
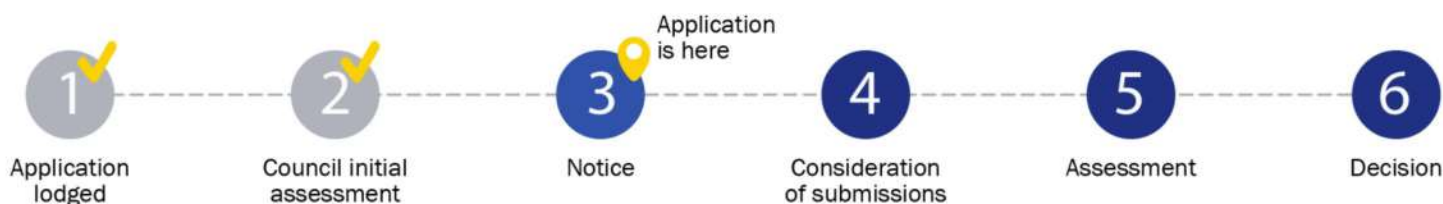


Notice of Application for a Planning Permit

The land affected by the application is located at:	L112 PS848743 V12580 F402 9 Scenic 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
APPLICATION DETAILS	
The applicant for the permit is:	[REDACTED]
Application number:	T250392
<p>You may look at the application and any documents that support the application at the office of the Responsible Authority:</p> <p>Cardinia Shire Council, 20 Siding Avenue, Officer 3809.</p> <p>This can be done during office hours and is free of charge.</p> <p>Documents can also be viewed on Council's website at cardinia.vic.gov.au/advertisedplans or by scanning the QR code.</p>	
	
HOW CAN I MAKE A SUBMISSION?	
This application has not been decided. You can still make a submission before a decision has been made. The Responsible Authority will not decide on the application before:	
03 October 2025	
WHAT ARE MY OPTIONS? Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority. If you object, the Responsible Authority will notify you of the decision when it is issued.	<p>An objection must:</p> <ul style="list-style-type: none">• be made to the Responsible Authority in writing;• include the reasons for the objection; and• state how the objector would be affected. <p>The Responsible Authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.</p>



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ePlanning

Application Summary

Portal Reference A32528LV

Basic Information

Proposed Use	Construction of new dwelling with Garage
Current Use	vacant
Cost of Works	\$320,000
Site Address	9 Scenic 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

Type	Name	Address	Contact Details
------	------	---------	-----------------

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

Documents Uploaded

Date	Type	Filename
01-07-2025	Site plans	Architectural Drawings_stamped.pdf



Civic Centre
20 Siding Avenue, Officer, Victoria

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

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

Email: mail@cardinia.vic.gov.au

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

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



Civic Centre
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After Hours: 1300 787 624
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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.:	T250392 PA
Address of the Land:	9 Scenic Rise Pakenham VIC 3810

APPLICANT DETAILS

Name:	
Organisation:	
Address:	
Phone:	
Email:	

AMENDMENT TYPE

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

AMENDMENT DETAILS

What is being amended? (select all that apply)		
What is being applied for <input checked="" type="checkbox"/>	Plans / other documents <input type="checkbox"/>	Applicant / owner details <input type="checkbox"/>
Land affected <input type="checkbox"/>	Other <input type="checkbox"/>	
Describe the changes. If you need more space, please attach a separate page.		
Construction of a dwelling and a fence		

Specify the estimated cost of any development for which the permit is required:		
Not applicable <input type="checkbox"/>	Unchanged <input type="checkbox"/>	New amount \$ 350000

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:	13/09/2025

LODGEMENT

<p>Please submit this form, including all amended plans/documents, to mail@cardinia.vic.gov.au</p> <p>You can also make amendments to your application via the Cardinia ePlanning Portal at https://eplanning.cardinia.vic.gov.au/</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>
--

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

Page 1 of 1

VOLUME 12580 FOLIO 402

Security no : 124127617147N

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LAND DESCRIPTION

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Lot 112 on Plan of Subdivision 848743W.
PARENT TITLE Volume 12330 Folio 801
Created by instrument PS848743W 31/10/2024

REGISTERED PROPRIETOR

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AY596729L 14/11/2024
COMMONWEALTH BANK OF AUSTRALIA

COVENANT PS848743W 31/10/2024

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

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

DIAGRAM LOCATION

SEE PS848743W FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 9 SCENIC RISE PAKENHAM VIC 3810

ADMINISTRATIVE NOTICES

NIL

eCT Control 15940N COMMONWEALTH BANK OF AUSTRALIA
Effective from 14/11/2024

DOCUMENT END

Imaged Document Cover Sheet

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

Document Type	Plan
Document Identification	PS848743W
Number of Pages (excluding this cover sheet)	4
Document Assembled	29/08/2025 14:28

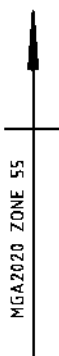
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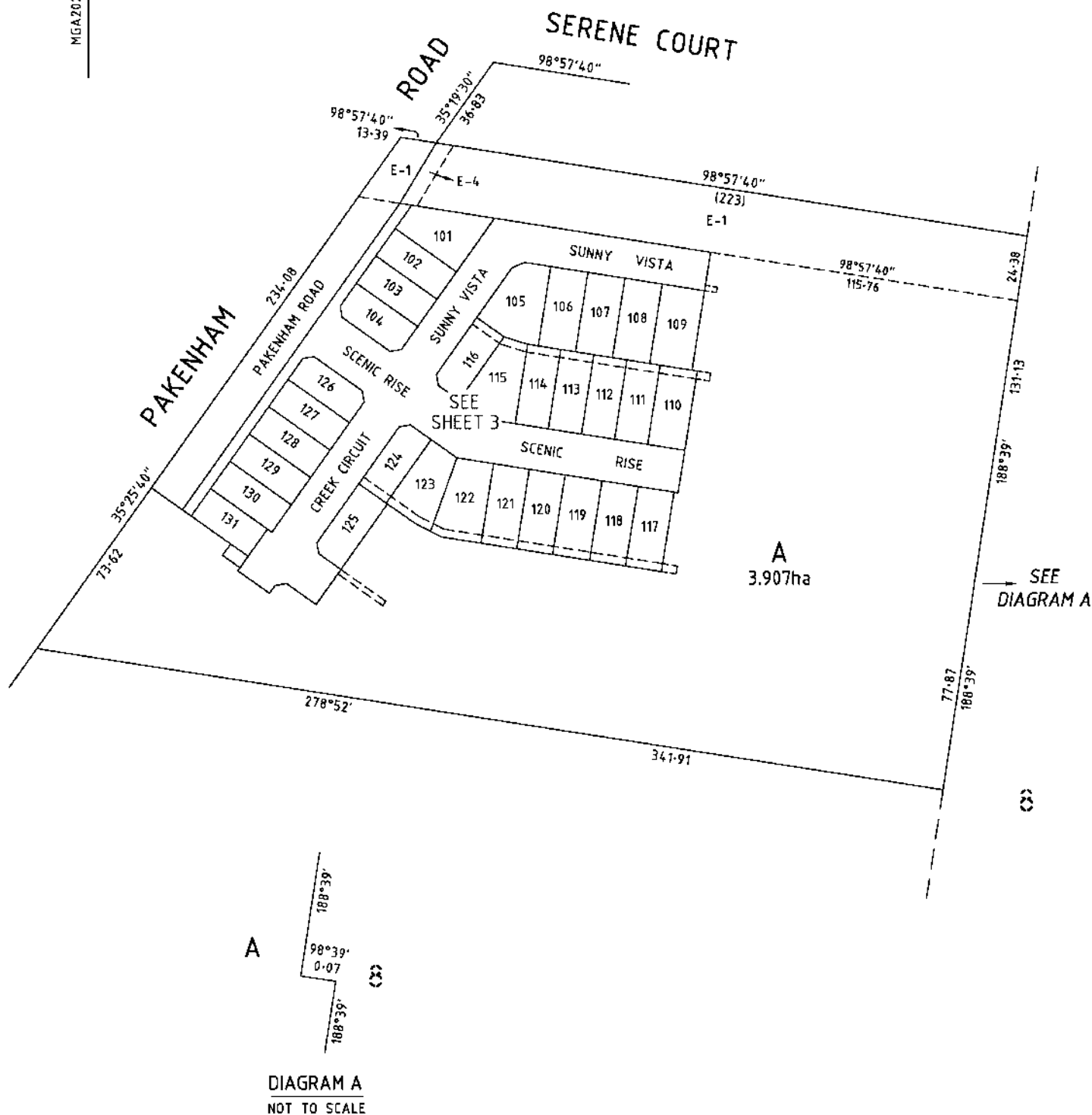
The document is invalid if this cover sheet is removed or altered.

PLAN OF SUBDIVISION			EDITION 1	PS848743W	
LOCATION OF LAND			Council Name: Cardinia Shire Council		
PARISH: NAR NAR GOON			<div>This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. This information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.</div> <div>Council Reference Number: S2-01186 Planning Permit No: T160690 SPEAR Reference Number: S182115M Certification This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6 of the Subdivision Act 1988: 21/04/2023 Public Open Space A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has been made and the requirement has not been satisfied at Certification Digitally signed by: Fiona Shadforth for Cardinia Shire Council on 30/05/2024 Statement of Compliance issued: 28/10/2024 Public Open Space A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has been made and the requirement has been satisfied at Statement of Compliance</div>		
TOWNSHIP: PAKENHAM					
SECTION: —					
CROWN ALLOTMENT: 32(PT) & 33(PT)					
TITLE REFERENCE: VOL. 12230 FOL. 801					
LAST PLAN REFERENCE: LP6710 (LOT 3)					
POSTAL ADDRESS: (at time of subdivision) 110 PAKENHAM ROAD PAKENHAM 3810					
MGA CO-ORDINATES: (of approx centre of land in plan) E: 366 250 ZONE: 55 N: 5 786 580 GDA 2020					
VESTING OF ROADS AND/OR RESERVES			NOTATIONS		
IDENTIFIER		COUNCIL/BODY/PERSON			
ROAD R1 ROAD R2 RESERVE No.1		CARDINIA SHIRE COUNCIL HEAD TRANSPORT FOR VICTORIA AUSNET ELECTRICITY SERVICES PTY LTD			
NOTATIONS			LOTS 1 TO 100 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. LOTS IN THIS PLAN MAY BE AFFECTED BY ONE OR MORE RESTRICTIONS. FOR DETAILS OF RESTRICTIONS INCLUDING BURDENED LOTS & BENEFITING LOTS, SEE CREATION OF RESTRICTIONS ON SHEET 4. WARNING: The restrictive covenant(s)/restriction(s) in this plan may have been varied or removed. For current information, please refer to the relevant folio(s) of the Register, noting section 88(3) of the Transfer of Land Act 1958		
DEPTH LIMITATION: DOES NOT APPLY					
This is a SPEAR plan. STAGING: This is not a staged subdivision. Planning Permit No. T160690 SURVEY: This plan is based on survey. This survey has been connected to permanent marks No(s). 89, 199, 213, 285, 286, 287, 295, 319, 320, 354, 355, 363, 674, 675					
Estate: The Rise - Pakenham Phase No.: 01 No. of Lots: 31 + Lot A PHASE AREA: 2.142ha					
EASEMENT INFORMATION					
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)					
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of	
E-1, E-4 E-2 E-2, E-3 E-4	PIPELINE DRAINAGE SEWERAGE SUPPLY OF WATER (THROUGH UNDERGROUND PIPES)	24.38 3 SEE DIAG. 6	INST. D613929 THIS PLAN THIS PLAN THIS PLAN	VICTORIA PIPELINES COMMISSION CARDINIA SHIRE COUNCIL SOUTH EAST WATER CORPORATION SOUTH EAST WATER CORPORATION	
 Beveridge Williams development & environment consultants Melbourne ph : 03 9524 8888 www.beveridgewilliams.com.au		SURVEYORS FILE REF: 2000490/01 2000490-01-PS-V11.DWG Digitally signed by: ADRIAN JAMES FREEMAN, Licensed Surveyor, Surveyor's Plan Version (11), 24/05/2024, SPEAR Ref: S182115M		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 4
		Land Use Victoria Plan Registered 02:18 PM 31/10/2024 Assistant Registrar of Titles			

PS848743W



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Beveridge Williams
development & environment consultants

Melbourne ph : 03 9524 8888

www.beveridgewilliams.com.au

SURVEYORS REF
2000490/01

SCALE
1 : 1500

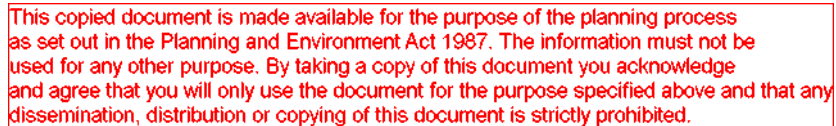
15 0 15 30 45 60
LENGTHS ARE IN METRES

ORIGINAL SHEET
SIZE: A3

SHEET 2

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

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



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

SUBDIVISION ACT 1988

CREATION OF RESTRICTION 'A'

PS848743W

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

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LAND TO BENEFIT & TO BE BURDENED:

BURDENED LAND: LOTS 101 TO 131 (BOTH INCLUSIVE)

BENEFITING LAND: LOTS 101 TO 131 (BOTH INCLUSIVE)

DESCRIPTION OF RESTRICTION:

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

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

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

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

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

VARIATION:

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

EXPIRY:

THIS RESTRICTION CEASES TO HAVE EFFECT FOLLOWING AFTER EITHER;

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

CREATION OF RESTRICTION 'B'

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

LAND TO BENEFIT & TO BE BURDENED:

BURDENED LAND: LOTS 101 TO 131 (BOTH INCLUSIVE)

BENEFITING LAND: LOTS 101 TO 131 (BOTH INCLUSIVE)

DESCRIPTION OF RESTRICTION:

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

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

EXPIRY:

THIS RESTRICTION CEASES TO HAVE EFFECT FOLLOWING AFTER EITHER;

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



Beveridge Williams
development & environment consultants

Melbourne ph : 03 9524 8888

www.beveridgewilliams.com.au

SURVEYORS REF
2000490/01

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

ORIGINAL SHEET
SIZE: A3

SHEET 4

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



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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 29/08/2025 02:28:17 PM

Status	Registered	Dealing Number	AY596728N
Date and Time Lodged	14/11/2024 04:12:06 PM		

Lodger Details

Lodger Code	15940N
Name	COMMONWEALTH BANK OF AUSTRALIA
Address	
Lodger Box	
Phone	
Email	
Reference	

TRANSFER

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

Privacy Collection Statement

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

Land Title Reference

12580/402

Transferor(s)

Name	BNG (PAKENHAM) PTY LTD
ACN	640125686

Estate and/or Interest being transferred

Fee Simple

Consideration

\$AUD 365000.00

Transferee(s)

Tenancy (inc. share)	Joint Tenants
Given Name(s)	MANJEET KAUR
Family Name	SAINI
Address	
Street Number	29
Street Name	TROUPS CREEK
Street Type	PROMENADE



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Electronic Instrument Statement

Locality NARRE WARREN
State VIC
Postcode 3805

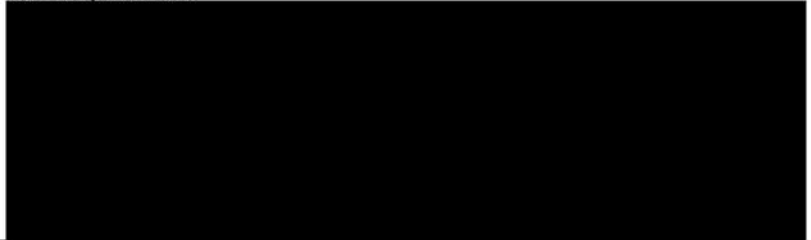


Duty Transaction ID
6130584

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

Execution

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



Execution

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

Executed on behalf of	MANJEET KAUR SAINI PARDAMAN SINGH
Signer Name	GURSIMRAN SINGH
Signer Organisation	SONIEZ CONVEYANCING
Signer Role	LICENSED CONVEYANCER
Execution Date	14 NOVEMBER 2024

File Notes:



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

NIL

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

Statement End.

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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 29/08/2025 02:28:17 PM

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

Lodger Details

Lodger Code
Name
Address
Lodger Box
Phone
Email
Reference

Cardinia (12330/801)

APPLICATION TO RECORD AN INSTRUMENT

Jurisdiction VICTORIA

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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

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

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

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Deed of Agreement

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Date 06/10/2023

Parties

Cardinia Shire Council

of 20 Siding Avenue, Officer 3809

(Council)

BNG (PAKENHAM) PTY LTD (ACN 640125686)

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

(Owner)

Recitals

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

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

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

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

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

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

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

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

1. Definitions and interpretation clauses

1.1 Definitions

In this deed the following definitions apply:

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

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

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

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

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

1.2 Interpretation

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

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

2. Owner's obligations

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

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

2.2 Maintenance of the Plantation Reserve

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

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

2.3 Fencing within the Plantation Reserve

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

2.4 Building Design Guidelines

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

3. Further obligations

3.1 Notice and registration

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

3.2 Giving effect to this Agreement

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

3.3 Recording by Registrar of Titles

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

3.4 Council's costs to be paid

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

3.5 Mortgagee to be Bound

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

3.6 Covenants run with the Subject Land

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

4. Agreement under Section 173 of the Act

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

5. Owner's warranties

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

6. Successors in title

6.1 Successors in title

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

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

7. Notices

7.1 Service

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

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

7.2 Time of service

A notice or other communication is deemed served:

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

8. Miscellaneous

8.1 Commencement of Agreement

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

8.2 Default

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

8.3 Ending of Agreement

This Agreement ends:

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

8.4 Application to Registrar

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

8.5 No fettering of Council's powers

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

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8.6 No waiver

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

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8.7 Severability

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

8.8 Proper law

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

8.9 Counterparts

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

Schedule

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Mortgagee's Consent

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

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:)



Signature of Luke Connell

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



Signature of Director



Full name (print)

Full name (print)

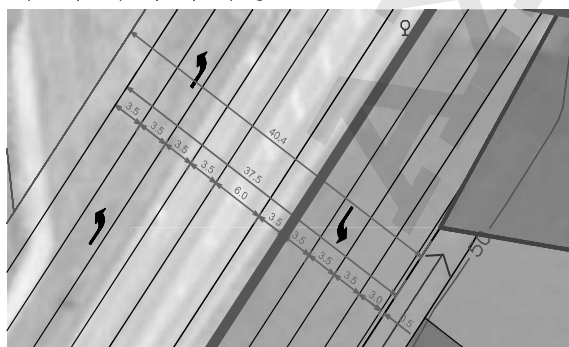
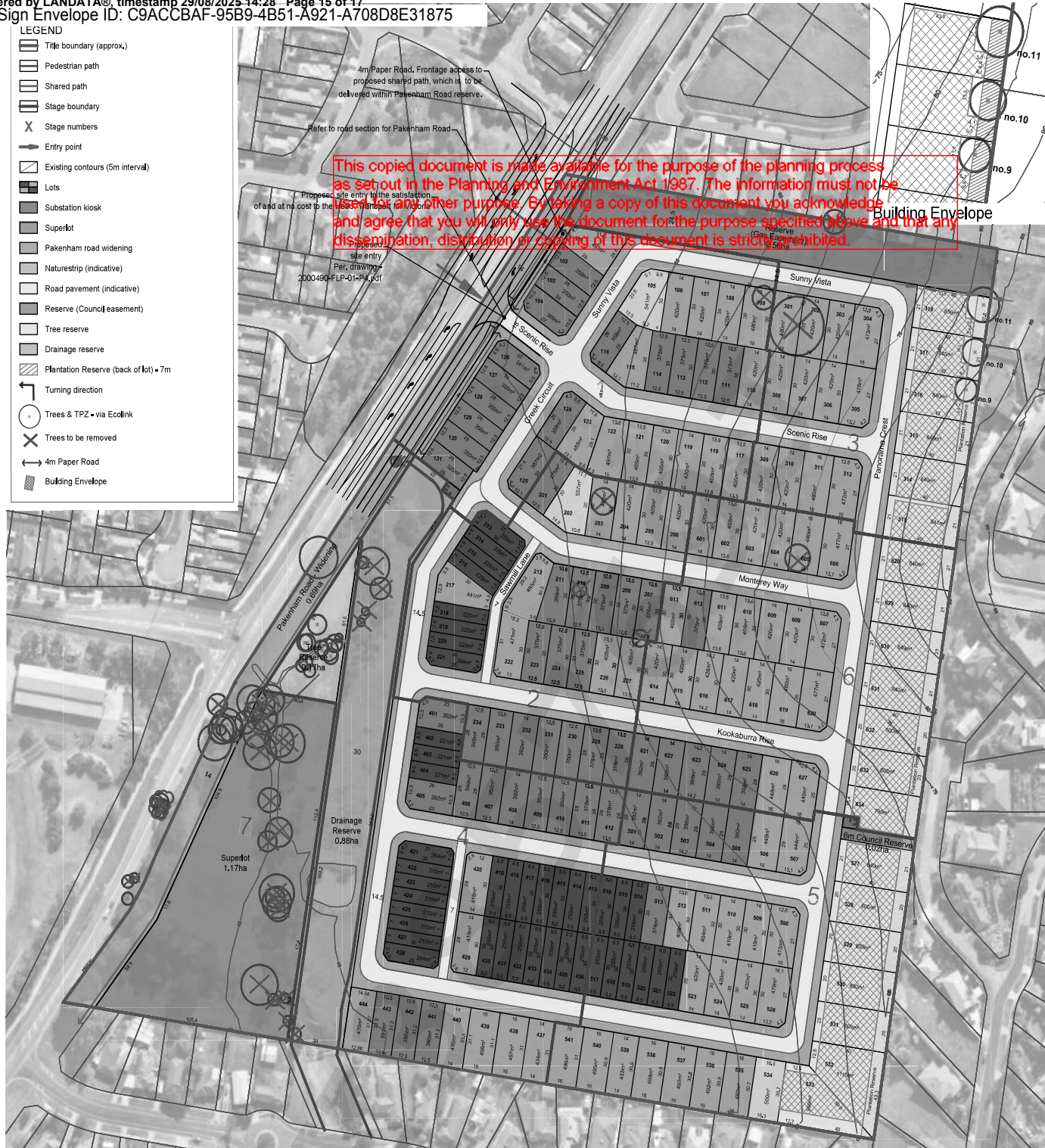
Schedule 1

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Building Envelope Plan

AX385769J

- 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)
- Turning direction
- Trees & TPZ + via Ecology
- 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 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

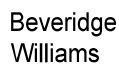
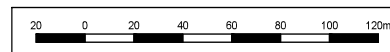
* Stage includes 1 Superlot

Lot Schedule by Area		
Lot Size	Number of Lots	%
0-299m2	42	20.8
300-399m2	56	27.7
400-499m2	81	40.1
500-599m2	3	1.5
600-699m2	0	0.0
700m2+	20	9.9
Total	202	100

* Table does not include superlot

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

* Indicates inclusion in NDA



Subdivision Plan

110 Pakenham Road, Pakenham

BNG Group

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

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

Version No:

Job No: 2000490

Scale (A1): 1:1000
(A3): 1:2000

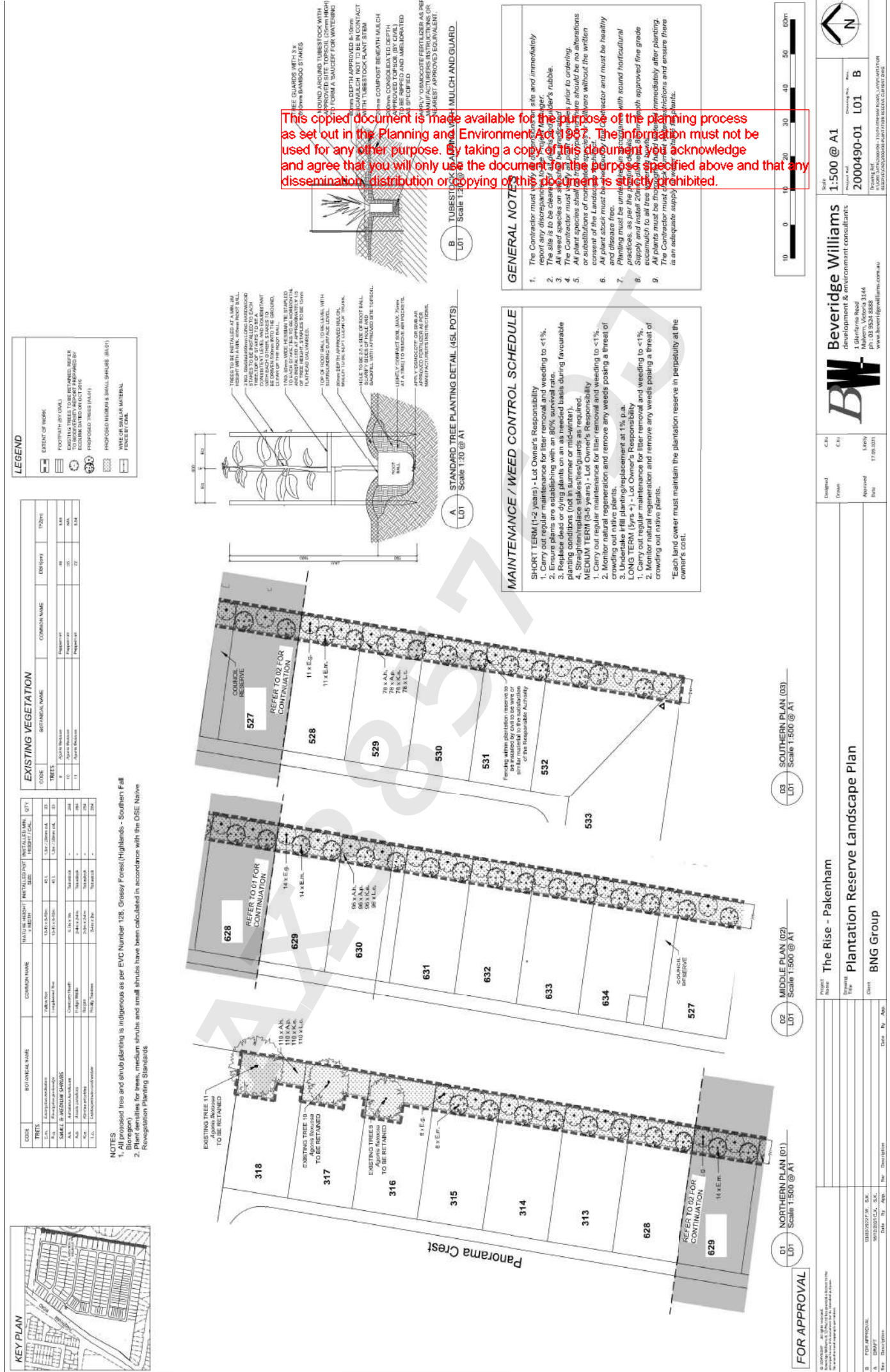


Schedule 2

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Vegetation Plan

AX385769J



PROPOSED RESIDENCE AND GARAGE

LOT 112, 9 SCENIC RISE, PAKENHAM 3810

GENERAL NOTES

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ACCOMPANYING PROJECT AND GENERAL SPECIFICATIONS, ENGINEERS, SOIL REPORT ETC WHERE APPLICABLE. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED AND VERIFIED BY THE OWNER/BUILDER, AND ANY DISCREPANCIES IN THE DOCUMENTS MUST BE RESOLVED BEFORE ORDERING OR COMMENCEMENT OF ANY WORKS.THE DRAWINGS CONTAINED HERE WITHIN ARE TO BE READ & CONFIRMED IN FULL PRIOR TO CONSTRUCTION. NO RESPONSIBILITY SHALL BE TAKEN IF INFORMATION SUPPLIED IS INCORRECT OR INCOMPLETE BEYOND THE COMMENCEMENT OF WORKS. THESE DRAWINGS ARE NOT TO BE SCALED. USE WRITTEN DIMENSIONS ONLY.

SITE CLASSIFICATIONS.

THESE PLANS SHALL BE READ IN CONJUNCTION WITH ANY STRUCTURAL OR CIVIL ENGINEERING COMPUTATIONS AND DRAWINGS.
SOIL CLASSIFICATION, CLASS 'M', REFER SOIL REPORT ST-43646, BY GEO-CORE PTY LTD.

CODES AND REGULATIONS

ALL WORK AND MATERIALS SHALL CONFORM TO CURRENT AUSTRALIAN STANDARDS, AND TO THE BUILDING CODE OF AUSTRALIA.
THE BUILDER SHALL CONFIRM IN ALL RESPECTS TO LOCAL COUNCIL REQUIREMENTS, THE B.C.A AND RELEVANT S.A.A.

STRUCTURAL STEEL

ALL STRUCTURAL STEEL SHALL BE MILD STEEL TO AS3678 AND DESIGNED IN ACCORDANCE WITH AS4100 UNLESS OTHERWISE NOTED ON DRAWINGS. STRUCTURAL STEEL HOLLOW SECTIONS SHALL BE COLD FORMED STEEL, MANUFACTURED TO AS1163 HAVING YIELD STRENGTH OF 350 MPA AND DESIGNED IN ACCORDANCE WITH AS1538. ALL EXPOSED STEELWORK TO BE HOT DIPPED GALVANISED TO S.A.A.

TIMBER AND FRAMING

PERFORMANCE REQUIREMENTS P2.1 IS SATISFIED FOR A TIBER FRAME IF IT IS DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH EITHER AS1684.2 RESIDENTIAL TIMBER FRAMED CONSTRUCTION NON CYCLONIC AREAS OR AS1684.4-RESIDENTIAL TIMBER FRAMED CONSTRUCTION - SIMPLIFIED NON CYCLONIC AREAS.

BRICKWORK

CLAY BRICKS SHALL BE USED IN ACCORDANCE WITH AS 3700 AND SHALL A MINIMUM COMPRESSIVE STRENGTH OF 30 MPA.MORTARS SHALL BE MIXED IN PROPORTIONS OF 1 PART PORTLAND CEMENT, 1 PART HYDRATED LIME OR LIME PUTTY AND 6 PARTS FINE AGGREGATE VOLUME BATCHED. TO ALL BRICK WALLS PROVIDE 3MM STAINLESS STEEL TIES PLACED NOT FURTHER APART THEN 460MM X 610MM CENTRES SLOPING DOWNWARDS TO THE OUTSIDE.
PROVIDE ARTICULATION OR EXPANSION JOINTS AT 6.0M CTRS MAX. AND NOT EXCEEDING 3.0M FROM ANY CORNER, AND AS PER SOIL REPORT RECOMMENDATIONS.

GLAZING

PERFORMANCE REQUIREMENTS P2.1 AND P2.2.2 ARE SATISFIED FOR GLAZING AND WINDOWS IF DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH AS2047 FOR THE GLAZED ASSEMBLIES IN EXTERNAL WALLS LISTED IN NCC 2019-3.6.0(a).
PERFORMANCE REQUIREMENTS P2.1 IS SATISFIED FOR GLAZING IF DESIGNED AND CONSTRUCTED IN ACCORADNCE WITH AS1288 FOR ALL GLAZED ASSEMBLIES OUTSIDE OF STANDARD PRACTICE AND LISTED IN NCC 2019-3.6.0(b).

PERFORMANCE REQUIREMENT P2.1 FOR GLAZING IS SATISFIED PROVIDED THE BUILDING IS LOCATED IN AN AREA WITH A DESIGN WIND SPEED OF NOT MORE THAN N3, GLASS IS A TYPE RECOGNIZED BY AS1288, SAFETY GLAZING IS LEGIBLY MARKED IN ACCORDANCE WITH AS1288, GLAZING USED IN BALUSTRADES COMPLIES WITH AS1288, SAFETY GLAZING IS MADE VISIBLE IN ACCORDANCE WITH NCC 2016-3.6.4.6, THE GLAZING IS NOT FOR ONE OF THE ASSEMBLIES LISTED IN NCC 2016-3.6.1(f) AND THE GLAZING IS FOR ALL ASSEMBLIES OUTSIDE OF STANDARD PRACTICE AND LISTED IN NCC 2019-3.6.1(g).

STAIRS CONSTRUCTION

STAIRWAYS MUST BE DESIGNED IN ACCORDANCE WITH PART 3.9.1 of the NCC 2019 AND THE LOADING FORCES OF STAIRWAYS MUST BE IN ACCORDANCE WITH AS/NZS 1170.1.

EACH STAIRCASE MUST NOT HAVE MORE THAN 18 AND NOT LESS THEN 2 RISERS IN EACH FLIGHT. RISER & GOING DIMENSIONS.
THE FOLLOWING DIMENSIONS ARE COMPLIANT FOR STAIRCASES EXCLUDED SPIRAL STAIRS:
-RISERS (R) 190mm MAXIMUM AND 115 MINIMUM.
-GOING (G) 355mm MAXIMUM AND 240mm MINIMUM.
-2R + 1G = 700mm MAXIMUM AND 550mm MINIMUM.
A 125mm SPHERE MUST NOT BE ABLE TO PASS THROUGH THE TREADS OR BALUSTRADE.
ALL GOINGS AND RISERS THROUGHOUT A STAIRCASE MUST BE CONSISTANT.

WET AREAS

PERFORMANCE REQUIREMENTS P2.4.1 IS SATISFIED FOR WET AREAS IN CLASS 1 AND 10 BUILDINGS IF THEY ARE WATERPROOF OR WATER RESISTANT IN ACCORDANCE WITH AS 3740- WATERPROOFING OF WET AREAS IN RESIDENTIAL BUILDINGS.
PERFORMANCE REQUIREMENT P2.4.1 IS SATISFIED FOR WET AREAS PROVIDED THE WET AREA IS PROTECTED IN ACCORDANCE WITH THE APPROPRIATE REQUIREMENTS OF NCC 2019-3.8.1.3 to 3.8.1.27 AND COMPLIES WITH THE APPROPRIATE DETAILS DESCRIBED IN NCC 2019 Figures 3.8.1.1 to 3.8.1.16.

INSULATION

UNLESS NOTED OTHERWISE, THE FOLLOWING INSULATION IS TO BE PROVIDED FOR THE FOLLOWING TYPES OF FLOOR:
TILED ROOF : REFER TO ENERGY RATING REPORT. EXT.WALLS : REFER TO ENERGY RATING REPORT.
ANY SARKING TYPE MATERIAL MUST HAVE A FLAMMABILITY INDEX OF NOT MORE THAN 5.

SLAB

PERFORMANCE REQUIREMENTS P2.1 & P2.2.3 ARE SATISFIED FOR FOOTING & SLABS IF THEY ARE INSTALLED WITH AS 2870 or AS 2159 FOR PILED FOOTINGS.

A VAPOUR BARRIER MUST BE 0.2mm NOMINAL THICKNESS POLYETHYLENE FILM AND MEDIUM IMPACT RESISTANT DETERMINED FROM CRITERIA SPECIFIED IN CLAUSE 5.3.3.2(c) OF AS 2870 AND BE BRANDED CONTINUOUSLY "AS 2870 CONCRETE UNDERLAY, 0.2mm MEDIUM.
A VAPOUR BARRIER MUST BE INSTALLED SO THAT IT DOES NOT LAP ANY LESS THAN 200mm AT ALL JOINTS, ALL SERVICE PENETRATIONS HAS A TAPE OR SEAL WITH A CLOSE FITTING SLEEVE AROUND IT AND BE FULLY SEALED WHERE PUNCTURED (UNLESS FOR SERVICE PENETRATIONS) WITH ADDITIONAL POLYTHYLENE FILM & TAPE.

THE VAPOUR BARRIER MUST BE PLACED BENEATH THE SLAB SO THAT THE BOTTOM SURFACE OF THE SLAB IS ENTIRELY UNDERLAID AND EXTENDS UNDER THE EDGE BEAMS TO FINISH AT GROUND LEVEL IN ACCORDANCE WITH NCC 2016-Figure 3.2.2.3, ALSO SEE NCC 2019- Figure 3.3.4.9 FOR SINGLE SKIN MASONRY DETAILS.

CONCRETE STUMPS
-100MM SQ UP TO 1400MM LONG (1 No H.D. WIRE)
-100MM SQ 1401MM TO 1800MM LONG (2 No H.D. WIRES)
-125MM SQ 1801MM TO 3000MM LONG (2 No H.D. WRES)
NOTE ALL STUMPS EXCEEDING 1200MM ABOVE GROUND TO BE odate this BRACED.

SMOKE ALARMS

SMOKE ALARM DETECTORS, HARD WIRED TO SWITCH BOARD TO CONFORM WITH AS 3786.
THERMAL PERFORMANCE
PROPOSED DWELLING MUST BE CONSTRUCTED TO MINIMIZE AIR LEAKAGES VIA ROOF, EXTERNAL WALLS, FLOORS AND OPENINGS SUCH AS WINDOWS, DOORS AND THE LIKE
THIS MUST BE RESTRICTED TO MEET AS1288. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

WHEN SERVICING A CONDITIONED SPACE, ALL ROOF LIGHTS MUST BE SEALED OR HAVE THE CAPABILITY OF BEING SEALED.
ALL WINDOWS ARE ASSUMED TO MEET AS2047 (CLAUSE 2.1.3.5) AND AS4420.4 ON AIR INFILTRATION.
CHECK BEFORE ORDERING.

THE OWNER/BUILDING SHALL ENSURE THAT ALL WORKS AND MATERIALS USED SHALL BE TO THE APPROVAL OF THE RELEVANT STATUTORY AUTHORITIES AND CONFORM TO THE BUILDING CODE OF AUSTRALIA'S A.S. CODES (CURRENT EDITIONS), BUILDING REGULATIONS, LOCAL BY-LAWS AND TOWN PLANNING REQUIREMENTS.

ALL WORK TO BE IN ACCORDANCE WITH THE CONDITIONS SET OUT BY WESTERN WATER

LOCAL AUTHORITY : MELTON CITY COUNCIL
COUNCIL PROPERTY INFORMATION SHOULD BE READ AND UNDERSTOOD PRIOR TO CONSTRUCTION

THE BUILDER IS TO VERIFY ALL LEVELS AND DIMENSION ON SITE PRIOR TO CONSTRUCTION.
THIS DRAWING IS PROTECTED BY COPY-RIGHT AND ANY BREACH OR INFRINGEMENT OF COPY-RIGHT WILL RESULT IN COURT PROCEEDINGS.

RAMPS

RAMPS MUST COMPLY WITH CLAUSE 3.9.1.3 of the NCC 2019 AND BE DESIGNED TO TAKE LOADING FORCES IN ACCORDANCE WITH AS/NZS 1170.1.
RAMPS MUST NOT HAVE A STEEPER GRADIENT THAN 1:8.

BARRIERS & HANDRAILS.

A CONTINUOUS BARRIER MUST BE PROVIDED ALONG THE SIDE OF ANY OF THE FOLLOWING AS PER CLAUSE 3.9.2.2 of the NCC 2019;
-STAIRWAY OR RAMP;
-A FLOOR, CORRIDOR, HALLWAY, BALCONY, DECK, VERANDAH, MEZZANINE, ACCESS BRIDGE OR THE LIKE IF THE TRAFFICABLE SURFACE IS 1M OR MORE ABOVE THE SURFACE BENEATH.

THE HEIGHT OF BARRIERS MUST NOT BE ANY LESS THAN 865mm ABOVE THE NOSINGS OF THE STAIR TREADS OR THE FLOOR OF A RAMP AND MUST NOT BE ANY LESS THAN 1M ABOVE THE FLOOR OF ANY ACCESS PATH, BALCONY, LANDING OR THE LIGHT.

WHERE A REQUIRED BARRIER IS CONSTRUCTED OF WIRE IT IS TO COMPLY WITH CLAUSE 3.9.2.3(g).

STORMWATER.

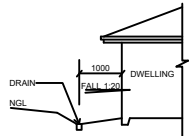
THE POSITION AND MANNER OF DISCHARGE OF THE STORMWATER DRAINAGE SYSTEM MUST BE TO THE SATISFACTION OF THE APPROPRIATE AUTHORITY.

THE STORMWATER DRAINAGE SYSTEM MUST BE DESIGNED SO THAT ANY OVERFLOW DURING HEAVY RAINS\ PERIODS IS PREVENTED FROM FLOWING BACK INTO THE BUILDING.

THE BUILDER AND SUBCONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS, SEWER PIPES AND THE LIKE ARE LOCATED AT A SUFFICIENT DISTANCE FROM ANY BUILDING FOOTING AND/OR SLAB EDGE BEAMS SO AS TO PREVENT GENERAL MOISTURE PENETRATION, DAMPNESS, WEAKING AND UNDERMINING OF ANY BUILDING AND ITS FOOTING SYSTEM.



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Please note: Grade surface away from the Building for a minimum distance of 1.0 metres at a 1 in 20 minimum fall, and collect all stormwater runoff via a PVC channel or spoon drain and connect to SWD

SURFACE DRAIN

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PROPOSED RESIDENCE AND GARAGE

LOT 112, 9 SCENIC RISE, PAKENHAM 3810

TERMITE PROTECTION.

WHERE THE BUILDING (EXCLUDES A DETACHED CLASS 10) IS LOCATED IN A TERMITE PRONE AREA, THE AREA TO UNDERSIDE OF BUILDING & PERIMETER IS TO BE TREATED AGAINST TERMITE ATTACK.

A TERMITE BARRIER OR COMBINATION OF BARRIERS MUST BE INSTALLED IN ACCORDANCE WITH AS 3660.01 or NCC 2019-3.1.3.3 FOR CONCRETE SLABS ON GROUND OR NCC 2019-3.1.3.4 FOR A SUSPENDED FLOOR. FOR BARRIER OPTIONS REFER TO NCC 2019-Table 3.1.3.1.

CONCRETE.

CONCRETE MUST BE MANUFACTURED TO COMPLY WITH AS 3600 AND HAVE A STRENGTH AT 28 DAYS OF NOT LESS THAN 20MPa (DENOTED AS N20 GRADE), HAVE A 20mm NOMINAL AGGREGATE AND HAVE A NOMINAL 80mm SLUMP

SUB FLOOR VENTILATION.

SUB-FLOOR VENTS TO PROVIDE A RATE OF 7500mm SQ CLEAR VENTILATION PER 1000MM SQ RUN OF EXTERNAL MASONRY WALL AND 2200MM SQ CLEAR VENTILATION PER 100MM RUN OF INTERNAL DWARF WALLS.

WALL TIES.

MASONRY WALL TIES MUST BE USED IN ACCORDANCE WITH NCC 2019-3.3.3.2.

WHERE ARTICULATION JOINTS OCCUR IN MASONRY WALLS, TIES MUST BE BUILT IN BOTH SIDES OF THE JOINT AND SPACED NOT MORE THAN 300mm FROM THE JOINT, SEE NCC 2019-Figure 3.3.3.1.

TIES FOR SOLID OR MONOLITHIC CONSTRUCTION MUST BE MEDIUM DUTY CLASSIFICATION SPACED NOT MORE THAN 400mm IN EACH DIRECTION AND MUST BE IN ACCORDANCE WITH NCC 2019-3.3.3.2(f).

STEEL LINTELS.

LINTELS IN MASONRY MAY BE ANY OF THOSE SPECIFIED IN NCC 2019-3.3.3.4(a).

STEEL LINTELS MUST COMPLY WITH NCC 2019-3.3.3.4(b) and Figure 3.3.3.5.

DAMP PROOF COURSE.

DAMP PROOF COURSES MUST CONSIST OF EITHER A MATERIAL THAT COMPLIES WITH AS/NZS 2904, AN EMBOSSED BLACK POLYETHYLENE FILM OF HIGH IMPACT RESISTANCE AND LOW SLIP WITH A NOMINAL THICKNESS OF 0.5mm PRIOR TO EMBOSSING AND MEETING THE REQUIREMENTS OF CLAUSE 7.6 of AS/NZS 2904 or: A POLYETHYLENE COATED METAL, THAT HAS A ALUMINIUM CORE OF NOT LESS OF 0.1mm THICK, IS COATED BOTH SIDES WITH BITUMEN ADHESIVE INCLOSED IN POLYETHYLENE FILM OF NOT LESS THAN 0.5mm PRIOR TO EMBOSSING or: A BITUMEN IMPREGNATED MATERIAL OF NOT LESS THAN 2.5mm THICKNESS THAT MEETS THE REQUIREMENTS OF CLAUSE 7.5 OF AS/NZS 2904 WHEN USED IN WALLS WHICH ARE NOT HIGHER THAN 7.8m ABOVE THELEVEL OF THE DPC OR A TERMITE SHIELD (WITH NOT PENETRATIONS) CONTINUOUS THROUGH THE WALL or PIER.

FIRE SEPARATION.

FIRE SEPARATION IN ACCORDANCE WITH NCC 2019-3.7.1.

WALL CLADDING.

IN ORDER TO SATISY PERFORMANCE REQUIREMENTS P2.1 AND P2.2.2, WALL CLADDING MUST COMPLY WITH NCC 2019-3.5.3.1.

ROOF TILING.

ROOF TILES, COMPLYING WITH AS2049, MUST BE INSTALLED, FIXED AND FLASHED IN ACCORDANCE WITH THE RELEVANT PROVISIONS OF NCC 2019-3.5.1.

ROOF TILES WITH A PITCH NOT MORE THAN 35 DEGREES MUST BE FIXED IN ACCORDANCE WITH NCC 2019-Figure 3.5.1.1.

FIXINGS FOR ROOF BATTENS AND BATTEN SIZES MUST COMPLY WITH NCC 2019-3.4.3.

ALL TILED ROOF FLASHINGS, RIDGE AND HIP TILES MUST BE INSTALLED IN ACCORDANCE WITH NCC 2019-Figure 3.5.1.2.

LEAD FLASHINGS MUST NOT BE USED ON ANY ROOF THAT IS PART OF A POTABLE WATER CATCHMENT AREA.

METAL SHEET ROOFING.

THE DESIGN AND INSTALLATION OF SHEET METAL ROOFING MUST COMPLY WITH THE RELEVANT PROVISIONS OF NCC 2019-3.5.1.

METAL SHEET ROOFING MUST BE PROTECTED FROM CORROSION IN ACCORDANCE WITH NCC 2019-Table: 3.5.1.1.

WHERE DIFFERENT METALS ARE USED IN A ROOFING SYSTEM, ENSURE COMPATIBLE WITH EACH OTHER (TO PREVENT CORROSION DUE TO AN ADVERSE CHEMICAL REACTION) AS DESCRIBED IN NCC 2016-Table 3.5.1.2. ALSO NO LEAD MATERIALS CAN BE USED UPSTREAM FROM ZINC-ALUMINUIM COATED MATERIALS AND NO COPPER MATERIALS CAN BE USED UPSTREAM FROM GALVANISED COATED MATERIALS.

SHEET METAL ROOF FLASHINGS MUST AND CAPPINGS MUST COMPLY WITH NCC 2019.3.5.1.3(g)

FLASHING OF PENETRATIONS MUST COMPLY WITH NCC 2019-3.5.1.3 (h)

GUTTERS & DOWN PIPES.

GUTTERS, DOWN PIPES AND FLASHINGS MUST BE MANUFACTURED IN ACCORDANCE WITH AS/NZS 2179.1 FOR METAL, BE MANUFACTURED IN ACCORDANCE WITH AS 1273 for UPVC COMPONENTS, BE COMPATIBLE WITH ALL UPSTREAM ROOFING MATERIALS IN ACCORDANCE WITH 3.5.1.3(c) AND NOT CONTAIN ANY LEAD IF USED ON A ROOF FORMING PART OF A POTABLE WATER CATCHMENT AREA.

GUTTERS MUST BE INSTALLED WITH A FALL OF NOT LESS THAN 1:500 FOR EAVES GUTTERS, UNLESS FIXED TO METAL FASCIAS AND 1:100 FOR BOX GUTTERS. EAVE GUTTERS MUST BE SUPPORTED BY BRACKETS SECURELY FIXED AT STOP ENDS AND AT MORE THAN 1.2m CENTRES.

DOWN PIPES MUST NOT SERVE MORE THAN 12m OF GUTTER LENGTH FOR EACH DOWNPIPE, MUST BE LOCATED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS AND IF THE DOWNPIPE IS MORE THAN 1.2m FROM A VALLEY, PROVISION FOR OVERFLOW MUST BE MADE TO THE GUTTER AND DOWNPIPES MUST BE SELECTED IN ACCORDANCE WITH THE APPROPRIATE EAVES GUTTER SECTION AS SHOWN IN NCC 2019-Table 3.5.2.2

SOUND INSULATION.

WHERE A SEPERATING WALL IS CONSTRUCTED BETWEEN TWO OR MORE CLASS 1 BUILDINGS IT MUST BE CONSTRUCTED TO A STANDARD AS PER PART 3.8.6 OF THE NCC 2019 TO AVOID UNDUE SOUND TRANSMISSION BETWEEN THE TWO DWELLINGS.

NATURAL LIGHTING.

NATURAL LIGHTING MUST BE PROVIDED IN A CLASS 1 BUILDING TO ALL HABITABLE ROOMS IN ACCORDANCE WITH THE FOLLOWING; NATURAL LIGHTING MUST BE PROVIDED BY WINDOWS THAT HAVE AN AGGREGATE LIGHT TRANSMITTING AREA MEASURED EXCLUSIVE OF FRAMING MEMBERS, GLAZING BARS OR OTHER OBSTRUCTIONS OF NOT LESS THAN 10% OF THE FLOOR AREA OF THE ROOM AND ARE OPEN TO SKY OR FACE A COURT OR OTHER SPACE OPEN TO THE SKY OR AN OPEN VERANDAH, CARPORT OR THE LIKE INCLUDING ROOF LIGHTS.

A HABITABLE ROOM WINDOW FACING BOUNDARY OF ADJOINING PROPERTY MUST NOT BE LESS THAN 900mm FROM THE BOUNDARY.

ARTIFICIAL LIGHTING.

SANITARY COMPARTMENTS, BATHROOMS, SHOWER ROOMS, AIRLOCKS 7 LAUNDRIES MUST BE PROVIDED WITH ARTIFICIAL LIGHTING IF NATURAL LIGHT IN ACCORDANCE WITH RELEVANT PROVISIONS CAN NOT BE PROVIDED.

ARTIFICIAL LIGHTING MUST BE PROVIDED AT A RATE OF NOT LESS THAN ONE LIGHT FITTING PER 16m2 OF FLOOR AREA OR IN ACCORDANCE WITH AS/NZ 1680.

VENTILATION.

VENTILATION MUST BE PROVIDED TO ALL HABITABLE ROOMS AT A MINIMUM OF 5% OF THE FLOOR AREA OF THE ROOM REQUIRED TO BE VENTILATED, REFER TO PART 3.8.5 of NCC 2019.

VENTILATION CAN BE PROVIDED VIA AN OPENING, WINDOW, DOOR OR OTHER DEVICE WHICH CAN BE OPENED, WHICH MUST OPEN TO A SUITABLY SIZED COURT OR OPEN SPACE TO THE SKY, AN OPEN VERANDAH, CARPORT OR THE LIKE.

AN EXHAUST FAN OR OTHER MEANS OF MECHANICAL VENTILATION MAY BE USED TO VENTILATE A SANITARY COMPARTMENT, LAUNDRY OR BATHROOM, PROVIDED CONTAMINATED AIR EXHAUSTS DIRECTLY TO OUTSIDE OF BUILDING BY WAY OF DUCTS, OR INTO A ROOF SPACE THAT IS ADEQUATELY VENTILATED BY OPEN EAVES OR ROOF VENTS OR IS COVERED BY ROOF TILES WITHOUT SARKING.

SANITARY COMPARTMENTS MUST NOT OPEN DIRECTLY ONTO A KITCHEN OR PANTRY UNLESS VIA AN AIRLOCK, HALLWAY OR OTHER ROOM OR THE SANITARY COMPARTMENT IS PROVIDED WITH AN EXHAUST FAN OR OTHER MEANS OF MECHANICAL VENTILATION.

ENERGY EFFICIENCY.

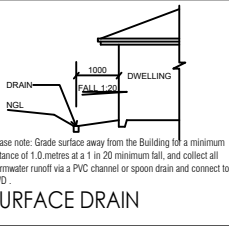
IN A CLASS 1 BUILDING IT MUST ACHEIVE AN ENERGY RATING OF NOT LESS THAN 6 STARS. IF THE BUILDING HAS AN OUTDOOR LIVING AREA THAT COMPLIES WITH CLAUSE 3..12.0.1(b) IF THE OUTDOOR LIVING AREA IS FULLY COVERED WITH AN IMPERVIOUS ROOF OR HAS AT LEAST ONE PERMANENTLY INSTALLED CEILING FAN.

THESE PLANS HAVE BEEN PREPARED FOR THE EXCLUSIVE USE OF THE CUSTOMER AND FOR THE PURPOSE EXPRESSLY NOTIFIED TO THE AUTHOR. ANY OTHER PERSON WHO USES OR RELIES ON THESE PLANS WITHOUT THE AUTHORS WRITTEN CONSENT DOES SO AT OWN RISK AND NO RESPONSIBILITY IS ACCEPTED BY THE AUTHOR FOR SUCH USE AND/ OR RELIANCE.

THESE NOTES ARE NEITHER EXHAUSTIVE NOR A SUBSTITUTE FOR REGULATIONS, STATUTORY REQUIREMENTS, BUILDING PRACTICE OR CONTRACTUAL OBLIGATIONS AND UNLESS EXPRESSLY STATED OTHERWISE, ARE PROVIDED ONLY AS GUIDELINES. NO RESPONSIBILITY IS ACCEPTED FOR THEIR USE. THE BUILDER SHALL TAKE ALL STEPS NECESSARY TO ENSURE THE STABILITY OF NEW AND EXISTING STRUCTURES DURING ALL WORKS. THE BUILDER SHALL ENSURE FOR THE GENERAL WATER TIGHTNESS OF ALL NEW AND EXISTING WORKS.



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ENERGY NOTES

The following items are a summary of the minimum requirements in order to achieve the above star rating. Please read these items in conjunction with the attached report and stamped endorsed plans.

WALLS:	TYPE	Bulk Insulation	Num Reflective Airgaps	AREA (M²)
	ROCK - Double Brick (Garage)	0.0	0	14.7
	ROCK - Brick Veneer (Garage)	0.0	0	19.2
	ROCK - Brick Veneer	1.5	1	110.0
	ROCK - Internal Plaster (Un-insulated)	0.0	0	112.0
	ROCK - Internal Plaster (Garage, Laundry, & Bath)	1.5	0	72.5
	ROCK - Brick Veneer Rendered	1.5	1	24.4

NOTE: Refer to Plans/Drawings for the location of external walls.
Internal wall insulation: Location as per Mark-Up.

ROOF AND CEILINGS :

TYPE	CEILING INSULATION (R)	SARKING	AREA (M²)
Cont:Attic-Continuous	0.0	0.0	30.4
Cont:Attic-Continuous (All other ceiling areas open to roof space)	3.0	0.0	129.3
Cont:Attic-Continuous (Ceiling Perimeter)	3.0	0.0	20.8

FLOOR :

TYPE	FLOOR INSULATION (R)	SLAB EDGE INSULATION	VENTILATION
300mm waffle pod, 100mm concrete (R0.63)	0.6	0.0	encl

WINDOWS :

TYPE	U-VALUE	SHGC	AREA (M²)
A&L-001-04 A Al Awning SG 4Clr	5.79	0.65	9.84
A&L-003-04 A Al Sliding Window SG 4Clr	6.11	0.76	17.76
A&L-012-08 A Al Sliding Door SG 5Clr	6.07	0.71	9.24

- 3.12.5 Application
This Part applies to—
(a) a Class 1 building; and (b) a Class 10a building; and (c) a Class 10b swimming pool associated with a Class 1 or 10a building.
- 3.12.5.0 Application
A heated water supply system must be designed and installed in accordance with Part B2 of NCC Volume Three — Plumbing Code of Australia.
- 3.12.5.1 Insulation of services
Thermal insulation for central heating water piping and heating and cooling ductwork must—
(a) be protected against the effects of weather and sunlight, and
(b) be able to withstand the temperatures within the piping or ductwork and
(c) use thermal insulation material by AS/NZS 4859.1.

- 3.12.5.2 Central heating water piping
Central heating water piping that is not within a conditioned space must be thermally insulated to achieve the minimum material R-Value as follows:
(a) Internal piping including— (i) flow and return piping that is—
(A) within an unventilated wall space or
(B) within an internal floor between storeys; or (C) between ceiling insulation and a ceiling; and
(ii) heated water piping encased within a concrete floor slab (except that which is part of a floor heating system), must, in all climate zones, have a minimum material RValue of 0.4.
(b) Piping located within a ventilated wall space, an enclosed building subfloor or a roof space, including—
(i) flow and return piping; and
(ii) cold water supply piping within 500 mm of the connection to the central water heating system; and
(iii) relief valve piping within 500 mm of the connection to the central water heating system, must have a minimum material R-value of—
(iv) in climate zones 1, 2, 3 and 5 — 0.6; and
(v) in climate zones 4, 6 and 7 — 0.9; and
(vi) in climate zone 8 — 1.3.
(c) Piping located outside the building or in an unenclosed building subfloor or roof space, including—
(i) flow and return piping; and
(ii) cold water supply piping within 500 mm of the connection to the central water heating system; and
(iii) relief valve piping within 500 mm of the connection to the central water heating system, must have a minimum material R-value of—
(iv) in climate zones 1, 2, 3 and 5 — 0.6; and (v) in climate zones 4, 6 and 7 — 1.3; and (vi) in climate zone 8 — 1.3.

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- 3.12.5.3 Heating and cooling ductwork
 - (a) Heating and cooling ductwork and fittings must— (i) achieve the material R-Value in 3.12.5.3(d); and (ii) be sealed against air loss— (A) by closing all openings in the surface, joints, and seams of ductwork with adhesives, mastics, sealants or gaskets following AS 4254.1 and AS 4254.2 for a Class C seal or (B) for flexible ductwork, with a draw band and a sealant or adhesive tape.
 - (b) Duct insulation must— (i) abut adjoining duct insulation to form a continuous barrier; and (ii) be installed so that it maintains its position and thickness, other than at flanges and supports; and (iii) where located outside the building, under a suspended floor, in an attached Class 10a building or in a roof space— (A) be protected by an outer sleeve of protective sheeting to prevent the insulation from becoming damp and (B) have the outer protective sleeve sealed with adhesive tape not less than 48 mm wide, creating an airtight and waterproof seal.
 - (c) The requirements of 3.12.5.3(a) and 3.12.5.3(b) do not apply to a duct— (i) that is not insulated, and (ii) that is constructed of— (A) rigid duct board; or (B) flexible ductwork.
 - (d) Material R-Values for heating and cooling ductwork insulation must be not less than the minimum values as follows:
 - (i) For heating and cooling ductwork located within a conditioned space— (A) internal ductwork — R-Value of 1.0; and (B) external ductwork — R-Value of 1.5.
 - (ii) For heating and cooling ductwork located outside the building or in an unenclosed building subfloor or roof space— (A) internal ductwork — R-Value of 1.0; and (B) external ductwork — R-Value of 2.0.
- 3.12.5.4 Electric Resistance Space Heating
 - (a) Separate isolating switches for each room
 - (b) A separate temperature controller and time switch for each group of rooms with common heating needs
 - (c) Power loads of not more than 110 W/m² for living areas, and 150 W/m² for bathrooms

- 3.12.5.5 Artificial Lighting
 - (a) Lamp Power Density:
 - (i) 5 W/m² in a Class 1 building
 - (ii) 4 W/m² on a Verandah, balcony, or the like attached to a Class 1 building
 - (iii) 3 W/m² in a Class 10a building associated with a Class 1 building
 - (b) The illumination power density allowance in (a) may be increased by dividing it by the relevant illumination power density adjustment factor for a control device in (f) as applicable
 - (c) Power of proposed installation must be used rather than nominal allowances
 - (d) If halogen lamps are installed, they must be separately switched from fluorescent lamps
 - (e) Perimeter Lighting: (i) Controlled by a daylight sensor; (ii) Average light source efficacy of not less than 40 Lumens/W; (f) Control Devices:
 - (i) Lighting timer for corridor lighting: 0.7; (ii) Motion detector: Varied values based on conditions; (iii) Manual dimming: 0.85; (iv) Programmable dimming: 0.85; (v) Dynamic dimming: 0.9 for fluorescent lights, 0.8 for high-pressure discharge lights; (vi) Fixed dimming: Calculated value; (vii) Daylight sensor and dynamic lighting control: 0.5-0.6; (g-h) Definitions for manual and programmed dimming
 - (i) Definition for dynamic dimming
 - (j) Definition for fixed dimming
 - (k) Limitations on adjustment factors

- 3.12.5.6 Water Heater in a Heated Water Supply System
 - Must be designed and installed following Part B2 of NCC Volume Three — Plumbing Code of Australia
- 3.12.5.7 Swimming Pool Heating and Pumping
 - (a) Heating Options:
 - (i) Solar heater; (ii) Heater using reclaimed energy; (iii) Gas heater; (iv) Heat pump; (v) Combination of (i) to (iv)
 - (b) Additional Requirements: (i) A cover unless located in a conditioned space; (ii) Time switch for heater operation
 - (c) Time switch for circulation pump
 - (d) Excludes spa pool
- 3.12.5.8 Spa Pool Heating and Pumping
 - (a) Heating Options:
 - (i) Solar heater; (ii) Heater using reclaimed energy; (iii) Gas heater; (iv) Heat pump; (v) Combination of (i) to (iv)
 - (b) Additional Requirements: (i) A cover; (ii) Push button and time switch for heater operation; (c) Time switch for circulation pump with capacity of 680 L or more

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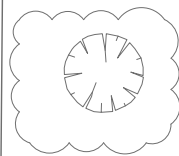
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			CHECKED	SCALE 1:100 PAGE 4 DRW. NUMBER 20675	

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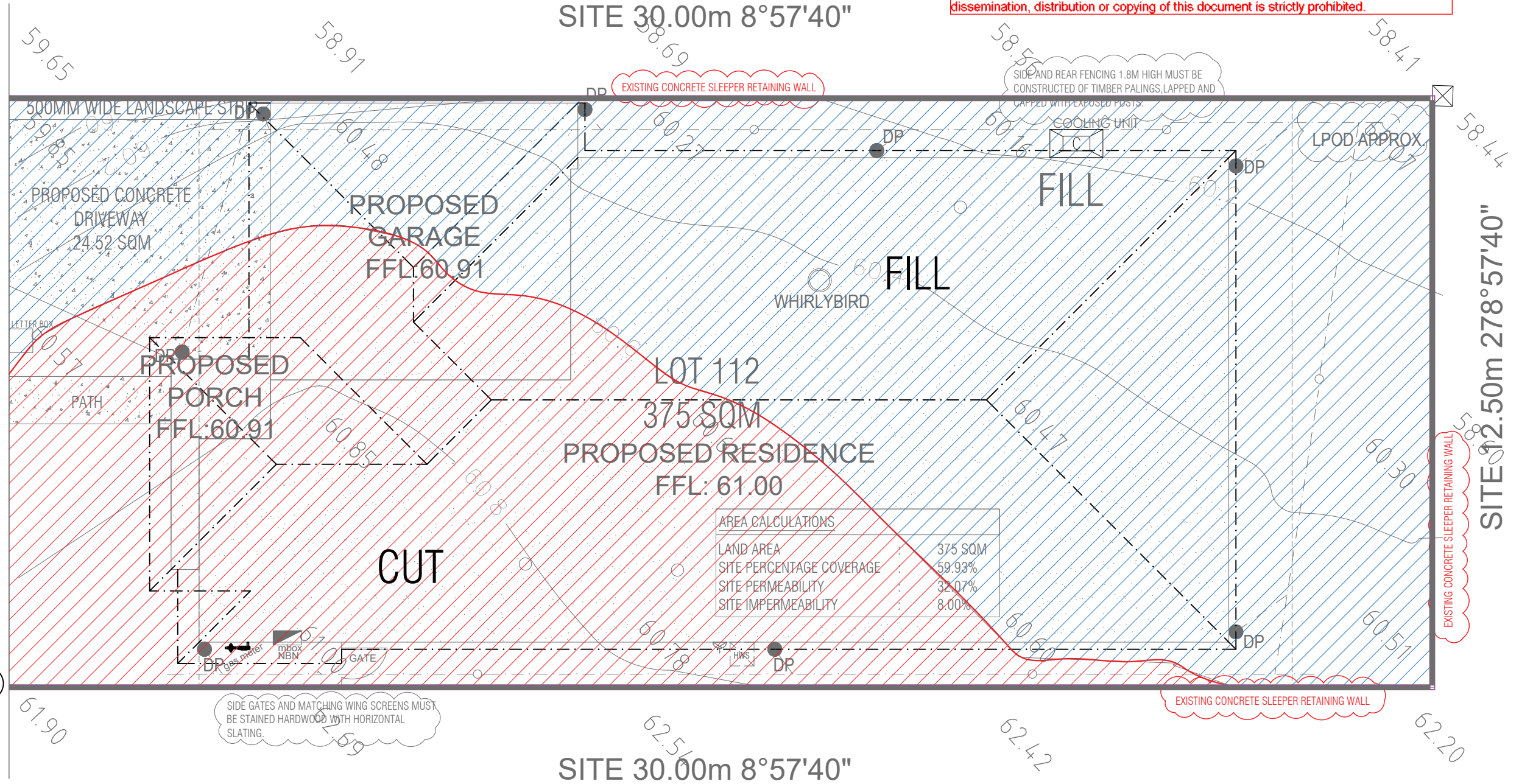
SITE 12.50m 278°57'40"

CROSSOVER



TBM

TOP OF ELECTRICITY PIT
RL 61.90M (AHD)



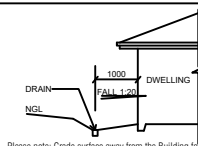
— CUT



— FILL



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1	13-03-25	RFI	AMAN
2	29-08-25	RFI	KOMAL
3	08-09-25	RFI	KOMAL



Please note: Grade surface away from the Building for a minimum distance of 1.0 metres at a 1 in 20 minimum fall, and collect all stormwater runoff via a PVC channel or spoon drain and connect to SWD .

SURFACE DRAIN

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Phone: 0405402789

PROJECT: PROPOSED RESIDENCE & GARAGE

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CLIENT:

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NOTES:
 RW: : DENOTES RAIN WATER HEAD.
 DP : DENOTES DOWNPIPES.
 DPS : WITH SPREADER PIPE LOCATED ON ROOF ONLY.
 SD : DENOTES SMOKE DETECTORS.
 EF : EXHAUST FANS.

LEGEND:
 S : KITCHEN SINK.
 HB : HAND BASIN.
 VB : VANITY BASIN.
 UBO : UNDER BENCH OVEN.
 DW : DISHWASHER.
 TR : LAUNDRY TROUGH.

FLOOR PLAN DIMENSIONS:
 Overall Width: 22260
 Overall Depth: 13700
 Front Porch: 2090 (width) x 470 (depth)
 Living Area: 6230 (width) x 1620 (depth)
 Kitchen: 240 (width) x 1800 (depth)
 Dining: 240 (width) x 1000 (depth)
 Bedroom 1: 3450 (width) x 2110 (depth)
 Bedroom 2: 3200 (width) x 2110 (depth)
 Bedroom 3: 2400 (width) x 2110 (depth)
 Garage: 6000 (width) x 2300 (depth)
 Rumpus: 3450 (width) x 2300 (depth)
 Bath: 2400 (width) x 2300 (depth)
 Robe: 2400 (width) x 2300 (depth)
 Passage: 2400 (width) x 2300 (depth)
 Total Area: 22260 x 13700

Red Boxed Note:
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Site Measurements:
 SITE MEASUREMENTS WILL DICTATE FINAL SITE LEVELS AND FREEBOARD HEIGHTS.

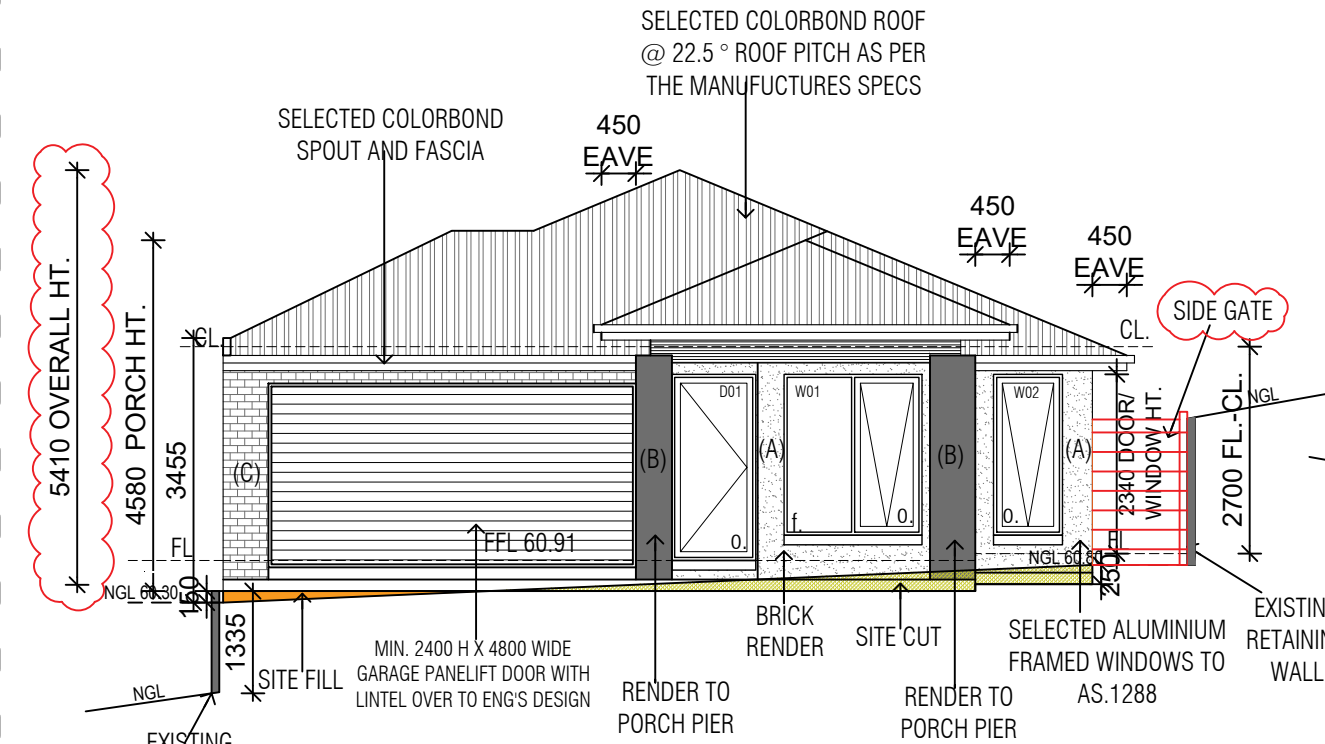
Other Notes:
 MINIMUM 2 METRE SPACING AND ABOVE WINDOWS MORE THAN 1.0 METRE WIDE.

WINDHOLES AT 1.2 METRE SPACING
PURPOSE SPECIFIED ABOVE AND THAT ANY
UNIT SPECIFIED ABOVE SHALL BE
METRE WIDE.

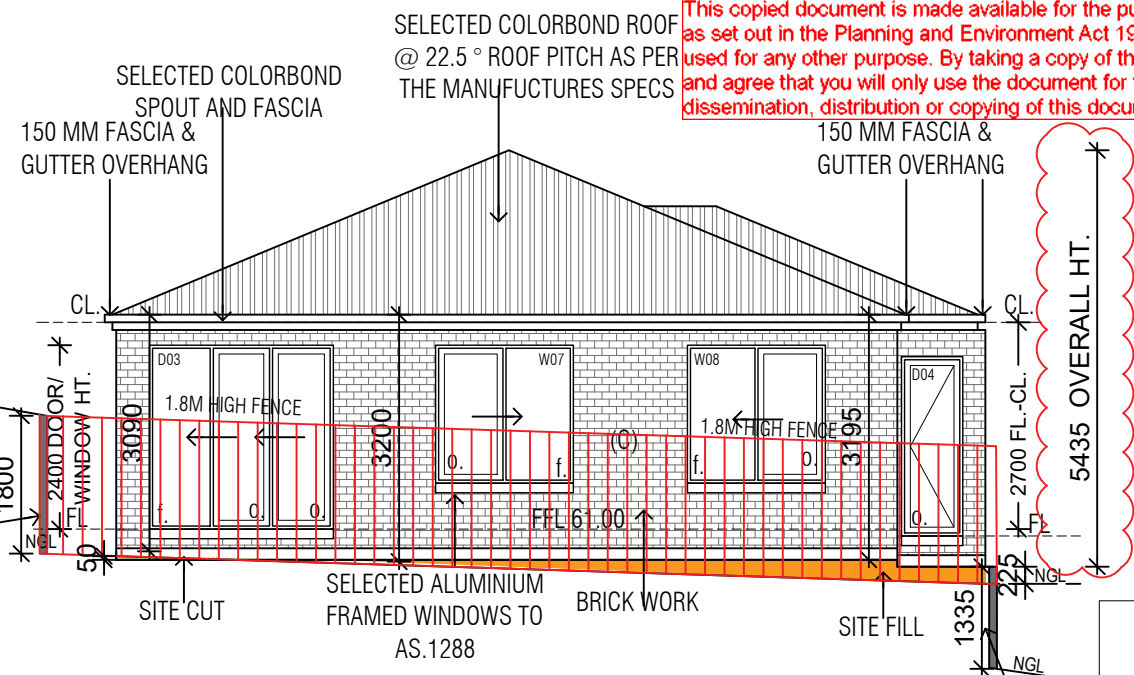


NOTE: PROVIDE WEEPHOLES AT 960MM MAXIMUM CENTRES WITH CONTINUOUS FLASHING WHERE THE BRICKWORK EXTENDS OVER THE OPENINGS
MECHANICAL VENTILATION TO BE DUCTED TO THE OUTER AIR.

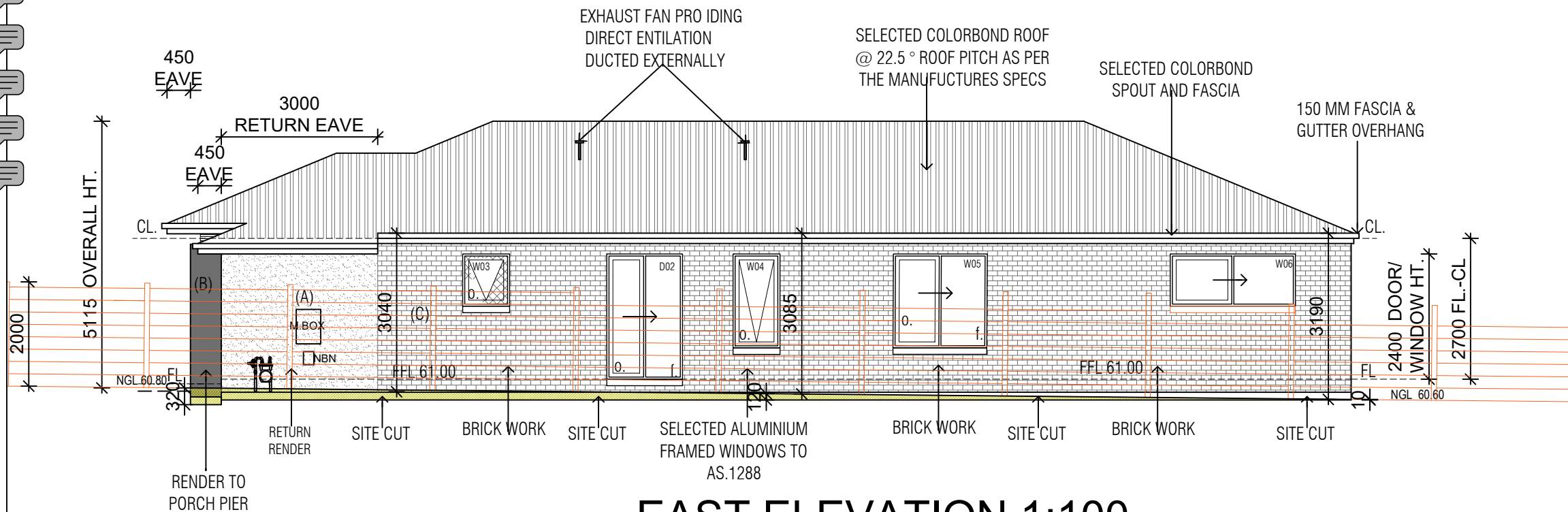
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DRAWING STATUS: WORKING DRAWING	TITLE FLOOR PLAN	ISSUE 1	DRAWN	DATE 20-04-2024	SHEET SIZE A3
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SOUTH ELEVATION 1:100



NORTH ELEVATION 1:100



EAST ELEVATION 1:100

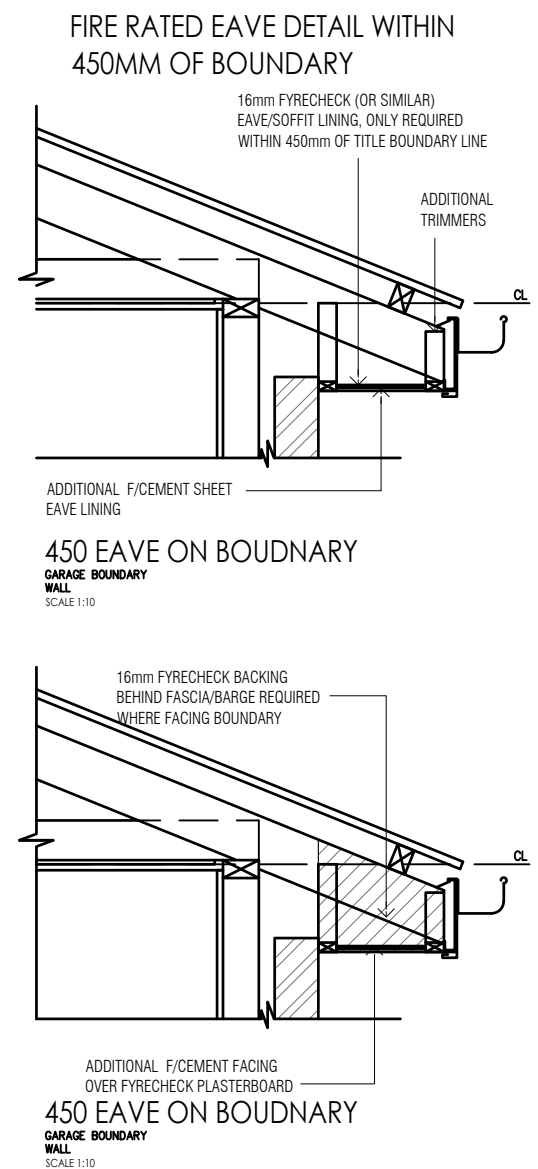
Note: Provide weepholes at 960mm maximum centres with continuous flashing where the brickwork extends over the openings

WEEPHOLES
Weep holes at 1.2 metre spacing and above windows more than 1.0 metre wide.

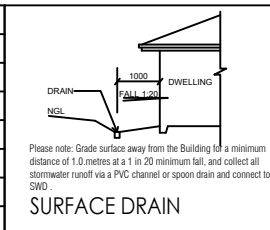
CJ : Denotes Control Joint to full height of brickwork @6m max. centres. All joints to conform to note CN9 of the brickwork and concrete association. Information contained in the soil report regarding control joints takes precedence.

LOW EMISSION PAINTS AND SEALANTS WILL BE USED ON >95% OF INTERNAL AND EXTERNAL PAINTED SURFACES

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ISSUE
1

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CHECKED

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SHEET SIZE
A3

A maximum of 40% of front garden can be covered by hard surfaces.

A minimum 30% of the softscape should be planted garden beds.

Careful landscape and plant selection should minimise the need for garden watering. Where appropriate the use of drought tolerant plants should be used.

At least 20% of the softscape area must consist of planted garden bed.

The softscape area must include a minimum of 8sq.m of lawn turf, ground cover or feature pebble / stone aggregate surface.

There must be a minimum 500mm width of garden bed to the front and side boundaries of the front garden and a minimum 1200mm width of garden bed to the front edge of the dwelling.

Garden beds must be flush edged to present neatly using one of the following types of edging: Timber: ACQ treated pine 25mm width, or Hardwood 10mm width. Steel: Electro-galvanised mild steel edging 75-100mm depth x 3-5mm width

At least one advanced canopy tree is to be planted within the front yard space.

A letterbox with a house number clearly displayed is to be provided. Letterboxes should be built to replicate the colour, material and style of the dwelling.

It is the responsibility of the allotment owner to establish and maintain grass planting on nature strips. Garden areas that are in public view must be fully landscaped within 6 months of the completion of the construction of the dwelling (Issue of certificate of occupancy). They are to be maintained to an appropriate level to satisfy Council.

Note - Site will be cleared for and all existing srubs and low trees will be removed for new plants and trees

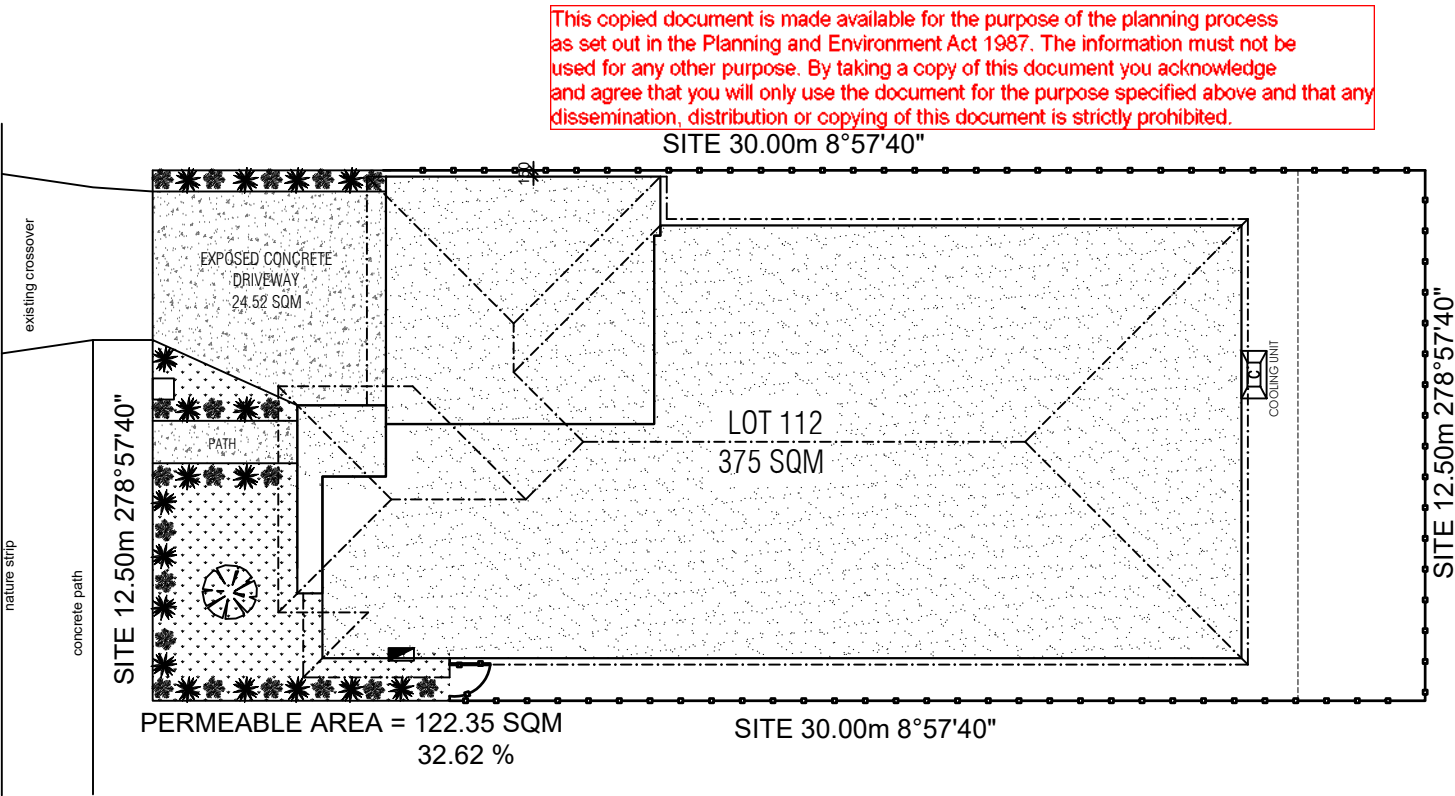
FRONT PATHS, PORCHES AND SIDE ACCESS PATHS ARE TO BE CONSTRUCTED FROM ONE OR A COMBINATION OF THE FOLLOWING TYPES OF MATERIAL: NATURAL STONE PAVING, EXPOSED AGGREGATE CAST-ON SITU CONCRETE PAVING, PRE-CAST PAVERS, NATURAL CRUSHED STONE AGGREGATE OR SELF BINDING GRAVEL (GREY OR BROWN IN COLOUR), OR NATURAL DECORATIVE PEDDLES IN NATURAL COLOURS OF GREY TO BROWN

GARDEN BEDS MUST BE FLUSH EDGED TO PRESENT NEATLY USING ONE OF THE FOLLOWING TYPES OF EDGING: TIMBER: ACQ TREATED PINE 25MM WIDTH, OR HARDWOOD 10MM WIDTH. STEEL: ELECTRO-GALVANISED MILD STEEL EDGING 75-100MM DEPTH X 3-5MM WIDTH

At least 30% of the permeable area must consist of planted garden bed or a minimum 8m2 of garden bed planting.

Front garden must include a mature canopy tree that is a minimum height of four metres at maturity

SCENIC RISE



Planting of trees or other deep-rooted vegetation is not recommended within the easement area.

A 90 mm PVC pipe or similar is required to be installed under the driveway setback at a minimum of one (1) metre from the front boundary

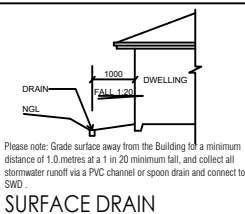
Note - Native Drought Tolerant NO SYNTHETIC TURF WILL Species plants must be used to BE USED maximise the use of these plants

TREES

SHRUBS

KEY	Botanical Name	Common Name	Pot Size	Mature HxW	QTY
WSG	Wolgan Snow Gum	Eucalyptus gregsoniana	40Ltrs min 1.6m High	5m x 4m	1
AC	Acacia	Acacia cardiophylla	200mm	0.6 x 1.0	9
GE	Grey Everlasting	Ozothamnus obcordatus	200mm	1.2m x .9m	9
WJ	White Jasmine	Jasminum Suavissimum	140mm	.75m x .75m	9
PF	Purple Fusion	Plectranthus Argentatus	140mm	.75m x .75m	11

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LANDSCAPE

ISSUE

1

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