
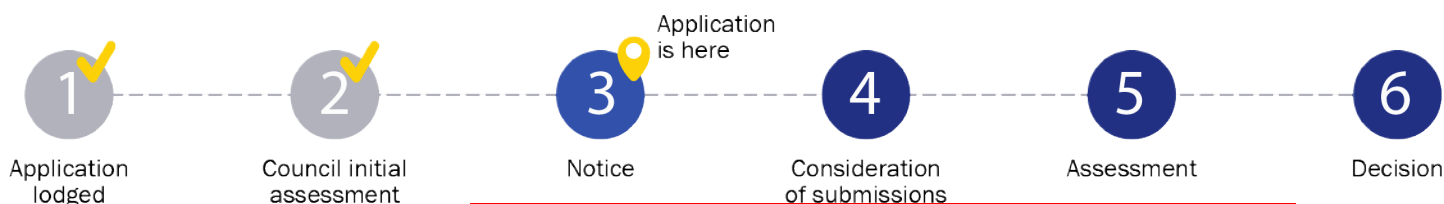


Notice of Application for a Planning Permit

The land affected by the application is located at:	L106 PS848743 V12580 F396 6 Sunny Vista, Pakenham VIC 3810
The application is for a permit to:	Buildings and works (Construction of a Dwelling and a Fence)
A permit is required under the following clauses of the planning scheme:	
42.01-2	Construct a fence
42.01-2	Construct a building or construct or carry out works
APPLICATION DETAILS	
The applicant for the permit is:	Ravindra Singh Homes Pty Ltd
Application number:	T240696
<p>You may look at the application and any documents that support the application at the office of the Responsible Authority:</p> <p>Cardinia Shire Council, 20 Siding Avenue, Officer 3809.</p> <p>This can be done during office hours and is free of charge.</p> <p>Documents can also be viewed on Council's website at cardinia.vic.gov.au/advertisedplans or by scanning the QR code.</p>	
	
HOW CAN I MAKE A SUBMISSION?	
This application has not been decided. You can still make a submission before a decision has been made. The Responsible Authority will not decide on the application before:	
25 July 2025	
WHAT ARE MY OPTIONS? Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority. If you object, the Responsible Authority will notify you of the decision when it is issued.	<p>An objection must:</p> <ul style="list-style-type: none">• be made to the Responsible Authority in writing;• include the reasons for the objection; and• state how the objector would be affected. <p>The Responsible Authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.</p>



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ePlanning

Application Summary

Portal Reference A42439QW

Basic Information

Proposed Use	Proposed Dwelling of double storey with garage.
Current Use	vacant
Cost of Works	\$766,740
Site Address	6 Sunny Vista Pakenham 3810

Covenant Disclaimer

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

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

Contacts

Fees

Regulation Fee Condition

	Amount	Modifier	Payable
9 - Class 5 More than \$500,000 but not more than \$1,000,000	\$1,535.00	100%	\$1,535.00
Total			\$1,535.00

Documents Uploaded

Date	Type	Filename
20-12-2024	A Copy of Title	Title.pdf
20-12-2024	Site plans	IHW006-106 (No 6) Sunny Vista,-12.12.2024.pdf



Civic Centre
20 Siding Avenue, Officer, Victoria

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

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

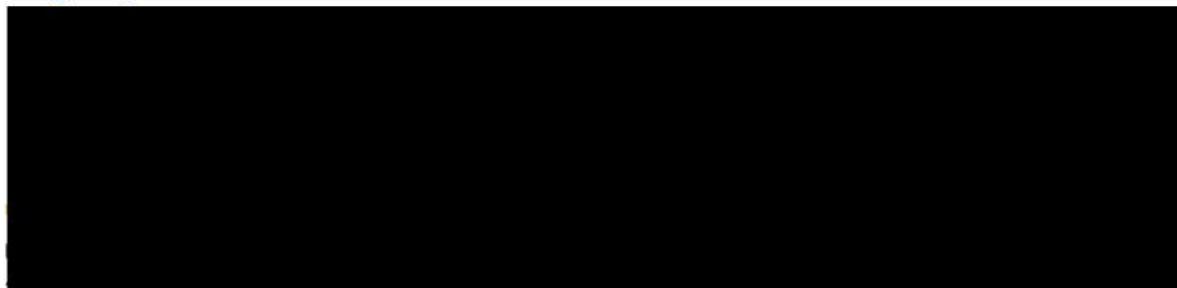
Email: mail@cardinia.vic.gov.au

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

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

Lodged By



Civic Centre
20 Siding Avenue, Officer, Victoria

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

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

Cardinia Shire Council



Request to amend a current planning permit application

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

PERMIT APPLICATION DETAILS

Application No.:	T240696 PA
Address of the Land:	L106 PS848743 V12580 F396, 6 Sunny Vista, Pakenham VIC3810

APPLICANT DETAILS

Organisation:	Singh Homes Pty Ltd
Address:	31 Longford Road, Epping VIC 3076
Phone:	0424 134 937
Email:	permits2@singhhomes.com.au

AMENDMENT TYPE

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

AMENDMENT DETAILS

What is being amended? (select all that apply)		
What is being applied for <input type="checkbox"/>	Plans / other documents <input checked="" type="checkbox"/>	Applicant / owner details <input type="checkbox"/>
Land affected <input type="checkbox"/>	Other <input type="checkbox"/>	
Describe the changes. If you need more space, please attach a separate page.		
<p>The ground floor's total area has increased by 7 sqm, now measuring 183.6 sqm, due to adjustments made on the first floor.</p> <p>Added Front Side Pier A side attached pier has been added to the ground floor level.</p> <p>Pushing master bed, Hallway & WIR walls back The ground floor guest bed wall has been moved 150mm towards the front boundary. This to creates a difference between the first and ground floor walls on the facade, enhancing the building's visual interest.</p>		

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Has squared out the Walk In Pantry wall. Made the first floor @1750mm set back from the ground floor @ rear of the dwelling also reduced the width & length of the master ensuite and reconfigured the WC and shower location to accommodate changes.

"Fence' trigger under ESO4 – Added to the planning permit application."

Specify the estimated cost of any development for which the permit is required:

Not applicable ☐

Unchanged ☒

New amount \$

DECLARATION

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

Name

Signature

Date

LODGEMENT

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

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

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

IMPORTANT INFORMATION

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

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

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

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

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

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

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

Page 1 of 2

VOLUME 12580 FOLIO 396

Security no : 124121716129N

Produced 04/02/2025 11:50 AM

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LAND DESCRIPTION

Lot 106 on Plan of Subdivision 848743W.
PARENT TITLE Volume 12330 Folio 801
Created by instrument PS848743W 31/10/2024

REGISTERED PROPRIETOR

MORTGAGE AY600573A 15/11/2024
AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

COVENANT PS848743W 31/10/2024

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

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

DIAGRAM LOCATION

SEE PS848743W FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
PS848743W (B)	PLAN OF SUBDIVISION	Registered	31/10/2024
AY600571E (E)	DISCHARGE OF MORTGAGE	Registered	15/11/2024
AY600572C (E)	TRANSFER	Registered	15/11/2024
AY600573A (E)	MORTGAGE	Registered	15/11/2024

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

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

Street Address: 6 SUNNY VISTA PAKENHAM VIC 3810

ADMINISTRATIVE NOTICES

NIL

eCT Control 16165A AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED
Effective from 15/11/2024

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

Page 2 of 2

DOCUMENT END

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Document Type	Plan
Document Identification	PS848743W
Number of Pages (excluding this cover sheet)	4
Document Assembled	04/02/2025 11:50

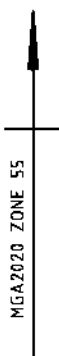
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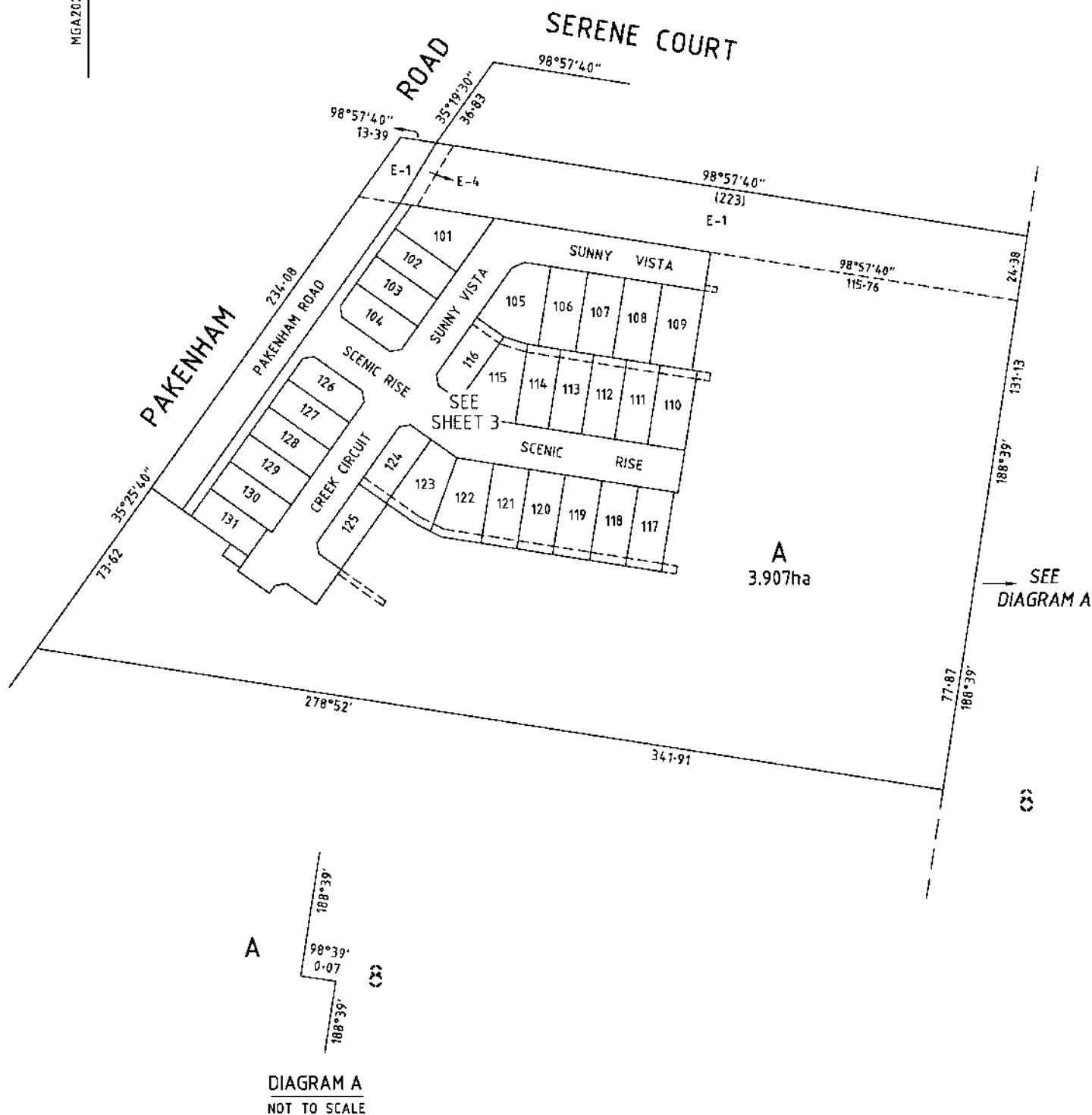
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PLAN OF SUBDIVISION		EDITION 1		PS848743W	
LOCATION OF LAND		Council Name: Cardinia Shire Council			
PARISH: NAR NAR GOON		<div>This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1967. 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.</div> <div>Council Reference Number: S2-01186 Planning Permit No: T160690 SPEAR Reference Number: S182115M Certification This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6 of the Subdivision Act 1988: 21/04/2023 Public Open Space A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has been made and the requirement has not been satisfied at Certification Digitally signed by: Fiona Shadforth for Cardinia Shire Council on 30/05/2024 Statement of Compliance issued: 28/10/2024 Public Open Space A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has been made and the requirement has been satisfied at Statement of Compliance</div>			
TOWNSHIP: PAKENHAM					
SECTION: —					
CROWN ALLOTMENT: 32(PT) & 33(PT)					
TITLE REFERENCE: VOL. 12230 FOL. 801					
LAST PLAN REFERENCE: LP6710 (LOT 3)					
POSTAL ADDRESS: 110 PAKENHAM ROAD (at time of subdivision) PAKENHAM 3810					
MGA CO-ORDINATES: E: 366 250 ZONE: 55 (of approx centre of land in plan) N: 5 786 580 GDA 2020					
VESTING OF ROADS AND/OR RESERVES		NOTATIONS			
IDENTIFIER	COUNCIL/BODY/PERSON				
ROAD R1 ROAD R2 RESERVE No.1	CARDINIA SHIRE COUNCIL HEAD TRANSPORT FOR VICTORIA AUSNET ELECTRICITY SERVICES PTY LTD				
NOTATIONS		LOTS 1 TO 100 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. LOTS IN THIS PLAN MAY BE AFFECTED BY ONE OR MORE RESTRICTIONS. FOR DETAILS OF RESTRICTIONS INCLUDING BURDENED LOTS & BENEFITING LOTS, SEE CREATION OF RESTRICTIONS ON SHEET 4. WARNING: The restrictive covenant(s)/restriction(s) in this plan may have been varied or removed. For current information, please refer to the relevant folio(s) of the Register, noting section 88(3) of the Transfer of Land Act 1958			
DEPTH LIMITATION: DOES NOT APPLY					
This is a SPEAR plan. STAGING: This is not a staged subdivision. Planning Permit No. T160690 SURVEY: This plan is based on survey. This survey has been connected to permanent marks No(s). 89, 199, 213, 285, 286, 287, 295, 319, 320, 354, 355, 363, 674, 675 Estate: The Rise - Pakenham Phase No.: 01 No. of Lots: 31 + Lot A PHASE AREA: 2.142ha					
EASEMENT INFORMATION					
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)					
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of	
E-1, E-4 E-2 E-2, E-3 E-4	PIPELINE DRAINAGE SEWERAGE SUPPLY OF WATER (THROUGH UNDERGROUND PIPES)	24.38 3 SEE DIAG. 6	INST. D613929 THIS PLAN THIS PLAN THIS PLAN	VICTORIA PIPELINES COMMISSION CARDINIA SHIRE COUNCIL SOUTH EAST WATER CORPORATION SOUTH EAST WATER CORPORATION	
 Beveridge Williams development & environment consultants Melbourne ph : 03 9524 8888 www.beveridgewilliams.com.au		SURVEYORS FILE REF: 2000490/01 2000490-01-PS-V11.DWG Digitally signed by: ADRIAN JAMES FREEMAN, Licensed Surveyor, Surveyor's Plan Version (11), 24/05/2024, SPEAR Ref: S182115M		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 4
		Land Use Victoria Plan Registered 02:18 PM 31/10/2024 Assistant Registrar of Titles			

PS848743W



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development & environment consultants

Melbourne ph : 03 9524 8888

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SURVEYORS REF
2000490/01

SCALE
1 : 1500

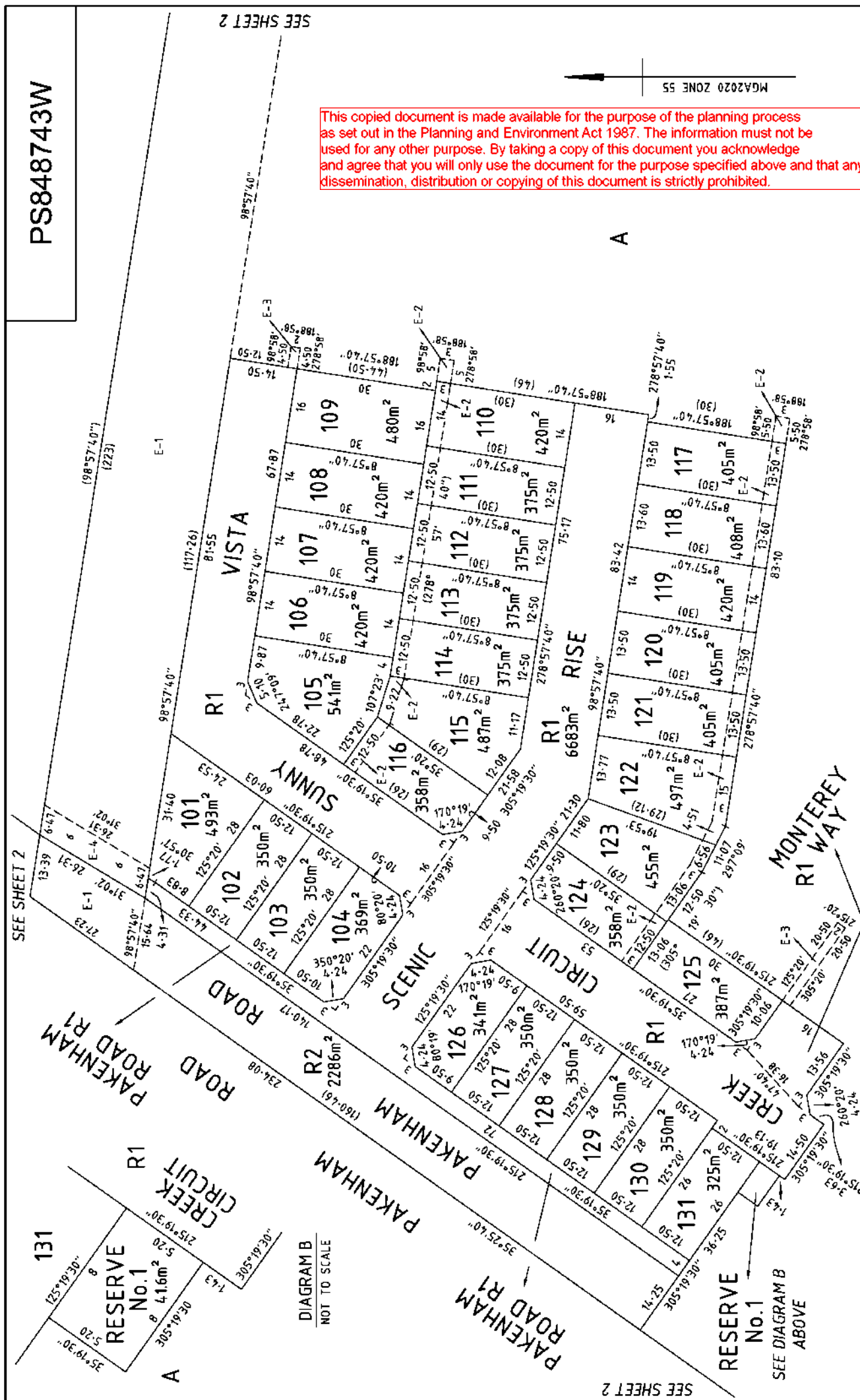
15 0 15 30 45 60
LENGTHS ARE IN METRES

ORIGINAL SHEET
SIZE: A3


SHEET 2

Digitally signed by: ADRIAN JAMES FREEMAN, Licensed Surveyor,
Surveyor's Plan Version (11),
24/05/2024, SPEAR Ref: S182115M

Digitally signed by:
Cardinia Shire Council,
30/05/2024,
SPEAR Ref: S182115M



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 Beveridge Williams development & environment consultants Melbourne ph : 03 9524 8888 www.beveridgewilliams.com.au	SURVEYORS REFERENCE 2000490 /01			SCALE 1 : 750	7.5 0 7.5 15 22.5 30 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 3
				Digitally signed by: ADRIAN JAMES FREEMAN, Licensed Surveyor, Surveyor's Plan Version (11) 24/05/2024, SPEAR Ref: S182115M			Digitally signed by: Cardinia Shire Council, 30/05/2024, SPEAR Ref: S182115M

SUBDIVISION ACT 1988

CREATION OF RESTRICTION 'A'

PS848743W

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

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LAND TO BENEFIT & TO BE BURDENED:

BURDENED LAND: LOTS 101 TO 131 (BOTH INCLUSIVE)

BENEFITING LAND: LOTS 101 TO 131 (BOTH INCLUSIVE)

DESCRIPTION OF RESTRICTION:

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

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

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

- (2) CONSTRUCT OR ALLOW TO BE CONSTRUCTED ANY BUILDING OR STRUCTURE ON THE LOT PRIOR TO:

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

VARIATION:

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

EXPIRY:

THIS RESTRICTION CEASES TO HAVE EFFECT FOLLOWING AFTER EITHER;

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

CREATION OF RESTRICTION 'B'

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

LAND TO BENEFIT & TO BE BURDENED:

BURDENED LAND: LOTS 101 TO 131 (BOTH INCLUSIVE)

BENEFITING LAND: LOTS 101 TO 131 (BOTH INCLUSIVE)

DESCRIPTION OF RESTRICTION:

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

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

EXPIRY:

THIS RESTRICTION CEASES TO HAVE EFFECT FOLLOWING AFTER EITHER;

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



Beveridge Williams
development & environment consultants

Melbourne ph : 03 9524 8888

www.beveridgewilliams.com.au

SURVEYORS REF
2000490/01

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Surveyor's Plan Version (11),
24/05/2024, SPEAR Ref: S182115M

ORIGINAL SHEET
SIZE: A3

SHEET 4

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Cardinia Shire Council,
30/05/2024,
SPEAR Ref: S182115M



Department of Environment, Land, Water & Planning

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

Produced 04/02/2025 11:50:33 AM

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

Lodger Details

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

APPLICATION TO RECORD AN INSTRUMENT

Jurisdiction	VICTORIA
--------------	----------

Privacy Collection Statement

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

Estate and/or Interest

FEE SIMPLE

Land Title Reference

12330/800
12330/801

Instrument and/or legislation

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

Applicant(s)

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



Department of Environment, Land, Water & Planning

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Electronic Instrument Statement

Postcode 3809

Additional Details

Refer Image Instrument

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

Execution

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

Executed on behalf of	CARDINIA SHIRE COUNCIL
Signer Name	DAVID PHILIP LITTLEJOHN
Signer Organisation	DYE & DURHAM LEGAL PTY LTD
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	25 OCTOBER 2023

File Notes:

NIL

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

Statement End.

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Document Type	Instrument
Document Identification	AX385769J
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HWL
EBSWORTH
LAWYERS

Deed of Agreement

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

Cardinia Shire Council

and

BNG (Pakenham) Pty Ltd (ACN 640125686)

Ref: DV:NB:1050250

Doc ID 1115801193/v1

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

Telephone +61 3 8644 3500
Facsimile 1300 365 323 (Australia) +61 3 9034 3257 (International)
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Table of contents

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1. Definitions and interpretation clauses	2
2. Owner's obligations	5
3. Further obligations	5
4. Agreement under Section 173 of the Act	6
5. Owner's warranties	7
6. Successors in title	7
7. Notices	7
8. Miscellaneous	8
Schedule	10
Executed as a deed	11
Schedule 1	12
Schedule 2	13

Deed of Agreement

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Date 06/10/2023

Parties

Cardinia Shire Council

of 20 Siding Avenue, Officer 3809

(Council)

BNG (PAKENHAM) PTY LTD (ACN 640125686)

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

(Owner)

Recitals

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

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

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

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

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

F. The Parties have agreed to enter into this Agreement:

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

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

1. Definitions and interpretation clauses

1.1 Definitions

In this deed the following definitions apply:

Act means the *Planning and Environment Act 1987* (Vic).

Agreement means this Deed of Agreement and any Agreement executed by the Parties expressed to be supplemental to this Agreement.

Building Design Guidelines means the Building Design Guidelines required by conditions 6 and 7 of the Planning Permit.

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Building Envelopes	means the building envelopes for the lots abutting the plantation reserve on the eastern boundary of the Subject Land.
Building Envelope Plan	means the plan showing the location and dimensions of the Building Envelopes attached at Schedule 1.
Business Day	means a day that is not a Saturday, Sunday or public holiday in Melbourne.
Claim	means any claim, action, proceeding or demand made against the person concerned, however it arises and whether it is present or future, fixed or unascertained, actual or contingent.
Council	means Cardinia Shire Council in its capacity as responsible authority.
Development	means the buildings and works authorised under the Planning Permit.
Endorsed Plans	means the plans and/or other documents that are endorsed pursuant to the Planning Permit from time to time.
Loss	means any loss, damage, cost, expense or liability incurred by the person concerned, however it arises and whether it is present or future, fixed or unascertained, actual or contingent.
Owner	means the person or persons registered or entitled from time to time to be registered by the Registrar of Titles as proprietor or proprietors of an estate in fee simple in the Subject Land or any part of it and includes a Mortgagee-in-possession.
Party or Parties	means the Owner and Council under this Agreement as appropriate.
Planning Permit	means Planning Permit No. T160690 issued by Council on 19 December 2017 referred to in Background C of this Agreement, and as amended from time to time (currently T160690-2 issued on 9 June 2021) and including any Endorsed Plans.

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

1.2 Interpretation

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

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- (b) The obligations of the Owner under this Agreement, will take effect as separate and several covenants which are annexed to and run at law and equity with the Subject Land; and
 - (i) bind the Owner, its successors, transferees and permitted assigns, the registered proprietor or proprietors for the time being of the Subject Land; and
 - (ii) if the Subject Land is subdivided further, this Agreement must be read and applied so that each subsequent Owner of a lot is only responsible for those covenants and obligations which relate to that Owner's lot.

2. Owner's obligations

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

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

2.2 Maintenance of the Plantation Reserve

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

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

2.3 Fencing within the Plantation Reserve

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

2.4 Building Design Guidelines

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

3. Further obligations

3.1 Notice and registration

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

3.2 Giving effect to this Agreement

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

3.3 Recording by Registrar of Titles

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

3.4 Council's costs to be paid

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

3.5 Mortgagee to be Bound

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

3.6 Covenants run with the Subject Land

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

4. Agreement under Section 173 of the Act

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

5. Owner's warranties

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

6. Successors in title

6.1 Successors in title

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

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

7. Notices

7.1 Service

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

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

7.2 Time of service

A notice or other communication is deemed served:

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

8. Miscellaneous

8.1 Commencement of Agreement

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

8.2 Default

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

8.3 Ending of Agreement

This Agreement ends:

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

8.4 Application to Registrar

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

8.5 No fettering of Council's powers

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

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8.6 No waiver

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

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8.7 Severability

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

8.8 Proper law

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

8.9 Counterparts

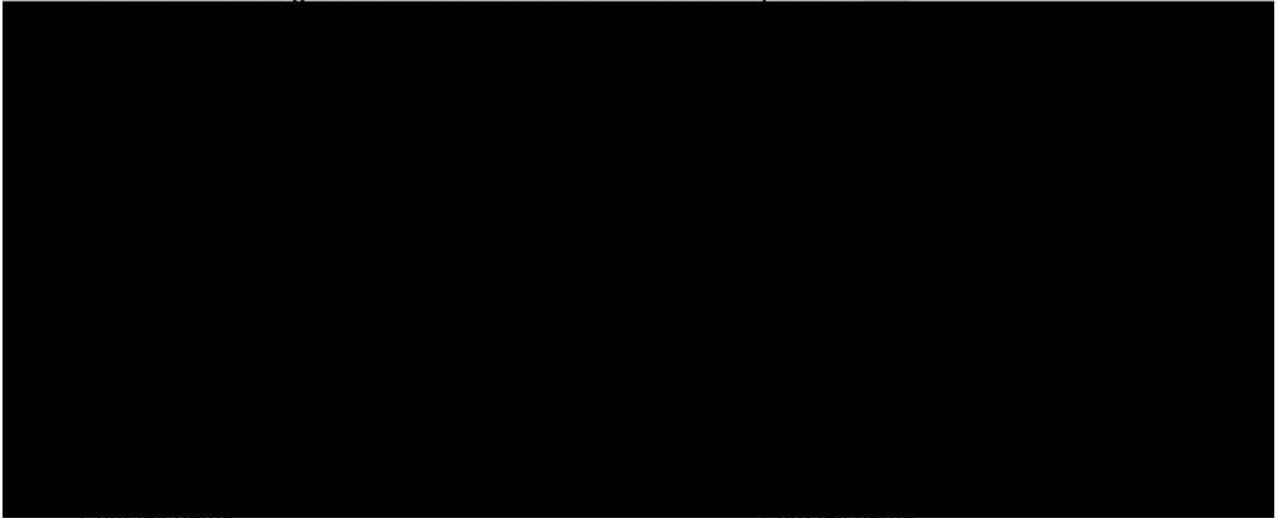
This Agreement may be executed in counterparts, and is binding on the parties upon the counterparts being exchanged. A copy of the original executed counterpart sent by email is to be treated as an original counterpart for all intents and purposes.

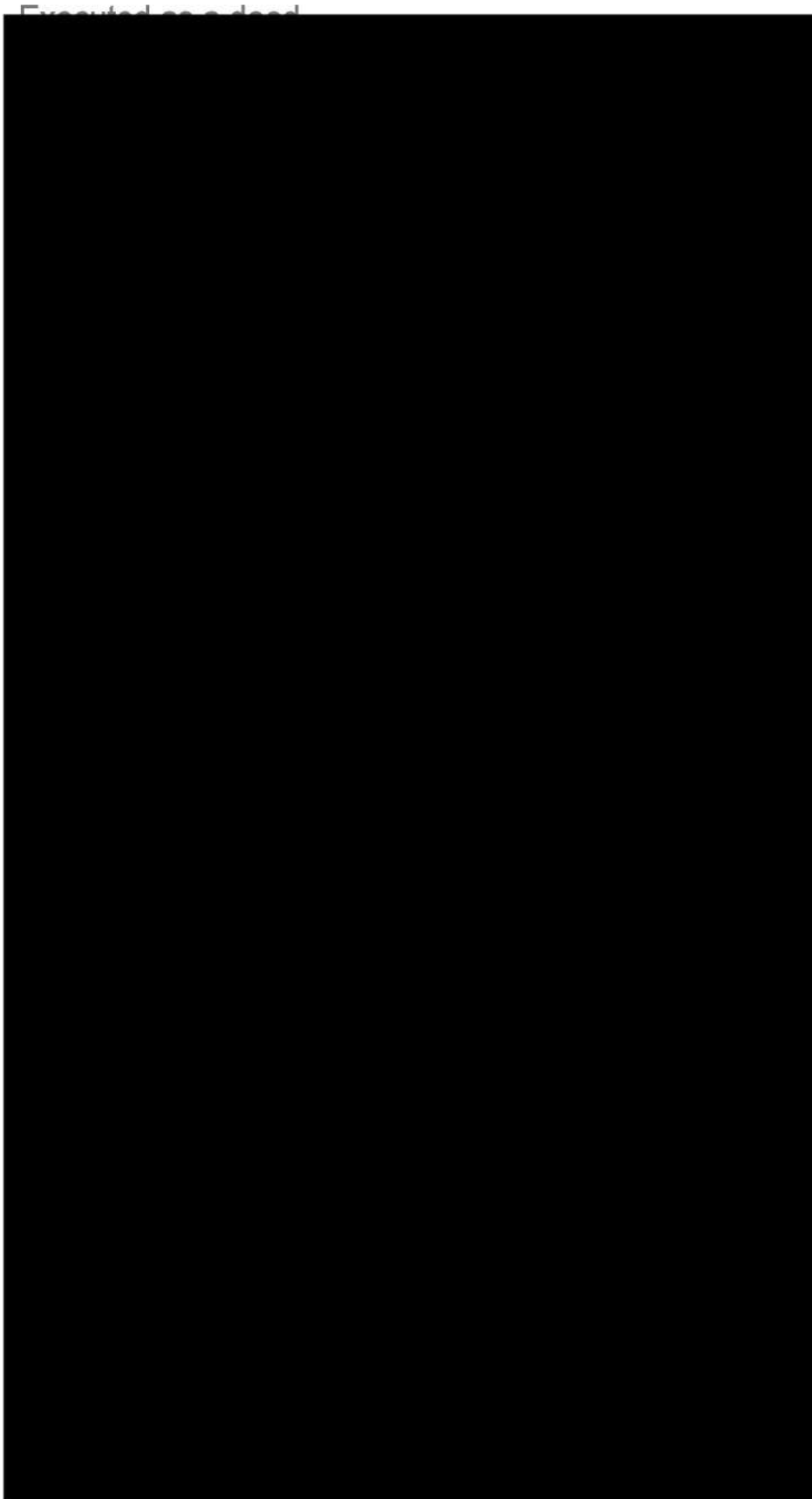
Schedule

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Mortgagee's Consent

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





Schedule 1

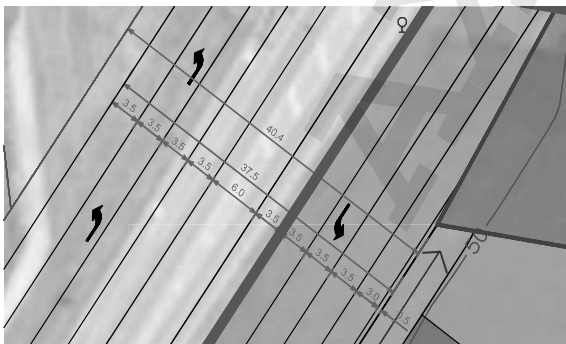
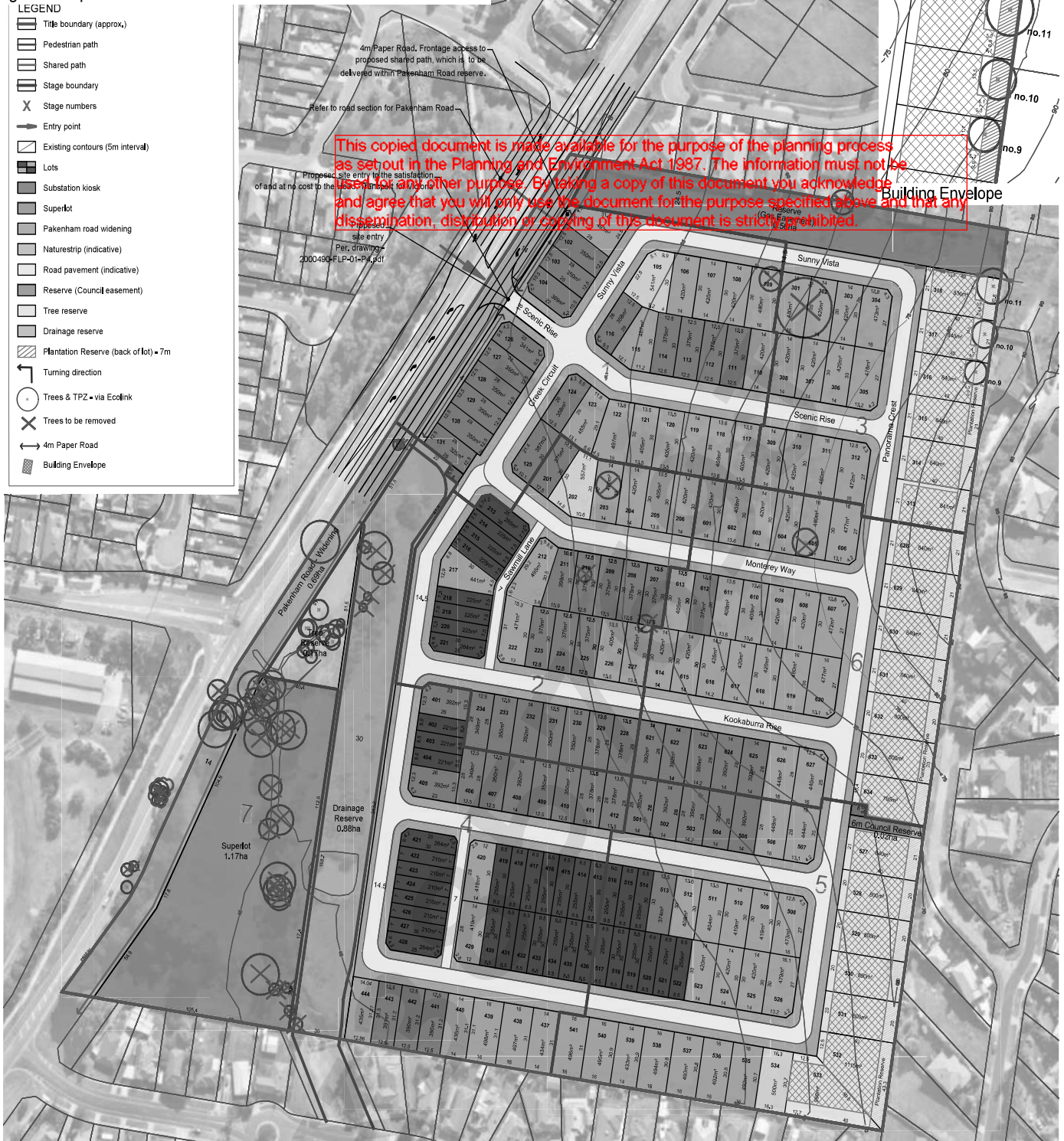
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Building Envelope Plan

AX385769J

LEGEND

- Title boundary (approx.)
- Pedestrian path
- Shared path
- Stage boundary
- Stage numbers
- Entry point
- Existing contours (5m interval)
- Lots
- Substation kiosk
- Superlot
- Pakenham road widening
- Naturestrip (indicative)
- Road pavement (indicative)
- Reserve (Council easement)
- Tree reserve
- Drainage reserve
- Plantation Reserve (back of lot) = 7m
- Turning direction
- Trees & TPZ via Ecolink
- Trees to be removed
- 4m Paper Road
- Building Envelope



Notes:

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

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

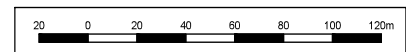
* Stage includes 1 Superlot

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

* Table does not include superlot

Site (Approx.)	15,307 ha
* Standard Density Lots	7,515 ha
* Medium Density Lots	1,021 ha
* Superlot	1,168 ha
* Kiosk	0,009 ha
* Tree Reserve	0,165 ha
* Non-Arterial Roads	3,274 ha
Arterial Roads (Pakenham road widening)	0,693 ha
Reserve (Council Easement)	0,580 ha
Drainage Reserve	0,884 ha
Net Developable Area	13,150 ha
Lot Yield (Standard Density)	160 lots 470m ² average lot size
Lot Yield (Medium Density)	42 lots 243m ² average lot size
** Lot Yield (Overall)	202 lots @ 16.9 lots per ha 423m ² average lot size
Superlot	1
Total Number of Lots (Inc. 1 superlot)	203

* Indicates inclusion in NDA

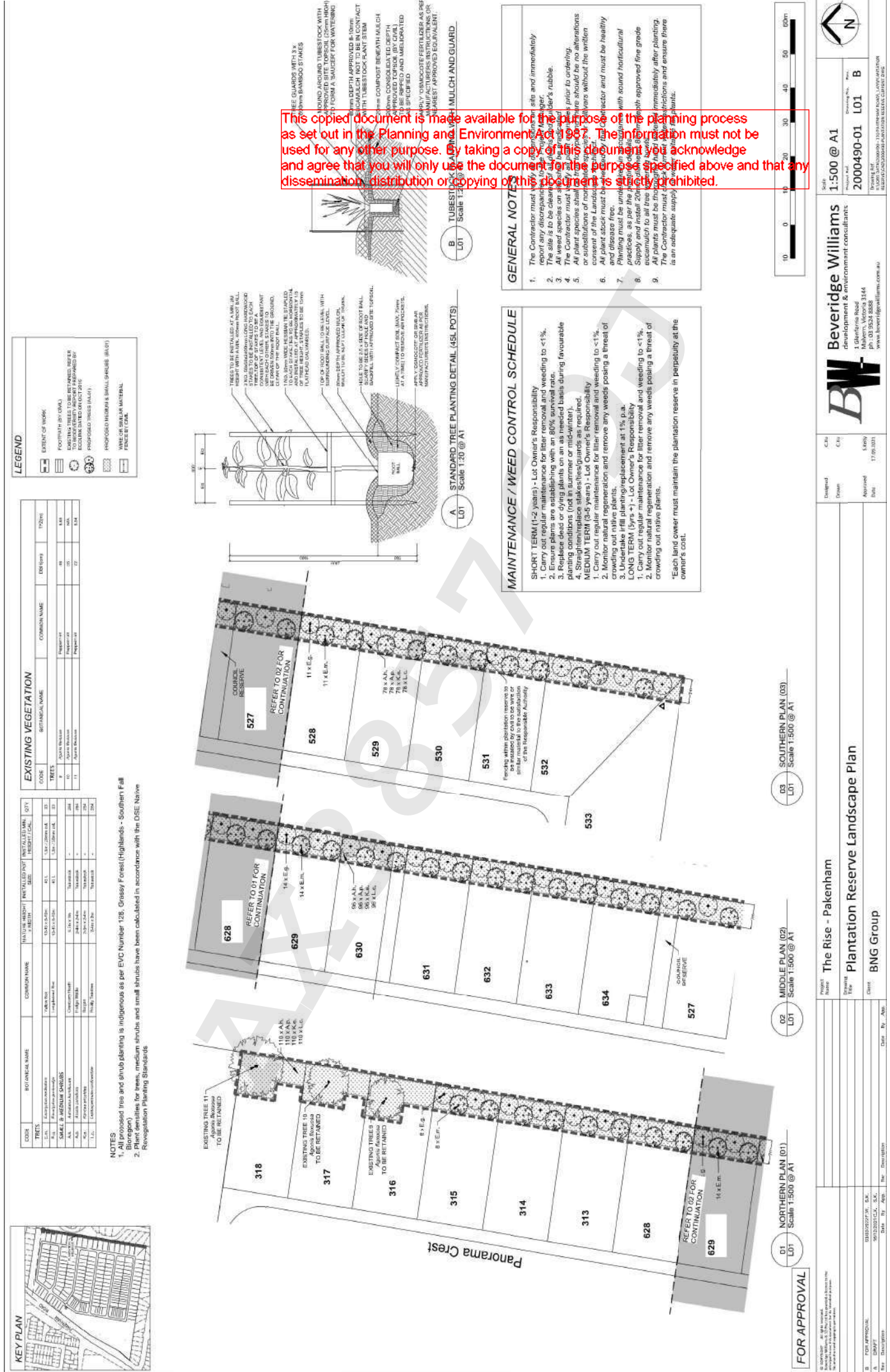


Schedule 2

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Vegetation Plan

AX385769J



1. Ground Floor Wall Adjustment:

a. The ground floor's total area has increased by 7 sqm, now measuring 183.6 sqm, due to adjustments made on the first floor.

• Added Front Side Pier A side attached pier has been added to the ground floor level.

This improves the articulation and visual connection between the two levels.

• Pushing master bed, Hallway & WIR walls back The ground floor guest bed wall has been moved 150mm towards the front boundary. This to creates a difference between the first and ground floor walls on the facade, enhancing the building's visual interest (this was added to G.WIR (increased by 150mm).

• a. has squared out the WIP wall

• b. and extended the family area by 500mm.

• 2. First Floor: The first floor has been reduced by 26.75 sqm, resulting in a new area of 183 sqm.

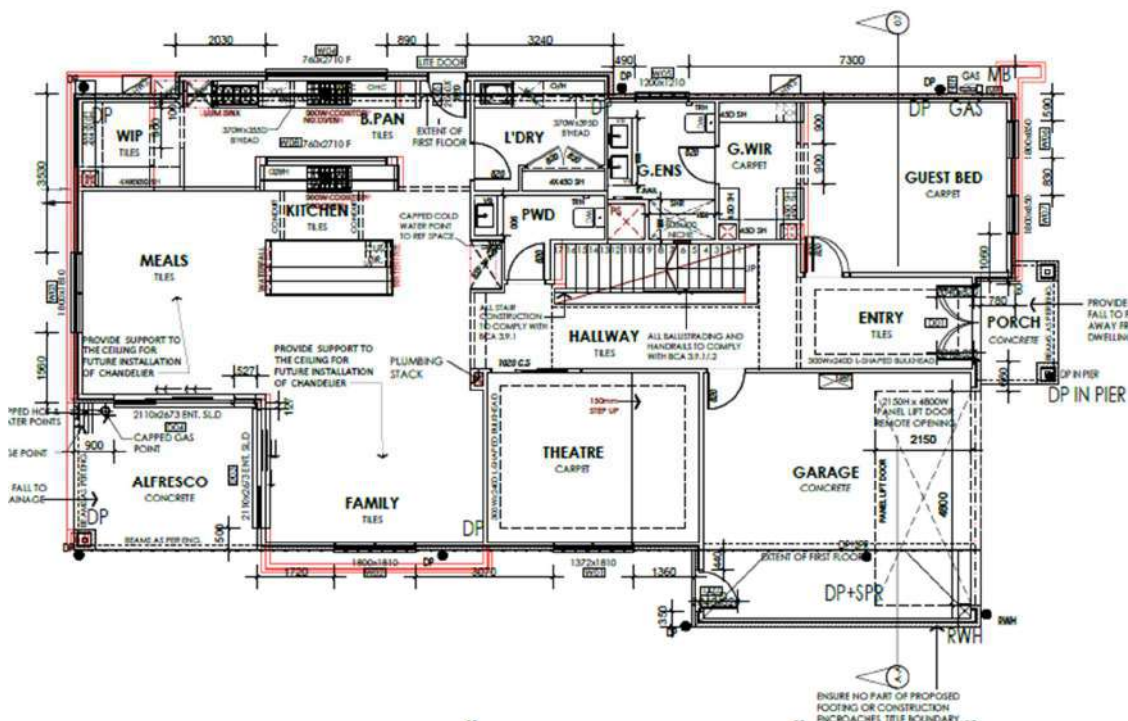
• a. Made the first floor @1750mm set back from the ground floor @ rear of the dwelling

• b. I've reduced the width & length of the master ensuite and reconfigured the WC and shower location to accommodate these changes

• • have squared out the WIP wall

• and extended the family wall area by 500mm towards side elevation to create further articulation

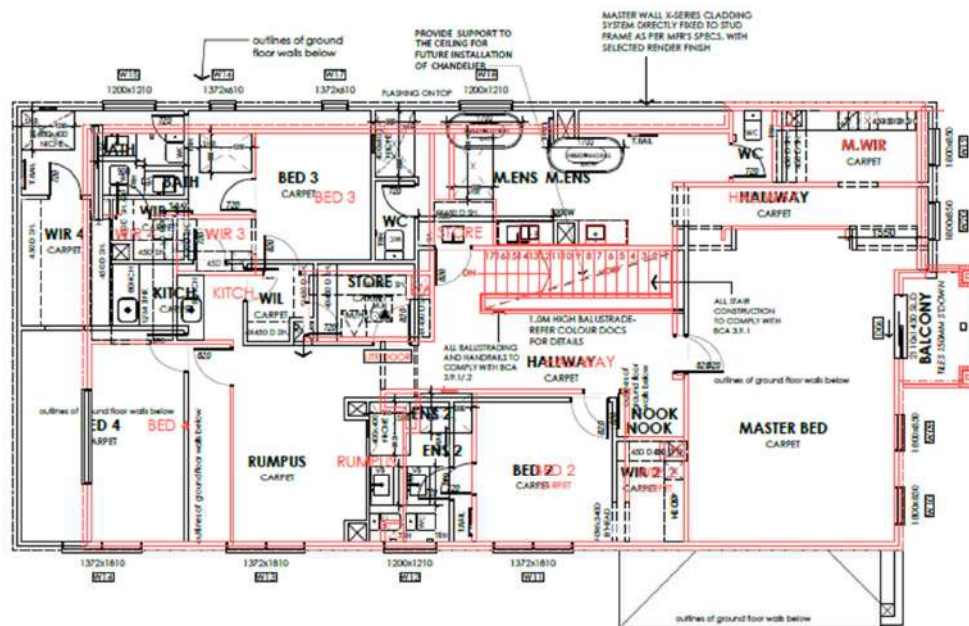
Pls refer to red outlines which denotes the new layout for planning submission



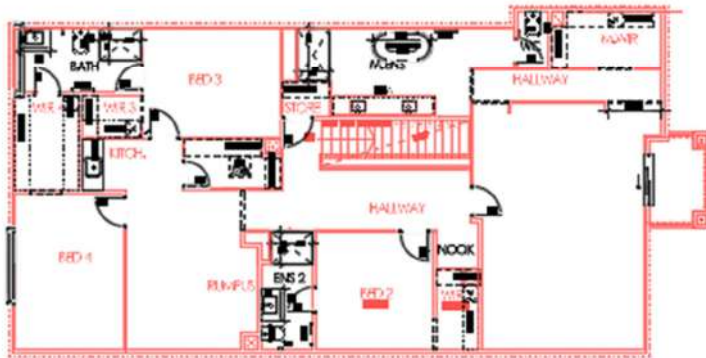
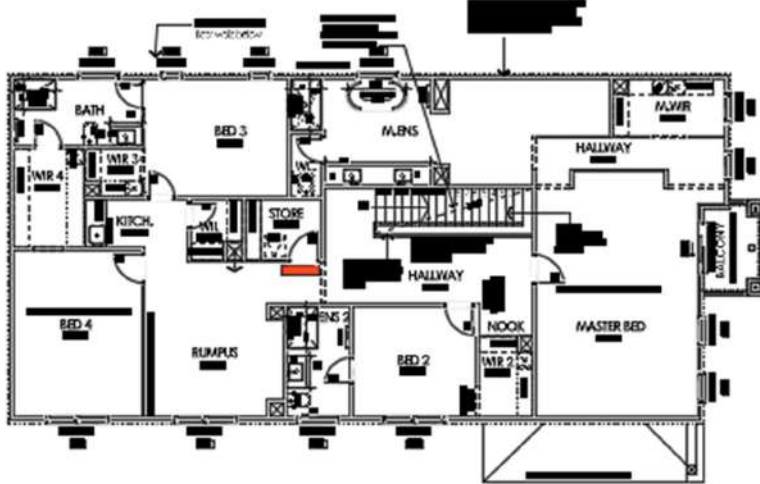
1. First Floor: ** The first floor has been reduced by 26.75 sqm, resulting in a new area of 183 sqm.

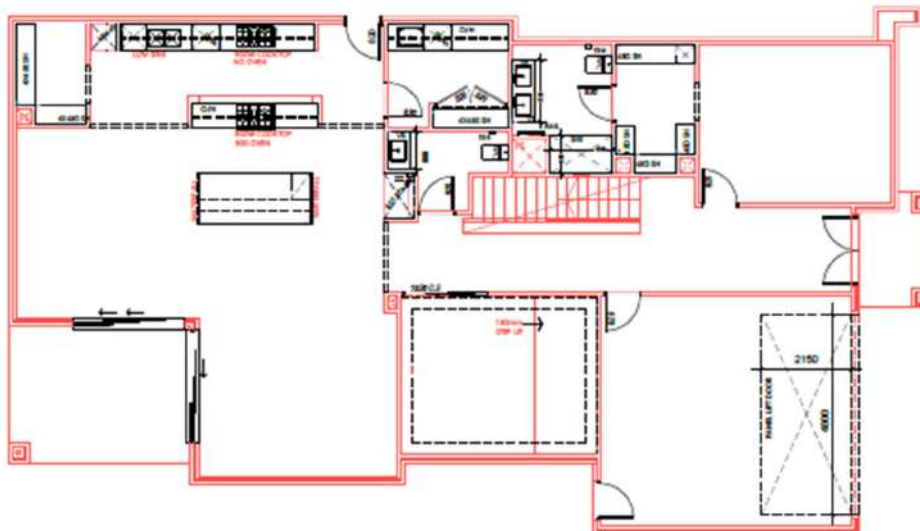
- a. Made the first floor @400mm set back from the ground floor @ right hand side of the façade of the dwelling
- b.
- c. Made the first floor @1750mm set back from the ground floor @ rear of the dwelling
- d. I've reduced the width & length of the master ensuite and reconfigured the WC and shower location to accommodate these changes
- e. The shared bath has also been reduced
- f. For the first floor I also changed the dimension of all rooms and WIR and showers to accommodate the new lay out within

Pls refer to red outlines which denotes the new layout for planning submission

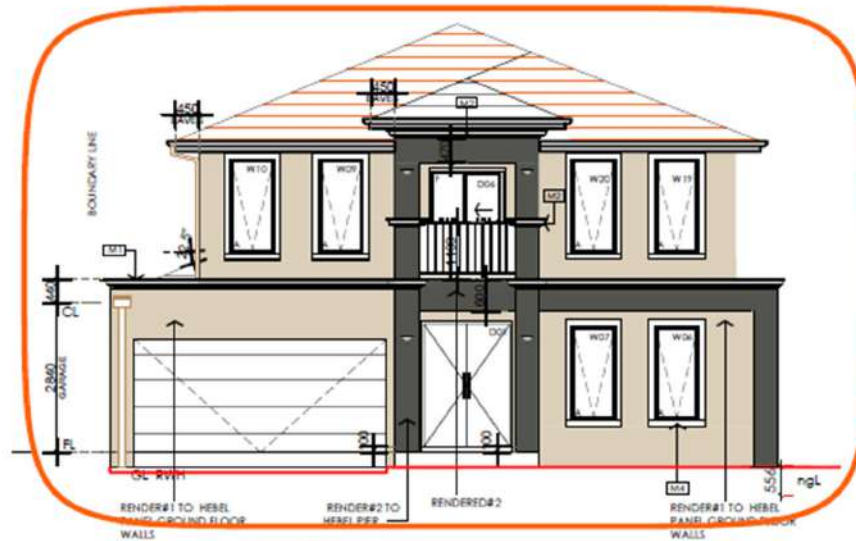


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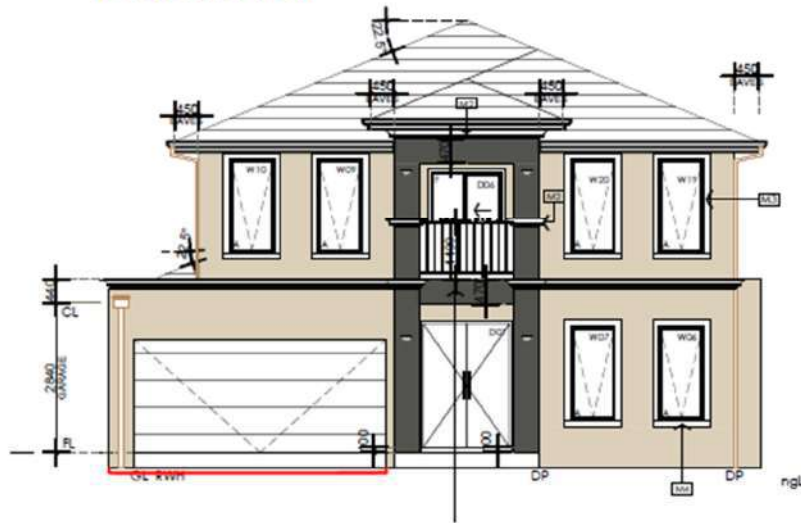


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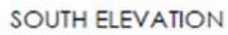
NORTH ELEVATION



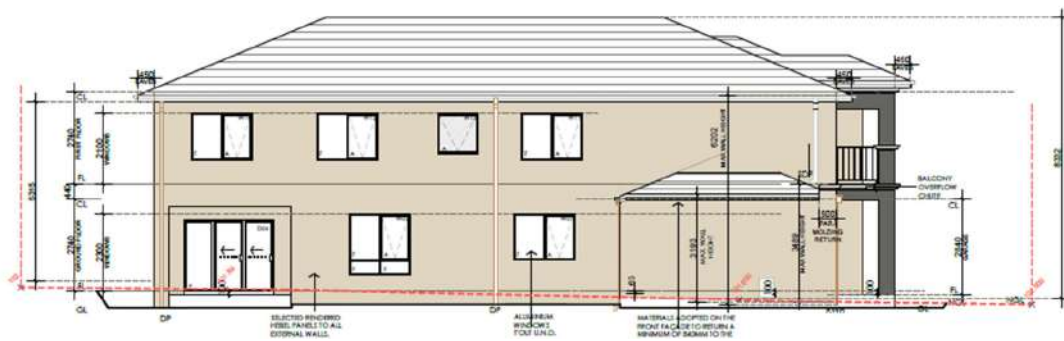
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SCALE 1:100



Architectural drawing of the East Elevation of a house. The drawing shows a two-story structure with a gabled roof. The main body is light beige, and the entrance area is dark grey. There are several windows: a large double window on the left ground floor, a smaller double window above it, and two more double windows on the upper floor. A balcony with a white railing is on the right side. Dimensions are provided in millimeters: overall width 18640, overall height 2841, and various window and door sizes. The drawing is labeled "EAST ELEVATION" and "SCALE 1:100".





31 Longford Road
Epping
VIC 3076
CDB-U 71266

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11th June 2025

Subject : Response To Request To Further Information.

Planning Application No – T240696 PA

Property No – 5000036710

Proposal – Buildings and works (Construction of a Dwelling & Boundary and Internal Fencing)

Address - L106 PS848743 V12580 F396, 6 Sunny Vista, Pakenham VIC 3810

6.1 Compliance with The Rise (Pakenham) Estate Design Guidelines

1. Overall, Character & Streetscape

The dwelling's articulation (piers, varied wall planes) and balanced proportions create a façade consistent with The Rise Guideline themes of "elegant yet contemporary" homes. The added front-side pier at ground floor level provides visual interest and a clear datum between levels.

The combination of two render colours (#1 light tone and #2 darker tone) in the front elevation ties in with the Guideline's recommended muted palette drawn from the Pakenham North Ridge landscape.

2. Setbacks & Articulation

First-floor setbacks of 400 mm on the right-hand façade and 1750 mm at the rear reduce perceived bulk and allow transition between levels, as encouraged in Figure 2.3 of the Guidelines.

Ground-floor walls are stepped and squared to create shadow lines, in line with Guideline Section 3.4 "Façade Articulation".

3. Materials & Colours

Non-reflective, low-gloss Hebel cladding with selected rendered panels at ground floor (69 % of façade) and foam-cladding panels at first floor (31 %) match the palette in Section 4.2, which calls for natural finish materials with subtle contrast.

4. Roof Form & Eaves

A 22.5° pitched tile roof with 450 mm eaves echoes the surrounding homes' rooflines, as specified in Guideline Section 4.1. Eave depths and roof pitches coordinate with streetscape character – neither too steep nor too shallow.

6.2 Written Approval by the Design Assessment Panel

A formal letter of approval for the submitted plans was issued by The Rise Design Assessment Panel on 20 May 2025. That letter confirms the proposed articulation, material selection and colour palette satisfy the Estate's design objectives. A copy of the Panel's approval letter is enclosed with this submission.

6.3 Compliance with Title Restrictions (Covenant PS902144W & S173 Agreement AX385769J)

1. Building Envelope & Height

The proposed dwelling footprint and overall height (max 10.18 m above AHD) sit entirely within the building envelope and under the maximum 10.5 m height limit outlined in Covenant PS902144W.

2. Setbacks & Site Coverage

All setbacks exceed the minimum 3 m side and 4 m front boundary setbacks. Site coverage is 57 % (max 60 %), and permeability is 36 % (min 30 %) in accordance with both the covenant and the Sect 173 agreement.

3. Materials & Fencing

External materials (render, Hebel panels, foam cladding, non-reflective glazing) comply with material schedules in the covenant. Proposed site and boundary fencing (1.8 m timber lap-and-cap) matches the developer specifications in PS902144W.

6.4 Minimising Visual Impact on Pakenham North Ridge

1. Siting & Earthworks

The dwelling platform is set at AHD 55.900 with maximum 500 mm cut and 600 mm fill only in localised areas, ensuring minimal disturbance to the natural ridge contours.

Bulk earthworks are confined within the building platform; batter slopes are at or shallower than the natural angle of repose, reducing visual scar.

2. Height & Scale

Overall wall height of 6.305 m above platform and building height of 10.18 m above AHD fit within the low-profile ridge skyline.

Legible floor-to-ceiling proportions (ground floor 2.74 m, first floor 2.74 m) maintain human scale and avoid imposing massing when viewed from the ridge.

3. Form & Articulation

Breaking the façade into distinct volumes (piers, recessed first floor, projecting roof forms) reduces apparent bulk when viewed obliquely from the east and west.

4. Materials & Colours

Earth-toned renders and Hebel panels echo local hues; roofing tiles and non-reflective windows avoid glint or contrast against the skyline.

Landscaping (to be provided under separate Landscape Plan) will include canopy trees and native understory that will further soften outlines against the ridge.

Our Ref: 2000490
5 August 2024

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ACN 006 197 235
ABN 38 006 197 235

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

beveridgewilliams.com.au

PLANNING APPROVAL

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

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

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

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

Please note;

- **All lots require a planning permit under the ESO placed on the overall Estate. An application must be approved by council before construction commences. The Building envelopes are to be used as a guide only, the planning permit will override all siting recommendations by the DAP team.**
- **Mandated endorsed building envelopes are applicable for lots 313-318, 527-533, 628-634.**
- **Any lot under 300m² in size, requires a planning permit for being under 300m² in addition to the ESO planning permit.**
- **There is no connections to Recycled Water (purple taps) in the estate therefore, other water saving requirements are to be met as per the current building regulations.**

Should you have any queries, please contact the undersigned on 9524 8888 or via email

All new submissions, re-submissions, amendment submissions
please use www.portal.beveridgewilliams.com.au

The images shown on the colour selection document are indicative and may not be an exact representation of the product.

LOT Address	100/102, VIC, 3810
Client Name	...
Interior	...
Quote V	...
Appointment Date	Wednesday, 10 January 2024
Document Revision no.	AM1
Document Revision Date	Friday, 12 July 2024

DESIGN ASSESSMENT PANEL

PLAN APPROVAL DATE: 05.08.2024

REVIEWED BY: Belinda Blythe



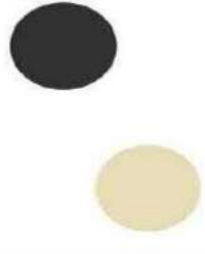
EXTERIOR

ROOF

ROOF TILE	Boral / Monier	Contour / Atura	Colour: Twilight / Barramundi	 Cat 3 UPGRADE
-----------	----------------	-----------------	-------------------------------	--

SARKING		Provide Sarking to Entire Roof as per Bushfire Requirements	
---------	--	---	--


GUTTER/ RAINWATER HEAD/ MOULDING CAPPING/ FASCIA/ DOWNPIPES/ EAVES

GUTTER		Colorbond	Monument	
RAINWATER HEAD		Colorbond	Classic Cream	
MOULDING CAPPING		Colorbond	Classic Cream	
FASCIA		Colorbond	Monument	
DOWNPIPES		Colorbond	Classic Cream	
EAVES		Builder White		



HEBEL

HEBEL	HEBEL AND FOAM CONSTRUCTION			
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



WINDOWS/SLIDING DOORS

ALUMINUM WINDOWS	COLOUR	White	
ALUMINUM SLIDING DOORS	COLOUR		
FLY SCREEN		Provide Flyscreens to all openable Windows as per Bushfire Requirements	

RENDER & STAIN

RENDER 1	ENTIRE HOUSE	Dulux Weathershield	Hog Bristle S14D1	
RENDER 2	PILLARS AND BALCONY	Dulux Weathershield	White on White SW1E2	

MOULDINGS






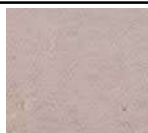

[redacted] reproduction, distribution or copying of this document is strictly prohibited.				
MOULDING 1: PWP F166	Height: 166mm Width: 163mm		White on White SW1E2	
MOULDING 2: PWP 170	Height: 170mm Width: 125mm		White on White SW1E2	
MOULDING 3: PWA 115	Height: 115mm Width: 34mm		White on White SW1E2	
MOULDING 4: PWS 122	Hieght: 122mm Width: 82mm		White on White SW1E2	
ALFRESCO				
ALFRESCO CEILING		Builder White		
ALFRESCO FLOOR COVERING		Plain Concrete		
ALFRESCO BEAMS				
PORCH				
PORCH CEILING		Builder White		
PORCH FLOOR COVERING		Plain Concrete		
METER BOX		Three Phase	Dulux Weathershield: Hog Bristle S14D1	
TERMITE PROTECTION		N/A		
DRIVEWAY				
DRIVEWAY		Client Supplied and installed Coloured Mix driveway. Colour: Moonlight		
RECYCLE WATER				
RECYCLE WATER		Recycled Water Is Available		
OPTIONAL EXTRAS				
DUCTED VACUUM		No		
ALARM		No		
ANTENNA		No		



DESIGN ASSESSMENT PANEL

PLAN APPROVAL DATE: 05.08.2024

REVIEWED BY: Belinda Blythe



INTERCOM	<div>DESIGN ASSESSMENT PANEL</div> <div>PLAN APPROVAL DATE: 05.08.2024</div> <div>REVIEWED BY: Belinda Blythe</div> <div>BW</div>			Colour Video Intercom System 7 series intercom system with 1/2" feature 1/2" front door station video monitor power supply & commissioned ***Builder / client to provide power points***	 IS-D700W
	ELECTRICAL				
ELECTRICAL SWITCHES		Iconic Switches White			
UPGRADE ELECTRICAL SWITCHES		Saturn Zen White to Master Bedroom Lights, Master Bedroom Balcony Light Switch and Master Bedroom Hallway switch behind TV location			UPGRADE
LED LIGHT COLOUR		Cool White			
CORNICE					
CORNICE		75mm Cove cornice throughout			
ENTRY DOOR					
SUBJECT	TYPE OR CODE	COLOUR	SIZE	Note	
ENTRY DOOR	Fondi	Colour: SG10 Glass: 01 Handle: AH5	As per Floorplan	 Double Door	
ENTRY DOOR LOCK		Lockwood 005 Double Cylinder Nero Round Deadbolt			
ENTRY DOOR HINGES		Included with Door			
REAR GARAGE DOOR	SOLID DOOR	Dulux Weathershield Hog Bristle S14D1	As per Floorplan		
BALCONY					
BALCONY CEILING	COLOUR	Builder White			
BALCONY FLOOR COVERING	TILES	National Tiles	Pietra Lavica Birch External Tile NT17-3064FL	 600*600	
BALUSTRADE			 UWI042 - UPGRADE		

HANDRAIL			Included with Balustrade.	
GARAGE DOOR				
DYNAMIC GARAGE DOOR PROFILE: Ranch		 (Picture of Profile only)		
GARAGE DOOR COLOUR: Dover White		 (Picture of Colour only)		
HEATING & COOLING				
SUBJECT	MANUFACTURER	TYPE	ZONE NO	NOTES
HEATING/COOLING	DAIKIN	FDYQN250LBV1 Indoor - RZQ250LY1 Outdoor 3 phase, 17 points reffridgerated reverse cycle cooling	Common Area + 3no additional zones . Nominated by supplier	

DESIGN ASSESSMENT PANEL

PLAN APPROVAL DATE: 05.08.2024

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Slope must be taken into consideration and fences must be stepped accordingly.



SITE PLAN DRAINAGE NOTES

STORM WATER AND SEWER TO BE CONNECTED TO LEGAL POINT OF DISCHARGE IN ACCORDANCE WITH LOCAL AUTHORITIES REQUIREMENTS
DOWNPIPES (DP) TO APPROX. LOCATION MAX 12M CRTS. CONNECTED TO S/WATER SYS. IN ACCORDANCE WITH LOCAL COUNCIL REQUIREMENTS. ALL S/WATER DRAINS THAT PASS UNDER CONC. SLABS AND TRAFFICABLE AREAS TO BE LAID IN HEAVY DUTY SEWER PIPE.

BUILDER TO PROVIDE AGI DRAIN TO BASE OF BATTERS / RETAINING WALLS & WHERE EVER DEEMED NECESSARY. PROVIDE SILT PITS TO BASE OF BATTER, CONNECTED TO S/WATER SYSTEM. TYPICAL

PROVIDE CUT - OFF (AGI) DRAIN AS REQUIRED TO BASE OF ANY EXCAVATION AND CONNECT INTO STORM WATER VIA SILT PITS
PROPERTY LAYOUT IS BASED UPON INFORMATION PROVIDED BY BUILDER OR OWNER AND THEREFORE ALL DIMENSIONS, OFFSETS AND DETAILS MUST BE VERIFIED ONSITE PRIOR TO COMMENCING ANY SETOUTS AND OR BUILDING WORKS
LEVELS MUST BE VERIFIED ON SITE TO DETERMINE DEPTH OF EXCAVATIONS AND AFFECTED WALL HEIGHTS PRIOR TO COMMENCING ANY BUILDING WORKS

STORMWATER DRAIN NOTE:

PROVIDE 100mm DIAMETER P.V.C STORMWATER PIPE WITH MINIMUM FALL OF 1:100.
STORMWATER DRAIN LAYOUT IS INDICATIVE ONLY & WILL BE LAID AT THE DRAINERS' DISCRETION. PROVIDE SELECTED DOWN PIPES AT 12.0m MAXIMUM CENTRES.

BUILDER NOTES

- BUILDER AND CONTRACTORS ARE TO CHECK AND VERIFY ALL PLANS AND DRAWINGS PRIOR TO COMMENCING CONSTRUCTION. ANY DISCREPANCIES ON THE DRAWINGS MUST BE REPORTED TO THE RELEVANT BUILDING DESIGNER IMMEDIATELY PRIOR TO COMMENCING CONSTRUCTION
- BUILDER TO ENSURE NO PART OF CONSTRUCTION ENCROACHES TITLE BOUNDARIES OR EASEMENT LINES U.N.O.

ASSET PROTECTION

BUILDER TO CONFIRM LOCATION OF ALL EXTERNAL ASSETS PRIOR TO COMMENCING CONSTRUCTION. RELOCATION MAY BE REQUIRED.

GARDEN TAP NOTE

LOCATION OF WATER TAPS IN FRONT GARDEN IS APPROX. FINAL LOCATION WILL BE DECIDED BY WATER AUTHORITY.
IN CASE CLIENT WANTS TO CHANGE THE LOCATION OF THE WATER TAPS IT WILL INCUR EXTRA CHARGES

OPTICOMM REQUIREMENTS

THE BUILDER MUST COMPLETE ALL FIBRE CABLE ENTRY WORK IN ACCORDANCE WITH OPTICOMM GUIDELINES. GUIDELINES ARE AVAILABLE AT www.opticomm.net.au

LETTERBOX PROFILE DETAIL

TO BE CONTEMPORARY LETTER BOX DESIGNED TO COMPLEMENT THE DWELLING USING SIMILAR MATERIALS AND COLOURS. TO COMPLY WITH DESIGN GUIDELINES
LETTERBOX MUST BE IN ACCORDANCE WITH AUSTRALIA POST REQUIREMENTS
LETTERBOX SHOWN FOR DEVELOPERS PURPOSES ONLY AND IS TO BE SUPPLIED AND INSTALLED BY OWNER AFTER HANDOVER

BUILDER / CONTRACTOR SHALL VERIFY JOB DIMENSIONS BEFORE ANY JOB COMMENCES
REQUIRED DIMENSIONS TAKE PRECEDENCE OVER SCALED WORK. WORK SHALL CONFORM TO THE SPECIFICATION, OTHER DRAWINGS AND JOB DIMENSIONS. ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THE DRAFTER/PERSON, AND MANUFACTURE SHALL NOT COMMENCE PRIOR TO THE RETURN OF SPECIFIED SHOP DRAWINGS SIGNED BY THE DRAFTER/PERSON. DIMENSIONS HAVE BEEN PREPARED BY MERAQ BUILDING DESIGNERS AND ARE NOT TO BE USED OR REPLICATED BY ANY CONTRACTOR OR TRADE WITHOUT THE PERMISSION OF MERAQ BUILDING DESIGNERS. ALL DRAWINGS ARE SUBJECT TO THE COPYRIGHT ACT AND ASSOCIATED LEGISLATION & REMAIN THE INTELLECTUAL PROPERTY OF MERAQ BUILDING DESIGNERS P/L (OP-AD 30777)

THE RISE [PAKENHAM]

side & Rear Boundary Fences Side & rear fences to be typical lapped & capped timber paling fence with exposed posts and a maximum of 1.8m in height. (Refer detail on following page)

Fence to terminate 1.5m from the front building line and if applicable 1.0m behind the neighbouring dwelling.

Access Gates & Screens

Side gates & matching wing screens shall be stained hardwood with horizontal slating. Slating extends from the boundary to the dwelling set 1.5m behind front of dwelling (or more only where conflict with windows) and if applicable 1.0m behind the neighbouring dwelling.

nces on Slope:

Slope must be taken into consideration and fences must be stepped accordingly.

CLIENT PROVISION NOTE:

LETTERBOX, DRIVEWAY, PVC PIPE UNDER THE DRIVEWAY IF REQUIRED AND ALL BOUNDARY FENCING & LANDSCAPING TO BE SUPPLIED & INSTALLED BY CLIENT AS PER DEVELOPERS APPROVED PLANS AND TO COMPLY LOCAL AUTHORITY REQUIREMENT REQUIREMENTS.

DRIVEWAY NOTE

DRIVEWAY TO BE COMPLETED BY OWNER AS PER DEVELOPER GUIDELINES. REFER TO DEVELOPER GUIDELINES FOR TIMEFRAME REGULATIONS

Driveways must be completed before occupancy of dwelling.

DEVELOPERS OUTBUILDINGS

ANY EXTERNAL FIXTURES, SHEDS, SERVICE EQUIPMENT, AND/OR OTHER RELEVANT ITEMS MUST MEET THE REQUIREMENTS OF **DESIGN GUIDELINES**.

LETTERBOX NOTE

LETTERBOX SHOWN FOR DEVELOPERS PURPOSES ONLY AND IS TO BE SUPPLIED AND INSTALLED BY OWNER AFTER HANDOVER

106 sunny vista -11.6.2024			
SITE CUT/FILL:			
CUT APPROX. 700mm AND FILL APPROX. 250mm TO BUILDING AREA TO RL - 101.300 PROVIDE ADDITIONAL SCRAPE TO PORCH & GARAGE AREA TO ACCOMMODATE 100mm WAFFLE SLAB STEP-DOWN			
SITE CLASSIFICATION AS CLASS: "P"			
REFER TO SOIL Reference: 6615			
DATED: 5 June 2024			
PREPARED BY: GEOID			
SITE LEVELS			
WAFFLE POD CONCRETE SLAB			
WAFFLE HEIGHT	0.385M		
DWELLING SLAB STEPDOWN REBATE -HEBEL	0.150M		
GARAGE SLAB STEPDOWN REBATE-HEBEL	0.050M		
HOUSE NOMINATED CUT & FILL - SITE BENCH LEVEL	RL:101.300		
LOCATION	FINISH FLOOR LEVEL: RL	SLAB STEP DOWN	NOMINATED PLATFORM LEVEL(BENCH LEVEL)
HOUSE	FFL: 101.685	-	BL- RL:101.300
GARAGE	FFL: 101.585	0.100M	BL- RL:101.200
PORCH	FFL: 101.585	0.100M	BL- RL:101.200
ALFRESCO	FFL: 101.585	0.100M	BL- RL:101.200
BUILDING PLATFORM NOTE:			
PROVIDE AT LEAST 1.0M WORK PLATFORM TO ALL SIDES OF DWELLING.			
REFER TO ENG'S DETAILS AND SOIL REPORT FOR REQUIREMENTS IN FOOTINGS & BUILDING OVER REMOVED OR RETAINED TREES FOR THIS SITE OR ADJACENT IF THERE IS ANY			



DESIGN ASSESSMENT PANEL

PLAN APPROVAL DATE: 05.08.2024

REVIEWED BY: Belinda Blythe



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

Developer Condition; Recycled Water is not available in this estate, remove references to recycled water and provide other water saving initiatives as per the current building regulations.

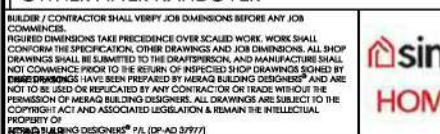
Recycled Water
All homes constructed must include fittings and connections to the local water authority recycled water pipeline, to allow toilet flushing and garden irrigation. All submitted plans must contain a note stating the provision of this service.

RW (RECYCLED WATER)

ALL TOILETS ARE TO BE CONNECTED TO THE APPROVED RECYCLED WATER SERVICE. THE BUILDER AND PLUMBER ARE TO ENSURE THAT ALL RECYCLED WATER PIPEWORKS, FITTINGS AND OUTLETS ARE CORRECTLY IDENTIFIED IN ACCORDANCE WITH THE REQUIREMENTS IN AS/NZS 3500.1:2015 PLUMBING AND DRAINAGE - PART 1: WATER SERVICES. ALSO THE WATER SERVICE MUST BE ADEQUATELY TESTED FOR AND CROSS-CONNECTION PRIOR TO COMMISSIONING. REFER TO TECHNICAL SOLUTION SHEET 91.02 ISSUED BY THE VBA FOR A RECOMMENDED TEST AND COMMISSIONING PROCEDURE.

SITE PLAN

SCALE 1:200



REV.	BY.	DATE.	DESCRIPTION.	REV.	BY.	DATE.	DESCRIPTION.
WD01	M.Z.	15/01/2024	PRELIMINARY WORKING DRAWINGS				
WD02	F.D.	15/01/2024	CHECKED WORKING DRAWINGS				
WD03	BO	11/06/2024	ADDED SURVEY PLAN TO SET				

PROJECT
PROPOSED DOUBLE STOREY DWELLING
LOT 106 (NO 6) SUNNY VISTA,
PAKENHAM, VIC 3810



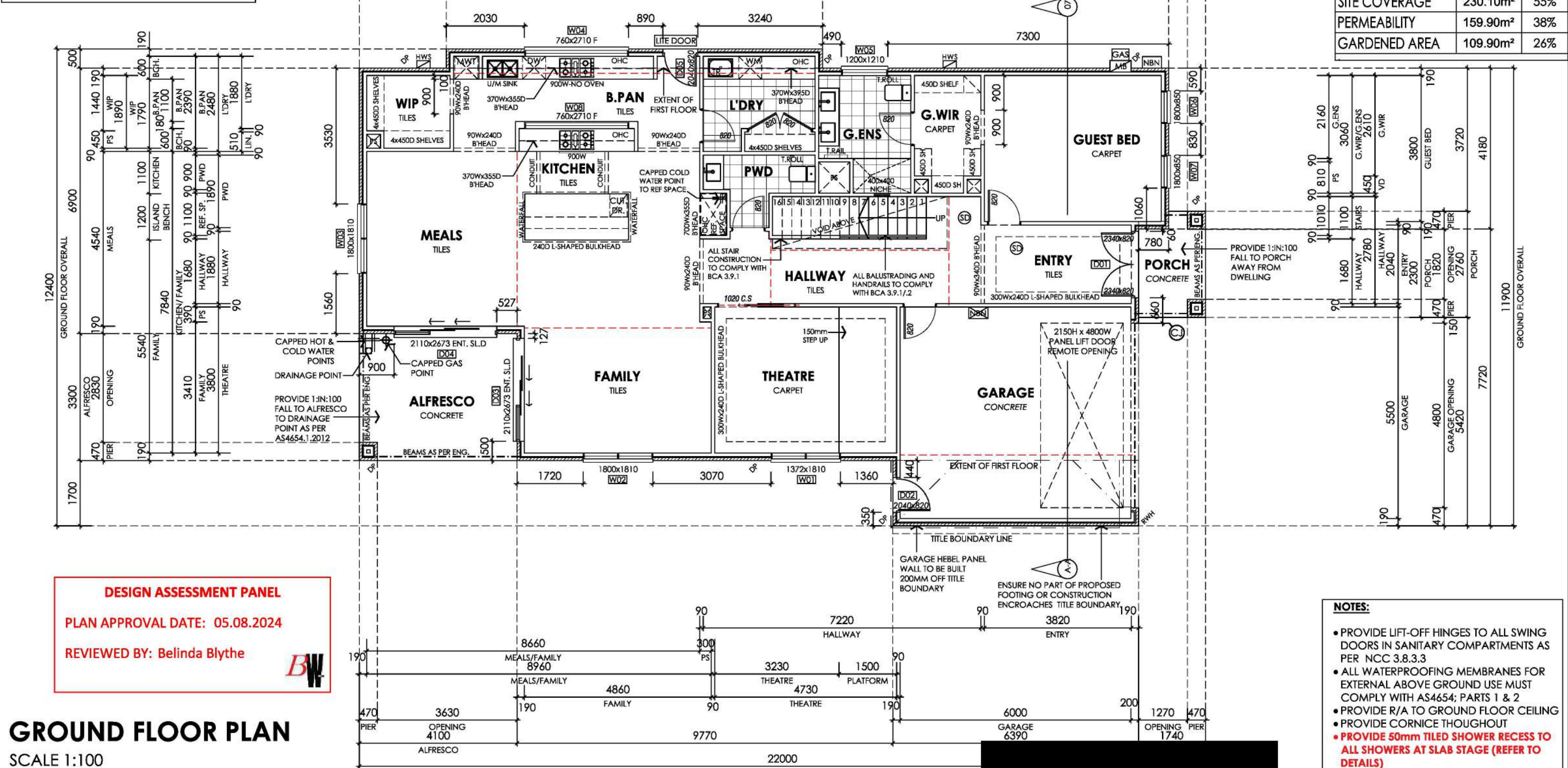
MERAQ BUILDING DESIGNERS
P.O. BOX 310, WILLIAMSTOWN, 3016
P. 9391 0023 E. admin@meraq.com.au
A.B.N. 85146959775

SMOKE DETECTOR AND MECHANICAL VENTILATION NOTES:
• PLEASE REFER TO THE ELECTRICAL PLANS FOR SMOKE DETECTOR LOCATIONS

CORNICE NOTE:
• SQUARE SET CORNICE TO KITCHEN ISLAND BULKHEAD AND ENTRY BULKHEAD

NOTES FOR FRAMER:
• TOILET ROLL HOLDER @750 MM HEIGHT
• TOWEL RAIL @1200 MM HEIGHT
• ALL NICHES TO BE DONE AT FRAME STAGE.
• PROVIDE ADDITIONAL NOGGINGS BETWEEN STUDS AT 750MM FOR ELEVATED VANITY FIXING.
• BULKHEAD SIZES GIVEN ARE APPROX., MAY VARY ON SITE AS PER REQUIREMENTS.

AREA SCHEDULE			
106 (NO 6) SUNNY VISTA,			
AREAS	SIZE (SQUARES)	SIZE(m ²)	RATIO
GROUND FL:	19.00 sqrs	176.53m ²	100%
GARAGE	1.83 sqrs	209.76m ²	116%
PORCH	0.48 sqrs	35.60m ²	20%
BALCONY	0.50 sqrs	4.44m ²	2%
ALFRESCO:	1.46 sqrs	13.53m ²	8%
TOTAL:	47.84 sqrs	444.46m ²	254%
SITE AREA (sq.m)		420.00m ²	100%
SITE COVERAGE		230.10m ²	55%
PERMEABILITY		159.90m ²	38%
GARDENED AREA		109.90m ²	26%



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REV.	BY.	DATE.	DESCRIPTION.	REV.	BY.	DATE.	DESCRIPTION.
WD01	M.Z.	15/01/2024	PRELIMINARY WORKING DRAWINGS				
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WD03	BO	11/06/2024	ADDED SURVEY PLAN TO SET				

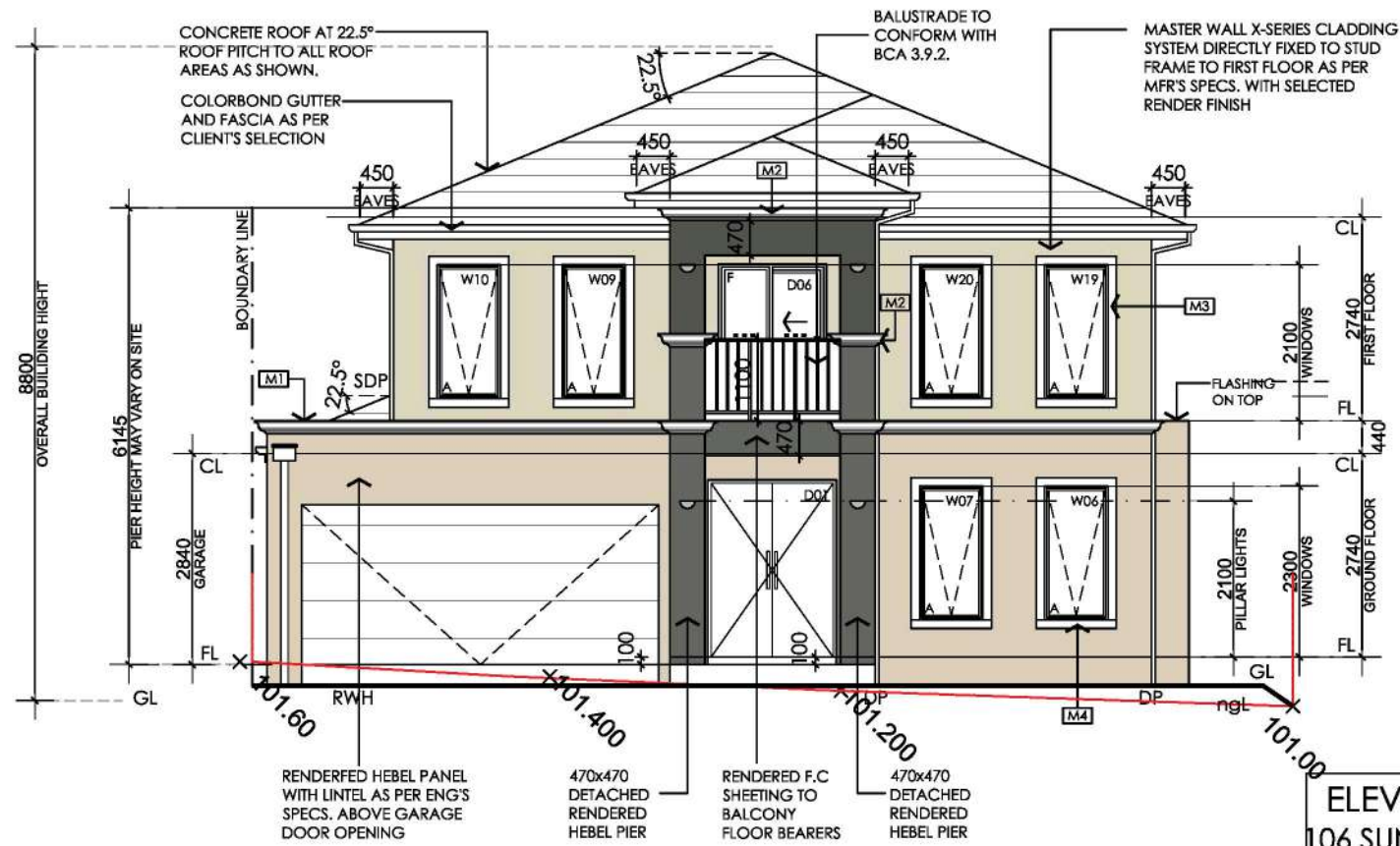


106 SUNNY VISTA*
WINDOWS TO ARE **ALUMINIUM** FRAMED AND TO BE **GLAZED AS PER ENERGY REPORT** UNLESS NOTED OTHERWISE (REFER TO 6 STAR REPORT)

NO.	HEIGHT	WIDTH	FRAME	TYPE	WALL TYPE	
W1	1372	1810	ALUMINIUM	AWNING	HEBEL	
W2	1800	1810	ALUMINIUM	AWNING	HEBEL	
W3	1800	1810	ALUMINIUM	AWNING	HEBEL	
W4	760	2710	ALUMINIUM	FIXED	HEBEL	NO BOTTOM REVEAL, PLASTER RETURN FRAME
W5	1200	1210	ALUMINIUM	AWNING (OBS.)	HEBEL	
W6	1800	850	ALUMINIUM	AWNING	HEBEL	
W7	1800	850	ALUMINIUM	AWNING	HEBEL	
W8	760	2710	ALUMINIUM	FIXED	STUD	NO BOTTOM REVEAL, PLASTER RETURN FRAME
W9	1800	850	ALUMINIUM	AWNING	LIGHTWEIGHT	
W10	1800	850	ALUMINIUM	AWNING	LIGHTWEIGHT	
W11	1372	1810	ALUMINIUM	AWNING	LIGHTWEIGHT	
W12	1200	1210	ALUMINIUM	AWNING (OBS.)	LIGHTWEIGHT	
W13	1372	1810	ALUMINIUM	AWNING	LIGHTWEIGHT	
W14	1372	1810	ALUMINIUM	AWNING	LIGHTWEIGHT	
W15	1200	1210	ALUMINIUM	AWNING (OBS.)	LIGHTWEIGHT	
W16	1372	610	ALUMINIUM	AWNING	LIGHTWEIGHT	
W17	1372	610	ALUMINIUM	AWNING	LIGHTWEIGHT	
W18	1200	1210	ALUMINIUM	AWNING (OBS.)	LIGHTWEIGHT	
W19	1800	850	ALUMINIUM	AWNING	LIGHTWEIGHT	
W20	1800	850	ALUMINIUM	AWNING	LIGHTWEIGHT	

DOOR SCHEDULE*						
NO.	HEIGHT	WIDTH	FRAME	DOOR	TYPE	WALL TYPE
D1	2340	2X820	TIMBER	TIMBER	HINGED	HEBEL
D2	2040	820	TIMBER	TIMBER	HINGED	HEBEL
D3	2110	2673	ALUMINIUM	GLAZED	SLIDING	HEBEL ENTERTAINER
D4	2110	2673	ALUMINIUM	GLAZED	SLIDING	HEBEL ENTERTAINER
D5	2040	820	TIMBER	TIMBER	HINGED	HEBEL
D6	2110	1450	ALUMINIUM	GLAZED	SLIDING	LIGHTWEIGHT

*HEIGHT & WIDTH ARE REPRESENTATIVE OF MFR'S. STANDARD FRAME SIZES



NORTH ELEVATION

SCALE 1:100

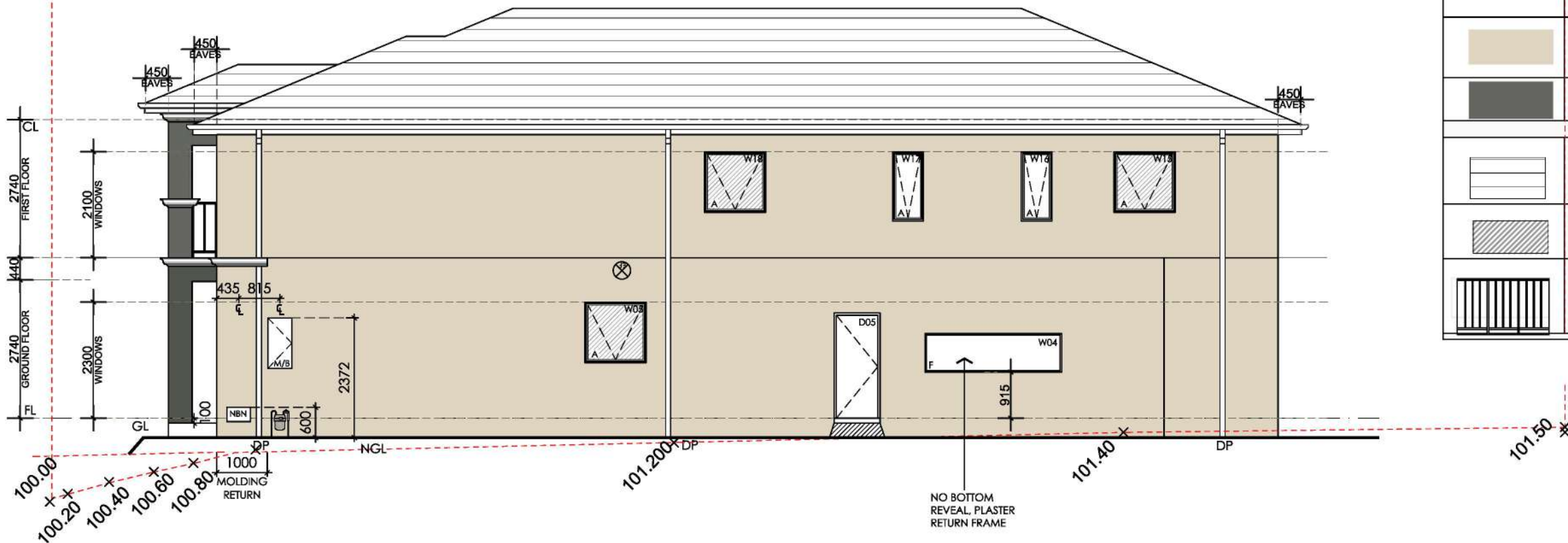
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MOLDING LEGEND	
M1	PWP 170 170Hx125W
M2	PWP F166 166Hx163W
M3	PWA 115 115Hx34W
M4	PWS 122 122Hx82W

ELEVATIONS MATERIALS

106 SUNNY VISTA

MATERIALS SWATCHES	MATERIAL TYPE	MATERIALS CALCULATION & RATIO ON FACADE		
		FACADE MATERIAL TYPE DETAIL	AREA (M²)	RATIO
		FACADE AREA EXCLUDING DOORS & WINDOWS	34.50	100.00%
	RENDERED COLOUR #1	FACADE RENDERED COLOUR #1 REFER COLOUR DOCS	27.50	79.71%
	RENDERED COLOUR #2	RENDERED COLOUR #2	7.00	20.29%
	ALL PITCHED ROOFS ARE @22.5° WITH TILED ROOF FINISH			
	OBSCURED GLAZING WINDOWS FOR OVERLOOKING / PRIVACY PURPOSES			
	FRONT BALCONY BALUSTRADE REFER COLOUR DOCS			



WEST ELEVATION

SCALE 1:100

ELEVATIONS

DESIGN ASSESSMENT PANEL

PLAN APPROVAL DATE: 05.08.2024

REVIEWED BY: Belinda Blythe

BW

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singh
HOMES



REV.	BY.	DATE.	DESCRIPTION.	REV.	BY.	DATE.	DESCRIPTION.
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PROJECT
PROPOSED DOUBLE STOREY DWELLING
LOT 106 (NO 6) SUNNY VISTA,
PAKENHAM, VIC 3810

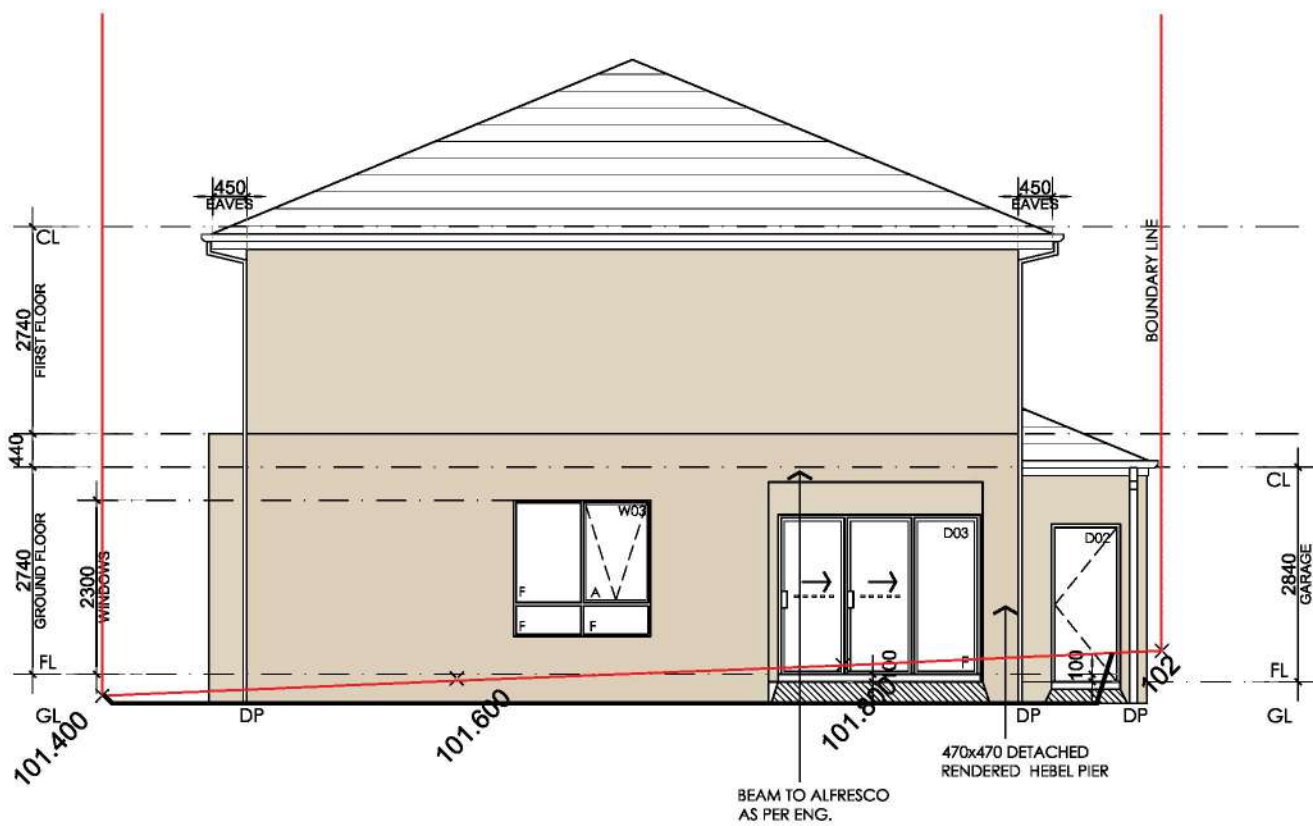
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5

WINDOWS TO BE RESTRICTED TO A MAXIMUM OPENING OF 125MM WHERE THE FLOOR BELOW THE WINDOW IS 4M OR MORE ABOVE THE SURFACE BENEATH.

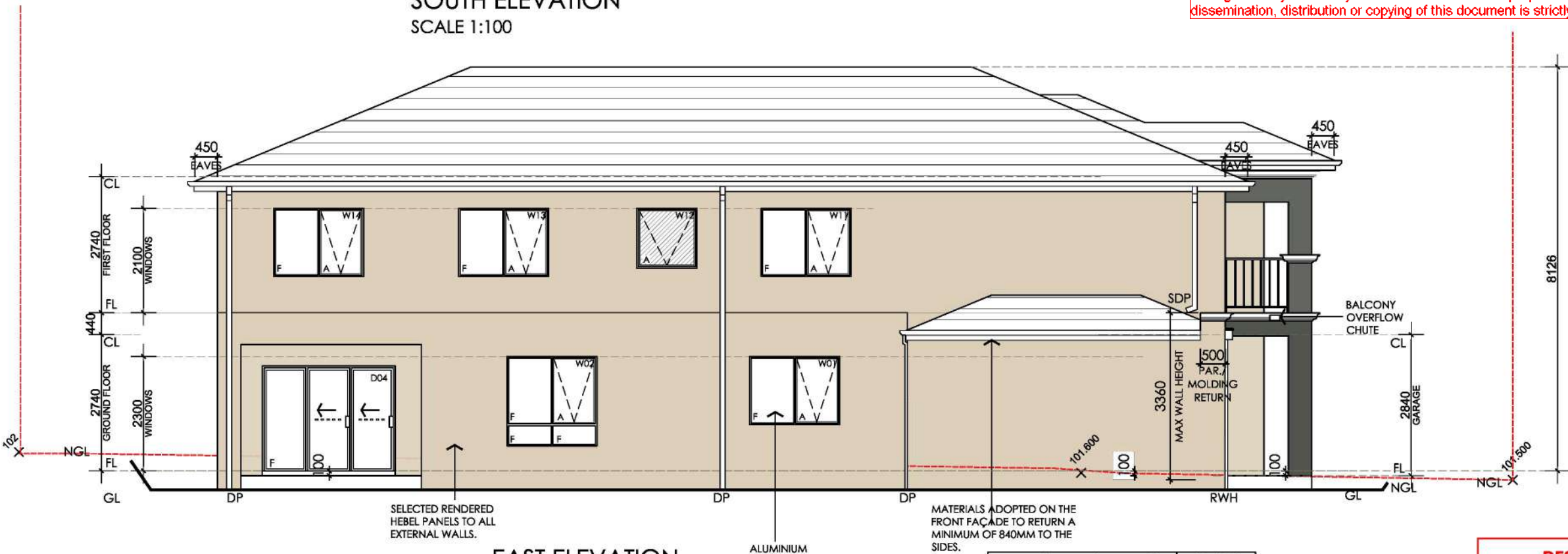
ALL FIRST FLOOR BEDROOM WINDOWS WITHIN 1.7M OF THE FLOOR ARE TO BE RESTRICTED TO A MAXIMUM OPENING OF 125MM IN ACCORDANCE WITH PART 3.9.2.6 OF THE NCC, 2019.



SOUTH ELEVATION
SCALE 1:100

ELEVATIONS MATERIALS				
106 SUNNY VISTA				
MATERIALS SWATCHES	MATERIAL TYPE	MATERIALS CALCULATION & RATIO ON FACADE		
		FACADE MATERIAL TYPE DETAIL	AREA (M²)	RATIO
		FACADE AREA EXCLUDING DOORS & WINDOWS	34.50	100.00%
	RENDERED COLOUR #1	FACADE RENDERED COLOUR #1 REFER COLOUR DOCS	27.50	79.71%
	RENDERED COLOUR #2	RENDERED COLOUR #2	7.00	20.29%
	ALL PITCHED ROOFS ARE @22.5° WITH TILED ROOF FINISH			
	OBSCURED GLAZING WINDOWS FOR OVERLOOKING / PRIVACY PURPOSES			
	FRONT BALCONY BALUSTRADE REFER COLOUR DOCS			

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EAST ELEVATION
SCALE 1:100

area of boundary wall	18.100
boundary wall length	6.39m
average boundary wall height	2.83m

DESIGN ASSESSMENT PANEL

PLAN APPROVAL DATE: 05.08.2024

REVIEWED BY: Belinda Blythe

BW

ELEVATIONS

11/06/2024

singh HOMES

REV.

BY.

DATE.

DESCRIPTION.

REV.

BY.

DATE.

DESCRIPTION.

WD01	M.Z.	15/01/2024	PRELIMINARY WORKING DRAWINGS
WD02	F.D.	15/01/2024	CHECKED WORKING DRAWINGS
WD03	BO	11/06/2024	ADDED SURVEY PLAN TO SET

REV.	BY.	DATE.	DESCRIPTION.

PROJECT
PROPOSED DOUBLE STOREY DWELLING
LOT 106 (NO 6) SUNNY VISTA,
PAKENHAM, VIC 3810

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LOT 106 (NO.6) SUNNY VISTA, PAKENHAM, VIC 3810

PROPOSED NEW DWELLING (CLASS 1 BUILDING) CLIENT
BUIILDER : SINGH HOMES PTY LTD

CONTENTS:

TP01 SITE DESCRIPTION

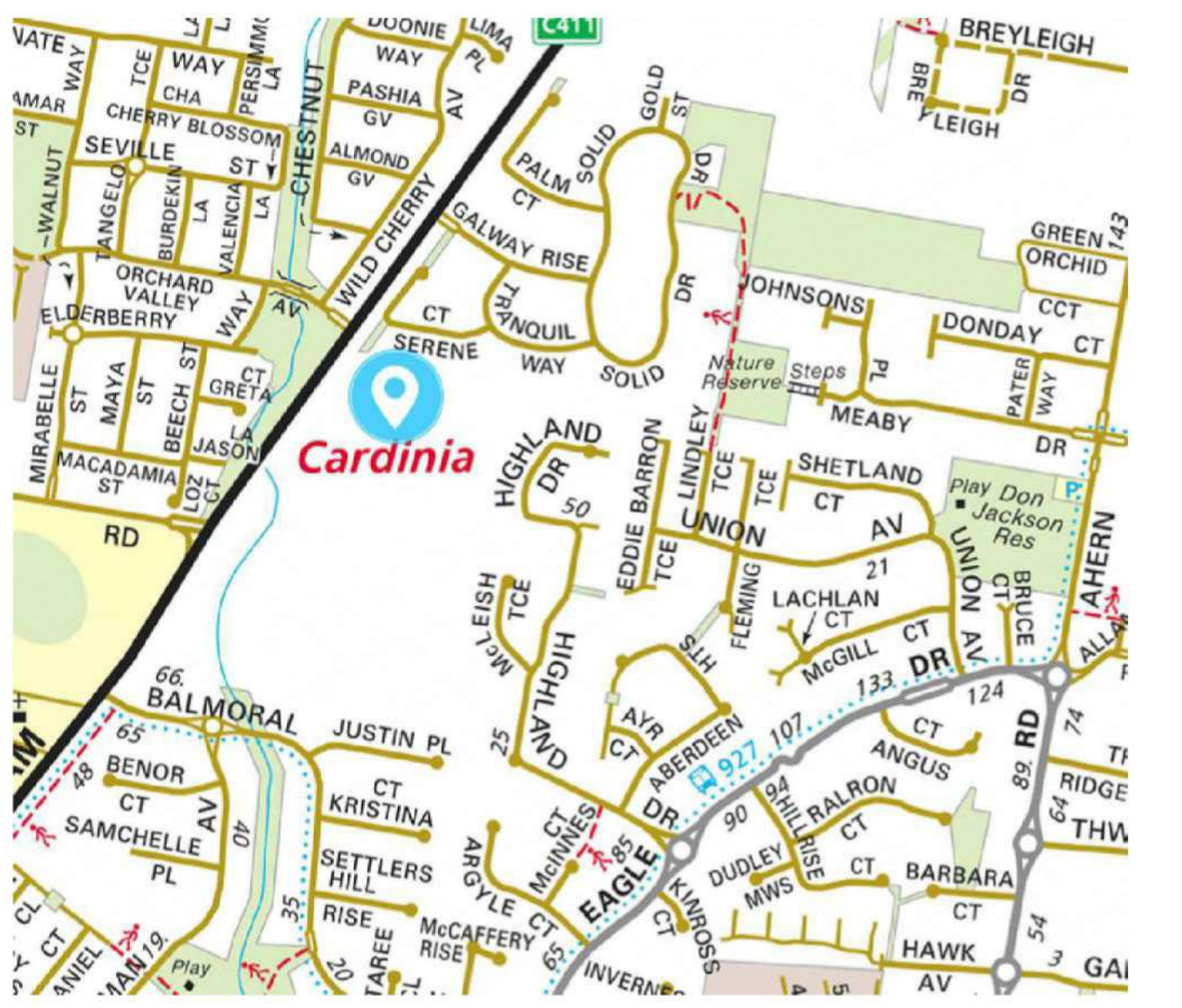
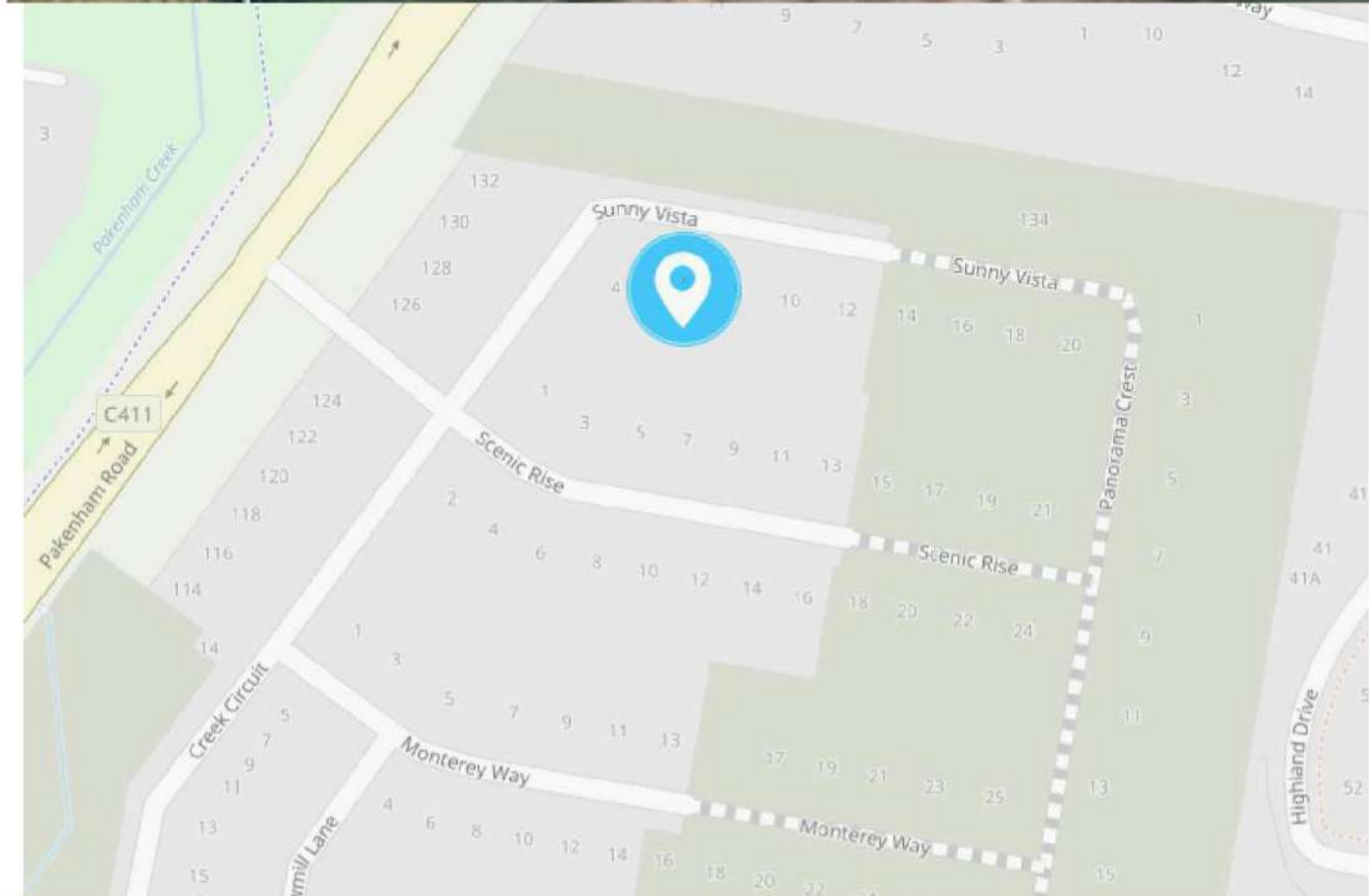
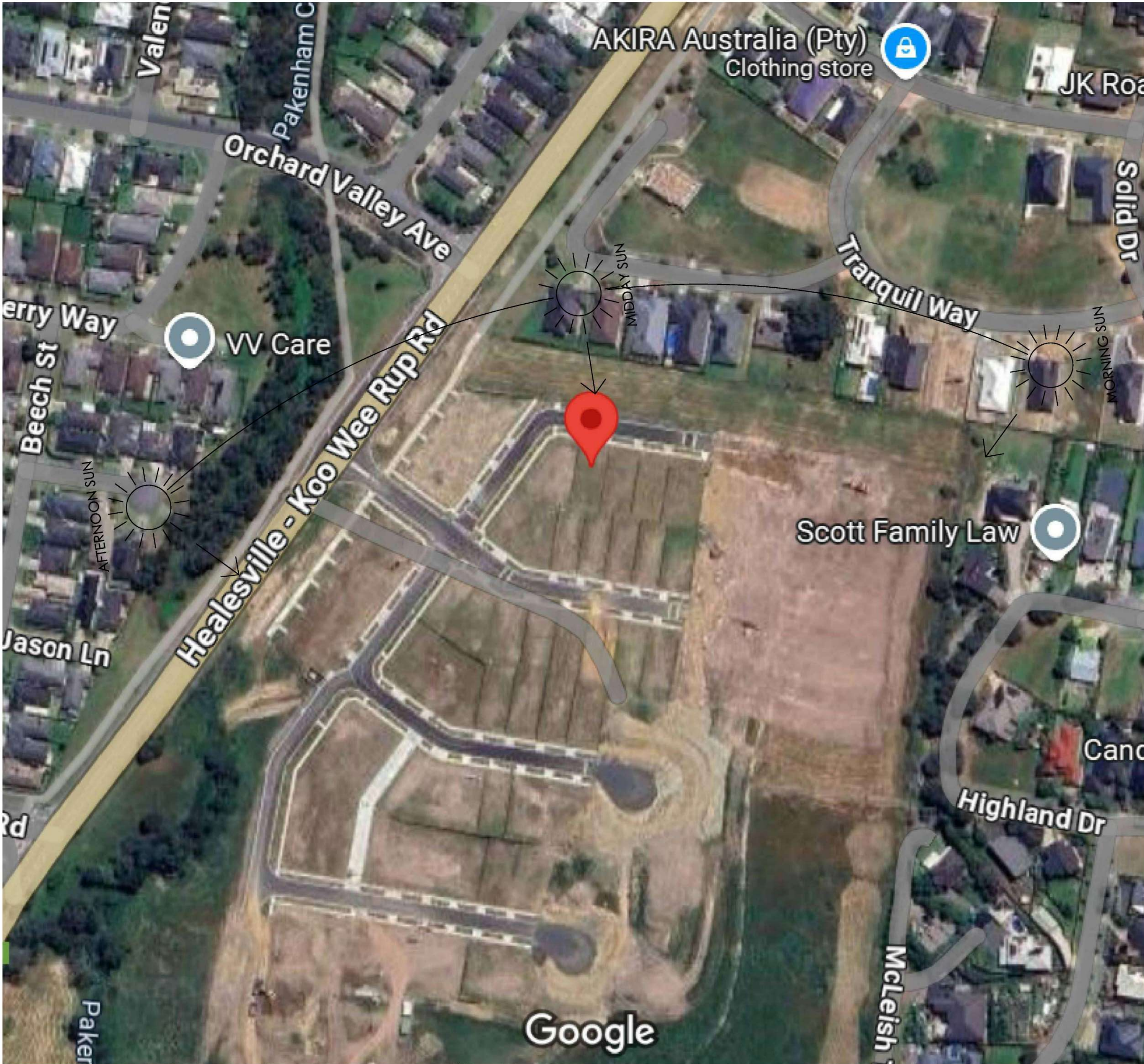
TP02 SITE NEIGHBORHOOD

TP03 SITE PLAN & SITE CUT &FILL PLAN

TP04 FLOOR PLANS

TP05 ELEVATIONS

TP06 BOUNDARY FENCING ON ELEVATIONS



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NEIGHBOURHOOD & SITE

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WD03	BO	11/06/2024	ADDED SURVEY PLAN TO SET				
WD04	BO	6/12/2024	QC REVIEW AND CLIENT'S CONFIRMATION				

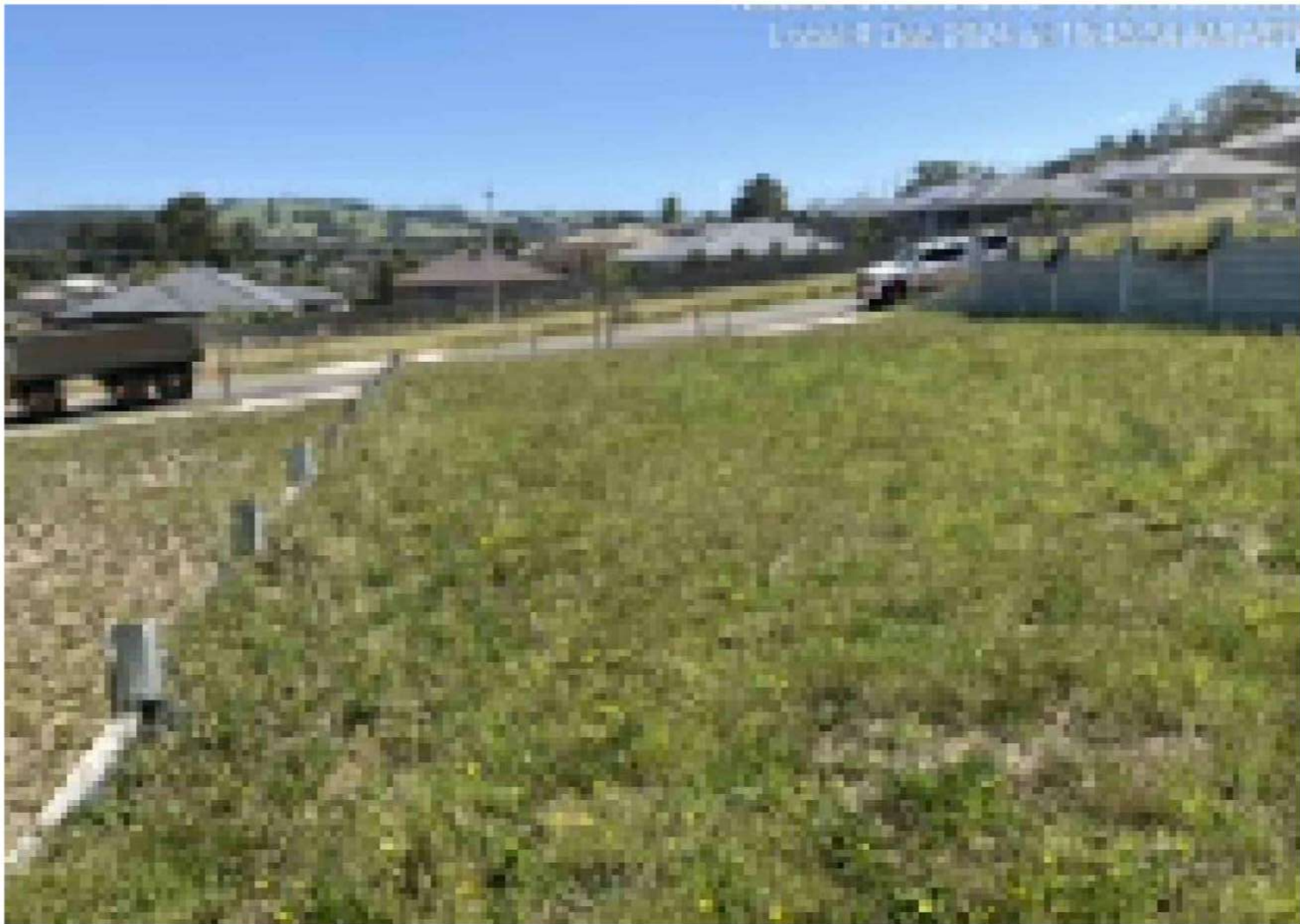
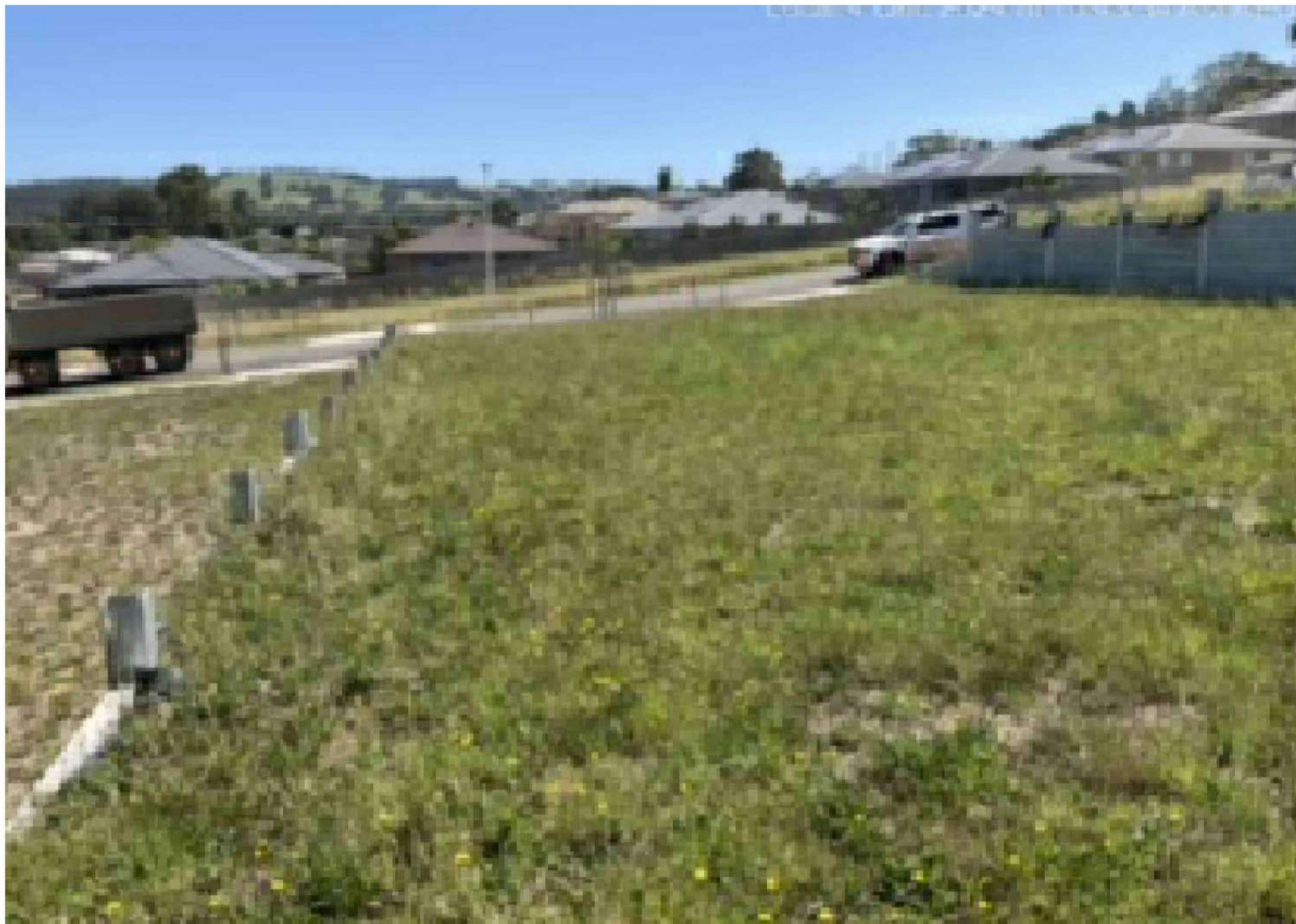
PROJECT
PROPOSED DOUBLE STOREY DWELLING
LOT 106 (NO 6) SUNNY VISTA,
PAKENHAM, VIC 3810
TP-01





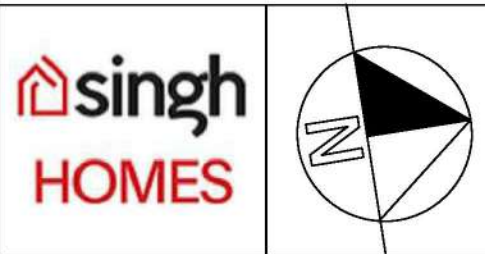
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TP01



SITE DESCRIPTION

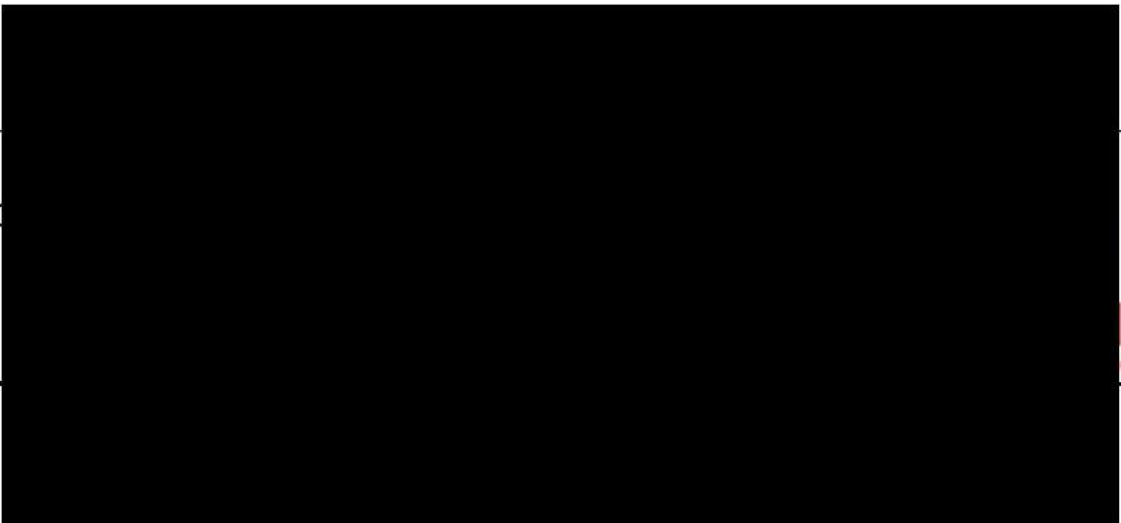
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WD04	BO	6/12/2024	QC REVIV AND CLIENTS CONFIRMATION

REV.	BY.	DATE.	DESCRIPTION.
WD05	BO	10/12/2024	QC REVIEW FOR OVEN PROVISION
WD06	BO	12/12/2024	BASIN MIXER LOCATION


























PROJECT
PROPOSED DOUBLE STOREY DWELLING
LOT 106 (NO 6) SUNNY VISTA,
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












TP02



LEGEND	
 ELECTRICITY PIT	 STORMWATER PIT
 ELECTRICITY POLE	 TELSTRA PIT
 HYDRANT	 WATER VALVE
 SEWER MAN-HOLE	 LIGHT POLE
 SEWER INSPECTION PIT	 TREE (height,diameter)
 SERVICES MARK	 RISER PIPE
 TITLE PEG	 RECYCLED WATER VALVE
 SIGN	 SURVER MARK
 DRAINAGE PIT	 STORMWATER MANHOLE
 SEWER CONNECTION PIT	 STORMWATER SIDE ENTRY PIT
 RECYCLED WATER TAP	 COMMS PIT
 WATER TAP	 NBN PIT
 STORMWATER PIT WITH GRATE	

4

LEGEND

-  SELECTED HOT WATER UNIT
-  GAS METER
-  BROADBAND BOX
-  ELECTRICAL METER
-  EXT. WATER TAP
-  EXT. RECYCLING W. TAP
-  SITE FLOOR DRAIN
-  STORMWATER RUN TO L.P.D.
-  AGGI DRAIN FOR CUT AREA
-  SEWER PIPE
-  PROPOSED FENCE LINE
-  EXISTING FENCE LINE
-  RETAINING WALL WITH AG DRAIN IF SHOWN ON THE SITEPLANS

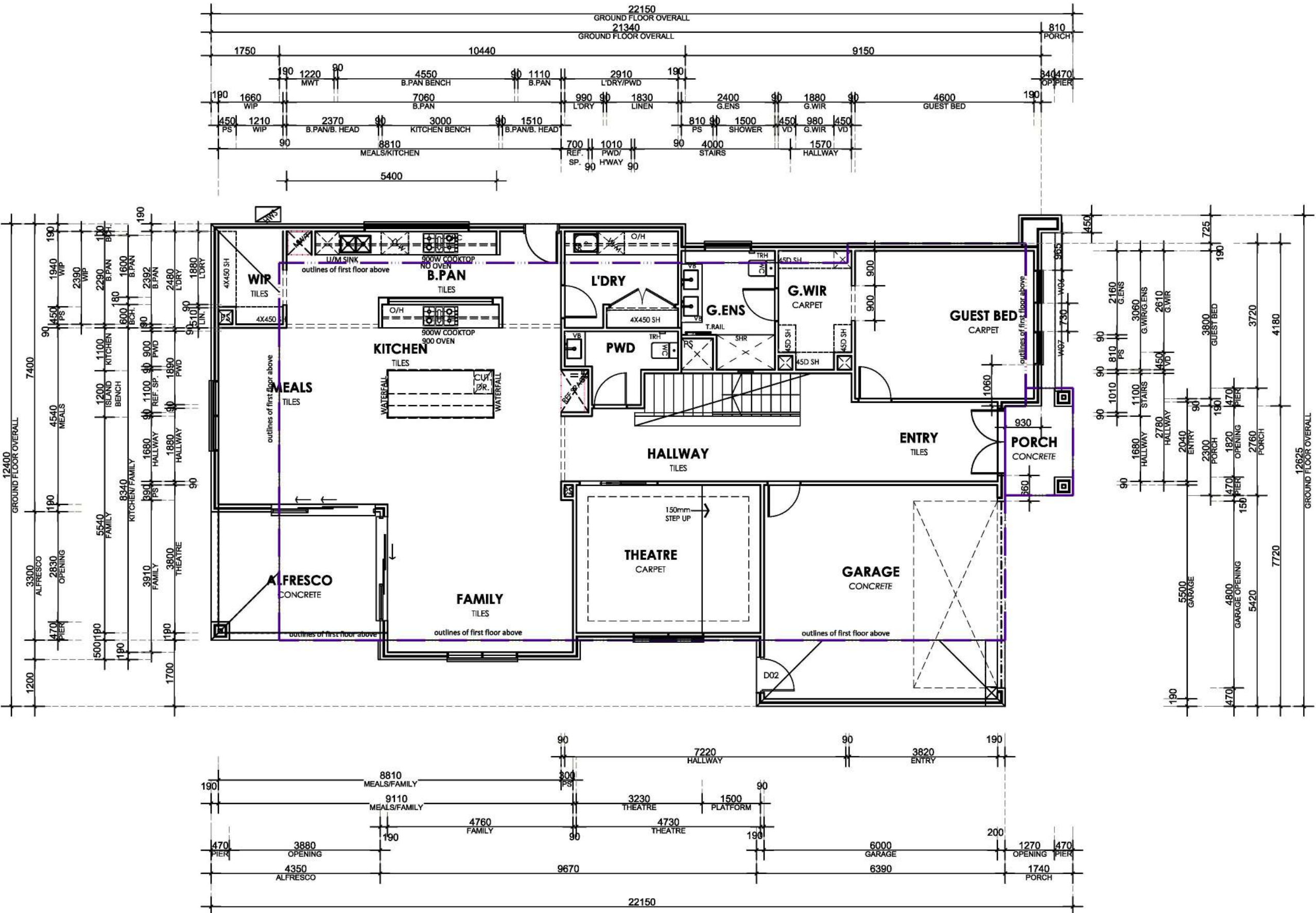
10

SITE PLATFORM (CUT AND FILL)
SCALE 1:100@A1

PROJECT
PROPOSED DOUBLE STOREY DWELLING
LOT 106 (NO 6) SUNNY VISTA,
PAKENHAM, VIC 3810

TP03

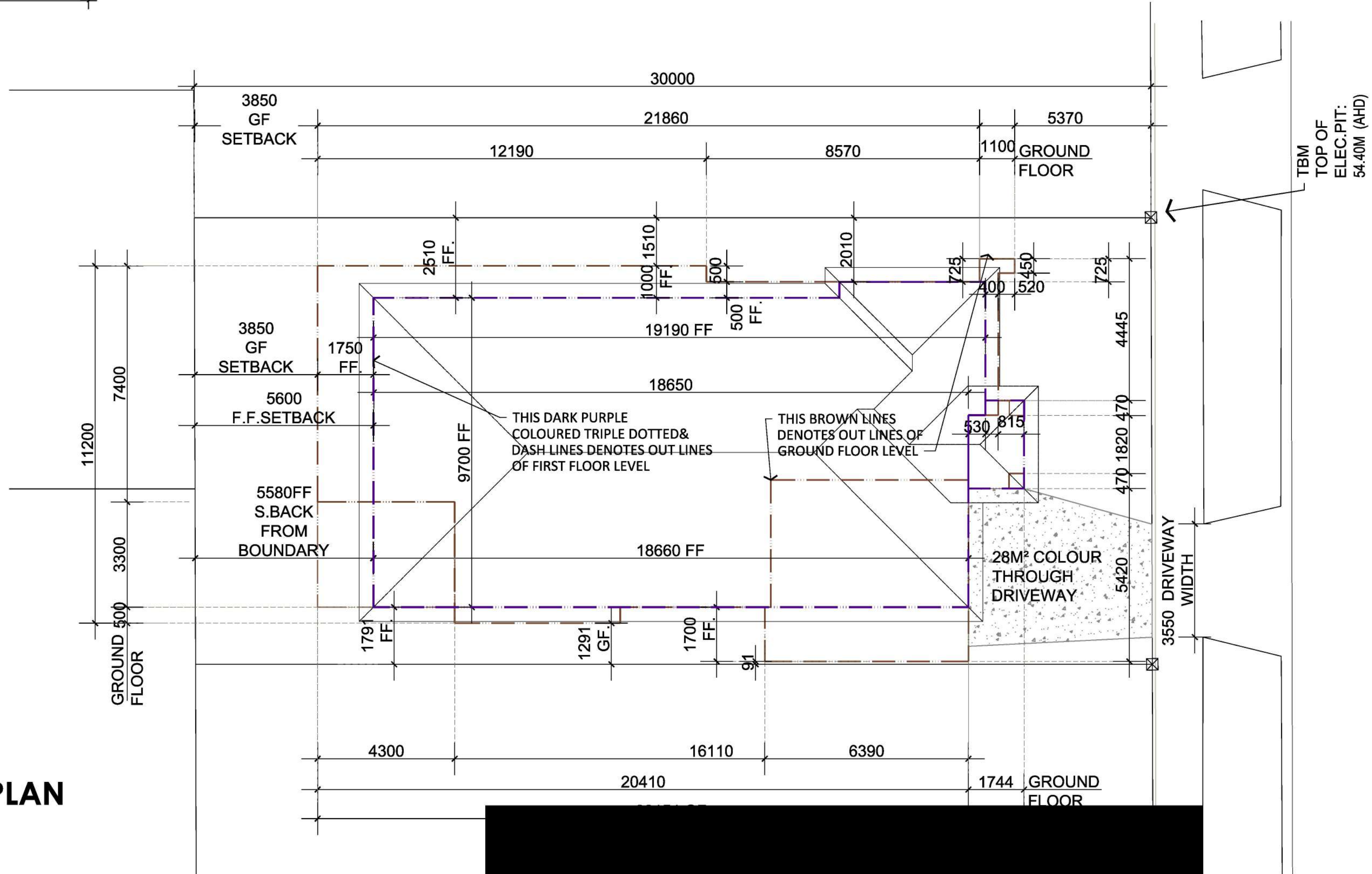
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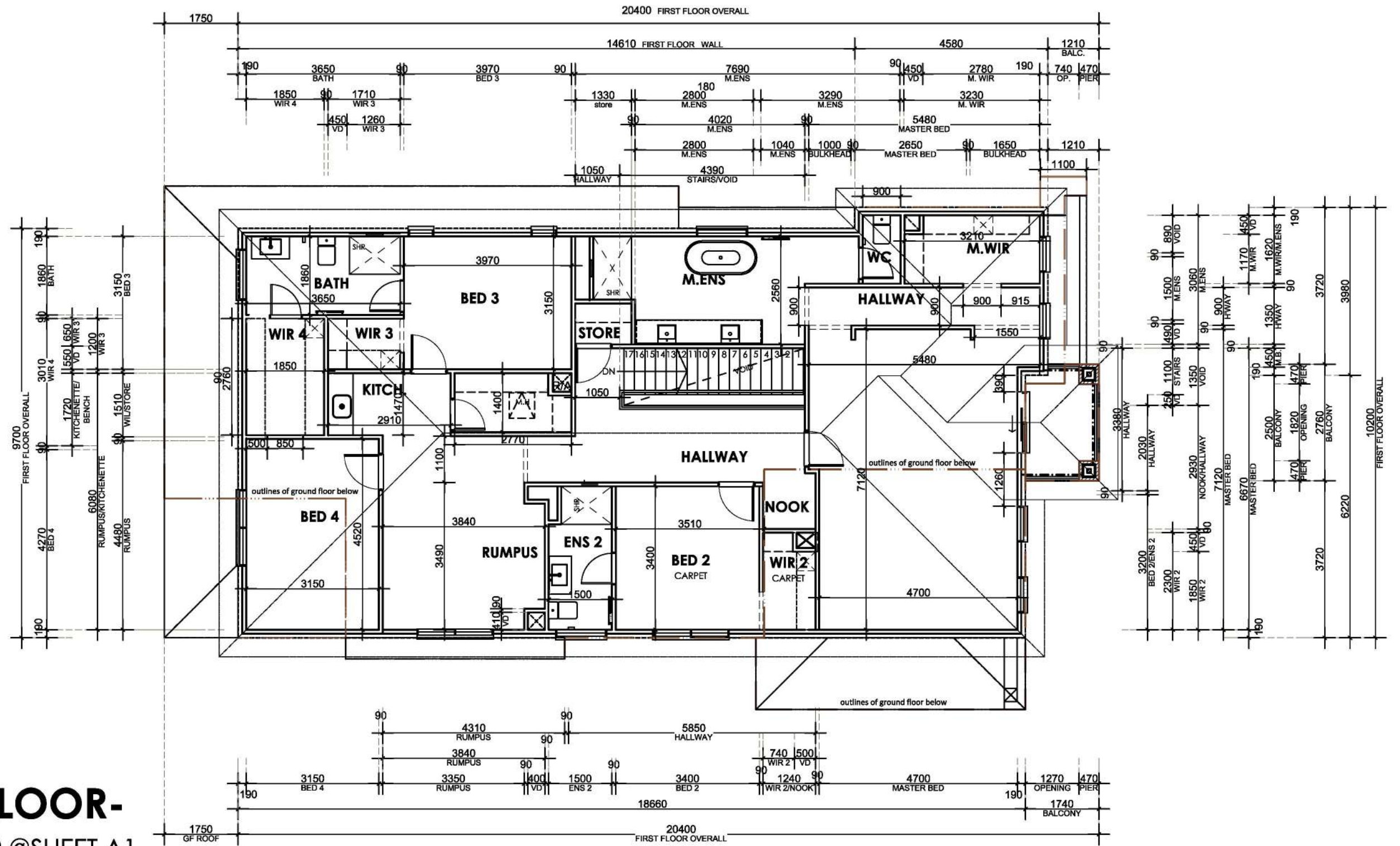
GROUND FLOOR-
SCALE 1:100 @SHEET A1

AREA SCHEDULE 10.04.25			
106 (NO 6) SUNNY VISTA,			
AREAS	SIZE (SQUARES)	SIZE(m ²)	RATIO
GROUND FL:	19.77 sqrs	183.63	43.17%
FIRST FL:	19.70 sqrs	183.00	43.02%
GARAGE:	3.83 sqrs	35.60	8.37%
PORCH:	0.47 sqrs	4.37	1.03%
ALFRESCO:	1.53 sqrs	14.20	3.34%
BALCONY	0.49 sqrs	4.55	1.07%
TOTAL:	45.79 sqrs	425.35M ²	100.00%
SITE AREA (sq.m)	420.00M ²		100%
SITE COVERAGE	237.80m ²		57%
PERMEABILITY	152.20m ²		36%
GARDENED AREA	102.20m ²		24%
*this development is in accordance with Clause 32.08-4 (minimum garden area requirement) of the General Residential Zone.			

FOOTPRINT SITE PLAN
SCALE 1:100 @SHEET A1



FIRST FLOOR-
SCALE 1:100 @SHEET A1



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WD04	BO	6/12/2024	QC REVW AND CLIENTS CONFIRMATION				

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TP04

DETAILED EXTERNAL COLOURS,
MATERIALS AND FINISHES SCHEDULE FOR
THE PROPOSAL.

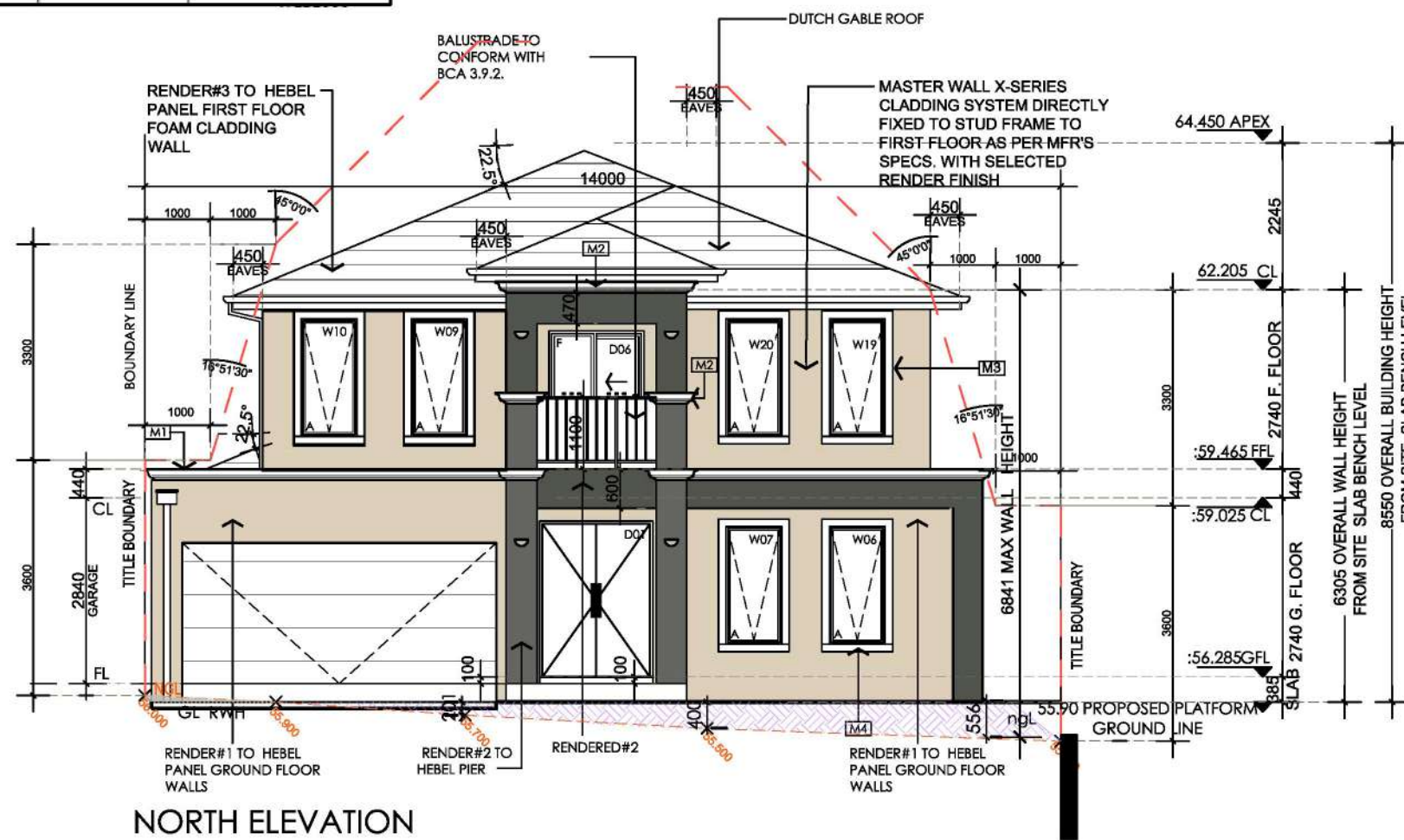
MATERIALS		MATERIALS CALCULATION & RATIO ON FACADE	
SWATCHES	MATERIAL TYPE	FACADE MATERIAL TYPE DETAIL	AREA (M²) RATIO
		FACADE AREA EXCLUDING DOORS & WINDOWS	35.90 100.00%
	RENDERED COLOUR #1	FACADE RENDERED COLOUR #1 REFER COLOUR DOCS	24.90 69.36%
	RENDERED COLOUR #2	FACADE RENDERED COLOUR #2 REFER COLOUR DOCS	11.00 30.64%
	ALL PITCHED ROOFS ARE @22.5° WITH TILED ROOF FINISH		
	OBSCURED GLAZING WINDOWS FOR OVERLOOKING / PRIVACY PURPOSES		
	FRONT BALCONY BALUSTRADE REFER COLOUR DOCS		

SITE CUT/FILL
HATCHING LEGEND:



MOLDING LEGEND

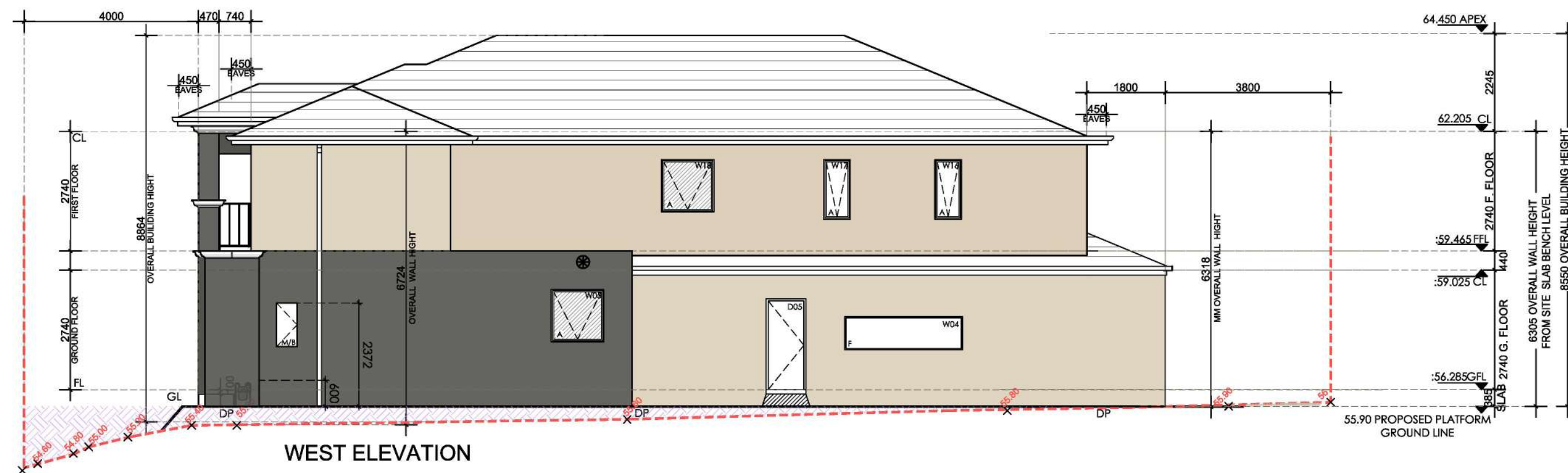
M1	PWP 170 170Hx125W	MOULDING 1: PWP F166	Height: 165mm Width: 163mm	
M2	PWP F166 166Hx163W	MOULDING 2: PWP 170	Height: 170mm Width: 125mm	
M3	PWA 115 115Hx34W	MOULDING 3: PWA 115	Height: 115mm Width: 34mm	
M4	PWS 122 122Hx82W	MOULDING 4: PWS 122	Height: 122mm Width: 82mm	



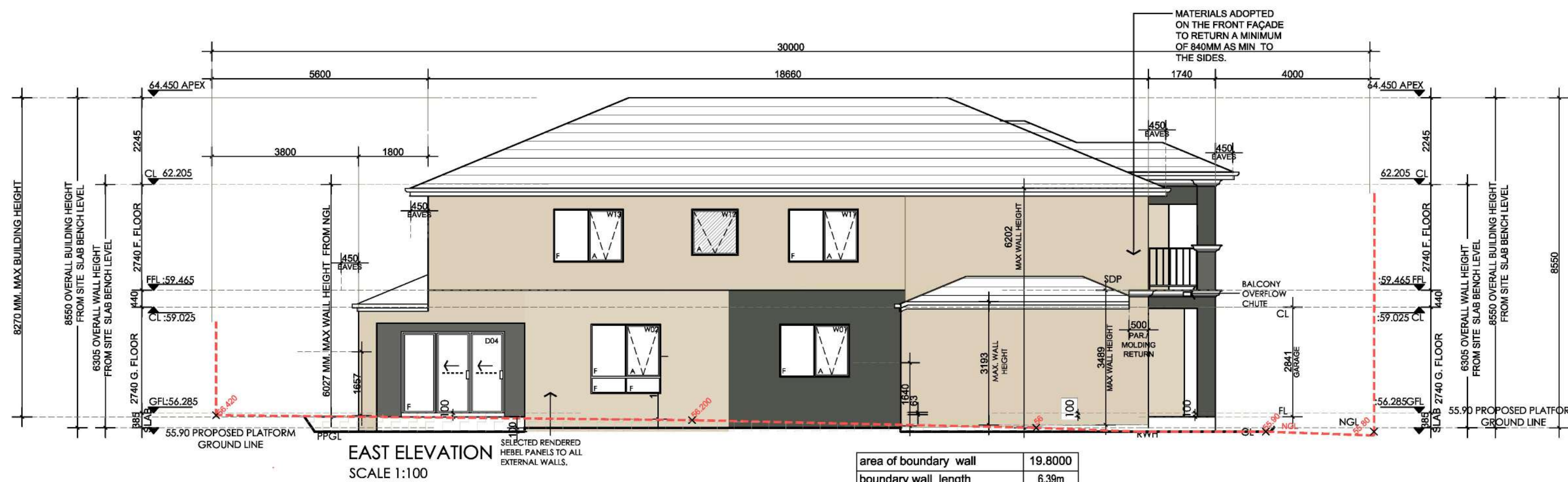
NORTH ELEVATION



SOUTH ELEVATION
SCALE 1:100



WEST ELEVATION



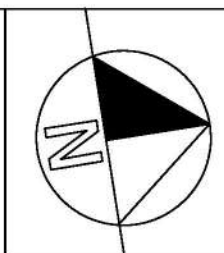
EAST ELEVATION
SCALE 1:100

area of boundary wall	19.8000
boundary wall length	6.39m
average boundary wall height	3.10m

ELEVATIONS

SCALE 1:100 @SHEET A1

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PROJECT
PROPOSED DOUBLE STOREY DWELLING
LOT 106 (NO 6) SUNNY VISTA,
PAKENHAM, VIC 3810

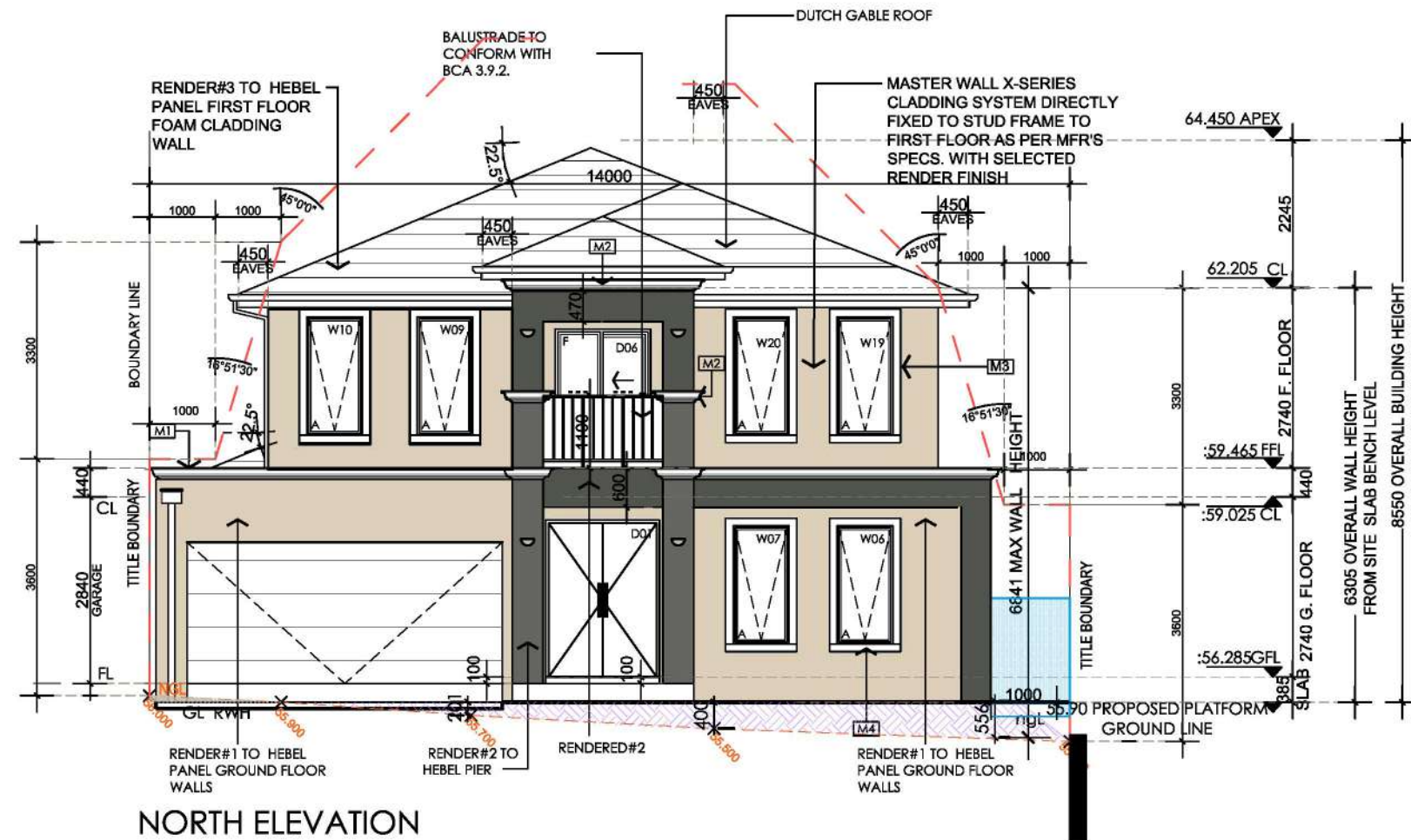
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TP05

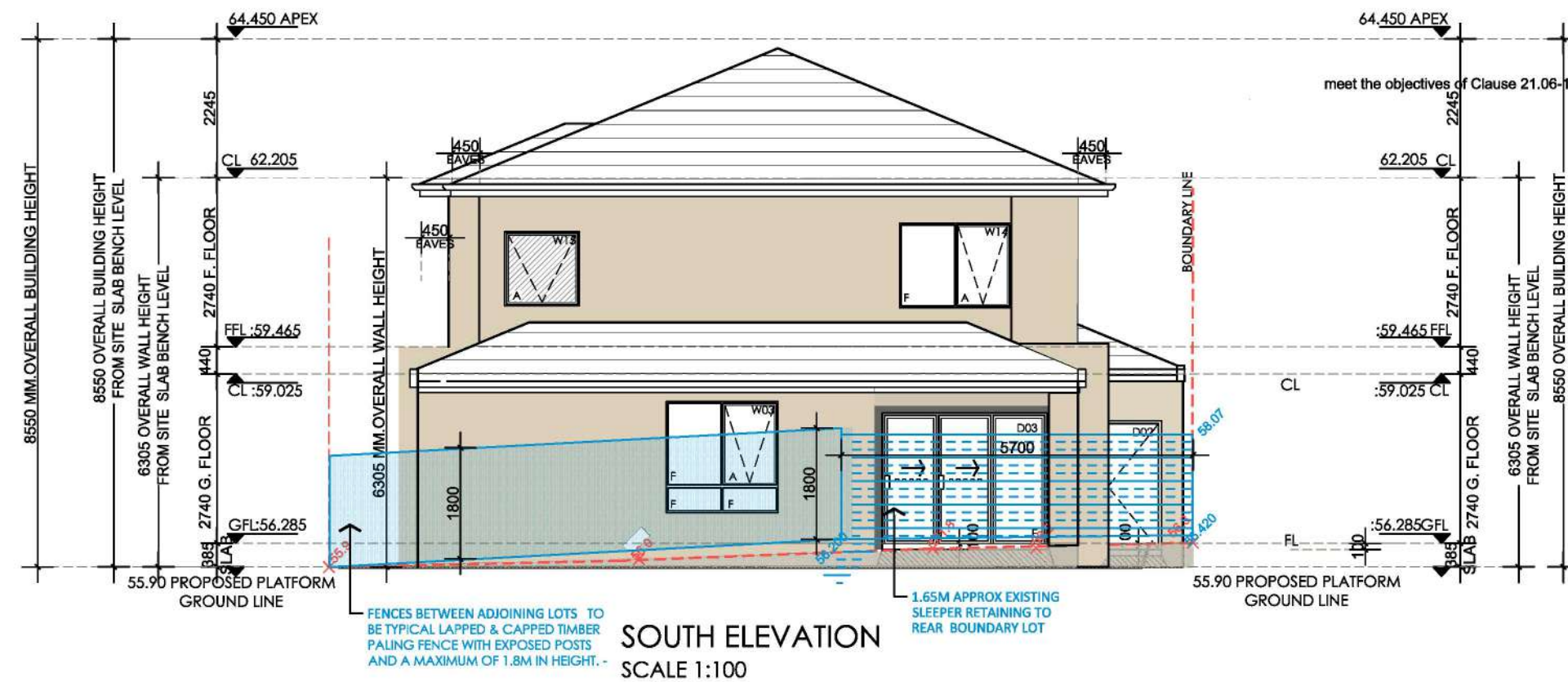
24/06/2025

HATCHING LEGEND:

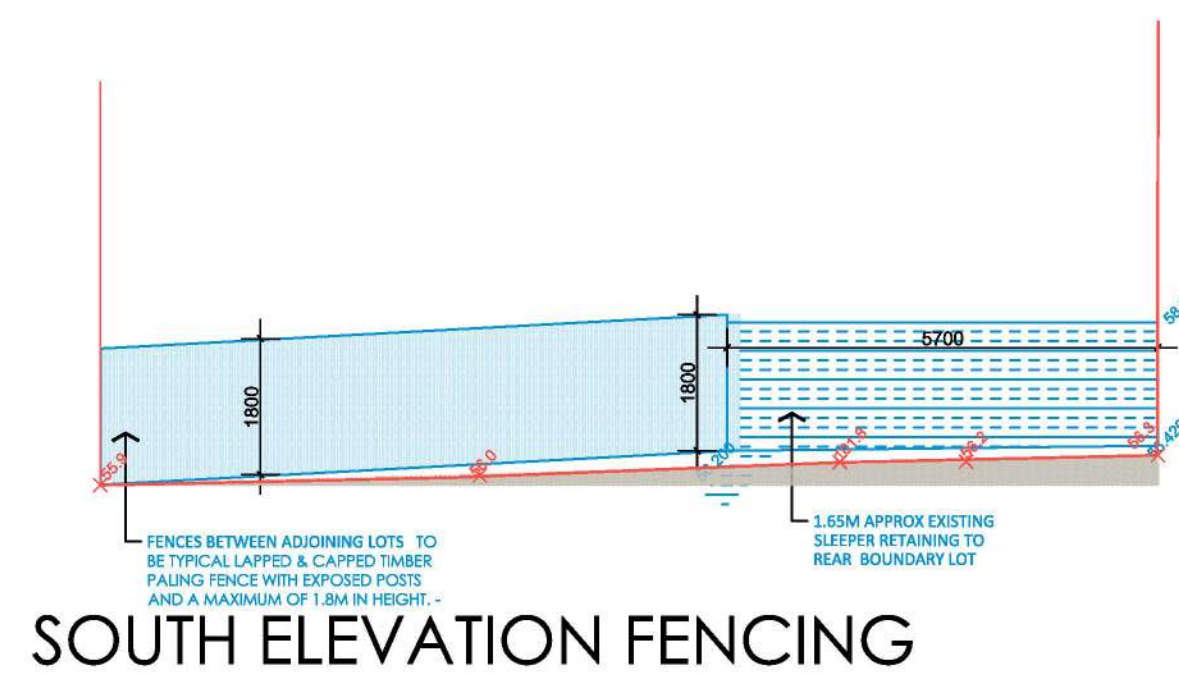
- HATCH DENOTES CUT AREA
- HATCH DENOTES FILL AREA
- PROPOSED 1.8M HIGH
TIMBER AS PER
DEVELOPERS GUIDELINE
- EXISTING BOUNDARY
SLEEPER RETAINING WALL



NORTH ELEVATION

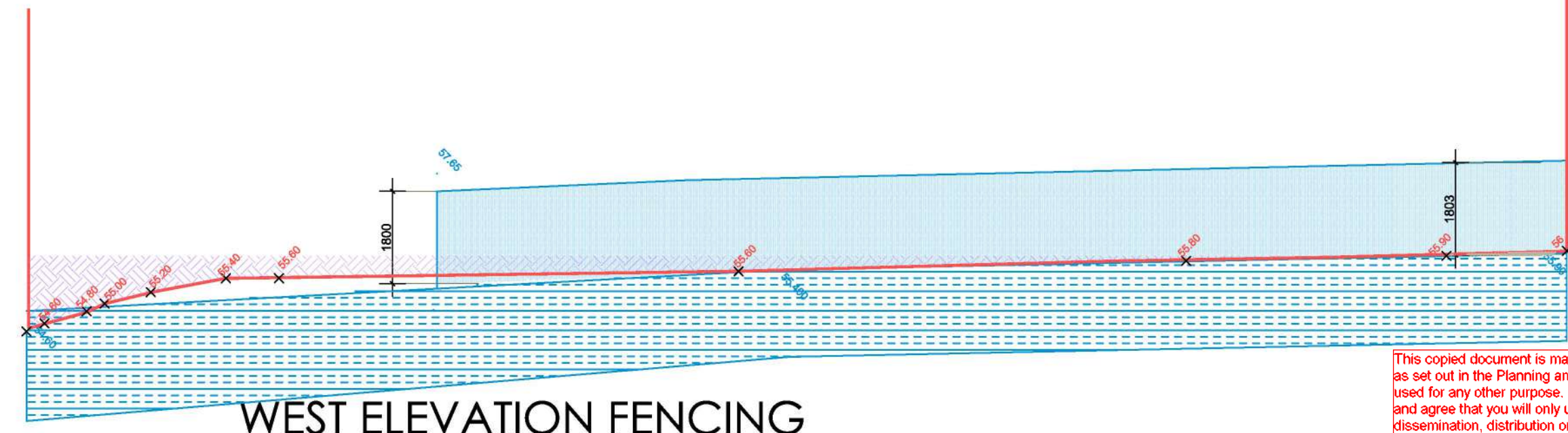


SOUTH ELEVATION
SCALE 1:100



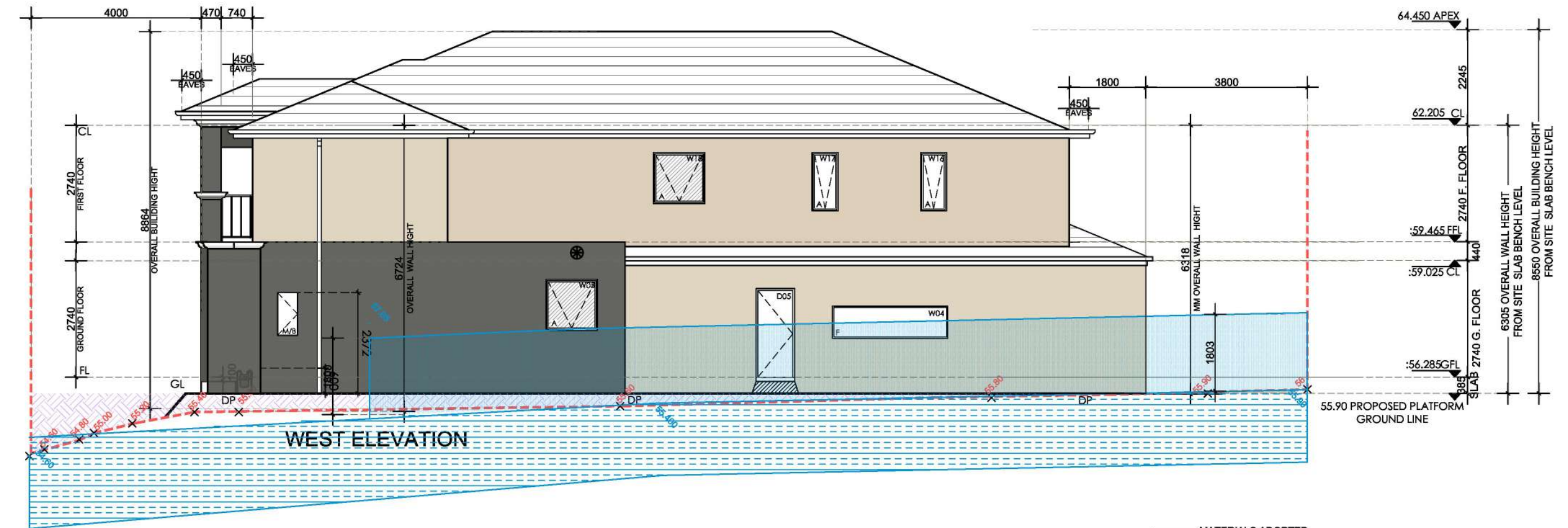
SOUTH ELEVATION FENCING

DETAILED PROPOSED INTERLOT
BOUNDARY FENCES
SCALE 1:100 @SHEET A1

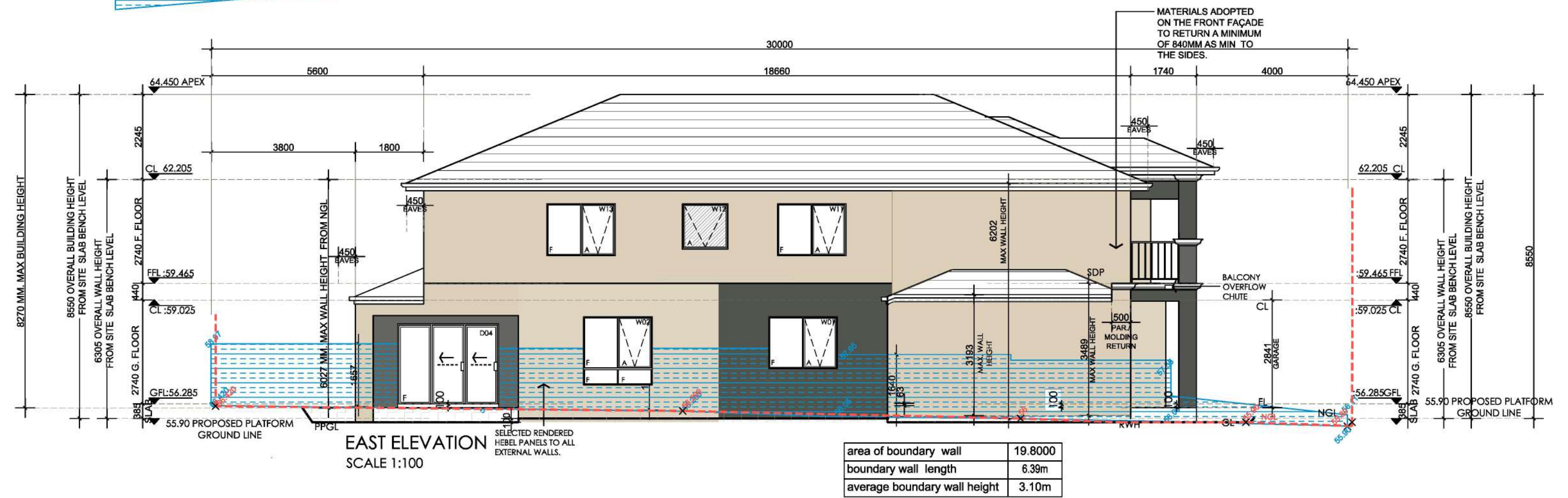


WEST ELEVATION FENCING

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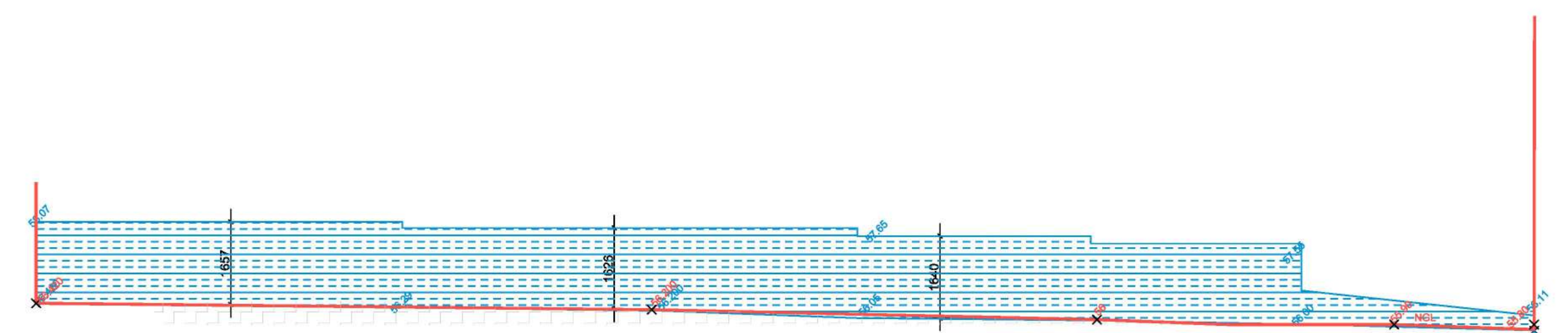


WEST ELEVATION



EAST ELEVATION
SCALE 1:100

area of boundary wall	19.8000
boundary wall length	6.39m
average boundary wall height	3.10m



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TP1	BO	24/6/2024	TOWN PLANNING APPLICATION

PROJECT
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TP06

Specifications

Subgrade preparation
Site preparation to be carried out in accordance with best horticultural practice and under suitable conditions. Disturbance to indigenous soil structure is to be minimised. The use of machinery that may damage soil structure or profile is not acceptable. Sub-grade to all lawn and planted areas is to be cultivated to a minimum depth of 150mm and shaped to achieve drainage falls prior to topsoiling. Subgrade to be tested prior to preparation and conditioning to determine ph, salinity and gypsum requirement. Any gypsum required is to be distributed at the manufacturers recommended rate and cultivated into the sub-grade at a minimum depth of 150mm. Proposed topping areas to be graded / drained to prevent water discharge into neighbouring properties

Weed control
Remove and dispose of environmental weeds off site prior to subgrade preparation, topsoiling and planting works.

Soil Preparation
Topsoil to be spread in maximum 150mm layers, lightly compacted by use of a 150 - 200kg roller, or by thoroughly walking until it accords with finished kerb levels or to within 75mm below edging levels to accommodate mulch. Imported topsoil for garden beds is to be medium texture general purpose garden soil and lightly compacted to minimum 300mm depth to garden beds. Soil is to comply with s.a.s. 2223-1978, and as follows:

- free from perennial weeds and their roots, bulbs and rhizomes
- free from building rubble and any other matter deleterious to plant growth
- ph to be 6.0 - 7.0
- texture to be light to medium friable loam
- free from silt material

Imported topsoil for lawn rejuvenation / establishment shall have the above characteristics, but shall be a free draining sandy loam. lightly compacted to minimum 100mm depth

Mulch
The specified mulch for garden beds is to be an aged organic material with 60 - 80 percent of its volume being wood chips particles in a size range of 25 - 50 mm maximum. Mulch is to be spread at a consolidated depth of 75mm

Planting Procedure
If soil to planting hole is dry - fill with water and allow to drain completely. Tree roots are to be teased outwards if matted or circling occurs prior to backfilling. Place tree in centre of hole on firm soil to prevent sinking, ensuring top of the rootball is flush with the surrounding soil surface and the trunk is vertical. Backfill material is to be in a loose, friable state, with no bricks, rocks or foreign material - if sufficient material is not available from the original hole to backfill, a similar soil type must be sourced and used. Soil material must be firmly backfilled in layers to prevent large air pockets from occurring, then thoroughly watered in. Trees to be staked with two 2250mm x 70mm hardwood stakes driven firmly into the ground - stakes must not be placed through the rootball area. Trees are to be secured to each stake with a strong, soft and flexible material, tight enough to support the tree in windy conditions - yet loose enough to stimulate development of a good supportive root system. Tree tie material must not injure tree bark or restrict trunk growth for a minimum period of three years. Slow release fertiliser (3/6 month formulation) such as 'Osmocote' is to be applied to the top of the rootball area away from the trunk / stem to manufacturers specifications and watered in immediately. All trees to be mulched to a diameter of 1200mm wide and to a depth of 100mm but must not be in contact with the tree trunk. Mulch is to be an aged organic material with 60 - 80 percent of its volume being wood chip particles in a size range of 25 - 50mm maximum. Mulch is to be spread at a consolidated depth of 75mm. The planting hole surface is to be shaped to minimise waterlogging/excessive water retention but retain the mulch material neatly. The site must be left in a clean and safe condition

Plant Establishment Period
The landscape is to be maintained by applying best horticultural practice to promote healthy plant performance for a 13 week establishment period following the approval of Practical Completion by the responsible authority including (but not limited to) the following tasks - Pruning as necessary to maintain plants in a healthy and structurally sound manner, pest and diseases - vegetation to be pest and disease free, mulching, staking and tying - 75mm mulch depth to be maintained around tree bases throughout maintenance period, watering - as often as necessary to ensure healthy and vigorous growth in accordance with current local watering regulations, weeding - maintained in a weed free state over the entire mulch area by spraying or mechanical mean, fertilising - 3/6 x monthly slow release fertiliser in accordance with manufacturers recommended application rates, replacement of deceased, stolon or vandalised plants beyond repair or regrowth with the same species as specified in the plant schedule within the assigned maintenance period

Irrigation
An in-ground automatic drip irrigation system to be installed to all garden areas and planter boxes (if applicable) in accordance with current local watering regulations

Timber Edging
Timber edging to be 75mm x 25mm treated pine secured to 300mm long treated pine stakes at nom. min 1000mm spacings with galvanised screws and installed to all junctions between garden beds, lawn and topping / pebble areas

Metal edging
proposed 150x5mm metal edging to all garden bed & grass interfaces > 250mm no bars for support & spot weld joints.

Drainage
Landscape and / or building contractor(s) are responsible for civil and hydraulic computations for landscape building works including, but not limited to surface and sub surface drainage for all landscape areas prior to commencement of works

General
While care has been taken to select tree species with non-invasive root systems it is recommended that root control barriers be installed for any trees located within two metres of any building lines.

Climbing plants (if applicable) are to be trained to supportive mesh, wire or lattice fixed over entire fence section from base to top

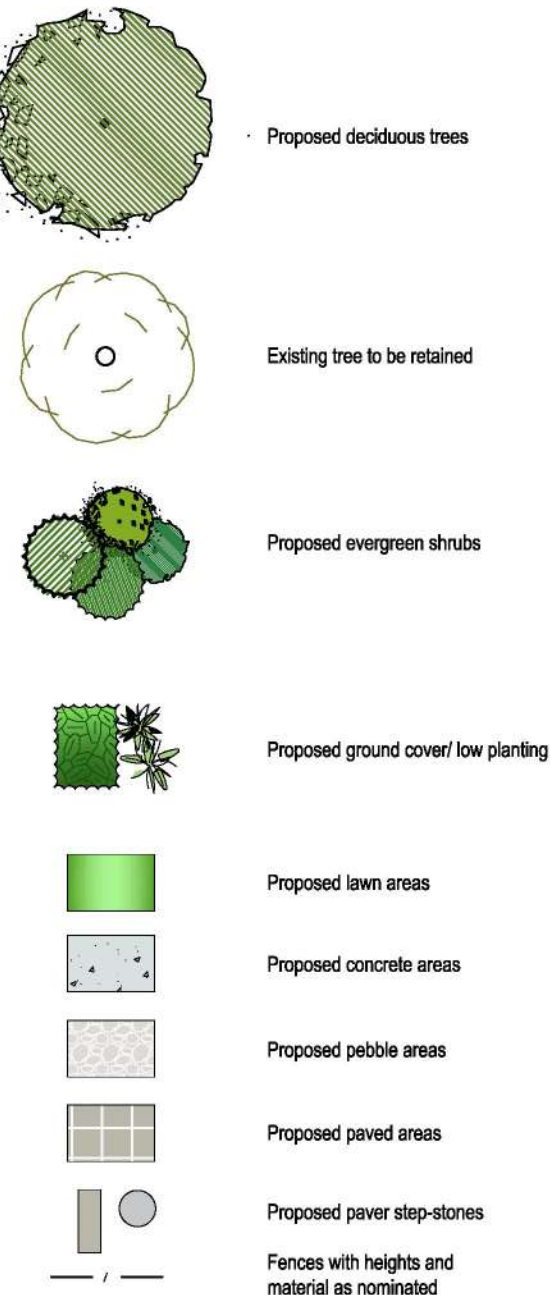
Do not scale from plan - contractor to verify all dimensions on site prior to commencing construction

Plants - Quality of Trees and Shrubs
Trees and shrubs shall be healthy nursery stock free from insects, diseases and weeds. The specified plant heights, and pot sizes are minimums. If plant material is unavailable in these sizes, larger stock must be used. Plant substitution is not acceptable unless confirmed by the responsible authority in writing. The contractor is to supply and install small mature trees which meet the following criteria: Have a minimum planted height to sizes as indicated in the plant schedule, have a minimum trunk calliper of 50mm at ground level, be undamaged and free of diseases and insect pests, not be root bound or have circling or girdling roots but have roots grown to the edge of - the container, should bear a single straight trunk, strong branching pattern, and full canopy, show healthy, vigorous growth

Protection of Existing Trees
All existing vegetation shown on the endorsed plan (subject site and neighbouring properties) to be retained must be suitably marked before any development (including demolition) commences on the land and that vegetation must not be removed, destroyed or topped without the written consent of the responsible authority. Before the commencement of works (including demolition) start, tree protection barriers must be erected around trees (subject site and neighbouring properties) to form a defined tree protection zone during demolition and construction in accordance with tree protection measures as per AS 4370-2009 (Tree protection in development sites).

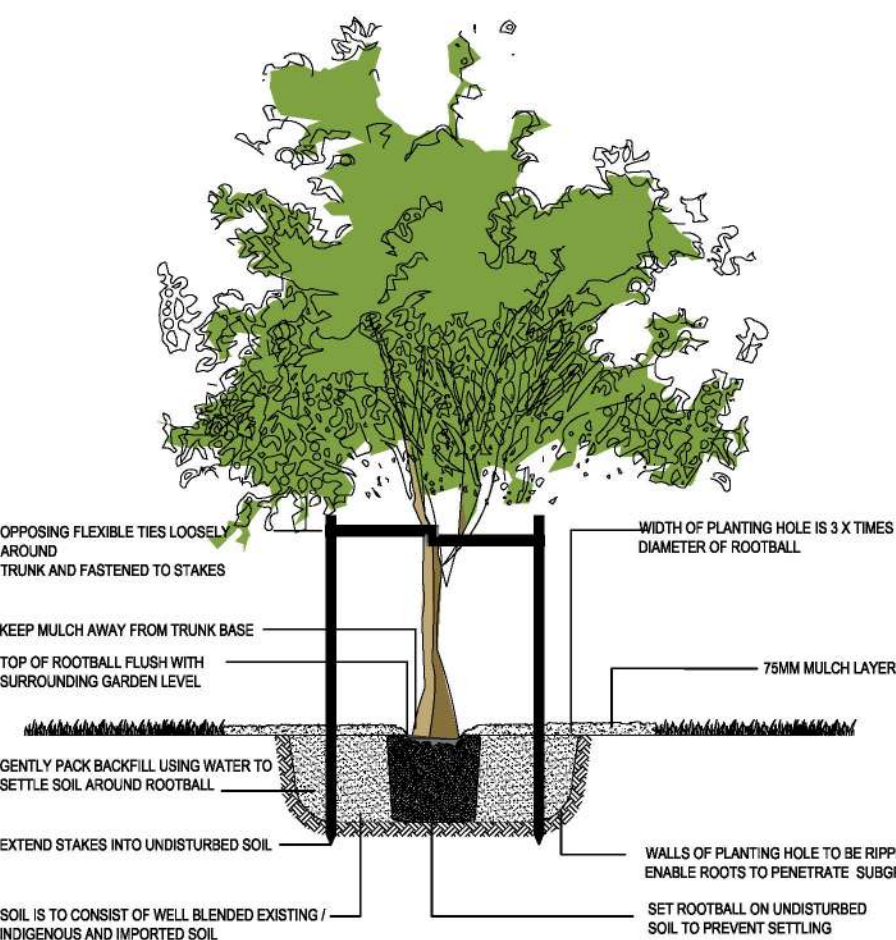
Any pruning that is required must be carried out by a trained and competent arborist with a thorough knowledge of tree physiology and pruning methods to carry out pruning to the Australian standard - AS 4373-2007 (Pruning of amenity trees). All tree protection practices must be in accordance with a consulting arborist and / or to the satisfaction of the responsible authority

Legend



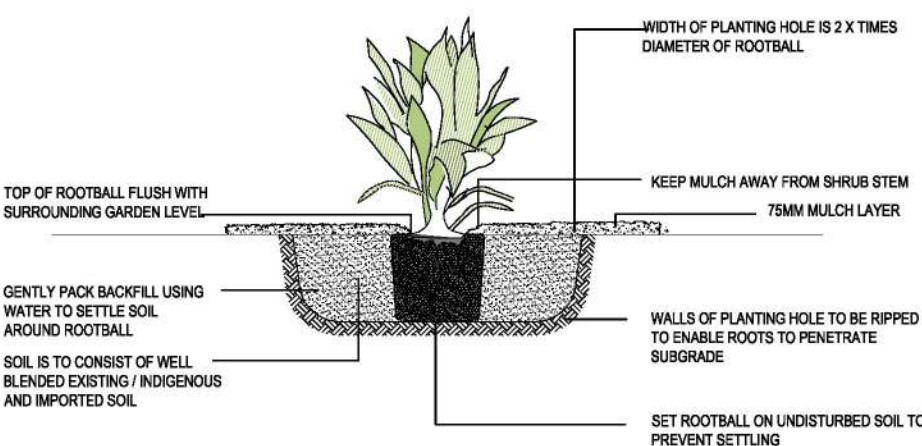
Advanced Tree Planting

(detail not drawn to scale)



Shrub Planting

(detail not drawn to scale)



Surface Finishes Detail

Garden Beds



Topping / Pebble areas



Lawn areas



Plant Schedule

CODE	BOTANICAL NAME	COMMON NAME	QTY	SUPPLY SIZE	MATURE H x W
TREES					
AFJ	<i>Acer x freemanii</i> 'Jeffersred'	Autumn Blaze maple	1	40ltr / min 1.8m high	12m x 5m
LIN	<i>Lagerstroemia indica</i> 'Natchez'	White Crape Myrtle	1	40ltr / min 1.8m high	8m x 6m
SHRUBS					
PL	<i>Prunus lusitanica</i>	Portuguese Laurel	12	20cm pot	2.5m x 2m
PTM	<i>Pittosporum tobira</i> 'Miss Muffet'	Japanese Pittosporum	7	20cm pot	1mx 1m
SASF	<i>Syrigylum australe</i> 'Select Form'	Select Form Lilly Pilly	21	20cm pot	3 x 1.2m (clipped)
GROUND COVERS & LOW SHRUBS					
PAT	<i>Pachysandra terminalis</i>	Pachysandra	9	14cm pot	.2m x .7m
SS	<i>Senecio seepens</i>	Blue Chalksticks	14	14cm pot	.2m X .9m
TUSSOCKS / GRASSES / EVERGREEN PERENNIALS					
AM	<i>Asparagus meyerii</i>	Foxtail Fern	5	14cm pot	.8mx .6m
ASE	<i>Aspidistra elatior</i>	Cast Iron Plant	16	14cm pot	.6m x .6m
LG	<i>Ligularia dentata reniformis</i>	Tractor Seat Plant	8	14cm pot	.9mx 1m

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