
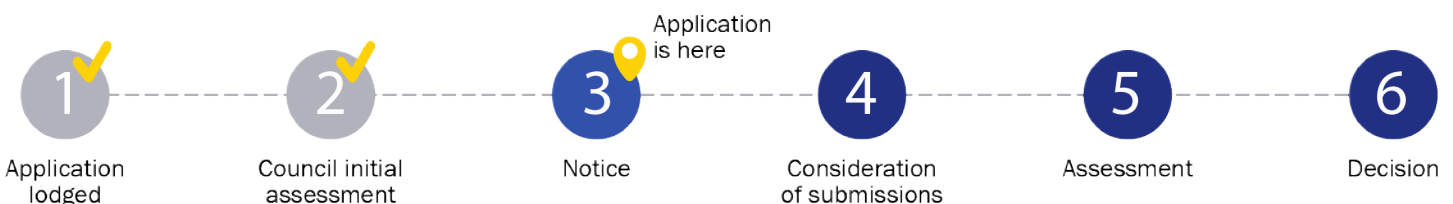


Notice of Application for a Planning Permit

Cardinia
ADVERTISED MATERIAL
 Planning Application: T260060
 Date Prepared: 18 May 2026

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The land affected by the application is located at:	L202 PS902144 V12580 F620 5 Monterey Way, Pakenham VIC 3810	
The application is for a permit to:	Buildings and Works (Construction of a Dwelling and a Fence)	
A permit is required under the following clauses of the planning scheme:		
42.01-2	Construct a fence	
42.01-2	Construct a building or construct or carry out works	
APPLICATION DETAILS		
The applicant for the permit is:	FTS C/- Platinum Planning Solutions	
Application number:	T260060	
<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>		03 June 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>





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ePlanning

Application Summary

Portal Reference: A1260A1

Basic Information

Proposed Use	Dwelling under the ESO
Current Use	Vacant
Cost of Works	\$185,000
Site Address	5 Monterey Way 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



Total \$1,462.50



Civic Centre
20 Siding Avenue, Officer, Victoria

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

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

Email: mail@cardinia.vic.gov.au

Monday to Friday 8.30am–5pm
Phone: 1300 787 624
After Hours: 1300 787 624
Fax: 03 5941 3784

Documents Uploaded

Date	Type	Filename
04-02-2026	A Copy of Title	Proof of Ownership-169887-2.pdf
04-02-2026	Site plans	Architectural Plans.pdf
04-02-2026	Overlay Requirements	Cover Letter - 5 Monterey Way Pakenham.pdf
04-02-2026	Additional Document	Soil report.pdf
04-02-2026	Additional Document	Building Envelope-170844-1.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]	9/25 Harbour Village Parade, Coomera QLD 4209	E: domestic@platinumplanning.com.au
Submission Date	[REDACTED]		

Declaration

By ticking this checkbox, I, , 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
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Council's Operations Centre (Depot)
Purton Road, Pakenham, Victoria

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Planning Application: T260060
Date Prepared: 18 May 2026

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Cardinia
ADVERTISED MATERIAL
 Planning Applications 260060
 Date Prepared 14 May 2025

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Request to amend a current planning permit application

This form is used to request an amendment to an application for a planning permit that has already been lodged with Council, but which has not yet been decided. This form can be used for amendments made before any notice of the application is given (pursuant to sections 50 / 50A of the *Planning and Environment Act 1987*) or after notice is given (section 57A of the Act).

PERMIT APPLICATION DETAILS

Application No.:	T260060
Address of the Land:	5 Monterey Way, Pakenham

APPLICANT DETAILS


Name:	[REDACTED]
Organisation:	Platinum Planning Solutions
Address:	9 / 25 Harbour Village Parade Coomera Waters QLD 4209
Phone:	[REDACTED]
Email:	[REDACTED]

AMENDMENT TYPE

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

AMENDMENT DETAILS

What is being amended? (select all that apply)		
What is being applied for <input checked="" type="checkbox"/>	Plans / other documents <input type="checkbox"/>	Applicant / owner details <input type="checkbox"/>
Land affected <input type="checkbox"/>	Other <input type="checkbox"/>	
Describe the changes. If you need more space, please attach a separate page.		
Under Scheule 1 of the GRZ, the proposal does not trigger a planning permit.		
However, under the provisions of the Environmental Significance Overlay, a planning permit is required to construct a building or to construct or carry out works, and also to construct a fence.		

 Cardinia	
ADVERTISED MATERIAL Planning Application: T260060 Date Prepared: 18 May 2026	
<small>This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.</small>	
Specify the estimated cost of any development for which the permit is required:	
Not applicable <input type="checkbox"/>	Unchanged <input checked="" type="checkbox"/>
New amount \$	

DECLARATION

I declare that all the information in this request is true and correct and the owner (if not myself) has been notified of this request to amend the application.

Name:	
Signature:	
Date:	

LODGEMENT

Please submit this form, including all amended plans/documents, to mail@cardinia.vic.gov.au

You can also make amendments to your application via the Cardinia ePlanning Portal at <https://eplanning.cardinia.vic.gov.au/>

If you have any questions or need help to complete this form, please contact Council's Statutory Planning team on 1300 787 624.

IMPORTANT INFORMATION

It is strongly recommended that before submitting this form, you discuss the proposed amendment with the Council planning officer processing the application.

Please give full details of the nature of the proposed amendments and clearly highlight any changes to plans (where applicable). If you do not provide sufficient details or a full description of all the amendments proposed, the application may be delayed.

No application fee for s50/s50A requests unless the amendment results in changes to the relevant class of permit fee or introduces new classes of permit fees. The fee for a s57A request is 40% of the relevant class of permit fee, plus any other fees if the amendment results in changes to the relevant class (or classes) of permit fee or introduces new classes of permit fees. Refer to the *Planning and Environment (Fees) Regulations 2016* for more information.

The amendment may result in a request for more under section 54 of the Act and/or the application requiring notification (or re-notification). The costs associated with notification must be covered by the applicant.

Council may refuse to amend the application if it considers that the amendment is so substantial that a new application for a permit should be made.

Any material submitted with this request, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*.

REGISTER SEARCH STATEMENT (Title Search) Transfer of

Carolina
Land Act 1958
ADVERTISED MATERIAL

Planning Application: 1260060
Volume 12580 Folio 620

Security no : 124131332693C
Produced 14/01/2026 03:43 PM

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LAND DESCRIPTION

Lot 202 on Plan of Subdivision 902144W.
PARENT TITLES :
Volume 12330 Folio 800 Volume 12580 Folio 422
Created by instrument PS902144W 01/11/2024

REGISTERED PROPRIETOR

Estate Fee Simple

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AZ092837J 28/04/2025
AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

COVENANT PS902144W 01/11/2024

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

AGREEMENT Section 173 Planning and Environment Act 1987
AX385769J 25/10/2023

DIAGRAM LOCATION

SEE PS902144W FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 5 MONTEREY WAY PAKENHAM VIC 3810

ADMINISTRATIVE NOTICES

NIL

eCT Control 16165A AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED
Effective from 28/04/2025

DOCUMENT END

Imaged Document Cover Sheet

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

Document Type	Plan
Document Identification	PS902144W
Number of Pages (excluding this cover sheet)	5
Document Assembled	18/02/2026 10:35

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Cardinia
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Planning Application: T260060
Date Prepared: 18 May 2026

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PLAN OF SUBDIVISION	EDITION 1	PS902144W
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<div style="border: 2px solid blue; padding: 5px; margin-bottom: 10px;"> <p style="text-align: center; font-weight: bold; font-size: 14pt;">LOCATION OF LAND</p> <p style="text-align: center; font-size: 10pt; color: blue;">Cardinia</p> <p>PARISH: ADVERTISED MATERIAL Planning Application: T260060</p> <p>TOWNSHIP: NAR NAR GOON Date Prepared: 18 May 2026</p> <p>SECTION: PAKENHAM</p> <p style="font-size: 8pt;">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 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.</p> </div> <p>CROWN ALLOTMENT: 32(PT), 33(PT) & 34(PT)</p> <p>TITLE REFERENCE: VOL. 12580 FOL. 422 VOL. 12330 FOL. 800</p> <p>LAST PLAN REFERENCE: PS848743W (LOT A) LP86652 (LOT 2)</p> <p>POSTAL ADDRESS: 14 SUNNY VISTA (at time of subdivision) PAKENHAM ROAD PAKENHAM 3810</p> <p>MGA CO-ORDINATES: E: 366 200 ZONE: 55 (of approx centre of land in plan) N: 5 786 450 GDA 2020</p>	<p>Council Name: Cardinia Shire Council</p> <p>Council Reference Number: S21-147 Planning Permit Reference: T160690-2 SPEAR Reference Number: S182118A</p> <p>Certification</p> <p>This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6 of the Subdivision Act 1988: 16/08/2023</p> <p>Public Open Space</p> <p>A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has been made and the requirement has not been satisfied at Certification</p> <p>Digitally signed by: Sonia Higgins for Cardinia Shire Council on 27/06/2024</p> <p>Statement of Compliance issued: 28/10/2024</p> <p>Public Open Space</p> <p>A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has been made and the requirement has been satisfied at Statement of Compliance</p>
---	--

VESTING OF ROADS AND/OR RESERVES	NOTATIONS
----------------------------------	-----------

IDENTIFIER	COUNCIL/BODY/PERSON	<p>LOTS 1 TO 200 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.</p> <p>LOTS IN THIS PLAN MAY BE AFFECTED BY ONE OR MORE RESTRICTIONS. FOR DETAILS OF RESTRICTIONS INCLUDING BURDENED LOTS & BENEFITING LOTS, SEE CREATION OF RESTRICTIONS ON SHEET 5</p> <p>OTHER PURPOSE OF PLAN: TO REMOVE THAT PART OF THE SEWERAGE EASEMENT CREATED AS E-3 ON PS848743W CONTAINED WITHIN MONTEREY WAY ON THIS PLAN.</p> <p>GROUND'S FOR REMOVAL OF EASEMENT: AGREEMENT FROM ALL INTERESTED PARTIES (SECTION 6(1)K SUBDIVISION ACT 1988)</p> <p style="text-align: center; font-weight: bold; margin-top: 20px;">WARNING: The restrictive covenant(s)/restriction(s) in this plan may have been varied or removed. For current information, please refer to the relevant folio(s) of the Register, noting section 88(3) of the Transfer of Land Act 1958</p>
ROAD R1	CARDINIA SHIRE COUNCIL	
NOTATIONS		
DEPTH LIMITATION: DOES NOT APPLY		
<p>This is a SPEAR plan.</p> <p>STAGING: This is not a staged subdivision. Planning Permit No. T160690</p> <p>SURVEY: This plan is based on survey. This survey has been connected to permanent marks No(s). 89, 199, 213, 285, 286, 287, 295, 319, 320, 354, 355, 363, 674, 675</p>		
<p>Estate: The Rise - Pakenham Phase No.: 02 No. of Lots: 34 + Lot B PHASE AREA: 1.772ha</p>		

EASEMENT INFORMATION

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

SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLIES TO LOTS 213 TO 216 (BOTH INCLUSIVE) AND 218 TO 221 (BOTH INCLUSIVE) IN THIS PLAN.

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1, E-4	PIPELINE	24.38	INST, D613929	VICTORIA PIPELINES COMMISSION CARDINIA SHIRE COUNCIL SOUTH EAST WATER CORPORATION SOUTH EAST WATER CORPORATION SOUTH EAST WATER CORPORATION CARDINIA SHIRE COUNCIL SOUTH EAST WATER CORPORATION
E-2	DRAINAGE	SEE DIAG	PS848743W	
E-2, E-3	SEWERAGE	SEE DIAG	PS848743W	
E-7, E-5	SEWERAGE	SEE DIAG	THIS PLAN	
E-7, E-6	DRAINAGE	SEE DIAG	THIS PLAN	
E-4	SUPPLY OF WATER (THROUGH UNDERGROUND PIPES)	6	PS848743W	

<p style="font-weight: bold; font-size: 18pt;">Beveridge Williams</p> <p style="font-size: 10pt;">development & environment consultants</p> <p style="font-weight: bold; font-size: 12pt;">Melbourne ph : 03 9524 8888</p> <p style="font-size: 10pt;">www.beveridgewilliams.com.au</p>	SURVEYORS FILE REF: 2000490/02 2000490-02-PS-V6.DWG	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 5
	Digitally signed by: ADRIAN JAMES FREEMAN, Licensed Surveyor, Surveyor's Plan Version (6), 03/06/2024, SPEAR Ref: S182118A		Land Use Victoria Plan Registered 10:25 AM 01/11/2024 Assistant Registrar of Titles

PS902144W



ADVERTISED MATERIAL

Planning Application: T260060
Date Prepared: 18 May 2026

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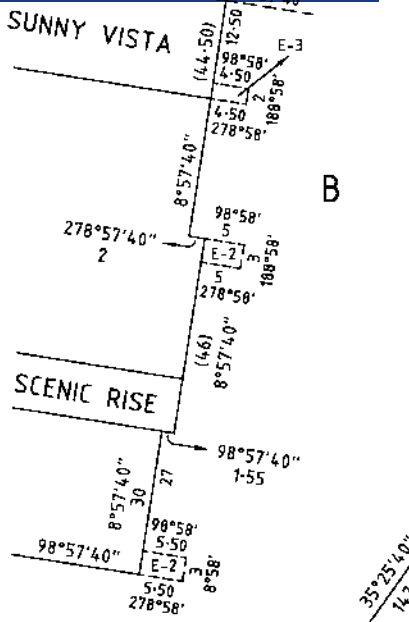
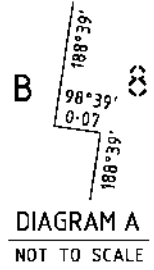
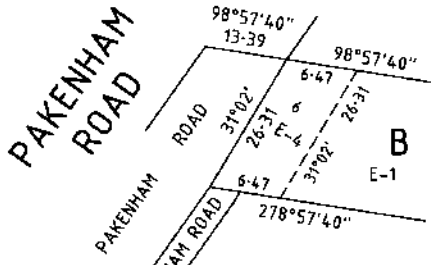
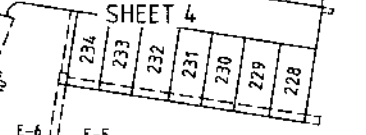
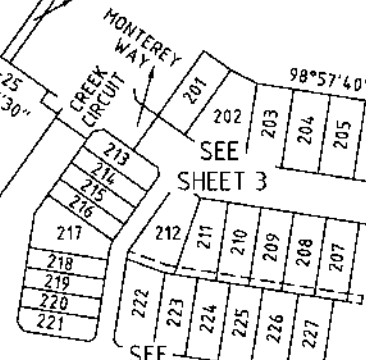


DIAGRAM B
NOT TO SCALE

DIAGRAM
NOT TO SCALE

PAKENHAM ROAD

ROAD



B
11.41ha

MCLEISH TERRACE

PAKENHAM ROAD

DIAGRAM
NOT TO SCALE



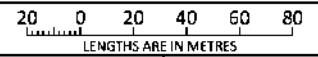
Beveridge Williams
development & environment consultants

Melbourne ph : 03 9524 8888

www.beveridgewilliams.com.au

SURVEYORS REF
2000490/02

SCALE
1 : 2000



ORIGINAL SHEET
SIZE: A3

SHEET 2

Digitally signed by: ADRIAN JAMES FREEMAN, Licensed Surveyor,
Surveyor's Plan Version (6),
03/06/2024, SPEAR Ref: S182118A

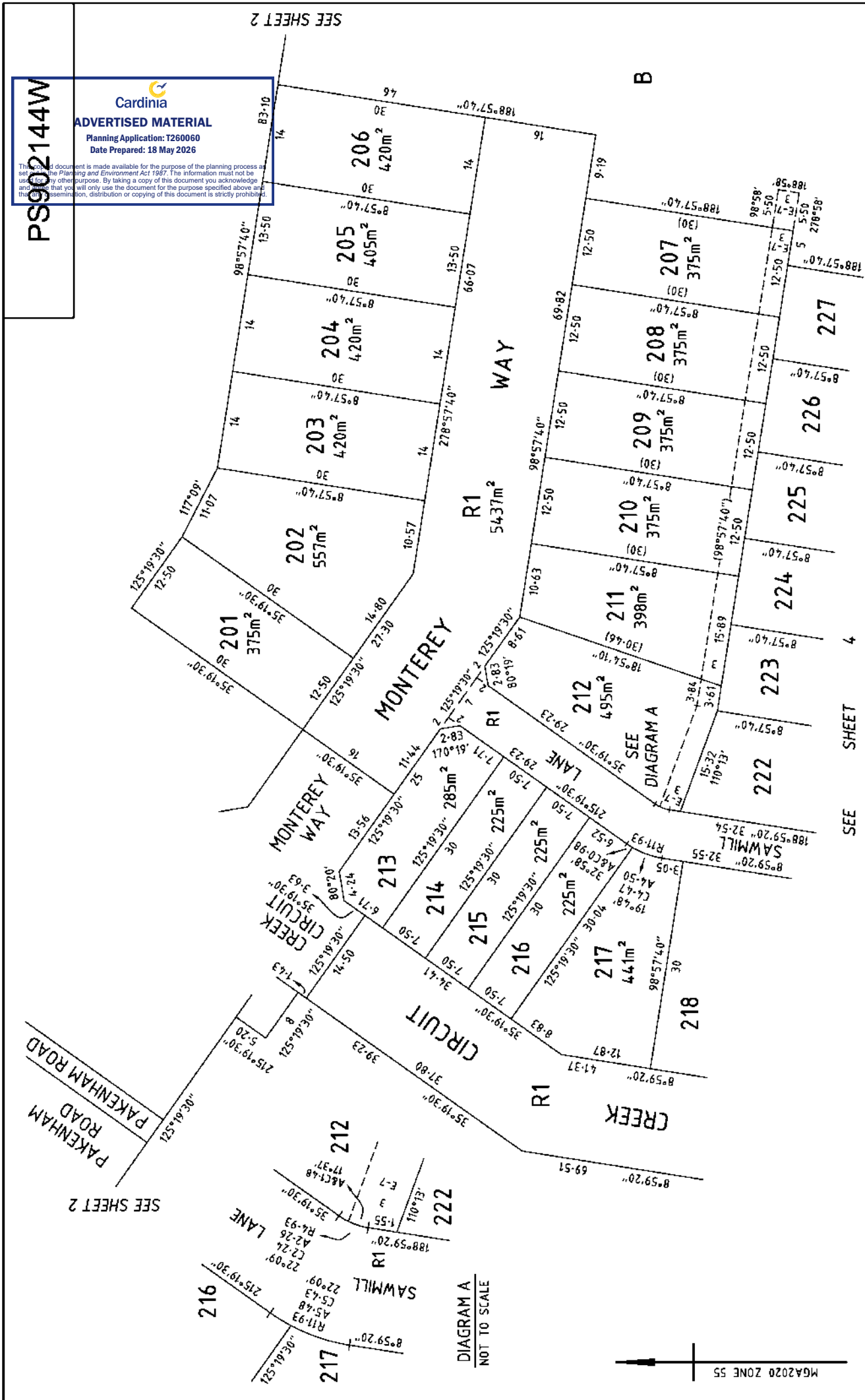
Digitally signed by:
Cardinia Shire Council,
27/06/2024,
SPEAR Ref: S182118A



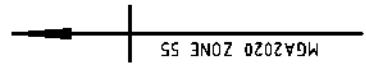
PS902144W

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<p>Beveridge Williams development & environment consultants Melbourne ph : 03 9524 8888 www.beveridgewilliams.com.au</p>	<p>SURVEYORS REFERENCE 2000490 /02</p>	<p>SCALE 1 : 500</p> <p>LENGTHS ARE IN METRES</p> <p>5 0 5 10 15 20</p>	<p>ORIGINAL SHEET SIZE: A3</p>	<p>SHEET 3</p>
	<p>Digitally signed by: Adrian James Freeman, Licensed Surveyor, Cardinia Shire Council, 27/06/2024, SPEAR Ref: S182118A</p>	<p>Digitally signed by: Adrian James Freeman, Licensed Surveyor, Cardinia Shire Council, 27/06/2024, SPEAR Ref: S182118A</p>	<p>SEE SHEET 4</p>	<p>SEE SHEET 2</p>

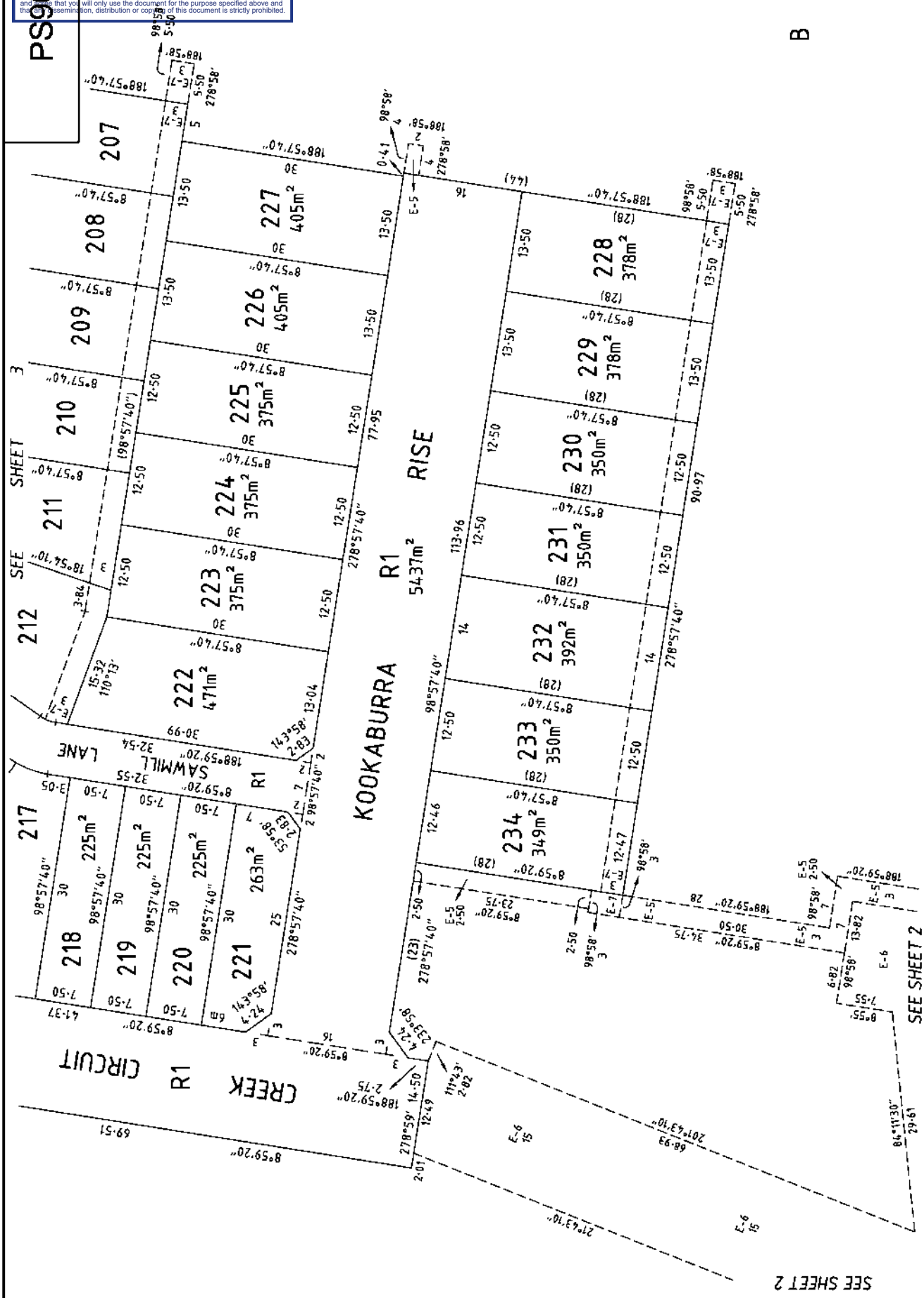


PS902144W

Cardinia
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MGA2020 ZONE 55




B

SEE SHEET 3

SEE SHEET 2

SEE SHEET 2

 Beveridge Williams development & environment consultants Melbourne ph : 03 9524 8888 www.beveridgewilliams.com.au	SURVEYORS REFERENCE 2000490 /02	SCALE 1 : 500	LENGTHS ARE IN METRES 5 0 5 10 15 20	ORIGINAL SHEET SIZE: A3	SHEET 4
	Digitally signed by: ADRIAN JAMES FREEMAN, Licensed Surveyor, Cardinia Shire Council, Surveyor's Plan Version (6), 03/06/2024, SPEAR Ref: S182118A				

SUBDIVISION ACT 1988

PS902144W

CREATION OF RESTRICTION 'A'

THE REGISTERED PROPRIETORS OF THE BURDENED LAND COVENANT WITH THE REGISTERED PROPRIETORS OF THE BENEFITED LAND AS SET OUT IN THE RESTRICTION WITH THE INTENT THAT THE BURDEN OF THE RESTRICTION RUNS WITH AND BINDS THE BURDENED LAND AND THE BENEFIT OF THE RESTRICTION IS ANNEXED TO AND RUNS WITH THE BENEFITED LAND.

LAND TO BENEFIT & TO BE BURDENED:

BURDENED LAND: LOTS 201 TO 234 (BOTH INCLUSIVE)
BENEFITING LAND: LOTS 201 TO 234 (BOTH INCLUSIVE)

DESCRIPTION OF RESTRICTION:

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT ON THE PLAN OF SUBDIVISION SHALL NOT:

- (1) CONSTRUCT OR ALLOW TO BE CONSTRUCTED ANY BUILDING OR STRUCTURE OTHER THAN A BUILDING OR STRUCTURE THAT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RISE (PAKENHAM) ESTATE DESIGN GUIDELINES AS AMENDED FROM TIME TO TIME.

A COPY OF THE DESIGN GUIDELINES AND BUILDING ENVELOPE PLAN IS AVAILABLE at <http://www.beveridgewilliams.com.au/design-application/>

- (2) CONSTRUCT OR ALLOW TO BE CONSTRUCTED ANY BUILDING OR STRUCTURE ON THE LOT PRIOR TO:
 - (A) COPIES OF BUILDING PLANS, ELEVATION, ROOF PLANS, SITE PLANS (INCORPORATING SETBACKS FROM ALL BOUNDARIES, EXISTING CONTOURS, PROPOSED FINISHED FLOOR LEVELS AND SITE LEVELS, ALL PROPOSED DRIVEWAYS AND PATHS, DETAILS OF FENCES AND OUTBUILDINGS AND LANDSCAPING) AND SCHEDULES OF EXTERNAL COLOURS AND MATERIALS HAVE BEEN SUBMITTED VIA THE DESIGN PORTAL AT THE ABOVE ADDRESS OR SUCH OTHER ENTITY AS MAY BE NOMINATED BY THE DESIGN ASSESSMENT PANEL FROM TIME TO TIME;
 - (B) THE DESIGN ASSESSMENT PANEL OR SUCH OTHER ENTITY AS MAY BE NOMINATED BY THE DESIGN ASSESSMENT PANEL FROM TIME TO TIME HAVE GIVEN ITS WRITTEN APPROVAL TO THE PLANS PRIOR TO THE COMMENCEMENT OF WORKS.

VARIATION:

ANY VARIATION TO CONDITIONS 1 AND 2 OF RESTRICTION 'A' WILL REQUIRE THE CONSENT OF THE DESIGN ASSESSMENT PANEL

EXPIRY:

THIS RESTRICTION CEASES TO HAVE EFFECT FOLLOWING AFTER EITHER;

- (i) THE ISSUE OF AN OCCUPANCY PERMIT UNDER THE BUILDING ACT 1993 (OR SIMILAR) IN RESPECT OF A BUILDING ON EVERY RESIDENTIAL LOT ON THIS PLAN.
- (ii) 31 DECEMBER 2039.

CREATION OF RESTRICTION 'B'

THE REGISTERED PROPRIETORS OF THE BURDENED LAND COVENANT WITH THE REGISTERED PROPRIETORS OF THE BENEFITED LAND AS SET OUT IN THE RESTRICTION WITH THE INTENT THAT THE BURDEN OF THE RESTRICTION RUNS WITH AND BINDS THE BURDENED LAND AND THE BENEFIT OF THE RESTRICTION IS ANNEXED TO AND RUNS WITH THE BENEFITED LAND.

LAND TO BENEFIT & TO BE BURDENED:

BURDENED LAND: LOTS 201 TO 234 (BOTH INCLUSIVE)
BENEFITING LAND: LOTS 201 TO 234 (BOTH INCLUSIVE)

DESCRIPTION OF RESTRICTION:

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT ON THE PLAN OF SUBDIVISION SHALL NOT:

- 1) CONSTRUCT OR ALLOW TO BE CONSTRUCTED ANY BUILDING OR STRUCTURE WITH PARTY WALLS UNLESS THE PARTY WALLS ARE CONSTRUCTED SIMULTANEOUSLY WITH THE ABUTTING LOTS

EXPIRY:

THIS RESTRICTION CEASES TO HAVE EFFECT FOLLOWING AFTER EITHER;

- (i) THE ISSUE OF AN OCCUPANCY PERMIT UNDER THE BUILDING ACT 1993 (OR SIMILAR) IN RESPECT OF A BUILDING ON EVERY RESIDENTIAL LOT ON THIS PLAN.
- (ii) 31 DECEMBER 2039.



Beveridge Williams
development & environment consultants
Melbourne ph : 03 9524 8888

www.beveridgewilliams.com.au

SURVEYORS REF
2000490/02

Digitally signed by: ADRIAN JAMES FREEMAN, Licensed Surveyor,
Surveyor's Plan Version (6),
03/06/2024, SPEAR Ref: S182118A

ORIGINAL SHEET
SIZE: A3

SHEET 5

Digitally signed by:
Cardinia Shire Council,
27/06/2024,
SPEAR Ref: S182118A



Department of Transport and Planning


ADVERTISED MATERIAL
 Planning Application: T260060
Electronic Instrument Statement
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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

Produced 18/02/2026 10:35:06 AM

Status	Registered	Dealing Number	AX385769J
Date and Time Lodged	25/10/2023 12:57:26 PM		

Lodger Details

Lodger Code	21884L
Name	SETTLE CONNECT PTY LTD
Address	
Lodger Box	
Phone	
Email	
Reference	Cardinia (12330/801)

APPLICATION TO RECORD AN INSTRUMENT

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.

Estate and/or Interest

FEE SIMPLE

Land Title Reference

12330/800
 12330/801

Instrument and/or legislation

RECORD - AGREEMENT - SECTION 173
 Planning & Environment Act - section 173

Applicant(s)

Name	CARDINIA SHIRE COUNCIL
Address	
Property Name	CARDINIA SHIRE OFFICE
Street Number	20
Street Name	SIDING
Street Type	AVENUE
Locality	OFFICER
State	VIC





Department of Transport and Planning

Electronic Instrument Statement

Postcode 3809

Additional Details

Refer Image Instrument

The applicant requests the recording of this Instrument in the Register.

Execution

1. The Certifier has taken reasonable steps to verify the identity of the applicant 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	CARDINIA SHIRE COUNCIL
Signer Name	DAVID PHILIP LITTLEJOHN
Signer Organisation	DYE & DURHAM LEGAL PTY LTD
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	25 OCTOBER 2023

File Notes:

NIL

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

Statement End.



Imaged Document Cover Sheet

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Document Type	Instrument
Document Identification	AX385769J
Number of Pages (excluding this cover sheet)	17
Document Assembled	18/02/2026 10:35

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Cardinia
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HWL
EBSWORTH
LAWYERS

Deed of Agreement

**Under s173 of the
*Planning and Environment Act 1987***

Cardinia Shire Council

and

BNG (Pakenham) Pty Ltd (ACN 640125686)

Ref: DV:NB:1050250

Doc ID 1115801193/v1

Level 8, 447 Collins Street, Melbourne VIC 3000 Australia
PO Box 3, Collins Street West VIC 8007 Australia
DX 564 Melbourne

Telephone +61 3 8644 3500
Facsimile 1300 365 323 (Australia) +61 3 9034 3257 (International)
hwlebsworth.com.au

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Deed of Agreement

Date 06/10/2023

Parties

Cardinia Shire Council

of 20 Siding Avenue, Officer 3809

(Council)

BNG (PAKENHAM) PTY LTD (ACN 640125686)

of Level 5, 991 Whitehorse Road, Box Hill VIC 3128

(Owner)

Recitals

- A. Council is the Responsible Authority pursuant to the Act for the administration and enforcement of the Planning Scheme, which applies to the Subject Land.
- B. The Owner is or is entitled to be the registered proprietor of the Subject Land, which is the land over which this Agreement is intended to be registered.
- C. On 19 December 2017 Council issued Planning Permit No. T160690 (**Planning Permit**), which allows for the subdivision of the Subject Land, associated works, fencing, removal of native vegetation and altering access to a road in a Road Zone Category 1, generally in accordance with the approved plans.
- D. On 9 June 2021 Council amended the Planning Permit (T160690-2) (**Amended Planning Permit**).
- E. Condition 41 of the Amended Planning Permit provides that:

Prior to the issuing of a Statement of Compliance for each stage, the owner must enter into an agreement pursuant to Section 173 of the Planning and Environment Act 1987 to provide for the following:

- a) *A plan of subdivision to show the location and dimensions of the plantation reserve as well as the building envelopes.*
- b) *A requirement that each land owner must maintain the*



plantation reserve in perpetuity at the owner's cost. A separate maintenance/weed control schedule is required.

- c) *A requirement that any fencing within the plantation reserve must be wire or similar material to the satisfaction of the Responsible Authority.*
- d) *A requirement that each lot affected by the plantation reserve must comply with the relevant Building Design Guidelines registered on title.*



- F. The Parties have agreed to enter into this Agreement:
- (a) to give effect to the requirements of the Amended Planning Permit;
 - (b) that the Building Envelopes referred to in this Agreement relate only to the building envelopes for the lots abutting the plantation reserve on the eastern boundary of the Subject Land; and
 - (c) to achieve and advance the objectives of planning in Victoria and the objectives of the Planning Scheme in respect of the Subject Land.

This deed witnesses that in consideration of, among other things, the mutual promises contained in this deed the parties agree as follows:

1. Definitions and interpretation clauses

1.1 Definitions

In this deed the following definitions apply:

- Act** means the *Planning and Environment Act 1987* (Vic).
- Agreement** means this Deed of Agreement and any Agreement executed by the Parties expressed to be supplemental to this Agreement.
- Building Design Guidelines** means the Building Design Guidelines required by conditions 6 and 7 of the Planning Permit.



Building Envelopes

means the building envelopes for the lots abutting the plantation reserve on the eastern boundary of the Subject Land.

Building Envelope Plan

means the plan showing the location and dimensions of the Building Envelopes attached at Schedule 1.

Business Day

means a day that is not a Saturday, Sunday or public holiday in Melbourne.

Claim

means any claim, action, proceeding or demand made against the person concerned, however it arises and whether it is present or future, fixed or unascertained, actual or contingent.

Council

means Cardinia Shire Council in its capacity as responsible authority.

Development

means the buildings and works authorised under the Planning Permit.

Endorsed Plans

means the plans and/or other documents that are endorsed pursuant to the Planning Permit from time to time.

Loss

means any loss, damage, cost, expense or liability incurred by the person concerned, however it arises and whether it is present or future, fixed or unascertained, actual or contingent.

Owner

means the person or persons registered or entitled from time to time to be registered by the Registrar of Titles as proprietor or proprietors of an estate in fee simple in the Subject Land or any part of it and includes a Mortgagee-in-possession.

Party or Parties

means the Owner and Council under this Agreement as appropriate.

Planning Permit

means Planning Permit No. T160690 issued by Council on 19 December 2017 referred to in Background C of this Agreement, and as amended from time to time (currently T160690-2 issued on 9 June 2021) and including any Endorsed Plans.

- Planning Scheme** means the Cardinia Planning Scheme and any other Planning Scheme which applies to the Subject Land.
- Plantation Reserve** means the area marked 'plantation reserve' forming part of the Subject Land as detailed in the Building Envelope Plan.
- Subject Land** means Volume 12330 Folio 801 (Lot 3 on Plan of Subdivision 6710) and Volume 12330 Folio 800 (Lot 2 on Plan of Subdivision 86652). Any reference to the Subject Land in this Agreement includes any lot created by the subdivision of the Subject Land or any part of it.
- VCAT** means the Victorian Civil and Administrative Tribunal.
- Vegetation Plan** means the vegetation plan attached at Schedule 2..

1.2 Interpretation

- (a) In this document, unless the context otherwise requires:
- (i) The singular includes the plural and vice versa.
 - (ii) A reference to a gender includes a reference to each other gender.
 - (iii) A reference to a person includes a reference to a firm, corporation or other corporate body and that person's successors in law.
 - (iv) If a Party consists of more than one person this Agreement binds them jointly and each of them severally.
 - (v) A term used in this Agreement has its ordinary meaning unless that term is defined in this Agreement. If a term is not defined in this Agreement and it is defined in the Act it has the meaning as defined in the Act.
 - (vi) A reference to an Act, Regulation or the Planning Scheme includes any Acts, Regulations or amendments amending, consolidating or replacing the Act, Regulation or Planning Scheme.
 - (vii) The introductory clauses to this Agreement are and will be deemed to form part of this Agreement.
 - (viii) Headings are for guidance only and do not affect the interpretation of this Agreement.



ADVERTISED MATERIAL

Planning Application: T260060
Date Prepared: 18 May 2026

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The obligations of the Owner under this Agreement, will take effect as separate and several covenants which are annexed to and run at law and equity with the Subject Land; and

(i) bind the Owner, its successors, transferees and permitted assigns, the registered proprietor or proprietors for the time being of the Subject Land; and

(ii) if the Subject Land is subdivided further, this Agreement must be read and applied so that each subsequent Owner of a lot is only responsible for those covenants and obligations which relate to that Owner's lot.

2. Owner's obligations

2.1 Plans showing the location of the Plantation Reserve and the Building Envelopes

The Owner covenants and agrees that the Building Envelope Plan shows the location and dimensions of the Plantation Reserve, as well as, the relevant Building Envelopes.

2.2 Maintenance of the Plantation Reserve

The Owner covenants and agrees that it will maintain the plantation reserve:

- (a) in perpetuity;
- (b) at the its own cost; and
- (c) in accordance with the Vegetation Plan.

2.3 Fencing within the Plantation Reserve

The Owner covenants and agrees to construct all fencing within the Plantation Reserve of wire or similar material to the satisfaction of the Responsible Authority.

2.4 Building Design Guidelines

The Owner covenants and agrees that the construction of buildings on each lot affected by the Plantation Reserve must comply with the Building Design Guidelines.

3. Further obligations

3.1 Notice and registration

The Owner will bring this Agreement to the notice of all prospective purchasers, Mortgagees, lessees, charges, transferees and assigns of the Subject Land.



3.2 Giving effect to this Agreement

The Owner will do all things necessary to give effect to this Agreement, including executing any further documents and will comply with its obligations under this Agreement.

3.3 Recording by Registrar of Titles

The Owner will consent to Council making application to the Registrar of Titles to make a recording of this Agreement in the Register on the Certificate of Title of the Subject Land in accordance with s181 of the Act and do all things necessary to enable Council to do so including signing any further agreement, acknowledgement or document or procuring the consent to this Agreement of any Mortgagee or caveator to enable the recording to be made in the Register under that section.

3.4 Council's costs to be paid

- (a) The Owner will immediately pay to Council, Council's reasonable costs and expenses (including legal expenses) of and incidental to the preparation, drafting, finalisation, engrossment, execution, registration and enforcement of this Agreement which are and until paid will remain a debt due to Council by the Owner.
- (b) If in dispute, Council may have the costs assessed by the Law Institute of Victoria Costing Service and the Parties will be bound by any assessment, and the cost of any assessment will be paid equally by the Parties.

3.5 Mortgagee to be Bound

The Owner covenants to obtain the consent of any Mortgagee to be bound by the covenants in this Agreement if the Mortgagee becomes Mortgagee in possession of the Subject Land.

3.6 Covenants run with the Subject Land

The Owner's obligation in this Agreement are intended to take effect as covenants which shall be annexed to and run at law and in equity with the Subject Land and every part of it, and bind the Owner and its successors, assignees and transferees, the registered proprietor or proprietors for the time being of the Subject Land and every part of the Subject Land.

4. Agreement under Section 173 of the Act

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


ADVERTISED MATERIAL
Planning Application: T260060
Date Prepared: 18 May 2026

5. Owner's warranties

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

6. Successors in title

6.1 Successors in title

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

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

7. Notices

7.1 Service

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

- (a) by delivering it personally to that Party;
- (b) by sending it by prepaid post addressed to that Party at the address set out in this Agreement or subsequently notified to each Party from time to time; or
- (c) by sending it by electronic mail to that Party using the email address set out in this Agreement or subsequently notified to each Party from time to time.

7.2 Time of service

A notice or other communication is deemed served:

- (a) if delivered, on the following business day;
- (b) if posted, on the expiration of two business days after the date of posting; or
- (c) if emailed, when the electronic communication becomes capable of being retrieved by the addressee at an electronic address designated by the addressee.



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Miscellaneous

Commencement of Agreement

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

8.2 Default

- (a) If the Owner fails to comply with the provisions of this Agreement, Council may serve a notice on the Owner specifying the works, matters and things in respect of which the Owner is in default.
- (b) If the alleged default continues for 30 days after the service of such notice, Council may, by its officers, employees, agents and contractors, enter the Subject Land and ensure that the works, matters and things are carried out.
- (c) The costs incurred by the Council in undertaking the works as a result of the Owner's default will be payable by the Owner.

8.3 Ending of Agreement

This Agreement ends:

- (a) on the date that the Council confirms in writing that this Agreement can be ended; or
- (b) otherwise in accordance with the Act.

8.4 Application to Registrar

As soon as reasonably practicable after the Agreement has ended, Council will, at the request and at the cost of the Owner make application to the Registrar of Titles under s183(2) of the Act to cancel the recording of this Agreement on the register.

8.5 No fettering of Council's powers

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

8.6 No waiver

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

8.7 Severability

- (a) If a court, arbitrator, tribunal or other competent authority determines that a word, phrase, sentence, paragraph or clause of this Agreement is unenforceable, illegal or void then it must be severed and the other provisions of this Agreement will remain operative.
- (b) Clause 8.7(a) will not apply if to do so will materially affect the commercial arrangement formed by this Agreement.

8.8 Proper law

This Agreement is governed by and the Owner submits to the laws of the State of Victoria.

8.9 Counterparts

This Agreement may be executed in counterparts, and is binding on the parties upon the counterparts being exchanged. A copy of the original executed counterpart sent by email is to be treated as an original counterpart for all intents and purposes.



Schedule

Mortgagee's Consent

Daiwa Capital Markets Australia Ltd as Mortgagee of registered Mortgage No AW944856J consents to the Owner entering into this Agreement and agrees to be bound by the terms and conditions of this Agreement as if it were the Owner of the Subject Land.

Executed by Daiwa Capital Markets Australia Ltd ()
ACN 006 461 356 in accordance with s 127(1) of the ()
Corporations Act 2001:



.....
Signature of Director
~~Secretary~~

Susumu Handa

.....
Print full name



.....
Signature of Director/Company Secretary

Dean Stanford

.....
Print full name



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Executed as a deed

Signed, sealed and delivered as a deed by the parties

Signed sealed and delivered by **Luke Connell**,)

Manager Planning and Design, on behalf of)
Cardinia Shire Council in the exercise of a)
Power conferred by an Instrument of Delegation)
in the presence of:)

DocuSigned by:

1C182BECBC4B4AD.....

Signature of Luke Connell

DocuSigned by:

9C70D1D8D20943A.....

Signature of witness

The execution of this document has been witnessed by me in accordance with the requirements for witnessing by audio-visual link under section 12 of the Electronic Transactions (Victoria) Act 2000.
(Strike out if inapplicable)


Cardinia
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Date Prepared: 18 May 2026

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Vanessa Neep

.....
Name of witness
(BLOCK LETTERS)

Executed by BNG (PAKENHAM) PTY LTD
(ACN 640125686) in accordance with
section 127 of the *Corporations Act 2001* (Cth)
by:



Signature of Director and Company Secretary

Xiaoxia Zhang

Full name (print)



Signature of Director

Richard W D Han

Full name (print)

Schedule 1

Building Envelope Plan


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AX385769J

- LEGEND**
- Title boundary (approx.)
 - Pedestrian path
 - Shared path
 - Stage boundary

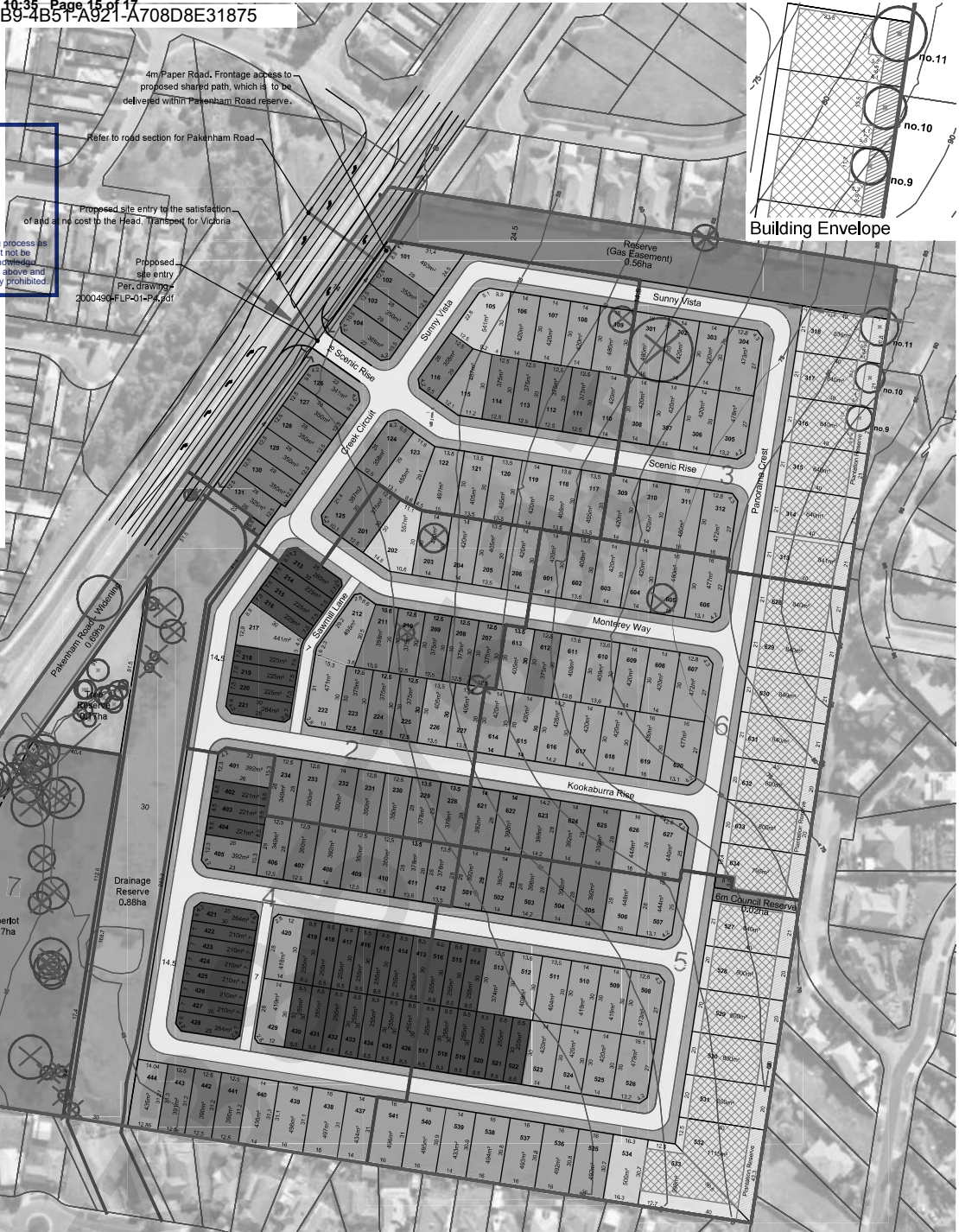
ADVERTISED MATERIAL

Cardinia

Planning Application: T260060
 Substantiated: 18 May 2026

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- Road pavement (indicative)
- Reserve (Council easement)
- Tree reserve
- Drainage reserve
- Plantation Reserve (back of lot) - 7m
- Turning direction
- Trees & TPZ - via EcoLink
- Trees to be removed
- 4m Paper Road
- Building Envelope



Pakenham Road - Cross Section

- Notes:**
- This plan is subject to Council approval.
 - All dimensions and areas are subject to survey and final computations.
 - The drainage reserve shown has been preliminarily sized for the treatment and detention of stormwater to Council requirements. The layout and area required will be subject of engineering detail design and Council approval.
 - All roads are 16m local access level 1 unless noted otherwise
 - Road pavement is indicative only and subject to detailed engineering design.
 - Arc dimensions shown are length of arc (not chord)

Stage	Number of lots
Total number of lots	203
Stage 1	31
Stage 2	34
Stage 3	18
Stage 4	44
Stage 5	41
Stage 6	34
Stage 7*	1

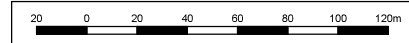
* Stage includes 1 Superlot

Lot Size	Number of Lots	%
0-299m ²	42	20.8
300-399m ²	56	27.7
400-499m ²	81	40.1
500-599m ²	3	1.5
600-699m ²	0	0.0
700m ² +	20	9.9
Total	202	100

* Table does not include superlot

Site (Approx.)	Area
* Standard Density Lots	7,515 ha
* Medium Density Lots	1,021 ha
* Superlot	1,168 ha
* Kiosk	0,009 ha
* Tree Reserve	0,165 ha
* Non-Arterial Roads	3,274 ha
Arterial Roads (Pakenham road widening)	0,693 ha
Reserve (Council Easement)	0,580 ha
Drainage Reserve	0,884 ha
Net Developable Area	13,150 ha
Lot Yield (Standard Density)	160 lots 470m ² average lot size
Lot Yield (Medium Density)	42 lots 243m ² average lot size
** Lot Yield (Overall)	202 lots @ 16.9 lots per ha 423m ² average lot size
Superlot	1
Total Number of Lots (inc. 1 superlot)	203

* Indicates inclusion in NDA



Subdivision Plan
 110 Pakenham Road, Pakenham
 BNG Group

APPROVED AMENDED PLAN
 PLANNING AND ENVIRONMENT ACT 1987
 CARDINIA PLANNING SCHEME
 PERMIT No. T160690-2
 SHEET 1 OF 1
 APPROVED BY: Dean Heuster
 CARDINIA SHIRE COUNCIL
 DATE: Monday, 10 October 2022

Version	Date	Description	Drafted	Approved
12	01/04/2021	Pakenham road layout	KT	KT
13	02/03/2021	Added building envelopes	KT	KT
14	01/03/2021	Updated road and staging boundary	KT	KT
15	01/03/2021	Updated staging boundary	KT	KT
16	01/03/2022	Updated lot numbers, building envelope and tables	OX	KT

Date: 01.09.2022
 Version No: **16**
 Job No: 2000490
 Scale (A1): 1:1000
 (A3): 1:2000

Schedule 2

Vegetation Plan


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Cardina
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LEGEND

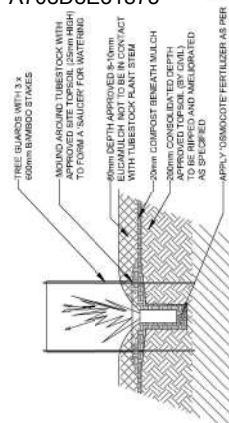
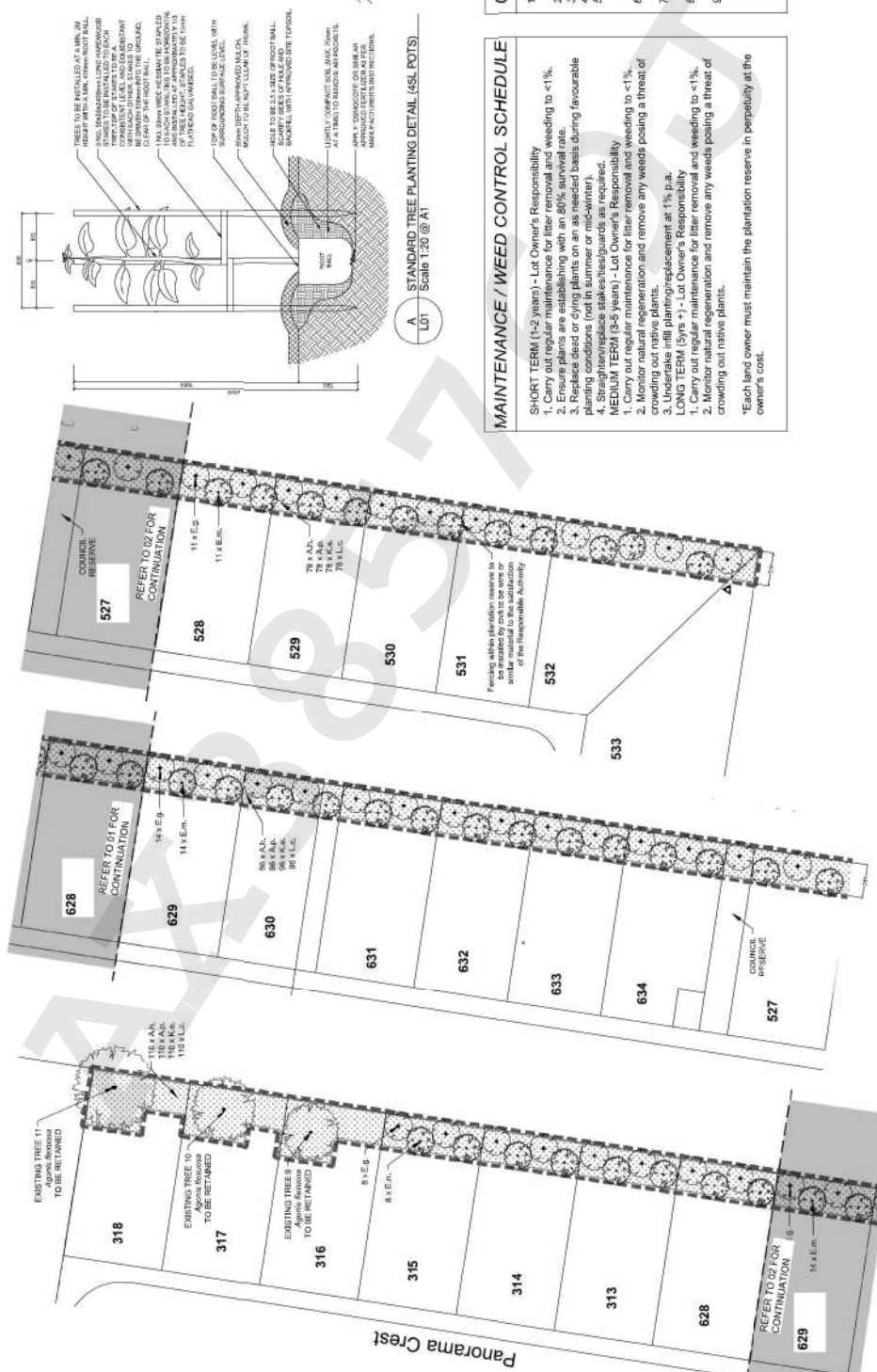
	EXTENT OF WORKS
	FOOTPATH (BY COUNCIL)
	FOOTPATH (BY OWNER)
	EXISTING TREES (BY COUNCIL)
	EXISTING TREES (BY OWNER)
	PROPOSED MEDIUM & SMALL SPECIES (B&S)
	PROPOSED LARGE SPECIES (B&S)
	PROPOSED MEDIUM & SMALL SPECIES (B&S)
	PROPOSED LARGE SPECIES (B&S)

EXISTING VEGETATION

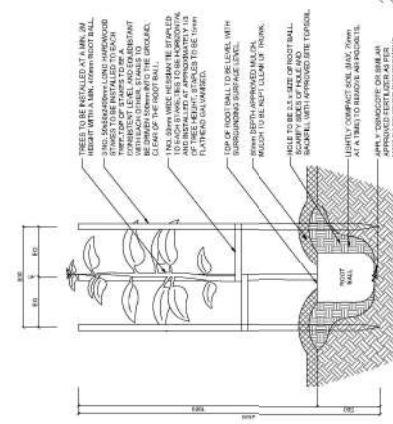
CODE	COMMON NAME	COMMON NAME	HEIGHT	SPACING
1	Large Native	Large Native	10m	10m
2	Medium Native	Medium Native	5m	5m
3	Small Native	Small Native	2m	2m
4	Large Native	Large Native	10m	10m
5	Medium Native	Medium Native	5m	5m
6	Small Native	Small Native	2m	2m

CODE	COMMON NAME	COMMON NAME	HEIGHT	SPACING
1	Large Native	Large Native	10m	10m
2	Medium Native	Medium Native	5m	5m
3	Small Native	Small Native	2m	2m
4	Large Native	Large Native	10m	10m
5	Medium Native	Medium Native	5m	5m
6	Small Native	Small Native	2m	2m

NOTES
 1. All proposed tree and shrub planting is indigenous as per EVC Number 128, Grassy Forest (Highlands - Southern Fall Bioregion) lists for trees, medium shrubs and small shrubs have been calculated in accordance with the DSE Native Revegetation Planning Standards



B TUBESTOCK PLANTING WITH MULCH AND GUARD
 L01 Scale 1:20 @ A1



A STANDARD TREE PLANTING DETAIL (45L POTS)
 L01 Scale 1:20 @ A1

MAINTENANCE / WEED CONTROL SCHEDULE

SHORT TERM (1-2 years) - Lot Owner's Responsibility

1. Carry out regular maintenance for litter removal and weeding to <1%.
2. Ensure plants are establishing with an 85% survival rate.
3. Replace dead or dying plants on an as needed basis during favourable planting conditions (not in summer or mid-winter).
4. Straighten/replace stakes/signage as required.

MEDIUM TERM (3-5 years) - Lot Owner's Responsibility

1. Carry out regular maintenance for litter removal and weeding to <1%.
2. Monitor natural regeneration and remove any weeds posing a threat of crowding out native plants.

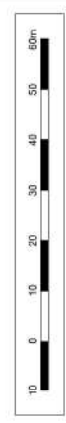
LONG TERM (5yrs +) - Lot Owner's Responsibility

1. Carry out regular maintenance for litter removal and weeding to <1%.
2. Monitor natural regeneration and remove any weeds posing a threat of crowding out native plants.

*Each land owner must maintain the plantation reserve in perpetuity at the owner's cost.

GENERAL NOTES

1. The Contractor must verify all dimensions on site and immediately report any discrepancies to the Project Manager.
2. The site is to be cleared of all debris and builder's rubble.
3. All weed species on site shall be eradicated.
4. The Contractor must verify all plant quantities prior to ordering.
5. All plant species shall be true to type and there should be no alterations to the species or cultivars without the written consent of the Landscape Architect.
6. All plant stock must be checked by the Contractor and must be healthy and disease free.
7. Planting must be undertaken in accordance with sound horticultural practices, as per the planting details.
8. Supply and install 20mm diameter 80mm depth approved fine grade encumbrance to all new watering zones.
9. The Contractor must check correct water restrictions and ensure there is an adequate supply of water suitable for plants.



01 NORTHERN PLAN (01)
 L01 Scale 1:500 @ A1

02 MIDDLE PLAN (02)
 L01 Scale 1:500 @ A1

03 SOUTHERN PLAN (03)
 L01 Scale 1:500 @ A1

FOR APPROVAL

Project Name: The Rise - Pakenham
 Planning Application: 2000490-01
 Planning No.: L01 B

Beveridge Williams
 development & environment consultants
 1 Glenvista Road
 PH: 09 924 8888
 www.beveridgewilliams.com.au

Drawn By: [Name]
 Checked By: [Name]
 Date: 17.02.2021



4/02/2026

Cardinia Shire Council
PO Box 7
Pakenham VIC 3810

To whom it may concern,

RE: PLANNING PERMIT APPLICATION FOR DWELLING AND ASSOICATED WORKS AT LOT 202 (5) MONTEREY WAY PAKENHAM VIC 3810

Please find attached the following documentation for a planning permit application over land at the above-mentioned address:

- Certificate of Title
- Title documents (Title Plan, S173, etc.);
- Plans and Elevations Package;

1.0 SUBJECT SITE

The subject site is located at 5 Monterey Way Pakenham and is formally described as Lot 202 on PS902144. The site has an area of 557m² and is currently vacant. Pursuant to Clause 42.01-2 of the Environmental Significance Overlay and Schedule 4 to Clause 42.01 of the Cardinia Planning Scheme, a planning permit is required to construct a building or to construct or carry out works. The site has a primary frontage to Monterey Way of 38.3m, with vehicular access provided to the site by a proposed vehicular crossover to Monterey Way. The location of the site is indicated below in Figure 1 and 2 respectively. The surrounding land uses consist of residential dwellings.



Figure 1: Subject Site Location

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Figure 2: Subject Site Aerial Context

2.0 PROPOSED WORKS

The proposed works as part of this planning permit application are for a proposed dwelling and associated works as per the attached plans package. The details of the proposed dwelling under this application are indicated below in Figure 3 and 4 as per the plans and elevations attached to this application.

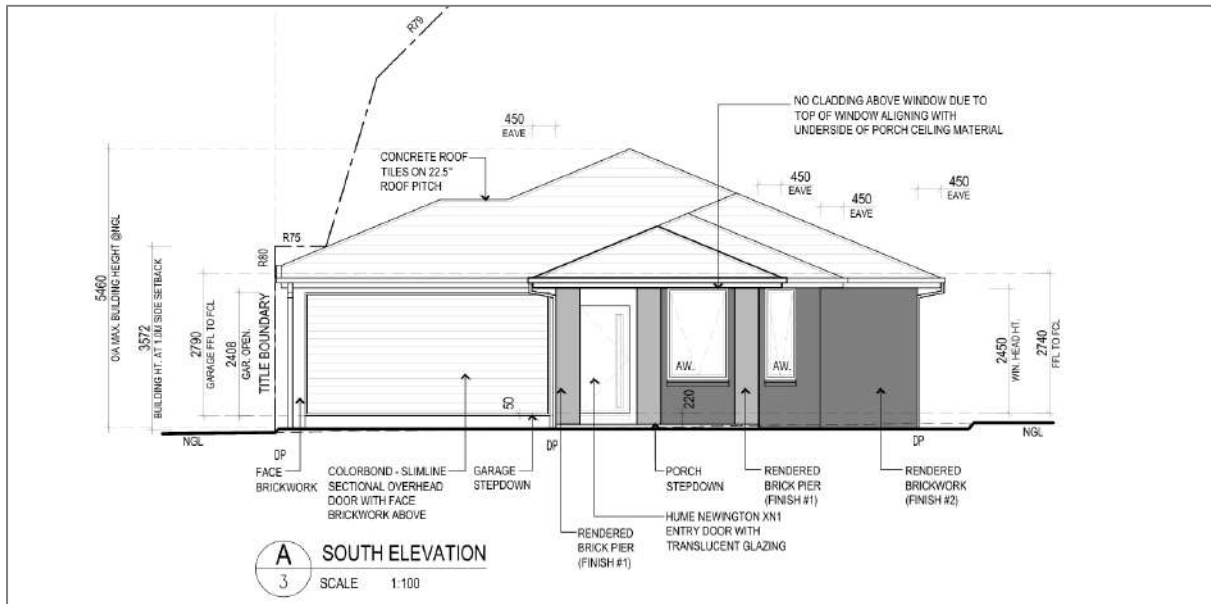


Figure 3: Front Elevation of Proposed Dwelling

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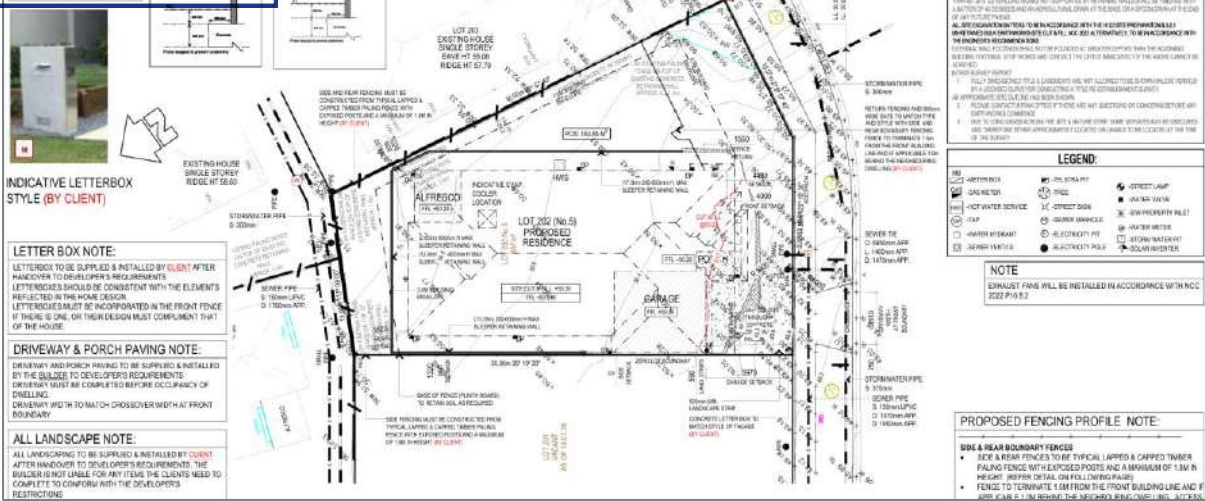


Figure 4: Site Plan of the Proposed Dwelling Site Plan

3.0 TOWN PLANNING CONTROLS AND ASSESSMENT

The subject site is part of the General Residential Zone – Schedule 1 (GRZ1) under the Cardina Planning Scheme. The General Residential Zone (GRZ1) has the following purpose:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To encourage development that is responsive to the neighbourhood character of the area.
- To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

Under Scheule 1 of the GRZ, the proposal is not identified as requiring a planning permit. Additionally, the subject site is affected by the following overlay:

- Environmental Significance Overlay – Schedule 4 (ESO4)

Under the provisions of the Environmental Significance Overlay, a planning permit is required to construct a building or to construct or carry out works.

The proposed construction of a single dwelling is not expected to result in any adverse impacts on the surrounding land, particularly in relation to amenity, overshadowing, privacy, or the aesthetic character of the neighbourhood. The dwelling has been appropriately designed in response to the size of the allotment and the intended character of the area, ensuring that a high level of amenity is maintained. The development complies with all relevant setback requirements and planning controls under the applicable zone and overlays of the planning scheme.

Importantly, the design of the dwelling responds sensitively to the natural environment and has been conceived to support opportunities for flora and fauna regeneration by incorporating broader landscaping. Given that this is a recently developed area, the proposal is not expected to have any significant impact on threatened species, ecological communities, or their habitats. Furthermore, the development is supported by stormwater and drainage management plans, erosion and sediment control measures, and other environmental safeguards to ensure there are no detrimental effects on the surrounding environment or neighbouring properties.

The site is located within a residential area which is designed for proposals of this nature. The site has access to the appropriate services required and is accessible from the existing road network. The proposal has been designed to suite the site constraints and is seen to meet the objectives of the relevant planning controls.

The proposal will not have any negative impacts on any surrounding dwellings as the proposed siting and design of the dwelling and associated works is seen to be a desirable outcome for the subject property. Appropriate privacy measures solar access provisions, amenity, sedimentation, waste management and noise controls will be in place which can be conditioned on the planning permit as considered appropriate. The proposal will not adversely impact any significant environmental aspects of the surrounding area and is seen as a desirable outcome from an economic and social perspective as part of on-going investment and development to the locality.

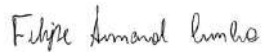


4.0 SUMMARY

This letter style planning report has reviewed the planning permit application for the proposed dwelling and associated works. The proposed works are seen to comply with the local planning controls as they have been developed to complement the local area. Ultimately the proposal complies with the intent and design objectives of the local planning controls and represents ongoing investment in the area in line with council's vision. For these reasons it is seen that the proposal should receive full planning approval, subject to appropriate and relevant conditions.

Please do not hesitate to contact the undersigned on the below details for further discussion.

Kind regards,



Felipe Cunha *MSustEnviron&Planning*
National Planning Manager
Platinum Planning Solutions

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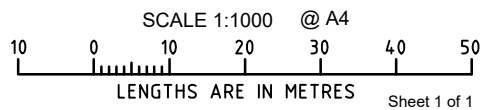
Planning Application: T260060
Date Prepared: 18 May 2026

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THE RISE - PAKENHAM STAGE 2 BUILDING ENVELOPES



MGA2020_ZONE_55




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BUILDING ENVELOPES

SIDE SETBACKS

FOR LOTS IDENTIFIED THUS: ★, A BUILD TO BOUNDARY ALLOWANCE ONLY APPLIES TO THE SIDE OF THE LOT WHERE THE CROSSOVER EXISTS. A SETBACK OF AT LEAST 1 METRE MUST BE PROVIDED FOR THE OPPOSITE SIDE BOUNDARY.



Beveridge Williams
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Melbourne ph : 03 9524 8888
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Site Classification

AS2870-2011 Residential Slabs and Footings




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Date: 29/4/2025
Date of Fieldwork: 28/4/2025
Site Number: 242476
Site Address: Lot. 202 No. 5 Monterey Way Pakenham VIC 3810
Map Reference: 317 C3 (ed. 42)
Client: Royston Homes - Metro Region

Summary of Assessment Results

Site Classification:	"P" in accordance with AS2870-2011
Climatic Zone:	"2" in accordance with AS2870-2011
Wind Rating:	"N1" in accordance with AS4055-2021

Intrax Consulting Engineers Pty Ltd
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Direct Contact

Any questions or queries regarding this report should be directed to Intrax Consulting Engineers on -03 8371 0100 or email at info@intrax.com.au.

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Document Revision History

Date	Rev	Engineer	Comments
29/04/2025	A	Eugene Cheung	First Edition



ADVERTISED MATERIAL
 Planning Application: T260060
 Date Prepared: 18 May 2026

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Intrax Consulting Engineers Pty Ltd (Intrax) have been engaged by the client to conduct an investigation of the surface and subsurface conditions at **Lot. 202 No. 5 Monterey Way Pakenham VIC 3810** as depicted on the cover page with a view to reporting on the Site Classification for a proposed residential dwelling.

2 Site Classification

2.1 Site Geology

The available Geological Survey Maps showed the site to be underlain by **Silurian Aged Sedimentary Deposits**. The subsurface profile encountered in the boreholes is considered to be consistent with the geological map indications.

2.2 Field Investigation

THREE(3) boreholes were advanced using a **Mechanical Auger** to the depths indicated on the borehole logs (refer to Appendix B). These boreholes were positioned as indicated on the site plan (refer to Appendix A) along with details of the existing surface conditions such as slope, trees, and existing buildings. Disturbed materials obtained from augering boreholes were logged in accordance with AS1726-2017 and then classified in accordance with AS2870-2011.

A guide to the existing/natural soil profile consisted of:

FILL 1– SILT and

FILL 2– CLAY and

FILL 3– CLAY overlying the naturally occurring:

SILT and

CLAY and

WEATHERED MATERIALS

Full details of the observed subsurface material and conditions have been recorded on the borehole logs and presented in Appendix B.

2.3 Site Classification in Accordance With AS2870-2011

In accordance with AS2870-2011 "Residential Slabs and Footings Construction" a site classification of **Class "P"** is applicable to this site **due to fill and abnormal moisture conditions – trees on adjacent sites**.

In the absence of the fill material, the designing engineer should recognise that the natural soils encountered on this site result in a **"Class M"** site classification applying to this site.

Intrax has reviewed the documentation provided for this site and deem that the FILL placed on this allotment has been controlled in accordance with the specification "AS3798-2007 and the compaction reports (**TERRA FIRMA LABORATORIES REF.NO:P231478A V1 DATED:08/04/2024**). *provided by the developer/client.*

*Based on the findings of this investigation, the soil profile combined with this writer's local knowledge and experience, the characteristic surface movement (Ys) on this site, under normal condition, has been estimated to be in the range of **20mm to 40mm**.*

Should a more detailed investigation (by others) with relevance to the reactivity of the soils in the local area be available, Intrax should be provided with this documentation. It is a condition of this report that any information the client may have with regards to the site and its history be provided to Intrax. This may lead to Intrax reviewing the above classification and conducting a more detailed geotechnical investigation with regards to the additional information. This report is not a detailed geotechnical investigation. It complies with the requirements of AS2870-2011 and is limited to the items required under Clause 2.2.2(a). Should a more rigorous assessment be required, Intrax can provide a Geotechnical Investigation of the site upon request.

In assessing the classification for this site, and unless specifically noted, this report has not considered any future tree(s) to be planted as part of either site or roadside landscaping. If additional information is known by the owner, future owner, any stakeholder, or any consultant, this information must be provided to the design engineer to ensure that the footing system is adequate for the conditions which are expected.

2.3.1 Additional Notes Relating to This Site Classification

This investigation is based on a limited geotechnical assessment. Should the subsurface conditions encountered during construction vary from those described above, Intrax must be advised of these variations to provide comment or inspect the site where necessary. The use of standard footings as presented in AS2870-2011 is only applicable to building with a loading and a construction style similar that of a residential dwelling as described in section 3.1 of AS2870-2011.

In accordance with AS2870-2011 Clause 2.5.2 a reclassification is required when the site is cut by more than 0.25Hs or 0.5m. Unless the effect of a proposed cut is specifically discussed and incorporated into this report Intrax recommends a second site investigation is undertaken on the final surface level unless the depth of investigation satisfies the impact of the cut. On sites with less than 1.0 m of cut the foundation design engineer may opt to design for reduced crack zone from first principles. An additional site investigation may not be required in situations where sufficient ground data exists to amend the report without further drilling, please contact Intrax to assess how this clause may impact your site.

2.4 Wind Rating

At the time of our site visit an investigation of this site and the surrounding terrain was conducted to determine the Wind Classification Design Speed. The maximum design gust wind speed for this site is **34 m/s** based on wind speed calculations (Vh) for use in ultimate limit state design only calculated in accordance with the limitations as in AS4055 Section 1.2.

The Wind Rating for this site has been assessed as **N1**.



3 Founding Recommendations

Based on the site classification of the site and the CONTROLLED nature of FILLING, engineer designs in accordance with AS2870-2011 Section 4 can be adopted. An engineer designed footing system founded on controlled fill material is recommended for this site. We recommend that the designing engineer refer to AS2870 - 2011 to ensure design compliance to this document, especially Sections 1.3 "Performance of Footing Systems and Design Considerations."

3.1 Maintenance Recommendations

In line with AS 2870-2011 Appendices A and B, the owner, future owner, any stakeholder, and any consultant, have a duty of care to ensure that future landscaping will not contribute to an adverse impact on the footing system. Intrax recommends reference to the following resources when planning landscaping works for the site:

- HEDRA – How to protect your house (<https://bit.ly/3opoBQf>)
- CSIRO – Foundation Maintenance and Footing Performance: A Homeowner's Guide [2003] (<https://bit.ly/3qe0yGb>)
- VBA – Minimising foundation movement and damage to your house [2015] (<https://bit.ly/3qhvlg4>)



3.2 Allowable Bearing Pressures

ADVERTISED MATERIAL

Cardinal
Planning Application: T260060
Planning Approval: 19/04/2025

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The following allowable bearing pressures can be adopted for the soils listed in the table below. These bearing pressures apply where typically the embedment is a minimum of 100mm into the specified material.

Table 1: Allowable Bearing Pressures

Soil Type	Indicative Founding Depth (mm)	Maximum Allowable Bearing Capacity (kPa)
Uncontrolled Fill ¹	N/A	N/A
Controlled Fill ²	100mm into layer	80
Natural Silts ³	100mm into layer	60
Natural Clay ³	100mm into layer	120
Natural Clay ³	900mm into layer	250
Weathered Materials ³	900mm into layer	250

SILT* bearing pressures reported above are only applicable to raft slab and or waffle slab foundations. Where strip, pad, and bored piers are adopted bearing pressures reported for the deeper, clay and or rock units are to be adopted. The minimum founding depths as required by AS2870 can be adopted unless specific founding depths have been provided in Section 3. Further investigation may be required for such footing types.

¹ **Uncontrolled Fill** - Any FILLING that does not meet the requirements of AS2870-2011 Clause 2.5.3(b). This clause allows up to 0.8m of uncontrolled SAND FILL and up to 0.4m of uncontrolled CLAY FILL without impacting on the above site classification following that all foundations are founded on the natural soils through the filling.

² **Controlled Fill** – Fill that will be required to support structures or associated pavements, or for which engineering properties are to be controlled – Refer to AS2870-2011 Clauses 2.5.3, 2.5.3(a), and 6.4.2(a) – i.e. where a specification has been provided on the type, quality, and compaction requirements for filling at a site and the earthworks have been deemed compliant or have complied with the requirements of the specification.

Also refer to comments in [Section 4.1.7](#) of this report regarding the use of Controlled Fill and Rolled Fill for the construction of slabs.

³ **Natural Material** – All-natural material given allowable bearing capacities denotes strength at optimum moisture conditions. The potential presence of perched groundwater in soils may lead to construction difficulties during wet weather. Please refer to Section 4.2 for site specific difficulties.

4 Construction Techniques and Difficulties

4.1 General

1. All loose surface fill, all roots and all organic material are to be removed from the building platform.
2. Notwithstanding the recommendations made in this report, wherever footings are close to any excavations or easements, that part of the footing must be deepened so that the projection from the underside of the footing to the bottom of the excavations makes an angle not exceeding 30 degrees in sandy soils and 45 degrees in clayey soils (This angle is measured from the horizontal). Steeper angles are not recommended unless sufficient testing and investigation has been carried out to indicate otherwise or the foundations are founded in competent rock.
3. It is recommended a second soil test be undertaken if the site is cut more than 400mm for CLAY sites. Where it is proposed to FILL the site a second soil test will be required should > 400mm of CLAY FILL be proposed or >800mm SAND FILL be proposed. It is recommended that any FILLING placed meet the requirements of CONTROLLED FILL as this will minimise the impact of the FILLING on the current classification of the site.
4. The Plumber shall lay waste pipes below ground surface at minimum grade. Risers are to be staked firmly.
5. Care shall be taken with surface drainage of the allotment from the start of construction and must be well drained so that water cannot pond beside or adjacent to footings. The drainage system shall be completed by the finish of construction of the house in accordance with AS2870-2011 Clause 5.5.3 (a). Failure to do so may result in structural damage and/or cracked finishes.
6. Proper site drainage is important in reactive sites such as this site. It is therefore recommended that the ground surface immediately next to the perimeter footings be graded away or site drainage issues be addressed. Should you the client require detailed design for specific site drainage plans please contact Intrax Consulting Engineers.
7. On sloping sites, the potential for water to build up adjacent to the high side of the footing exists where permeable soils are present above impermeable soils. These conditions may result in structural damage and/or cracked finishes. In order to prevent this, additional drains may be installed so as to redirect the water around the house siting. In order to ensure the effectiveness of these measures, the drains should be installed at least 200mm into the impermeable soils.
8. Additional drainage measures such as dish drains may be required at the top batters to protect the face from scouring.
9. Acceptable construction practices for unretained permanent embankments shall be in accordance with NCC Clause 3.1.2. Pursuant to NCC Clause 3.1.2, unretained permanent embankments relating to earthworks to form the dwelling bench, shall be in accordance with the underlying characteristic surface movement in the absence of abnormal moisture conditions as quantified in this report (site classification) and soil properties (refer section 2.3) as referred to in the relevant soil report and NCC Table 3.2.1. Application & Construction of Un-retained embankments shall be in accordance with section 3.2 Earthworks of the NCC.



UN-Retained Embankment Slope Table

ADVERTISED MATERIAL
Soil class
Planning Application: I260060
Date Prepared: 18 May 2026

Stable rock

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Soil class	Site cut (excavation) (slope ratio, angle of site cut H:L)	Compacted fill (slope ratio, angle of batter H:L)
Stable rock	8:1	2:3
Sand/Silt	1:2	1:2
Firm clay	1:1	1:2
Soft Clay	2:3	Not suitable
Note: refer Clause 3.2.1 for application.		

*stability must be confirmed by experienced geotechnical engineer through onsite inspection of shallow cut (1:1) rock face between steepening the batter.

Note: If the site is affected by: surface surcharge loads, shallow groundwater, open drains, dams, channels, and/or ponds, existing or removed; the given slopes may need to be reduced. The embankments should be monitored, and if their performance is not satisfactory, consideration must be given to reducing the angle, installing a retaining wall or both. An experienced Geotechnical Engineer should be consulted.

10. Any filling placed across the site to assist in levelling prior to slab construction should conform with the requirement for either Controlled fill (Clause 2.5.3) or Rolled fill (Clause 6.4.2) AS 2870-2011. These clauses are as follows. If it cannot be confirmed that the fill is Controlled Fill or Rolled Fill then the reader should refer to item (c).

- A. Controlled Fill - Fill that will be required to support structures or associated pavements, or for which engineering properties are to be controlled AS2870-2011. Refer Clause 2.5.3, Clause 2.5.3(a)(c) - (1e: where a specification has been provided on the type, quality and compaction requirements for filling at a site and the earthworks have been deemed compliant with the specification)
- B. Intrax has the express right to deem FILL uncontrolled where it cannot be clearly demonstrated that fill has been placed under the above conditions. That is to say that it is a requirement of the developer/builder to demonstrate fill placement has been placed in the appropriate layer thicknesses.
- C. Rolled Fill - Rolled Fill consists of material compacted in layers by repeated rolling with an excavator or similar equipment. The depth of rolled fill shall not exceed 0.6metres compacted in layers not more than 0.3m thick for sand material or 0.3m compacted in layers not more than 0.15m thick for other material AS2870-2011 Cl6.4.2(b)
- D. Where the nature of the fill cannot be confirmed, this office must undertake an assessment of the fill or be supplied with a suitable compaction report or geotechnical assessment of the fill to undertake an appropriate design for the site if the fill is to be utilised as a foundation.

11. We advise that it is possible that some sites may still have the presence of isolated areas of original organic material that may not have been fully removed during the sub division earthworks development stage. Intrax will make every effort to identify organic material within the soil profile, however due to the limitation on the number of boreholes for each site investigation, it is possible that some of these pockets may escape identification. Intrax does not take responsibility for isolated organic material that lies in areas outside our borehole locations, to the extent that these pockets could affect the design or construction of the footing system.

4.2 Site Specific

- **The soils encountered on-site could develop a localised perched groundwater during periods of high rainfall which may lead to construction difficulties associated with excavations on this site.**
- **This site contained significant trees that have been removed. The builder is to ensure all tree roots/material over the proposed building area has been removed. Any soft or loose material that does not respond to compaction should be excavated to achieve a firm working base. Fill holes with suitable fill compacted in 150mm (maximum) layers.**
- **An engineer designed footing system in accordance with AS2870 2011 is recommended for this site taking into consideration the effect of the remove trees and existing trees in relation to the final house siting.**



5 Conditions of Use of This Report

Cardina
ADVERTISED MATERIAL

Planning Application: T260060
Date Prepared: 18 May 2026

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1. The recommendations in this report are based on the following:
 - a) Information about the site & its history, proposed site treatment and building type conveyed to us by the client and or their agent
 - b) Professional judgments and opinions using the most recent information in soil testing practice that is available to us.
 - c) The location of our test sites and the information gained from this and other investigations.
2. Should the client or their agent neglect to supply us with correct or relevant information, including information about previous buildings, trees or past activities on the site, or should changes be made to the building type, size and/or position, this report may be made obsolete, irrelevant or unsuitable. Whilst Intrax makes every attempt to identify the history of the site in a limited scope soil classification report such as this report, Intrax should be notified immediately if any of the above-mentioned circumstances are known, suspected by local knowledge, evidence of soil with varying moisture contents presents, isolated fill is evident and/or where other proof of historical activities is identified onsite, and not reflected in this report. In such cases as above, Intrax will not accept any liability for the consequences. Intrax reserves the right to make an additional charge if more testing or a change to the report is necessary due to the above.
3. The recommendations made in this report may need to be reviewed should any site works disturb any soil 200mm below the proposed founding depth.
4. The descriptions of the soils encountered in the boreholes follow those outlined in AS1726-2017; Geotechnical Site Investigations. Colour descriptions can vary with soil moisture content and individual interpretation.
5. If the site conditions at the time of construction differ from those described in this report then Intrax must be contacted so a site inspection can be carried out prior to any footing being poured. The owner/builder will be responsible for any fees associated with this additional work.
6. This report assumes that the soil profiles observed in the boreholes are representative of the entire site. If the soil profile and site conditions appear to differ substantially from those reported herein, then Intrax should be contacted immediately and this report may need to be reviewed and amended where appropriate. The owner/builder will be responsible for any fees associated with this additional work.
7. The user of this report must take into account the following limitations. Soil and drilling depths are given to a tolerance of +/- 200mm. Where spot levels or a feature survey have been undertaken, levels are given a tolerance of +/- 200mm.
8. It must be understood and a condition of acceptance of this report is that whilst every effort is made to identify fill material across the site, difficulties exist in determining fill material, in particular, for example, well compacted site or area derived fill, when utilising a small diameter auger. Consequently, Intrax emphasises that we will not be responsible for any financial losses, consequential or otherwise, that may occur as a result of not accurately determining the fill profile across the site.
9. The owner(s) and/or future owner(s) shall be cognisant of their responsibilities as outlined in AS2870-2011 Appendices A and B.
10. Intrax's assessment of flooding is based on Government/Council planning and GIS data available at the time of this investigation. Intrax has not made a site specific assessment based on height or hydrological data with reference to the future flood risk at the property. Intrax does not guarantee that this site is free from flooding as further detailed investigation may be required.
 - a) This report does not assess the potential for landslide, undermining or aggressive soils.
11. Unless specifically mentioned, this report has not considered the risk of subsidence caused by historical, current or future mining activities.

5.2 Variations to This Report

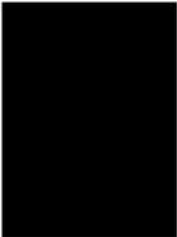
It is neither economically feasible nor practical to determine every subsurface feature on the site. Studies have shown that a large number of boreholes leads to only a slight increase in probability of detecting hidden site features (such as a filled well or cellar) in the foundation soils. As such, any variations, or discrepancies in soil type, colour, or horizon depth must be reported to the Engineer immediately so that their potential influence on the footings may be assessed.

5.3 Loss or Damages

Subject to the limitations of this report as expressed in [Section 5.1](#), Intrax Consulting Engineers Pty Ltd will not accept liability for loss or damage, consequential or otherwise, based on the recommendations of this report, other than for the cost of re-assessment. This site classification assessment should not be considered a comprehensive analysis of the subject site. Should a more detailed geotechnical assessment be required Intrax Consulting Engineers Pty Ltd can provide such a report. Please contact Intrax Consulting Engineers Pty Ltd to discuss this further.

Should you have any questions regarding this report please do not hesitate to contact the Intrax Site Classification Division on 03 8371 0100.

For and on behalf of Intrax Consulting Engineers Pty Ltd



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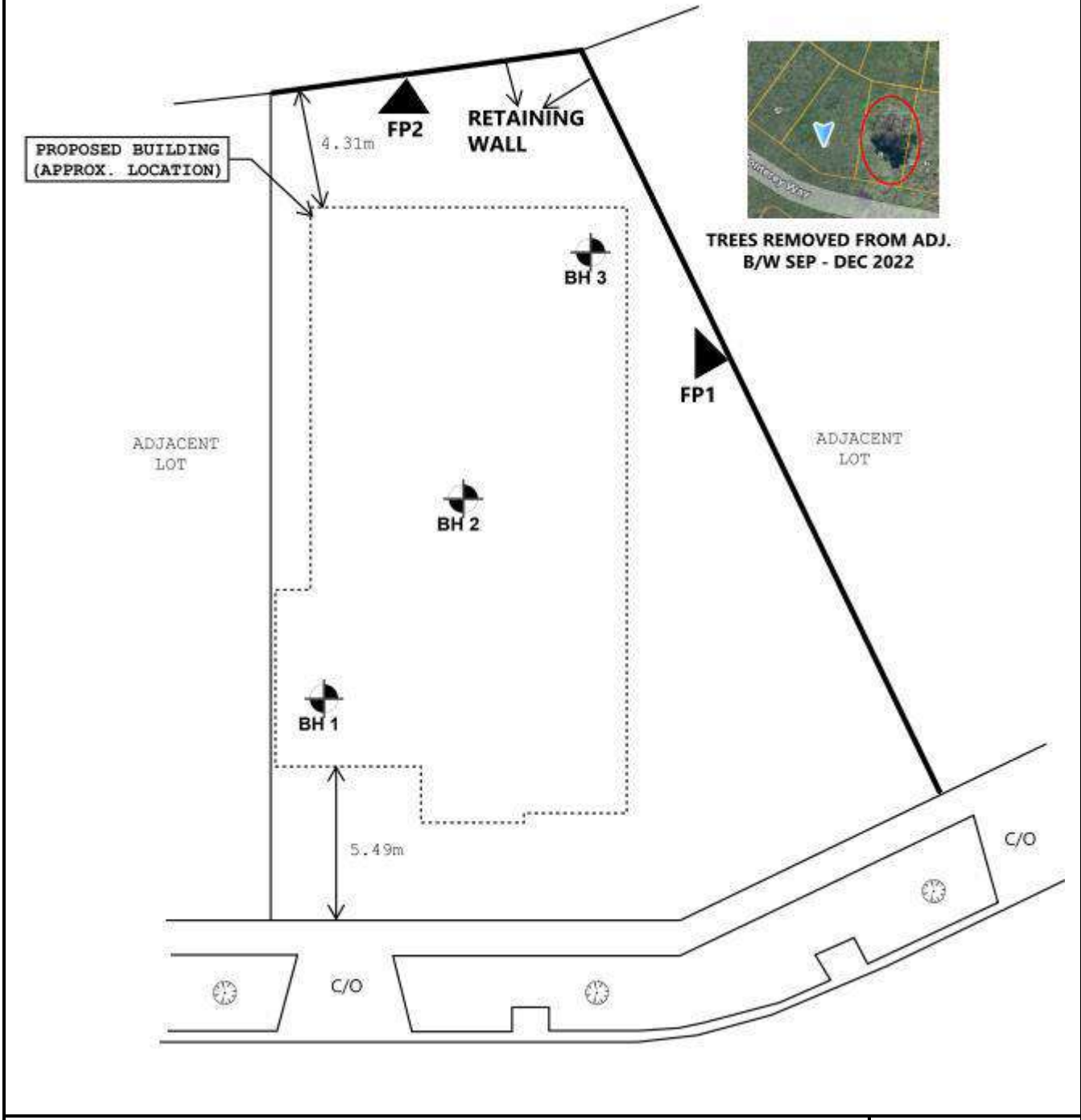
Appendix A

Site Plan

Site Plan
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NOT TO SCALE



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Appendix B

Borehole Logs

Borehole Logs

Site Address: Lot. 202 No. 5 Monterey Way Pakenham VIC 3810							MECHANICAL AUGER	MECHANICAL AUGER	MECHANICAL AUGER		
Horizon	USC	Soil Type	Moisture	Density/ Consistency/ Strength	Plasticity	Description	Borehole 1	Borehole 2	Borehole 3		
EXISTING SURFACE LEVEL							0	0	0		
UNCONTROLLED FILL-1	ML	SILT trace sand gravel	Moist, Dry of Plastic Limit	Friable	Low Plasticity	grey brown pale grey, root material.	0 - 200	0 - 200	0 - 200		
UNCONTROLLED FILL-2	CI	CLAY with silt gravel trace sand	Moist, Dry of Plastic Limit	Stiff to Very Stiff	Medium Plasticity	mottled grey red brown orange yellow.	200 - 350	200-350	200-350		
CONTROLLED FILL	CI	CLAY with silt gravel trace sand	Moist, Dry of Plastic Limit	Stiff to Very Stiff	Medium Plasticity	mottled grey red brown orange yellow.	350 - 1300	---	---		
A	ML	SILT trace gravel	Moist, Dry of Plastic Limit	Friable	Low Plasticity	grey to grey brown, Roots<2mm Dia..	1300 - 1400	350 - 650	---		
B	CI	CLAY trace gravel	Moist, Dry to Near Plastic Limit	Stiff to Very Stiff	Medium Plasticity	mottled grey brown orange to pale brown yellow.	1400 - 2400	650 - 1800	350 - 1300		
C	ML XW	SILT Sedimentary Weathered Materials	Moist, Dry of Plastic Limit	Friable	Low Plasticity	pale brown yellow grey red.	---	---	1300 - 1800		
							Intrax ID #:	242476	NO REFUSAL	NO REFUSAL	NO REFUSAL
							Date of Fieldwork	2025/4/28	Groundwater Not Encountered	Groundwater Not Encountered	Groundwater Not Encountered



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Appendix C

Footing Probe


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Footing Probe

Date:	29/4/2025
Date of Fieldwork:	28/4/2025
Site Number:	242476
Site Address:	Lot. 202 No. 5 Monterey Way Pakenham VIC 3810
Map Reference:	317 C3 (ed. 42)
Client:	Royston Homes - Metro Region

The footing probe information provides a general description of the footing at the specific location indicated. It does not make any warranty that the information is representative of the footing along its length. The contractor must verify that footing along its length to their satisfaction prior to works commencement and notify Intrax Consulting Engineers should the information vary in any respect. Intrax Consulting Engineers Pty Ltd will not be held responsible for any variations to the footing conditions from the detail provided at the location of the probe.

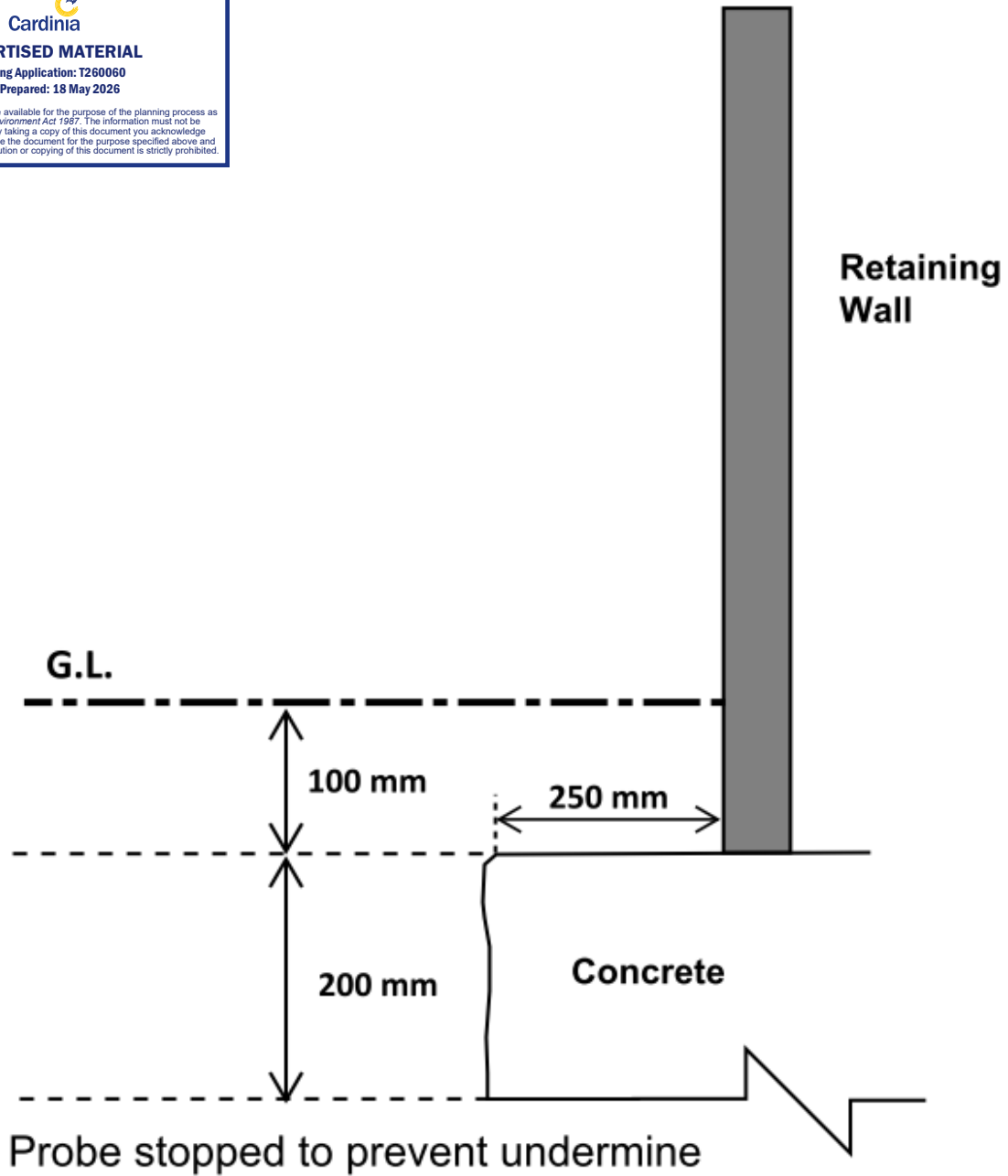
Footing Probe 1

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Photos 1



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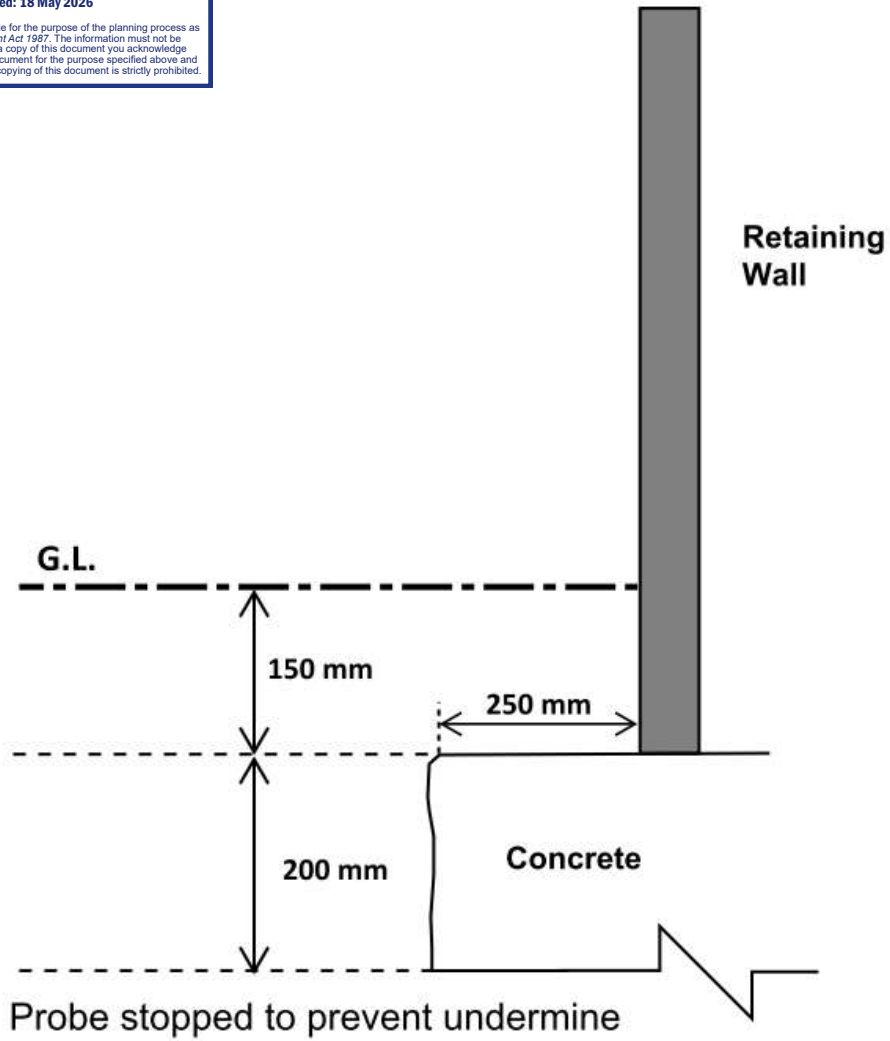
Footing Probe 2



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Photos 2




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The Rise Stage 2

GITA Inspection Verification Report

Prepared For: Streetworks Pty Ltd

Report Number P231478A V1

Version Release Date 8 Apr 2024

Report Released By [REDACTED]

Title Laboratory Manager

Signature



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- Appendix 1 Test Location Plan
- Appendix 2 Compaction Test Register and Test Certificates


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Your Worksite is Our Laboratory.

1 Introduction

Terra Firma Laboratories was engaged by Streetworks Pty Ltd as the Geotechnical Inspection and Testing Authority (GITA) to provide Level 1 supervision and testing works on the earthworks component for The Rise Stage 2. This work was conducted over the period of 14/06/2023 to 19/10/2023.

This report presents that the allotment earthworks was carried out in accordance with AS3798-2007 *Guidelines for Earthworks for Commercial and Residential Development* and in compliance with the compaction control specifications established by the contractor.

2 Scope of Work

2.1 Area of Work

The areas of work included lots 201 to 225 and 228 to 234, bounded by streets Kookaburra Rise, Creek Circuit, Sawmill Lane and Monterey Way. The site will be a Residential development.

The area on which fill was placed is shown on site plan (Appendix 1: *Test Location Plan*) based on drawings prepared by Beveridge Williams (Drawing Reference: 2000490 02 010 P1) and provided by Streetworks Pty Ltd.

The supervision work by the GITA involved both inspection of sub grade preparation work and full time inspection and testing of fill placement.

2.2 Specification

The technical specification (Reference from Drawings) for compaction control requirements was provided by Streetworks Pty Ltd and established that:

Test Rolling is required for all layers of structural fill and materials within 150mm of permanent subgrade level so as to withstand test rolling without visible deformation or springing. Corrective action is required where unstable areas exceed 20% of the area being considered by test rolling.

Section 5.2 of AS3798-2007 (Section 5.2) establishes a specification requirement for a minimum density ratio of not less than 95% noting that soils containing more than 20% of particles coarser than 37.5mm cannot be tested for relative compaction using the procedures of AS1289 5.1.1 and AS1289 5.2.1.

In accordance with Table 8.1 (AS3798), for large scale operations, (greater than 1500m²), the minimum testing frequency is 1 test per layer per material type per 2500m² or 1 test per 500m³

distributed reasonable evenly throughout full depth and area or 3 tests per lot. AS3798 defines a lot as “an area of work that is essentially homogenous in relation to material type and moisture condition, rolling response and compaction technique, and which has been used for the assessment of the relative compaction of an area of work”. All three of these test frequencies must be achieved and this is typically confirmed to have been achieved when 3 tests per visit (day) have been completed.

2.3 Limitations

Terra Firma Laboratories cannot verify any works completed by others outside of the time period specified in the introduction. Uncontrolled works may include, but are not limited to trenching for services, cut and fill works for slab preparation or subsequent removal of vegetation and back fill of holes unless specified in section 2.1 of this report.

Terra Firma Laboratories cannot verify that the material used as a filling medium is free from chemical or other contamination. The scope and the period of Terra Firma Laboratories as described in the introduction are subject to restrictions and limitations. Terra Firma Laboratories did not perform a complete assessment of all possible conditions and circumstances that may exist at the site. If a service is not expressly indicated, do not assume it has been provided. If a matter is not addressed, do not assume that any determination has been made by Terra Firma Laboratories.

Verification of finished surface level to design levels is outside of the scope of the GITA report.

Any drawings or marked locations presented in this report should be considered only as pictorial evidence of our work. Therefore, unless otherwise stated, any dimensions should not be used for accurate calculations or dimensioning.

Where data has been supplied by the client or a third party, it is assumed that the information is correct unless otherwise stated. No responsibility is accepted by Terra Firma Laboratories for incomplete or inaccurate data supplied by others.

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2. Construction Method

3.1 Subgrade Preparation

At the time of subgrade inspection the following was observed:

- Subgrade preparation involved stripping the site of topsoil, vegetation and organic matter to a depth of approximately 200mm below existing levels.
- The site was cleared of all trees and stumps to the extent necessary for the fill placement to proceed
- The roots of all trees and any debris was removed from site prior to any fill placement
- The subgrade was unsuitable on lots 209, 210, 222, 223, 224 and 225. The area needed to be excavated deeper to locate the suitable subgrade

The sub-grade area was then proof-rolled to confirm it was capable of withstanding test rolling without visible deformation or springing and any areas observed to be soft or otherwise unsuitable were rectified. The sub-grade was watered and scarified prior to fill placement to aid layer bonding.

3.2 Fill Placement

The contractor was observed to have suitable construction equipment and plant available on-site during the construction period for use in the fill placement.

All fill was placed in layers of thicknesses not exceeding 300mm. At the completion of a placed layer, compaction testing was performed to confirm appropriate compaction had been achieved and supported the observations made. It should be noted that the compaction tests are representative samples of the fill placed and support the visual assessment of the works completed. Each house lot does not necessarily require a compaction test to have been conducted within the house allotment but may have been verified by testing conducted within up to a 2500m² area of the house lot.

Final fill placement levels were verified against design level by others. For the purposes of this report, it was observed that finished levels were in accordance with levels marked on site by survey markers.

The final 150mm of material placed across the site was placed as a topsoil layer or growing medium and should be considered as non-structural, as it was placed in an uncontrolled manner, as allowed by specifications and placement of the final 150mm of material was not observed by the GITA.

4 Construction Verification

Compaction Verification testing is summarized in a detailed test register with test certificates attached provided in Appendix 2: *Compaction Test Register and Test Certificates*. A test location plan (P231478D1, Appendix 1) providing a schematic of test locations across the extent of scope of works for every placed layer of fill is also documented.

A total of 74 density tests (Hilf method in accordance with 1289 5.7.1) were undertaken with 2 failed results. The contractor was notified of any failed tests and the failed areas were ripped, watered, compacted and then re-tested to confirm compliance with the specification. The results summarised in the compaction test register (Appendix 2) confirm that for every layer of fill placed in a specific work area, satisfactory testing was completed.

5 Statement of Compliance

The intention of this report is to provide a description of the earthworks construction for Stage 2 at The Rise. For completed fill areas of greater than 300mm, and for works completed between 14/06/2023 and 19/10/2023, earthworks construction activities were conducted under the full time supervision of the Geotechnical Inspection and Testing Authority. Inspections and testing of the fill areas at this site indicate that both sub grade preparation and fill placement have been conducted in accordance with the specification. The earthworks construction for Stage 2 of The Rise was observed to be constructed in compliance with the requirements of the Technical Specification.



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Appendix 1: Test Location Plan

Our Head Office

47 National Ave
Pakenham, VIC 3810

Our Laboratories

Pakenham 03 9769 5799
Deer Park 03 8348 5596
Bibra Lake 08 9395 7220



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47 National Ave
Pakenham, VIC 3810
Our Laboratories
Pakenham 03 9769 5799
Deer Park 03 8348 5596
Bibra Lake 08 9395 7220

Test Location Plan
not to scale

TERRAFIRMA.LABS.COM.AU
TEST LOCATION PLAN 026

Client: CLIENT NAME

Project: PROJECT, Stage X

Reference: XXXX DX



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Our Laboratories
Pakenham 03 9769 5799
Deer Park 03 8348 5596
Bibra Lake 08 9395 7220

Test Location Plan
not to scale

Client: CLIENT NAME

Project: PROJECT, Stage X

Reference: XXXX DX

Appendix 2: Compaction Test Register and Test Certificates


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Compaction Test Register

Client: Streetworks Pty Ltd
Project: The Rise Stage 2

Project No: P231478
Specification: 95%

Date:	Test No:	Layer:	Retest of:	Density:	Pass/Fail:	Lot No:	Report No:
14/06/2023	1	Layer 1		98.5%	Pass	Lot 215	P231478-1
14/06/2023	2	Layer 1		97.5%	Pass	Lot 217	P231478-1
14/06/2023	3	Layer 1		98.5%	Pass	Lot 219	P231478-1
15/06/2023	4	Layer 2		101.5%	Pass	Lot 214	P231478-2
15/06/2023	5	Layer 2		95.5%	Pass	Lot 216	P231478-2
15/06/2023	6	Layer 2		100.0%	Pass	Lot 220	P231478-2
3/07/2023	7	Layer 3		92.0%	Fail	Lot 213	P231478-3
3/07/2023	8	Layer 3		98.0%	Pass	Lot 216	P231478-3
3/07/2023	9	Layer 3		95.5%	Pass	Lot 218	P231478-3
4/07/2023	10	FSL		99.0%	Pass	Lot 213	P231478-4
4/07/2023	11	FSL		102.5%	Pass	Lot 215	P231478-4
4/07/2023	12	Layer 3		102.5%	Pass	Lot 217	P231478-4
5/07/2023	13	Layer 3	Test #7	99.5%	Pass	Lot 213	P231478-5
5/07/2023	14	Layer 4		102.5%	Pass	Lot 215	P231478-5
5/07/2023	15	Layer 4		99.5%	Pass	Lot 216	P231478-5
5/07/2023	16	Layer 3		102.0%	Pass	Lot 218	P231478-5
5/07/2023	17	Layer 4		101.5%	Pass	Lot 221	P231478-5
10/07/2023	18	Layer 1		98.0%	Pass	Lot 222	P231478-6
10/07/2023	19	Layer 2		100.0%	Pass	Lot 212	P231478-6
10/07/2023	20	Layer 2		99.0%	Pass	Lot 211	P231478-6
11/07/2023	21	Layer 4		97.5%	Pass	Lot 223	P231478-7
11/07/2023	22	Layer 5		97.0%	Pass	Lot 212	P231478-7
11/07/2023	23	Layer 5		95.5%	Pass	Lot 211	P231478-7
12/07/2023	24	Layer 1		96.5%	Pass	Lot 212	P231478-8
12/07/2023	25	Layer 1		99.0%	Pass	Lot 211	P231478-8
12/07/2023	26	Layer 2		98.0%	Pass	Lot 211	P231478-8
2/08/2023	27	Layer 1		96.0%	Pass	Lot 206	P231478-9
2/08/2023	28	Layer 2		109.5%	Pass	Lot 205	P231478-9
2/08/2023	29	Layer 2		98.0%	Pass	Lot 204	P231478-9
3/08/2023	30	Layer 3		99.5%	Pass	Lot 211	P231478-10
3/08/2023	31	Layer 4		97.0%	Pass	Lot 212	P231478-10
3/08/2023	32	Layer 2		108.0%	Pass	Lot 203	P231478-10
10/08/2023	33	Layer 1		97.0%	Pass	Lot 223	P231478-11
10/08/2023	34	Layer 1		99.5%	Pass	Lot 210	P231478-11
10/08/2023	35	Layer 1		98.5%	Pass	Lot 211	P231478-11
10/08/2023	36	Layer 1		103.5%	Pass	Lot 207	P231478-11
10/08/2023	37	Layer 1		100.0%	Pass	Lot 208	P231478-11
10/08/2023	38	Layer 1		93.0%	Fail	Lot 209	P231478-11
14/08/2023	39	Layer 2		100.0%	Pass	Lot 201	P231478-12
14/08/2023	40	Layer 2		100.0%	Pass	Lot 125	P231478-12
15/08/2023	42	Layer 1		99.5%	Pass	Lot 231	P231478-13



Compaction Test Register

Client: Streetworks Pty Ltd
Project: The Rise Stage 2

Project No: P231478
Specification: 95%

Date:	Test No:	Layer:	Retest of:	Density:	Pass/Fail:	Lot No:	Report No:
15/08/2023	43	Layer 1		100.0%	Pass	Lot 232	P231478-13
15/08/2023	44	Layer 1		98.5%	Pass	Lot 233	P231478-13
16/08/2023	45	Layer 3		98.5%	Pass	Lot 232	P231478-14
16/08/2023	46	Layer 1	Test #38	97.0%	Pass	Lot 209	P231478-14
16/08/2023	47	Layer 3		102.5%	Pass	Lot 230	P231478-14
18/08/2023	48	layer 1		96.5%	Pass	Lot 228	P231478-15
18/08/2023	49	layer 1		98.0%	Pass	Lot 229	P231478-15
18/08/2023	50	layer 4		97.0%	Pass	Lot 230	P231478-15
21/08/2023	51	Layer 3		100.5%	Pass	Lot 231	P231478-16
21/08/2023	52	Layer 3		96.0%	Pass	Lot 232	P231478-16
21/08/2023	53	Layer 3		102.5%	Pass	Lot 233	P231478-16
23/08/2023	54	Layer 2		106.0%	Pass	Lot 223	P231478-17
23/08/2023	55	Layer 2		102.0%	Pass	Lot 224	P231478-17
23/08/2023	56	Layer 2		100.5%	Pass	Lot 225	P231478-17
24/08/2023	57	FSL		101.5%	Pass	Lot 223	P231478-18
24/08/2023	58	FSL		103.0%	Pass	Lot 224	P231478-18
25/08/2023	59	FSL		95.5%	Pass	Lot 229	P231478-19
25/08/2023	60	FSL		97.5%	Pass	Lot 230	P231478-19
25/08/2023	61	FSL		95.0%	Pass	Lot 231	P231478-19
5/09/2023	62	Layer 1		108.0%	Pass	Lot 202	P231478-20
5/09/2023	63	Layer 2		107.0%	Pass	Lot 202	P231478-20
6/09/2023	64	Layer 1		95.5%	Pass	Lot 222	P231478-21
6/09/2023	65	Layer 1		102.5%	Pass	Lot 208	P231478-21
14/09/2023	66	Layer 2		99.5%	Pass	Lot 209	P231478-22
14/09/2023	67	Layer 2		99.5%	Pass	Lot 222	P231478-22
18/09/2023	68	Layer 3		96.5%	Pass	Lot 209	P231478-23
2/10/2023	69	Layer 1		98.5%	Pass	Lot 129	P231478-24
11/10/2023	70	Layer 2		99.0%	Pass	Lot 308	P231478-25
11/10/2023	71	Layer 4		98.5%	Pass	Lot 308	P231478-25
18/10/2023	72	Layer 3		99.5%	Pass	Lot 308	P231478-26
19/10/2023	72	FSL		96.5%	Pass	Lot 233	P231478-27
19/10/2023	73	FSL		96.0%	Pass	Lot 234	P231478-27
19/10/2023	74	FSL		102.5%	Pass	Lot 301	P231478-27

Material Test Report

Report Number: P231478-1

Issue Number: 1
 Date Issued: 19/06/2023
 Client: Street Works Pty Ltd
 Planning Application: 126094
 Date Prepared: 18 May 2023



45 Commercial Drive, Pakenham Vic 3810

Project Number: P231478
 Project Name: The Rise Stage 2 - Level One

Project Location: Pakenham
 Client Reference: 08967
 Work Request: 12611
 Date Sampled: 14/06/2023
 Dates Tested: 14/06/2023 - 15/06/2023
 Sampling Method: AS 1289.1.2.1 6.4 (b) - Sampling from layers in earthworks or pavement - compacted
 Specification: 95%
 Site Selection: Selected by Client
 Location: The Rise Pakenham - Level one
 Material: clay
 Material Source: Onsite



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 47 National Avenue Pakenham VIC 3810
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Compaction Control AS 1289 5.7.1 & 5.8.1 & 2.1.1

Sample Number	P23-12611A	P23-12611B	P23-12611C
Test Number	1	2	3
Date Tested	14/06/2023	14/06/2023	14/06/2023
Time Tested	**	**	**
Test Request #/Location	Lot 215	Lot 217	Lot 219
Layer / Reduced Level	Layer 1	Layer 1	Layer 1
Thickness of Layer (mm)	300	300	300
Soil Description	CLAY	CLAY	CLAY
Test Depth (mm)	275	275	275
Sieve used to determine oversize (mm)	19.0	19.0	19.0
Percentage of Wet Oversize (%)	0	0	0
Percentage of Dry Oversize (%) (AS1289.5.4.1)	0	**	**
Field Wet Density (FWD) t/m ³	2.04	2.02	2.03
Field Moisture Content %	19.2	18.7	21.1
Field Dry Density (FDD) t/m ³	1.71	1.71	1.67
Peak Converted Wet Density t/m ³	2.07	2.07	2.06
Adjusted Peak Converted Wet Density t/m ³	**	**	**
Adj. Optimum Moisture Content % (AS1289.5.4.1)	18.4	18.3	21.0
Adj. Field Moisture Content % (AS1289.5.4.1)	19.2	18.7	21.1
Moisture Ratio % (AS1289.5.4.1)	104.5	102.0	100.5
Adjusted Moisture Ratio % (AS1289.5.4.1)	**	**	**
Moisture Variation (Wv) %	-1.0	-0.5	0.0
Adjusted Moisture Variation %	**	**	**
Hilf Density Ratio (%)	98.5	97.5	98.5
Compaction Method	Standard	Standard	Standard
Report Remarks	**	**	**

Moisture Variation Note:

Positive values = test is dry of OMC
 Negative values = test is wet of OMC

Material Test Report



Report Number: P231478-2

Issue Number: 1
 Date Issued: 21/06/2023
 Client: Street Works Pty Ltd
 Planning Application: 22004
 Date Prepared: 18 May 2023
 Project Number: P231478
 Project Name: The Rise Stage 2 - Level One

45 Commercial Drive, Pakenham Vic 3810

Project Location: Pakenham
 Client Reference: 08968
 Work Request: 12623
 Date Sampled: 15/06/2023
 Dates Tested: 15/06/2023 - 19/06/2023
 Sampling Method: AS 1289.1.3.1 3.1.4 (b) - Open-drive samplers - piston samplers - floating type
 Specification: 95%
 Site Selection: Selected by Client
 Location: The Rise Stage 2 - Level One
 Material: Clay
 Material Source: Onsite

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 Phone: (03) 9769 5799
 Email: ccaulfield@terrafirmalabs.com.au



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Approved Signa

NATA Accredite

Compaction Control AS 1289 5.7.1 & 5.8.1 & 2.1.1

Sample Number	P23-12623A	P23-12623B	P23-12623C
Test Number	4	5	6
Date Tested	15/06/2023	15/06/2023	15/06/2023
Time Tested	**	**	**
Test Request #/Location	Lot 214	Lot 216	Lot 220
Layer / Reduced Level	Layer 2	Layer 2	Layer 2
Thickness of Layer (mm)	300	300	300
Soil Description	Clay	Clay	Clay
Test Depth (mm)	275	275	275
Sieve used to determine oversize (mm)	19.0	19.0	19.0
Percentage of Wet Oversize (%)	0	0	0
Percentage of Dry Oversize (%) (AS1289.5.4.1)	0	**	**
Field Wet Density (FWD) t/m ³	2.12	2.01	2.04
Field Moisture Content %	17.1	16.3	20.6
Field Dry Density (FDD) t/m ³	1.81	1.73	1.69
Peak Converted Wet Density t/m ³	2.09	2.11	2.03
Adjusted Peak Converted Wet Density t/m ³	**	**	**
Adj. Optimum Moisture Content % (AS1289.5.4.1)	16.1	15.2	20.7
Adj. Field Moisture Content % (AS1289.5.4.1)	17.1	16.3	20.6
Moisture Ratio % (AS1289.5.4.1)	106.0	107.0	99.5
Adjusted Moisture Ratio % (AS1289.5.4.1)	**	**	**
Moisture Variation (Wv) %	-1.0	-1.0	0.0
Adjusted Moisture Variation %	**	**	**
Hilf Density Ratio (%)	101.5	95.5	100.0
Compaction Method	Standard	Standard	Standard
Report Remarks	**	**	**

Moisture Variation Note:

Positive values = test is dry of OMC
 Negative values = test is wet of OMC

Material Test Report



Report Number: P231478-3

Issue Number: 1

Date Issued: 05/07/2023

Client: Street Works Pty Ltd

Planning Application: 45 Commercial Drive, Pakenham Vic 3810

Date Prepared: 18 May 2026

Project Number: P231478

Project Name: The Rise Stage 2 - Level One

Project Location: Pakenham
Client Reference: 08970
Work Request: 12726
Date Sampled: 03/07/2023
Dates Tested: 03/07/2023 - 04/07/2023
Sampling Method: AS 1289.1.2.1 6.4 (b) - Sampling from layers in earthworks or pavement - compacted
Remarks: Test #9 needs to be retested
Specification: 95%
Site Selection: Selected by Client
Location: The Rise Stage 2 - Level one
Material: clay
Material Source: Onsite - Stockpile

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 Phone: (03) 9769 5799
 Email: ccaulfield@terrafirmalabs.com.au



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Compaction Control AS 1289 5.7.1 & 5.8.1 & 2.1.1

Sample Number	P23-12726A	P23-12726B
Test Number	7	8
Date Tested	03/07/2023	03/07/2023
Time Tested	**	**
Test Request #/Location	Lot 213	Lot 216
Layer / Reduced Level	Layer 3	Layer 3
Thickness of Layer (mm)	300	300
Soil Description	Clay	Clay
Test Depth (mm)	275	275
Sieve used to determine oversize (mm)	19.0	19.0
Percentage of Wet Oversize (%)	0	0
Percentage of Dry Oversize (%) (AS1289.5.4.1)	**	**
Field Wet Density (FWD) t/m ³	2.00	2.02
Field Moisture Content %	16.7	21.1
Field Dry Density (FDD) t/m ³	1.71	1.67
Peak Converted Wet Density t/m ³	2.18	2.07
Adjusted Peak Converted Wet Density t/m ³	**	**
Adj. Optimum Moisture Content % (AS1289.5.4.1)	**	**
Adj. Field Moisture Content % (AS1289.5.4.1)	16.7	21.1
Moisture Ratio % (AS1289.5.4.1)	119.5	116.0
Adjusted Moisture Ratio % (AS1289.5.4.1)	**	**
Moisture Variation (Wv) %	-2.5	-3.0
Adjusted Moisture Variation %	**	**
Hilf Density Ratio (%)	92.0	98.0
Compaction Method	Standard	Standard
Report Remarks	**	**

Moisture Variation Note:

Positive values = test is dry of OMC
 Negative values = test is wet of OMC

Material Test Report



Report Number: P231478-4

Issue Number: 1

Date Issued: 10/07/2023

Client: Street Works Pty Ltd

Planning Application: 45 Commercial Drive, Pakenham Vic 3810

Date Prepared: 18 May 2026

Project Number: P231478

Project Name: The Rise Stage 2 - Level One

Project Location: Pakenham

Work Request: 12736

Date Sampled: 04/07/2023

Dates Tested: 04/07/2023 - 05/07/2023

Sampling Method: AS 1289.1.2.1 6.4 (b) - Sampling from layers in earthworks or pavement - compacted

Specification: 95%

Site Selection: Selected by Client

Location: The Rise Stage 2 - Level one

Material: CLAY

Material Source: Onsite - Stockpile

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- Testing



Compaction Control AS 1289 5.7.1 & 5.8.1 & 2.1.1

Sample Number	P23-12736A	P23-12736B	P23-12736C
Test Number	10	11	12
Date Tested	04/07/2023	04/07/2023	04/07/2023
Time Tested	**	**	**
Test Request #/Location	Lot 213	Lot 215	Lot 217
Layer / Reduced Level	Final Layer	Final Layer	Layer 3
Thickness of Layer (mm)	300	300	300
Soil Description	CLAY	CLAY	CLAY
Test Depth (mm)	275	275	275
Sieve used to determine oversize (mm)	19.0	19.0	19.0
Percentage of Wet Oversize (%)	0	0	0
Percentage of Dry Oversize (%) (AS1289.5.4.1)	**	**	**
Field Wet Density (FWD) t/m ³	2.02	2.10	2.11
Field Moisture Content %	21.5	21.1	21.3
Field Dry Density (FDD) t/m ³	1.67	1.73	1.74
Peak Converted Wet Density t/m ³	2.05	2.05	2.06
Adjusted Peak Converted Wet Density t/m ³	**	**	**
Adj. Optimum Moisture Content % (AS1289.5.4.1)	19.3	19.4	18.9
Adj. Field Moisture Content % (AS1289.5.4.1)	21.5	21.1	21.3
Moisture Ratio % (AS1289.5.4.1)	111.5	108.5	112.5
Adjusted Moisture Ratio % (AS1289.5.4.1)	**	**	**
Moisture Variation (Wv) %	-2.0	-1.5	-2.5
Adjusted Moisture Variation %	**	**	**
Hilf Density Ratio (%)	99.0	102.5	102.5
Compaction Method	Standard	Standard	Standard
Report Remarks	**	**	**

Moisture Variation Note:

Positive values = test is dry of OMC

Negative values = test is wet of OMC

Material Test Report



Report Number: P231478-5

Issue Number: 1

Date Issued: 11/07/2023

Client: Street Works Pty Ltd

Planning Application: Street Works Pty Ltd

Date Prepared: 18 May 2026

45 Commercial Drive, Pakenham Vic 3810

Project Number: P231478

Project Name: The Rise Stage 2 - Level One

Project Location: Pakenham
Client Reference: 08971
Work Request: 12742
Date Sampled: 05/07/2023
Dates Tested: 05/07/2023 - 07/07/2023
Sampling Method: AS 1289.1.2.1 6.4 (b) - Sampling from layers in earthworks or pavement - compacted
Specification: 95%
Site Selection: Selected by Client
Location: The Rise Stage 2 - Level One
Material: Clay
Material Source: Onsite - Stockpile

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Compaction Control AS 1289 5.7.1 & 5.8.1 & 2.1.1

Sample Number	P23-12742A	P23-12742B	P23-12742C	P23-12742D	P23-12742E
Test Number	13	14	15	16	17
Date Tested	05/07/2023	05/07/2023	05/07/2023	05/07/2023	05/07/2023
Time Tested	**	**	**	**	**
Test Request #/Location	Lot 213 Retest #7	Lot 215	Lot 216	Lot 218 Retest #9	Lot 221
Layer / Reduced Level	Layer 3	Layer 4	Layer 4	Layer 3	Layer 4
Thickness of Layer (mm)	300	300	300	300	300
Soil Description	CLAY	CLAY	CLAY	CLAY	CLAY
Test Depth (mm)	275	275	275	275	275
Sieve used to determine oversize (mm)	19.0	19.0	19.0	19.0	19.0
Percentage of Wet Oversize (%)	0	0	0	0	0
Percentage of Dry Oversize (%) (AS1289.5.4.1)	0	0	0	0	**
Field Wet Density (FWD) t/m ³	2.06	2.13	2.06	2.03	2.11
Field Moisture Content %	21.5	20.7	18.7	22.1	19.1
Field Dry Density (FDD) t/m ³	1.70	1.77	1.73	1.66	1.77
Peak Converted Wet Density t/m ³	2.07	2.08	2.07	1.99	2.08
Adjusted Peak Converted Wet Density t/m ³	**	**	**	**	**
Adj. Optimum Moisture Content % (AS1289.5.4.1)	19.1	18.1	18.4	21.0	**
Adj. Field Moisture Content % (AS1289.5.4.1)	21.5	20.7	18.7	22.1	19.1
Moisture Ratio % (AS1289.5.4.1)	112.5	114.0	101.5	105.0	101.0
Adjusted Moisture Ratio % (AS1289.5.4.1)	**	**	**	**	**
Moisture Variation (Wv) %	-2.5	-2.5	-0.5	-1.0	0.0
Adjusted Moisture Variation %	**	**	**	**	**
Hilf Density Ratio (%)	99.5	102.5	99.5	102.0	101.5
Compaction Method	Standard	Standard	Standard	Standard	Standard
Report Remarks	**	**	**	**	**

Moisture Variation Note:

Positive values = test is dry of OMC
 Negative values = test is wet of OMC

Material Test Report



Report Number: P231478-6

Issue Number: 1

Date Issued: 14/07/2023

Client: Street Works Pty Ltd

Planning Application: 45 Commercial Drive, Pakenham Vic 3810

Date Prepared: 18 May 2026

Project Number: P231478

Project Name: The Rise Stage 2 - Level One

Project Location: Pakenham
Client Reference: 08973
Work Request: 12784
Date Sampled: 10/07/2023
Dates Tested: 10/07/2023 - 11/07/2023
Sampling Method: AS 1289.1.2.1 6.4 (b) - Sampling from layers in earthworks or pavement - compacted
Specification: 95%
Site Selection: Selected by Client
Location: The Rise Stage 2 - Level One
Material: CLAY
Material Source: Onsite - Stockpile

Pakenham Laboratory
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 Phone: (03) 9769 5799



Compaction Control AS 1289 5.7.1 & 5.8.1 & 2.1.1

Sample Number	P23-12784A	P23-12784B	P23-12784C
Test Number	18	19	20
Date Tested	10/07/2023	10/07/2023	10/07/2023
Time Tested	**	**	**
Test Request #/Location	Easment Lot 222	Easment Lot 212	Easment Lot 211
Layer / Reduced Level	Layer 1	Layer 2	Layer 2
Thickness of Layer (mm)	300	300	300
Soil Description	Clay	Clay	Clay
Test Depth (mm)	275	275	275
Sieve used to determine oversize (mm)	19.0	19.0	19.0
Percentage of Wet Oversize (%)	0	0	0
Percentage of Dry Oversize (%) (AS1289.5.4.1)	**	**	**
Field Wet Density (FWD) t/m ³	2.01	2.04	2.02
Field Moisture Content %	17.6	19.5	18.6
Field Dry Density (FDD) t/m ³	1.71	1.71	1.71
Peak Converted Wet Density t/m ³	2.05	2.04	2.04
Adjusted Peak Converted Wet Density t/m ³	**	**	**
Adj. Optimum Moisture Content % (AS1289.5.4.1)	17.3	18.2	17.8
Adj. Field Moisture Content % (AS1289.5.4.1)	17.6	19.5	18.6
Moisture Ratio % (AS1289.5.4.1)	102.0	107.5	104.5
Adjusted Moisture Ratio % (AS1289.5.4.1)	**	**	**
Moisture Variation (Wv) %	-0.5	-1.5	-1.0
Adjusted Moisture Variation %	**	**	**
Hilf Density Ratio (%)	98.0	100.0	99.0
Compaction Method	Standard	Standard	Standard
Report Remarks	**	**	**

Moisture Variation Note:

Positive values = test is dry of OMC
 Negative values = test is wet of OMC

Material Test Report



Report Number: P231478-7

Issue Number: 1

Date Issued: 17/07/2023

Client: Street Works Pty Ltd

Planning Application: Street Works Pty Ltd

Date Prepared: 18 May 2026

45 Commercial Drive, Pakenham Vic 3810

Project Number: P231478

Project Name: The Rise Stage 2 - Level One

Project Location: Pakenham

Client Reference: 08973

Work Request: 12793

Date Sampled: 11/07/2023

Dates Tested: 11/07/2023 - 14/07/2023

Sampling Method: AS 1289.1.2.1 6.4 (b) - Sampling from layers in earthworks or pavement - compacted

Specification: 95%

Location: The Rise Stage 2 - Level One

Material: CLAY

Material Source: Onsite - Stockpile

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Phone: (03) 9769 5799
Email: isomar@terrafirmalabs.com.au



Compaction Control AS 1289 5.7.1 & 5.8.1 & 2.1.1

Sample Number	P23-12793A	P23-12793B	P23-12793C
Test Number	21	22	23
Date Tested	11/07/2023	11/07/2023	11/07/2023
Time Tested	**	**	**
Test Request #/Location	21 Eastment on Lot 223	22 Eastment on Lot 212	23 Eastment on Lot 211
Layer / Reduced Level	Layer 4	Layer 5	Layer 5
Thickness of Layer (mm)	300	300	300
Soil Description	CLAY	CLAY	CLAY
Test Depth (mm)	275	275	275
Sieve used to determine oversize (mm)	19.0	19.0	19.0
Percentage of Wet Oversize (%)	0	0	0
Percentage of Dry Oversize (%) (AS1289.5.4.1)	0	0	0
Field Wet Density (FWD) t/m ³	2.10	2.11	2.08
Field Moisture Content %	14.5	14.1	14.5
Field Dry Density (FDD) t/m ³	1.84	1.85	1.82
Peak Converted Wet Density t/m ³	2.15	2.17	2.18
Adjusted Peak Converted Wet Density t/m ³	**	**	**
Adj. Optimum Moisture Content % (AS1289.5.4.1)	12.5	12.3	12.1
Adj. Field Moisture Content % (AS1289.5.4.1)	14.5	14.1	14.5
Moisture Ratio % (AS1289.5.4.1)	115.5	115.5	119.5
Adjusted Moisture Ratio % (AS1289.5.4.1)	**	**	**
Moisture Variation (Wv) %	-2.0	-2.0	-2.5
Adjusted Moisture Variation %	**	**	**
Hilf Density Ratio (%)	97.5	97.0	95.5
Compaction Method	Standard	Standard	Standard
Report Remarks	**	**	**

Moisture Variation Note:

Positive values = test is dry of OMC

Negative values = test is wet of OMC

Material Test Report



Report Number: P231478-8

Issue Number: 1

Date Issued: 24/07/2023

Client: Street Works Pty Ltd

Planning Application: 45 Commercial Drive, Pakenham Vic 3810

Date Prepared: 18 May 2026

Project Number: P231478

Project Name: The Rise Stage 2 - Level One

Project Location: Pakenham

Client Reference: 08973

Work Request: 12804

Date Sampled: 12/07/2023

Dates Tested: 12/07/2023 - 19/07/2023

Sampling Method: AS 1289.1.2.1 6.4 (b) - Sampling from layers in earthworks or pavement - compacted

Specification: 95%

Location: The Rise Stage 2 - Level One

Material: Clay

Material Source: Onsite

Pakenham Laboratory
47 National Avenue Pakenham VIC 3810
Phone: (03) 9769 5799



Compaction Control AS 1289 5.7.1 & 5.8.1 & 2.1.1

Sample Number	P23-12804A	P23-12804B	P23-12804C
Test Number	24	25	26
Date Tested	12/07/2023	12/07/2023	12/07/2023
Time Tested	**	**	**
Test Request #/Location	24 Lot 212	25 Lot 211	26 Lot 211
Layer / Reduced Level	Layer 1	Layer 1	Layer 2
Thickness of Layer (mm)	300	300	300
Soil Description	CLAY	CLAY	CLAY
Test Depth (mm)	275	275	275
Sieve used to determine oversize (mm)	19.0	19.0	19.0
Percentage of Wet Oversize (%)	0	0	0
Percentage of Dry Oversize (%) (AS1289.5.4.1)	0	0	0
Field Wet Density (FWD) t/m ³	2.06	2.15	2.06
Field Moisture Content %	14.2	12.0	16.2
Field Dry Density (FDD) t/m ³	1.81	1.92	1.77
Peak Converted Wet Density t/m ³	2.14	2.17	2.10
Adjusted Peak Converted Wet Density t/m ³	**	**	**
Adj. Optimum Moisture Content % (AS1289.5.4.1)	13.9	11.3	15.7
Adj. Field Moisture Content % (AS1289.5.4.1)	14.2	12.0	16.2
Moisture Ratio % (AS1289.5.4.1)	102.0	106.5	103.5
Adjusted Moisture Ratio % (AS1289.5.4.1)	**	**	**
Moisture Variation (Wv) %	0.0	-0.5	-0.5
Adjusted Moisture Variation %	**	**	**
Hilf Density Ratio (%)	96.5	99.0	98.0
Compaction Method	Standard	Standard	Standard
Report Remarks	**	**	**

Moisture Variation Note:

Positive values = test is dry of OMC

Negative values = test is wet of OMC

Material Test Report



Report Number: P231478-9

Issue Number: 1

Date Issued: 13/08/2023

Client: Street Works Pty Ltd

Planning Application: 45 Commercial Drive, Pakenham Vic 3810

Date Prepared: 18 May 2026

Project Number: P231478

Project Name: The Rise Stage 2 - Level One

Project Location: Pakenham
Work Request: 13036
Date Sampled: 02/08/2023
Dates Tested: 02/08/2023 - 09/08/2023
Sampling Method: AS 1289.1.2.1 6.4 (b) - Sampling from layers in earthworks or pavement - compacted
Specification: 95%
Location: The Rise Stage 2 - Level One
Material: Silty Clay
Material Source: Onsite

Pakenham Laboratory
 47 National Avenue Pakenham VIC 3810
 Phone: (03) 9769 5799
 Email: enquiries@terrafirmalabs.com.au
 Testing

Compaction Control AS 1289 5.7.1 & 5.8.1 & 2.1.1

Sample Number	P23-13036A	P23-13036B	P23-13036C
Test Number	27	28	29
Date Tested	02/08/2023	02/08/2023	02/08/2023
Time Tested	14:25	14:35	16:00
Test Request #/Location	1 Lot 206	2 Lot 205	3 Lot 204
Layer / Reduced Level	Layer 1	Layer 2	Layer 2
Thickness of Layer (mm)	300	300	300
Soil Description	Silty Clay	Silty Clay	Silty Clay
Test Depth (mm)	275	275	275
Sieve used to determine oversize (mm)	19.0	19.0	19.0
Percentage of Wet Oversize (%)	0	0	0
Percentage of Dry Oversize (%) (AS1289.5.4.1)	**	**	**
Field Wet Density (FWD) t/m ³	2.05	2.14	2.19
Field Moisture Content %	18.1	24.1	-12.1
Field Dry Density (FDD) t/m ³	1.74	1.73	2.49
Peak Converted Wet Density t/m ³	2.13	1.96	2.23
Adjusted Peak Converted Wet Density t/m ³	**	**	**
Adj. Optimum Moisture Content % (AS1289.5.4.1)	**	**	**
Adj. Field Moisture Content % (AS1289.5.4.1)	18.1	24.1	-12.1
Moisture Ratio % (AS1289.5.4.1)	104.0	96.0	90.0
Adjusted Moisture Ratio % (AS1289.5.4.1)	**	**	**
Moisture Variation (Wv) %	-0.5	1.0	-1.5
Adjusted Moisture Variation %	**	**	**
Hilf Density Ratio (%)	96.0	109.5	98.0
Compaction Method	Standard	Standard	Standard
Report Remarks	**	**	**

Moisture Variation Note:

Positive values = test is dry of OMC
 Negative values = test is wet of OMC

Material Test Report



Report Number: P231478-10

Issue Number: 1

Date Issued: 17/08/2023

Client: Street Works Pty Ltd

Planning Application: 45 Commercial Drive, Pakenham Vic 3810

Date Prepared: 18 May 2026

Project Number: P231478

Project Name: The Rise Stage 2 - Level One

Project Location: Pakenham
Work Request: 13046
Date Sampled: 03/08/2023
Dates Tested: 03/08/2023 - 11/08/2023
Sampling Method: AS 1289.1.2.1 6.4 (b) - Sampling from layers in earthworks or pavement - compacted
Specification: 95%
Site Selection: Selected by Client
Location: The Rise Stage 2 - Level One
Material: Silty Clay
Material Source: Onsite

Pakenham Laboratory
 47 National Avenue Pakenham VIC 3810
 Phone: (03) 9769 5799
 Email: ccaulfield@terrafirmalabs.com.au



Compaction Control AS 1289 5.7.1 & 5.8.1 & 2.1.1

Sample Number	P23-13046A	P23-13046B	P23-13046C
Test Number	30	31	32
Date Tested	03/08/2023	03/08/2023	03/08/2023
Time Tested	15:15	15:22	15:45
Test Request #/Location	1 Lot 211	2 Lot 212	3 Lot 203
Layer / Reduced Level	Layer 3	Layer 4	Layer 2
Thickness of Layer (mm)	300	300	300
Soil Description	Silty Clay	Silty Clay	Silty Clay
Test Depth (mm)	275	275	275
Sieve used to determine oversize (mm)	19.0	19.0	19.0
Percentage of Wet Oversize (%)	0	0	0
Percentage of Dry Oversize (%) (AS1289.5.4.1)	**	**	**
Field Wet Density (FWD) t/m ³	2.14	2.13	2.10
Field Moisture Content %	16.9	17.6	21.3
Field Dry Density (FDD) t/m ³	1.83	1.81	1.73
Peak Converted Wet Density t/m ³	2.16	2.20	1.95
Adjusted Peak Converted Wet Density t/m ³	**	**	**
Adj. Optimum Moisture Content % (AS1289.5.4.1)	**	**	**
Adj. Field Moisture Content % (AS1289.5.4.1)	16.9	17.6	21.3
Moisture Ratio % (AS1289.5.4.1)	101.5	112.5	92.0
Adjusted Moisture Ratio % (AS1289.5.4.1)	**	**	**
Moisture Variation (Wv) %	-0.5	-2.0	2.0
Adjusted Moisture Variation %	**	**	**
Hilf Density Ratio (%)	99.5	97.0	108.0
Compaction Method	Standard	Standard	Standard
Report Remarks	**	**	**

Moisture Variation Note:

Positive values = test is dry of OMC
 Negative values = test is wet of OMC

Material Test Report



Report Number: P231478-11

Issue Number: 1

Date Issued: 17/08/2023

Client: Street Works Pty Ltd

Planning Application: 45 Commercial Drive, Pakenham Vic 3810

Date Prepared: 18 May 2026

Project Number: P231478

Project Name: The Rise Stage 2 - Level One

Project Location: Pakenham

Work Request: 13111

Date Sampled: 10/08/2023 16:06

Dates Tested: 10/08/2023 - 15/08/2023

Sampling Method: AS 1289.1.2.1 6.4 (b) - Sampling from layers in earthworks or pavement - compacted

Specification: 95%

Site Selection: Selected by Client

Location: The Rise Stage 2 - Level One

Material: CLAY

Material Source: Onsite

Pakenham Laboratory
47 National Avenue Pakenham VIC 3810
Phone: (03) 9769 5799



Compaction Control AS 1289 5.7.1 & 5.8.1 & 2.1.1

Sample Number	P23-13111A	P23-13111B	P23-13111C	P23-13111D	P23-13111E	P23-13111F
Test Number	33	34	35	36	37	38
Date Tested	10/08/2023	10/08/2023	10/08/2023	10/08/2023	10/08/2023	10/08/2023
Time Tested	16:06	16:15	16:17	16:38	16:44	16:52
Test Request #/Location	33 LOT 223	34 LOT 210	35 LOT 211	36 LOT 207	37 LOT 208	38 LOT 209
Easting	366249	366227	366228	366319	366308	366293
Northing	5786499	5786453	5786462	5786517	5786517	5786521
Layer / Reduced Level	Layer 1	Layer 1	Layer 1	Layer 1	Layer 1	Layer 1
Thickness of Layer (mm)	300	300	300	300	300	300
Soil Description	CLAY	CLAY	CLAY	CLAY	CLAY	CLAY
Test Depth (mm)	275	275	275	275	275	275
Sieve used to determine oversize (mm)	19.0	19.0	19.0	19.0	19.0	19.0
Percentage of Wet Oversize (%)	0	0	0	0	7	7
Percentage of Dry Oversize (%) (AS1289.5.4.1)	**	**	**	**	**	**
Field Wet Density (FWD) t/m ³	2.06	2.03	2.01	1.99	2.00	2.05
Field Moisture Content %	14.5	12.4	13.4	27.0	15.7	15.2
Field Dry Density (FDD) t/m ³	1.79	1.81	1.77	1.57	1.74	1.80
Peak Converted Wet Density t/m ³	2.11	2.04	2.04	1.92	**	**
Adjusted Peak Converted Wet Density t/m ³	**	**	**	**	2.00	2.21
Adj. Optimum Moisture Content % (AS1289.5.4.1)	15.3	14.0	15.9	**	16.3	14.4
Adj. Field Moisture Content % (AS1289.5.4.1)	14.5	12.4	13.4	27.0	14.7	14.0
Moisture Ratio % (AS1289.5.4.1)	95.0	89.0	84.5	101.0	**	**
Adjusted Moisture Ratio % (AS1289.5.4.1)	**	**	**	**	90.0	97.5
Moisture Variation (Wv) %	0.5	1.5	2.5	0.0	**	**
Adjusted Moisture Variation %	**	**	**	**	1.5	0.5
Hilf Density Ratio (%)	97.0	99.5	98.5	103.5	100.0	93.0
Compaction Method	Standard	Standard	Standard	Standard	Standard	Standard
Report Remarks	**	**	**	**	**	**

Moisture Variation Note:

Positive values = test is dry of OMC

Negative values = test is wet of OMC

Material Test Report



Report Number: P231478-12

Issue Number: 1

Date Issued: 17/08/2023

Client: Street Works Pty Ltd

Planning Application: 45 Commercial Drive, Pakenham Vic 3810

Date Prepared: 18 May 2026

Project Number: P231478

Project Name: The Rise Stage 2 - Level One

Project Location: Pakenham
Work Request: 13138
Date Sampled: 14/08/2023
Dates Tested: 14/08/2023 - 16/08/2023
Sampling Method: AS 1289.1.2.1 6.4 (b) - Sampling from layers in earthworks or pavement - compacted
Specification: 95%
Site Selection: Selected by Client
Location: The Rise Pakenham - Level One
Material: Gravelly CLAY
Material Source: Onsite

Pakenham Laboratory
 47 National Avenue Pakenham VIC 3810
 Phone: (03) 9769 5799
 Email: ccaulfield@terrafirmalabs.com.au



Compaction Control AS 1289 5.7.1 & 5.8.1 & 2.1.1

Sample Number	P23-13138A	P23-13138B	
Test Number	39	40	
Date Tested	14/08/2023	14/08/2023	
Time Tested	**	**	
Test Request #/Location	Lot 201	Lot 125	
Layer / Reduced Level	2nd Layer	2nd Layer	
Thickness of Layer (mm)	300	300	
Soil Description	Clay	Clay	
Test Depth (mm)	275	275	
Sieve used to determine oversize (mm)	19.0	19.0	
Percentage of Wet Oversize (%)	6	10	
Percentage of Dry Oversize (%) (AS1289.5.4.1)	**	**	
Field Wet Density (FWD) t/m ³	2.16	2.09	
Field Moisture Content %	16.1	15.1	
Field Dry Density (FDD) t/m ³	1.87	1.84	
Peak Converted Wet Density t/m ³	**	**	
Adjusted Peak Converted Wet Density t/m ³	2.15	2.09	
Adj. Optimum Moisture Content % (AS1289.5.4.1)	14.6	14.4	
Adj. Field Moisture Content % (AS1289.5.4.1)	15.1	13.6	
Moisture Ratio % (AS1289.5.4.1)	**	**	
Adjusted Moisture Ratio % (AS1289.5.4.1)	103.5	94.5	
Moisture Variation (Wv) %	**	**	
Adjusted Moisture Variation %	-0.5	1.0	
Hilf Density Ratio (%)	100.0	100.0	
Compaction Method	Standard	Standard	
Report Remarks	**	**	

Moisture Variation Note:

Positive values = test is dry of OMC
 Negative values = test is wet of OMC

Material Test Report



Report Number: P231478-13

Issue Number: 1

Date Issued: 22/08/2023

Client: Street Works Pty Ltd

Planning Application: 45 Commercial Drive, Pakenham Vic 3810

Date Prepared: 18 May 2026

Project Number: P231478

Project Name: The Rise Stage 2 - Level One

Project Location: Pakenham
Work Request: 13148
Date Sampled: 15/08/2023
Dates Tested: 15/08/2023 - 21/08/2023
Sampling Method: AS 1289.1.2.1 6.4 (b) - Sampling from layers in earthworks or pavement - compacted
Specification: 95%
Site Selection: Selected by Client
Location: The Rise Pakenham - Level One
Material: CLAY
Material Source: Onsite

Pakenham Laboratory
 47 National Avenue Pakenham VIC 3810
 Phone: (03) 9769 5799
 Email: ccaulfield@terrafirmalabs.com.au



Compaction Control AS 1289 5.7.1 & 5.8.1 & 2.1.1

Sample Number	P23-13148A	P23-13148B	P23-13148C
Test Number	42	43	44
Date Tested	15/08/2023	15/08/2023	15/08/2023
Time Tested	08:57	08:57	08:57
Test Request #/Location	Lot 231	Lot 232	Lot 233
Layer / Reduced Level	Layer 01	Layer 01	Layer 01
Thickness of Layer (mm)	300	300	300
Soil Description	CLAY	CLAY	CLAY
Test Depth (mm)	275	275	275
Sieve used to determine oversize (mm)	19.0	19.0	19.0
Percentage of Wet Oversize (%)	7	10	5
Percentage of Dry Oversize (%) (AS1289.5.4.1)	**	**	**
Field Wet Density (FWD) t/m ³	2.07	2.00	2.08
Field Moisture Content %	16.1	18.8	20.7
Field Dry Density (FDD) t/m ³	1.80	1.71	1.74
Peak Converted Wet Density t/m ³	**	**	**
Adjusted Peak Converted Wet Density t/m ³	2.08	2.00	2.12
Adj. Optimum Moisture Content % (AS1289.5.4.1)	15.1	17.8	18.0
Adj. Field Moisture Content % (AS1289.5.4.1)	15.1	16.9	19.7
Moisture Ratio % (AS1289.5.4.1)	**	**	**
Adjusted Moisture Ratio % (AS1289.5.4.1)	99.5	95.0	109.5
Moisture Variation (Wv) %	**	**	**
Adjusted Moisture Variation %	0.0	1.0	-1.5
Hilf Density Ratio (%)	99.5	100.0	98.5
Compaction Method	Standard	Standard	Standard
Report Remarks	**	**	**

Moisture Variation Note:

Positive values = test is dry of OMC
 Negative values = test is wet of OMC

Material Test Report



Report Number: P231478-14

Issue Number: 2 - This version supersedes all previous issues

Reissue Reason: ADVERTISED MATERIAL

Date Issued: 22/08/2023

Client: Street Works Pty Ltd

145 Commercial Drive, Pakenham Vic 3810

Project Number: P231478

Project Name: The Rise Stage 2 - Level One

Project Location: Pakenham

Work Request: 13160

Date Sampled: 16/08/2023

Dates Tested: 16/08/2023 - 18/08/2023

Sampling Method: AS 1289.1.2.1 6.4 (b) - Sampling from layers in earthworks or pavement - compacted

Specification: 95%

Site Selection: Selected by Client

Location: The Rise Pakenham - Level One

Material: CLAY

Material Source: Onsite

Pakenham Laboratory

47 National Avenue Pakenham VIC 3810

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Compaction Control AS 1289 5.7.1 & 5.8.1 & 2.1.1

Sample Number	P23-13160A	P23-13160B	P23-13160C
Test Number	45	46	47
Date Tested	16/08/2023	16/08/2023	16/08/2023
Time Tested	14:10	14:25	15:14
Test Request #/Location	Lot 232	Lot 209 Retest #38	Lot 230
Layer / Reduced Level	Layer 3	Layer 1	Layer 3
Thickness of Layer (mm)	300	300	300
Soil Description	CLAY	CLAY	CLAY
Test Depth (mm)	275	275	275
Sieve used to determine oversize (mm)	19.0	19.0	19.0
Percentage of Wet Oversize (%)	0	0	0
Percentage of Dry Oversize (%) (AS1289.5.4.1)	**	**	**
Field Wet Density (FWD) t/m ³	2.04	2.02	2.20
Field Moisture Content %	19.9	17.8	17.0
Field Dry Density (FDD) t/m ³	1.70	1.71	1.88
Peak Converted Wet Density t/m ³	2.07	2.08	2.15
Adjusted Peak Converted Wet Density t/m ³	**	**	**
Adj. Optimum Moisture Content % (AS1289.5.4.1)	**	**	**
Adj. Field Moisture Content % (AS1289.5.4.1)	19.9	17.8	17.0
Moisture Ratio % (AS1289.5.4.1)	102.5	103.0	114.5
Adjusted Moisture Ratio % (AS1289.5.4.1)	**	**	**
Moisture Variation (Wv) %	-0.5	-0.5	-2.0
Adjusted Moisture Variation %	**	**	**
Hilf Density Ratio (%)	98.5	97.0	102.5
Compaction Method	Standard	Standard	Standard
Report Remarks	**	**	**

Moisture Variation Note:

Positive values = test is dry of OMC

Negative values = test is wet of OMC

Material Test Report



Report Number: P231478-15

Issue Number: 1

Date Issued: 22/08/2023

Client: Street Works Pty Ltd

Planning Application: 45 Commercial Drive, Pakenham Vic 3810

Date Prepared: 18 May 2026

Project Number: P231478

Project Name: The Rise Stage 2 - Level One

Project Location: Pakenham
Work Request: 13188
Date Sampled: 18/08/2023
Dates Tested: 18/08/2023 - 21/08/2023
Sampling Method: AS 1289.1.2.1 6.4 (b) - Sampling from layers in earthworks or pavement - compacted
Specification: 95%
Site Selection: Selected by Client
Location: The Rise Stage 2 - Level One
Material: CLAY
Material Source: Onsite

Pakenham Laboratory
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Compaction Control AS 1289 5.7.1 & 5.8.1 & 2.1.1

Sample Number	P23-13188A	P23-13188B	P23-13188C
Test Number	48	49	50
Date Tested	18/08/2023	18/08/2023	18/08/2023
Time Tested	**	**	**
Test Request #/Location	48 Lot 228	49 Lot 229	50 Lot 230
Layer / Reduced Level	layer 1	layer 1	layer 4
Thickness of Layer (mm)	300	300	300
Soil Description	Clay	Clay	Clay
Test Depth (mm)	275	275	275
Sieve used to determine oversize (mm)	19.0	19.0	19.0
Percentage of Wet Oversize (%)	0	0	0
Percentage of Dry Oversize (%) (AS1289.5.4.1)	0	0	0
Field Wet Density (FWD) t/m ³	1.99	2.00	2.03
Field Moisture Content %	20.3	20.1	20.4
Field Dry Density (FDD) t/m ³	1.65	1.67	1.68
Peak Converted Wet Density t/m ³	2.06	2.04	2.09
Adjusted Peak Converted Wet Density t/m ³	**	**	**
Adj. Optimum Moisture Content % (AS1289.5.4.1)	19.0	17.9	17.9
Adj. Field Moisture Content % (AS1289.5.4.1)	20.3	20.1	20.4
Moisture Ratio % (AS1289.5.4.1)	107.0	112.5	114.0
Adjusted Moisture Ratio % (AS1289.5.4.1)	**	**	**
Moisture Variation (Wv) %	-1.5	-2.0	-2.5
Adjusted Moisture Variation %	**	**	**
Hilf Density Ratio (%)	96.5	98.0	97.0
Compaction Method	Standard	Standard	Standard
Report Remarks	**	**	**

Moisture Variation Note:

Positive values = test is dry of OMC

Negative values = test is wet of OMC

Material Test Report



Report Number: P231478-16

Issue Number: 1

Date Issued: 23/08/2023

Client: Street Works Pty Ltd

Planning Application: 45 Commercial Drive, Pakenham Vic 3810

Date Prepared: 18 May 2026

Project Number: P231478

Project Name: The Rise Stage 2 - Level One

Project Location: Pakenham

Work Request: 13201

Date Sampled: 14/08/2023

Dates Tested: 21/08/2023 - 22/08/2023

Sampling Method: AS 1289.1.2.1 6.4 (b) - Sampling from layers in earthworks or pavement - compacted

Specification: 95%

Site Selection: Selected by Client

Location: The Rise Stage 2 - Level 1

Material: CLAY

Material Source: Onsite

Pakenham Laboratory
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Compaction Control AS 1289 5.7.1 & 5.8.1 & 2.1.1

Sample Number	P23-13201A	P23-13201B	P23-13201C
Test Number	51	52	53
Date Tested	21/08/2023	21/08/2023	21/08/2023
Time Tested	**	**	**
Test Request #/Location	Lot 231	Lot 232	Lot 233
Layer / Reduced Level	Layer 3	Layer 3	Layer 3
Thickness of Layer (mm)	300	300	300
Soil Description	CLAY	CLAY	CLAY
Test Depth (mm)	275	275	275
Sieve used to determine oversize (mm)	19.0	19.0	19.0
Percentage of Wet Oversize (%)	0	7	0
Percentage of Dry Oversize (%) (AS1289.5.4.1)	**	**	**
Field Wet Density (FWD) t/m ³	1.99	2.06	2.05
Field Moisture Content %	23.4	19.9	24.3
Field Dry Density (FDD) t/m ³	1.61	1.74	1.65
Peak Converted Wet Density t/m ³	1.98	**	2.00
Adjusted Peak Converted Wet Density t/m ³	**	2.14	**
Adj. Optimum Moisture Content % (AS1289.5.4.1)	**	17.4	**
Adj. Field Moisture Content % (AS1289.5.4.1)	23.4	18.4	24.3
Moisture Ratio % (AS1289.5.4.1)	101.0	**	102.5
Adjusted Moisture Ratio % (AS1289.5.4.1)	**	106.0	**
Moisture Variation (Wv) %	0.0	**	-0.5
Adjusted Moisture Variation %	**	-1.0	**
Hilf Density Ratio (%)	100.5	96.0	102.5
Compaction Method	Standard	Standard	Standard
Report Remarks	**	**	**

Moisture Variation Note:

Positive values = test is dry of OMC

Negative values = test is wet of OMC

Material Test Report



Report Number: P231478-17

Issue Number: 1

Date Issued: 30/08/2023

Client: Street Works Pty Ltd

Planning Application: 45 Commercial Drive, Pakenham Vic 3810

Date Prepared: 18 May 2026

Project Number: P231478

Project Name: The Rise Stage 2 - Level One

Project Location: Pakenham
Work Request: 13215
Date Sampled: 23/08/2023
Dates Tested: 23/08/2023 - 28/08/2023
Sampling Method: AS 1289.1.2.1 6.4 (b) - Sampling from layers in earthworks or pavement - compacted
Specification: 95%
Site Selection: Selected by Client
Location: The Rise Stage 2 - Level One
Material: CLAY
Material Source: Onsite

Pakenham Laboratory
 47 National Avenue Pakenham VIC 3810
 Phone: (03) 9769 5799



Compaction Control AS 1289 5.7.1 & 5.8.1 & 2.1.1

Sample Number	P23-13215A	P23-13215B	P23-13215C
Test Number	54	55	56
Date Tested	23/08/2023	23/08/2023	23/08/2023
Time Tested	**	**	**
Test Request #/Location	Lot 223	Lot 224	Lot 225
Layer / Reduced Level	Layer 2	Layer 2	Layer 2
Thickness of Layer (mm)	300	300	300
Soil Description	CLAY	CLAY	CLAY
Test Depth (mm)	275	275	275
Sieve used to determine oversize (mm)	19.0	19.0	19.0
Percentage of Wet Oversize (%)	0	0	0
Percentage of Dry Oversize (%) (AS1289.5.4.1)	0	0	0
Field Wet Density (FWD) t/m ³	2.16	2.05	2.04
Field Moisture Content %	23.5	24.0	24.1
Field Dry Density (FDD) t/m ³	1.75	1.65	1.64
Peak Converted Wet Density t/m ³	2.04	2.01	2.03
Adjusted Peak Converted Wet Density t/m ³	**	**	**
Adj. Optimum Moisture Content % (AS1289.5.4.1)	21.7	22.2	22.2
Adj. Field Moisture Content % (AS1289.5.4.1)	23.5	24.0	24.1
Moisture Ratio % (AS1289.5.4.1)	108.0	108.0	108.5
Adjusted Moisture Ratio % (AS1289.5.4.1)	**	**	**
Moisture Variation (Wv) %	-1.5	-2.0	-2.0
Adjusted Moisture Variation %	**	**	**
Hilf Density Ratio (%)	106.0	102.0	100.5
Compaction Method	Standard	Standard	Standard
Report Remarks	**	**	**

Moisture Variation Note:

Positive values = test is dry of OMC
 Negative values = test is wet of OMC

Material Test Report



Report Number: P231478-18

Issue Number: 1

Date Issued: 03/08/2023

Client: Street Works Pty Ltd

Planning Application: 45 Commercial Drive, Pakenham Vic 3810

Date Prepared: 18 May 2026

Project Number: P231478

Project Name: The Rise Stage 2 - Level One

Project Location: Pakenham

Work Request: 13228

Date Sampled: 24/08/2023

Dates Tested: 24/08/2023 - 31/08/2023

Sampling Method: AS 1289.1.2.1 6.4 (b) - Sampling from layers in earthworks or pavement - compacted

Specification: 95%

Location: The Rise Stage 2- Level One

Material: Clayey GRAVEL

Material Source: Onsite

Pakenham Laboratory
47 National Avenue Pakenham VIC 3810
Phone: (03) 9799 5799



Compaction Control AS 1289 5.7.1 & 5.8.1 & 2.1.1

	P23-13228A	P23-13228B	
Sample Number	P23-13228A	P23-13228B	
Test Number	57	58	
Date Tested	24/08/2023	24/08/2023	
Time Tested	**	**	
Test Request #/Location	1 Lot 223	2 Lot 224	
Layer / Reduced Level	FSL	FSL	
Thickness of Layer (mm)	300	300	
Soil Description	Gravelly CLAY	Gravelly CLAY	
Test Depth (mm)	275	275	
Sieve used to determine oversize (mm)	19.0	19.0	
Percentage of Wet Oversize (%)	0	7	
Percentage of Dry Oversize (%) (AS1289.5.4.1)	0	**	
Field Wet Density (FWD) t/m ³	2.11	2.15	
Field Moisture Content %	18.2	19.7	
Field Dry Density (FDD) t/m ³	1.79	1.82	
Peak Converted Wet Density t/m ³	2.08	**	
Adjusted Peak Converted Wet Density t/m ³	**	2.09	
Adj. Optimum Moisture Content % (AS1289.5.4.1)	17.7	17.1	
Adj. Field Moisture Content % (AS1289.5.4.1)	18.2	18.3	
Moisture Ratio % (AS1289.5.4.1)	103.0	**	
Adjusted Moisture Ratio % (AS1289.5.4.1)	**	107.5	
Moisture Variation (Wv) %	-0.5	**	
Adjusted Moisture Variation %	**	-1.5	
Hilf Density Ratio (%)	101.5	103.0	
Compaction Method	Standard	Standard	
Report Remarks	**	**	

Moisture Variation Note:

Positive values = test is dry of OMC

Negative values = test is wet of OMC

Material Test Report



Report Number: P231478-19

Issue Number: 1

Date Issued: 03/08/2023

Client: Street Works Pty Ltd

Planning Application: 45 Commercial Drive, Pakenham Vic 3810

Date Prepared: 18 May 2026

Project Number: P231478

Project Name: The Rise Stage 2 - Level One

Project Location: Pakenham
Work Request: 13245
Date Sampled: 25/08/2023
Dates Tested: 25/08/2023 - 30/08/2023
Sampling Method: AS 1289.1.2.1 6.4 (b) - Sampling from layers in earthworks or pavement - compacted
Specification: 95%
Site Selection: Selected by Client
Location: The Rise Stage 2 - Level One
Material: CLAY
Material Source: Onsite

Pakenham Laboratory
 47 National Avenue Pakenham VIC 3810
 Phone: (03) 9769 5799



Compaction Control AS 1289 5.7.1 & 5.8.1 & 2.1.1

Sample Number	P23-13245A	P23-13245B	P23-13245C
Test Number	59	60	61
Date Tested	25/08/2023	25/08/2023	25/08/2023
Time Tested	**	**	**
Test Request #/Location	59 Lot 229	60 Lot 230	61 Lot 231
Layer / Reduced Level	Final	Final	Final
Thickness of Layer (mm)	300	300	300
Soil Description	CLAY	CLAY	CLAY
Test Depth (mm)	275	275	275
Sieve used to determine oversize (mm)	19.0	19.0	19.0
Percentage of Wet Oversize (%)	4	6	12
Percentage of Dry Oversize (%) (AS1289.5.4.1)	**	**	**
Field Wet Density (FWD) t/m ³	2.05	2.03	2.05
Field Moisture Content %	16.2	19.2	15.2
Field Dry Density (FDD) t/m ³	1.77	1.72	1.81
Peak Converted Wet Density t/m ³	**	**	**
Adjusted Peak Converted Wet Density t/m ³	2.15	2.08	2.16
Adj. Optimum Moisture Content % (AS1289.5.4.1)	14.9	17.3	13.4
Adj. Field Moisture Content % (AS1289.5.4.1)	15.6	18.1	13.4
Moisture Ratio % (AS1289.5.4.1)	**	**	**
Adjusted Moisture Ratio % (AS1289.5.4.1)	104.5	104.5	99.5
Moisture Variation (Wv) %	**	**	**
Adjusted Moisture Variation %	-0.5	-0.5	0.0
Hilf Density Ratio (%)	95.5	97.5	95.0
Compaction Method	Standard	Standard	Standard
Report Remarks	**	**	**

Moisture Variation Note:

Positive values = test is dry of OMC
 Negative values = test is wet of OMC

Material Test Report



Report Number: P231478-20

Issue Number: 1

Date Issued: 11/09/2023

Client: Street Works Pty Ltd

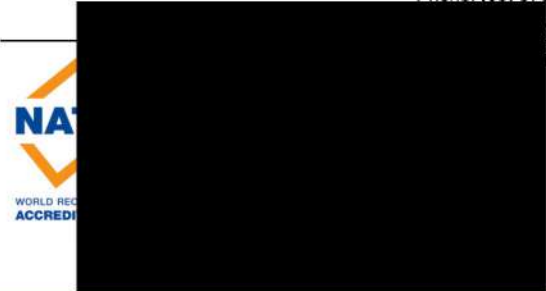
Planning Application: Street Works Pty Ltd

Date Prepared: 18 May 2026

Project Number: P231478

Project Name: The Rise Stage 2 - Level One
Project Location: Pakenham
Work Request: 13355
Date Sampled: 05/09/2023
Dates Tested: 05/09/2023 - 07/09/2023
Sampling Method: AS 1289.1.2.1 6.4 (b) - Sampling from layers in earthworks or pavement - compacted
Specification: 95%
Site Selection: Selected by Client
Location: The Rise Stage 2 - Level One
Material: CLAY with Gravel
Material Source: Onsite

Pakenham Laboratory
 47 National Avenue Pakenham VIC 3810
 Phone: (03) 9769 5799
 com.au
 Testing



Compaction Control AS 1289 5.7.1 & 5.8.1 & 2.1.1

Sample Number	P23-13355A	P23-13355B	
Test Number	62	63	
Date Tested	05/09/2023	05/09/2023	
Time Tested	**	**	
Test Request #/Location	Lot 202	Lot 202	
Layer / Reduced Level	Layer 1	Layer 2	
Thickness of Layer (mm)	300	300	
Soil Description	CLAY with Gravel	CLAY with Gravel	
Test Depth (mm)	275	275	
Sieve used to determine oversize (mm)	19.0	19.0	
Percentage of Wet Oversize (%)	5	9	
Percentage of Dry Oversize (%) (AS1289.5.4.1)	**	**	
Field Wet Density (FWD) t/m ³	2.20	2.19	
Field Moisture Content %	20.6	22.6	
Field Dry Density (FDD) t/m ³	1.84	1.81	
Peak Converted Wet Density t/m ³	**	**	
Adjusted Peak Converted Wet Density t/m ³	2.04	2.05	
Adj. Optimum Moisture Content % (AS1289.5.4.1)	19.3	19.2	
Adj. Field Moisture Content % (AS1289.5.4.1)	19.5	20.5	
Moisture Ratio % (AS1289.5.4.1)	**	**	
Adjusted Moisture Ratio % (AS1289.5.4.1)	101.0	107.0	
Moisture Variation (Wv) %	**	**	
Adjusted Moisture Variation %	0.0	-1.5	
Hilf Density Ratio (%)	108.0	107.0	
Compaction Method	Standard	Standard	
Report Remarks	**	**	

Moisture Variation Note:

Positive values = test is dry of OMC
 Negative values = test is wet of OMC

Material Test Report



Report Number: P231478-21

Issue Number: 1

Date Issued: 13/09/2023

Client: Street Works Pty Ltd

Planning Application: 45 Commercial Drive, Pakenham Vic 3810

Date Prepared: 18 May 2026

Project Number: P231478

Project Name: The Rise Stage 2 - Level One

Project Location: Pakenham

Work Request: 13363

Date Sampled: 06/09/2023

Dates Tested: 06/09/2023 - 12/09/2023

Sampling Method: AS 1289.1.2.1 6.4 (b) - Sampling from layers in earthworks or pavement - compacted

Specification: 95%

Site Selection: Selected by Client

Location: The Rise Stage 2 - Level One

Material: CLAY with Gravel

Material Source: Onsite

Pakenham Laboratory
47 National Avenue Pakenham VIC 3810
03 9599 5799
terrafirmalabs.com.au
Soil Testing



Compaction Control AS 1289 5.7.1 & 5.8.1 & 2.1.1

Sample Number	P23-13363A	P23-13363B	
Test Number	64	65	
Date Tested	06/09/2023	06/09/2023	
Time Tested	**	**	
Test Request #/Location	Lot 222	Lot 208	
Layer / Reduced Level	1	1	
Thickness of Layer (mm)	300	300	
Soil Description	CLAY with Gravel	CLAY with Gravel	
Test Depth (mm)	275	275	
Sieve used to determine oversize (mm)	19.0	19.0	
Percentage of Wet Oversize (%)	17	5	
Percentage of Dry Oversize (%) (AS1289.5.4.1)	**	**	
Field Wet Density (FWD) t/m ³	2.06	2.16	
Field Moisture Content %	17.0	16.8	
Field Dry Density (FDD) t/m ³	1.81	1.86	
Peak Converted Wet Density t/m ³	**	**	
Adjusted Peak Converted Wet Density t/m ³	2.16	2.11	
Adj. Optimum Moisture Content % (AS1289.5.4.1)	13.0	15.6	
Adj. Field Moisture Content % (AS1289.5.4.1)	14.1	15.9	
Moisture Ratio % (AS1289.5.4.1)	**	**	
Adjusted Moisture Ratio % (AS1289.5.4.1)	108.0	102.0	
Moisture Variation (Wv) %	**	**	
Adjusted Moisture Variation %	-1.0	-0.5	
Hilf Density Ratio (%)	95.5	102.5	
Compaction Method	Standard	Standard	
Report Remarks	**	**	

Moisture Variation Note:

Positive values = test is dry of OMC

Negative values = test is wet of OMC

Material Test Report



Report Number: P231478-22

Issue Number: 1

Date Issued: 27/09/2023

Client: Street Works Pty Ltd

Planning Application: 45 Commercial Drive, Pakenham Vic 3810

Date Prepared: 18 May 2026

Contact: Peter

Project Number: P231478

Project Name: The Rise Stage 2 - Level One
Project Location: Pakenham
Work Request: 13415
Date Sampled: 14/09/2023
Dates Tested: 14/09/2023 - 15/09/2023
Sampling Method: AS 1289.1.2.1 6.4 (b) - Sampling from layers in earthworks or pavement - compacted
Specification: 95%
Site Selection: Selected by Client
Location: The Rise Stage 2 - Level One
Material: CLAY
Material Source: Onsite

Pakenham Laboratory
 47 National Avenue Pakenham VIC 3810
 Phone: (03) 9769 5799
 Email: ccaulfield@terrafirmalabs.com.au



Compaction Control AS 1289 5.7.1 & 5.8.1 & 2.1.1

Sample Number	P23-13415A	P23-13415B	
Test Number	66	67	
Date Tested	14/09/2023	14/09/2023	
Time Tested	**	**	
Test Request #/Location	66 Lot 209	67 Lot 222	
Layer / Reduced Level	Layer 2	Layer 2	
Thickness of Layer (mm)	300	300	
Soil Description	CLAY	CLAY	
Test Depth (mm)	275	275	
Sieve used to determine oversize (mm)	19.0	19.0	
Percentage of Wet Oversize (%)	0	0	
Percentage of Dry Oversize (%) (AS1289.5.4.1)	**	**	
Field Wet Density (FWD) t/m ³	2.05	2.01	
Field Moisture Content %	19.3	20.5	
Field Dry Density (FDD) t/m ³	1.72	1.67	
Peak Converted Wet Density t/m ³	2.06	2.02	
Adjusted Peak Converted Wet Density t/m ³	**	**	
Adj. Optimum Moisture Content % (AS1289.5.4.1)	18.3	19.6	
Adj. Field Moisture Content % (AS1289.5.4.1)	19.3	20.5	
Moisture Ratio % (AS1289.5.4.1)	105.0	104.5	
Adjusted Moisture Ratio % (AS1289.5.4.1)	**	**	
Moisture Variation (Wv) %	-1.0	-1.0	
Adjusted Moisture Variation %	**	**	
Hilf Density Ratio (%)	99.5	99.5	
Compaction Method	Standard	Standard	
Report Remarks	**	**	

Moisture Variation Note:

Positive values = test is dry of OMC
 Negative values = test is wet of OMC

Material Test Report



Report Number: P231478-23

Issue Number: 1

Date Issued: 27/09/2023

Client: Street Works Pty Ltd

Planning Application: Street Works Pty Ltd

Date Prepared: 18 May 2026

Project Number: P231478

Project Name: The Rise Stage 2 - Level One
Project Location: Pakenham
Work Request: 13440
Date Sampled: 18/09/2023
Dates Tested: 18/09/2023 - 21/09/2023
Sampling Method: AS 1289.1.2.1 6.4 (b) - Sampling from layers in earthworks or pavement - compacted
Specification: 95%
Site Selection: Selected by Client
Location: The Rise Stage 2
Material: CLAY
Material Source: Onsite

Pakenham Laboratory
 47 National Avenue Pakenham VIC 3810
 69 5799
 .com.au
 Testing



Compaction Control AS 1289 5.7.1 & 5.8.1 & 2.1.1

Sample Number	P23-13440A		
Test Number	68		
Date Tested	18/09/2023		
Time Tested	**		
Test Request #/Location	68 Lot 209		
Layer / Reduced Level	Layer 3		
Thickness of Layer (mm)	300		
Soil Description	CLAY		
Test Depth (mm)	275		
Sieve used to determine oversize (mm)	19.0		
Percentage of Wet Oversize (%)	0		
Percentage of Dry Oversize (%) (AS1289.5.4.1)	**		
Field Wet Density (FWD) t/m ³	2.00		
Field Moisture Content %	17.1		
Field Dry Density (FDD) t/m ³	1.71		
Peak Converted Wet Density t/m ³	2.08		
Adjusted Peak Converted Wet Density t/m ³	**		
Adj. Optimum Moisture Content % (AS1289.5.4.1)	15.4		
Adj. Field Moisture Content % (AS1289.5.4.1)	17.1		
Moisture Ratio % (AS1289.5.4.1)	110.5		
Adjusted Moisture Ratio % (AS1289.5.4.1)	**		
Moisture Variation (Wv) %	-1.5		
Adjusted Moisture Variation %	**		
Hilf Density Ratio (%)	96.5		
Compaction Method	Standard		
Report Remarks	**		

Moisture Variation Note:

Positive values = test is dry of OMC

Negative values = test is wet of OMC

Material Test Report



Pakenham Laboratory

Report Number: P231478-24

Issue Number: 1

Date Issued: 04/10/2023

Client: Street Works Pty Ltd

Planning Application: 45 Commercial Drive, Pakenham Vic 3810

Date Prepared: 18 May 2026

Project Number: P231478

Project Name: The Rise Stage 2 - Level One

Project Location: Pakenham

Work Request: 13539

Date Sampled: 02/10/2023

Dates Tested: 02/10/2023 - 03/10/2023

Sampling Method: AS 1289.1.2.1 6.4 (b) - Sampling from layers in earthworks or pavement - compacted

Specification: 95%

Location: The Rise Stage 2 - Level One

Lot Number: Lot 129

Material: Gravelly CLAY

Material Source: Onsite



Compaction Control AS 1289 5.7.1 & 5.8.1 & 2.1.1

Sample Number	P23-13539A		
Test Number	69		
Date Tested	02/10/2023		
Time Tested	**		
Test Request #/Location	Lot 129		
Layer / Reduced Level	Layer 1		
Thickness of Layer (mm)	300		
Soil Description	Gravelly CLAY		
Test Depth (mm)	275		
Sieve used to determine oversize (mm)	19.0		
Percentage of Wet Oversize (%)	0		
Percentage of Dry Oversize (%) (AS1289.5.4.1)	**		
Field Wet Density (FWD) t/m ³	2.07		
Field Moisture Content %	14.4		
Field Dry Density (FDD) t/m ³	1.81		
Peak Converted Wet Density t/m ³	2.09		
Adjusted Peak Converted Wet Density t/m ³	**		
Adj. Optimum Moisture Content % (AS1289.5.4.1)	**		
Adj. Field Moisture Content % (AS1289.5.4.1)	14.4		
Moisture Ratio % (AS1289.5.4.1)	91.0		
Adjusted Moisture Ratio % (AS1289.5.4.1)	**		
Moisture Variation (Wv) %	1.5		
Adjusted Moisture Variation %	**		
Hilf Density Ratio (%)	98.5		
Compaction Method	Standard		
Report Remarks	**		

Moisture Variation Note:

Positive values = test is dry of OMC

Negative values = test is wet of OMC

Material Test Report



Report Number: P231478-25

Issue Number: 1

Date Issued: 13/10/2023

Client: Street Works Pty Ltd

Planning Application: 45 Commercial Drive, Pakenham Vic 3810

Date Prepared: 18 May 2026

Project Number: P231478

Project Name: The Rise Stage 2 - Level One

Project Location: Pakenham

Work Request: 13588

Date Sampled: 11/10/2023

Dates Tested: 11/10/2023 - 12/10/2023

Sampling Method: AS 1289.1.2.1 6.4 (b) - Sampling from layers in earthworks or pavement - compacted

Specification: 95%

Site Selection: Selected by Client

Location: The Rise Stage 03-Level One

Material: Gravelly CLAY

Material Source: Onsite

Pakenham Laboratory
47 National Avenue Pakenham VIC 3810
Phone: (03) 9769 5799



Compaction Control AS 1289 5.7.1 & 5.8.1 & 2.1.1

Sample Number	P23-13588A	P23-13588B	
Test Number	70	71	
Date Tested	11/10/2023	11/10/2023	
Time Tested	**	**	
Test Request #/Location	Lot 308 (Stage 03)	Lot 308 (Stage 03)	
Layer / Reduced Level	Layer 2	Layer 4	
Thickness of Layer (mm)	300	300	
Soil Description	Gravelly CLAY	Gravelly CLAY	
Test Depth (mm)	275	275	
Sieve used to determine oversize (mm)	19.0	19.0	
Percentage of Wet Oversize (%)	0	0	
Percentage of Dry Oversize (%) (AS1289.5.4.1)	**	**	
Field Wet Density (FWD) t/m ³	2.03	2.00	
Field Moisture Content %	15.8	16.4	
Field Dry Density (FDD) t/m ³	1.75	1.72	
Peak Converted Wet Density t/m ³	2.05	2.03	
Adjusted Peak Converted Wet Density t/m ³	**	**	
Adj. Optimum Moisture Content % (AS1289.5.4.1)	**	**	
Adj. Field Moisture Content % (AS1289.5.4.1)	15.8	16.4	
Moisture Ratio % (AS1289.5.4.1)	94.5	95.0	
Adjusted Moisture Ratio % (AS1289.5.4.1)	**	**	
Moisture Variation (Wv) %	1.0	1.0	
Adjusted Moisture Variation %	**	**	
Hilf Density Ratio (%)	99.0	98.5	
Compaction Method	Standard	Standard	
Report Remarks	**	**	

Moisture Variation Note:

Positive values = test is dry of OMC

Negative values = test is wet of OMC

Material Test Report



Pakenham Laboratory

Report Number: P231478-26

Issue Number: 1

Date Issued: 25/10/2023

Client: Street Works Pty Ltd

Planning Application: 45 Commercial Drive, Pakenham Vic 3810

Date Prepared: 18 May 2026

Project Number: P231478

Project Name: The Rise Stage 2 - Level One

Project Location: Pakenham
Work Request: 13656
Date Sampled: 18/10/2023 8:30
Dates Tested: 18/10/2023 - 24/10/2023
Sampling Method: AS 1289.1.2.1 6.4 (b) - Sampling from layers in earthworks or pavement - compacted
Specification: 95%
Location: The Rise Stage 2 - Level One Fill
Material: CLAY
Material Source: Onsite



Compaction Control AS 1289 5.7.1 & 5.8.1 & 2.1.1

Sample Number	P23-13656A		
Test Number	72		
Date Tested	18/10/2023		
Time Tested	15:05		
Test Request #/Location	1 Lot 308		
Layer / Reduced Level	Layer 3		
Thickness of Layer (mm)	300		
Soil Description	Clay		
Test Depth (mm)	275		
Sieve used to determine oversize (mm)	19.0		
Percentage of Wet Oversize (%)	**		
Percentage of Dry Oversize (%) (AS1289.5.4.1)	**		
Field Wet Density (FWD) t/m ³	2.08		
Field Moisture Content %	18.2		
Field Dry Density (FDD) t/m ³	1.76		
Peak Converted Wet Density t/m ³	2.09		
Adjusted Peak Converted Wet Density t/m ³	**		
Adj. Optimum Moisture Content % (AS1289.5.4.1)	**		
Adj. Field Moisture Content % (AS1289.5.4.1)	**		
Moisture Ratio % (AS1289.5.4.1)	108.5		
Adjusted Moisture Ratio % (AS1289.5.4.1)	**		
Moisture Variation (Wv) %	-1.5		
Adjusted Moisture Variation %	**		
Hilf Density Ratio (%)	99.5		
Compaction Method	Standard		
Report Remarks	**		

Moisture Variation Note:

Positive values = test is dry of OMC

Negative values = test is wet of OMC

Material Test Report



Report Number: P231478-27

Issue Number: 1

Date Issued: 25/10/2023

Client: Street Works Pty Ltd

Planning Application: 45 Commercial Drive, Pakenham Vic 3810

Date Prepared: 18 May 2026

Project Number: P231478

Project Name: The Rise Stage 2 - Level One

Project Location: Pakenham
Work Request: 13672
Date Sampled: 19/10/2023
Dates Tested: 19/10/2023 - 20/10/2023
Sampling Method: AS 1289.1.2.1 6.4 (b) - Sampling from layers in earthworks or pavement - compacted
Specification: 95%
Site Selection: Selected by Client
Location: The Rise Stage 3 - Level 1
Material: CLAY
Material Source: Onsite



Pakenham Laboratory

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Compaction Control AS 1289 5.7.1 & 5.8.1 & 2.1.1

Sample Number	P23-13672A	P23-13672B	P23-13672C
Test Number	72	73	74
Date Tested	19/10/2023	19/10/2023	19/10/2023
Time Tested	**	**	**
Test Request #/Location	1 Lot 233	2 Lot 234	3 Lot 301
Layer / Reduced Level	Final	Final	Final
Thickness of Layer (mm)	300	300	300
Soil Description	CLAY	CLAY	CLAY
Test Depth (mm)	275	275	275
Sieve used to determine oversize (mm)	19.0	19.0	19.0
Percentage of Wet Oversize (%)	**	**	**
Percentage of Dry Oversize (%) (AS1289.5.4.1)	**	**	**
Field Wet Density (FWD) t/m ³	2.08	2.05	2.16
Field Moisture Content %	17.0	14.3	15.6
Field Dry Density (FDD) t/m ³	1.78	1.79	1.87
Peak Converted Wet Density t/m ³	2.16	2.14	2.11
Adjusted Peak Converted Wet Density t/m ³	**	**	**
Adj. Optimum Moisture Content % (AS1289.5.4.1)	**	**	**
Adj. Field Moisture Content % (AS1289.5.4.1)	**	**	**
Moisture Ratio % (AS1289.5.4.1)	117.5	116.5	97.0
Adjusted Moisture Ratio % (AS1289.5.4.1)	**	**	**
Moisture Variation (Wv) %	-2.5	-2.0	0.5
Adjusted Moisture Variation %	**	**	**
Hilf Density Ratio (%)	96.5	96.0	102.5
Compaction Method	Standard	Standard	Standard
Report Remarks	**	**	**

Moisture Variation Note:

Positive values = test is dry of OMC

Negative values = test is wet of OMC

8 Apr 2024

TO WHOM IT MAY CONCERN

Re: The Rise Stage 2
Pakenham
Lot 201

Terra Firma Laboratories was engaged by *Streetworks Pty Ltd* as the Geotechnical and Inspection Testing Authority (GITA) to provide Level 1 supervision and testing on the earthworks component for The Rise, Stage 2, Pakenham in accordance with Australian Standard AS3798 *Guidelines for Earthworks for Commercial and Residential Development*.


Lot 201 as defined in drawing Ref 2000490 02 010 P1 from *Beveridge Williams*, provided by the contractor, was included in the scope of works.

With regard to any fill placement please consider the following:

- Controlled fill was placed up to 150mm below finished surface level. The final 150mm material is considered top soil and organic matter and not controlled fill.
- Verification of finished surface level to design levels is outside of the scope of the GITA Inspection and Verification report.
- Compaction tests results documented in a level 1 GITA report verify the construction methods observed on site are satisfactory. Testing is conducted with random sampling across an area of work that is defined in the Australian Standard as a "lot" which is "an area of work that is essentially homogenous in relation to material type and moisture condition, rolling response and compaction technique, and which has been used for the assessment of the relative compaction of an area of work" (AS 3798-2007). As such, any test completed is representative of an area that may be up to 2500m² in area and across several house lots.

A GITA Inspection Verification report (Reference: P231478A) has been published on 8 Apr 2024 and documents that the allotment earthworks were carried out in accordance with AS3798 and in compliance with the project specification provided by the contractor.

For and on behalf of
Terra Firma Laboratories


Laboratory Manager



ADVERTISED MATERIAL

Planning Application: T260060
Date Prepared: 18 May 2026

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8 Apr 2024

TO WHOM IT MAY CONCERN

Re: The Rise Stage 2
Pakenham
Lot 202

Terra Firma Laboratories was engaged by *Streetworks Pty Ltd* as the Geotechnical and Inspection Testing Authority (GITA) to provide Level 1 supervision and testing on the earthworks component for The Rise, Stage 2, Pakenham in accordance with Australian Standard AS3798 *Guidelines for Earthworks for Commercial and Residential Development*.

Lot 202 as defined in drawing Ref 2000490 02 010 P1 from *Beveridge Williams*, provided by the contractor, was included in the scope of works.

With regard to any fill placement please consider the following:

- Controlled fill was placed up to 150mm below finished surface level. The final 150mm material is considered top soil and organic matter and not controlled fill.
- Verification of finished surface level to design levels is outside of the scope of the GITA Inspection and Verification report.
- Compaction tests results documented in a level 1 GITA report verify the construction methods observed on site are satisfactory. Testing is conducted with random sampling across an area of work that is defined in the Australian Standard as a "lot" which is "an area of work that is essentially homogenous in relation to material type and moisture condition, rolling response and compaction technique, and which has been used for the assessment of the relative compaction of an area of work" (AS 3798-2007). As such, any test completed is representative of an area that may be up to 2500m² in area and across several house lots.

A GITA Inspection Verification report (Reference: P231478A) has been published on 8 Apr 2024 and documents that the allotment earthworks were carried out in accordance with AS3798 and in compliance with the project specification provided by the contractor.

For and on behalf of
Terra Firma Laboratories



8 Apr 2024

TO WHOM IT MAY CONCERN

Re: The Rise Stage 2
Pakenham
Lot 203

Terra Firma Laboratories was engaged by *Streetworks Pty Ltd* as the Geotechnical and Inspection Testing Authority (GITA) to provide Level 1 supervision and testing on the earthworks component for The Rise, Stage 2, Pakenham in accordance with Australian Standard AS3798 *Guidelines for Earthworks for Commercial and Residential Development*.

Lot 203 as defined in drawing Ref 2000490 02 010 P1 from *Beveridge Williams*, provided by the contractor, was included in the scope of works.

With regard to any fill placement please consider the following:

- Controlled fill was placed up to 150mm below finished surface level. The final 150mm material is considered top soil and organic matter and not controlled fill.
- Verification of finished surface level to design levels is outside of the scope of the GITA Inspection and Verification report.
- Compaction tests results documented in a level 1 GITA report verify the construction methods observed on site are satisfactory. Testing is conducted with random sampling across an area of work that is defined in the Australian Standard as a "lot" which is "an area of work that is essentially homogenous in relation to material type and moisture condition, rolling response and compaction technique, and which has been used for the assessment of the relative compaction of an area of work" (AS 3798-2007). As such, any test completed is representative of an area that may be up to 2500m² in area and across several house lots.

A GITA Inspection Verification report (Reference: P231478A) has been published on 8 Apr 2024 and documents that the allotment earthworks were carried out in accordance with AS3798 and in compliance with the project specification provided by the contractor.

For and on behalf of
Terra Firma Laboratories


Laboratory manager



8 Apr 2024

TO WHOM IT MAY CONCERN

Re: The Rise Stage 2
Pakenham
Lot 204

Terra Firma Laboratories was engaged by Streetworks Pty Ltd as the Geotechnical and Inspection Testing Authority (GITA) to provide Level 1 supervision and testing on the earthworks component for The Rise, Stage 2, Pakenham in accordance with Australian Standard AS3798 Guidelines for Earthworks for Commercial and Residential Development.

Lot 204 as defined in drawing Ref 2000490 02 010 P1 from *Beveridge Williams*, provided by the contractor, was included in the scope of works.

With regard to any fill placement please consider the following:

- Controlled fill was placed up to 150mm below finished surface level. The final 150mm material is considered top soil and organic matter and not controlled fill.
- Verification of finished surface level to design levels is outside of the scope of the GITA Inspection and Verification report.
- Compaction tests results documented in a level 1 GITA report verify the construction methods observed on site are satisfactory. Testing is conducted with random sampling across an area of work that is defined in the Australian Standard as a "lot" which is "an area of work that is essentially homogenous in relation to material type and moisture condition, rolling response and compaction technique, and which has been used for the assessment of the relative compaction of an area of work" (AS 3798-2007). As such, any test completed is representative of an area that may be up to 2500m² in area and across several house lots.

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For and on behalf of
Terra Firma Laboratories



Laboratory Manager



8 Apr 2024

TO WHOM IT MAY CONCERN

Re: The Rise Stage 2
Pakenham
Lot 205

Terra Firma Laboratories was engaged by Streetworks Pty Ltd as the Geotechnical and Inspection Testing Authority (GITA) to provide Level 1 supervision and testing on the earthworks component for The Rise, Stage 2, Pakenham in accordance with Australian Standard AS3798 Guidelines for Earthworks for Commercial and Residential Development.

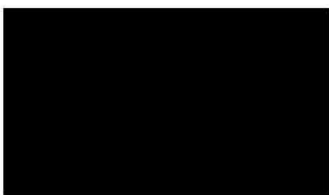
Lot 205 as defined in drawing Ref 2000490 02 010 P1 from *Beveridge Williams*, provided by the contractor, was included in the scope of works.

With regard to any fill placement please consider the following:

- Controlled fill was placed up to 150mm below finished surface level. The final 150mm material is considered top soil and organic matter and not controlled fill.
- Verification of finished surface level to design levels is outside of the scope of the GITA Inspection and Verification report.
- Compaction tests results documented in a level 1 GITA report verify the construction methods observed on site are satisfactory. Testing is conducted with random sampling across an area of work that is defined in the Australian Standard as a "lot" which is "an area of work that is essentially homogenous in relation to material type and moisture condition, rolling response and compaction technique, and which has been used for the assessment of the relative compaction of an area of work" (AS 3798-2007). As such, any test completed is representative of an area that may be up to 2500m² in area and across several house lots.

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For and on behalf of
Terra Firma Laboratories



Laboratory Manager



8 Apr 2024

TO WHOM IT MAY CONCERN

Re: The Rise Stage 2
Pakenham
Lot 206

Terra Firma Laboratories was engaged by Streetworks Pty Ltd as the Geotechnical and Inspection Testing Authority (GITA) to provide Level 1 supervision and testing on the earthworks component for The Rise, Stage 2, Pakenham in accordance with Australian Standard AS3798 Guidelines for Earthworks for Commercial and Residential Development.

Lot 206 as defined in drawing Ref 2000490 02 010 P1 from *Beveridge Williams*, provided by the contractor, was included in the scope of works.

With regard to any fill placement please consider the following:

- Controlled fill was placed up to 150mm below finished surface level. The final 150mm material is considered top soil and organic matter and not controlled fill.
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- Compaction tests results documented in a level 1 GITA report verify the construction methods observed on site are satisfactory. Testing is conducted with random sampling across an area of work that is defined in the Australian Standard as a "lot" which is "an area of work that is essentially homogenous in relation to material type and moisture condition, rolling response and compaction technique, and which has been used for the assessment of the relative compaction of an area of work" (AS 3798-2007). As such, any test completed is representative of an area that may be up to 2500m² in area and across several house lots.

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For and on behalf of
Terra Firma Laboratories



Laboratory Manager



8 Apr 2024

TO WHOM IT MAY CONCERN

Re: The Rise Stage 2
Pakenham
Lot 207

Terra Firma Laboratories was engaged by *Streetworks Pty Ltd* as the Geotechnical and Inspection Testing Authority (GITA) to provide Level 1 supervision and testing on the earthworks component for The Rise, Stage 2, Pakenham in accordance with Australian Standard AS3798 *Guidelines for Earthworks for Commercial and Residential Development*.

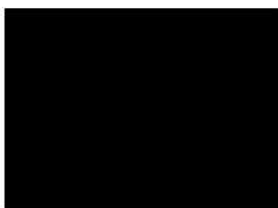
Lot 207 as defined in drawing Ref 2000490 02 010 P1 from *Beveridge Williams*, provided by the contractor, was included in the scope of works.

With regard to any fill placement please consider the following:

- Controlled fill was placed up to 150mm below finished surface level. The final 150mm material is considered top soil and organic matter and not controlled fill.
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For and on behalf of
Terra Firma Laboratories



Laboratory Manager



8 Apr 2024

TO WHOM IT MAY CONCERN

Re: The Rise Stage 2
Pakenham
Lot 208

Terra Firma Laboratories was engaged by Streetworks Pty Ltd as the Geotechnical and Inspection Testing Authority (GITA) to provide Level 1 supervision and testing on the earthworks component for The Rise, Stage 2, Pakenham in accordance with Australian Standard AS3798 Guidelines for Earthworks for Commercial and Residential Development.

Lot 208 as defined in drawing Ref 2000490 02 010 P1 from *Beveridge Williams*, provided by the contractor, was included in the scope of works.

With regard to any fill placement please consider the following:

- Controlled fill was placed up to 150mm below finished surface level. The final 150mm material is considered top soil and organic matter and not controlled fill.
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For and on behalf of
Terra Firma Laboratories



Laboratory Manager



8 Apr 2024

TO WHOM IT MAY CONCERN

Re: The Rise Stage 2
Pakenham
Lot 209

Terra Firma Laboratories was engaged by *Streetworks Pty Ltd* as the Geotechnical and Inspection Testing Authority (GITA) to provide Level 1 supervision and testing on the earthworks component for The Rise, Stage 2, Pakenham in accordance with Australian Standard AS3798 *Guidelines for Earthworks for Commercial and Residential Development*.

Lot 209 as defined in drawing Ref 2000490 02 010 P1 from *Beveridge Williams*, provided by the contractor, was included in the scope of works.

With regard to any fill placement please consider the following:

- Controlled fill was placed up to 150mm below finished surface level. The final 150mm material is considered top soil and organic matter and not controlled fill.
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For and on behalf of
Terra Firma Laboratories



Laboratory Manager



8 Apr 2024

TO WHOM IT MAY CONCERN

Re: The Rise Stage 2
Pakenham
Lot 210

Terra Firma Laboratories was engaged by *Streetworks Pty Ltd* as the Geotechnical and Inspection Testing Authority (GITA) to provide Level 1 supervision and testing on the earthworks component for The Rise, Stage 2, Pakenham in accordance with Australian Standard AS3798 *Guidelines for Earthworks for Commercial and Residential Development*.

Lot 210 as defined in drawing Ref 2000490 02 010 P1 from *Beveridge Williams*, provided by the contractor, was included in the scope of works.

With regard to any fill placement please consider the following:

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For and on behalf of
Terra Firma Laboratories



Laboratory Manager



8 Apr 2024

TO WHOM IT MAY CONCERN

Re: The Rise Stage 2
Pakenham
Lot 211

Terra Firma Laboratories was engaged by *Streetworks Pty Ltd* as the Geotechnical and Inspection Testing Authority (GITA) to provide Level 1 supervision and testing on the earthworks component for The Rise, Stage 2, Pakenham in accordance with Australian Standard AS3798 *Guidelines for Earthworks for Commercial and Residential Development*.

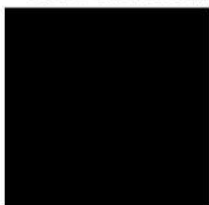
Lot 211 as defined in drawing Ref 2000490 02 010 P1 from *Beveridge Williams*, provided by the contractor, was included in the scope of works.

With regard to any fill placement please consider the following:

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For and on behalf of
Terra Firma Laboratories



Laboratory Manager



8 Apr 2024

TO WHOM IT MAY CONCERN

Re: The Rise Stage 2
Pakenham
Lot 212

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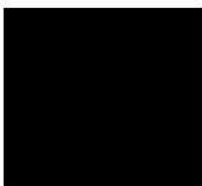
Lot 212 as defined in drawing Ref 2000490 02 010 P1 from *Beveridge Williams*, provided by the contractor, was included in the scope of works.

With regard to any fill placement please consider the following:

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For and on behalf of
Terra Firma Laboratories



Laboratory Manager



8 Apr 2024

TO WHOM IT MAY CONCERN

Re: The Rise Stage 2
Pakenham
Lot 213

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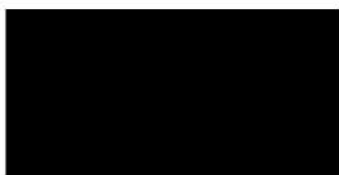
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For and on behalf of
Terra Firma Laboratories



Laboratory Manager



8 Apr 2024

TO WHOM IT MAY CONCERN

Re: The Rise Stage 2
Pakenham
Lot 214

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Lot 214 as defined in drawing Ref 2000490 02 010 P1 from *Beveridge Williams*, provided by the contractor, was included in the scope of works.

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For and on behalf of
Terra Firma Laboratories



Laboratory Manager



8 Apr 2024

TO WHOM IT MAY CONCERN

Re: The Rise Stage 2
Pakenham
Lot 215

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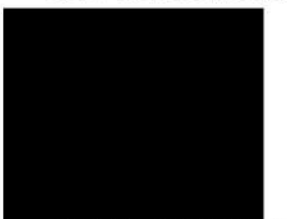
Lot 215 as defined in drawing Ref 2000490 02 010 P1 from *Beveridge Williams*, provided by the contractor, was included in the scope of works.

With regard to any fill placement please consider the following:

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For and on behalf of
Terra Firma Laboratories



Laboratory Manager



8 Apr 2024

TO WHOM IT MAY CONCERN

Re: The Rise Stage 2
Pakenham
Lot 216

Terra Firma Laboratories was engaged by Streetworks Pty Ltd as the Geotechnical and Inspection Testing Authority (GITA) to provide Level 1 supervision and testing on the earthworks component for The Rise, Stage 2, Pakenham in accordance with Australian Standard AS3798 Guidelines for Earthworks for Commercial and Residential Development.

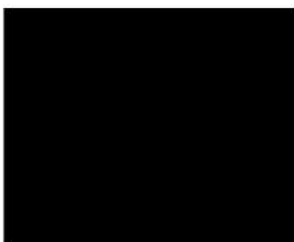
Lot 216 as defined in drawing Ref 2000490 02 010 P1 from *Beveridge Williams*, provided by the contractor, was included in the scope of works.

With regard to any fill placement please consider the following:

- Controlled fill was placed up to 150mm below finished surface level. The final 150mm material is considered top soil and organic matter and not controlled fill.
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For and on behalf of
Terra Firma Laboratories



8 Apr 2024

TO WHOM IT MAY CONCERN

Re: The Rise Stage 2
Pakenham
Lot 217

Terra Firma Laboratories was engaged by Streetworks Pty Ltd as the Geotechnical and Inspection Testing Authority (GITA) to provide Level 1 supervision and testing on the earthworks component for The Rise, Stage 2, Pakenham in accordance with Australian Standard AS3798 Guidelines for Earthworks for Commercial and Residential Development.

Lot 217 as defined in drawing Ref 2000490 02 010 P1 from *Beveridge Williams*, provided by the contractor, was included in the scope of works.

With regard to any fill placement please consider the following:

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For and on behalf of
Terra Firma Laboratories



Laboratory Manager



8 Apr 2024

TO WHOM IT MAY CONCERN

Re: The Rise Stage 2
Pakenham
Lot 218

Terra Firma Laboratories was engaged by *Streetworks Pty Ltd* as the Geotechnical and Inspection Testing Authority (GITA) to provide Level 1 supervision and testing on the earthworks component for The Rise, Stage 2, Pakenham in accordance with Australian Standard AS3798 *Guidelines for Earthworks for Commercial and Residential Development*.

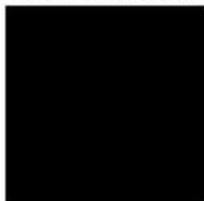
Lot 218 as defined in drawing Ref 2000490 02 010 P1 from *Beveridge Williams*, provided by the contractor, was included in the scope of works.

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For and on behalf of
Terra Firma Laboratories



Laboratory Manager



8 Apr 2024

TO WHOM IT MAY CONCERN

Re: The Rise Stage 2
Pakenham
Lot 219

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For and on behalf of
Terra Firma Laboratories



Laboratory Manager



8 Apr 2024

TO WHOM IT MAY CONCERN

Re: The Rise Stage 2
Pakenham
Lot 220

Terra Firma Laboratories was engaged by *Streetworks Pty Ltd* as the Geotechnical and Inspection Testing Authority (GITA) to provide Level 1 supervision and testing on the earthworks component for The Rise, Stage 2, Pakenham in accordance with Australian Standard AS3798 *Guidelines for Earthworks for Commercial and Residential Development*.

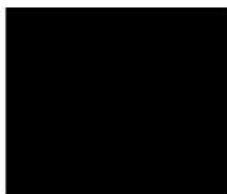
Lot 220 as defined in drawing Ref 2000490 02 010 P1 from *Beveridge Williams*, provided by the contractor, was included in the scope of works.

With regard to any fill placement please consider the following:

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A GITA Inspection Verification report (Reference: P231478A) has been published on 8 Apr 2024 and documents that the allotment earthworks were carried out in accordance with AS3798 and in compliance with the project specification provided by the contractor.

For and on behalf of
Terra Firma Laboratories



Laboratory Manager



8 Apr 2024

TO WHOM IT MAY CONCERN

Re: The Rise Stage 2
Pakenham
Lot 221

Terra Firma Laboratories was engaged by Streetworks Pty Ltd as the Geotechnical and Inspection Testing Authority (GITA) to provide Level 1 supervision and testing on the earthworks component for The Rise, Stage 2, Pakenham in accordance with Australian Standard AS3798 Guidelines for Earthworks for Commercial and Residential Development.

Lot 221 as defined in drawing Ref 2000490 02 010 P1 from *Beveridge Williams*, provided by the contractor, was included in the scope of works.

With regard to any fill placement please consider the following:

- Controlled fill was placed up to 150mm below finished surface level. The final 150mm material is considered top soil and organic matter and not controlled fill.
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For and on behalf of
Terra Firma Laboratories



Laboratory Manager



8 Apr 2024

TO WHOM IT MAY CONCERN

Re: The Rise Stage 2
Pakenham
Lot 222

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Lot 222 as defined in drawing Ref 2000490 02 010 P1 from *Beveridge Williams*, provided by the contractor, was included in the scope of works.

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For and on behalf of
Terra Firma Laboratories



Laboratory Manager



8 Apr 2024

TO WHOM IT MAY CONCERN

Re: The Rise Stage 2
Pakenham
Lot 223

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Lot 223 as defined in drawing Ref 2000490 02 010 P1 from *Beveridge Williams*, provided by the contractor, was included in the scope of works.

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For and on behalf of

Terra Firma Laboratories



Laboratory manager



8 Apr 2024

TO WHOM IT MAY CONCERN

Re: The Rise Stage 2
Pakenham
Lot 224

Terra Firma Laboratories was engaged by Streetworks Pty Ltd as the Geotechnical and Inspection Testing Authority (GITA) to provide Level 1 supervision and testing on the earthworks component for The Rise, Stage 2, Pakenham in accordance with Australian Standard AS3798 Guidelines for Earthworks for Commercial and Residential Development.

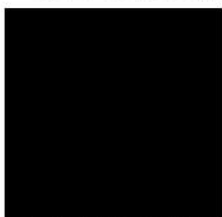
Lot 224 as defined in drawing Ref 2000490 02 010 P1 from *Beveridge Williams*, provided by the contractor, was included in the scope of works.

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- Controlled fill was placed up to 150mm below finished surface level. The final 150mm material is considered top soil and organic matter and not controlled fill.
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For and on behalf of
Terra Firma Laboratories



Laboratory Manager



8 Apr 2024

TO WHOM IT MAY CONCERN

Re: The Rise Stage 2
Pakenham
Lot 225

Terra Firma Laboratories was engaged by Streetworks Pty Ltd as the Geotechnical and Inspection Testing Authority (GITA) to provide Level 1 supervision and testing on the earthworks component for The Rise, Stage 2, Pakenham in accordance with Australian Standard AS3798 Guidelines for Earthworks for Commercial and Residential Development.

Lot 225 as defined in drawing Ref 2000490 02 010 P1 from *Beveridge Williams*, provided by the contractor, was included in the scope of works.

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For and on behalf of
Terra Firma Laboratories



Laboratory Manager



8 Apr 2024

TO WHOM IT MAY CONCERN

Re: The Rise Stage 2
Pakenham
Lot 228

Terra Firma Laboratories was engaged by Streetworks Pty Ltd as the Geotechnical and Inspection Testing Authority (GITA) to provide Level 1 supervision and testing on the earthworks component for The Rise, Stage 2, Pakenham in accordance with Australian Standard AS3798 Guidelines for Earthworks for Commercial and Residential Development.

Lot 228 as defined in drawing Ref 2000490 02 010 P1 from *Beveridge Williams*, provided by the contractor, was included in the scope of works.

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For and on behalf of
Terra Firma Laboratories



Laboratory Manager



8 Apr 2024

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Pakenham
Lot 229

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For and on behalf of
Terra Firma Laboratories



Laboratory Manager



8 Apr 2024

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Pakenham
Lot 230

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For and on behalf of
Terra Firma Laboratories



Laboratory Manager



8 Apr 2024

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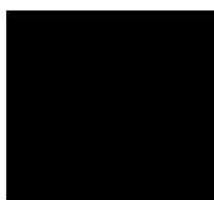
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Laboratory Manager



8 Apr 2024

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Pakenham
Lot 233

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For and on behalf of
Terra Firma Laboratories



Laboratory Manager



8 Apr 2024

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Pakenham
Lot 234

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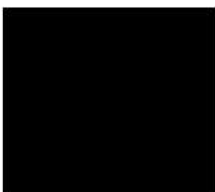
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For and on behalf of
Terra Firma Laboratories



Laboratory Manager



Our Reference: 2000490

3 February 2026



Dear Sir/Madam,


Cardinia
ADVERTISED MATERIAL
Planning Application: T260060
Date Prepared: 18 May 2026

This copied document is made available for the purpose of the planning process as set out in the *Planning and Environment Act 1987*. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

ACN 006 197 235
ABN 38 006 197 235

Melbourne Office
1 Glenferrie Road
PO Box 61
Malvern VIC 3144
Tel: (03) 9524 8888

beveridgewilliams.com.au

**RE: Lot 202 Monterey Way, Pakenham
THE RISE DESIGN ASSESSMENT PANEL APPROVAL**

Thank you for submitting your development plans to The Rise Design Assessment Panel for consideration. A review of your development plans indicates they are compliant with The Rise Design Guidelines and generally in line with restrictions on your plan of subdivision for the Estate. Any changes to material or design of the dwelling require the submission of amended plans for approval. You can only construct from the most recently approved plans.

It should be noted this approval relates only to the matters required under the terms of the Covenant which is concerned essentially with the appearance and siting of buildings. No detailed examination has been made of the construction specifications and no consideration has been made regarding whether the proposal complies with the requirements of the Standard Building By-laws nor any other statute.

You are reminded that approval from the Design Assessment Panel does not constitute or imply building approval and separate application is to be made to a private building surveyor prior to the commencement of development.

Please find attached an endorsed copy of your plans for your records. **Please refer to any other conditions notated on the plans and ensure they are suitably addressed.**

Please note;

- All lots require a planning permit under the ESO placed on the overall Estate. An application must be approved by council before construction commences. The Building envelopes are to be used as a guide only, the planning permit will override all siting recommendations by the DAP team.
- Mandated endorsed building envelopes are applicable for lots 313-318, 527-533, 628-634.
- Any lot under 300m² in size, requires a planning permit for being under 300m² in addition to the ESO planning permit. Front setbacks less than 4m are subject to further council approval.
- If you require planning services or further information, please contact Andrea Bouly boulyya@bevwill.com.au or on 0407 050 624
- There are no connections to Recycled Water (purple taps) in the estate therefore, other water saving requirements are to be met as per the current building regulations.
- Due to planning permit requirements, Gas appliances may not be able to be installed, further Council clarification is required.

Should you have any queries, please contact the undersigned on 9524 8888 or via email planlodgement@bevwill.com.au All new submissions, re-submissions, amendment submissions or supplemental submissions, please use www.portal.beveridgewilliams.com.au



Coordinator
BEVERIDGE WILLIAMS



Client Name: [REDACTED]
 Site Address: Lot 202, Monterey way Pakenham VIC 3810
 Builder Name: Royston Homes
 Product Guide: -
 Scheme Name: ROYSTON IN-HOUSE - PREMIUM, VALENCIA (Ext),ROYSTON IN-HOUSE (CASHMERE) (Ext)

Cardinia
ADVERTISED MATERIAL
 Planning Application: T260060
 Date Prepared: 18 May 2026

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Signed Date: 25/11/2025
 Job Number: 206686
 Designer: Admin Gallerie
 Version: 12



External

Roofing		Brand	Profile	Finish	SKU	Category	Price	Level	Comment
Roof Tiles		CSR Monier	Atura	Barramundi	N/A	N/A		Standard	
Valleys		Zincalume	Zincalume Valleys	Zincalume	N/A	N/A		Standard	
Gutter		Colorbond	Quad	Monument	N/A	N/A		Standard	
Fascia		Colorbond	N/A	Monument	N/A	N/A		Standard	
Downpipe 1		Colorbond	N/A	Monument	N/A	N/A		Standard	
Bricks & Cladding		Brand	Profile	Finish	SKU	Category	Price	Level	Comment
Bricks 1		PGH Bricks	Extruded	Gypsy Rose	N/A	2		Standard	
Mortar		Builders	Rolled	Natural	N/A	N/A		Standard	

DESIGN ASSESSMENT PANEL
 PLAN APPROVAL DATE: 03.02.2026
 REVIEWED BY: Belinda Blythe



Client Signature: 



Client N [REDACTED]
 Site Address: Lot 202, Monterey Way Pakenham VIC 3810
 Builder Name: Royston Homes
 Product Guide: -
 Scheme Name: ROYSTON IN-HOUSE - PREMIUM, VALENCIA (Ext), ROYSTON IN-HOUSE - CASHMERE (Int)

Cardinia
ADVERTISED MATERIAL
 Planning Application: T260060
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Signed Date: 25/11/2025
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External

Paint & Render	Brand	Profile	Finish	SKU	Category	Price	Level	Comment
Render 1	Wattyl	Render	Floral White - 18.70	N/A	N/A		Standard	To rendered piers
Render 2	Wattyl	Render	Colorbond Monument - 29.60	N/A	N/A		Standard	
Alfresco Beams	Wattyl	Solagard Satin - 2 Coat	Colorbond Monument - 29.60/Satin	N/A	N/A		Standard	
Entry Door	Wattyl	Craftsman Tintable Stain - 1 Stain, 2 Clear	Antique Walnut/Gloss	N/A	N/A	\$175.00	Upgrade	ILO Painted
Rear Garage Door	Wattyl	Aqua Trim Gloss - 2 Coat	Colorbond Monument - 29.60/Gloss	N/A	N/A		Standard	Note: Dark colours may void manufacturers warranties. Paint with a light reflective value (LRV) of greater than 50 should be used on external doors.
Soffits/Eaves	Wattyl	Solagard Low Sheen - 2 Coat	Builder White/Low Sheen	N/A	N/A		Standard	
Meterbox	Wattyl	Solagard Satin - 2 Coat	Colorbond Monument - 29.60/Satin	N/A	N/A		Standard	
Solar Enclosure	Wattyl	Solagard Satin - 2 Coat	Colorbond Monument - 29.60/Satin	N/A	N/A		Standard	

DESIGN ASSESSMENT PANEL

PLAN APPROVAL DATE: 03.02.2026

REVIEWED BY: Belinda Blythe

BW

Client Signature :



Client Name: [REDACTED]
 Site Address: Lot 202, Monterey Way Pakenham VIC 3810
 Builder Name: Royston Homes
 Product Guide: -
 Scheme Name: ROYSTON IN-HOUSE - PREMIUM, VALENCIA (Ext), ROYSTON IN-HOUSE - CASHMERE (Int)

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Signed Date: 25/11/2025
 Job Number: 206686
 Designer: Admin Gallerie
 Version: 12



External

Windows & Doors	Brand	Profile	Finish	SKU	Category	Price	Level	Comment
Windows	Builders	Aluminium Window Frame	Black	N/A	N/A		Standard	
Flyscreens	Southern Star	Aluminium Frame with Fibreglass Mesh	Black	N/A	N/A	\$1,080.00	Upgrade	To 11no. openable windows
Glazing	Builders	Translucent Glazing	N/A	N/A	N/A	\$275.00	Upgrade	Provide to Ensuite & Bath windows ILO Clear
Sliding Flydoor 1	Builders	Flydoor no Grille Aluminium Mesh (BAL 12.5)	Black	N/A	N/A	\$410.00	Upgrade	To Alfresco Sliding door
Entry Door	Hume	Newington - Translucent Glazing	Maple Veneer (SPM)	XN1	N/A	\$515.00	Upgrade	2040mmH x 920mmW, Translucent Glazed ILO XN1 Duracote Clear.
Entry Door Frame	Builders	Aluminium Door Frame - Hinged	Colour matched to windows	N/A	1		Standard	Colour: Black
Entry Door Hardware	Gainsborough	Tradepro Bela Cass Combination Set	Matt Black	1470BELMBK	N/A	\$20.00	Upgrade	ILO Bela Satin Chrome - 1471BELSCK
Rear Garage Door	Hume	Flush Door	Duracote (Primed) - Honeycomb Core	X1	N/A		Standard	2040mmH

DESIGN ASSESSMENT PANEL

PLAN APPROVAL DATE: 03.02.2026

REVIEWED BY: Belinda Blythe

Client Signature:



Client Name: [REDACTED]
 Site Address: Lot 202, Monterey Way Pakenham VIC 3810
 Builder Name: Royston Homes
 Product Guide: -
 Scheme Name: ROYSTON IN-HOUSE - PREMIUM, VALENCIA (Ext), ROYSTON IN-HOUSE - CASHMERE (Int)

Cardinia
ADVERTISED MATERIAL
 Planning Application: T260060
 Date Prepared: 18 May 2026

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Signed Date: 25/11/2025
 Job Number: 206686
 Designer: Admin Gallerie
 Version: 12



External

Windows & Doors	Brand	Profile	Finish	SKU	Category	Price	Level	Comment
Rear Garage Door Hardware	Gainsborough	Bella Entrance Lockset	Satin Chrome	1440PROBELSC	POA		Standard	
Internal Garage Door	Hume	Flush Door	Primed MDF - Honeycomb Core	H1	N/A		Standard	2040mmH
Internal Garage Door Hardware	Gainsborough	Bella Entrance Lockset	Satin Chrome	1440PROBELSC	POA		Standard	
Garage	Brand	Profile	Finish	SKU	Category	Price	Level	Comment
Garage Door	Steel-Line	Colorbond - Slimline	Monument	N/A	N/A		Standard	
Landscaping	Brand	Profile	Finish	SKU	Category	Price	Level	Comment
Driveway	Avista	Colour Through Concrete	Ghost Grey	N/A	N/A		Inclusion	Includes Porch
Evaporative Cooling Unit	Braemar	Evaporative Cooling	Grey	N/A	N/A		Standard	

DESIGN ASSESSMENT PANEL
 PLAN APPROVAL DATE: 03.02.2026
 REVIEWED BY: Belinda Blythe

Client Signature :

SITE COVERAGE ANALYSIS	
GROUND FLOOR BUILDING AREA:	251.72m ²
DRIVEWAY AREA:	28.65m ²
LOT AREA:	557.00m ²
PERMEABILITY:	50.02%
SITE COVERAGE:	45.19%
REQUIRED GARDEN AREA:	168.70m ²
PERCENTAGE OF PROVIDED GARDEN AREA:	50.02%

NATIONAL BROADBAND NETWORK

ALL WIRING TO BE INSTALLED IN ACCORDANCE WITH NBN'S REQUIREMENTS AS OUTLINED IN NBN CO PREPARATION AND INSTALLATION GUIDE FOR SDUS AND MDUS

Cardina

ADVERTISED MATERIAL

TERMINAL TREATMENT REQUIRED

Planning Approval: 320000

IN ACCORDANCE WITH AS 3600-2008

Date Prepared: 18 May 2026

DEVELOPER CONDITION: PLEASE NOTE THAT A PLANNING PERMIT IS REQUIRED UNDER THE ESO FOR ALL LOTS. AN APPLICATION MUST BE APPROVED BY COUNCIL BEFORE CONSTRUCTION COMMENCES.

DEVELOPER CONDITION; DUE TO PLANNING PERMIT REQUIREMENT, GAS APPLIANCES MAY NOT BE ABLE TO BE INSTALLED, FURTHER COUNCIL CLARIFICATION IS REQUIRED.

BUSHFIRE ASSESSMENT LOW

1. FIRE DANGER INDEX (FDI): 100
2. CLASSIFIED VEGETATION TYPE: LOW SHRUBLAND
3. DISTANCE FROM SITE TO CLASSIFIED VEGETATION: <100 METRES
4. EFFECTIVE SLOPE(S) UNDER THE CLASSIFIED VEGETATION TYPE: DOWNSLOPE <5°
5. BUSHFIRE ATTACK LEVEL: LOW
6. CONSTRUCTION REQUIREMENTS: THERE IS INSUFFICIENT RISK TO WARRANT SPECIFIC CONSTRUCTION REQUIREMENTS

Developer Condition; All associated works must not impact any existing retaining walls.

REFER TO FINAL DRAINAGE PLANS FOR LOCATIONS OF AGRICULTURAL DRAINS AND SILT PITTS

SITE NOTES:

SOIL CLASSIFICATION
CLASS: P-4#
AS PER SOIL REPORT PROVIDED BY 'INTRAX CONSULTING ENGINEERS PTY LTD'
FILE NO: 242476 DATED: 29/4/2025

WIND RATING: N1 (34 M/S)

SITE CUT AND BATTER

- DWELLING & GARAGE: WAFFLE POUD CONCRETE
- SITE CUT & FILL: HOUSE TO RL: 50.20
- SITE CUT GARAGE TO RL: 50.15
- FREEBOARD: 310MM
- REBATE TO HOUSE: 220 MM
- STEP DOWN TO PORCH: 220 MM
- STEP DOWN TO ALFRESCO: 135 MM
- STEP DOWN TO GARAGE: 50MM

INDICATED STEPDOWN
INDICATED FILL BATTER
INDICATED CUT BATTER



INDICATIVE LETTERBOX STYLE (BY CLIENT)

LETTER BOX NOTE:

LETTERBOX TO BE SUPPLIED & INSTALLED BY CLIENT AFTER HANDOVER TO DEVELOPER'S REQUIREMENTS

LETTERBOXES SHOULD BE CONSISTENT WITH THE ELEMENTS REFLECTED IN THE HOME DESIGN.

LETTERBOXES MUST BE INCORPORATED IN THE FRONT FENCE IF THERE IS ONE, OR THEIR DESIGN MUST COMPLIMENT THAT OF THE HOUSE.

DRIVEWAY & PORCH PAVING NOTE:

DRIVEWAY AND PORCH PAVING TO BE SUPPLIED & INSTALLED BY THE BUILDER TO DEVELOPER'S REQUIREMENTS

DRIVEWAY MUST BE COMPLETED BEFORE OCCUPANCY OF DWELLING.

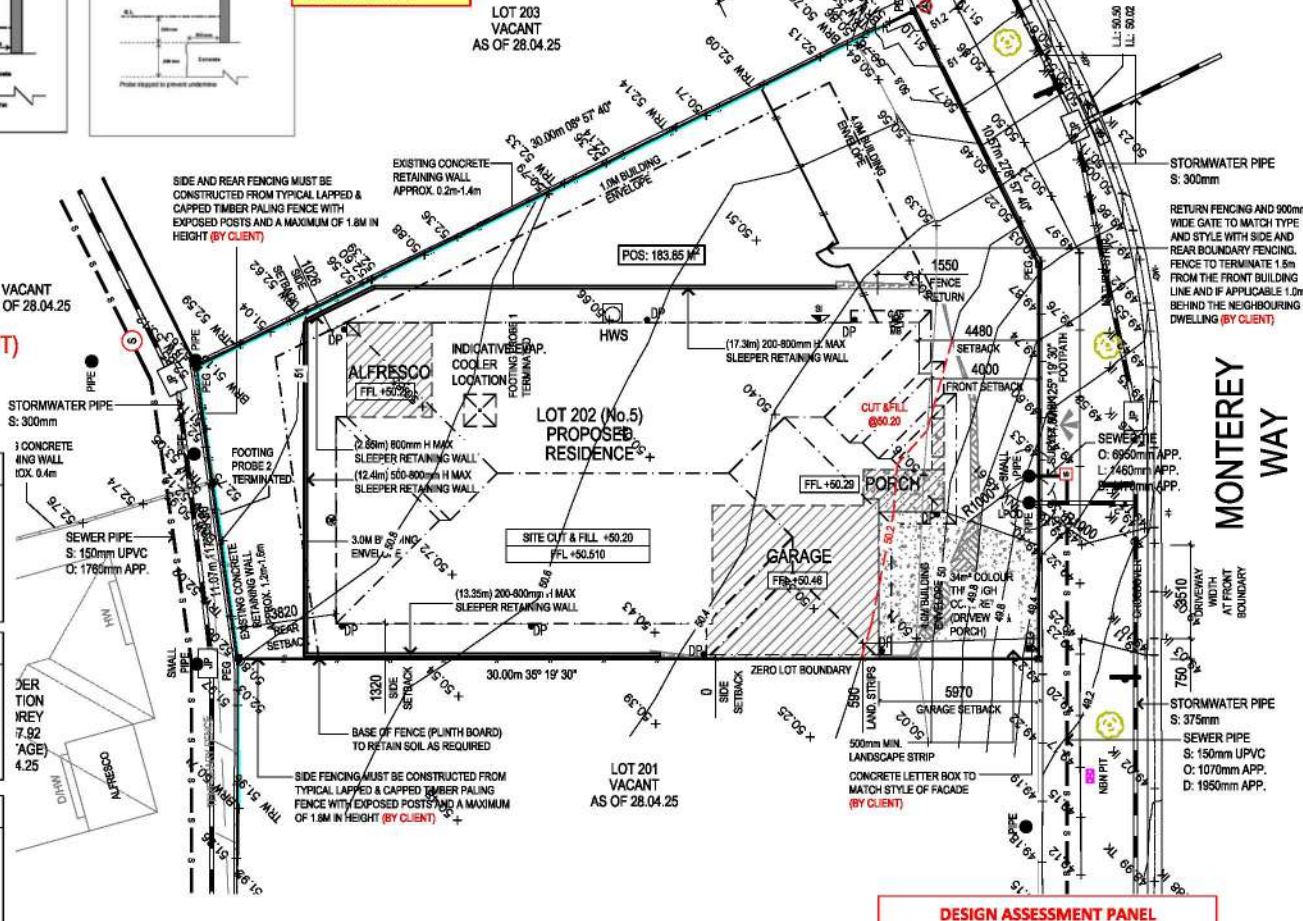
DRIVEWAY WIDTH TO MATCH CROSSOVER WIDTH AT FRONT BOUNDARY

ALL LANDSCAPE NOTE:

ALL LANDSCAPING TO BE SUPPLIED & INSTALLED BY CLIENT AFTER HANDOVER TO DEVELOPER'S REQUIREMENTS. THE BUILDER IS NOT LIABLE FOR ANY ITEMS THE CLIENTS NEED TO COMPLETE TO CONFORM WITH THE DEVELOPER'S RESTRICTIONS

FENCING NOTE:

ALL BOUNDARY INTERLOT FENCING TO BE SUPPLIED & INSTALLED BY THE BUILDER TO DEVELOPER'S REQUIREMENTS



LEGEND:

MB - METER BOX	TELSTRA PIT	STREET LAMP
GAS - GAS METER	TREE	WATER VALVE
HWS - HOT WATER SERVICE	STREET SIGN	SW PROPERTY INLET
TAP - TAP	SEWER MANHOLE	WATER METER
WATER HYDRANT	ELECTRICITY PIT	STORM WATER PIT
SEWER VENTILS	ELECTRICITY POLE	SOLAR INVERTER

NOTE

EXHAUST FANS WILL BE INSTALLED IN ACCORDANCE WITH NCC 2022 P10.8.2

PROPOSED FENCING PROFILE NOTE:

SIDE & REAR BOUNDARY FENCES

- SIDE & REAR FENCES TO BE TYPICAL LAPPED & CAPPED TIMBER PALING FENCE WITH EXPOSED POSTS AND A MAXIMUM OF 1.8M IN HEIGHT. (REFER DETAIL ON FOLLOWING PAGE)
- FENCE TO TERMINATE 1.5M FROM THE FRONT BUILDING LINE AND IF APPLICABLE 1.0M BEHIND THE NEIGHBOURING DWELLING. ACCESS GATES & SCREENS
- SIDE GATES & MATCHING WING SCREENS SHALL BE STAINED HARDWOOD WITH HORIZONTAL SLATTING. SLATTING EXTENDS FROM THE BOUNDARY TO THE DWELLING SET 1.5M BEHIND FRONT OF DWELLING (OR MORE ONLY WHERE CONFLICT WITH WINDOWS) AND IF APPLICABLE 1.0M BEHIND THE NEIGHBOURING DWELLING.

DESIGN ASSESSMENT PANEL

PLAN APPROVAL DATE: 03.02.2026

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HEAT PUMP HOT WATER SYSTEM

PROVIDE AKQUA AK-200HPE1 HEAT PUMP WATER HEATER WITH TAKAGI GS-20W-AU5(NG) GAS BOOSTER IN LIEU OF SOLAR HOT WATER SYSTEM. THIS SYSTEM IS TO BE INSTALLED IN ACCORDANCE WITH THE PLUMBING REGULATIONS 2018.

NOTE:

PROVISION FOR CONNECTION TO NBN CO OPTIC FIBRE NETWORK

Royston HOMES

56 Barclay Road,
Derrimut VIC 3026
CDB-U 50038
P +613 8390 1000
E info@roystonhomes.com.au
W roystonhomes.com.au

PLEASE READ CAREFULLY

I/WE ACKNOWLEDGE THAT THESE PLANS ARE CORRECT & REFLECT ALL THE ITEMS REQUESTED IN OUR BUILDING CONTRACT WITH ROYSTON HOMES PTY LTD. I/WE ALSO AWARE THAT IF ANY FURTHER CHANGES ARE REQUIRED TO BE MADE A \$1500.00 VARIATION FEE WILL OCCUR.

SIGNED: _____ DATE: _____
SIGNED: _____ DATE: _____
WITNESSED: _____ DATE: _____

SHEET TITLE: SITE PLAN

SCALE: 1:200

SHEET SIZE: A3

SHEET: 01 of 21

HOUSE TYPE: FREEMONT 252

FACADE: BARKLEY

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D.B. No:

B.C. No:

Cardinia

ADVERTISED MATERIAL

Planning Application: T260060
Date Prepared: 18 May 2026

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NOTE

THE CORNER SPLAY OR AREA ADJACENT TO THE DRIVEWAY MUST BE HAVE PROPOSED LANDSCAPING/PLANTING OF MAXIMUM 600MM IN HEIGHT AT MATURITY AND CLEAR OF VISUAL OBSTRUCTIONS

DESIGN ASSESSMENT PANEL

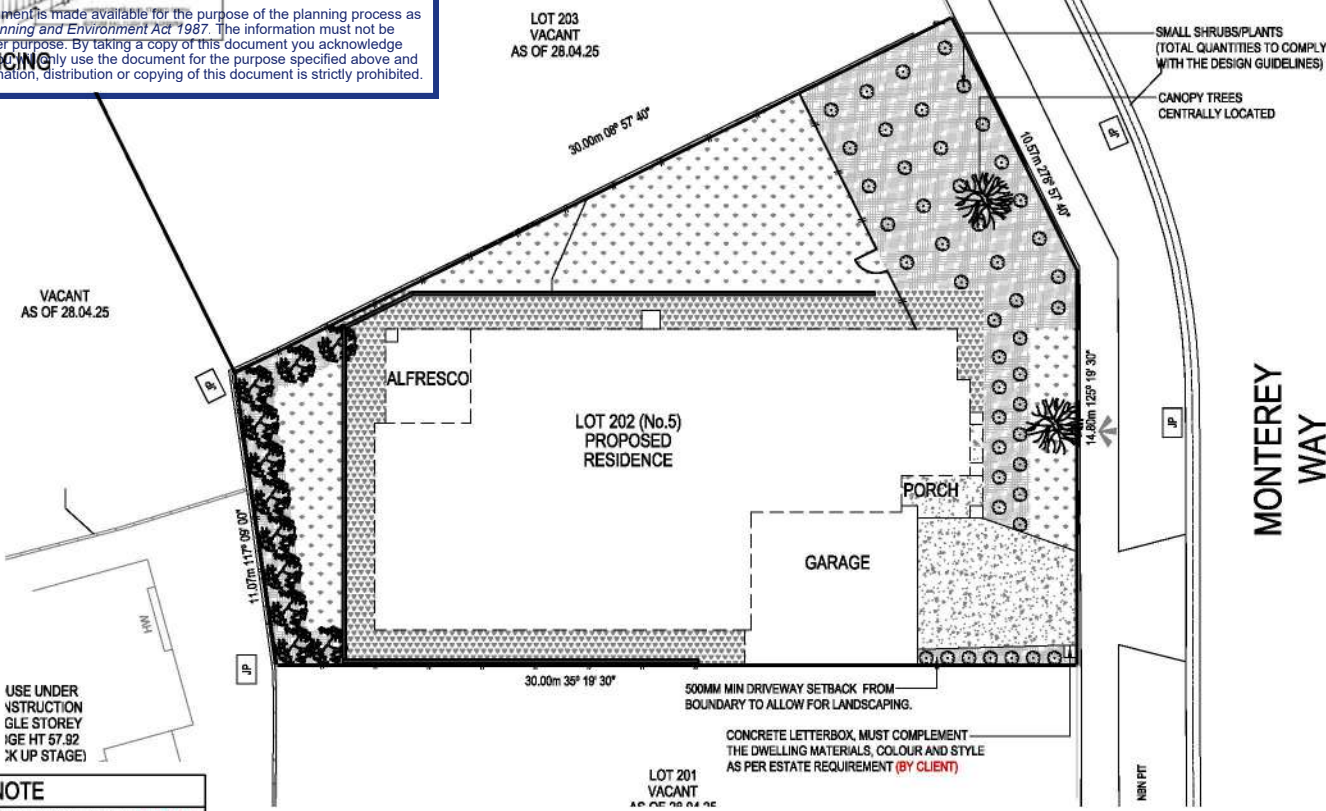
PLAN APPROVAL DATE: 03.02.2026

REVIEWED BY: Belinda Blythe

LANDSCAPE OPTION A



SIDE AND REAR FENCING



MONTEREY WAY

LANDSCAPE NOTE:

FRONT GARDEN:
THIS IS THE ZONE BETWEEN THE MAIN BUILDING LINE AND FRONT BOUNDARY AND IS THE MOST PUBLICLY VISIBLE ZONE. SIMPLE AND CLEVER IDEAS PUT INTO FRONT GARDENS CAN GREATLY ENHANCE THE HOME'S APPEAL, AS WELL AS CREATE A SENSE OF IDENTITY AND INDIVIDUALITY.
LIMIT THE AMOUNT OF HARD SURFACES AND UTILISE 'SOFT' COVERINGS SUCH AS GARDEN BEDS, SHRUBS, GROUND COVER AND TREES.
LANDSCAPE ELEMENTS CAN ALSO HAVE FUNCTIONAL ASPECTS. CONSIDER USING FOLIAGE IN APPROPRIATE LOCATIONS AND HEIGHTS TO PROVIDE SCREENING TO WINDOWS AND OPENINGS.
FRONT GARDENS MUST INCLUDE A MINIMUM OF ONE CANOPY TREE.

REAR AND SIDE YARDS:
REAR YARDS MAINLY SERVE AS YOUR OUTDOOR ENTERTAINMENT, PLAY AND RELAXATION SPACE. PROVIDE COVERED AREAS THAT CAN BE USED IN ALL SEASONS.
SIDE YARDS SERVE MORE FUNCTIONAL PURPOSES SUCH AS HOUSING SERVICE UNITS AND FOR UTILITY PURPOSES. IT IS IMPORTANT TO ENSURE THAT UNSIGHTLY ITEMS ARE NOT VISIBLE FROM THE PUBLIC REALM.

FULL LANDSCAPE NOTE

FULL LANDSCAPING TO BE SUPPLIED & INSTALLED BY CLIENT AS PER DEVELOPERS REQUIREMENTS AND AS PER TYPE PLAN A.

FENCING NOTE:

ALL BOUNDARY INTERLOT FENCING TO BE SUPPLIED & INSTALLED BY CLIENT TO DEVELOPER'S REQUIREMENTS

PROPOSED FENCING PROFILE NOTE:

SIDE & REAR BOUNDARY FENCES
- SIDE & REAR FENCES TO BE TYPICAL LAPPED & CAPPED TIMBER PALING FENCE WITH EXPOSED POSTS AND A MAXIMUM OF 1.8M IN HEIGHT. (REFER DETAIL ON FOLLOWING PAGE)
- FENCE TO TERMINATE 1.5M FROM THE FRONT BUILDING LINE AND IF APPLICABLE 1.0M BEHIND THE NEIGHBOURING DWELLING. ACCESS GATES & SCREENS
- SIDE GATES & MATCHING WING SCREENS SHALL BE STAINED HARDWOOD WITH HORIZONTAL SLATING. SLATTING EXTENDS FROM THE BOUNDARY TO THE DWELLING SET 1.5M BEHIND FRONT OF DWELLING (OR MORE ONLY WHERE CONFLICT WITH WINDOWS) AND IF APPLICABLE 1.0M BEHIND THE NEIGHBOURING DWELLING.

LEGEND

- NATURAL TURF
- NATURAL COLOURED MULCH (Min. 80mm depth)
- CRUSHED TOPPINGS
- SELECTED CONCRETE
- 1.5m (min. at installation) AUSTRALIAN NATIVE TREE (capable of reaching a height of 8 metres and width of 8m metres at maturity) - *Eucalyptus mannifera* 'Little Spotty'
- 150/250mm MIXED VARIETY AUSTRALIAN NATIVES
150mm POTS - *Cornus alba* / *Goodenia ovata* / *Pimelea glauca*
250mm POTS - *Banksia marginata* / *Myoporum insulare*
- 1.2m NATIVE SCREEN TREES
- *Callistemon 'King Park Special'* / *Corymbia ficifolia* dwarf cultivars

PROVIDE SEED TO THE NATURE STRIPS

LANDSCAPE MATERIALS PERCENTAGE

OPEN FRONTAGE AREA =	131.86m ²	100.00%
SOFTSCAPE MATERIALS =	105.21m ²	79.79%
HARDSCAPE MATERIALS =	26.65m ²	20.21%

SOFTSCAPE MATERIALS			HARDSCAPE MATERIALS		
DESCRIPTION	AREA(m ²)	RATIO TO TOTAL SOFTSCAPE	DESCRIPTION	AREA(m ²)	RATIO TO TOTAL HARDSCAPE
GARDEN BED	91.04m ²	86.53%	DRIVEWAY	26.65m ²	100.00%
LAWN	14.17m ²	13.47%	PEDESTRIAN PATH	0	0.00%
TOTAL	105.21m ²		TOTAL	26.65m ²	

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PLEASE READ CAREFULLY

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SIGNED: _____ DATE: _____
SIGNED: _____ DATE: _____
WITNESSED: _____ DATE: _____

SHEET TITLE: LANDSCAPE PLAN

SCALE: 1:100

SHEET SIZE: A3

SHEET: 1A of 21

HOUSE TYPE: FREEMONT 252

FACADE: BARKLEY

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D.B. No: _____

B.C. No: _____

AREA SCHEDULE		
GROUND FL.	198.51m ²	21.37sq
GARAGE:	36.28m ²	3.91sq
ALFRESCO	11.26m ²	1.21sq
PORCH:	5.67m ²	
TOTAL:	251.72m ²	27.10sq

Cardinia
ADVERTISED MATERIAL

Planning Application: 24260060
 Date Prepared: 18 May 2026

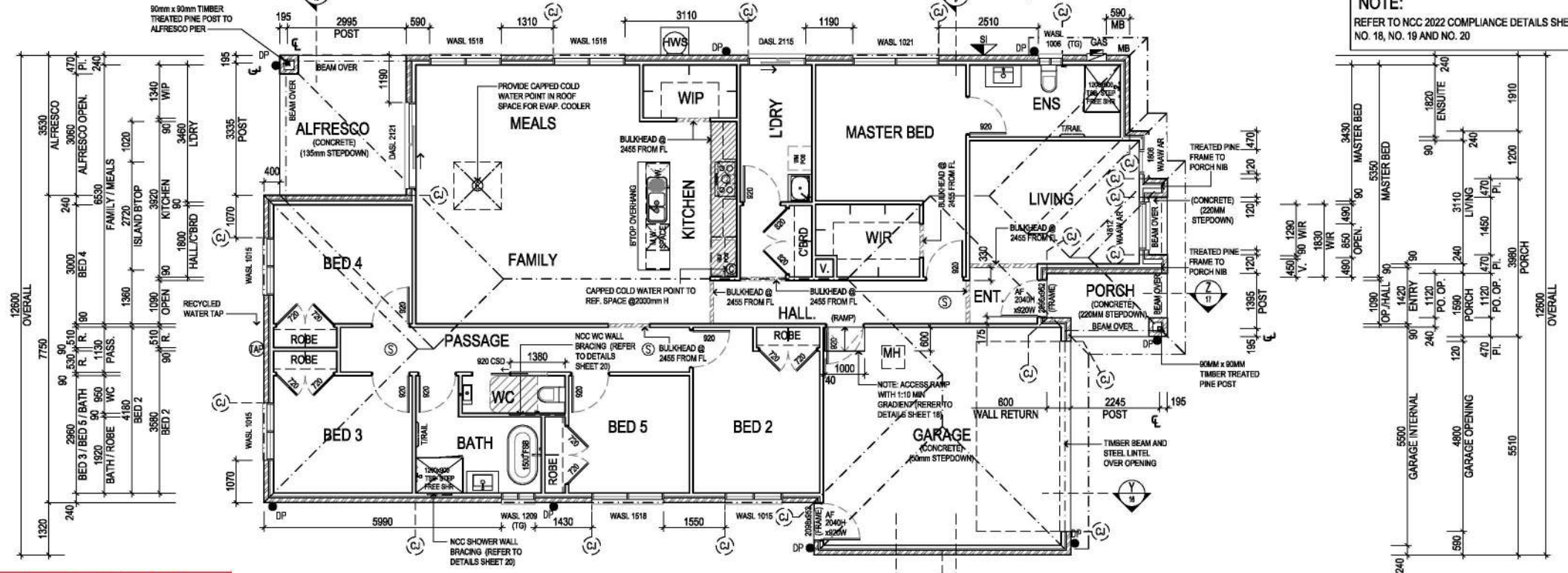
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GENERAL NOTES

- SOLID HATCHED VOID INDICATE THEY CANNOT BE REMOVED, RELOCATED OR ALTERED. FLOOR JOISTS AND TRUSSES TO BE CLEAR OF VOIDS.
- ALL DIMENSIONS ARE TO STUD FRAME PLASTER AND SKIRTING BOARDS NOT CONSIDERED.
- ALL WINDOWS AND EXTERNAL DOORS ARE INDICATED AS NOMINAL SIZES REFER TO MANUFACTURES SCHEDULE FOR ACTUAL SIZING TOUGHEN GLAZING TO ENSUITE AND BATHROOM.

NOTE:
 EXHAUST FANS WILL BE INSTALLED IN ACCORDANCE WITH NCC 2022 P10.8.2

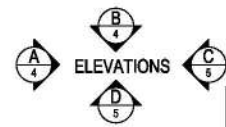
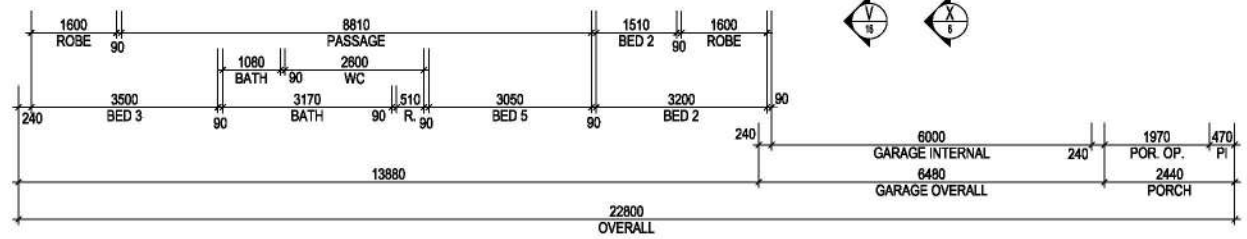
NOTE:
 REFER TO NCC 2022 COMPLIANCE DETAILS SHEET NO. 18, NO. 19 AND NO. 20



DESIGN ASSESSMENT PANEL
 PLAN APPROVAL DATE: 03.02.2026
 REVIEWED BY: Belinda Blythe

NOTE:
 PROVIDE CAVITY SLIDING PRIVACY LOCK TO WC

NOTE:
 PROVIDE INTERNAL DOORS - PRIVACY SETS TO BATH & ENSUITE



LEGEND:

- Ⓢ - PROVIDE SMOKE DETECTOR WIRED TO MAINS POWER WITH BATTERY BACK UP IN ACCORDANCE WITH AUSTRALIAN STANDARDS
- ⓐ - CONTROL JOINT IN BRICKS TO BE IN ACCORDANCE WITH AS 3700 - 2018.
- HW - HOT WATER SERVICE
- MB - METER BOX
- GM - GAS METER
- SI - SOLAR INVERTER

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 SIGNED: _____ DATE: _____
 SIGNED: _____ DATE: _____
 WITNESSED: _____ DATE: _____

SHEET TITLE: GROUND FLOOR PLAN
SCALE: 1:100
SHEET SIZE: A3
SHEET: 03 of 21

HOUSE TYPE: FREEMONT 252
FACADE: BARKLEY
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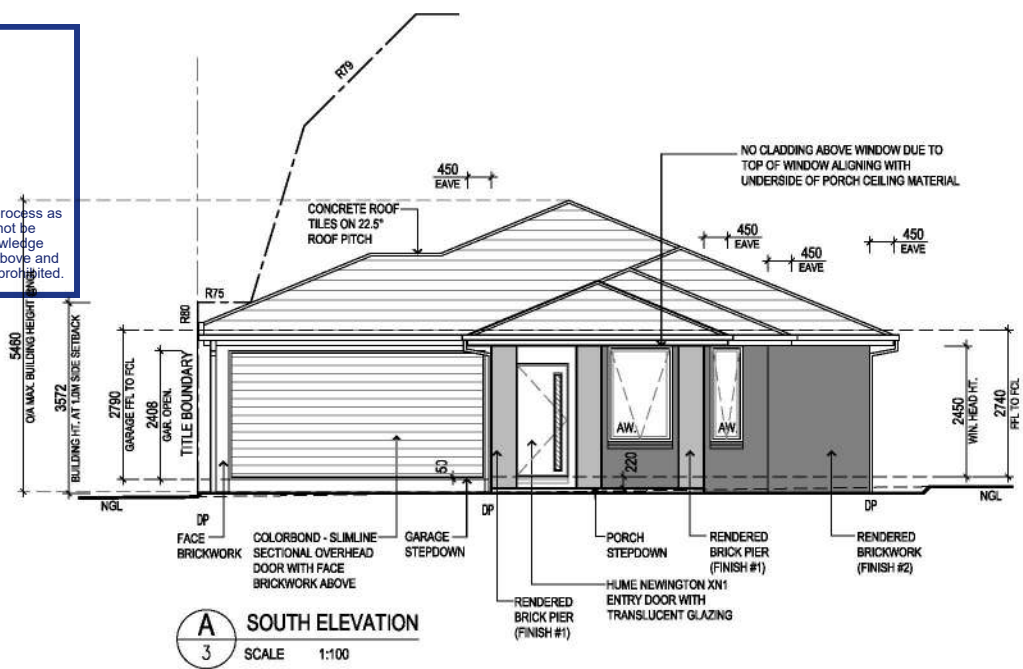
D.B. No:
B.C. No:

FACADE MATERIAL PERCENTAGE TABLE		
MATERIAL TYPE	AREA(m ²)	PERCENTAGE
FACADE AREA EXCLUDING DOORS & WINDOWS	16.40	100.00%
RENDERED AREA (FINISH #1)	9.20	55.49%
RENDERED AREA (FINISH #2)	7.20	44.51%

Cardinia
ADVERTISED MATERIAL
 Planning Application # 260060
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LOW PROFILE ROOF NOTE:
 PROVIDE LOW PROFILE ROOF TILES TO DEVELOPER'S REQUIREMENTS

DESIGN ASSESSMENT PANEL
 PLAN APPROVAL DATE: 03.02.2026
 REVIEWED BY: Belinda Blythe



A SOUTH ELEVATION
 SCALE 1:100

GENERAL NOTES:

- WINDOW HEAD HEIGHTS INDICATED ARE NOMINAL AND MAY VARY DUE TO VARIANCES IN BRICK SIZES.
- BACKFILL TO EXTERNAL DOORS NOT TO BE GREATER THAN 190MM IN ACCORDANCE WITH NCC 2022 11.2.8 THRESHOLDS.
- DIMENSIONS RELATING TO FFL & FCL REFER TO OVERALL TOP & BOTTOM PLATE DIMENSIONS, NOT ACTUAL CEILING HEIGHTS.

NOTES:

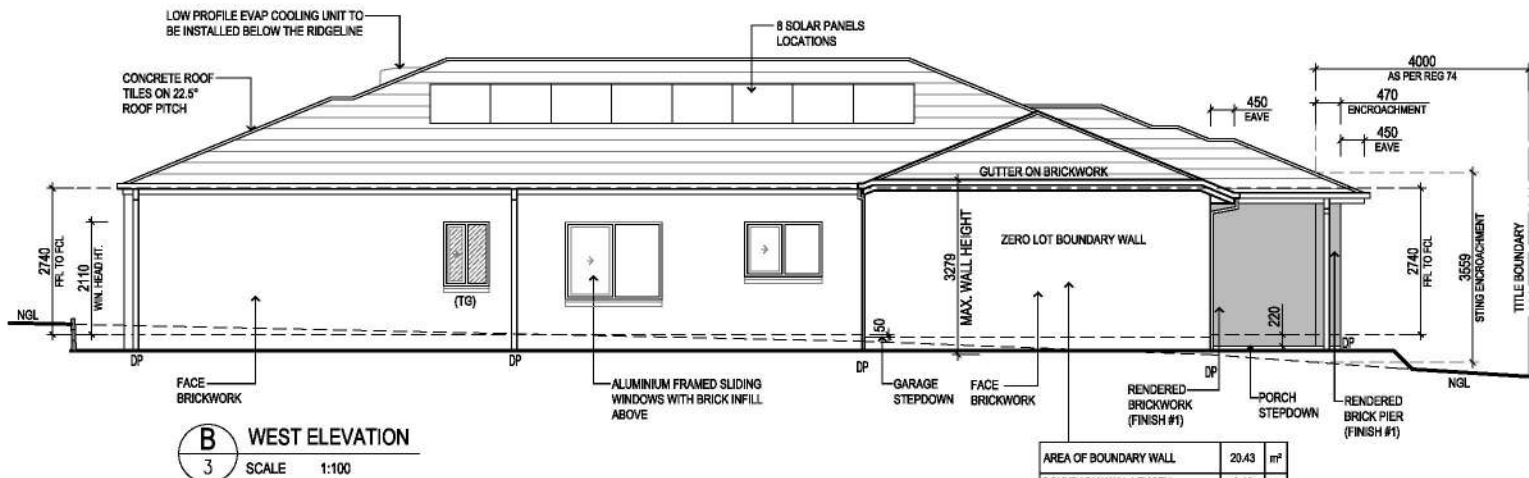
GRADE SOL UP TO EXTERNAL DOORWAY, BACKFILL TO EXTERNAL DOORS NOT TO BE GREATER THAN 100mm IN ACCORDANCE WITH NCC 11.2.8 THRESHOLDS.

NOTES:

ALUMINIUM FRAMED ANNING WINDOWS TO FRONT ONLY (UNLESS NOTED OTHERWISE)
 ALUMINIUM FRAMED SLIDING WINDOWS TO SIDE AND REAR ELEVATION (UNLESS NOTED OTHERWISE)

MATERIAL FINISHES LEGEND:

- FACE BRICKWORK
- RENDERED BRICKWORK - FINISH COLOUR #1
- RENDERED BRICKWORK - FINISH COLOUR #2
- PAINTED F.C SHEET



B WEST ELEVATION
 SCALE 1:100

AREA OF BOUNDARY WALL	20.43	m ²
BOUNDARY WALL LENGTH	6.48	m
AVER. BOUNDARY WALL HEIGHT	3.15	m

LOW PROFILE ROOF NOTE:

PROVIDE LOW PROFILE ROOF TILES TO DEVELOPER'S REQUIREMENTS



Cardinia

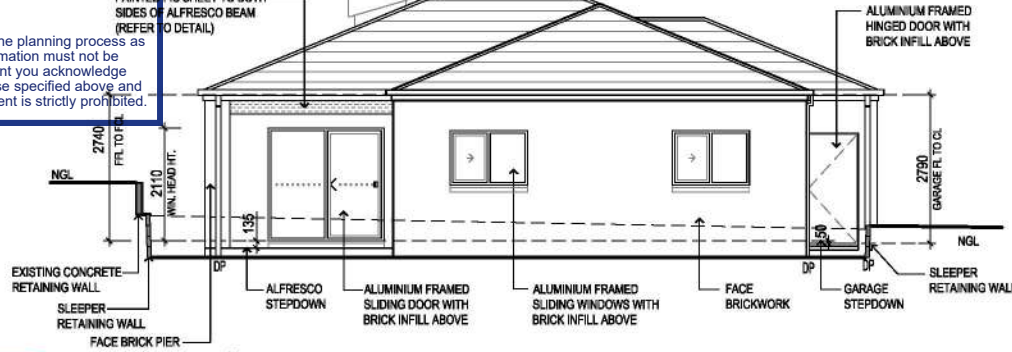
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LOW PROFILE EVAP COOLING UNIT TO BE INSTALLED BELOW THE RIDGELINE

PAINTED F.C SHEET TO BOTH SIDES OF ALFRESCO BEAM (REFER TO DETAIL)



C NORTH ELEVATION
SCALE 1:100

DESIGN ASSESSMENT PANEL

PLAN APPROVAL DATE: 03.02.2026

REVIEWED BY: Belinda Blythe



GENERAL NOTES:

- WINDOW HEAD HEIGHTS INDICATED ARE NOMINAL AND MAY VARY DUE TO VARIANCES IN BRICK SIZES.
- BACKFILL TO EXTERNAL DOORS NOT TO BE GREATER THAN 150MM IN ACCORDANCE WITH NCC 2022 11.2.6 THRESHOLDS.
- DIMENSIONS RELATING TO FFL & FCL REFER TO OVERALL TOP & BOTTOM PLATE DIMENSIONS, NOT ACTUAL CEILING HEIGHTS.

NOTES:

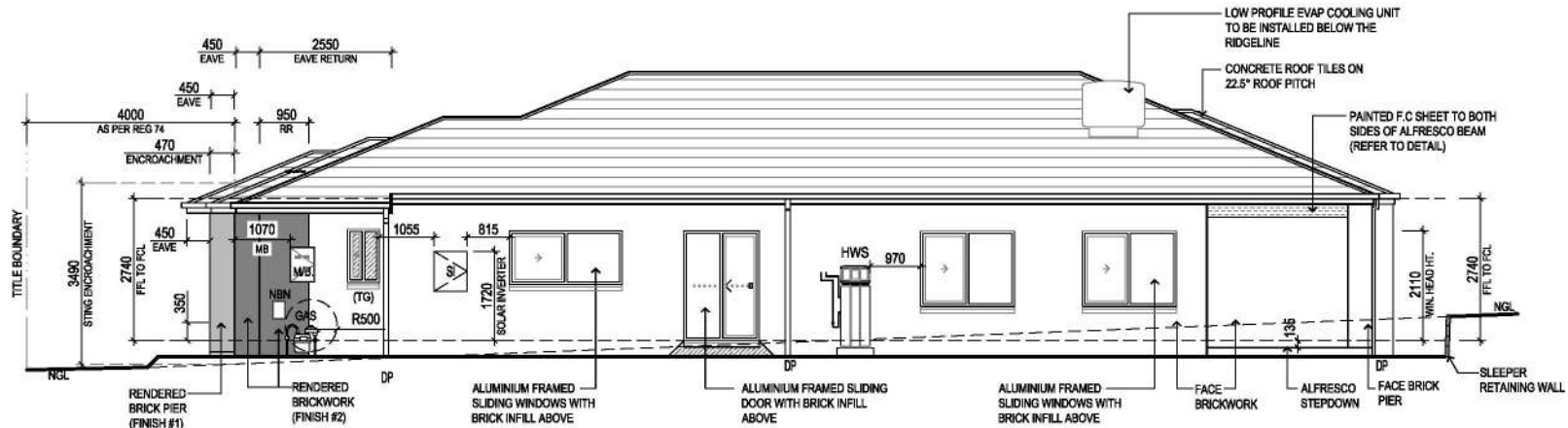
GRADE SOL UP TO EXTERNAL DOORWAY, BACKFILL TO EXTERNAL DOORS NOT TO BE GREATER THAN 100mm IN ACCORDANCE WITH NCC 11.2.6 THRESHOLDS.

NOTES:

ALUMINIUM FRAMED ANNING WINDOWS TO FRONT ONLY (UNLESS NOTED OTHERWISE)
ALUMINIUM FRAMED SLIDING WINDOWS TO SIDE AND REAR ELEVATION (UNLESS NOTED OTHERWISE)

MATERIAL FINISHES LEGEND:

- FACE BRICKWORK
- RENDERED BRICKWORK - FINISH COLOUR #1
- RENDERED BRICKWORK - FINISH COLOUR #2
- PAINTED F.C SHEET



D EAST ELEVATION
SCALE 1:100

PLEASE READ CAREFULLY

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SIGNED: _____ DATE: _____
SIGNED: _____ DATE: _____
WITNESSED: _____ DATE: _____

SHEET TITLE: ELEVATIONS 2

SCALE: 1:100

SHEET SIZE: A3

SHEET: 05 of 21

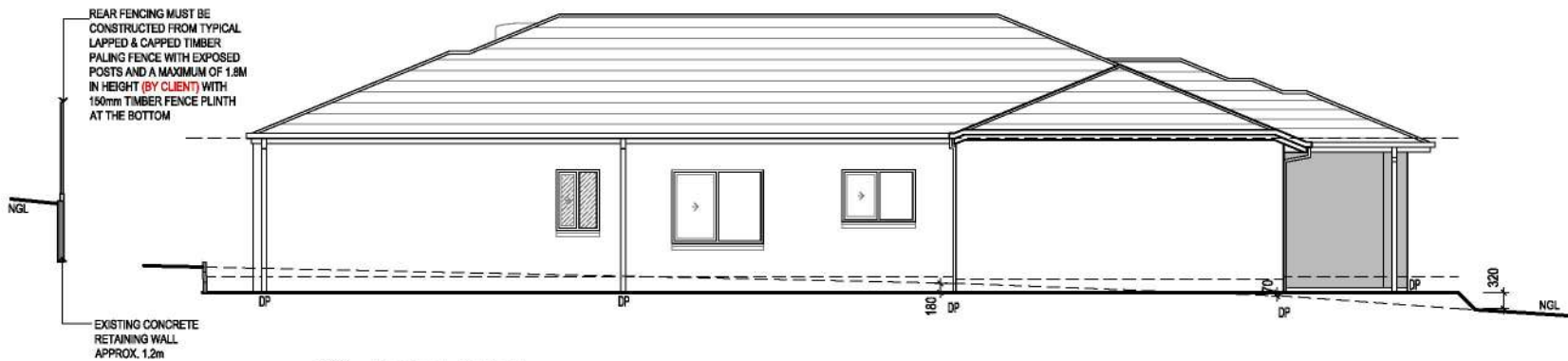
HOUSE TYPE: FREEMONT 252

FAÇADE: BARKLEY

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D.B. No:

B.C. No:



B WEST ELEVATION
3 SCALE 1:100

SIDE FENCING MUST BE CONSTRUCTED FROM TYPICAL LAPPED & CAPPED TIMBER PALING FENCE WITH EXPOSED POSTS AND A MAXIMUM OF 1.8M IN HEIGHT (BY CLIENT) WITH 150mm TIMBER FENCE PLINTH AT THE BOTTOM



C NORTH ELEVATION
3 SCALE 1:100

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D EAST ELEVATION
3 SCALE 1:100

Royston HOMES

56 Barclay Road,
Derrimut VIC 3026
CDB-U 50038
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E info@roystonhomes.com.au
W roystonhomes.com.au

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SIGNED _____ DATE _____
WITNESSED _____ DATE _____

SHEET TITLE: ELEVATIONS (FENCES AND RETAINING WALL)
SCALE: 1:100
SHEET SIZE: A3
SHEET: 5A of 21

HOUSE TYPE: FREEMONT 252
FAÇADE: BARKLEY

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JOB ADDRESS: LOT 202 (No.5) MONTEREY WAY, PAKENHAM, VIC 3810 (THE RISE ESTATE)

D.B. No:
B.C. No:

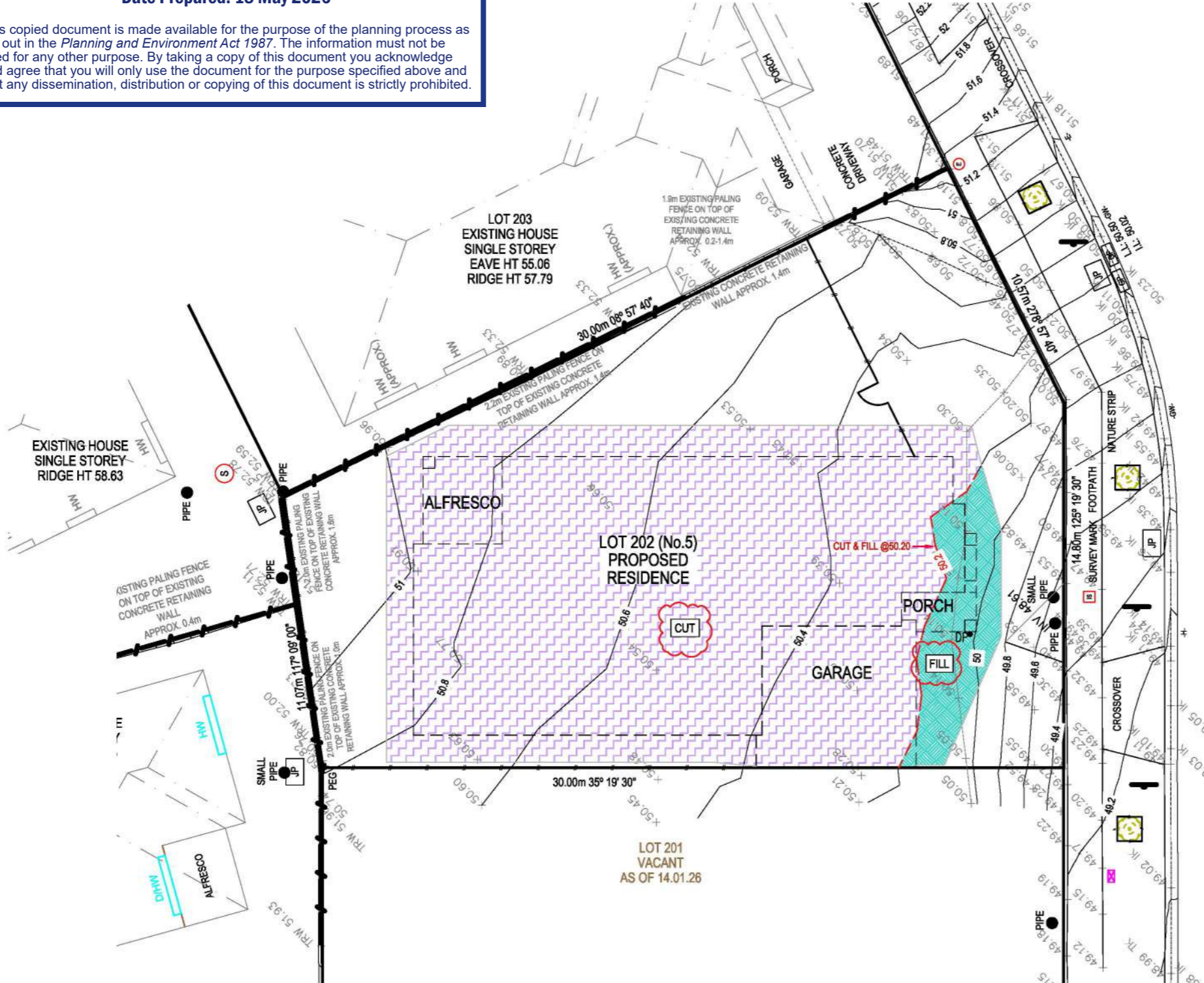
SITE COVERAGE ANALYSIS	
GROUND FLOOR BUILDING AREA:	251.72m ²
DRIVEWAY AREA:	26.65m ²
LOT AREA:	557.00m ²
PERMEABILITY	50.02%
SITE COVERAGE	45.19%
REQUIRED GARDEN AREA : 30% MINIMUM FOR LOTS 501sqm - 650sqm	168.79m ²
TOTAL GARDEN AREA PROVIDED :	278.63m ²
PERCENTAGE OF PROVIDED GARDEN AREA :	50.02%

Cardinia

ADVERTISED MATERIAL

Planning Application: T260060
Date Prepared: 18 May 2026

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REFER TO FINAL DRAINAGE PLANS FOR LOCATIONS OF AGRICULTURAL DRAINS AND SILT PITS

SITE NOTES:

SOIL CLASSIFICATION CLASS "P" In the absence of the fill material, the designing engineer should recognise that the natural soils encountered on this site result in a "Class M" site classification applying to this site.
AS PER SOIL REPORT PROVIDED BY "INTRAX CONSULTING ENGINEERS PTY LTD" FILE NO: 242476
DATE: 29/04/2025 WIND RATING : N1 (34m/s)

SITE LEVELS (AHD)			
WAFFLE POD CONCRETE SLAB			
WAFFLE FREE BOARD	0.310		
SLAB STEPDOWN REBATE	0.220		
DWELLING NOMINATED CUT & FILL	50.200		
LOCATION	STEP DOWN	CUT LEVEL	FINISH FLOOR LEVEL
HOUSE	0.000	50.200	50.510
GARAGE	0.050	50.150	50.460
PORCH	0.220	49.980	50.290
ALFRESCO	0.220	49.980	50.290

INDICATED STEPDOWN
INDICATED FILL BATTER
INDICATED CUT BATTER
SLEEPER RETAINING WALL
ROCK RETAINING WALL
GRATE DRAIN
SEWER PIPE
BUILDING ENVELOPE PLAN
PROPOSED BOUNDARY FENCES

SITE CUT AND FILL TO BE MINIMUM 1.2M FROM DWELLING BOUNDARY AND BATTERED AT NO MORE THAN 45°. SITE CUTS/FILLING WORKS NOT SUPPORTED BY RETAINING WALLS SHALL BE FINISHED WITH A BATTER OF 45 DEGREES AND AN AGRICULTURAL DRAIN AT THE BASE OR A SPOON DRAIN AT THE END OF ANY FUTURE PAVING.
ALL SITE EXCAVATION BATTERS TO BE IN ACCORDANCE WITH THE H103 SITE PREPARATION & 3.2.1 UN-RETAINED BULK EARTHWORKS-SITE CUT & FILL NCC 2022 ALTERNATIVELY, TO BE IN ACCORDANCE WITH THE ENGINEER'S RECOMMENDATIONS.
EXTERNAL WALL FOOTINGS SHALL NOT BE FOUNDED AT GREATER DEPTHS THAN THE ADJOINING BUILDING FOOTINGS. STOP WORKS AND CONTACT THE OFFICE IMMEDIATELY IF THE ABOVE CANNOT BE ACHIEVED.
INTRAX SURVEY REPORT

- FULLY DIMENSIONED TITLE & EASEMENTS ARE NOT ALLOWED TO BE SHOWN UNLESS VERIFIED BY A LICENSED SURVEYOR CONDUCTING A TITLE RE-ESTABLISHMENT SURVEY. AN APPROXIMATE SITE OUTLINE HAS BEEN SHOWN.
- PLEASE CONTACT INTRAX OFFICE IF THERE ARE ANY QUESTIONS OR CONCERNS BEFORE ANY EARTHWORKS COMMENCE.
- DUE TO LONG GRASS ACROSS THE SITE & NATURE STRIP, SOME SERVICES MAY BE OBLSCURED AND THEREFORE EITHER APPROXIMATELY LOCATED OR UNABLE TO BE LOCATED AT THE TIME OF THE SURVEY.

LEGEND:

MB - METER BOX	- TELSTRA PIT	- STREET LAMP
GAS - GAS METER	- TREE	- WATER VALVE
HWS - HOT WATER SERVICE	- STREET SIGN	- SW PROPERTY INLET
TAP - TAP	- SEWER MANHOLE	- WATER METER
- WATER HYDRANT	- ELECTRICITY PIT	- STORM WATER PIT
- SEWER VENT/I/S	- ELECTRICITY POLE	- SOLAR INVERTER

NOTE
EXHAUST FANS WILL BE INSTALLED IN ACCORDANCE WITH NCC 2022 P10.8.2

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W roystonhomes.com.au

PLEASE READ CAREFULLY

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SIGNED: _____ DATE: _____
SIGNED: _____ DATE: _____
WITNESSED: _____ DATE: _____

SHEET TITLE: EARTHWORKS PLAN

SCALE: 1:200

SHEET SIZE: A3

SHEET: 1A of 21

HOUSE TYPE: FREEMONT 252

FAÇADE: BARKLEY

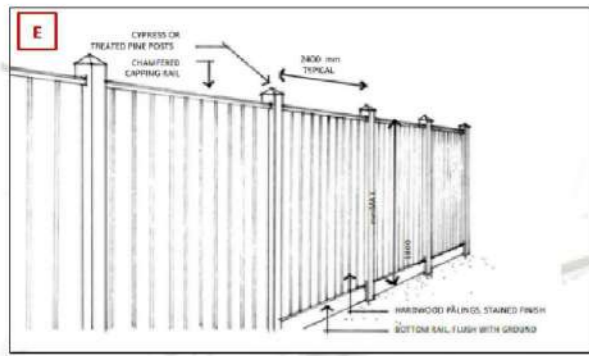
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C.D. No.: [REDACTED]

JOB ADDRESS: LOT 202 (NO.5) MONTREMY WAY, PARENTHAM, VIC 3016 (THE RIDGE ESTATE)

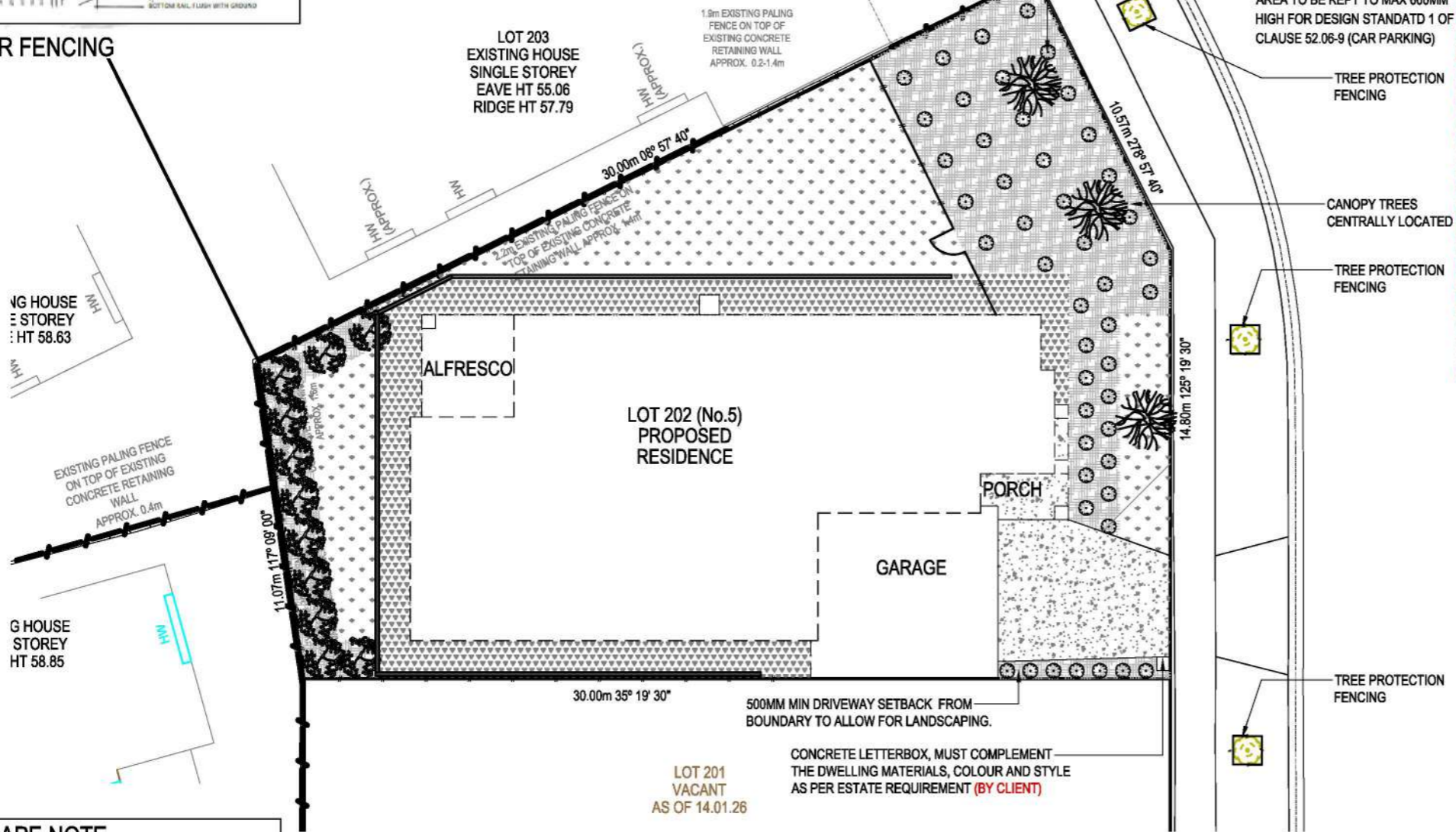
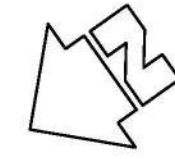
D.B. No.:

B.C. No.:



NOTE
 THE CORNER SPLAY OR AREA ADJACENT TO THE DRIVEWAY MUST BE HAVE PROPOSED LANDSCAPING/PLANTING OF MAXIMUM 600MM IN HEIGHT AT MATURITY AND CLEAR OF VISUAL OBSTRUCTIONS

SIDE AND REAR FENCING



PLANTING SCHEDULE			
	POT SIZE (MM)	MATURE SIZE (M)	QUANTITY
LITTLE SPOTTY	45 Lt	A HEIGHT OF 8M AND WIDTH OF 6M	3
CORRA ALBA	250	1.5M	15
GOODENIA OVATA	150	1M	15
PIMELEA GLAUCA	250	1.2M	17
CORYMBIA FICIFOLIA	45 Lt	2-4M	5
CALLISTEMON	45 Lt	3-4M	6

LANDSCAPE NOTE:

FRONT GARDEN:
 THIS IS THE ZONE BETWEEN THE MAIN BUILDING LINE AND FRONT BOUNDARY AND IS THE MOST PUBLICLY VISIBLE ZONE. SIMPLE AND CLEVER IDEAS PUT INTO FRONT GARDENS CAN GREATLY ENHANCE THE HOME'S APPEAL, AS WELL AS CREATE A SENSE OF IDENTITY AND INDIVIDUALITY. LIMIT THE AMOUNT OF HARD SURFACES AND UTILISE 'SOFT' COVERINGS SUCH AS GARDEN BEDS, SHRUBS, GROUND COVER AND TREES. LANDSCAPE ELEMENTS CAN ALSO HAVE FUNCTIONAL ASPECTS. CONSIDER USING FOLIAGE IN APPROPRIATE LOCATIONS AND HEIGHTS TO PROVIDE SCREENING TO WINDOWS AND OPENINGS. FRONT GARDENS MUST INCLUDE A MINIMUM OF ONE CANOPY TREE.

REAR AND SIDE YARDS:
 REAR YARDS MAINLY SERVE AS YOUR OUTDOOR ENTERTAINMENT, PLAY AND RELAXATION SPACE. PROVIDE COVERED AREAS THAT CAN BE USED IN ALL SEASONS. SIDE YARDS SERVE MORE FUNCTIONAL PURPOSES SUCH AS HOUSING SERVICE UNITS AND FOR UTILITY PURPOSES. IT IS IMPORTANT TO ENSURE THAT UNSIGHTLY ITEMS ARE NOT VISIBLE FROM THE PUBLIC REALM.

FULL LANDSCAPE NOTE
 FULL LANDSCAPING TO BE SUPPLIED & INSTALLED BY CLIENT AS PER DEVELOPERS REQUIREMENTS AND AS PER TYPE PLAN A.

FENCING NOTE:
 ALL BOUNDARY INTERLOT FENCING TO BE SUPPLIED & INSTALLED BY CLIENT TO DEVELOPER'S REQUIREMENTS

PROPOSED FENCING PROFILE NOTE:

SIDE & REAR BOUNDARY FENCES
 - SIDE & REAR FENCES TO BE TYPICAL LAPPED & CAPPED TIMBER PALING FENCE WITH EXPOSED POSTS AND A MAXIMUM OF 1.8M IN HEIGHT. (REFER DETAIL ON FOLLOWING PAGE)
 - FENCE TO TERMINATE 1.5M FROM THE FRONT BUILDING LINE AND IF APPLICABLE 1.0M BEHIND THE NEIGHBOURING DWELLING. ACCESS GATES & SCREENS
 - SIDE GATES & MATCHING WING SCREENS SHALL BE STAINED HARDWOOD WITH HORIZONTAL SLATTING. SLATTING EXTENDS FROM THE BOUNDARY TO THE DWELLING SET 1.5M BEHIND FRONT OF DWELLING (OR MORE ONLY WHERE CONFLICT WITH WINDOWS) AND IF APPLICABLE 1.0M BEHIND THE NEIGHBOURING DWELLING.

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ADVERTISED MATERIAL

Planning Application: T260060
 Date Prepared: 18 May 2026

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LEGEND

- NATURAL TURF
- NATURAL COLOURED MULCH (Min. 80mm depth)
- CRUSHED TOPPINGS
- SELECTED CONCRETE

LANDSCAPE MATERIALS PERCENTAGE					
OPEN FRONTAGE AREA =		131.86m ²			100.00%
SOFTSCAPE MATERIALS =		105.21m ²			79.79%
HARDSCAPE MATERIALS =		26.65m ²			20.21%
SOFTSCAPE MATERIALS			HARDSCAPE MATERIALS		
DESCRIPTION	AREA(m ²)	RATIO TO TOTAL SOFTSCAPE	DESCRIPTION	AREA(m ²)	RATIO TO TOTAL HARDSCAPE
GARDEN BED	91.04m ²	86.53%	DRIVEWAY	26.65m ²	100.00%
LAWN	14.17m ²	13.47%	PEDESTRIAN PATH	0	0.00%
TOTAL	105.21m²		TOTAL	26.65m²	

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 W roystonhomes.com.au

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SIGNED: _____ DATE: _____
 SIGNED: _____ DATE: _____
 WITNESSED: _____ DATE: _____

SHEET TITLE: LANDSCAPE PLAN
SCALE: 1:100
SHEET SIZE: A3
SHEET: 1B of 21

HOUSE TYPE: FREEMONT 252
FAÇADE: BARKLEY

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JOB ADDRESS: LOT 202 (No.5) MONTEREY WAY, PAKENHAM, VIC 3810 (THE RISE ESTATE)

D.B. No: _____
B.C. No: _____



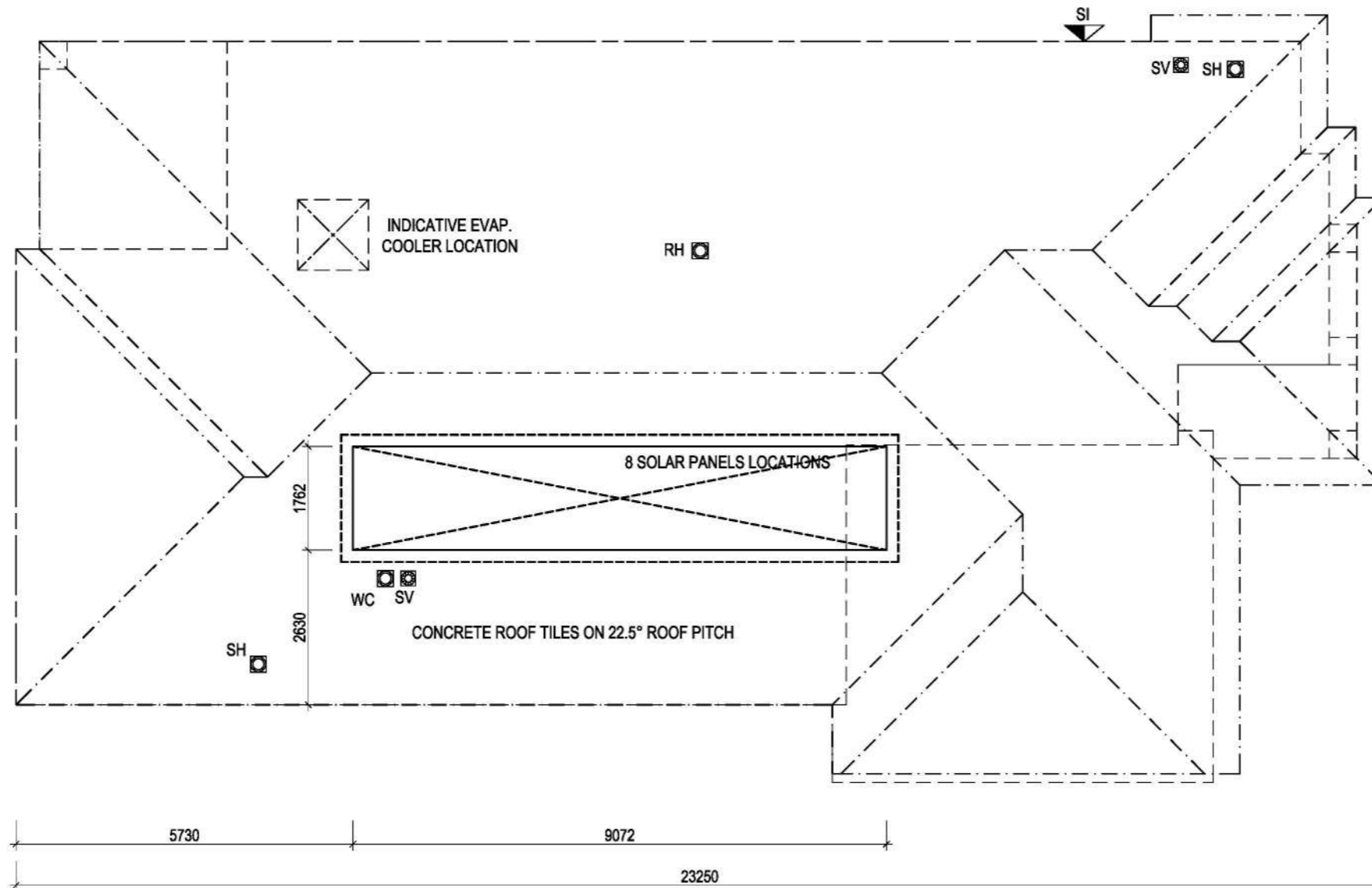
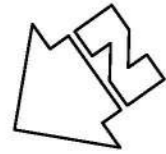
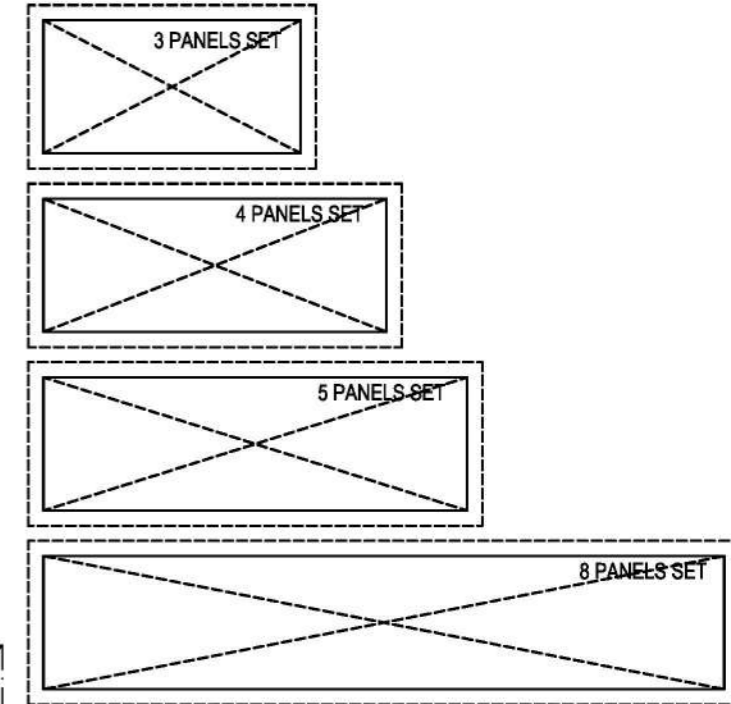
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Planning Application: T260060

Date Prepared: 18 May 2026

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SOLAR PANEL EXCLUSION ZONE



EXHAUST FAN NOTE
EXHAUST FANS WILL BE INSTALLED IN ACCORDANCE WITH NCC 2022 P10.8.2

LEGEND:	
	SHOWER EXHAUST VENT
	RANGEHOOD VENT
	WC EXHAUST VENT
	SEWER VENT
	EVAPORATIVE COOLER
	SOLAR INVERTER
	WHIRLY BIRD
	SKYLIGHT
	SOLAR PANELS

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SIGNED: _____ DATE: _____
SIGNED: _____ DATE: _____
WITNESSED: _____ DATE: _____

SHEET TITLE: ROOF PENETRATION
SCALE: 1:100
SHEET SIZE: A3
SHEET: 02 of 21

HOUSE TYPE: FREEMONT 252
FACADE: BARKLEY
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D.B. No: _____
B.C. No: _____

AREA SCHEDULE		
GROUND FL	198.51m ²	21.37sq
GARAGE:	36.28m ²	3.91sq
ALFRESCO:	11.26m ²	1.21sq
PORCH:	5.67m ²	0.61sq
TOTAL:	251.72m ²	27.10sq

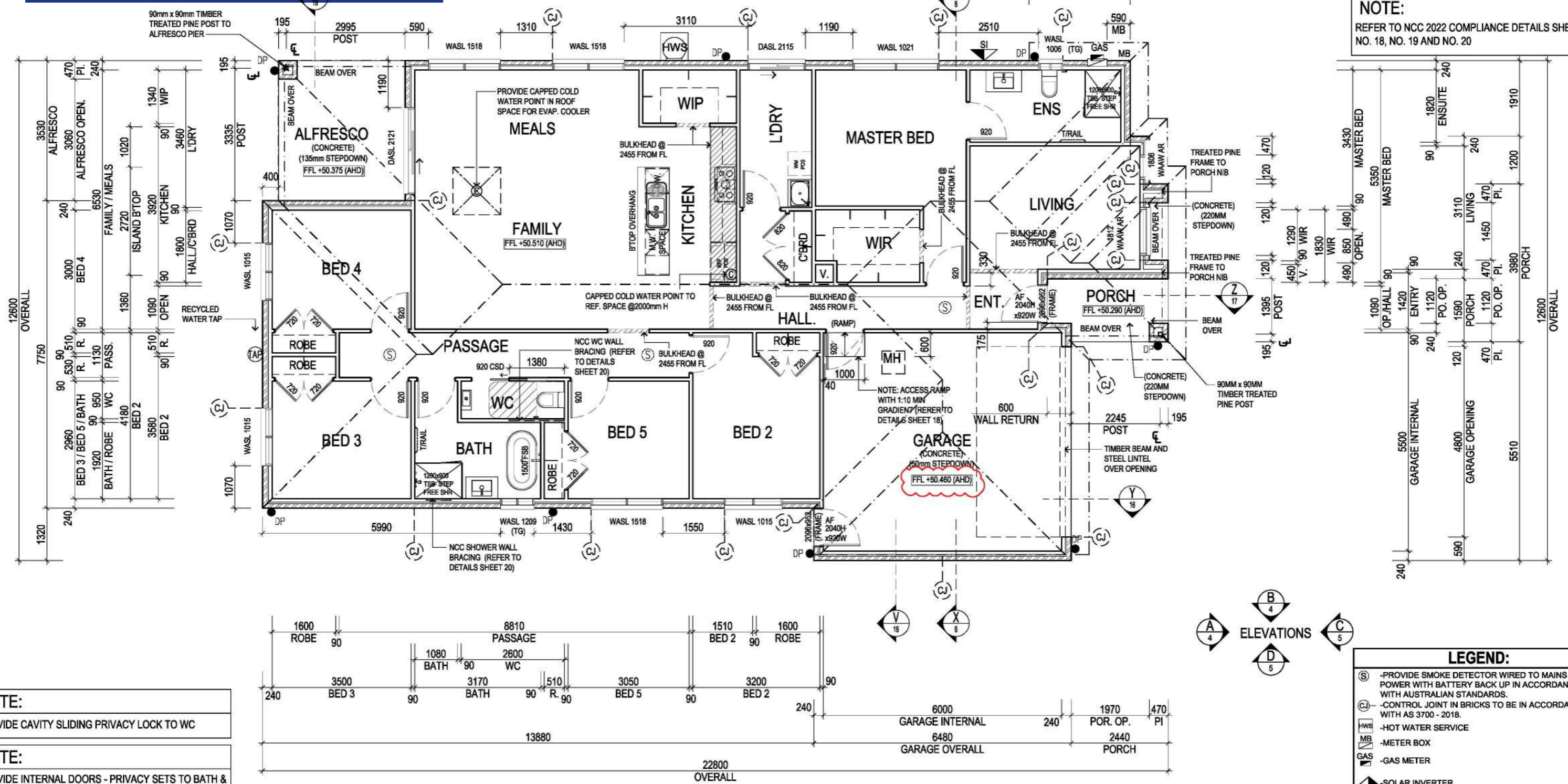
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ADVERTISED MATERIAL
 Planning Application 2260060
 Date Prepared: 18 May 2026

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- GENERAL NOTES**
- SOLID HATCHED VOID INDICATE THEY CANNOT BE REMOVED, RELOCATED OR ALTERED. FLOOR JOISTS AND TRUSSES TO BE CLEAR OF VOIDS.
 - ALL DIMENSIONS ARE TO STUD FRAME PLASTER AND SKIRTING BOARDS NOT CONSIDERED.
 - ALL WINDOWS AND EXTERNAL DOORS ARE INDICATED AS NOMINAL SIZES REFER TO MANUFACTURES SCHEDULE FOR ACTUAL SIZING TOUGHEN GLAZING TO ENSURE AND BATHROOM.

NOTE:
 EXHAUST FANS WILL BE INSTALLED IN ACCORDANCE WITH NCC 2022 P10.8.2.

NOTE:
 REFER TO NCC 2022 COMPLIANCE DETAILS SHEET NO. 18, NO. 19 AND NO. 20



NOTE:
 PROVIDE CAVITY SLIDING PRIVACY LOCK TO WC

NOTE:
 PROVIDE INTERNAL DOORS - PRIVACY SETS TO BATH & ENSUITE

- LEGEND:**
- (S) - PROVIDE SMOKE DETECTOR WIRED TO MAINS POWER WITH BATTERY BACK UP IN ACCORDANCE WITH AUSTRALIAN STANDARDS.
 - (CJ) - CONTROL JOINT IN BRICKS TO BE IN ACCORDANCE WITH AS 3700 - 2018.
 - HWS - HOT WATER SERVICE
 - MB - METER BOX
 - GAS - GAS METER
 - SI - SOLAR INVERTER

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 SIGNED: _____ DATE: _____
 SIGNED: _____ DATE: _____
 WITNESSED: _____ DATE: _____

SHEET TITLE: GROUND FLOOR PLAN
SCALE: 1:100
SHEET SIZE: A3
SHEET: 03 of 21

HOUSE TYPE: FREEMONT 252
FAÇADE: BARKLEY
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CL: [REDACTED]
JOB ADDRESS: LOT 202 (NO.5) MONTEREY WAY, PAKENHAM, VIC 3810 (THE RISE ESTATE)
D.B. No: [REDACTED]
B.C. No: [REDACTED]

FACADE MATERIAL PERCENTAGE TABLE		
MATERIAL TYPE	AREA(m ²)	PERCENTAGE
FACADE AREA EXCLUDING DOORS & WINDOWS	16.40	100.00%
RENDERED AREA (FINISH #1)	3.77	22.99%
RENDERED AREA (FINISH #2)	9.20	56.10%
FACE BRICKWORK	3.43	20.91%

LOW PROFILE ROOF NOTE:
 PROVIDE LOW PROFILE ROOF TILES TO DEVELOPER'S REQUIREMENTS

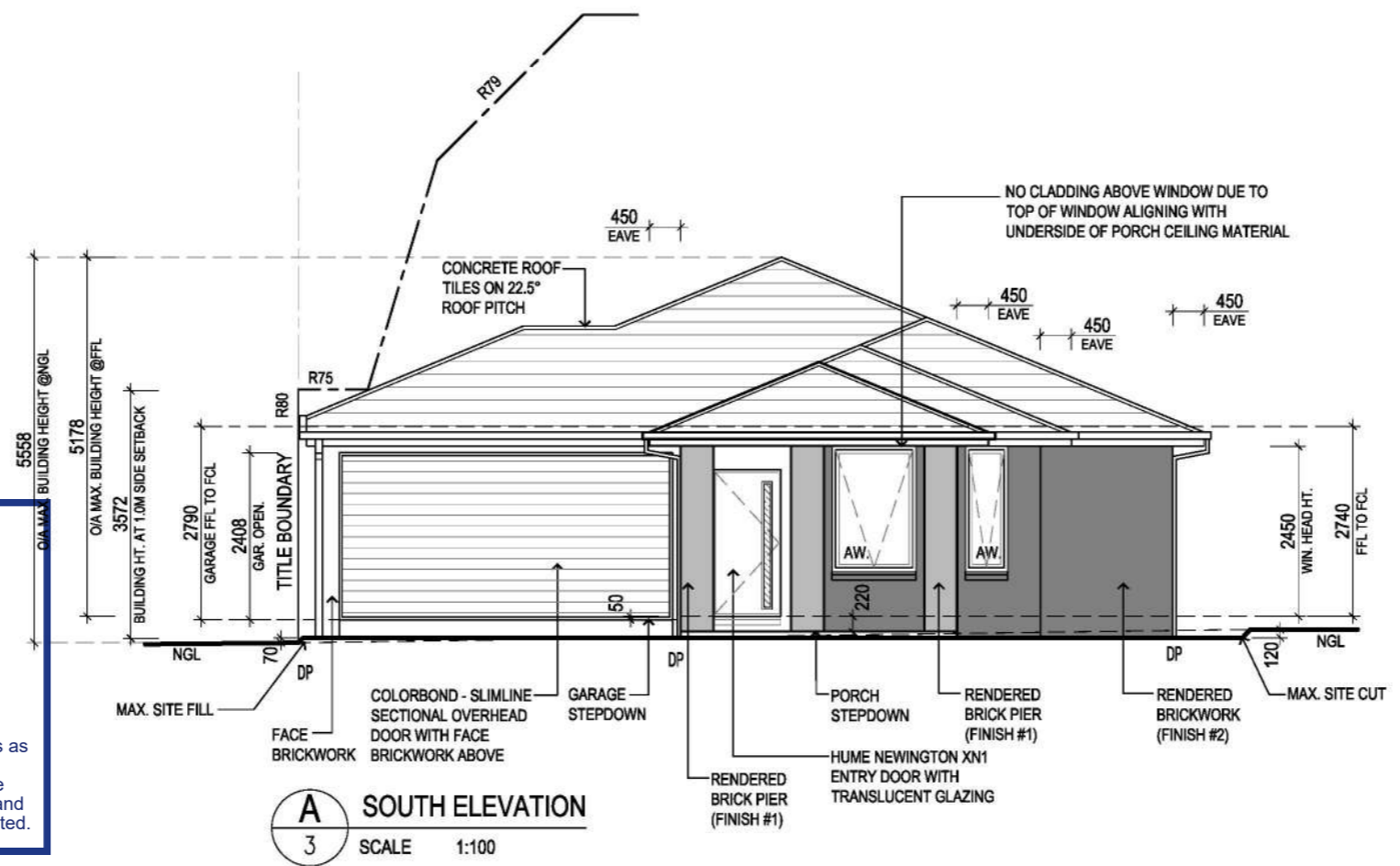


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GENERAL NOTES:

- WINDOW HEAD HEIGHTS INDICATED ARE NOMINAL AND MAY VARY DUE TO VARIANCES IN BRICK SIZES.
- BACKFILL TO EXTERNAL DOORS NOT TO BE GREATER THAN 190MM IN ACCORDANCE WITH NCC 2022 '11.2.6 THRESHOLDS'.
- DIMENSIONS RELATING TO FFL & FCL REFER TO OVERALL TOP & BOTTOM PLATE DIMENSIONS, NOT ACTUAL CEILING HEIGHTS.

NOTES:

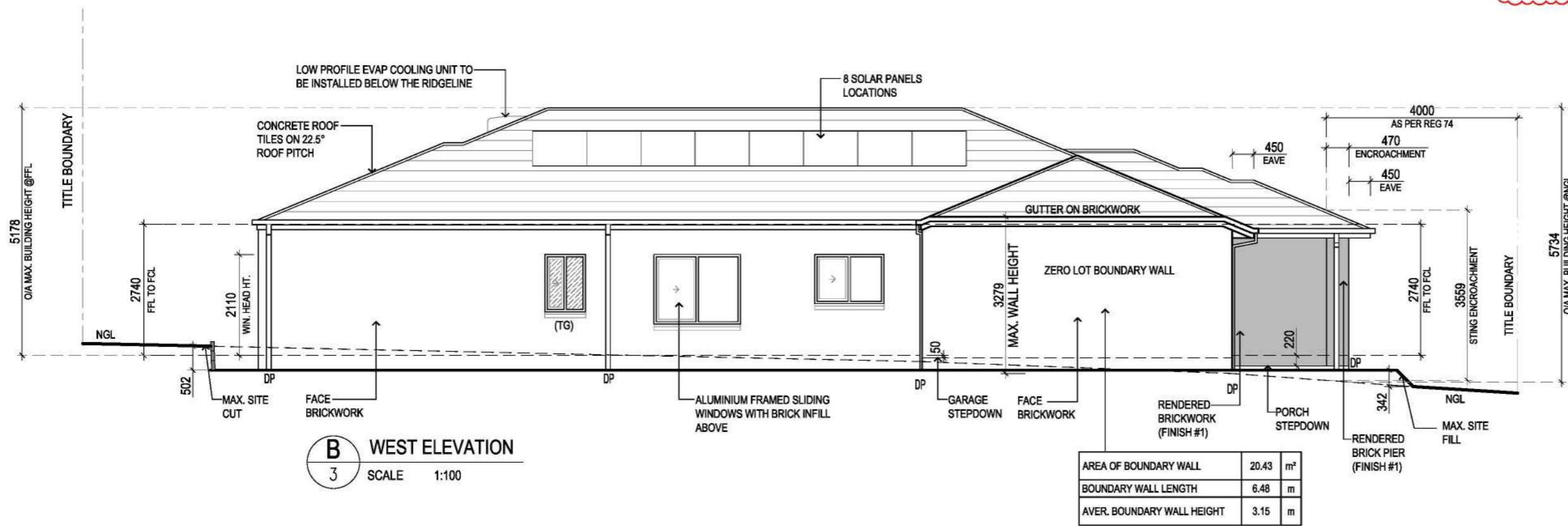
GRADE SOIL UP TO EXTERNAL DOORWAY, BACKFILL TO EXTERNAL DOORS NOT TO BE GREATER THAN 190mm IN ACCORDANCE WITH NCC 11.2.6 THRESHOLDS.

NOTES:

ALUMINIUM FRAMED AWNING WINDOWS TO FRONT ONLY (UNLESS NOTED OTHERWISE)
 ALUMINIUM FRAMED SLIDING WINDOWS TO SIDE AND REAR ELEVATION (UNLESS NOTED OTHERWISE)

MATERIAL FINISHES LEGEND:
 (SAMPLE COLOUR)

- FACE BRICKWORK (PGH GYPSY ROSE)
- RENDERED BRICKWORK - FINISH/ COLOUR #1 (FLORAL WHITE - 18.70)
- RENDERED BRICKWORK - FINISH/ COLOUR #2 (COLORBOND MONUMENT - 29.60)
- PAINTED F.C SHEET (COLORBOND MONUMENT - 29.60/SATIN)
- TILES ROOF (BARRAMUNDI)
- ZINCALUME VALLEYS
- GUTTER 'COLORBOND' (MONUMENT)
- FASCIA 'COLORBOND' (MONUMENT)
- DOWNPIPE 'COLORBOND' (MONUMENT)



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SIGNED: _____ DATE: _____
 SIGNED: _____ DATE: _____
 WITNESSED: _____ DATE: _____

SHEET TITLE: ELEVATIONS 1
SCALE: 1:100
SHEET SIZE: A3
SHEET: 04 of 21

HOUSE TYPE: FREEMONT 252
FACADE: BARKLEY

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D.B. No: _____
B.C. No: _____

LOW PROFILE ROOF NOTE:
 PROVIDE LOW PROFILE ROOF TILES TO DEVELOPER'S REQUIREMENTS

GENERAL NOTES:

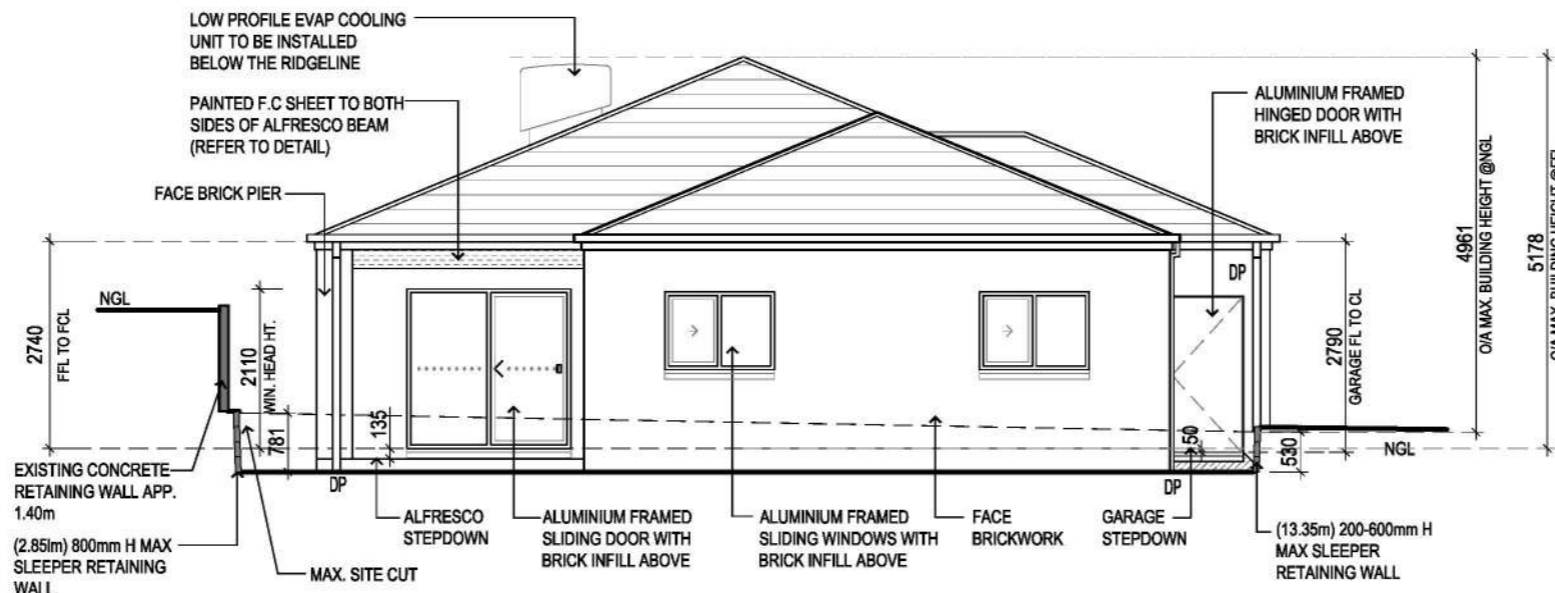
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- BACKFILL TO EXTERNAL DOORS NOT TO BE GREATER THAN 190MM IN ACCORDANCE WITH NCC 2022 '11.2.6 THRESHOLDS'.
- DIMENSIONS RELATING TO FFL & FCL REFER TO OVERALL TOP & BOTTOM PLATE DIMENSIONS, NOT ACTUAL CEILING HEIGHTS.

NOTES:

GRADE SOIL UP TO EXTERNAL DOORWAY, BACKFILL TO EXTERNAL DOORS NOT TO BE GREATER THAN 190mm IN ACCORDANCE WITH NCC 11.2.6 THRESHOLDS.

NOTES:

ALUMINIUM FRAMED AWNING WINDOWS TO FRONT ONLY (UNLESS NOTED OTHERWISE)
 ALUMINIUM FRAMED SLIDING WINDOWS TO SIDE AND REAR ELEVATION (UNLESS NOTED OTHERWISE)



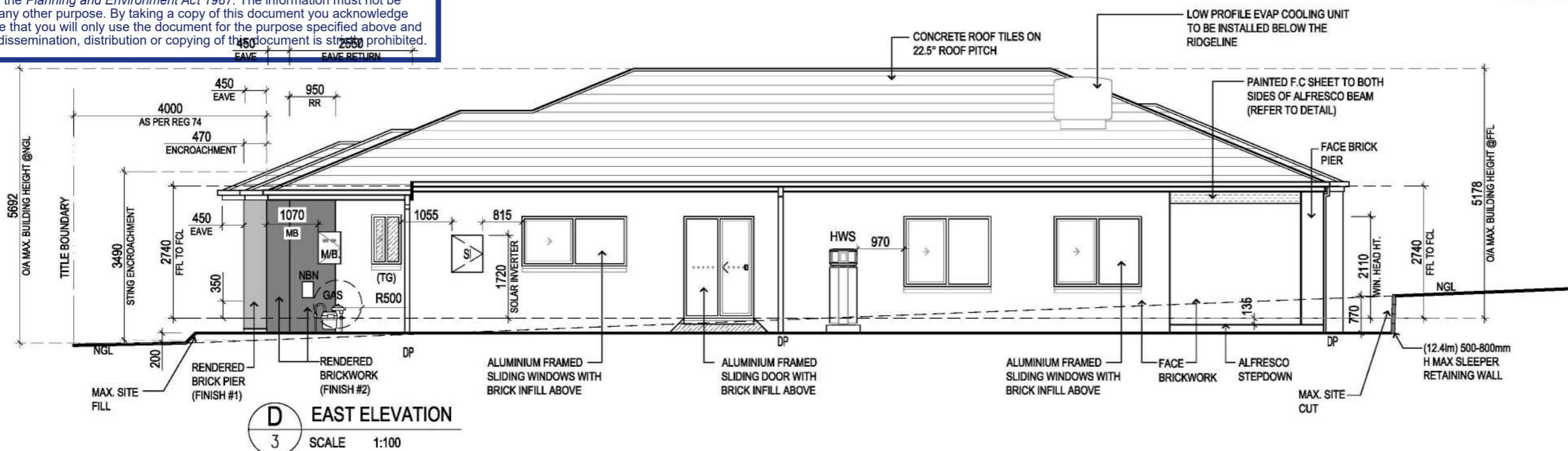
C NORTH ELEVATION
 SCALE 1:100

MATERIAL FINISHES LEGEND:
 (SAMPLE COLOUR)

- FACE BRICKWORK (PGH GYPSY ROSE)
- RENDERED BRICKWORK - FINISH/ COLOUR #1 (FLORAL WHITE - 18.70)
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- PAINTED F.C SHEET (COLORBOND MONUMENT - 29.60/SATIN)
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- ZINCALUME VALLEYS
- GUTTER 'COLORBOND' (MONUMENT)
- FASCIA 'COLORBOND' (MONUMENT)
- DOWNPIPE 'COLORBOND' (MONUMENT)

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ADVERTISED MATERIAL
 Planning Application: T260060
 Date Prepared: 18 May 2026

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D EAST ELEVATION
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SIGNED: _____ DATE: _____
 SIGNED: _____ DATE: _____
 WITNESSED: _____ DATE: _____

SHEET TITLE: ELEVATIONS 2

SCALE: 1:100

SHEET SIZE: A3

SHEET: 05 of 21

HOUSE TYPE: FREEMONT 252

FACADE: BARKLEY

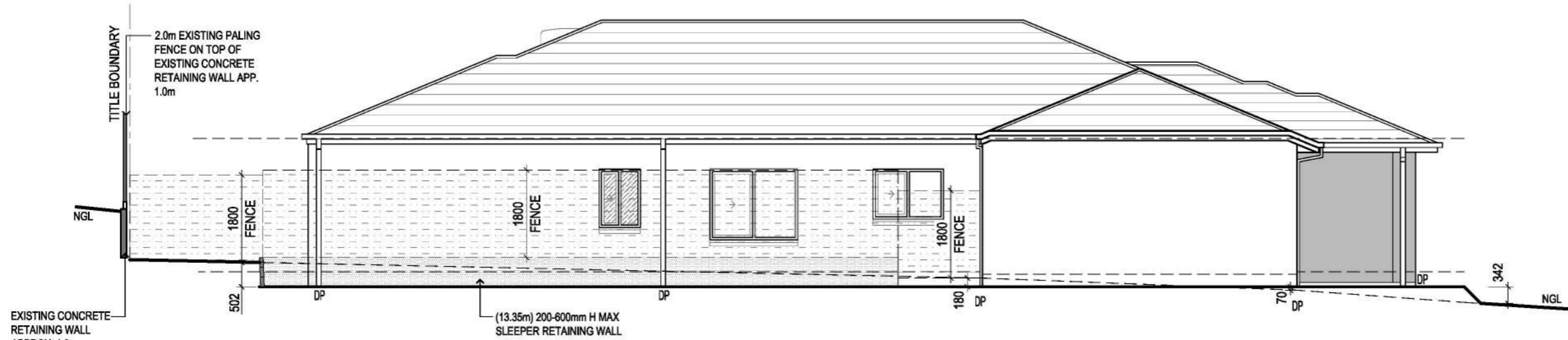
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CLIENT NAME: [REDACTED]

JOB ADDRESS: LOT 202 (No.5) MONTEREY WAY, PAKENHAM, VIC 3810 (THE RISE ESTATE)

D.B. No:

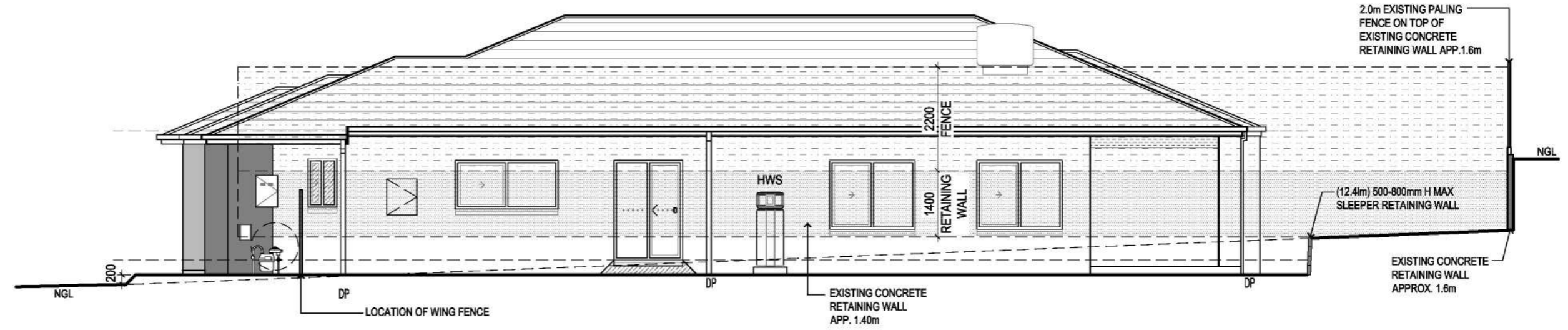
B.C. No:



B WEST ELEVATION
3 SCALE 1:100



C NORTH ELEVATION
3 SCALE 1:100



D EAST ELEVATION
3 SCALE 1:100

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Planning Application: T260060
Date Prepared: 18 May 2026

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SIGNED: _____ DATE: _____
SIGNED: _____ DATE: _____
WITNESSED: _____ DATE: _____

SHEET TITLE: ELEVATIONS (FENCES AND RETAINING WALL)
SCALE: 1:100
SHEET SIZE: A3
SHEET: 5A of 21

HOUSE TYPE: FREEMONT 252
FACADE: BARKLEY
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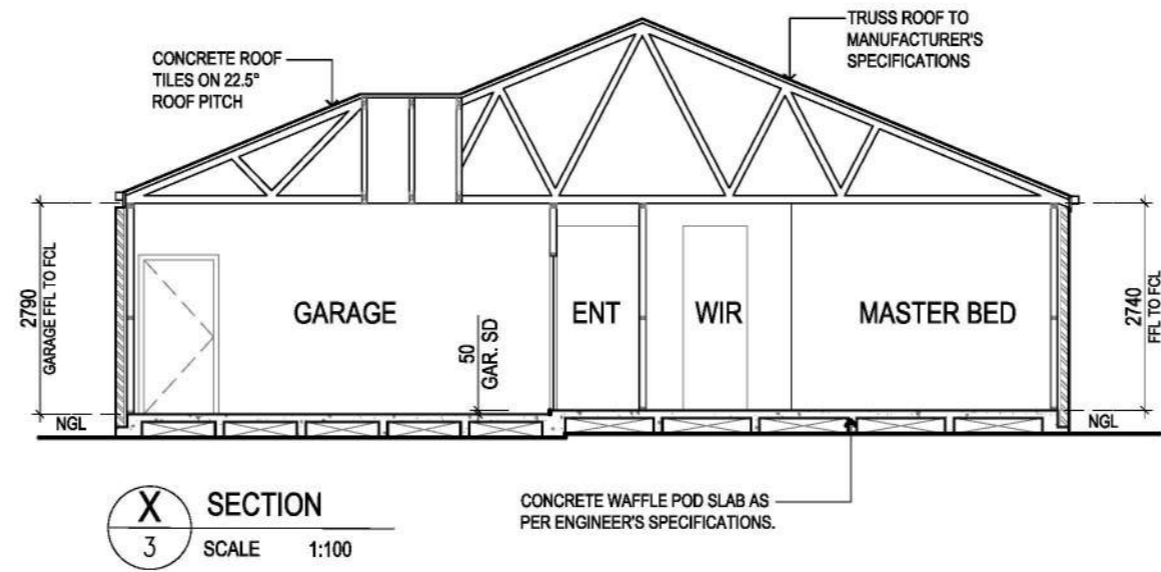
CLIENT NAME: [REDACTED]
JOB ADDRESS: [REDACTED]
D.B. No: _____
B.C. No: _____



ADVERTISED MATERIAL

Planning Application: T260060
Date Prepared: 18 May 2026

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GENERAL NOTES:

- NOTE: SMOKE ALARMS SHOWN ON PLANS ARE TO BE INTERCONNECTED, WITH BATTERY BACKUP AND INSTALLED IN ACCORDANCE WITH H306 SMOKE ALARMS AND EVACUATION LIGHTING.
- PART 9.5.1 OF NCC 2022
- PART 9.5.2 OF NCC 2022
- PART 9.5.4 OF NCC 2022
- PROVIDE LIGHT, GAS POINT & SPP IN ROOF SPACE FOR DUCTED HEATING
- SWITCH FOR ROOF SPACE LIGHT TO BE INSTALLED IN ROOF SPACE
- WHERE POSSIBLE LIGHT POINTS IN ROOF SPACE SHALL NOT BE CLOSER THAN 1800MM ABOVE PLATFORM
- OPTIONAL EXTERNAL WEATHER PROOF POWER SUPPLY FOR REVERSE CYCLE COOLING UNITS SHOULD BE ON AN ISOLATED SWITCH 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.

Cardinia

ADVERTISED MATERIAL

Planning Application: T260060

Date Prepared: 10 May 2026

NBN PACK (MEDIUM)

- 2 OF - CABLED TV POINTS
- 3 OF - CAT 6 DATA POINT
- 1 OF - NBN CONDUIT WITH DRAW STRING
- 1 OF - COMPLIANT HUB ENCLOSURE
- 1 OF - CAT 5E TO PROVIDE CONNECTION

NOTE:

EXHAUST FANS WILL BE INSTALLED IN ACCORDANCE WITH NCC 2022 P10.8.2.

ELECTRICAL LEGEND:

	- CEILING FAN (WITH LIGHT - LED)
	- CEILING FAN (NO LIGHT)
	- BATTEN HOLDER INTERNAL
	- BATTEN HOLDER EXTERNAL
	- LED DOWNLIGHT
	- LED DOWNLIGHT UPGRADE
	- INT. WALL MOUNTED BATTEN HOLDER 1800H
	- EXT. WALL MOUNTED BATTEN HOLDER 1800H
	- INT. FLUSH MOUNT STAIR LIGHT 300H
	- WALL MOUNTED FLOODLIGHT
	- WALL MOUNTED DBL FLOODLIGHT WITH SENSOR
	- BATTEN HOLDER INTERNAL: FEATURE PENDANT
	- SINGLE POWERPOINT 300mm HIGH
	- DOUBLE POWERPOINT 300mm HIGH
	- SINGLE POWERPOINT 1100mm HIGH
	- DOUBLE POWERPOINT 1100mm HIGH
	- SINGLE POWERPOINT 1500mm HIGH
	- DOUBLE POWERPOINT 1500mm HIGH
	- HARD WIRED GPO
	- SINGLE POWERPOINT 1800mm HIGH
	- GARAGE DOOR REMOTE GPO
	- EXHAUST FAN
	- SMOKE DETECTOR (HARD WIRED)
	- DOUBLE EXTERNAL GPO
	- TV POINT
	- TELEPHONE POINT
	- DATA POINT
	- METER BOX
	- GAS METER
	- HOT WATER SERVICE
	- 800L DOUBLE FLUORESCENT LIGHT
	- XL TASTIC 2 GLOBE
	- XL TASTIC 4 GLOBE
	- EVAPORATIVE COOLER OUTLET (APPROX)
	- DUCTED HEATING OUTLET (APPROX)
	- THERMOSTAT
	- VIDEO INTERCOM EXTERNAL SCREEN LOCATION
	- VIDEO INTERCOM INTERNAL SCREEN LOCATION
	- ISOLATION SWITCH
	- MANHOLE LOCATION
	- PIR DETECTOR
	- ALARM PANEL-KEYPAD HARDWIRED TO POWER
	- EXTERNAL COMBINATION SIREN AND BLUE STROBE LIGHT

GLASS AND GLAZING NOTES:

ALL EXTERNAL WINDOWS AND DOOR ARE TO BE DESIGNED AND TESTED IN ACCORDANCE WITH AS 2047, INCLUDING PROVISIONS FOR SUBSILLS AND FLASHING IN ANY PROPRIETARY SYSTEMS OFFERED FOR THIS PRODUCT

ALL GLAZING SHALL BE IN ACCORDANCE WITH AS 1288-2021 WHEREIN GLAZING WITHIN 500MM OF THE FLOOR LEVEL SHALL BE 5MM THICKENED ANNEALED, GLAZED DOORS ASSOCIATED SIDE PANELS SHALL BE 5.38MM LAMINATED SAFETY GLASS AND BATHROOM WINDOWS WITHIN 1.5M OF THE BATH FOR 500MM FROM THE SHOWER ENCLOSURE SHALL BE 3MM TOUGHENED SAFETY GLASS

ALARM NOTE:

PROVIDE ALARM SYSTEM WITH 3 SENSORS

ANTENNA NOTE:

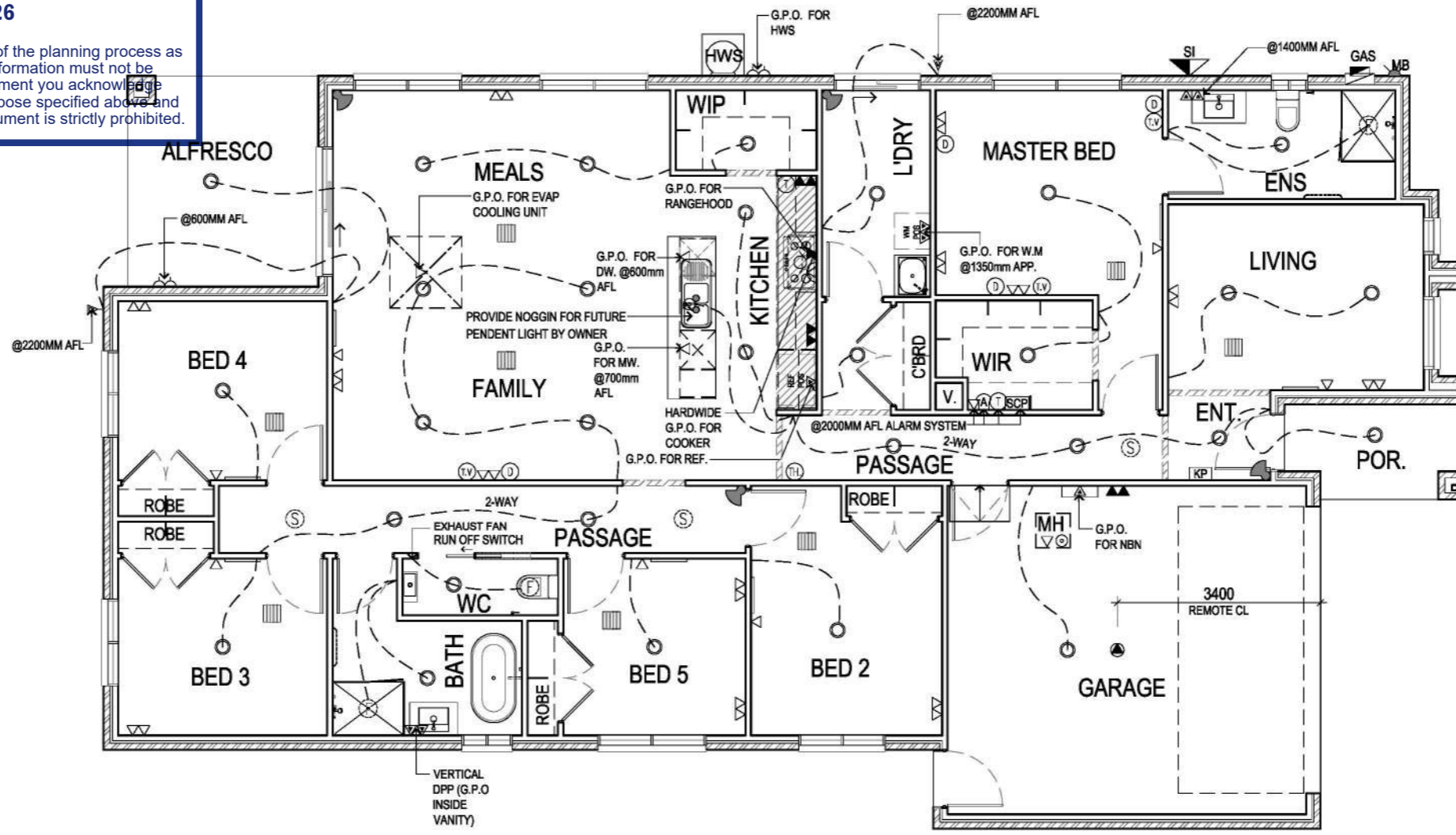
PROVIDE DIGITAL TV ANTENNA CONNECTED TO TV POINTS

THREE PHASE POWER

PROVIDE THREE PHASE POWER TO ENTIRE DWELLING

EVAP. COOLING NOTE:

PROVIDE LOW PROFILE EVAP COOLING UNIT TO DEVELOPER'S GUIDELINES AND TO BE INSTALLED BELOW THE RIDGELINE



ARTIFICIAL LIGHTING NOTE

PROVISION OF ARTIFICIAL LIGHTING IN ACCORDANCE WITH NCC 2022 PART 13.7.6 THE LAMP POWER DENSITY OR ILLUMINATION POWER DENSITY OF ARTIFICIAL LIGHTING EXCLUDING HEATERS THAT EMIT LIGHT MUST NOT EXCEED

- DWELLING- 5W/M2
- VERANDAH, BALCONY, PORCH - 4W/M2
- GARAGE - 3W/M2

WHERE ILLUMINATION POWER DENSITY IS USED IT MAY BE INCREASED BY DIVIDING IT BY THE ILLUMINATION POWER DENSITY ADJUSTMENT FACTOR IN TABLE 13.7.7.6 WHERE APPLICABLE

ARTIFICIAL LIGHT AROUND THE PERIMETER OF A BUILDING MUST

- BE CONTROLLED BY A DAYLIGHT SENSOR OR
- HAVE AN AVERAGE LIGHT SOURCE EFFICACY OF LESS THAN 40 LUMENSW

ALL SMOKE DETECTORS ARE TO BE INTERCONNECTED

ALL DOWNLIGHTS ARE TO BE NON VENTED AND SEALED

ALL CEILING PENETRATIONS ARE INDICATIVE ONLY FINAL LOCATION MAY CHANGE DUE TO STRUCTURAL COMPONENTS OR HEATING LAYOUTS AS ADVISED BY THE MANUFACTURER

NCC 2022 WOH 7 STAR APPLIANCES

- HEATING SYSTEM: UP TO 7 x RINNAI 1500 WATT ELECTRICAL PANEL HEATER WITH TIMER CONTROL
 - COOLING SYSTEM: LOW PROFILE EVAP COOLING - BRAEMAR LPQI550 EVOLUTION INCLUDING MAGQTOUCH CONTROLLER AND 9 OUTLETS (MAX 10 OUTLETS)
 - HOT WATER SYSTEM: AKQUIRE ELECTRIC HEAT PUMP HOT WATER SERVICE
 - COOKTOP: 90CM ELECTRIC COOKTOP
 - OVEN: 90CM ELECTRIC OVEN
 - PROVIDE SOLAR BASE SYSTEM 3.5KW INCLUDING THE FOLLOWING:
 - 8 X 475W JINKO SOLAR PANELS,
 - 1 X 3KW SOLAX INVERTER,
 - 1 X INVERTER ENCLOSURE
- NOTE: BATTERY UPGRADE NOT AVAILABLE MUST UPGRADE TO MINIMUM 6.6KW SYSTEM.
- NOTE: AVAILABLE FOR SINGLE OR DOUBLE STOREY DWELLINGS

PROVISION OF ARTIFICIAL LIGHTING IN ACCORDANCE WITH NCC 2022 13.7.6

LOCATION	AREA (M²)	LIGHT TYPE	No OF LIGHTS	TOTAL PROPOSED WATTAGE (W)	WATTS PER M²
GROUND FLOOR LIVING	198.51m²	DOWNLIGHT	27	270	1.44
		BATTEN HOLDER	1	15	
GARAGE:	36.28m²	DOWNLIGHT	1	10	0.28
PORCH:	5.67m²	DOWNLIGHT	1	10	1.76
ALFRESCO	11.26m²	DOWNLIGHT	1	10	0.89

LEGEND:

	- PROVIDE SMOKE DETECTOR WIRED TO MAINS POWER WITH BATTERY BACK UP IN ACCORDANCE WITH AUSTRALIAN STANDARDS.
	- CONTROL JOINT IN BRICKS TO BE IN ACCORDANCE WITH AS 3700 - 2018.
	- HOT WATER SERVICE
	- METER BOX
	- GAS METER
	- SOLAR INVERTER

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SIGNED: _____ DATE: _____
SIGNED: _____ DATE: _____
WITNESSED: _____ DATE: _____

SHEET TITLE: ELECTRICAL GROUND FLOOR PLAN

SCALE: 1:100

SHEET SIZE: A3

SHEET: 07 of 21

HOUSE TYPE: FREEMONT 252

FAÇADE: BARKLEY

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CLIENT NAME: [REDACTED]




JOB ADDRESS: LOT 202 (NO.5) MORTONKEY WAY, PARKENHAM, VIC 3010 (THE RIGGE ESTATE)

D.B. No:


B.C. No:

FLOORING SCHEDULE			
GROUND FL:	CARPET:	79.84m ²	8.59sq
	TILES:	20.86m ²	2.25sq
	LAMINATE:	71.96m ²	7.75sq
TOTAL:		172.66m ²	18.59sq

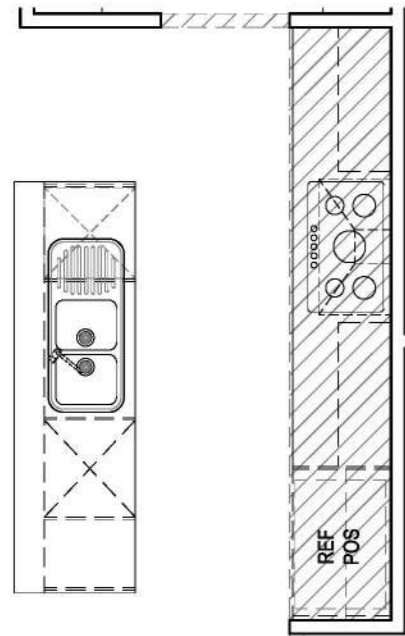
FLOORING NOTE:
 TIMBER LAMINATE FLOORING REQUIRES EXPANSION JOINT EVERY 10M.

-  CARPET
-  TILES
-  LAMINATE

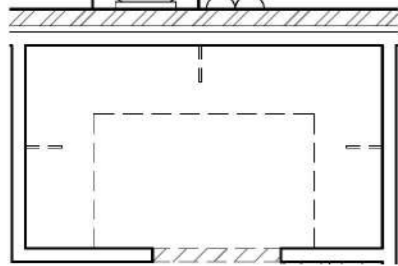
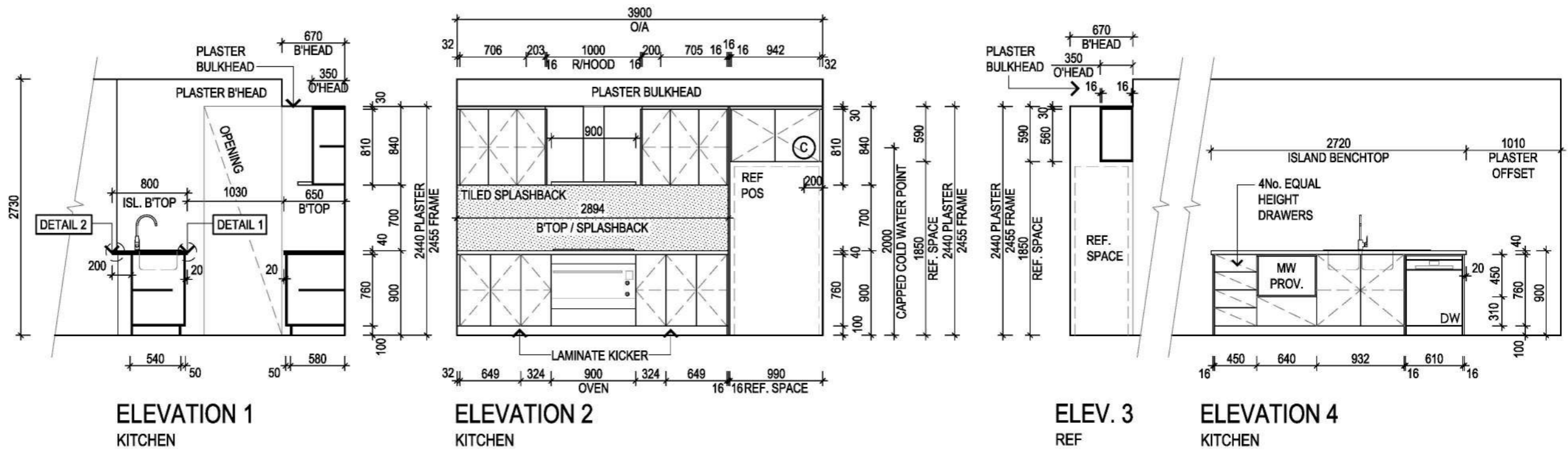



ADVERTISED MATERIAL
 Planning Application: T260060
 Date Prepared: 18 May 2026

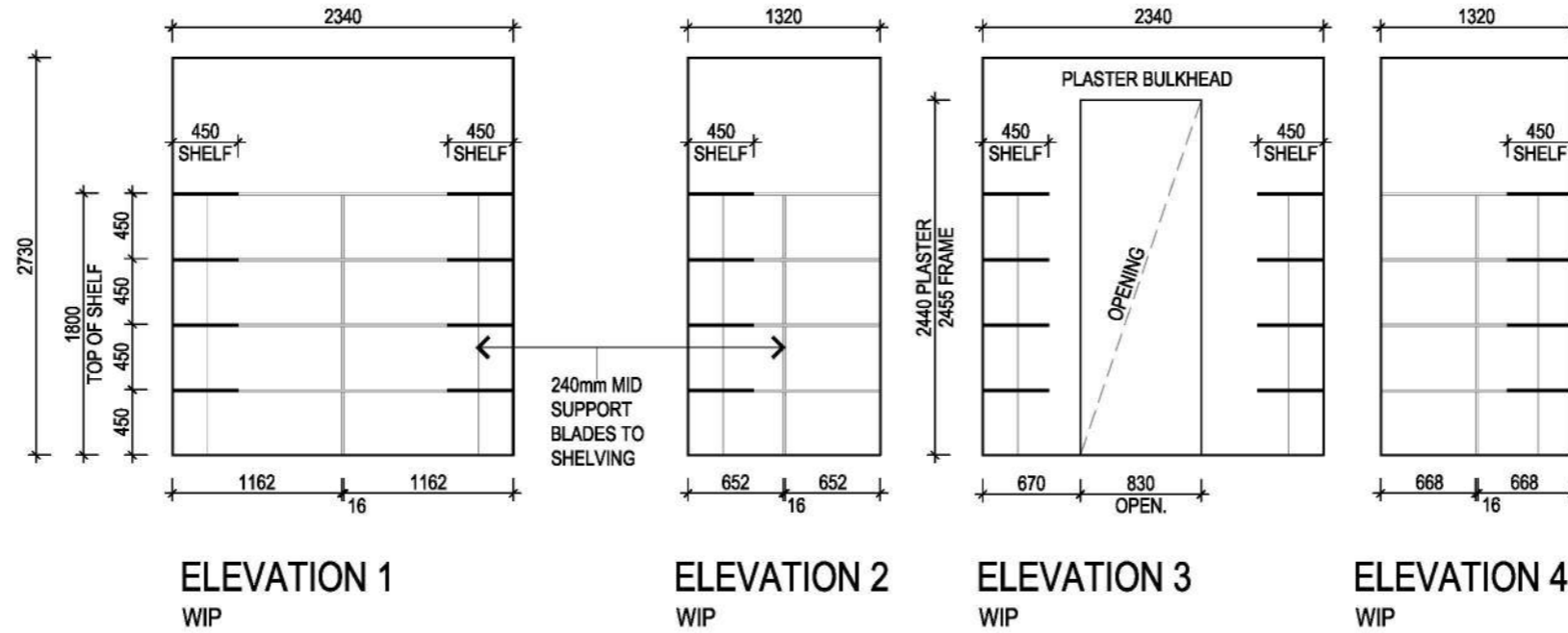
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KITCHEN
SCALE 1:50



WIP
SCALE 1:50



Cardinia
ADVERTISED MATERIAL
Planning Application: T260060
Date Prepared: 18 May 2026

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KITCHEN BENCHTOP DETAILS
40mm STONE BENCHTOP WITH 40mm ARIS MITRED EDGE
20mm BENCHTOP OVERHANG (EXCLUDING STOOL SPACE)
NO SHADOWLINE
16mm LAMINATE END PANELS



NOTE: INTERNAL ELEVATIONS DRAWN TO PLASTER

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W roystonhomes.com.au

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SIGNED: _____ DATE: _____
SIGNED: _____ DATE: _____
WITNESSED: _____ DATE: _____

SHEET TITLE: INTERNAL ELEVATIONS 01
SCALE: 1:50
SHEET SIZE: A3
SHEET: 09 of 21

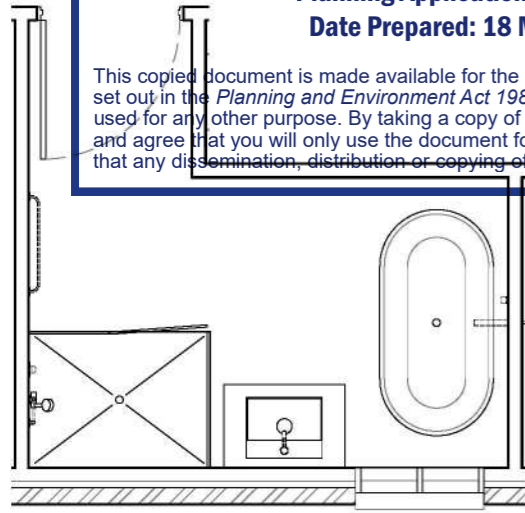
HOUSE TYPE: FREEMONT 252
FACADE: BARKLEY
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CLIENT NAME: [REDACTED]
JOB ADDRESS: LOT 202 (No.5) MONTEREY WAY, PAKENHAM, VIC 3810 (THE RISE ESTATE)
D.B. No: _____
B.C. No: _____

ADVERTISED MATERIAL

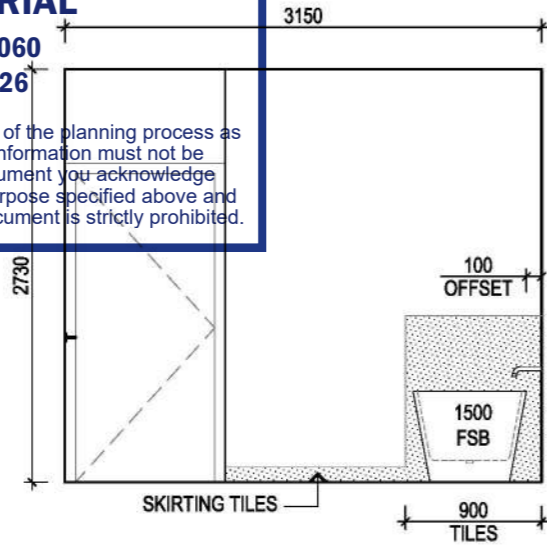
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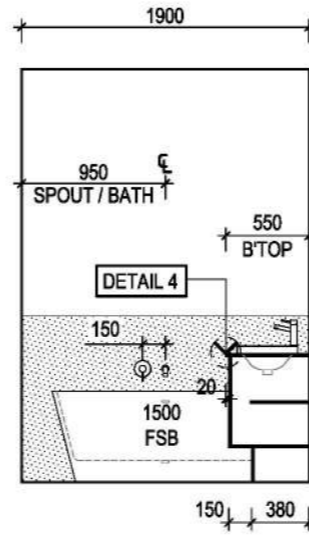
BATHROOM

SCALE 1:50



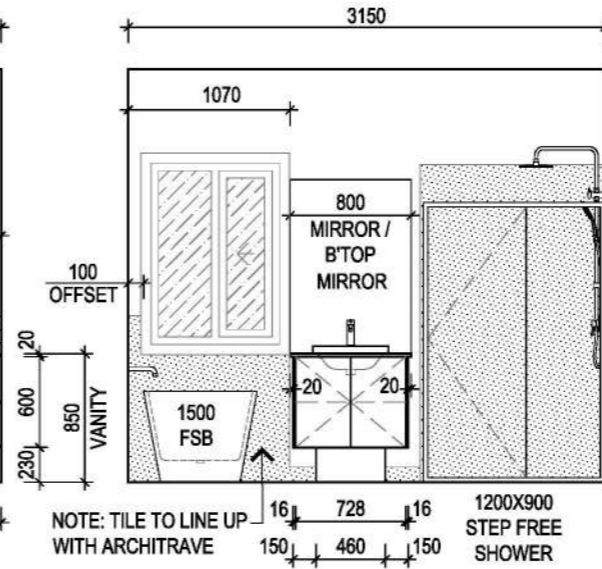
ELEVATION 1

BATH



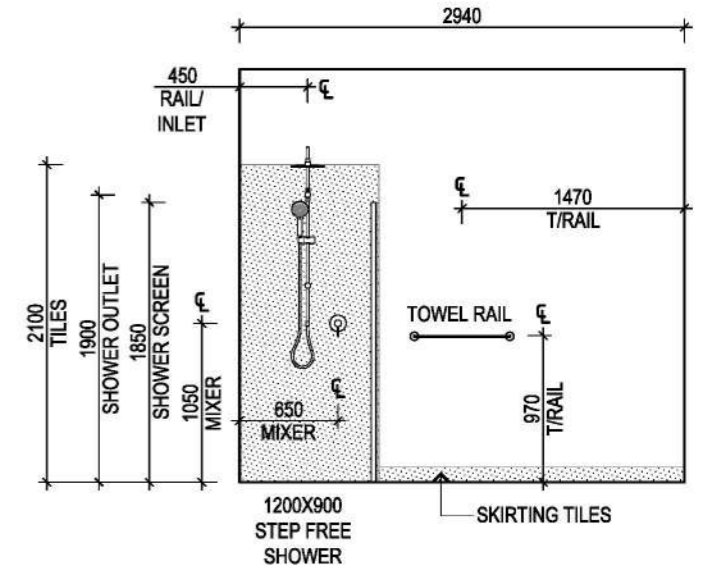
ELEVATION 2

BATH



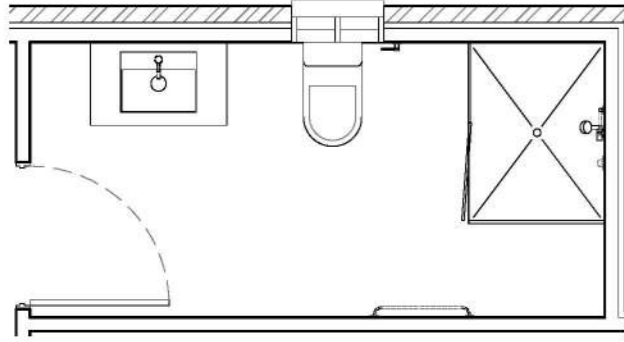
ELEVATION 3

BATH



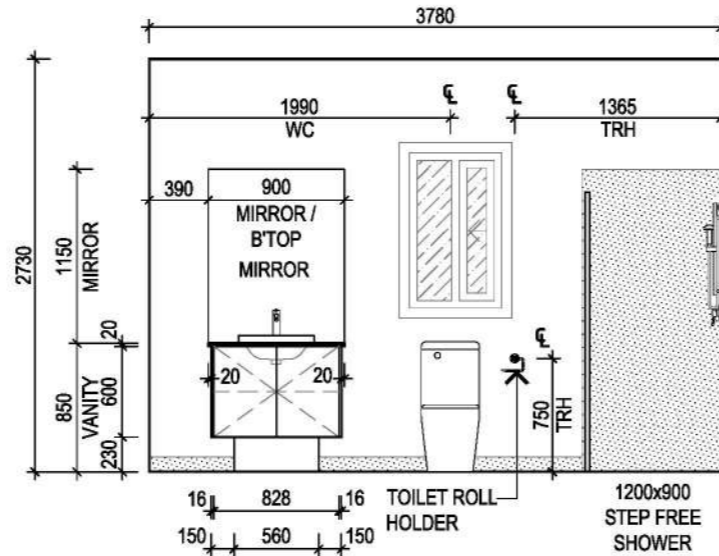
ELEVATION 4

BATH



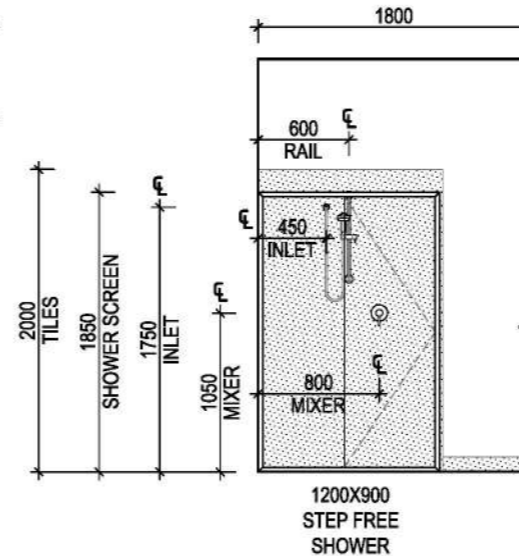
ENSUITE

SCALE 1:50



ELEVATION 1

ENSUITE



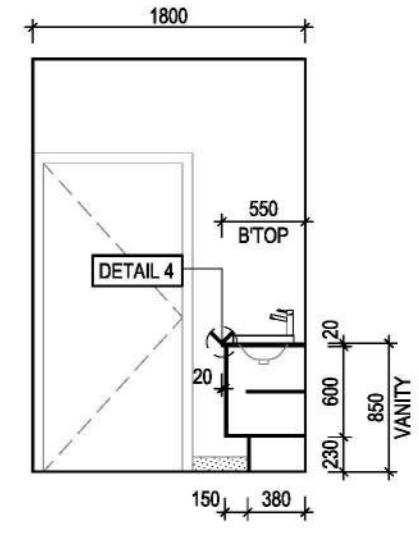
ELEVATION 2

ENSUITE



ELEVATION 3

ENSUITE



ELEVATION 4

ENSUITE



NOTE: BASINS CENTRED TO VANITY

NOTE: INTERNAL ELEVATIONS DRAWN TO PLASTER

NOTE:
PROVIDE WATERSTOP D MOULD TO ENSUITE AND BATH

ENSUITE BENCHTOP DETAILS

20mm STONE BENCHTOP WITH 20mm ARIS POLISHED EDGE
20mm BENCHTOP OVERHANG (EXCLUDING STOOL SPACE)
NO SHADOWLINE
16mm LAMINATE END PANELS

BATH BENCHTOP DETAILS

20mm STONE BENCHTOP WITH 20mm ARIS POLISHED EDGE
20mm BENCHTOP OVERHANG (EXCLUDING STOOL SPACE)
NO SHADOWLINE
16mm LAMINATE END PANELS

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SIGNED: _____ DATE: _____
SIGNED: _____ DATE: _____
WITNESSED: _____ DATE: _____

SHEET TITLE: INTERNAL ELEVATIONS 02

SCALE: 1:50

SHEET SIZE: A3

SHEET: 10 of 21

HOUSE TYPE: FREEMONT 252

FACADE: BARKLEY

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CLIENT NAME

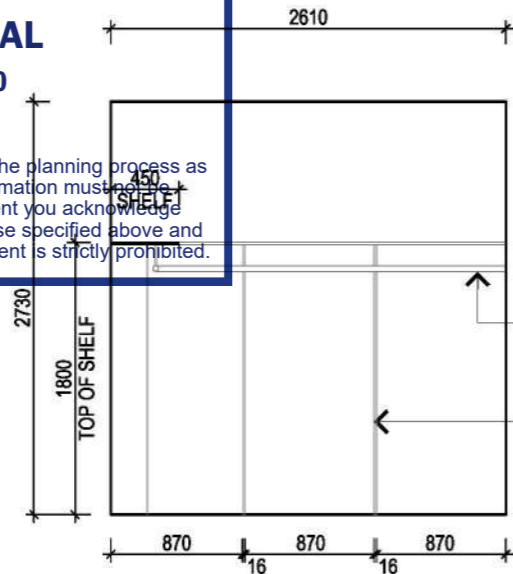
JOB ADDRESS

D.B. No:

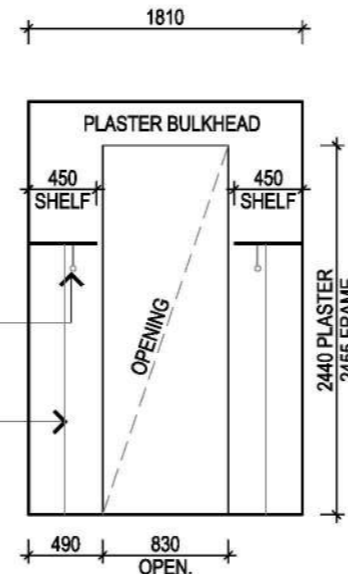
B.C. No:

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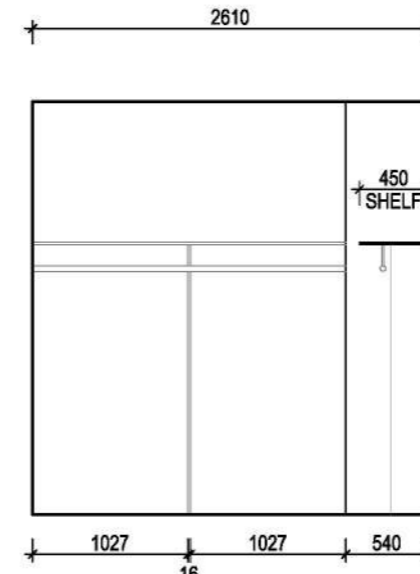
WIR
SCALE 1:50



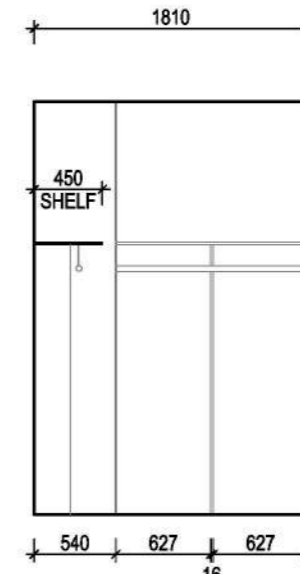
ELEVATION 1
WIR



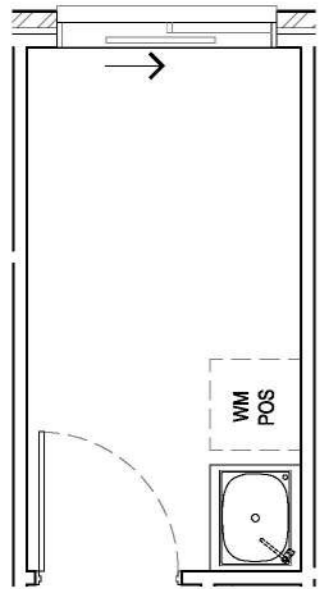
ELEVATION 2
WIR



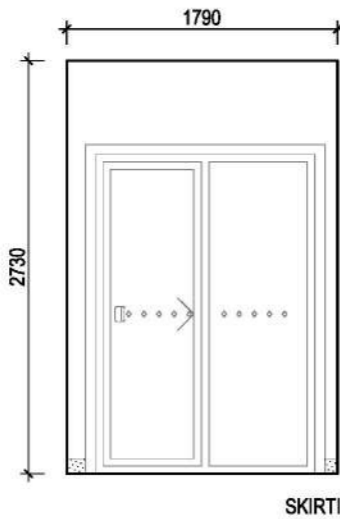
ELEVATION 3
WIR



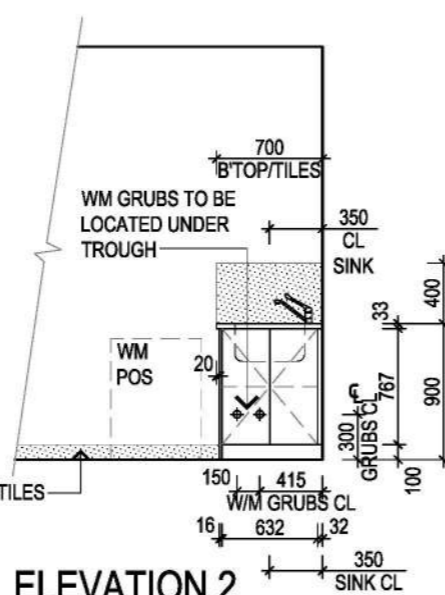
ELEVATION 4
WIR



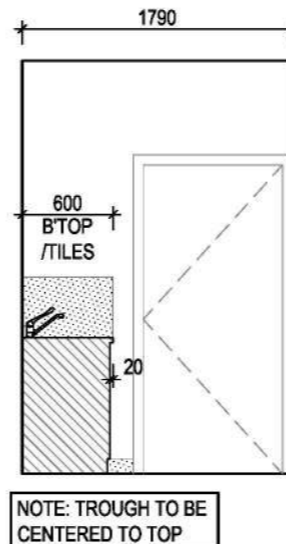
LAUNDRY
SCALE 1:50



ELEVATION 1
LAUNDRY

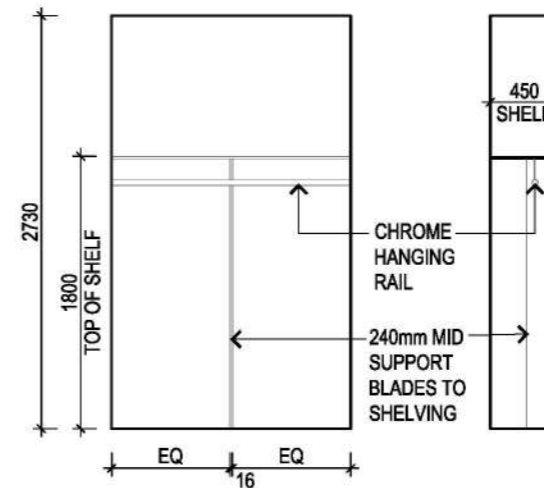


ELEVATION 2
LAUNDRY

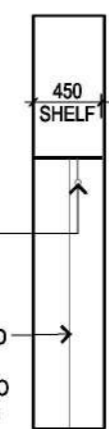


ELEVATION 3
LAUNDRY

NOTE: TROUGH TO BE CENTERED TO TOP



TYPICAL ROBE
(FRONT)



TYPICAL ROBE
(SIDE)

LAUNDRY BENCHTOP DETAILS
33mm LAMINATE BENCHTOP
20mm BENCHTOP OVERHANG
NO SHADOWLINE
16mm LAMINATE END PANELS



NOTE: INTERNAL ELEVATIONS DRAWN TO PLASTER

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SIGNED: _____ DATE: _____
SIGNED: _____ DATE: _____
WITNESSED: _____ DATE: _____

SHEET TITLE: INTERNAL ELEVATIONS 03

SCALE: 1:50

SHEET SIZE: A3

SHEET: 11 of 21

HOUSE TYPE: FREEMONT 252

FACADE: BARKLEY

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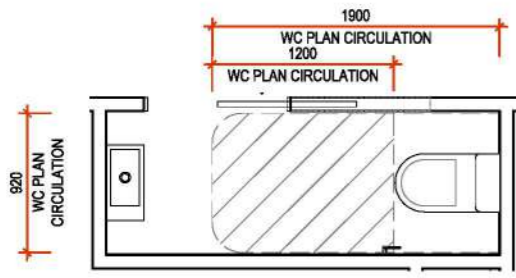
CLIENT NAME: [REDACTED]

JOB ADDRESS: LOT 202 (NO.3) MONTELEONE WAY, PARNHAM, VIC 3016 (THE RIDE ESTATE)

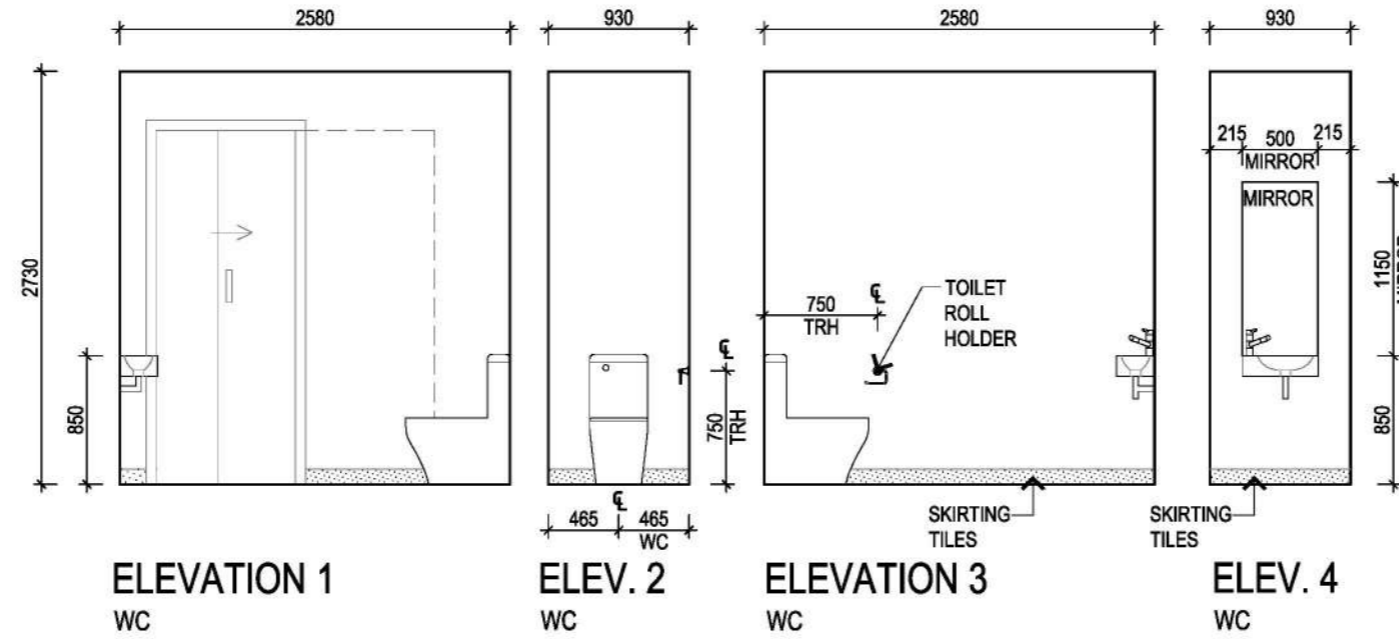
D.B. No:

B.C. No:

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WC
SCALE 1:50

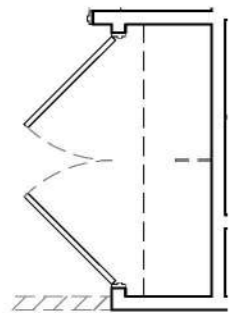


ELEVATION 1
WC

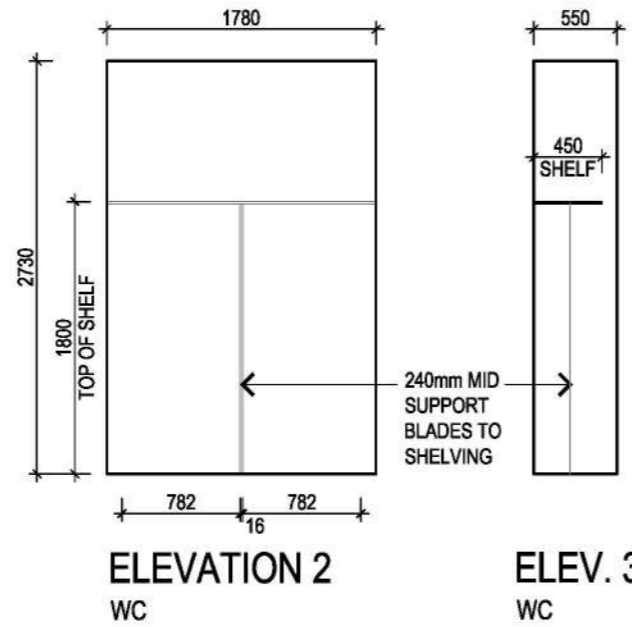
ELEV. 2
WC

ELEVATION 3
WC

ELEV. 4
WC



C'BRD
SCALE 1:50



ELEVATION 2
WC

ELEV. 3
WC

NOTE: INTERNAL ELEVATIONS DRAWN TO PLASTER



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SIGNED: _____ DATE: _____
SIGNED: _____ DATE: _____
WITNESSED: _____ DATE: _____

SHEET TITLE: INTERNAL ELEVATIONS 04

SCALE: 1:50

SHEET SIZE: A3

SHEET: 12 of 21

HOUSE TYPE: FREEMONT 252

FACADE: BARKLEY

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CLIENT NAME: [REDACTED]

JOB ADDRESS: LOT 202 (NO.5) MONTEREY WAY, PAKENHAM, VIC 3810 (THE RISE ESTATE)

D.B. No:

B.C. No:

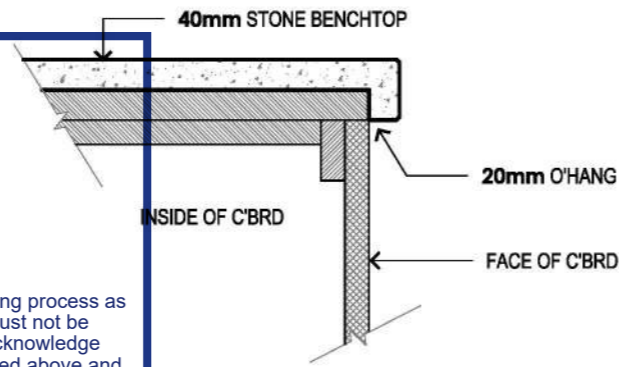


ADVERTISED MATERIAL

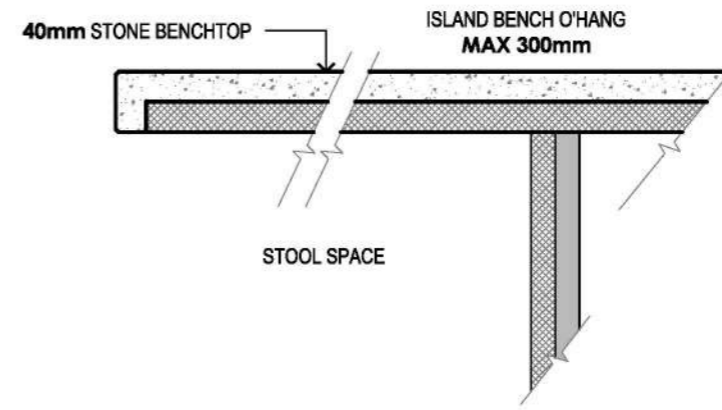
KITCHEN

Planning Application: T260060
Date Prepared: 18 May 2026

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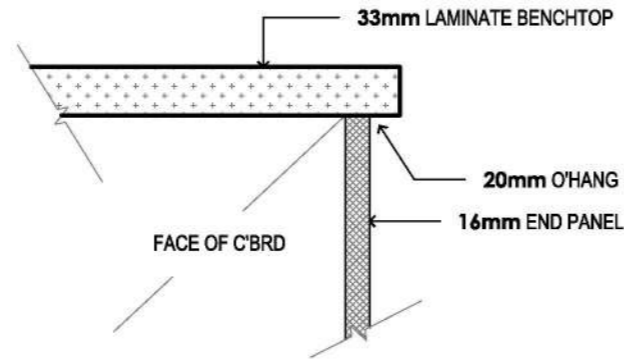


DETAIL 1



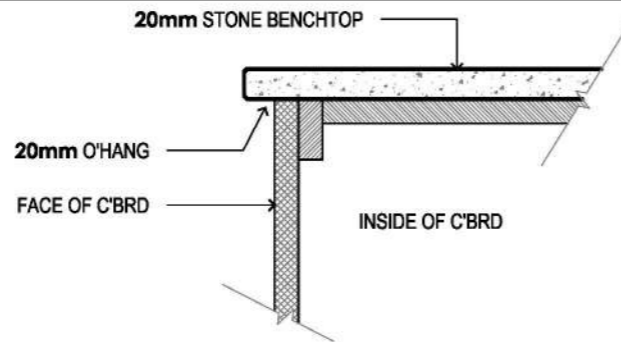
DETAIL 2

LAUNDRY



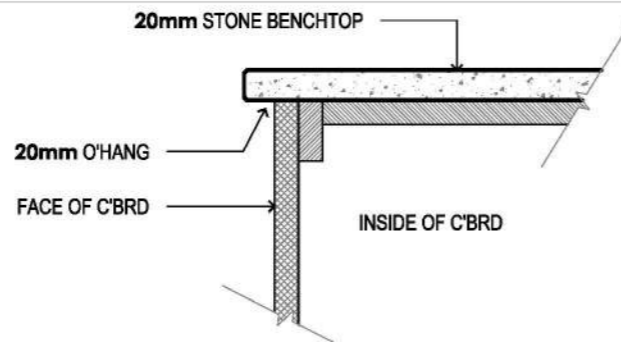
DETAIL 3

ENSUITE



DETAIL 4

BATH



DETAIL 4



56 Barclay Road,
Derrimut VIC 3026
CDB-U 50038
P +613 8390 1000
E info@roystonhomes.com.au
W roystonhomes.com.au

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SIGNED: _____ DATE: _____
SIGNED: _____ DATE: _____
WITNESSED: _____ DATE: _____

SHEET TITLE: BENCHTOP DETAILS

SCALE: 1:5

SHEET SIZE: A3

SHEET: 13 of 21

HOUSE TYPE: FREEMONT 252

FACADE: BARKLEY

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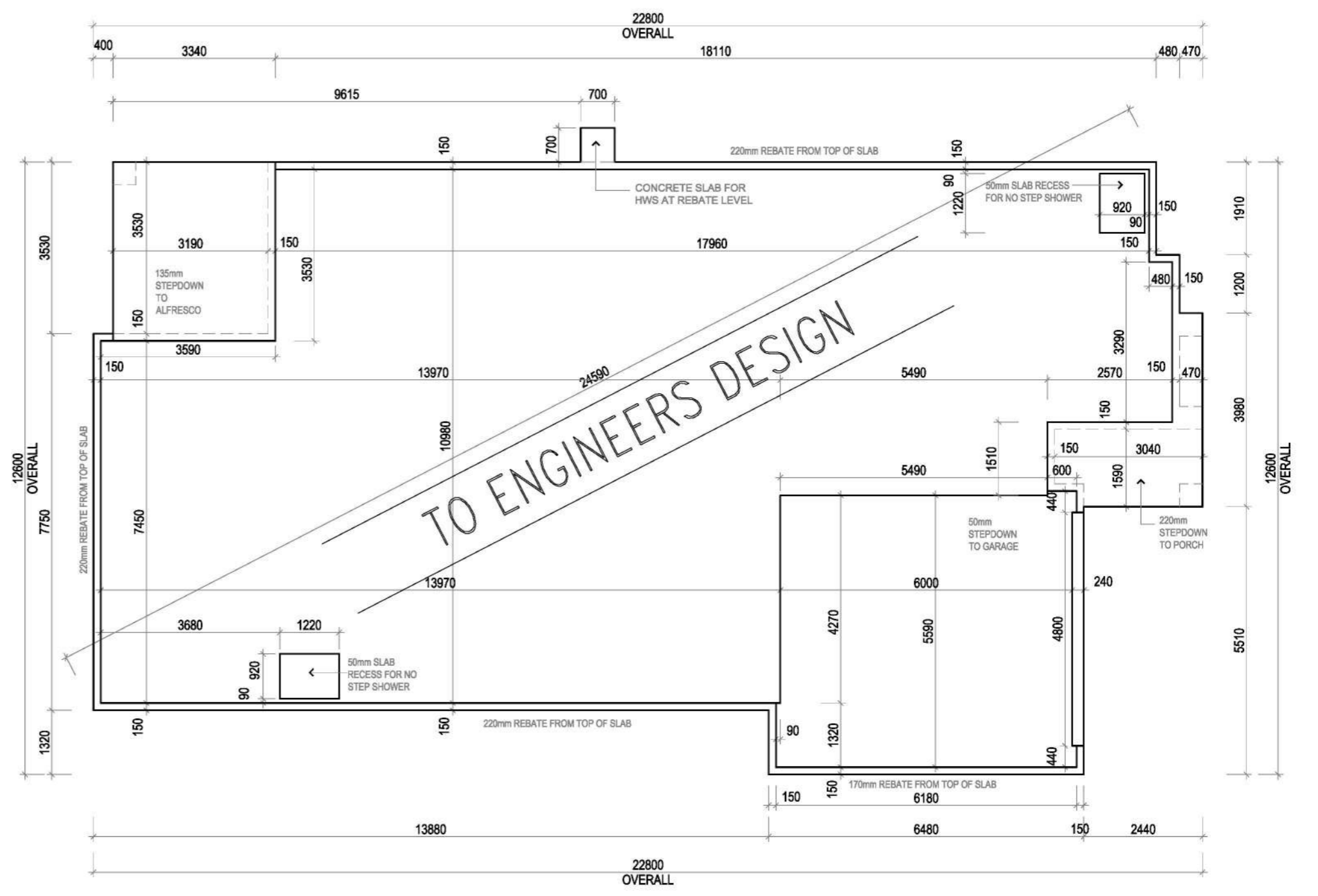
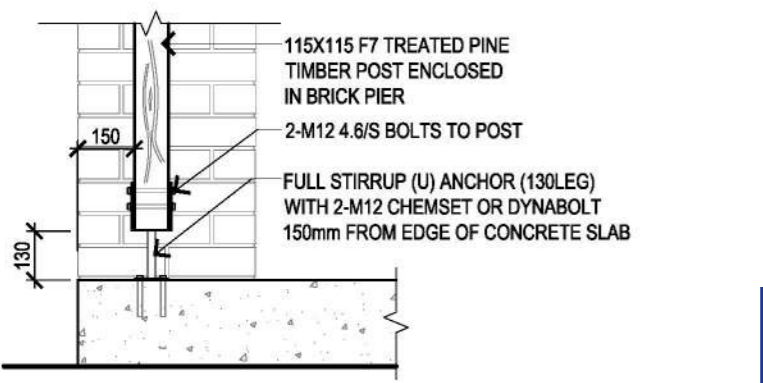
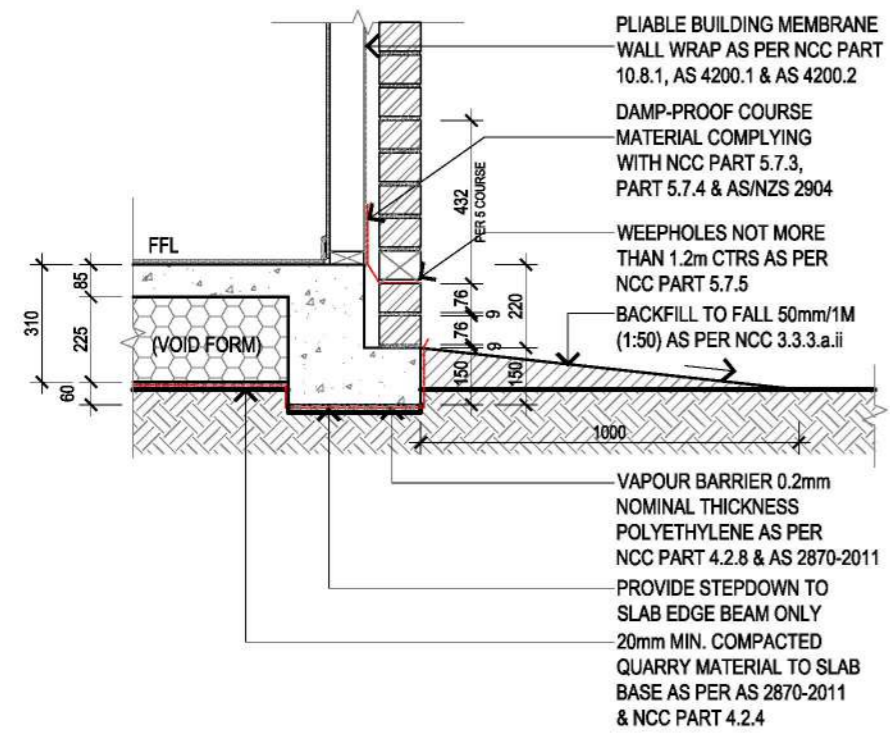
CLIENT NAME: [REDACTED]

JOB ADDRESS: LOT 202 (No.5) MONTEREY WAY, PAKENHAM, VIC 3810 (THE RISE ESTATE)

D.B. No:

B.C. No:

SLAB NOTES
 REFER TO GENERAL NOTES FOR SLAB PENETRATIONS. REFER TO STRUCTURAL ENGINEERING PLANS FOR CONCRETE SLAB CONSTRUCTION. SLAB TO BE DESIGNED BASED ON SOIL CLASSIFICATION AS PER AS 2870



Cardinia
ADVERTISED MATERIAL
 Planning Application: T260060
 Date Prepared: 18 May 2026

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NOTE:
 NCC 2022 DEFINES 'PLIABLE BUILDING MEMBRANE' AS A WATER BARRIER AS CLASSIFIED BY AS 4200.1 AND MUST:

- COMPLY WITH AS/NZS 4200.1: AND
- BE INSTALLED IN ACCORDANCE WITH AS 4200.2: AND
- BE A VAPOUR PERMEABLE MEMBRANE FOR CLIMATE ZONES 6, 7 & 8: AND
- BE LOCATED ON THE EXTERIOR SIDE OF THE PRIMARY INSULATION LAYER OF WALL ASSEMBLIES THAT FORM THE EXTERNAL ENVELOPE OF A BUILDING. AND
- MUST COMPLY WITH 10.8.1 OF NCC 2022

NOTE:
 NCC 2022 PART 10.6 VENTILATION 10.6.2 VENTILATION REQUIREMENTS MUST BE PROVIDED PER (a), (b) or (c)

- EXCEPT FOR EXHAUST FANS FOR SANITARY COMPARTMENTS, PERFORMANCE REQUIREMENT H4P5 IS SATISFIED FOR A MECHANICAL VENTILATION SYSTEM IF IT IS INSTALLED IN ACCORDANCE WITH AS 1668.2.
- VENTILATION AS PER 10.8.2 FOR ANY HABITABLE ROOM OR ANY ROOM OCCUPIED BY A PERSON FOR ANY PURPOSE MUST HAVE OPENINGS, WINDOWS, DOORS OR OTHER DEVICE WHICH CAN BE OPENED: WITH A VENTILATING AREA NOT LESS THAN 5% OF THE FLOOR AREA OF THE ROOM.

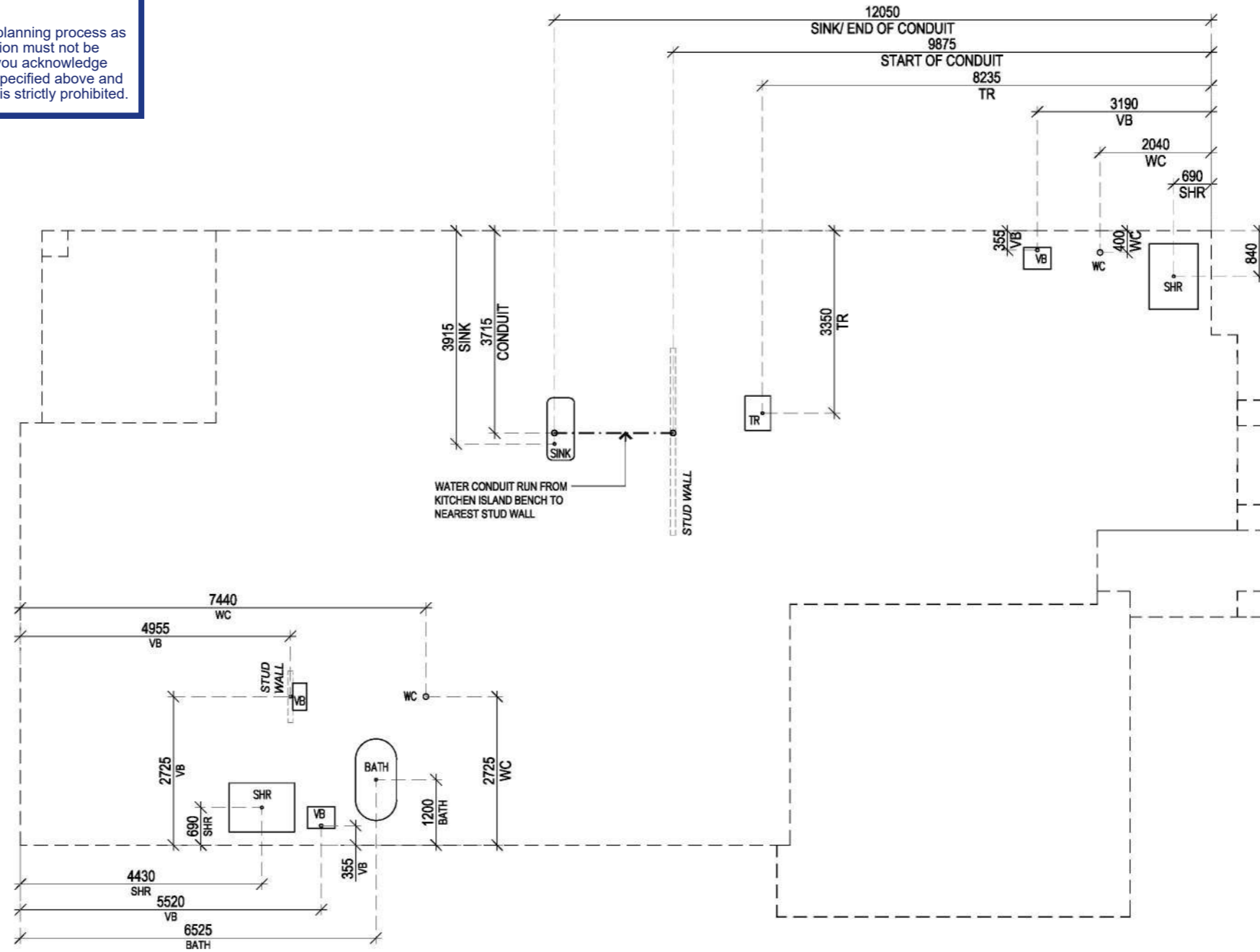


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Planning Application: T260060

Date Prepared: 18 May 2026

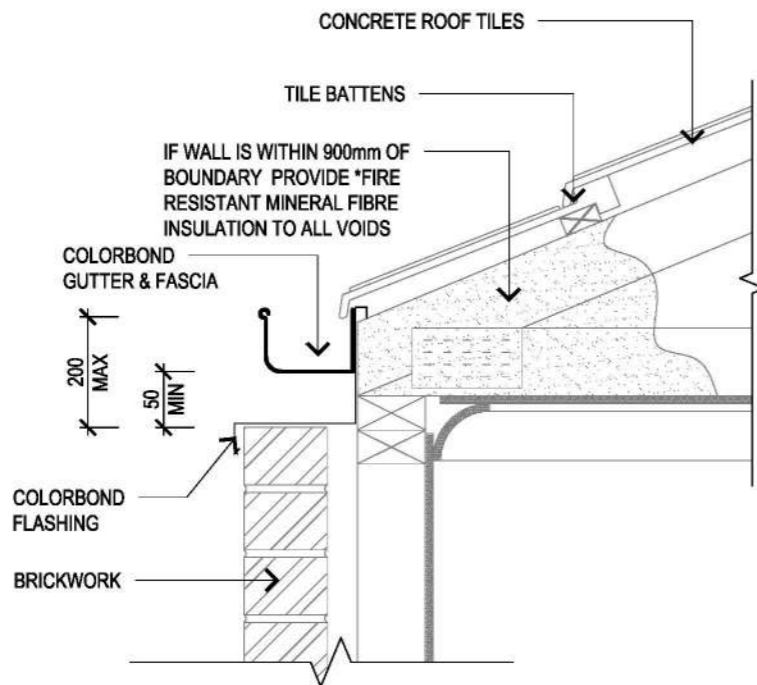
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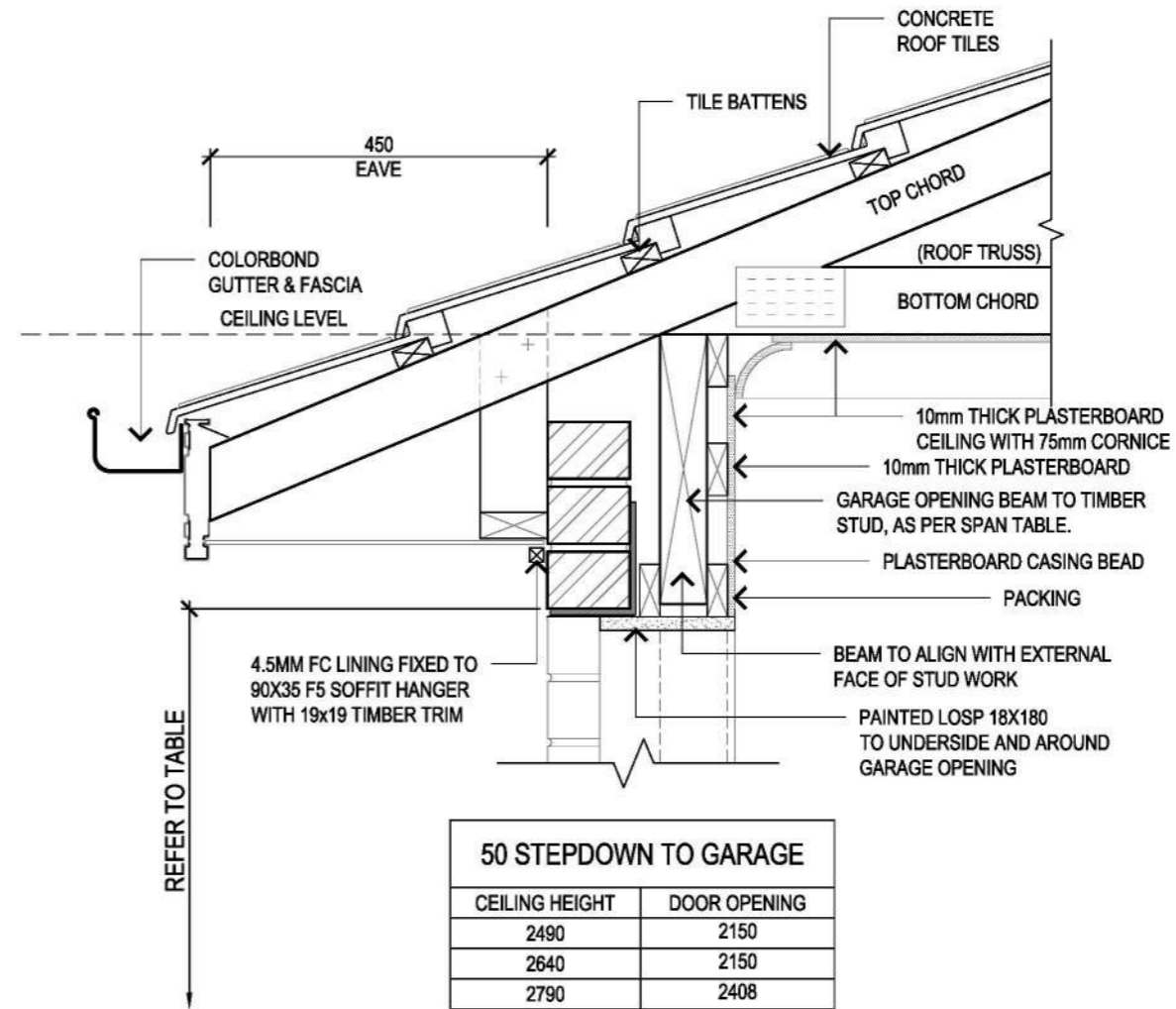
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Planning Application: T260060
Date Prepared: 18 May 2026

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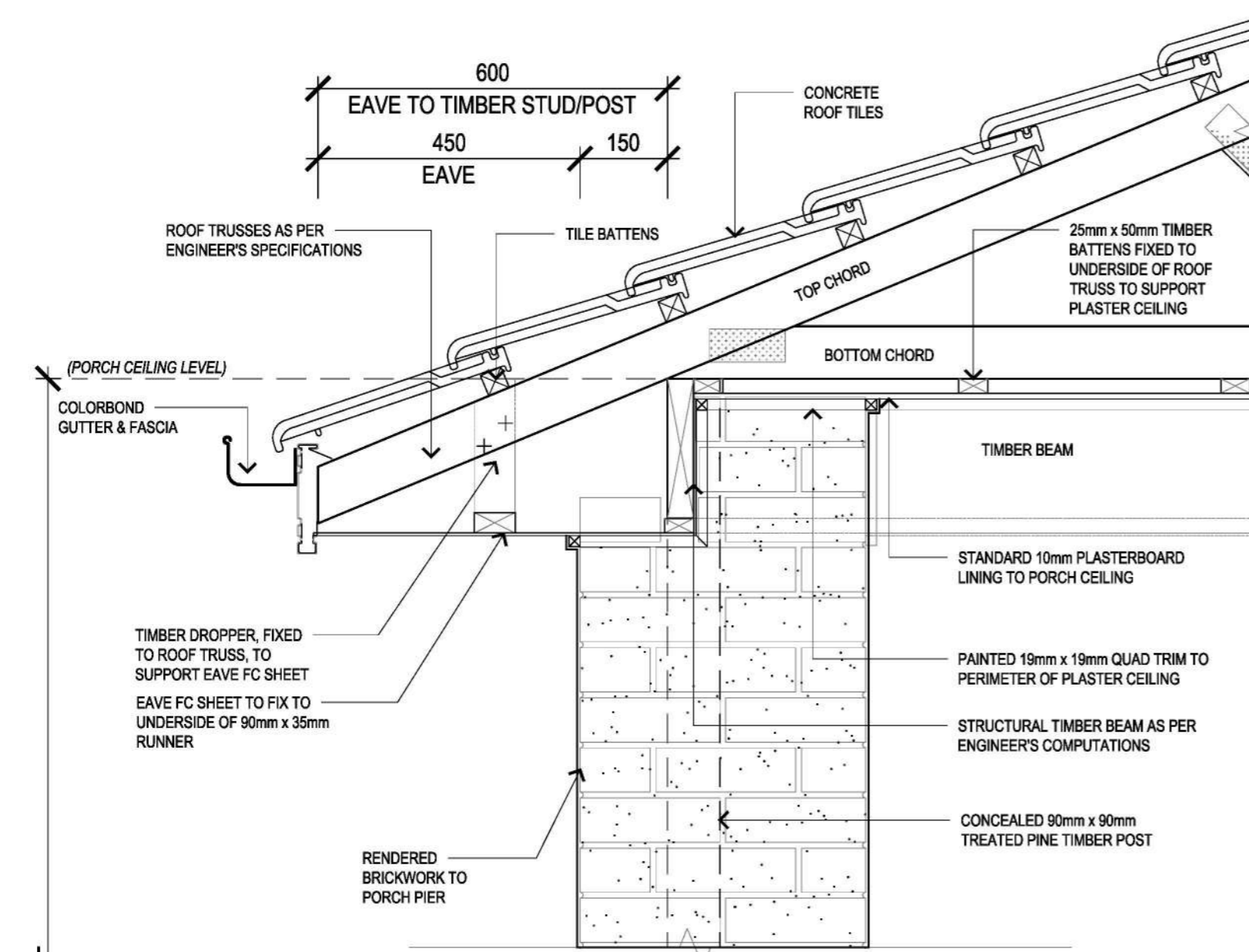


V BOUNDARY FLASHING DETAIL (TYPICAL)
3 SCALE 1:10



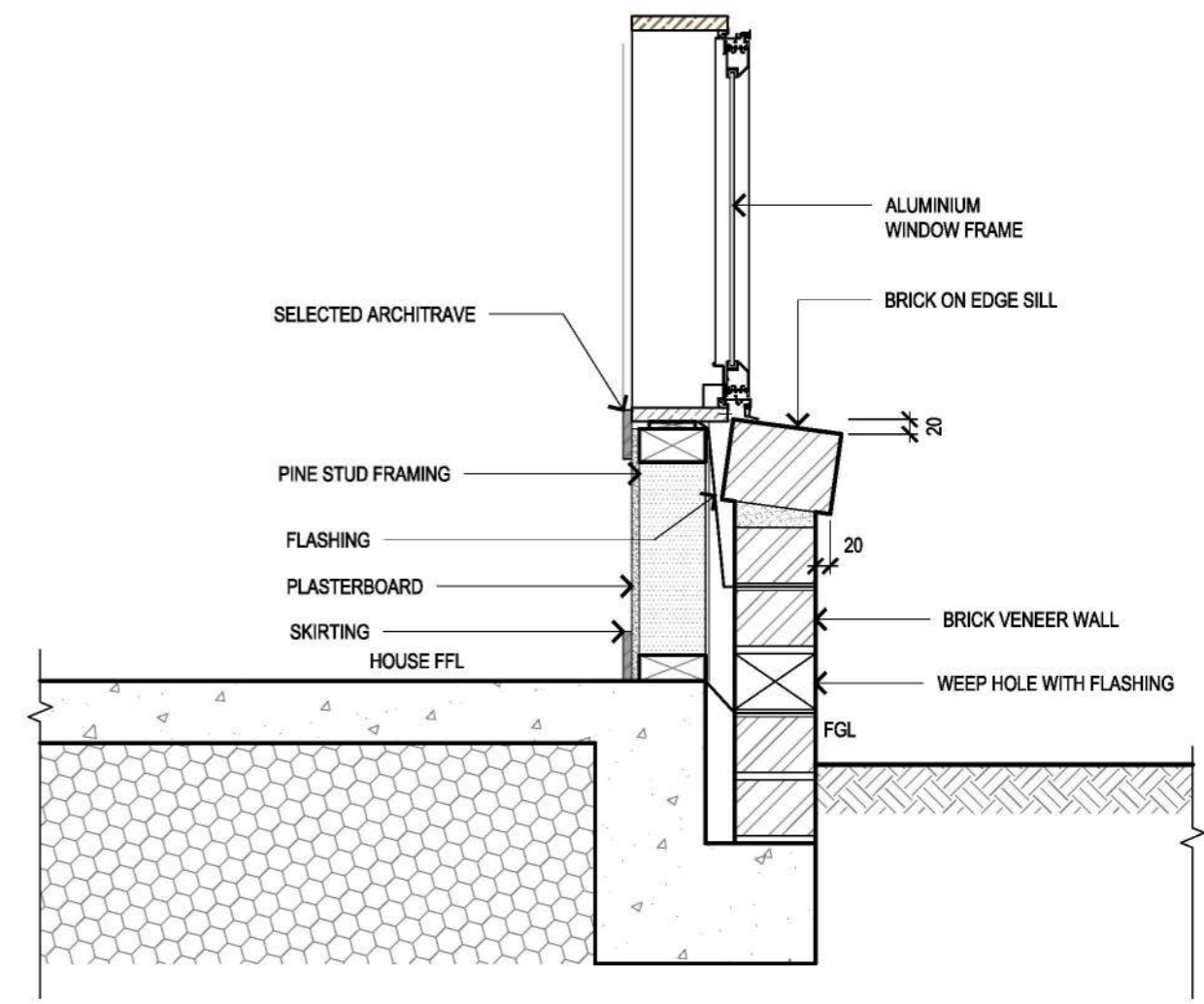
Y GARAGE OPENING DETAIL (TYPICAL)
3 SCALE 1:10

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Z PORCH DETAIL BARKLEY FACADE (TYPICAL)
SCALE 1:10

CEILING HEIGHT AFFL



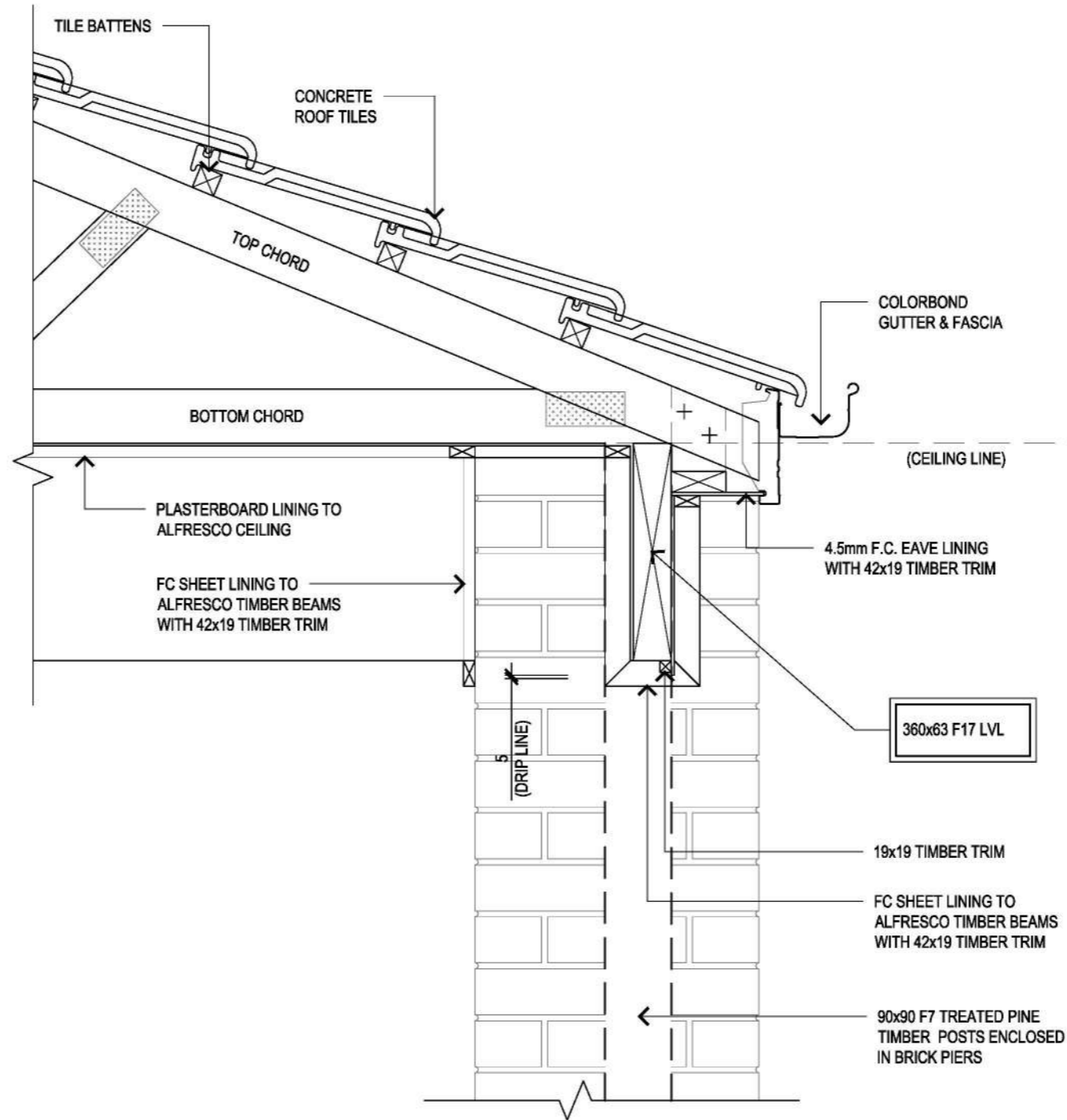
3 ALUMINUM WINDOW BRICK SILL DETAIL
SCALE 1:10



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Planning Application: T260060
Date Prepared: 18 May 2026

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W ALFRESCO DETAIL (TYPICAL)
3 SCALE 1:10

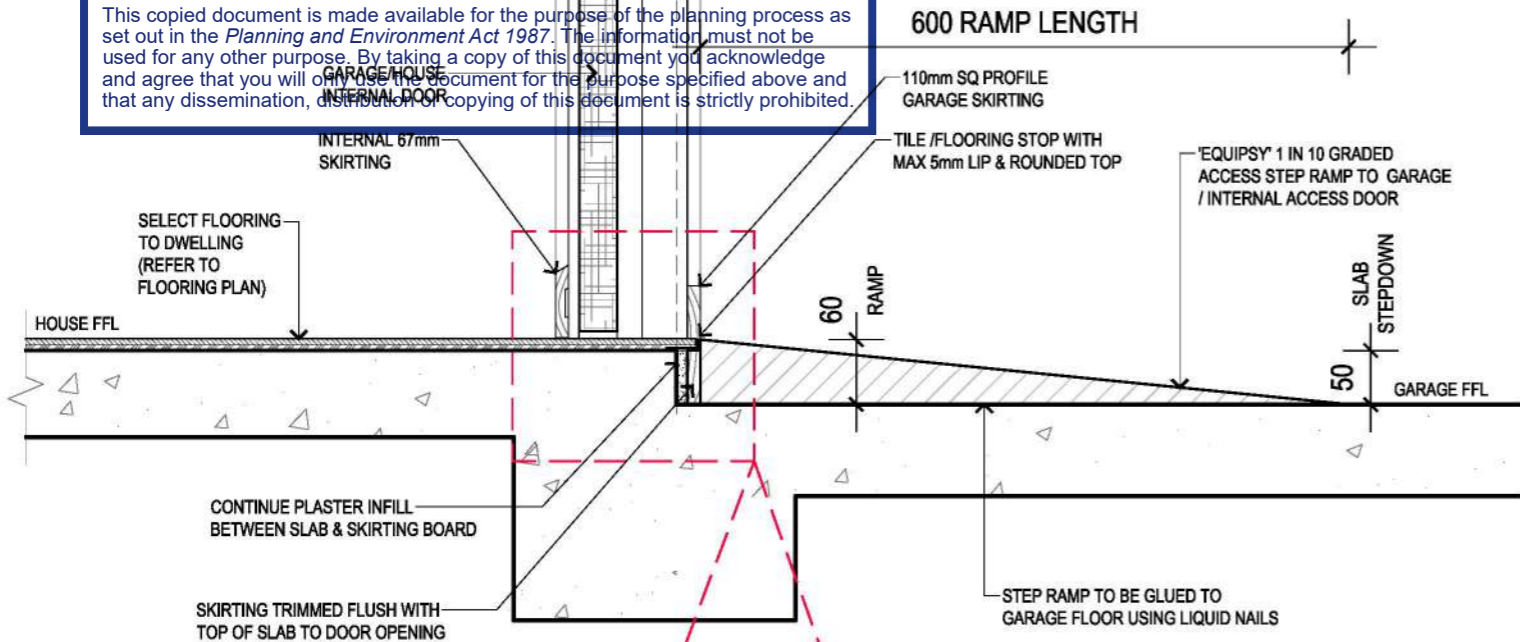
NCC 2022 LIVABLE HOUSING DETAILS



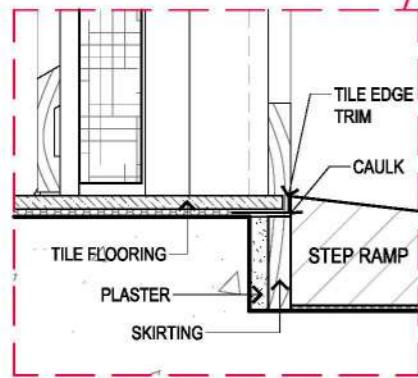
ADVERTISED MATERIAL

Planning Application: T250060
Date Prepared: 18 May 2026

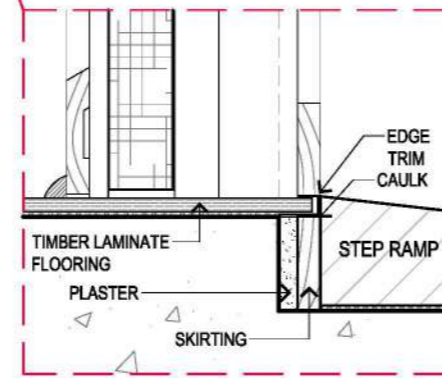
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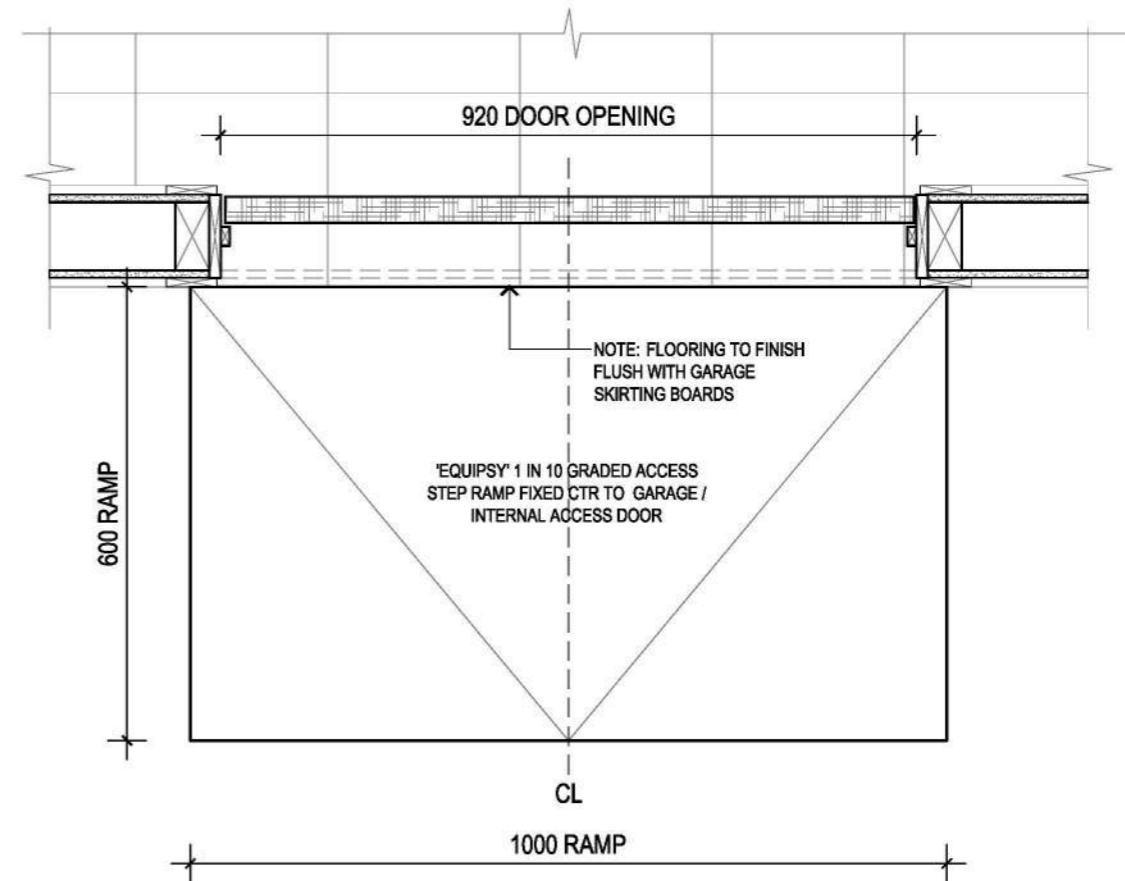
INT ACCESS GARAGE/HOUSE DOOR DETAIL - SECTION
SCALE N.T.S.



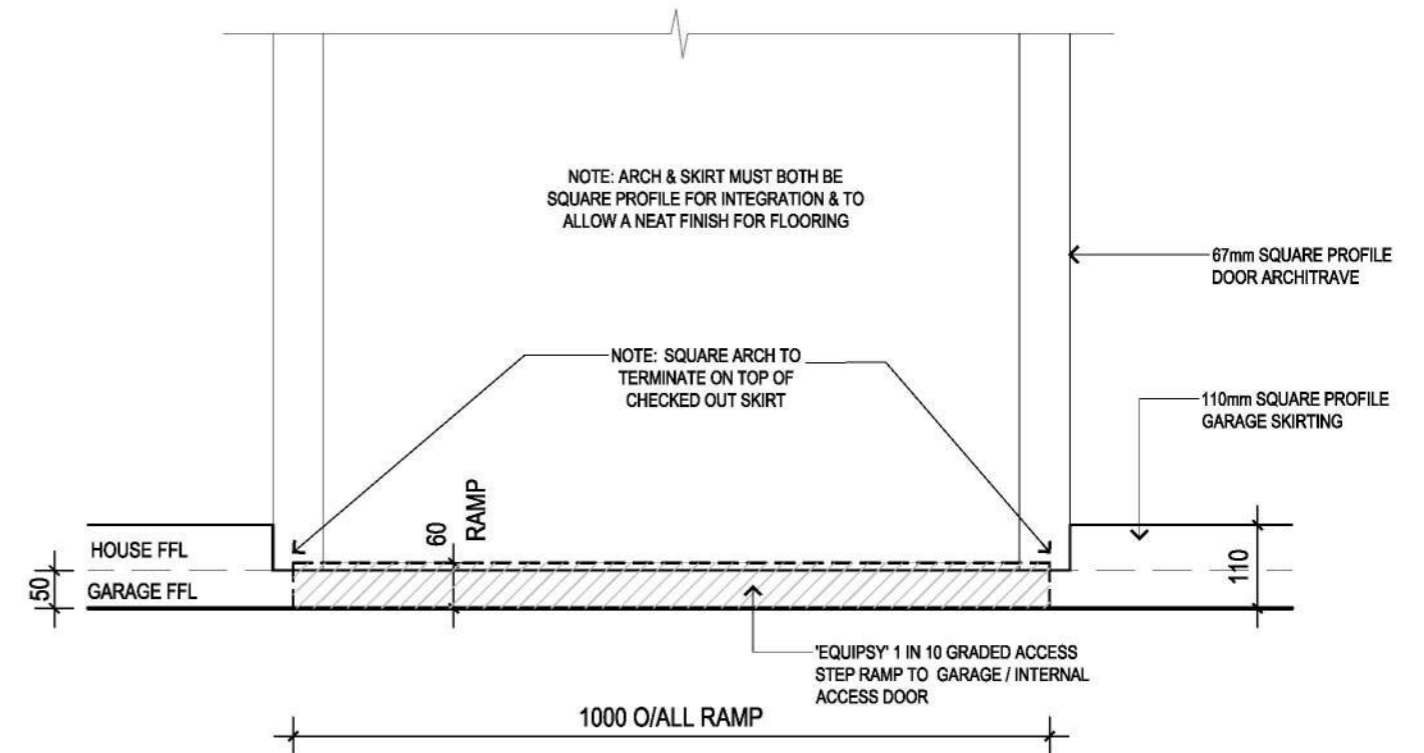
TILE FLOOR DETAIL
SCALE N.T.S.



TIMBER FLOOR DETAIL
SCALE N.T.S.



INT ACCESS GARAGE/HOUSE DOOR DETAIL - PLAN VIEW
SCALE 1:10



INT ACCESS GARAGE/HOUSE DOOR DETAIL - ELEVATION VIEW
SCALE 1:10

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SIGNED: _____ DATE: _____
SIGNED: _____ DATE: _____
WITNESSED: _____ DATE: _____

SHEET TITLE: NCC DETAILS

SCALE: 1:10

SHEET SIZE: A3

SHEET: 19 of 21

HOUSE TYPE: FREEMONT 252

FAÇADE: BARKLEY

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CLIENT NAME: [REDACTED]

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D.B. No: _____

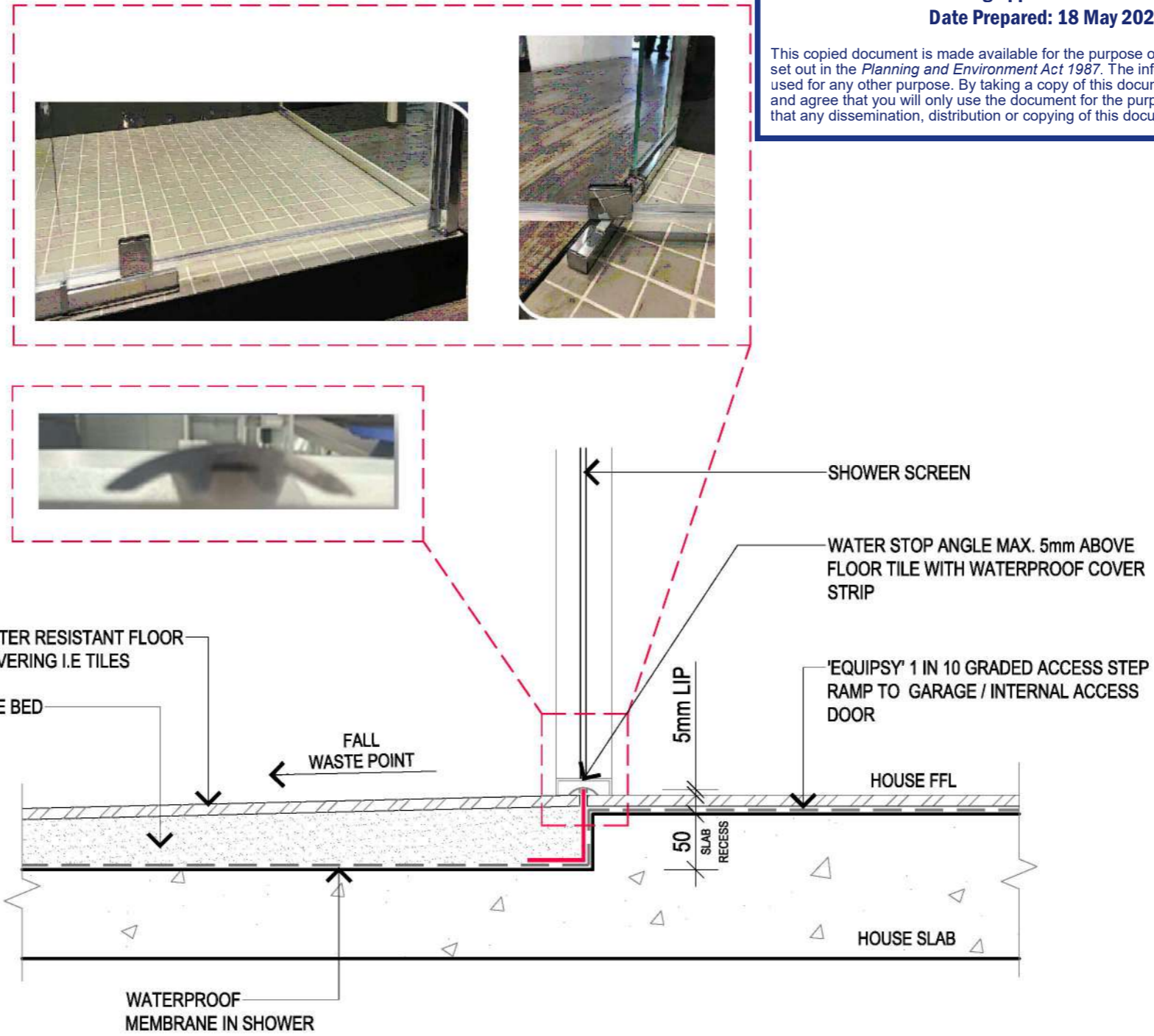
B.C. No: _____



ADVERTISED MATERIAL

Planning Application: T260060
Date Prepared: 18 May 2026

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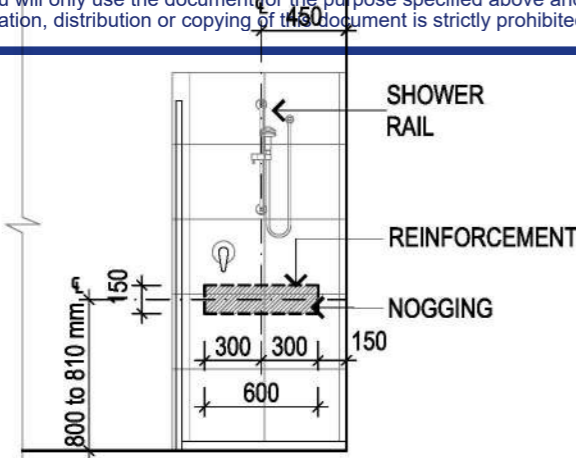
STEP FREE SHOWER RECESS DETAIL
SCALE 1:5

NCC 2022 LIVABLE HOUSING DETAILS

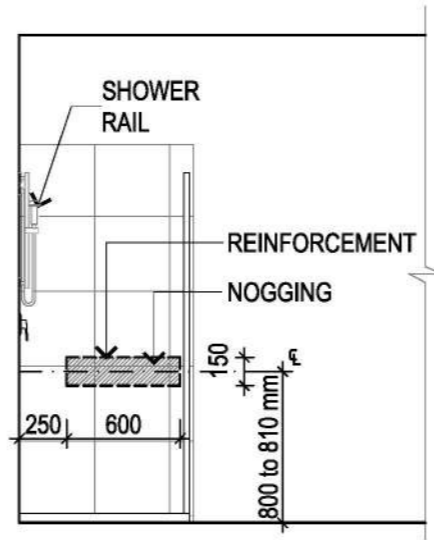
SHOWER ADVERTISED MATERIAL

Cardinia
 Planning Application: T260060
 LOCATION OF NOGGINGS FOR SHOWER WALLS
 Date Prepared: 15 May 2026

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SHOWER WALL A



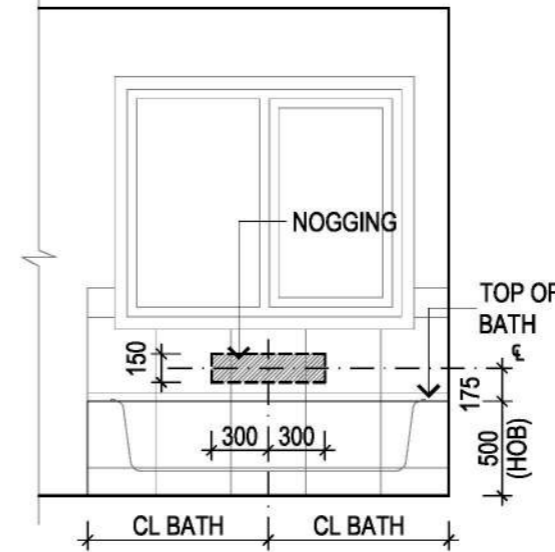
SHOWER WALL B

NOTE: TAPS, BATH NICHES, SOAP HOLDERS AND THE LIKE MAY BE LOCATED WITHIN THE POSITIONS DESIGNATED FOR WALL REINFORCING

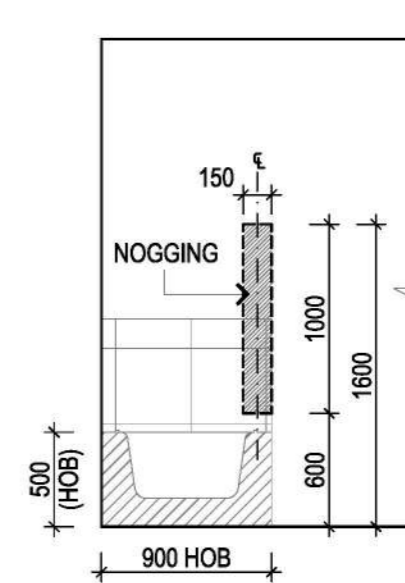
BATH (HOB ONLY)

NOTE: A FREESTANDING BATH IS EXCLUDED FROM CLAUSE 6.1(1)(B)(II) BECAUSE IT DOES NOT HAVE ANY ADJOINING WALLS TO WHICH GRABRAILS COULD BE FIXED.

LOCATION OF NOGGINGS FOR WALLS AROUND A BATH IN HOB



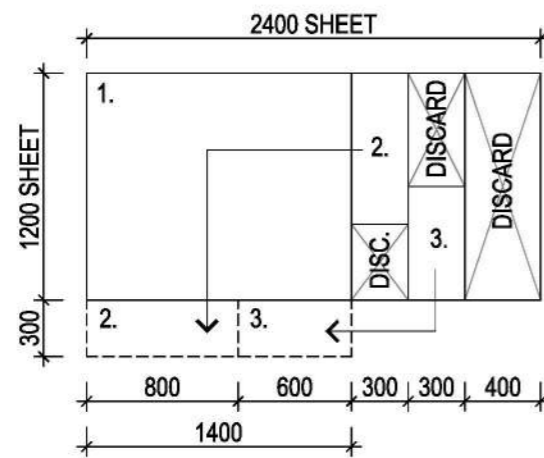
BATH HOB WALL A



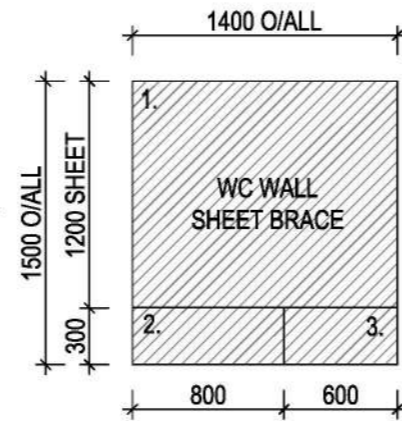
BATH HOB WALL B

NOTE: TAPS, BATH NICHES, SOAP HOLDERS AND THE LIKE MAY BE LOCATED WITHIN THE POSITIONS DESIGNATED FOR WALL REINFORCING

W.C

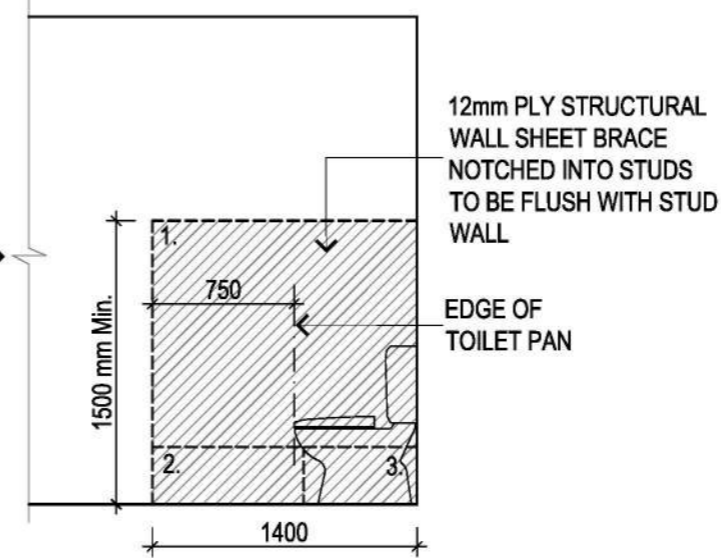


FULL SHEET CUTTING GUIDE



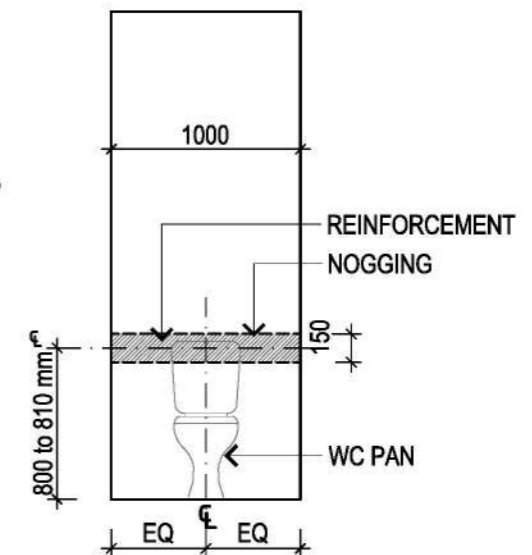
REQUIRED SHEETING CONFIGURATION

EXTENT OF SHEETING FOR WALL ADJACENT TO A TOILET PAN



WC WALL A

LOCATION OF NOGGINGS FOR A WALL BEHIND TOILET



WC WALL B

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 SIGNED: _____ DATE: _____
 SIGNED: _____ DATE: _____
 WITNESSED: _____ DATE: _____

SHEET TITLE: NCC DETAILS

SCALE: 1:40

SHEET SIZE: A3

SHEET: 21 of 21

HOUSE TYPE: FREEMONT 252

FAÇADE: BARKLEY

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CLIENT NAME

JOB ADDRESS

D.B. No:

B.C. No: