



Planning Enquiries  
 Phone: 1300 787 624  
 Web: [www.cardinia.vic.gov.au](http://www.cardinia.vic.gov.au)

 <b>ADVERTISED MATERIAL</b> Planning Application: T260191 Date Prepared: 27 May 2026
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Office Use Only

Application No.:

Date Lodged: / /

# Application for a Planning Permit

If you need help to complete this form, read MORE INFORMATION at the end of this form.

- ▲ Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*. If you have any questions, please contact Council's planning department.
- ▲ Questions marked with an asterisk (\*) must be completed.
- ▲ If the space provided on the form is insufficient, attach a separate sheet.
- 📄 Click for further information.

## The Land

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

Street Address \*

Unit No.:	St. No.: <b>6</b>	St. Name: <b>Tranquial Way</b>
Suburb/Locality: <b>Pakenham</b>		Postcode: <b>vic 3810</b>

Formal Land Description \*  
 Complete either A or B.

▲ This information can be found on the certificate of title.

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

Lot No.: <b>154</b>	<input type="radio"/> Section	<input type="radio"/> Planning Permit	<input type="radio"/> Plan of Subdivision	No.: <b>6496775</b>
Crown Allotment No.:		Section No.:		
Parish/Township Name:				

## The Proposal

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

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

To Build double storey dwelling, concrete driveway with proposed cross-over, (Existing entry proposed to close due to lack of drive way gradient) and 1.2m high steel picket fence along front boundary and 2m High paling fence along south and west boundary.

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

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

Cost \$ **1 550 000.00** ▲ You may be required to verify this estimate if an \$0.00 development is proposed.

## Existing Conditions **i**

Describe how the land is used and developed now \*

For example, vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

<b>Bare Land</b>	 <b>ADVERTISED MATERIAL</b> Planning Application: T260191 Date Prepared: 27 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 1967. 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 you will not disclose the information to any other person.</small>
<input checked="" type="checkbox"/> Provide a plan of the existing conditions. Photos are also helpful.	

## Title Information **i**

Encumbrances on title \*

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

Yes (If yes, contact Council for advice on how to proceed before continuing with this application.)

No

Not applicable (no such encumbrance applies)

Provide a full, current copy of the title for each individual parcel of land forming the subject site. The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments', for example, restrictive covenants.

## Applicant and Owner Details **i**

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

**Applicant \***

The person who wants the permit.

Please provide at least one contact phone number \*

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

**Owner \***

The person or organisation who owns the land

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

Name:		Title: <b>MY</b>	
Organisation:			
Postal Address:			
Unit No.:			
Suburb/Locality:			
<b>Contact Information</b>			
Business phone:			
Mobile phone:			
Contact person:			Same as applicant <input checked="" type="checkbox"/>
Name:			
Title:	First Name:	Surname:	
Organisation (if applicable):			
Postal Address:			
Unit No.:	St. No.:	St. Name:	
Suburb/Locality:		State:	Postcode:
<b>Owner *</b>			
Name:			
Address:			
Suburb/Locality:			
State:			
Postcode:			



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## Declaration

This form must be signed by the applicant \*

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

I declare that I am the applicant, and that all the information in this application is true and correct for the permit application.

Date: **18/02/2026**  
day / month / year

## Need help with the Application?

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

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

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

No  Yes

If 'Yes', with whom?: \_\_\_\_\_

Date: \_\_\_\_\_ day / month / year

## Checklist

Have you:

Filled in the form completely?

Paid or included the application fee? **▲ Most applications require a fee to be paid. Contact Council to determine the appropriate fee.**

Provided all necessary supporting information and documents?

- A full, current copy of site information for each individual parcel of land forming the subject site
- A plan of existing conditions
- Plans showing the layout and details of the proposal
- Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist
- If required, a description of the likely effect of the proposal (for example, traffic, noise, environmental impacts)
- If applicable, a current Metropolitan Planning Levy certificate (a levy certificate expires 90 days after the day on which it is issued by the State Revenue Office and then cannot be used). Failure to comply means the application is void

Completed the relevant council planning permit checklist?

Signed the declaration?

## Lodgement

Lodge the completed and signed form, the fee and all documents with:

Cardinia Shire Council  
PO Box 7  
Pakenham VIC 3810

In person: 20 Skirring Avenue, Officer

Contact information:  
Telephone: 1800 787 824  
Email: [mail@cardinia.vic.gov.au](mailto:mail@cardinia.vic.gov.au)  
DX: 81006

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

**REGISTER SEARCH STATEMENT (Title Search) Transfer of**

**Land Act 1958**  
ADVERTISED MATERIAL

Planning Application: T260191

VOLUME 11461 FOLIO 900

Security no : 124131492239G

Produced 20/01/2026 07:26 PM

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**LAND DESCRIPTION**

Lot 154 on Plan of Subdivision 649677S.

PARENT TITLES :

Volume 08652 Folio 976      Volume 08810 Folio 340

Created by instrument PS649677S 03/12/2013

**REGISTERED PROPRIETOR**

Estate Fee Simple

John

QUARE PAKENHAM VIC 3810

**ENCUMBRANCES, CAVEATS AND NOTICES**

MORTGAGE AZ626559P 24/09/2025

AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

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

AGREEMENT Section 173 Planning and Environment Act 1987

AK575312M 06/09/2013

**DIAGRAM LOCATION**

SEE PS649677S FOR FURTHER DETAILS AND BOUNDARIES

**ACTIVITY IN THE LAST 125 DAYS**

NUMBER		STATUS	DATE
AZ626557T (E)	DISCHARGE OF MORTGAGE	Registered	24/09/2025
AZ626558R (E)	TRANSFER	Registered	24/09/2025
AZ626559P (E)	MORTGAGE	Registered	24/09/2025

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

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

Street Address: 6 TRANQUIL WAY PAKENHAM VIC 3810

**ADMINISTRATIVE NOTICES**

NIL

eCT Control 16165A AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED  
Effective from 24/09/2025

DOCUMENT END

# Imaged Document Cover Sheet

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Document Type	<b>Plan</b>
Document Identification	<b>PS649677S</b>
Number of Pages (excluding this cover sheet)	<b>12</b>
Document Assembled	<b>20/01/2026 19:26</b>

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**ADVERTISED MATERIAL**  
Planning Application: T260191  
Date Prepared: 27 May 2026

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<b>PLAN OF SUBDIVISION</b>		Stage No. —	LRS use only <b>EDITION 1</b>	Plan Number <b>PS 649677S</b>
<p style="text-align: center;"> Location of Land</p> <p><b>ADVERTISED MATERIAL</b> Planning Application: T260191 Date Prepared: 27 May 2026</p> <p><small>This copied document is made available for the purpose of the planning process as set out in the Environmental Planning and Assessment Act 1987. The information is not to 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 you will not disseminate, distribute or copy this document in any form.</small></p> <p>Parish: <b>Nar Nar Goon</b> Township: <b>Pakenham</b> Crown Allotment: <b>32 (Part) &amp; Part of Former Government Road</b></p> <p>Title Reference: <b>Vo 8810 Fol. 340</b> <b>Vo 8652 Fol. 976</b></p> <p>Last Plan Reference: <b>Lot 1 LP 8840</b> <b>Lot 2 LP 8840</b></p> <p>Postal Address: <b>120-150 Pakenham Road</b> (at time of subdivision) <b>Pakenham 3810</b></p> <p>MGA94 Co-ordinates: <b>E 366 500</b> <b>Zone: 55</b> (of approx centre of and in plan) <b>N 5 786 800</b></p>		<p style="text-align: center;"><b>Council Certificate and Endorsement</b></p> <p>Council Name: <b>Cardinia Shire Council</b> Ref:</p> <ol style="list-style-type: none"> <li>1 This plan is certified under section 6 of the Subdivision Act 1988.</li> <li>2 This plan is certified under section 11(7) of the Subdivision Act 1988 Date of original certification under section 6 / / 20</li> <li>3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988 <u>OPEN SPACE</u> <ol style="list-style-type: none"> <li>(i) A requirement for public open space under section 18 of the Subdivision Act 1988 has/has not been made</li> <li>(ii) The requirement has been satisfied</li> <li>(iii) The requirement is to be satisfied in Stage .....</li> </ol> </li> </ol> <p>Council Delegate Council Seal Date / / 20</p> <p>Re-certified under section 11(7) of the Subdivision Act 1988 Council Delegate Council Seal Date / / 20</p>		
<b>Vesting of Roads and/or Reserves</b>		<b>Notations</b>		
Identifier	Council/Body/Person	<b>Staging</b> This <del>is</del> /is not a staged subdivision Planning Permit No. T060892		
Roads R 1	Cardinia Shire Council	<b>Depth Limitation</b> Does not apply.		
Roads R-2	Roads Corporation	<b>THIS IS A SPEAR PLAN</b>		
Reserve No 1	Cardinia Shire Council	Lots 1 to 100 (Both inclusive) have been omitted from this stage		
Reserve No.2	Cardinia Shire Council			
Reserve No 3	Cardinia Shire Council			
Reserve No.4	Cardinia Shire Council			
Reserve No.5	SP Electricity Pty Ltd			
<p>Estate: <b>GAIWAY GO.D</b></p> <p>Development No.: <b>1</b></p> <p>No. of Lots <b>65</b></p> <p>Area: <b>8.210 ha</b></p> <p>Melways: <b>317 C3</b></p>		<p><b>Survey</b> This plan is <del>is</del> not based on survey See BP 2601B This survey has been connected to permanent marks no(s) PM 89 &amp; PM 313 This survey is not in a Proclaimed Survey Area</p>		
<b>Easement Information</b>				<b>LRS use only</b>
<b>Legend:</b> A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				Statement of Compliance/ Exemption Statement
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
F-1 & F-3	Drainage	See Diag.	This Plan	Cardinia Shire Council
E-2, E-3 & F 5	Sewerage	See Diag.	This Plan	South East Water Limited
E-4 & E-5	Water Supply	See Diag.	This Plan	South East Water Limited
				Received <input checked="" type="checkbox"/>
				<b>DATE 20 / 11 / 2013</b>
				<b>LRS use only</b>
				PLAN REGISTERED
				TIME 3.52pm
				<b>DATE 3 / 12 / 2013</b>
				<b>Kevin Bond</b>
				Assistant Registrar of Titles
				S-EET 1 OF 11 S-EETS
 <p><b>WATSONS</b> URBAN DEVELOPMENT CONSULTANTS &amp; MANAGERS</p> <p><small>5 MAN ST, MORNINGTON PH: (03) 5975 4644, FAX (03) 5975 3916 145 MELBURNIAN, SUITE 2, 250 S-K. DA RD, SOUTHBANK PH (03) 9697 8000, FAX (03) 9697 8099</small></p>		<p>LICENSED SURVEYOR (PRINT) JONATHAN TREVOR NEATE</p> <p>SIGNATURE <u>DIGITALLY SIGNED</u> DATE</p> <p>REF: 35213/Stg 1 VERSION 7</p>		<p>DATE / / 20</p> <p>COUNCIL DELEGATE SIGNATURE</p> <p>ORIGINAL SHEET SIZE A3</p>

# PLAN OF SUBDIVISION

Stage No  
—

Plan Number

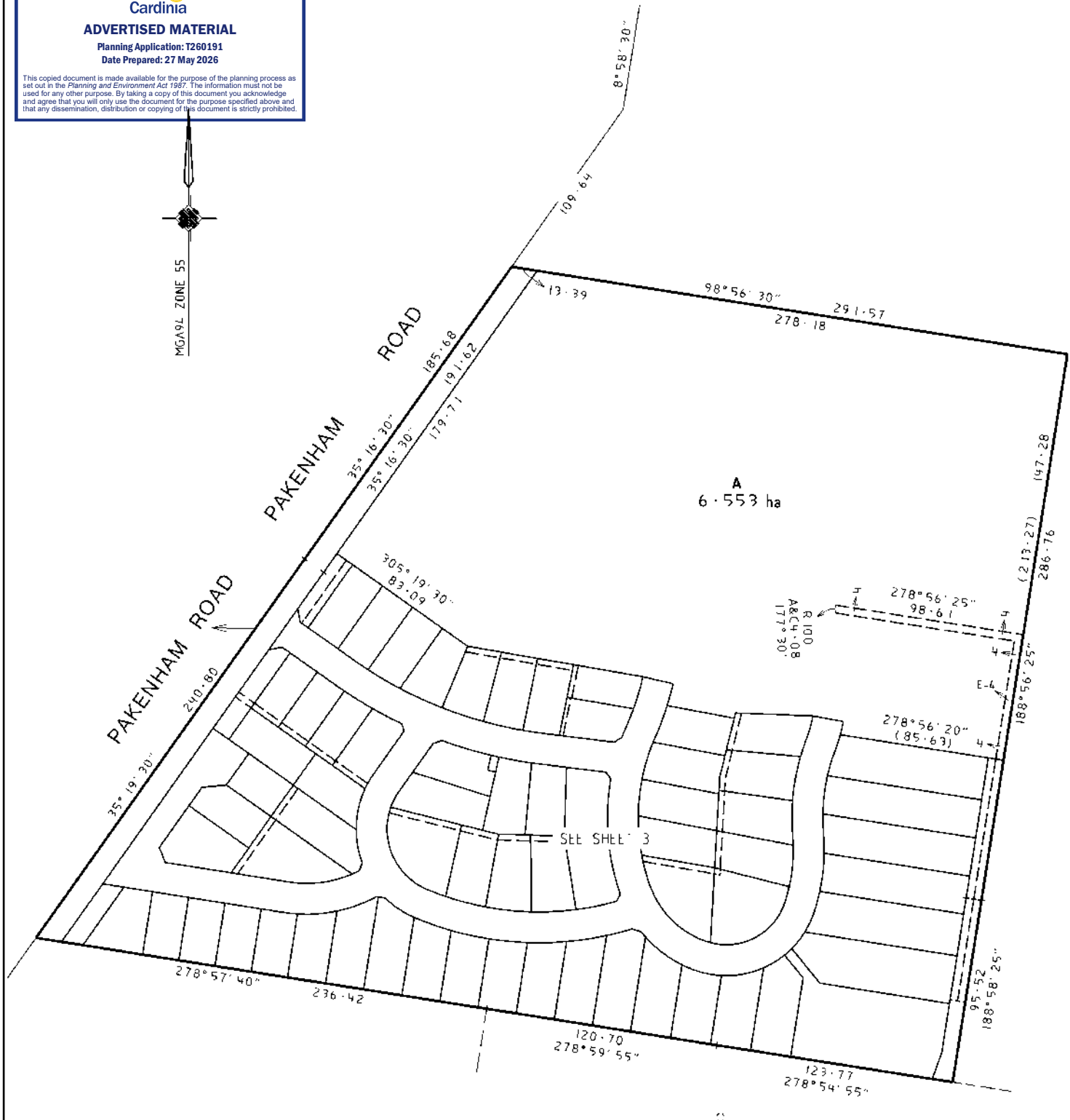
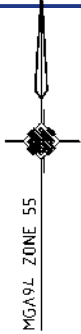
## PS 649677S



### ADVERTISED MATERIAL

Planning Application: T260191  
Date Prepared: 27 May 2026

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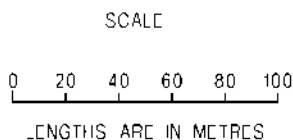


## WATSONS

URBAN DEVELOPMENT  
CONSULTANTS & MANAGERS

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PH 1031 9697 8000, FAX 1031 9697 8099

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SCALE SHEET  
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A3



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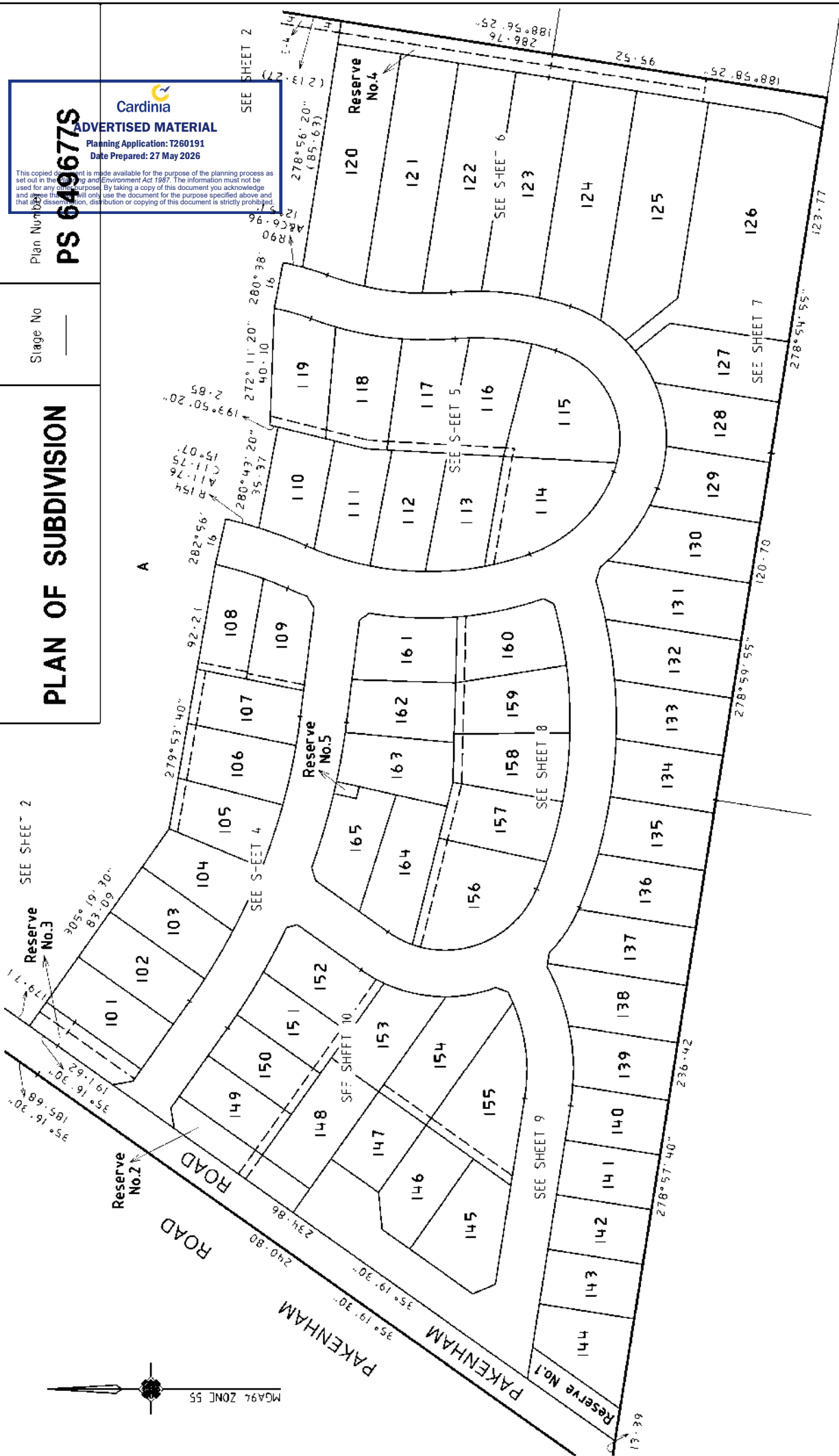
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REF: 35213/Sig.1

VERSION 7

SHEET 2

DATE / /20  
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Plan Number  
**PS 619677S**

**Cardinia**  
**ADVERTISED MATERIAL**  
Planning Application: T260191  
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Stage No  
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**PLAN OF SUBDIVISION**

SHEET 3  
DATE: / /20  
COUNCIL DELEGATE SIGNATURE  
ORIGINAL SHEET SIZE A3

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SIGNATURE: DIGITALLY SIGNED DATE: VERSION 7  
REF: 35213/Sig1

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LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE A3  
SCALE 1:1250

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CONSULTANTS & MANAGERS  
5 MAIN ST, MORNINGTON P.O. BOX 5975 4644, FAX (03) 6975 3916  
1-HE MELBURNIAN, SUITE 2, 250 S1-CLDA RD, SOUTH BANK P.O. BOX 9687 8000, FAX (03) 9687 8099

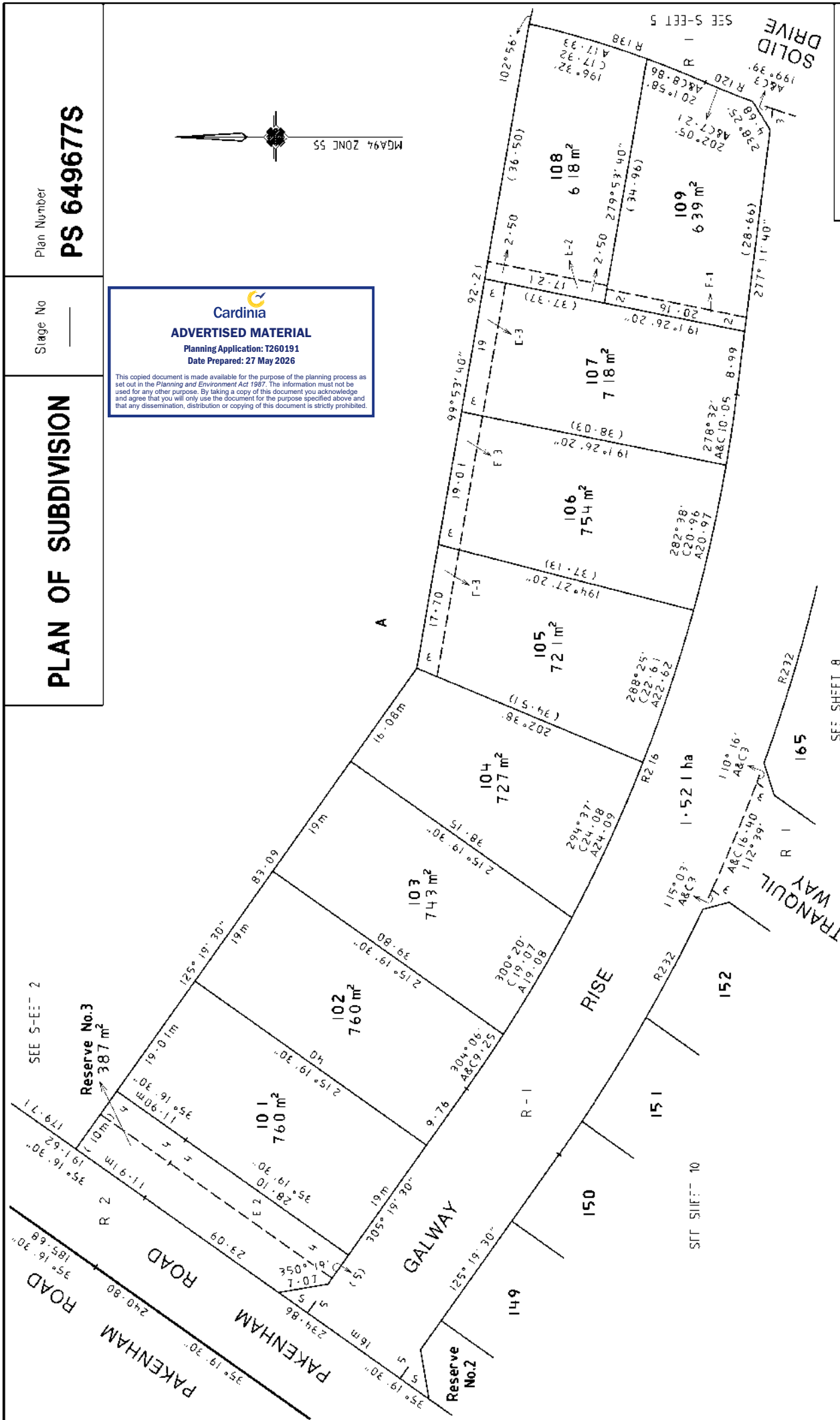
Plan Number  
**PS 649677S**

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

**PLAN OF SUBDIVISION**

**Cardina**  
**ADVERTISED MATERIAL**  
Planning Application: T260191  
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SHEET 4

DATE: / / 20

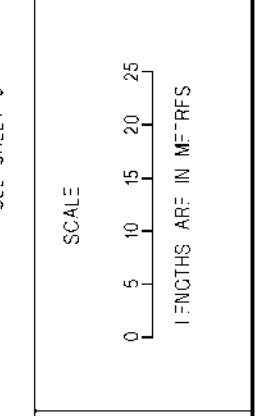
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ORIGINAL SHEET SIZE A3

REGISTERED SURVEYOR (PRINT) JONATHAN TREVOR NEALE

SIGNATURE: DIGITALLY SIGNED DATE: VERSION 7

REF: 35213/Sig1



ORIGINAL SHEET SIZE A3

SCALE 1:500

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1-6 MELBURNIAN, SUITE 2, 250 S1-KLDA RD, SOUTH BANK P4 1031.9687 8000, FAX 1031.9687 8099

# PLAN OF SUBDIVISION

Stage No

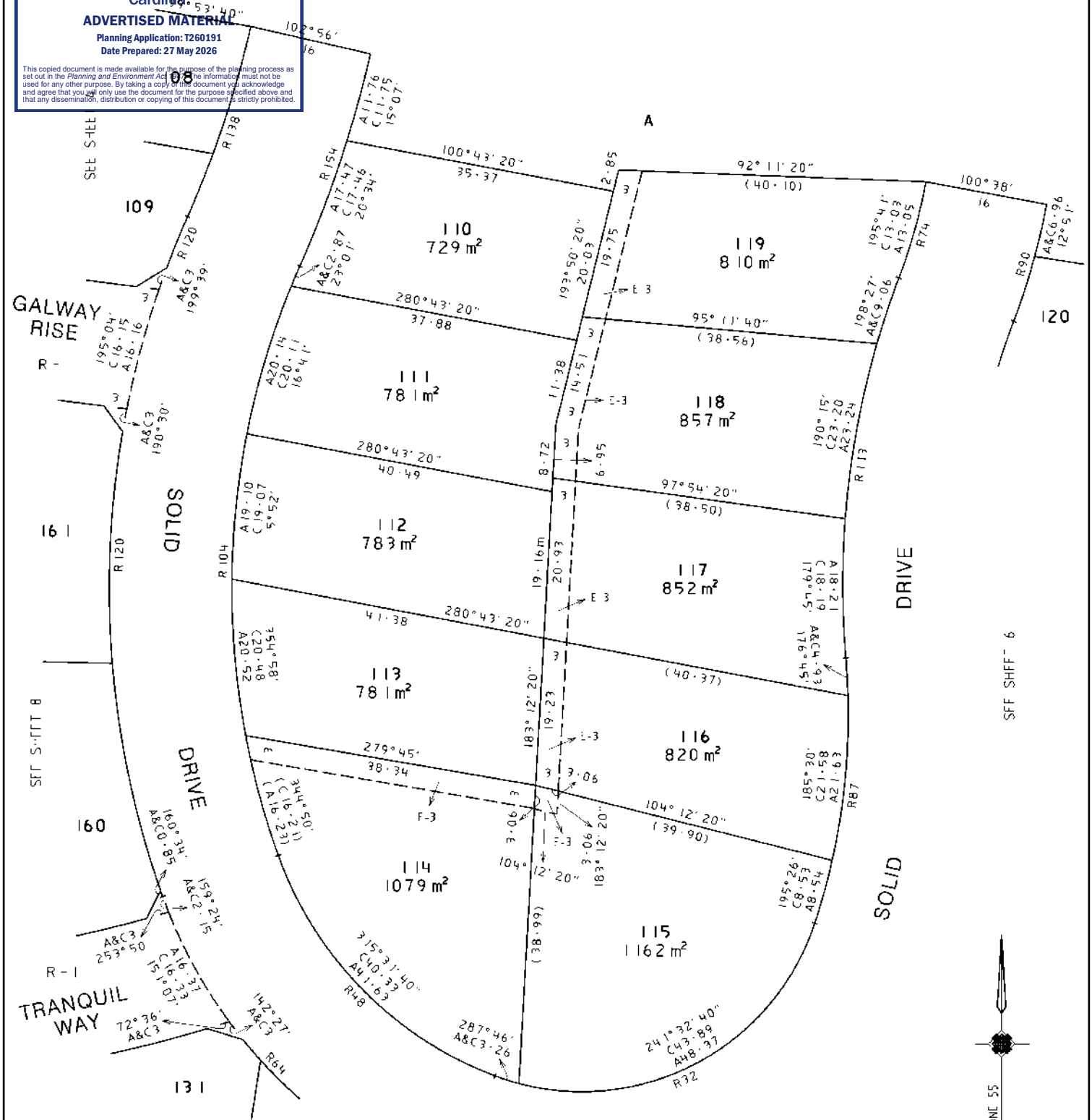
Plan Number

## PS 649677S



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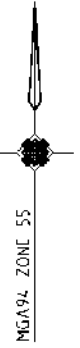
### WATSONS

URBAN DEVELOPMENT  
CONSULTANTS & MANAGERS

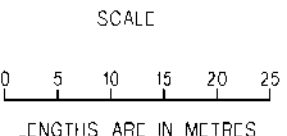
5 MAIN ST, MORNINGTON PH 1031 5975 4644, FAX 1031 5975 3916  
4 MELBURNIA, SUITE 2, 250 S KILDA RD, SOUHBANK  
PH 1031 9697 8000, FAX 1031 9697 8099

R-1

SFF SHEET 7



ORIGINAL  
SCALE SHEET  
1:500 A3



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SIGNATURE DIGITALLY SIGNED DATE  
REF: 35213/Sig.1 VERSION 7

SHEET 5

DATE / /20

COUNCIL DELEGATE SIGNATURE

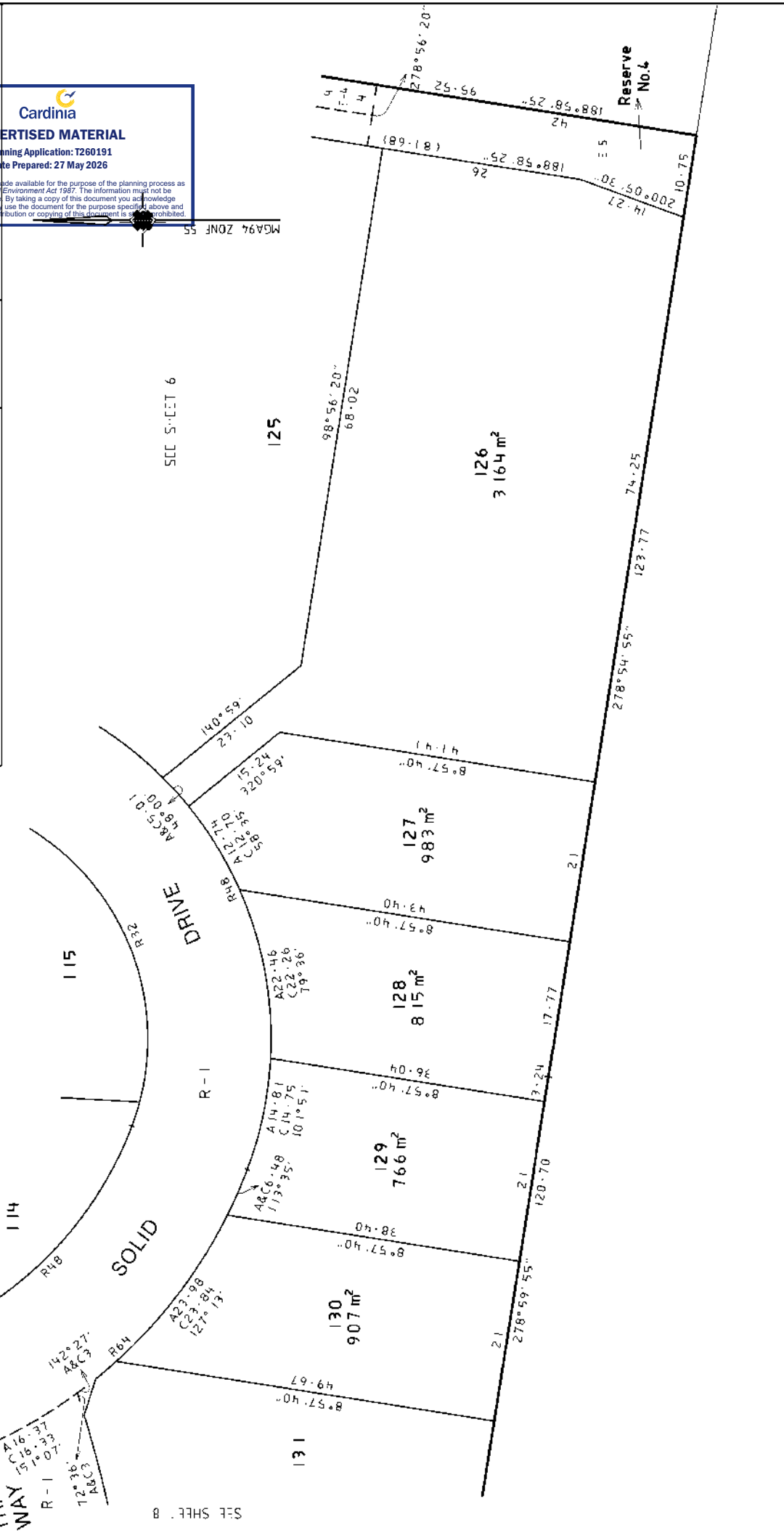
ORIGINAL SHEET SIZE A3



**PLAN OF SUBDIVISION**

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

Plan Number **PS 619677S**



**Cardinia**  
**ADVERTISED MATERIAL**  
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SHEET 7

DATE: / / 20

COUNCIL: DEFGATE SIGNATURE

ORIGINAL SHEET SIZE A3

LICENCED SURVEYOR (PRINT) JONATHAN TREVOR NEALE

SIGNATURE: DIGITALLY SIGNED DATE

REF: 35213/Sig 1 VERSION 7

SCALE

0 5 10 15 20 25

LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE A3

SCALE 1:500

**WATSONS**  
 URBAN DEVELOPMENT  
 CONSULTANTS & MANAGERS

5 MAIN ST, MORNINGTON P11.031.5975 4644, FAX (03) 6975 3916  
 1-18 MELBURNIAN, SUITE 2, 250 S1 KILDA RD, SOU -BANK P4 (03) 9687 8000, -AX (03) 9687 8099

# PLAN OF SUBDIVISION

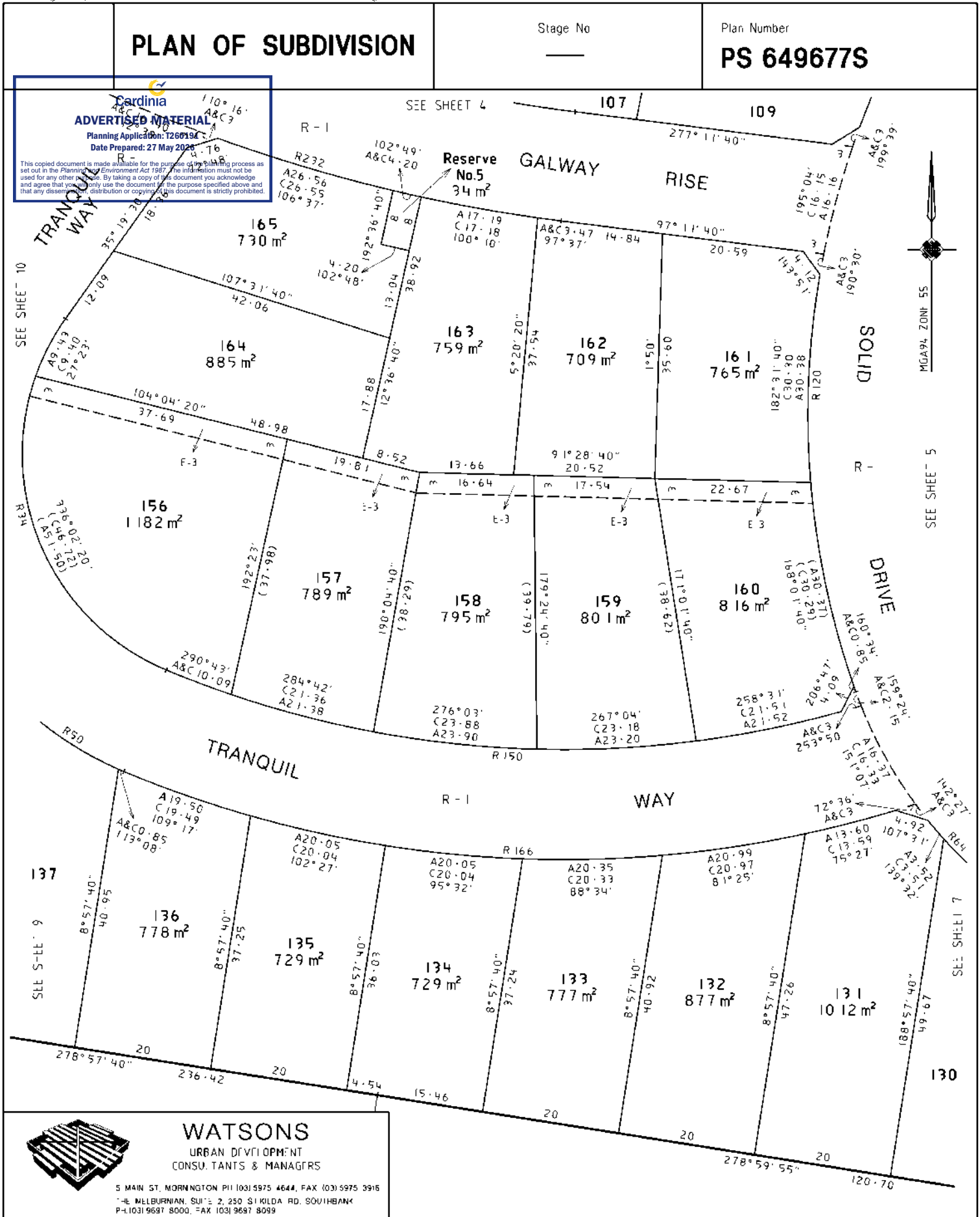
Stage No  
—

Plan Number

## PS 649677S

**Cardinia**  
**ADVERTISED MATERIAL**  
 Planning Application: T260194  
 Date Prepared: 27 May 2026

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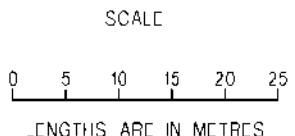


### WATSONS

URBAN DEVELOPMENT  
CONSULTANTS & MANAGERS

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 7-8 MELBURNIAN, SUITE 2, 250 ST KILDA RD, SOUHBANK  
 PH 1031 9697 8000, FAX 1031 9697 8099

ORIGINAL  
SCALE SHEET  
1:500 A3



LICENSSED SURVEYOR (PRINT) JONATHAN TREVOR NEATE  
 SIGNATURE DIGITALLY SIGNED DATE  
 REF: 35213/Sig.1 VERSION 7

SHEET 8

DATE / /20

COUNCIL DELEGATE SIGNATURE

ORIGINAL SCALE SIZE A3





	<b>PLAN OF SUBDIVISION</b>	Stage No —	Plan Number <b>PS 649677S</b>
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**SUBDIVISION ACT 1988  
CREATION OF RESTRICTION A**

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

**Land to benefit:** Land in this plan.  
**Land to be burdened:** Lots 120 to 126 (Both Inclusive)

**Description of Restriction:**

The registered proprietor or proprietors for the time being a burdened lot to which this restriction applies shall not allow dwellings and garages to be located outside the building envelope (hatched area) shown in the Building Envelope Schedule within the Instrument for PS 649677S, unless with the written consent of the Responsible Authority.

**SUBDIVISION ACT 1988  
CREATION OF RESTRICTION B**

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

**Land to benefit:** Land in this plan.  
**Land to be burdened:** Lots 106, 114, 115 and 122 to 126 (Both Inclusive).


**Description of Restriction:**

The registered proprietor or proprietors for the time being a burdened lot to which this restriction applies shall not allow removal of any trees within the Tree Protection Envelopes (cross hatched area) shown in the Tree Protective Envelope Schedule within the instrument for PS 649677S unless with the written consent of the Responsible Authority.

  
**Cardinia**  
**ADVERTISED MATERIAL**  
Planning Application: T260191  
Date Prepared: 27 May 2026

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SHEET 11
DATE / /20
COUNCIL DELEGATE SIGNATURE
ORIGINAL SHEET SIZE A3



**WATSONS**  
URBAN DEVELOPMENT  
CONSULTANTS & MANAGERS

5 MAN ST, MORNINGTON PH: (03) 5975 4644, FAX: (03) 5975 3916  
145 MELBURNIAN, SUITE 2, 250 SISKIYOU RD, SOUTHBANK  
PH: (03) 9697 8000, FAX: (03) 9697 8099

JULIAN SLID SURVEYOR (PRINT) JONATHAN TREVOR NEATE  
SIGNATURE DIGITALLY SIGNED DATE  
REF: 35213/Stg 1 VERSION 7

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

SUBDIVISION (PROCEDURES) REGULATIONS 2000

SPEAR Reference Number: S014069H

Plan Number: PS649677S

Responsible Authority Name: Cardinia Shire Council

Responsible Authority Reference Number 1: S11/087

Surveyor's Plan Version: 7



### **Certification**

This plan is certified under section 6 of the Subdivision Act 1988

### **Public Open Space**

A requirement for public open space under section 18 of the Subdivision Act 1988

Has not been made at Certification

Digitally signed by Council Delegate: Penny Carney

Organisation: Cardinia Shire Council

Date: 17/04/2012

# Imaged Document Cover Sheet

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06/09/2013 \$113 173



FORM 18 Section 181

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

**Planning and Environment Act 1987**

Lodged by:

Name: JOSEPH LAW, SOLICITOR

Phone: 9571-5236

Address: 16 Ash Grove, Malvern East 3145

Ref: Galway View Pty. Ltd.

Customer Code: 01786Y

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

Land: Volume 8810 Folio 340 and Volume 8652 Folio 976

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

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

A copy of the Agreement is attached to this Application.

Signature for the Authority:

Name of Officer:

Brett Jackson

Date:

22/8/13



**AK575312M**

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**CONTENTS**

- 1. DEFINITIONS**
- 2. INTERPRETATION**
- 3. SECTION 173 AGREEMENT**
- 4. SPECIFIC OBLIGATIONS OF THE OWNER**
- 5. FURTHER OBLIGATIONS OF THE OWNER**
- 6. AGREEMENT UNDER SECTION 173 OF THE ACT**
- 7. OWNER'S WARRANTY**
- 8. SUCCESSORS IN TITLE**
- 9. GENERAL MATTERS**
- 10. COMMENCEMENT OF AGREEMENT**




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**AGREEMENT**

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

**BETWEEN:**

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

("the Council")

- and -

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

("the Owner")

**INTRODUCTION**

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

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**ADVERTISED AS AGREED:**  
 Planning Application: T260191  
 Date Prepared: 27 May 2026

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**1. DEFINITIONS**

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

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

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

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**2. INTERPRETATION**

In this Agreement unless the context admits otherwise:

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

**3. SECTION 173 AGREEMENT**

**3.1 Purpose**

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

**3.2 Burden of covenants**

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

  
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**SPECIFIC OBLIGATIONS OF THE OWNER**

**The owner acknowledges and agrees that:**

**4.1 Building Restrictions**

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

**4.2 Height Controls**

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

**4.3 Re-vegetation**

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

**5. FURTHER OBLIGATIONS OF THE OWNER**

The Owner further agrees that:

**5.1 Notice and Registration**

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

**5.2 Further Actions**

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

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

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

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

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**AGREEMENT UNDER SECTION 173 OF THE ACT**

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

**7. OWNERS WARRANTY**

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

**8. SUCCESSORS IN TITLE**

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

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

**9. GENERAL MATTERS**

**9.1 Notices**

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

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

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

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

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

**9.3 No Waiver**

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

**9.4 Severability**

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

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

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

**10. COMMENCEMENT OF AGREEMENT**

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

**AK575312M**  
06/09/2013 \$113 173  


  
**Cardinia**  
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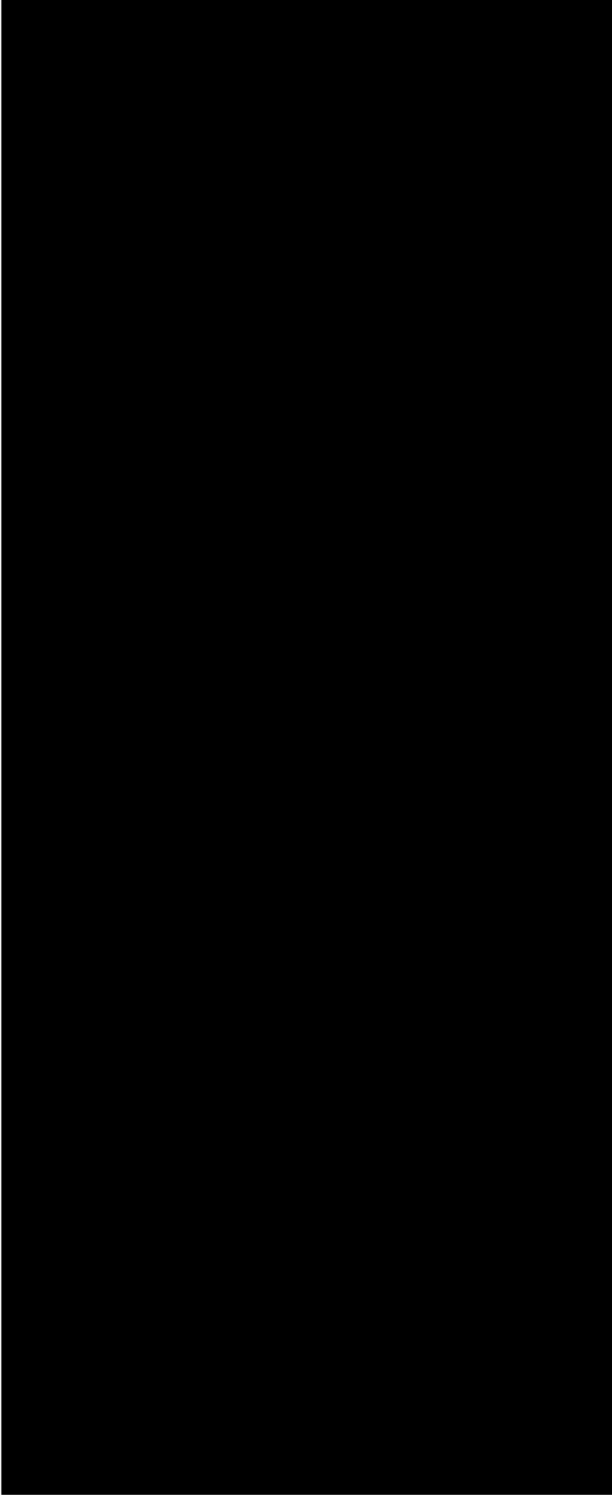
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06/09/2013 \$113 173  
[Barcode]

**SIGNING PAGE**

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



)  
)  
)  
)  
)  
)  
)

**MANAGER** Development Services

Witness

)  
)  
)

 <b>Cardinia</b> <b>ADVERTISED MATERIAL</b> Planning Application: T260191 Date Prepared: 27 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>
--

Director

Full name

Usual address

Director (~~or company Secretary~~)

Full name

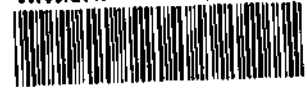
Usual address

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**DATED**

  
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**CARDINIA SHIRE COUNCIL**

- and -

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

---

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

---

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

**REPORT**

**A WRITTEN ASSESSMENT OF THE PROPOSAL AGAINST STATE AND LOCAL PLANNING  
POLICY FRAMEWORK OF THE CADINIA PLANNING SCHEME**

**FOR**

**PROPOSED CONSTRUCTION OF ONE(1) DOUBLE STOREY DWELLING AT 6 TRANQUIL WAY,  
PAKEHAM VIC 3810.**

**Permit trigger: Construct buildings and works in the Environmental Significance Overlay –  
Schedule 4.**

**May 2026**

**VEERA SRIAMARESWARAN  
PLANNING CONSULTANT  
VIC PLANNING & DESIGN PTY LTD**



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## Introduction

This planning submission has been prepared for the property at 6 Tranquil Way, Pakenham in accordance with the relevant clauses as contained in the Cardinia Planning Scheme.

In preparing this assessment, a survey of the site and surrounds was carried out, and a detailed site context plan prepared to determine constraints and opportunities.

## The proposal

It is proposed to construct one double storey dwelling. The site is in vacant position.

The proposed dwelling will have four bedrooms and will be provided with a double storey.

The proposed dwelling will have a ground floor secluded private open space with an area of 225.69m<sup>2</sup> and a minimum dimension of well over 9.285m.

## Development Summary

SITE ANALYSIS	
SITE	967.00 sqm
UNIT 1	
GROUND FLOOR	220.50 sqm 23.73 sqs
PORCH	4.28 sqm 0.46 sqs
GARGAE	36.45 sqm 3.92 sqs
ALFRESCO	7.43 qsm 0.80 sqs
OPEN DECK	20.92 sqm 2.25 sqs
1ST FLOOR	229.34 sqm 24.68 sqs
BALCONY	33.47 sqm 3.60 sqs
BUILDING COVER	268.66 sqm 27.78%
DRIVEWAY & WALKWAY	100.41 sqm
HARD COVER IMPERVIOUS	369.07 sqm 38.16%
GARDEN AREA	563.79 sqm 58.30%

  
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## **Section 173 was created on 06/09/2013**

### **Burden on covenants**

The Council and the Owner intend that the burden on the Owner's covenants run with the land.

### **Specific Obligations of the Owner**

The Owner acknowledges and agrees that

#### **1. Building Restrictions**

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

The restriction doesn't apply to Lot 154. The proposal is constructed on lot 154, complies

#### **2. Height Controls**

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

The proposal is construction on lot 154. The restriction doesn't apply to Lot 154.

#### **3. Re-vegetation.**

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

The landscape plan will comply.

### **The subject site**

The subject site 6 Tranquil Way, Pakenham is located on the north-west side of Tranquil Way, Pakenham. The land is an irregular shape lot. The site is in vacant position. There are a few small shrubs on the land but none require a planning permit for removal. An easement is at the rear boundary but the development will not be over the easement.



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**Cardinia PROPERTY DETAILS**  
**ADVERTISED MATERIAL**  
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**6 TRANQUIL WAY PAKENHAM 3810**

**Lot 154 PS649677**

**154\PS649677**

**CARDINIA**

**5000014951**

**Cardinia**

**Melway 317 C3**

[www.cardinia.vic.gov.au](http://www.cardinia.vic.gov.au)

[Planning Scheme - Cardinia](#)

Council Property Number:

Planning Scheme:

Directory Reference:

**UTILITIES**

Rural Water Corporation: **Southern Rural Water**

Melbourne Water Retailer: **South East Water**

Melbourne Water: **Inside drainage boundary**

Power Distributor: **AUSNET**

**STATE ELECTORATES**

Legislative Council: **EASTERN VICTORIA**

Legislative Assembly: **PAKENHAM**

**OTHER**

Registered Aboriginal Party: **Bunurong Land Council**

**Aboriginal Corporation**

Fire Authority: **Fire Rescue Victoria & Country**

**Fire Authority**

[View location in VicPlan](#)

**Planning Zones**

[GENERAL RESIDENTIAL ZONE \(GRZ\)](#)  
[GENERAL RESIDENTIAL ZONE - SCHEDULE 1 \(GRZ1\)](#)



GRZ - General Residential TRZ2 - Principal Road Network  
 Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

**Zoning**

The site is in a General Residential Zone Schedule 1

The purposes of the zone are:

- 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.


  
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To allow educational, recreational, religious, community and a limited range of other residential uses to serve local community needs in appropriate locations.

**32.08-4 Construction or extension of a dwelling or residential building.**

An application to construct or extend a dwelling or residential building on a lot must provide a minimum garden area as set out in the following table:

Lot size	Minimum percentage of a lot set aside as garden area
400 - 500 square metres	25%
501 - 650 square metres	30%
Above 650 square metres	35%

*Planning response*

*The subject land has an area of 967 square metres and requires a minimum of 35% garden area. The garden area proposed is 37.15%.*

*Clause 32.08-5 Construction and extension of one dwelling on a lot*

**Permit requirement**

A permit is required to:

- A permit is required to construct or extend one dwelling on a lot less than 300 square metres.

Response

*The subject land has an area of 967 square metres so a planning permit isn't required under this Clause. Because a permit isn't required under this Clause, there is no planning assessment required under Clause 54. A planning assessment should only be required where a planning permit is triggered. However, an assessment has been made against Clause 54 to demonstrate that the development complies with the Clause although an assessment isn't required.*

**Overlay**

**Clause 45.06 Development Contribution Overlay – Schedule 1.**



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

### Planning assessment response

*This development does not create any additional lot.*

*If there is a requirement for a development contribution, it can form a permit condition.*

## **Clause 42.01 Environmental Significant Overlay – Schedule 4.**

### **Purpose**

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify areas where the development of land may be affected by environmental constraints.
- To ensure that development is compatible with identified environmental values.

### **Clause 42.01-2 Permit requirement.**

A permit is required to:

- Construct a building or construct or carry out works. This does not apply if a schedule to this overlay specifically states that a permit is not required

In Schedule 4 to the ESO, there is no mention of the construction of a dwelling. Therefore, a permit is required to construct a dwelling.

The decision guidelines of Schedule 4 to the ESD are as follows:

The following decision guidelines apply to an application for a permit under Clause 42.01, in addition to those specified in Clause 42.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

### **General**

- The Land Capability Study for the Cardinia Shire (February 1997).
- The need for an environmental and landscape impact assessment report, prepared by a properly qualified person and to the satisfaction of the responsible authority, that includes:
  - An appropriate consideration of alternative subdivision layouts and alternative sites for buildings

- Possible design responses and design guidelines
- Consideration of appropriate environmental management practices, including replanting of native vegetation and ongoing protection and management of vegetation and habitat areas.
- The protection and enhancement of environmental significance having regard to:
  - Protecting habitat areas, landscape areas and vantage points of high quality
  - Protecting and enhancing areas of native vegetation
  - Setting development back from the ridgeline to allow appreciation of the ridge landform and topography, and to maintain the natural skyline of the ridge
  - The visual prominence of land above the 60-metre contour as a defining landscape feature
  - The integration of buildings and works with environmental and landscape features
  - Appropriate environmental management practices.
- Measures to address environmental hazards or constraints including erosion, drainage and fire.

## Buildings and works

- The impact of any buildings and works on areas of remnant vegetation, and habitat of botanical and zoological significance.
- The impact of proposed buildings and works on the landscape character of the area, including prominent ridgelines and significant views.
- The control of the density of buildings and subdivision necessary to meet environmental objectives.
- The establishment of appropriate building envelopes and the benefits of requiring building envelopes to be shown on plans of subdivision.
- Whether the siting, height, scale, materials, colours and form of proposed buildings and works, including roads and infrastructure service lines, have been designed to have least visual effect on the ridge environment and landscape.
- Whether approval of any proposed buildings and works is compatible with maintaining the visual, natural and cultural significance of the ridge landscape.
- The benefit of permit conditions requiring all building materials to be non-reflective and of colours that are complementary to those of the natural landscape.
- The benefit of conditions requiring the landscaping of buildings and works, while also having regard to the maintenance of existing viewlines.

## Vegetation and habitat

- The retention of remnant vegetation and wildlife habitat, and the need to plant vegetation along waterways, gullies, ridgelines and property boundaries.
- The conservation and enhancement of the area's native vegetation and habitat values, including allowing for natural regeneration of native vegetation
- Providing linked open space and local habitat corridors.
- Maintaining vegetation as a key element of the landscape, and maintaining and enhancing the continuity of vegetation.
- The significance of any vegetation proposed to be removed, including its rarity and habitat value.
- The need to revegetate or landscape the site with native species and dispersing buildings to allow trees to be planted between them.

## Response to slope

- The availability of other alternative sites, alternative building designs or alternative construction practices for proposed buildings and works that minimise cut and fill and would better meet the environmental objectives of this schedule, having regard to the size and topography of the land, retention of vegetation, and the form and nature of the proposed buildings and works.
- The availability of reasonable alternative routes, alternative designs or alternative forms of installation for roads, access driveways and infrastructure service lines that would avoid impact on vegetation and habitat areas, follow the contours of the land, minimise cut and fill and better meet the environmental objectives of this schedule.
- Locating buildings and works in low lying positions on a site.
- Slope stability and the need for a geotechnical report, particularly where slopes are greater than 20 percent.

## Waterways

- The protection of waterways and water quality through the appropriate management of stormwater, effluent disposal, erosion, sediment pollution and the provision and protection of vegetation especially along watercourses.

## Salinity

- Whether vegetation retention and revegetation is occurring and whether appropriate management techniques are being put in place to address water table and salinity issues.

### *Planning assessment response*

*The land is vacant of building. There are two small trees within the front setback that will be retained. The proposal will provide additional canopy trees throughout the land to reduce greenhouse gases, reduce erosion and provide habitat for wildlife.*

*The proposed dwelling has been designed to follow the slope of the land to avoid significant excavation.*

### *Exemptions*

*Clause 42.01-3 contains table of exemptions.*

*No trees are removed and there is no need for exemptions.*



**Planning Overlays**

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY (DCPO)  
DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 1 (DCPO1)



DCPO - Development Contributions Plan Overlay

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)  
ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 4 (ESO4)



ESO - Environmental Significance Overlay

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

**Bush Fire Prone Areas**

The land is not within a Bush Fire Prone Area.

**Cultural Heritage Sensitivity**

The land isn't in the Aboriginal Cultural Heritage Sensitivity.

**Planning Policy Framework**



**Cardinia**  
**ADVERTISED MATERIAL**  
 Planning Application: T260191  
 Date Prepared: 27 May 2026

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The following policies from the Planning Policy Framework are relevant:

**ADVERTISED MATERIAL**  
Planning Division T26019  
Date Prepared: 27 May 2026

## Clause 1 PURPOSES OF THIS PLANNING SCHEME

To provide a clear and consistent framework within which decisions about the use and development of land can be made.

- To express state, regional, local and community expectations for areas and land uses.
- To provide for the implementation of State, regional and local policies affecting land use and development.
- To support responses to climate change.

### 11.01-1S - Settlement

#### Objective

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

#### Strategy

Plan for the delivery of 2.24 million homes across Victoria by 2051.

Develop sustainable communities through a settlement framework that:

- Offers a range of housing choices.
- Provides convenient access to jobs, services, infrastructure and community facilities.
- Takes into account regional and municipal contexts and frameworks.

Focus investment and growth in:

- Melbourne Central City.
- Metropolitan Activity Centres and Suburban Rail Loop Precincts in Metropolitan Melbourne.
- Priority Precincts (including the Suburban Rail Loop East Precincts).
- Major regional cities of Ballarat, Bendigo and Geelong.
- Regional cities of Horsham, Latrobe City, Mildura, Shepparton, Wangaratta, Warrnambool and Wodonga.

Manage the expansion of settlements by:

- Creating and reinforcing settlement boundaries. Where no settlement boundary is identified, limit the expansion of a settlement to the extent of existing urban zoned land.
- Promoting and capitalising on opportunities for urban renewal and infill redevelopment.
- Limiting urban sprawl and directing growth into existing settlements.
- Ensuring land that may be required for future urban expansion is not compromised.


  
 Provide for growth in population and development of facilities and services across a regional
   
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Provide for growth in population and development of facilities and services across a regional network in accordance with housing targets.

Plan for development and investment opportunities that make best use of existing and planned transport infrastructure.

Coordinate transport, communications and economic linkages between settlements through the identification of servicing priorities.

Strengthen transport links on national networks for the movement of commodities.

Deliver networks of high-quality integrated settlements, suburbs and towns that:

- Are great places with a strong identity and sense of place.
- Are inclusive, prosperous, liveable and sustainable.
- Comprise a form and density that supports healthy, active and sustainable transport.
- Are based around compact existing or planned activity centres to maximise accessibility to facilities and services.
- Concentrate retail, office-based employment, community facilities and services in central locations.

Facilitate environmentally resilient settlements by:

- Integrating the management of water resources into the urban environment in a way that supports water security, public health, environment and amenity outcomes.
- Minimising exposure to natural hazards.
- Contributing to net zero greenhouse gas emissions through renewable energy infrastructure and energy efficient urban layout and urban design.
- Supporting metropolitan and regional climate change adaption and mitigation measures.
- Supporting cooling and greening measures for urban areas.

#### 11.01-1R - Settlement - Metropolitan Melbourne Strategies

Maintain a permanent urban growth boundary around Melbourne to create a more consolidated, sustainable city and protect the values of non-urban land.

Focus investment and growth in places of state significance, including:

- Metropolitan Melbourne Central City.
- National Employment and Innovation Clusters.
- Metropolitan Activity Centres.
- State-Significant Industrial Precincts.
- Transport Gateways.
- Health and Education Precincts.

Facilitate substantial growth and change in employment, health and education precincts to help meet the needs of Melbourne's rapidly growing population.

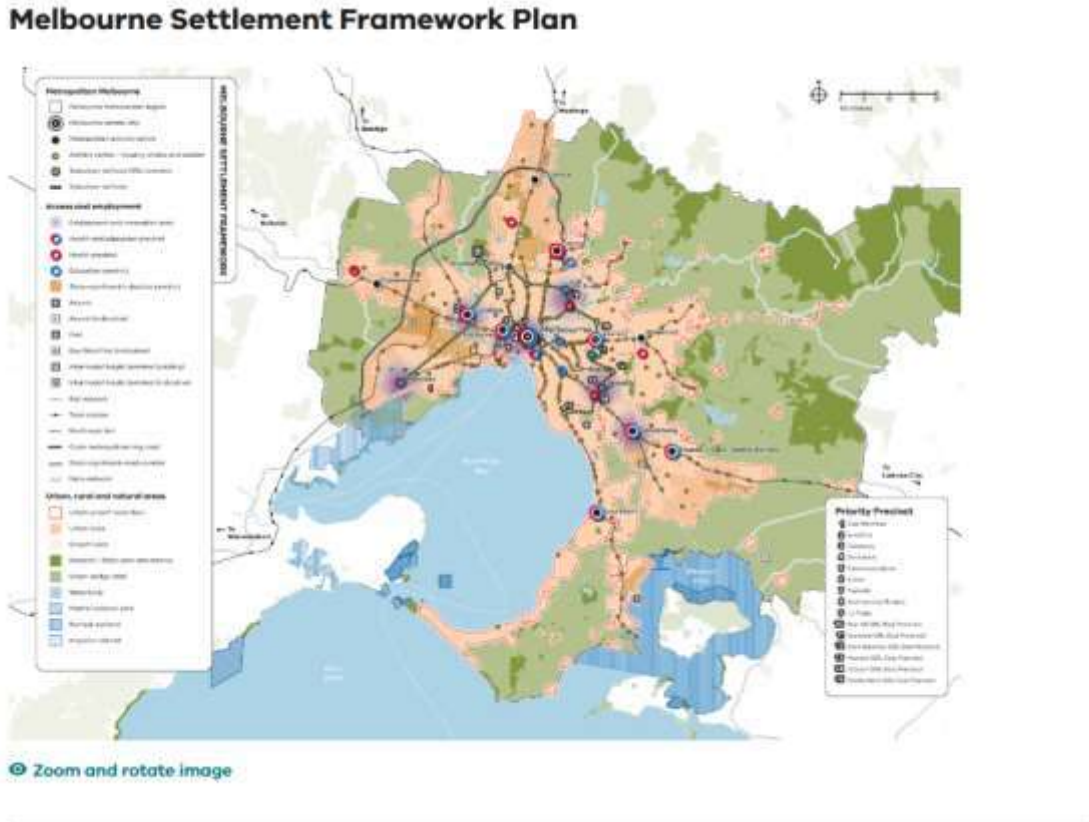
Develop a series of Priority Precincts that provide for an expanded Melbourne central city to  
 ADVERTISED MATERIAL  
 Planning Application: T260191  
 Date Prepared: 27 May 2026

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Develop a series of Priority Precincts that provide for an expanded Melbourne central city to and housing choice across Metropolitan Melbourne.

Develop Employment and Innovation Areas centred around medical, research and tertiary institutions that foster the development of emerging industries.

Create mixed use neighbourhoods at varying densities, including through the development of urban-renewal precincts and Activity Centres - Housing Choice and Stations.



Clause 15 - BUILT ENVIRONMENT AND HERITAGE

Planning is to recognise the role of urban design, building design, heritage and energy and resource efficiency in delivering liveable and sustainable cities, towns and neighbourhoods.

Planning should ensure all land use and development appropriately responds to its surrounding landscape and character, valued built form and cultural context.

Planning should protect places and sites with significant heritage, architectural, aesthetic, natural, scientific and cultural value.

Planning should incorporate measures to protect culturally significant heritage places in locations exposed to climate related hazards.


  
 Planning must support the establishment and maintenance of communities by delivering functional, accessible, safe and diverse physical and social environments, through the appropriate location of use and development and through high quality buildings and urban design.

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Planning should promote excellence in the built environment and create places that:

- Are enjoyable, engaging, and comfortable to be in.
- Support human health and community wellbeing.
- Accommodate people of all abilities, ages and cultures.
- Contribute positively to local character and sense of place.
- Reflect the particular characteristics and cultural identity of the community.
- Enhance the function, amenity and safety of the public realm.

Planning should promote development that is environmentally sustainable and minimise detrimental impacts on the built and natural environment.

Planning should facilitate development that:

- Is adapted and resilient to climate related hazards.
- Supports the transition to net zero greenhouse gas emissions.
- Minimises waste generation and supports resource recovery.
- Conserves potable water.
- Supports the use of, and access to, low emission forms of transport.
- Protects and enhances natural values.
- Minimises off-site detrimental impacts on people and the environment.

#### Clause 15.01-2S - Building design

##### Objective

To achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development.

##### Strategies

Ensure a comprehensive site analysis forms the starting point of the design process and provides the basis for the consideration of height, scale, massing and energy performance of new development.

Ensure development responds and contributes to the strategic and cultural context of its location.

Minimise the detrimental impact of development on neighbouring properties, the public realm and the natural environment.


 Improve the energy performance of buildings through siting and design measures that encourage:

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- **Passive design responses that minimise the need for heating, cooling and lighting.**
- **On-site renewable energy generation and storage technology.**
- Use of low embodied energy materials.

Restrict the provision of reticulated natural gas in new dwelling development.

Ensure the layout and design of development supports resource recovery, including separation, storage and collection of waste, mixed recycling, glass, organics and e-waste.

Encourage use of recycled and reusable materials in building construction and undertake adaptive reuse of buildings, where practical.

Encourage water efficiency and the use of rainwater, stormwater and recycled water.

Minimise stormwater discharge through site layout and landscaping measures that support on-site infiltration and stormwater reuse.

Ensure the form, scale, and appearance of development enhances the function and amenity of the public realm.

Ensure buildings and their interface with the public realm support personal safety, perceptions of safety and property security.

Ensure development is designed to protect and enhance valued landmarks, views and vistas.

Ensure development considers and responds to transport movement networks and provides safe access and egress for pedestrians, cyclists and vehicles.

Encourage development to retain existing vegetation.

Ensure development provides landscaping that responds to its site context, enhances the built form, creates safe and attractive spaces and supports cooling and greening of urban areas.

#### Clause 15.01-5S - Neighborhood character

##### Objective

To recognise, support and protect neighbourhood character, cultural identity, and sense of place.

##### Strategies


  
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Support development that respects the existing neighbourhood character or contributes to a preferred neighbourhood character.

Ensure the preferred neighbourhood character is consistent with medium and higher density housing outcomes in areas identified for increased housing.

Ensure development responds to its context and reinforces a sense of place and the valued features and characteristics of the local environment and place by respecting the:

- Pattern of local urban structure and subdivision.
- Underlying natural landscape character and significant vegetation.
- Neighbourhood character values and built form that reflect community identity.

Clause 15.01-5S – Neighbourhood Character

## Objective

To recognise, support and protect neighbourhood character, cultural identity, and sense of place.

## Strategies

Support development that respects the existing neighbourhood character or contributes to a preferred neighbourhood character.

Ensure the preferred neighbourhood character is consistent with medium and higher density housing outcomes in areas identified for increased housing.

Ensure development responds to its context and reinforces a sense of place and the valued features and characteristics of the local environment and place by respecting the:

- Pattern of local urban structure and subdivision.
- Underlying natural landscape character and significant vegetation.
- Neighbourhood character values and built form that reflect community identity.

Clause 16 – HOUSING

Planning should provide for housing diversity, and ensure the efficient provision of supporting infrastructure.

Planning should ensure the long term sustainability of new housing, including access to services, walkability to activity centres, public transport, schools and open space.

Planning for housing should include the provision of land for affordable housing.

Clause 16.-1-1S Housing Supply

**Objective**  
**ADVERTISED MATERIAL**  
 Planning Application: T260191  
 Date of Publication: 12/01/2021

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**Strategies**

To facilitate well-located, integrated and diverse housing that meets community needs.

Plan to accommodate housing targets specified in this clause by ensuring zones and overlays deliver sufficient realisable development capacity.

Ensure that an appropriate quantity, quality and type of housing is provided, including aged care facilities and other housing suitable for older people, supported accommodation for people with disability, rooming houses, student accommodation and social housing.

Increase the proportion of housing in urban areas with good access to opportunities and services (including under-utilised urban land) and reduce the share of new dwellings in greenfield, fringe and dispersed development areas.

Encourage higher density housing development on sites that are well located in relation to jobs, services and public transport.

Identify opportunities for increased residential densities to help consolidate urban areas.

Facilitate diverse housing that offers choice and meets changing household needs by widening housing diversity through a mix of housing types.

Encourage the development of well-designed housing that:

- Provides a high level of internal and external amenity.
- Incorporates universal design and adaptable internal dwelling design.

Support opportunities for a range of income groups to choose housing in well-serviced locations.

Plan for growth areas to provide for a mix of housing types through a variety of lot sizes, including higher housing densities in and around activity centres.


Policy documents

Consider as relevant:

Homes for Victorians – Affordability, Access and Choice (Victorian Government 2017)

Apartment Design Guidelines for Victoria) Department of Environment, Land, Water and Planning 2021

Table 1 – Metropolitan Melbourne Housing Targets

 <b>Cardinia</b> <b>ADVERTISED MATERIAL</b> Planning Department Date Prepared: 27 May 2026 <small>This copied document is made for use of the planning process as set out in the Planning and Environment Act 1987. This 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>	Housing Target	Greenfield Area Target	Established Area Target
	30,000	21,000	9,000

Clause 16.01 – 1R      Housing supply – Metropolitan Melbourne

## Strategies

Create development opportunities to meet housing targets population growth and create a sustainable city by developing housing and mixed use development opportunities in locations that are:

- In and around the Central City.
- Metropolitan activity centres and their residential catchments.
- Priority Precincts, including Suburban Rail Loop East Precincts.
- Activity centres - Housing Choice and Stations.
- Areas for residential growth.
- Areas for greyfield renewal, particularly through opportunities for land consolidation.
- Established areas close to existing services, jobs and public transport.
- Neighbourhood activity centres - especially those with good public transport connections.
- Areas near existing and proposed railway stations that can support transit-oriented development.

Clause 16.01 – 2S      Housing affordability

Objective

To deliver affordable housing in areas with good access to opportunities and services.

## Strategies

Improve housing affordability by:

- Ensuring housing supply continues to be sufficient to meet demand.
- Increasing choice in housing type, tenure and cost to meet the needs of households as they move through life cycle changes and to support diverse communities.
- Promoting good housing and urban design to minimise negative environmental impacts and keep costs down for residents and the wider community.
- Encouraging a significant proportion of new development to be affordable for households on very low to moderate incomes.

Increase the supply of well-located affordable housing by:

- Facilitating a mix of private, affordable and social housing in suburbs, growth areas, activity centres and urban renewal precincts.

- Ensuring the redevelopment and renewal of public housing stock better meets community needs.

Facilitate the delivery of social housing by identifying surplus government land suitable for housing.

Clause 20 LOCAL PLANNING POLICY FRAMEWORK

Clause 21.01 CARDINIA SHIRE KEY ISSUES AND STRATEGIC VISION

Clause 21.01-1 Snapshot of Cardinia Shire

The majority of the Cardinia Shire’s population is located within the urban areas of Beaconsfield, Officer and Pakenham. These areas are within the Casey-Cardinia South-east Growth Corridor, and will accommodate the majority of future residential and commercial growth.

The population within the Cardinia growth area is expected to grow 82% from a current population of around 109,000 people (2018) to approximately 198,000 people in 2041.

Clause 21.01-2 Key influences

Clause 21.01- 3 Key Issues

The key issues facing Cardinia are focused around five strategic themens:

Environment

Settlement and housing

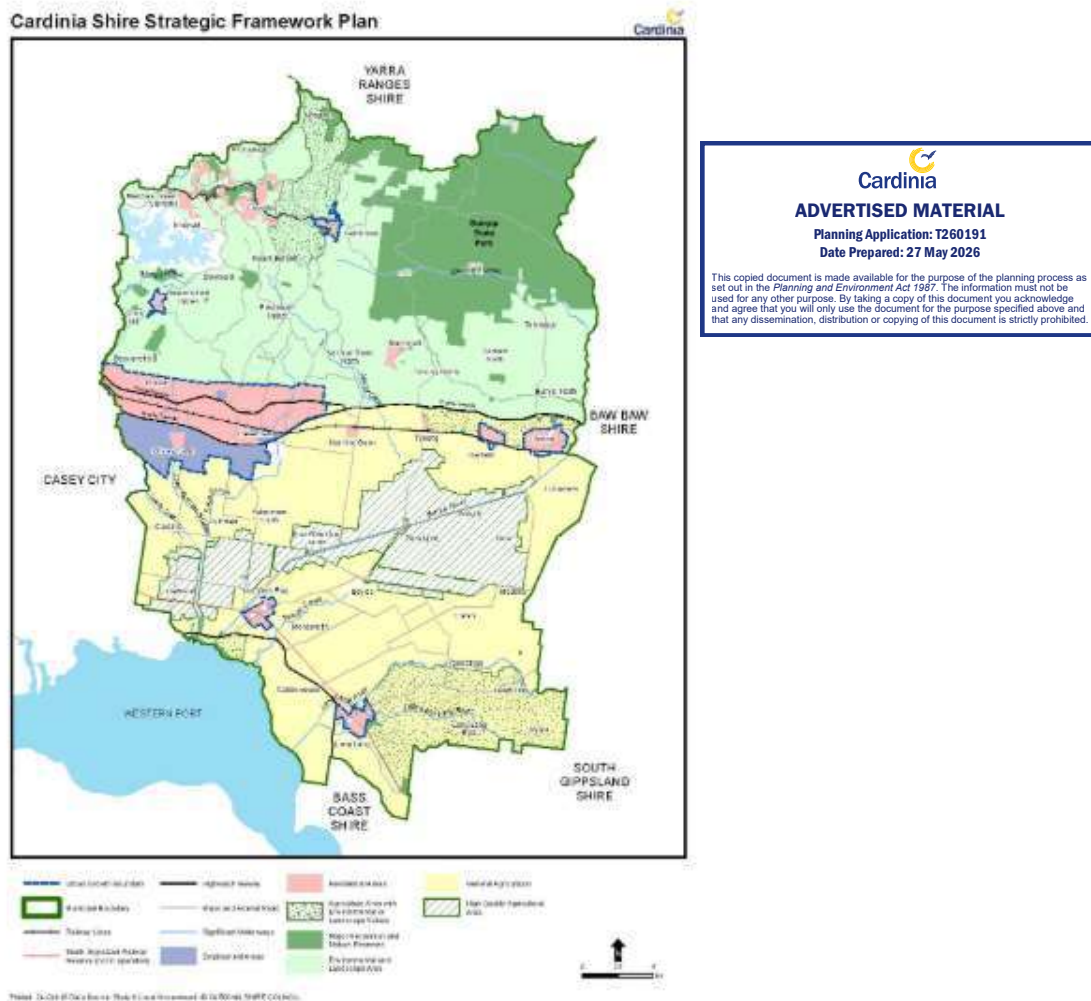
Economic development

Infrastructure

Particular use and development



**Figure 1: Cardinia Shire strategic framework plan**



**Planning Response**

*This development will assist in achieving a compact city by developing in established residential area, thus, will protect non-urban areas from development and achieving the purpose of the Planning Policy Framework.*

*The strategy of Clause 16 is to reduce the share of new dwellings in greenfield and dispersed development areas. This site is in an established residential area where all infrastructures and services exist. This development will reduce new dwellings in greenfield area, thus, reducing deforestation and protect the natural environment.*

*The proposed development will improve housing affordability by providing 1 new dwelling on a land that is vacant.*

*The proposed dwelling is well design and respect the neighbourhood character.*

**52.06 Car Parking**  
**ADVERTISED MATERIAL**  
**Purpose**  
 Planning Application: T260191  
 Date Prepared: 27 May 2026

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To ensure that car parking is provided in accordance with the Municipal Planning Strategy and the Planning Policy Framework.

- To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.
- To support sustainable transport alternatives to the motor car.
- To promote the efficient use of car parking spaces through the consolidation of car parking facilities.
- To ensure that car parking does not adversely affect the amenity of the locality.
- To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.

Clause 52.06-1 Application

This clause does not apply to:

- the construction and use of one dwelling on a lot in the Neighbourhood Residential Zone, General Residential Zone, Residential Growth Zone, Housing Choice and Transport Zone, Mixed Use Zone or Township Zone unless the zone or a schedule to the zone specifies that a permit is required to construct or extend one dwelling on a lot; or

**Planning Response**

*Although an assessment isn't required, an assessment has been provided to show that the development complies with all the standards of Clause 52.06 although it isn't required.*

Clause 52.06-5 Car parking requirement application

The site is in Category 1 of Clause 52.06-5 which requires 1.2 car space per dwelling.

**Planning Response**

*Each unit shall have 4 bedrooms and will be provided with a double garage (2 car spaces).*

*The number of car spaces provided complies with the requirement.*

*No visitor car space is required or proposed.*

## 52.06-9 Design standards for car parking

Plans prepared in accordance with Clause 52.06-7 must meet the design standards of Clause 52.06-9, unless the responsible authority agrees otherwise.

Design standards 1, 3, 6 and 7 do not apply to an application to construct one dwelling on a lot.

### Design standard 1 – Accessways

Accessways must:

- Be at least 3 metres wide.
- Have an internal radius of at least 4 metres at changes of direction or intersection or be at least 4.2 metres wide.
- Allow vehicles parked in the last space of a dead-end accessway in public car parks to exit in a forward direction with one manoeuvre.
- Provide at least 2.1 metres headroom beneath overhead obstructions, calculated for a vehicle with a wheel base of 2.8 metres.
- If the accessway serves four or more car spaces or connects to a road in a Transport Zone 2 or Transport Zone 3, the accessway must be designed so that cars can exit the site in a forward direction.
- Provide a passing area at the entrance at least 6.1 metres wide and 7 metres long if the accessway serves ten or more car parking spaces and is either more than 50 metres long or connects to a road in a Transport Zone 2 or Transport Zone 3.
- Have a corner splay or area at least 50 per cent clear of visual obstructions extending at least 2 metres along the frontage road from the edge of an exit lane and 2.5 metres along the exit lane from the frontage, to provide a clear view of pedestrians on the footpath of the frontage road. The area clear of visual obstructions may include an adjacent entry or exit lane where more than one lane is provided, or adjacent landscaped areas, provided the landscaping in those areas is less than 900mm in height.

If an accessway to four or more car parking spaces is from land in a Transport Zone 2 or Transport Zone 3, the access to the car spaces must be at least 6 metres from the road carriageway.

If entry to the car space is from a road, the width of the accessway may include the road.

### **Planning Response**

*The accessway is 3m wide.*

*Car spaces will be able to turn on the site and exit in a forward direction.*

*All car spaces have ceiling height exceeding 2.1m.*

*A passing area of 6.1m by 7m is not required at the front of the site because the accessway doesn't serve more than 10 car spaces and the site doesn't adjoin a Transport Zone.*

*The 2m x 2.5m splayed around the accessway at the front boundary will not be obstructed by any proposed structures.*

## Design standard 2 – Car parking spaces

Car parking spaces and accessways must have the minimum dimensions as outlined in

Table 2.

Table 2: Minimum dimensions of car parking spaces and accessways

*90° angle car parking*

Accessway width	Car space width	Car space length
6.4 m	2.6m	4.9m
5.8 m	2.6m	4.9m
5.2m	3.0m	4.9m
4.8m	3.2m	4.9m

Car spaces in garages or carports must be at least 6 metres long and 3.5 metres wide for a single space and 5.5 metres wide for a double space measured inside the garage or carport.

### Planning Response

*The double garage is 5.5m wide by 6m long.*

## Design standard 3: Gradients

Accessway grades must not be steeper than 1:10 (10 per cent) within 5 metres of the frontage to ensure safety for pedestrians and vehicles. The design must have regard to the wheelbase of the vehicle being designed for; pedestrian and vehicular traffic volumes; the nature of the car park; and the slope and configuration of the vehicle crossover at the site frontage. This does not apply to accessways serving three dwellings or less.

Ramps (except within 5 metres of the frontage) must have the maximum grades as outlined in Table 3 and be designed for vehicles travelling in a forward direction.

### Planning Response

*The gradients of the driveway comply with this provision.*

## Design standard 4: Mechanical parking

  
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Date Prepared: 27 May 2026

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Mechanical parking may be used to meet the car parking requirement provided:

At least 25 per cent of the mechanical car parking spaces can accommodate a vehicle clearance height of at least 1.8 metres.

Car parking spaces that require the operation of the system are not allocated to visitors unless used in a valet parking situation.

The design and operation is to the satisfaction of the responsible authority.

**Planning Response**

*No mechanical car parking proposed.*

**Design standard 5: Urban design**

Ground level car parking, garage doors and accessways must not visually dominate public space.

Car parking within buildings (including visible portions of partly submerged basements) must be screened or obscured where possible, including through the use of occupied tenancies, landscaping, architectural treatments and artworks.

Design of car parks must take into account their use as entry points to the site.

Design of new internal streets in developments must maximise on street parking opportunities.

**Planning Response**

*The garage is integrated with the design of the development.*

**Design standard 6: Safety**

Car parking must be well lit and clearly signed.

The design of car parks must maximise natural surveillance and pedestrian visibility from adjacent buildings.

Pedestrian access to car parking areas from the street must be convenient.

Pedestrian routes through car parking areas and building entries and other destination points must be clearly marked and separated from traffic in high activity parking areas.

**Planning Response**

*Lighting could be provided along the driveway.*

## Design standard 7: Landscaping

The layout of car parking areas must provide for water sensitive urban design treatment and landscaping.

Landscaping and trees must be planted to provide shade and shelter, soften the appearance of ground level car parking and aid in the clear identification of pedestrian paths.

Ground level car parking spaces must include trees planted with flush grilles. Spacing of trees must be determined having regard to the expected size of the selected species at maturity.

### Planning Response

*Landscaping is proposed along the driveway.*

## 54 – Construction of one dwelling on a lot.

### CLAUSE 54 ASSESSMENT

Objective	Standards	Response
<b>54.01</b>	<p><b>Application Requirements</b></p> <p>n application to which this clause applies must be accompanied by:</p> <ul style="list-style-type: none"> <li>• A site description.</li> <li>• A design response.</li> <li>• A written statement outlining which standards are met and which are not met. If a standard is not met, the written statement must include an explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines.</li> </ul>	<p>A site description, design response are provided.</p> <p>All standards comply.</p> <p>The proposed dwelling complies with all the standards</p> <p>The proposed dwelling should be issued with a planning permit.</p>
<b>54.01-1</b>	<p><b>Site Description</b></p> <p>The neighbourhood and site description may use a site plan, photographs or other techniques and must accurately describe:</p> <ul style="list-style-type: none"> <li>• The built form, scale and character of surrounding development including front fencing.</li> <li>• Site shape, size, orientation and easements.</li> </ul>	<p>The proposal matches the built form, scale and character of the surrounding development.</p> <p>The proposal comfortably sits on the site without causing any adverse effects to the environment.</p>

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<p><b>54.01-2</b></p>	<p><b>Design Response</b></p> <p>The design response must explain how the proposed design derives from and responds to the site description.</p> <p>The design response must include correctly proportioned street elevations or photographs showing the development in the context of adjacent buildings.</p>	<p>A design response plan is provided.</p> <p>The design response includes correctly proportioned street elevations showing the development context of adjacent building.</p> <p>The design response includes a landscape plan.</p>

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<p><b>54.02</b></p>	<p><b>NEIGHBOURHOOD CHARACTER</b></p>	
<p><b>54.02-1</b></p>	<p><b>Street setback objective</b></p> <p>To ensure that the setbacks of buildings from a street respond to the existing or preferred neighbourhood character and make efficient use of the site.</p> <p><b>Standard A2-1</b></p> <p>Walls of buildings are set back from streets:</p> <ul style="list-style-type: none"> <li>At least the distance specified in a schedule to the zone if the distance specified in the schedule is less than the distance specified in Table A2-1; or</li> <li>If no distance is specified in a schedule to the zone, the distance specified in Table A2-1.</li> </ul> <p>Porches, pergolas and verandahs that are less than 3.6 metres high and eaves may encroach not more than 2.5 metres into the setbacks of this standard.</p>	<p>Complies</p> <p>The front setback provided is 8.958m</p> <p>The front setback provided for the proposed dwelling is much more than the requirement.</p> <p>The proposed dwelling is appropriate.</p>

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Table A2-1 Street Setback

<b>Development context</b>	<b>Minimum setback front street</b>	<b>Minimum setback from a side street</b>
There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.	The same distance as the lesser front wall setback of the existing buildings on the abutting allotments facing the front street or 6 metres, whichever is the lesser.	Not applicable
There is an existing building on one abutting allotment facing the same street and no existing building on the other abutting allotment facing the same street, and the site is not on a corner.	The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 6 metres, whichever is the lesser	Not applicable
There is no existing building on	6 metres for streets in a	<b>Not applicable</b>



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	<p>either of the abutting allotments facing the same street, and the site is not on a corner.</p>	<p>Transport Zone 2 and 4 metres for other streets.</p>		
	<p><b>The site is on the corner</b></p>	<p>If there is a building on the abutting allotment facing the front street, the same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 6 metres, whichever is the lesser.</p> <p>If there is no building on the abutting allotment facing the front street, 6 metres for streets in a Transport</p>	<p>Front walls of new development fronting the side street of a corner site are setback at least the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 3 metres, whichever is the lesser.</p> <p>Side walls of new development on a corner site are setback the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or</p>	

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	<p><b>54.02-2</b></p>	<p><b>Building Height Objective</b></p> <p>To ensure that the height of buildings respond to the existing or preferred neighbourhood character.</p> <p><b>Standard A2-2</b></p> <p>The maximum building height does not exceed the maximum height specified in the zone, schedule to the zone or an overlay that applies to the land.</p> <p>If no maximum height is specified in the zone, schedule to the zone or an overlay, the maximum building height does not exceed 9 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height does not exceed 10 metres.</p>	<p>The height of the dwelling is a maximum of 8.870m less than the 10m allowed. The slope of the site is more than 2.5 degrees. No elevation provided to the building envelop.</p> <p>The proposed building is appropriate.</p>		
	<p><b>54.02-3</b></p>	<p><b>Side and Rear Setback Objective</b></p> <p>To ensure that the height and setback of a building from a boundary responds to the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings or small second dwellings.</p> <p><b>Standard A2-3</b></p> <p>A new building not on or within 200mm of a boundary is set back from side or rear boundaries at least 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.</p> <p>Sunblinds, verandahs, porches, eaves, facias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may</p>	<p>Complies.</p> <p>The front setback of the proposed dwelling is 8.958m. The south-west side of the proposed dwelling is 2.736m. The south-east side setback of the proposed dwelling is 3.312m. The north-west setback of the proposed dwelling is 9.285m</p> <p>The setbacks of the proposed dwelling from all side boundaries complies with the requirement of Standard A2-3.</p> <p>The proposed dwelling is appropriate.</p>		

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		<p>encroachments that have an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the side and rear setbacks.</p>	
<p><b>54.02-4</b></p>		<p><b>Walls on Boundary Objectives</b></p> <p>To ensure that the location, length and height of a wall on a boundary responds to the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings and small second dwellings.</p> <p><b>Standard A2-4</b></p> <p>A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of a lot does not abut the boundary for a length that exceeds the greater of the following distances:</p> <ul style="list-style-type: none"> <li>• 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or</li> <li>• The length of existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot.</li> </ul> <p>A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property boundary.</p> <p>A building on a boundary includes a building set back up to 200mm from a boundary.</p> <p>The height of a new wall constructed on or within 200mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary does not exceed an average of 3.2 metres with no part higher than</p>	<p>Complies</p> <p>There is no wall on boundary in the proposal.</p> <p>It is appropriate.</p>

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<p>54.02-5</p>	<p><b>Site Coverage Objective</b></p> <p>To ensure that the site coverage responds to the existing or preferred neighbourhood character and responds to the features of the site.</p> <p><b>Standard A2-5</b></p> <p>The site area covered by buildings does not exceed:</p> <ul style="list-style-type: none"> <li>• The maximum site coverage specified in a schedule to the zone; or</li> <li>• If no maximum site coverage is specified in a schedule to the zone, the percentage specified in Table A2-5.</li> </ul> <p>If the maximum site coverage is specified in a schedule to a zone, it must be greater than the percentage specified in Table A2-5.</p>	<p><b>Complies</b></p> <p>The site coverage is 27.78% much less than the 65% allowed in the General Residential Zone.</p>						
<p>54.02-6</p>	<p><b>Tree Canopy Objective</b></p> <p>To provide tree canopy that responds to the neighbourhood character of the area and reduces the visual impact of buildings on the streetscape.</p> <p>To preserve existing canopy cover and support the provision of new canopy cover.</p> <p>To ensure new canopy trees are climate responsive, support biodiversity, wellbeing and amenity, and help reduce urban heat.</p> <p><b>Standard A2-6</b></p> <p>Provide a minimum number of trees as specified in Table A2-6.</p> <table border="1" data-bbox="403 1899 1003 2016"> <thead> <tr> <th colspan="2"><b>Table A2 -6 Minimum Requirements</b></th> </tr> <tr> <th><b>Site area</b></th> <th><b>Tree</b></th> </tr> </thead> <tbody> <tr> <td><b>100 square metres</b></td> <td><b>One Tree</b></td> </tr> </tbody> </table>	<b>Table A2 -6 Minimum Requirements</b>		<b>Site area</b>	<b>Tree</b>	<b>100 square metres</b>	<b>One Tree</b>	<p><b>Complies</b></p> <p>Six trees are provided. All existing.</p>
<b>Table A2 -6 Minimum Requirements</b>								
<b>Site area</b>	<b>Tree</b>							
<b>100 square metres</b>	<b>One Tree</b>							

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<p>54.02-7</p>	<p><b>Front Fence Objective</b></p> <p>To encourage front fence design that responds to the existing or preferred neighbourhood character.</p> <p>A front fence within 3 metres of a street is:</p> <ul style="list-style-type: none"> <li>• The maximum height specified in a schedule to the zone, or</li> <li>• If no maximum height is specified in a schedule to the zone, the maximum height specified in Table A2-7.</li> </ul>	<table border="1"> <thead> <tr> <th colspan="2">Table A2-7 Maximum front fence</th> </tr> <tr> <th>Street Context</th> <th>Maximum front fence height</th> </tr> </thead> <tbody> <tr> <td>Streets in a Transport Zone 2</td> <td>2 metres</td> </tr> <tr> <td>Other Streets</td> <td>1.5 metres</td> </tr> <tr> <td></td> <td></td> </tr> </tbody> </table>	Table A2-7 Maximum front fence		Street Context	Maximum front fence height	Streets in a Transport Zone 2	2 metres	Other Streets	1.5 metres			<p>Complies</p> <p>1.2m picket fence is proposed.</p> <p>It is appropriate.</p>
Table A2-7 Maximum front fence													
Street Context	Maximum front fence height												
Streets in a Transport Zone 2	2 metres												
Other Streets	1.5 metres												
<p>54.02-8</p>	<p><b>Building setback for small second dwellings objective</b></p> <p>To ensure that small second dwellings are sited to respond to the existing or preferred neighbourhood character.</p> <p><b>Standard A2-8</b></p> <p>Walls of a small second dwelling are set back behind the front wall of the existing dwelling on the lot, facing the frontage.</p> <p>Porches, pergolas, verandahs, and eaves do not encroach into the setback of this standard.</p>		<p>Not applicable.</p>										
<p>54.03</p>	<p><b>LIVABILITY</b></p>		<p>54.03-1</p>										
<p>54.03-1</p>	<p><b>Street integration objective</b></p> <p>To integrate the layout of development with the street to support the safety and amenity of residents.</p>		<p>Complies</p> <p>The porch of the proposed dwelling is visible from the street and windows are</p>										

	<p><b>Standard A3-1</b></p> <p>Where a development fronts a street, a vehicle accessway or abuts public open space, passive surveillance is provided by a direct view from a balcony or a habitable room window to each street, vehicle accessway and public open space.</p> <p>This standard does not apply to a small second dwelling.</p>	<p>provided in the front elevation.</p> <p>The proposed dwelling is appropriate.</p>
<p><b>54.03-2</b></p>	<p><b>Private Open Space Objective</b></p> <p>To provide adequate private open space for the reasonable recreation and service needs of residents.</p> <p><b>Standard A3-2</b></p> <p>A dwelling or small second dwelling has private open space of an area and dimensions specified in a schedule to the zone.</p> <p>If no area or dimension is specified in a schedule to the zone, a dwelling has private open space with direct access from a living area, dining area or kitchen consisting of:</p> <ul style="list-style-type: none"> <li>• An area of 20 per cent of the area of the lot, but not less than 25 square metres. At least one part of the private open space consists of secluded private open space with a minimum area of 25 square metres and a minimum dimension of 3 metres width; or</li> <li>• A balcony with at least the area and dimensions specified in Table A3-2; or</li> <li>• An area on a roof of at least 10 square metres, with a minimum dimension of 2 metres width.</li> </ul> <p>If the area and dimensions of the private open space or secluded private open space is specified in a schedule to the zone;</p> <ul style="list-style-type: none"> <li>• The area and dimensions specified for private open space and secluded private open space must be less than</li> </ul>	<p>Complies</p> <p>The secluded private open space provided is 333.03 sqm, exceeding the requirements of the Standard.</p>

  
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	<p>the area and dimensions specified in this standard, and          The area and dimensions specified for a balcony or an area on a roof must be less than the area and dimensions specified in this standard.</p> <p>A small second dwelling has a secluded private open space consisting of an area of 8 square metres with a minimum dimension of 1.6 metres and convenient access from a living area, dining area or kitchen.</p> <p>If a cooling or heating unit is located in the secluded private open space or private open space the required area is increased by 1.5 square metres.</p> <p>Where ground level private open space is provided an area for clothes drying is provided.</p>	
<p><b>54.03-3</b></p>	<p><b>Solar access to open space objective</b></p> <p>To allow solar access into the secluded private open space of new dwellings.</p> <p><b>Standard A3-3</b></p> <p>The southern boundary of secluded private open space is set back from any wall on the north of the space at least <math>(2 + 0.9h)</math> metres, where 'h' is the height of the wall.</p>	<p>Complies</p> <p>The width of the secluded private open space provided is 9.285m.</p> <p>It is located on the north-west side of the dwelling.</p> <p>The proposed dwelling is acceptable.</p>
<p><b>54.03-4</b></p>	<p><b>Daylight to new windows objectives</b></p> <p>To allow adequate daylight into new habitable room windows.</p> <p><b>Standard A3-4</b></p> <p>A window in an external wall of the building is provided to all habitable rooms.</p> <p>Habitable rooms in a dwelling have a window that faces:</p>	<p>Complies.</p> <p>The proposed building complies with the requirement of this standard.</p>

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<p><b>54.03-5</b></p>	<p><b>Safety and accessibility for small second dwellings objective</b></p> <p>To ensure access to a small second dwelling is safe, convenient and meets the needs of residents.</p> <p><b>Standard A3-5</b></p> <p>A small second dwelling is provided with a clear and unobstructed path from the frontage that:</p> <ul style="list-style-type: none"> <li>• Has a minimum width of at least 1 metre, with no encroachments. If the path is longer than 30 metres, the minimum width of the path is at least 1.8 metres.</li> <li>• Has a minimum clear height of at least 2 metres, with no encroachments.</li> <li>• Has a gradient no steeper than 1 in 14.</li> <li>• Has a cross fall no steeper than 1 in 40.</li> <li>• Is sealed or has an all-weather access.</li> </ul>	<p>Not applicable</p>
<p><b>54.04</b></p>	<p><b>EXTERNAL AMENITY</b></p>	
<p><b>54.04-1</b></p>	<p><b>Daylight to existing window objective</b></p> <p>To allow adequate daylight into existing habitable room windows.</p>	<p>Complies</p> <p>The proposed dwelling complies with this standard.</p>

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<p><b>54.04-2</b></p>	<p><b>Existing North-facing window objective</b></p> <p>To allow adequate solar access to existing north-facing habitable room windows.</p> <p><b>Standard A4-2</b></p> <p>Where a north-facing habitable room window of a neighbouring dwelling or small second dwelling is within 3 metres of a boundary on an abutting lot, a new building is to be set back from the boundary by at least 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. This setback is to be provided for a distance of at least 3 metres from the edge of each side of the window.</p> <p>For this standard a north-facing window is a window with an axis perpendicular to its surface oriented from north 20 degrees west to north 30 degrees east.</p>	<p>Complies</p> <p>The proposed dwelling complies with this standard.</p>

<p><b>54.04-3</b> Cardinia <b>ADVERTISED MATERIAL</b> Planning Application: T260191 Date Prepared: 27 May 2026</p> <p><small>This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.</small></p>	<p><b>Overshadowing secluded open space objective</b></p> <p>To ensure buildings do not significantly overshadow existing secluded private open space.</p> <p><b>Standard A4-3</b></p> <p>The area of secluded private open space that is not overshadowed by the new development is greater than 50 per cent, or 25 square metres with a minimum dimension of 3 metres, whichever is the lesser area, for a minimum of five hours between 9 am and 3 pm on 22 September.</p> <p>If existing sunlight to the secluded private open space of an existing dwelling or small second dwelling is less than the requirements of this standard, the amount of sunlight will not be further reduced.</p>	<p>The proposed dwelling - The overshadowing diagrams show that there is no overshadowing of the secluded private open spaces of the adjoining properties.</p>
<p><b>54.04-4</b></p>	<p><b>Overlooking objective</b></p> <p>To limit views into existing secluded private open space and habitable room windows.</p> <p><b>Standard A4-4</b></p> <p>In Clause 54.04-4 a habitable room does not include a bedroom.</p> <p>A habitable room window, balcony, terrace, deck or patio is located and designed to avoid direct views into the secluded private open space of an existing dwelling or small second dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views are measured within a 45 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level.</p> <p>A habitable room window, balcony, terrace, deck or patio that is located with a direct view into a habitable room window of an existing dwelling or small second dwelling within a</p>	<p>The overlooking diagrams provided show that there is no overlooking of the adjoining property secluded private open space or habitable room windows.</p>

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		<ul style="list-style-type: none"> <li>• Is offset a minimum of 1.5 metres from the edge of one window to the edge of the other; or</li> <li>• Has sill heights of at least 1.7 metres above floor level; or</li> <li>• Has fixed, obscure glazing in any part of the window below 1.7 metre above floor level; or</li> <li>• Has permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent; or</li> <li>• Has fixed elements that prevent the direct view, such as horizontal ledges or vertical fins.</li> </ul> <p>Obscure glazing in any part of the window below 1.7 metres above floor level may be openable provided that there are no direct views as specified in this standard.</p> <p>Screens used to obscure a view are:</p> <ul style="list-style-type: none"> <li>• Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels.</li> <li>• Permanent, fixed and durable.</li> <li>• Designed and coloured to blend in with the development.</li> </ul> <p>This standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8 metres high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary.</p>	
		<p><b>54.05</b></p>	<p><b>SUSTAINABILITY</b></p>
		<p><b>54.05-1</b></p>	<p><b>Permeability objectives</b></p> <p>The permeability percentage of the proposed dwelling is much more than the required 20%.</p>

<p><b>Cardinia</b></p> <p><b>ADVERTISED MATERIAL</b></p> <p>Planning Application: T260191 Date Prepared: 27 May 2026</p> <p><small>This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.</small></p>	<p><b>Cardinia</b></p> <p><b>ADVERTISED MATERIAL</b></p> <p>Planning Application: T260191 Date Prepared: 27 May 2026</p> <p><small>This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.</small></p>	<p>To reduce the impact of increased stormwater run-off on the drainage system and downstream waterways.</p> <p>To facilitate on-site stormwater infiltration.</p> <p>To contribute to urban cooling.</p> <p><b>Standard A5-1</b></p> <p>The site area covered by the pervious surfaces is at least 20 percent of the site.</p>	<p>Permeability is 61.84% of the site area.</p>
<p><b>54.05-2</b></p>	<p><b>Overshadowing domestic solar energy system objective</b></p> <p>To ensure that the height and setback of a building from a boundary allows reasonable solar access to existing domestic solar energy systems on the roofs of buildings.</p> <p><b>Standard A5-2</b></p> <p>Any part of a new building that will reduce the sunlight at any time between 9 am and 4 pm on 22 September to an existing domestic solar energy system on the roof of a building on an adjoining lot be set back from the boundary to that lot by at least 1 metre at 3.6 metres above ground level, plus 0.3 metres for every metre of building height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.</p> <p>This standard applies to an existing building in a Township Zone, General Residential Zone or Neighbourhood Residential Zone.</p> <p>In Clause 54.05-2 domestic solar energy system means a domestic solar energy system that existed at the date the application was lodged.</p>	<p><b>Overshadowing domestic solar energy system objective</b></p> <p>To ensure that the height and setback of a building from a boundary allows reasonable solar access to existing domestic solar energy systems on the roofs of buildings.</p> <p><b>Standard A5-2</b></p> <p>Any part of a new building that will reduce the sunlight at any time between 9 am and 4 pm on 22 September to an existing domestic solar energy system on the roof of a building on an adjoining lot be set back from the boundary to that lot by at least 1 metre at 3.6 metres above ground level, plus 0.3 metres for every metre of building height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.</p> <p>This standard applies to an existing building in a Township Zone, General Residential Zone or Neighbourhood Residential Zone.</p> <p>In Clause 54.05-2 domestic solar energy system means a domestic solar energy system that existed at the date the application was lodged.</p>	<p>Complies.</p> <p>The proposed development will not overshadow any adjoining land's solar panels.</p>
<p><b>54.05-3</b></p>	<p><b>Rooftop solar energy generation area objective</b></p>	<p><b>Rooftop solar energy generation area objective</b></p>	<p>Complies.</p> <p>The proposed dwelling shall have more than 34m<sup>2</sup></p>

To support the future installation of appropriately sited rooftop solar energy systems for a dwelling.

of roof that can place solar panels.

**Standard A5-3**

In Clause 54.05-3 rooftop solar energy area means an area provided on the roof of a dwelling to enable the future installation of a solar energy system.

An area on the roof is capable of siting a rooftop solar energy area for each dwelling which:

- Has a minimum dimension of 1.7 metres.
- Has a minimum area in accordance with Table A5-3.
- Is oriented to the north, west or east.
- Is positioned on the top two thirds of a pitched roof.
- Can be a contiguous area or multiple smaller areas.
- Is free of obstructions on the roof of the dwelling within twice the height of each obstruction (H), measured horizontally (D) from the centre point of the base of the obstruction to the nearest point of the rooftop solar energy area.

Table A5-3 Minimum rooftop solar energy generation area	
No of bedrooms	Minimum Area
1 bedroom dwelling	15 sqm
2 to 3 bedroom dwelling	26 sqm
4 or more bedroom dwelling	34 sqm

**54.05-4**

**Solar protection to new north-facing windows objective**

To encourage external shading of north facing windows to minimise summer heat gain.

Complies or can comply  
 The dwellings have eaves at first floor that provide north facing first floor windows with shading. Ground floor north facing habitable room windows can be provided with shading devices.

	<p><b>Standard A5-4</b></p> <p>North facing windows are shaded by eaves, fixed horizontal shading devices or fixed awnings with a minimum horizontal depth of 0.25 times the window height.</p> <p>This standard does not apply to a small second dwelling.</p>	
--	---	--

## Conclusion

In conclusion, this development complies with all relevant town planning policies. In particular, the followings should be noted:

The proposed development has been assessed against the Planning Policy Framework, Clause 52.06 (Car Parking), Clause 54 of the Cardinia Planning Scheme. The development complies or can comply with minor amendments. Council therefore, must grant a permit as submitted or grant a permit with conditions requiring any changes that do not comply.

The location of the site is well service by public transports, shops, reserves and education facilities and is the perfect location for urban consolidation.

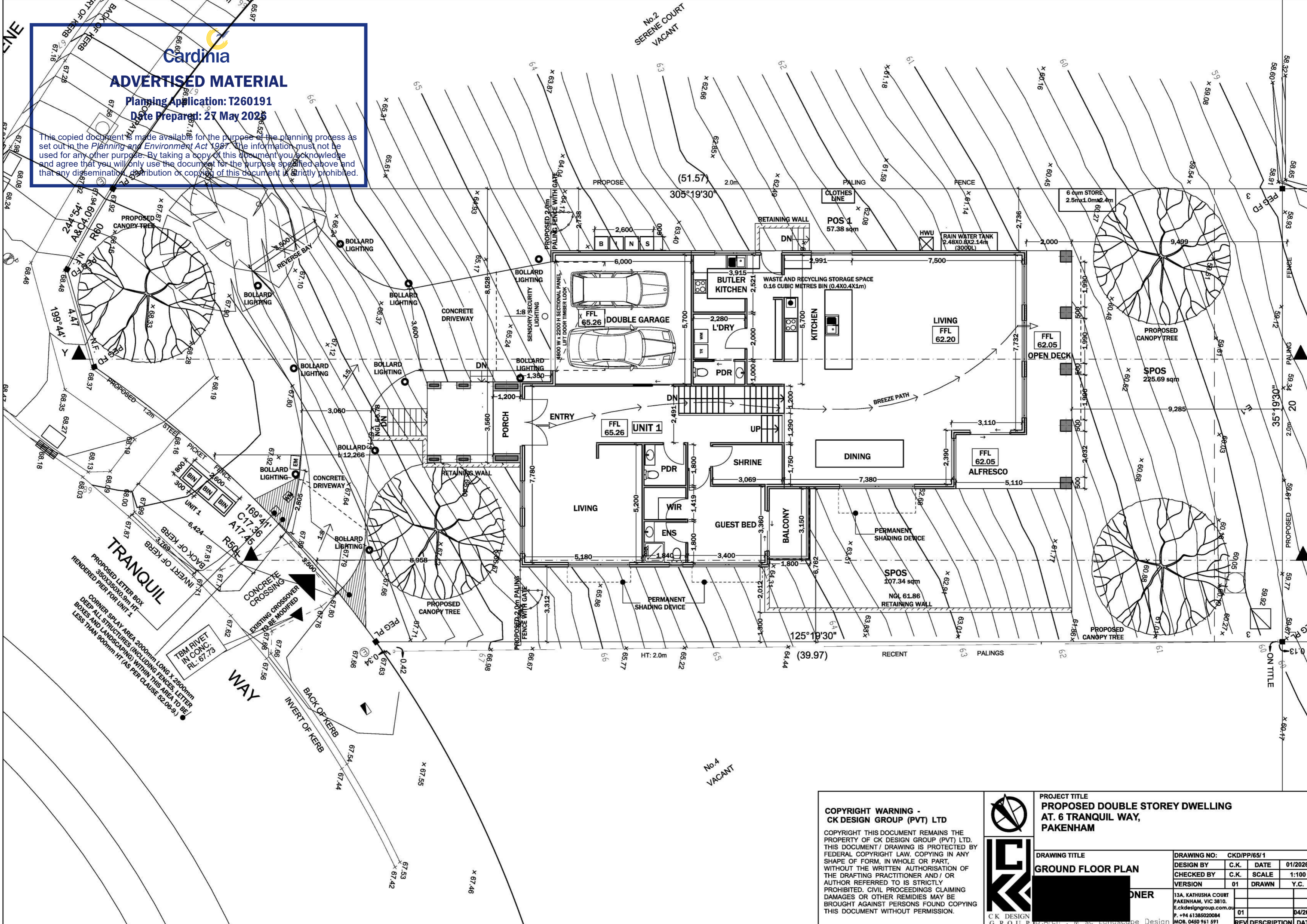




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**PROJECT TITLE**  
PROPOSED DOUBLE STOREY DWELLING AT 6 TRANQUIL WAY, PAKENHAM

**DRAWING TITLE**  
GROUND FLOOR PLAN

<b>DRAWING NO:</b>	CKD/PP/65/1
<b>DESIGN BY:</b>	C.K. DATE 01/2026
<b>CHECKED BY:</b>	C.K. SCALE 1:100
<b>VERSION:</b>	01 DRAWN Y.C.

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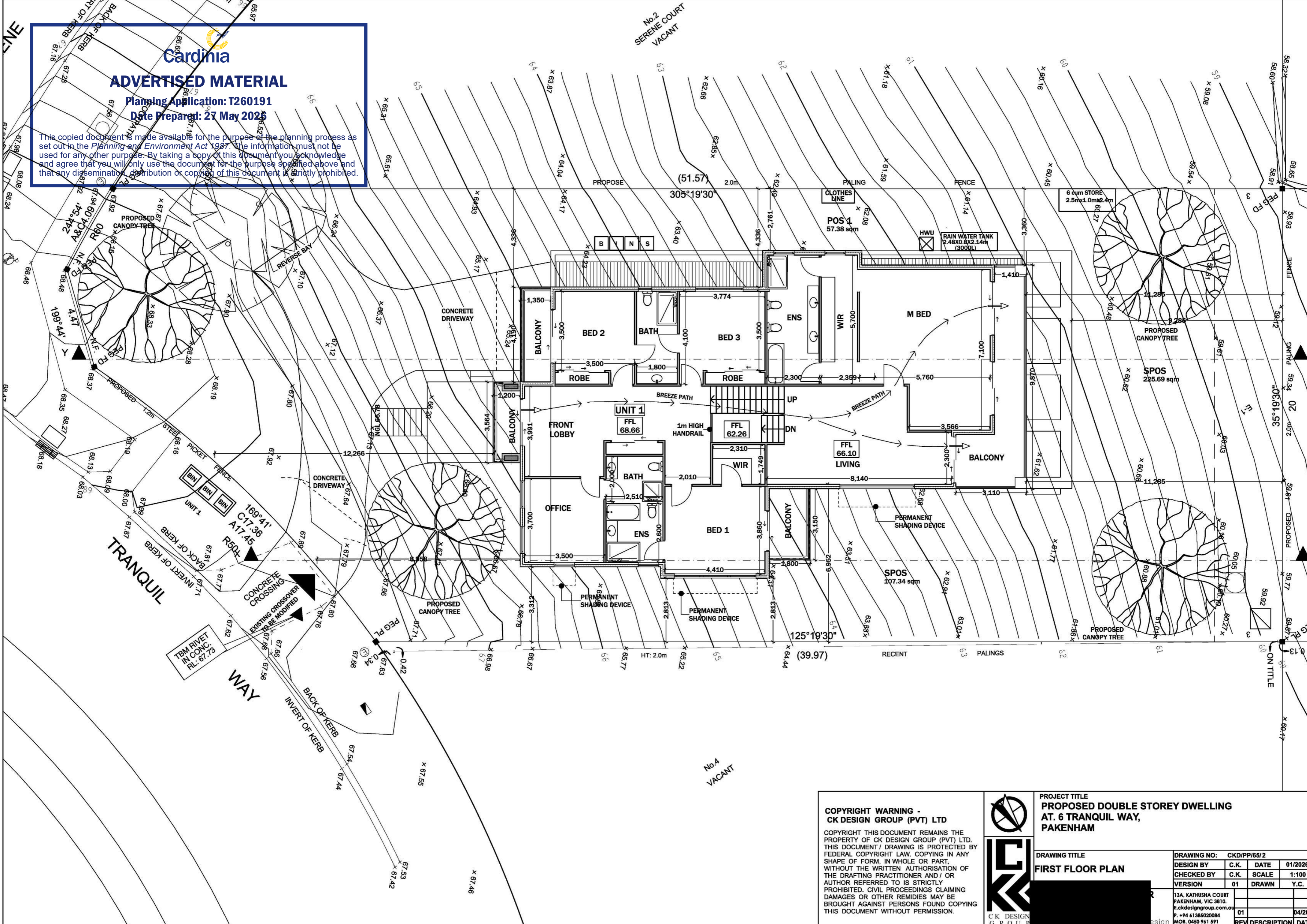
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**PROJECT TITLE**  
 PROPOSED DOUBLE STOREY DWELLING AT 6 TRANQUIL WAY, PAKENHAM

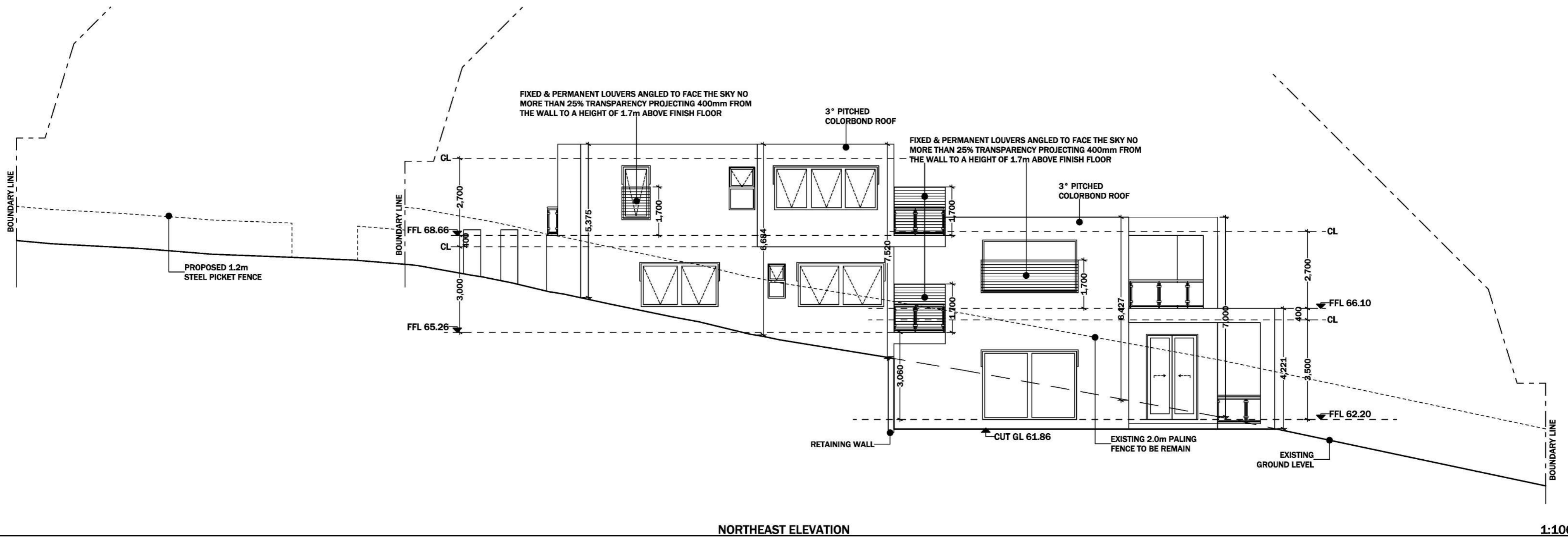
**DRAWING TITLE**  
 FIRST FLOOR PLAN

<b>DRAWING NO:</b>	CKD/PP/65/2
<b>DESIGN BY</b>	C.K. DATE 01/2025
<b>CHECKED BY</b>	C.K. SCALE 1:100
<b>VERSION</b>	01 DRAWN Y.C.

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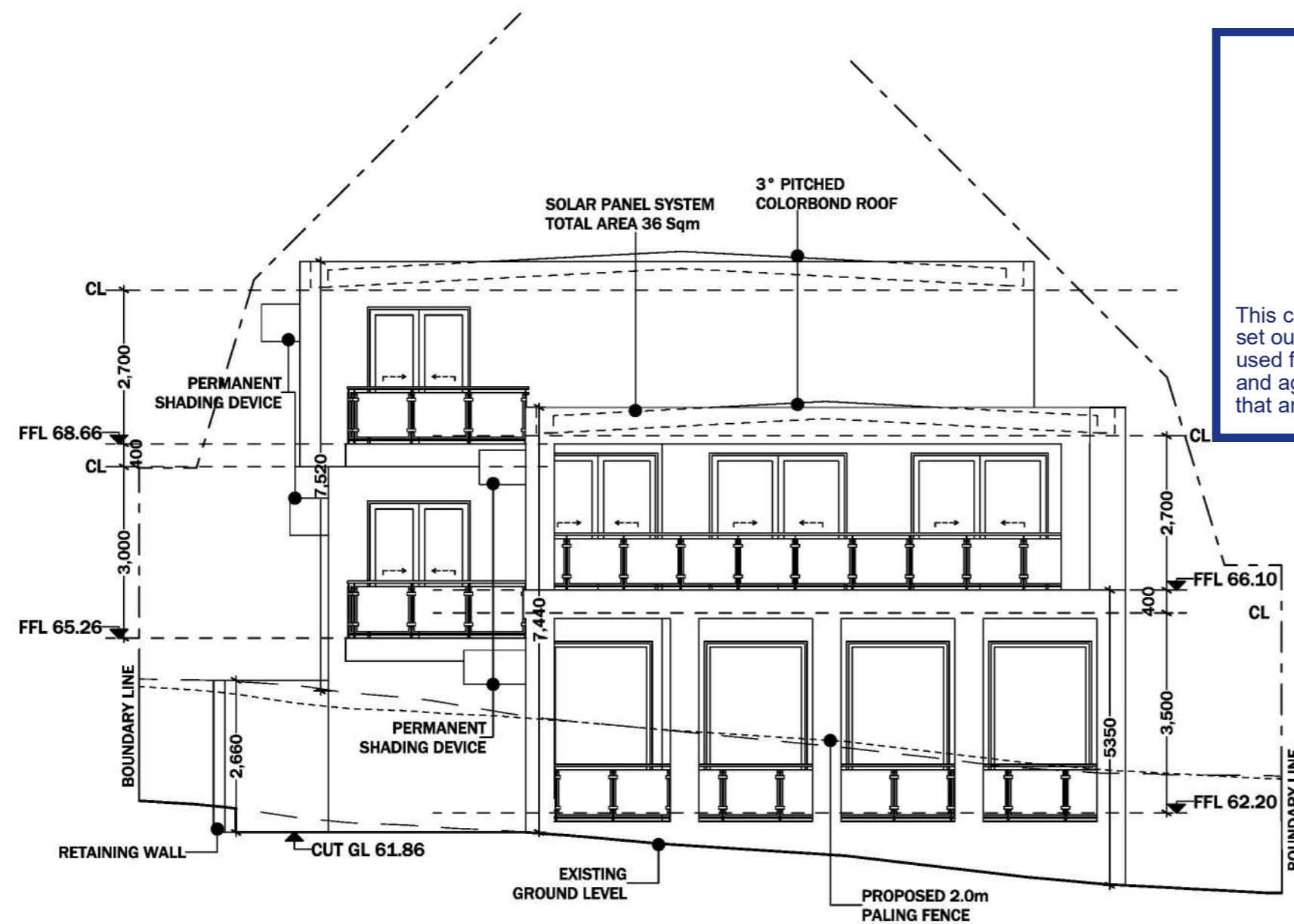
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NORTHEAST ELEVATION

1:100



NORTHWEST ELEVATION

  
**Cardinia**  
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 Planning Application: T260191  
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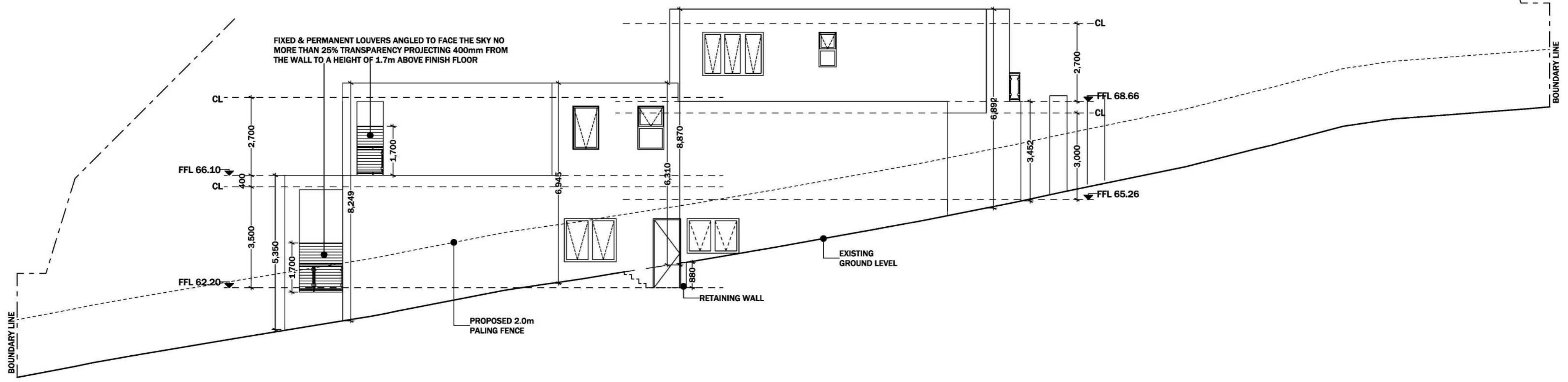
PROJECT TITLE  
**PROPOSED DOUBLE STOREY DWELLING AT 6 TRANQUIL WAY, PAKENHAM**

DRAWING TITLE  
**NORTHEAST & NORTHWEST ELEVATIONS**  
 BUILDING PRACTITIONER

DRAWING NO:	CKD/PP/65/4
DESIGN BY	C.K. DATE 01/2026
CHECKED BY	C.K. SCALE 1:100
VERSION	01 DRAWN Y.C.
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SOUTHWEST ELEVATION

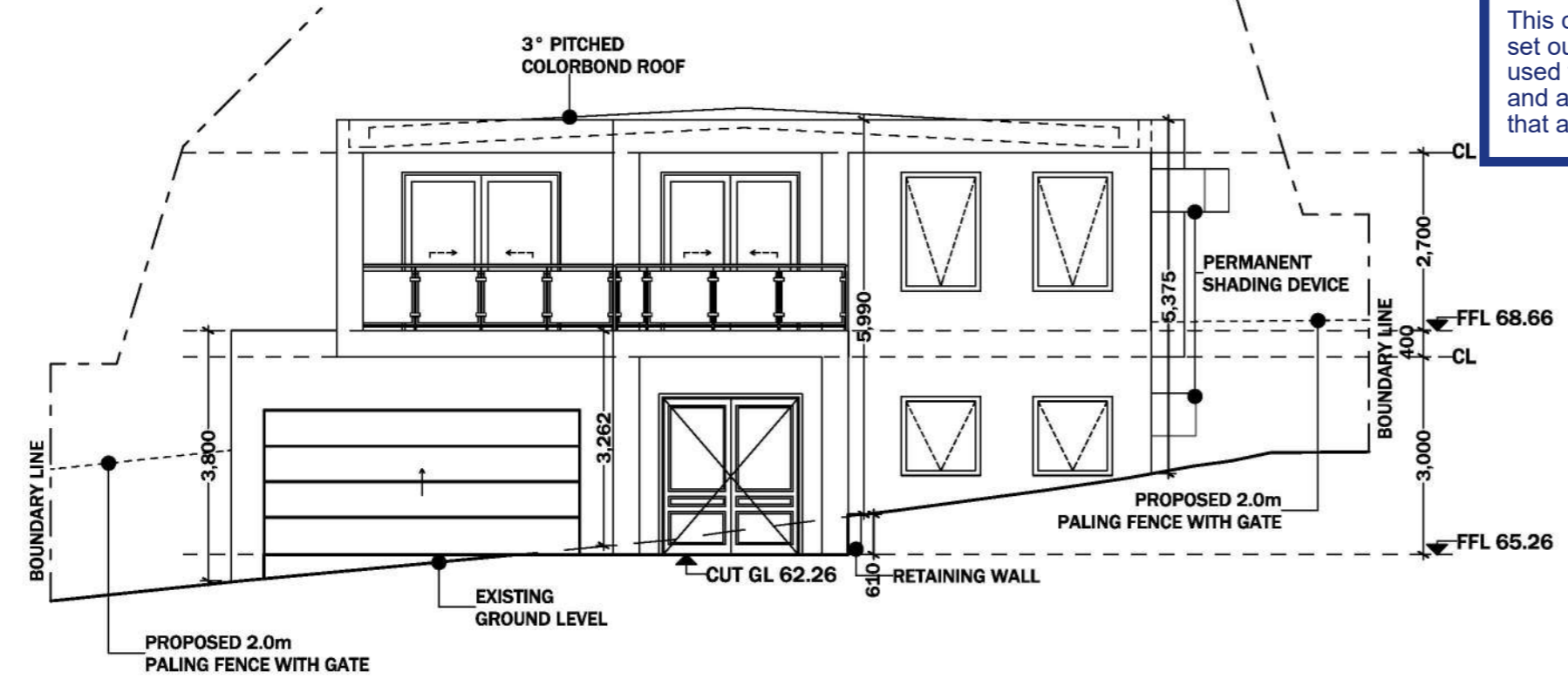
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SOUTHEAST ELEVATION

1:100

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


PROJECT TITLE  
**PROPOSED DOUBLE STOREY DWELLING AT 6 TRANQUIL WAY, PAKENHAM**

DRAWING TITLE  
**SOUTHWEST & SOUTHEAST ELEVATIONS**

**BUILDING PRACTITIONER**

DRAWING NO:	CKD/PP/65/5
DESIGN BY	C.K. DATE 01/2026
CHECKED BY	C.K. SCALE 1:100
VERSION	01 DRAWN Y.C.
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**KEY**

-  SUBJECT SITE
-  HABITABLE NEIGHBOURING WINDOWS FACING SUBJECT SITE
-  PRIVATE OPEN SPACE
-  POTENTIAL OVERLOOKING
-  VEHICULAR SITE ENTRY
-  TREE
-  BRICK VENEER
-  CONC TILE ROOFING
-  RENDERED WALL



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**OPPORTUNITIES**

- 1.00 SITE**  
SITE BEING A RECTANGULAR PLOT AND GIVES MORE FLEXIBILITY FOR THE DEVELOPMENT
- 2.00 LOW DENSITY**  
ABILITY TO PROVIDE REASONABLE PRIVATE OPEN SPACE (POS)
- A CHARACTER OF SINGLE /TWO STOREY PROFILE IS EVIDENT IN THE SURROUNDINGS  
REASONABLE SIZED ROOMS ARE OBTAINABLE
- 3.00 TOPOGRAPHY**  
SITE IS SLOPING FROM FRONT TO REAR
- 4.00 INFRASTRUCTURE**  
VARIOUS FACILITIES/ AMENITIES ARE WITHIN A MODERATE DISTANCE FROM THE SITE

  - PUBLIC TRANSPORT (BUS AND TRAIN SERVICES)
  - PRIMARY AND SECONDARY SCHOOLS
  - SPORTING AND RECREATIONAL FACILITIES
  - HEALTH, YOUTH AND COMMUNITY FACILITIES
  - LOCAL AND A MAJOR SHOPPING CENTRE
  - MODEST INCREASE IN DENSITY WITHOUT NEED TO PROVIDE ADDED INFRASTRUCTURE)

**SITE CONTEXT ANALYSIS**

- 1** PROXIMITY PUBLIC TRANSPORT(BUS STOPS) ALONG HEALESVILLE KOO WEE RUP ROAD 400m AWAY
- 2** ACCESS TO PUBLIC TRANSPORT- PAKEMHAM TRAIN STATION ALONG HENTY STREET 4.0 Km AWAY
- 3** PROXIMITY TO PAKEMHAM SECONDARY COLLEGE ALONG MCGREGOR ROAD 1.8 Km
- 4** PROXIMITY TO PAKEMHAM PRIMARY SCHOOL ALONG PRINCES HWY 4 Km
- 5** MT. BOURKE BOULEVARD RESERVE ALONG MCGREGOR ROAD 100m AWAY
- 6** PROXIMITY TO PAKEMHAM CENTRAL MARKET PLACE ALONG HENTY STREET 1.6 Km
- 7** PROXIMITY TO CASEY HOSPITAL ALONG MONASH FREE WAY 17 Km
- 8** CARDINIA SHIRE CITY COUNCIL PRINCES HWY WAY 10.0 Km

**LEGEND**

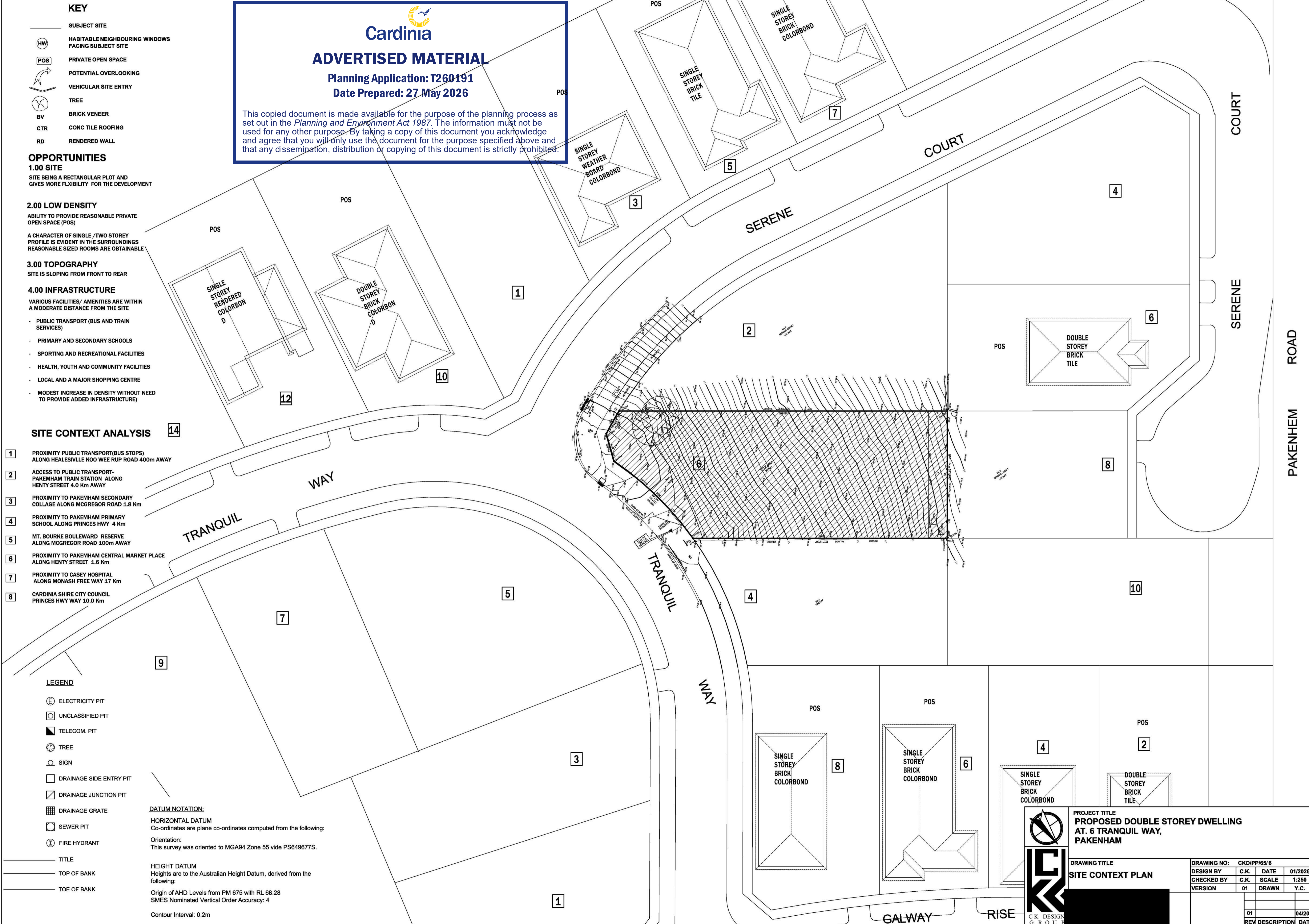
-  ELECTRICITY PIT
-  UNCLASSIFIED PIT
-  TELECOM. PIT
-  TREE
-  SIGN
-  DRAINAGE SIDE ENTRY PIT
-  DRAINAGE JUNCTION PIT
-  DRAINAGE GRATE
-  SEWER PIT
-  FIRE HYDRANT


**DATUM NOTATION:**

HORIZONTAL DATUM  
Co-ordinates are plane co-ordinates computed from the following:  
Orientation:  
This survey was oriented to MGA94 Zone 55 wide PS649677S.

**HEIGHT DATUM**

Heights are to the Australian Height Datum, derived from the following:  
Origin of AHD Levels from PM 675 with RL 68.28  
SMES Nominated Vertical Order Accuracy: 4  
Contour Interval: 0.2m



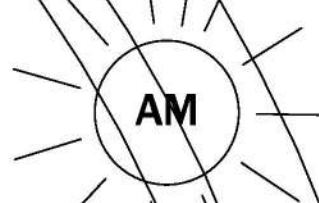
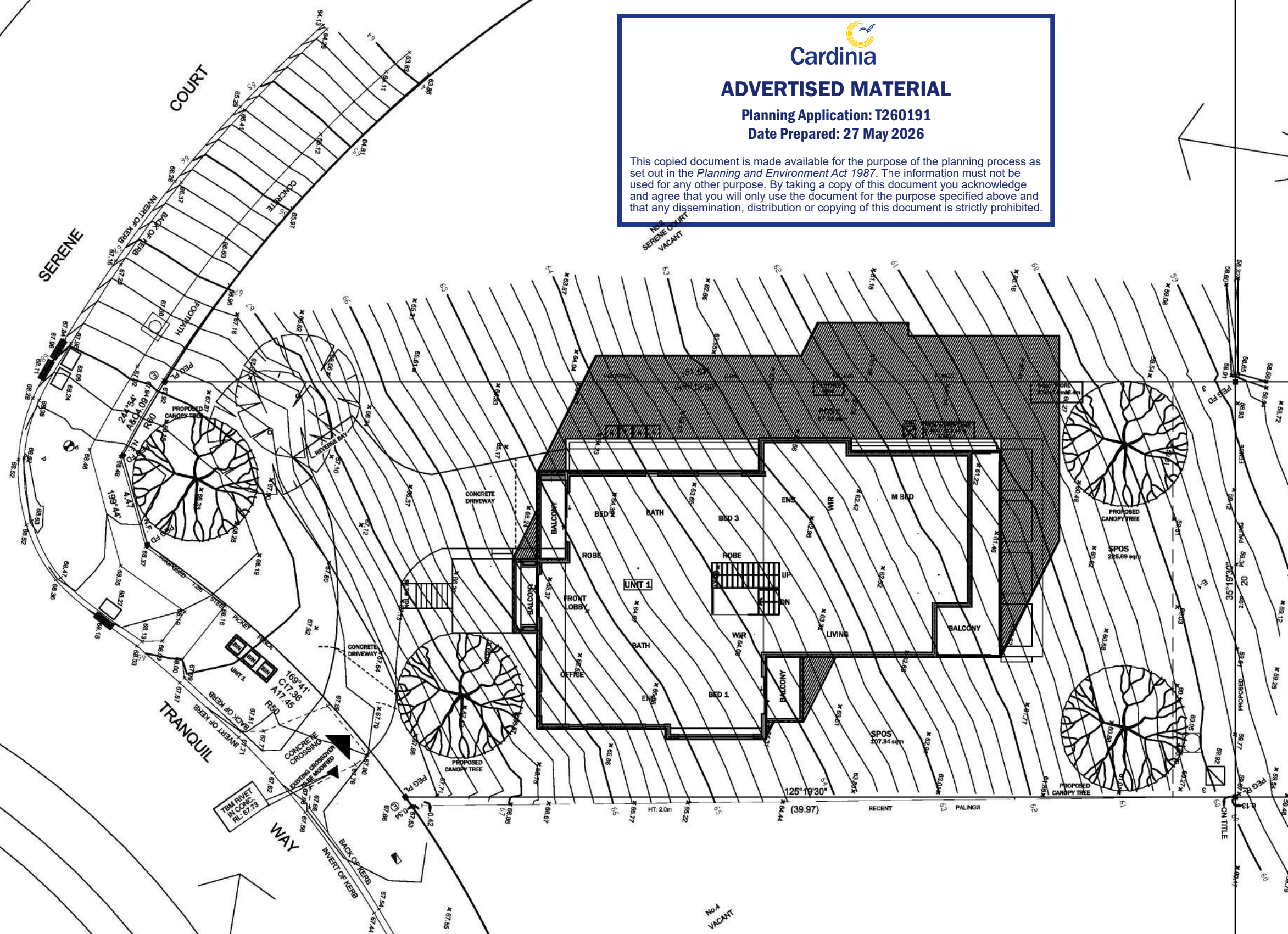
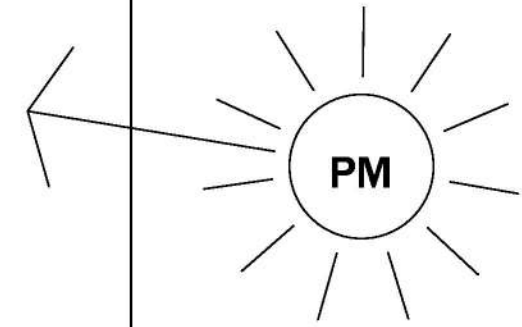
	<b>PROJECT TITLE</b> PROPOSED DOUBLE STOREY DWELLING AT. 6 TRANQUIL WAY, PAKEMHAM			
	<b>DRAWING TITLE</b> SITE CONTEXT PLAN			
	DRAWING NO:	CKD/PP/65/6		
	DESIGN BY:	C.K.	DATE:	01/2026
CHECKED BY:	C.K.	SCALE:	1:250	
VERSION:	01	DRAWN:	Y.C.	
REV:	01	DATE:	04/2026	
REV DESCRIPTION:	DATE			



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**PROPOSED DOUBLE STOREY DWELLING  
AT. 6 TRANQUIL WAY,  
PAKENHAM**

DRAWING TITLE  
**SHADOW @ 9 AM**

**BUILDING PRACTITIONER**

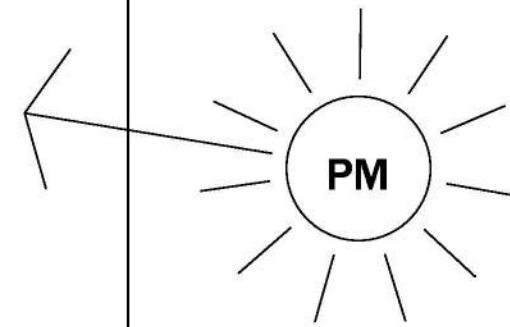
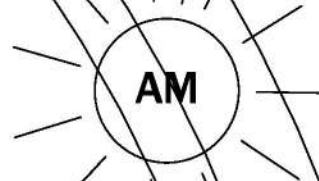
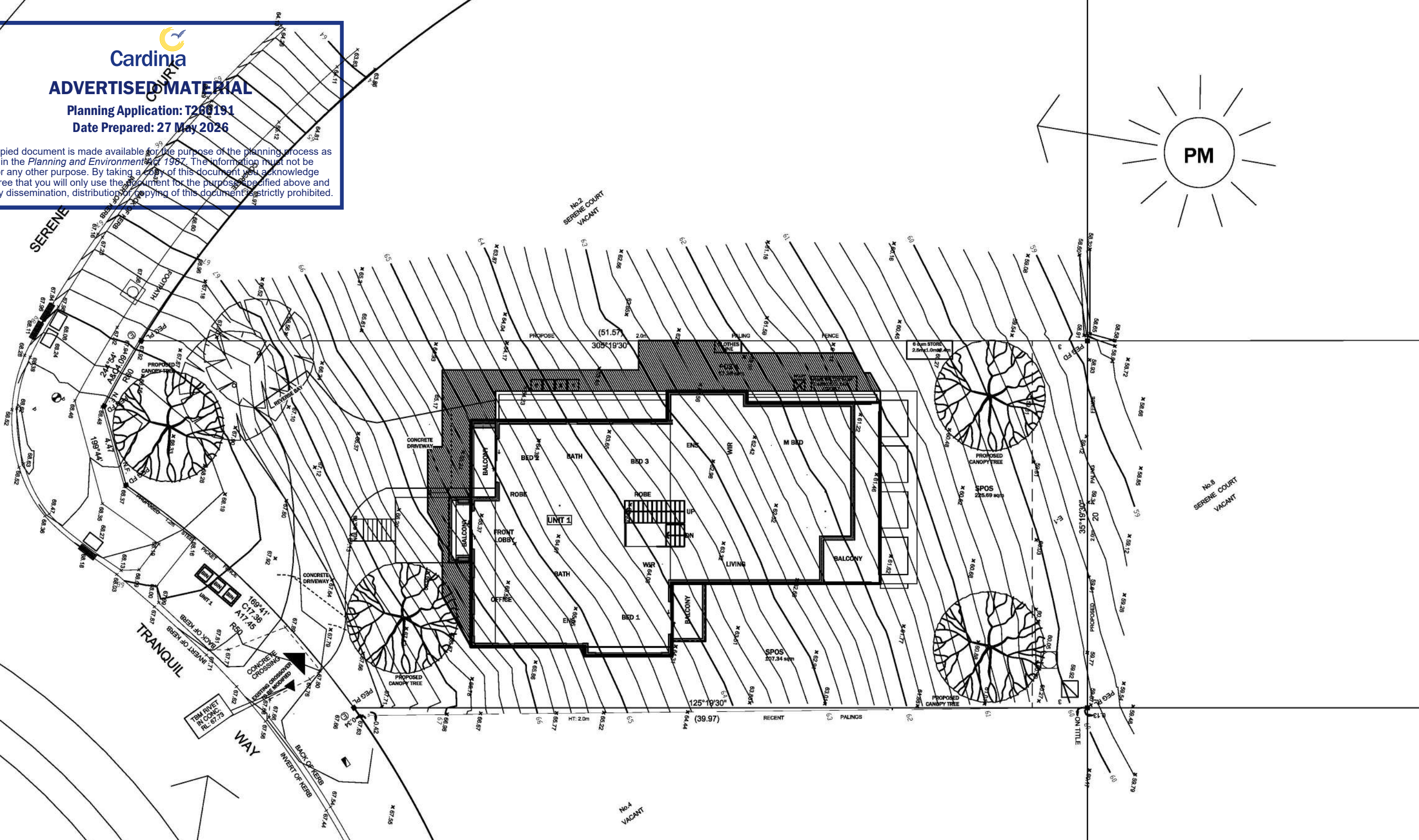
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DESIGN BY	C.K. DATE 01/2026
CHECKED BY	C.K. SCALE 1:200
VERSION	01 DRAWN Y.C.
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**PROJECT TITLE**  
PROPOSED DOUBLE STOREY DWELLING AT 6 TRANQUIL WAY, PAKENHAM

**DRAWING TITLE**  
SHADOW @ 12 PM

**BUILDING PRACTITIONER**

<b>DRAWING NO:</b> CKD/PP/65/8			
<b>DESIGN BY</b>	C.K.	<b>DATE</b>	01/2026
<b>CHECKED BY</b>	C.K.	<b>SCALE</b>	1:200
<b>VERSION</b>	01	<b>DRAWN</b>	Y.C.
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P. +94 61385020084 MOB. 0450 961 591		<b>REV</b>	<b>DESCRIPTION</b> <b>DATE</b>

D:\Arch\13A - Landscape Design

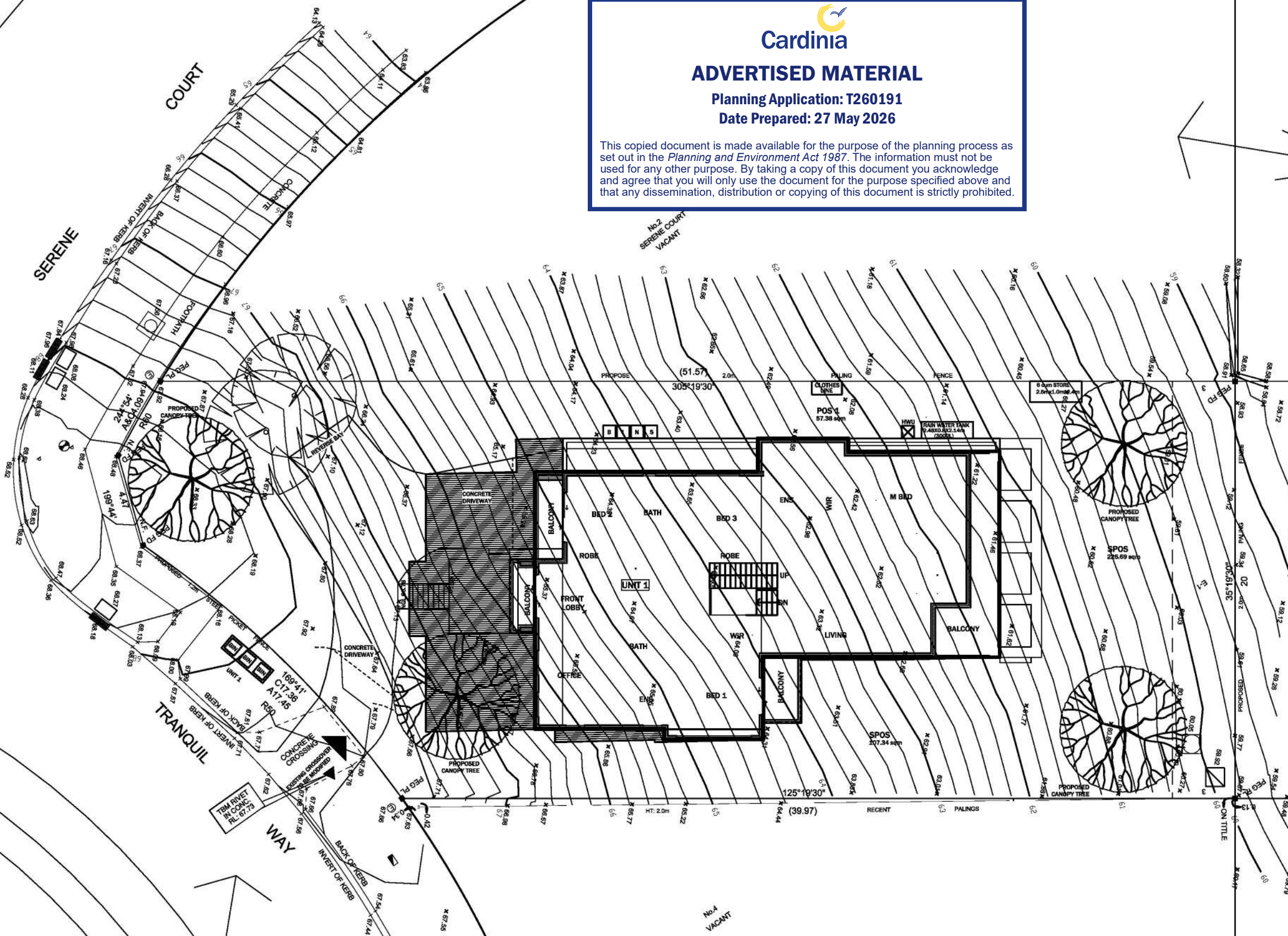
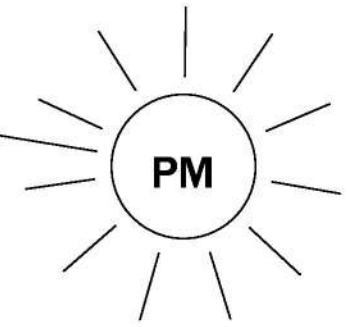


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PROJECT TITLE  
**PROPOSED DOUBLE STOREY DWELLING AT. 6 TRANQUIL WAY, PAKENHAM**

DRAWING TITLE  
**SHADOW @ 3 PM**

**BUILDING PRACTITIONER**

DRAWING NO: CKD/PP/65/9	
DESIGN BY	C.K. DATE 01/2026
CHECKED BY	C.K. SCALE 1:200
VERSION	01 DRAWN Y.C.
13A, KATHUSHA COURT PAKENHAM, VIC 3810. E.ckdesigngroup.com.au	
01	04/2026
REV	DESCRIPTION DATE

MOB. 0450 961 591



**SITE ANALYSIS**

SITE	967.00 sqm
UNIT 1	
GROUND FLOOR	220.50 sqm 23.73 sqs
PORCH	4.28 sqm 0.46 sqs
GARGAE	36.45 sqm 3.92 sqs
ALFRESCO	7.43 qsm 0.80 sqs
OPEN DECK	20.92 sqm 2.25 sqs
1ST FLOOR	229.34 sqm 24.68 sqs
BALCONY	33.47 sqm 3.60 sqs
BUILDING COVER	268.66 sqm 27.78%
DRIVEWAY & WALKWAY	95.66 sqm
HARD COVER IMPERVIOUS	364.32 sqm 37.67%
GARDEN AREA	565.65 sqm 58.49%

**SITE ANALYSIS**

SITE	967.00 sqm		
NO OF DWELLINGS	1		
BUILDING COVER (SITE COVERAGE)	268.66 sqm 27.78%	GARAGE FOR UNIT 1	DOUBLE GARAGE
HARD COVER (IMPERVIOUS AREA COVERAGE)	369.07 sqm 38.16%		
SPOS FOR UNIT 1	225.69 sqm + 107.34 sqm = 333.03 sqm		
POS FOR UNIT 1	= 57.38 sqm		



**ADVERTISED MATERIAL**

Planning Application: T260191  
Date Prepared: 27 May 2026

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PROJECT TITLE  
**PROPOSED DOUBLE STOREY DWELLING AT. 6 TRANQUIL WAY, PAKENHAM**

DRAWING TITLE		DRAWING NO: CKD/PP/65/11			
DESIGN BY	C.K.	DATE	01/2026		
CHECKED BY	C.K.	SCALE	-		
VERSION	01	DRAWN	Y.C.		
BUILDING PRACTITIONER		13A, KATHUSHA COURT PAKENHAM, VIC 3810. E.ckdesigngroup.com.au			
		P. +94 6138502084		01 04/2026	
		MOB. 0450 961 591		REV DESCRIPTION DATE	

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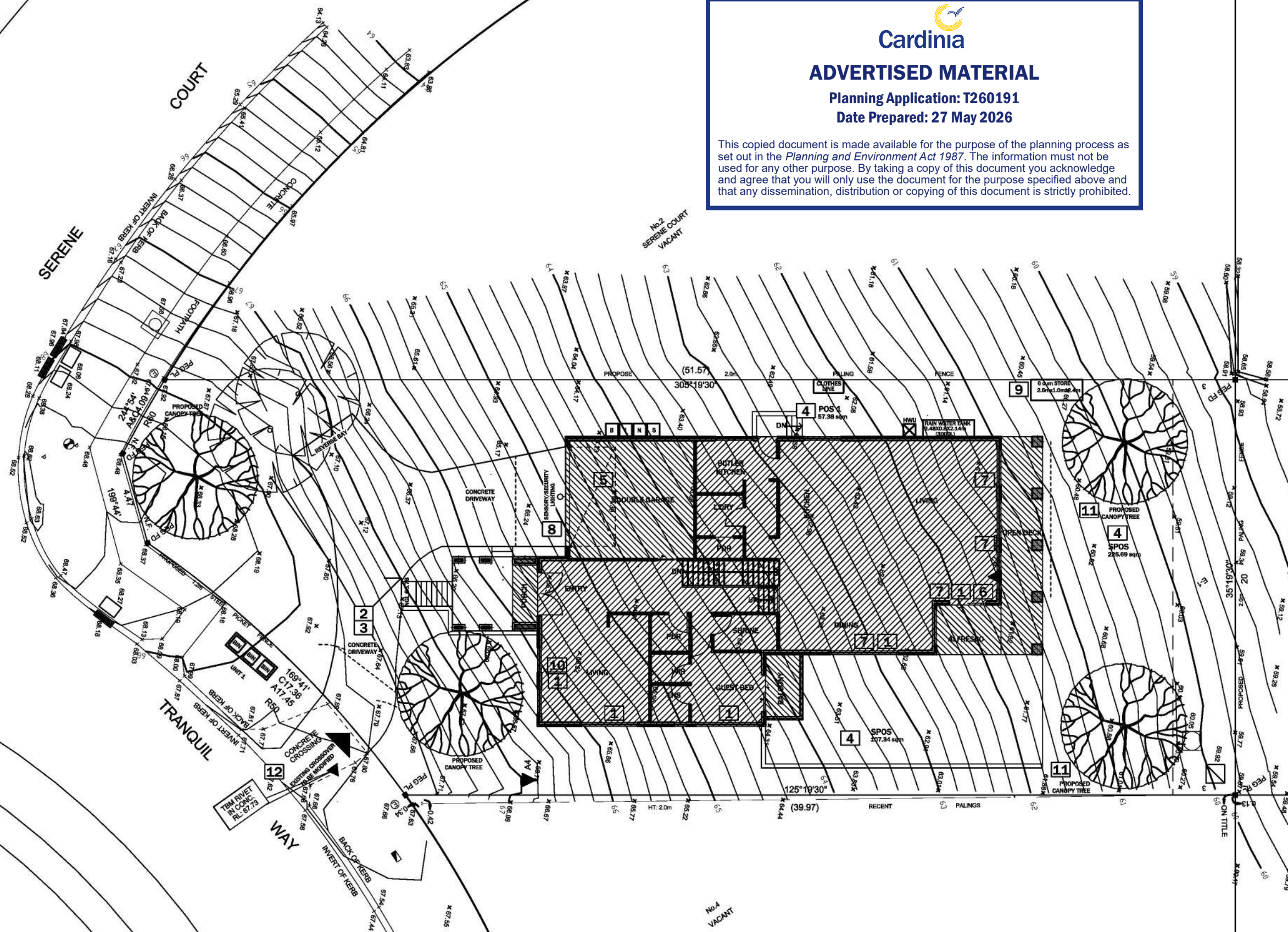


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Date Prepared: 27 May 2026

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**PROJECT TITLE**  
PROPOSED DOUBLE STOREY DWELLING AT 6 TRANQUIL WAY, PAKENHAM

**DRAWING TITLE**  
DESIGN RESPONSE GROUND FLOOR

**BUILDING PRACTITIONER**

<b>DRAWING NO:</b> CKD/PP/65/12			
<b>DESIGN BY</b>	C.K.	<b>DATE</b>	01/2026
<b>CHECKED BY</b>	C.K.	<b>SCALE</b>	1:200
<b>VERSION</b>	01	<b>DRAWN</b>	Y.C.
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P. +94 61385020084 MOB. 0450 961 591		<b>REV</b>	<b>DESCRIPTION</b> <b>DATE</b>

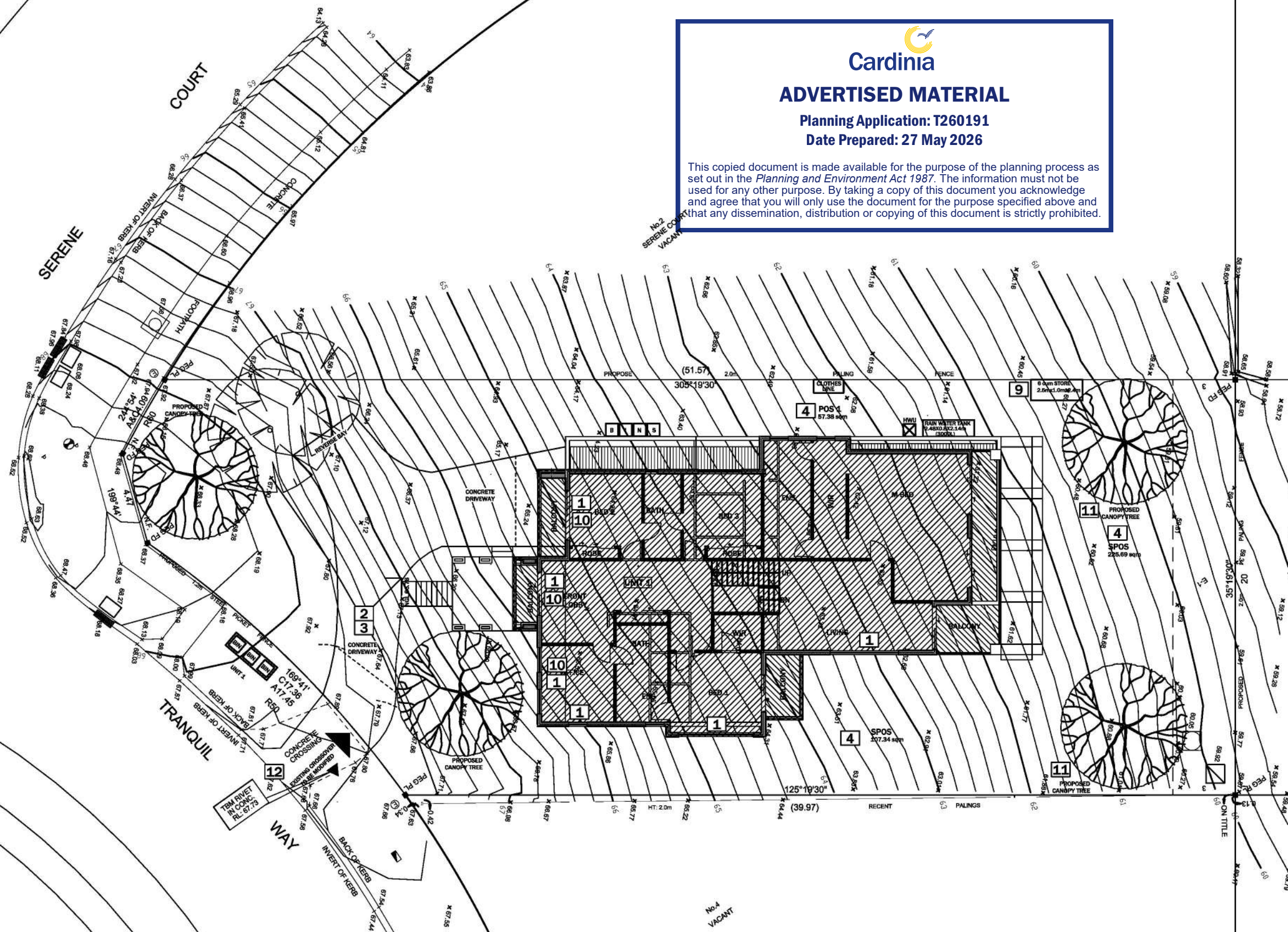


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**PROJECT TITLE**  
**PROPOSED DOUBLE STOREY DWELLING AT 6 TRANQUIL WAY, PAKENHAM**

**DRAWING TITLE**  
**DESIGN RESPONSE FIRST FLOOR**  
**BUILDING PRACTITIONER**

<b>DRAWING NO:</b> CKD/PP/65/13			
<b>DESIGN BY</b>	C.K.	<b>DATE</b>	01/2026
<b>CHECKED BY</b>	C.K.	<b>SCALE</b>	1:200
<b>VERSION</b>	01	<b>DRAWN</b>	Y.C.
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CK DESIGN GROUP B.Arch , M.sc Landscape Design

# DESIGN RESPONSE

1. LOCATING MOST OF THE HABITABLE WINDOWS ON NEARLY NORTH/EAST SIDE PROVIDES SUFFICIENT SUN LIGHT IN
2. PROPOSED BUILDING MASS REFLECTS THE CHARACTER SINGLE STOREY /TWO DWELLING CONCEPT FOUND IN THE CURRENT NEIGHBOUR AREA
3. SELECTED MATERIALS, COLOURS, TEXTURES AND ROOF SHAPES HIGHLIGHT THE PROPOSALS' ARCHITECTURAL FORM WHICH BLENDS WITH ADJACENT PROPERTIES
4. SPOS FOR UNIT 1           225.69 sqm + 113.04 sqm  
                                      = 338.73 sqm  
POS FOR UNIT 1           = 57.38 sqm
5. GARAGE                   DOUBLE GARAGE  
FOR UNIT 1
6. LOCATING POS ON NEARLY NORTH/EAST EASY ACCESS FROM FAMILY/ DINING
7. THE POTENTIAL INLOOKING IS MOSTLY FOCUSED INTO PRIVATE OPEN SPACE
8. SENSOR/SECURITY LIGHTING FOR GARAGE & DRIVEWAY
9. 6 Cum OF STORE FOR EACH UNIT
10. LOOKING INTO THE ROAD
11. PROPOSED CANOPY TREE WITHIN POS
12. EXISTING CROSSOVER TO MODIFIED



**Cardinia**













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	<p><b>DRAWING TITLE</b> <b>DESIGN RESPONSE NOTES</b></p>		<p><b>DRAWING NO:</b> CKD/PP/65/14</p>							
	<p><b>DESIGN BY</b> C.K.</p>	<p><b>DATE</b> 01/2026</p>	<p><b>CHECKED BY</b> C.K.</p>	<p><b>SCALE</b> -</p>						
	<p><b>VERSION</b> 01</p>	<p><b>DRAWN</b> Y.C.</p>								
<p><b>BUILDING PRACTITIONER</b></p>		<p>13A, KATHUSHA COURT PAKENHAM, VIC 3810. E.ckdesigngroup.com.au P. +94 61385020084 MOB. 0450 961 591</p>								
<p>CK DESIGN GROUP B.Arch , M.sc Landscape Design</p>		<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>REV</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>			REV	DESCRIPTION	DATE			
REV	DESCRIPTION	DATE								

## SCHEDULE OF FINISHES

ITEM	MATERIALS	COLOUR
EXTERNAL WALLS GROUND FLOOR	- RENDERING OVER 75mm THK HEBEL CLADDING PANEL ON STUD FRAME	SURFMIST OR SIGNATURE GREY  OR 
EXTERNAL WALLS 1ST FLOOR	-RENDERING OVER 100mm THK FORM CLADDING PANEL ON STUD FRAME	SURFMIST OR SIGNATURE GREY  OR 
ROOF	- COLORBOND ROOF	GREY OR SIMILAR 
WINDOWS	- POWDERCOAT ALUMINIUM	WHITE OR BLACK  OR 
DOOR	- SOLID TIMBER	TIMBER COLOUR OR STAINED TO NATURAL TIMBER COLOUR 
GUTTERS & FASCIAS	- COLORBOND STEEL	SURFMIST 
DOWN PIPE	- COLORBOND STEEL	SURFMIST 
FLOOR FOR UNIT	- CONC FLOOR	PARTICAL BOARD
FLOOR FOR PORCH & GARAGE	- CONCRETE	GREY OR NATURAL COLOUR
DRIVEWAY PAVING	- NATURAL CONCRETE	GREY OR NATURAL COLOUR
PAVING	- MASONRY UNIT PAVERS OR CONCRETE	GREY OR NATURAL COLOUR 
FRONT FENCE	STEEL/ ALUMINIUM	BLACK 



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GROUP

PROJECT TITLE  
**PROPOSED DOUBLE STOREY DWELLING  
AT. 6 TRANQUIL WAY,  
PAKENHAM**

DRAWING TITLE  
**SCHEDULE OF FINISHES**

**BUILDING PRACTITIONER**

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PAKENHAM, VIC 3810.  
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VERSION	01	DRAWN	Y.C.
REV	DESCRIPTION	DATE	

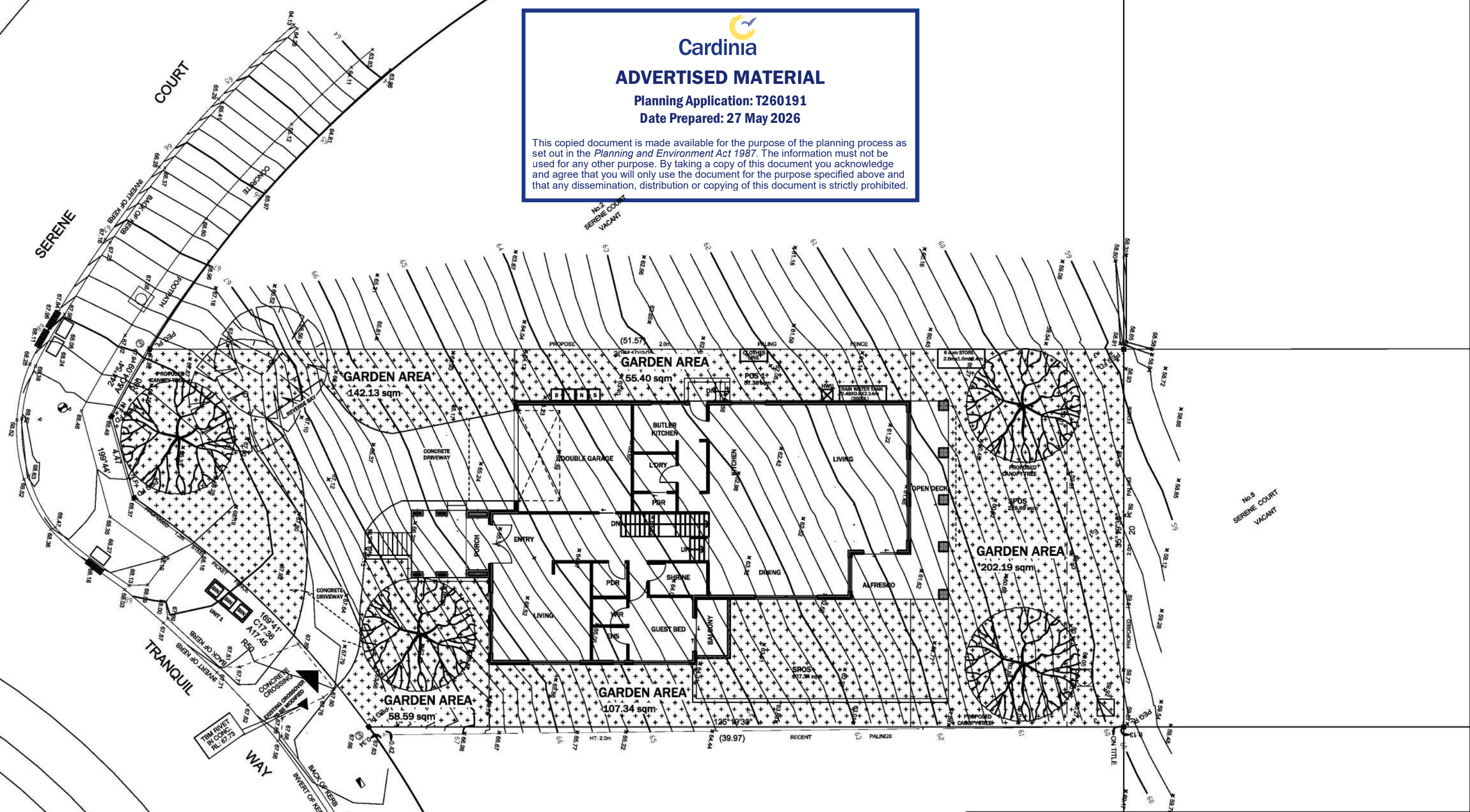
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**SITE AREA = 967 Sqm**  
**GARDEN AREA = 565.65 Sqm (58.49%)**

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**PROJECT TITLE**  
**PROPOSED DOUBLE STOREY DWELLING AT 6 TRANQUIL WAY, PAKENHAM**

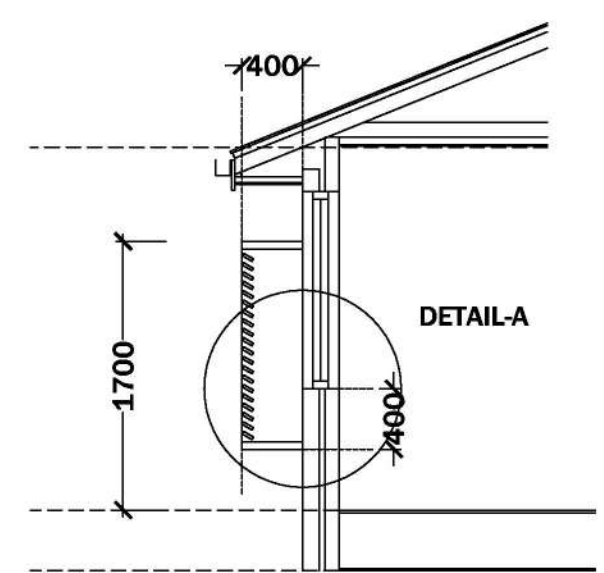
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**GARDEN AREA INDICATION PLAN**

**BUILDING PRACTITIONER**  
[Redacted Name]

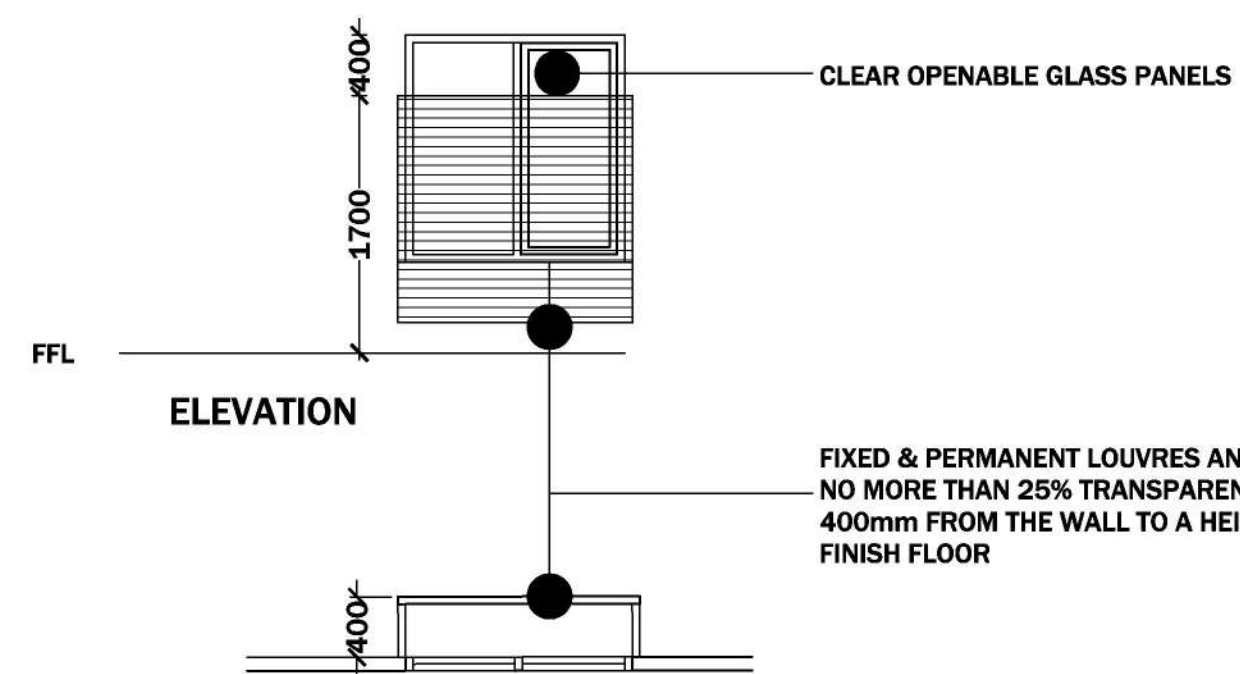
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<b>DESIGN BY</b>	C.K.	<b>DATE</b>	01/2026
<b>CHECKED BY</b>	C.K.	<b>SCALE</b>	1:200
<b>VERSION</b>	01	<b>DRAWN</b>	Y.C.
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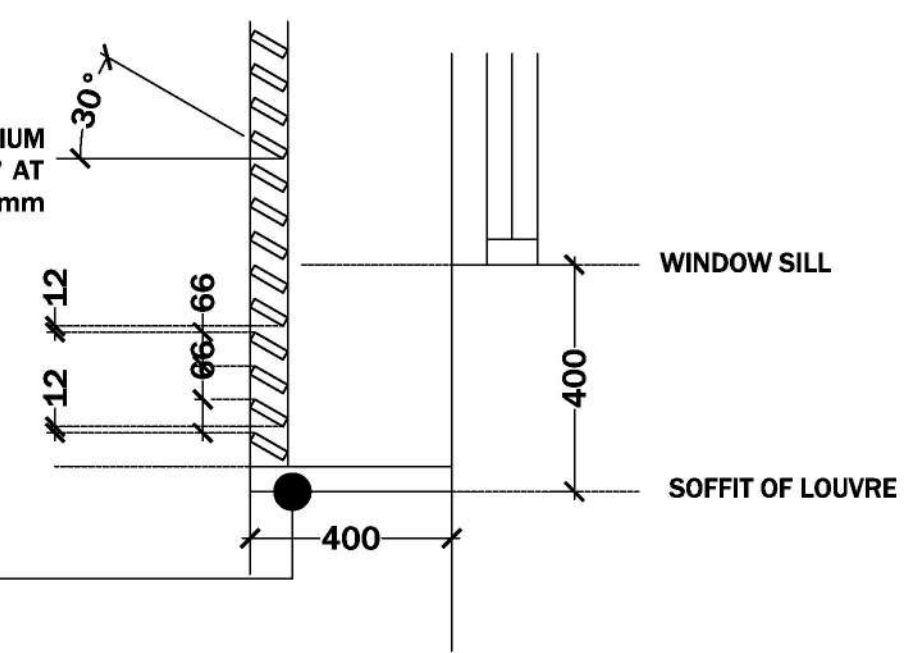
**SECTION A-A**  
SCALE 1:50



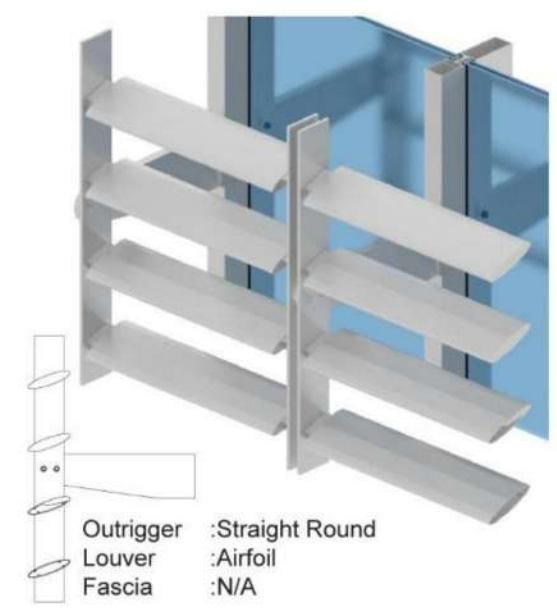
**PLAN**

**TYPICAL DETAIL FOR EXTERNAL SCREEN**  
SCALE 1:50

19x75 ALUMINIUM LOUVRE AT 30° AT SPACING OF 13mm

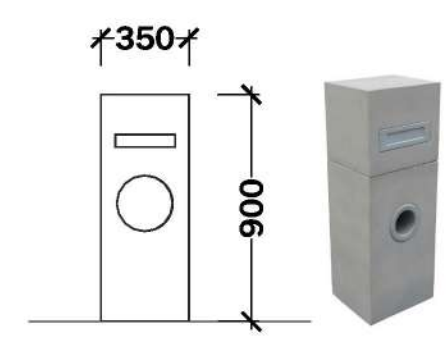


**DETAIL-A**  
SCALE 1:30



**DETAIL FOR EXTERNAL SOLAR CONTROL**

ROTATABLE ALUMINIUM LOUVERS FIXED WITH 400 PROJECTION FROM THE EXTERNAL WALL SURFACE



**PROPOSED LETTER BOXES**

PROPOSED LETTER BOXES WITHIN BRICK ENCLOSURES 900mm Htx600x350mm SCALE 1:30

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PROJECT TITLE  
**PROPOSED DOUBLE STOREY DWELLING AT. 6 TRANQUIL WAY, PAKENHAM**

DRAWING TITLE  
**DETAILS OF SCREEN AND LETTER BOX**

**BUILDING PRACTITIONER**

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DESIGN BY	C.K.	DATE	01/2026
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VERSION	01	DRAWN	Y.C.
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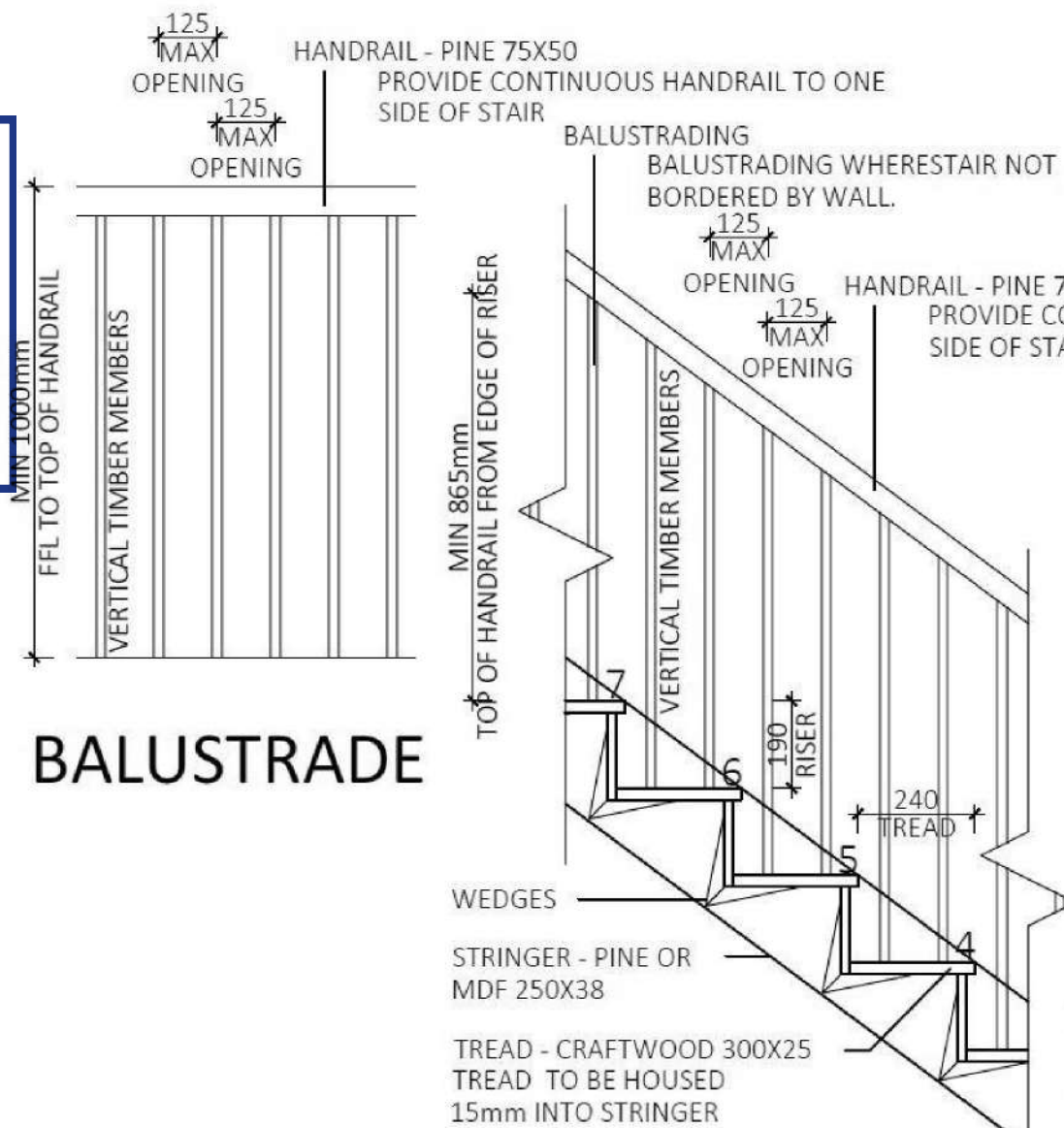


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Date Prepared: 27 May 2026

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STAIRCASE AND BALUSTRADING TO BE IN ACCORDANCE WITH NCC - SECTION 3.9

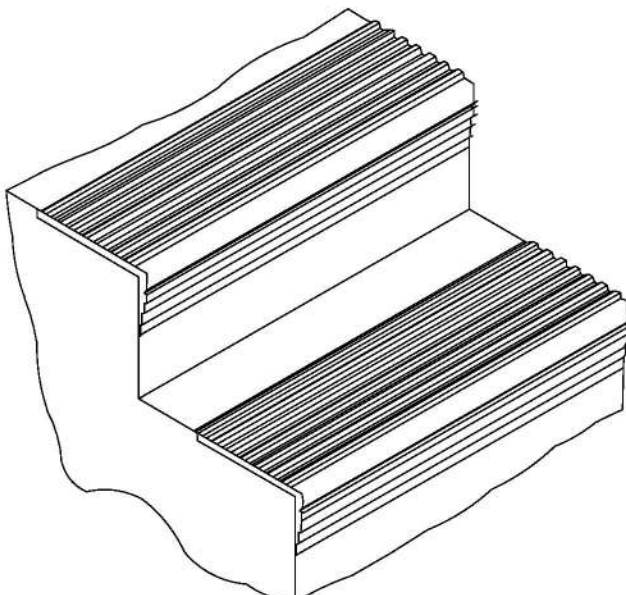
TREADS TO HAVE A P3 SLIP RESISTANCE IN ACCORDANCE WITH NCC - SECTION 3.9.1.4

WHERE STAIR IS NOT BORDERED BY A WALL: BALUSTRADING MUST HAVE NO GAPS GREATER THAN 125mm

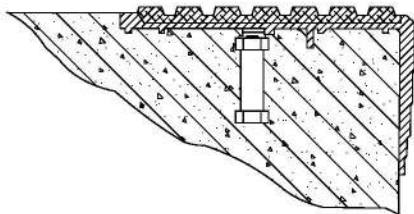
CALCULATING STAIRS						
STAIR TYPE	RISER		GOING		SLOPE	
	MAX	MIN	MAX	MIN	MAX	MIN
NON-SPIRAL	190	115	355	240	700	550
SPIRAL	220	140	370	210	680	590
CEILING HEIGHT	3000		SUB-FLOOR		400	
NO. RISERS	18		HEIGHT		188.89	
RISER	190		OVER:		20	
GOING	240		SLOPE:		620	

### STAIR NOTES

STAIRS ARE NOT TO HAVE MORE THAN 18 OR LESS THAN 2 RISERS IN EACH FLIGHT. RISERS AND GOINGS TO REMAIN CONSTANT THROUGHOUT THE FLIGHT. WINDER GOINGS MAY VARY FROM STRAIGHT TREADS WITHIN THE SAME FLIGHT PROVIDED THAT THE GOING OF THE WINDERS ARE CONSTANT. LANDINGS MUST NOT BE LESS THAN 750mm LONG AND WHERE THIS INVOLVES A CHANGE IN DIRECTION, THE LENGTH MEASURED 500mm FROM THE INSIDE EDGE OF THE LANDING, HAVE A GRADIENT NOT STEEPER THAN 1:50. OPENINGS WITHIN RISERS NOT TO PERMIT A 125mm SPHERE TO PASS BETWEEN TREADS. PROVIDE A SLIP RESISTANT CLASSIFICATION NOT LESS THAN P3 OR R10 FOR DRY SURFACES OR P4 OR R11 FOR WET SURFACES WHEN TESTED IN ACCORDANCE WITH AS4586. P3 AND P4 SLIP-RESISTANCES MAY ONLY BE APPLIED VIA NOSING STRIPS ON TREADS. PROVIDE STAIRWAY WITH A SINGLE HANDRAIL ON ONE SIDE OF THE FLIGHT. HANDRAILS ARE TO HAVE NO OBSTRUCTION ON OR ABOVE THEM THAT WILL TEND TO BREAK A HANDHOLD, EXCEPT FOR NEWEL POSTS, BALL TYPE STANCHIONS, OR THE LIKE. BALUSTRADING TO BE A MINIMUM OF 1000mm ABOVE FFL AND 865mm ABOVE STEPS AND TO ALL AREAS WHERE FALLS ARE GREATER THAN 1000mm. BALUSTRADING SPACINGS TO NOT EXCEED A MAXIMUM 125mm OPENING WIDTH.



NON SLIP NOSING STRIP AS ACCORDING TO AS/NZS 4586



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PROJECT TITLE  
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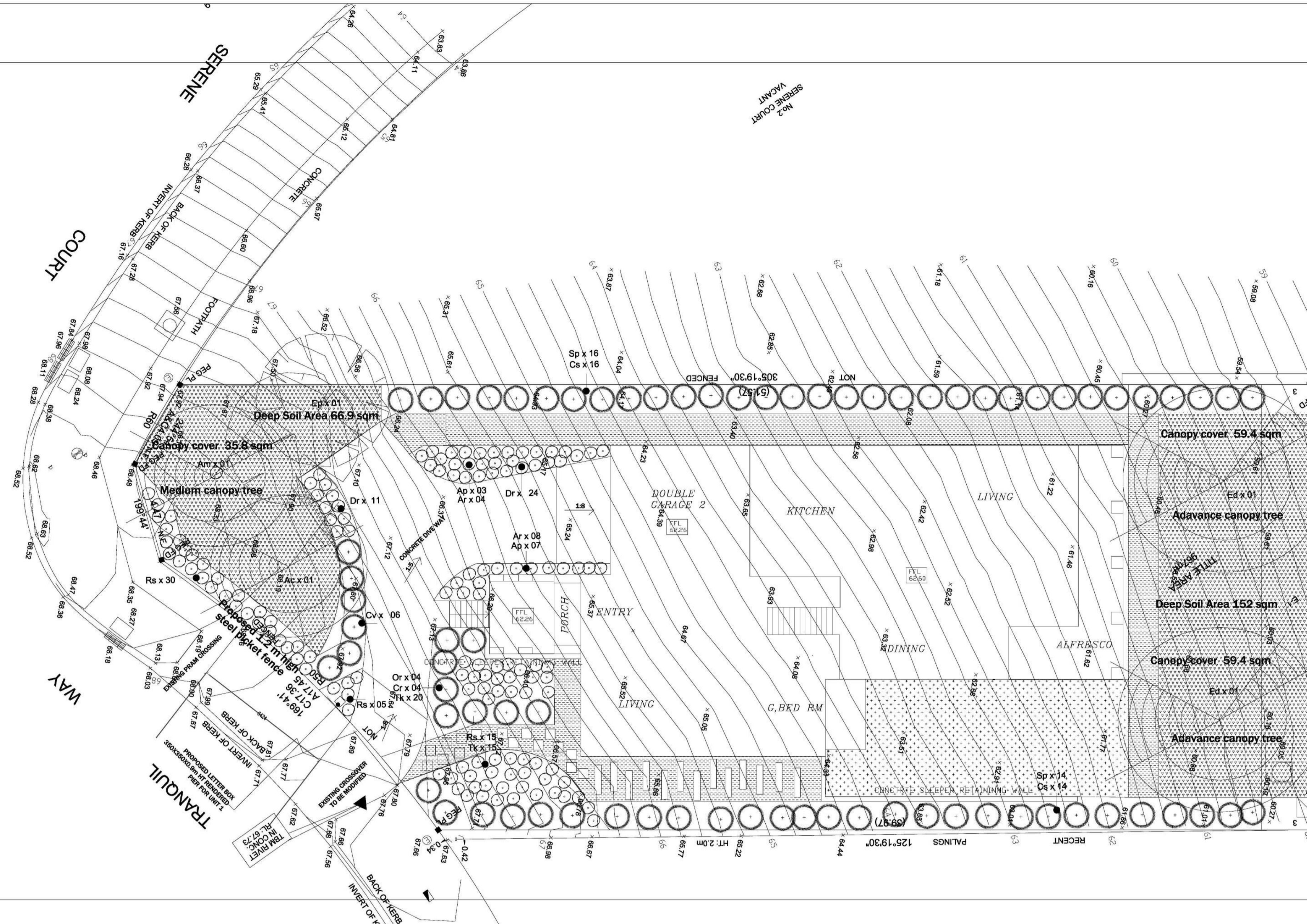
DRAWING TITLE  
**DETAILS OF STAIR/ RAIL**

BUILDING PRACTITIONER

DRAWING NO: CKD/PP/65/18			
DESIGN BY	C.K.	DATE	01/2026
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VERSION	01	DRAWN	Y.C.
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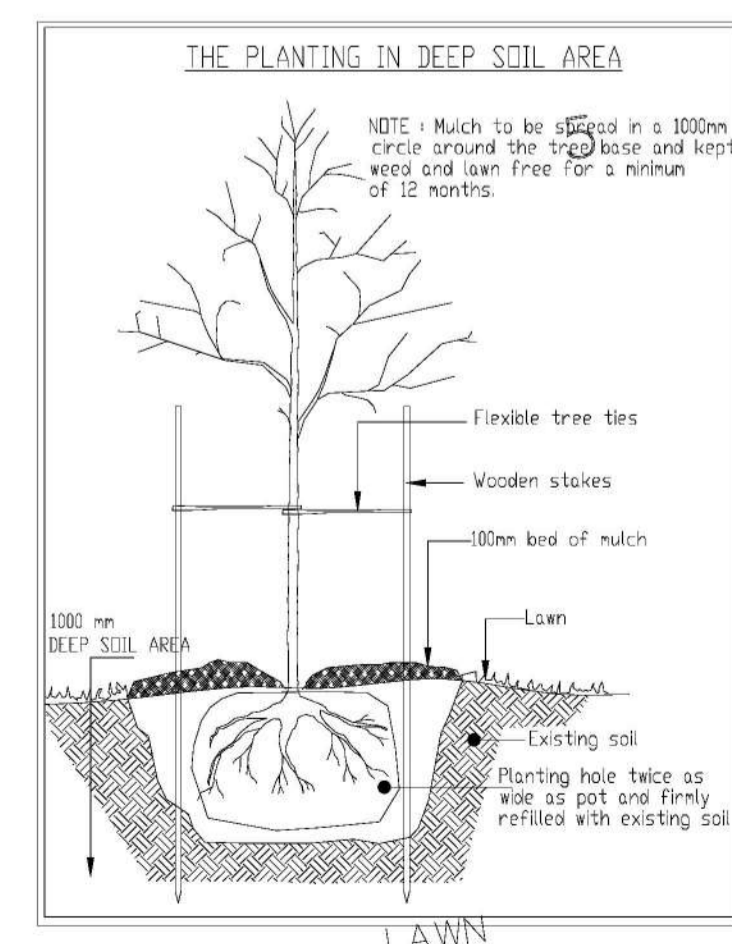
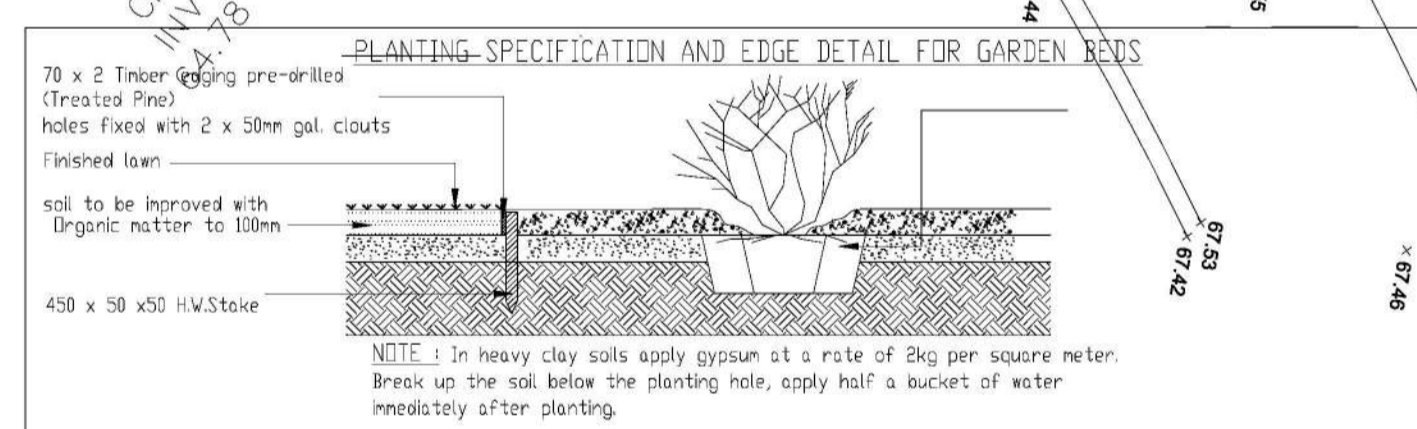
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SITE AREA	967 SQM
CANOPY COVER	190.4 SQM 19.6 %



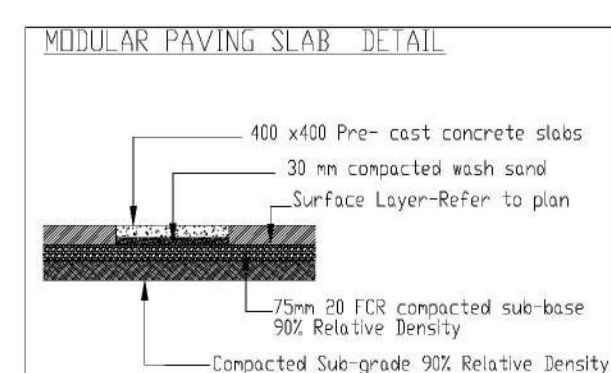
### LEGEND

	PROPOSED NEW TREES REFER TO PLANT SCHEDULE
	PROPOSED MEDIUM SHRUBS REFER TO PLANT SCHEDULE
	PROPOSED SCREENING SHRUBS REFER TO PLANT SCHEDULE
	SMALL SHRUBS AND GROUNDCOVERS REFER TO PLANT SCHEDULE
	TREES ON ADJACENT LAND OR STREET TO BE REMAIN
	TREE PROTECTION ZONE
	CLOTHES LINE
	BINS LOCATION
	RAINWATER TANK
	HOT WATER UNIT
	DEEP SOIL AREA
	LILYDALE TOPPINGS
	LAWN AREA
	400 X 400 X 40 Modular Paving on Sand Base



### NOTE:

Canopy Trees to be minimum of 2.0 m. at the time of planting.  
All Garden beds must have hard. Gaoeden edging with Treated Pine.  
1200 dia Organic mulch around the all the trees in the lawn areas  
All canopy trees in deep soil area as in deep soil.

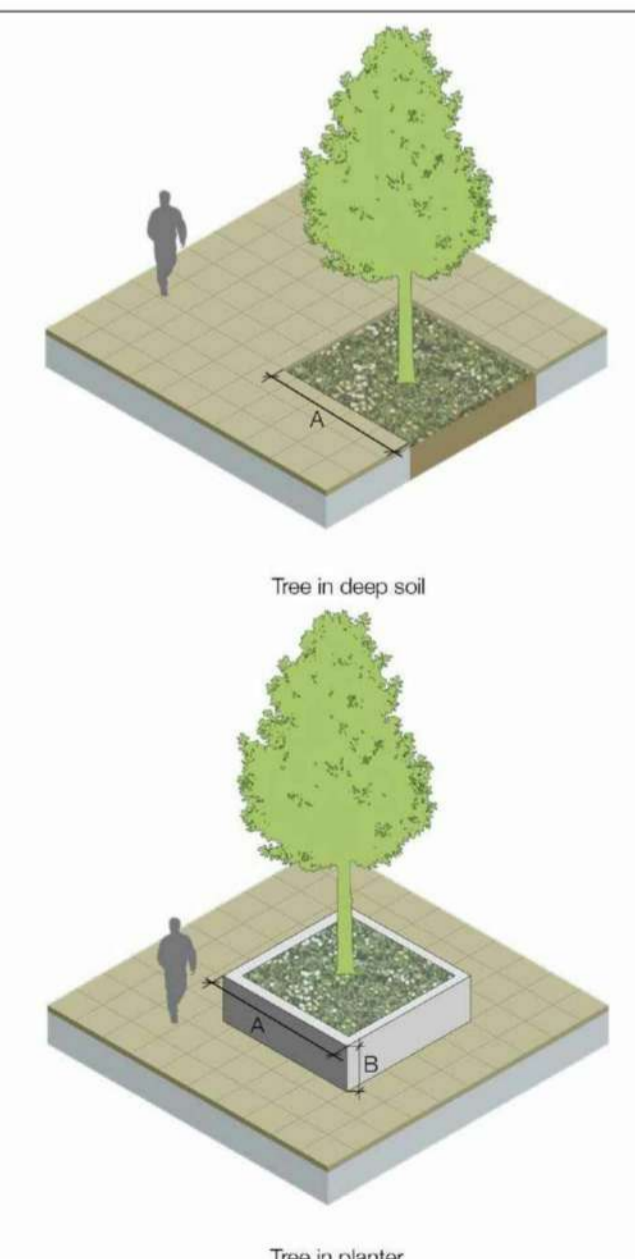


### 3.4 Deep Soil Areas

Deep soil areas are natural ground areas without obstructions above or below, promoting healthy growth for large trees and facilitating rainwater infiltration. These are essential for achieving meaningful tree canopy cover in developments. Deep soil areas must exclude areas on structures (above basements), pools, and non-permeable paved areas. To be effective, deep soil areas should have a minimum dimension of 4.5 metres.

Deep soil area placement considerations:

- Contiguous Areas:** Where possible, locate deep soil areas adjacent to those on adjoining properties to form larger contiguous areas for tree planting.
- Infrastructure:** Consider overhead power lines and infrastructure to minimise maintenance on trees and to allow landscaping to reach full genetic potential height unimpeded.
- Easements:** Trees cannot be located within easements. A suitable alternative area must be provided. A two-metre setback from the easement is required for canopy trees. Large shrubs with non-invasive roots can be planted within easement.



Tree type	Tree in deep soil		Tree in planters	
	Area of deep soil (in square metres)	Minimum plan dimension - A (in metres)	Volume of planter soil (in cubic metres)	Depth of planted soil - B (in metres)
Small	12	2.5	12	2.5
Medium	49	4.5	28	4.5
Large	121	6.5	64	6.5

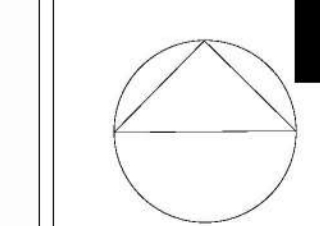
### PROPOSED PLANTING SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	HEIGHT (mm)	WIDTH (mm)	POT (mm)	Qty.
Tk	<i>Themeda triandra</i>	Kangaroo Grass	900	500	140	35
Rs	<i>Rosmarinus officinalis</i>	Rosemary	700	400	140	50
Cv	<i>Callistemon viminalis</i> 'Little John'	Little John bottle brush	1200	600	250	06
Ap	<i>Anigozanthos</i> 'Pink Joey'	Kangaroo paw cultivar	500	400	140	10
Ar	<i>Anigozanthos</i> 'Regal velvet'	Velvet Kangaroo paw	500	400	140	20
Cr	<i>Correa reflexa</i>	common Correa	1500	1000	140	04
Sp	<i>Syzygium australe</i> 'Pinacle'	Pinacle Lilly Pilly	3000	1200	250	30
Dr	<i>Dieris ramulosa</i>	Twiggy daisy bush	1500	1200	140	04
Cs	<i>Callistemon viminalis</i> 'slim'	slim bottle brush	3000	1200	250	30
Dr	<i>Dianella revoluta</i>	Black anther lily	500	500	140	35
Ep	<i>Eucalyptus pauciflora</i>	Dwarf snow gum	7000	3000	450	01
Ac	<i>Acacia implexa</i>	Lightwood (Hickorywattle)	8000	5000	250	01
Ed	<i>Eucalyptus dives</i>	Broad leaf peppermint	12000	7000	450	02

### EXISTING PLANS

CODE	BOTANICAL NAME	COMMON NAME	HEIGHT (mm)	WIDTH (mm)	Qty.
An	<i>Acacia Mearnsii</i>	Black wattle	4000	4000	To be Retained
Sr	<i>Salvia rosmariifolia</i>	Salvia rosmariifolia	1200	2000	To be Retained

DEEP SOIL AREA FOR REAR TWO ADVANCE CANOPY TREES 118 SQM  
DEEP SOIL AREA FOR REAR TWO MEDIUM CANOPY TREES 76.2 SQM



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