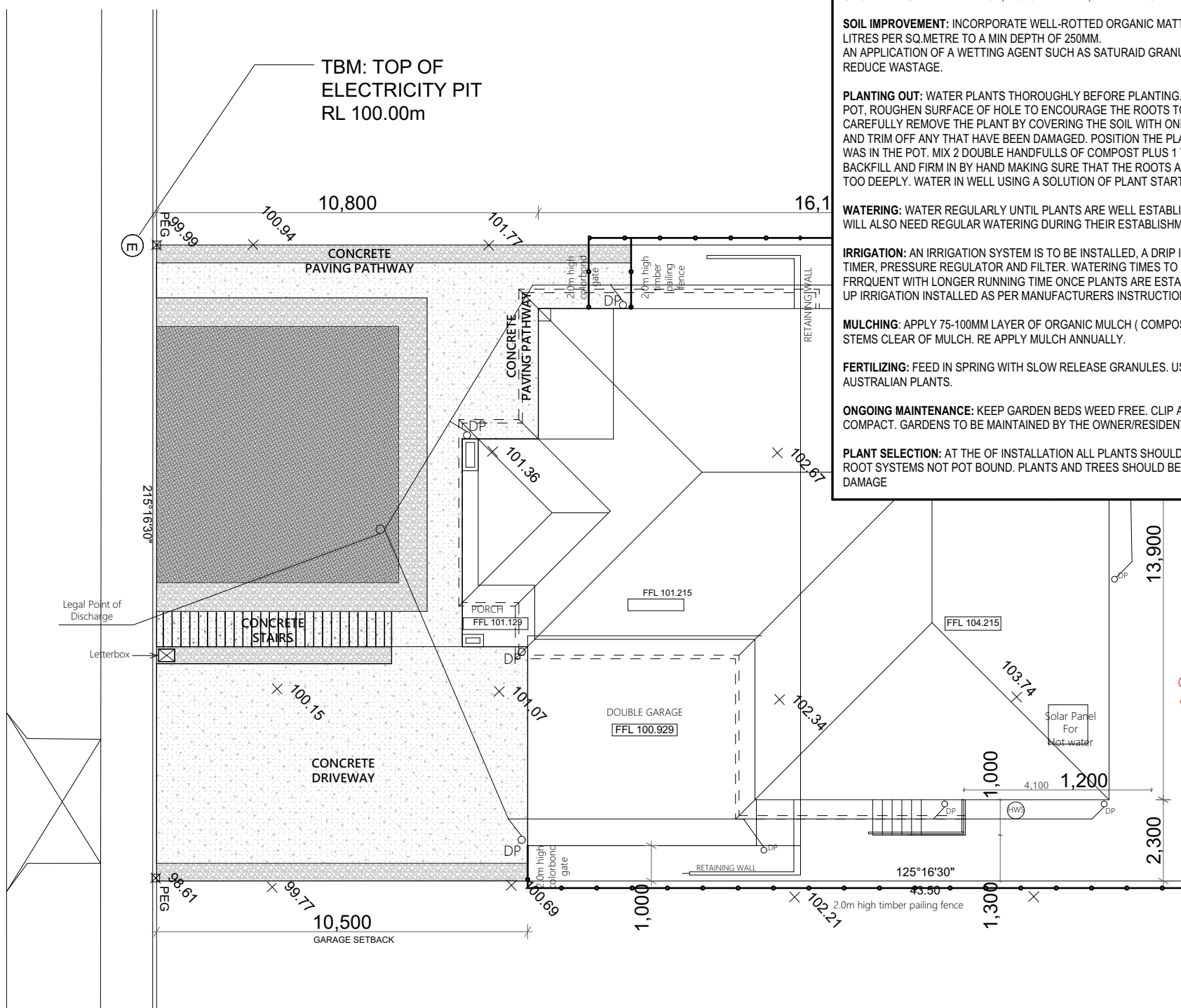
**MULCHING:** APPLY 75-100MM LAYER OF ORGANIC MULCH (COMPOSTED BARK CHIPS) TO ALL GARDEN BEDS AFTER PLANTING. KEEP THE STEMS CLEAR OF MULCH. RE APPLY MULCH ANNUALLY.

**FERTILIZING:** FEED IN SPRING WITH SLOW RELEASE GRANULES. USE ONLY LOW PHOSPHORUS FERTILIZER OR 'FOOD FOR NATIVES' ON AUSTRALIAN PLANTS.

**ONGOING MAINTENANCE:** KEEP GARDEN BEDS WEED FREE. CLIP ALL HEDGES AND PRUNE SHRUBS AFTER FLOWERING TO KEEP COMPACT. GARDENS TO BE MAINTAINED BY THE OWNER/RESIDENT OR A QUALIFIED LANDSCAPE CONTRACTOR.

**PLANT SELECTION:** AT THE OF INSTALLATION ALL PLANTS SHOULD BE HEALTHY, WELL STRUCTURED WITH ADEQUATELY DEVELOPED ROOT SYSTEMS NOT POT BOUND. PLANTS AND TREES SHOULD BE FREE FROM PESTS, PATHOGENS, DISEASE AND ANY PHYSICAL DAMAGE

- MATERIALS**
- EXPOSED AGGREGATE CONCRETE
  - BLACK MULCH
  - WHITE PEBBLE STONES



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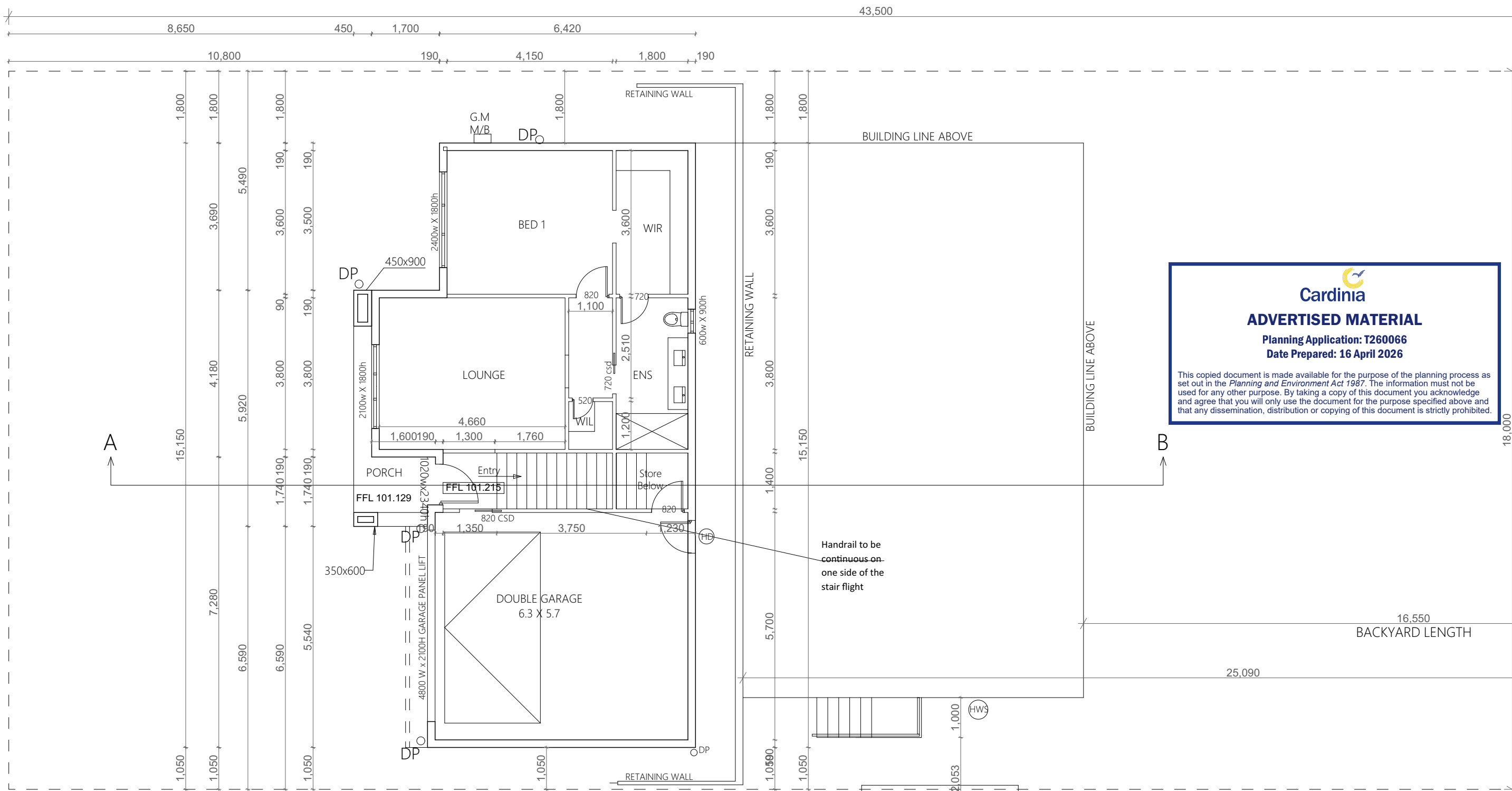
CONSTRUCTION DRAWINGS FOR  
LOT 242 PALM COURT  
PAKENHAM



DATE: 12/01/2026  
DRG. No. 242  
SHEET: 2  
SCALE: 1:100 @ A3

**LANDSCAPE PLAN**

1:100 @ A3



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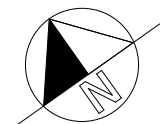
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AREA STATEMENT		GRAND TOTAL AREA: 316.25 SQM / 34.04 SQUARES	
	SqMts	Squares	
GROUND FLOOR	66.17 sqmts		
GARAGE AREA	39.70 sqmts		
ENT PORCH	5.46 sqmts		
TOTAL GROUND FLOOR	111.65 sqmts		
AREA STATEMENT		SqMts	Squares
FIRST FLOOR	196.71 sqmts		
BALCONY	7.89 sqmts		
TOTAL FIRST FLOOR	204.60 sqmts		

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 SCALE : 1:100 @ A3

# GROUND FLOOR PLAN

1:100 @ A3

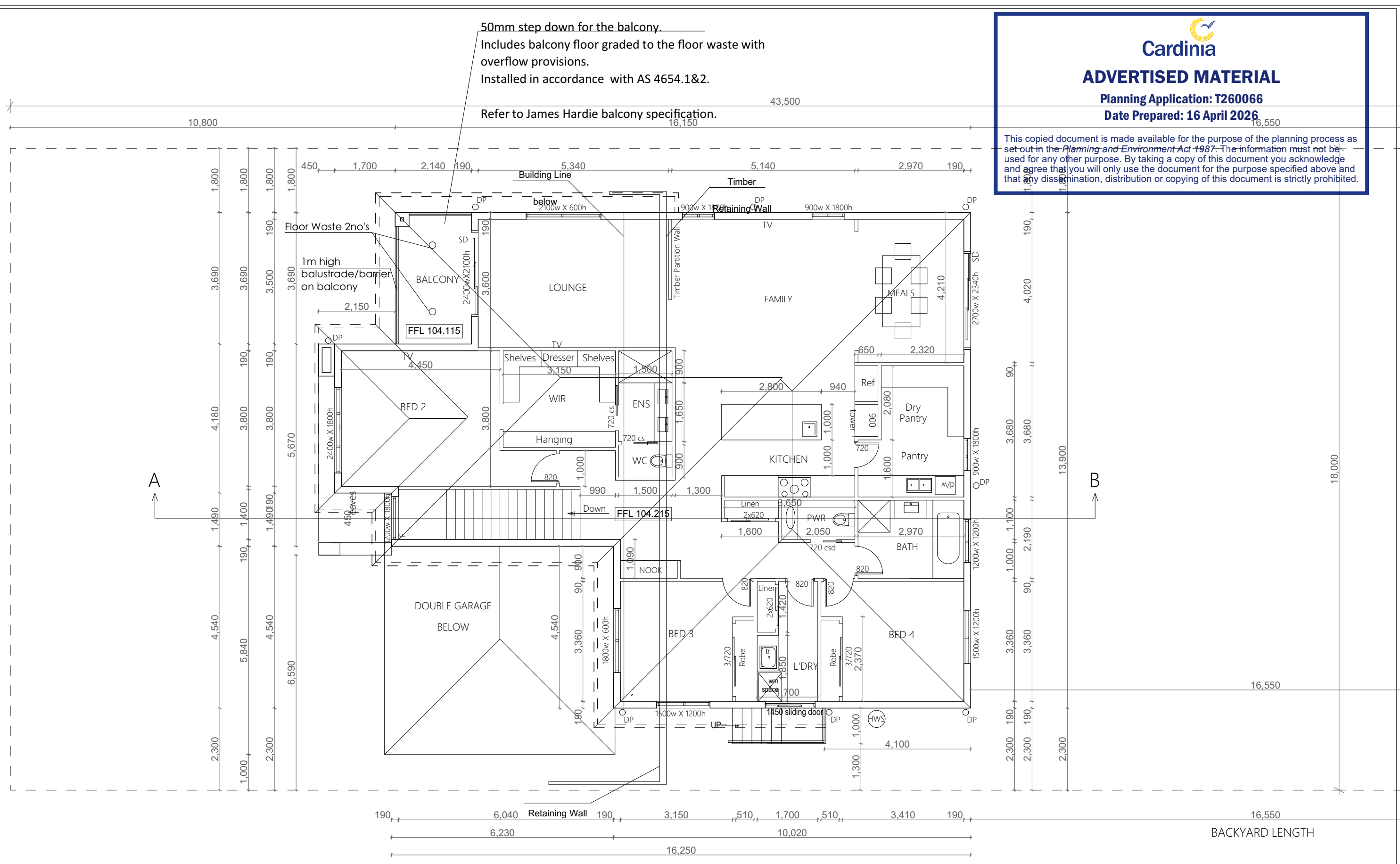


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50mm step down for the balcony.  
Includes balcony floor graded to the floor waste with overflow provisions.  
Installed in accordance with AS 4654.1&2.  
Refer to James Hardie balcony specification.



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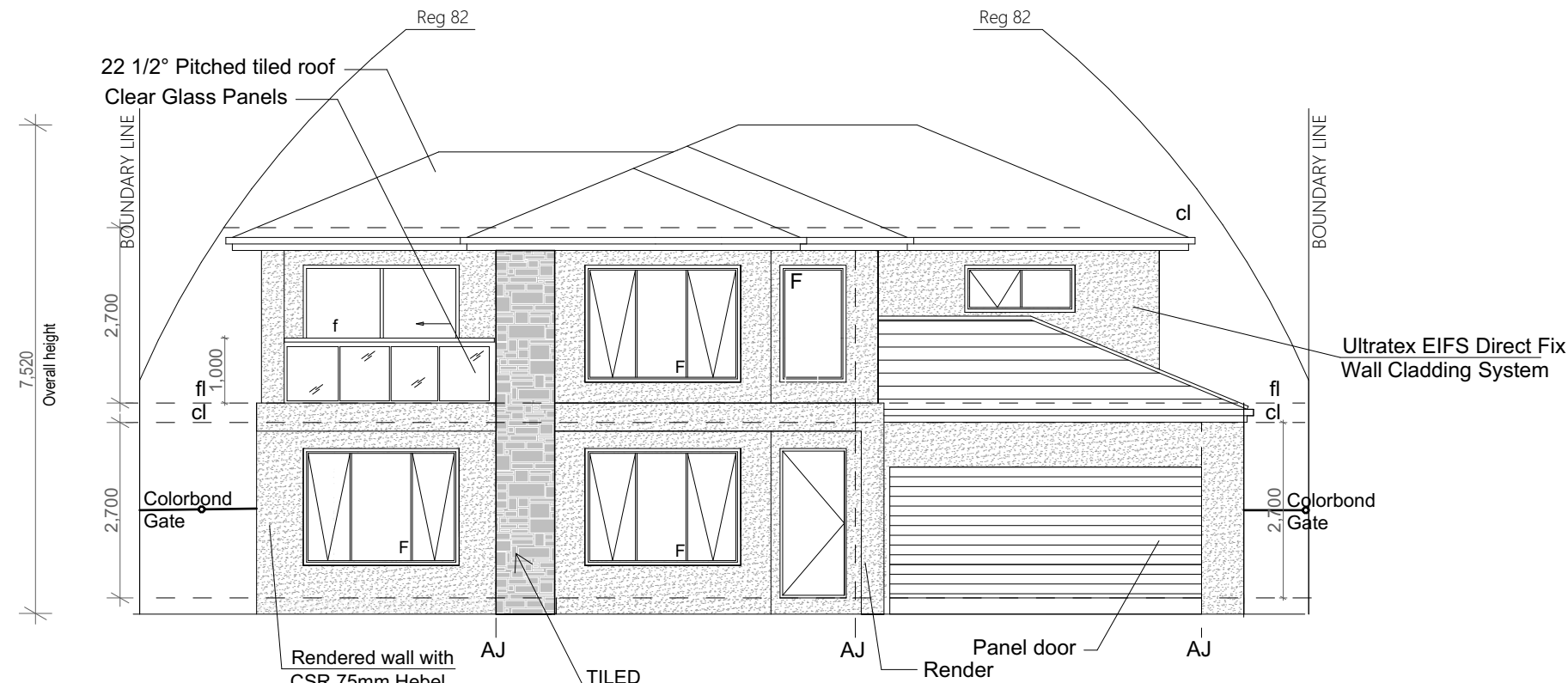
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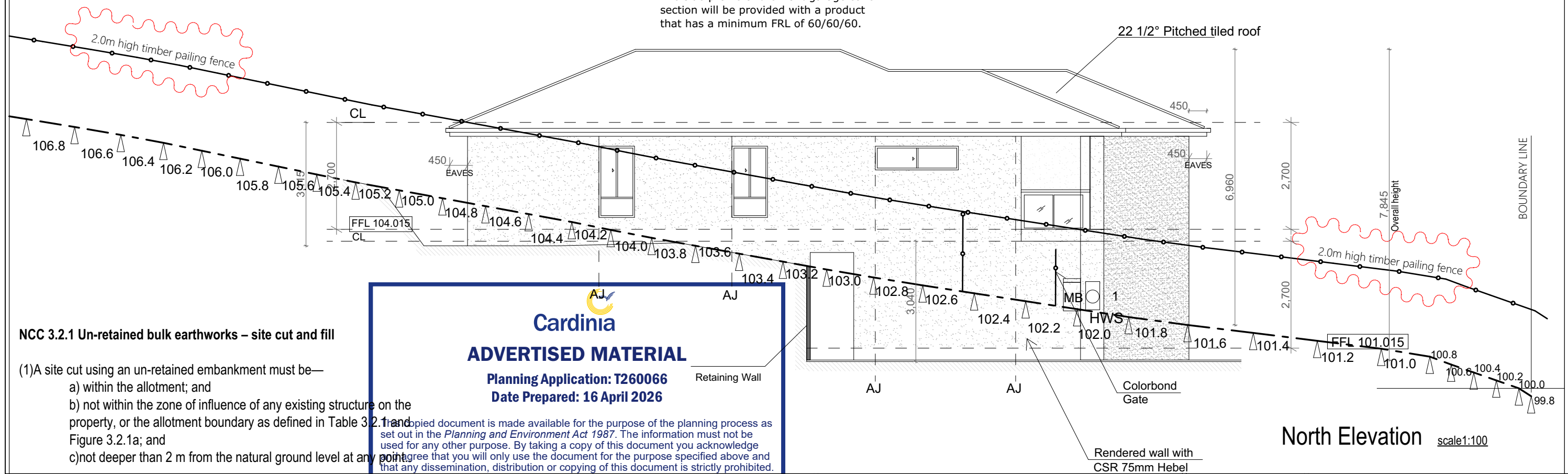
**FIRST FLOOR PLAN**  
1:100 @ A3



**West Elevation** scale 1:100

Note:  
The side profile of the front garage eave section will be provided with a product that has a minimum FRL of 60/60/60.

COLOUR SCHEDULE			
BUILDING PART	FINISH	DESCRIPTION	COLOUR
EXTERNAL WALLS	RENDER MAIN	LIGHT GREY DULUX DIESKAU OR SIMILAR	
EXTERNAL WALLS	TILED PILLAR	MIXED GREY AND WHITE STACKED STONE BRICK PATTERN TILE	
ROOF	TILES	BLACK	
FACIA, GUTTER, DOWNPIPE	COLORBOND	MONUMENT	
ALUMINIUM WINDOW FRAMES	ALUMINIUM	MONUMENT	
GARAGE DOOR	COLORBOND	CAOBA	
FRONT ENTRY DOOR	PAINTED	BLACK - TRANSLUCENT GLASS	



**North Elevation** scale 1:100

**NCC 3.2.1 Un-retained bulk earthworks – site cut and fill**

- (1) A site cut using an un-retained embankment must be—
- a) within the allotment; and
  - b) not within the zone of influence of any existing structure on the property, or the allotment boundary as defined in Table 3.2.1 and Figure 3.2.1a; and
  - c) not deeper than 2 m from the natural ground level at any point.



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Retaining Wall

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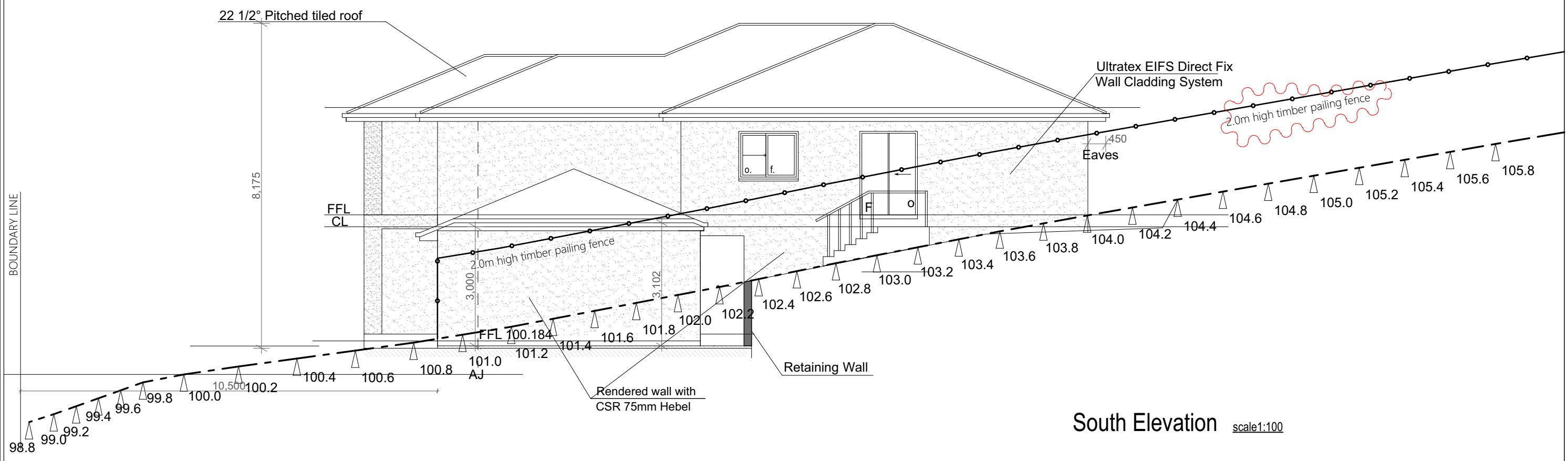


East Elevation scale:1:100



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South Elevation scale:1:100



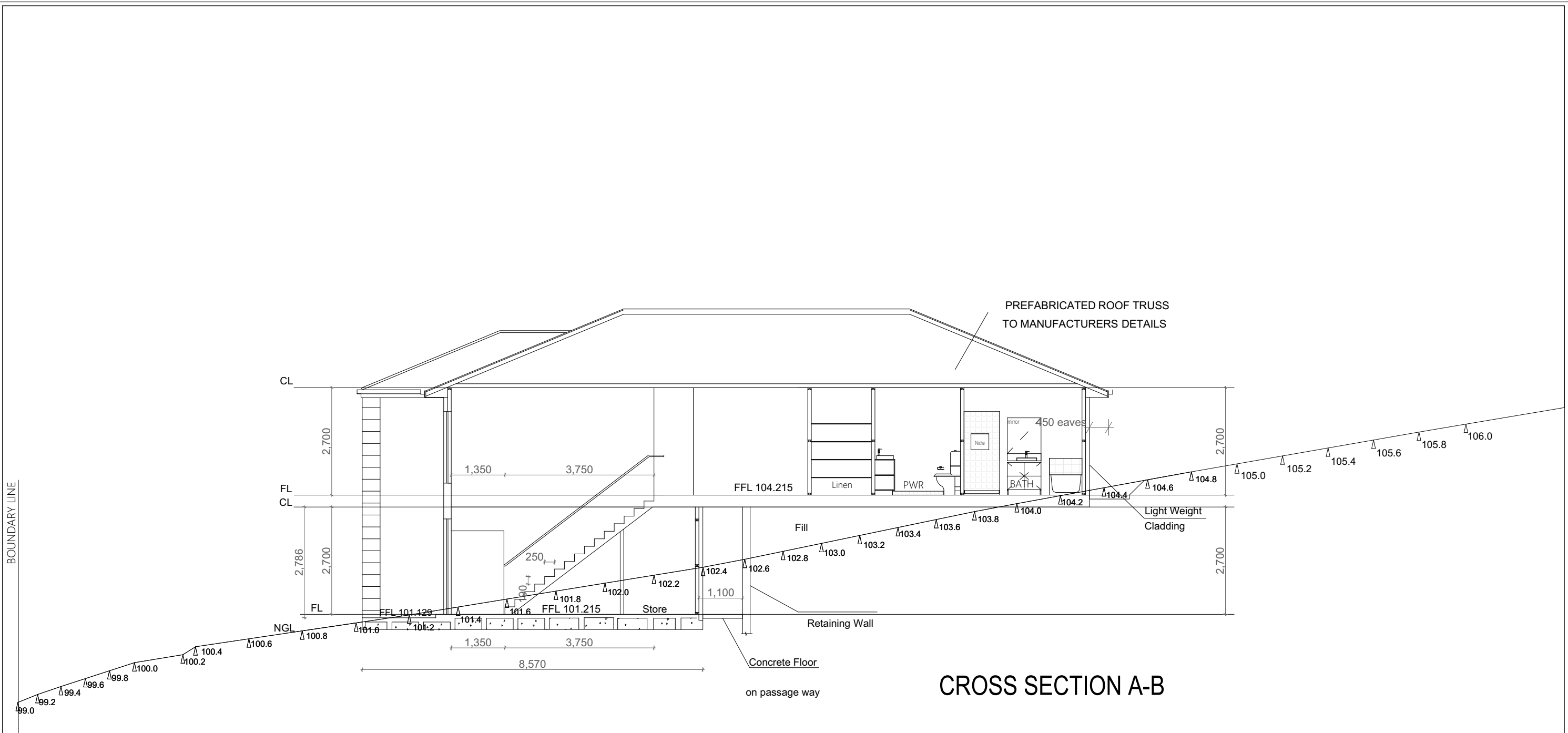
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CONSTRUCTION DRAWINGS FOR  
 LOT 242 PALM COURT  
 PAKENHAM

DATE: 12 12 2023  
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 SCALE : 1:100 @ A3

**ELEVATIONS**  
 1:100 @ A3

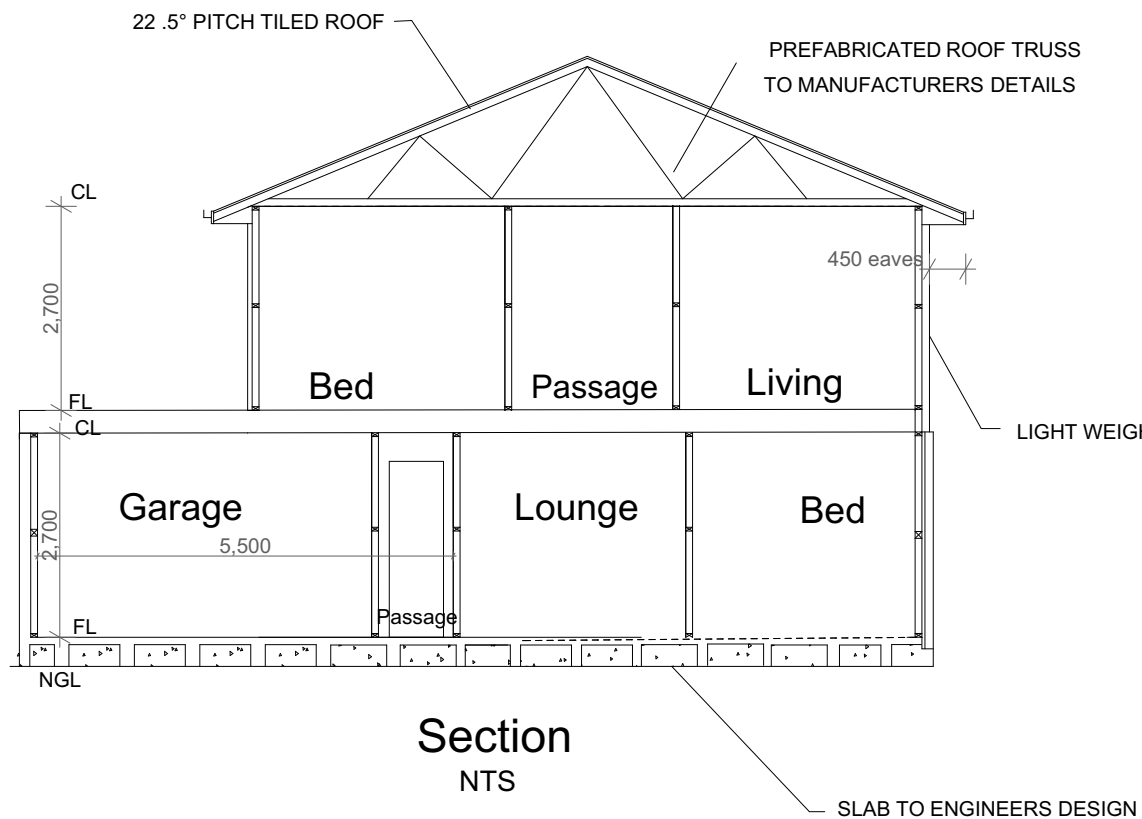


**CROSS SECTION A-B**

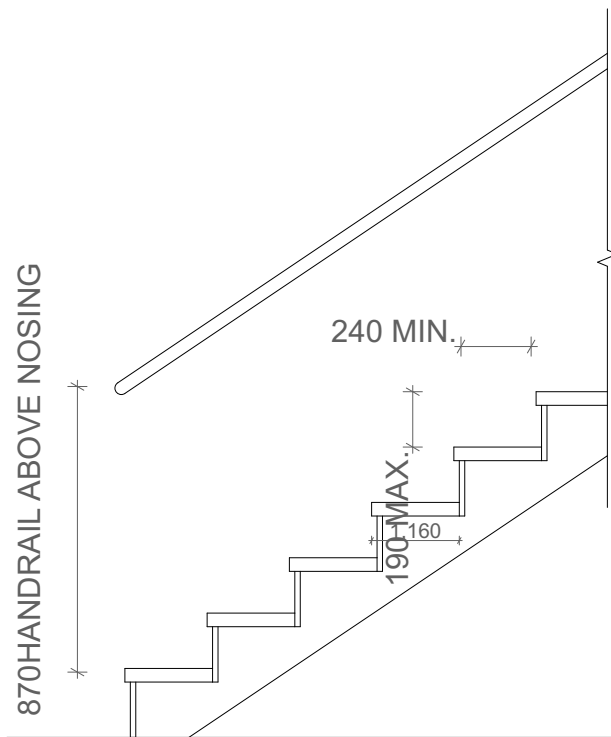
  
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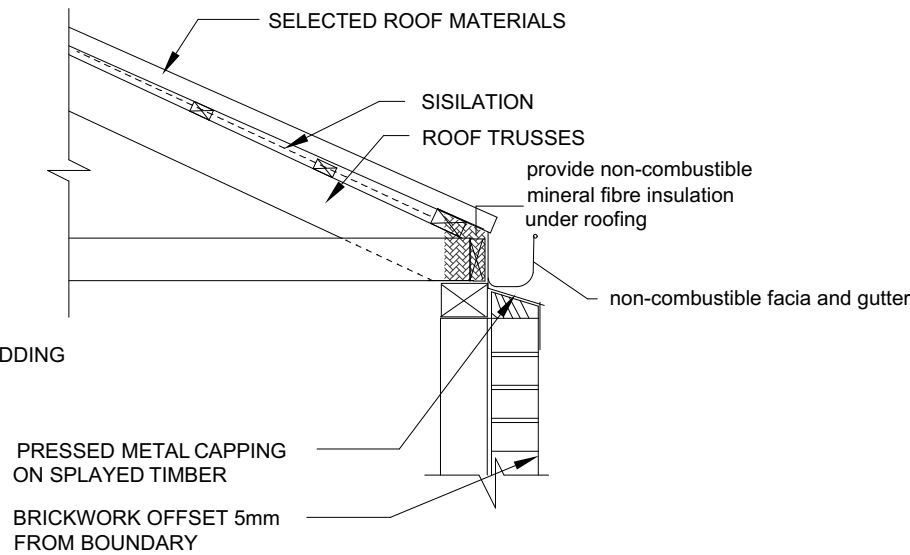
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A				
B	25/03/26	TOWN PLANNING RFI		



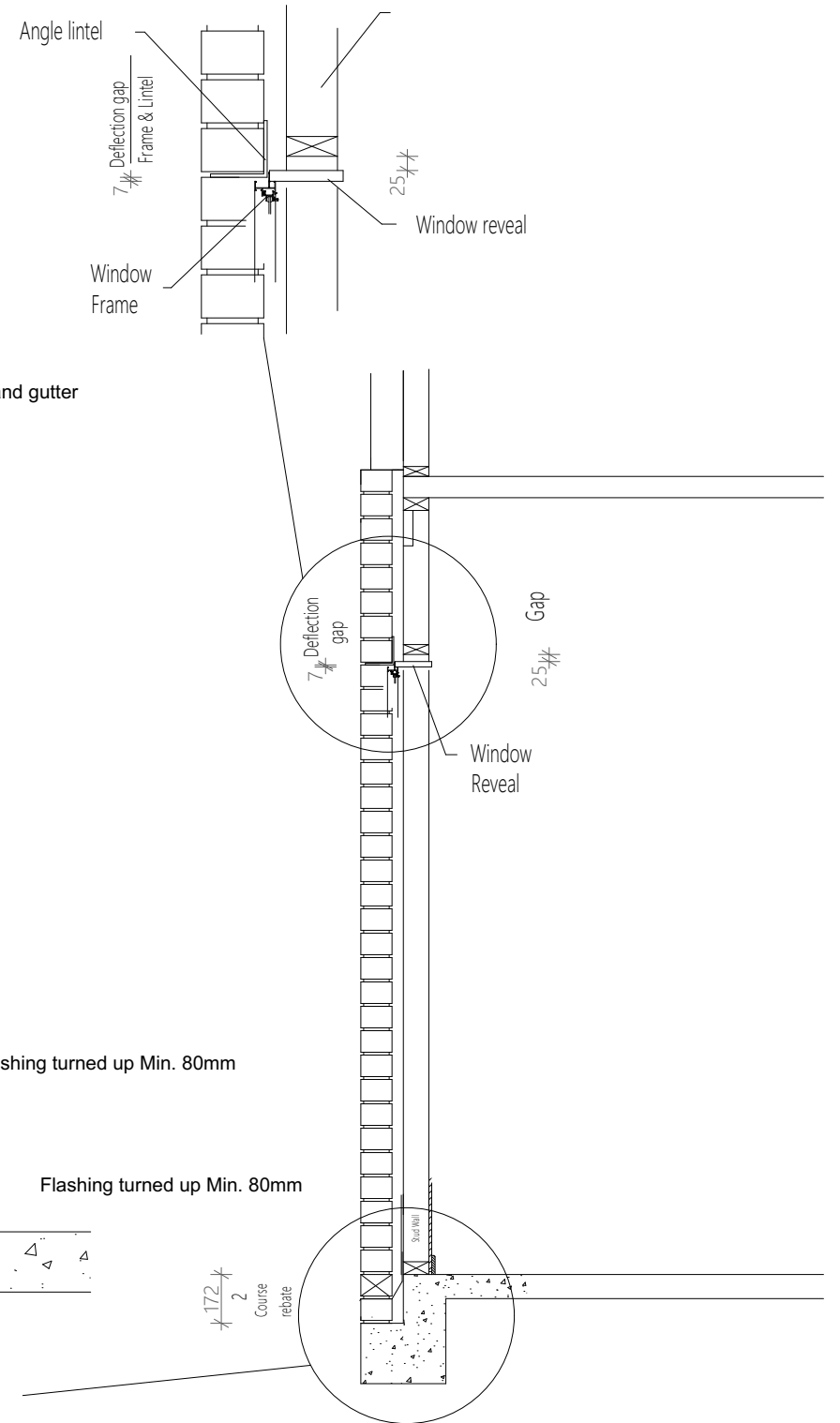
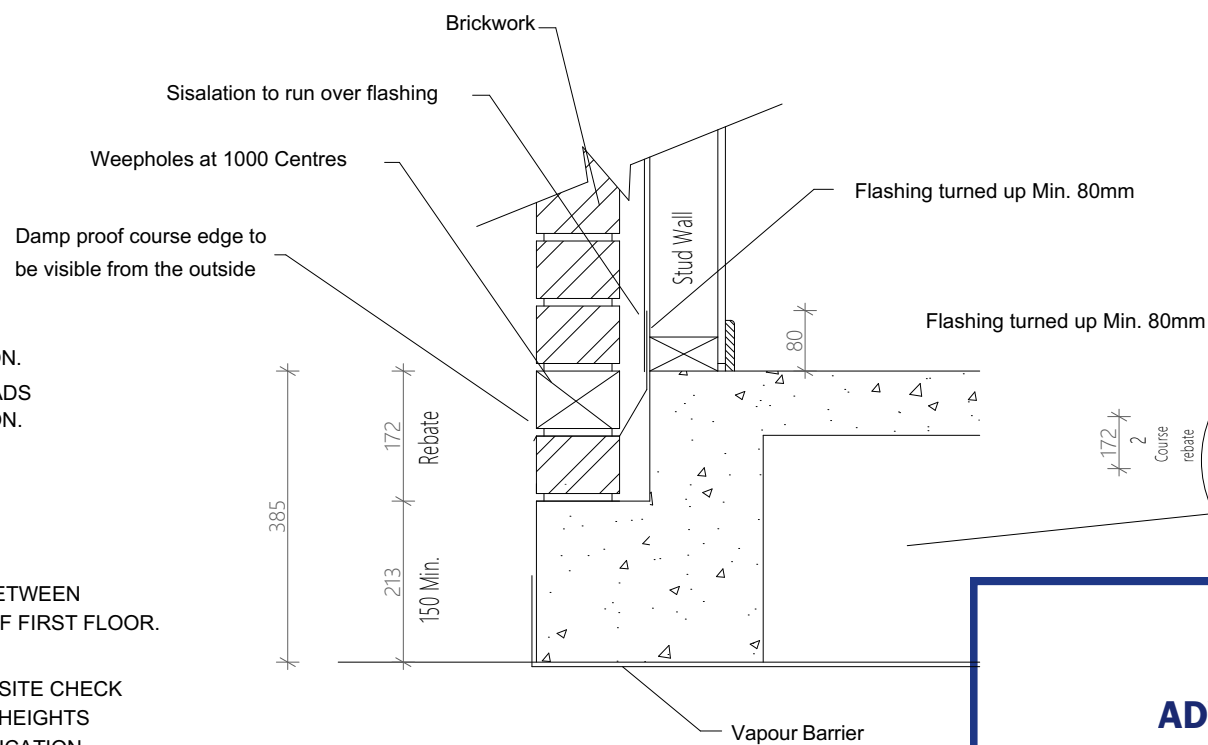
Note:  
The side profile of the front garage eave section will be provided with a product that has a minimum FRL of 60/60/60.



SELECTED STAIR TREADS AND DETAILS TO CLIENT'S SPECIFICATION.  
PROVIDE NON-SLIP FINISH TO TREADS  
DETAILS TO CLIENT'S SPECIFICATION.  
\*1000MM HIGH HANDRAILS  
\*BALUSTERS AT 125mm CRS  
\*MIN. HEAD ROOM 2050mm  
HEAD HEIGHT  
ENSURE MINIMUM 2050MM HEAD BETWEEN  
TREAD & UNDERSIDE OF CEILING OF FIRST FLOOR.  
NOTE:  
STAIRCASE MANUFACTURER IS TO SITE CHECK  
ALL DIMENSIONS AND CLEARANCE HEIGHTS  
PRIOR TO COMMENCING ANY FABRICATION.



Garage Wall Adjacent to Boundary or similar approved.



**Cardinia**  
**ADVERTISED MATERIAL**  
Planning Application: T260066  
Date Prepared: 16 April 2026

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UPDATES		No.	DATE	DESCRIPTION
A				
B	25/03/26			TOWN PLANNING RFI

# ARTIFICIAL LIGHTING COMPLIANCE GROUND FLOOR AREA

Dwelling Internal  
 Dwelling floor area 66.17m<sup>2</sup>  
 Allowable Light Wattage (5W/m<sup>2</sup>) = 330.85W max use 14DL @ 12W =168w

Garage floor area 39.70m<sup>2</sup>  
 Allowable Light Wattage (3W/m<sup>2</sup>) = 119.1W max use 2 DL @ 12w= 24w

Porch floor area 5.46m<sup>2</sup>  
 Allowable Light Wattage (4W/m<sup>2</sup>) = 21.84W max use 1DL @ 12w= 12w




















Exhaust fans to be self sealing and ducted to outside.  
 Exhaust fans to bathroom and any sanitary compartments  
 must achieve 25l/s, for Kitchen and Laundry 40L/s must be achieved

Provide GPO to oven, cook top, dishwasher and rangehood

Smoke Detectors are to be interconnected and connected to main power

## LEDGEND

(SHOWN ON PLAN ONLY IF APPLICABLE)

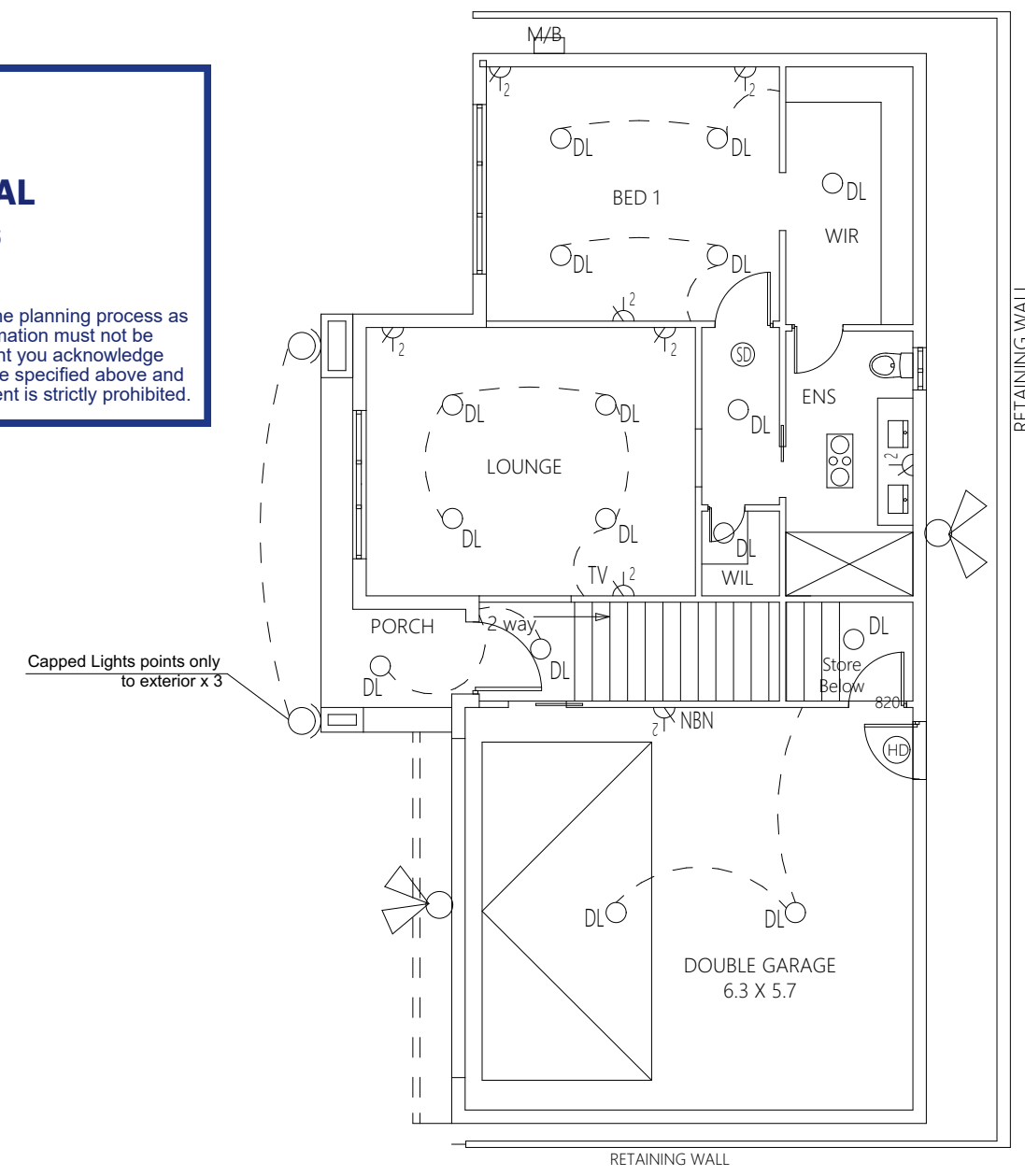
-  = SINGLE POWER POINT
-  = MULTIPLE SOCKET POWER POINT
-  = MULTIPLE SOCKET POWER POINT WITH USB PORT
-  = MULTIPLE SOCKET POWER POINT WATER PROOF
-  = LIGHT POINT
-  = RECESSED NIGHT LAMP
-  DL = LED DOWN LIGHT
-  DL dim = LED DOWN LIGHT DIMMERABLE
-  MG = LED MINI DOWN LIGHT (GIMBLE)
-  = FEATURE WALL LIGHT
-  = FLOOD LIGHT
-  SD = SMOKE DETECTOR
-  = FLOURESCENT LIGHTS (Single)
-  = FLOURESCENT LIGHTS (Double)
-  EF = EXHAUST FAN
-  = TASTIC FAN/LIGHT/HEATER
-  TV = TV POINT
-  PH = PHONE POINT
- WP = WEATHERPROOF POWER POINT
- DP = DATA
-  SS FAN
- BH = BATTEN HOLDER
- FP = ELECTRIC FIRE PLACE
- NBN = National Broadband Network Alarm



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UPDATES				
No.	DATE	DESCRIPTION		
A				
B				

# ARTIFICIAL LIGHTING COMPLIANCE FIRST FLOOR AREA

Dwelling Internal

Dwelling floor area 196.71m<sup>2</sup>

Allowable Light Wattage (5W/m<sup>2</sup>) = 983.55W max use 39DL @ 12W =468w

Balcony area 7.89m<sup>2</sup>

Allowable Light Wattage (4W/m<sup>2</sup>) = 31.56W max use 2DL @ 12w= 24w

Exhaust fans to be self sealing and ducted to outside.






















Exhaust fans to bathroom and any sanitary compartments must achieve 25l/s, for Kitchen and Laundry 40L/s must be achieved

Provide GPO to oven, cook top, dishwasher and rangehood

Smoke Detectors are to be interconnected and connected to main power

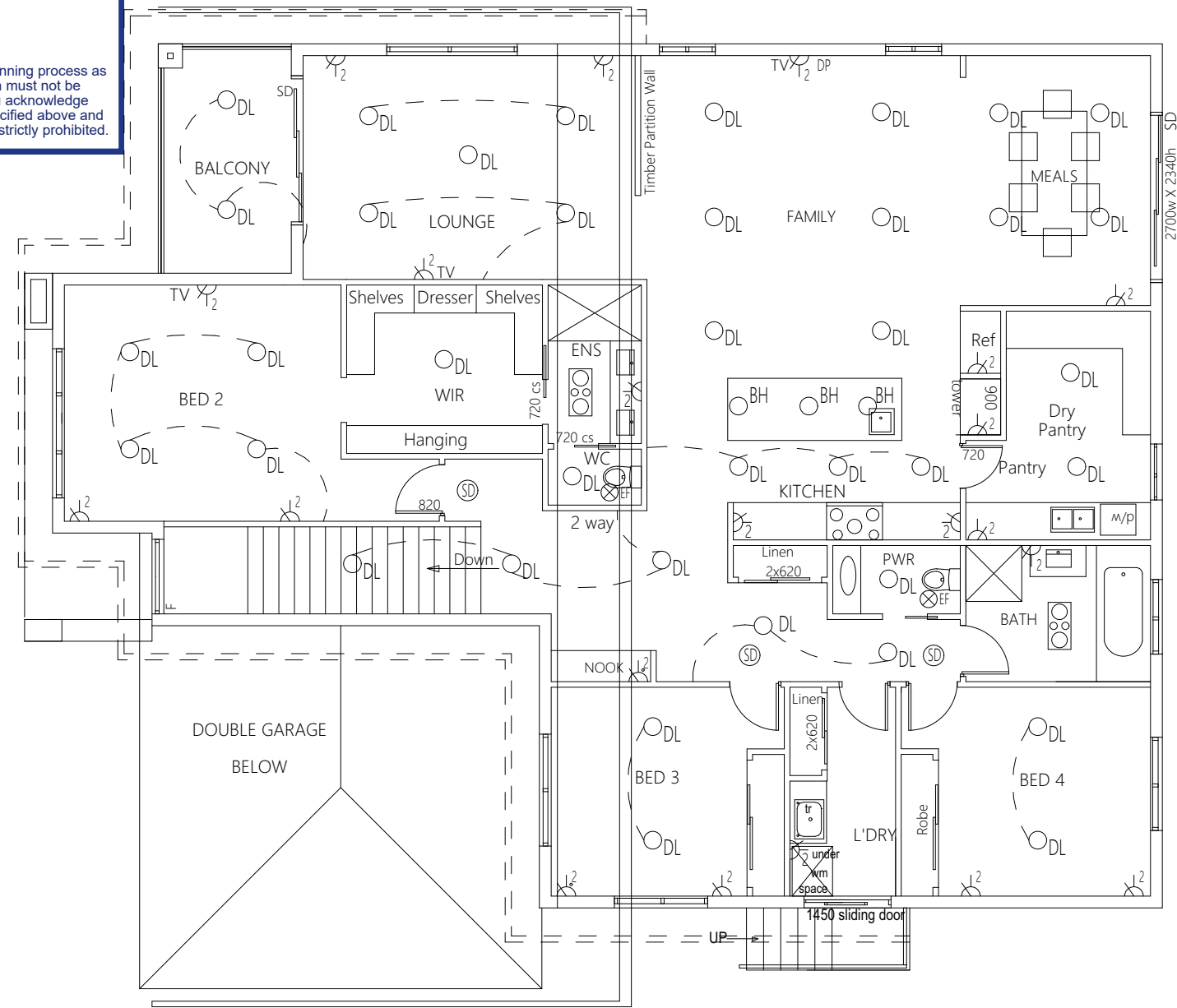
## LEDGEND

(SHOWN ON PLAN ONLY IF APPLICABLE)

-  = SINGLE POWER POINT
-  = MULTIPLE SOCKET POWER POINT
-  = MULTIPLE SOCKET POWER POINT WITH USB PORT
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**SOUTHBOURNE**  
Southbourne Homes  
7 Ford Street Preston VIC 3072  
E: admin@southbournehomes.com.au  
southbournehomes.com.au

UPDATES			
No.	DATE	DESCRIPTION	
A			
B			

CONSTRUCTION DRAWINGS FOR  
LOT 242 PALM COURT  
PAKENHAM

DATE: 14 12 2021  
DRG. No. 242  
SHEET: 9  
SCALE : 1:100 @ A3

**Electrical Layout**  
**First Floor Plan**  
1:100 @ A3