
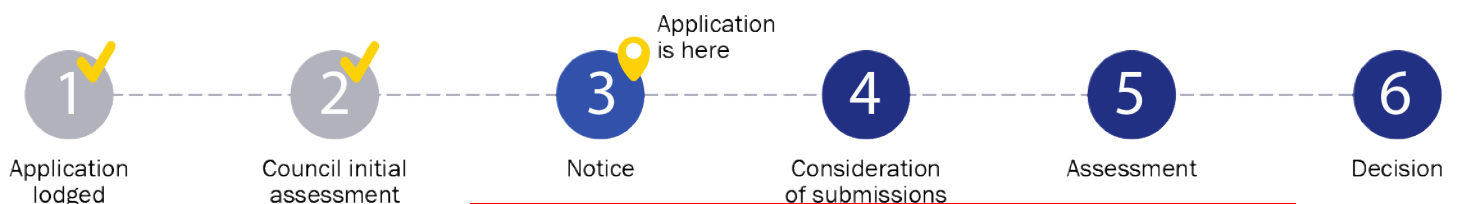


# Notice of Application for a Planning Permit

The land affected by the application is located at:	L232 PS902144 V12580 F650 8 Kookaburra Rise, 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
<b>APPLICATION DETAILS</b>	
The applicant for the permit is:	Home Group
Application number:	T250274
<p>You may look at the application and any documents that support the application at the office of the Responsible Authority:</p> <p>Cardinia Shire Council, 20 Siding Avenue, Officer 3809.</p> <p>This can be done during office hours and is free of charge.</p> <p>Documents can also be viewed on Council's website at <a href="http://cardinia.vic.gov.au/advertisedplans">cardinia.vic.gov.au/advertisedplans</a> or by scanning the QR code.</p>	
	
<b>HOW CAN I MAKE A SUBMISSION?</b>	
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:	
01 August 2025	
<b>WHAT ARE MY OPTIONS?</b> 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"><li>• be made to the Responsible Authority in writing;</li><li>• include the reasons for the objection; and</li><li>• state how the objector would be affected.</li></ul>
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.	



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## ePlanning

### Application Summary

Portal Reference A2257DP

### Basic Information

Proposed Use	Environmental significance overlay - Schedule 4
Current Use	Vacant
Cost of Works	\$344,683
Site Address	8 Kookaburra Rise 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

	Address	Contact Details
	605-609 Doncaster Road, Doncaster VIC 3108	W: 9134-9555 E: hgvicapprovals@homegroup.com.au
Home Group		
		
Preferred Contact	605-609 Doncaster Road, Doncaster VIC 3108	W: 9134-9555 E: hgvicapprovals@homegroup.com.au
Home Group		

### Fees

Regulation Fee Condition	Amount	Modifier	Payable
9 - Class 4 More than \$100,000 but not more than \$500,000	\$1,420.70	100%	\$1,420.70
Total			\$1,420.70



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

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

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

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

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

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## Documents Uploaded

Date	Type	Filename
20-05-2025	A Copy of Title	updated title.pdf
20-05-2025	Encumbrance	Planning.pdf
20-05-2025	Site plans	1 SITE PLAN.pdf
20-05-2025	Proposed elevation plan	3 ELEVATIONS 1.pdf
20-05-2025	Proposed elevation plan	4 ELEVATIONS 2.pdf
20-05-2025	A proposed floor plan	2 FLOOR PLAN.pdf
20-05-2025	Overlay Requirements	8-Kookaburra-Rise-Pakenham-(ID455612630)-Vicplan-Planning-Property-Report.pdf
20-05-2025	Additional Document	20250408113747-232-Approval-v2.pdf

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



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# Request to amend a current planning permit application

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

## PERMIT APPLICATION DETAILS

Application No.:	T250274 PA
Address of the Land:	8 Kookaburra Rise, Pakenham VIC 3810

## APPLICANT DETAILS

Name:	
Organisation:	Home Group Victoria
Address:	Level 1, 605-609 Doncaster Road, Doncaster VIC 3108
Phone:	9134 9531
Email:	hgvicapprovals@homegroup.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 <b>before</b> notice:	<input type="checkbox"/>
Section 50A – Amendment to application at request of responsible authority <b>before</b> notice:	<input checked="" type="checkbox"/>
Section 57A – Amendment to application <b>after</b> notice is given:	<input type="checkbox"/>

## AMENDMENT DETAILS

What is being amended? (select all that apply)		
What is being applied for <input checked="" type="checkbox"/>	Plans / other documents <input 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.		
Proposal is to include Clause 42.01-2 a permit is required to construct a Dwelling and a Fence.		

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Specify the estimated cost of any development for which the permit is required:		
Not applicable <input type="checkbox"/>	Unchanged <input checked="" type="checkbox"/>	New amount \$

## DECLARATION

I declare that all the information in this request is true and correct and the owner (if not myself) has been notified of this request to amend the application.	
Name:	
Signature:	
Date:	08/07/2025

## LODGEMENT

<p>Please submit this form, including all amended plans/documents, to <a href="mailto:mail@cardinia.vic.gov.au">mail@cardinia.vic.gov.au</a></p> <p>You can also make amendments to your application via the Cardinia ePlanning Portal at <a href="https://eplanning.cardinia.vic.gov.au/">https://eplanning.cardinia.vic.gov.au/</a></p> <p>If you have any questions or need help to complete this form, please contact Council's Statutory Planning team on 1300 787 624.</p>
--

## IMPORTANT INFORMATION

<p>It is strongly recommended that before submitting this form, you discuss the proposed amendment with the Council planning officer processing the application.</p> <p>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.</p> <p>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 <i>Planning and Environment (Fees) Regulations 2016</i> for more information.</p> <p>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.</p> <p>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.</p> <p>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 <i>Planning and Environment Act 1987</i>.</p>
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## REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

Page 1 of 2

VOLUME 12580 FOLIO 650

Security no : 124123793374N

Produced 17/04/2025 02:05 PM

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### LAND DESCRIPTION

Lot 232 on Plan of Subdivision 902144W.

PARENT TITLES :

Volume 12330 Folio 800      Volume 12580 Folio 422

Created by instrument PS902144W 01/11/2024

### REGISTERED PROPRIETOR

### ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AZ050505X 11/04/2025  
WESTPAC BANKING CORPORATION

COVENANT PS902144W 01/11/2024

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

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

### DIAGRAM LOCATION

SEE PS902144W FOR FURTHER DETAILS AND BOUNDARIES

### ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AZ050503C (E)	DISCHARGE OF MORTGAGE	Registered	11/04/2025
AZ050504A (E)	TRANSFER	Registered	11/04/2025
AZ050505X (E)	MORTGAGE	Registered	11/04/2025

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

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

Street Address: 8 KOOKABURRA RISE PAKENHAM VIC 3810

### ADMINISTRATIVE NOTICES

NIL

eCT Control 16320Q WESTPAC BANKING CORPORATION  
Effective from 11/04/2025

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

Page 2 of 2

DOCUMENT END

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Document Type	<b>Plan</b>
Document Identification	<b>PS902144W</b>
Number of Pages (excluding this cover sheet)	<b>5</b>
Document Assembled	<b>20/06/2025 14:59</b>

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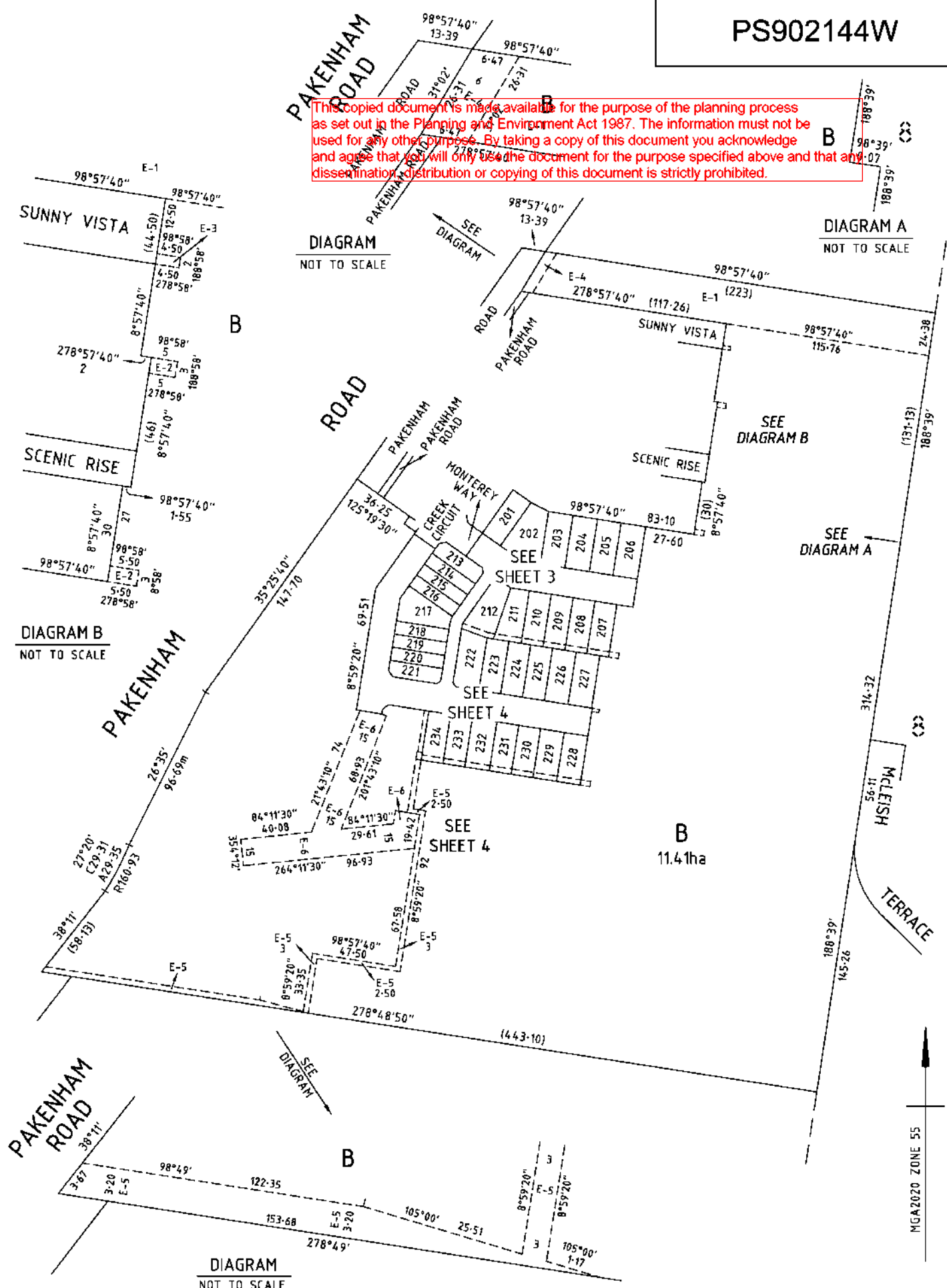


PLAN OF SUBDIVISION			EDITION 1	PS902144W
<b>LOCATION OF LAND</b>  <b>PARISH:</b> NAR NAR GOON <b>TOWNSHIP:</b> PAKENHAM <b>SECTION:</b> —  <b>CROWN ALLOTMENT:</b> 32(PT), 33(PT) & 34(PT)  <b>TITLE REFERENCE:</b> VOL. 12580 FOL. 422 VOL. 12330 FOL. 800  <b>LAST PLAN REFERENCE:</b> PS848743W (LOT A) LP86652 (LOT 2)  <b>POSTAL ADDRESS:</b> 14 SUNNY VISTA (at time of subdivision) PAKENHAM ROAD PAKENHAM 3810  <b>MGA CO-ORDINATES:</b> E: 366 200 ZONE: 55 (of approx centre of land in plan) N: 5 786 450 GDA 2020			Council Name: Cardinia Shire Council Council Reference Number: S2-0117 Environment Ref No: T160690 SPEAR Reference Number: S182118A <b>Certification</b> This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6 of the Subdivision Act 1988: 16/08/2023  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: Sonia Higgins for Cardinia Shire Council on 27/06/2024  <b>Statement of Compliance</b> 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	
VESTING OF ROADS AND/OR RESERVES			NOTATIONS	
IDENTIFIER	COUNCIL/BODY/PERSON		LOTS 1 TO 200 (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 5  <b>OTHER PURPOSE OF PLAN:</b> TO REMOVE THAT PART OF THE SEWERAGE EASEMENT CREATED AS E-3 ON PS848743W CONTAINED WITHIN MONTEREY WAY ON THIS PLAN.  <b>GROUND'S FOR REMOVAL OF EASEMENT:</b> AGREEMENT FROM ALL INTERESTED PARTIES (SECTION 6(1)K SUBDIVISION ACT 1988)   <b>WARNING:</b> 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	
ROAD R1	CARDINIA SHIRE COUNCIL			
NOTATIONS				
DEPTH LIMITATION: DOES NOT APPLY				
This is a SPEAR plan. <b>STAGING:</b> This is not a staged subdivision. Planning Permit No. T160690 <b>SURVEY:</b> 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  <div style="border: 1px solid black; padding: 2px; font-size: 8pt;">           Estate: The Rise - Pakenham            Phase No.: 02            No. of Lots: 34 + Lot B            PHASE AREA: 1.772ha         </div>				
EASEMENT INFORMATION				
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				
SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLIES TO LOTS 213 TO 216 (BOTH INCLUSIVE) AND 218 TO 221 (BOTH INCLUSIVE) IN THIS PLAN.				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1, E-4 E-2 E-2, E-3 E-7, E-5 E-7, E-6 E-4	PIPELINE DRAINAGE SEWERAGE SEWERAGE DRAINAGE SUPPLY OF WATER (THROUGH UNDERGROUND PIPES)	24.38 SEE DIAG SEE DIAG SEE DIAG SEE DIAG 6	INST. D613929 PS848743W PS848743W THIS PLAN THIS PLAN PS848743W	VICTORIA PIPELINES COMMISSION CARDINIA SHIRE COUNCIL SOUTH EAST WATER CORPORATION SOUTH EAST WATER CORPORATION CARDINIA SHIRE COUNCIL SOUTH EAST WATER CORPORATION
<b>Beveridge Williams</b> development & environment consultants Melbourne ph : 03 9524 8888 <a href="http://www.beveridgewilliams.com.au">www.beveridgewilliams.com.au</a>		SURVEYORS FILE REF: 2000490/02 2000490-02-PS-V6.DWG  Digitally signed by: ADRIAN JAMES FREEMAN, Licensed Surveyor, Surveyor's Plan Version (6), 03/06/2024, SPEAR Ref: S182118A  <div style="display: flex; justify-content: space-between;"> <div> <b>ORIGINAL SHEET</b>            SIZE: A3             Land Use Victoria Plan Registered            10:25 AM            01/11/2024            Assistant Registrar of Titles         </div> <div> <b>SHEET 1 OF 5</b> </div> </div>		

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PS902144W

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SURVEYORS REF  
2000490/02

SCALE  
1 : 2000

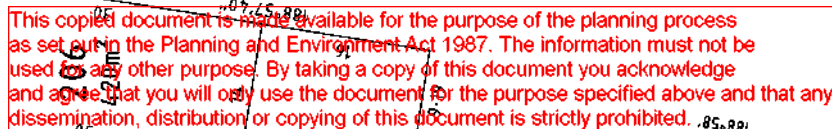
20 0 20 40 60 80  
LENGTHS ARE IN METRES

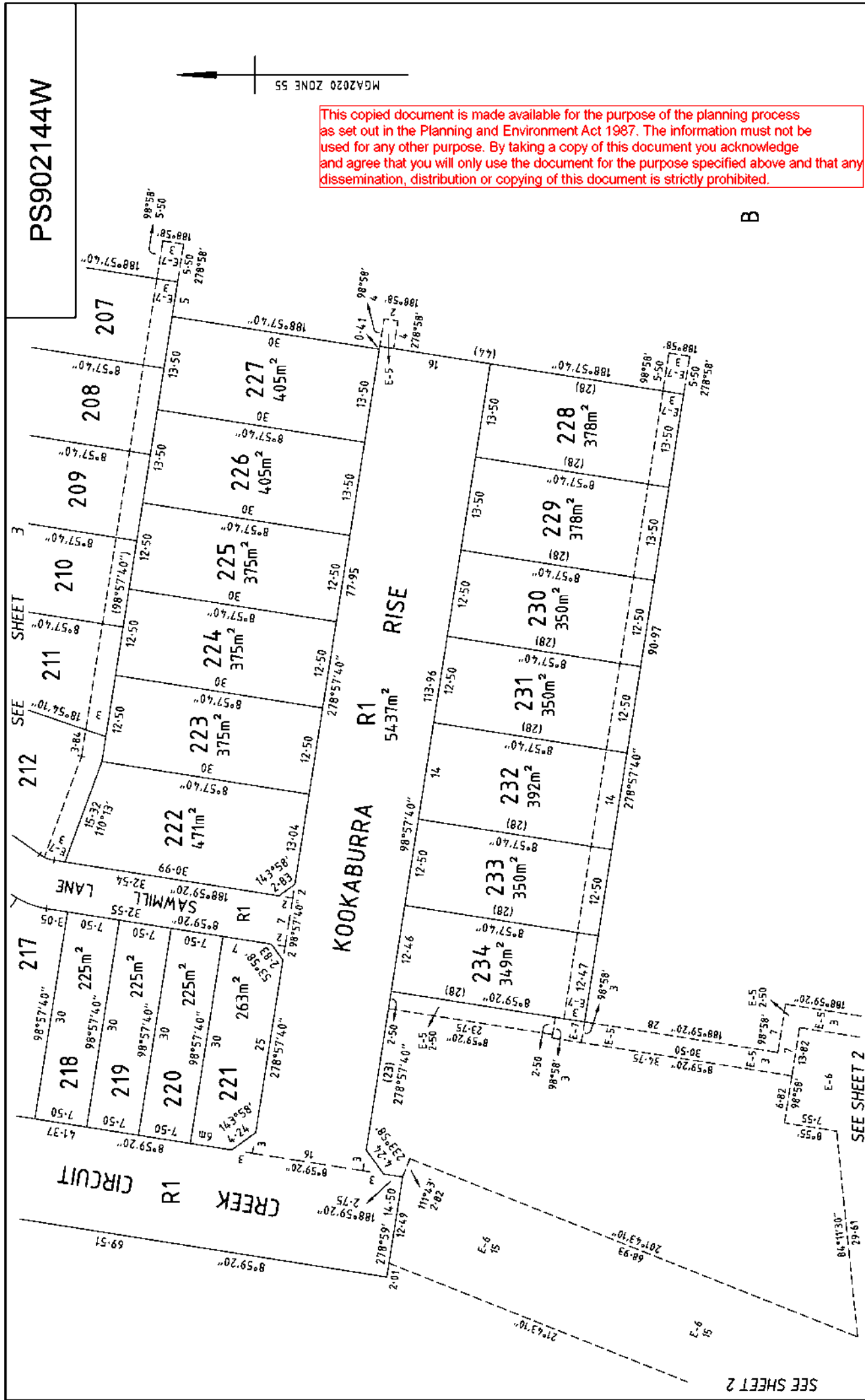
ORIGINAL SHEET  
SIZE: A3

SHEET 2

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





PS902144W

SEE SHEET 3


SEE SHEET 2

SEE SHEET 2

SEE SHEET 2

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B

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



**SUBDIVISION ACT 1988****PS902144W****CREATION OF RESTRICTION 'A'**

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

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**LAND TO BENEFIT & TO BE BURDENED:**

BURDENED LAND: LOTS 201 TO 234 (BOTH INCLUSIVE)

BENEFITING LAND: LOTS 201 TO 234 (BOTH INCLUSIVE)

**DESCRIPTION OF RESTRICTION:**

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

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

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

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

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

**VARIATION:**

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

**EXPIRY:**

THIS RESTRICTION CEASES TO HAVE EFFECT FOLLOWING AFTER EITHER;

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

**CREATION OF RESTRICTION 'B'**

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

**LAND TO BENEFIT & TO BE BURDENED:**

BURDENED LAND: LOTS 201 TO 234 (BOTH INCLUSIVE)

BENEFITING LAND: LOTS 201 TO 234 (BOTH INCLUSIVE)

**DESCRIPTION OF RESTRICTION:**

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

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

**EXPIRY:**

THIS RESTRICTION CEASES TO HAVE EFFECT FOLLOWING AFTER EITHER;

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



**Beveridge Williams**  
development & environment consultants

Melbourne ph : 03 9524 8888

[www.beveridgewilliams.com.au](http://www.beveridgewilliams.com.au)

SURVEYORS REF  
2000490/02

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

ORIGINAL SHEET  
SIZE: A3

SHEET 5

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



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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 20/06/2025 02:59:52 PM

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

### Lodger Details

Lodger Code	21884L
Name	
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.

# Imaged Document Cover Sheet

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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

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PO Box 3, Collins Street West VIC 8007 Australia  
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## 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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<b>Building Envelopes</b>	means the building envelopes for the lots abutting the plantation reserve on the eastern boundary of the Subject Land.
<b>Building Envelope Plan</b>	means the plan showing the location and dimensions of the Building Envelopes attached at Schedule 1.
<b>Business Day</b>	means a day that is not a Saturday, Sunday or public holiday in Melbourne.
<b>Claim</b>	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.
<b>Council</b>	means Cardinia Shire Council in its capacity as responsible authority.
<b>Development</b>	means the buildings and works authorised under the Planning Permit.
<b>Endorsed Plans</b>	means the plans and/or other documents that are endorsed pursuant to the Planning Permit from time to time.
<b>Loss</b>	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.
<b>Owner</b>	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.
<b>Party or Parties</b>	means the Owner and Council under this Agreement as appropriate.
<b>Planning Permit</b>	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.

<b>Planning Scheme</b>	means the Cardinia Planning Scheme and any other Planning Scheme which applies to the Subject Land.
<b>Plantation Reserve</b>	means the area marked 'plantation reserve' forming part of the Subject Land as detailed in the Building Envelope Plan.
<b>Subject Land</b>	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.
<b>VCAT</b>	means the Victorian Civil and Administrative Tribunal.
<b>Vegetation Plan</b>	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

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### 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

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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.

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



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

Susumu Handa

.....  
Print full name



.....  
Signature of Director/Company Secretary

Dean Stanford

.....  
Print full name

Executed as a deed

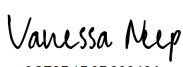
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Signed, sealed and delivered as a deed by  
the parties

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

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


DocuSigned by:  
  
1C182BECBC4B4AD...  
Signature of Luke Connell


DocuSigned by:  
  
9C70D1D8D20943A...

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

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

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

  
Signature of Director and Company Secretary  
  
**Xiaoxia Zhang**  
Full name (print)

  
Signature of Director  
  
**Richard W D Han**  
Full name (print)

## Schedule 1

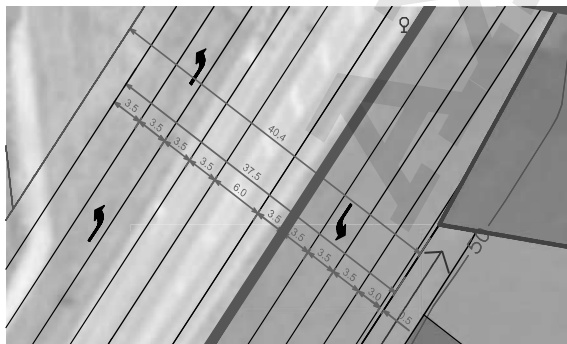
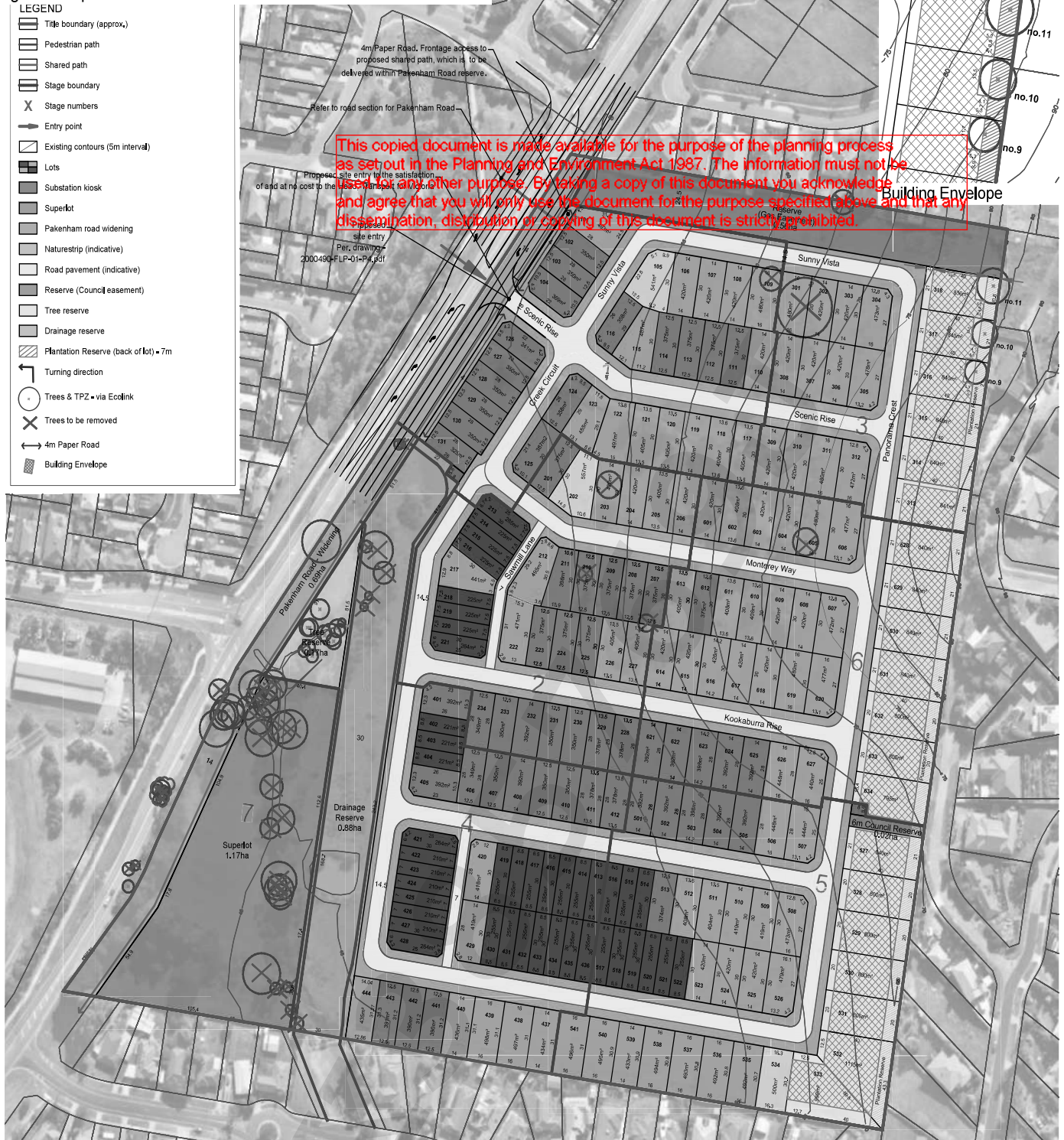
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### Building Envelope Plan

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



Pakenham Road - Cross Section

Notes:

- This plan is subject to Council approval.
- All dimensions and areas are subject to survey and final computations.
- The drainage reserve shown has been preliminarily sized for the treatment and detention of stormwater to Council requirements. The layout and area required will be subject 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

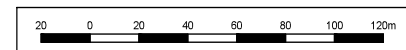
\* Stage includes 1 Superlot

Lot Schedule by Area		
Lot Size	Number of Lots	%
0-299m <sup>2</sup>	42	20.8
300-399m <sup>2</sup>	56	27.7
400-499m <sup>2</sup>	81	40.1
500-599m <sup>2</sup>	3	1.5
600-699m <sup>2</sup>	0	0.0
700m <sup>2</sup> +	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 <sup>2</sup> average lot size
Lot Yield (Medium Density)	42 lots 243m <sup>2</sup> average lot size
** Lot Yield (Overall)	202 lots @ 16.9 lots per ha 423m <sup>2</sup> average lot size
Superlot	1
Total Number of Lots (Inc. 1 superlot)	203

\* Indicates inclusion in NDA



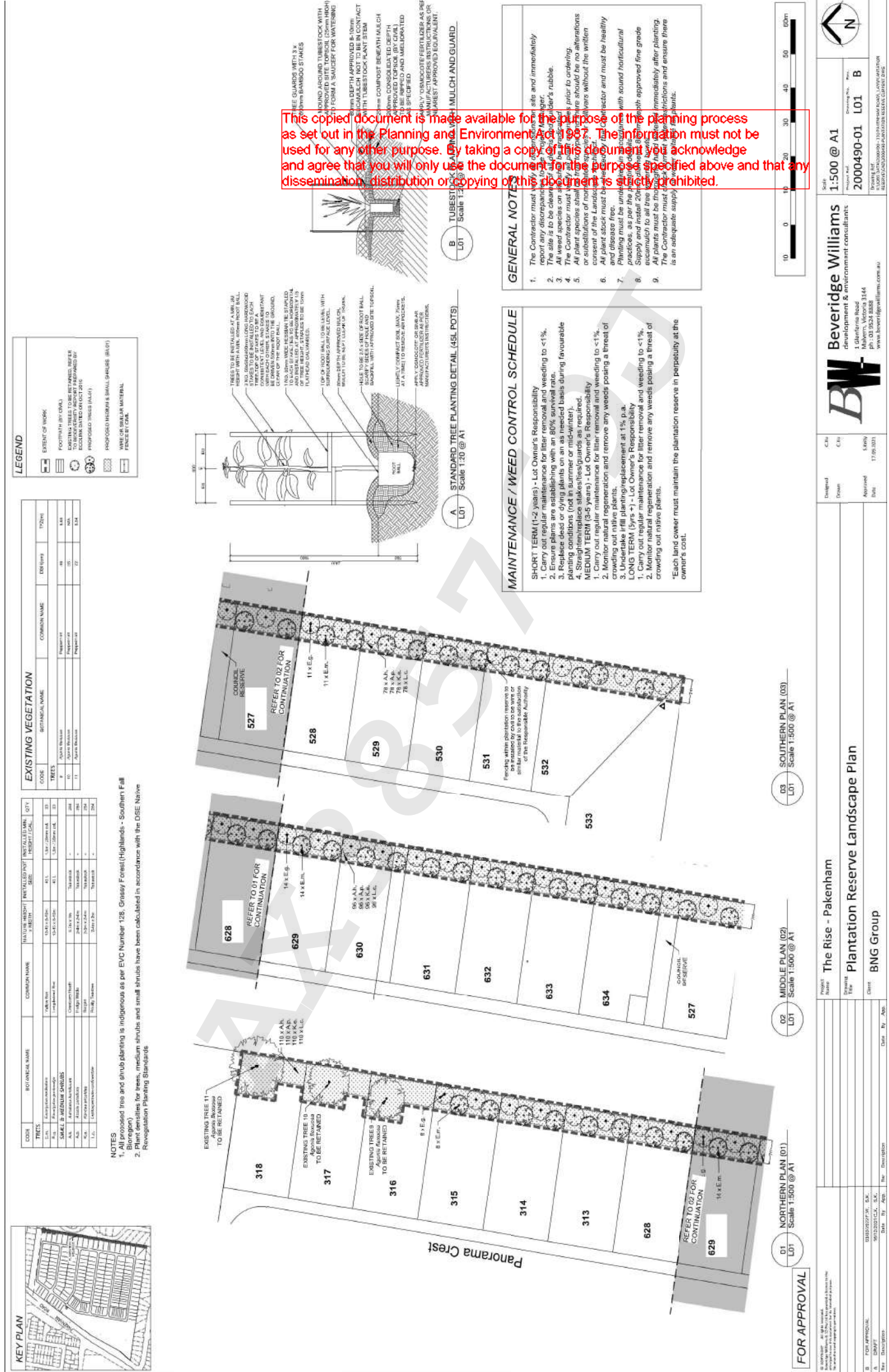
## Schedule 2

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### Vegetation Plan

AX385769J





# THE RISE PAKENHAM - DESIGN GUIDELINE COMPLIANCE

## 1.1 ESTATE VISION

## 1.2 PROCEDURE

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### REQUIRED MINIMUM DWELLING SIZE:

LOT SIZE - 399m<sup>2</sup> OR BELOW = 100m<sup>2</sup> MIN FLOOR AREA

### ACHIEVED MINIMUM DWELLING SIZE:

LOT SIZE - 392m<sup>2</sup> = 147.53m<sup>2</sup> FLOOR AREA

## 1.3 YOUR HOUSE & YOUR STREET

### 1.3(A)

- We have provided Bed 1 windows with sill and head heights promoting surveillance to street, approved via developer.

### 1.3(B) BUILDING SETBACKS

- Setbacks comply with building envelope, building height & setback checklist implemented by the design guidelines. We have a 180mm Porch encroachment into the front setback at a height of 3144mm from NGL (demonstrated on Elevation B).

Minimum setbacks are as follows:

- Front Setback – 4.0m
- Garage Setback – 5.5m
- Rear Setback – 3.0m
- Side Boundary – 0mm to one boundary **only**.
- Second Side Boundary – 1m

### 1.3(C/D) COLOURS & TEXTURES

- We have used cool earthy tones with warm accents in a mixture of materials and textures as per developer approval and outlined on elevations.

### 1.3(E) BUILT FORM VARIETY

- As per the surrounding established dwellings our built form is consistent with the surrounding residential character. Developer approval has been provided against proposed residential character within the streetscape.

### 1.3(F) Articulation Elements

- Articulation elements have been applied to our façade via a projected Porch which is amplified via different materials and colours. Eaves have also been provided to the front façade to provide sun shading to North windows further elevating the façade.

### 1.3(G) Driveway & Retaining

- No retaining walls are required to suit proposed earthworks due to setbacks. Our driveway has been proposed as a deep warm, coloured through concrete which compliments the cool earthy tones. To lower the dominance of the driveway it has been splayed to suit the crossover width and maintained a landscaping strip between the boundary to soften the transition from neighbouring landscape.

### **1.3(H) Letterbox**

- Letterbox image provided on material and colour schedule sent to Developer have included on site plan for clarity. The letterbox is of consistent style, texture, and colour of dwelling, not part of builders works.

## **1.4 EXTERIOR APPEAL**

### **1.4(A) CONTEMPORARY DESIGN**

- This requirement has been achieved via a neutral colour palette as noted previously as well as having large vertical proportioned windows, approved via developer approval.

### **1.4(B) ROOF DESIGN**

- We have provided for a hip & valley roof which incorporates eaves to the front façade and returns 6.47m to West (Garage) and returns 3.0m to East (Ensuite). As the minimum requirement for the estate design guidelines is 1m we have exceeded compliance.

### **1.4(C) ON-SITE CAR ACCOMMODATION**

- We have provided a 960mm setback between the Bed 1 external wall (Main building line) and Garage external wall exceeding the requirement of 500mm. While Brickwork above Garage door has been provided to match adjoining walls and the Garage door has been selected as a cool earthy tone.

- We have 2x car spaces provided in the Garage as per the rescode double garage requirements with 1x additional space in front of Garage.

### **1.4(D) HEIGHT RESTRICTIONS**

- We have maintained a maximum building height of 5,440mm from NGL which is harmonious with the surrounding established dwellings. Preventing any overshadowing or overlooking to neighbouring properties.

### **1.4(E) BUILDING ENVELOPES**

- Building envelopes only apply to lots 313-318, 527-533 and 628-634, which we are not a part of.

### **1.4(F) EXTERNAL GLAZING**

- Large vertical proportioned windows have been provided to the front elevation to satisfy surveillance and promoting a contemporary style façade. The frame colours have been assigned a deep warm tone to tie back in with the façade which has been provided via colour schedule and approved by developer.

### **1.4(G) CORNER BLOCKS**

- NOT APPLICABLE

### **1.4(H) SHADING/SCREENING DEVICES**

- Eaves have been added to the North Façade to control sun shading through winter and summer months.

## **1.5 INTERIOR COMFORT**

### **1.5(A) ORIENTATION & SITE PLANNING**

- Due to the orientation of the lot it isn't ideal for the Living areas to be facing North as it would be more difficult to utilise recreational private open space. The proposed design is harnessing the morning sun which will provide more interior comfort. Due to the large rear setback the Outdoor Living is better situated between the Living area and open space to be more cohesive and act as extension to the home.

### **1.5(B) SPATIAL PLANNING**

- We have provided an open plan to promote natural light and ventilation. The design has provided Garage, Laundry, Bathroom and WC to the west orientation to prevent overheating habitable rooms.

### **1.5(C) SITE COVERAGE AND PERMEABILITY**

- We have provided larger setbacks on sides and rear than required to maximise natural light while providing a large recreational open space to increase functionality. Which subsequently reduces the house footprint & site permeability.

### **1.5(D/E) PASSIVE HEATING & COOLING**

- Passive heating and cooling is achieved through spatial planning as previously mentioned. As well as having double glazed windows as per plan, R5.0 Ceiling Insulation, R2.5HD external wall insulation and R2.0 Internal insulation to wet areas as noted. Which has achieved a energy rating of 7.2 Stars.

### **1.5(F) RECYCLED WATER**

- No recycled water is available to site as per guidelines and water authority. As per current building regulations there are no further water saving measures.

### **1.5(G) OPTIC FIBRE**

- NBN Co as per design guidelines, confirmed via NBN interactive mapping.

### **1.5(H) Energy and Water Efficiency**

- As approved by developer.

## **1.6 LANDSCAPING**

### **1.6(A/B) FRONT & REAR YARDS**

- We have met these requirements via maintaining a pervious surface of greater than 60% to front garden and 100% to rear garden. An Acacia Implexa has been proposed to the front yard to provide a canopy which has a maturity height of 7m. While planting to front and rear is also 100% indigenous to the area. The areas directly off the Outdoor Living have no unsightly services to maximise the aesthetics and increase the appeal to be outside. While the unsightly services and functional items are hidden to the back of the property external to wet areas.

### **1.6(C) SUSTAINABILITY**

- As we have selected indigenous species these are more likely to thrive in this climate and soil conditions leading to less water usage due to drought tolerance.

### **1.6(D) RETAINING WALLS**

- Not applicable, no retaining proposed.



## **1.6(E) FENCING**

- Front fencing not provided or required.
- Side Gates and screening noted on plan as being horizontal hard wood, approved by developer.
- Side & rear fence noted on plan as being Capped and Lapped timber paling fence with exposed posts, approved by developer.
- Fences on slope as per plan.

## **NOTE: FENCING AND LANDSCAPING BY OWNER AFTER OCCUPANCY PERMIT - NOT PART OF BUILDING WORKS**

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## **2.0 CHECKLIST**

- Checklist complete and sent in at submission approved along with plans.

## **3.0 APPENDIX**

### **3.1 COLOURS & TEXTURES**

### **3.2 MATERIALS**

### **3.3 DRIVEWAYS**

#### **TYPE C**

- Coloured through concrete has been provided in colour charcoal as per plans - approved by developer.

### **3.4 OUTBUILDINGS & ANCILLARY ITEMS**

- No outbuildings provided on plans all plumbing is concealed within building and not visible from street, notes added to plans for clarity.

## **PS902144W COMPLIANCE**

### **RESTRICTION 'A'**

Proposed dwelling has complied with restriction a (1) & (2) aforementioned items and requirements etc, have been approved by the developer (the rise pakenham).

### **RESTRICTION 'B'**

Proposed dwelling has complied with restriction b (1) as no party walls are being constructed as per plans.

## **AX385769J COMPLIANCE**

Section 173 agreement, Plantation reserve isn't affecting our lot no further requirements.



SITE INFORMATION

CLASSIFICATION  
% ALLOWED  
SITE AREA  
SITE COVERAGE AREA

M  
60%  
392.00m<sup>2</sup>  
200.18m<sup>2</sup>

SITE COVERAGE =51.1%

SURVEY DATE:

20/02/2025

CONTOUR INTERVALS:

200mm

LEVELS TO:

100.00

LEGEND

ⓔ

ELECTRICAL PIT

SEP

SIDE ENTRY PIT

GP

GRATED PIT

Ⓢ

SEWER MANHOLE

DRAINAGE:

REFER ENGINEERING FOR STORMWATER DESIGN AND DETAILS

TERMITE PROTECTION:

PROVIDE TERMITE PROTECTION IN ACCORDANCE WITH A.S. 3660.1

SITE PERMEABILITY:

MINIMUM 20% OF THE AREA OF THE ALLOTMENT TO BE PERMEABLE

PERMEABLE AND NON PERMEABLE AREA CALCULATION

PERMEABLE

174.05m<sup>2</sup>

44.40%

NON - PERMEABLE

217.96m<sup>2</sup>

55.60%

392.00m<sup>2</sup>

100%

BAL - N/A

FIBRE OPTIC NOTE: (OPTICOMM)

32mm CONDUIT TO METERBOX FROM TELECOMMUNICATIONS PIT TO METERBOX IN ACCORDANCE WITH DEVELOPERS GUIDELINES ALL DATAPOINTS AND TV POINTS ARE TO BE WIRED BACK TO THE GARAGE TO WHERE NTD WILL BE INSTALLED.

re-approval due to;  
- Additional 8no. solar panels added to plans (14 in total)  
- Windows in ENS, bath & WC are now double glazed  
- slight driveway layout amendment

DESIGN ASSESSMENT PANEL

PLAN APPROVAL DATE: 08.04.2025

REVIEWED BY: Belinda Blythe

BW

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.

NOTE:  
FULLY DIMENSIONED TITLE & EASEMENTS ARE NOT ALLOWED TO BE SHOWN UNLESS VERIFIED BY A LICENSED SURVEYOR CONDUCTING A TITLE RE-ESTABLISHMENT SURVEY.  
AN APPROXIMATE SITE OUTLINE HAS BEEN SHOWN.

NOTE:  
PLEASE CONTACT INTRAX OFFICE IF THERE ARE ANY QUESTIONS OR CONCERNS BEFORE ANY EARTHWORKS COMMENCE  
NOTE:  
DUE TO LONG GRASS ACROSS PORTIONS OF THE SITE & NATURE STRIP, SOME SERVICES MAY BE OBSCURED AND THEREFORE EITHER APPROXIMATELY LOCATED OR UNABLE TO BE LOCATED AT THE TIME OF THE SURVEY.

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THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT

OWNER(1)

DATE

OWNER(2)

DATE

BUILDER

DATE

HOUSE NAME

AMELIA 21 - CLASSIC SPECIAL

ELEVATION

CAT 2 CONTEMPORARY

DRAWING NAME

SITE PLAN

SHEET No.

1 OF 7

REVISION No.

H

JOB No.

01981V

VARIATIONS

Rev.

Variation:

Date Dm:

By:

A

CONCEPT SKETCH

18/02/2025

ZD

B

ELECTRICAL

28/02/2025

AL

C

WORKING DRAWINGS

10/03/2025

CN

D

SITE PLAN

12/03/2025

FS

E

PCA, VO1

27/03/2025

AL

F

DA AMENDMENTS

28/03/2025

ZD

G

DRIVEWAY/SOLAR AMENDMENTS

04/04/2025

ZD

H

DA REJECTION 2

08/04/2025

DT

CLIENT:

LOT 232 (No.8) KOOKABURRA RISE, PAKENHAM VICTORIA 3810

Drawn By

ZD

Date Drawn

CONCEPT C  
18/02/2025

Scale.

1:200

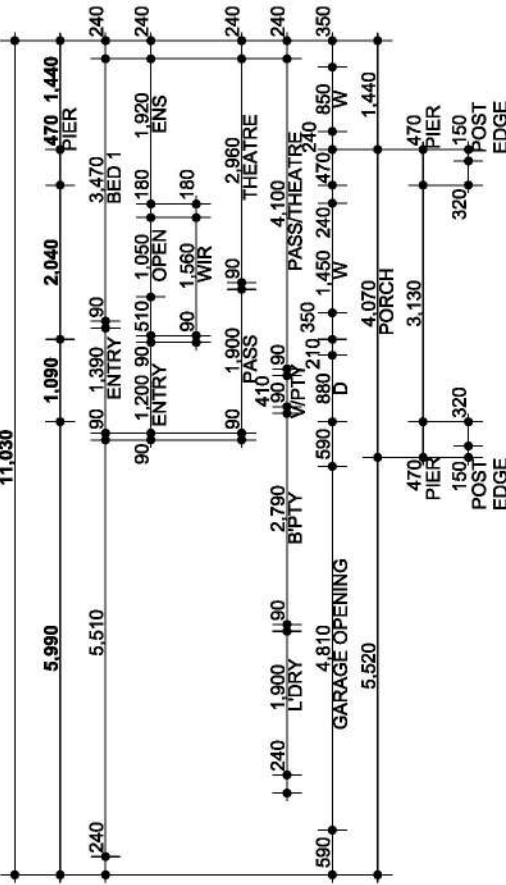
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**FIBRE OPTIC NOTE: (OPTICOMM)**  
32mm CONDUIT TO METERBOX FROM TELECOMMUNICATIONS PIT TO METERBOX IN ACCORDANCE WITH DEVELOPERS GUIDELINES ALL DATAPOINTS AND TV POINTS ARE TO BE WIRED BACK TO THE GARAGE TO WHERE NTD WILL BE INSTALLED.

**2340H INTERNAL DOORS THROUGHOUT UNLESS NOTED OTHERWISE 2100H ROBE SLIDING DOORS THROUGHOUT**



**NOTES:**

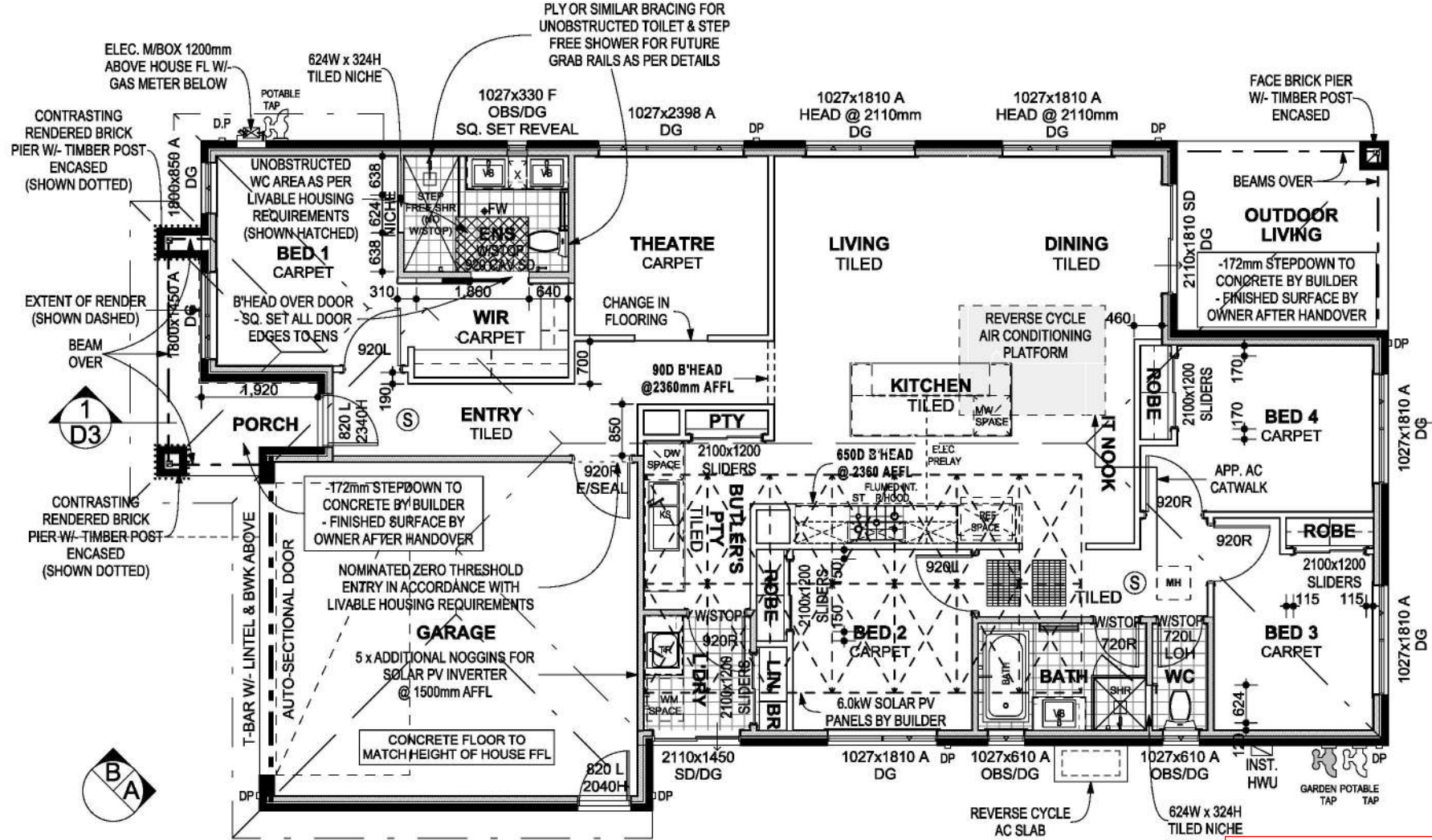
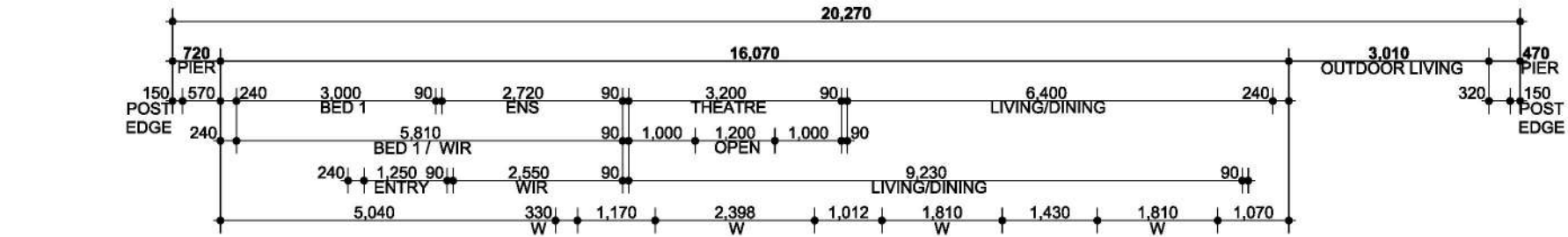
- TEMPORARY DOWNPIPES TO BE USED UNTIL CONNECTED TO STORMWATER DRAIN
- GUTTER AND DRAINAGE SYSTEMS TO COMPLY WITH A.S 3500
- ALL STRUCTURAL TIMBER FRAME TO COMPLY WITH A.S 1684
- TIMBER TRUSSES TO MANUFACTURERS COMPUTATIONS & LAYOUTS
- ALL GLAZING TO COMPLY WITH A.S 2047 AND A.S 1288
- FINAL LOCATION OF MANHOLE MAY VARY TO PLAN AT CEILING FIXERS DISCRETION
- WEEPHOLES TO COMPLY WITH AS 4773.2
- DOWNPIPE POSITION AT PLUMBERS DISCRETION FINAL POSITION MAY VARY TO PLAN, UNLESS NOTED OTHERWISE.

**re-approval due to;**

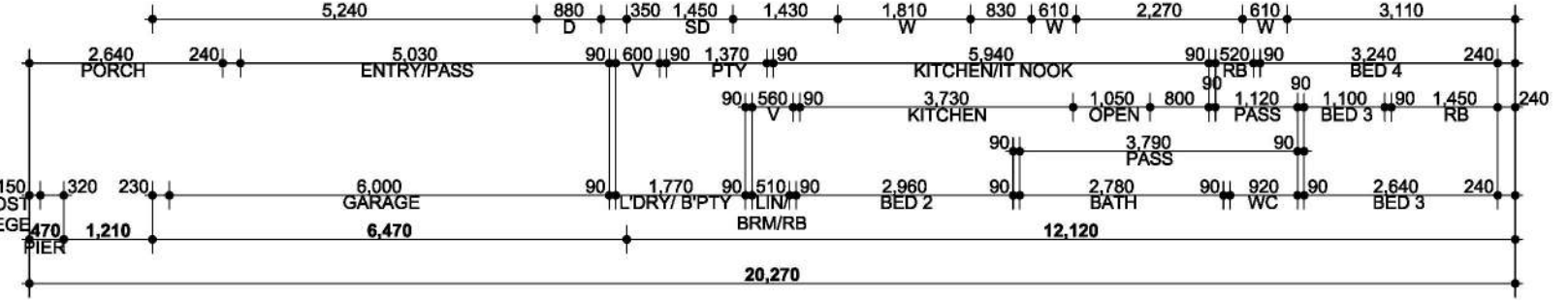
- Additional 8no. solar panels added to plans (14 in total)
- Windows in ENS, bath & WC are now double glazed
- slight driveway layout amendment

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**WIND CLASSIFICATION:**  
N1

**172mm SLAB REBATE**

**DIMENSIONS ARE TO STUD FRAME &/OR BRICKWORK**

**2740mm HIGH CEILINGS THROUGHOUT UNLESS NOTED OTHERWISE. ALL DIMENSIONS ARE TO STRUCTURAL ELEMENTS**

**NOTES:**

- REFER ADDENDA FOR DOOR AND DOOR FURNITURE INFO.
- PROVIDE COLD PLUMBING TO DISHWASHER & FR/FZ RECESSES.
- PROVIDE BUILDING MEMBRANE & INSTALL TO COMPLY WITH A.S. 4200
- PROVIDE INTERNAL PAINTING AS PER ADDENDA.
- PROVIDE FLOOR COVERINGS & WINDOW TREATMENTS AS PER ADDENDA.
- LOH; DENOTES LIFT OFF HINGES TO COMPLY WITH NCC 2022 10.4.2
- PROVIDE ANTI PONDING BOARDS & INSTALL IN ACCORDANCE WITH NCC 2022 7.3.5
- WATERPROOFING TO WET AREAS APPLIED AS PER BUILDERS DETAILS AS A MINIMUM, GREATER APPLICATION MAY BE APPLIED IN ACCORDANCE WITH AS 3740 [2021]
- PROVIDE WEATHER SEAL TO ENTRY (ALL EDGES) AND SHOPPER DOORS IN ACCORDANCE WITH NCC 2022 7.3.5

THIS IS ONE OF THE DRAWINGS		HOUSE NAME AMELIA 21 - CLASSIC SPECIAL		ELEVATION CAT 2 CONTEMPORARY		DRAWING NAME FLOOR PLAN		SHEET No. 2 OF 7		REVISION No. H		JOB No. 01981V	
DESIGN ASSESSMENT PANEL		PLAN APPROVAL DATE: 08.04.2025		REVIEWED BY: Belinda Blythe		VARIATIONS		CLIENT:		LOT 232 (No.8) KOOKABURRA RISE, PAKENHAM VICTORIA 3810		Drawn By ZD	
200.17 m <sup>2</sup>		21.55 m <sup>2</sup>		210.90		59000		08/04/2025		1:100		Checked.	
BUILDER		DATE		DA REJECTION 2		08/04/2025		DT		Scale.		Checked.	
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MATERIAL	M²	%
FACE BRICKWORK	5.97	52.97
RENDER	2.72	24.13
CONTRAST RENDER	2.58	22.90
	11.27	100

NOTE: ALL HEIGHT DIMENSIONS ARE FROM HOUSE FL. UNLESS NOTED OTHERWISE.

BRICKLAYER NOTE:  
15mm MIN AJ'S TO RENDERED EXTERNAL WALLS

NOTE: PROVIDE ALUMINIUM MESH FLYSCREENS THROUGHOUT TO LAUNDRY AND ALFRESCO

re-approval due to;  
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DESIGN ASSESSMENT PANEL

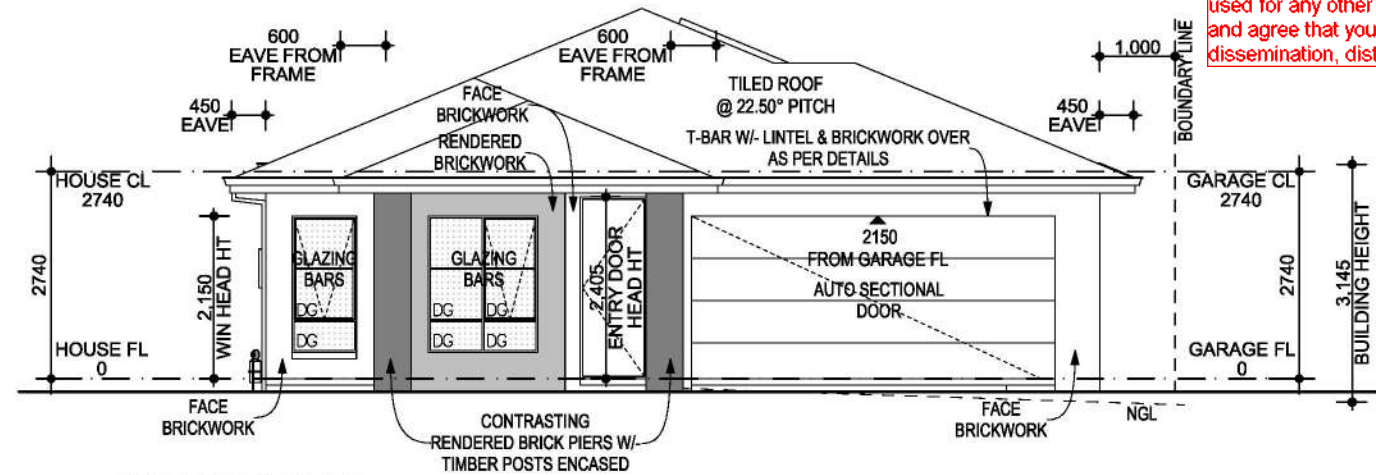
PLAN APPROVAL DATE: 08.04.2025

REVIEWED BY: Belinda Blythe



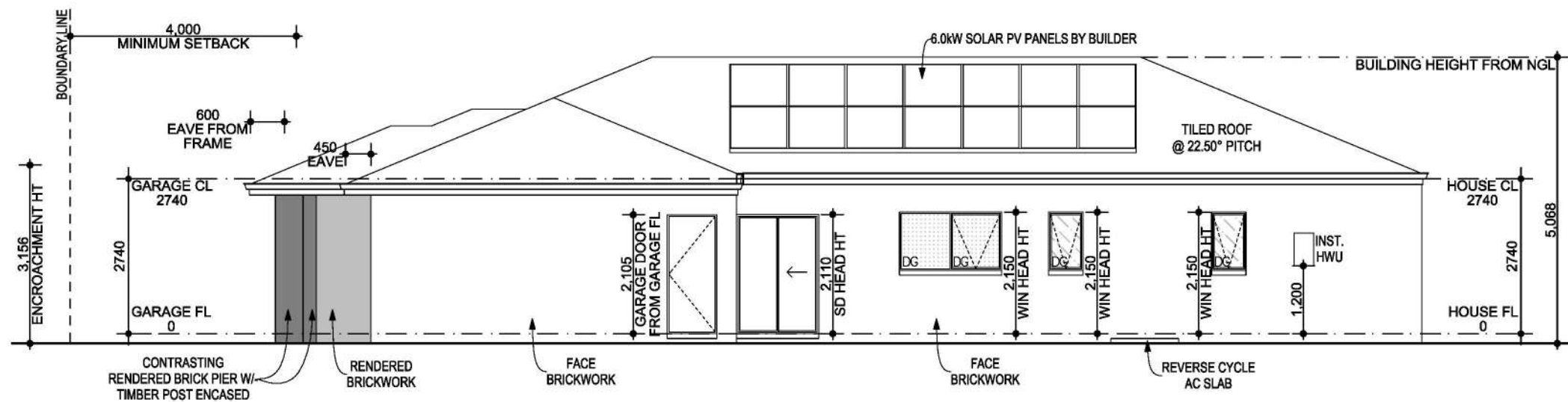
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DOUBLE GLAZING




ELEVATION A  
1:100

DOUBLE GLAZING



ELEVATION B  
1:100

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			AMELIA 21 - CLASSIC SPECIAL	CAT 2 CONTEMPORARY	ELEVATIONS 1	3 OF 7	H	01981V		
			VARIATIONS				CLIENT:			
			Rev:	Variation:	Date Dm:	By:	<div>LOT 232 (No.8) KOOKABURRA RISE, PAKENHAM VICTORIA 3810</div> <div>Drawn By: ZD      Date Drawn: CONCEPT C 18/02/2025      Scale: 1:100      Checked:</div>			
			A	CONCEPT SKETCH	18/02/2025	ZD				
B	ELECTRICAL	28/02/2025	AL							
C	WORKING DRAWINGS	10/03/2025	CN							
D	SITE PLAN	12/03/2025	FS							
E	PCA, VO1	27/03/2025	AL							
F	DA AMENDMENTS	28/03/2025	ZD							
G	DRIVEWAY/SOLAR AMENDMENTS	04/04/2025	ZD							
H	DA REJECTION 2	08/04/2025	DT							

**NOTE: PROVIDE ALUMINIUM MESH FLYSCREENS THROUGHOUT TO LAUNDRY AND ALFRESCO**

re-approval due to;

- Additional 8no. solar panels added to plans (14 in total)
- Windows in ENS, bath & WC are now double glazed
- slight driveway layout amendment



DOUBLE GLAZING

SOLAR PANELS BY BUILDER

TILED ROOF @ 22.50° PITCH

PAINTED BEAM OVER AS PER DETAIL

PAINTED FIBRE CEMENT INFILL ABOVE SD BEYOND

450 EAVE

450 EAVE

GARAGE CL 2740

WIN HEAD HT 2150

WIN HEAD HT 2150

SD HEAD HT 2110

OUTDOOR LIVING CL 2740

HOUSE CL 2740

GARAGE FL 0

FACE BRICKWORK

FACE BRICKWORK

FACE BRICKWORK

FACE BRICK PIER W/ TIMBER POST ENCASED

OUTDOOR LIVING FL 0

HOUSE FL 0

172

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DOUBLE GLAZING

TILED ROOF @ 22.50° PITCH

PAINTED BEAM OVER AS PER DETAIL

600 TEAVE FROM FRAME

450 TEAVE

3.000 EAVE RETURN

HOUSE CL 2740

HOUSE FL 0

OUTDOOR LIVING CL 2740

OUTDOOR LIVING FL -172

2912

2110 WIN HEAD HT

2110 WIN HEAD HT

2150 WIN HEAD HT

2150 WIN HEAD HT

590 DOWNPIPE

ELECTRIC METERBOX

1.200

500 MIN

150 MIN

1000mm MAX

CONTRASTING RENDERED BRICK PIERS W/ TIMBER POSTS ENCASED


FACE BRICK PIER W/ TIMBER POST ENCASED

FACE BRICKWORK

FACE BRICKWORK

FACE BRICKWORK

FACE BRICKWORK

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			AMELIA 21 - CLASSIC SPECIAL	CAT 2 CONTEMPORARY	ELEVATIONS 2	4 OF 7	H	01981V	
			VARIATIONS		CLIENT:				
			Rev:	Variation:	Date Dwn:	By:	<p>LOT 232 (No.8) KOOKABURRA RISE, PAKENHAM VICTORIA 3810</p> <p>Drawn By: ZD Date Drawn: CONCEPT C 18/02/2025 Scale: 1:100 Checked:</p>		
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			H	DA REJECTION 2	08/04/2025	DT			

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SITE INFORMATION

CLASSIFICATION  
% ALLOWED  
SITE AREA  
SITE COVERAGE AREA

30°

60°

100mm

200mm

392.00m<sup>2</sup>

200.18m<sup>2</sup>

SITE COVERAGE =51.1%

100mm

200mm

SURFACES	M <sup>2</sup>	IMPERVIOUS %	PERVIOUS %
TURF	17.50m <sup>2</sup>		24.53%
SOIL	14.54m <sup>2</sup>		20.38%
CONCRETE	28.08m <sup>2</sup>	39.36%	
LOOSE GRAVEL	11.22m <sup>2</sup>		15.72%
	71.34m <sup>2</sup>	39.36%	60.64%

LEGEND	
	TALL FESQUE
	SOIL
	LOOSE GRAVEL

PLANTING LEGEND									
QTY	SYMBOL	SPECIES	MAX. HT.	QTY	SYMBOL	SPECIES	MAX. HT.		
1		PRUNUS CRIMSON SPIRE	4.0M	18		LIRIOPE GIGANTEA	0.5M		
9		SYZYGIIUM WINTERLIGHTS	1.0M	18		PHORMIUM GREEN FLAX	0.5M		

LANDSCAPING NOTE  
ALL GARDEN BED AREAS WITHIN THE FRONT YARD MUST BE EDGED USING BRICK, TIMBER, STEEL OR SPADED EDGES.

LANDSCAPING NOTE  
ALL LANDSCAPING TO BE COMPLETED BY OWNER AFTER HANDOVER. IF LANDSCAPE DOESNT MATCH WHAT HAS BEEN DRAWN, CLIENT IS TO RETURN TO DEVELOPER FOR APPROVAL

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re-approval due to;

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DESIGN ASSESSMENT PANEL

PLAN APPROVAL DATE: 08.04.2025

REVIEWED BY: Belinda Blythe

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HOUSE NAME  
AMELIA 21 -  
CLASSIC SPECIAL

ELEVATION  
CAT 2 CONTEMPORARY

DRAWING NAME  
LANDSCAPING PLAN

SHEET No.  
D1 OF D10

REVISION No.  
H

JOB No.  
01981V

VARIATIONS

Rev.	Variation:	Date Dm:	By:
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LOT 232 (No.8) KOOKABURRA RISE,  
PAKENHAM VICTORIA 3810

Drawn By  
ZD

Date Drawn  
CONCEPT C  
18/02/2025

Scale.  
1:100

Checked.

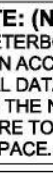
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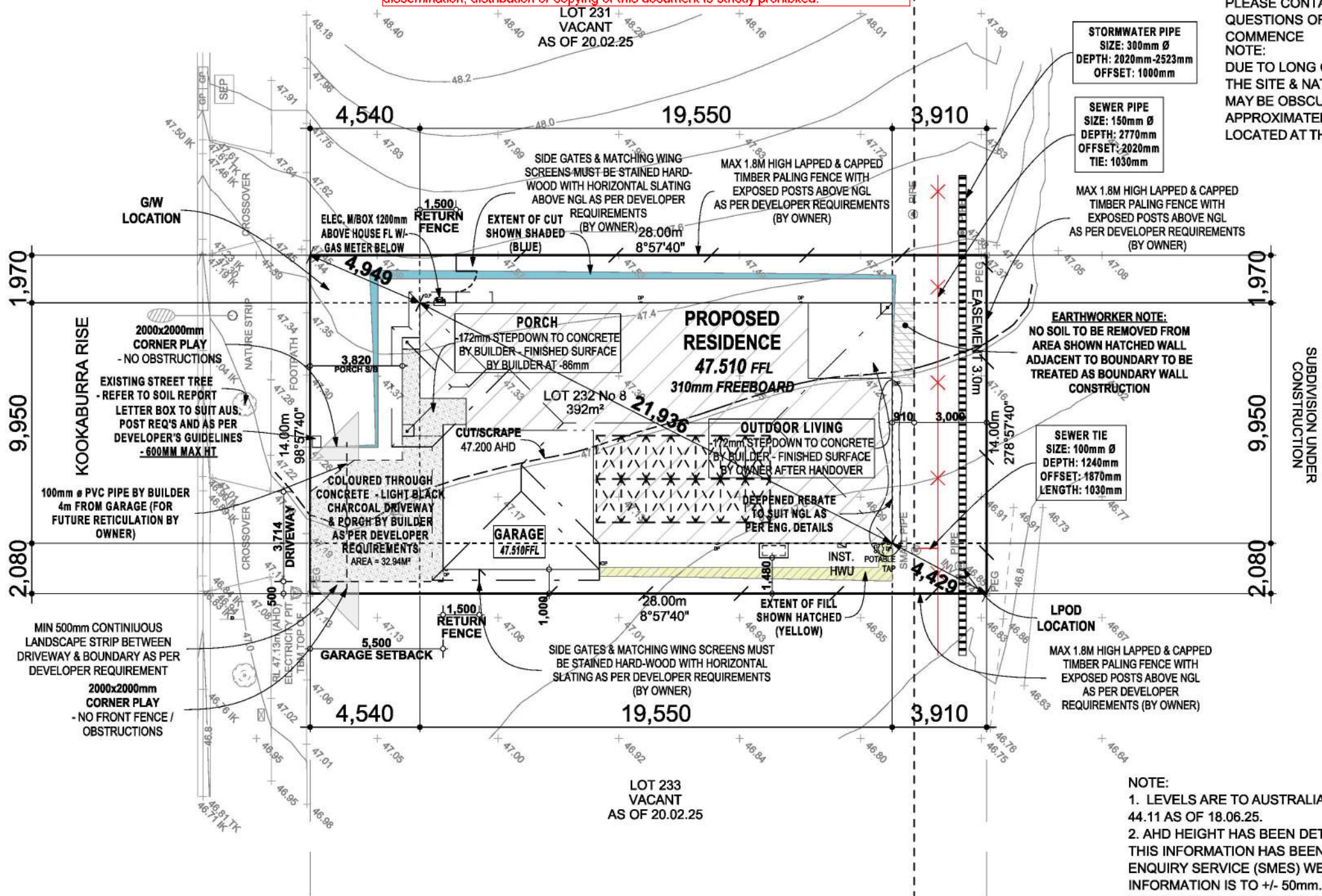
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<b>SITE INFORMATION</b>		
CLASSIFICATION		
% ALLOWED		
SITE AREA		
SITE COVERAGE AREA		
SITE COVERAGE =51.1%		P,(M) 60% 392.00m <sup>2</sup> 200.18m <sup>2</sup>
<b>SURVEY DATE:</b> 20/02/2025		
<b>CONTOUR INTERVALS:</b> 200mm		
<b>LEVELS TO:</b> 47.13 (AHD)		
<b>LEGEND</b>		
Ⓔ	ELECTRICAL PIT	
SEP	SIDE ENTRY PIT	
GP	GRATED PIT	
Ⓕ	SEWER MANHOLE	
<b>DRAINAGE:</b>		
REFER ENGINEERING FOR STORMWATER DESIGN AND DETAILS		
<b>TERMITE PROTECTION:</b>		
PROVIDE TERMITE PROTECTION IN ACCORDANCE WITH A.S. 3660.1		
<b>SITE PERMEABILITY:</b>		
MINIMUM 20% OF THE AREA OF THE ALLOTMENT TO BE PERMEABLE		
<b>PERMEABLE AND NON PERMEABLE AREA CALCULATION</b>		
<b>PERMEABLE</b>	174.05m <sup>2</sup>	44.40%
<b>NON - PERMEABLE</b>	217.96m <sup>2</sup>	55.60%
	392.00m <sup>2</sup>	100%
<b>BAL - N/A</b>		
<b>FIBRE OPTIC NOTE: (NBN Co)</b>		
32mm CONDUIT TO METERBOX FROM TELECOMMUNICATIONS PIT IN ACCORDANCE WITH DEVELOPERS GUIDELINES. ALL DATAPOINTS TO RUN TO THE GARAGE WHERE THE NTD WILL BE INSTALLED. ALL TV POINTS ARE TO BE WIRED INTO THE ROOF SPACE.		
<b>DEVELOPER NOTE</b>		
ANCILLARY ITEMS AND UTILITIES MUST NOT BE VISIBLE FROM THE STREET. CARE MUST BE TAKEN TO SCREEN THESE ITEMS.		
<b>DEVELOPER NOTE</b>		
OUTBUILDINGS MUST BE LOCATED SUCH THAT THEY ARE NOT VISIBLE FROM THE STREET. THE DESIGN, COLOUR AND MATERIALS USED MUST BE CONSISTENT WITH THE REST OF THE HOUSE DESIGN. OUTBUILDINGS MUST NOT BE MORE THAN 20 M <sup>2</sup> AND 2.4M HIGH.		
LOCATION, DESIGN AND COLOUR OF METER ENCLOSURES MUST BE COMPLIMENTARY TO THE OVERALL DESIGN, AND MINIMISE IMPACT ON THE STREETScape.		
<b>FENCING BY OWNER AFTER OCCUPANCY PERMIT -</b>		
<b><u>NOT PART OF BUILDING WORKS</u></b>		
<b>LANDSCAPING BY OWNER AFTER OCCUPANCY PERMIT -</b>		
<b><u>NOT PART OF BUILDING WORKS</u></b>		

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**NOTE:**  
FULLY DIMENSIONED TITLE & EASEMENTS ARE NOT ALLOWED TO BE SHOWN UNLESS VERIFIED BY A LICENSED SURVEYOR CONDUCTING A TITLE RE-ESTABLISHMENT SURVEY.  
AN APPROXIMATE SITE OUTLINE HAS BEEN SHOWN.

**NOTE:**  
PLEASE CONTACT INTRAX OFFICE IF THERE ARE ANY QUESTIONS OR CONCERNS BEFORE ANY EARTHWORKS COMMENCE

**NOTE:**  
DUE TO LONG GRASS ACROSS PORTIONS OF THE SITE & NATURE STRIP, SOME SERVICES MAY BE OBSCURED AND THEREFORE EITHER APPROXIMATELY LOCATED OR UNABLE TO BE LOCATED AT THE TIME OF THE SURVEY.

**NOTE:**

1. LEVELS ARE TO AUSTRALIAN HEIGHT DATUM (AHD) - PM 362 - RL 44.11 AS OF 18.06.25.

2. AHD HEIGHT HAS BEEN DETERMINED FROM THE PM NOTED ABOVE. THIS INFORMATION HAS BEEN OBTAINED FROM THE SURVEY MARKS ENQUIRY SERVICE (SMES) WEBSITE. THE ACCURACY OF THIS INFORMATION IS TO +/- 50mm. INTRAX CONSULTING ENGINEERS PTY LTD TAKES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION OBTAINED FROM (SMES). SHOULD THE CLIENT WISH TO CONFIRM THE SMES PM MARKER THIS OFFICE SHOULD BE CONTACTED FOR A MORE DETAILED INVESTIGATION.



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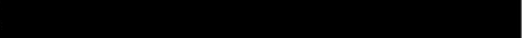
THIS IS ONE OF THE DRAWINGS  
REFERRED TO IN THE CONTRACT

OWNER(1)	DATE
OWNER(2)	DATE
BUILDER	DATE

HOUSE NAME	AMELIA 21 - CLASSIC SPECIAL

ELEVATION	
CAT 2 CONTEMPORARY	
	<b>VARIATIONS</b>
Rev:	Variation
H	DA REJECT
I	ENGINEER
J	PSI, PIC CH
K	SITECOS
L	REVISED SIT
M	REVISED ENGI
N	SCHEDULING
O	PLANNING

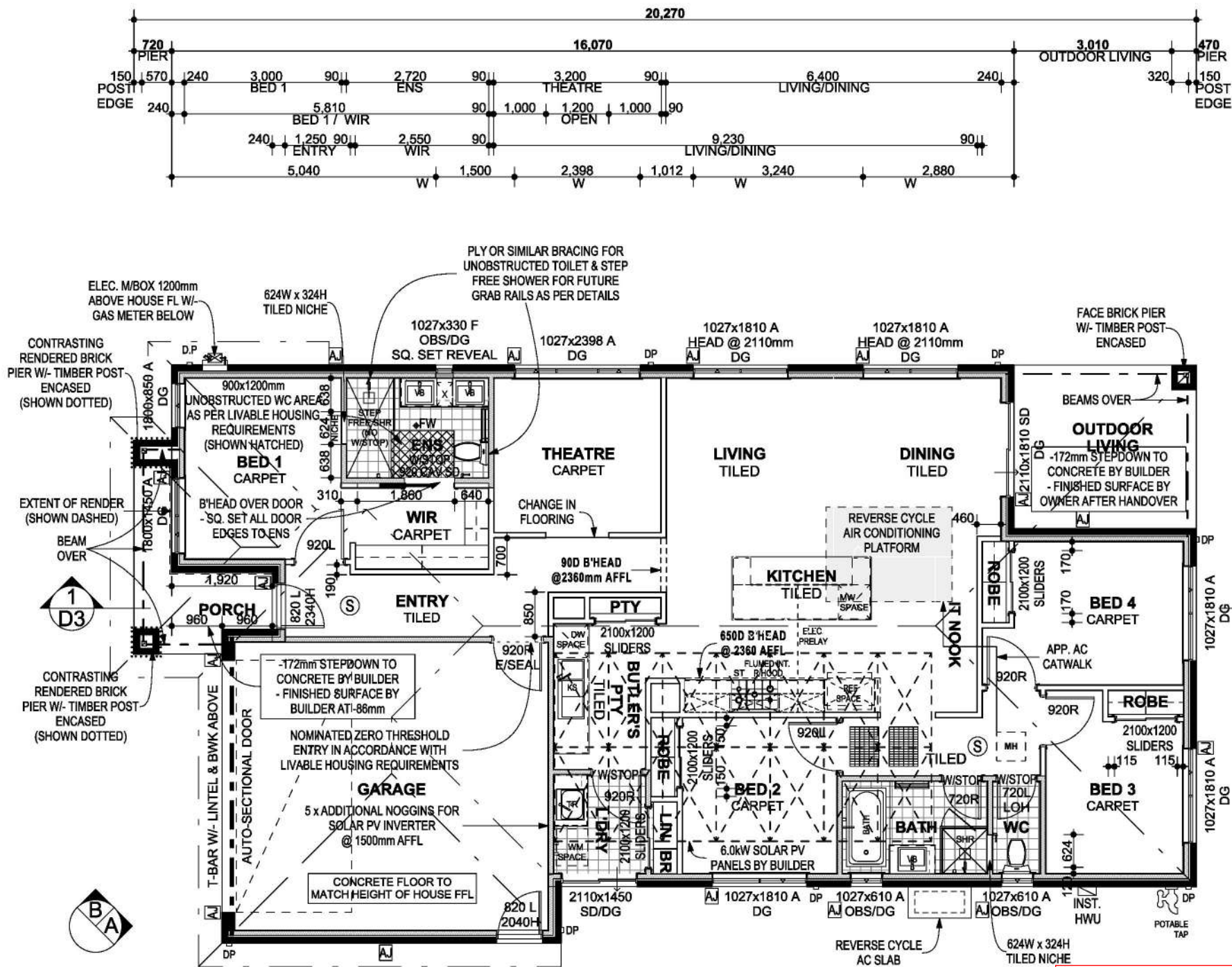
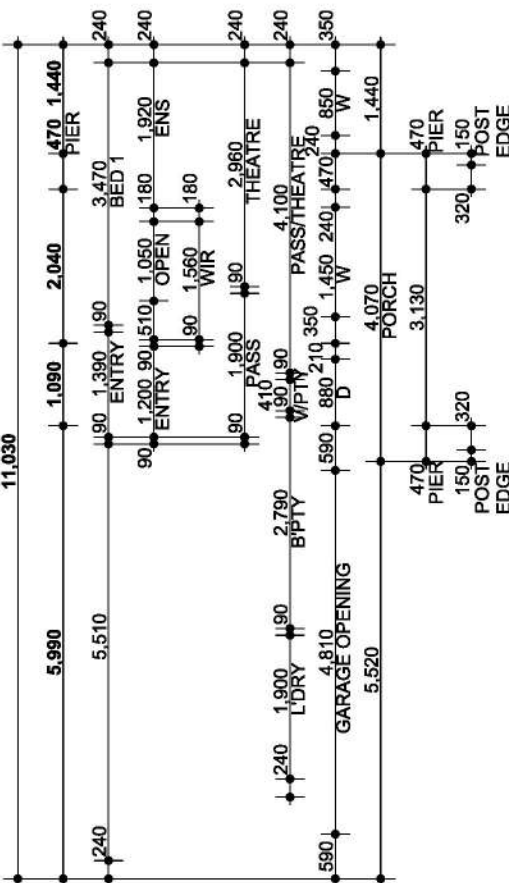
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M	REVISED ENGINEERING	28/04/2025	FS
N	SCHEDULING QUERIES	24/06/2025	PB
O	PLANNING RFI	30/06/2025	DT

AN	SHEET No. <b>1 OF 7</b>	REVISION No. <b>0</b>	JOB No. <b>01981V</b>
			
<b>LOT 232 (No.8) KOOKABURRA RISE, PAKENHAM VICTORIA 3810</b>			
Drawn By ZD	Date Drawn. CONCEPT C 18/02/2025	Scale. 1:200	Checked.



**FIBRE OPTIC NOTE: (NBN Co)**  
32mm CONDUIT TO METERBOX FROM TELECOMMUNICATIONS PIT IN ACCORDANCE WITH DEVELOPERS GUIDELINES. ALL DATAPOINTS TO RUN TO THE GARAGE WHERE THE NTD WILL BE INSTALLED. ALL TV POINTS ARE TO BE WIRED INTO THE ROOF SPACE.

**2340H INTERNAL DOORS THROUGHOUT UNLESS NOTED OTHERWISE**  
**2100H ROBE SLIDING DOORS THROUGHOUT**

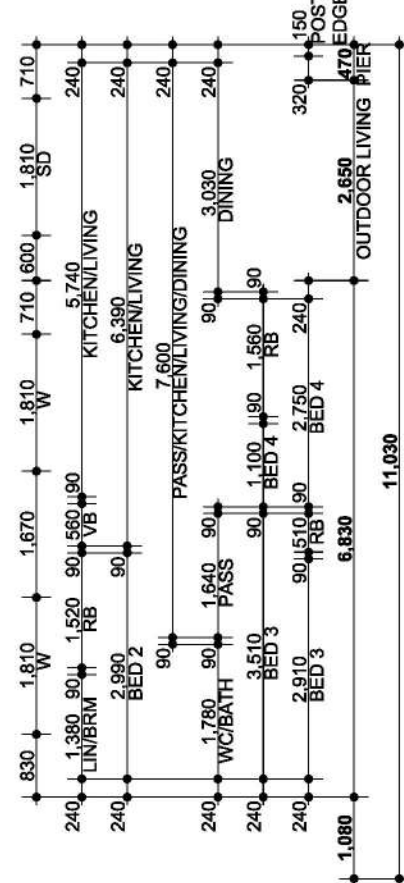


**WIND CLASSIFICATION:**  
N1

**172mm SLAB REBATE**

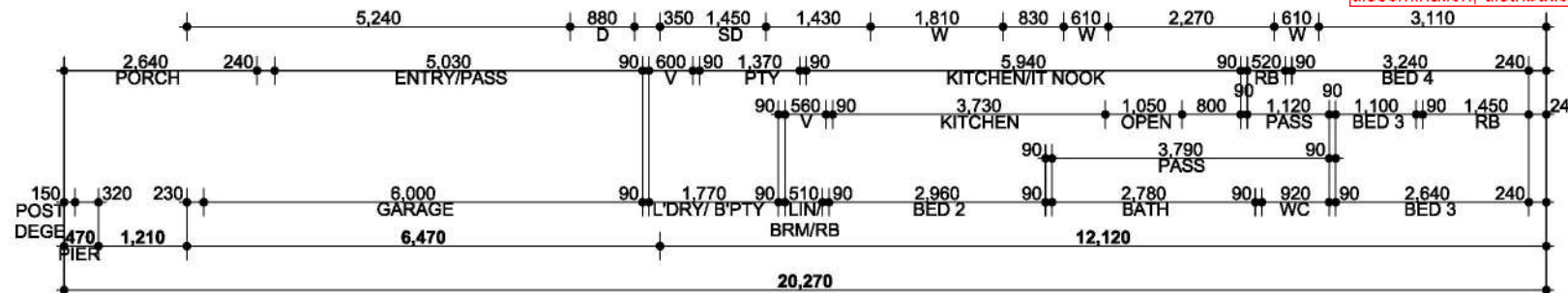
**DIMENSIONS ARE TO STUD FRAME &/OR BRICKWORK**

**2740mm HIGH CEILINGS THROUGHOUT UNLESS NOTED OTHERWISE.**  
**ALL DIMENSIONS ARE TO STRUCTURAL ELEMENTS**



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**NOTES:**  
• TEMPORARY DOWNPIPES TO BE USED UNTIL CONNECTED TO STORMWATER DRAIN  
• GUTTER AND DRAINAGE SYSTEMS TO COMPLY WITH A.S 3500  
• ALL STRUCTURAL TIMBER FRAME TO COMPLY WITH A.S 1684  
• TIMBER TRUSSES TO MANUFACTURERS COMPUTATIONS & LAYOUTS  
• ALL GLAZING TO COMPLY WITH A.S 2047 AND A.S 1288  
• FINAL LOCATION OF MANHOLE MAY VARY TO PLAN AT CEILING FIXERS DISCRETION  
• WEEPHOLES TO COMPLY WITH AS 4773.2  
• DOWNPIPE POSITION AT PLUMBERS DISCRETION FINAL POSITION MAY VARY TO PLAN, UNLESS NOTED OTHERWISE.



**NOTES:**  
• REFER ADDENDA FOR DOOR AND DOOR FURNITURE INFO.  
• PROVIDE COLD PLUMBING TO DISHWASHER & FR/FZ RECESSES.  
• PROVIDE BUILDING MEMBRANE & INSTALL TO COMPLY WITH A.S. 4200  
• PROVIDE INTERNAL PAINTING AS PER ADDENDA.  
• PROVIDE FLOOR COVERINGS & WINDOW TREATMENTS AS PER ADDENDA.  
• LOH; DENOTES LIFT OFF HINGES TO COMPLY WITH NCC 2022 10.4.2  
• PROVIDE ANTI PONDING BOARDS & INSTALL IN ACCORDANCE WITH NCC 2022 7.3.5  
• WATERPROOFING TO WET AREAS APPLIED AS PER BUILDERS DETAILS AS A MINIMUM, GREATER APPLICATION MAY BE APPLIED IN ACCORDANCE WITH AS 3740 [2021]  
• PROVIDE WEATHER SEAL TO ENTRY (ALL EDGES) AND SHOPPER DOORS IN ACCORDANCE WITH NCC 2022 7.3.5

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OWNER(1) DATE  
OWNER(2) DATE  
BUILDER DATE

HOUSE NAME AMELIA 21 - CLASSIC SPECIAL		
AREAS	SQM's	Sqr's
HOUSE AREA	147.53	15.88
GARAGE AREA	36.31	3.91
OUTDOOR LIVING AREA	10.86	1.17
PORCH AREA	5.47	0.59
	200.17 m <sup>2</sup>	21.55 m <sup>2</sup>
ROOF AREA	210.90	

ELEVATION  
CAT 2 CONTEMPORARY

DRAWING NAME  
FLOOR PLAN

SHEET No.  
2 OF 7

REVISION No.  
0

JOB No.  
01981V

VARIATIONS			
Rev.	Variation:	Date Dm:	By:
H	DA REJECTION 2	08/04/2025	DT
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M	REVISED ENGINEERING	28/04/2025	FS
N	SCHEDULING QUERIES	24/06/2025	PB
O	PLANNING RFI	30/08/2025	DT

CLIENT:  
**LOT 232 (No.8) KOOKABURRA RISE,  
PAKENHAM VICTORIA 3810**

Drawn By  
ZD

Date Drawn  
CONCEPT C  
18/02/2025

Scale.  
1:100

Checked.



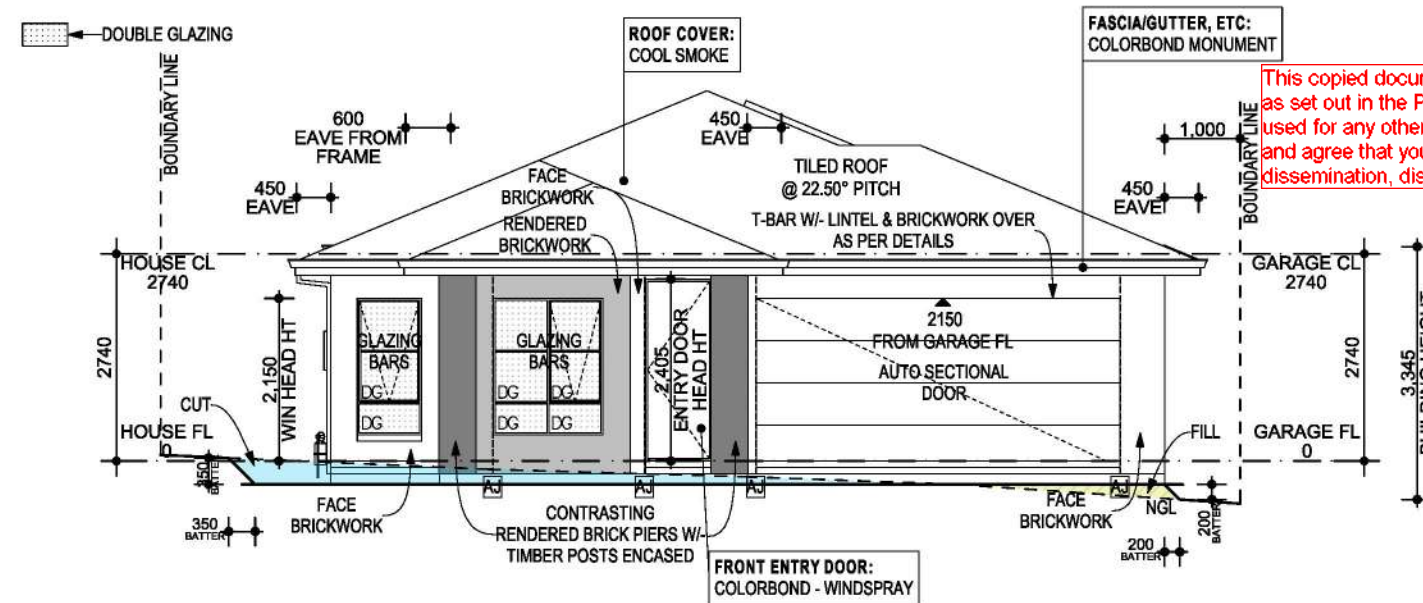
MATERIAL	M²	%
FACE BRICKWORK	5.97	52.97
RENDER	2.72	24.13
CONTRAST RENDER	2.58	22.90
	11.27	100

NOTE: ALL HEIGHT DIMENSIONS ARE FROM HOUSE FL. UNLESS NOTED OTHERWISE.

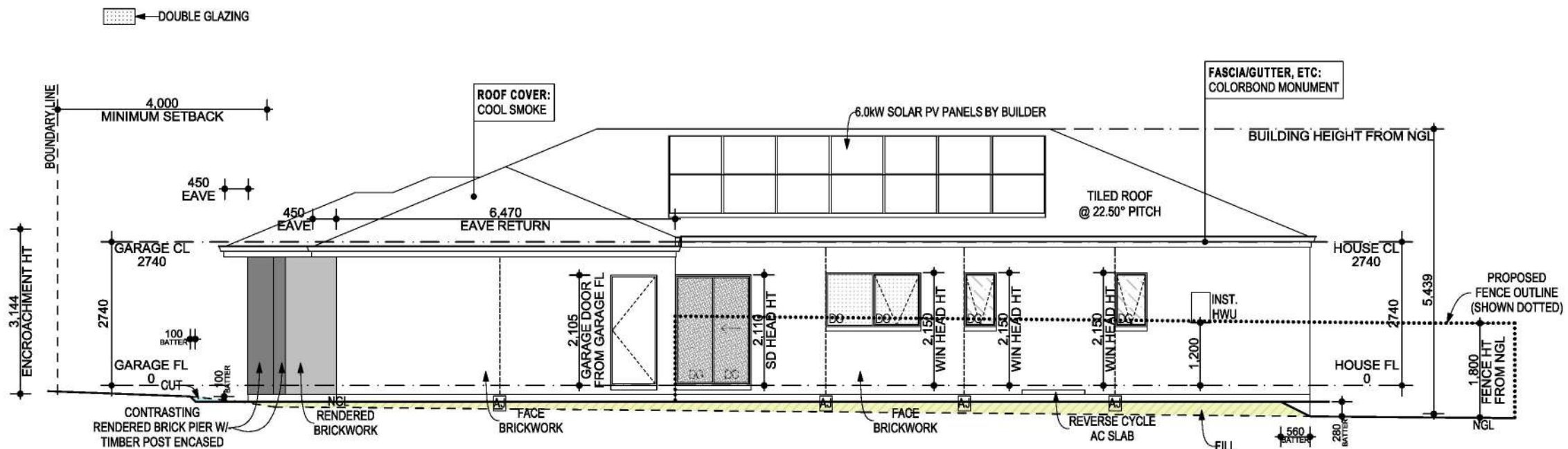
BRICKLAYER NOTE:  
15mm MIN AJ'S TO RENDERED EXTERNAL WALLS

NOTE: PROVIDE ALUMINIUM MESH FLYSCREENS THROUGHOUT TO LAUNDRY AND ALFRESCO


MATERIAL	MATERIAL
FACE BRICKWORK ACCESS RUBY	ROOF COVER TILES - COOL SMOKE
MAIN RENDER BRICKWORK SILKWORT	FASCIA/GUTTER, ETC COLORBOND MONUMENT
CONTRAST RENDER BRICKWORK COLORBOND MONUMENT	FRONT ENTRY DOOR COLORBOND WINDSPRAY









**NORTH - ELEVATION A**  
1:100



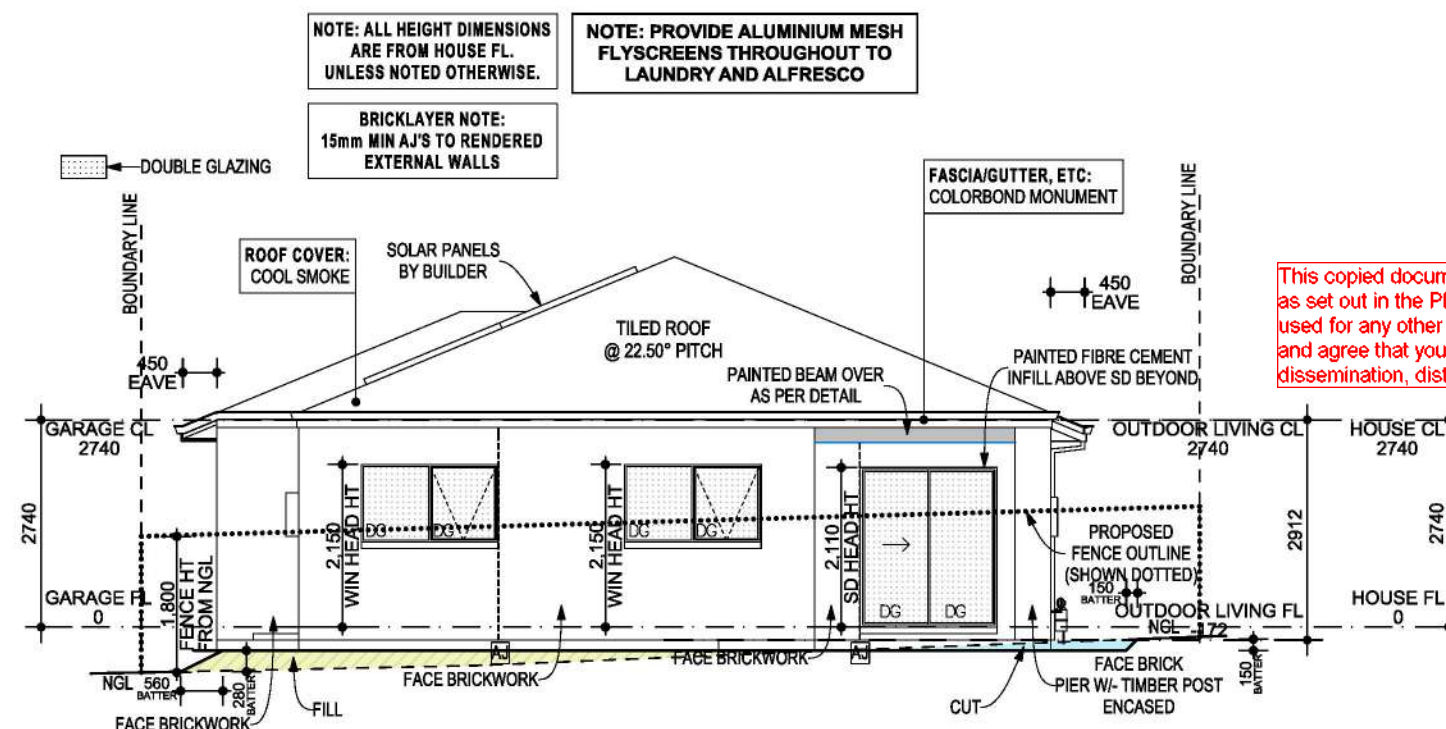
**WEST - ELEVATION B**  
1:100

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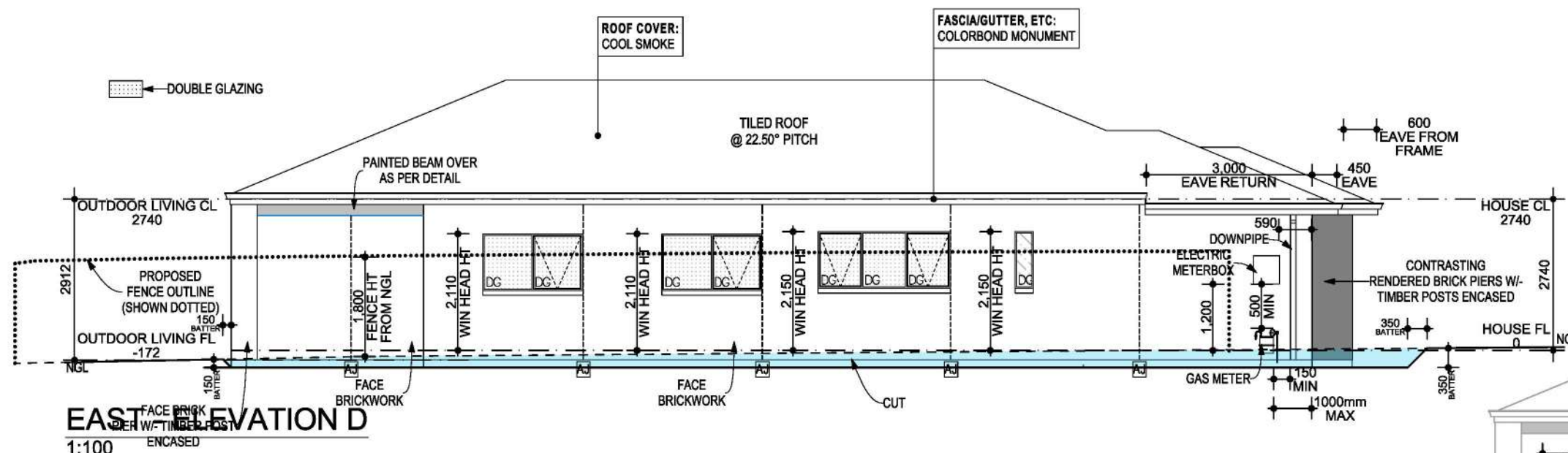


MATERIAL		MATERIAL	
FACE BRICKWORK ACCESS RUBY		ROOF COVER TILES - COOL SMOKE	
MAIN RENDER BRICKWORK SILKWORT		FASCIA/GUTTER, ETC COLORBOND MONUMENT	
CONTRAST RENDER BRICKWORK COLORBOND MONUMENT		FRONT ENTRY DOOR COLORBOND WINDSPRAY	

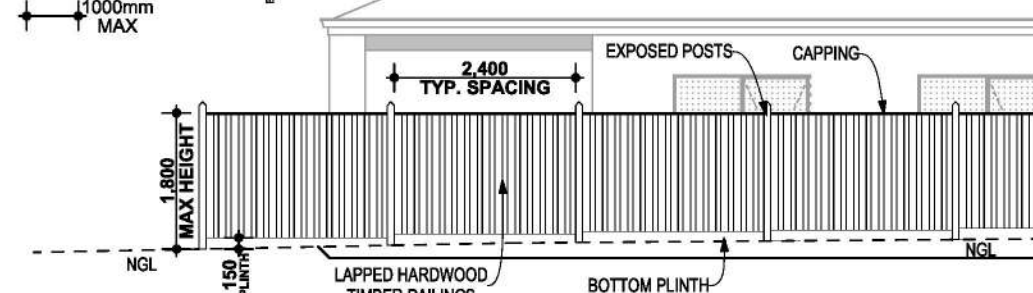
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**SOUTH - ELEVATION C**  
1:100



**EAST ELEVATION D**  
1:100



**FENCING PLAN**  
1:100

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**NOTES:**  
ALL DIMENSIONS ARE TO CENTRES.  
LIGHT SWITCHES TO BE @ 1050mm AFFL  
ALL LIGHT SWITCHES THROUGHOUT TO BE HORIZONTAL  
HEATING/COOLING OUTLETS, THERMOSTAT & UNIT LOCATION/S TO SUPPLIER'S DISCRETION  
ALL WATTAGE CALCULATIONS ARE TO COMPLY WITH NCC 2022 13.7.6  
ALL ELECTRICAL FITTINGS ARE REPRESENTATIONAL ONLY AND MAY VARY AT ELECTRICIANS DISCRETION

**EXHAUST FAN NOTE:**  
PROVIDE FLEXI DUCT TO FLUMED EXHAUST FAN & COWLING, FLUE TO OUTSIDE AIR. COWLING TO BE CONCEALED FROM STREET VIEW.  
INSTALLATION AND PERFORMANCE OF EXHAUST FAN TO BE IN ACCORDANCE WITH NCC 2022 10.8.2.  
INSTALLATION OF EXHAUST FAN THAT IS **NOT** IN ACCORDANCE WITH 10.6.2(a), **MUST** BE IN ACCORDANCE WITH NCC 2022 10.8.2.4 & 10.8.2.5(a).  
**SMOKE ALARM NOTE:**  
SMOKE ALARMS ARE TO BE INTERCONNECTED IN ACCORDANCE WITH NCC 2022 CLAUSE 9.5.1.D

**ELECTRICIAN/PLUMBER/CEILING NOTE:**  
ACCESS PANEL (M/H), GPO, LIGHT POINT SWITCH WITH GLOBE & GAS POINT (IF APPLICABLE) TO BE LOCATED WITHIN 1M OF HEATER UNIT LOCATION WITHIN ROOF SPACE  
**RECESSED LED DOWNLIGHT NOTE:**  
ALL RECESSED LED DOWNLIGHTS ARE "IC" RATED, INSULATION IS TO BE INSTALLED OVER THE RECESSED LED DOWNLIGHTS. NO CEILING PENETRATIONS WILL BE CALCULATED IN ACCORDANCE WITH NCC 13.2 AND SUPPORTING ENERGY REPORT.  
**FIBRE OPTIC NOTE: (NBN Co)**  
32mm CONDUIT TO METERBOX FROM TELECOMMUNICATIONS PIT, ALL POINTS AT 300mm AFFL UNLESS NOTED OTHERWISE.

ZONE NAME	RM AREA	MIN. VENT. (REQ'D)
BATH	4.86	0.24
ENS	5.13	0.26
L'DRY	3.29	0.16
WC	1.58	0.08

## ELECTRICAL LEGEND

Qty	Sym.	Description	Watts	Insulation Penetrations
4	15w*	WEATHERPROOF WALL LIGHT AT 2100 AFFL Perimeter Lighting	60*	*
1	20w*	RECESSED LED DOWN-LIGHT (20w) Class 10	20*	*
1	13w*	RECESSED LED DOWN-LIGHT (13w) Class 1 Porch	13*	*
1	20w*	RECESSED LED DOWN-LIGHT (20w) Class 1 Outdoor Living	20*	*
16	13w	RECESSED LED DOWN-LIGHT (13w)	208	
23	8w	RECESSED LED DOWN-LIGHT (8w)	184	
3		JUNCTION BOX	0	
2	S	H.WIRED & BATTERY SMOKE DETECTOR (INTERCONNECTED)	0	
3		EXHAUST FAN FLUMED	0	0.212
1	15w	CEILING LIGHT (15w)	15	
2	2 WAY	2 WAY SWITCH	0	
8		HEATING & COOLING DUCT	0	
2		A/C RETURN AIR GRILLE	0	
1		SINGLE WATER PROOF GPO	0	
6		SINGLE GPO @ NOTED HT	0	
1		SINGLE CIRCUIT GPO	0	
1		ISOLATION SWITCH	0	
1		DOUBLE WATER PROOF GPO	0	
9		DOUBLE GPO @ NOTED HT	0	
16		DOUBLE GPO @ 300 AFL	0	
1	PCD	PREMISES CONNECTION DEVICE (BY NBN)	0	
1	P	PHONE POINT	0	
1	NTD	NETWORK TERMINATION DEVICE (BY NBN)	0	
1	TV	DIGITAL TV POINT	0	
1	B	BROADBAND POINT	0	

\* NOT INC. IN CLASS 1 CALC. SEE PLAN FOR MORE INFO. Subtotal: 407 0.212  
PERIMETER LIGHTING MIN. 40 LUMENS/W.

Total Class 1 Wattage= 407

### Wattage Calculations (Class 1)

Story Name	Area	Allowed Wattage	Actual Wattage
0   HOUSE FL	147.53 Sqm	738 w	407 w
	147.53 sqm	738 w	407 w


PASS

### Recessed Fitting Penetrations (Class 1)

Story Name	Area	Maximum Penetrations	Actual Penetrations
Total Insulation Area	147.53 sqm	0.738 sqm	0.212 sqm
Vents\RangeHoods			0.053 Sqm
	147.53 sqm	0.738 sqm	0.265 sqm

PASS

CLIENT NOTE: MAX WATTAGE AND PENETRATIONS MUST NOT BE EXCEEDED



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OWNER(1)	DATE
OWNER(2)	DATE
BUILDER	DATE

HOUSE NAME  
**AMELIA 21 - CLASSIC SPECIAL**

ELEVATION  
**CAT 2 CONTEMPORARY**

DRAWING NAME  
**ELECTRICAL**

SHEET No.  
**5 OF 7**

REVISION No.  
**0**

JOB No.  
**01981V**

VARIATIONS		
Rev:	Variation:	Date Dm:
H	DA REJECTION 2	08/04/2025
I	ENGINEERING	11/04/2025
J	PSI, PIC CHECK	14/04/2025
K	SITECOSTS	15/04/2025
L	REVISED SITE CUT	16/04/2025
M	REVISED ENGINEERING	28/04/2025
N	SCHEDULING QUERIES	24/06/2025
O	PLANNING RFI	30/08/2025

CLIENT:

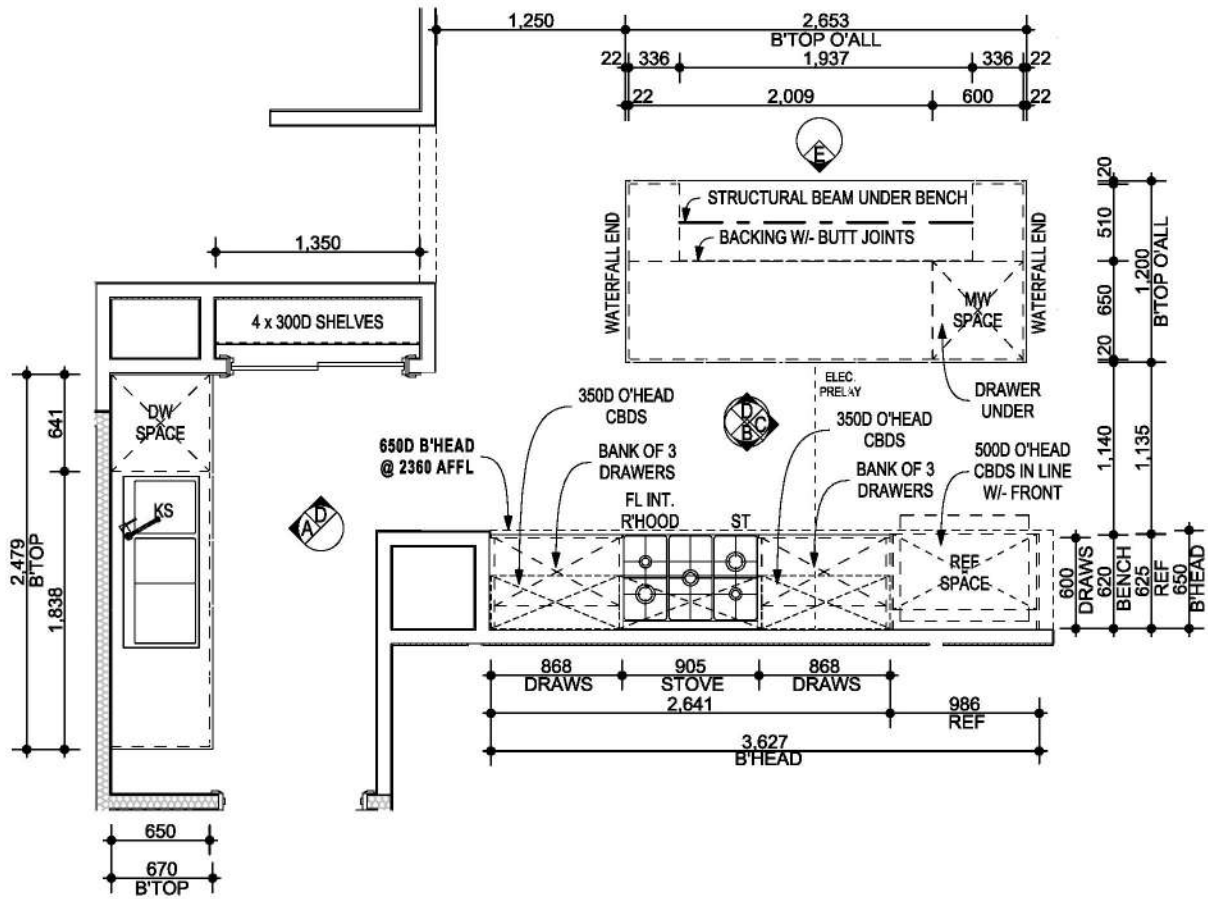
**LOT 232 (No.8) KOOKABURRA RISE, PAKENHAM VICTORIA 3810**

Drawn By ZD	Date Drawn CONCEPT C 18/02/2025	Scale. 1:100, 1:1	Checked.
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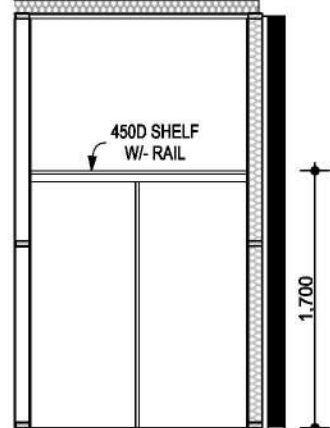
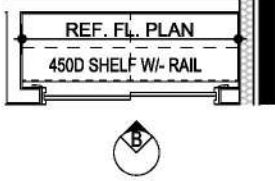
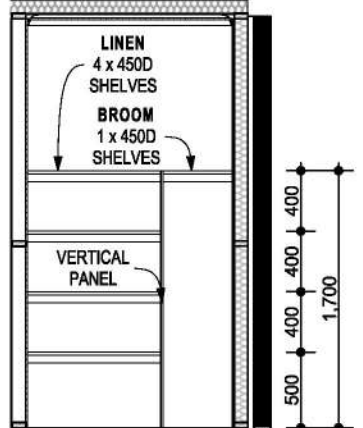
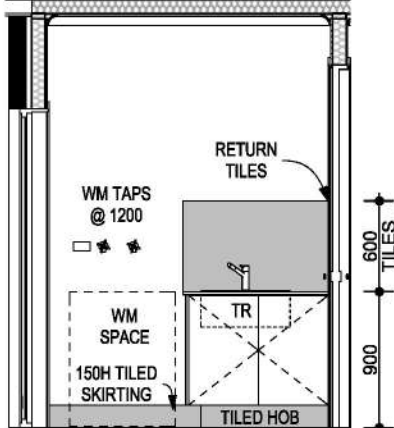
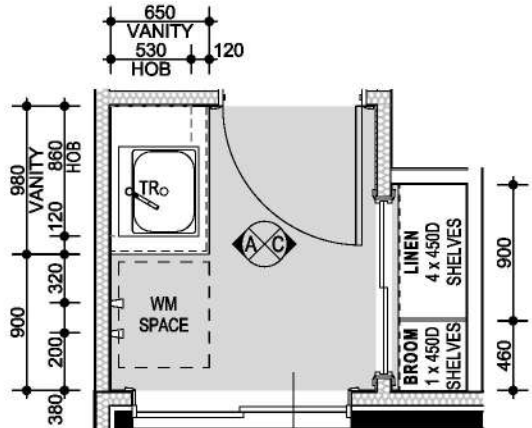
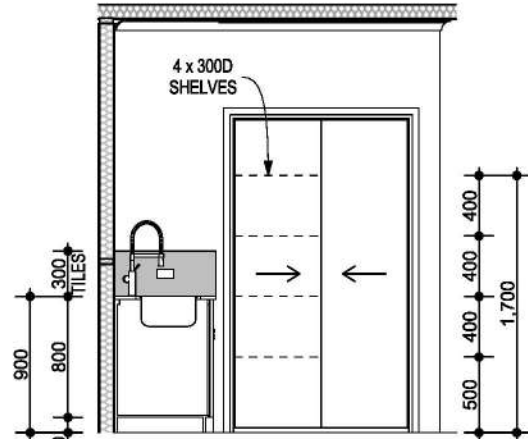
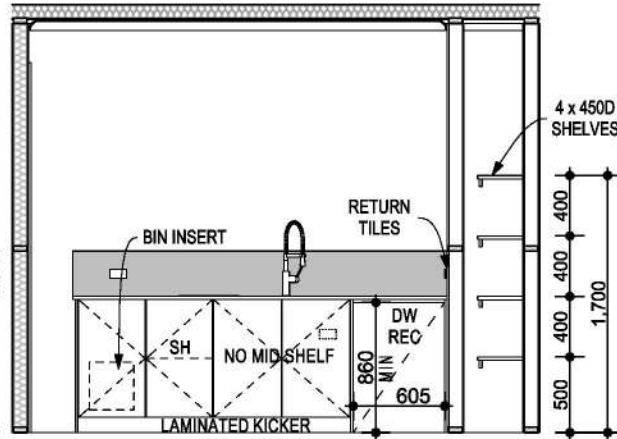
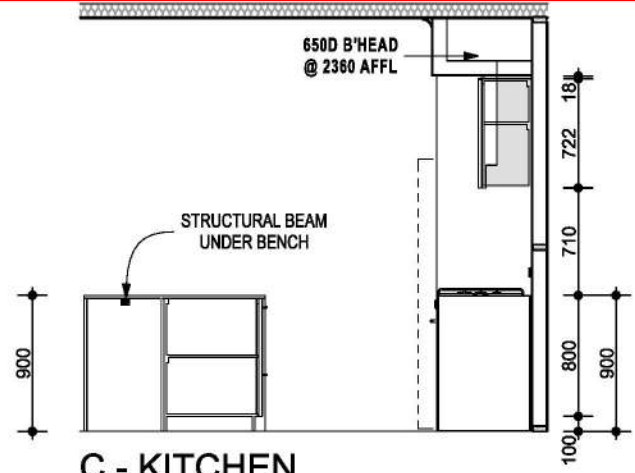
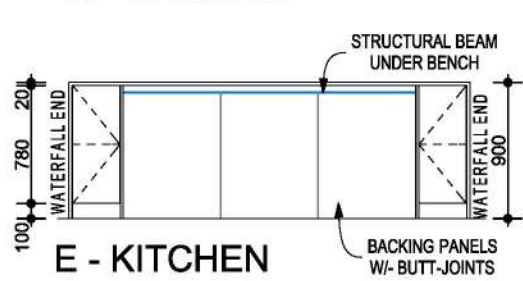
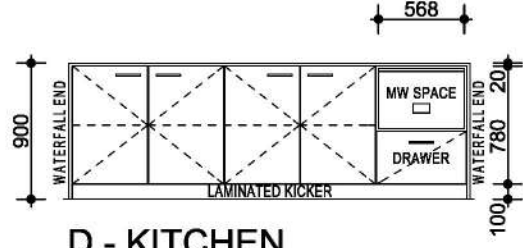
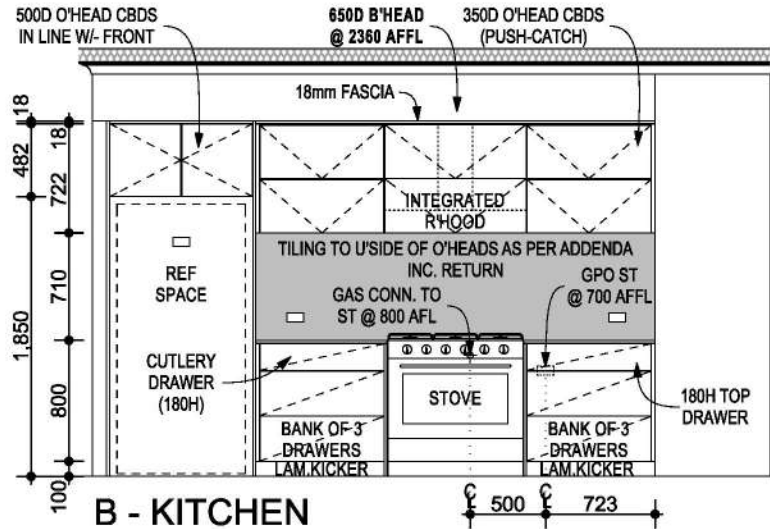


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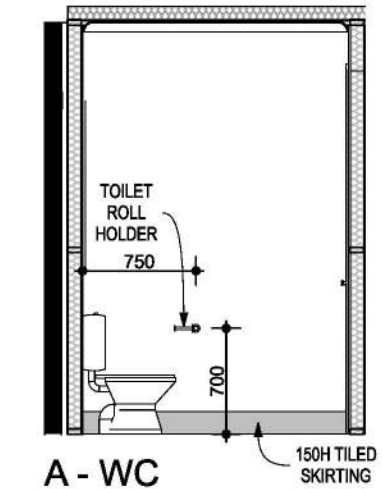
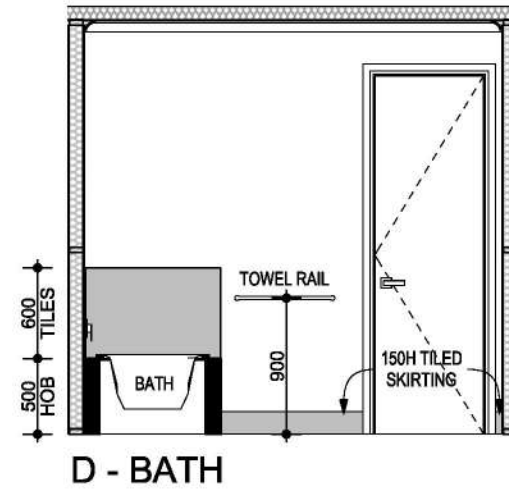
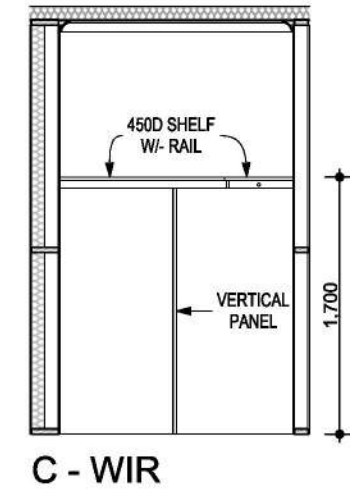
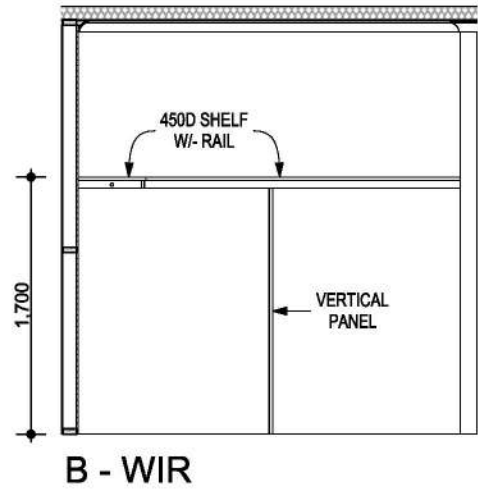
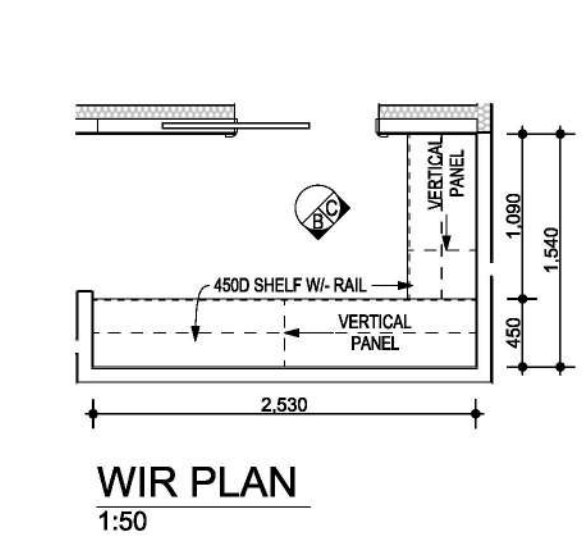
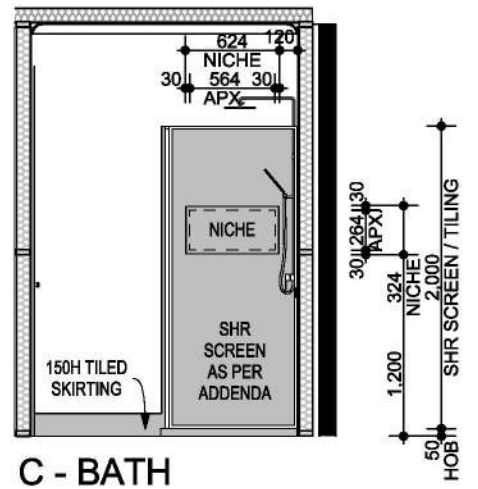
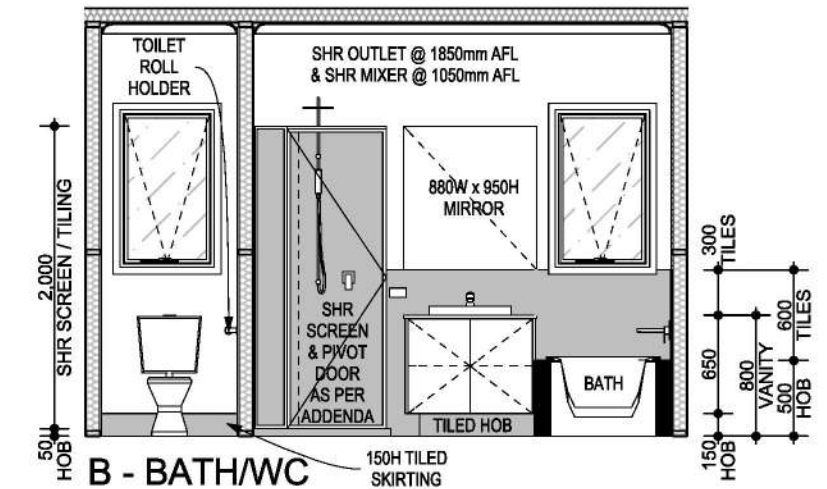
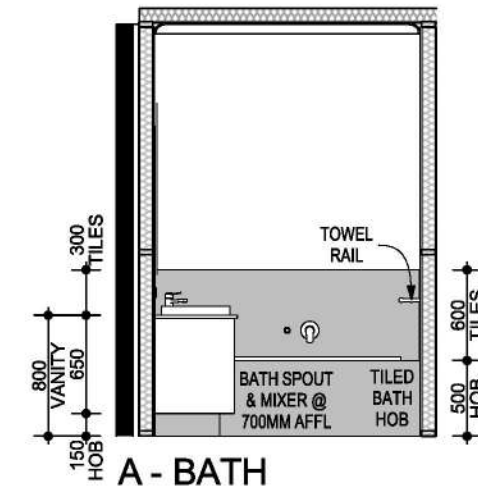
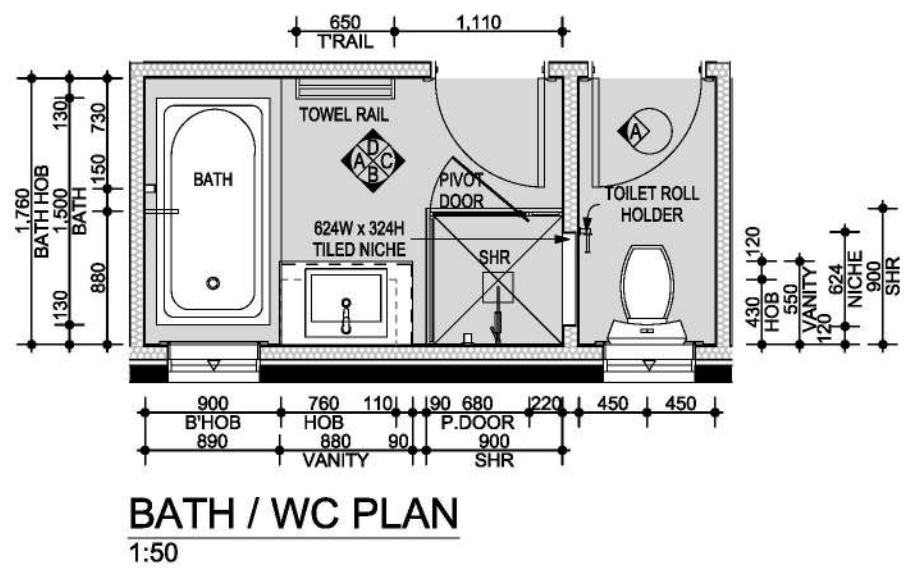
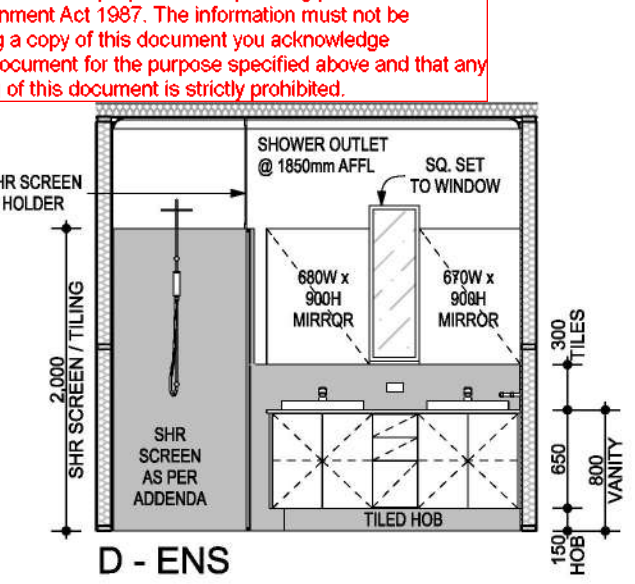
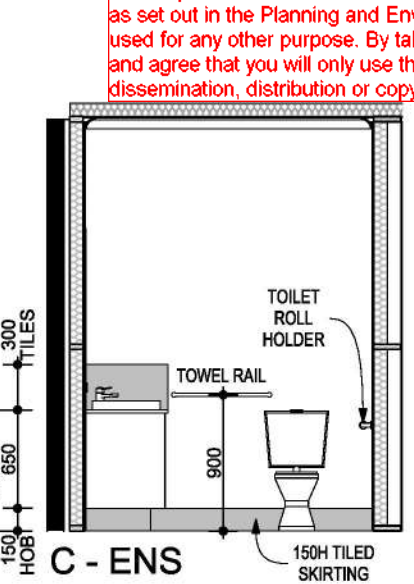
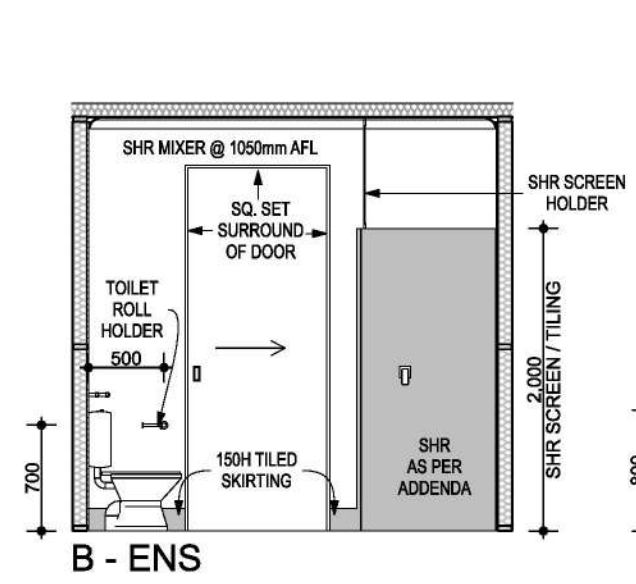
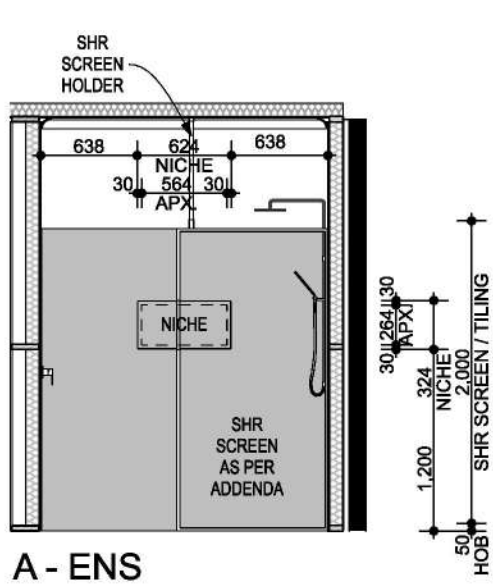
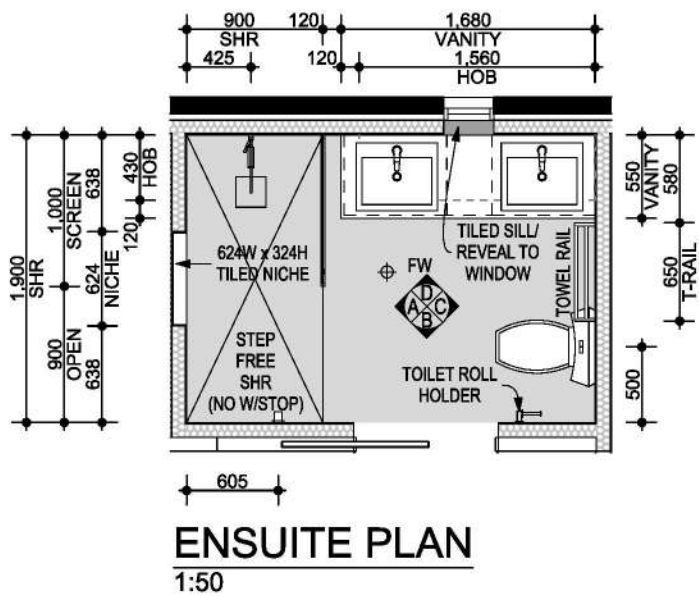
KITCHEN & BUTLERS PLAN  
1:50

- NOTES:**
- REFER ADDENDA FOR ALL BENCHTOP INFO.
  - PROVIDE COLD WATER PLUMBING ONLY TO DISHWASHER SPACE.
  - REFER ADDENDA FOR ALL TAPWARE.
  - TILED AREAS SHOWN ARE REPRESENTATIONAL ONLY. REFER TO TILE SELECTION FOR CONFIRMATION OF TILE LAYOUT.
  - CLIENT TO MEET TILER ON SITE PRIOR TO COMMENCEMENT.






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**NOTES:**  
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OWNER(1)	DATE
OWNER(2)	DATE
BUILDER	DATE

HOUSE NAME  
**AMELIA 21 - CLASSIC SPECIAL**

ELEVATION  
**CAT 2 CONTEMPORARY**

DRAWING NAME  
**ROOM LAYOUTS 2**

SHEET No.  
**7 OF 7**

REVISION No.  
**0**

JOB No.  
**01981V**

VARIATIONS			
Rev.	Variation:	Date Dm:	By:
H	DA REJECTION 2	08/04/2025	DT
I	ENGINEERING	11/04/2025	CO
J	PSI, PIC CHECK	14/04/2025	DT
K	SITECOSTS	15/04/2025	DT
L	REVISED SITE CUT	16/04/2025	FS
M	REVISED ENGINEERING	28/04/2025	FS
N	SCHEDULING QUERIES	24/06/2025	PB
O	PLANNING RFI	30/08/2025	DT

**LOT 232 (No.8) KOOKABURRA RISE, PAKENHAM VICTORIA 3810**

Drawn By ZD	Date Drawn CONCEPT C 18/02/2025	Scale 1:50	Checked.
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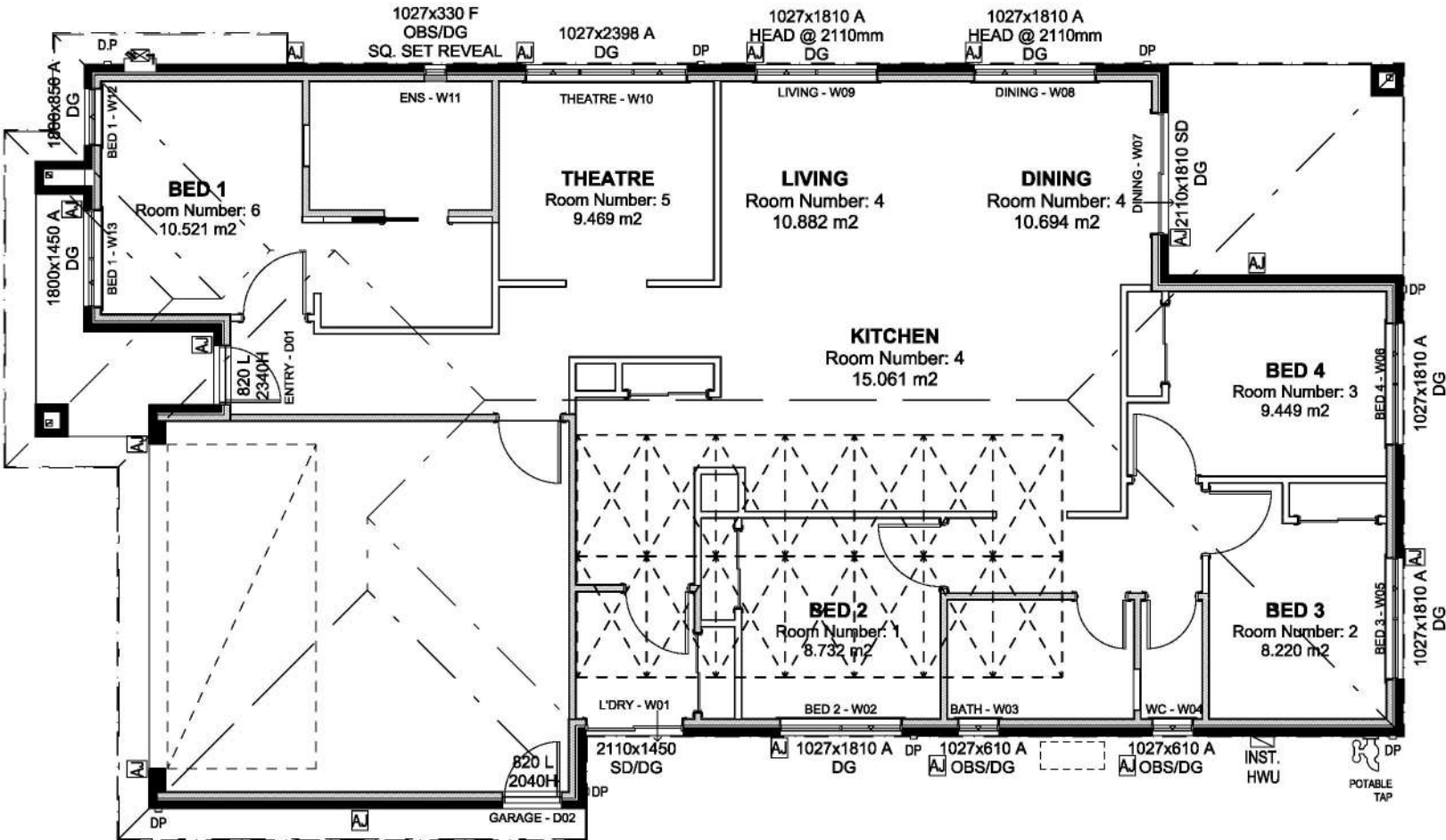


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Light and Ventilation Calculations

Room Name	Opn %	Light	Vent.
6   BED 1			
Min. Ventilation = 0.53   Min. Light= 1.05 Total Area= 10.52			
W13   Awning	39 %	2.61 m2	1.01 m2
W12   Awning	77 %	1.53 m2	1.18 m2
Totals		Light 4.14 m2	Vent 2.19 m2
5   THEATRE			
Min. Ventilation = 0.47   Min. Light= 0.95 Total Area= 9.47			
W10   Awning	67 %	2.46 m2	1.64 m2
Totals		Light 2.46 m2	Vent 1.64 m2
4   LIVING   KITCHEN   DINING			
Min. Ventilation = 1.83   Min. Light= 3.66 Total Area= 36.64			
W09   Awning	50 %	1.86 m2	0.93 m2
W08   Awning	50 %	1.86 m2	0.93 m2
W07   Sliding Door	50 %	3.82 m2	1.91 m2
Totals		Light 7.54 m2	Vent 3.77 m2
3   BED 4			
Min. Ventilation = 0.47   Min. Light= 0.94 Total Area= 9.45			
W06   Awning	50 %	1.86 m2	0.93 m2
Totals		Light 1.86 m2	Vent 0.93 m2
2   BED 3			
Min. Ventilation = 0.41   Min. Light= 0.82 Total Area= 8.22			
W05   Awning	50 %	1.86 m2	0.93 m2
Totals		Light 1.86 m2	Vent 0.93 m2
1   BED 2			
Min. Ventilation = 0.44   Min. Light= 0.87 Total Area= 8.73			
W02   Awning	50 %	1.86 m2	0.93 m2
Totals		Light 1.86 m2	Vent 0.93 m2

Inputs for Airmovement and Light are Valid



ENERGY REQUIREMENTS

LOCATION	R-VALUE	NOTE:
CEILINGS	5.0	BULK INSULATION TO HOUSE AND GARAGE
EXT. WALLS	2.5HD	BULK INSULATION AND ANTIGLARE TO EXTERNAL WALLS & GARAGE INTERNAL WALL
INT. WALLS	2.0	BULK INSULATION TO INTERNAL WET AREA STUD WALLS
ROOF	N/A	'BRISTLE CLASSIC' ROOF MANUFACTURER AND COLOUR COOL 'SMOKE'
NOTE: • SEAL GAPS AND CRACKS AS PER NCC 2022 13.4 • CAULKING AROUND ALL EXTERNAL WALL ARCHITRAVES TO ENSURE SEAL TO PLASTERBOARD LINING. • SEAL AND WEATHER STRIP ENTRY DOOR, GARAGE ACCESS DOOR AND IF APPLICABLE EXTERNAL LAUNDRY HINGE DOOR • EXHAUST FANS INCLUDE SELF CLOSING DAMPER • PROVIDE GAS INSTANTANEOUS HWU & GARDEN TAP		



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OWNER(1) DATE

OWNER(2) DATE

BUILDER DATE

HOUSE NAME  
AMELIA 21 -  
CLASSIC SPECIAL

ELEVATION  
CAT 2 CONTEMPORARY

DRAWING NAME  
BCA ENERGY

SHEET No.  
D2 OF D10

REVISION No.  
O

JOB No.  
01981V

VARIATIONS

Rev.	Variation:	Date Dm:
H	DA REJECTION 2	08/04/2025
I	ENGINEERING	11/04/2025
J	PSI, PIC CHECK	14/04/2025
K	SITECOSTS	15/04/2025
L	REVISED SITE CUT	16/04/2025
M	REVISED ENGINEERING	28/04/2025
N	SCHEDULING QUERIES	24/06/2025
O	PLANNING RFI	30/08/2025

CLIENT:

LOT 232 (No.8) KOOKABURRA RISE,  
PAKENHAM VICTORIA 3810

Drawn By  
ZD

Date Drawn  
CONCEPT C  
18/02/2025

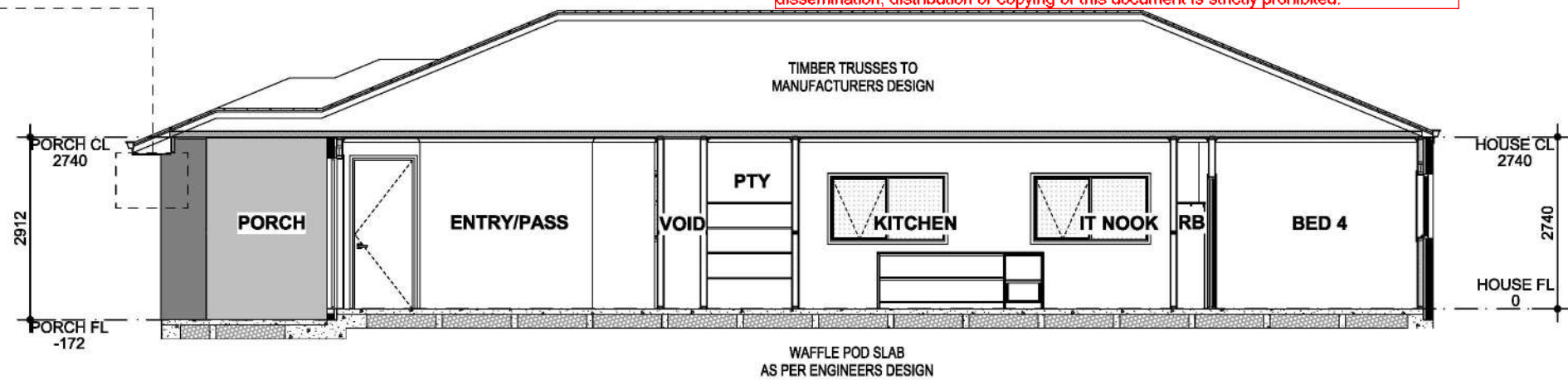
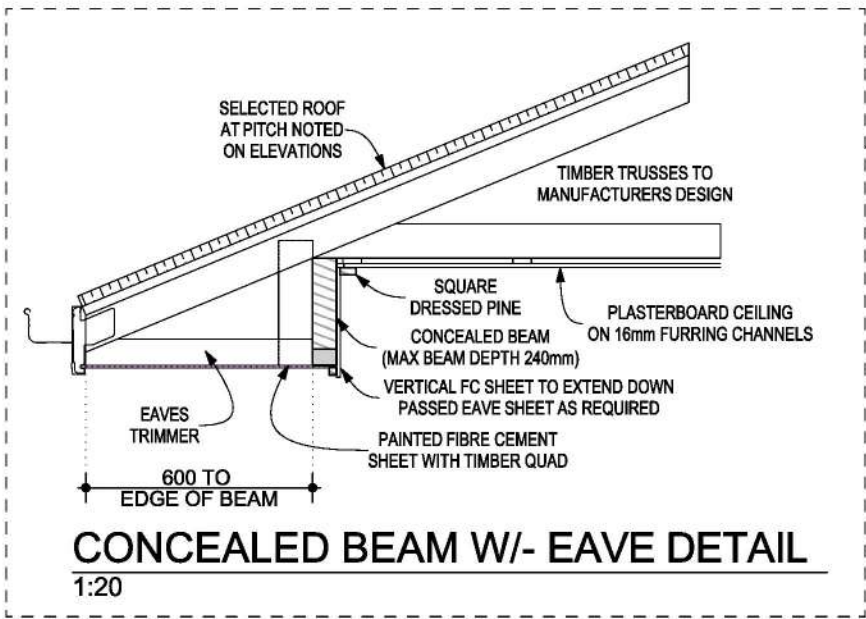
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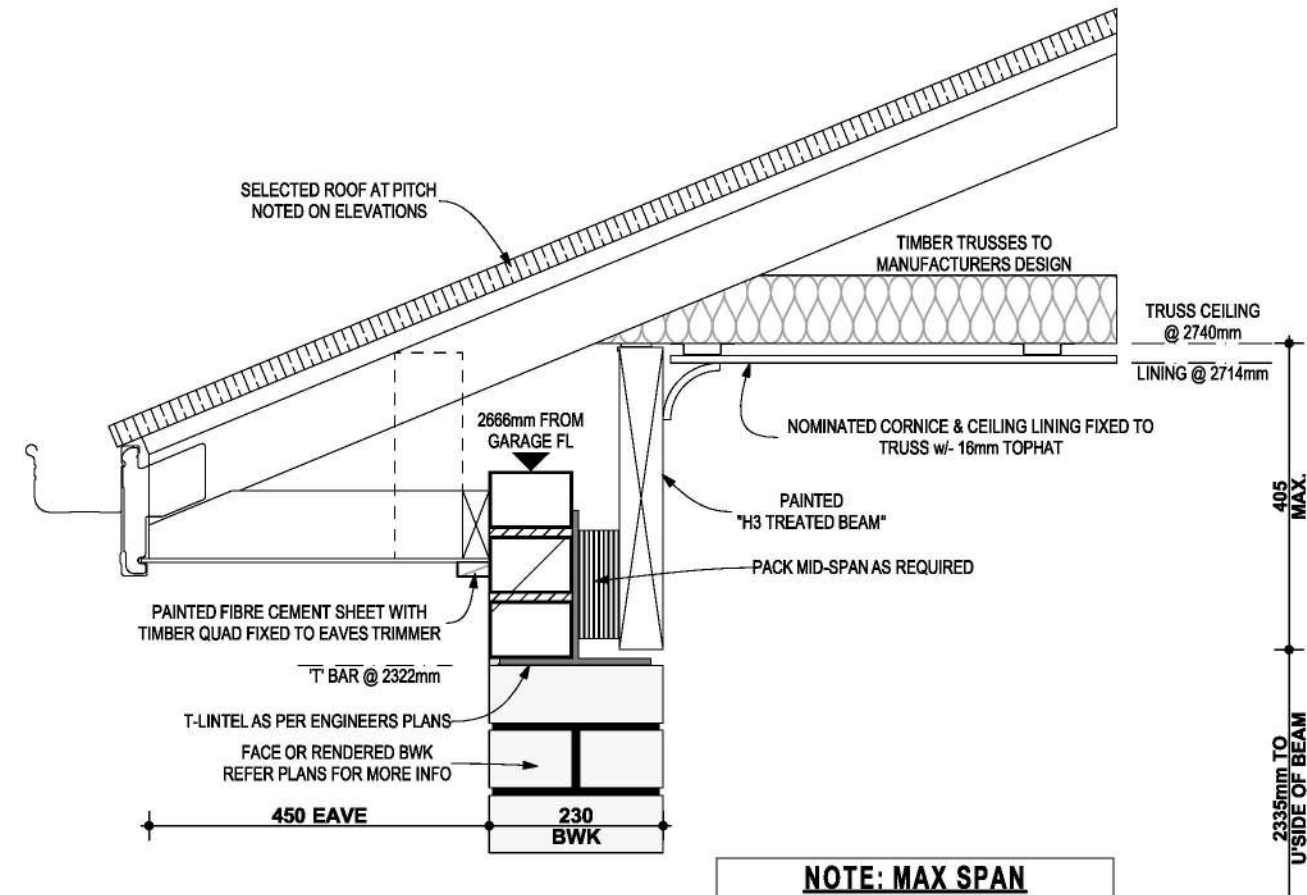
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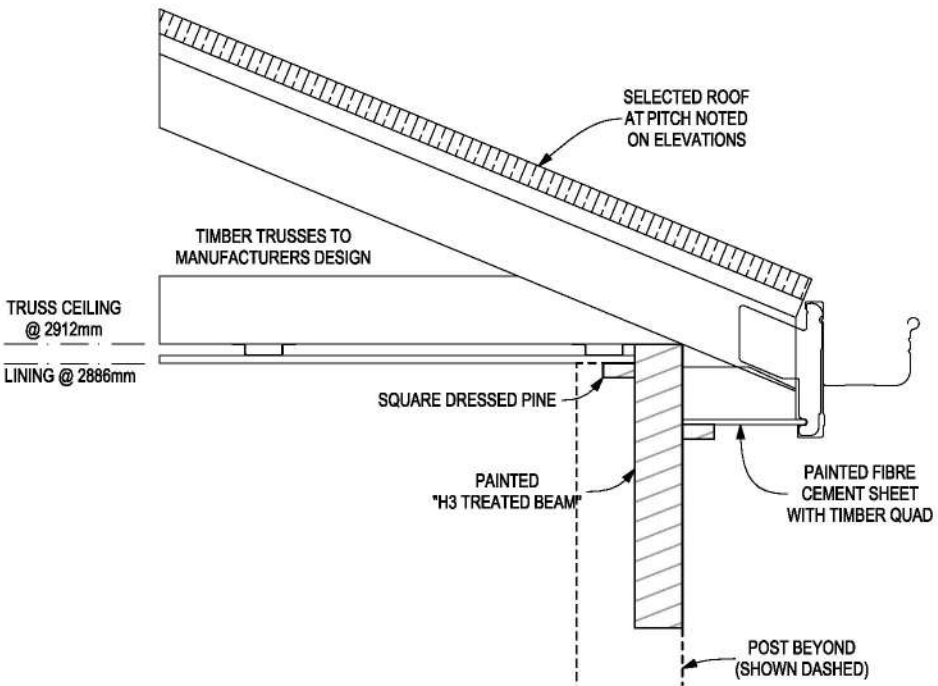


SECTION 1  
1:100



NOTE: MAX SPAN  
T-BAR - 6000mm

GARAGE OPENING DETAIL  
BRICK W/- EAVE  
1:10



EXPOSED BEAM W/- NO EAVE DETAIL  
1:10



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BUILDER	DATE

HOUSE NAME  
AMELIA 21 -  
CLASSIC SPECIAL

ELEVATION  
CAT 2 CONTEMPORARY

DRAWING NAME  
SECTIONS & DETAILS

SHEET No.  
D3 OF D10

REVISION No.  
0

JOB No.  
01981V

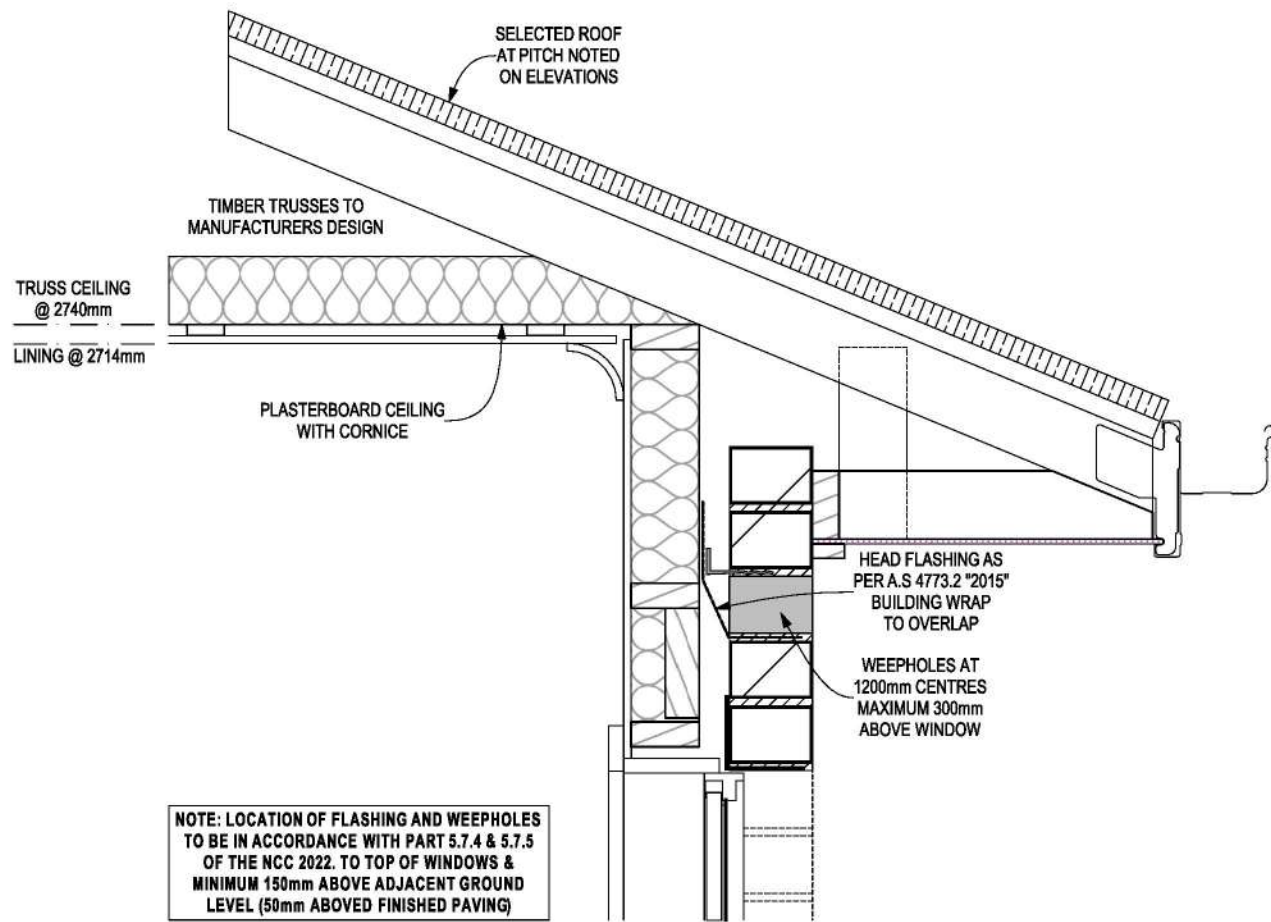
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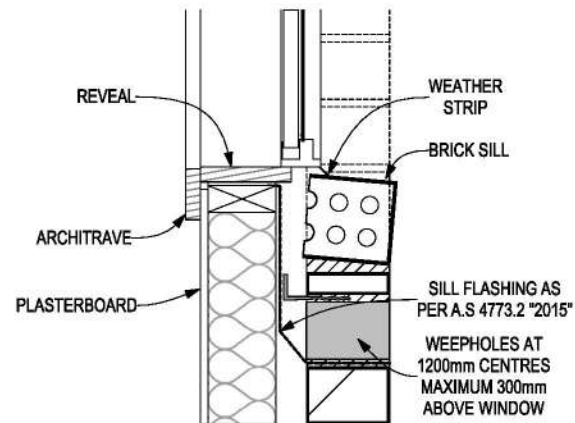
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LOT 232 (No.8) KOOKABURRA RISE, PAKENHAM VICTORIA 3810			
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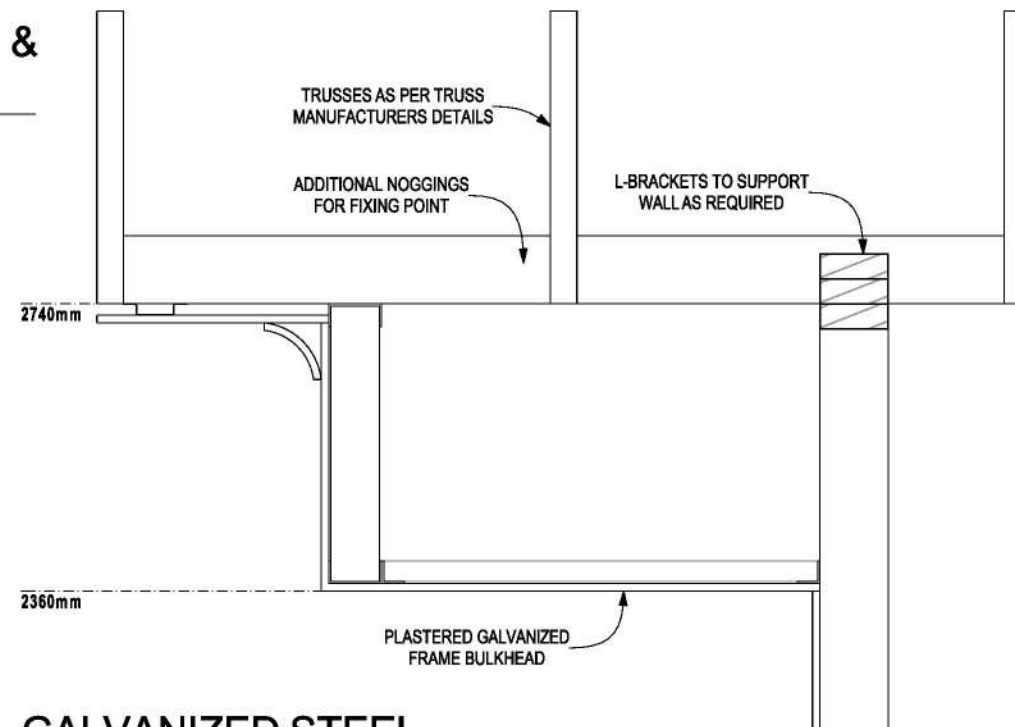




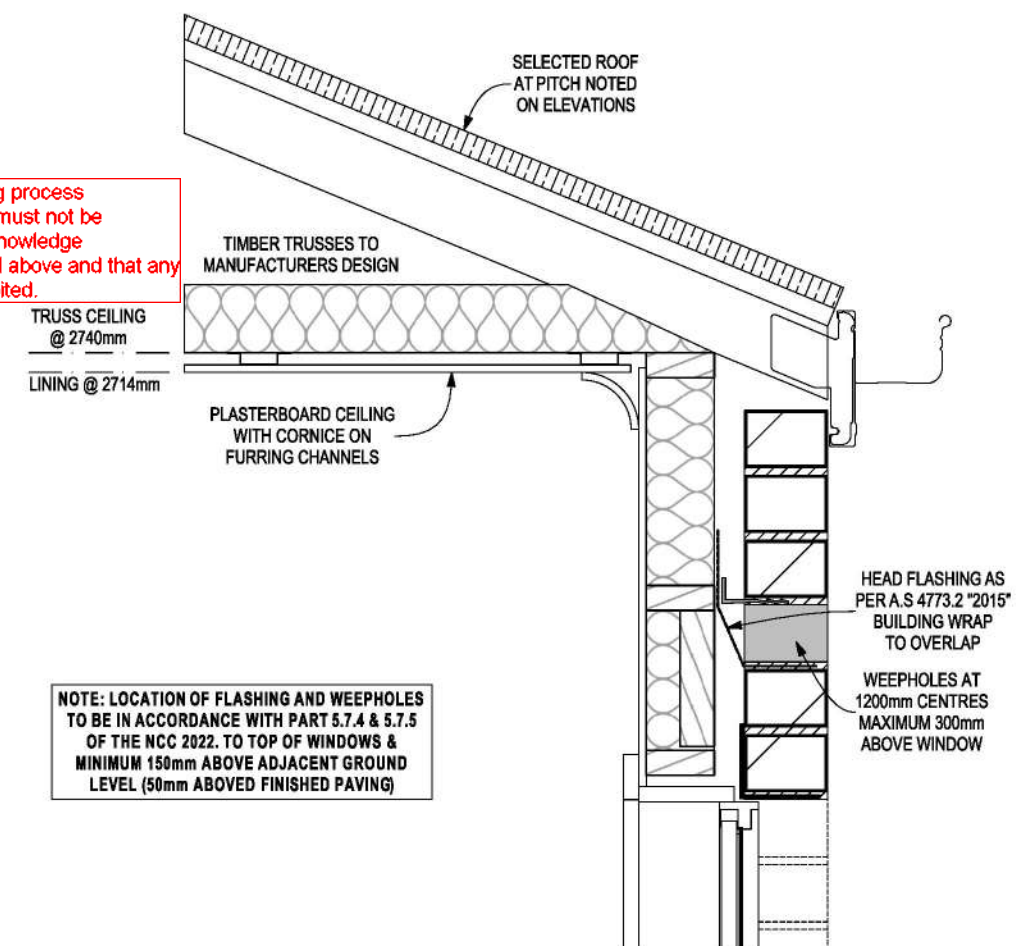
**2150mm WINDOW HEAD HT WITH EAVE & BRICKWORK OVER DETAIL**  
1:10



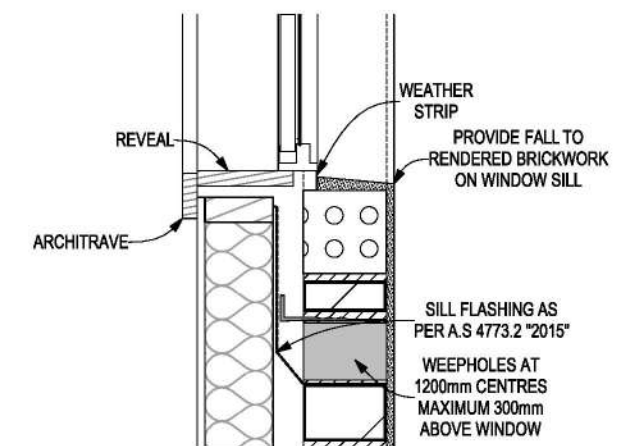
**EXTERNAL STANDARD WINDOW SILL DETAIL**  
1:10




**GALVANIZED STEEL 2740CL BULKHEAD DETAIL**  
1:10



**2150mm WINDOW HEAD HT WITH NO EAVE & BRICKWORK OVER DETAIL**  
1:10



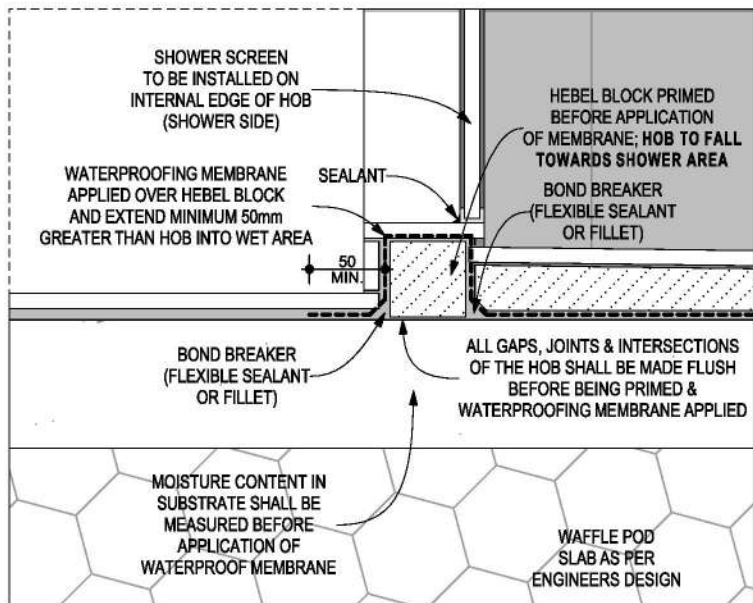
**RENDERED EXTERNAL WINDOW SILL DETAIL**  
1:10

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					<div>VARIATIONS</div> <table><tr><td>Rev:</td><td>Variation:</td><td>Date Dm:</td><td>By:</td></tr><tr><td>H</td><td>DA REJECTION 2</td><td>08/04/2025</td><td>DT</td></tr><tr><td>I</td><td>ENGINEERING</td><td>11/04/2025</td><td>CO</td></tr><tr><td>J</td><td>PSI, PIC CHECK</td><td>14/04/2025</td><td>DT</td></tr><tr><td>K</td><td>SITECOSTS</td><td>15/04/2025</td><td>DT</td></tr><tr><td>L</td><td>REVISED SITE CUT</td><td>16/04/2025</td><td>FS</td></tr><tr><td>M</td><td>REVISED ENGINEERING</td><td>28/04/2025</td><td>FS</td></tr><tr><td>N</td><td>SCHEDULING QUERIES</td><td>24/06/2025</td><td>PB</td></tr><tr><td>O</td><td>PLANNING RFI</td><td>30/08/2025</td><td>DT</td></tr></table>				Rev:	Variation:	Date Dm:	By:	H	DA REJECTION 2	08/04/2025	DT	I	ENGINEERING	11/04/2025	CO	J	PSI, PIC CHECK	14/04/2025	DT	K	SITECOSTS	15/04/2025	DT	L	REVISED SITE CUT	16/04/2025	FS	M	REVISED ENGINEERING	28/04/2025	FS	N	SCHEDULING QUERIES	24/06/2025	PB	O	PLANNING RFI	30/08/2025	DT	<div>CLIENT:</div> <div>LOT 232 (No.8) KOOKABURRA RISE, PAKENHAM VICTORIA 3810</div>			
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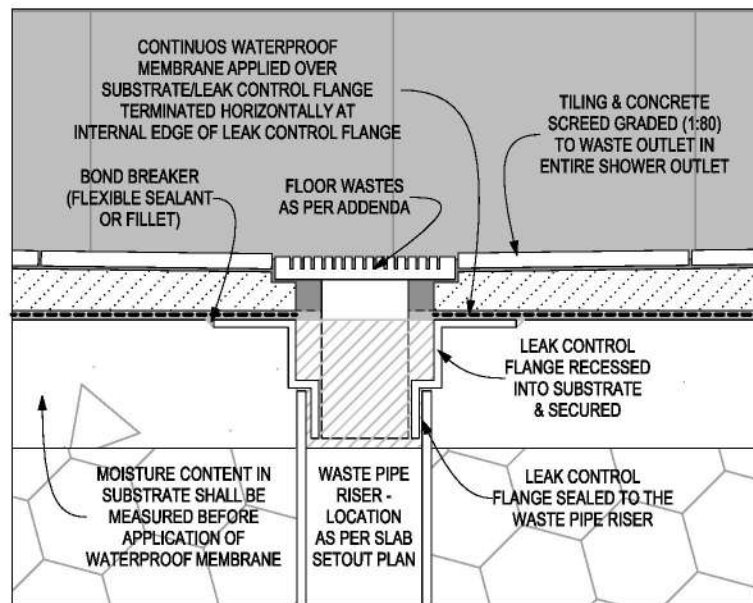
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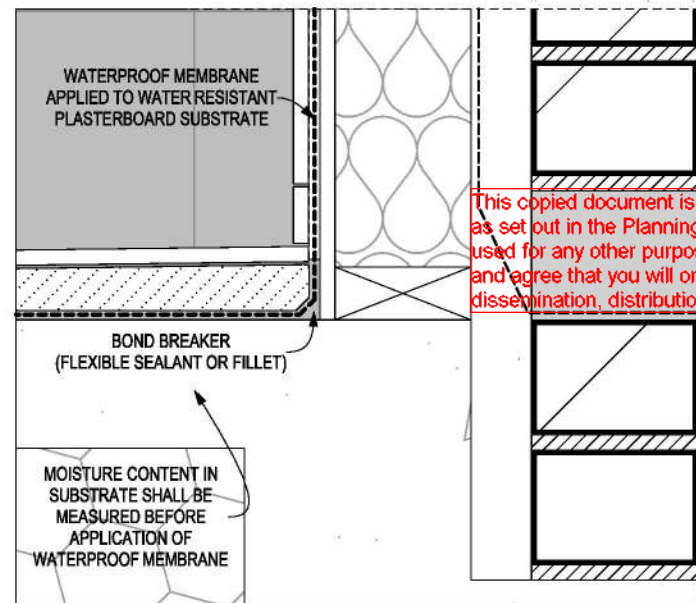




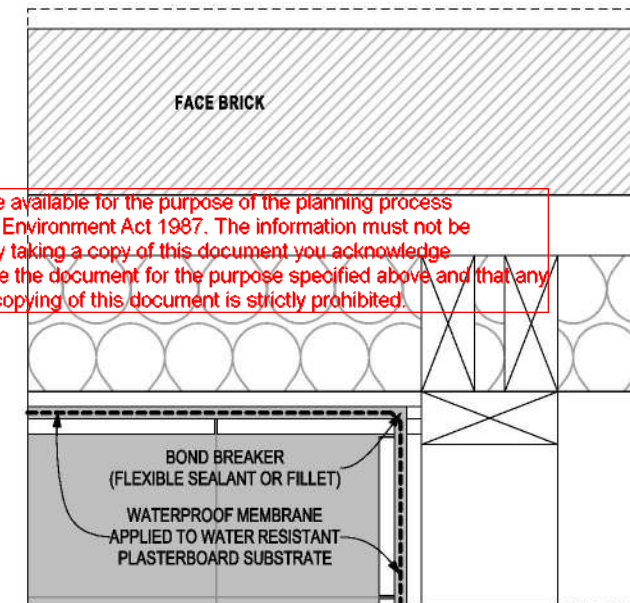
ENCLOSED SHR - HEBEL HOB DETAIL  
1:5



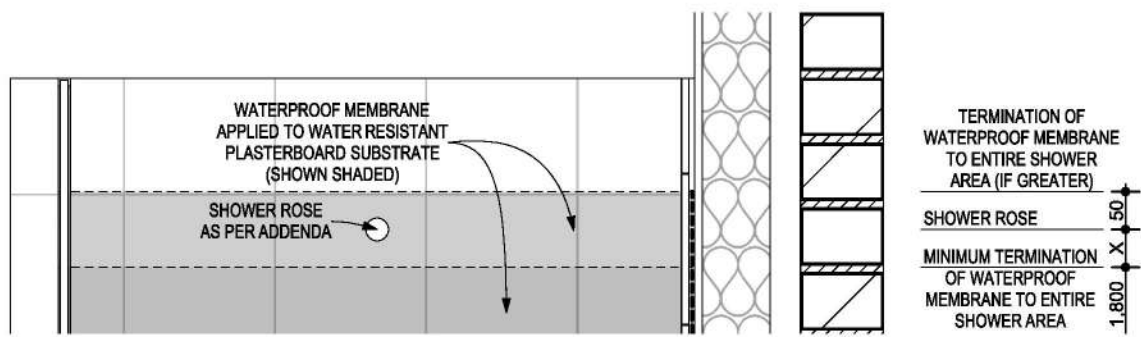
FLOOR WASTE DETAIL  
1:5



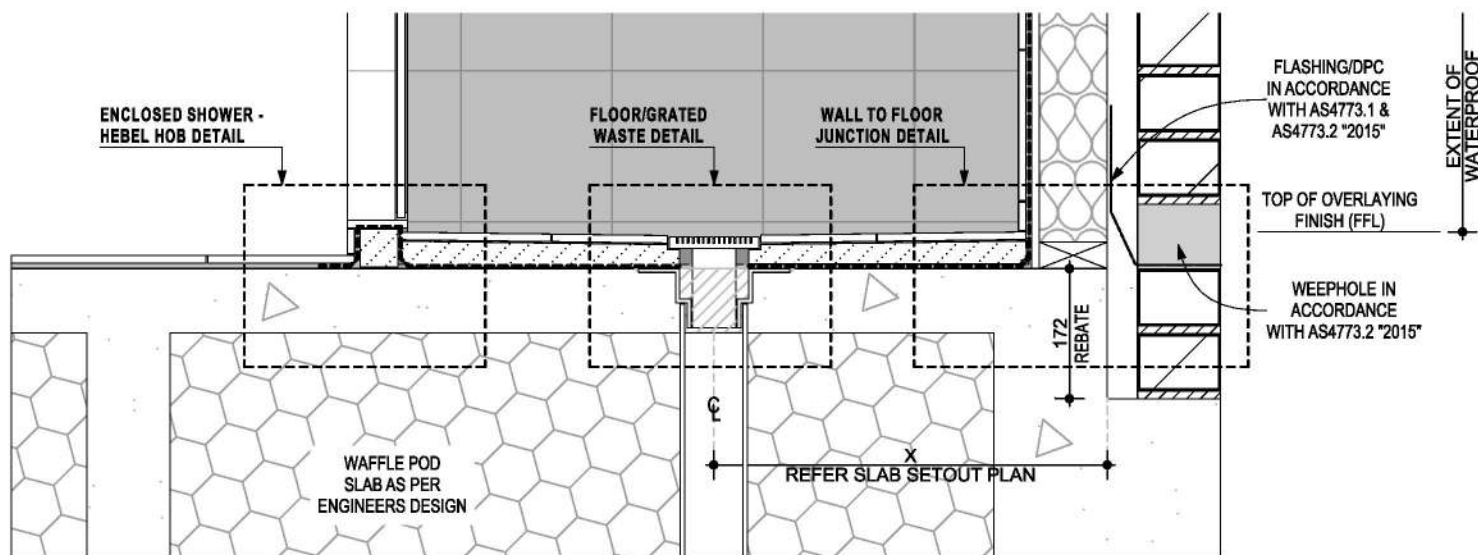
WALL TO FLOOR JUNCTION DETAIL  
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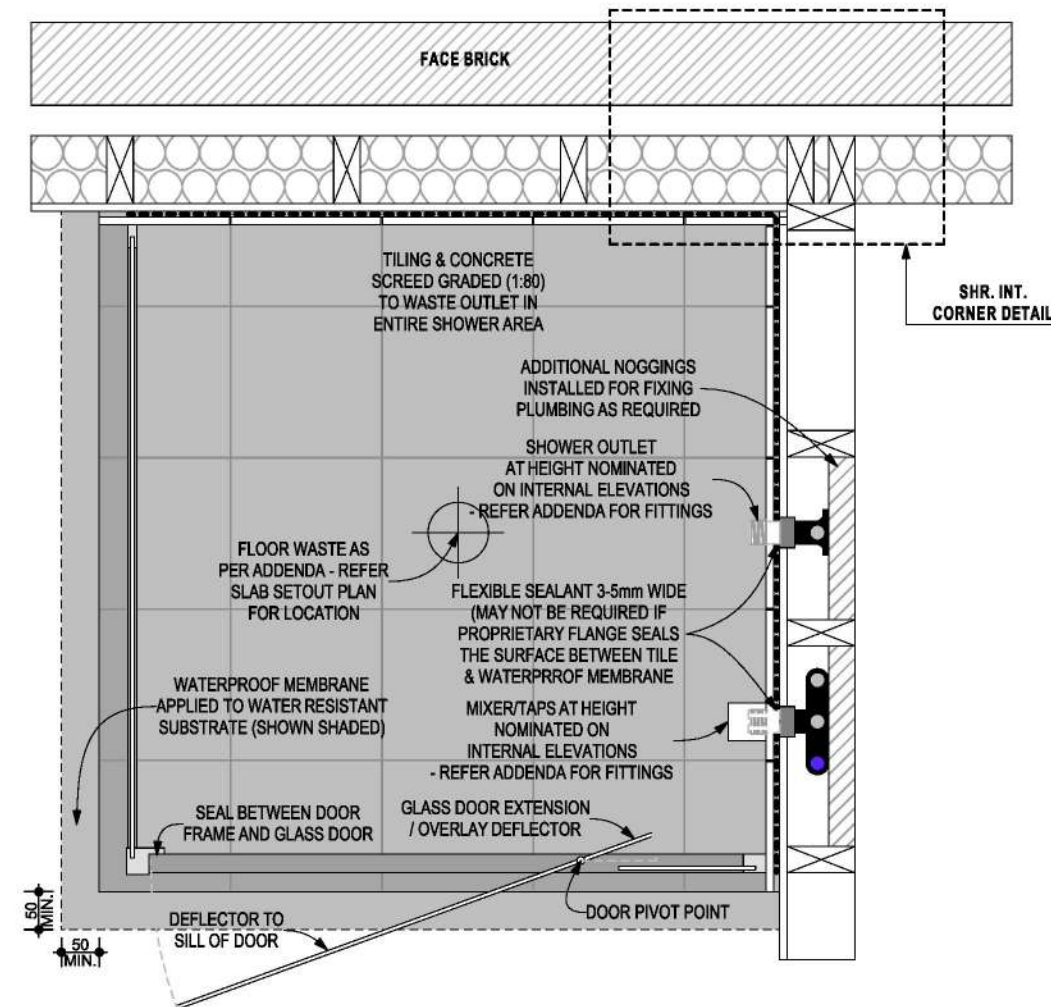
SHR. INT. CORNER DETAIL  
1:5




A VISUAL INSPECTION OF WATERPROOFING MEMBRANE IS TO BE CONDUCTED PRIOR TO INSTALLATION OF ANY OVERLAYING FINISH



ENCLOSED HEBEL SHOWER HOB DETAIL (SECTION)  
1:10

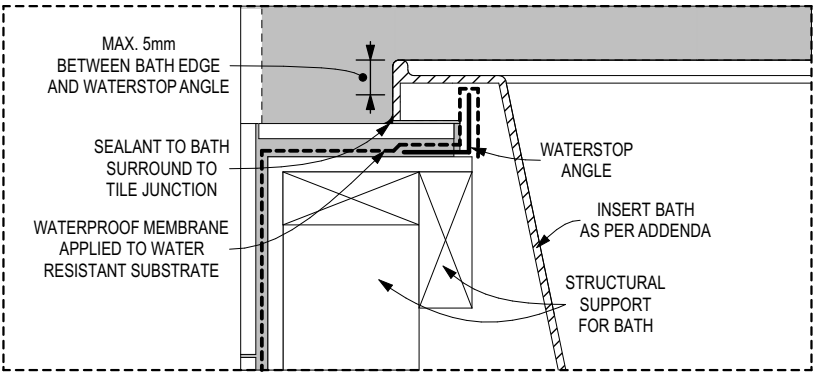


ENCLOSED HEBEL SHOWER HOB DETAIL (PLAN)  
1:10

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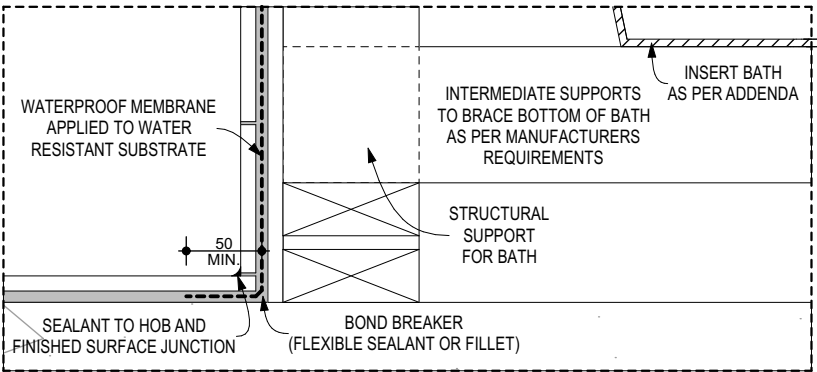


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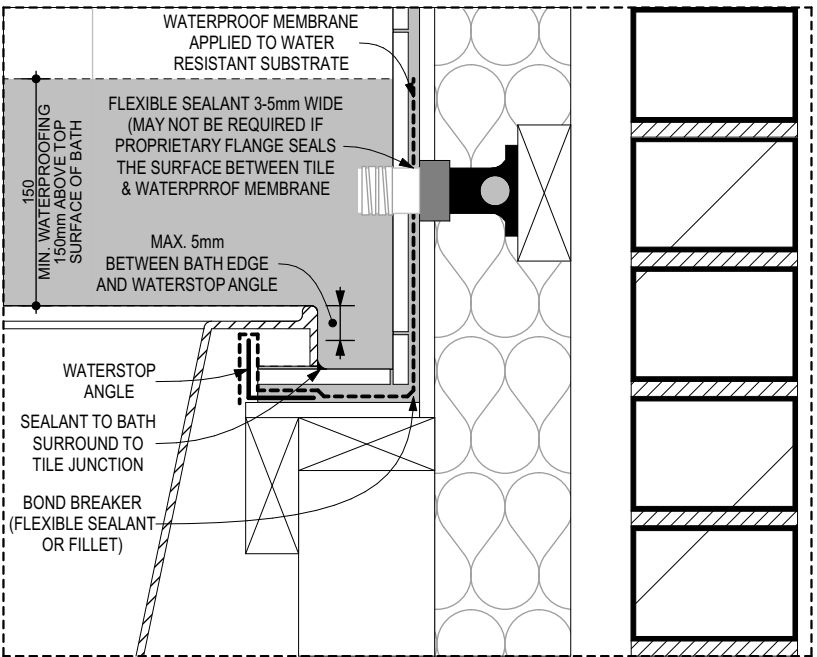
INSERT BATH HOB EXT. CORNER DETAIL

1:5



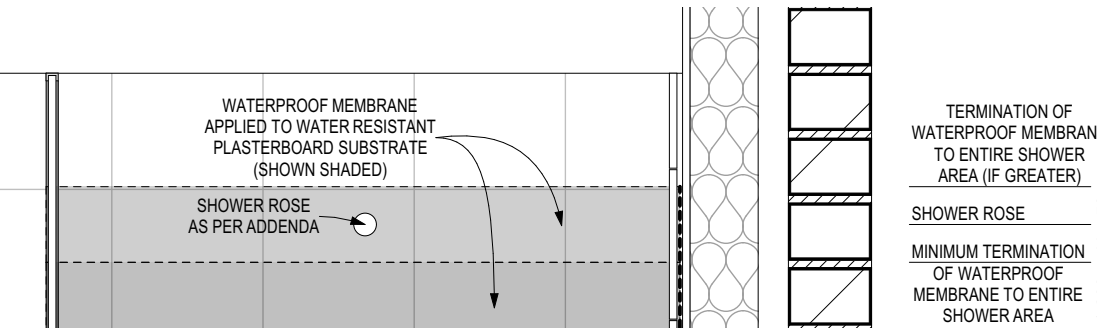
## BATH HOB TO FLOOR JUNCTION DETAIL

1:5

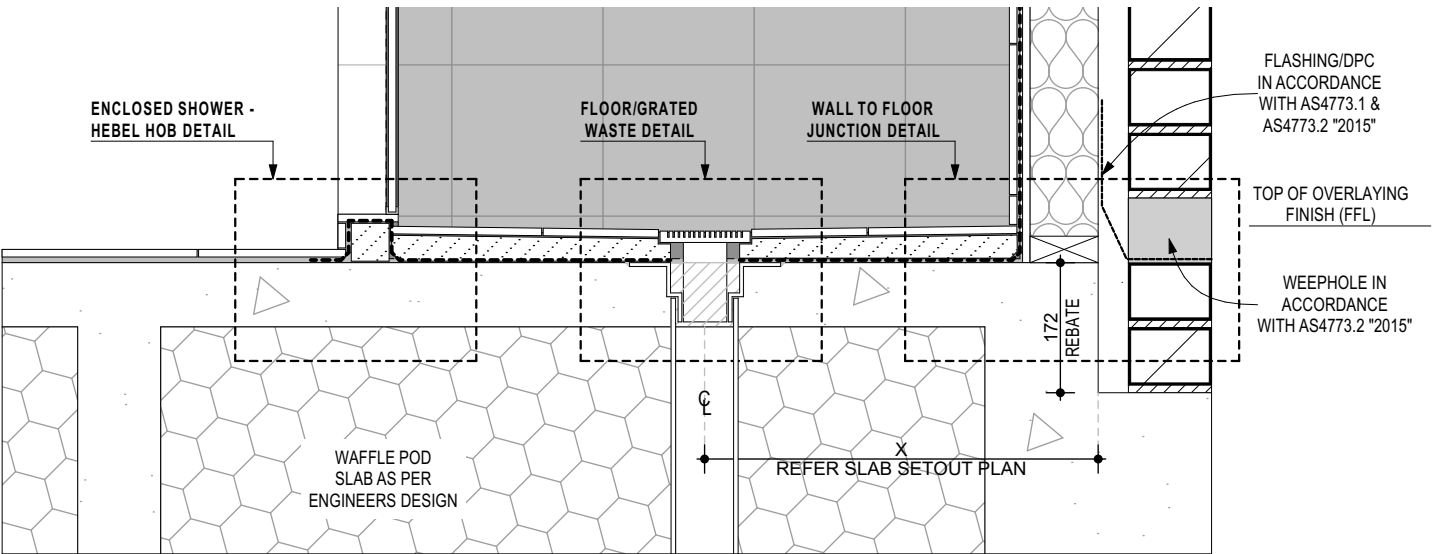


INSERT BATH HOB INT. CORNER DETAIL

1:5



**A VISUAL INSPECTION OF WATERPROOFING MEMBRANE IS TO BE CONDUCTED PRIOR TO INSTALLATION OF ANY OVERLAYING FINISH**



## ENCLOSED HEBEL SHOWER HOB DETAIL (SECTION)

1:10



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.....
OWNER(1)          DATE
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OWNER(2)	DATE
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.....  
 BUILDER DATE

HOUSE NAME  
AMELIA 21 -  
CLASSIC SPECIAL

ELEVATION	CAT 2 CONTEMPORARY
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DRAWING NAME  
WATERPROOFING DETAILS 2

SHEET No.

**D6 OF D10**

REVISION No. **0**

OB No.  
**01981V**

## VARIATIONS

Rev:	Variation:	Date Dm:	By
H	DA REJECTION 2	08/04/2025	DC
I	ENGINEERING	11/04/2025	C0
J	PSI, PIC CHECK	14/04/2025	DT
K	SITECOSTS	15/04/2025	DT
L	REVISED SITE CUT	16/04/2025	F8
M	REVISED ENGINEERING	28/04/2025	F8
N	SCHEDULING QUERIES	20/06/2025	PE
O	PLANNING RFI	30/06/2025	DT

CLIENT:
---------

V. EIZADFAR & S. EIZADFAR  
LOT 232 (No.8) KOOKABURRA RISE,  
PAKENHAM VICTORIA 3810

Drawn By  
ZD

Date Drawn.  
CONCEPT C  
18/02/2025

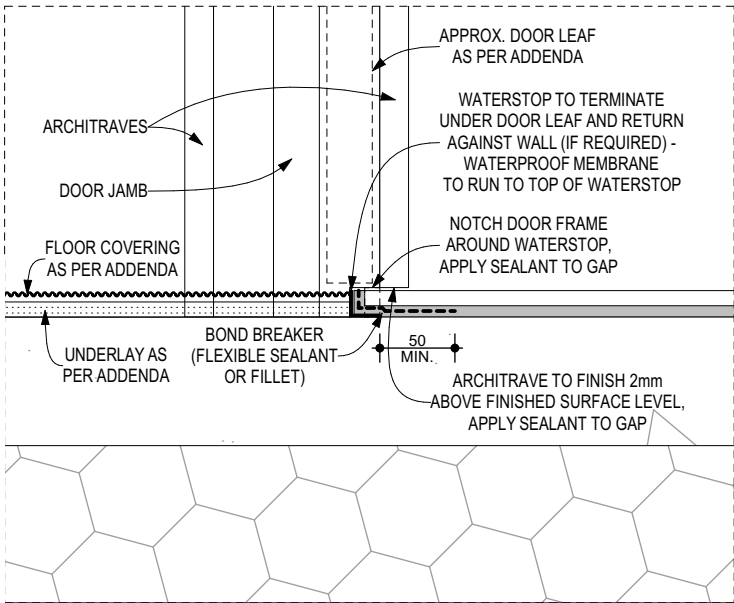
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1:5, 1:10

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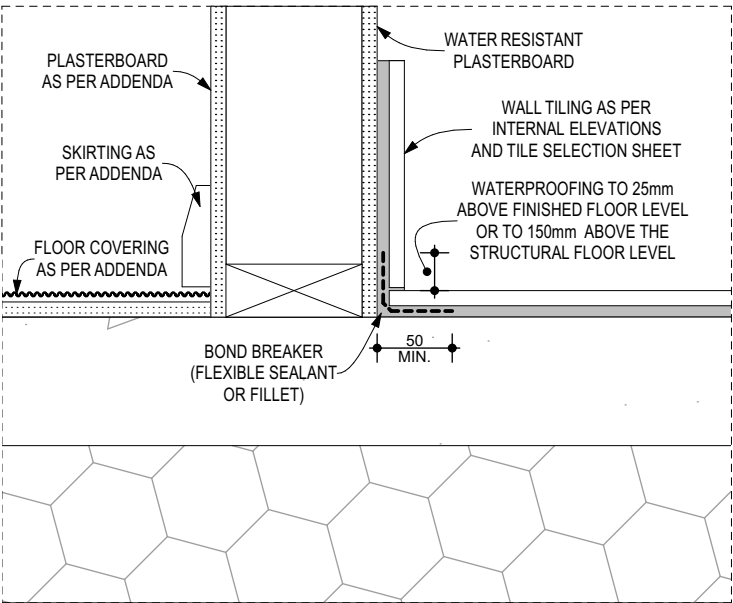
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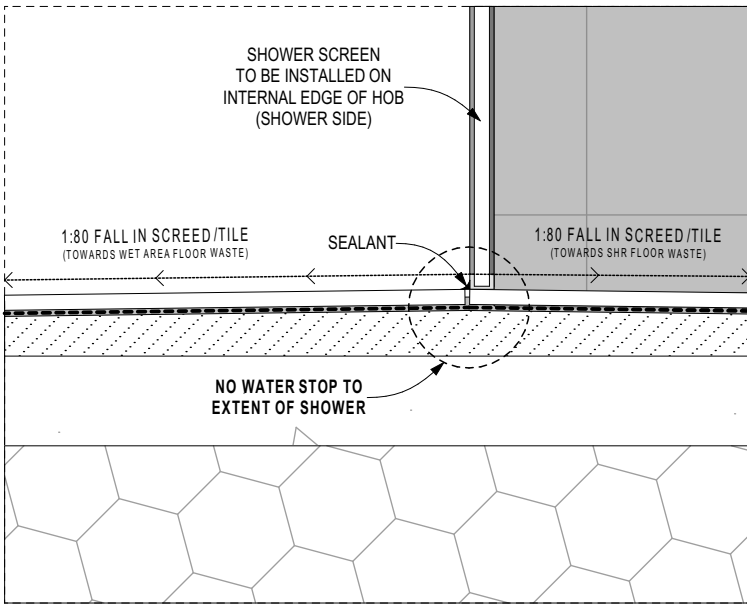
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**WATERSTOP - WET AREA HINGED DOOR**  
1:5



**VAN. HOB/WALL TO FLOOR JUNCTION**  
1:5



**UNENCLOSED STEP FREE SHR - NO WATERSTOP DETAIL**  
1:5



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OWNER(2) DATE

BUILDER DATE

HOUSE NAME  
**AMELIA 21 - CLASSIC SPECIAL**

ELEVATION  
**CAT 2 CONTEMPORARY**

DRAWING NAME  
**WATERPROOFING DETAILS 3**

SHEET No.  
**D7 OF D10**

REVISION No.  
**0**

JOB No.  
**01981V**

VARIATIONS			
Rev.	Variation:	Date Dm:	By:
H	DA REJECTION 2	08/04/2025	DT
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L	REVISED SITE CUT	16/04/2025	FS
M	REVISED ENGINEERING	28/04/2025	FS
N	SCHEDULING QUERIES	24/06/2025	PB
O	PLANNING RFI	30/06/2025	DT

CLIENT: <b>V. EIZADFAR &amp; S. EIZADFAR</b> <b>LOT 232 (No.8) KOOKABURRA RISE,</b> <b>PAKENHAM VICTORIA 3810</b>			
Drawn By <b>ZD</b>	Date Drawn <b>CONCEPT C</b> <b>18/02/2025</b>	Scale. <b>1:5</b>	Checked.

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Location of noggings for shower walls

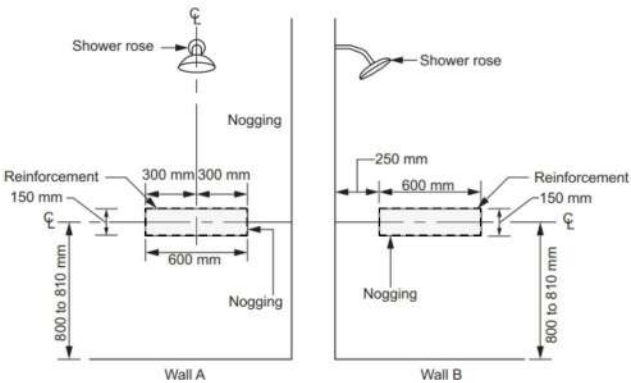
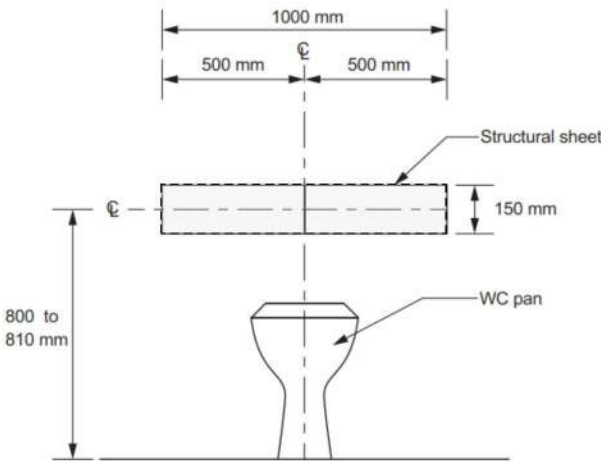


Figure Notes  
Taps, bath niches, soap holders and the like may be located within the positions designated for wall reinforcing.

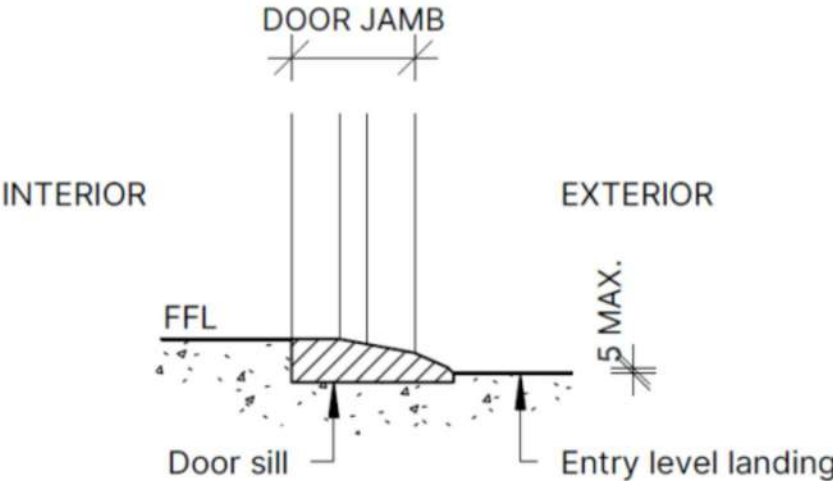
**FURTHER EXEMPTIONS:**  
**REINFORCING NEED ONLY BE PROVIDED ACROSS THE AVAILABLE WIDTH OF THE WALL WHERE A WALL;**  
- IS NARROWER THAN THE WIDTH OF THE AREA REQUIRED TO BE PROVIDED WITH REINFORCING; OR  
- TERMINATES AT A WINDOW SILL LOWER THAN THE HEIGHT OR THE AREA REQUIRED TO BE PROVIDED WITH REINFORCING.

**PLYBOARD OR SIMILAR BRACING EXTENT -  
STEP FREE SHOWER FUTURE GRAB RAILS DETAIL**  
NTS


Location of noggings for a wall behind a toilet pan



**PLYBOARD OR SIMILAR BRACING EXTENT -  
REAR OF TOILET FUTURE GRAB RAILS DETAIL**  
NTS



**THRESHOLD SILL 5mm ABOVE  
ENTRY LEVEL & LANDING DETAIL**  
NTS



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DATE

OWNER(2)

DATE

BUILDER

DATE

HOUSE NAME  
AMELIA 21 - CLASSIC SPECIAL

ELEVATION  
CAT 2 CONTEMPORARY

VARIATIONS

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I	ENGINEERING	11/04/2025	
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M	REVISED ENGINEERING	28/04/2025	FS
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O	PLANNING RFI	30/06/2025	DT

CLIENT:

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PAKENHAM VICTORIA 3810

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18/02/2025

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LIVABLE HOUSING DETAILS

SHEET No.  
D9 OF D10

REVISION No.  
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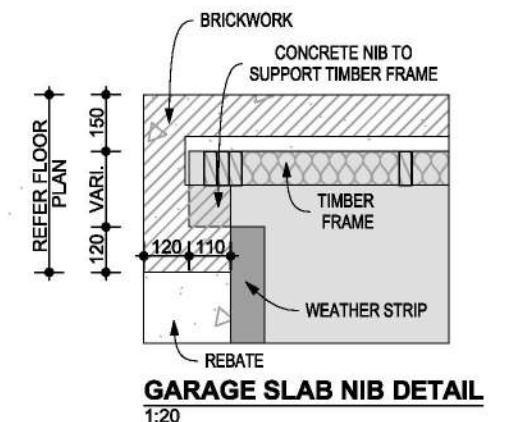
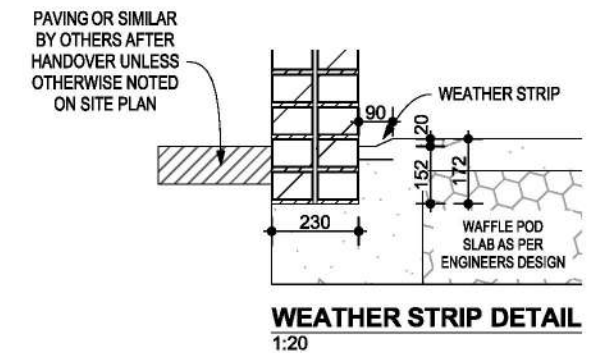
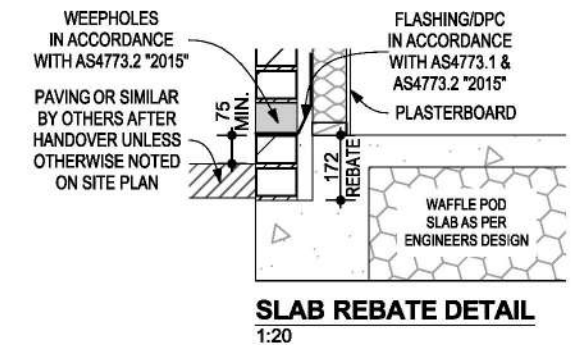
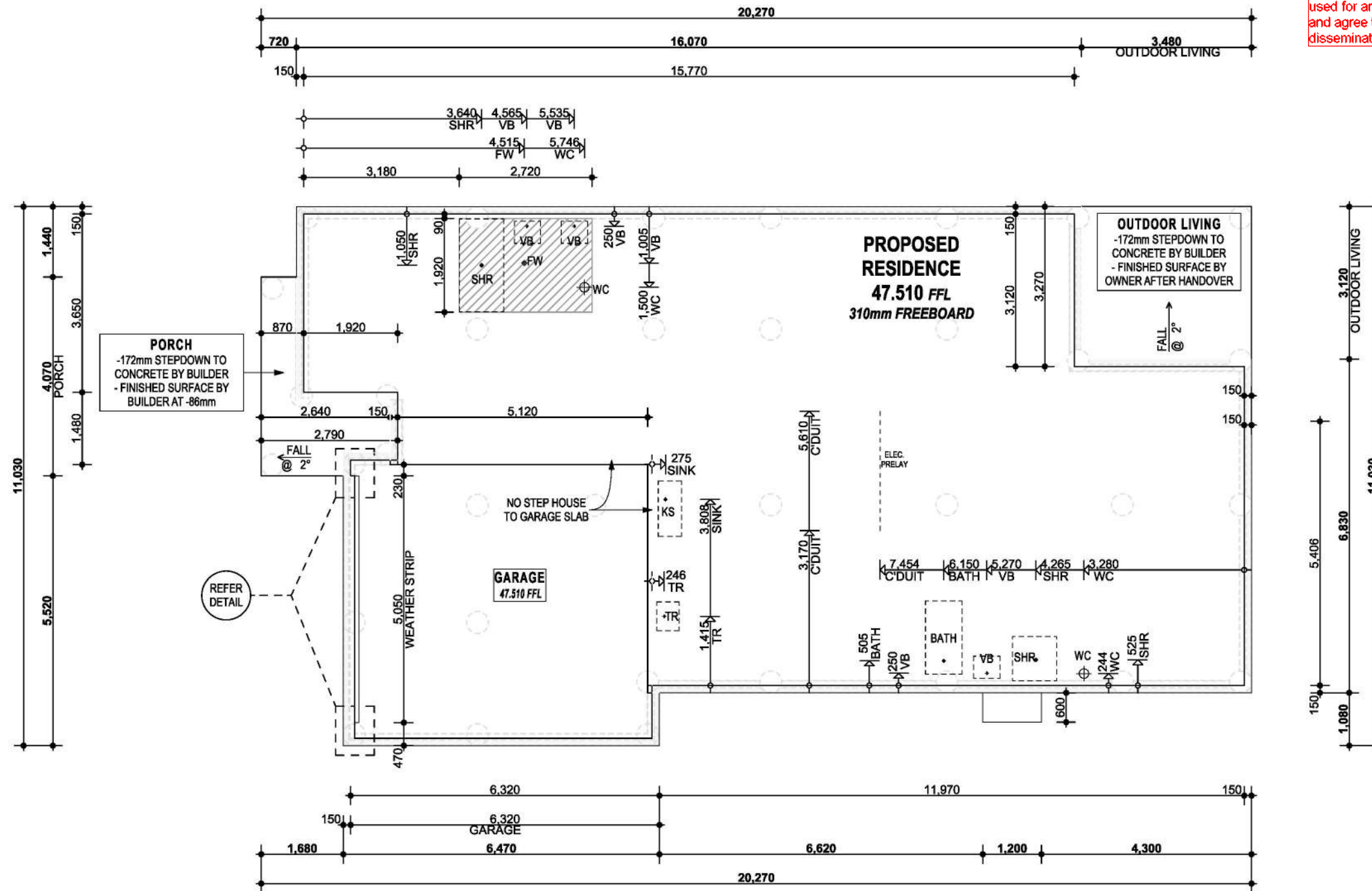
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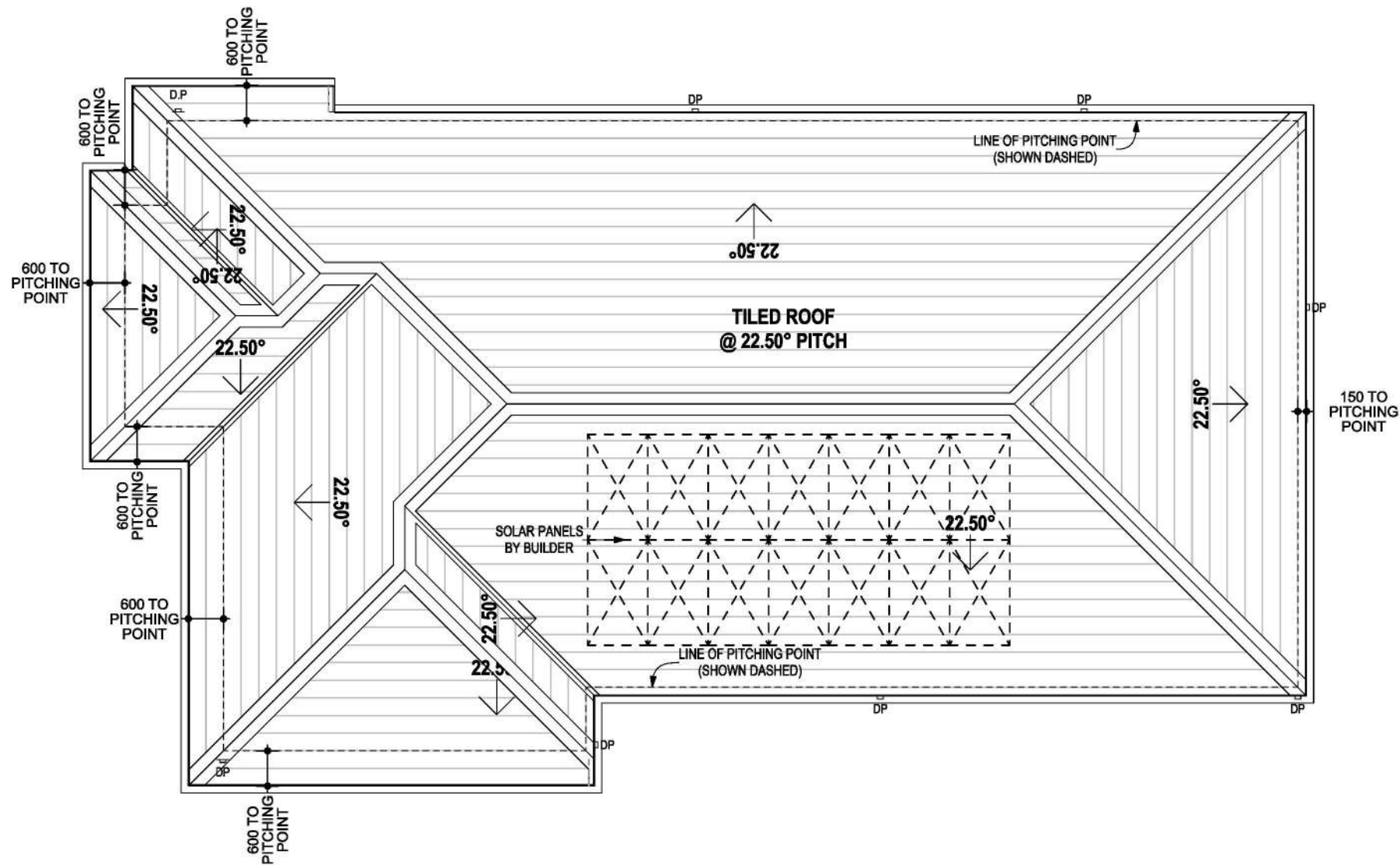
HATCH DENOTES STEP DOWN IN STRUCTURAL SLAB  
AS FLOOR WASTE IS PROVIDED  
CREATE MIN. 1:80 FALL TO FLOOR WASTE DEPTH  
OF STEP DOWN TO BE CONFIRMED BY STRUCTURAL ENGINEER

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									<p>Drawn By ZD</p> <p>Date Drawn CONCEPT C 18/02/2025</p> <p>Scale. 1:100, 1:20</p> <p>Checked.</p>			
									<p>PRINTED : 3/07/2025   DATE SAVED : 3/07/2025 2:59 PM   BY : Dean.Tamvakis   TO: V:\Client Docs\01900V\01981V - EIZADFAR - Lot 232 Kookaburra Rise, PAKENHAM\Drawing\01981V - EIZADFAR.dwg</p>			

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HOUSE NAME  
AMELIA 21 -  
CLASSIC SPECIAL

ELEVATION  
CAT 2 CONTEMPORARY

DRAWING NAME  
ROOF PLAN

SHEET No.  
D11 OF D10

REVISION No.  
0

JOB No.  
01981V

VARIATIONS

Rev.	Variation:	Date Dm:	By:
H	DA REJECTION 2	08/04/2025	DT
I	ENGINEERING	11/04/2025	CO
J	PSI, PIC CHECK	14/04/2025	DT
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O	PLANNING RFI	30/08/2025	DT

LOT 232 (No.8) KOOKABURRA RISE,  
PAKENHAM VICTORIA 3810

Drawn By  
ZD

Date Drawn  
CONCEPT C  
18/02/2025

Scale  
1:100

Checked.

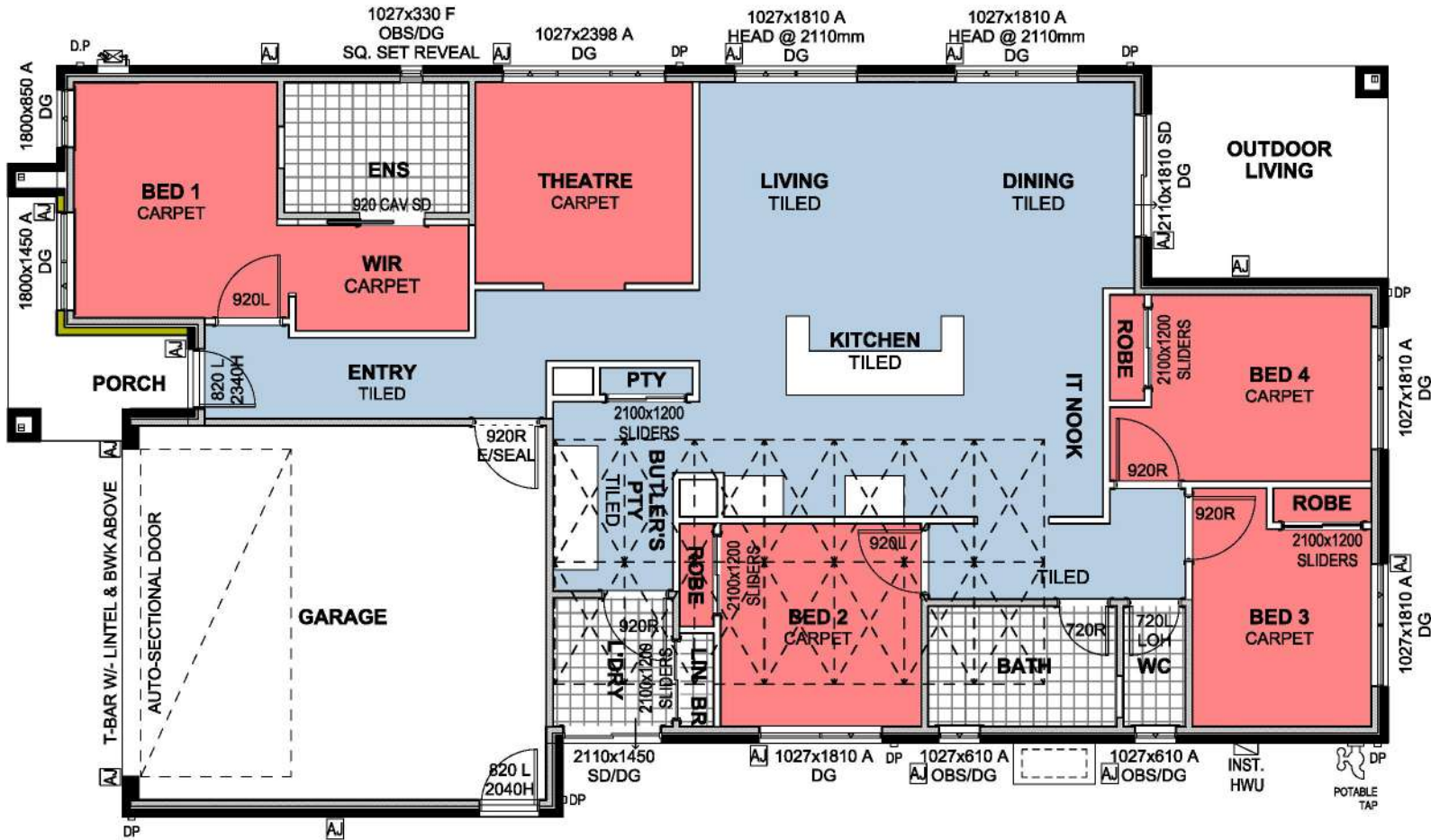
PRINTED : 3/07/2025 | DATE SAVED : 3/07/2025 2:59 PM | BY : Dean.Tamvakis | TO: V:\Client Docs\01900V\01981V - EIZADFAR - Lot 232 Kookaburra Rise, PAKENHAM\Drafting\01981V - EIZADFAR.dwg




CARPET AREA	52.82
MAIN FLOOR COVERING AREA	54.42

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NOTE: ALL FLOOR COVERINGS PROVIDED AND INSTALLED BY BUILDER, AS PER ADDENDA





Level 1, 605-609 Doncaster Rd, Doncaster, VIC 3108  
PHONE: (03) 9134 9555 WEB: www.homegroup.com.au

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THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT

OWNER(1) DATE

OWNER(2) DATE

BUILDER DATE

HOUSE NAME  
AMELIA 21 - CLASSIC SPECIAL

VARIATIONS

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ELEVATION  
CAT 2 CONTEMPORARY

CLIENT:

LOT 232 (No.8) KOOKABURRA RISE,  
PAKENHAM VICTORIA 3810

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DRAWING NAME  
FLOOR COVERING


SHEET No.  
D12 OF D10

REVISION No.  
0

JOB No.  
01981V





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<b>SITE INFORMATION</b>		
<b>CLASSIFICATION</b>		<b>P,(M)</b>
<b>% ALLOWED</b>		60%
<b>SITE AREA</b>		392.00m <sup>2</sup>
<b>SITE COVERAGE AREA</b>		200.18m <sup>2</sup>
<b>SITE COVERAGE =51.1%</b>		

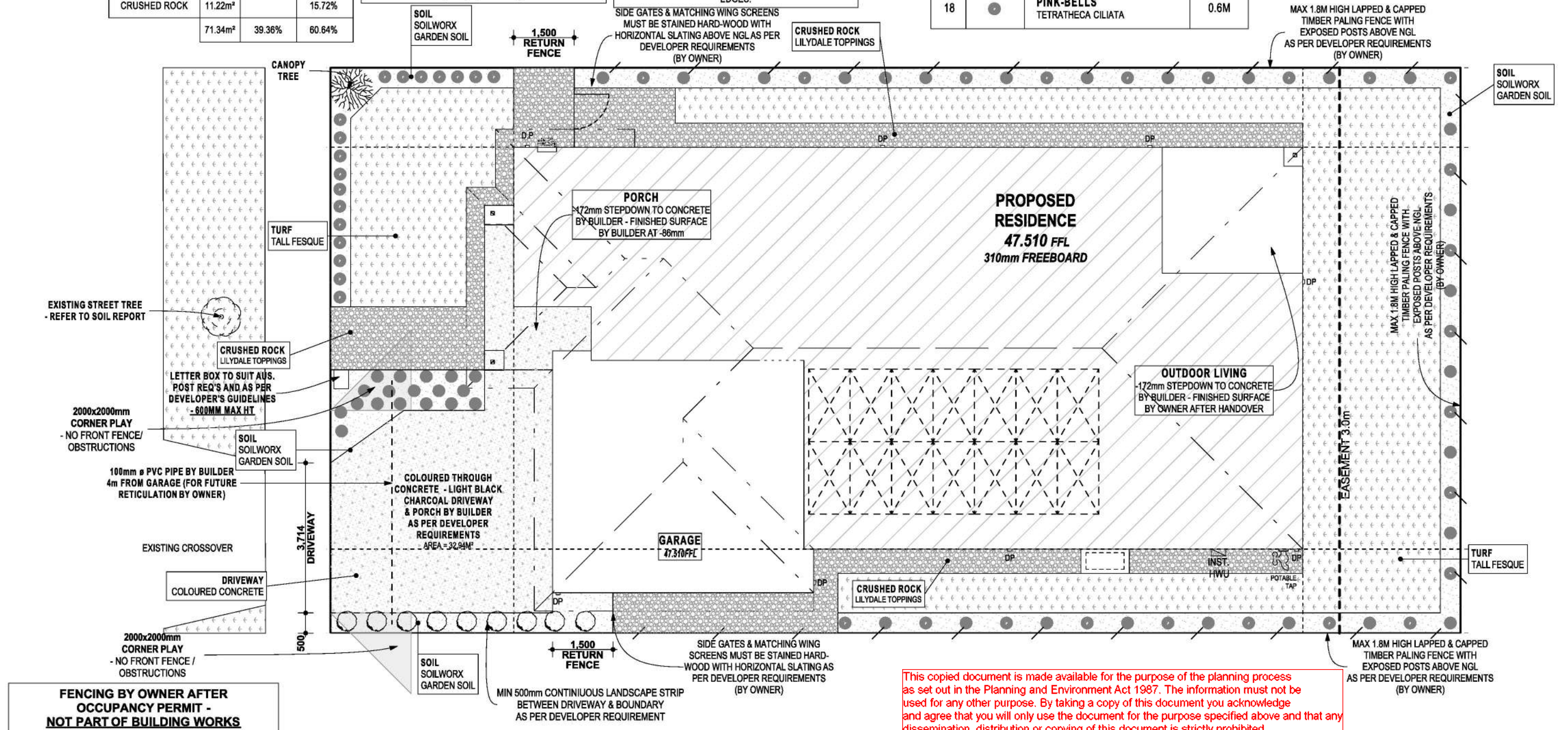
SURFACES (REAR)	M²	IMPERVIOUS %	PERVIOUS %
TURF	69.15m²		57.74%
SOIL	25.20m²		21.04%
CONCRETE	00.00m²	00.00%	
CRUSHED ROCK	25.42m²		21.22%
	119.76m²	00.00%	100.00%


SURFACES (FRONT)	M²	IMPERVIOUS %	PERVIOUS %
TURF	17.50m²		24.53%
SOIL	14.54m²		20.38%
CONCRETE	28.08m²	39.36%	
CRUSHED ROCK	11.22m²		15.72%
	71.34m²	39.36%	60.64%

LEGEND		LANDSCAPE MATERIAL
	TALL FESQUE	TURF TALL FESQUE
	SOIL	SOIL SOILWORX GARDEN SOIL
	CRUSHED ROCK	CRUSHED ROCK LILYDALE TOPPING
	CONCRETE	DRIVEWAY COLOURED CONCRETE - LIGHT BLACK

PLANTING LEGEND (FRONT)			
QTY	SYMBOL	SPECIES	MAX. HT. @ MATURIT
1		<b>LIGHTWOOD, HICKORY WATTLE</b> ACACIA IMPLEXA	7.0M
9		<b>HEATH WATTLE</b> ACACIA BROWNII	2.0M
QTY	SYMBOL	SPECIES	MAX. HT. @ MATURIT
18		<b>BROOM SPURGE</b> AMPEREA XIPHOCLADA	0.5M
18		<b>PINK-BELLS</b> TETRATHECA CILIATA	0.6M

PLANTING LEGEND (REAR)			
QTY	SYMBOL	SPECIES	MAX. HT. @ MATURITY
25		<b>BROOM SPURGE</b> AMPEREA XIPHOCCLADA	0.5M
25		<b>PINK-BELLS</b> TETRATHECA CILIATA	0.6M



 <p>Level 1, 605-609 Doncaster Rd, Doncaster, VIC 3108 PHONE: (03) 9134 9555 WEB: <a href="http://www.homegroup.com.au">www.homegroup.com.au</a></p>	<p>Home Group Victoria P/L reserves the right to vary dimensions and materials from those on display Please check plans, Specification and Addenda carefully. All dimensions to take preference over scaling</p> <p>© Home Group Victoria Pty Ltd This work shall remain the sole property of Home Group Victoria Pty Ltd and may not be given, lent, resold or otherwise disposed, copied or reproduced without Home Group Victoria Pty Ltd's express written consent.</p>	<p>THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT</p> <p>OWNER(1) DATE</p> <p>OWNER(2) DATE</p> <p>BUILDER DATE</p>	<p>HOUSE NAME <b>AMELIA 21 - CLASSIC SPECIAL</b></p>	<p>ELEVATION <b>CAT 2 CONTEMPORARY</b></p>	<p>DRAWING NAME <b>LANDSCAPING PLAN</b></p>	<p>SHEET No. <b>D1 OF D10</b></p>	<p>REVISION No. <b>0</b></p>	<p>JOB No. <b>01981V</b></p>	<p><b>LOT 232 (No.8) KOOKABURRA RISE, PAKENHAM VICTORIA 3810</b></p>																																					
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