

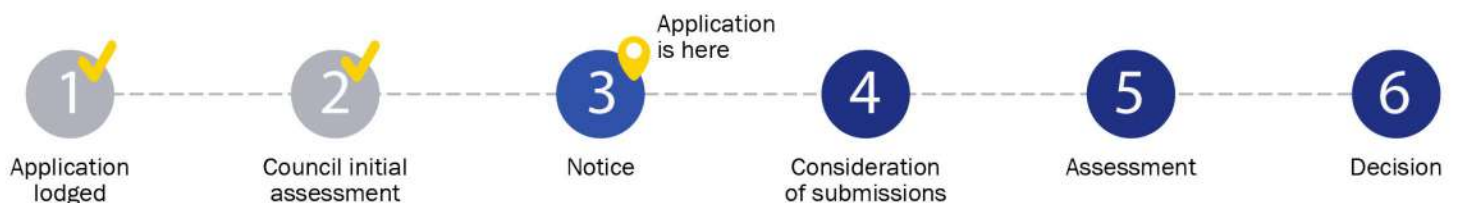


Notice of Application for a Planning Permit

The land affected by the application is located at:	L14 LP126968 14 Oaktree Drive, Pakenham VIC 3810		
The application is for a permit to:	Buildings and works for one (1) dwelling		
A permit is required under the following clauses of the planning scheme:			
43.02-2	Construct a building or construct or carry out works		
APPLICATION DETAILS		 <p>ADVERTISED MATERIAL Planning Application: T260033 Date Prepared: 21 April 2026</p> <small>This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.</small>	
The applicant for the permit is:	[REDACTED]		
Application number:	T260033		
<p>You may look at the application and any documents that support the application at the office of the Responsible Authority:</p> <p>Cardinia Shire Council, 20 Siding Avenue, Officer 3809.</p> <p>This can be done during office hours and is free of charge.</p> <p>Documents can also be viewed on Council's website at cardinia.vic.gov.au/advertisedplans or by scanning the QR code.</p>			
HOW CAN I MAKE A SUBMISSION?			
<p>This application has not been decided. You can still make a submission before a decision has been made. The Responsible Authority will not decide on the application before:</p>		08 May 2026	
<p>WHAT ARE MY OPTIONS?</p> <p>Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.</p> <p>If you object, the Responsible Authority will notify you of the decision when it is issued.</p>	<p>An objection must:</p> <ul style="list-style-type: none"> • be made to the Responsible Authority in writing; • include the reasons for the objection; and • state how the objector would be affected. 	<p>The Responsible Authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.</p>	



Application Summary

Portal Reference A126741N

Basic Information

Proposed Use	I am applying for a planning permit to build the house on my vacant land to live with my family. I have engaged builder Metricon Homes to build the house.
Current Use	At the moment it is vacant land
Cost of Works	\$946,000
Site Address	14 Oaktree Drive 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.

Contacts

Type	Address	Contact Details
Applicant	37 bluegrass cres, pakenham VIC 3810	
Owner	37 bluegrass cres, pakenham VIC 3810	
Preferred Contact	37 bluegrass cres, pakenham VIC 3810	

Fees

Regulation Fee Condition	Amount	Modifier	Payable
9 - Class 5 More than \$500,000 but not more than \$1,000,000	\$1,580.10	100%	\$1,580.10
	Total		\$1,580.10



Documents Uploaded

Date	Type	Filename
22-01-2026	A Copy of Title	Copy of title.pdf
22-01-2026	A Copy of Title	plan of subdivision.pdf
22-01-2026	Site plans	Site plan - 1-200 and 1-1000.pdf
22-01-2026	A proposed floor plan	Ground floor plan.pdf
22-01-2026	A proposed floor plan	First floor plan.pdf
22-01-2026	Proposed elevation plan	Elevations.pdf
22-01-2026	Overlay Requirements	copy of transfer of land.pdf
22-01-2026	Additional Document	Roof plan.pdf
22-01-2026	Additional Document	windows overlooking.pdf
22-01-2026	Overlay Requirements	Vicplan-Planning PropertyReport.pdf

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	22 January 2026 - 01:32:PM

Declaration

By ticking this checkbox, I, Marjana Miljanic, 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.



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 VIC, 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



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

VOLUME 09328 FOLIO 133

Security no : 124131540397L
Produced 22/01/2026 11:46 AM

LAND DESCRIPTION

Lot 14 on Plan of Subdivision 126968.
PARENT TITLE Volume 09310 Folio 367
Created by instrument LP126968 05/06/1979


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REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors



both of 540 YANNATHAN ROAD NYORA VIC 3987

AW292579Q 22/11/2022

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AW292580G 22/11/2022
NATIONAL AUSTRALIA BANK LTD

COVENANT J246282 25/11/1980

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 LP126968 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 OAKTREE DRIVE PAKENHAM VIC 3810

ADMINISTRATIVE NOTICES

NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LTD
Effective from 22/11/2022

DOCUMENT END

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REGD

2-21 142798

***0.00 M RT T.

09- 1 749365 25-NOV-80 PORTELLI & CO.

Victoria
TRANSFER OF LAND



Cardinia
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310-
b

JONIC INVESTMENTS PTY. LTD. of 229 Thomas Street, Dandenong being registered as the proprietor of an estate in fee simple in the land hereinafter described subject to the encumbrances notified hereunder IN CONSIDERATION of the sum of TWENTY FIVE THOUSAND FIVE HUNDRED DOLLARS (\$25,500.00) paid to it by [redacted] Gentleman and [redacted] Married Woman both of 48 Noble Street, Noble Park DO TH HEREBY TRANSFER to the said [redacted] All its estate and interest in ALL THAT piece of land being Lot 14 on Plan of Subdivision No. 126968 Parish of Nar-nar-goon and being the whole of the land more particularly described in Certificate of Title Volume 9328 Folio 133 AND the said [redacted] and [redacted] with the intent that the benefit of this Covenant shall be attached to and run at law and in equity with every lot of the said Plan of Subdivision other than the lot hereby transferred and that the burden of this covenant shall be annexed to and run at law and in equity with the land hereby transferred DO HEREBY for themselves their transferees executors administrators assignees and the registered proprietor or proprietors for the time being of the land hereby transferred and every part or parts thereof and as separate covenants COVENANT with the said JONIC INVESTMENTS PTY. LTD. its successors assignees and transferees and the other registered proprietor or proprietors for the time being of the land comprised in the said Plan of Subdivision or any part or parts thereof other than the land hereby transferred that they shall not erect or allow to be erected upon the land hereby transferred more than one main building being a dwelling house together with the usual out-buildings such main building to contain a floor area of not less than 130 square metres within the outer walls excluding carports

A memorandum of the within instrument has been entered in the Register Book.

FEB-15-80 9 05 51 23 12931

RECEIVED

LEICIS ***510-00



Handwritten signature/initials

garages terraces pergolas and verandahs and that they shall not erect or allow to be erected upon the land hereby transferred any dwelling house unless the exterior walls of such dwelling are substantially of brick or brick veneer or other similar material approved by the local Council or Municipal Authority

Cardina
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 Planning Application: 1200033
 Date Prepared: 21 April 2026

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AND IT IS INTENDED that this Covenant appear as an encumbrance on the Certificate of Title for the said land hereby transferred.

DATED the *14th* day of *February* 1980.

THE COMMON SEAL of JONIC INVESTMENTS PTY. LTD. was hereunto affixed in accordance with its Articles of Association in the presence of:



Director: [Redacted]

Secretary: [Redacted]

SIGNED by the said [Redacted] and [Redacted] within Victoria in the presence of:

Maria Colacito

ENCUMBRANCES REFERRED TO:

The encumbrances (if any) appearing on the said Certificate of Title and affecting the said land.



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JONIC INVESTMENTS PTY. LTD.

-to-

G. & V. BUCCI

TRANSFER OF LAND

PORRELLI & CO.,
Solicitors,
127 Carrinsh Road,
CLAYTON. 3168

TP:EL
544 5322.



DJ246282-2-8



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PLAN OF SUBDIVISION OF
PART OF CROWN ALLOTMENT 39A
PARISH OF NAR NAR GOON
COUNTY OF MORNINGTON

VOL.7115 FOL.825
MEASUREMENTS ARE IN METRES

APPROPRIATIONS

THE LAND COLOURED BLUE
AND BLUE HATCHED IS
APPROPRIATED OR SET
APART FOR EASEMENTS OF
DRAINAGE

THE LAND COLOURED BROWN
IS APPROPRIATED OR SET
APART FOR EASEMENTS OF
DRAINAGE, SEWERAGE AND
CARRIAGEWAY

THE LAND COLOURED GREEN
IS APPROPRIATED OR SET
APART FOR MUNICIPAL PURPOSES

THE LAND COLOURED YELLOW
AND BLUE HATCHED IS
APPROPRIATED OR SET
APART FOR EASEMENTS OF
ELECTRICITY SUPPLY

LP 126968

EDITION 1

APPROVED 15/12/78

2 SHEETS
SHEET 1

COLOUR CODE

E-1 = BLUE
R1 & R2 = BROWN
E-3 = GREEN

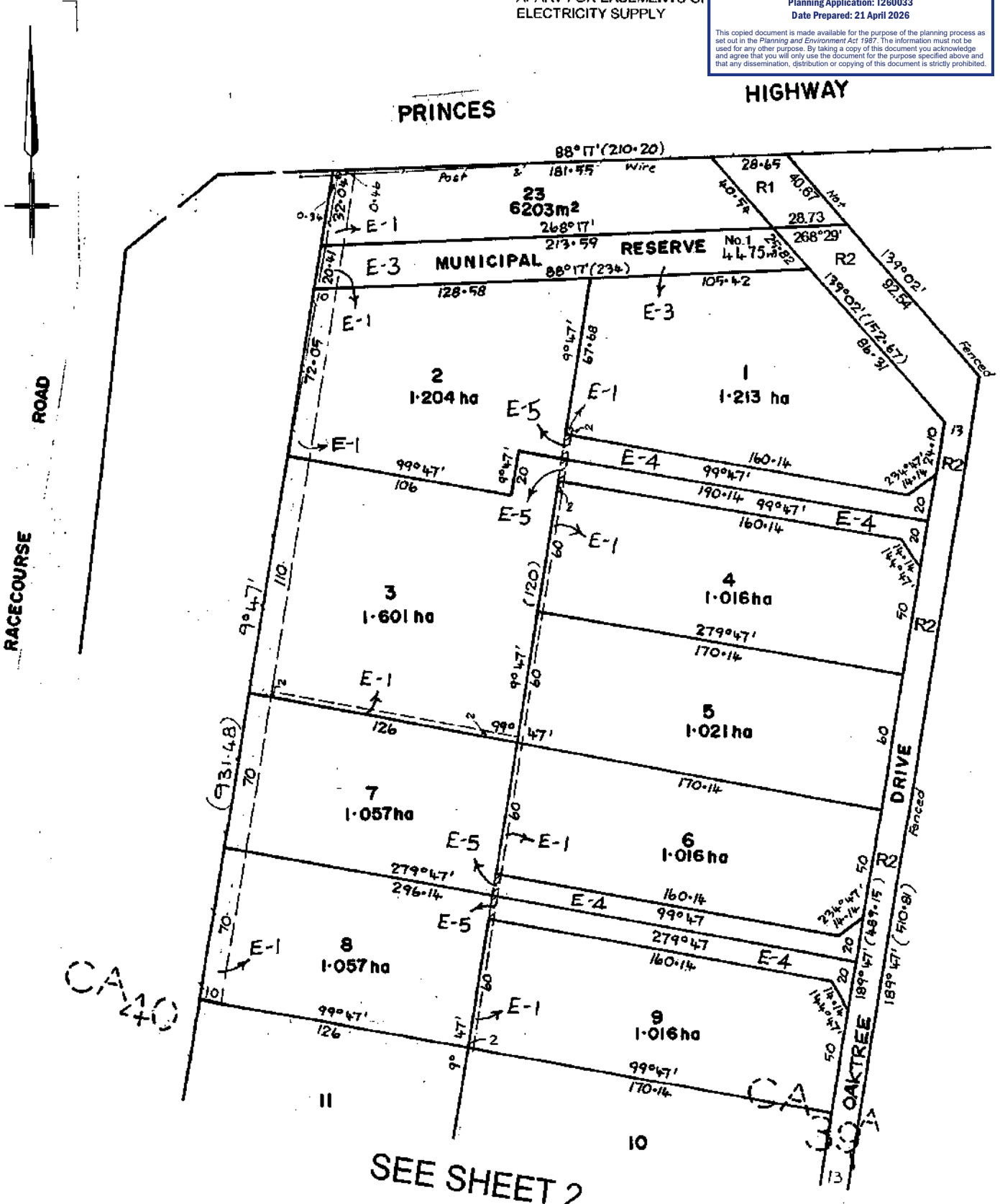
E-4 = YELLOW
E-5 = BLUE HATCHED

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LP 126968

2 SHEETS SHEET 2

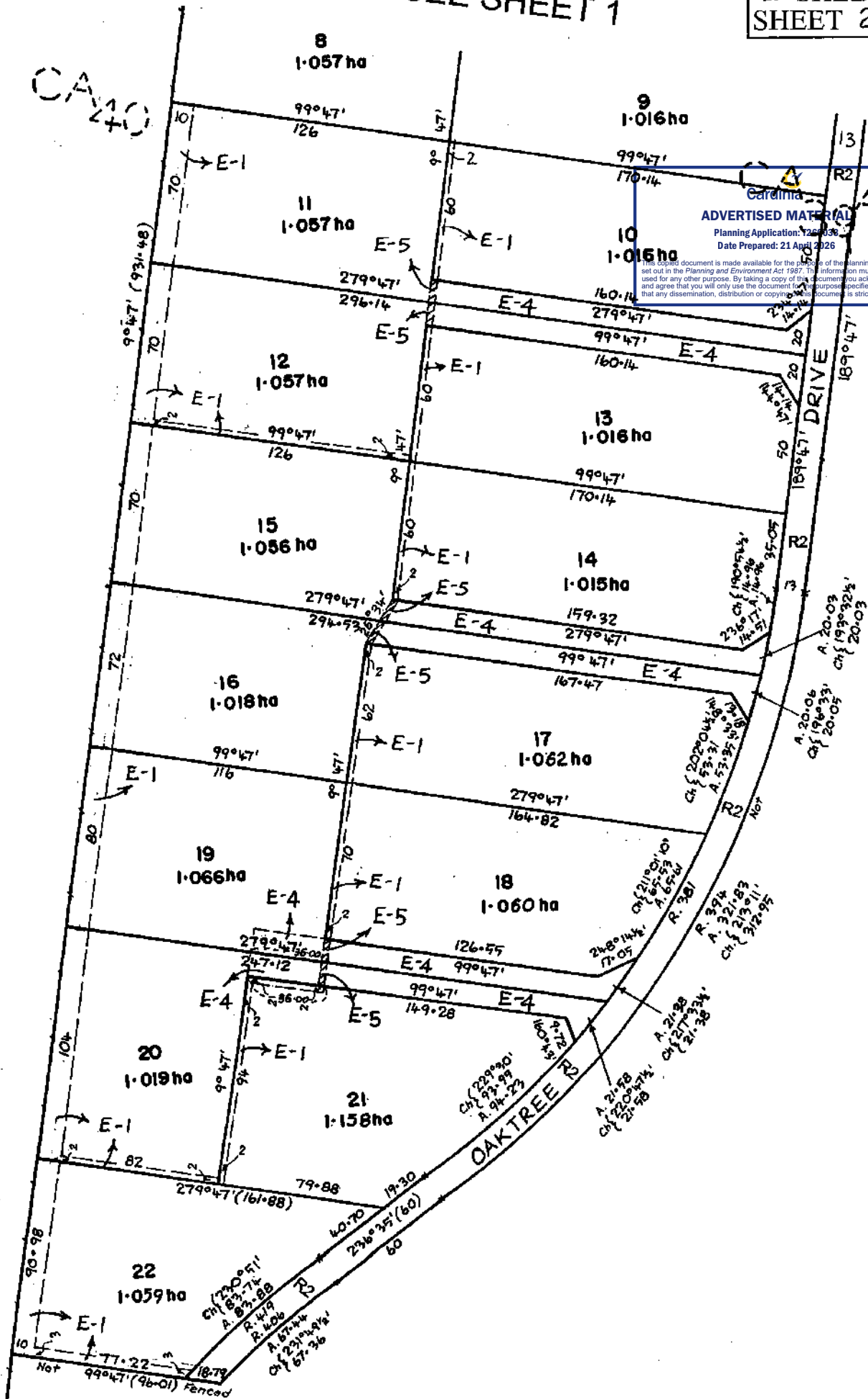
SEE SHEET 1

CAMO

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Our Ref: UA25-016

Town Planning Department
Cardinia Shire Council
PO Box 7
PAKENHAM VICTORIA 3810



**TOWN PLANNING APPLICATION – T260033
DEVELOPMENT OF A DWELLING
NO. 14 OAKTREE DRIVE, PAKENHAM**

Consistent with our previous communications, UrbanArc Planning Pty Ltd has been engaged by the permit applicant to respond to the Section 54 request received for Planning Application T260033 on their behalf.

The following response is provided in response for the Council's consideration:

Further Information:

1. Updated Site Plan

The overall site plan (site plan 1) and part site plan (site plan 2) have been amended, as requested. Notably, the two trees within the middle portion of the site are more than 60m away from the proposed buildings and works and do not have the potential to be impacted upon by the proposed development.

Further to the above, upon review of the design response it has come to our attention that the extent of earthworks shown was in error. This has been corrected on the elevation plans, with no retaining walls required.

2. Elevation Plans

The elevations have been amended to include the requested detail. Again, noting that the extent of earthworks has been clarified on the elevations to accurately reflect the minimal fall across the building footprint and heights have been shown from both natural and finished surface levels.

3. Colour and Material Schedule

A colour and material schedule is now included in the application material.



4. Use of Land and Land Capability

- a. The land is connected to reticulated electricity which has recently been installed and is connected to potable water. This is submitted to demonstrate compliance with the zone requirements, with being unusual to require evidence to be supplied.
- b. Sewer is not available to the property. In its place, the dwelling is to be connected to a septic tank with the lands ability to accommodate waste water (effluent) supported by the attached Land Capability Assessment.

5. Vegetation Impacts

All trees within 15m of the proposed works has been nominated on the plans and is supported by an Arborist report.

6. Arborist report

An Arborist has been engaged and has prepared a Development Impact Assessment. The report is attached for consideration.

Preliminary Concerns:

Inconsistency with Surrounding Character:

Consistent with my previous submissions to the Council;

- The Planning Scheme stipulates a 10 metre front setback requirement, and the development proposes a 20 m minimum front setback.
- In addition to a 20 metre front setback, the building transitions to a 22.4m front setback providing a graduated built form along the front wall presenting to the street.
- The garage is setback behind the front of the dwelling.
- The two storey element to the dwelling occurs for a small portion of the dwelling, is centralised within the building and is positioned behind the front porte-cochere.
- The 7m building height general requirement permits two storey dwellings.

Although there are not a significant number of two storey dwellings present along the street, it is not the intent of the Design and Development Overlay to limit buildings to single storey. This is evidenced by the fact that a two storey building can be built with a 7 metre building height, especially if any earthworks are proposed. Consequently, consideration of the application is confined to the additional 1m of building height proposed. With respect to the 1 metre building height variation, this a symptom of the design response and ensuring that a graduated height is proposed and a proposed design response that positively contributes to the preferred character and existing character values present. Consequently, there are inherent benefits to support the building height variation sought. For this reason and for the reasons detailed in the dot points (above), it is submitted that the resulting dwelling does not have the potential to result in a disruption of the streetscape or detract from the existing and preferred character values present. If additional landscaping is required, we encourage the Council to require this as a generic condition of permit referring to a required number of trees, as opposed to having to go through the expense of paying for a landscape plan to only detail a few trees being planted.



Design Concerns (garage).

Detailed above, the front setback to the proposed dwelling ranges between 20 – 22.4 metres. The garage to the dwelling being setback at 22.4m therefore sits 2.4m behind the front closest setback and is also recessed behind the main building line. Despite what is shown on the plans at a quick glance, a detailed review of the plans will allow the Council to appreciate that the garage sits behind the main building line. Furthermore, and importantly, it is noted that even if the garage did sit flush with the front of the dwelling, at a 22.4m front setback there can be no reasonable claim of an impact being experienced upon the streetscape or landscape. Especially when you consider the garage is only able to be appreciated from limited positions along the street. Perhaps more importantly, we highlight that the Planning Scheme only requires a planning permit for the two-storey element above a 7-metre building height. As such, the house and garages can be positioned without a planning permit being required. This has informed the development pattern of the area which can readily be appreciated on the two properties to the north of the subject site. It is therefore my view that the position of the garage is beyond the scope of the consideration of the planning application and there is no policy that allows the Council to impose any increased setback requirements to the garage. Perhaps, it would be arguable if the garage was setback at the 'as of right' 10 m setback or more so within the 10 metre setback requirement. But this is simply not the case here. We therefore submit that the information provided demonstrates the siting and design of the garage is reasonable and appropriate.

Clarification of Proposed Access (garage):

Two crossovers and a semi-circular driveway are proposed. This is clearly reflected on the amended plans.

Outbuildings:

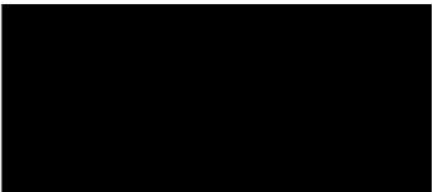
At this stage there are no plans to pursue an outbuilding on the subject site. If this changes, we will let you know.

Information:

The following documentation is attached to this response:

- Amended Development Plans
- Colour schedule
- Arborist report
- Land Capability Assessment

If you require any further information or wish to discuss the finer details of the intended use/operation, please contact me on 0409309026 prior to any pre-application meeting taking pace.



Director & Town Planning Consultant



E: jason@arbodetreeconsulting.com.au

W: www.arbodetreeconsulting.com.au



ADVERTISED MATERIAL

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Date Prepared: 21 April 2026

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ARBORICULTURAL IMPACT ASSESSMENT

14 Oaktree Drive, Pakenham

Prepared By:

Consultant Arborist
Grad Cert (Arb), MEnv, BEnvSci

Prepared For:

Version: 2

Report Date: 2 April 2026

CONTENTS

1.0	Introduction	3
2.0	Planning & Zoning	3
2.1	VPO1	3
	Vegetation protection objectives to be achieved	3
	Permit requirement	3
2.2	Clause 52.17	4
	Purpose	4
	Permit requirement	4
3.0	Methodology.....	5
4.0	Observations.....	5
4.1	Site Details	5
4.2	Tree Details.....	5
5.0	Discussion.....	6
5.1	Design Proposal	6
5.2	NRZ Encroachment Overview (AS4970)	6
	NRZs and SRZs	6
	NRZ Encroachment	6
5.3	Impact Assessment	7
	Minor NRZ Encroachment	7
	No NRZ Encroachment	7
6.0	Conclusions & Recommendations.....	7
7.0	References.....	8
	Appendix 1. NRZ, SRZ and Encroachment Map	9
	Appendix 2. Tree Assessment Data	10
	Appendix 3. Photographs.....	11
	Appendix 4. Glossary	13

1.0 INTRODUCTION

- 1.1.1 Marjana Miljanic has engaged Arbode Tree Consulting to provide an Arboricultural Impact Assessment for trees at, and adjacent to, 14 Oaktree Drive, Pakenham.
- 1.1.2 The site is proposed for development, and a report has been requested to assess the condition, Arboricultural value and legislative controls associated with existing trees, and to determine the impact of the proposal on trees planned for retention.
- 1.1.3 Notional Root Zones (NRZs) and Structural Root Zones (SRZs) have been calculated as per AS4970-2025 *Protection of trees on development sites*. The extent of proposed encroachment into the NRZ and the viability of trees proposed for retention has been assessed.
- 1.1.4 Preliminary recommendations regarding impact mitigation and tree protection measures have also been provided to ensure that retainable trees will not be adversely affected by the proposal.

2.0 PLANNING & ZONING

- 2.1.1 The site is located within the City of Cardinia and is zoned Low Density Residential Zone – Schedule 2 (LDRZ2).
- 2.1.2 Vegetation Protection Overlay – Schedule 1 (VPO1) and Clause 52.17 applies to the site.

2.1 VPO1

Vegetation protection objectives to be achieved

To protect and conserve existing vegetation as an important element of the character of low density residential areas.

To maintain and enhance local habitat and biolinks, including hollow bearing trees.

To avoid and minimise the removal of vegetation where it contributes to the management of environmental hazards such as erosion, salinity, siltation of creeks and watercourses, and stormwater runoff.

To ensure that vegetation remains a significant part of the character and visual amenity of these areas, with the built form being located within a landscape, and vegetation being the predominant feature.

Permit requirement

A permit is required to remove, destroy or lop any vegetation. This does not apply if:

- It is exempt under Clause 52.12 (Bushfire Protection: Exemptions) of this Planning Scheme.
- The vegetation is a tree overhanging the roof of a building used for Accommodation. This exemption only allows the removal, destruction or lopping of that part of the tree which is overhanging the building and which is necessary for fire protection.
- The vegetation is dead as a result of natural circumstances or as a result of the spread of noxious weeds and which has been assessed as being suitable for removal by an authorised officer of the responsible authority. This exemption does not apply to

standing dead trees with a trunk diameter of 40 centimetres or more at a height of 1.3 metres above ground level.

- It is the minimum extent necessary to maintain utility services for the transmission of water, sewage, gas, electricity, electronic communications or the like, provided that the removal, destruction or lopping is with the written consent of the responsible authority.
- It is necessary for maintenance by the Cardinia Shire Council of works including any road, drain, essential service or public facility.
- The vegetation is seedlings or regrowth less than 5 years old, the land has previously been lawfully cleared and the land is being maintained for cultivation or pasture.
- It is the removal of any vegetation from an existing dam wall where the vegetation may impact on the structural stability of the dam wall.
- It is within 6 metres of an existing dwelling on a lot of less than 0.4 hectares.
- It is necessary for works associated with the normal operation of the Puffing Billy Tourist Railway as defined in the Schedule to the Public Use Zone under Clause 36.01 of this Planning Scheme.
- The vegetation is required to be pruned or lopped (but not removed) as part of normal domestic or horticultural practice for the species.
- The vegetation is an environmental weed contained in the table below; that is not listed under the Schedule to Clause 43.01 (Heritage Overlay) and there is no condition listed in the table:

*List includes *Acacia floribunda*.

2.2 CLAUSE 52.17

Purpose

To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. This is achieved by applying the following three step approach in accordance with the *Guidelines for the removal, destruction or lopping of native vegetation* (Department of Environment, Land, Water and Planning, 2017) (the *Guidelines*):

1. Avoid the removal, destruction or lopping of native vegetation.
2. Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.
3. Provide an offset to compensate for the biodiversity impact if a permit is granted to remove, destroy or lop native vegetation.

To manage the removal, destruction or lopping of native vegetation to minimise land and water degradation.

Permit requirement

A permit is required to remove, destroy or lop native vegetation, including dead native vegetation. This does not apply:

- If the table to Clause 52.17-7 specifically states that a permit is not required.
- To the removal, destruction or lopping of native vegetation specified in the schedule to this clause.

3.0 METHODOLOGY

- 3.1.1 The tree assessments were undertaken on 26 February 2026, using only a ground based visual inspection method as per the Visual Tree Assessment (VTA) and tree hazard assessment methods described in Harris, Clark and Matheny (1999) and Mattheck and Breloer (1994).
- 3.1.2 All trees within 15m of the proposed and undertaken works were assessed.
- 3.1.3 Diameter at Standard Height (DSH) and Diameter at Base (DAB) dimensions have been measured using a Spencer 5m Diameter Tape. For off-site trees, trunk diameters were estimated.
- 3.1.4 Tree height was measured using a Nikon Forestry Pro II Laser Rangefinder, while crown width (widest axis) has been paced out.
- 3.1.5 Tree locations were captured using an RTK corrected GNSS receiver and aligned to the provided site plans.
- 3.1.6 Health, Structure, Useful Life Expectancy (ULE), Age Class, and Arboricultural Value assessments are qualitative and derived from visual indicators and the authors experience and qualifications.
- 3.1.7 See Appendix 4 for further detail regarding data collection methodology.

4.0 OBSERVATIONS

4.1 SITE DETAILS

- 4.1.1 The subject site is a vacant acreage lot on the outskirts of Pakenham.
- 4.1.2 Access to the site is via an existing informal crossover from Oaktree Drive along near the southern boundary.
- 4.1.3 The property currently consists of open grassed areas and clusters of established trees. A recently constructed gravel horseshoe driveway is positioned at the front of the lot.
- 4.1.4 The site borders similar residential properties while a golf course is located to the east of the property.
- 4.1.5 Topographically, there is a gradual fall from the north-east to south-west corners of the lot.

4.2 TREE DETAILS

- 4.2.1 A total of 14 individual trees have been assessed.
- 4.2.2 The majority of assessed trees are located along the northern boundary, while two trees are adjacent to the southern boundary.
- 4.2.3 Only one tree (Tree 1) is located on-site with the remaining trees on adjoining properties.
- 4.2.4 Tree 1 (*Eucalyptus robusta*) is a mature Australian native tree with some landscape presence but in declining condition.

- 4.2.5 Trees 13 (*Eucalyptus botryoides*) and 14 (*Eucalyptus robusta*) are similar specimens, however each present with notable structural defects which are expected to limit their ULE.
- 4.2.6 Trees 2, 3 (both *Liquidambar styraciflua*) and 4 (*Pittosporum eugenioides* 'Variegatum') are a row of moderate-sized exotic canopy trees which have some landscape value. Tree 7 (*Liquidambar styraciflua*) is of similar size, however it has limited value due to recent branch failures and subsequent poor structure.
- 4.2.7 Tree 12 (*Grevillea robusta*) is a well established Australian native in fair condition and with a long ULE.
- 4.2.8 The remaining trees are smaller specimens of limited landscape value. Of these, Trees 8 and 10 (*Acacia floribunda*) are environmental weeds.
- 4.2.9 See Appendix 2 for full tree assessment data.

5.0 DISCUSSION

5.1 DESIGN PROPOSAL

- 5.1.1 The following plans have been reviewed as part of the impact assessment:
- Contract Plan (GF) (dated 3 November 2025) prepared by Metricon
 - Feature survey (dated 3 October 2025) prepared by Intrax
- 5.1.2 The current design consists of construction of a dwelling toward the front of the lot. A gravel driveway horseshoe driveway has recently been constructed.
- 5.1.3 An extract from the provided drawings has been overlaid with tree locations of all trees, and NRZs, SRZs and subsequent NRZ encroachment for trees proposed for retention, and is provided in Appendix 1.

5.2 NRZ ENCROACHMENT OVERVIEW (AS4970)

NRZs and SRZs

- 5.2.1 Notional Root Zone (NRZ) and Structural Root Zone (SRZ) dimensions have been calculated in accordance with AS4970-2025 *Protection of trees on development sites*, and are provided in Appendix 2 and shown to scale in the map in Appendix 1.
- 5.2.2 The NRZ is the primary means of protecting trees on development sites; it is comprised of the root and crown area requiring isolation from construction disturbance, so that the tree remains viable and healthy post-construction.
- 5.2.3 The SRZ is typically a smaller area immediately around the base of the trunk. This is the area required for the tree to remain stable.

NRZ Encroachment

- 5.2.4 NRZ encroachment refers to the area of the NRZ which is encroached by the footprint of the proposed development.

- 5.2.5 AS4970-2025 provides guidelines regarding acceptable levels of encroachment into the NRZ.
- 5.2.6 The level of encroachment defines the extent of assessment required to demonstrate whether tree retention is viable relative to proposed building and/or works.
- 5.2.7 Encroachment is considered 'Minor' if it is less than 10% of the area of the NRZ and is outside of the SRZ. Generally, it is unlikely that 'Minor' encroachment will result in a significant impact to tree condition.
- 5.2.8 Encroachment is considered 'Moderate' if it is between 10-20% of the NRZ and is outside the SRZ. An arborist is required to review this level of impact and to demonstrate that the tree will remain viable.
- 5.2.9 Encroachment is considered 'Major' if it is greater than 20% of the area of the NRZ and/or within the SRZ. An arborist is required to review this level of impact and to demonstrate that the tree will remain viable. This requires a more detailed investigation and/or exploration of alternative designs.

5.3 IMPACT ASSESSMENT

- 5.3.1 Calculation of NRZ encroachment for all trees proposed for retention is provided in the encroachment map in Appendix 1 and data table in Appendix 2.

Minor NRZ Encroachment

- 5.3.2 Tree 9 has incurred 7.6% NRZ encroachment due to the constructed driveway. This level of encroachment is permissible under AS4970, and the tree would be expected to tolerate this level of encroachment.

No NRZ Encroachment

- 5.3.3 Trees 1-8 and 10-14 will incur no NRZ encroachment under the proposed design.

6.0 CONCLUSIONS & RECOMMENDATIONS

- 6.1.1 An Arboricultural Impact Assessment has been completed on 14 individual trees located at, and adjacent to, 14 Oaktree Drive, Pakenham.
- 6.1.2 The site is planned for construction of a new dwelling toward the front of the property.
- 6.1.3 Tree 9 has incurred 'minor' NRZ encroachment and would not be expected to be adversely affected, while all other trees will incur no NRZ encroachment.
- 6.1.4 It is recommended that:
- Trees 1-14 are shown on all site plans as 'To be retained' with NRZs and SRZs depicted to scale.
 - Tree protection (trunk/branch protection, ground protection and/or fencing) is utilised throughout the construction process to protect retained trees.
 - NGL is maintained throughout the NRZ of retained trees where outside the footprint of proposed works.

- Any required canopy pruning required to facilitate construction or access is conducted by a suitably qualified arborist (minimum AQF Level 3) and in accordance with AS4373-2007 *Pruning of amenity trees*.

7.0 REFERENCES

AS 4373 - 2007, *Australian Standard, Pruning of amenity trees*, Standards Australia.

AS 4970 - 2025, *Australian Standard, Protection of Trees on Development Sites*, Standards Australia.

Harris, R.W. Clark, J.R. & Matheny, N.P., 1999, *Arboriculture, Integrated Management of Landscape Trees, Shrubs and Vines*, 3rd Edn. Prentice-Hall, Inc, USA.

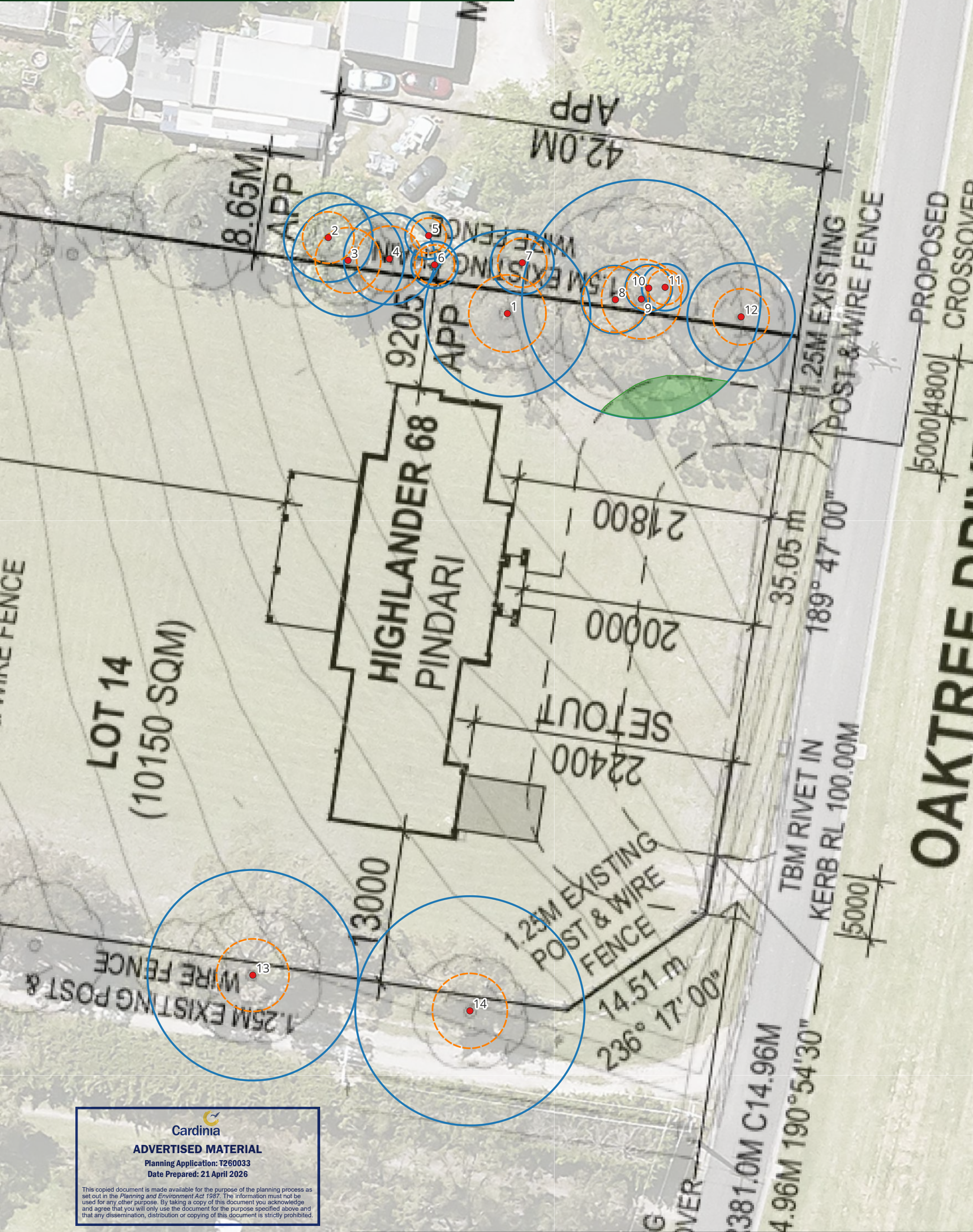
Mattheck, C. & Breloer, H., 1998, *The Body Language of Trees – A Handbook for Failure Analysis*, The Stationary Office, Norwich, London.

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APPENDIX 1. NRZ, SRZ AND ENCROACHMENT MAP



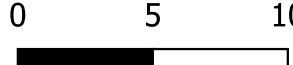

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- Legend:**
- Trees
 - SRZ
 - NRZ
 - NRZ Encroachment

- Project: 14 Oaktree Drive, Pakenham
- Site Plan: Contract Plan (GF) (3/11/25) by Metricon
- Aerial imagery: MetroMap (24/11/2025)
- Coordinate System: GDA 2020 MGA Zone 55

0 5 10 m



N



APPENDIX 2. TREE ASSESSMENT DATA

Tree ID	Botanical Name	Common Name	Origin	DSH (AS4970) (cm)	DAB (cm)	NRZ (m)	SRZ (m)	Height (m)	Width (m)	Maturity	ULE (years)	Health	Structure	Arboricultural Value	Comments	NRZ Encroachment (%)	Encroachment (AS4970)	VPO1	Clause 52.17
1	<i>Eucalyptus robusta</i>	Swamp Mahogany	Australian Native	59	100	7.1	3.3	16	9	Mature	10-20	Fair	Poor	Medium	Previous branch failures, Lopped stems	0	None	Yes	No
2	<i>Liquidambar styraciflua</i>	Sweetgum	Exotic	32	37	3.8	2.2	10	6	Semi-mature	20+	Good	Fair	Medium		0	None	Yes	No
3	<i>Liquidambar styraciflua</i>	Sweetgum	Exotic	40.3	65	4.8	2.8	16	9	Mature	10-20	Good	Poor	Medium	Poorly formed primary union	0	None	Yes	No
4	<i>Pittosporum eugenioides</i> 'Variegatum'	Variegated Tarata	Exotic	32.2	65	3.9	2.8	8	8	Mature	10-20	Good	Fair	Medium		0	None	Yes	No
5	<i>Citrus limon</i>	Lemon	Exotic	13.6	16	2	1.5	4	4	Mature	10-20	Good	Fair	Low		0	None	Yes	No
6	<i>Thuja occidentalis</i>	Northern White Cedar	Exotic	15	20	2	1.7	4	3	Mature	20+	Good	Fair	Low		0	None	Yes	No
7	<i>Liquidambar styraciflua</i>	Sweetgum	Exotic	22.6	34	2.7	2.1	10	7	Semi-mature	10-20	Fair	Poor	Low	Recent branch failures	0	None	Yes	No
8	<i>Acacia floribunda</i>	Gossamer Wattle	Victorian Native	24	65	2.9	2.8	7	8	Over-mature	5-10	Fair	Poor	Low	Lopped stems, Borer damage	0	None	No (weed exemption)	No (planted exemption)
9	<i>Corymbia citriodora</i>	Lemon-scented Gum	Australian Native	85	110	10.2	3.4	30	17	Mature	20+	Good	Fair	High	Previous stem failure	7.6	Minor	Yes	No
10	<i>Acacia floribunda</i>	Gossamer Wattle	Victorian Native	14	26	2	1.9	6	5	Mature	10-20	Good	Fair	Low		0	None	No (weed exemption)	No (planted exemption)
11	<i>Exocarpos cupressiformis</i>	Cherry Ballart	Indigenous	8	11	2	1.5	5	3	Semi-mature	20+	Good	Good	Low		0	None	Yes	No
12	<i>Grevillea robusta</i>	Silky Oak	Australian Native	38	46	4.6	2.4	13	8	Mature	20+	Fair	Fair	Medium		0	None	Yes	No
13	<i>Eucalyptus botryooides</i>	Southern Mahogany	Victorian Native	75	85	9	3.1	24	13	Mature	10-20	Fair	Fair	Medium	Fungal fruiting body and decay on lower trunk	0	None	Yes	No (planted exemption)
14	<i>Eucalyptus robusta</i>	Swamp Mahogany	Australian Native	82	95	9.8	3.2	16	10	Mature	10-20	Fair	Fair	Medium	Previous branch failures, Borer damage	0	None	Yes	No



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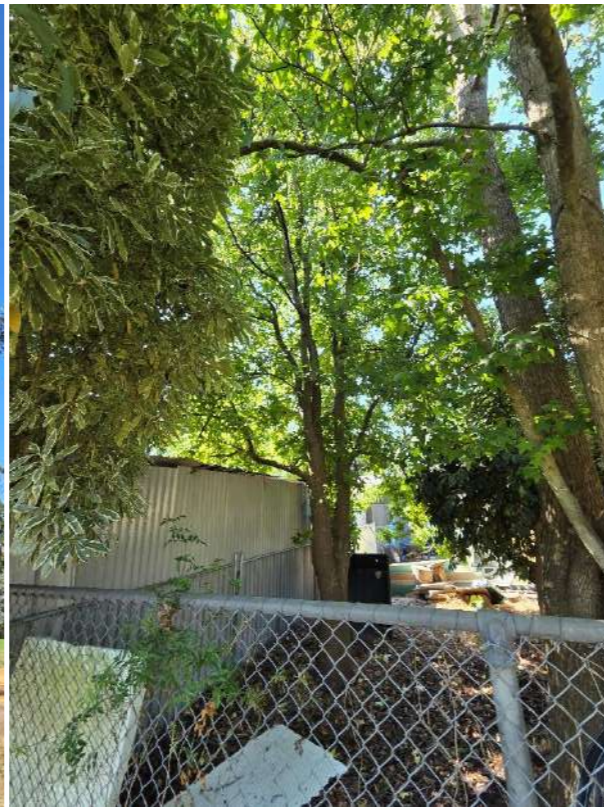
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APPENDIX 3. PHOTOGRAPHS



Tree 1



Tree 2



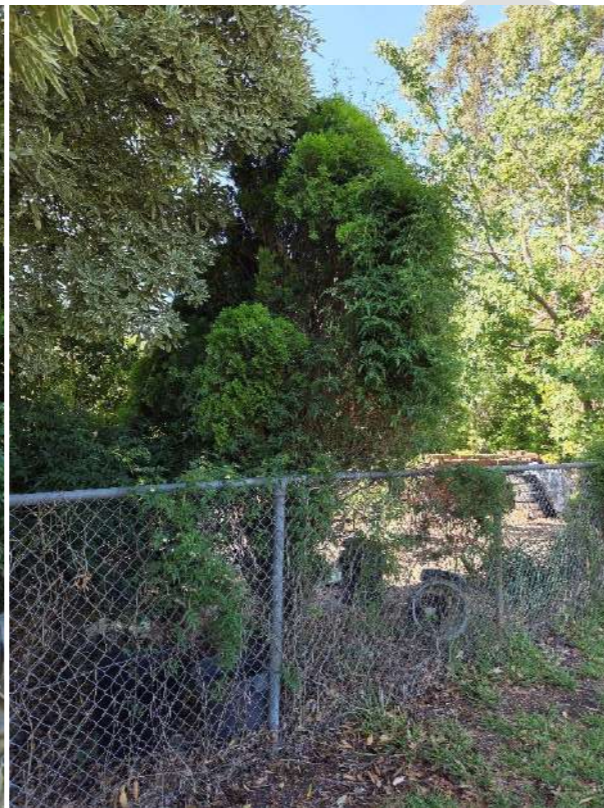
Tree 3



Tree 4



Tree 5




Tree 6



Tree 7



Tree 8


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Tree 9



Tree 10



Tree 11



Tree 12



Tree 13



Tree 14


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APPENDIX 4. GLOSSARY

ARBORICULTURAL VALUE

Arboricultural Value Category	Description
Very High	<ul style="list-style-type: none"> The tree is a very large tree in fair or good condition The tree provides a very significant contribution to the visual character and amenity of the site The tree may be on a Significant Tree Register, is heritage listed or is a remnant specimen The tree is worthy of very strong consideration for retention and incorporating into a development design
High	<ul style="list-style-type: none"> The tree is a large tree in fair or good condition The tree provides a significant contribution to the visual character and amenity of the site The tree is worthy of strong consideration for retention and incorporating into a development design
Medium	<ul style="list-style-type: none"> The tree is a moderate-sized specimen in fair or good condition The tree is a large tree in fair or poor condition, and is likely to require arboricultural works to rectify its suboptimal condition The tree provides a moderate contribution to the visual character and amenity of the site The tree is dead and has numerous hollows/cavities that may be valuable habitat The tree is worthy of consideration for retention and incorporating into a development design, however removal of the tree is generally considered acceptable if compensatory planting is undertaken
Low	<ul style="list-style-type: none"> The tree is a young or small specimen and is easily replacable The tree is a moderate-sized or larger tree that is in poor condition The tree provides only a minor contribution to the visual character and amenity of the site The tree is dead and has some hollows/cavities that may be valuable habitat The tree is generally not worthy of retention and incorporating into a development design
None	<ul style="list-style-type: none"> The tree is structurally unsound/unstable and cannot be rectified with arboricultural works The tree is dead or is in irreversible decline and has no habitat value The tree is a listed noxious or environmental weed within the locale The tree is not recommended for retention as part of a development application and removal is typically required

*Note irrespective of the assigned Arboricultural Value, Third party-owned or Council-owned trees require retention and protection unless their removal is negotiated with the tree's owner.

BOTANICAL NAME

The scientific name identifying the genus and species of the tree. Where relevant, further naming detail based on the cultivar, hybrid or subspecies may be provided if known.

COMMON NAME

The colloquial name for a tree species. Common names for a species are often local or regional and each species can have several common names. The common name should only be utilised as a secondary means of identification.

DIAMETER ABOVE BUTTRESS (DAB)

The Diameter above Buttress is the diameter of the trunk immediately above the basal flare and is measured using a diameter tape if the trunk is accessible. For multi-stemmed trees which are isolated at ground level the DAB will be estimated. For groups/rows of trees the DAB will be taken from the largest specimen. The DAB measurement is used to determine the Structural Root Zone (SRZ) in accordance with the formula outlined in AS4970-2025.

DIAMETER AT STANDARD HEIGHT (DSH)

The Diameter at Standard Height is the diameter of the trunk at 1.4m above ground level and is measured using a diameter tape if the trunk is accessible. For multi-stemmed trees the DSH for up to five stems will be recorded with the total DSH determined based on the formula outlined in AS4970 (2025). For groups/rows of trees the DSH will be taken from the largest specimen. The DSH measurement is used to determine the Nominal Root Zone (NRZ) in accordance with the formula outlined in AS4970-2025.

HEALTH

A qualitative assessment of tree health. Each category has been roughly based on a 'Crown density' category as per the urban visual vitality index for mature trees (Callow *et al.* 2018).

Health Category	Description
Good	<ul style="list-style-type: none"> Corresponding 'Crown density' category is 'Very dense' (Callow <i>et al.</i> 2018) The tree has no or very minor (<5%) canopy dieback. The tree displays no or very minor symptoms of nutrient deficiency or pest or disease presence. The tree has good reaction wood growth. The tree has no or very minor signs of stress-induced epicormic growth.
Fair	<ul style="list-style-type: none"> Corresponding 'Crown density' category is 'Dense' or 'Average' (Callow <i>et al.</i> 2018) The tree has 5-30% canopy dieback. The tree may display minor or moderate symptoms of nutrient deficiency or pest or disease presence. The tree has fair reaction wood growth. The tree may have minor or moderate amounts of stress-induced epicormic growth.
Poor	<ul style="list-style-type: none"> Corresponding 'Crown density' category is 'Sparse' (Callow <i>et al.</i> 2018) The tree has 30-70% canopy dieback. The tree may display significant symptoms of nutrient deficiency or pest or disease presence. The tree has poor reaction wood growth. The tree may have significant amounts of stress-induced epicormic growth.
Very poor	<ul style="list-style-type: none"> Corresponding 'Crown density' category is 'Very sparse' (Callow <i>et al.</i> 2018) The tree has over 70% canopy dieback. The tree may display very significant symptoms of nutrient deficiency or pest or disease presence. The tree has very poor or no reaction wood growth. The tree may have very significant amounts of stress-induced epicormic growth.
Dead	<ul style="list-style-type: none"> No observable indication the tree is alive.

HEIGHT

Height to top of tree in metres. Tree height is measured with a laser rangefinder (Nikon Forestry Pro II) if relevant from a planning/overlay perspective, otherwise height is typically estimated. For groups/rows of trees the height will be taken from the largest specimen.



MATURITY

Maturity Category	Description
Over-mature	<ul style="list-style-type: none"> The tree may have surpassed its maximum canopy size and is undergoing retrenchment The tree is 90% through its expected lifespan in that planting location
Mature	<ul style="list-style-type: none"> The tree may have reached its maximum canopy size The tree is 20-90% through its expected lifespan in that planting location
Semi-mature	<ul style="list-style-type: none"> The tree is established and is approaching but has not yet reached its maximum canopy size The tree is 5-20% through its expected lifespan in that planting location
Young	<ul style="list-style-type: none"> The tree is still establishing and has been recently planted or self-sown/naturally regenerated The tree is within the first 5% of its expected lifespan in that planting location

NOTIONAL ROOT ZONE (NRZ)

Zone enclosed by a radius of 12 times DSH that is a primary trigger for arboricultural input on a development site.

The radius of the NRZ is measured from the centre of the stem. The NRZ for palms, cycads, tree ferns and the like, is not calculated but shall not be less than 2m. Any NRZ radius shall not be less than 2m nor greater than 15m.

ORIGIN

Origin Category	Description
Indigenous	<ul style="list-style-type: none"> The tree originates from the local area Where relevant from a planning scheme perspective, the indigenous origin category will be informed by the pre-1750 Ecological Vegetation Class for the subject site and/or observed surrounding indigenous vegetation
Victorian Native	<ul style="list-style-type: none"> The tree originates from Victoria but not from the local area
Australian Native	<ul style="list-style-type: none"> The tree originates from Australia but not Victoria
Exotic	<ul style="list-style-type: none"> The tree originates from outside of Australia

STRUCTURE

A qualitative assessment of tree structure. Structure ratings are determined based on consideration of all tree parts (root, trunk and canopy).

Health Category	Description
Good	<ul style="list-style-type: none"> The tree's form is optimal for the species. The tree has no lean or a minor lean. The tree's crown is well-formed and symmetric. The tree's trunk and major branches are structurally sound. The tree's root plate is intact.
	<ul style="list-style-type: none"> The tree may have a minor lean. The tree's crown may have minor asymmetry. The tree's trunk and major branches may have minor structural faults (e.g. included bark, branch failure wounds or decay). The tree's root plate may have minor damage or decay.



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Health Category	Description
Poor	<ul style="list-style-type: none"> The tree may have a moderate or significant lean. The tree's crown may have moderate or significant asymmetry. The tree's trunk and major branches may have moderate or significant structural faults. The tree's root plate may have moderate or significant damage or decay. The tree is dead but is not structurally defective.
Very poor	<ul style="list-style-type: none"> The tree may have a very significant lean. The tree's crown may have very significant asymmetry. The tree's trunk and major branches may have very significant structural faults. The tree's root plate may have very significant damage or decay, signs of root plate heave may be present.

STRUCTURAL ROOT ZONE (SRZ)

The area around the base of a tree required for the tree's stability in the ground. The woody root growth and soil cohesion in this area are necessary to hold the tree upright. The SRZ is nominally circular with the trunk at its centre and is expressed by its radius in metres. This zone considers a tree's structural stability only, not the zone required for a tree's vigour and long-term viability, which will usually be a much larger area.

The indicative SRZ radius is determined from the trunk diameter measured immediately above the root buttress, and using the formula outlined in AS4970-2025: SRZ radius = $(D \times 50)^{0.42} \times 0.64$.

The minimum SRZ for small trees is 1.5m, and the formula does not apply to palms, other monocots, cycads and tree ferns.

TREE PROTECTION ZONE (TPZ)

Specified zone above and below ground at given offsets from the trunk set aside to protect a tree's roots and crown where these might be damaged by development.

The NRZ is the starting point for determining the TPZ. When determining a TPZ the following factors should be considered where relevant.

- The actual distribution of roots as determined via non-destructive investigation methods.
- The expected distribution of roots given the surrounding growing environment (e.g. soil, topography, root growth obstacles, recent encroachments).
- Species tolerance to root disturbance.
- Age, vigour, current and expected size of the tree.
- Lean and stability of the tree.
- The nature of the proposed design feature and if root-sensitive construction methods or materials will be utilised.
- If the works will result in a temporary or permanent loss of available soil volume.
- Presence of surrounding trees with overlapping NRZs.
- Proposed tree maintenance and tree care activities.



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USEFUL LIFE EXPECTANCY (ULE)

ULE is a prediction of the remaining time that the tree will continue to provide value in the landscape while not presenting as an excessive risk or hazard. The ULE considers the tree in its existing environment and current land use. The ULE is determined based on consideration of several factors including health and structural ratings, species and maturity.




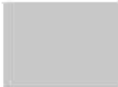


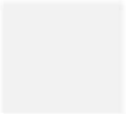

WIDTH

Estimated width of widest canopy axis in metres. For groups/rows of trees the width will be taken from the largest specimen.


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Material Schedule:

Lot 14 (14) OAKTREE DRIVE PAKENHAM VIC 3810

Sample	Brand	Colour	Desc.
	AUSTRAL ACCESS BRICKS	CHESTNUT	External brick
	COLORBOND	DUNE	Aluminium framed flyscreens with aluminium mesh to all openable windows, Meter Box, Laundry Door and Frame, Laundry Door and Frame
	COLORBOND	SHALE GREY	Quad gutter & metal gutter, fascia and downpipes, Colorbond Sectional Garage Door, Verge, Metal Capping
	DULUX	TRANQUIL RETREAT	Weather / Cladding, Render Colour Two
	DULUX	MALAY GREY	Timber Posts, Render Colour One
	DULUX	MAKAWAREWA	FC Sheeting/ Window Infills - (rendered), Timber Cover Boards, Render Colour Three
	DULUX	LEXICON QUATER	Portico Lining, Eaves Lining, Outdoor Room Lining
		SMOKE	Roof Tile



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15 March 2026

LAND CAPABILITY ASSESSMENT

PROPOSED DEVELOPMENT

14 OAKTREE DRIVE

PAKENHAM, VICTORIA



Prepared for:



Report Number: 26059_LCA



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CONTENTS

1.0 INTRODUCTION..... 2

2.0 DESCRIPTION OF THE DEVELOPMENT 2

3.0 SITE AND SOIL ASSESSMENT..... 2

4.0 SYSTEM SELECTION AND DESIGN 7

5.0 MONITORING, OPERATION AND MAINTENANCE 11

6.0 CONCLUSION 12

7.0 REFERENCES..... 13

8.0 LIMITATIONS..... 13

Figures

Figure 1: Site Plan

Figure 2: Site Photos

Appendices

Appendix A

Reports of Boreholes

Water Balance Calculations

Appendix B

Limitations


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SUMMARY

Location:

Address: 14 Oaktree Drive, Pakenham

SPI: 14\LP126968

Land Features:

Slope of Land: <5%

Distance To Surface Water: > 200m

Aspect: Northerly

Flooding: > 1 in 100 years

Evaporation: 1567mm

Rainfall: 907mm

Key Acronyms:

Soil Texture (Limiting Layer): Light Clay

Permeability: 0.12-0.5m/day

Treatment System:

EPA Approved Secondary Treatment

Land Application System:

Subsurface Drip Irrigation

Design Loading Rate (DLR):

Subsurface Irrigation: 3.0mm/day

Land Application Area Minimum Size

Design Flow Rate	Subsurface Irrigation
6-bedroom dwelling – 1260L/day	582 m ²

Site Constraints:

Light Clay, Dispersive Soils

Special Conditions & Mitigation Measures:

Light Clay: Treat wastewater to secondary level and dispose of via subsurface irrigation

Dispersive Soils: Soil Amelioration is recommended. Add liquid gypsum to tank on commission and every 2-3 years. Treat wastewater to secondary level and dispose of via subsurface irrigation.

Key Buffer Distances:

Site Boundaries and Buildings: 1.5m downslope; 3.0m upslope

Waterway (Potable): 100m

Waterway (Non-Potable): 30m

Management:

Desludging Primary Tank: Every **3 Years**

Quarterly servicing of treatment plant and inspection of effluent dispersal area.



ADVERTISED MATERIAL

Planning Application: T260033

Date Prepared: 21 April 2026

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1.0 INTRODUCTION

Marjana Miljanic has engaged DBM Geotech Consulting Pty Ltd (DBM Geotech) to undertake a Land Capability Assessment for the proposed development at 14 Oaktree Drive, Pakenham. The field investigation and report have been undertaken and prepared by suitably experienced consultants.

This report will accompany an application for a Septic Tank Permit to Install submitted to Cardinia Shire Council for an Onsite Wastewater Management System at 14 Oaktree Drive, Pakenham. The report provides information about the site and soil conditions. It also provides a Land Capability Assessment (LCA) for the site and includes a conceptual design for a suitable Onsite Wastewater Management System, including recommendations for monitoring and management requirements.

2.0 DESCRIPTION OF THE DEVELOPMENT

The site is a small residential allotment of about 1 Hectare. The proposed residential dwelling will be constructed in the eastern end of the site. The site slopes down to the west at a slope of less than 5°. The closest water body is a waterway located approximately 120m to the west of the property.

Site Address: 14\LP126968; 14 Oaktree Drive, Pakenham (Figure 1)

Council Area: Cardinia Shire Council

Zoning: LDRZ - Low Density Residential

Domestic Water Supply: Town Water

Anticipated Wastewater Load: Assume a residence with standard water fixtures at maximum occupancy. Wastewater generation = 180 L/person/day; Table 4.1 of EPA Guidelines (2024) (1).

Availability of Sewer: The area is unsewered and unlikely to be sewerred within the next 10-20 years.

3.0 SITE AND SOIL ASSESSMENT

3.1 SITE ASSESSMENT

DBM Geotech undertook a site investigation on the 14 March 2026. Table 1 summarises the key features of the site in relation to effluent management proposed for the site.

NOTE:

- The risk of effluent transport offsite is low.

Figure 1 attached provides a site plan and indicates the location of the proposed dwelling. Site photos are shown in Figures 2.



Table 1: Site Assessment

Characteristic	Level of Constraint		
	Nil or Minor	Moderate	Major
Aspect	North / North-East / North-West	East / West / South-East / South-West	South
Climate	Excess of evaporation over rainfall in the wettest months	Rainfall approximates to evaporation	Excess of rainfall over evaporation in the wettest months
Erosion	Nil or minor	Moderate	Severe
Exposure To Sun and Wind	Full sun and/or high wind or	Dappled light	Heavily shaded and little wind
Fill (Imported)	No fill or minimal fill, or fill is good quality topsoil	Moderate coverage and fill is good quality	Extensive poor-quality fill and variable quality fill
Flood Frequency (ARI)	Less than 1 in 100 years	Between 100 and 20 years	More than 1 in 20 years
Groundwater Bores	No bores onsite or on neighbouring properties	Setback distance from bore complies with requirements in EPA Guidelines 2024	Setback distance from bore does not comply with requirements in EPA Guidelines 2024
Land Area Available for LAA	Exceeds LAA and duplicate LAA and buffer distance requirements	Meets LAA and duplicate LAA and buffer distance requirements	Insufficient area for LAA
Landslip	Nil	Minor to moderate	High or Severe
Slope Form	Convex or divergent side-slopes	Straight side-slopes	Concave or convergent side-slopes
Slope Gradient (%)			
(a) For Absorption Trenches and Beds	< 6%	6 - 15%	> 15%
(c) For Subsurface Irrigation	< 10%	10 - 30%	> 30%
Soil Drainage (Qualitative)	No visible signs or likelihood of dampness, even in wet season	Some signs or likelihood of dampness	Wet soil, moisture-loving plants, standing water in pit; water ponding on surface, soil pit fills with water
Stormwater Run-On	Low likelihood of stormwater run-on		High likelihood of inundation by stormwater run-on

Table 1: Site Assessment

Characteristic	Level of Constraint		
	Nil or Minor	Moderate	Major
Surface Waters - Setback Distance (m)	Setback distance complies with requirements in EPA Guidelines 2024		Setback distance does not comply with requirements in EPA Guidelines 2024
Vegetation Coverage Over the Site	Plentiful vegetation with healthy growth and good potential for nutrient uptake	Limited variety of vegetation	Sparse vegetation or no vegetation

3.2 SITE ASSESSMENT RESULTS

Moderate or major site constraints were identified in the site assessment. These constraints are listed in Table 2 along with proposed mitigation measures for controlling the risks identified at the site.

Based on the most constraining site features, the overall land capability of the site to sustainably manage all effluent onsite is satisfactory. The proposed effluent management area is located above the 1:100 flood level and by using secondary treatment, there will be suitable protection of surface waters and groundwater.

Table 2: Site Constraints

Constraint	Proposed Mitigation Measures
Climate	Use a water balance to size the Land Application Area (LAA). Adopt secondary treatment system with subsurface irrigation



3.3 SOIL ASSESSMENT

The site's soils have been assessed for their suitability for an Onsite Wastewater Management System by a combination of soil survey and desktop review of published soil survey information as outlined below.

A soil survey was carried out at the site to determine suitability for application of treated effluent. Soil investigations were conducted at three locations as shown in Figure 1. The investigation was carried out with a push tube sampler to depths of up to 1.5 m below ground level. In addition, samples were collected and tested for pH, EC and dispersive soils. A summary of the soil properties for the different soil types encountered are presented in Table 3. Full profile descriptions of the soils are provided in Appendix A.

Table 3: Soil Properties Summary



Soil Texture	Sandy Loam	Light Clay
Depth Range	0m – 0.4m	0.4m – 0.1.5m
Soil Category	3a	5a
EC (ECe) (dS/m)	0.02	0.8
pH	6.1	6.5
Soil Dispersion	Dispersive	Non-Dispersive
		
Estimated Soil Permeability (Ksat)	1.5-3.0m/day	0.12-0.5m/day
Design Loading Rate		
Subsurface Irrigation	4.0mm/day	3.0mm/day

Table 4 provides a risk assessment based on the physical and chemical characteristics of each soil type.


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Table 4: Soil Risk Assessment

Characteristic	Level of Constraint		
	Nil or Minor	Moderate	Major
Electrical Conductivity (ECe) (dS/m)	<0.8	0.8 - 2	>2
Dispersive Soils	Non-Dispersive (4, 5, 6, 8)	7	Dispersive (1, 2, 3)
Gleying	Nil	Some evidence of greenish grey / black or bluish grey soil colours	Predominant greenish grey / black, bluish grey / black colours
pH (Favoured Range for Plants)	5.5 - 8 is the optimum range for a wide range of plants; 4.5 - 5.5 suitable for many acid-loving plants		<4.5, >8
Rock Fragments (Size & Volume %)	0 – 10%	10 – 20 %	>20%
Soil Depth to Rock or Other Impermeable Layer; Trenches (Irrigation/Mounds)	> 1.2 m (> 0.7m)	1.2 – 0.9 m	< 0.9 m (< 0.7m)
Soil Structure (Pedality)	Highly or Moderately Structured	Weakly-Structured	Structureless, Massive or Hardpan
Soil Category (Indicative Permeability)	Cat. 2b, 3a, 3b, 4a	Cat. 4b, 4c, 5a	Cat. 1, 2a, 5b, 5c, 6
Depth to Water Table	> 1.5 m	1.0 – 1.5 m	< 1.0 m

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3.4 SOIL ASSESSMENT RESULTS

The soils the site at were typically categorised as a sandy loam overlying a light clay. Considering the physical characteristics of the subsoil in the area of the site, effluent application via subsurface irrigation is a suitable and viable disposal system for this site.

Moderate or major soil constraints were identified in the soil assessment. These constraints are listed in Table 5 along with proposed mitigation measures for controlling the risks identified at the site.

Table 5: Soil Assessment Migration Measures

Constraint	Proposed Mitigation Measures
Dispersive Soils	Treat wastewater to secondary level and dispose of via subsurface irrigation. Apply liquid gypsum to the tank on commission and every 2 – 3 years ongoing.
Soil Category	Treat wastewater to secondary level and dispose of via subsurface irrigation.

3.5 OVERALL LAND CAPABILITY RATING

For the soil in the proposed Land Application Area, no features present a moderate or major constraint that cannot be mitigated.

Based on the results of the site and soil assessment tabled above and provided in the Appendices, the overall land capability of the proposed effluent management area is constrained. However, the effluent management system will be designed, installed and maintained in ways which will mitigate these factors.

4.0 SYSTEM SELECTION AND DESIGN

The following sections provide an overview of a suitable Onsite Wastewater Management System, with sizing and design considerations and justification for its selection. Detailed design for the system should be undertaken at the time of the building application and submitted to Council.

4.1 TARGET EFFLUENT QUALITY

Based on the site constraints a **secondary treatment system** is recommended at this site. The secondary effluent quality required is:

- Biochemical Oxygen Demand, less than 20 mg/L.
- Total Suspended Solids, less than 30 mg/L.

The property owner has the responsibility for the final selection of the secondary treatment system and will include the details of it in the Septic Tank Permit to Install application form for Council approval.

4.2 EFFLUENT MANAGEMENT OPTIONS

A range of possible land application systems have been considered, such as absorption trenches, evapo-transpiration/absorption (ETA) beds, subsurface irrigation, and mounds.

Provided that the effluent is secondary treated at the site we consider that the following land application systems are suitable at the site:

- Subsurface Irrigation

These systems are considered suitable to overcome the site constraints and ensure that that the risk of effluent being transported off-site will be negligible.

4.3 WASTEWATER LOADING RATE

In sizing the effluent dispersal field envelope one of the key input parameters is the volume of wastewater expected at the site. Table 4.1 of EPA Guidelines 2024 (1) has been used to size the volume of wastewater generated per allotment. We have adopted a loading rate of **180L/person/day** assuming standard water fixtures with town water supply. The plans provided indicate that a 6-bedroom dwelling will be constructed at the site. This equates to a design wastewater volume of **1260 L/day**.

4.4 WATER BALANCE

To determine the necessary size of the Land Application Area, water balance modelling has been undertaken using the method and Water Balance Tool in the Victorian Land Capability Assessment Framework (2014) and EPA, 2024.

The Water Balance can be expressed by the following equation:

$$\text{Precipitation} + \text{Effluent Applied} = \text{Evapotranspiration} + \text{Percolation}$$

The assumptions and parameters adopted for the Water Balance Calculation are provided below:

- We have adopted a rainfall runoff factor of 0.75 for the site. This rainfall runoff factor was selected based on local experience and because rainfall exceeds evaporation during the winter months. Given that winter months are the critical months in the water balance calculations and the fact that rainfall significantly exceeds evaporation during this period, we consider this factor appropriate for the site.
- A design irrigation rate of 3.0mm/day for Light Clay Soil was adopted (Table 4-8, EPA Guidelines 2024).
- Crop factors for Pasture from section 4.4.2.3 of EPA 2024 (1) were used.
- Rainfall and Evaporation Data – See Table 6

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The full Water Balance Calculations are provided in Appendix A and a summary of the results are provided in Table 6.

Table 6: Rainfall and Evaporation Data

Rainfall (mm) – Berwick-Buchanan Road (Station No. 086299)												
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
60	53.8	55	78	75.1	85.1	80.9	82.6	83.8	93	87	72.8	907.1
Evaporation (mm) – Pakenham (BoM – Australian Water Outlook)												
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
232.6	189.1	159.3	99.2	66.2	49.1	56.8	78.6	104.6	146.0	172.8	213.2	1567.4

4.4.1 EFFLUENT DISPERSAL FIELD SIZING

The nominated area method was used to calculate the area required to balance all inputs and outputs to the Water Balance. As a result of these calculations a minimum Land Application Area required for subsurface irrigation is shown in Table . The full Water Balance Calculation is shown in Appendix A.

Table 7: Land Application Area

Number of Bedrooms*	Total Daily Wastewater Flow (L/day)	Required LAA Size
		Subsurface Irrigation
6	1260	582 m ²

*In accordance with EPA Guidelines 2024 any room such as a study, library or sunroom that can be closed off with a door, shall be treated as a bedroom.

4.4.2 NUTRIENT BALANCE

Nutrient balance calculations are provided in Appendix A. The nutrient balance calculations indicate a required area of 418m² for Nitrogen and 346m² for Phosphorus. Therefore, the Water Balance Calculation governs the design of the effluent field at this site.

4.5 SITING AND CONFIGURATION OF THE IRRIGATION SYSTEM

We have provided an approximate location of the Land Application Area on the attached site plan, Figure 1. Final placement and configuration of the irrigation system will be determined by the client and/or system installer, provided it remains close to the nominated locations in Figure 1 and satisfies the minimum area required according to the Water Balance.

Whilst there is ample area for application of the effluent, it is important that appropriate buffer distances be maintained. It is important to note that buffers are measured as the overland flow path for run-off water from the effluent irrigation area.

It is recommended that the owner consult a wastewater contractor familiar with effluent system construction to construct the system, and an appropriately registered plumbing/drainage practitioner to install the system.

4.6 STORMWATER RUN-ON MEASURES

Stormwater run-on protection measures are recommended at this site. Stormwater run-on from buildings and significant rainstorm events pose a risk to the effluent disposal field. Stormwater run-on should be mitigated by the following:

- Diversion of roof drainage away from the effluent dispersal area.
- The construction and maintenance of a subsurface diversion drain upslope of the Land Application Area.

An upslope cut-off drain should be constructed at the site in accordance with the below diagram. The upslope drain should be keyed a minimum 150mm into clay soils at the site. We recommend the drain is constructed 3m upslope of the Land Application Area.

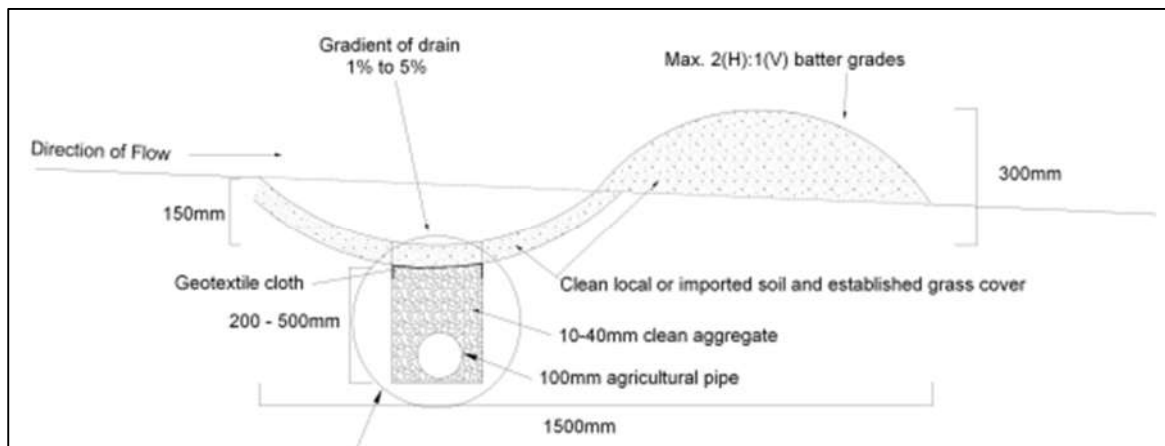


Diagram 1: Upslope Diversion Drain.

4.7 BUFFER DISTANCES

Setback buffer distances from EDRS systems are required to help prevent human contact, maintain public amenity and protect sensitive environments. The relevant buffer distances for this site, taken from Table 4-10 of the EPA Guidelines 2024 (1) are provided in Table 8.

Table 8: Secondary Treatment Buffer Distances

Site Feature	Setback Distance (m)
Building / Allotment Boundaries / Swimming Pool / Water and Gas Pipes	3m – Up-Slope 1.5m – Down-Slope
Services	3m – Closed Stormwater Drain 30m – Open Stormwater Drain
Surface Waters	100m – Up-Slope from Waterways in a Potable Water Supply Catchment 30m – Up-Slope from Non-Potable Waterways 20m – Up-Slope from Drainage Lines 15m – Up-Slope of Cutting/Escarpment
Groundwater Bores	20m – Category 2b to 6 Soils
Soil Depth	1.5m – Depth to Water Table 0.6m – Depth to Hydraulic Limiting Layer

5.0 MONITORING, OPERATION AND MAINTENANCE

Maintenance is to be carried out in accordance with the EPA Certificate of Approval of the selected secondary treatment system and Council's permit conditions. The treatment system will only function adequately if appropriately and regularly maintained.

To ensure the treatment system functions adequately, residents must:

- Have a suitably qualified maintenance contractor service the secondary treatment system at the frequency required by Council under the permit to use.
- Use household cleaning products that are suitable for septic tanks.
- Keep as much fat and oil out of the system as possible.
- Conserve water (AAA rated fixtures and appliances are recommended).
- Do not discharge your unwanted and expired medicine into your OWMS.
- Avoid use of products containing PFAS (Per-and Polyfluoroalkyl Substances)

To ensure the Land Application System functions adequately, residents must:

- Regularly harvest (mow) vegetation within the EDRS and remove this to maximise uptake of water and nutrients.
- Monitor and maintain the subsurface irrigation system following the manufacturer's recommendations, including flushing the irrigation lines.
- Regularly clean in-line filters.
- Not erect any structures and paths over the EDRS.
- Avoid vehicle and livestock access to the EDRS, to prevent compaction and damage.
- Ensure that the EDRS is kept level by filling any depressions with good quality topsoil (not clay).

6.0 CONCLUSION

As a result of our investigations, we conclude that sustainable Onsite Wastewater Management is feasible with appropriate mitigation measures, as outlined, for the proposed residence at 14 Oaktree Drive, Pakenham.

Specifically, we recommend the following:

- Secondary treatment of wastewater by an EPA-accredited treatment system.
- Land application of treated effluent via subsurface irrigation (which may be subdivided into two or more evenly sized zones using an indexing or sequencing valve) or wick trenches.
- Installation of water saving fixtures (minimum 4-star WELS) and appliances (minimum 3-star WELS) in the new residence to reduce the effluent load.
- Use of low phosphorus and low sodium (liquid) detergents to improve effluent quality and maintain soil properties for growing plants.
- Operation and management of the treatment and disposal system in accordance with manufacturer's recommendations, the EPA Certificate of Approval, the EPA Guidelines 2024 and the recommendations made in this report.



7.0 REFERENCES

Environment Protection Authority (2024) (1). Guideline for Onsite Wastewater Management (GOWM).

Environment Protection Authority (2024) (2). Guideline for Onsite Wastewater Effluent Dispersal and Recycling Systems (EDRS).

Municipal Association of Victoria, Department of Environment and Sustainability and EPA Victoria (2014) Victorian Land Capability Assessment Framework.

Standards Australia / Standards New Zealand (2012). AS/NZS 1547:2012 On-Site Domestic Wastewater Management.

8.0 LIMITATIONS

Your attention is drawn to the document – 'Limitations' which is included in Appendix B of this report. The statements presented in this document are intended to advise you of what your realistic expectations of this report should be. The document is not intended to reduce the level of responsibility accepted by DBM Geotech, but rather to ensure that all parties who may rely on this report are aware of the responsibilities each assumes is so doing.

DBM Geotech Consulting Pty Ltd



BEng (Hons) MEngSc (Res) MIEAust CPEng NER
EA Membership number: 2099569
ABN 69 666 900 643


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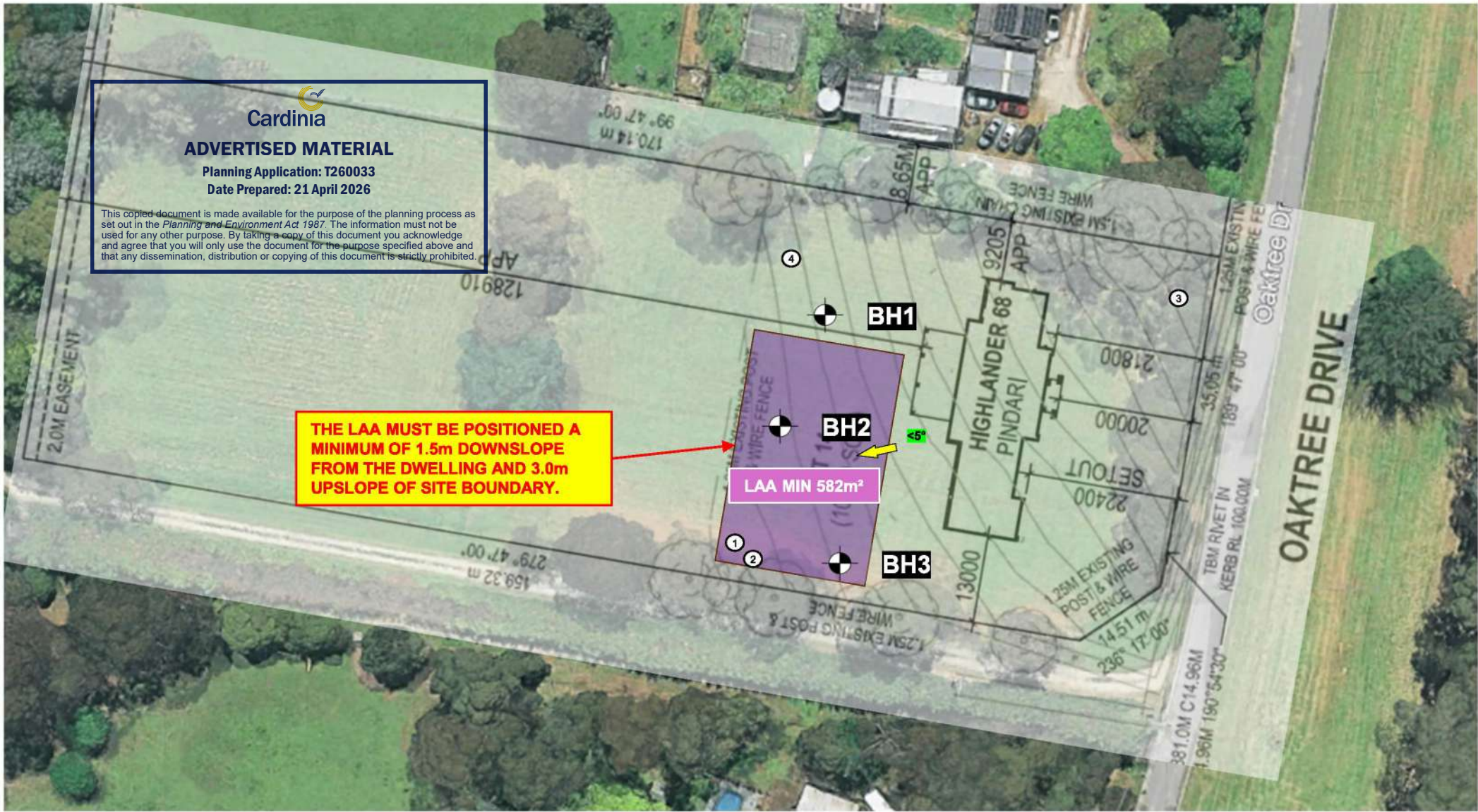
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Not to scale.
Aerial Imagery: October 2023, Google Earth.

LEGEND:

BOREHOLE



WATERWAY



SITE PHOTO



PROPOSED DWELLING



SLOPE ANGLE



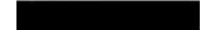
PROPOSED LAA



FIGURE DETAILS:

Figure 1 – Site Plan

CLIENT:



SITE ADDRESS:

14 Oaktree Drive, Pakenham

JOB NUMBER:

26059



DBM Geotech Consulting Pty Ltd
www.dbmgeotech.com.au



Photo 1 – Looking north



Photo 2 – Looking east



Photo 3 – Looking southwest



Photo 4 – looking south

FIGURE DETAILS:
Figure 2 – Site Photos

CLIENT:

SITE ADDRESS:
 14 Oaktree Drive, Pakenham

JOB NUMBER:
 26059



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Appendix A



Reports of Boreholes

Water Balance Calculations

DRILLING/EXCAVATION METHOD

AD	Auger Drilling	EX	Tracked Hydraulic Excavator
HA	Hand Auger	BH	Backhoe
W	Washbore	HAND	Excavated by Hand Methods

WATER

		Water level shown at date		Water Inflow
GROUNDWATER NOT OBSERVED		The observation of groundwater, weather present or not, was not possible due to drilling water, surface seepage or cave in of the borehole/test pit		
GROUNDWATER NOT ENCOUNTERED		The borehole/test pit was dry soon after excavation. However, groundwater could be present in less permeable strata. Inflow may have been observed had the borehole/test pit been left open for a longer period.		

SAMPLING AND TESTING

SPT	Standard Penetration Test
DS	Disturbed sample
BDS	bulk disturbed sample
W	water sample
FP	field permeability test over section noted
FV	field vane shear tests expressed as uncorrected shear strength
U50	thin walled tube sample
PP	pocket penetrometer test expressed as instrument reading in kPa


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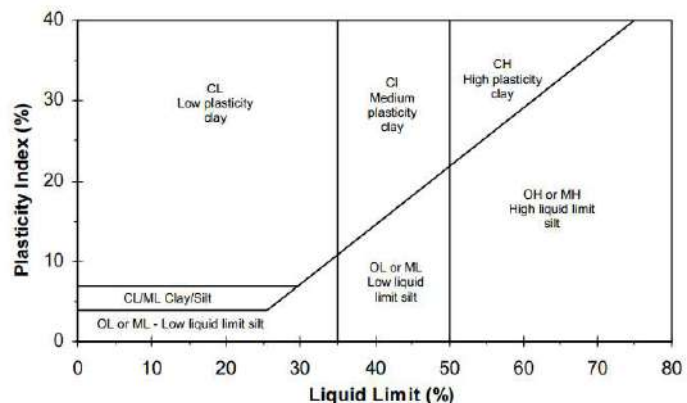
CLASSIFICATION AND INFERRED STRATIGRAPHY

Soil and Rock is classified and describe in Report of Boreholes and Test pits using the preferred method given in AS1726 – 2017, Appendix A. The material properties are assessed in the field by visual/tactile methods.

Particle Size

Major Division	Sub Division	Particle Size
BOULDERS		> 200 mm
COBBLES		63 to 200 mm
GRAVEL	Coarse	20 to 63 mm
	Medium	6.0 to 20 mm
	Fine	2.0 to 6.0 mm
SAND	Coarse	0.6 to 2.0 mm
	Medium	0.2 to 0.6 mm
	Fine	0.075 to 0.2 mm
SILT		0.002 to 0.075 mm
CLAY		< 0.002 mm

Plasticity Properties



MOISTURE CONDITION

		AS1276 - 2017
Symbol	Term	Description
D	Dry	Sand and gravels are free flowing. Clays & silts may be brittle or friable and powdery.
M	Moist	Soils are darker than in the dry condition and may feel cool. Sands and gravels tend to cohere.
W	Wet	Soils exude free water. Sands and gravels tend to cohere.

CONSISTENCY AND DENSITY

Symbol	Term	Undrained Shear strength	Symbol	Term	Density index %
VS	Very Soft	0 to 12 kPa	VL	Very Loose	Less than 15
S	Soft	12 to 25 kPa	L	Loose	15 to 35
F	Firm	25 to 50 kPa	MD	Medium Dense	35 to 65
St	Stiff	50 to 100 kPa	D	Dense	65 to 85
VSt	Very Stiff	100 to 200 kPa	VD	Very Dense	Above 85
H	Hard	Above 400 kPa			

In the absence of test results, consistency and density may be assessed from correlations with the observed behaviour of the material.

ROCK MATERIAL WEATHERING

RS	Residual Soil	Soil developed on extremely weather rock; the mass structure and substance fabric are no longer evident; there is a large change in volume but the soil has not been significantly transported.
EW	Extremely weathered	Rock is weathered to such an extent that it has soil properties – i.e. it either disintegrates or can be remoulded, in water.
HW	Highly weathered	The whole of the rock material is discoloured to the extent that the colour of the original rock is not recognizable. Rock strength is significantly changed by weathering.

Victorian Land Capability Assessment Framework

Sub-surface Irrigation DLR = 3.0mm/day

Please read the attached notes before using this spreadsheet

Irrigation area sizing using Nominated Area Water Balance for Zero Storage

Site Address:	14 Oaktree Drive, Pakenham		
Date:	11-Mar-26	Assessor:	Bill Wang

INPUT DATA

Design Wastewater Flow	Q	1,260	L/day	Based on 6 bed home, 180L/day loading rate
Design Irrigation Rate	DIR	3.0	mm/day	Based on soil texture class/permeability and derived from Table 4.8 in the EPA 2024
Nominated Land Application Area	L	285	m ²	
Crop Factor	C	0.8	unitless	Estimates evapotranspiration as a fraction of pan evaporation; varies with season and crop type ²
Rainfall Runoff Factor	RF	0.7	unitless	Proportion of rainfall that remains onsite and infiltrates, allowing for any runoff
Mean Monthly Rainfall Data	Berwick-Buchanan Road (086299)			BoM Station and number
Mean Monthly Pan Evaporation Data	Pakenham			Synthetic Pan Evaporation from BOM Australian Water Outlook (-38.071 145.506)

Parameter	Symbol	Formula	Units	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Days in month	D		days	31	28	31	30	31	30	31	31	30	31	30	31	365
Rainfall	R		mm/month	60	53.8	55	78	75.1	85.1	80.9	82.6	83.8	93	87	72.8	907.1
Evaporation	E		mm/month	232.6	189.1	159.3	99.2	66.2	49.1	56.8	78.6	104.6	146.0	172.8	213.2	1567.4
Crop Factor	C		unitless	0.80	0.80	0.70	0.70	0.60	0.60	0.60	0.60	0.70	0.80	0.80	0.80	

OUTPUTS

Evapotranspiration	ET	ExC	mm/month	186	151	112	69	40	29	34	47	73	117	138	171	1167.5
Percolation	B	DIRxD	mm/month	93.9	84.84	93.9	90.9	93.9	90.9	93.9	93.9	90.9	93.9	90.9	93.9	1106.0
Outputs		ET+B	mm/month	280.0	236.1452632	205.4	160.3	133.6	120.3	128.0	141.1	164.1	210.7	229.1	264.5	2273.5

INPUTS

Retained Rainfall	RR	RxRF	mm/month	39	34.97	35.75	50.7	48.815	55.315	52.585	53.69	54.47	60.45	56.55	47.32	589.6
Applied Effluent	W	(QxD)/L	mm/month	137.1	123.8	137.1	132.6	137.1	132.6	137.1	137.1	132.6	137.1	132.6	137.1	1613.7
Inputs		RR+W	mm/month	176.1	158.8	172.8	183.3	185.9	187.9	189.6	190.7	187.1	197.5	189.2	184.4	2203.3

STORAGE CALCULATION

Storage remaining from previous month			mm/month	0.0	0.0	0.0	0.0	23.0	75.2	142.8	204.5	254.1	277.1	263.9	224.0	
Storage for the month	S	(RR+W)-(ET+B)	mm/month	-104.0	-77.4	-32.6	23.0	52.2	67.6	61.6	49.6	23.0	-13.2	-39.9	-80.1	
Cumulative Storage	M		mm	0.0	0.0	0.0	23.0	75.2	142.8	204.5	254.1	277.1	263.9	224.0	143.8	
Maximum Storage for Nominated Area	N		mm	277.12												
	V	NxL	L	78979												

LAND AREA REQUIRED FOR ZERO STORAGE	m ²	162	175	230	345	461	581	518	447	345	260	219	180
--	----------------	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----

MINIMUM AREA REQUIRED FOR ZERO STORAGE: 582.0 m²

CELLS

XX	Please enter data in blue cells
XX	Red cells are automatically populated by the spreadsheet
XX	Data in yellow cells is calculated by the spreadsheet, DO NOT ALTER THESE CELLS

NOTES

¹ This value should be the largest of the following: land application area required based on the most limiting nutrient balance or minimum area required for zero storage

² Values selected are suitable for mixture of grass and eucalyptus trees



ADVERTISED MATERIAL

Planning Application: T260033

Date Prepared: 21 April 2026

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Victorian Land Capability Assessment Framework Trench DLR = 5.0mm/day

Please read the attached notes before using this spreadsheet

Irrigation area sizing using Nominated Area Water Balance for Zero Storage

Site Address:	14 Oaktree Drive, Pakenham		
Date:	11/03/2026	Assessor:	David Barry-Macaulay

INPUT DATA

Design Wastewater Flow	Q	1,260	L/day	Based on 6 bed home, 180L/day loading rate
Design Irrigation Rate	DIR	5	mm/day	Based on soil texture class/permeability and derived from Table 4.8 in the EPA 2024
Nominated Land Application Area	L	285	m ²	¹
Crop Factor	C	0.8	unitless	Estimates evapotranspiration as a fraction of pan evaporation; varies with season and crop type ²
Rainfall Runoff Factor	RF	0.7	unitless	Proportion of rainfall that remains onsite and infiltrates, allowing for any runoff
Mean Monthly Rainfall Data	Berwick-Buchanan Road (086299)			BoM Station and number
Mean Monthly Pan Evaporation Data	Pakenham			Synthetic Pan Evaporation from BOM Australian Water Outlook (-38.071 145.506)

Parameter	Symbol	Formula	Units	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Days in month	D		days	31	28	31	30	31	30	31	31	30	31	30	31	365
Rainfall	R		mm/month	55.7	51.5	67.4	86.8	103.7	104	103.6	111.5	94	93.8	85.2	67	1024.2
Evaporation	E		mm/month	220.9	176.9	149.6	94.1	66.7	50.7	58.9	78.5	103.3	140.1	166.8	203.7	1510.237
Crop Factor	C		unitless	0.80	0.80	0.70	0.70	0.60	0.60	0.60	0.60	0.70	0.80	0.80	0.80	

OUTPUTS

Evapotranspiration	ET	ExC	mm/month	177	142	105	66	40	30	35	47	72	112	133	163	1122.529
Percolation	B	DIRxD	mm/month	155.0	140	155.0	150.0	155.0	150.0	155.0	155.0	150.0	155.0	150.0	155.0	1825.0
Outputs		ET+B	mm/month	331.7	281.5578947	259.7	215.9	195.0	180.4	190.3	202.1	222.3	267.1	283.5	317.9	2947.5

INPUTS

Retained Rainfall	RR	RxRF	mm/month	36.205	33.475	43.81	56.42	67.405	67.6	67.34	72.475	61.1	60.97	55.38	43.55	665.73
Applied Effluent	W	(QxD)/L	mm/month	137.1	123.8	137.1	132.6	137.1	132.6	137.1	137.1	132.6	137.1	132.6	137.1	1613.7
Inputs		RR+W	mm/month	173.3	157.3	180.9	189.1	204.5	200.2	204.4	209.5	193.7	198.0	188.0	180.6	2279.4

STORAGE CALCULATION

Storage remaining from previous month			mm/month	0.0	0.0	0.0	0.0	0.0	9.4	29.2	43.3	50.7	22.1	0.0	0.0	
Storage for the month	S	(RR+W)-(ET+B)	mm/month	-158.5	-124.3	-78.8	-26.8	9.4	19.8	14.1	7.4	-28.6	-69.0	-95.4	-137.3	
Cumulative Storage	M		mm	0.0	0.0	0.0	0.0	9.4	29.2	43.3	50.7	22.1	0.0	0.0	0.0	
Maximum Storage for Nominated Area	N		mm	50.72												
	V	NxL	L	14455												

LAND AREA REQUIRED FOR ZERO STORAGE

		m ²	132	142	181	237	306	335	318	301	234	190	166	142		
--	--	----------------	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	--	--

MINIMUM AREA REQUIRED FOR ZERO STORAGE: **335.0** m²

CELLS

 	Please enter data in blue cells
XX	Red cells are automatically populated by the spreadsheet
XX	Data in yellow cells is calculated by the spreadsheet, DO NOT ALTER THESE CELLS

NOTES

¹ This value should be the largest of the following: land application area required based on the most limiting nutrient balance or minimum area required for zero storage

² Values selected are suitable for mixture of grass and eucalyptus trees

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Victorian Land Capability Assessment Framework

Phosphorus Balance

Site Address: 14 Oaktree Drive, Pakenham

SUMMARY - LAND APPLICATION AREA REQUIRED BASED POSHPOURUS BALANCE

346

m²

INPUT DATA

Wastewater Loading			Nutrient Crop Uptake						
Hydraulic Load	1,260	L/day	Crop P Uptake	25	kg/ha/yr	which equals	6.85	mg/m ² /day	
Effluent P Concentration	10	mg/L	Nutrient Soil Adsorption						
Total P Load	12600	mg/day	Soil Uptake	300	mg/kg	based on Soil Category	5	Light Clay	
			Bulk Density	1800	kg/m ³				
			Soil depth	1	m				
			P Adsorption	540000	mg/kg	which equals	5400	kg/ha	
						Assume LAA design life	50	years	
			P Adsorption	108	kg/ha/yr	which equals	29.59	mg/m ² /day	
			Nutrient Crop Uptake and Soil Adsorption						
							36.44	mg/m ² /day	

PHOSPHORUS BALANCE BASED ON ANNUAL CROP UPTAKE RATES

Minimum Area required with zero buffer		Determination of Buffer Zone Size for a Nominated Land Application Area (LAA)		
Phosphorus	346	m ²	Nominated LAA Size	350
			Predicted P Export from LAA	-0.88
			Minimum Buffer Required for excess nutrient	0

CELLS

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Victorian Land Capability Assessment Framework

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Please read the attached notes before using this spreadsheet

Nitrogen Balance

Site Address: 14 Oaktree Drive, Pakenham

SUMMARY - LAND APPLICATION AREA REQUIRED BASED NITROGEN BALANCE

418

m²




INPUT DATA¹

Wastewater Loading			Nutrient Crop Uptake					
Hydraulic Load	1,260	L/day	Crop N Uptake	220	kg/ha/yr	which equals	60.27	mg/m ² /day
Effluent N Concentration	25	mg/L						
% N Lost to Soil Processes (Geary & Gardner 1996)	0.2	Decimal						
Total N Loss to Soil	6300	mg/day						
Remaining N Load after soil loss	25200	mg/day						

NITROGEN BALANCE BASED ON ANNUAL CROP UPTAKE RATES

Minimum Area required with zero buffer			Determination of Buffer Zone Size for a Nominated Land Application Area (LAA)		
Nitrogen	418	m ²	Nominated LAA Size	418	m ²
			Predicted N Export from LAA	0.00	kg/year
			Minimum Buffer Required for excess nutrient	0	m ²

CELLS

	Please enter data in blue cells
	Red cells are automatically populated by the spreadsheet
	Data in yellow cells is calculated by the spreadsheet, DO NOT ALTER THESE CELLS

NOTES

¹ Model sensitivity to input parameters will affect the accuracy of the result obtained. Where possible site specific data should be used. Otherwise data should be obtained from a reliable source such as:

- EPA Guidelines for Effluent Irrigation
- Appropriate Peer Reviewed Papers
- Environment and Health Protection Guidelines: Onsite Sewage Management for Single Households
- USEPA Onsite Systems Manual



ADVERTISED MATERIAL

Planning Application: T260033

Date Prepared: 21 April 2026

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Appendix B

Limitations



LIMITATIONS

This Document has been provided by DBM Geotech Consulting Pty Ltd (DBM Geotech) subject to the following limitations:

This Document has been prepared for the particular purpose outlined in DBM Geotech's proposal and no responsibility is accepted for the use of this document, in whole or in part, in other contexts for any other purpose.

This Document is provided for use solely by DBM Geotech's Client and persons acting on the Client's behalf, such as its professional advisers. No responsibility whatsoever for the contents of this Document will be accepted to any person other than the Client. Any use which a third party makes of this Document, or any reliance on or decisions to be made on it, is the responsibility of such third parties. DBM Geotech accepts no responsibility for damages, if any, suffered by any third party as a result of decision made or actions based on this Document.

The scope and the period of DBM Geotech's Services are as described in DBM Geotech's proposal and are subject to restrictions and limitations. DBM Geotech did not perform a complete assessment of all possible conditions or circumstances that may exist at the site referenced in the Document. If a service or other work is not expressly referred to in this Report, do not assume that it has been provided or performed. If a matter is not addressed in this Report, do not assume that any determination has been made by DBM Geotech in regards to it.

Conditions may exist which were undetectable given the limited nature of the enquiry DBM Geotech was retained to undertake. Variations in conditions may occur between investigation locations, and there may be special conditions pertaining to the site which have not been revealed by the investigation and which have not therefore been taken into account in the Document. Accordingly, additional studies and actions may be required.

DBM Geotech accepts no responsibility for and makes no representation as to the accuracy or completeness of the information provided to it by or on behalf of the Client or sourced from any third party. DBM Geotech has assumed that such information is correct unless otherwise stated and no responsibility is accepted by DBM Geotech for incomplete or inaccurate data supplied by its Client or any other person for whom DBM Geotech is not responsible. DBM Geotech has not taken account of matters that may have existed when the Report was prepared but which were only later disclosed to DBM Geotech.

Having regard to the matters referred to in the previous paragraphs on this page in particular carrying out the Service has allowed DBM Geotech to form no more than an opinion as to the actual conditions at any relevant location. That opinion is necessarily constrained by the extent of the information collected by DBM Geotech or otherwise made available to DBM Geotech. Further, the passage of time may affect the accuracy, applicability or usefulness of the opinions, assessments or other information in this Document. This Document is based upon the information and other circumstances that existed and were known to DBM Geotech when the Services were performed and this Document was prepared. DBM Geotech has not considered the effect of any possible future development included physical changes to any relevant location or change to any laws or regulations relevant to such location.

By date, or revision, the Document supersedes any prior report or other document issued by DBM Geotech dealing with any matter that is addressed in the Document.



Property Summary

14 Oaktree Drive
Pakenham 3810



ADVERTISED MATERIAL

Planning Application: T260033

Date Prepared: 21 April 2026

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Level 4
10 Nexus Court
Mulgrave, VIC 3170

03 85276300
propertyinfo@psiglobal.com.au

psiglobal.com.au

ADDRESS

14 Oaktree Drive
Pakenham 3810

COUNCIL

Cardinia Shire

LOT AND PLAN

Lot 14 Lp 126968

WATER AUTHORITY

South East Water Limited

POWER DISTRIBUTOR

Ausnet

SOURCE

Landvic

**Property Report
Requested on 9/09/2025**

Bushfire prone

No, this property is not affected.

Planning Summary Zone:

[LDRZ - LOW DENSITY RESIDENTIAL ZONE](#)

[LDR2z - LOW DENSITY RESIDENTIAL ZONE - SCHEDULE 2](#)

Overlay:

[DDO - DESIGN AND DEVELOPMENT OVERLAY](#)

[DDO1 - DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 1](#)

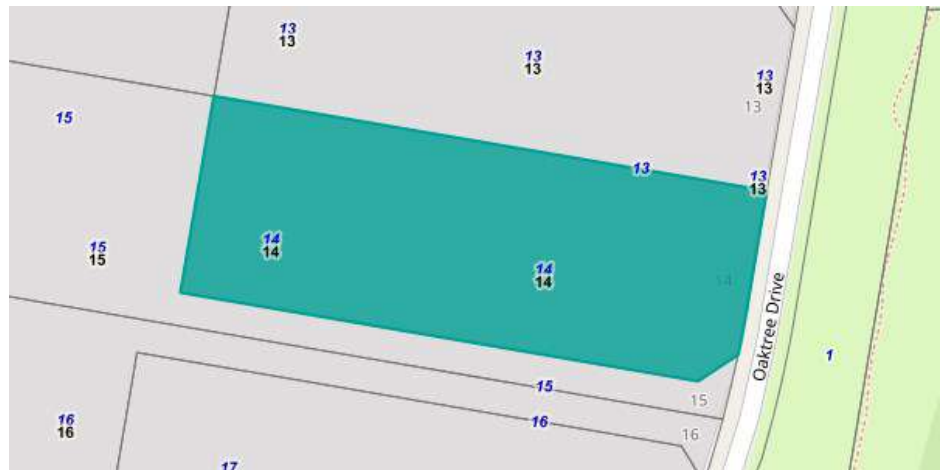
[VPO - VEGETATION PROTECTION OVERLAY](#)

[VPO1 - VEGETATION PROTECTION OVERLAY - SCHEDULE 1](#)


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Click to order written [Planning Advice](#)



 Selected Parcel.

To order critical information about your property, please visit www.psiglobal.com.au

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ADDRESS

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Pakenham 3810

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PROPERTY INFORMATION CERTIFICATE
Building Regulations 2018
Building Regulation 51(2)

15 September 2025

Property number: 1642651400
Your reference 482572
Receipt number 7490503963

PSI Global



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Land (property) Address: Lot 14 (14) Oaktree Dr, Pakenham 3810
Proposed Development Double Storey dwelling and garage

Is the building or land in an area:	
That is liable to flooding (Reg. 153)?	NO*
That is a likely to be subject to termite attack (Reg. 150)?	YES
For which BAL level has been specified in a planning scheme?	**
That is subject to significant snowfalls (Reg. 152)?	NO
Designated land or Designated works (Reg. 154)?	NO*

***NOTE:** Flooding information is predominantly based on 'Planning Scheme Flood Overlays' and 'Melbourne Water Data' available, any building work proposed within 20 metres of a water course (not requiring a planning permit) should be designed to ensure that amenity and structural integrity is not impacted (further opinion may be obtained from Councils Municipal Building Surveyor).

**** NOTE:** BAL='Bushfire Attack Level', BAL's may also be provided as restrictions on title/subdivision and shall be complied with. Refer to 'Land Channel' website for information relating to regulation 155 (designated state bushfire prone areas) [DELWP Vic Plan Maps](#)

PLANNING UNIT

For planning information please complete the planning information request located on our website [Planning information or advice](#) and pay the associated fee.

COMMUNITY INFRASTRUCTURE LEVY

'Community infrastructure' levies are financial contributions made by landowners towards locally provided infrastructure that is required to meet the future needs of the community. **Community Infrastructure Levy is applicable to new dwellings constructed in Pakenham, Officer, and some areas of Beaconsfield.**

Is the property subject to the Community Infrastructure Levy (payable by owner?) NO

ASSET PROTECTION UNIT

The asset protection permits application fee and bond must both be paid, and your permit issued **before works start**. Please refer to our website for further details: [Apply for an asset protection permit](#)

Yours sincerely

Building Administration
For and on Behalf of
Municipal Building Surveyor



7 November 2025



PSI Global
4/10 Nexus Court
Mulgrave VIC 3170

propertyinfo@psiglobal.com.au

Dear Applicant,

Enquiry Reference No. GE250793
Property No.: 1642651400
Address: L14 LP126968, 14 Oaktree Drive, Pakenham VIC 3810
Enquiry: Planning Information Request – dwelling and garage



I refer to your enquiry for a planning information request at the above address.

I wish to advise that the property is zoned **LDR22 - Low Density Residential Zone - Schedule 2** and is subject to the **DDO1 - Design and Development Overlay - Schedule 1** and **VPO1 - Vegetation Protection Overlay - Schedule 1** under the Cardinia Planning Scheme.

The plans prepared by Metricon and submitted to Council on 10 September 2025, show a proposed dwelling and garage of approximately 455.03m² on a lot size of 10158.00m².

In accordance with the [Design and Development Overlay - Schedule 1](#), 2.0, a Planning Permit is required if the height of any building exceeds seven (7) metres above natural ground level. It is not clear from the plans submitted what the height of the building will be.

In accordance with the [Vegetation Protection Overlay - Schedule 1](#), a Planning Permit *“is required to remove, destroy or lop any vegetation.”* It is not clear from the plans submitted if any vegetation will be impacted from the proposed buildings and works.

Based on the information provided and pursuant to the provisions of the Cardinia Planning Scheme, a Planning Permit **is not** required for a dwelling and garage, **providing:-**

- **The height of the building does not exceed seven (7) metres in height, and**
- **There is no impact at all to any vegetation on site.**

NOTES:

- Please check whether any covenants or restrictions are registered on the title as any development must be in accordance with these requirements.

DISCLAIMER:

Any advice provided is preliminary advice only and subject to change. Council will endeavour to provide clear and accurate advice based on the information provided and the relevant provisions of the Cardinia Planning Scheme.

The advice is current at the date it is given but may be impacted by subsequent changes to the Planning Scheme, the proposal, referral advice, site inspections, the public notification process, and any other change of circumstance.

If you require any further information or clarification, please do not hesitate to contact Council's Planning and Design Team on 1300 787 624 or mail@cardinia.vic.gov.au

Yours faithfully,

Lisa McNally
Planning Support Officer

Legal Point of Discharge and Stormwater Drainage Information Report

To: PSI Global

Attention:

Email address: propertyinfo@psiglobal.com.au

From: Cardinia Shire Council – Infrastructure Services

Date: 23 September 2025

Total pages: 2



Legal Point of Discharge and Stormwater Drainage Information

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

Property Address: Lot 14 No.14 Oaktree Drive, Pakenham

Property Number: 1642651400

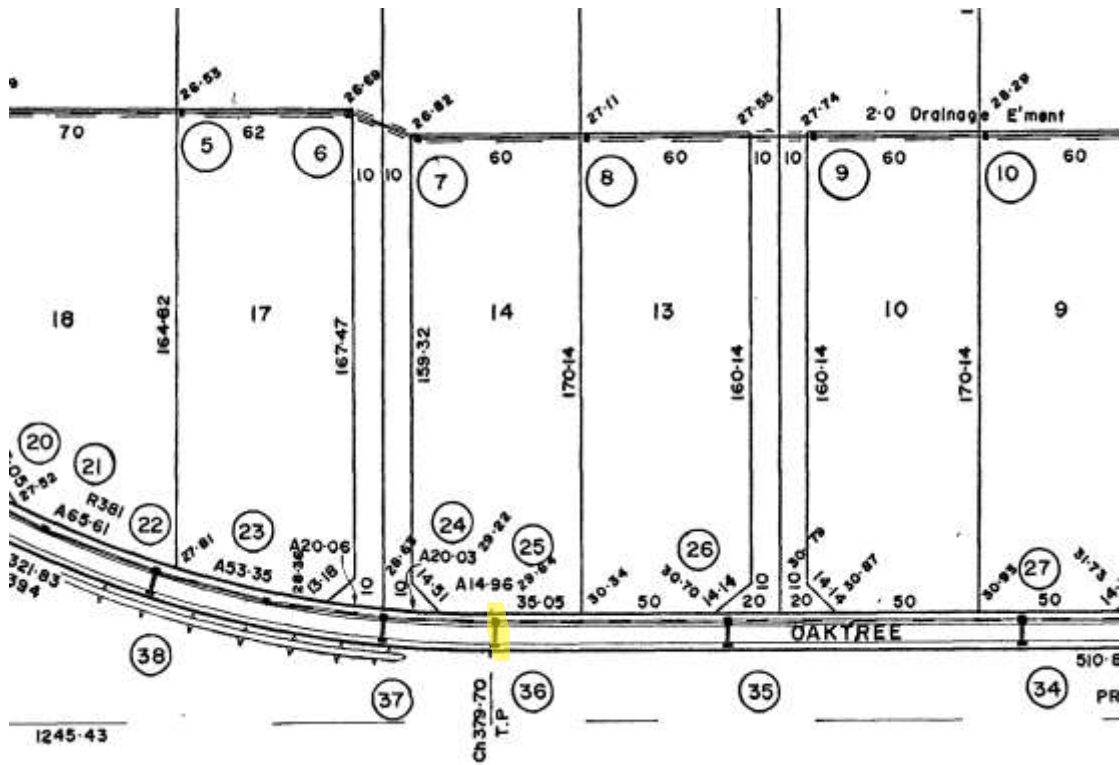
See attached plans.

Regards,

Mandy Wade
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 N°	TYPE	INTERNAL DIMENSIONS		INLET		OUTLET		FIN. SURF. R.L.	APP. DEPTH PIT
		L	W	R.L.	DIA.	R.L.	DIA.		
5	"	"	"	25.64	300	25.59	300	26.53	0.94
6	"	"	"	25.89	300	25.84	300	26.69	0.85
7	"	"	"	26.02	300	25.97	300	26.82	0.85
8	"	"	"	26.31	300	26.26	300	27.11	0.85
9	"	"	"	27.02	225	26.68	300	27.74	1.06
20	"	"	"	26.14	450	26.07	450	27.35	1.28
21	"	"	"	26.30	225	26.31	450	27.55	1.24
22	"	"	"	26.53	375	26.48	450	27.76	1.28
23	"	1220	650	26.80	375	26.80	375	27.97	1.17
24	"	"	"	27.15	375	27.08	375	28.28	1.20
25	"	"	"	27.80	375	27.73	375	28.93	1.20
26	"	"	"	27.88	225	29.21	375	30.41	1.20
27	"	"	"	29.28	375	30.02	375	31.22	1.20
34	"	"	"	30.09	300	30.24	225	31.22	0.98
35	"	"	"	30.17	225	29.43	225	30.41	0.98
36	"	"	"	-	-	27.95	225	28.93	0.98
37	"	"	"	-	-	27.30	225	28.28	0.98
38	"	"	"	-	-	26.78	225	27.76	0.98


ADVERTISED MATERIAL
 Planning Application: T260033
 Date Prepared: 21 April 2026

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A message from South East Water



Hello PSI,

Thanks for getting in touch.

The property 14 Oaktree Drive, Pakenham does not have a sewer main abutting the property. We have no sewer to record, therefore cannot issue a SDO plan for this property.

Need to reach us again?

You can contact us via email (propinfo@sew.com.au) or give us a call on 9552 3770, **Monday to Friday** between **9am** and **5pm**.

We're here to help.

Sianna
Customer Support Team



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09 SEPTEMBER 2025

Property Information PSI GLOBAL PTY LTD
E-mail: propertyinfo@psiglobal.com.au

WatersEdge
101 Wells Street
Frankston VIC 3199

PO Box 2268
Seaford VIC 2198

Phone +61 9552 3000

southeastwater.com.au

Dear Customer,

Please find attached information regarding your application.

Our Reference: Case Number 50254154
Applicant Reference: 482572
Property: Lot 14 14 OAKTREE DRIVE PAKENHAM 3810
Service Requested: Asset Information Combined
Order Number: 49646400

Receipt Number and Amount Paid:		
231458907	\$25.30	Billed

This plan is issued for the purpose of assisting you in identifying property service drainage information only and may not show all mains on the property. It is not to be used for any other purpose, including to identify any other assets, property boundaries or dimensions. The information contained within this plan has been provided to South East Water from a third party, as such South East Water does not accept responsibility for the accuracy of this plan. Accordingly, the location of all assets should be proven by hand on site prior to the commencement of any work.

If you have any enquiries please contact South East Water on 9552 3770.

Yours sincerely




CONNECTIONS SUPPORT MANAGER


Cardina

ADVERTISED MATERIAL

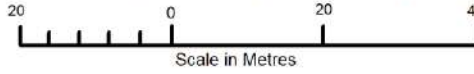
Planning Application: T260033

Date Prepared: 21 April 2026

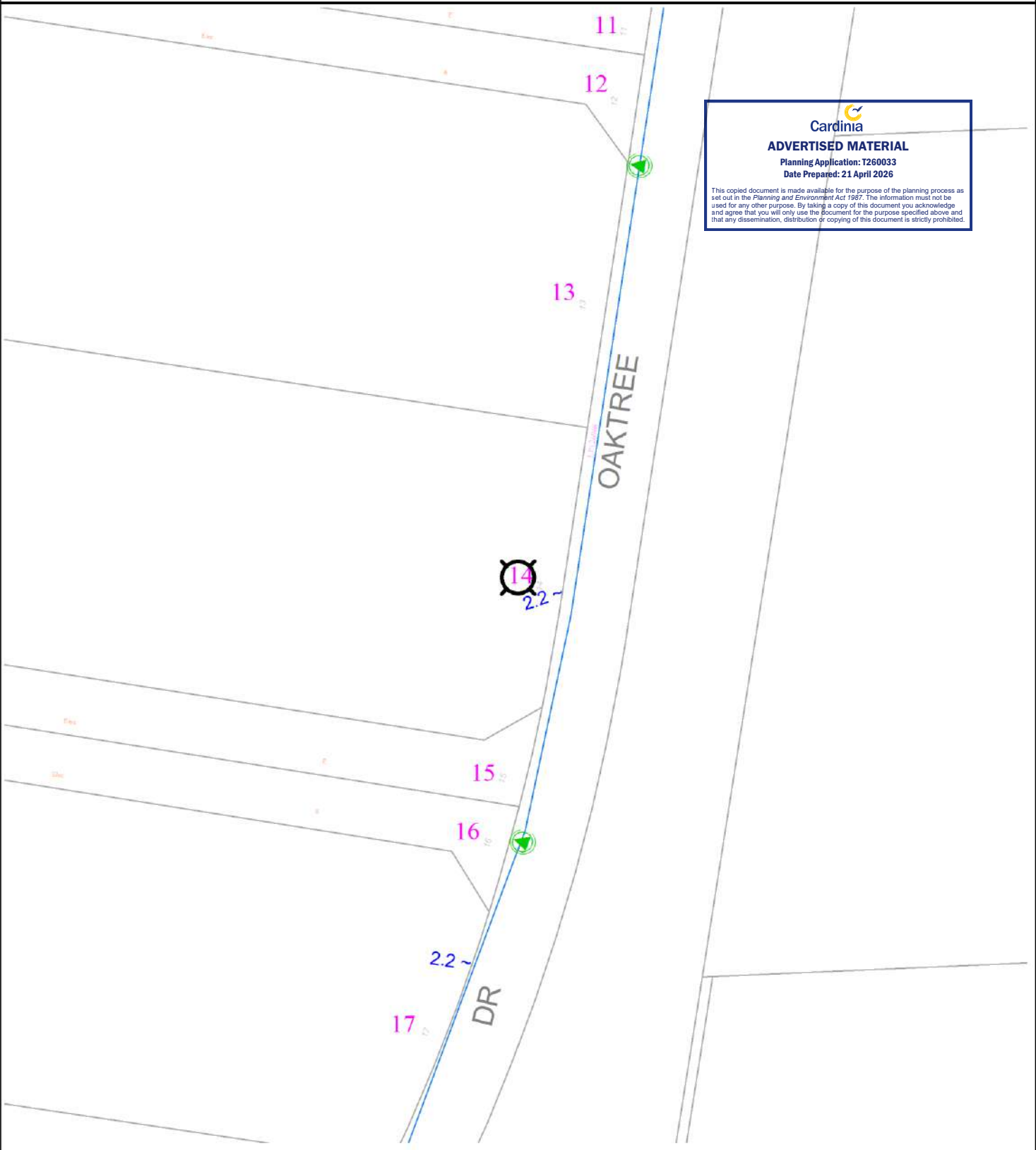
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Case Number: 50254154






Date: 09SEPTEMBER2025




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 Planning Application: T260033
 Date Prepared: 21 April 2026

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WARNING : This plan is issued solely for the purpose of assisting you in identifying South East Water's and Melbourne 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). Assets labelled AC may contain asbestos and therefore works on these assets must be undertaken in accordance with OH&S Regulations. Abandoned and currently unused assets are shown in orange.

	Title/Road Boundary		Subject Property		Direction of Sewerage Flow
	Proposed Title/Road		Sewer Main & Property Connections		Maintenance Hole/Fireplug
	Easement		Water Main & Services		Offset from Boundary
				~ 1.0 < 1.0 >	



ASSET INFORMATION - RECYCLED WATER

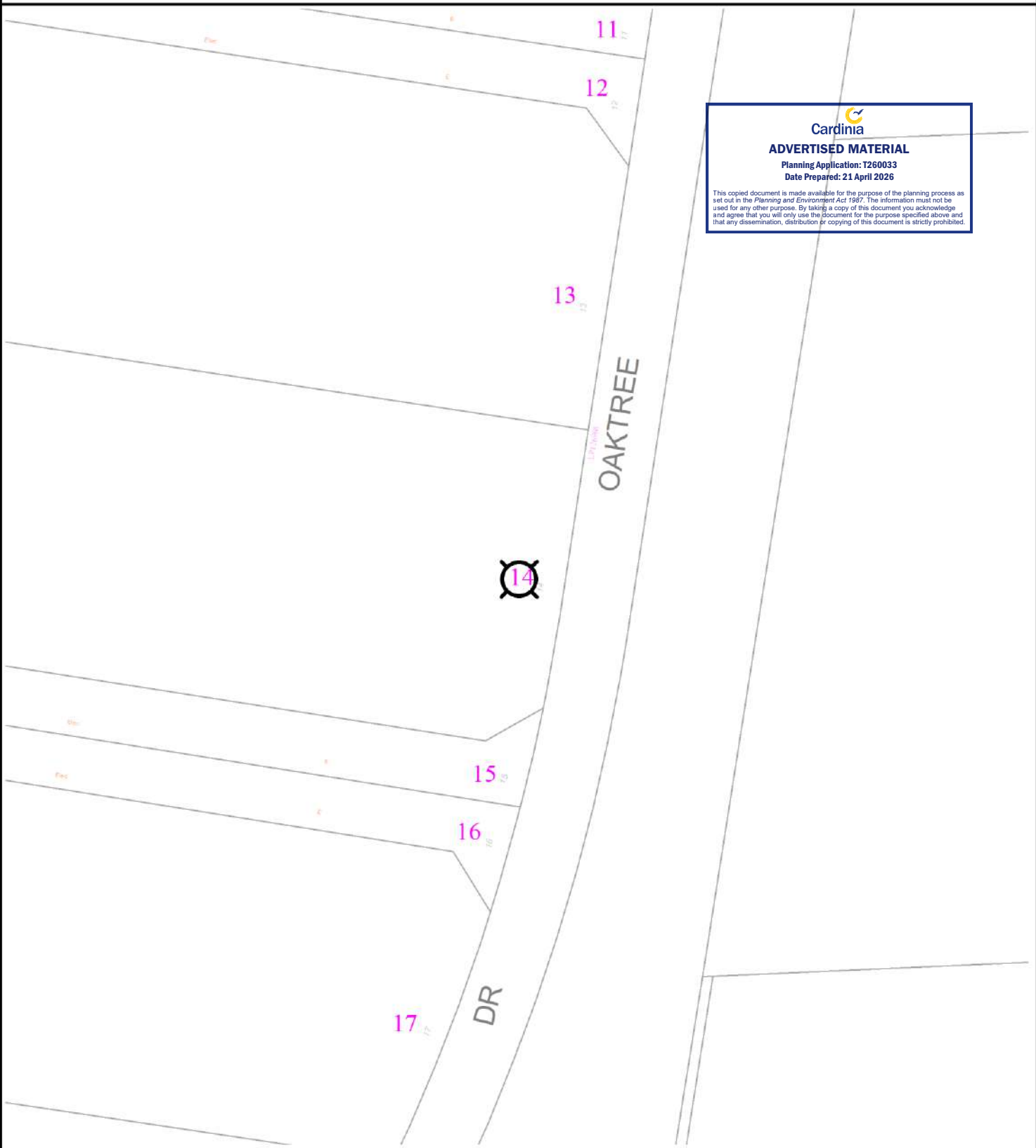
(RECYCLE WATER WILL APPEAR IF IT'S AVAILABLE)

Property: Lot 14 14 OAKTREE DRIVE PAKENHAM 3810



Case Number: 50254154

Date: 09SEPTEMBER2025



Cardinia
ADVERTISED MATERIAL
 Planning Application: T260033
 Date Prepared: 21 April 2026

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Title/Road Boundary	Subject Property	Hydrant
Proposed Title/Road	Recycled Water Main Valve	Fireplug/Washout
Easement	Recycled Water Main & Services	Offset from Boundary

Bushfire Search



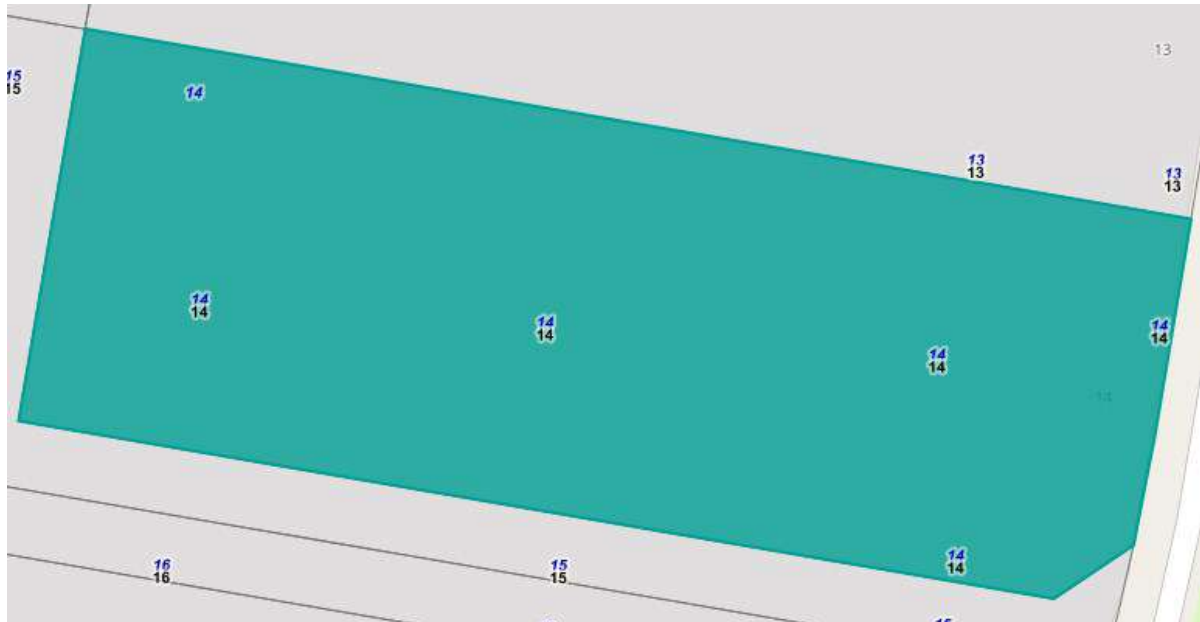
Property Details: Lot 14, 14 Oaktree Drive, PAKENHAM

LOT: 14 **Plan Number:** LP 126968 **LGA:** CARDINIA SHIRE

This Property is not in a designated Bushfire Prone Area.

No special bushfire construction requirements apply. Planning Provisions may apply.

Designated BushFire Prone Area Map



Map Legend: Bushfire Area. Selected Parcel.

This mapping is correct as per 9/09/2025 and is determined by the Minister for Planning.

The Building Interim Regulations 2017 through application of the Building Code of Australia, apply bushfire protection standards for building works in the designated bushfire prone areas.

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

VOLUME 09328 FOLIO 133

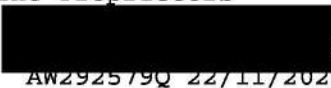
Security no : 124127917648G
Produced 09/09/2025 02:20 PM

LAND DESCRIPTION

Lot 14 on Plan of Subdivision 126968.
PARENT TITLE Volume 09310 Folio 367
Created by instrument LP126968 05/06/1979

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors



both of 540 YANNATHAN ROAD NYORA VIC 3987
AW292579Q 22/11/2022


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Planning Application: T260033
Date Prepared: 21 April 2026

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ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AW292580G 22/11/2022
NATIONAL AUSTRALIA BANK LTD

COVENANT J246282 25/11/1980

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 LP126968 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 OAKTREE DRIVE PAKENHAM VIC 3810

ADMINISTRATIVE NOTICES

NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LTD
Effective from 22/11/2022

DOCUMENT END



Department of Environment, Land, Water & Planning



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

Produced 09/09/2025 02:20:11 PM

Status	Registered	Dealing Number	AW292579Q
Date and Time Lodged	22/11/2022 02:06:16 PM		

Lodger Details

Lodger Code	16089P
Name	NATIONAL AUSTRALIA BANK LTD
Address	
Lodger Box	
Phone	
Email	
Reference	

TRANSFER

Jurisdiction VICTORIA

Privacy Collection Statement

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

Land Title Reference

9328/133

Transferor(s)

Given Name(s)
Family Name



Estate and/or Interest being transferred

Fee Simple

Consideration

\$AUD 1100000.00

Transferee(s)

Tenancy (inc. share)	Joint Tenants
Given Name(s)	
Family Name	
Address	
Street Number	540
Street Name	YANNATHAN
Street Type	ROAD



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Locality NYORA
State VIC
Postcode 3987

Given Name(s)
Family Name
Address



Street Number 540
Street Name YANNATHAN
Street Type ROAD
Locality NYORA
State VIC
Postcode 3987


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Duty Transaction ID
5580800

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

Execution

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

Executed on behalf of	MARJANA MILJANIC BRANISLAV MILJANIC
Signer Name	DAYANI BASNAYAKE
Signer Organisation	PRESTIGE LAWYERS PTY LTD
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	22 NOVEMBER 2022

Execution

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

Executed on behalf of	DALJINDER KAUR
Signer Name	AIMEE MAREE CHANADI
Signer Organisation	VICTORIAN STATEWIDE CONVEYANCING PTY LTD
Signer Role	LICENSED CONVEYANCER
Execution Date	22 NOVEMBER 2022



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

File Notes:

NIL

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

Statement End.


Cardinia

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Date Prepared: 21 April 2026

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Document Identification	J246282
Number of Pages (excluding this cover sheet)	4
Document Assembled	09/09/2025 14:20

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No. ~~H873802~~ J246282

J246282
~~H873802~~

REGD

2-21 142798

***0.00 M RT T.

09- 1 749365 25-NOV-80 PORTELLI & CO.

Victoria
TRANSFER OF LAND

DJ246282-1-3
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310-
6

JONIC INVESTMENTS PTY. LTD. of 229 Thomas Street, Darwin being registered as the proprietor of an estate in fee simple in the land hereinafter described subject to the encumbrances notified hereunder IN CONSIDERATION of the sum of TWENTY FIVE THOUSAND FIVE HUNDRED DOLLARS (\$25,500.00) paid to it by [REDACTED] Gentleman and [REDACTED] both of 48 Noble Street, Norfolk Island to the said [REDACTED] and [REDACTED] interest in ALL THAT piece of land being Lot 14 on Plan of Subdivision No. 126968 Parish of Nar-nar-goon and being the whole of the land more particularly described in Certificate of Title Volume 9328 Folio 133 AND the said [REDACTED] and [REDACTED] with the intent that the benefit of this Covenant shall be attached to and run at law and in equity with every lot of the said Plan of Subdivision other than the lot hereby transferred and that the burden of this covenant shall be annexed to and run at law and in equity with the land hereby transferred DO HEREBY for themselves their transferees executors administrators assignees and the registered proprietor or proprietors for the time being of the land hereby transferred and every part or parts thereof and as separate covenants COVENANT with the said JONIC INVESTMENTS PTY. LTD. its successors assignees and transferees and the other registered proprietor or proprietors for the time being of the land comprised in the said Plan of Subdivision or any part or parts thereof other than the land hereby transferred that they shall not erect or allow to be erected upon the land hereby transferred more than one main building being a dwelling house together with the usual out-buildings such main building to contain a floor area of not less than 130 square metres within the outer walls excluding carports

A memorandum of the within instrument has been entered in the Register Book.

FEB-15-80 9 85 51 23 12931

VICTORIA STATE ARCHIVE

LE EICIS ***510-00



garages terraces pergolas and verandahs and that they shall not erect or allow to be erected upon the land hereby transferred any dwelling house unless the exterior walls of such dwelling are substantially of brick or brick veneer or other similar material approved by the local Council or Municipal Authority

Cardina
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 Planning Application: 1200033
 Date Prepared: 21 April 2026

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AND IT IS INTENDED that this Covenant appear as an encumbrance on the Certificate of Title for the said land hereby transferred.
DATED the *14th* day of *February* 1980.

THE COMMON SEAL of JONIC INVESTMENTS PTY. LTD. was hereunto affixed in accordance with its Articles of Association in the presence of:



Director: x [Redacted] sign
Secretary: x [Redacted] sign

SIGNED by the said [Redacted] of [Redacted] n. Victoria in the presence of:

[Redacted]

[Redacted]

ENCUMBRANCES REFERRED TO:

The encumbrances (if any) appearing on the said Certificate of Title and affecting the said land.



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Planning Application: T260033

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JONIC INVESTMENTS PTY. LTD.

-to-

G. & V. BUCCI

TRANSFER OF LAND

PORRELLI & CO.,
Solicitors,
127 Carrinsh Road,
CLAYTON. 3168
TP:EL
544 5322.



DJ246282-2-8



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Document Identification	LP126968
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PLAN OF SUBDIVISION OF
PART OF CROWN ALLOTMENT 39A
PARISH OF NAR NAR GOON
COUNTY OF MORNINGTON

VOL.7115 FOL.825
MEASUREMENTS ARE IN METRES

APPROPRIATIONS

THE LAND COLOURED BLUE
AND BLUE HATCHED IS
APPROPRIATED OR SET
APART FOR EASEMENTS OF
DRAINAGE

THE LAND COLOURED BROWN
IS APPROPRIATED OR SET
APART FOR EASEMENTS OF
DRAINAGE, SEWERAGE AND
CARRIAGEWAY

THE LAND COLOURED GREEN
IS APPROPRIATED OR SET
APART FOR MUNICIPAL PURPOSES

THE LAND COLOURED YELLOW
AND BLUE HATCHED IS
APPROPRIATED OR SET
APART FOR EASEMENTS OF
ELECTRICITY SUPPLY

LP 126968

EDITION 1

APPROVED 15/12/78

2 SHEETS
SHEET 1

COLOUR CODE

E-1 = BLUE
R1 & R2 = BROWN
E-3 = GREEN

E-4 = YELLOW
E-5 = BLUE HATCHED

ADVERTISED MATERIAL

Planning Application: T260033

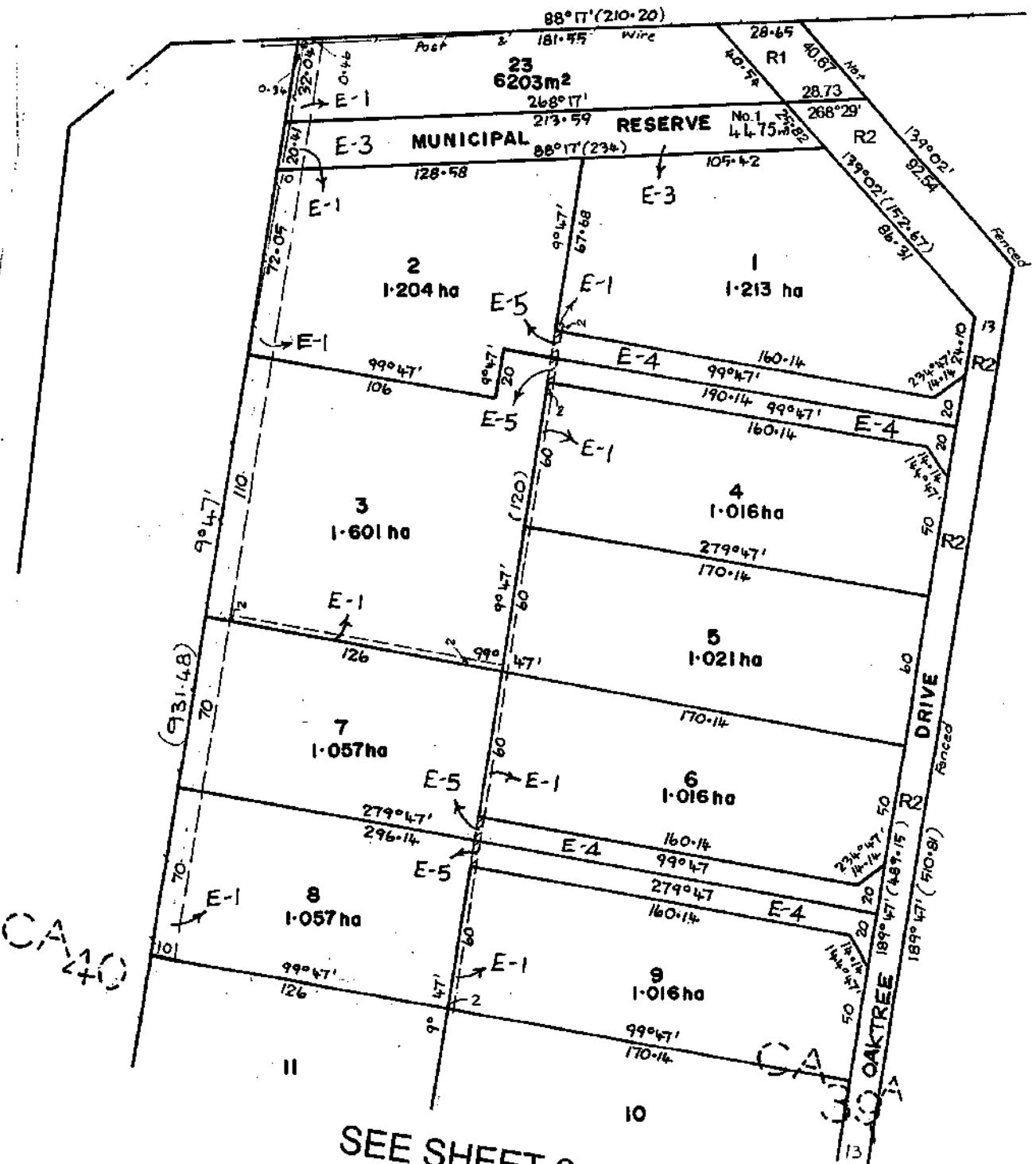
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PRINCES

HIGHWAY



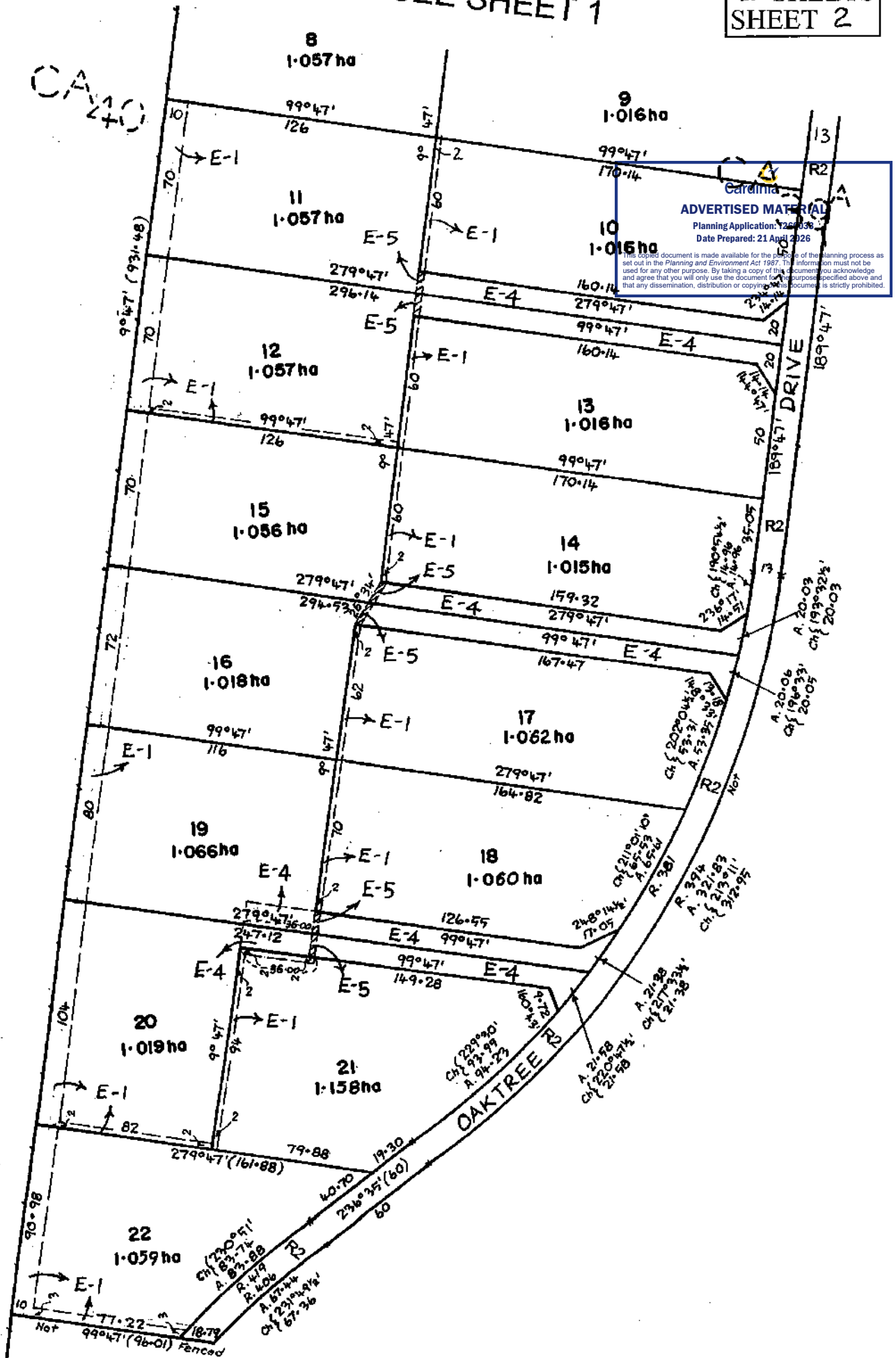
CA 40

CA 30

SEE SHEET 2

SEE SHEET 1

CAMO



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HIGHLANDER 68

PINDARI

DRAWING LIST

SHEET No.	SHEET NAME	SHEET No.	SHEET NAME
0A	COVER SHEET	5A	ELEVATIONS
0B	GENERAL NOTES	5B	ELEVATIONS
1A	SITE PLAN 1/1000	6A	ELEVATIONS
1B	SITE PLAN 1/200	6B	ELEVATIONS
1C	OVERSHADOWING_9AM_SEPTMBER 22ND	7	SECTION
1D	OVERSHADOWING_10AM_SEPTMBER 22ND	8	GROUND FLOOR FLOOR COVERINGS
1E	OVERSHADOWING_11AM_SEPTMBER 22ND	9	FIRST FLOOR FLOOR COVERINGS
1F	OVERSHADOWING_12PM_SEPTMBER 22ND	10	INTERNAL ELEVATIONS
1G	OVERSHADOWING_1PM_SEPTMBER 22ND	11	INTERNAL ELEVATIONS
1H	OVERSHADOWING_2PM_SEPTMBER 22ND	12	INTERNAL ELEVATIONS
1I	OVERSHADOWING_3PM_SEPTMBER 22ND	13	INTERNAL ELEVATIONS
1J	OVERLOOKING	14	INTERNAL ELEVATIONS
2A	GROUND FLOOR PLAN	15	INTERNAL ELEVATIONS
2B	GROUND FLOOR PLAN LEFT		
2C	GROUND FLOOR PLAN RIGHT		
3	FIRST FLOOR PLAN		
4	ROOF PLAN		



Cardinia

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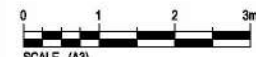
REVISIONS

REV.	DESCRIPTION	DATE	DRAWN	CHECKED
1	CP	03/11/2025	PD5	LF
2	VO1	24/12/2025	PD5	JD
3	VO2	30/01/2026	SVT	SVT
4	PLANNING RFI	17/03/2026	R67	R67
5	TPZ'S ADDED	07/04/2025		R67

REVISIONS

REV.	DESCRIPTION	DATE	DRAWN	CHECKED

DRAWING TITLE:
COVER SHEET



Do NOT scale this drawing.
All written dimensions take precedence over scaled dimension. If in doubt, ASK.

SCALE: (A3)



DESIGNER

SPEC: BASE

DESIGN: HIGHLANDER 68	PRODUCT CODE: VD3HIG68PINDN	CEILING: 27G, 25F L	LOT 14 (NO. 14) OAKTREE DRIVE PAKENHAM VIC 3810
FACADE: PINDARI	501 Blackburn Road, Mount Waverley, VIC, 3149 P.O. Box 857, Mount Waverley, VIC, 3149	© COPYRIGHT Metricron homes owns copyright Unauthorised use, reproduction or adaption is forbidden and will be prosecuted.	JOB N°: 758449 WIND SPEED: 40 M/S
	Builders Licence N°: CDB-U 52967 ACN: 005 108 752 in this drawing. Tel: 1300 786 773 www.metricronhomes.com.au	PERMIT N°: TBC MASTER ISSUED: 01/04/2023	
		DRAWN: PD5 CHECKED: LF	SHEET: 0A/15
		CONTRACT PLAN (GF) DATE: 03/11/2025	

7/04/2026 11:15:00 AM

NOTE: SHADOWS SHOWN HERE ARE NOT SITE SPECIFIC. THEY ARE ADDED TO HELP UNDERSTAND THE VOLUME AND SHAPE OF HOME.

STANDARD NOTES:

AS PER NCC 2022

7-STAR

GENERAL

- REFER TO ALL ASSOCIATED ENGINEERING DRAWINGS FOR DESIGN AND CONSTRUCTION REQUIREMENTS OF STRUCTURAL, SLAB & HYDRAULIC ELEMENTS (where applicable).
- WRITTEN DIMENSIONS TAKE PRECEDENCE. DO NOT SCALE.
- FLOOR PLAN DIMENSIONS ARE TO FRAME SIZE ONLY.
- INTERNAL ELEVATION DIMENSIONS ARE TO PLASTER.
- ALL DIMENSIONS ARE SUBJECT TO SITE MEASURE.

FRAMING

- ALL STRUCTURAL TIMBER FRAMING SIZES TO BE IN ACCORDANCE WITH AS1684.2-2021 NATIONAL TIMBER FRAMING CODE & OR ENGINEERS STRUCTURAL COMPUTATIONS.
- PREFABRICATED ROOF TRUSSES TO MANUFACTURERS SPECIFICATIONS & LAYOUTS.
- WALL BRACING, FIXING, TIE DOWNS, DURABILITY NOTES & ANY ADDITIONAL ENGINEERING REQ. TO BE AS PER ENGINEERS DETAIL.
- SPECIFIED EAVE WIDTH, MEASURED FROM FACE OF BRICK (UNO).
- PROVIDE 2No. JAMB STUDS TO ALL INTERNAL DOOR OPENINGS AND ALL SLIDING ROBE DOOR OPENINGS AS PER DETAILS-S-TYP-DOOR-01N.
- ENSURE RETURN AIR GRILLE & AC VOIDS ARE CLEAR OF TRUSS &/OR FRAMING CONSTRUCTION.

CEILING/WALL - GENERAL

- PROVIDE PLASTER LINED CEILINGS TO ALL AREAS (UNO).
- SOFFITS 4.5mm FC SHEET (UNO).
- ALL PARAPET WALLS TO BE PROVIDED WITH COLORBOND METAL CAPPING/FLASHING (50mm MIN LAP TO ALL JOINS WITH CONTINUOUS SILICON SEAL BETWEEN & 50mm MIN VERTICAL OVERHANG.)
- PROVIDE CAVITY FLASHING & WEEPHOLES AS PER NCC 2022 H1D5 HOUSING PROVISIONS 5.7.5
- WATERPROOFING FOR EXTERNAL ABOVE GROUND USE TO COMPLY WITH AS4654.1-2012 & AS4654.2-2012.

STEPS/STAIRS & BALUSTRADES

- ALL STEPS MUST COMPLY WITH NCC 2022 H5D2 HOUSING PROVISIONS 11.2.2
- BARRIERS & HANDRAILS MUST COMPLY WITH NCC 2022 H5D3 HOUSING PROVISIONS 11.3
- BALUSTRADE IN ACCORDANCE WITH NCC 2022 H5D3 HOUSING PROVISIONS 11.3.3 TO BE INSTALLED WHERE VOIDS, OR INTERNAL & EXTERNAL LANDINGS EXCEED 1000mm ABOVE FINISHED GROUND/FLOOR LEVEL.
- PROVIDE SLIP RESISTANCE IN ACCORDANCE WITH NCC 2022 H5D2 HOUSING PROVISIONS 11.2.4 & AS4586-2013.
- STAIRS ARE INDICATIVE ONLY. REFER TO DETAILS, SPECIFICATIONS & SELECTION DOCUMENTS.

WET AREAS

- WATERPROOFING OF WET AREAS TO COMPLY WITH NCC 2022 H4D2 HOUSING PROVISIONS 10.2 INCLUDING STATE VARIATIONS AND ADDITIONS.
- WALL LINING TO WET AREAS TO BE APPROVED WET AREA BOARD (UNO).
- ALL INWARD SWING HINGED WATER CLOSET DOORS TO BE REMOVABLE IN ACCORDANCE WITH NCC 2022 H4D5 HOUSING PROVISIONS 10.4.2

WINDOWS & DOORS

- CENTRE ALL WINDOWS & DOORS INTERNALLY TO ROOM (UNO).
- SIZES NOMINATED AS A GENERIC CODE (UNO). FIRST 2 NUMBERS REFER TO HEIGHT & SECOND 2 RELATE TO WIDTH.
- EXTERNAL WINDOWS & DOORS TO COMPLY WITH NCC 2022 H6D1 HOUSING PROVISIONS 13.4.4.
- WINDOWS TO COMPLY WITH NCC 2022 H5D3 HOUSING PROVISIONS 11.3.7 & NCC 2022 H1D8 HOUSING PROVISIONS 8.4.6.
- ALL GLAZING TO COMPLY WITH AS1288-2021 & AS2047-2014, & WITH AS4055-2021 FOR WIND LOADING (UNO).
- WINDOWS SHALL BE PROTECTED IN ACCORDANCE WITH NCC 2022 H5D3 HOUSING PROVISIONS 11.3.7 & 11.3.8
- WINDOW SUPPLIER TO SUPPLY COVER BOARDS TO ALL CORNER WINDOWS (UNO).
- PROVIDE LIGHTWEIGHT CLADDING ABOVE ALL CORNER WINDOWS & CORNER DOORS (UNO).
- SAFETY GLAZING IN HUMAN IMPACT AREAS INCLUDING ADJACENT TO BATHS OR SHOWERS TO BE IN ACCORDANCE WITH NCC 2022 H1D8 HOUSING PROVISIONS 8.4.6

ENERGY EFFICIENCY NOTES

NOTE: DESIGN MODIFICATIONS MAY BE NECESSARY TO ACHIEVE REQUIRED ENERGY RATING, BASED ON SPECIFIC SITING. REFER TO SPECIFICATION & CONTRACT DOCUMENTATION.

- PROVIDE BULK CEILING INSULATION & EXTERNAL WALL INSULATION AS PER STD SPECIFICATIONS (UNO).
- PROVIDE WEATHER STRIPPING TO WINDOWS & ALL EXTERNAL HINGED DOORS.
- PROVIDE DRAFT PREVENTION TO EXHAUST FANS, AS PER RELEVANT BUILDING CODES.
- SEALED GAPS AROUND WINDOWS & EXTERNAL DOORS TO BE INSTALLED IN ACCORDANCE WITH NCC 2022 H1D7 HOUSING PROVISIONS 7.5.6 & AS/NZS 2904-1995.
- INSULATION OF SERVICES AS PER NCC 2022 H6D2 HOUSING PROVISIONS 13.7.2
- HEATING AND COOLING DUCTWORK AS PER NCC 2022 HOUSING PROVISIONS H6D2 13.7.4 & SEALING PER AS4254-2021.
- ARTIFICIAL LIGHTING AS PER NCC 2022 H6D2 HOUSING PROVISIONS 13.7.6
- WHERE APPLICABLE, PROVIDE SUB-FLOOR VENTILATION IN ACCORDANCE WITH NCC 2022 H2D5 HOUSING PROVISIONS 6.2.1 TO SUSPENDED TIMBER FLOORS.

MISCELLANEOUS

- PROVIDE CAVITY FLASHING & WEEPHOLES AS PER NCC 2022 H1D5 HOUSING PROVISIONS 5.7.5.
- PLIABLE BUILDING MEMBRANES TO COMPLY WITH NCC 2022 H4D9 HOUSING PROVISIONS 10.8.1 & AS4200.1-2017 & BE INSTALLED IN ACCORDANCE WITH AS4200.2-2017.
- ALL PLUMBING, DRAINAGE & ASSOCIATED WORKS TO COMPLY WITH THE PLUMBING CODE OF AUSTRALIA, NCC 2022 H2D2 HOUSING PROVISIONS 3.3 & AS/NZS 3500.3-2021.
- PROVIDE MINIMUM 115mm SLOTTED GUTTERS WITH APPROVED OVERFLOW PROVISIONS AS REQUIRED.
- ALL EXHAUST SYSTEMS TO COMPLY WITH NCC 2022 H4D9 HOUSING PROVISIONS 10.8.2, INCLUDING "MAKE UP AIR" VENTILATION METHOD AS PER 10.8.2 (5)(a)
- WHERE REQUIRED, BATHROOM AND SANITARY COMPARTMENT EXHAUST FANS TO ACHIEVE A MINIMUM FLOW RATE OF 25 L/s, & 40 L/s FOR A KITCHEN OR LAUNDRY.
- PROVIDE TERMITE MGT. SYSTEM AS PER AS3680.1-2014.
- ALL SMOKE ALARMS TO COMPLY WITH AS3786-2014, CONNECTED TO MAINS POWER, AND INTERCONNECTED WHERE APPLICABLE. INSTALLATION TO BE IN ACCORDANCE WITH NCC 2022 H3D6 HOUSING PROVISIONS 9.5.4
- LOCATIONS OF ELECTRICAL COMPONENTS & VENTS SHOWN ARE INDICATIVE ONLY, AND MUST BE INSTALLED TO REQUIRED DISTANCES FROM WALL & CEILING JUNCTIONS.
- BUILDINGS IN BUSHFIRE PRONE AREAS TO COMPLY WITH AS3959-2018.
- DWELLINGS WITHIN 1km OF A BAY/10km OF A SURF COAST MUST HAVE ALL STEEL & MORTAR IN ACCORDANCE WITH SECTION 5 OF AS3700-2018.
- TEMPORARY DOWNPIPES TO BE INSTALLED DURING CONSTRUCTION TO PREVENT WATER PONDING NEAR THE FOOTINGS.

STEEL FRAMING REQUIREMENTS (WHERE APPLICABLE):

- STEEL FRAME & TRUSSES REQUIRING THE ISSUE OF A SIGNED COMPLIANCE CERTIFICATE FOR THE BUILDING DESIGN - FORM 15 UPON COMPLETION AND PRIOR TO FINAL CERTIFICATION
- STEEL FRAMES AND TRUSSES TO COMPLY WITH:
 - AS/NZS 1170.0-2002 STRUCTURAL DESIGN ACTIONS: PART 0: GENERAL PRINCIPLES
 - AS/NZS 1170.1-2002 STRUCTURAL DESIGN ACTIONS: PART 1: PERMANENT, IMPOSED AND OTHER ACTIONS
 - AS/NZS 4600-2018 COLD-FORMED STEEL STRUCTURES
 - AS4055-2021 WIND LOADS FOR HOUSING
 - AS4100-2020 STEEL STRUCTURES CODE
 - AS3623-1993 DOMESTIC METAL FRAMING
 - AS3566.1-2002 SELF DRILLING SCREWS
 - NASH STANDARDS

STEEL FRAMING SUPPLIER TO PROVIDE DESIGN, CONNECTORS AND FIXING HARDWARE FOR ALL STEEL TO STRUCTURAL TIMBER MEMBERS (UNO BY ENGINEER).

NCC 2022 - LIVABLE HOUSING APPLIES

GENERAL NOTES:

- ABCB LIVABLE HOUSING DESIGN STANDARD
 - PART 1: PROVIDE COMPLIANT DWELLING ACCESS PURSUANT TO PART 1.
 - PART 2: PROVIDE LH DWELLING ENTRANCE DOOR (AS NOMINATED ON PLANS) WITH COMPLIANT THRESHOLD AS PER DETAIL "S-TYP-SILL-04N".
 - PART 3: ALL LH APPLICABLE DOORS MUST HAVE COMPLIANT THRESHOLDS AS PER CLAUSE 3.2. WHERE FLOOR COVERINGS ARE INCLUDED IN CONTRACT, ENSURE ANY BEVELLED OR ROUNDED THRESHOLD IS NO MORE THAN 5MM IN HEIGHT IF THE LIP IS ROUNDED OR BEVELLED.
 - PART 4: PROVIDE MINIMUM 1200MM X 900MM CLEAR CIRCULATION SPACE COMPLIANT WITH CLAUSE 4.2 TO NOMINATED WC (REFER FLOOR PLANS).
 - PART 5: PROVIDE HOBLESS AND STEP-FREE ENTRY, COMPLIANT WITH CLAUSE 5.2, TO NOMINATED SHOWER (REFER FLOOR PLANS). REFER DETAIL "S-TYP-SHOW-03" (UNO).
 - PART 6: PROVIDE IN-WALL REINFORCING COMPLIANT WITH PART 6. REFER PLANS AND DETAILS "S-TYP-BLOC-01N" (UNO).

FACADE DETAIL	
S-TYP-PIND-01	



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Planning Application: T260033
Date Prepared: 21 April 2026

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NOTES:

- REFER TO "METRICON - WINDOW AND DOOR CODE SIZE GUIDE"

CONTRACT DRAWINGS

These are the specifications and plans referred to in the Building Agreement.

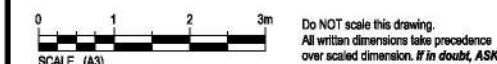
Dated

Signed Builder

Signed Purchased

DRAWING TITLE:

GENERAL NOTES



SPEC: BASE

DESIGN: **HIGHLANDER 68**

FACADE: **PINDARI**

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PRODUCT CODE: **VD3HIG68PIND**

CEILING: **27G, 25F L**

DATE: 03/11/2025

OWNER: **[REDACTED] PAKENHAM**

JOB N°: 758449 PERMIT N°: TBC

WIND SPEED: 40 M/S MASTER ISSUED: 01/04/2023

DRAWN: PD5 CHECKED: LF SHEET: 08/15

CONTRACT PLAN (GF)

7/04/2026 11:15:01 AM

BUILT UP AREA

IMPORTANT NOTES:

ALL SURFACE DRAINAGE WORKS SHALL BE INSTALLED IN ACCORDANCE WITH THE ENGINEERS DESIGN DETAIL FOR THE SELECTED FOOTING SYSTEM & SOIL CLASSIFICATION AND IN ACCORDANCE WITH CLAUSE 5.6.3 DRAINAGE REQUIREMENTS OF AS2870-2011, WHEREIN FOR BUILDINGS ON MODERATELY, HIGHLY AND REACTIVE SITES:
 - SURFACE DRAINAGE SHALL BE CONTROLLED THROUGHOUT CONSTRUCTION
 - THE BASE OF TRENCHES SHALL SLOPE AWAY FROM THE BUILDING
 - WHERE PIPES PASS UNDER THE FOOTING SYSTEM, CLAY PLUGS ARE ADOPTED TO PREVENT THE INGRESS OF WATER

FOR BUILDING ON HIGHLY AND REACTIVE SITES, THE DRAINER SHALL PROVIDE DRAINAGE ARTICULATION TO ALL STORMWATER, SANITARY PLUMBING DRAINS AND DISCHARGE PIPES IN ACCORDANCE WITH CLAUSE 5.6.4 PLUMBING REQUIREMENTS, WHEREIN FLEXIBLE JOINTS IMMEDIATELY OUTSIDE THE FOOTING AND COMMENCING WITHIN 1M OF THE BUILDING PERIMETER ARE REQUIRED TO ACCOMMODATE THE REQUIRED DIFFERENTIAL MOVEMENT BASED ON THE SOIL CLASSIFICATION. SURFACE WATER MUST BE DIVERTED AWAY FROM THE DWELLING AND GRADED AWAY FROM ALL FOUNDATIONS TO GIVE A SLOPE OF NOT LESS THAN 50MM OVER THE FIRST 1000MM FROM THE DWELLING.
 SUBSURFACE DRAINS TO REMOVE GROUND OR TABLE WATER SHALL BE DETAILED BY THE DESIGN ENGINEER. FURTHERMORE, DAMP-PROOFING MEMBRANE IN ACCORDANCE WITH 5.3.3 SHALL BE INSTALLED FOR GROUNDWATER OR AGGRESSIVE SOILS.

TERMITE PROTECTION:

PROVIDE TERMITE PROTECTION IN ACCORDANCE WITH A.S.3660.1.

SURVEY DATE: 03/10/2025
 CONTOUR LEVELS: 200 MM
 LEVELS TO: ARBITRARY DATUM

HEAT PUMP:

PROVIDE HEAT PUMP (MODEL 215HP) COMPLIES AND WILL BE INSTALLED IN ACCORDANCE WITH PLUMBING REGULATIONS 2018.

TOWN PLANNING:

TOWN PLANNING APPROVAL REQUIRED

BUSHFIRE PROTECTION (NONE):

PROPOSAL NOT WITHIN A BUSHFIRE PRONE AREA.

SUSTAINABLE ENERGY:

DWELLING TO COMPLY W/ RELEVANT SUSTAINABLE ENERGY REQUIREMENTS.

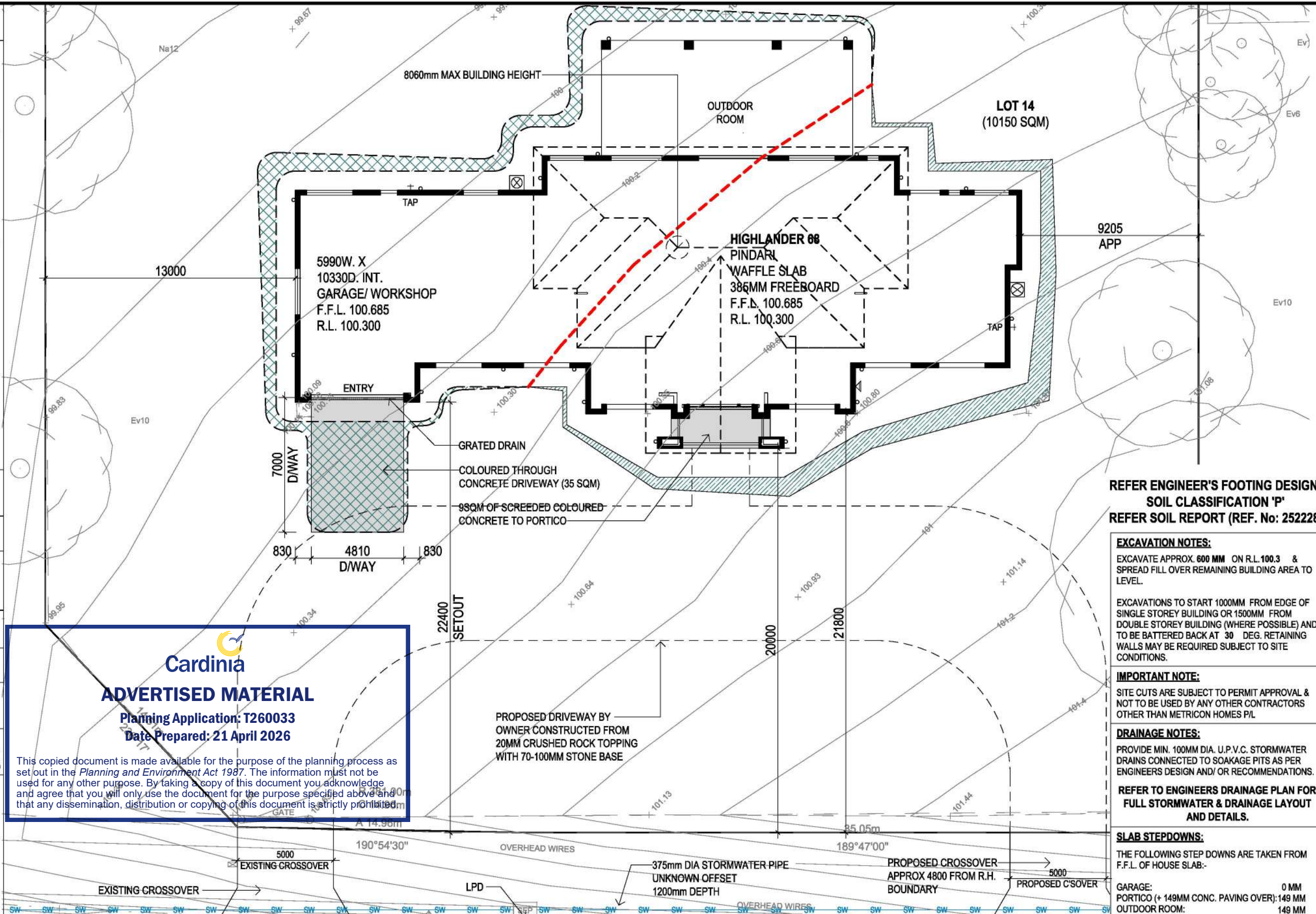
TEMPORARY FENCING:

BUILDER TO PROVIDE TEMPORARY FENCING TO ANY UNFENCED BOUNDARIES (LOCAL AUTHORITY BYLAW)

RESCODE NOTES:

SITING WILL BE SUBJECT TO FULL RESCODE GUIDELINES FOR BUILDING APPROVAL & CONSEQUENTLY, SITINGS MAY DIFFER FROM OWNERS ORIGINAL REQUEST IN ORDER TO ACCOMMODATE RESCODE REQUIREMENTS.

OWNER TO PROVIDE 1.8M H SCREENING PRIOR TO COMMENCEMENT OF CONSTRUCTION TO ACHIEVE CERTIFICATE OF OCCUPANCY UPON COMPLETION THIS IS TO COMPLY WITH REG. 84 (OVERLOOKING REQUIREMENTS.)



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ADVERTISED MATERIAL
 Planning Application: T260033
 Date Prepared: 21 April 2026

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REFER ENGINEER'S FOOTING DESIGN SOIL CLASSIFICATION 'P' REFER SOIL REPORT (REF. No: 252228)

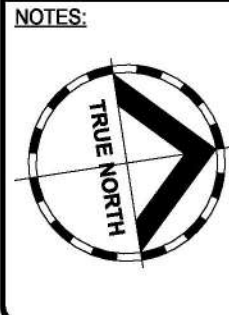
EXCAVATION NOTES:
 EXCAVATE APPROX 600 MM ON R.L. 100.3 & SPREAD FILL OVER REMAINING BUILDING AREA TO LEVEL.
 EXCAVATIONS TO START 1000MM FROM EDGE OF SINGLE STOREY BUILDING OR 1500MM FROM DOUBLE STOREY BUILDING (WHERE POSSIBLE) AND TO BE BATTERED BACK AT 30 DEG. RETAINING WALLS MAY BE REQUIRED SUBJECT TO SITE CONDITIONS.

IMPORTANT NOTE:
 SITE CUTS ARE SUBJECT TO PERMIT APPROVAL & NOT TO BE USED BY ANY OTHER CONTRACTORS OTHER THAN METRICON HOMES P/L

DRAINAGE NOTES:
 PROVIDE MIN. 100MM DIA. U.P.V.C. STORMWATER DRAINS CONNECTED TO SOAKAGE PITS AS PER ENGINEERS DESIGN AND/ OR RECOMMENDATIONS.

REFER TO ENGINEERS DRAINAGE PLAN FOR FULL STORMWATER & DRAINAGE LAYOUT AND DETAILS.

SLAB STEP-DOWNS:
 THE FOLLOWING STEP DOWNS ARE TAKEN FROM F.F.L. OF HOUSE SLAB:-
 GARAGE: 0 MM
 PORTICO (+ 149MM CONC. PAVING OVER): 149 MM
 OUTDOOR ROOM: 149 MM



SITE AREA	
10150.00 m ²	
O/ALL SITE COVERAGE	
510.00 m ²	Acreage
545.00 m ²	5.37%
PERMEABLE AREA	
9605.00 m ²	94.63%
PAVING AREA	
35.00 m ²	0.34%

LEGEND:

	EXISTING TREE		TAP
	TREE REMOVED		RECYCLED WATER TAP
	STRUCTURAL ROOT ZONE		STORMWATER
	TREE PROTECTION ZONE		SEWER RUN
	METER BOX		ROOF LINES
	GAS METER		BATTER - CUT
	H/W		BATTER - FILL
	DOWNPIPE		

CONTRACT DRAWINGS

These are the specifications and plans referred to in the Building Agreement.

Dated

Signed Builder

Signed Purchaser

DRAWING TITLE:
SITE PLAN 1/200

SCALE: 1:200 (A3)

metricon DESIGNER

SPEC: BASE

DESIGN:
HIGHLANDER 68

PRODUCT CODE:
 [REDACTED]

CEILING:
27G, 25F L

OWNER:
 [REDACTED]

LOT 14 (NO. 14) OAKTREE DRIVE PAKENHAM VIC 3810

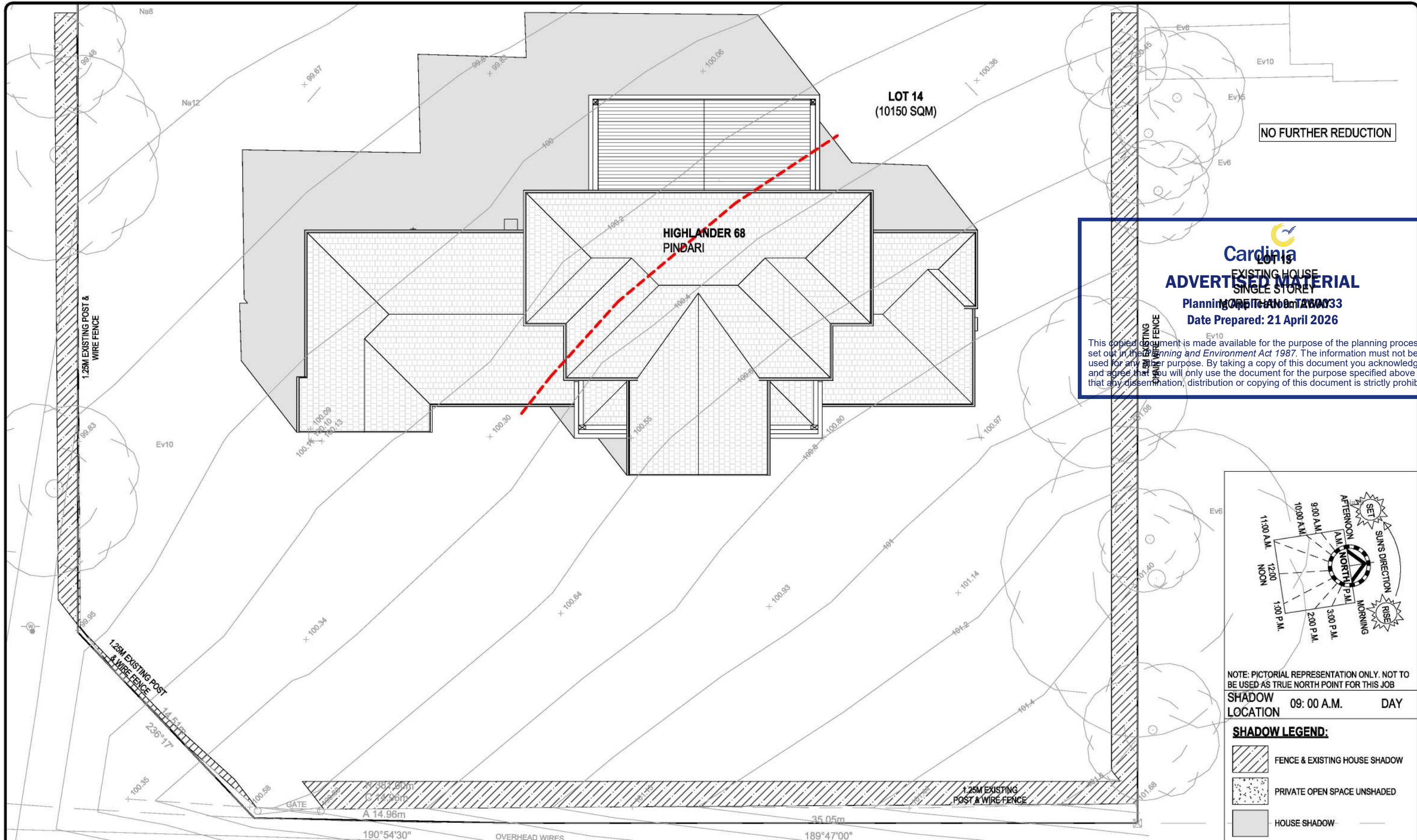
JOB N°: 758449 PERMIT N°: TBC

WIND SPEED: 40 M/S MASTER ISSUED: 01/04/2023

DRAWN: PD5 CHECKED: LF SHEET: 1B/15

CONTRACT PLAN (GF)
 DATE: 03/11/2025

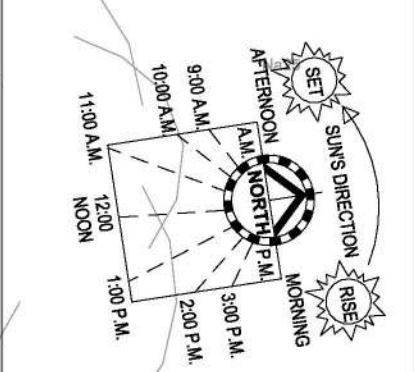
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


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 EXISTING HOUSE
ADVERTISED MATERIAL
 Planning Permit No: P160033
 Date Prepared: 21 April 2026

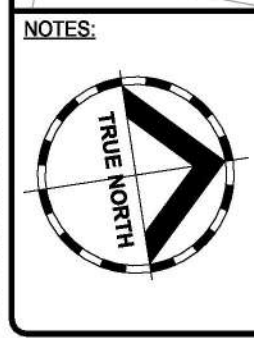
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NOTE: PICTORIAL REPRESENTATION ONLY. NOT TO BE USED AS TRUE NORTH POINT FOR THIS JOB
SHADOW LOCATION 09: 00 A.M. DAY

SHADOW LEGEND:

-  FENCE & EXISTING HOUSE SHADOW
-  PRIVATE OPEN SPACE UNSHADED
-  HOUSE SHADOW



SITE AREA		SEPTEMBER 22 (EQUINOX)			
10150.00 m ²		TIME	SHADOW LENGTH PER METRE HIGH.	ALTITUDE SUN DEGREES	AZIMUTH
O/ALL SITE COVERAGE		8: 00 AM	2.80 METRES	21° DEG.	73° DEG.
510.00 m ²	Acreage	9: 00 AM	1.80 METRES	32° DEG.	61° DEG.
IMPERMEABLE AREA		10: 00 AM	1.15 METRES	41° DEG.	47° DEG.
545.00 m ²	5.37%	11: 00 AM	0.87 METRES	49° DEG.	28° DEG.
PERMEABLE AREA		12: 00 NOON	0.81 METRES	52° DEG.	5° DEG.
9605.00 m ²	94.63%	1: 00 PM	0.84 METRES	50° DEG.	341° DEG.
PAVING AREA		2: 00 PM	1.00 METRES	45° DEG.	320° DEG.
35.00 m ²	0.34%	3: 00 PM	1.37 METRES	36° DEG.	304° DEG.
		4: 00 PM	2.14 METRES	25° DEG.	292° DEG.

CONTRACT DRAWINGS

These are the specifications and plans referred to in the Building Agreement.

Dated

Signed Builder

Signed Purchaser

DRAWING TITLE:
OVERSHADOWING_9AM_SEPTEMBER_22ND

SCALE 1: 200 (A3)



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m DESIGNER
metricon

SPEC: BASE

DESIGN: **HIGHLANDER 68**

PRODUCT CODE: [REDACTED]

OWNER: [REDACTED]

CEILING: **27G, 25F L**

FAÇADE: **PINDARI**

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LOT 14 (NO. 14) OAKTREE DRIVE PAKENHAM VIC 3810

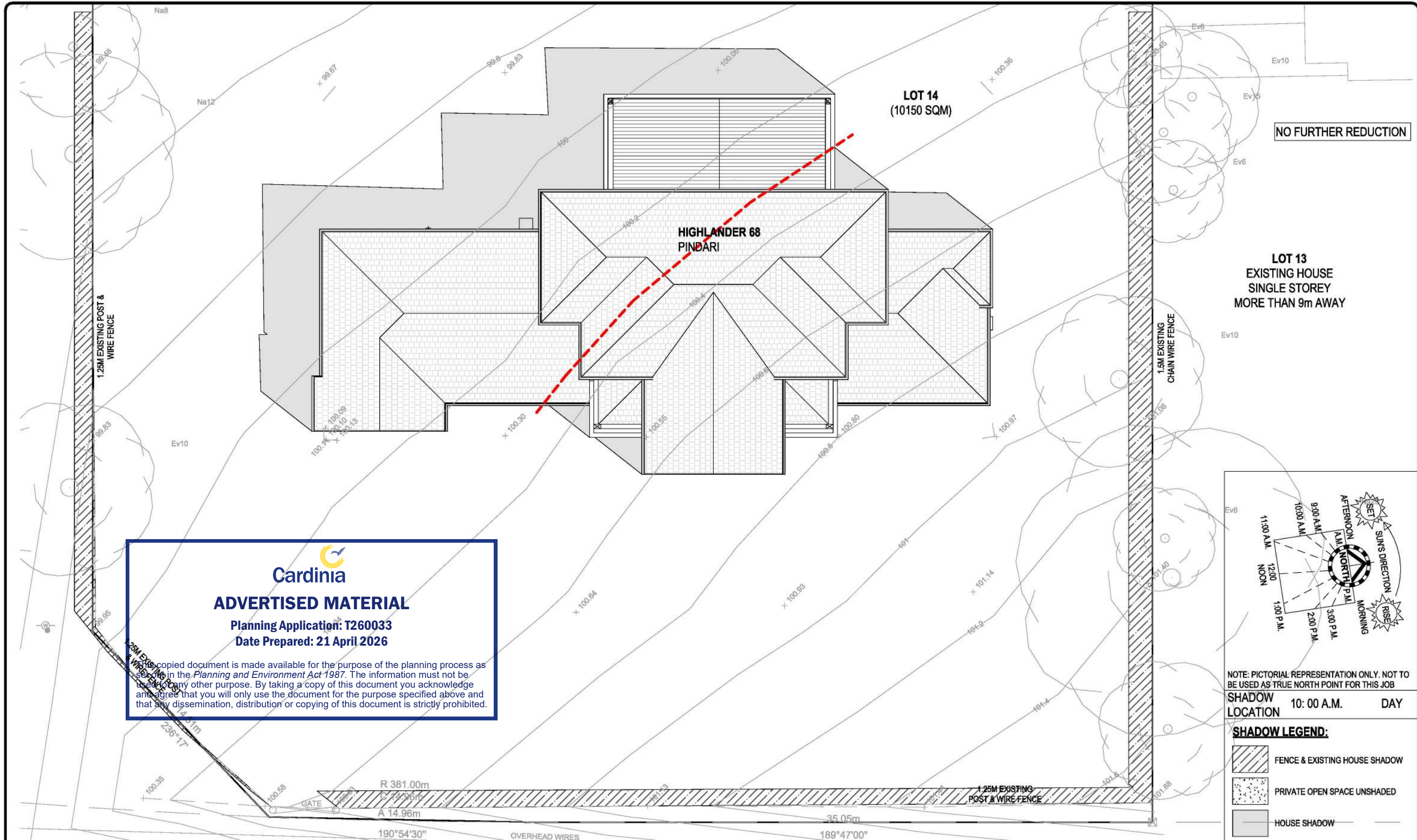
JOB N°: 758449 PERMIT N°: TBC

WIND SPEED: 40 M/S MASTER ISSUED: 01/04/2023

DRAWN: PD5 CHECKED: LF SHEET: 1C/15

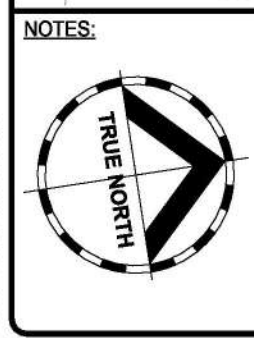
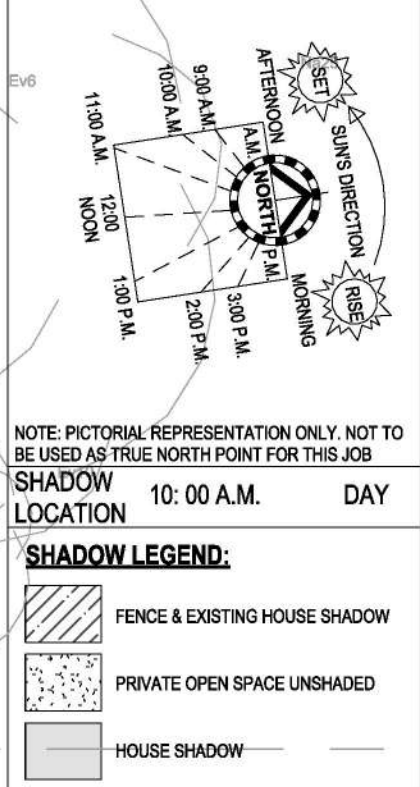
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SITE AREA		SEPTEMBER 22 (EQUINOX)			
10150.00 m ²		TIME	SHADOW LENGTH PER METRE HIGH.	ALTITUDE SUN DEGREES	AZIMUTH
O/ALL SITE COVERAGE		8: 00 AM	2.80 METRES	21° DEG.	73° DEG.
510.00 m ²	Acreage	9: 00 AM	1.80 METRES	32° DEG.	61° DEG.
IMPERMEABLE AREA		10: 00 AM	1.15 METRES	41° DEG.	47° DEG.
545.00 m ²	5.37%	11: 00 AM	0.87 METRES	49° DEG.	28° DEG.
PERMEABLE AREA		12: 00 NOON	0.81 METRES	52° DEG.	5° DEG.
9605.00 m ²	94.63%	1: 00 PM	0.84 METRES	50° DEG.	341° DEG.
PAVING AREA		2: 00 PM	1.00 METRES	45° DEG.	320° DEG.
35.00 m ²	0.34%	3: 00 PM	1.37 METRES	36° DEG.	304° DEG.
		4: 00 PM	2.14 METRES	25° DEG.	292° DEG.

CONTRACT DRAWINGS
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 Dated
 Signed Builder
 Signed Purchaser

DRAWING TITLE:
OVERSHADOWING_10AM_SEPTMBER_22ND

DESIGN:
HIGHLANDER 68

FACADE:
PINDARI

CEILING:
27G, 25F L

PRODUCT CODE:

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 P.O. Box 857, Mount Waverley, VIC, 3149
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 SPEC: BASE

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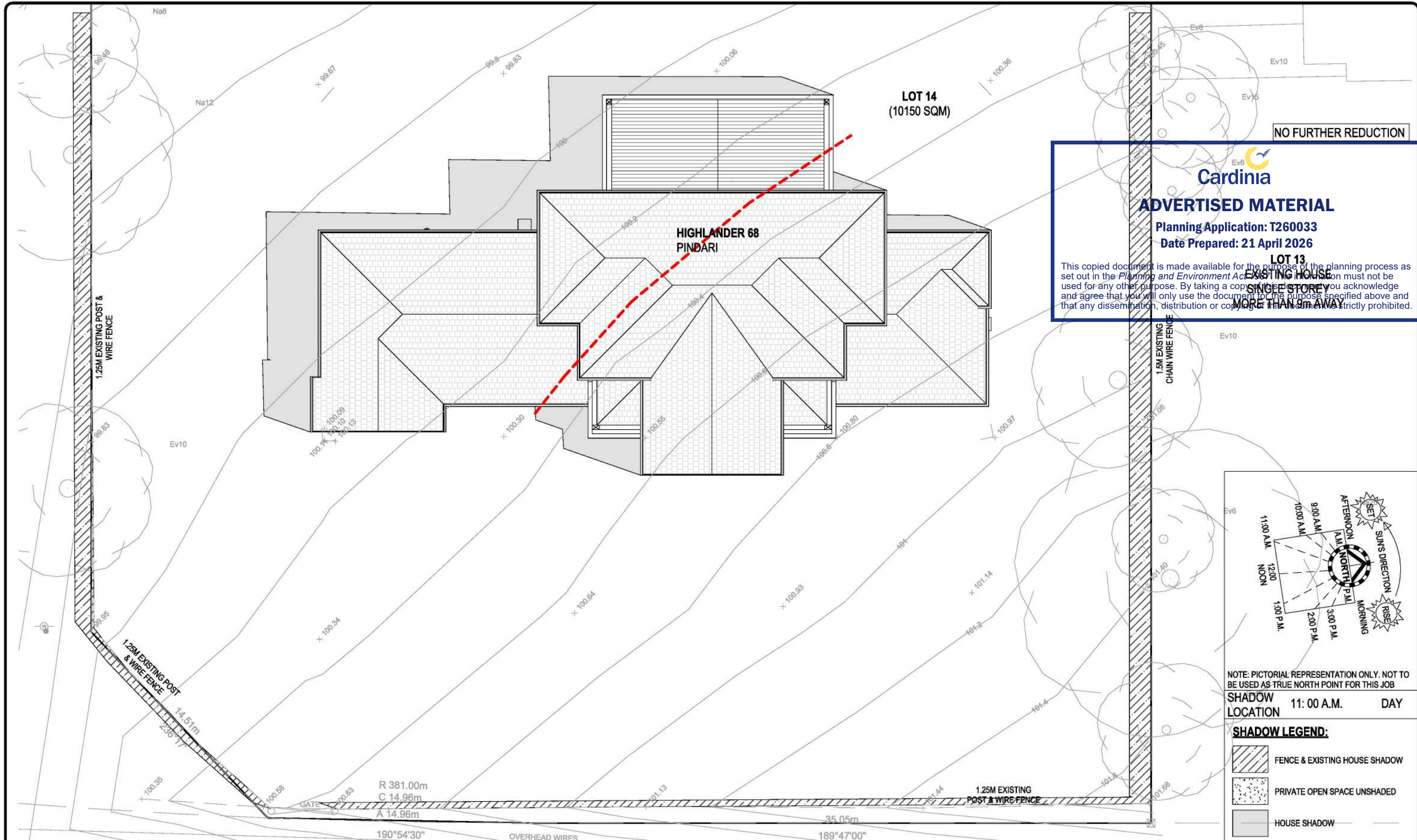
SCALE 1: 200 (A3)

LOT 14 (NO. 14) OAKTREE DRIVE PAKENHAM VIC 3810

JOB N°: 758449 PERMIT N°: TBC
 WIND SPEED: 40 M/S MASTER ISSUED: 01/04/2023
 DRAWN: PD5 CHECKED: LF SHEET: 1D/15
CONTRACT PLAN (GF)
 DATE: 03/11/2025

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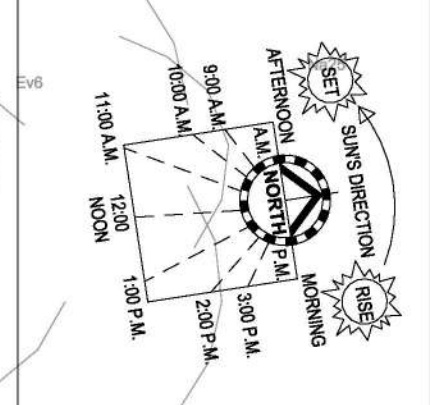


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 Date Prepared: 21 April 2026

LOT 13
 EXISTING HOUSE
 SINGLE STOREY
 MORE THAN 9m AWAY

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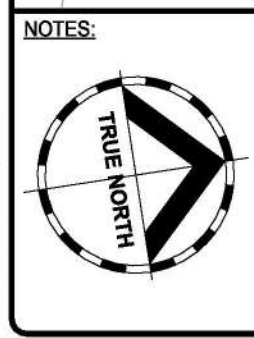


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SHADOW LOCATION 11:00 A.M. DAY

SHADOW LEGEND:

- FENCE & EXISTING HOUSE SHADOW
- PRIVATE OPEN SPACE UNSHADED
- HOUSE SHADOW



SITE AREA		SEPTEMBER 22 (EQUINOX)			
10150.00 m ²		TIME	SHADOW LENGTH PER METRE HIGH.	ALTITUDE SUN DEGREES	AZIMUTH
O/ALL SITE COVERAGE		8: 00 AM	2.80 METRES	21° DEG.	73° DEG.
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Dated

Signed Builder

Signed Purchaser

DRAWING TITLE:
OVERSHADOWING_11AM_SEPTMBER_22ND

SCALE 1: 200 (A3)

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DESIGN: **HIGHLANDER 68**

PRODUCT CODE: [REDACTED]

OWNER: [REDACTED]

CEILING: **27G, 25F L**

FAÇADE: **PINDARI**

501 Blackburn Road, Mount Waverley, VIC, 3149
 P.O. Box 857, Mount Waverley, VIC, 3149

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LOT 14 (NO. 14) OAKTREE DRIVE PAKENHAM VIC 3810

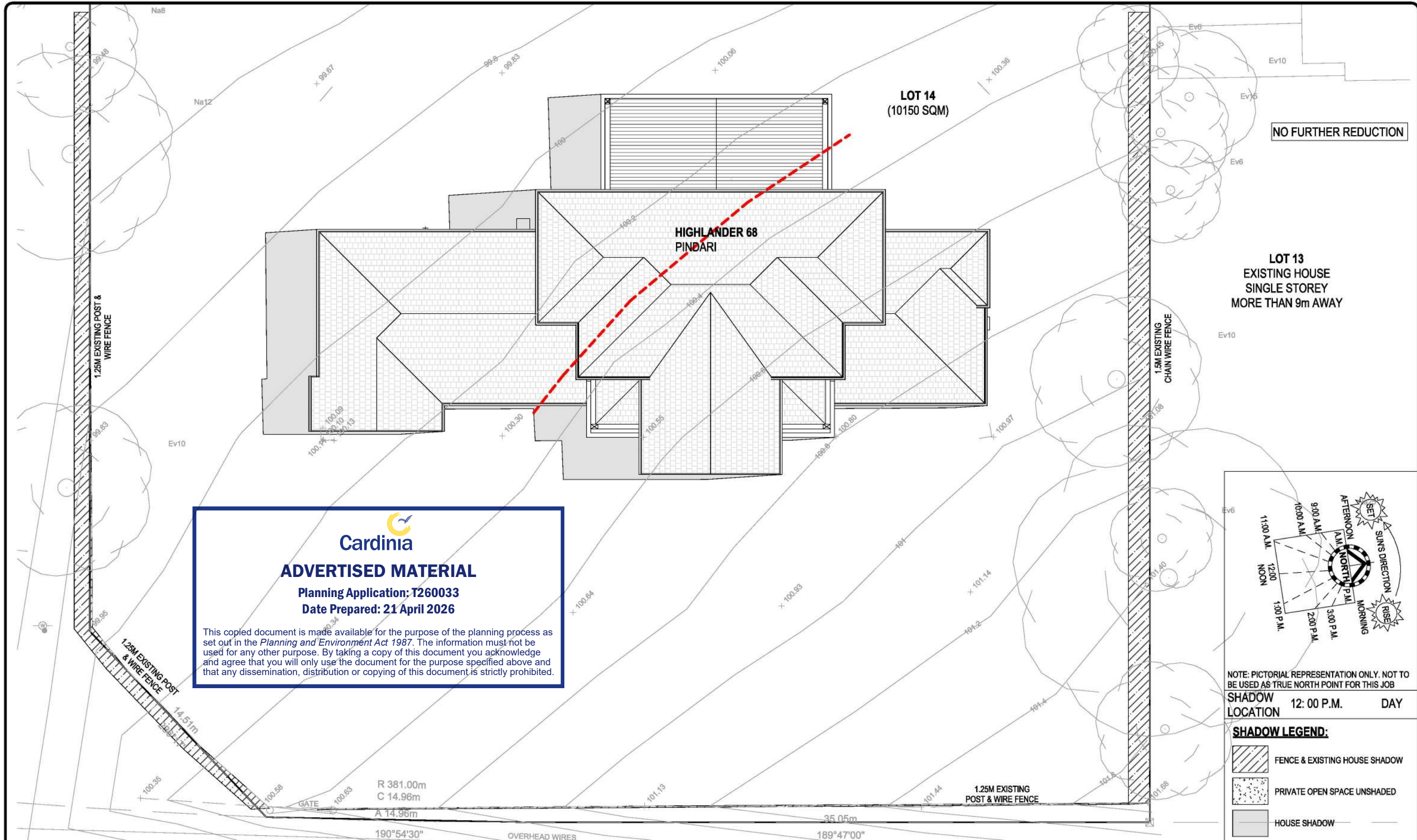
JOB N°: 758449 PERMIT N°: TBC

WIND SPEED: 40 M/S MASTER ISSUED: 01/04/2023

DRAWN: PD5 CHECKED: LF SHEET: 1E/15

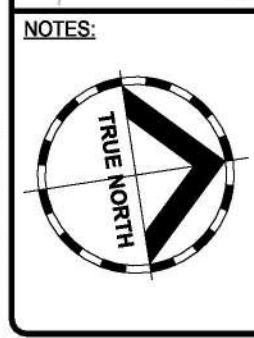
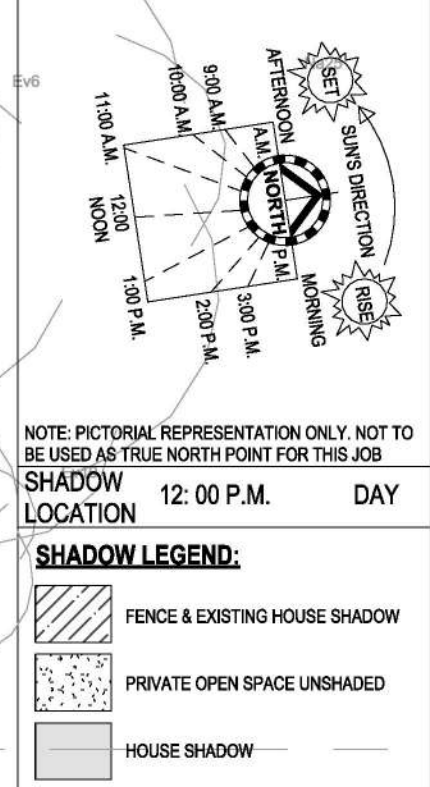
CONTRACT PLAN (GF)
 DATE: 03/11/2025

7/04/2026 11:15:05 AM



Cardinia
ADVERTISED MATERIAL
 Planning Application: T260033
 Date Prepared: 21 April 2026

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SITE AREA		SEPTEMBER 22 (EQUINOX)			
10150.00 m ²		TIME	SHADOW LENGTH PER METRE HIGH.	ALTITUDE SUN DEGREES	AZIMUTH
O/ALL SITE COVERAGE		8: 00 AM	2.80 METRES	21° DEG.	73° DEG.
510.00 m ²	Acreage	9: 00 AM	1.80 METRES	32° DEG.	61° DEG.
IMPERMEABLE AREA		10: 00 AM	1.15 METRES	41° DEG.	47° DEG.
545.00 m ²	5.37%	11: 00 AM	0.87 METRES	49° DEG.	28° DEG.
PERMEABLE AREA		12: 00 NOON	0.81 METRES	52° DEG.	5° DEG.
9605.00 m ²	94.63%	1: 00 PM	0.84 METRES	50° DEG.	341° DEG.
PAVING AREA		2: 00 PM	1.00 METRES	45° DEG.	320° DEG.
35.00 m ²	0.34%	3: 00 PM	1.37 METRES	36° DEG.	304° DEG.
		4: 00 PM	2.14 METRES	25° DEG.	292° DEG.

CONTRACT DRAWINGS

These are the specifications and plans referred to in the Building Agreement.

Dated

Signed Builder

Signed Purchaser

DRAWING TITLE:
OVERSHADOWING_12PM_SEPTMBER 22ND

SCALE 1: 200 (A3)

Do NOT scale this drawing. All written dimensions take precedence over scaled dimension. If in doubt, ASK.

m DESIGNER
 metricon

SPEC: BASE

DESIGN: **HIGHLANDER 68**

PRODUCT CODE: [REDACTED] OWNER: [REDACTED]

FACADE: **PINDARI**

CEILING: **27G, 25F L**

LOT 14 (NO. 14) OAKTREE DRIVE PAKENHAM VIC 3810

501 Blackburn Road, Mount Waverley, VIC, 3149
 P.O. Box 857, Mount Waverley, VIC, 3149

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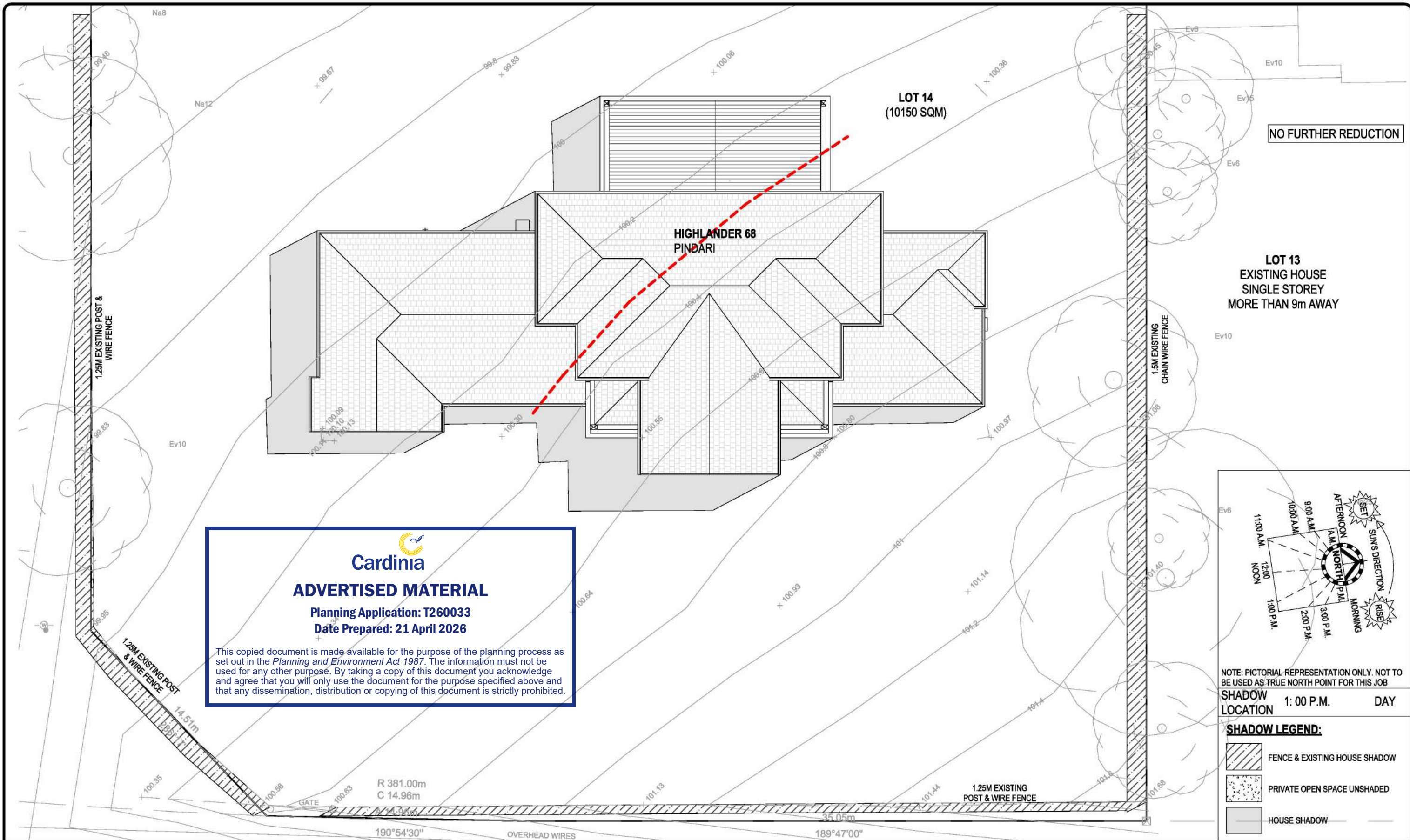
JOB N°: 758449 PERMIT N°: TBC

WIND SPEED: 40 M/S MASTER ISSUED: 01/04/2023

DRAWN: PD5 CHECKED: LF SHEET: 1F/15

CONTRACT PLAN (GF)
 DATE: 03/11/2025

7/04/2026 11:15:06 AM

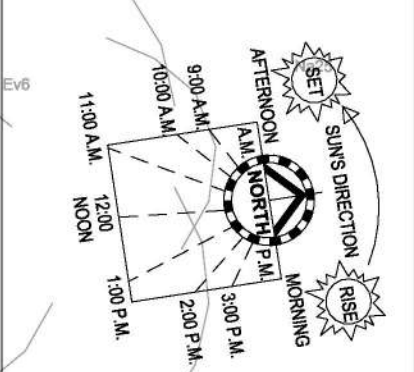



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 Planning Application: T260033
 Date Prepared: 21 April 2026

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

LOT 13
 EXISTING HOUSE
 SINGLE STOREY
 MORE THAN 9m AWAY




NOTE: PICTORIAL REPRESENTATION ONLY. NOT TO BE USED AS TRUE NORTH POINT FOR THIS JOB

SHADOW LOCATION 1: 00 P.M. DAY

SHADOW LEGEND:

-  FENCE & EXISTING HOUSE SHADOW
-  PRIVATE OPEN SPACE UNSHADED
-  HOUSE SHADOW

NOTES:



SITE AREA		SEPTEMBER 22 (EQUINOX)			
10150.00 m ²		TIME	SHADOW LENGTH PER METRE HIGH.	ALTITUDE SUN DEGREES	AZIMUTH
O/ALL SITE COVERAGE		8: 00 AM	2.80 METRES	21° DEG.	73° DEG.
510.00 m ²	Acreage	9: 00 AM	1.80 METRES	32° DEG.	61° DEG.
IMPERMEABLE AREA		10: 00 AM	1.15 METRES	41° DEG.	47° DEG.
545.00 m ²	5.37%	11: 00 AM	0.87 METRES	49° DEG.	28° DEG.
PERMEABLE AREA		12: 00 NOON	0.81 METRES	52° DEG.	5° DEG.
9605.00 m ²	94.63%	1: 00 PM	0.84 METRES	50° DEG.	341° DEG.
PAVING AREA		2: 00 PM	1.00 METRES	45° DEG.	320° DEG.
35.00 m ²	0.34%	3: 00 PM	1.37 METRES	36° DEG.	304° DEG.
		4: 00 PM	2.14 METRES	25° DEG.	292° DEG.

CONTRACT DRAWINGS

These are the specifications and plans referred to in the Building Agreement.

Dated

Signed Builder

Signed Purchaser

DRAWING TITLE:
OVERSHADOWING_1PM_SEPTMBER 22ND



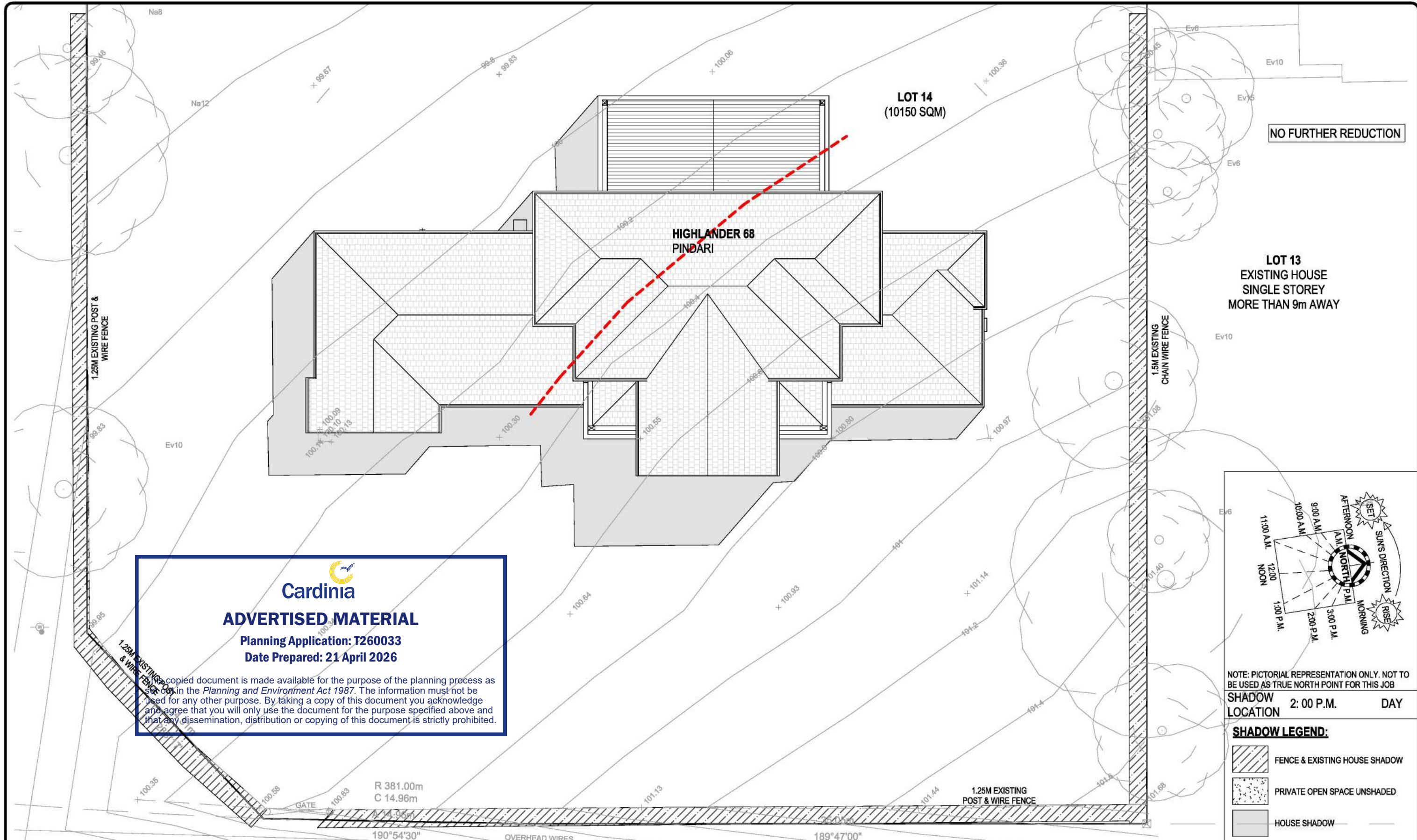
Do NOT scale this drawing. All written dimensions take precedence over scaled dimension. If in doubt, ASK.



SPEC: BASE

DESIGN: HIGHLANDER 68	PRODUCT CODE:	OWNER:
FACADE: PINDARI	CEILING: 27G, 25F L	LOT 14 (NO. 14) OAKTREE DRIVE PAKENHAM VIC 3810
501 Blackburn Road, Mount Waverley, VIC, 3149 P.O. Box 857, Mount Waverley, VIC, 3149	© COPYRIGHT Metricon homes owns copyright. Unauthorised use, reproduction or adaptation is forbidden and will be prosecuted.	JOB N°: 758449 PERMIT N°: TBC
Builders Licence N°: CDB-U 52967 ACN: 005 108 752 in this drawing.	Tel: 1300 786 773 www.metriconhomes.com.au	WIND SPEED: 40 M/S MASTER ISSUED: 01/04/2023
		DRAWN: PD5 CHECKED: LF SHEET: 1G/15
CONTRACT PLAN (GF)		DATE: 03/11/2025

7/04/2026 11:15:07 AM

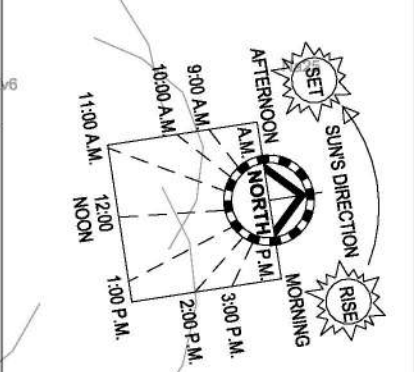



ADVERTISED MATERIAL
 Planning Application: T260033
 Date Prepared: 21 April 2026

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

**LOT 13
EXISTING HOUSE
SINGLE STOREY
MORE THAN 9m AWAY**

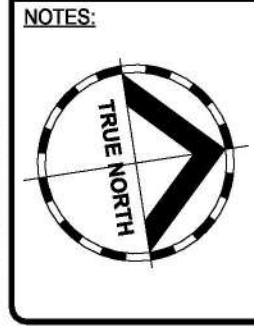


NOTE: PICTORIAL REPRESENTATION ONLY. NOT TO BE USED AS TRUE NORTH POINT FOR THIS JOB

SHADOW LOCATION 2: 00 P.M. DAY

SHADOW LEGEND:

-  FENCE & EXISTING HOUSE SHADOW
-  PRIVATE OPEN SPACE UNSHADED
-  HOUSE SHADOW



SITE AREA		SEPTEMBER 22 (EQUINOX)			
10150.00 m ²		TIME	SHADOW LENGTH PER METRE HIGH.	ALTITUDE SUN DEGREES	AZIMUTH
O/ALL SITE COVERAGE		8: 00 AM	2.80 METRES	21° DEG.	73° DEG.
510.00 m ²	Acreage	9: 00 AM	1.80 METRES	32° DEG.	61° DEG.
IMPERMEABLE AREA		10: 00 AM	1.15 METRES	41° DEG.	47° DEG.
545.00 m ²	5.37%	11: 00 AM	0.87 METRES	49° DEG.	28° DEG.
PERMEABLE AREA		12: 00 NOON	0.81 METRES	52° DEG.	5° DEG.
9605.00 m ²	94.63%	1: 00 PM	0.84 METRES	50° DEG.	341° DEG.
PAVING AREA		2: 00 PM	1.00 METRES	45° DEG.	320° DEG.
35.00 m ²	0.34%	3: 00 PM	1.37 METRES	36° DEG.	304° DEG.
		4: 00 PM	2.14 METRES	25° DEG.	292° DEG.

CONTRACT DRAWINGS

These are the specifications and plans referred to in the Building Agreement.

Dated

Signed Builder

Signed Purchaser

DRAWING TITLE:
OVERSHADOWING_2PM_SEPTMBER 22ND

SCALE 1: 200 (A3)

m DESIGNER
metricon

Do NOT scale this drawing. All written dimensions take precedence over scaled dimension. If in doubt, ASK.

SPEC: BASE

DESIGN: **HIGHLANDER 68**

PRODUCT CODE: [REDACTED]

OWNER: [REDACTED]

FACADE: **PINDARI**

CEILING: **27G, 25F L**

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LOT 14 (NO. 14) OAKTREE DRIVE PAKENHAM VIC 3810

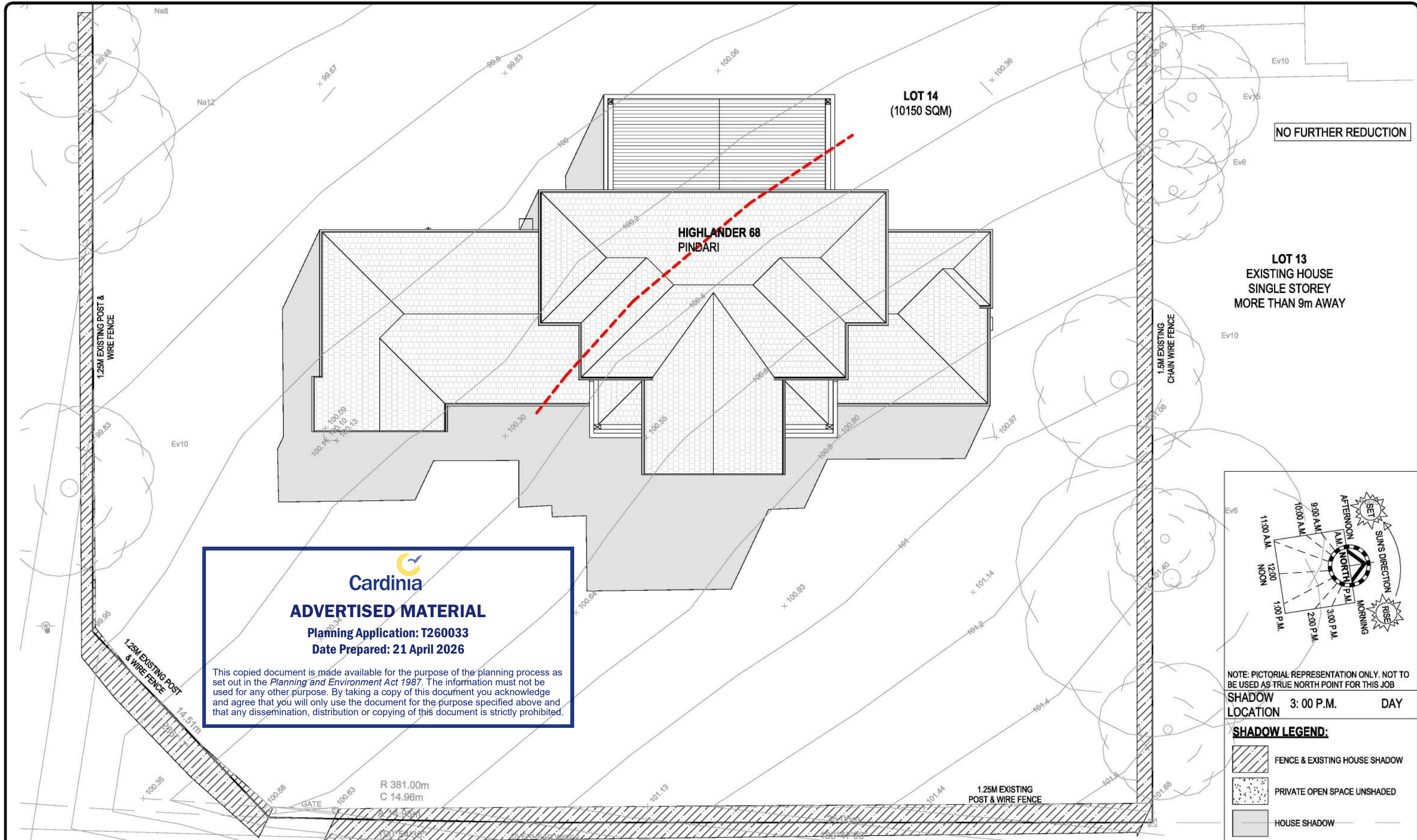
JOB N°: 758449 PERMIT N°: TBC

WIND SPEED: 40 M/S MASTER ISSUED: 01/04/2023

DRAWN: PD5 CHECKED: LF SHEET: 1H/15

CONTRACT PLAN (GF)
DATE: 03/11/2025

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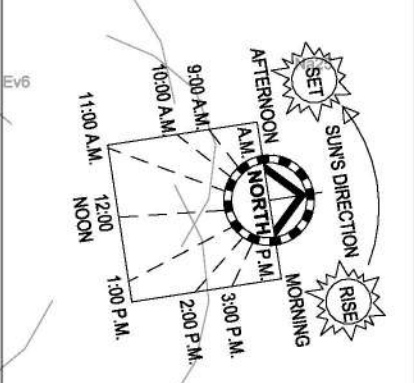



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

LOT 13
 EXISTING HOUSE
 SINGLE STOREY
 MORE THAN 9m AWAY

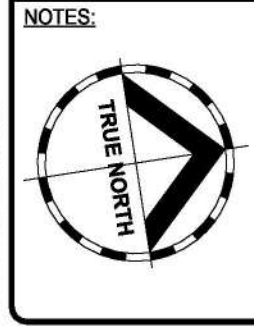


NOTE: PICTORIAL REPRESENTATION ONLY. NOT TO BE USED AS TRUE NORTH POINT FOR THIS JOB

SHADOW LOCATION 3: 00 P.M. DAY

SHADOW LEGEND:

-  FENCE & EXISTING HOUSE SHADOW
-  PRIVATE OPEN SPACE UNSHADED
-  HOUSE SHADOW



SITE AREA		SEPTEMBER 22 (EQUINOX)			
10150.00 m ²		TIME	SHADOW LENGTH PER METRE HIGH.	ALTITUDE SUN DEGREES	AZIMUTH
O/ALL SITE COVERAGE		8: 00 AM	2.80 METRES	21° DEG.	73° DEG.
510.00 m ²	Acreage	9: 00 AM	1.80 METRES	32° DEG.	61° DEG.
IMPERMEABLE AREA		10: 00 AM	1.15 METRES	41° DEG.	47° DEG.
545.00 m ²	5.37%	11: 00 AM	0.87 METRES	49° DEG.	28° DEG.
PERMEABLE AREA		12: 00 NOON	0.81 METRES	52° DEG.	5° DEG.
9605.00 m ²	94.63%	1: 00 PM	0.84 METRES	50° DEG.	341° DEG.
PAVING AREA		2: 00 PM	1.00 METRES	45° DEG.	320° DEG.
35.00 m ²	0.34%	3: 00 PM	1.37 METRES	36° DEG.	304° DEG.
		4: 00 PM	2.14 METRES	25° DEG.	292° DEG.

CONTRACT DRAWINGS

These are the specifications and plans referred to in the Building Agreement.

Dated

Signed Builder

Signed Purchaser

DRAWING TITLE:
OVERSHADOWING 3PM SEPTEMBER 22ND

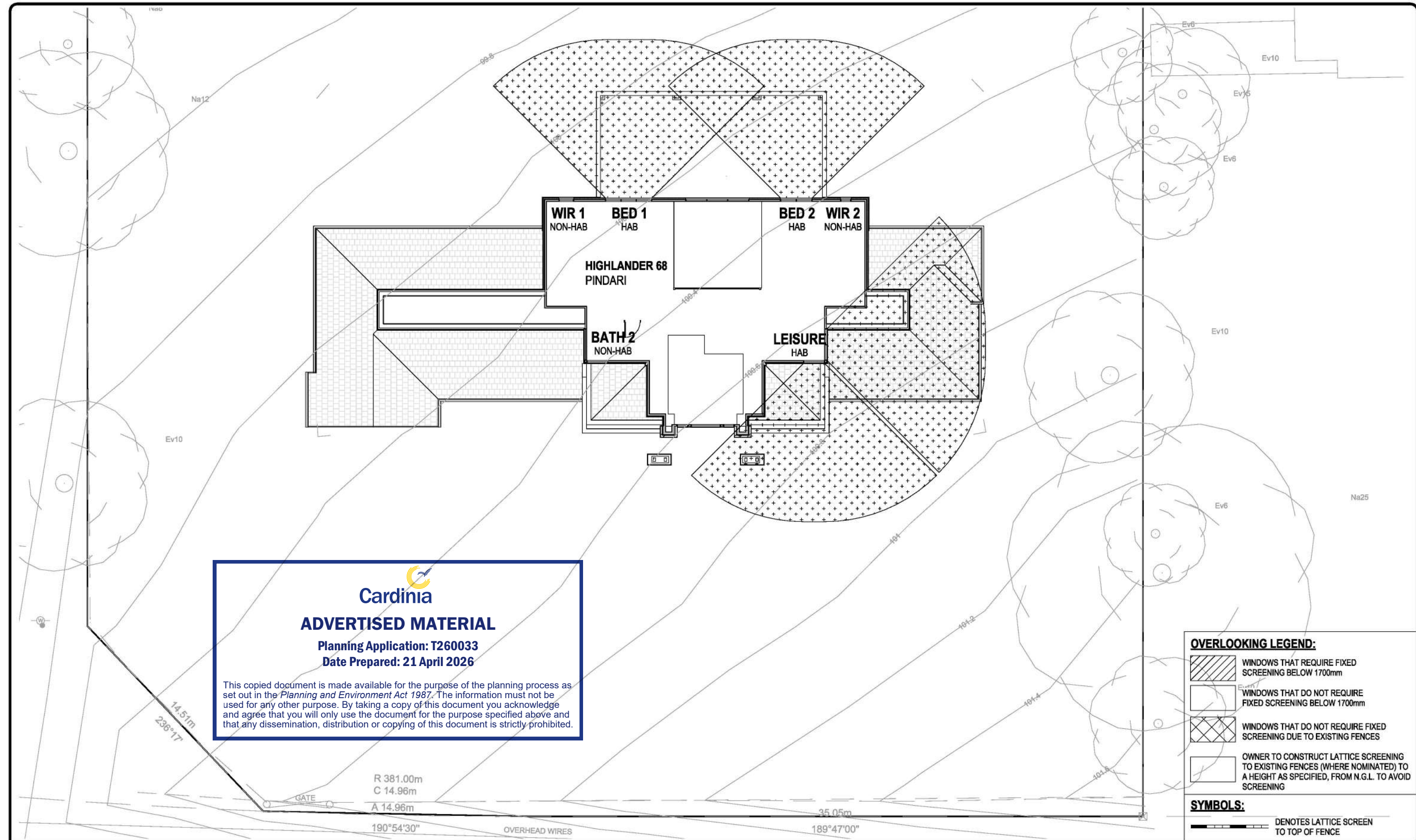
SCALE 1: 200 (A3)

 **DESIGNER**

SPEC: BASE

DESIGN: HIGHLANDER 68	PRODUCT CODE:	OWNER:
FACADE: PINDARI	CEILING: 27G, 25F L	LOT 14 (NO. 14) OAKTREE DRIVE PAKENHAM VIC 3810
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Buiders Licence N°: CDB-U 52967 ACN: 005 108 752 in this drawing.	Tel: 1300 786 773 www.metriconhomes.com.au	WIND SPEED: 40 M/S MASTER ISSUED: 01/04/2023
		DRAWN: PD5 CHECKED: LF SHEET: 11/15
		CONTRACT PLAN (GF) DATE: 03/11/2025





7/04/2026 11:15:08 AM





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ADVERTISED MATERIAL
 Planning Application: T260033
 Date Prepared: 21 April 2026

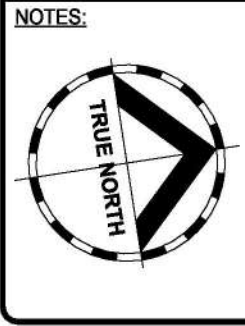
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OVERLOOKING LEGEND:

-  WINDOWS THAT REQUIRE FIXED SCREENING BELOW 1700mm
-  WINDOWS THAT DO NOT REQUIRE FIXED SCREENING BELOW 1700mm
-  WINDOWS THAT DO NOT REQUIRE FIXED SCREENING DUE TO EXISTING FENCES
-  OWNER TO CONSTRUCT LATTICE SCREENING TO EXISTING FENCES (WHERE NOMINATED) TO A HEIGHT AS SPECIFIED, FROM N.G.L. TO AVOID SCREENING

SYMBOLS:

-  DENOTES LATTICE SCREEN TO TOP OF FENCE



SITE AREA	
10150.00 m ²	
O/ALL SITE COVERAGE	
510.00 m ²	Acreage
IMPERMEABLE AREA	
545.00 m ²	5.37%
PERMEABLE AREA	
9605.00 m ²	94.63%
PAVING AREA	
35.00 m ²	0.34%

CONTRACT DRAWINGS

These are the specifications and plans referred to in the Building Agreement.


Dated

Signed Builder

Signed Purchaser

DRAWING TITLE:
OVERLOOKING

SCALE 1: 200 (A3)



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m DESIGNER
metricon

SPEC: BASE

DESIGN: **HIGHLANDER 68**

PRODUCT CODE: [REDACTED]

FACADE: **PINDARI**

CEILING: **27G, 25F L**

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OWNER: [REDACTED]

LOT 14 (NO. 14) OAKTREE DRIVE PAKENHAM VIC 3810

JOB N°: 758449	PERMIT N°: TBC
WIND SPEED: 40 M/S	MASTER ISSUED: 01/04/2023
DRAWN: PD5	CHECKED: LF
CONTRACT PLAN (GF)	
DATE: 03/11/2025	

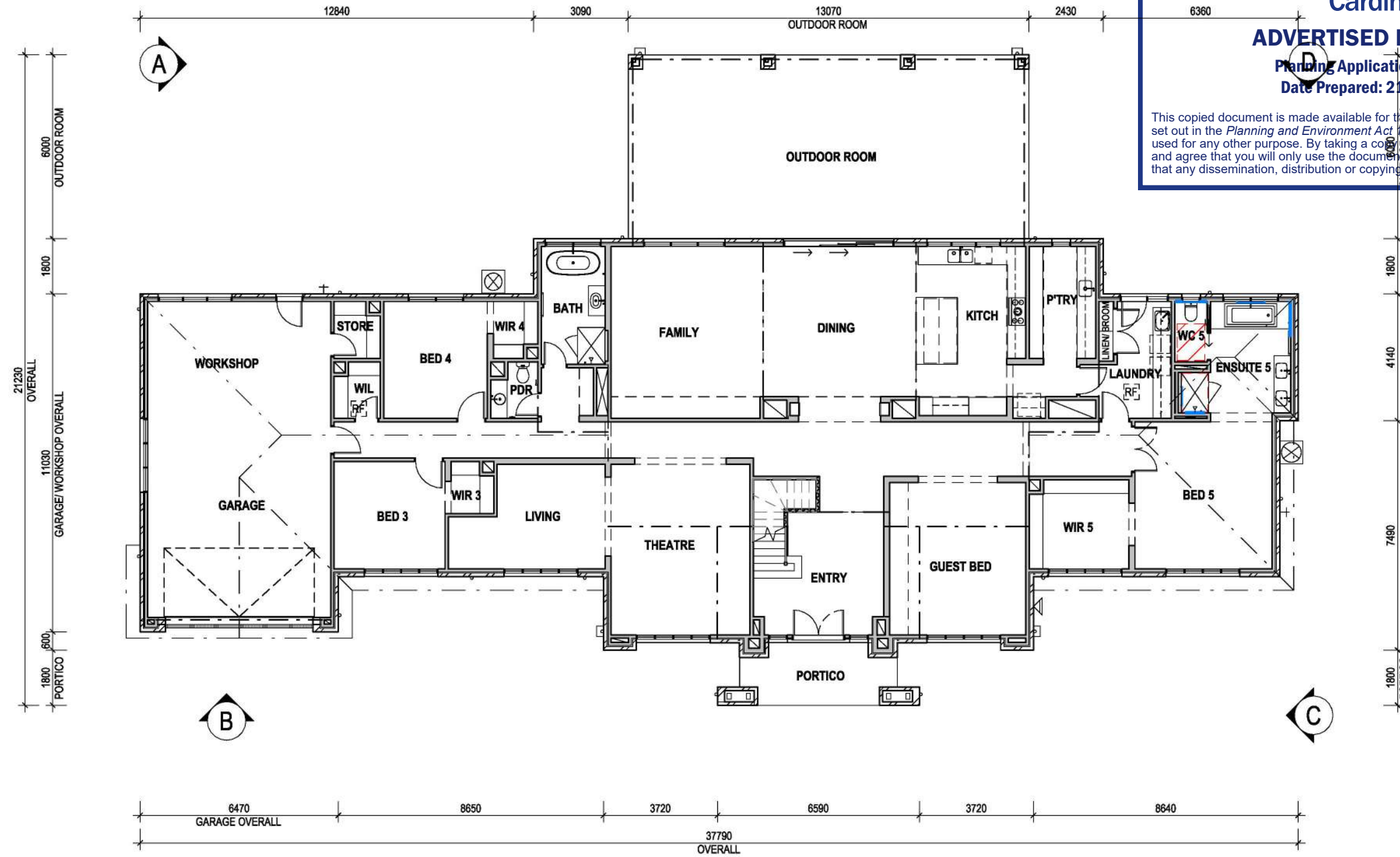
SHEET: 1J/15

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Date Prepared: 21 April 2026

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CONTRACT DRAWINGS
These are the specifications and plans referred to in the Building Agreement.
Dated
Signed Builder
Signed Purchased

- NOTES:**
- CENTRE ALL WINDOWS & EXTERNAL DOORS INTERNALLY TO ROOM (UNO) INTERNAL HINGED DOORS TO BE CENTRED TO THE HALLWAY
 - 300D. BULKHEAD TO GROUND FLOOR (U.N.O)
 - 245D. BULKHEAD TO FIRST FLOOR (U.N.O)
 - PROVIDE 2340 HIGH INTERNAL DOORS TO GROUND FLOOR
 - PROVIDE R4.1 INSULATION TO FIRST FLOOR GROUND & R2.0 INSULATION TO ALL INTERNAL WALLS OF FIRST FLOOR.

LEGEND:

- UNDER STAIR WALLS (WHERE APPLICABLE) - TO BE BUILT AFTER STAIR
- 70MM STUD WALLS
- V (Noted on INTERNAL DOOR size) = 20mm MAX. UNDERCUT
- RF ROOF ACCESS
- 900W. x 1200D. CIRCULATION SPACE TO FRONT EDGE OF TOILET PAN

AREA	m ²	SQR
GROUND FLOOR	353.44 m ²	38.04
FIRST FLOOR	180.62 m ²	19.44
TOTAL LIVING	534.06 m ²	57.49
PORTICO	10.44 m ²	1.12
OUTDOOR ROOM	78.42 m ²	8.44
GARAGE	67.99 m ²	7.32
TOTAL OTHER	156.86 m ²	16.88
TOTAL	690.92 m ²	74.37

DRAWING TITLE:
GROUND FLOOR PLAN

Do NOT scale this drawing. All written dimensions take precedence over scaled dimension. If in doubt, ASK.

SCALE 1: 150 (A3)

m DESIGNER
SPEC: BASE

DESIGN: **HIGHLANDER 68**

PRODUCT CODE: VD3HIG68PINDN

CEILING: **27G, 25F L**

FACADE: **PINDARI**

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OWNER: [REDACTED]

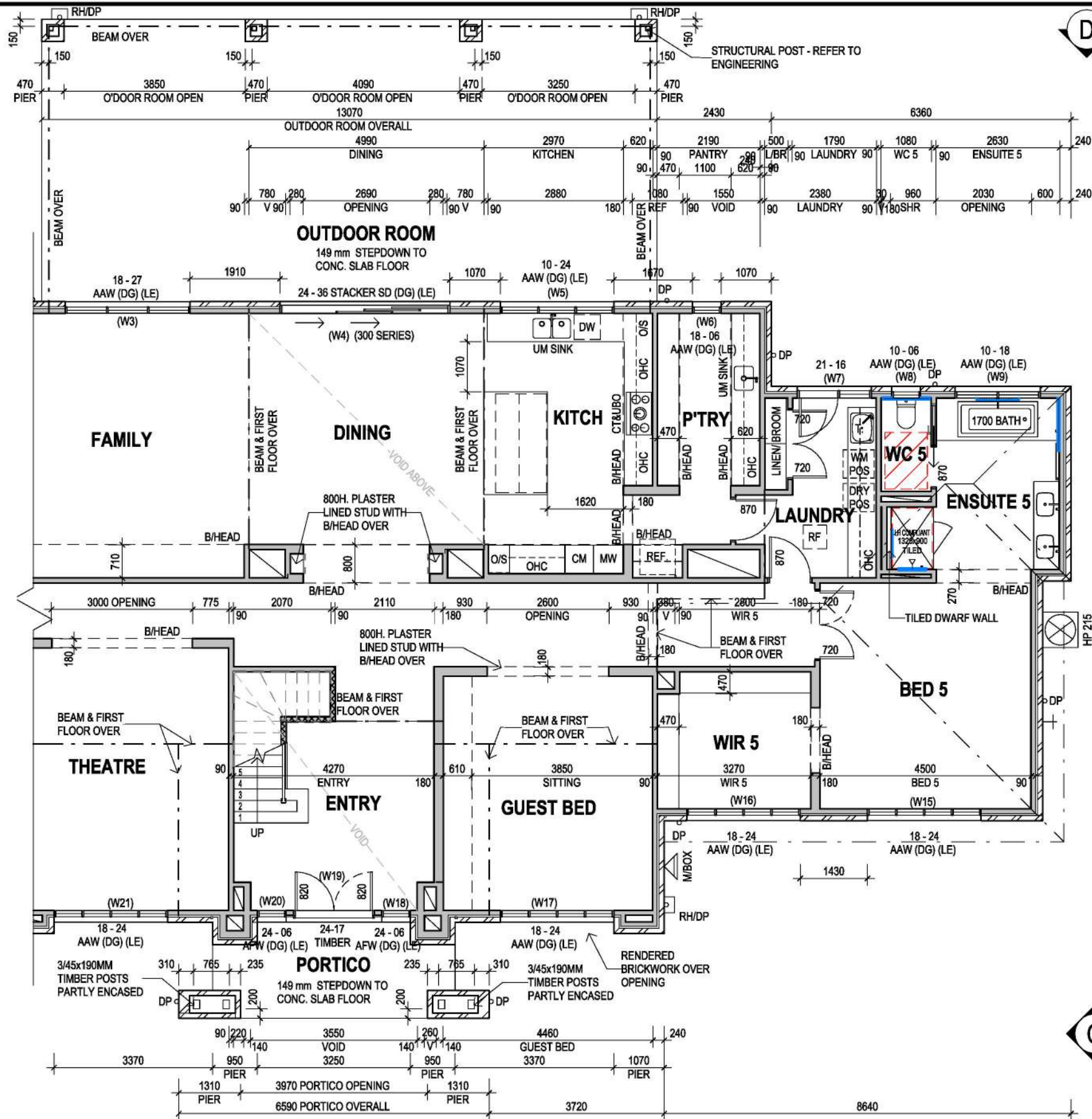
LOT 14 (NO. 14) OAKTREE DRIVE PAKENHAM VIC 3810

JOB N°: 758449 PERMIT N°: TBC

WIND SPEED: 40 M/S MASTER ISSUED: 01/04/2023

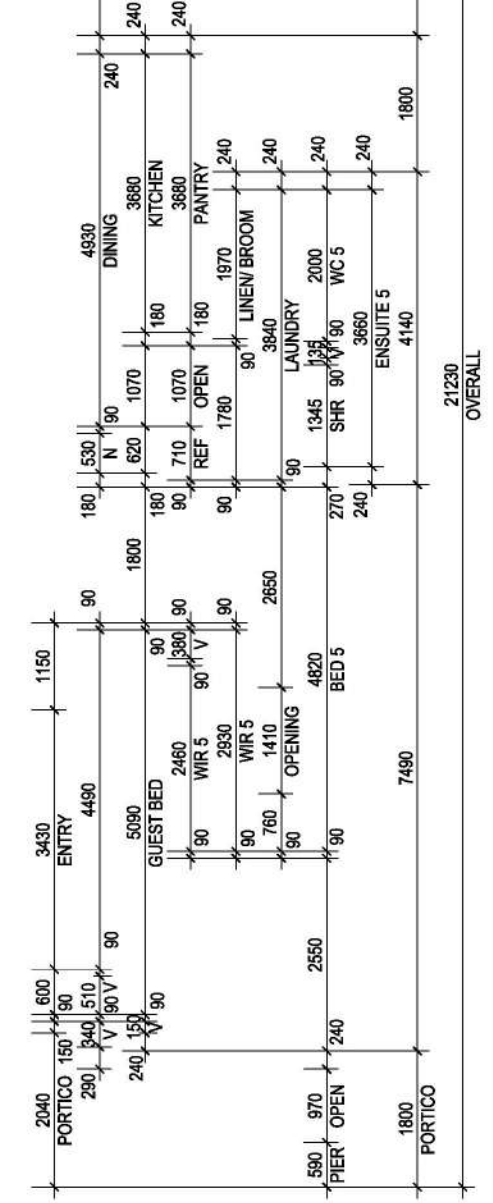
DRAWN: PD5 CHECKED: LF SHEET: 2A/15

CONTRACT PLAN (GF)
DATE: 03/11/2025



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 Date Prepared: 11 April 2026

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CONTRACT DRAWINGS
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 Dated
 Signed Builder
 Signed Purchased

7/04/2026 11:15:12 AM

- NOTES:**
- CENTRE ALL WINDOWS & EXTERNAL DOORS INTERNALLY TO ROOM (UNO) INTERNAL HINGED DOORS TO BE CENTRED TO THE HALLWAY
 - 300D. BULKHEAD TO GROUND FLOOR (U.N.O)
 - 245D. BULKHEAD TO FIRST FLOOR (U.N.O)
 - PROVIDE 2340 HIGH INTERNAL DOORS TO GROUND FLOOR
 - PROVIDE R4.1 INSULATION TO FIRST FLOOR GROUND & R2.0 INSULATION TO ALL INTERNAL WALLS OF FIRST FLOOR.

LEGEND:

- UNDER STAIR WALLS (WHERE APPLICABLE) - TO BE BUILT AFTER STAIR
- 70MM STUD WALLS
- (Noted on INTERNAL DOOR size) = 20mm MAX. UNDERCUT
- ROOF ACCESS
- 900W. x 1200D. CIRCULATION SPACE TO FRONT EDGE OF TOILET PAN

AREA	m ²	SQR
GROUND FLOOR	353.44 m ²	38.04
FIRST FLOOR	180.62 m ²	19.44
TOTAL LIVING	534.06 m ²	57.49
PORTICO	10.44 m ²	1.12
OUTDOOR ROOM	78.42 m ²	8.44
GARAGE	67.99 m ²	7.32
TOTAL OTHER	156.86 m ²	16.88
TOTAL	690.92 m ²	74.37

DRAWING TITLE:
GROUND FLOOR PLAN LEFT

0 1 2 3m
 SCALE 1: 100 (A3)

Do NOT scale this drawing. All written dimensions take precedence over scaled dimension. If in doubt, ASK.

m

DESIGNER

metricon

SPEC: BASE

DESIGN:
HIGHLANDER 68

PRODUCT CODE:
 VD3HIG68PINDN

OWNER:
 [REDACTED]

CEILING:
27G, 25F L

FAÇADE:
PINDARI

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LOT 14 (NO. 14) OAKTREE DRIVE PAKENHAM VIC 3810

JOB N°: 758449 **PERMIT N°:** TBC

WIND SPEED: 40 M/S **MASTER ISSUED:** 01/04/2023

DRAWN: PD5 **CHECKED:** LF **SHEET:**

CONTRACT PLAN (GF)
 DATE: 03/11/2025

2B/15

ADVERTISED MATERIAL

Planning Application: T260033

Date Prepared: 21 April 2026

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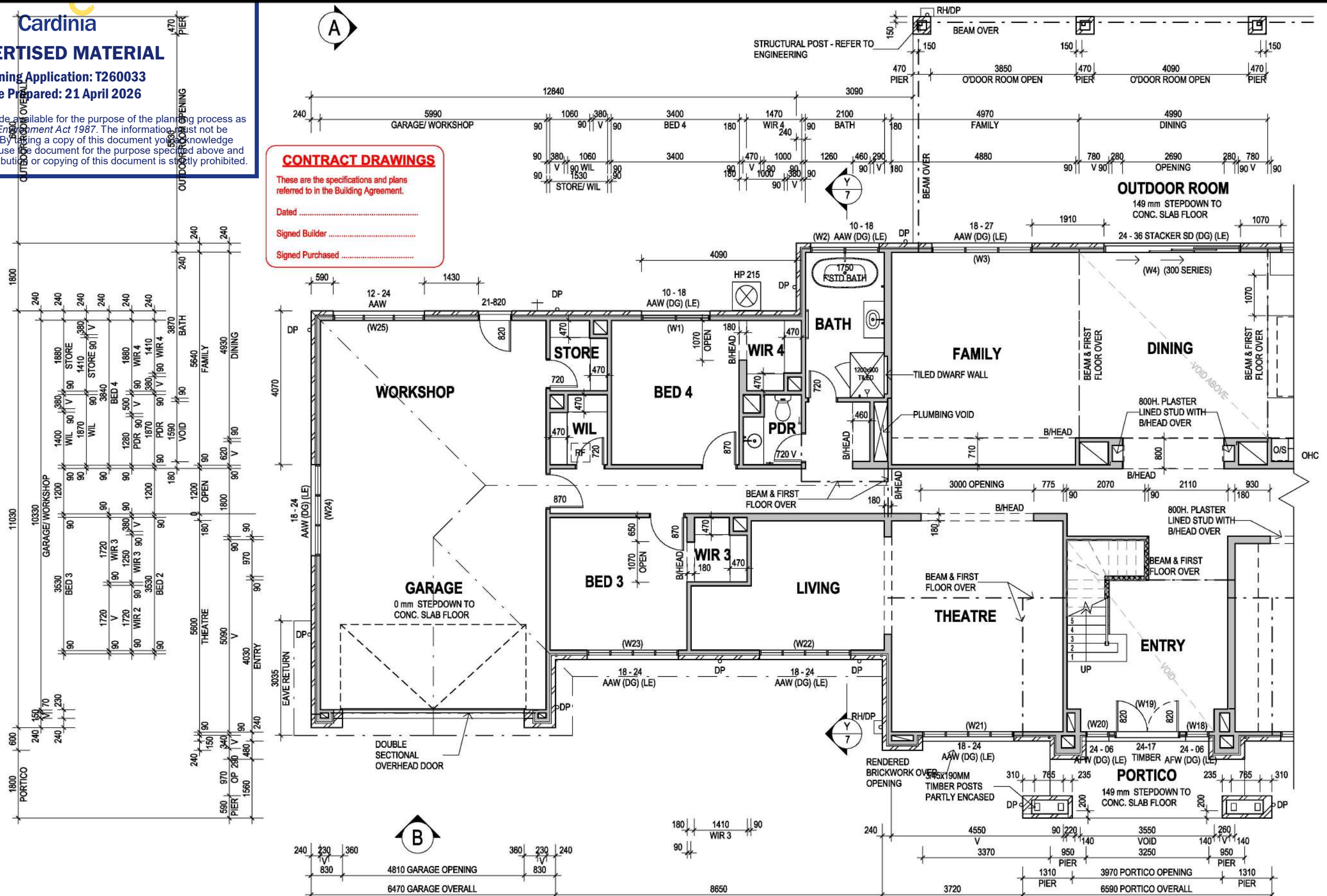
CONTRACT DRAWINGS

These are the specifications and plans referred to in the Building Agreement.

Dated

Signed Builder

Signed Purchased



- NOTES:**
- CENTRE ALL WINDOWS & EXTERNAL DOORS INTERNALLY TO ROOM (UNO) INTERNAL HINGED DOORS TO BE CENTRED TO THE HALLWAY
 - 300D. BULKHEAD TO GROUND FLOOR (U.N.O)
 - 245D. BULKHEAD TO FIRST FLOOR (U.N.O)
 - PROVIDE 2340 HIGH INTERNAL DOORS TO GROUND FLOOR
 - PROVIDE R4.1 INSULATION TO FIRST FLOOR GROUND & R2.0 INSULATION TO ALL INTERNAL WALLS OF FIRST FLOOR.

- LEGEND:**
- UNDER STAIR WALLS (WHERE APPLICABLE) - TO BE BUILT AFTER STAIR
 - 70MM STUD WALLS
 - V (Noted on INTERNAL DOOR size) = 20mm MAX. UNDERCUT
 - RF ROOF ACCESS

AREA	m ²	SQR
GROUND FLOOR	353.44 m ²	38.04
FIRST FLOOR	180.62 m ²	19.44
TOTAL LIVING	534.06 m ²	57.49
PORTICO	10.44 m ²	1.12
OUTDOOR ROOM	78.42 m ²	8.44
GARAGE	67.99 m ²	7.32
TOTAL OTHER	156.86 m ²	16.88
TOTAL	690.92 m ²	74.37

DRAWING TITLE:
GROUND FLOOR PLAN RIGHT

SCALE: 1:100 (A3)

Do NOT scale this drawing. All written dimensions take precedence over scaled dimension. If in doubt, ASK.

DESIGNER:
metricon

SPEC: BASE

DESIGN:
HIGHLANDER 68

PRODUCT CODE:
VD3HIG68PINDN

OWNER:
[REDACTED]

CEILING:
27G, 25F L

FACADE:
PINDARI

501 Blackburn Road, Mount Waverley, VIC, 3149
P.O. Box 857, Mount Waverley, VIC, 3149

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Tel: 1300 786 773
www.metriconhomes.com.au

OWNER:
[REDACTED]

LOT 14 (NO. 14) OAKTREE DRIVE PAKENHAM VIC 3810

JOB N°: 758449
PERMIT N°: TBC

WIND SPEED: 40 M/S
MASTER ISSUED: 01/04/2023

DRAWN: PD5
CHECKED: LF
SHEET: 2C/15

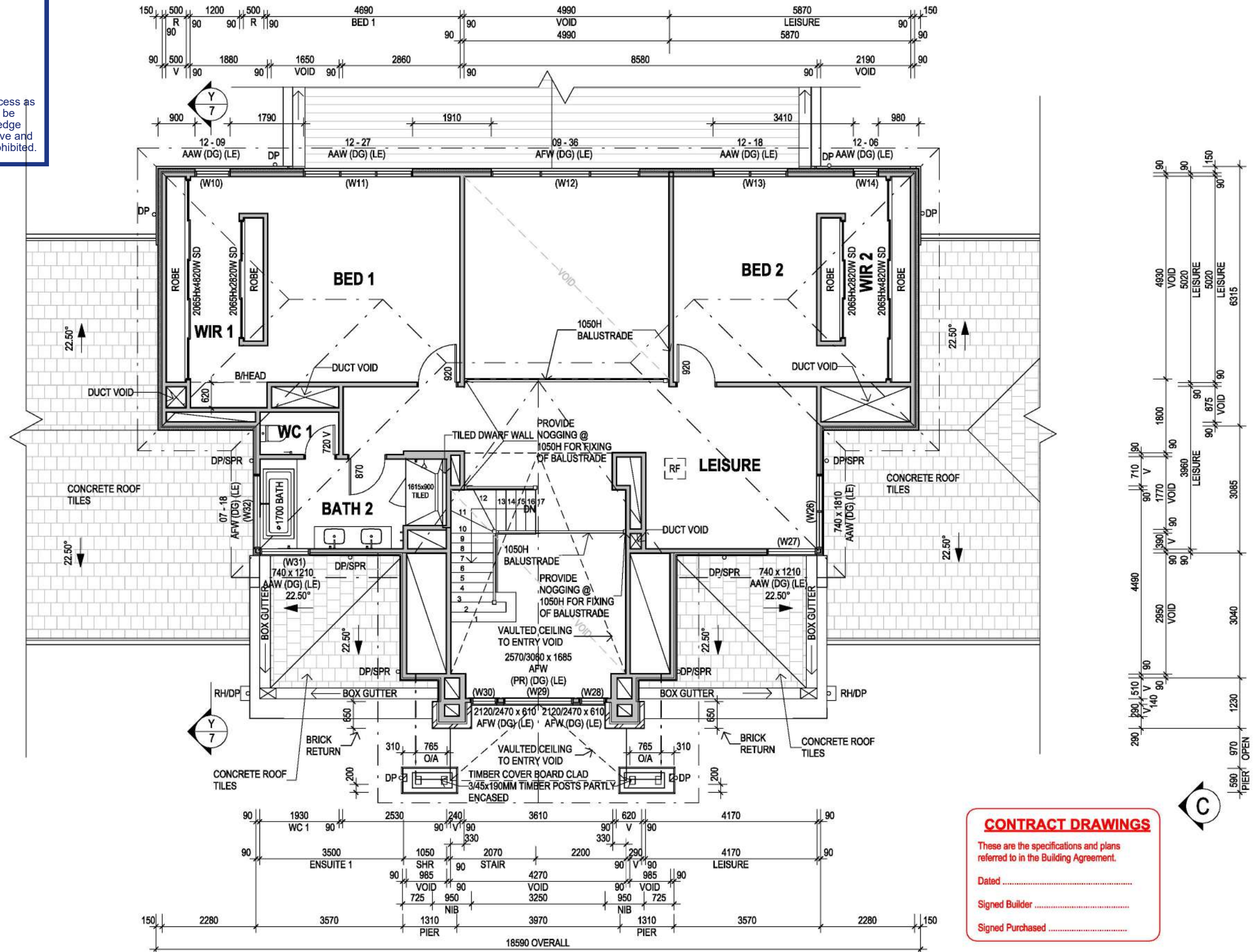
CONTRACT PLAN (GF)
DATE: 03/11/2025



ADVERTISED MATERIAL

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Date Prepared: 21 April 2026

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 - PROVIDE R4.1 INSULATION TO FIRST FLOOR GROUND & R2.0 INSULATION TO ALL INTERNAL WALLS OF THE FIRST FLOOR.

- LEGEND:**
- UNDER STAIR WALLS (WHERE APPLICABLE) - TO BE BUILT AFTER STAIR
 - 70MM STUD WALLS
 - (Noted on INTERNAL DOOR size) = 20mm MAX. UNDERCUT
 - RF ROOF ACCESS

DRAWING TITLE:
FIRST FLOOR PLAN

0 1 2 3m
SCALE 1: 100 (A3)

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DESIGN: HIGHLANDER 68	PRODUCT CODE: VD3HIG68PINDN	OWNER: [REDACTED]
FACADE: PINDARI	CEILING: 27G, 25F L	LOT 14 (NO. 14) OAKTREE DRIVE PAKENHAM VIC 3810
501 Blackburn Road, Mount Waverley, VIC, 3149 P.O. Box 857, Mount Waverley, VIC, 3149	© COPYRIGHT Metricon homes owns copyright Builders Licence N°: COB-U 52967 ACT: 005 108 752 in this drawing. Unauthorised use, reproduction or adaptation is forbidden and will be prosecuted.	JOB N°: 758449 PERMIT N°: TBC
Tel: 1300 786 773 www.metriconhomes.com.au	WIND SPEED: 40 M/S MASTER ISSUED: 01/04/2023	DATE: 03/11/2025
	DRAWN: PD5 CHECKED: LF	SHEET: 3/15

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A

D

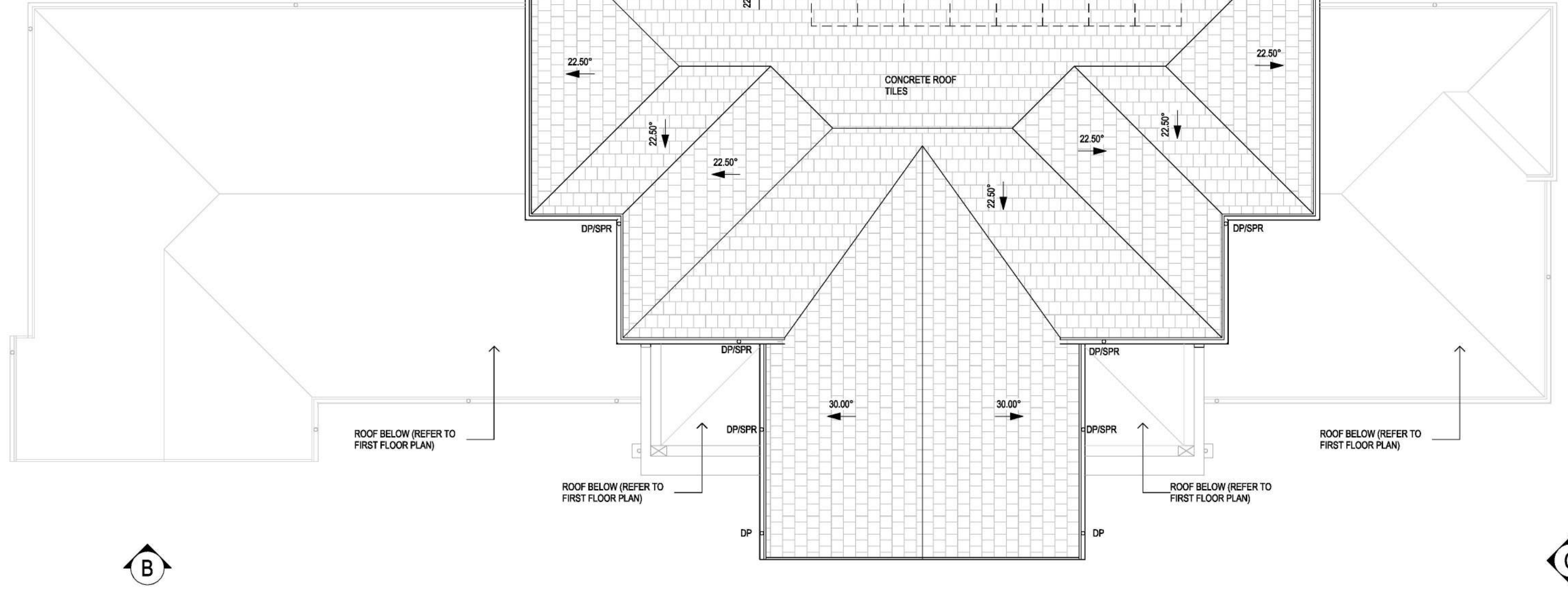


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B

C

CONTRACT DRAWINGS
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 Dated
 Signed Builder
 Signed Purchased

DRAWING TITLE:
ROOF PLAN
 0 1 2 3m
 SCALE 1: 100 (A3)
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m DESIGNER
 metricon
 SPEC: BASE

DESIGN:
HIGHLANDER 68
 PRODUCT CODE:
 VD3HIG68PINDN
 CEILING:
27G, 25F L

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JOB N°: 758449	PERMIT N°: TBC
WIND SPEED: 40 M/S	MASTER ISSUED: 01/04/2023
DRAWN: PD5	CHECKED: LF
CONTRACT PLAN (GF)	
DATE: 03/11/2025	
SHEET: 4/15	

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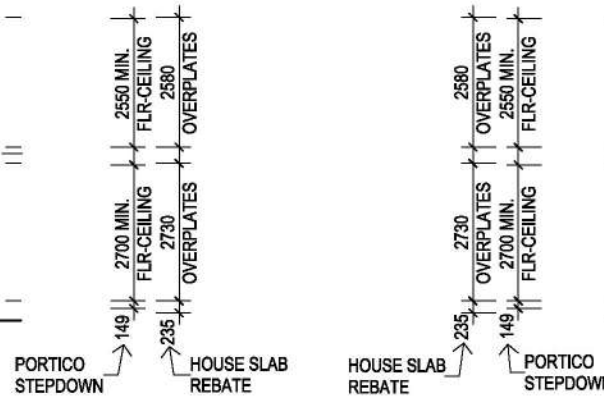
B EAST ELEVATION

1 : 150



A SOUTH ELEVATION

1 : 150

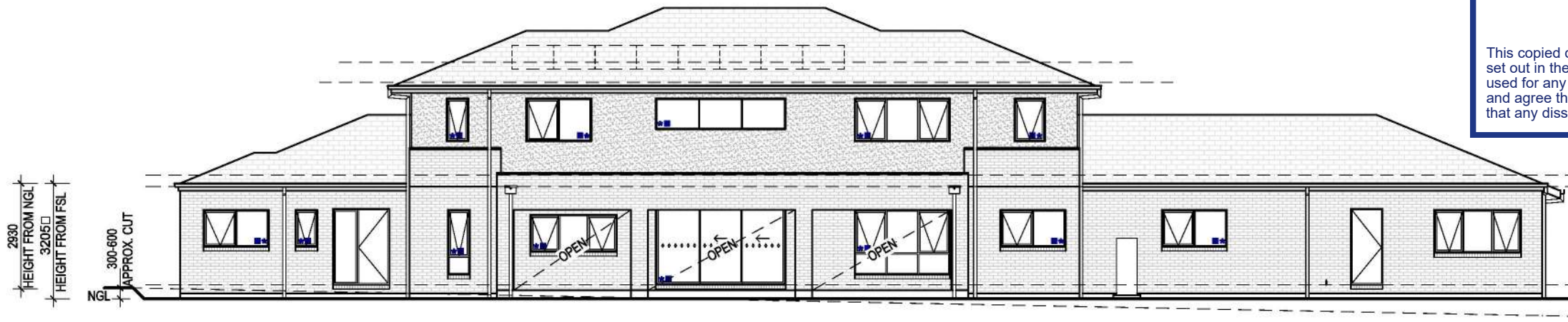


C NORTH ELEVATION

1 : 150

Cardinia
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D WEST ELEVATION

1 : 150

NOTES:

- PROVIDE BRICKWORK ABOVE ALL SIDE & REAR GROUND FLOOR ELEVATION WINDOWS & DOORS AS REQUIRED UNLESS NOTED OTHERWISE.
- PROVIDE BRICKWORK ABOVE FRONT ENTRY DOOR FRAME, BRICKWORK ABOVE FRONT ELEVATION WINDOWS & ABOVE GARAGE DOOR OPENING UNLESS NOTED OTHERWISE.
- PROVIDE ALUMINIUM FRAMED FLYSCREENS WITH ALUMINIUM MESH TO ALL OPENABLE WINDOWS EXCLUDING GARAGE.
- PROVIDE FINE TEXTURE TROWEL-ON ACRYLIC PIGMENTED RENDER FINISH TO FRONT FACADE GARAGE WITH 350MM RENDER RETURN & TO THE PORTICO, PIERS AND THE THEATRE AND GUEST BED PROJECTION WITH RETURNS.

CONTRACT DRAWINGS

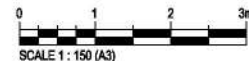
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Signed Purchased

DRAWING TITLE:
ELEVATIONS



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SPEC: BASE

DESIGN:
HIGHLANDER 68

FAÇADE:
PINDARI

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 P.O. Box 857, Mount Waverley, VIC, 3149
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 www.metriconhomes.com.au

PRODUCT CODE:
VD3HIG68PIND

CEILING:
27G, 25F L

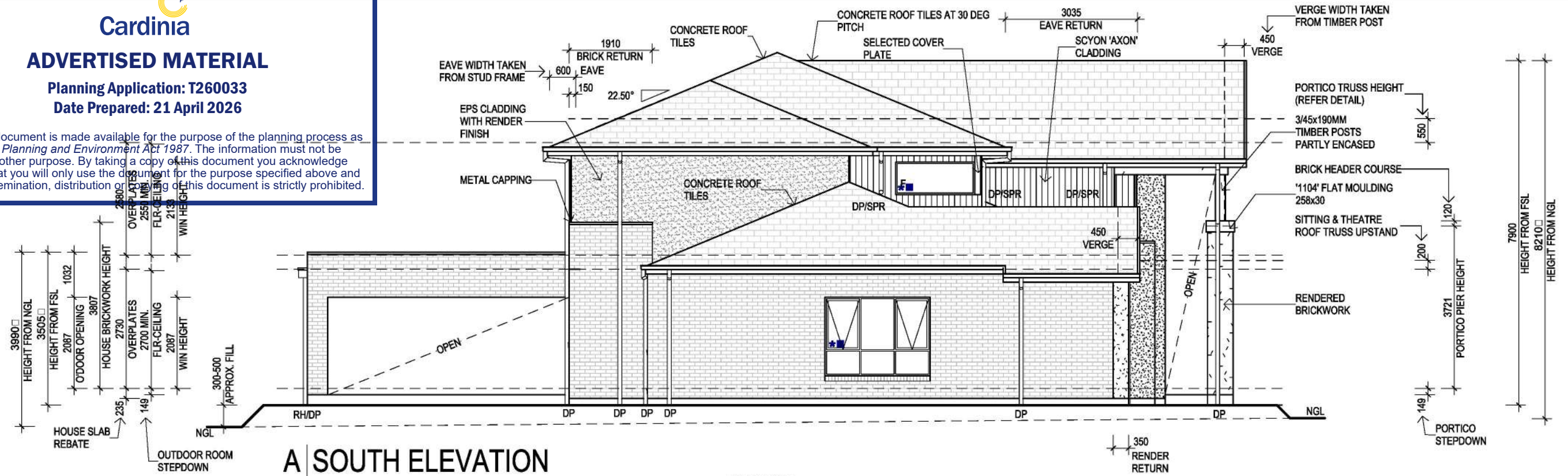
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OWNER: [REDACTED]	LOT 14 (NO. 14) OAKTREE DRIVE PAKENHAM VIC 3810
JOB N°: 758449	PERMIT N°: TBC
WIND SPEED: 40 M/S	MASTER ISSUED: 01/04/2023
DRAWN: PD5	CHECKED: LF
CONTRACT PLAN (GF)	
DATE: 03/11/2025	
SHEET: 5A/15	

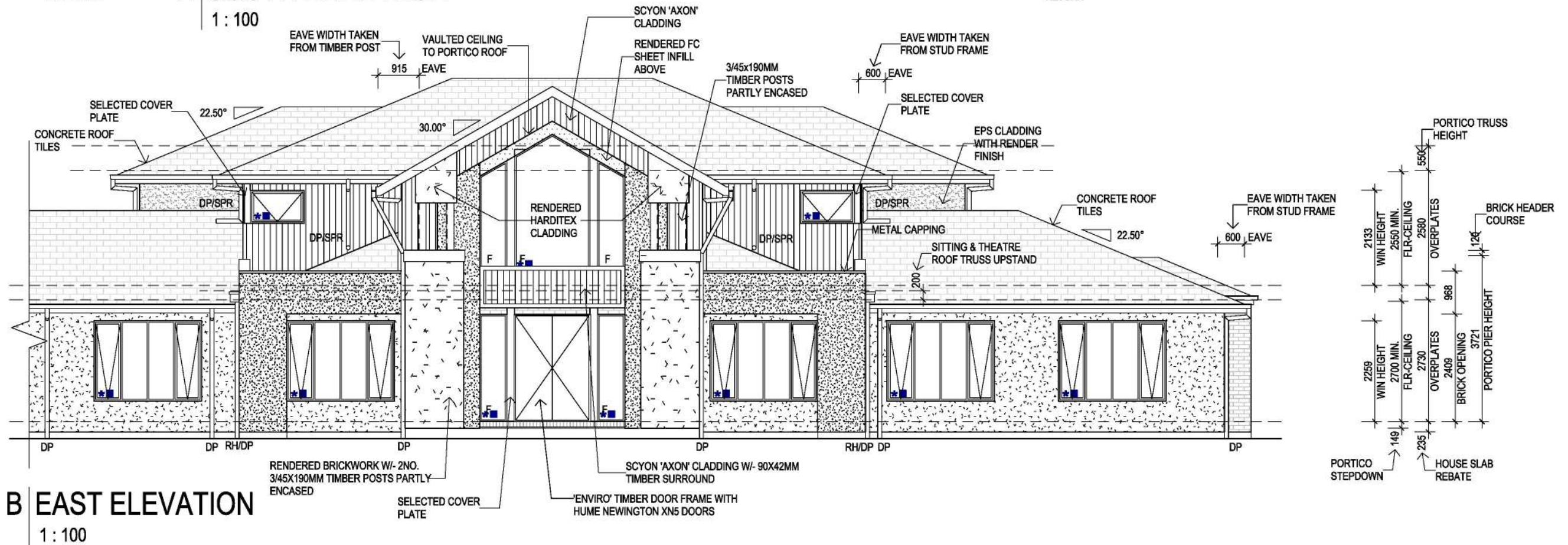
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A SOUTH ELEVATION
1 : 100

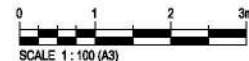


B EAST ELEVATION
1 : 100

NOTES:

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DRAWING TITLE:
ELEVATIONS



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SPEC: BASE

DESIGN:
HIGHLANDER 68

FACADE:
PINDARI

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Tel: 1300 786 773
www.metriconhomes.com.au

PRODUCT CODE:
VD3HIG68PIND

CEILING:
27G, 25F L

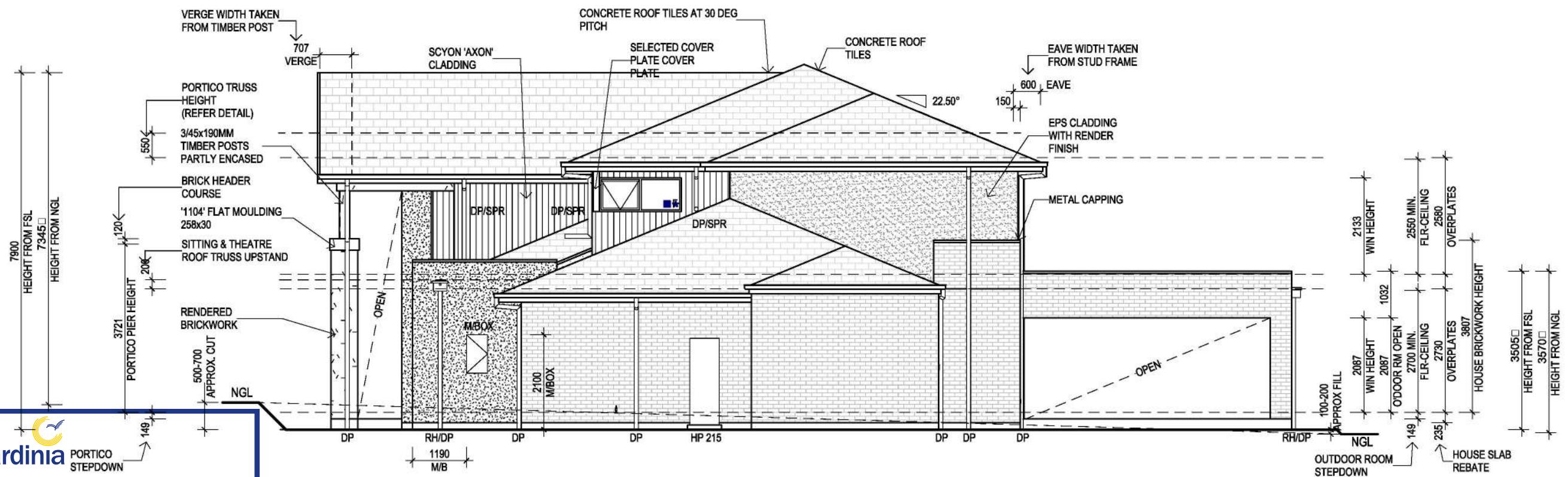
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WIND SPEED: 40 M/S	MASTER ISSUED: 01/04/2023
DRAWN: PD5	CHECKED: LF
SHEET: 5B/15	
CONTRACT PLAN (GF) DATE: 03/11/2025	

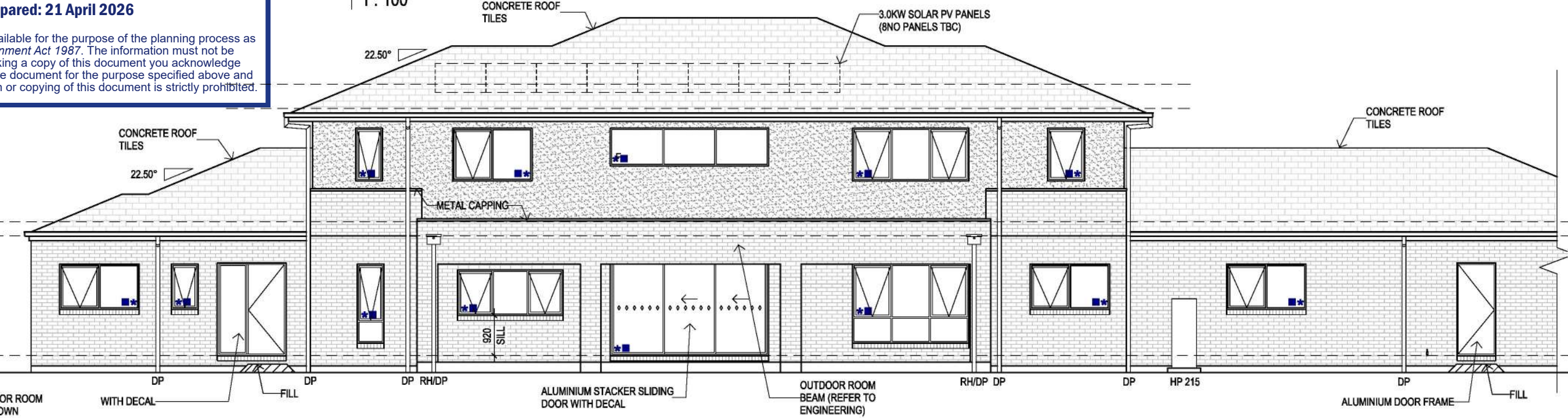


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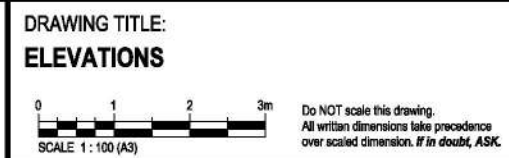


C NORTH ELEVATION
 1 : 100



D WEST ELEVATION
 1 : 100

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m DESIGNER
 metricon

SPEC: BASE

DESIGN: HIGHLANDER 68	PRODUCT CODE: VD3HIG68PINDN	LOT 14 (NO. 14) OAKTREE DRIVE PAKENHAM VIC 3810
FACADE: PINDARI	CEILING: 27G, 25F L	
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