
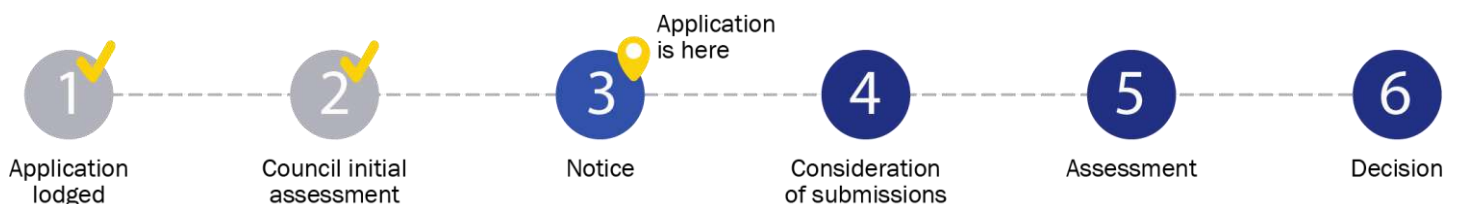


Notice of Application for a Planning Permit

The land affected by the application is located at:	L233 PS902144 V12580 F651 6 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
APPLICATION DETAILS	
The applicant for the permit is:	Boutique Homes
Application number:	T250394
<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:	23 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>



Application Summary

Portal Reference A325772A

Basic Information

Proposed Use	new home construction within the environmental significance overlay
Current Use	vacant block
Cost of Works	\$291,410
Site Address	6 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

Type	Name	Address	Contact Details
Applicant	[REDACTED] Boutique Homes	81 Lorimer Street, Docklands VIC 3008	[REDACTED]
Preferred Contact	[REDACTED] Boutique Homes	81 Lorimer Street, Docklands VIC 3008	[REDACTED]

Fees

Regulation	Fee Condition	Amount	Modifier	Payable
9 - Class 4	More than \$100,000 but not more than \$500,000	\$1,462.50	100%	\$1,462.50
Total				\$1,462.50

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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

Documents Uploaded

Date	Type	Filename
03-07-2025	A Copy of Title	117329 - TITLE.pdf
03-07-2025	Site plans	117329 - PLANS.pdf
03-07-2025	Overlay Requirements	117329 - OVERLAY.pdf
03-07-2025	Additional Document	117329 - DEVELOPER APPROVAL.pdf
03-07-2025	Additional Document	117329 - DETAILS.pdf
03-07-2025	Additional Document	117329 - PLANNING LETTER.pdf



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Monday to Friday 8.30am&dash5pm
Phone: 1300 787 624
After Hours: 1300 787 624
Fax: 03 5941 3784

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.:	T250394
Address of the Land:	Lot 233 (#6) Kookaburra 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 type="checkbox"/>
Section 50A – Amendment to application at request of responsible authority before notice:	<input checked="" type="checkbox"/>
Section 57A – Amendment to application after notice is given:	<input type="checkbox"/>

AMENDMENT DETAILS

What is being amended? (select all that apply)		
What is being applied for <input type="checkbox"/>	Plans / other documents <input checked="" type="checkbox"/>	Applicant / owner details <input type="checkbox"/>
Land affected <input type="checkbox"/>	Other <input type="checkbox"/>	
Describe the changes. If you need more space, please attach a separate page.		
FENCING - ADDED NOTE TO PLANS THAT FENCING TO BE INSTALLED BY OWNERS		

Specify the estimated cost of any development for which the permit is required:		
Not applicable <input checked="" type="checkbox"/>	Unchanged <input 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:	29/09/2025

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>
--

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

Page 1 of 1

VOLUME 12580 FOLIO 651

Security no : 124124046688W
Produced 30/04/2025 02:51 PM

LAND DESCRIPTION

Lot 233 on Plan of Subdivision 902144W.

PARENT TITLES :

Volume 12330 Folio 800 Volume 12580 Folio 422

Created by instrument PS902144W 01/11/2024

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT PS902144W 01/11/2024

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

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

DIAGRAM LOCATION

SEE PS902144W FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 6 KOOKABURRA RISE PAKENHAM VIC 3810

ADMINISTRATIVE NOTICES

NIL

eCT Control 19984U JOSHI LAWYERS
Effective from 29/11/2024

DOCUMENT END

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Department of Environment, Land, Water & Planning

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

Produced 30/04/2025 02:51:13 PM

Status	Registered	Dealing Number	AY651096V
Date and Time Lodged	29/11/2024 03:52:08 PM		

Lodger Details

Lodger Code	19984U
Name	[REDACTED]
Address	[REDACTED]
Lodger Box	[REDACTED]
Phone	[REDACTED]
Email	[REDACTED]
Reference	[REDACTED]

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TRANSFER

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

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Land Title Reference

12580/651

Transferor(s)

Name	[REDACTED]
ACN	[REDACTED]

Estate and/or Interest being transferred

Fee Simple

Consideration

\$AUD 348000.00

Transferee(s)

Tenancy (inc. share)

Name	[REDACTED]
ACN	[REDACTED]

Address

Street Number	16
Street Name	KIAH
Street Type	DRIVE



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Locality POINT COOK
State VIC
Postcode 3030

Duty Transaction ID
6145852

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.

Executed on behalf of

Signer Name

Signer Organisation

Signer Role

Execution Date

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

Signer Name

Signer Organisation

Signer Role

Execution Date

File Notes:

NIL

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Statement End.

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Department of Environment, Land, Water & Planning

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

Lodger Details

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

APPLICATION TO RECORD AN INSTRUMENT

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

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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

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Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Postcode 3809

Additional Details

Refer Image Instrument

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

Execution

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

Executed on behalf of

Signer Name

Signer Organisation

Signer Role

Execution Date

File Notes:

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HWL
EBSWORTH
LAWYERS

Deed of Agreement

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

Cardinia Shire Council

and



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Ref: DV:NB:1050250

Doc ID 1115801193/v1

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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.

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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.

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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.

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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.

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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.

8.6 No waiver

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

8.7 Severability

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

8.8 Proper law

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

8.9 Counterparts

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

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Schedule

Mortgagee's Consent

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

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



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

Susumu Handa

.....
Print full name



.....
Signature of Director/Company Secretary

Dean Stanford

.....
Print full name

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Executed as a deed

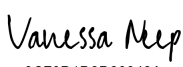
Signed, sealed and delivered as a deed by
the parties

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

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

DocuSigned by:

1C182BECBC4B4AD...
Signature of Luke Connell

DocuSigned by:

9C70D1D8D20943A...


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

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)

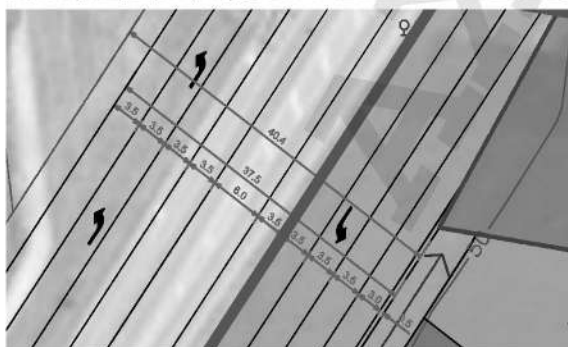
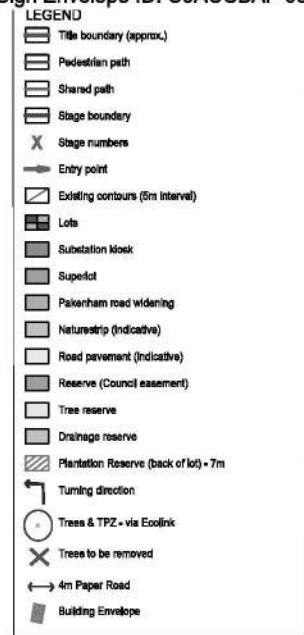
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and agree that you will only use the document for the purpose specified above and that any
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Schedule 1

Building Envelope Plan

AX385769J

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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 jobs	203
Stage 1	31
Stage 2	34
Stage 3	18
Stage 4	44
Stage 5	41
Stage 6	34
Stage 7*	1

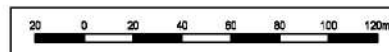
* Stage includes 1 Superlot

Lot Size	Number of Lots	%
0-299m2	42	20.8
300-599m2	58	27.7
600-899m2	81	40.1
900-1199m2	3	1.5
1200-1499m2	0	0.0
1500m2+	20	9.9
Total	202	100

* Table does not include superior

Site (Approx.)	15,307 ha
* Standard Density Lots	7,515 ha
* Medium Density Lots	1,021 ha
* Superlot	1,108 ha
* Kiosk	0,008 ha
* Tree Reserve	0,165 ha
* Non-Arterial Roads	3,274 ha
Arterial Roads (Pakenham road widening)	0,683 ha
Reserve (Council Easement)	0,580 ha
Drainage Reserve	0,864 ha
Net Developable Area	13,150 ha
Lot Yield (Standard Density)	180 lots 470m ² average lot size
Lot Yield (Medium Density)	42 lots 243m ² average lot size
** Lot Yield (Overall)	202 lots @ 19.9 lots per ha 423m ² average lot size
Superlot	1
Total Number of Lots (inc. 1 superlot)	203

* Indicates inclusion in NDA

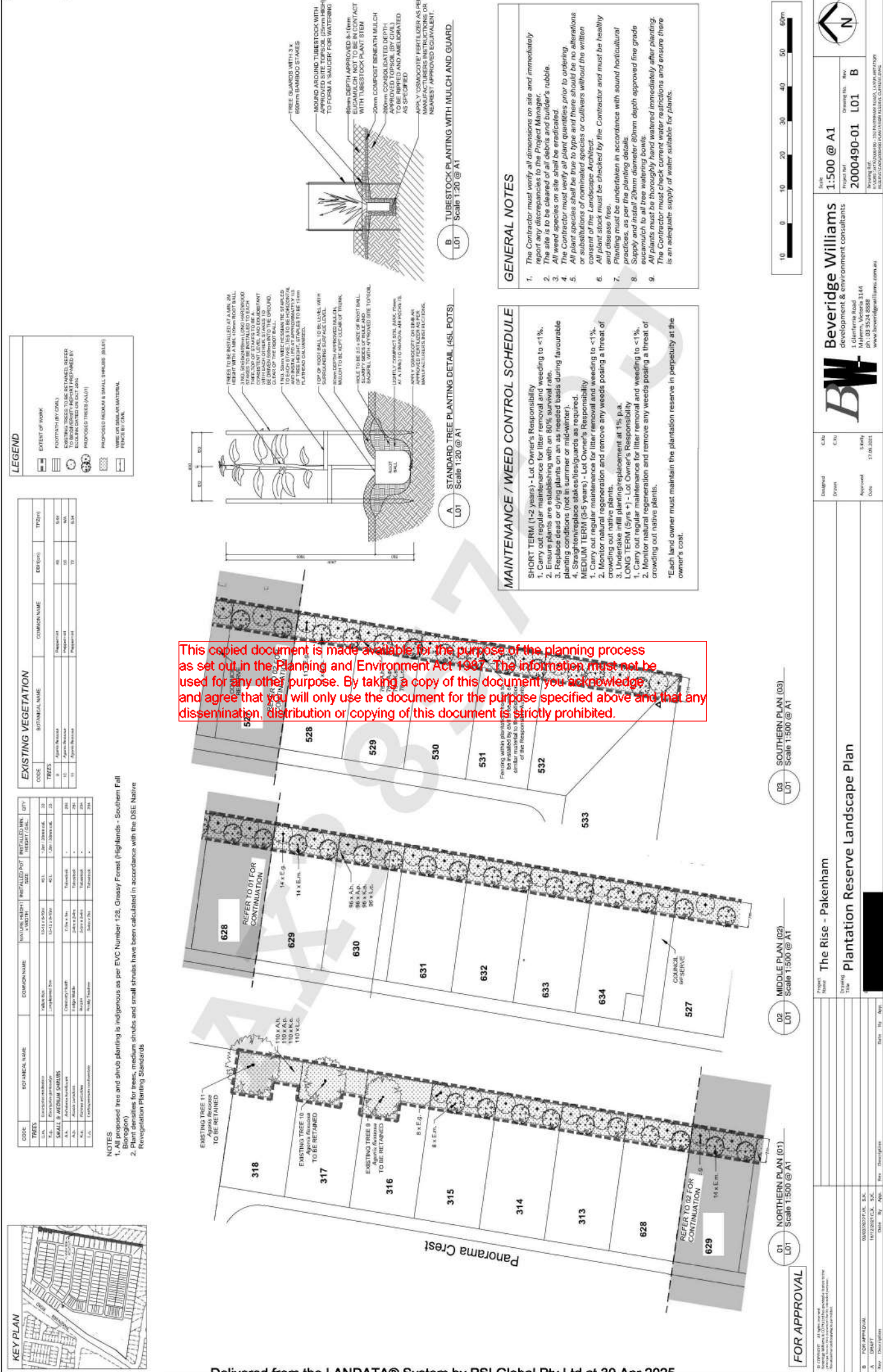


Schedule 2

Vegetation Plan

AX385769J

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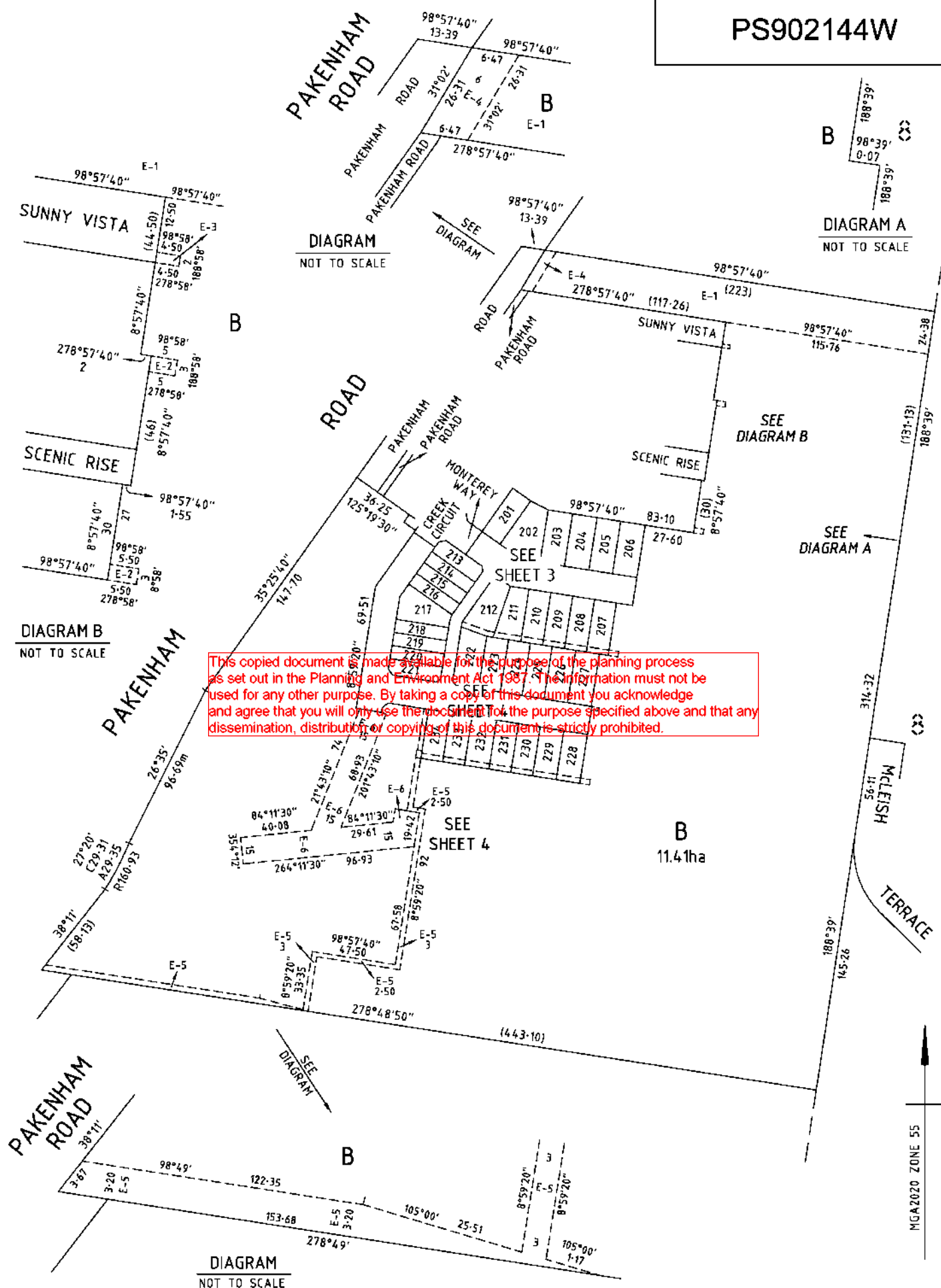
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PLAN OF SUBDIVISION			EDITION 1	PS902144W
LOCATION OF LAND PARISH: NAR NAR GOON TOWNSHIP: PAKENHAM SECTION: — CROWN ALLOTMENT: 32(PT), 33(PT) & 34(PT) TITLE REFERENCE: VOL. 12580 FOL. 422 VOL. 12330 FOL. 800 LAST PLAN REFERENCE: PS848743W (LOT A) LP86652 (LOT 2) POSTAL ADDRESS: 14 SUNNY VISTA (at time of subdivision) PAKENHAM ROAD PAKENHAM 3810 MGA CO-ORDINATES: 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: S21-147 Planning Permit Reference: T160690-2 SPEAR Reference Number: S182118A 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: 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 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	
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 OTHER PURPOSE OF PLAN: TO REMOVE THAT PART OF THE SEWERAGE EASEMENT CREATED AS E-3 ON PS848743W CONTAINED WITHIN MONTEREY WAY ON THIS PLAN. NOTATIONS REASONS FOR REMOVAL OF EASEMENT: AGREEMENT FROM ALL INTERESTED PARTIES (SECTION 61(1) SUBDIVISION ACT 1988) 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	
ROAD R1	CARDINIA SHIRE COUNCIL			
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.: 02 No. of Lots: 34 + Lot B PHASE AREA: 1.772ha				
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
 Beveridge Williams development & environment consultants Melbourne ph : 03 9524 8888 www.beveridgewilliams.com.au		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		ORIGINAL SHEET SIZE: A3 SHEET 1 OF 5 Land Use Victoria Plan Registered 10:25 AM 01/11/2024 Assistant Registrar of Titles

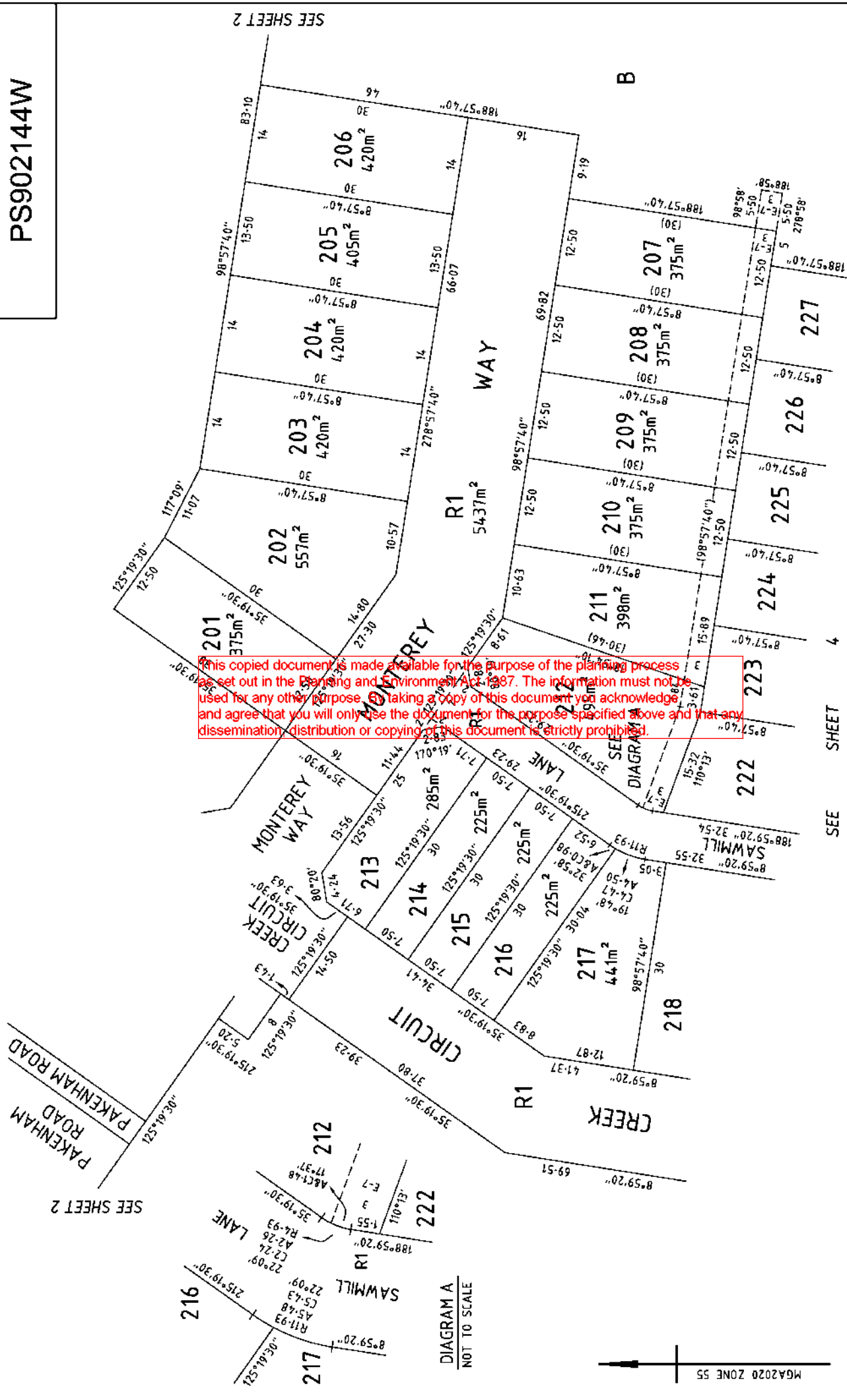


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SHEET 2

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

PS902144W

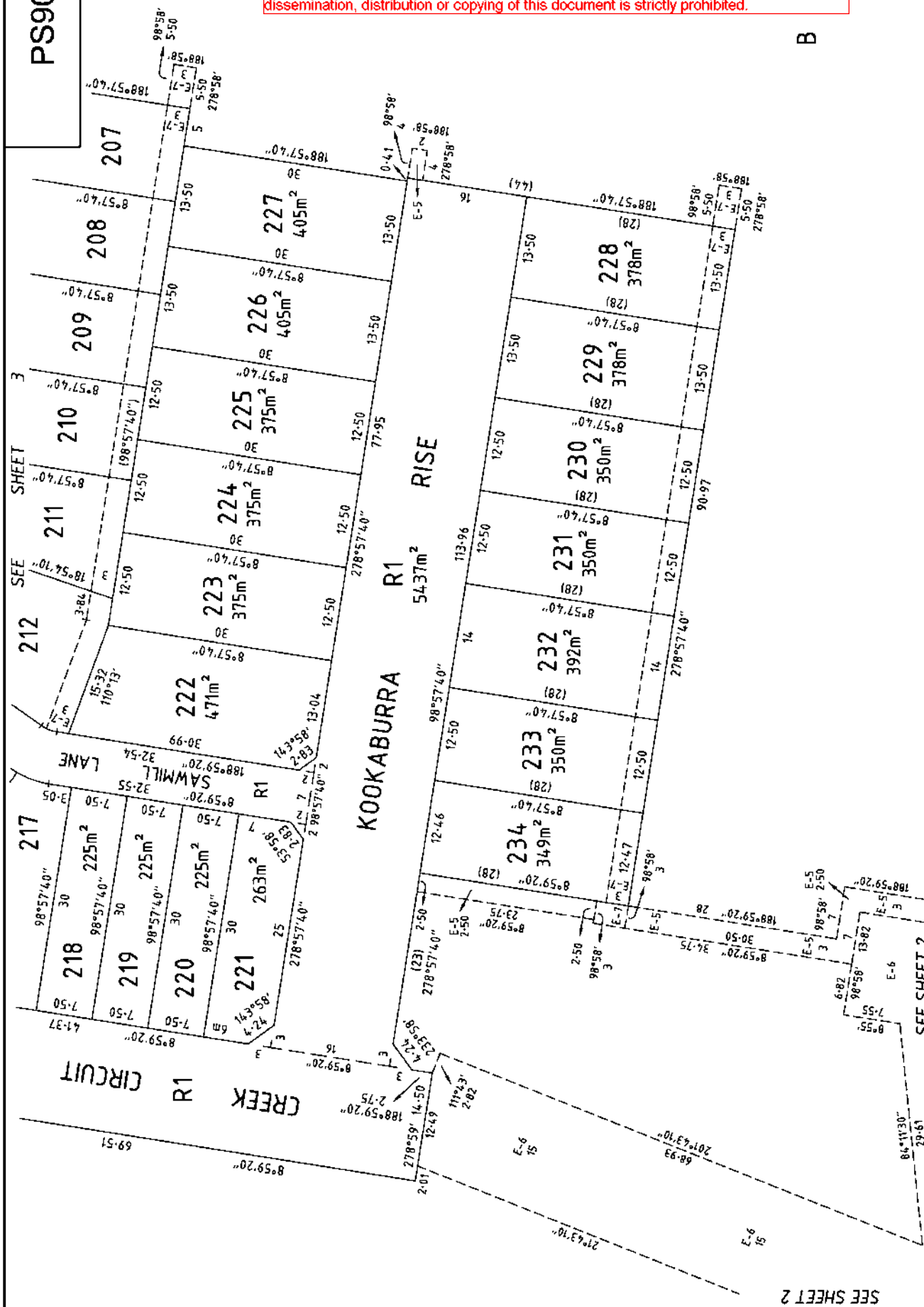


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SEE SHEET 4

SURVEYORS REFERENCE 2000490 /02	Beveridge Williams development & environment consultants Melbourne ph : 03 9524 8888 www.beveridgewilliams.com.au	SCALE 1 : 500			LENGTHS ARE IN METRES 5 0 5 10 15 20			ORIGINAL SHEET SIZE: A3	SHEET 3
		Digitally signed by: ADRIAN JAMES FREEMAN, Licensed Surveyor, Surveyor's Plan Version (6), 03/06/2024, SPEAR Ref: S182118A			Digitally signed by: Cardinia Shire Council, 27/06/2024, SPEAR Ref: S182118A				

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development & environment consultants

Melbourne ph : 03 9524 8888

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SURVEYORS

2000490

102

OFF SHEET 2

SCALE 1 : 500	
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33/06/2024, SPEAR Ref: S182118A

ORIGINAL SHEET
SIZE: A3

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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.

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.

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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

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SURVEYORS REF
2000490/02

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Surveyor's Plan Version (6),
03/06/2024, SPEAR Ref: S182118A

ORIGINAL SHEET
SIZE: A3

SHEET 5

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



HomebuyersCentre

First choice in first homes

To whom it may concern,

We are applying for a planning permit due to our home being inside an environmental significance overlay as per the planning advice received from the council pursuant to clause 42.01.2.

We have confirmed that the home complies with all other building regulations, covenants & guidelines.

Yours sincerely,



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Our Ref: 2000490
2 July 2025

ACN 006 197 235
ABN 38 006 197 235

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

beveridgewilliams.com.au

Dear Sir/Madam,

**RE: Lot 233 Kookaburra Rise, Pakenham
THE RISE DESIGN ASSESSMENT PANEL APPROVAL**

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

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

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

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

Please note:

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

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

Kind Regards,

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Selections Addenda



Job No: 117329
Client: Mr. D & Ms. E Siriwardhana
Address: Lot 233 6 Kookaburra Rise PAKENHAM VIC 3810
House Type: Addison Boost 20
Facade: Bromleigh
External Scheme: URBAN
Internal Scheme: INDUSTRIAL

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1 HOMEBUYERS COLOUR SCHEMES & PACKAGES



Appliance Packages 900mm Oven, Cooktop & Slide Out Rangehood

2 ROOF AND ROOF PLUMBING



Roofing Atura - Barramundi (Category 2)
Monier



Sarking NO (Standard)



Whirlybird NO (Standard)



Whirlybird Colour Not Applicable (Standard)



Roof Ventilator Monolith (Standard)



Guttering Monolith (Standard)



Fascia Monolith (Standard)

DESIGN ASSESSMENT PANEL

PLAN APPROVAL DATE: 02.07.2025

REVIEWED BY: Belinda Blythe

BW



Downpipes
Monolith (Standard)



Capping
Monolith (Standard)

3 BRICKWORK



Facade Main Brick
Character - Bark (Category 1)
PGH Bricks



Facade Main Brick Mortar Colour
Natural Grey Mortar with Rolled Joints (Standard)

Note: No responsibility will be accepted by the builder for variance in brick or mortar colours.
Note: Sloping window sills & brickwork over windows.
Note: External caulking is to be installed at the discretion of the installer, it will be selected onsite to best match any exterior brick.

4 EXTERNAL RENDER



Rendering Coating
Acratex (2 coat system) (Standard)
Dulux



Facade Main Render
Winter Terrace (Standard)
LRV Rating: 63
Dulux
SN4A3



Facade Contrast Render
Klute (Standard)
LRV Rating: 22
Dulux
SN4G5

Paint Specification: Render - Dulux Acratex

5 EXTERNAL PAINTWORK



Front Entry Door & Frame
Winter Terrace (Standard)
LRV Rating: 63
Dulux
SN4A3



Exposed Timber Beams & Posts
Winter Terrace (Standard)
LRV Rating: 63
Dulux
SN4A3

DESIGN ASSESSMENT PANEL

PLAN APPROVAL DATE: 02.07.2025

REVIEWED BY: Belinda Blythe



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Eaves

Boutique Builders White (Standard)
Dulux



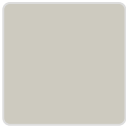
Brick Lintel

To Match Window Frame Colour (Standard)
Dulux



Meter Box

Winter Terrace (Standard)
LRV Rating: 63
Dulux
SN4A3



Rear Garage Door

Winter Terrace (Standard)
LRV Rating: 63
Dulux
SN4A3

Acknowledgements: Stain and varnish coats do not withstand harsh weather conditions particularly in exposed areas. The Builder or Manufacturer offers no guarantee against this

Acknowledgements: Door manufacturers recommend that all external doors are to be painted in light colours to reduce warping of door structure. The Builder or Manufacturer accepts no liability for damage to doors resulting from the application of dark colours

Acknowledgements: The Owner acknowledges that stain colours will appear different on different timbers due to the nature of individual timber species (colour may also vary within that species)

Paint Specification: Timber Window - TimGuard Semi Finish Two Coat Clear Seal System

Paint Specification: Render Letterbox - Dulux Acratex

Paint Specification: Painted Front Entry & Frame - Dulux Total Prep & Dulux Aquanamel High Gloss

Paint Specification: Stained External Timber Doors, Frames, Windows & Cladding - 3 Coats Intergrain Stain

Paint Specification: Painted Beams, Posts, Mouldings, Meter Box, Rainwater Head Overflow, Brick Lintel - Dulux Weathershield Gloss/Low Sheen

Paint Specification: External Doors (excl. Front Entry) - Professional Total Prep & Dulux Aquanamel Gloss

Paint Specification: Painted Eaves - Dulux Weathershield Matt

6 FACADE FEATURES

Acknowledgments: External caulking is to be installed at the discretion of the installer, it will be selected onsite to best match any exterior tiles.

7 WINDOWS & SLIDING DOORS



Aluminium Frame Colour

Textura - Monument (Standard)
Interpon
GL329A



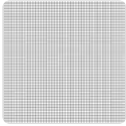
Aluminium Door Hardware Colour

Black Metal (Standard)
Bradnam's Windows



Aluminium Window Hardware Colour

Black (Standard)
Bradnam's Windows



Flyscreens

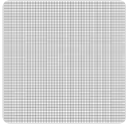
Aluminium Frame Flyscreen with Black Aluminium Mesh - Frame to match Window Frame Colour (Upgrade Aluminium)

DESIGN ASSESSMENT PANEL

PLAN APPROVAL DATE: 02.07.2025

REVIEWED BY: Belinda Blythe

BW



Flydoors

Aluminium Frame with Aluminium Mesh Flydoor - Frame to match Door Frame Colour (Upgrade Aluminium)



Wet Area Window Glazing

Clear (Standard)
Bradnam's Windows

Note: Brick lintel to match window frames
Note: If applicable to house design, standalone WC window includes translucent glazing

8 GARAGE



Garage Door Profile
Garage

Mediterranean (Standard)
Centurion



Garage Door Colour
Garage

Monument (Standard)
Colorbond

Note: Standard garage door includes an auto remote with 2 handsets

9 PAVING, TILING & LANDSCAPE FEATURES



Exposed Aggregate -
Driveway & Porch

Beachside (Boral)
Boral

DESIGN ASSESSMENT PANEL

PLAN APPROVAL DATE: 02.07.2025

REVIEWED BY: Belinda Blythe



Fencing: Refer to Fencing Plan

10 DOORS



Front Entry Door

Newington - XN1 (Upgrade Painted)
Hume Doors



Front Entry Glazing

Clear (Standard)
Hume Doors



Rear Garage Door

Honeycomb Core - Primecoat MDF (Standard)
Hume Doors
H1



Internal Doors

Flush Panel (Standard)
Hume Doors

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AS

PS

NS

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

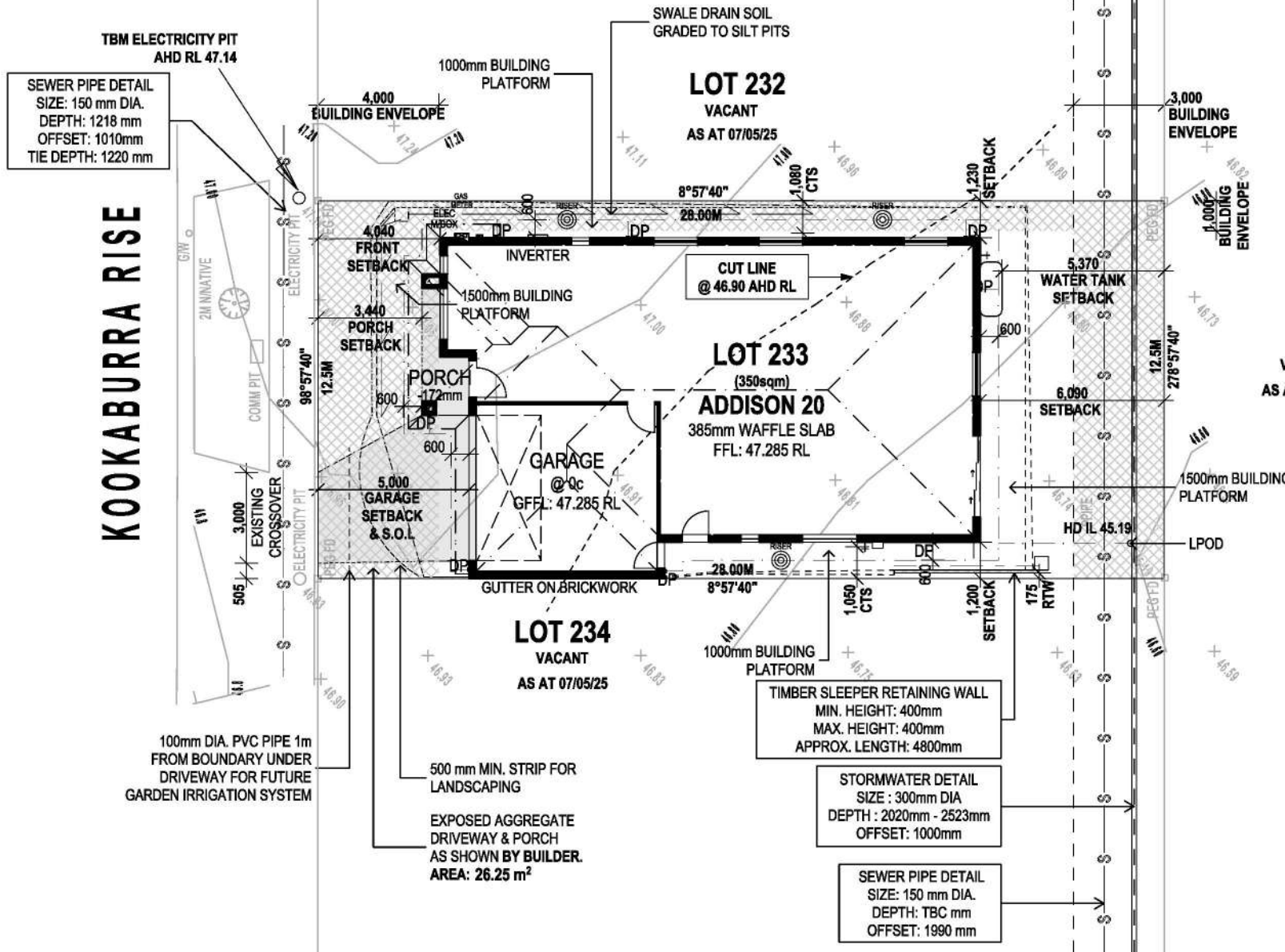


A cross-section diagram of a road profile. It shows a horizontal line representing the ground surface, sloping downwards from left to right. The slope is labeled $1 : 14.93$. A vertical dashed line marks a point on the slope, and a horizontal dimension line below it indicates a distance of 5.000 from this point to the right edge of the diagram. The right edge is labeled **GARAGE**. The left edge is labeled **C/OVER**. The diagram illustrates the transition from a higher elevation to a lower one, specifically towards a garage level.

SURVEY DATE	07/05/2025
CONTOUR INTERVALS	200 mm
LEVELS TO	AHD RL 100.00
SITE AREA	350 sqm
BUILDING AREA	186.49 sqm
SITE COVERAGE	53.28%
WIND SPEED	N2
SITE CLASSIFICATION	P

DEVELOPERS APPROVAL REQUIRED FROM "BNG GROUP" THE RISE - STAGE 2

Diagram illustrating the calculation of slab rebate. The vertical dimension shows a total height of 750, divided into 450 and 300. The horizontal dimension shows a total width of 600, with a hatched area labeled "SLAB REBATE".

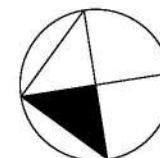


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ID	REVISION	BY	DATE	ID	REVISION	BY	DATE
A	DA PLANS & VO.1	PH	30/05/2025				
B	DA PLANS	SA	04/06/2025				
C	DA DECLINE	SA	30/06/2025				
D	ENERGY UPDATE	SA	01/07/2025				

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LOT 233 (#6) KOOKABURRA RISE
PAKENHAM, VIC 3810

SITE PLAN		JOB No: 117329	
HOUSE TYPE: ADDISON 20	MASTER DRAWING INFO:		SCALE: 1:200
	DRAWN BY: AD	REVISION: 01	DRAWING No:
FAÇADE: BROMLEIGH	TYPE HEIGHT: 25R	ISSUED: TBC	1 OF 7

GENERAL NOTES

- INTERCONNECTED SMOKE DETECTORS AS PER 9.5 OF NCC AND AS 3886.
- PROVIDE REMOVABLE HINGES TO WC DOORS PER PART 10.4.2 OF NCC.
- TEMPORARY DOWNPIPES TO BE USED UNTIL CONNECTED TO SW DRAIN.
- GUTTERS & DRAINAGE TO COMPLY WITH AS 3500.
- STAIR TREADS TO COMPLY WITH THE SLIP RESISTANT; NCC TABLE 11.2.4 OF NCC.
- THESE DRAWINGS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DRAWINGS & SPECIFICATIONS.
- ALL STRUCTURAL TIMBER FRAMING SIZES TO BE IN ACCORDANCE WITH AS 1684 NATIONAL TIMBER FRAMING CODE &/OR ENGINEER'S COMPUTATIONS.
- WATERPROOFING OF WET AREAS TO COMPLY WITH PART 10.2 OF NCC AND AS 3740.
- HINGED DOORS TO BE 135mm FROM CORNER IF SPACE PERMITS, OR 45mm MIN. FROM CORNER, CENTRE DOORS TO PASSAGE.
- ROBE DOORS TO BE EXTERNALLY CENTRED UNLESS OTHERWISE NOTED.
- WATERPROOFING TO ALL EXTERNAL WET AREAS TO BE IN ACCORDANCE WITH AS 4654.2 CLAUSE 2.8.2.
- TIMBER ROOF TRUSSES TO MANUFACTURER'S COMPUTATIONS & LAYOUTS.
- ROOF TRUSSES TO BE PLACED DIRECTLY ON TOP OF EXTERNAL WALL STUDS.
- INTERNAL RAMP SEAL FROM GARAGE TO INTERNAL ACCESS

2040H INTERNAL DOORS
THROUGHOUT UNLESS
OTHERWISE SPECIFIED

LEGEND

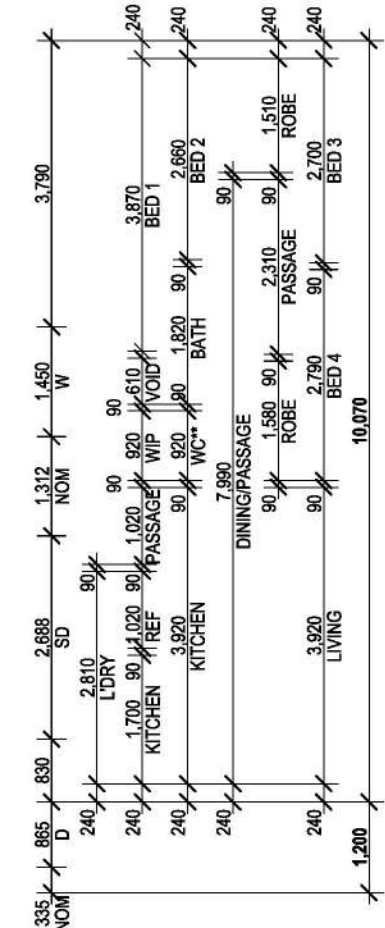
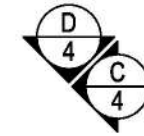
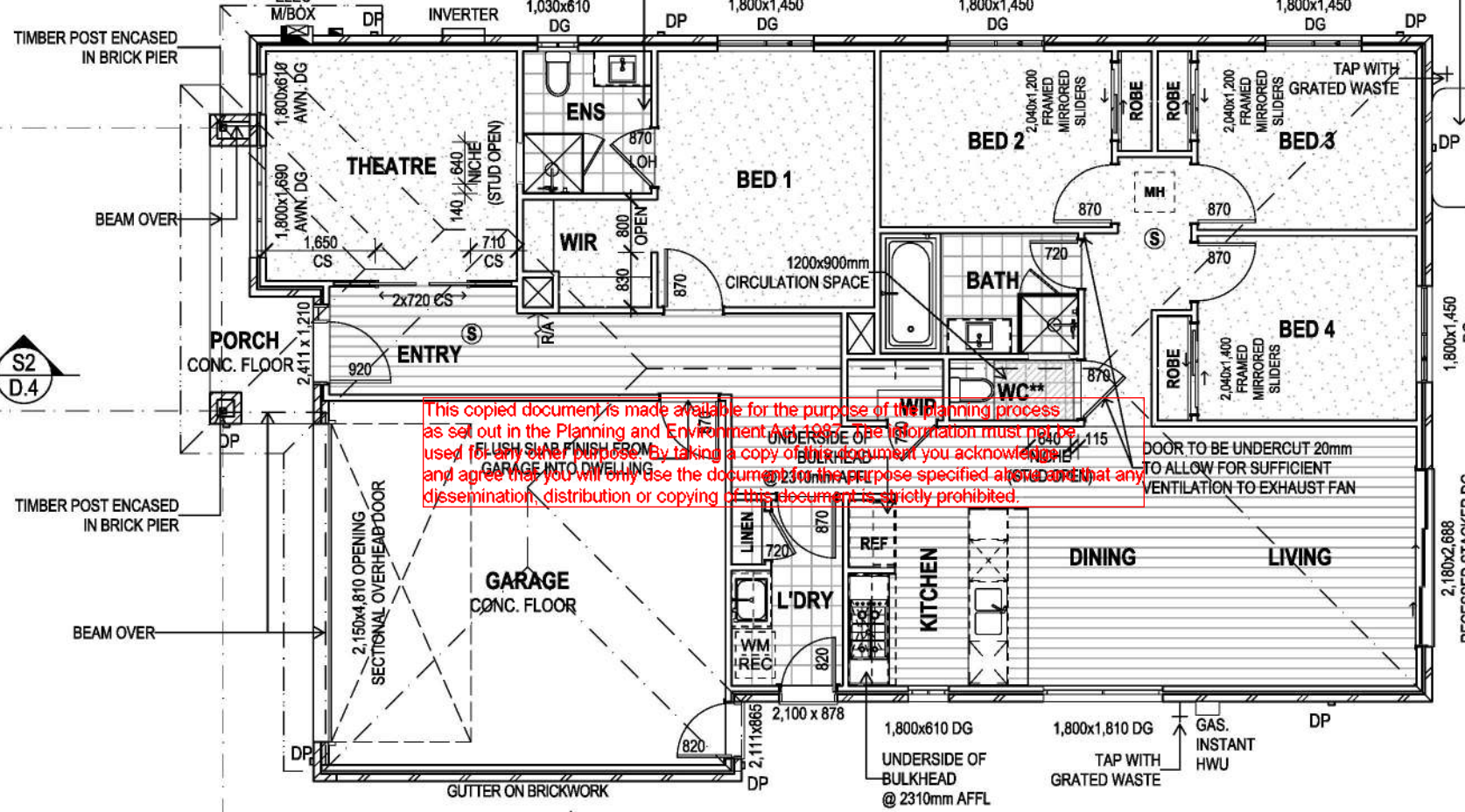
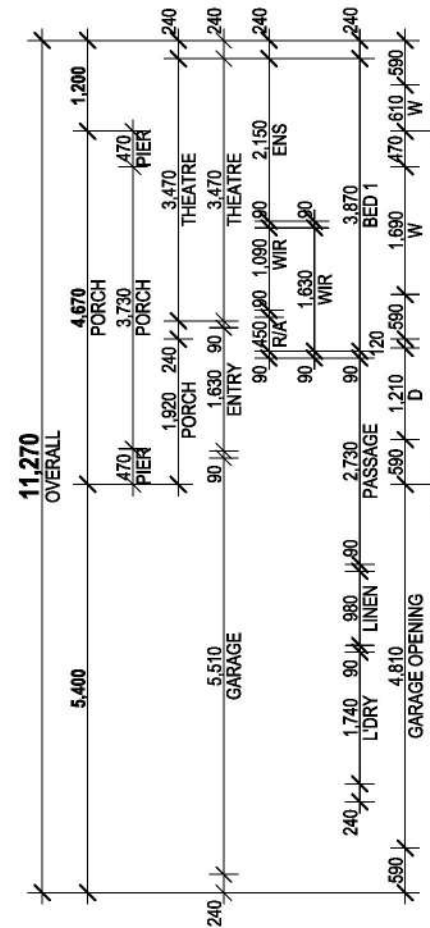
- FLOOR TILES
- TIMBER/LAMINATE
- CARPET

LOH LIFT OF HINGES

Ⓢ SMOKE DETECTOR

** NOGGINS INSTALLED TO
STUD WALLS FOR FUTURE
GRAB RAILS AS PER NCC

DG DOUBLE GLAZING



HOUSE	SQM	SQR
HOUSE	144.75	
TOTAL FLOOR AREA	144.75	15.58
PORCH	4.65	
GARAGE	37.09	
TOTAL AREA	186.49	20.07



ID	REVISION	BY	DATE
A	DA PLANS & VO.1	PH	30
B	DA PLANS	SA	04
C	DA DECLINE	SA	30
D	ENERGY UPDATE	SA	01

DESIGN ASSESSMENT PANEL

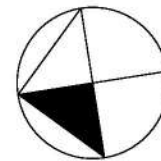
PLAN APPROVAL DATE: 02.07.2025

REVIEWED BY: Belinda Blythe

BW

GENERAL NOTES:
WRITTEN DIMENSIONS TAKE PRECEDENCE
OVER SCALE
WINDOW SIZES AND LOCATIONS ARE
NOMINAL AND MAY VARY TO
MANUFACTURERS FRAME SIZES

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LOT 233 (#6) KOOKABURRA RISE
PAKENHAM, VIC 3810

ENERGY EFFICIENCY
ALL WINDOWS, SLIDING / STACKER DOORS ARE DOUBLE GLAZED
+ LOW-E, UNLESS OTHERWISE NOTED.

**DIMENSIONS ARE TO STUDWALL &/OR
EXTERNAL CLADDING**

RAINWATER TANK:
PROVIDE 1NO. 2000 LITRE SLIMLINE COLORBOND WATER TANK WITH
CONTROLLER, PUMP & FROG FILTER TO DOWNPIPE INCLUDING:
-1NO. INBUILT MAIN PRESSURE WATER CHANGE-OVER DEVICE
-1NO. WATER PUMP
-1NO. COLD WATER LINE WITHIN 5 METRES OF MAIN LINE
-2NO. TOILET SUITE CONNECTIONS FROM THE COLD WATER LINE
-INTERGRATED WAFFLE POD CONCRETE SLAB COLOUR OF TANK TO BE
SELECTED AT COLOUR MEETING.

GROUND FLOOR PLAN		JOB No:
HOUSE TYPE: ADDISON 20	MASTER DRAWING INFO:	117329
FACADE: BROMLEIGH	DRAWN BY: AD	SCALE: 1:100
	REVISION: 01	DRAWING No:
	TYP HEIGHT: 25R	2 OF 7
	ISSUED: TBC	

GENERAL NOTES

- THE TYPE GLASS AND INSTALLATION OF ALL GLAZING (WINDOWS, DOORS, SHOWER SCREEN, BALUSTRADES, AND ROOF LIGHTS) TO BE IN ACCORDANCE WITH PART 8.3 OF NCC AND AS 2047.
- ALL WET AREAS FEATURING EXTERNAL SLIDING DOORS OR WINDOWS WILL HAVE OBSCURE GLAZING, IN ACCORDANCE WITH PART 8.4.6 OF NCC.
- WINDOW HEAD HEIGHT DIMENSIONS ARE NOMINAL & TO BE TAKEN TO THE NEAREST BRICK COURSE.
- ALL ARTICULATION JOINTS MUST BE IN COMPLIANT WITH PART 5.6.8 OF NCC AND AS 4773.1&2, WITH THE EXACT LOCATION SPECIFIED IN THE STRUCTURAL ENGINEERING DRAWINGS.
- HEBEL PANEL VERTICAL CONSTRUCTION JOINTS TO BE IN LINE WITH DOOR OR WINDOW EDGES. WHERE AN EXTERNAL CORNER JUNCTION IS ON THE FRONT FACADE, THE FULL PANEL IS TO FACE THE STREET AND THE RETURN PANEL IS TO BUTT IN BEHIND WITH THE VERTICAL JOINT ON THE RETURN SIDE, NOT ON THE FRONT.
- ALL DRAWINGS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DRAWINGS & COMPUTATIONS.
- ALL DOWNPIPES TO BE JOINED TO PVC SWD AT BASE OF WEEPHOLES TYPICAL.
- PROVIDE FLYSCREENS WITH BLACK NYLON MESH & ALUMINIUM FRAME TO ALL OPENABLE AWNING & SLIDING WINDOWS.
- PROVIDE FLYDOORS WITH BLACK NYLON MESH & ALUMINIUM FRAME WITH CATCH (NO LOCK) TO ALUMINIUM SLIDING DOORS.

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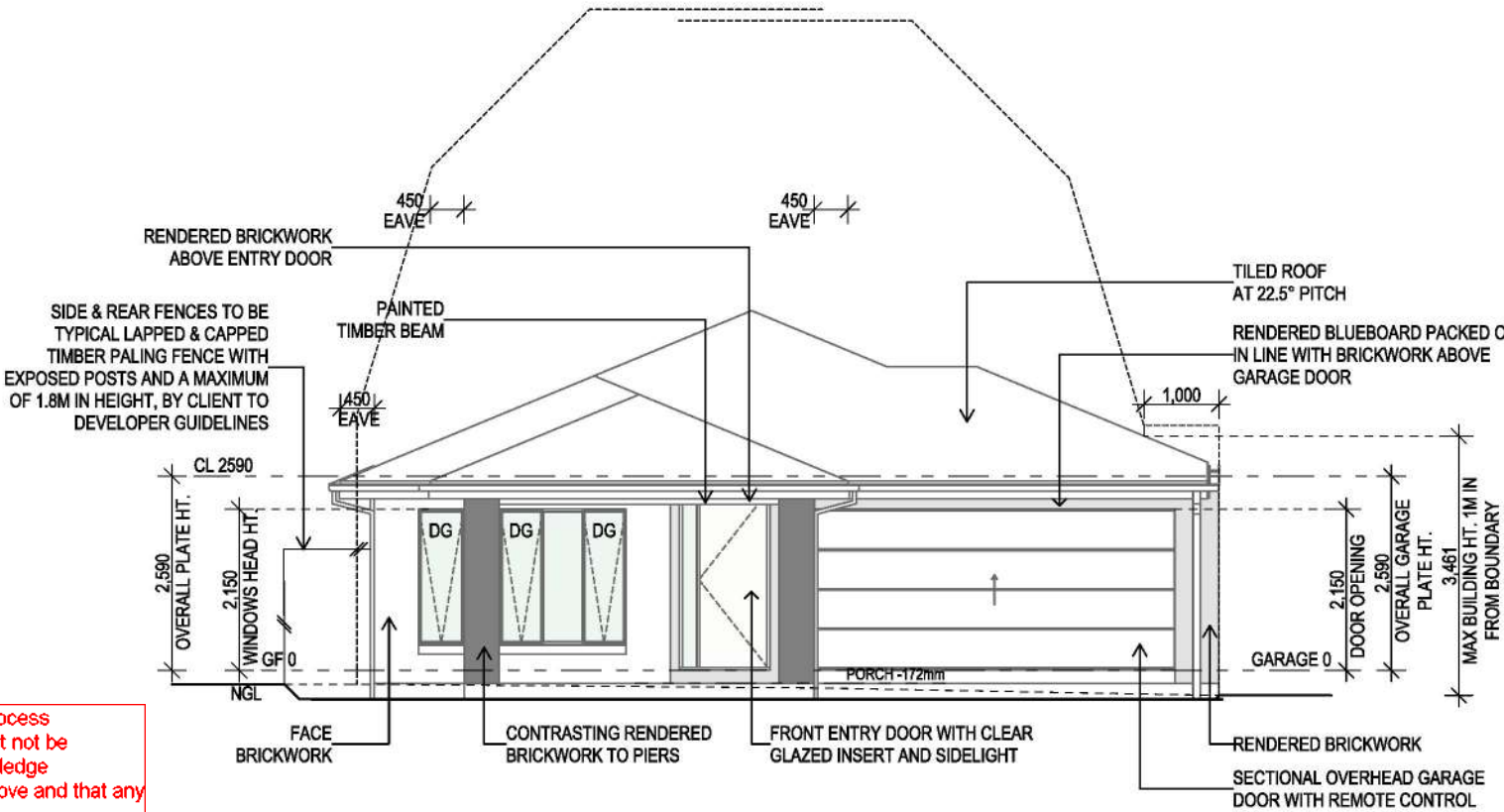
LEGEND

- FACE BRICKWORK
- MAIN RENDER
- CONTRASTING RENDER
- DG DOUBLE GLAZING

FACADE TREATMENT

(TOTAL AREA = 9.17m²)

	m ²	%
RENDERED BRICKWORK	2.92m ²	31.84%
CONTRASTING RENDERED BRICKWORK	2.31m ²	25.19%
TOTAL=5.23m ²	TOTAL=57.03%	
FACE BRICKWORK	3.94m ²	42.97%

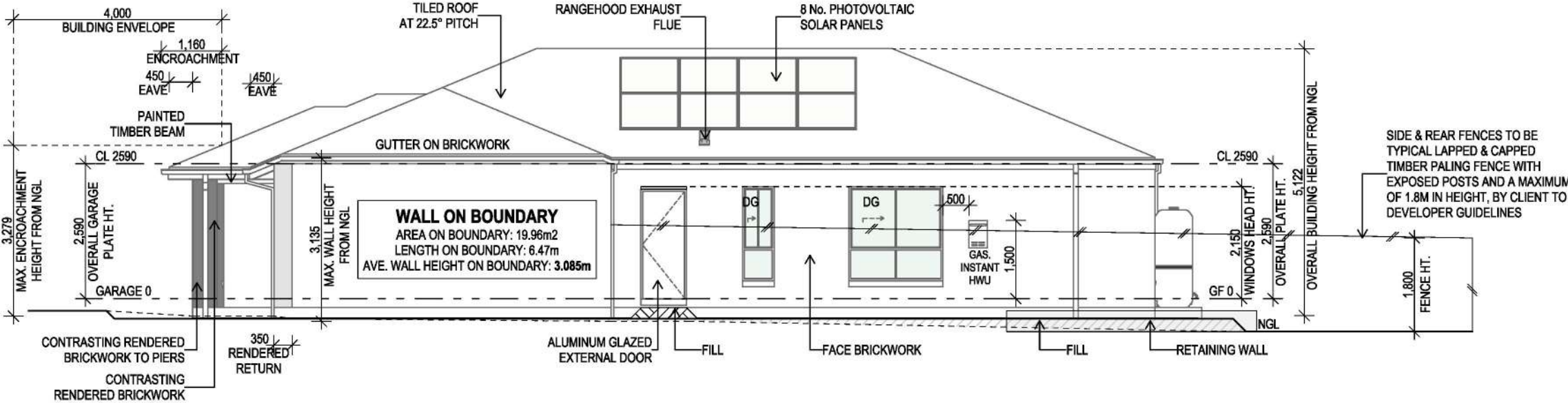


A - FRONT ELEVATION 1:100 NORTH

DESIGN ASSESSMENT PANEL

PLAN APPROVAL DATE: 02.07.2025

REVIEWED BY: Belinda Blythe



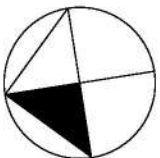
B - SIDE ELEVATION 1:100 WEST

DIMENSIONS ARE FROM RELEVANT LEVELS



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B	DA PLANS	SA	04/06/2025				
C	DA DECLINE	SA	30/06/2025				
D	ENERGY UPDATE	SA	01/07/2025				

GENERAL NOTES:
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LOT 233 (#6) KOOKABURRA RISE
PAKENHAM, VIC 3810

ELEVATION A & B

HOUSE TYPE:
ADDISON 20

FACADE:
BROMLEIGH

MASTER DRAWING INFO:
DRAWN BY: AD
REVISION: 01
TYP HEIGHT: 25R
ISSUED: TBC

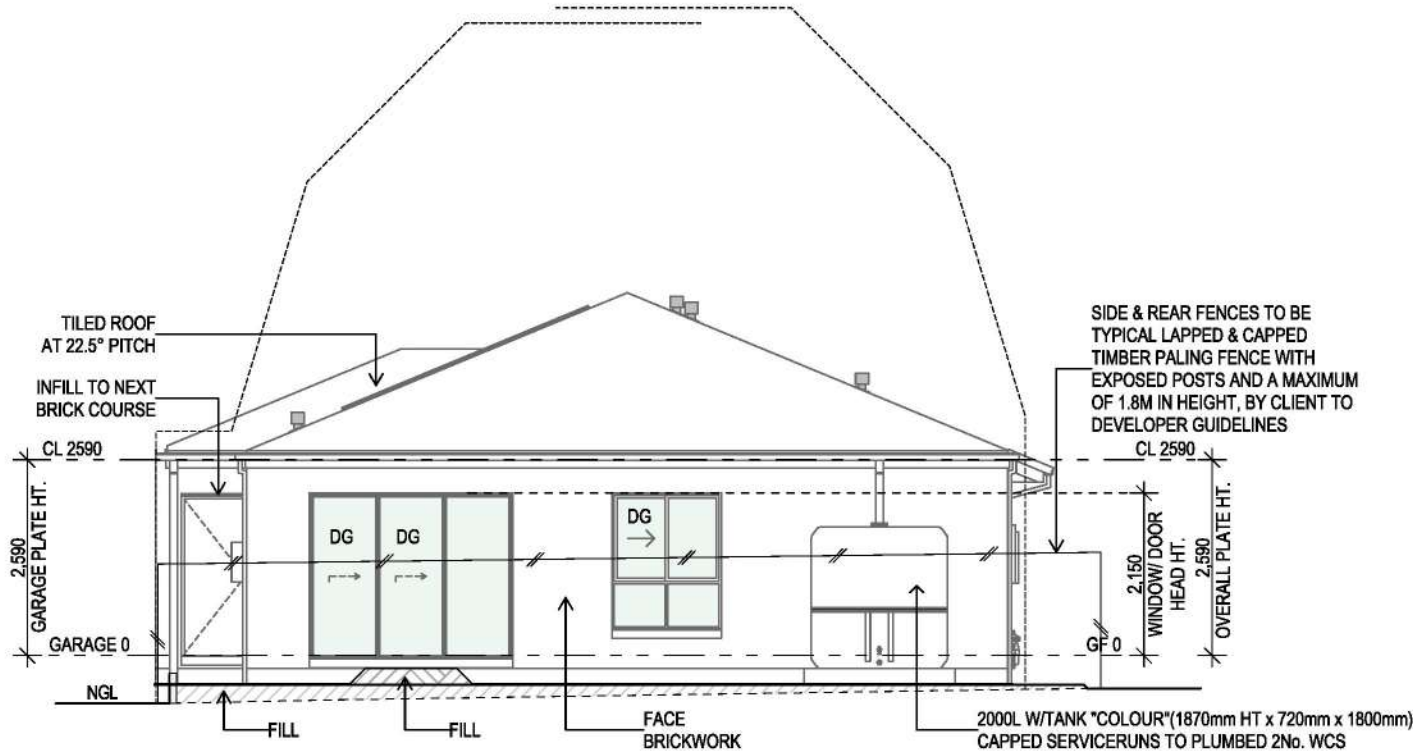
JOB No:
117329
SCALE:
1:100
DRAWING No:
3 OF 7

GENERAL NOTES

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- WINDOW HEAD HEIGHT DIMENSIONS ARE NOMINAL & TO BE TAKEN TO THE NEAREST BRICK COURSE.
- ALL ARTICULATION JOINTS MUST BE IN COMPLIANT WITH PART 5.6.8 OF NCC AND AS 4773.1&2, WITH THE EXACT LOCATION SPECIFIED IN THE STRUCTURAL ENGINEERING DRAWINGS.
- HEBEL PANEL VERTICAL CONSTRUCTION JOINTS TO BE IN LINE WITH DOOR OR WINDOW EDGES. WHERE AN EXTERNAL CORNER JUNCTION IS ON THE FRONT FACADE, THE FULL PANEL IS TO FACE THE STREET AND THE RETURN PANEL IS TO BUTT IN BEHIND WITH THE VERTICAL JOINT ON THE RETURN SIDE, NOT ON THE FRONT.
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- PROVIDE FLYSCREENS WITH BLACK NYLON MESH & ALUMINIUM FRAME TO ALL OPENABLE AWNING & SLIDING WINDOWS.
- PROVIDE FLYDOORS WITH BLACK NYLON MESH & ALUMINIUM FRAME WITH CATCH (NO LOCK) TO ALUMINIUM SLIDING DOORS.

LEGEND

- FACE BRICKWORK
- MAIN RENDER
- CONTRASTING RENDER
- DG DOUBLE GLAZING



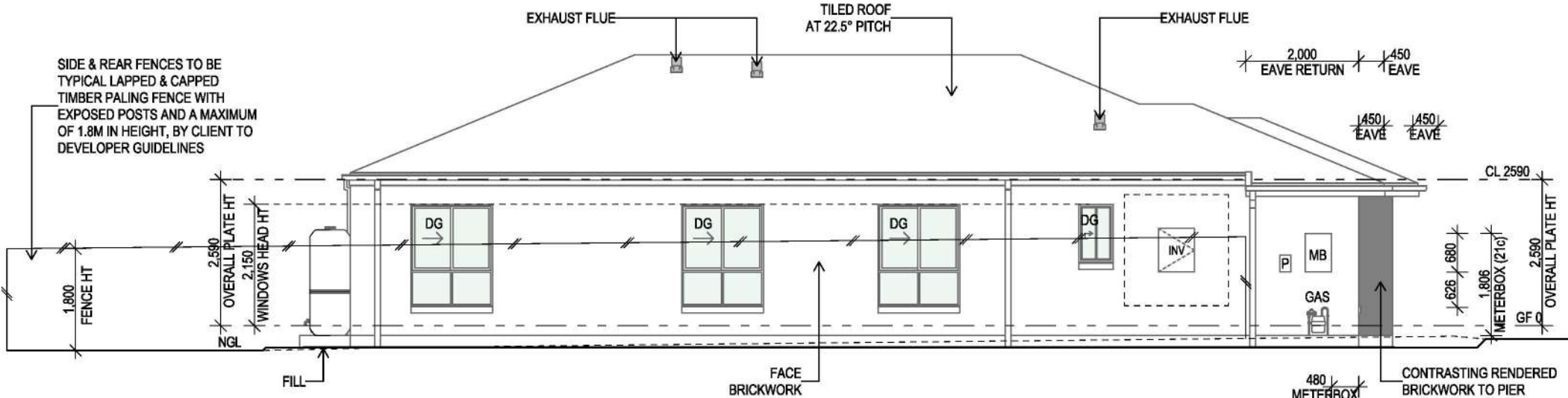
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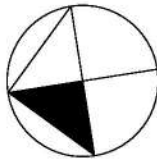


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LOT 233 (#6) KOOKABURRA RISE
PAKENHAM, VIC 3810

ELEVATION C & D

HOUSE TYPE:
ADDISON 20

FACADE:
BROMLEIGH

MASTER DRAWING INFO:
DRAWN BY: AD
REVISION: 01

TYP HEIGHT: 25R
ISSUED: TBC

JOB No:
117329

SCALE:
1:100

DRAWING No:
4 OF 7

LANDSCAPING BY CLIENT AFTER
HANDOVER TO DEVELOPER
REQUIREMENTS

LANDSCAPE NOTES

- SERVICES TO FRONT OF PROPERTY ARE TO BE HIDDEN FROM PUBLIC VIEW BY PLANTINGS OR SCREENING.
- SHRUBS TO BE PLANTED FROM A MIN. Ø150mm. POT SIZE.
- TREES TO BE A MIN. OF 1.5m HIGH AT TIME OF PLANTING.
- IF LANDSCAPE DESIGN OR SELECTION OF SPECIES IS ALTERED BY OWNER, IT IS THE RESPONSIBILITY OF THE OWNER TO OBTAIN APPROVAL AS NECESSARY.

LANDSCAPE LEGEND

	GRASS / LAWN / TURF
	MULCH / PINE BARK
	CRUSHED ROCK

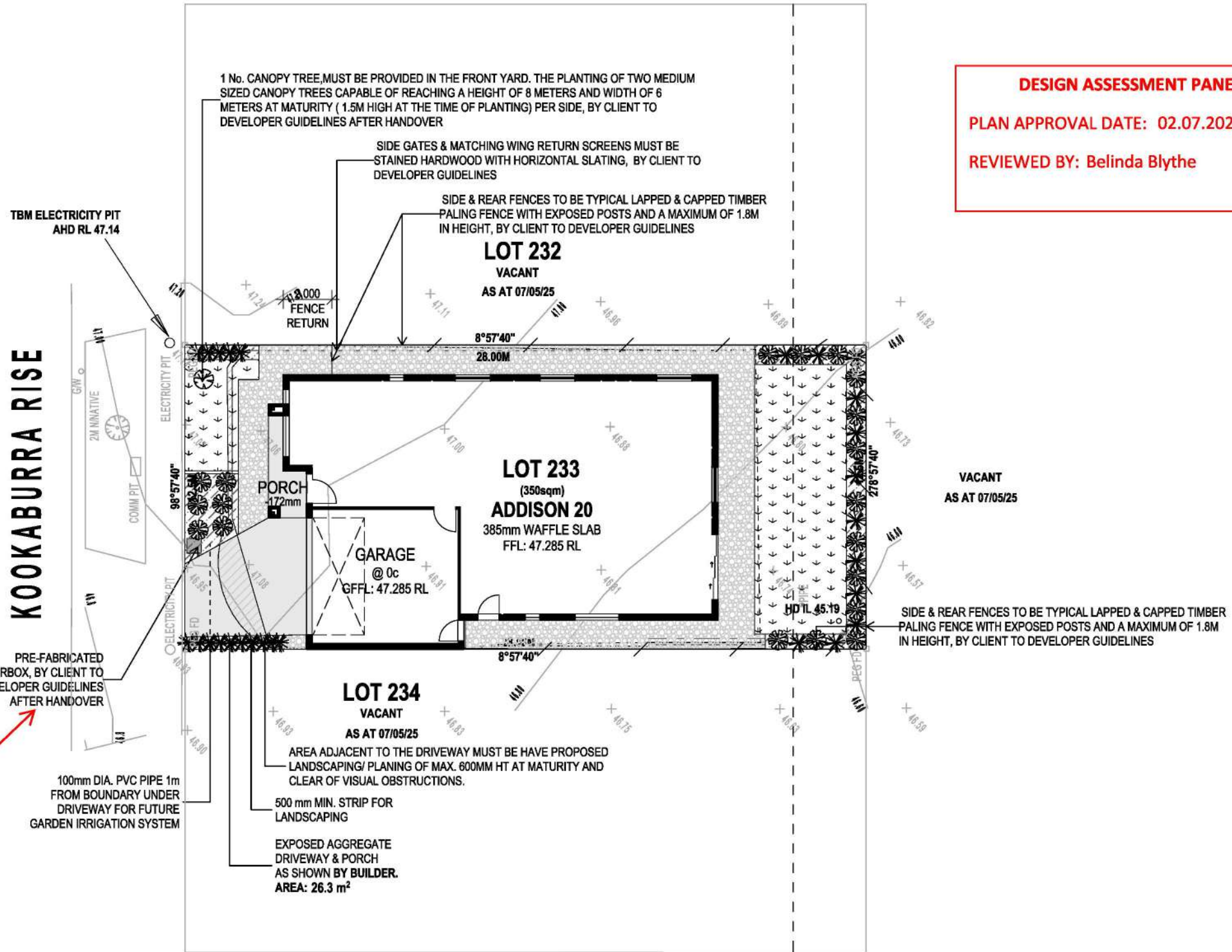
QTY	SYMBOL	SPECIES	HT	POT SIZE
6 No.		MEDIUM SHRUBS CORREA IVORY LANTERN (CORREA GLABRA)	600mm	200mm
15 No.		SMALL SHRUBS / GROUND COVER AFRICAN DAISY FLAME (ARCTOTIS FLAME)	500mm	150mm
1 No.		CANOPY TREE EUROPEAN OLIVE		

THIS PLAN IS INDICATIVE & SHOWS GENERAL INTENT OF PROPOSED LANDSCAPING WORKS AND HAS BEEN PROVIDED FOR DEVELOPER APPROVAL. ACTUAL EXTENT AND LOCATION OF GROUND COVER AND PLANTINGS MAY VARY.

CRUSHED ROCK TO EXTEND MINIMUM 1000mm FROM THE EDGE OF BUILDING.

GARDEN AREA ANALYSIS		
GRASS / MULCH	34.33m ²	60.83%
DRIVEWAY	22.11m ²	39.17%
TOTAL	56.44m ²	100.00%

Developer Condition; Letterbox may need to be relocated due to council height requirements within splay of driveway, Developer re-approval will not be required once relocated



DESIGN ASSESSMENT PANEL

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REVIEWED BY: Belinda Blythe

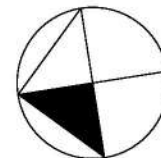


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GENERAL NOTES:
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LOT 233 (#6) KOOKABURRA RISE
PAKENHAM, VIC 3810

LANDSCAPING PLAN

HOUSE TYPE:
ADDISON 20

FACADE:
BROMLEIGH

MASTER DRAWING INFO:
DRAWN BY: AD
REVISION: 01

TYP HEIGHT: 25R
ISSUED: TBC

JOB No:
117329

SCALE:
1:200

DRAWING No:
D.1 OF D.14

To whom it may concern,

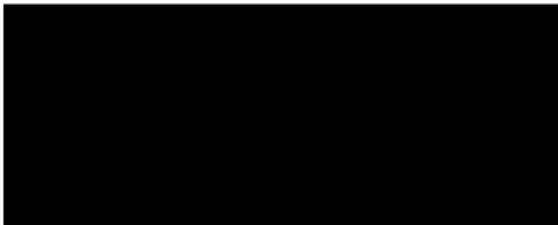
This letter is in relation to address Lot 233 [#6] Kookaburra Rise, PAKENHAM VIC 3810.

The home has been checked thoroughly to confirm that we comply with all Restrictions on the Title as well as the Covenant PS902144W and Section 173 Agreement AX385769J.

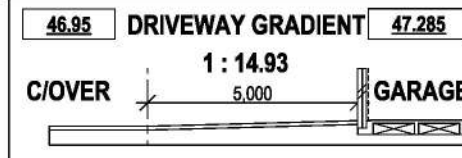
We have also confirmed we are not in violation of any Building regs and have received approval from the Developer in regard to our home design.

Should you have any questions please feel free to contact me.

Kind Regards



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SITE PERMEABILITY	
BUILD AREA & D/WAY:	208.60m²=59.60%
PERMEABLE:	141.40m²=40.40%
GARDEN AREA:	138.66m²=39.62%
TOTAL AREA:	350.00m²=100%

SURVEY DATE	07/05/2025
CONTOUR INTERVALS	200 mm
LEVELS TO	AHD RL 100.00
SITE AREA	350 sqm
BUILDING AREA	186.49 sqm
SITE COVERAGE	53.28%
WIND SPEED	N2
SITE CLASSIFICATION	P

MELWAYS REFERENCE
SITE LOCATION MELWAYS REFERENCE: 317 C3

NOTE
IT IS THE RESPONSIBILITY OF THE OWNER TO CHECK FOR UNDERGROUND PIPES PRIOR TO ANY EARTHWORKS CONDUCTED AFTER HANDOVER. THE BUILDER WILL NOT BE LIABLE FOR DAMAGE TO EXISTING PIPES BY THE OWNER AFTER HANDOVER.

CONDENSATION MANAGEMENT

- PROVIDE A PLIABLE MEMBRANE TO EXTERNAL WALLS INSTALLED IN ACCORDANCE WITH AS 4200.1-2
- ALL EXHAUST FANS SHOWN ON THE PLANS TO ACHIEVE A MIN. 40L/S FLOW RATE IN ACCORDANCE WITH PART 10.8.2 (1) OF NCC.
- EXHAUST FANS TO BE DUCTED TO THE EXTERNAL WALL OR THROUGH THE ROOF SPACE DIRECTLY TO A ROOF VENT. NO FANS TO DISCHARGE DIRECTLY INTO THE ROOF SPACE IN ACCORDANCE WITH PART 10.8.2 (2) OF NCC.
- EXHAUST FANS TO BE FITTED WITH TIMER DELAY TO ALL WET AREA WITH NO NATURAL VENTILATION IN ACCORDANCE WITH PART 10.8.2 (4) OF NCC.

ACCESSIBILITY

- DWELLINGS TO COMPLY WITH AUSTRALIAN BUILDING CODES BOARD (ABCB), STANDARD FOR LIVEABLE HOUSING STANDARDS.
- THE THRESHOLD OF AN INTERNAL DOORWAY THAT IS SUBJECT TO CLAUSE 3.1 MUST COMPLY WITH CLAUSE 3.2.
- DOORWAYS TO SANITARY COMPARTMENTS WHERE THE DOOR IS WITHIN 1200mm OF THE TOILET PAN MUST BE FITTED WITH LIFT-OFF HINGES.
- OPENABLE WINDOWS TO BE PROVIDED IN ACCORDANCE WITH PART 11.3.7 OF NCC.

SITE DRAINAGE - SWALE DRAINS
SOIL TO BE GRADED TOWARDS SWALE DRAIN AT MIN 1:20/50MM OVER FIRST 1000MM AWAY FROM DWELLING AS PER AS 2870-2011/ NCC 3.3 GRATED SILT PITS TO BE PROVIDED AT MAX. 6000MM CTS AND CONNECTED TO LEGAL POINT OF DISCHARGE. SILT PITS TO BE LOCATED MIN. 1000MM FROM DWELLING WHERE POSSIBLE. SITE MANAGERS TO ENSURE SWALE DRAINS REMAIN FORMED & CLEAR OF DEBRIS FOR DURATION OF CONSTRUCTION

7 STAR ENERGY RATING:
DWELLING TO COMPLY W/- THE REQUIREMENTS OF 7 STAR ENERGY RATING.

DRAINAGE

- SITE DRAINAGE SHALL COMPLY AS3500.3 NATIONAL PLUMBING CODE AND ALSO AS 2870 - 2011 SECTION 5.6.3.
- PROVIDE Ø100mm UPVC STORMWATER DRAINS WITH MIN. COVER AND FALL. CONNECT TO POINT OF DISCHARGE. STORMWATER DRAINS HAVE BEEN SHOWN INDICATIVELY
- PROVIDE OVERFLOW RELIEF GULLY TO BELOW GARDEN TAP & HWS OVERFLOW OUTLET
- PROVIDE GRATED STORMWATER DRAIN BELOW GARDEN TAP
- CONNECT ANY GRATED STORMWATER DRAIN TO STORMWATER DRAINS VIA SILT PIT(S) AS NOTATED.
- TEMPORARY DOWNPIPES TO BE USED UNTIL CONNECTED TO SW DRAIN
- ALL DOWNPIPES TO BE JOINED TO PVC SWD AT BASE OF WEEPHOLES TYPICAL

↓ - GRADE SURFACE AWAY FROM HOUSE FOOTINGS (MINIMUM FALL 1:20)

→ - CUT TOE OR SWALE DRAIN @ MIN FALL

DEVELOPERS APPROVAL REQUIRED:
DEVELOPERS APPROVAL REQUIRED FROM "BNG GROUP" THE RISE - STAGE 2

NOTE: CORNER SPLAY MIN. 50% CLEAR OF VISUAL OBSTRUCTIONS EXTENDING AT LEAST 2M ALONG THE FRONTAGE ROAD & 2.5M ALONG EXIT LANE. LANDSCAPING WITHIN CORNER SPLAY MUST HAVE MAX. HRIGHT OG 600MM

NOTE: INSTALLATION OF FENCING IS THE RESPONSIBILITY OF THE OWNER.

NOTE
DRIVEWAYS MUST BE COMPLETED BEFORE OCCUPANCY OF DWELLING

CAPPED RISERS
CAPPED RISERS TO BE 600mm ABOVE FINISHED LEVEL OF BUILDING PLATFORM AND CONNECTED TO LEGAL POINT OF DISCHARGE.

BUILDING ENVELOPE: B.E PLAN
BUILDING ENVELOPES EXIST ON THIS LOT.

P CLASS SITES
CUT BATTERS: ALL TO BE @ 1:1
FILL BATTERS: ≤ 600mm @ 1:1
> 600mm @ 1:2
NO CUT/FILL TO BE WITHIN 100MM OF NEIGHBOURING LOTS SIDE BOUNDARY

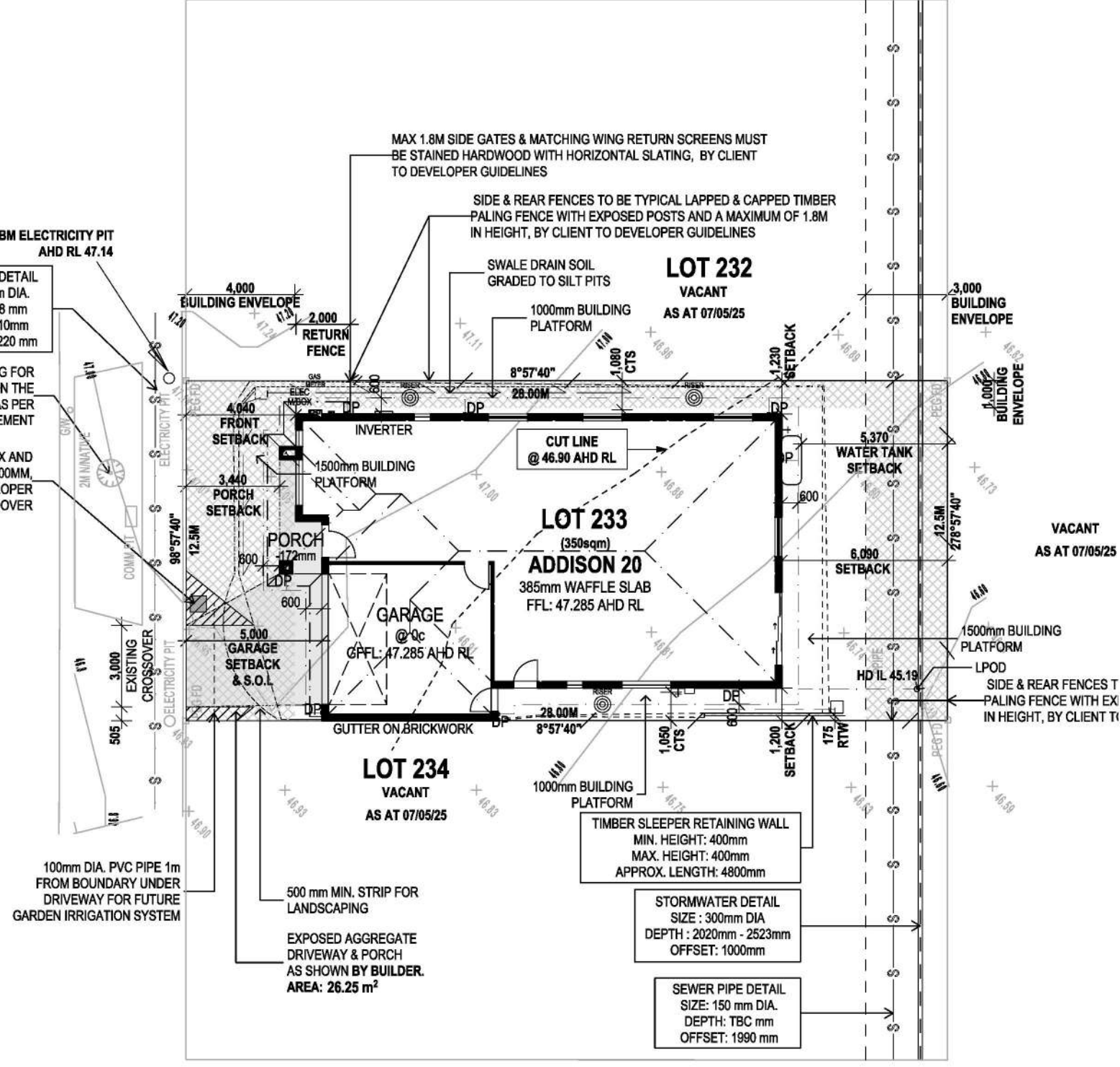
TERMITE PROTECTION
PROVIDE TERMITE PROTECTION IN ACCORDANCE WITH A.S.3660.

RETAINING WALL (FILL) NOTE:
RETAINING WALLS DRAWN ON PLAN ARE INDICATIVE OF SITE LEVELS SUPPLIED BY SURVEYOR. IT IS AT THE SITE MANAGERS DISCRETION IF RETAINING WALL WILL BE INSTALLED AS REQUIRED. AGI DRAIN TO FRONT OF WALL TO BE CONNECTED TO LEGAL POINT OF DISCHARGE VIA SILT PITS (AS MARKED) PER NCC VOLUME 2 3.1.3. NOTE: RETAINING WALL TO EXCEED HEIGHT OF PLATFORM CUT BY 150MM TO ALLOW FOR BACKFILL TO DWELLING

WATER TANK:
2000L WATER TANK PLUMBED TO 2No.WCS, GARDEN TAP

FIBRE OPTIC NETWORK (NBN Co.):
BUILDER TO PROVIDE 25mm CONDUIT FROM TELECOMMUNICATIONS PIT IN STREET TO METER BOX IN ACCORDANCE WITH DEVELOPERS GUIDELINES. CLIENT TO ORGANISE CONNECTION.

EXCLUSION ZONE
STORMWATER
• STORMWATER PIPES TO BE INSTALLED 600mm FROM PERIMETER OF BUILDING AND CONNECTED TO LEGAL POINT OF DISCHARGE. A NO GO ZONE IS IN PLACE 150mm EITHER SIDE OF THE STORMWATER PIPES
SEWER
• REFER PROPERTY SERVICES DRAINAGE PLAN FOR SEWER MAINS AND BRANCH LOCATION



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B	DA PLANS	SA	04/06/2025				
C	DA DECLINE	SA	30/06/2025				
D	ENERGY UPDATE	SA	01/07/2025				
E	TP RFI	SA	11/08/2025				

GENERAL NOTES:

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LOT 233 (#6) KOOKABURRA RISE
PAKENHAM, VIC 3810

SITE PLAN		JOB No:
HOUSE TYPE: ADDISON 20	MASTER DRAWING INFO:	117329
FACADE: BROMLEIGH	DRAWN BY: AD	SCALE: 1:200
	REVISION: 01	DRAWING No:
	TYP HEIGHT: 25R	1 OF 7
	ISSUED: TBC	

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GENERAL NOTES

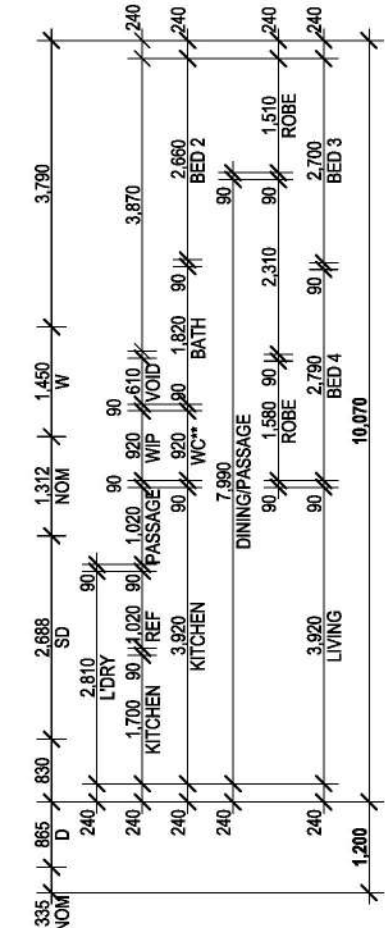
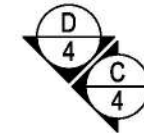
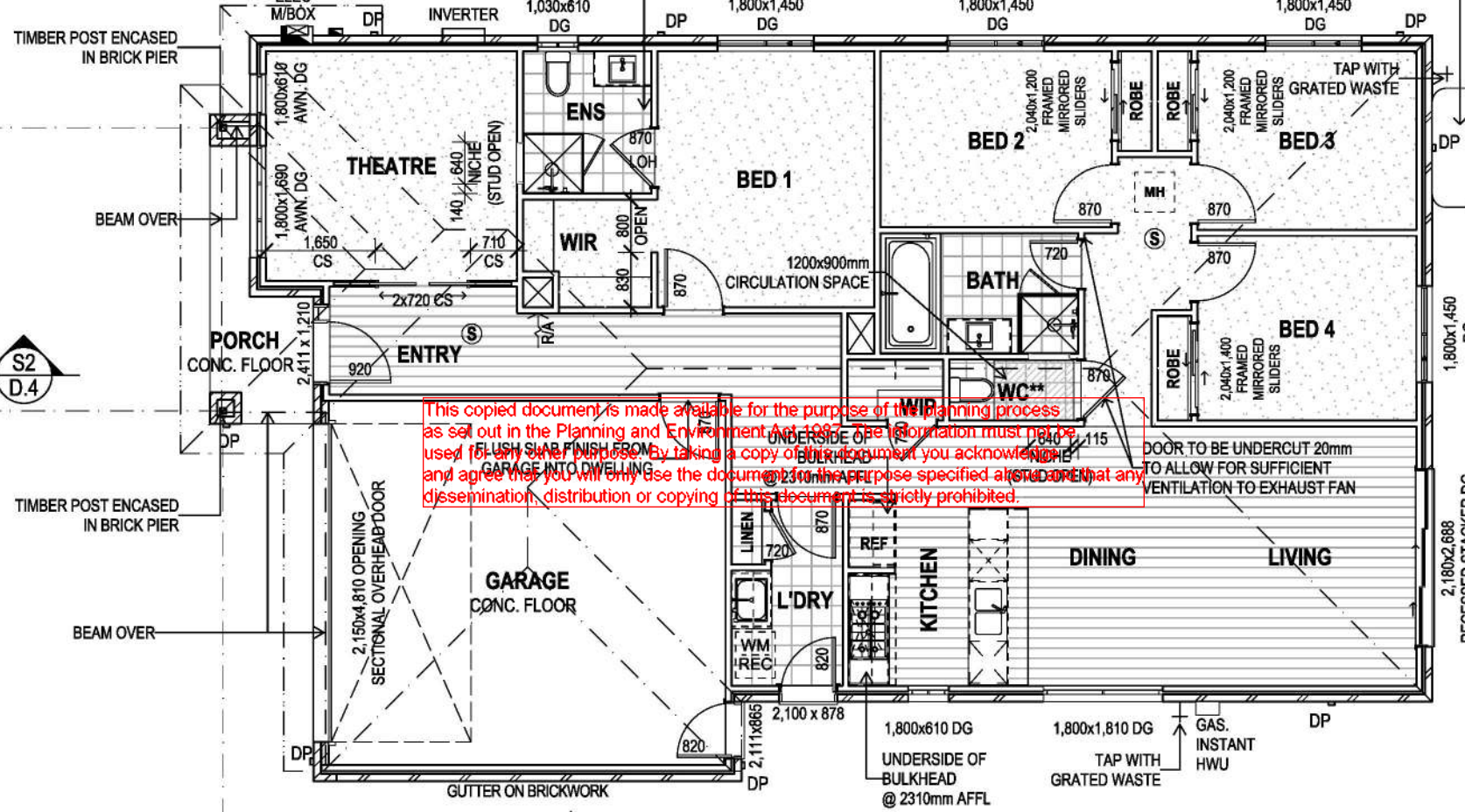
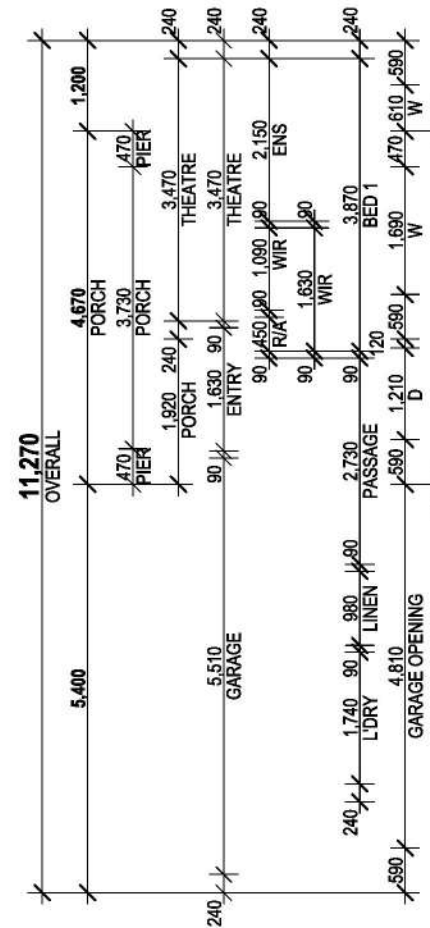
- INTERCONNECTED SMOKE DETECTORS AS PER 9.5 OF NCC AND AS 3886.
- PROVIDE REMOVABLE HINGES TO WC DOORS PER PART 10.4.2 OF NCC.
- TEMPORARY DOWNPIPES TO BE USED UNTIL CONNECTED TO SW DRAIN.
- GUTTERS & DRAINAGE TO COMPLY WITH AS 3500.
- STAIR TREADS TO COMPLY WITH THE SLIP RESISTANT; NCC TABLE 11.2.4 OF NCC.
- THESE DRAWINGS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DRAWINGS & SPECIFICATIONS.
- ALL STRUCTURAL TIMBER FRAMING SIZES TO BE IN ACCORDANCE WITH AS 1684 NATIONAL TIMBER FRAMING CODE &/OR ENGINEER'S COMPUTATIONS.
- WATERPROOFING OF WET AREAS TO COMPLY WITH PART 10.2 OF NCC AND AS 3740.
- HINGED DOORS TO BE 135mm FROM CORNER IF SPACE PERMITS, OR 45mm MIN. FROM CORNER, CENTRE DOORS TO PASSAGE.
- ROBE DOORS TO BE EXTERNALLY CENTRED UNLESS OTHERWISE NOTED.
- WATERPROOFING TO ALL EXTERNAL WET AREAS TO BE IN ACCORDANCE WITH AS 4654.2 CLAUSE 2.8.2.
- TIMBER ROOF TRUSSES TO MANUFACTURER'S COMPUTATIONS & LAYOUTS.
- ROOF TRUSSES TO BE PLACED DIRECTLY ON TOP OF EXTERNAL WALL STUDS.
- INTERNAL RAMP SEAL FROM GARAGE TO INTERNAL ACCESS

2040H INTERNAL DOORS
THROUGHOUT UNLESS
OTHERWISE SPECIFIED

LEGEND

- FLOOR TILES
- TIMBER/LAMINATE
- CARPET

- LOH LIFT OF HINGES
- Ⓢ SMOKE DETECTOR
- ** NOGGINS INSTALLED TO STUD WALLS FOR FUTURE GRAB RAILS AS PER NCC
- DG DOUBLE GLAZING



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HOUSE	SQM	SQR
HOUSE	144.75	
TOTAL FLOOR AREA	144.75	15.58
PORCH	4.65	
GARAGE	37.09	
TOTAL AREA	186.49	20.07

ENERGY EFFICIENCY
ALL WINDOWS, SLIDING / STACKER DOORS ARE DOUBLE GLAZED + LOW-E, UNLESS OTHERWISE NOTED.

DIMENSIONS ARE TO STUDWALL &/OR EXTERNAL CLADDING

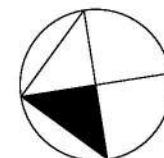
RAINWATER TANK:

- PROVIDE 1NO. 2000 LITRE SLIMLINE COLORBOND WATER TANK WITH CONTROLLER, PUMP & FROG FILTER TO DOWNPIPE INCLUDING:
- 1NO. INBUILT MAIN PRESSURE WATER CHANGE-OVER DEVICE
 - 1NO. WATER PUMP
 - 1NO. COLD WATER LINE WITHIN 5 METRES OF MAIN LINE
 - 2NO. TOILET SUITE CONNECTIONS FROM THE COLD WATER LINE
 - INTERGRATED WAFFLE POD CONCRETE SLAB COLOUR OF TANK TO BE SELECTED AT COLOUR MEETING.

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LOT 233 (#6) KOOKABURRA RISE
PAKENHAM, VIC 3810

GROUND FLOOR PLAN

HOUSE TYPE:
ADDISON 20
FACADE:
BROMLEIGH

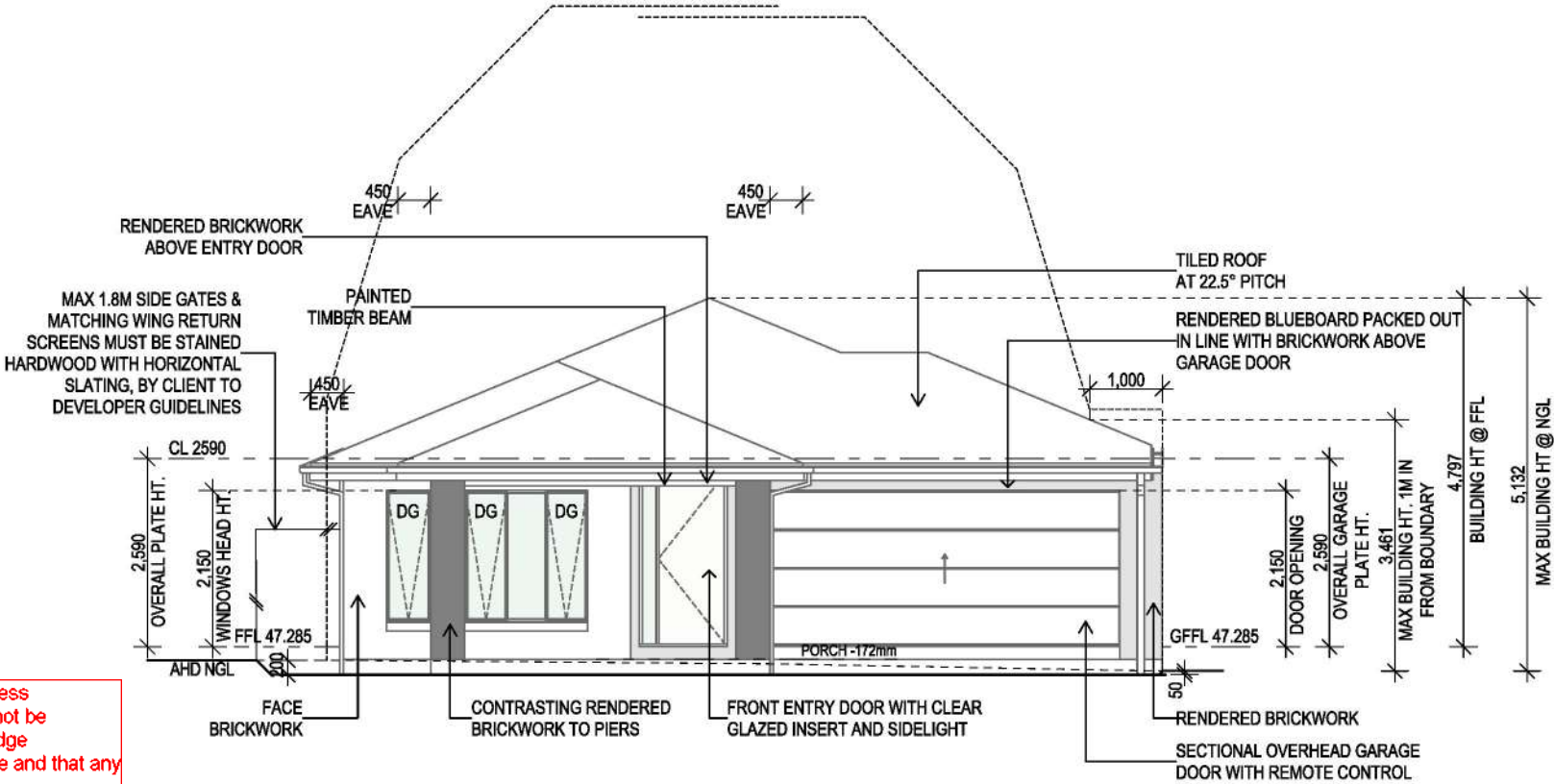
MASTER DRAWING INFO:
DRAWN BY: AD
TYP HEIGHT: 25R
REVISION: 01
ISSUED: TBC

JOB No:
117329
SCALE:
1:100
DRAWING No:
2 OF 7

GENERAL NOTES

- THE TYPE GLASS AND INSTALLATION OF ALL GLAZING (WINDOWS, DOORS, SHOWER SCREEN, BALUSTRADES, AND ROOF LIGHTS) TO BE IN ACCORDANCE WITH PART 8.3 OF NCC AND AS 2047.
- ALL WET AREAS FEATURING EXTERNAL SLIDING DOORS OR WINDOWS WILL HAVE OBSCURE GLAZING, IN ACCORDANCE WITH PART 8.4.6 OF NCC.
- WINDOW HEAD HEIGHT DIMENSIONS ARE NOMINAL & TO BE TAKEN TO THE NEAREST BRICK COURSE.
- ALL ARTICULATION JOINTS MUST BE IN COMPLIANT WITH PART 5.6.8 OF NCC AND AS 4773.1&2, WITH THE EXACT LOCATION SPECIFIED IN THE STRUCTURAL ENGINEERING DRAWINGS.
- HEBEL PANEL VERTICAL CONSTRUCTION JOINTS TO BE IN LINE WITH DOOR OR WINDOW EDGES. WHERE AN EXTERNAL CORNER JUNCTION IS ON THE FRONT FACADE, THE FULL PANEL IS TO FACE THE STREET AND THE RETURN PANEL IS TO BUTT IN BEHIND WITH THE VERTICAL JOINT ON THE RETURN SIDE, NOT ON THE FRONT.
- ALL DRAWINGS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DRAWINGS & COMPUTATIONS.
- ALL DOWNPIPES TO BE JOINED TO PVC SWD AT BASE OF WEEPHOLES TYPICAL.
- PROVIDE FLYSCREENS WITH BLACK NYLON MESH & ALUMINIUM FRAME TO ALL OPENABLE AWNING & SLIDING WINDOWS.
- PROVIDE FLYDOORS WITH BLACK NYLON MESH & ALUMINIUM FRAME WITH CATCH (NO LOCK) TO ALUMINIUM SLIDING DOORS.

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A - FRONT ELEVATION 1:100 NORTH

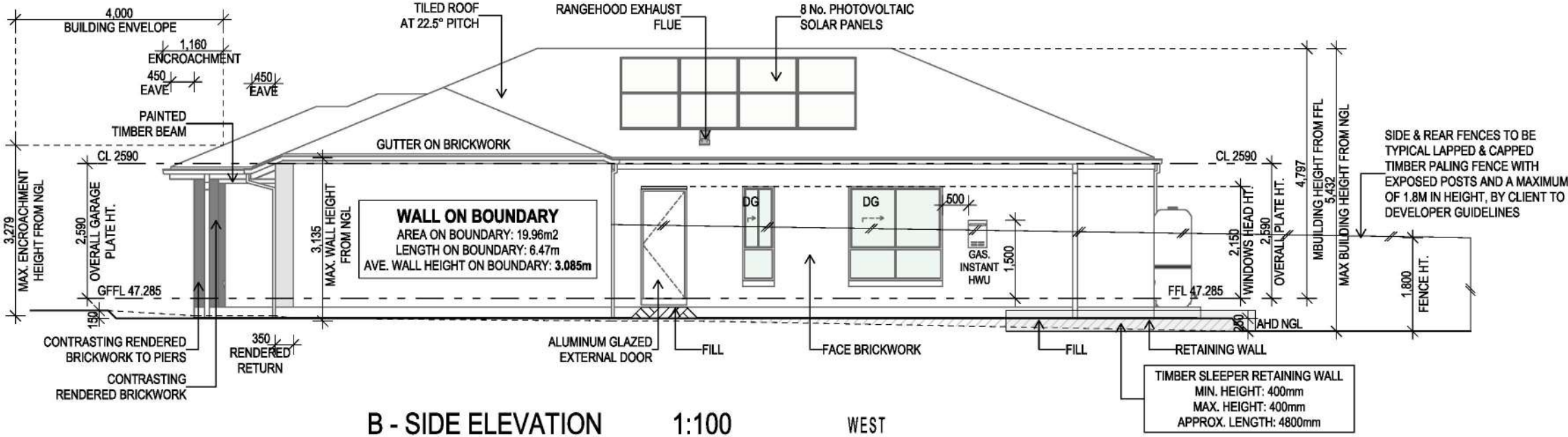
LEGEND

- FACE BRICKWORK
- MAIN RENDER
- CONTRASTING RENDER
- DG DOUBLE GLAZING

FACADE TREATMENT		
(TOTAL AREA = 9.17m ²)		
	m ²	%
RENDERED BRICKWORK	2.92m ²	31.84%
CONTRASTING RENDERED BRICKWORK	2.31m ²	25.19%
	TOTAL=5.23m ²	TOTAL=57.03%
FACE BRICKWORK	3.94m ²	42.97%

Facade Main Brick	Character - Bark (Category 1) PGH Bricks
Facade Main Render	Winter Terrace (Standard) LRV Rating: 63 Dulux SN4A3
Facade Contrast Render	Klute (Standard) LRV Rating: 22 Dulux SN4G5

NOTE: INSTALLATION OF FENCING IS THE RESPONSIBILITY OF THE OWNER.



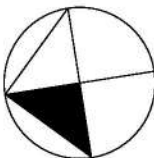
B - SIDE ELEVATION 1:100 WEST

DIMENSIONS ARE FROM RELEVANT LEVELS



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C	DA DECLINE	SA	30/06/2025				
D	ENERGY UPDATE	SA	01/07/2025				
E	TP RFI	SA	11/08/2025				

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LOT 233 (#6) KOOKABURRA RISE
PAKENHAM, VIC 3810

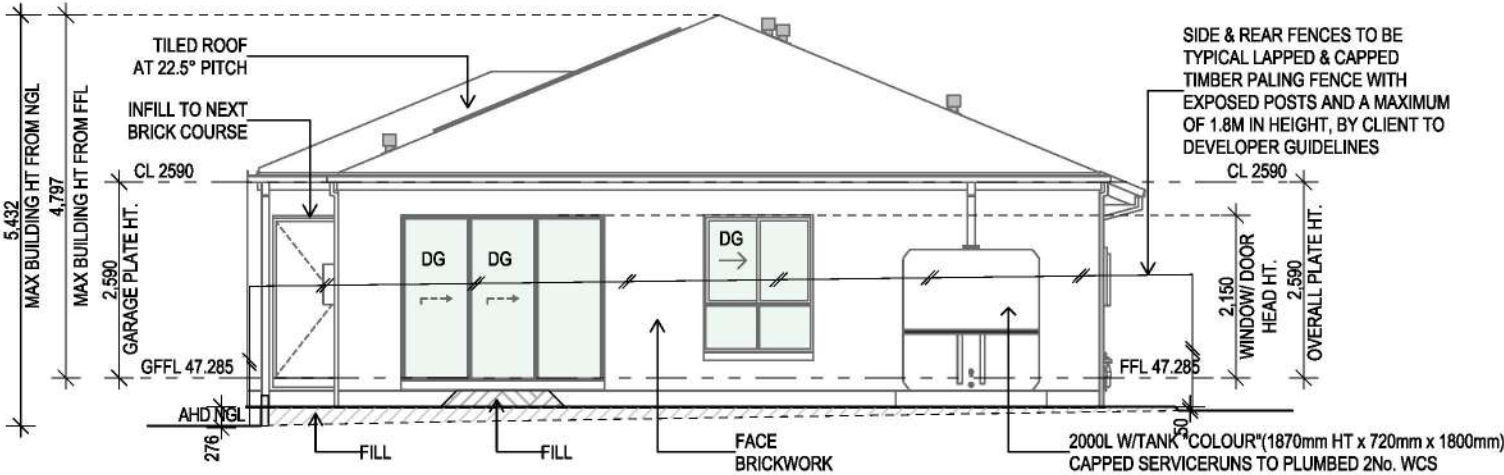
ELEVATION A & B		JOB No:
HOUSE TYPE: ADDISON 20		117329
FACADE: BROMLEIGH	MASTER DRAWING INFO:	SCALE: 1:100
	DRAWN BY: AD TYP HEIGHT: 25R	REVISION: 01 ISSUED: TBC
		DRAWING No: 3 OF 7

GENERAL NOTES

- THE TYPE GLASS AND INSTALLATION OF ALL GLAZING (WINDOWS, DOORS, SHOWER SCREEN, BALUSTRADES, AND ROOF LIGHTS) TO BE IN ACCORDANCE WITH PART 8.3 OF NCC AND AS 2047.
- ALL WET AREAS FEATURING EXTERNAL SLIDING DOORS OR WINDOWS WILL HAVE OBSCURE GLAZING, IN ACCORDANCE WITH PART 8.4.6 OF NCC.
- WINDOW HEAD HEIGHT DIMENSIONS ARE NOMINAL & TO BE TAKEN TO THE NEAREST BRICK COURSE.
- ALL ARTICULATION JOINTS MUST BE IN COMPLIANT WITH PART 5.6.8 OF NCC AND AS 4773.1&2, WITH THE EXACT LOCATION SPECIFIED IN THE STRUCTURAL ENGINEERING DRAWINGS.
- HEBEL PANEL VERTICAL CONSTRUCTION JOINTS TO BE IN LINE WITH DOOR OR WINDOW EDGES. WHERE AN EXTERNAL CORNER JUNCTION IS ON THE FRONT FACADE, THE FULL PANEL IS TO FACE THE STREET AND THE RETURN PANEL IS TO BUTT IN BEHIND WITH THE VERTICAL JOINT ON THE RETURN SIDE, NOT ON THE FRONT.
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- ALL DOWNPIPES TO BE JOINED TO PVC SWD AT BASE OF WEEPHOLES TYPICAL.
- PROVIDE FLYSCREENS WITH BLACK NYLON MESH & ALUMINIUM FRAME TO ALL OPENABLE AWNING & SLIDING WINDOWS.
- PROVIDE FLYDOORS WITH BLACK NYLON MESH & ALUMINIUM FRAME WITH CATCH (NO LOCK) TO ALUMINIUM SLIDING DOORS.

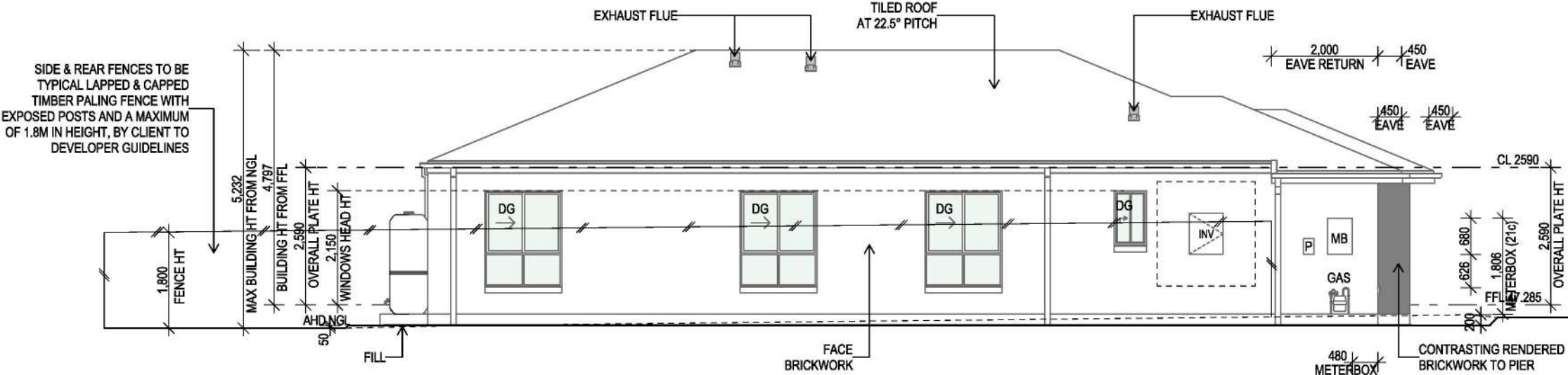
LEGEND

- FACE BRICKWORK
- MAIN RENDER
- CONTRASTING RENDER
- DG DOUBLE GLAZING



C - REAR ELEVATION 1:100 SOUTH

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D - SIDE ELEVATION 1:100 EAST

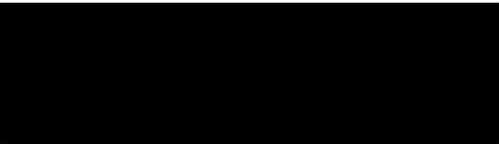
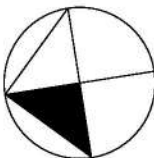
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LOT 233 (#6) KOOKABURRA RISE
PAKENHAM, VIC 3810

ELEVATION C & D

HOUSE TYPE:
ADDISON 20

FACADE:
BROMLEIGH

MASTER DRAWING INFO:
DRAWN BY:
AD

REVISION:
01
TYP HEIGHT:
25R

SCALE:
1:100

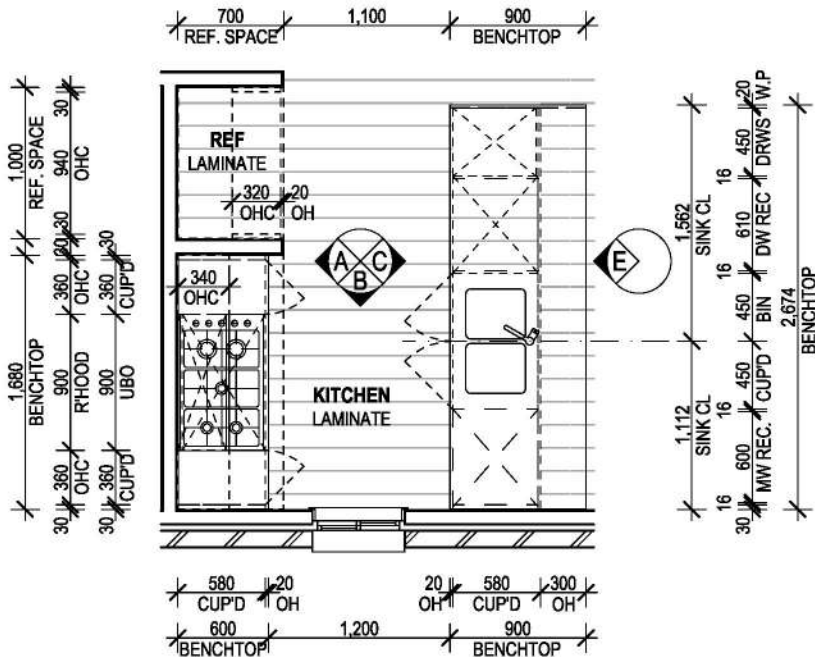
DRAWING No:
4 OF 7

- GENERAL NOTES**
- MATERIALS & EXTENT OF FINISHES SHOWN INDICATIVELY.
 - ALL FIXTURES & FITTINGS ARE SHOWN INDICATIVELY.
 - THE ADDENDA IS THE PRIORITY DOCUMENT FOR SELECTION OF ALL MATERIALS, FINISHES, FIXTURES & FITTINGS.
 - SHELF SUPPORTS @ MAX. 1300mm CENTRES AS FOLLOWS:
 - ROBE w/ SINGLE HANGING RAIL: 240mm DEEP
 - ROBE w/ DOUBLE HANGING RAIL: 300mm DEEP
 - TIMBER STUDS @ MAX. 300mm CENTRES IN WET AREAS WHERE FULL HEIGHT TILING OCCURS.
 - LINEN/PANTRY: RECESSED 20mm FROM FACE OF SHELF.
 - ALLOW 5mm TOLERANCE TO ALL SIDES OF MIRROR(S).
 - PROVIDE WHITE-EDGED BACKING BOARDS TO MIRRORS.
 - ALL SHOWER DOORS ARE 650mm WIDE PIVOT DOORS UNLESS NOTED OTHERWISE.
 - ALL WALL-MOUNTED VANITY FIXTURES TO HAVE NOGGINGS PROVIDED BEHIND FOR SUITABLE FIXINGS.

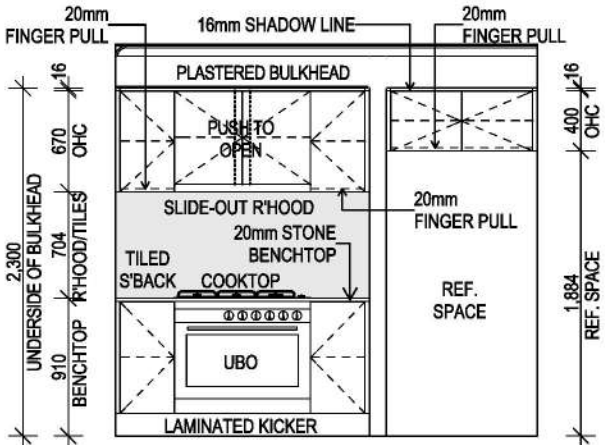
LEGEND

MAIN TILING

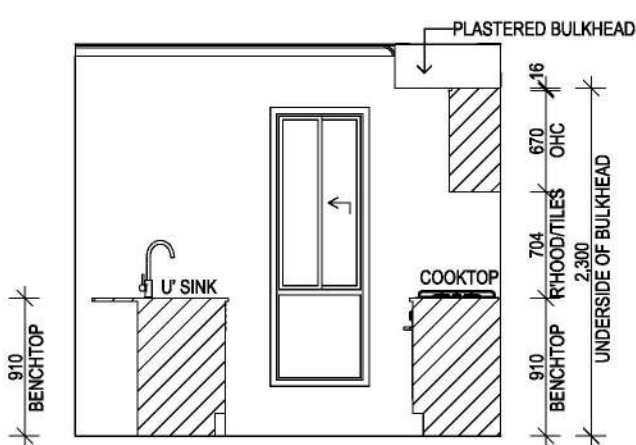
FEATURE TILING



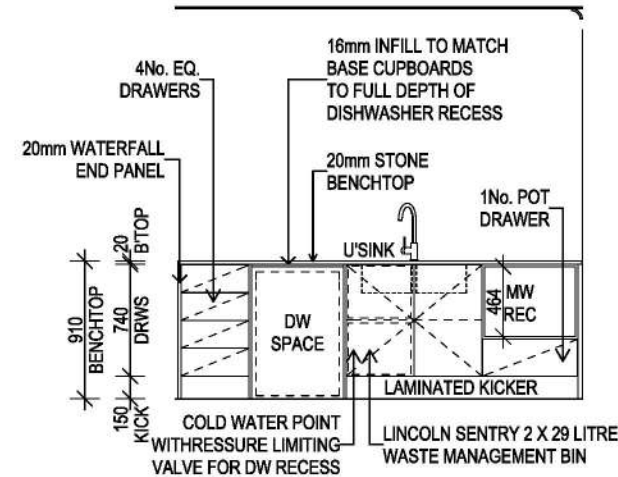
KITCHEN PLAN 1:50



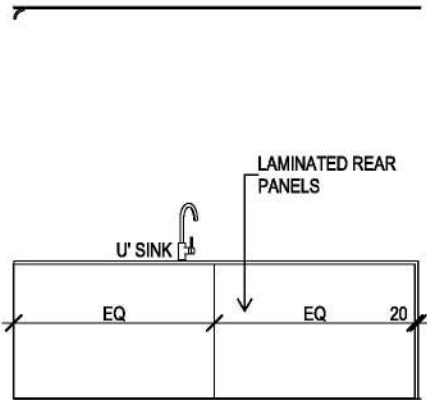
A - KITCHEN 1:50



B - KITCHEN 1:50

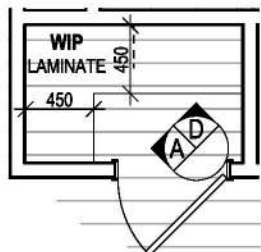


C - KITCHEN 1:50

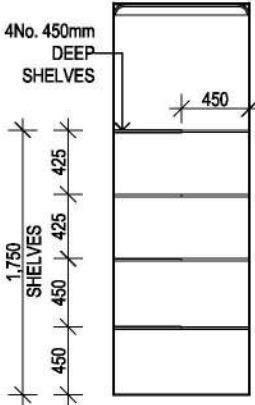


E - KITCHEN 1:50

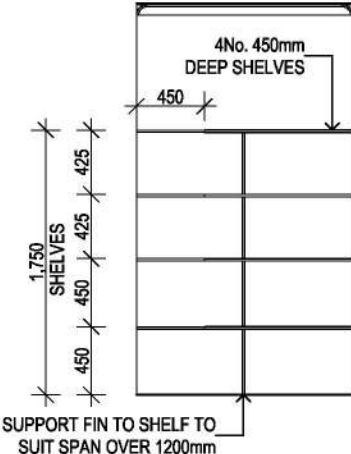
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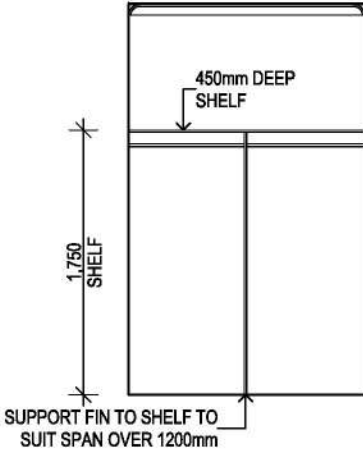
WIP PLAN 1:50



A - WIP 1:50



D - WIP 1:50



TYPICAL ROBE 1:50

DIMENSIONS ARE TO FINISHED PLASTER & FIXTURES

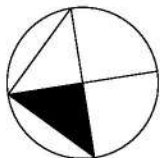


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PAKENHAM, VIC 3810

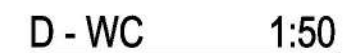
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HOUSE TYPE: ADDISON 20				117329	
FACADE: BROMLEIGH		MASTER DRAWING INFO:		SCALE: 1:50	
		DRAWN BY: AD	REVISION: 01	DRAWING No:	
		TYP HEIGHT: 25R	ISSUED: TBC	5 OF 7	

- MATERIALS & EXTENT OF FINISHES SHOWN INDICATIVELY.
- ALL FIXTURES & FITTINGS ARE SHOWN INDICATIVELY.
- THE APPENDIX IS THE PRIORITY DOCUMENT FOR SELECTION OF ALL MATERIALS, FINISHES, FIXTURES & FITTINGS.
- SHELF SUPPORTS @ MAX. 1300mm CENTRES AS FOLLOWS:
 - ROBE w/ SINGLE HANGING RAIL: 240mm DEEP
 - ROBE w/ DOUBLE HANGING RAIL: 300mm DEEP
- TIMBER STUDS @ MAX. 300mm CENTRES IN WET AREAS WHERE FULL HEIGHT TILING OCCURS.
- LINEN/PANTRY: RECESSED 20mm FROM FACE OF SHELF.
- ALLOW 5mm TOLERANCE TO ALL SIDES OF MIRROR(S).
- PROVIDE WHITE-EDGED BACKING BOARDS TO MIRRORS.
- ALL SHOWER DOORS ARE 650mm WIDE PIVOT DOORS UNLESS NOTED OTHERWISE.
- ALL WALL-MOUNTED VANITY FIXTURES TO HAVE NOGGINGS PROVIDED BEHIND FOR SUITABLE FIXINGS.

- MAIN TILING
- FEATURE TILING



C - BATH 1:50

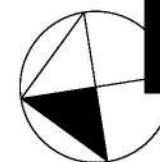


ID	REVISION	BY	DATE	ID	REVISION	BY	DATE
A	DA PLANS & VO.1	PH	30/05/2025				
B	DA PLANS	SA	04/08/2025				
C	DA DECLINE	SA	30/06/2025				
D	ENERGY UPDATE	SA	01/07/2025				
E	TP RFI	SA	11/08/2025				

GENERAL NOTES:

- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE
- WINDOW SIZES AND LOCATIONS ARE NOMINAL AND MAY VARY TO MANUFACTURERS FRAME SIZES

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LOT 233 (#6) KOOKABURRA RISE
PAKENHAM, VIC 3810

TYP HEIGHT: 25R	ISSUED: TBC
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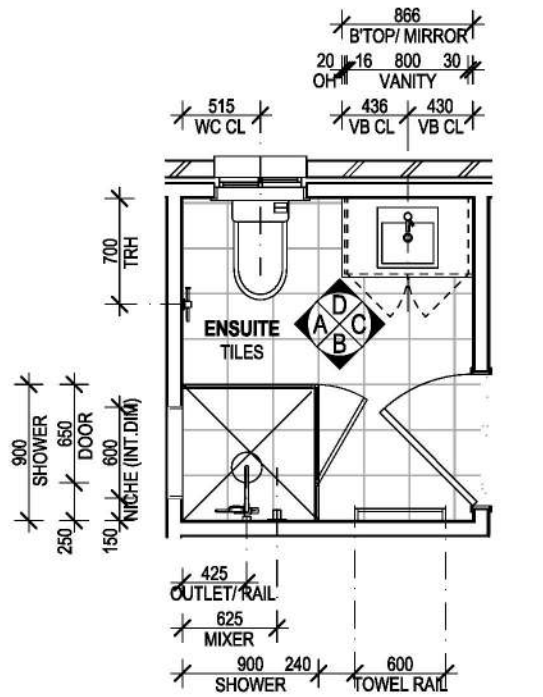
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117329

DRAWING No:

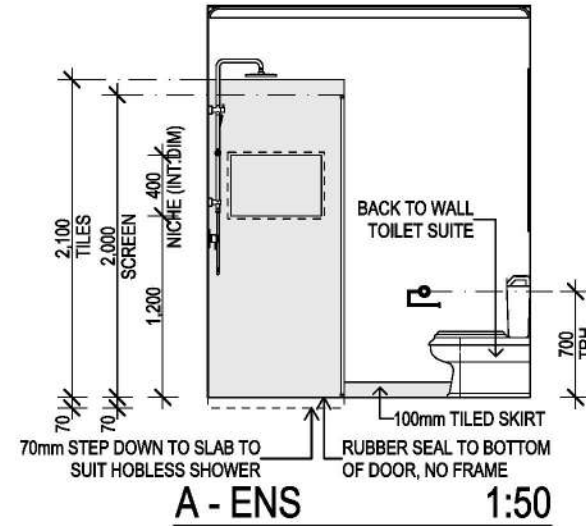
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GENERAL NOTES

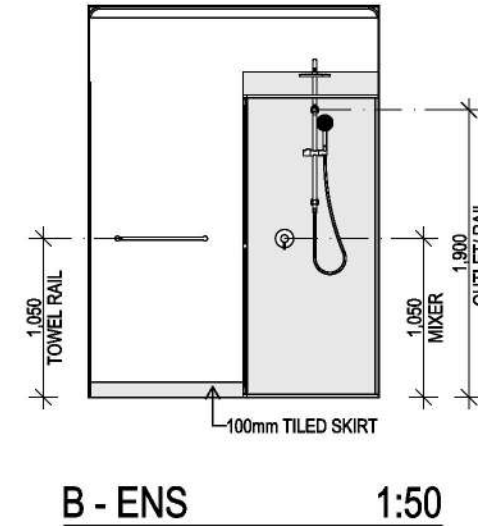
- MATERIALS & EXTENT OF FINISHES SHOWN INDICATIVELY.
- ALL FIXTURES & FITTINGS ARE SHOWN INDICATIVELY.
- THE ADDENDA IS THE PRIORITY DOCUMENT FOR SELECTION OF ALL MATERIALS, FINISHES, FIXTURES & FITTINGS.
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 - ROBE w/ SINGLE HANGING RAIL: 240mm DEEP
 - ROBE w/ DOUBLE HANGING RAIL: 300mm DEEP
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- ALL WALL-MOUNTED VANITY FIXTURES TO HAVE NOGGINGS PROVIDED BEHIND FOR SUITABLE FIXINGS.



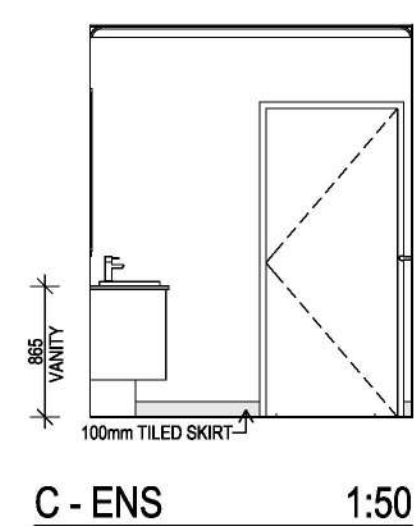
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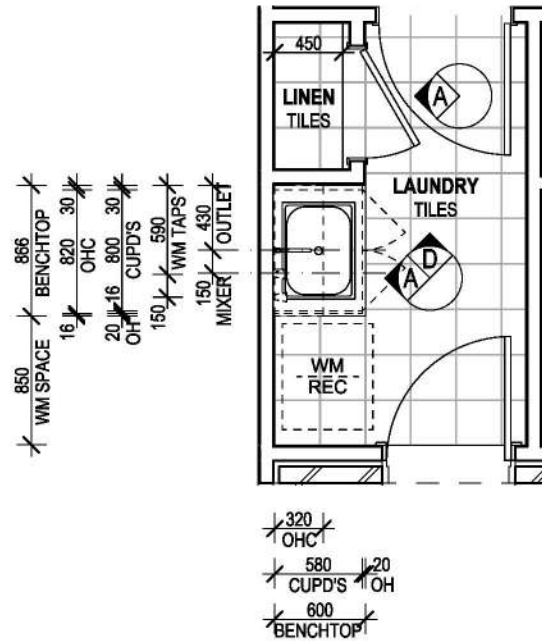
A - ENS 1:50



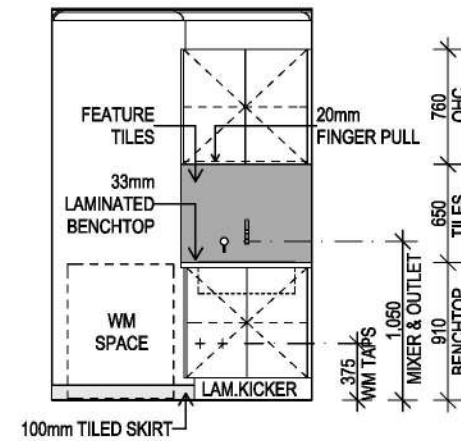
B - ENS 1:50



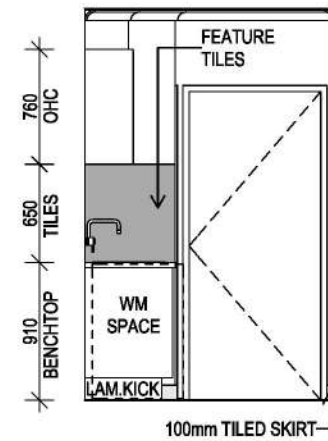
C - ENS 1:50



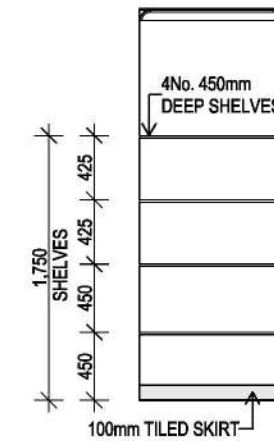
LAUNDRY/LINEN PLAN 1:50



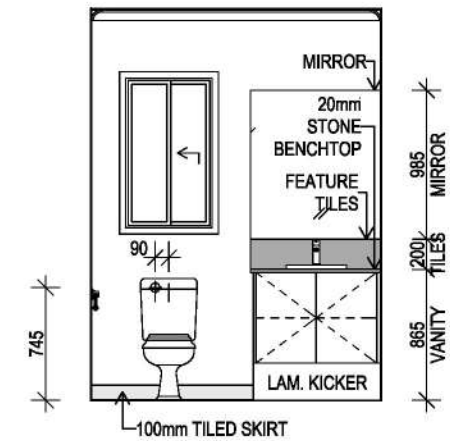
A - LAUNDRY 1:50



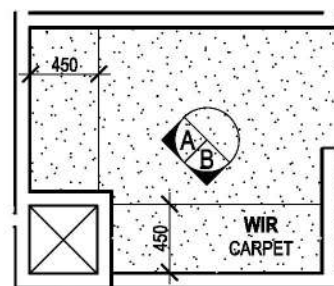
D - LAUNDRY 1:50



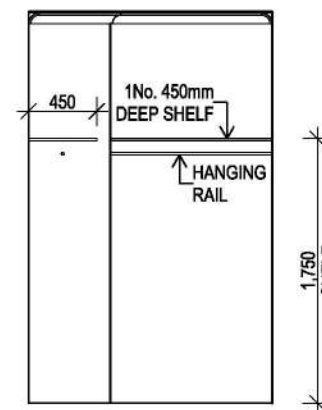
A - LINEN 1:50



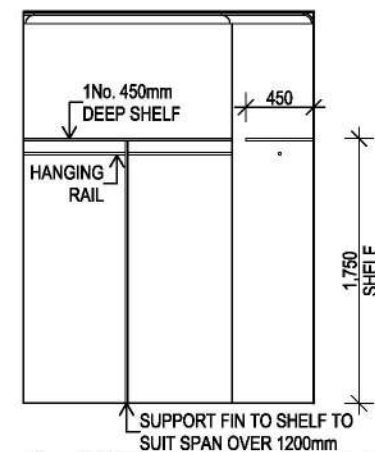
D - ENS 1:50



WIR PLAN 1:50



A - WIR 1:50



B - WIR 1:50

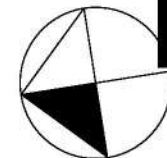
DIMENSIONS ARE TO FINISHED PLASTER & FIXTURES

ID	REVISION	BY	DATE	ID	REVISION	BY	DATE
A	DA PLANS & VO.1	PH	30/05/2025				
B	DA PLANS	SA	04/06/2025				
C	DA DECLINE	SA	30/06/2025				
D	ENERGY UPDATE	SA	01/07/2025				
E	TP RFI	SA	11/08/2025				

GENERAL NOTES:

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LOT 233 (#6) KOOKABURRA RISE
PAKENHAM, VIC 3810

INTERNALS 3

HOUSE TYPE:
ADDISON 20

FACADE:
BROMLEIGH

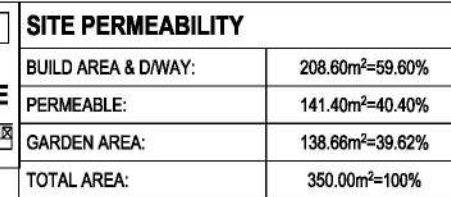
MASTER DRAWING INFO:

DRAWN BY:	REVISION:
AD	01
TYP HEIGHT:	ISSUED:
25R	TBC

JOB No:
117329

SCALE:
1:50

DRAWING No:
7 OF 7



SURVEY DATE	07/05/2025
CONTOUR INTERVALS	200 mm
LEVELS TO	AHD RL 100.00
SITE AREA	350 sqm
BUILDING AREA	186.49 sqm
SITE COVERAGE	53.28%
WIND SPEED	N2
SITE CLASSIFICATION	P

SITE LOCATION MELWAYS REFERENCE: 317 C3

IT IS THE RESPONSIBILITY OF THE OWNER TO CHECK FOR UNDERGROUND PIPES PRIOR TO ANY EARTHWORKS CONDUCTED AFTER HANDOVER. THE BUILDER WILL NOT BE LIABLE FOR DAMAGE TO EXISTING PIPES BY THE OWNER AFTER HANDOVER.

- PROVIDE A PLIABLE MEMBRANE TO EXTERNAL WALLS INSTALLED IN ACCORDANCE WITH AS 4200.1-2
- ALL EXHAUST FANS SHOWN ON THE PLANS TO ACHIEVE A MIN. 40L/S FLOW RATE IN ACCORDANCE WITH PART 10.8.2 (1) OF NCC.
- EXHAUST FANS TO BE DUCTED TO THE EXTERNAL WALL OR THROUGH THE ROOF SPACE DIRECTLY TO A ROOF VENT. NO FANS TO DISCHARGE DIRECTLY INTO THE ROOF SPACE IN ACCORDANCE WITH PART 10.8.2 (2) OF NCC.
- EXHAUST FANS TO BE FITTED WITH TIMER DELAY TO ALL WET AREA WITH NO NATURAL VENTILATION IN ACCORDANCE WITH PART 10.8.2 (4) OF NCC.

- DWELLINGS TO COMPLY WITH AUSTRALIAN BUILDING CODES BOARD (ABCB), STANDARD FOR LIVEABLE HOUSING STANDARDS.
- THE THRESHOLD OF AN INTERNAL DOORWAY THAT IS SUBJECT TO CLAUSE 3.1 MUST COMPLY WITH CLAUSE 3.2.
- DOORWAYS TO SANITARY COMPARTMENTS WHERE THE DOOR IS WITHIN 1200mm OF THE TOILET PAN MUST BE FITTED WITH LIFT-OFF HINGES.
- OPENABLE WINDOWS TO BE PROVIDED IN ACCORDANCE WITH PART 11.3. OF NCC.

SOIL TO BE GRADED TOWARDS SWALE DRAIN AT MIN 1:20/50MM OVER FIRST 1000MM AWAY FROM DWELLING AS PER AS 2870-2011/ NCC 3.3 GRADED SILT PITS TO BE PROVIDED AT MAX. 6000MM CTS AND CONNECTED TO LEGAL POINT OF DISCHARGE. SILT PITS TO BE LOCATED MIN. 1000MM FROM DWELLING WHERE POSSIBLE. SITE MANAGERS TO ENSURE SWALE DRAINS REMAIN FORMED & CLEAR OF DEBRIS FOR DURATION OF CONSTRUCTION

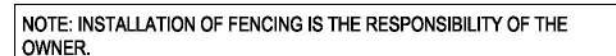
DWELLING TO COMPLY W/- THE REQUIREMENTS OF 7 STAR ENERGY RATING.

- SITE DRAINAGE SHALL COMPLY AS3500.3 NATIONAL PLUMBING CODE AND ALSO AS 2870 - 2011 SECTION 5.6.3.
- PROVIDE Ø100mm UPVC STORMWATER DRAINS WITH MIN. COVER AND FALL. CONNECT TO POINT OF DISCHARGE. STORMWATER DRAINS HAVE BEEN SHOWN INDICATIVELY
- PROVIDE OVERFLOW RELIEF GULLY TO BELOW GARDEN TAP & HWS OVERFLOW OUTLET
- PROVIDE GRATED STORMWATER DRAIN BELOW GARDEN TAP
- CONNECT ANY GRATED STORMWATER DRAIN TO STORMWATER DRAINS VIA SILT PIT(S) AS NOTATED.
- TEMPORARY DOWNPIPES TO BE USED UNTIL CONNECTED TO SW DRAIN
- ALL DOWNPIPES TO BE JOINED TO PVC SWD AT BASE OF WEEPHOLES TYPICAL

↓ - GRADE SURFACE AWAY FROM HOUSE FOOTINGS (MINIMUM FALL 1:20)

→ - CUT TOE OR SWALE DRAIN @ MIN FALL

DEVELOPERS APPROVAL REQUIRED FROM "BNG GROUP" THE RISE -
STAGE 2



DRIVEWAYS MUST BE COMPLETED BEFORE OCCUPANCY OF DWELLING

CAPPED RISERS TO BE 600mm ABOVE FINISHED LEVEL OF BUILDING PLATFORM AND CONNECTED TO LEGAL POINT OF DISCHARGE.

BUILDING ENVELOPES EXIST ON THIS LOT.

CUT BATTERS: ALL TO BE @ 1:1

FILL BATTERS: $\leq 600\text{mm}$ @ 1:1

> 600mm @ 1:2

NO CUT/FILL TO BE WITHIN 100M
BOUNDARY

BOUNDARY	

PROVIDE TERMITE PROTECTION IN ACCORDANCE WITH A.S.3660.

RETAINING WALLS DRAWN ON PLAN ARE INDICATIVE OF SITE LEVELS SUPPLIED BY SURVEYOR. IT IS AT THE SITE MANAGERS DISCRETION IF RETAINING WALL WILL BE INSTALLED AS REQUIRED. AGI DRAIN TO FRONT OF WALL TO BE CONNECTED TO LEGAL POINT OF DISCHARGE VIA SILT PITS (AS MARKED) PER NCC VOLUME 2 3.1.3
NOTE: RETAINING WALL TO EXCEED HEIGHT OF PLATFORM CUT BY 150MM TO ALLOW FOR BACKFILL TO DWELLING

2000L WATER TANK PLUMBED TO 2No.WCS, GARDEN TAP

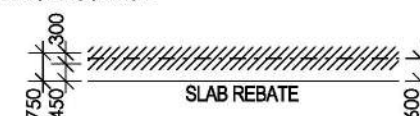
BUILDER TO PROVIDE 25mm CONDUIT FROM TELECOMMUNICATIONS PIT IN STREET TO METER BOX IN ACCORDANCE WITH DEVELOPERS GUIDELINES. CLIENT TO ORGANISE CONNECTION.

STORMWATER

• STORMWATER PIPES TO BE INSTALLED 600mm FROM PERIMETER OF BUILDING AND CONNECTED TO LEGAL POINT OF DISCHARGE. A NO GO ZONE IS IN PLACE 150mm EITHER SIDE OF THE STORMWATER PIPES

SEWER

• REFER PROPERTY SERVICES DRAINAGE PLAN FOR SEWER MAINS AND BRANCH LOCATION



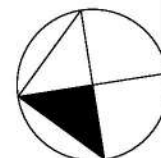
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GENERAL NOTES:

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LOT 233 (#6) KOOKABURRA RISE
PAKENHAM, VIC 3810

EARTHWORK PLAN		JOB No: 117329	
HOUSE TYPE: ADDISON 20	MASTER DRAWING INFO:		SCALE: 1:200
	DRAWN BY: AD	REVISION: 01	DRAWING No:
FAÇADE: BROMLEIGH	TYP HEIGHT: 25R	ISSUED: TBC	1 OF 7

\\bn_group1\bn2\bnoujbs\Draft\117000\117300\117329\Arch\CAD Files\117329 - SIRIWARDHANA.cdw

GENERAL NOTES

- THE TYPE GLASS AND INSTALLATION OF ALL GLAZING (WINDOWS, DOORS, SHOWER SCREEN, BALUSTRADES, AND ROOF LIGHTS) TO BE IN ACCORDANCE WITH PART 8.3 OF NCC AND AS 2047.
- ALL WET AREAS FEATURING EXTERNAL SLIDING DOORS OR WINDOWS WILL HAVE OBSCURE GLAZING, IN ACCORDANCE WITH PART 8.4.6 OF NCC.
- WINDOW HEAD HEIGHT DIMENSIONS ARE NOMINAL & TO BE TAKEN TO THE NEAREST BRICK COURSE.
- ALL ARTICULATION JOINTS MUST BE IN COMPLIANT WITH PART 5.6.8 OF NCC AND AS 4773.1&2, WITH THE EXACT LOCATION SPECIFIED IN THE STRUCTURAL ENGINEERING DRAWINGS.
- HEBEL PANEL VERTICAL CONSTRUCTION JOINTS TO BE IN LINE WITH DOOR OR WINDOW EDGES. WHERE AN EXTERNAL CORNER JUNCTION IS ON THE FRONT FACADE, THE FULL PANEL IS TO FACE THE STREET AND THE RETURN PANEL IS TO BUTT IN BEHIND WITH THE VERTICAL JOINT ON THE RETURN SIDE, NOT ON THE FRONT.
- ALL DRAWINGS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DRAWINGS & COMPUTATIONS.
- ALL DOWNPIPES TO BE JOINED TO PVC SWD AT BASE OF WEEPHOLES TYPICAL.
- PROVIDE FLYSCREENS WITH BLACK NYLON MESH & ALUMINIUM FRAME TO ALL OPENABLE AWNING & SLIDING WINDOWS.
- PROVIDE FLYDOORS WITH BLACK NYLON MESH & ALUMINIUM FRAME WITH CATCH (NO LOCK) TO ALUMINIUM SLIDING DOORS.

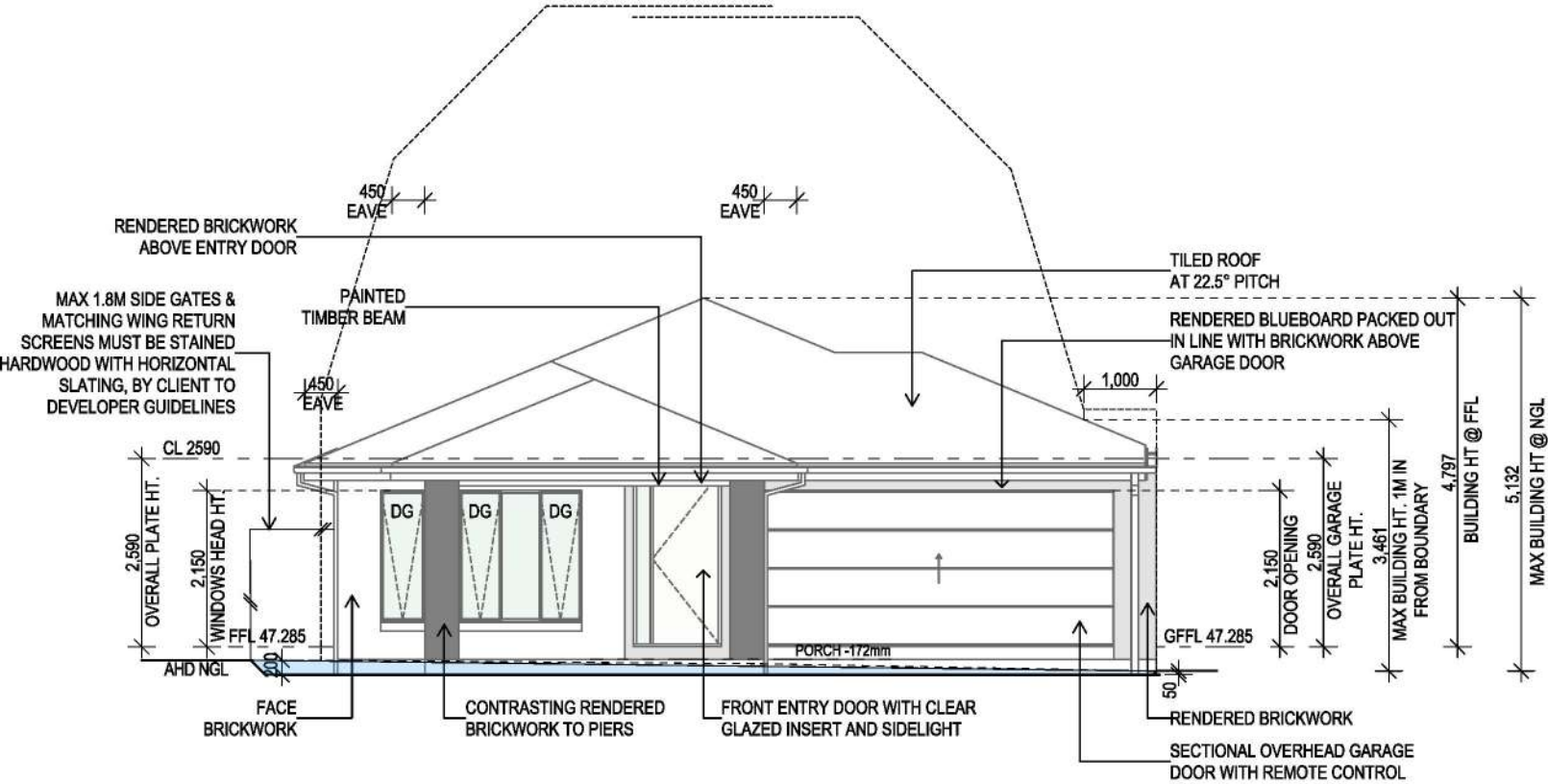
LEGEND

- FACE BRICKWORK
- MAIN RENDER
- CONTRASTING RENDER
- DG

DOUBLE GLAZING

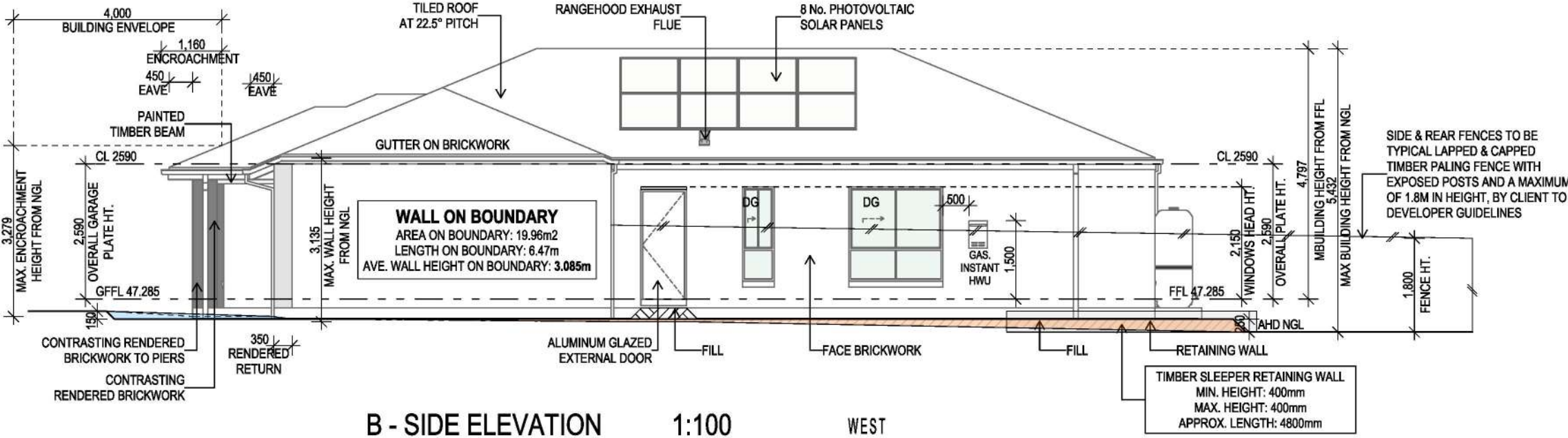
FACADE TREATMENT			
(TOTAL AREA = 9.17m ²)			
	m ²	%	
RENDERED BRICKWORK	2.92m ²	31.84%	
CONTRASTING RENDERED BRICKWORK	2.31m ²	25.19%	
	TOTAL=5.23m ²	TOTAL=57.03%	
FACE BRICKWORK	3.94m ²	42.97%	

- CUT
- FILL



A - FRONT ELEVATION 1:100 NORTH

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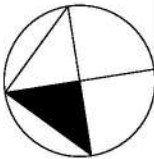


B - SIDE ELEVATION 1:100 WEST

DIMENSIONS ARE FROM RELEVANT LEVELS

ID	REVISION	BY	DATE	ID	REVISION	BY	DATE
E	TP RFI	SA	11/08/2025				

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LOT 233 (#6) KOOKABURRA RISE
PAKENHAM, VIC 3810

ELEVATION A & B

HOUSE TYPE:
ADDISON 20
FACADE:
BROMLEIGH

MASTER DRAWING INFO:
DRAWN BY: AD
TYP HEIGHT: 25R
REVISION: 01
ISSUED: TBC

JOB No:
117329
SCALE:
1:100
DRAWING No:
2 OF 7

- GENERAL NOTES**
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 - ALL WET AREAS FEATURING EXTERNAL SLIDING DOORS OR WINDOWS WILL HAVE OBSCURE GLAZING, IN ACCORDANCE WITH PART 8.4.6 OF NCC.
 - WINDOW HEAD HEIGHT DIMENSIONS ARE NOMINAL & TO BE TAKEN TO THE NEAREST BRICK COURSE.
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 - HEBEL PANEL VERTICAL CONSTRUCTION JOINTS TO BE IN LINE WITH DOOR OR WINDOW EDGES. WHERE AN EXTERNAL CORNER JUNCTION IS ON THE FRONT FACADE, THE FULL PANEL IS TO FACE THE STREET AND THE RETURN PANEL IS TO BUTT IN BEHIND WITH THE VERTICAL JOINT ON THE RETURN SIDE, NOT ON THE FRONT.
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 - PROVIDE FLYDOORS WITH BLACK NYLON MESH & ALUMINIUM FRAME WITH CATCH (NO LOCK) TO ALUMINIUM SLIDING DOORS.

LEGEND

FACE BRICKWORK

MAIN RENDER

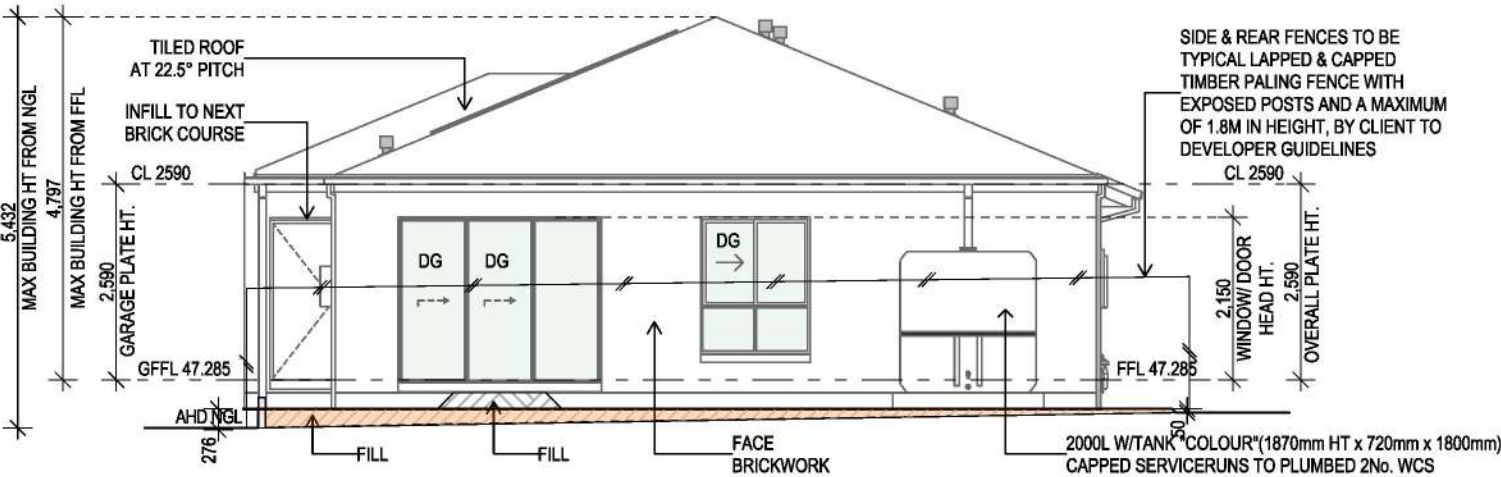
CONTRASTING RENDER

DG

DOUBLE GLAZING

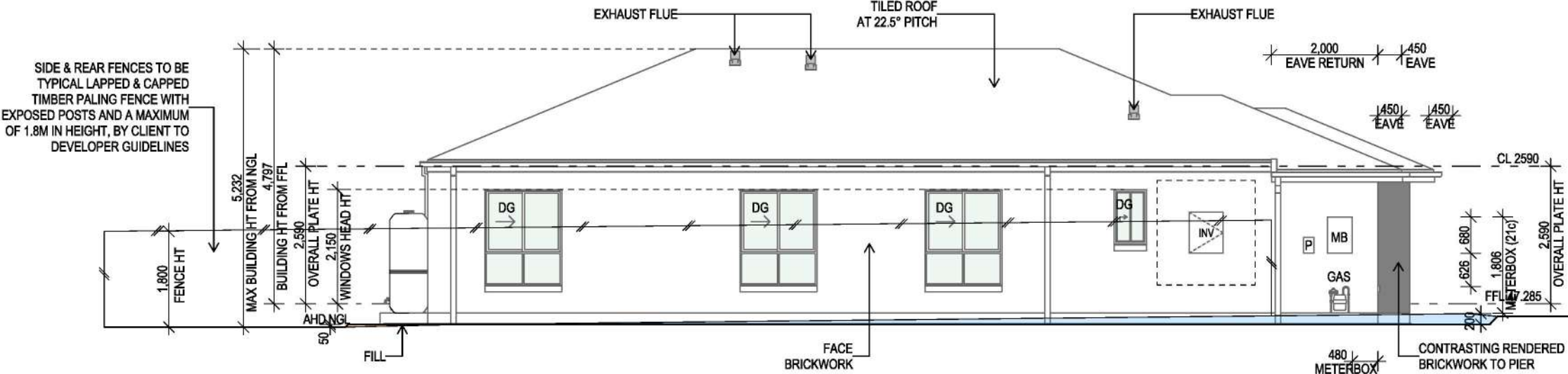
CUT

FILL



C - REAR ELEVATION 1:100 SOUTH

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D - SIDE ELEVATION 1:100 EAST

DIMENSIONS ARE FROM RELEVANT LEVELS

Homebuyers
Centre

LAST SAVED: 27/08/2025

ID	REVISION	BY	DATE	ID	REVISION	BY	DATE
E	TP RFI	SA	11/08/2025				

GENERAL NOTES:

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LOT 233 (#6) KOOKABURRA RISE
PAKENHAM, VIC 3810

117329

ELEVATION C & D

HOUSE TYPE:
ADDISON 20

FACADE:
BROMLEIGH

MASTER DRAWING INFO:

DRAWN BY:
AD

TYP HEIGHT:
25R

REVISION:
01

ISSUED:
TBC

SCALE:
1:100

DRAWING No:
3 OF 7

JOB No:
117329

SIRIWARDHANA.pln

LANDSCAPING BY CLIENT AFTER
HANDOVER TO DEVELOPER
REQUIREMENTS

LANDSCAPE NOTES

- SERVICES TO FRONT OF PROPERTY ARE TO BE HIDDEN FROM PUBLIC VIEW BY PLANTINGS OR SCREENING.
- SHRUBS TO BE PLANTED FROM A MIN. Ø150mm. POT SIZE.
- TREES TO BE A MIN. OF 1.5m HIGH AT TIME OF PLANTING.
- IF LANDSCAPE DESIGN OR SELECTION OF SPECIES IS ALTERED BY OWNER, IT IS THE RESPONSIBILITY OF THE OWNER TO OBTAIN APPROVAL AS NECESSARY.

LANDSCAPE LEGEND

- GRASS / LAWN / TURF
- MULCH / PINE BARK
- CRUSHED ROCK

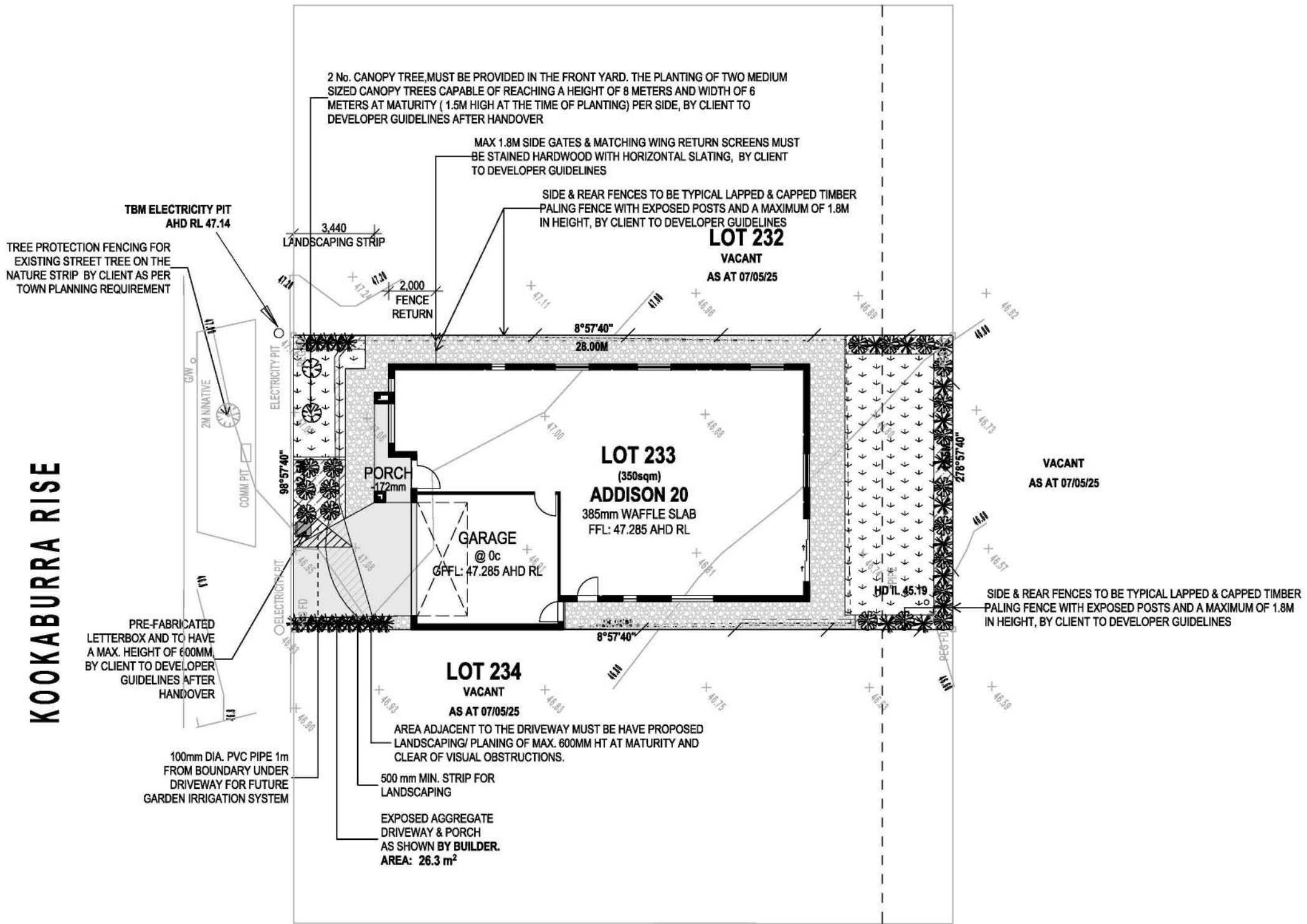
QTY	SYMBOL	SPECIES	HT	POT SIZE
6 No.		MEDIUM SHRUBS CORREA IVORY LANTERN (CORREA GLABRA)	600mm	200mm
15 No.		SMALL SHRUBS / GROUND COVER AFRICAN DAISY FLAME (ARCTOTIS FLAME)	500mm	150mm
2 No.		CANOPY TREE EUROPEAN OLIVE		

THIS PLAN IS INDICATIVE & SHOWS GENERAL INTENT OF PROPOSED LANDSCAPING WORKS AND HAS BEEN PROVIDED FOR DEVELOPER APPROVAL. ACTUAL EXTENT AND LOCATION OF GROUND COVER AND PLANTINGS MAY VARY.

CRUSHED ROCK TO EXTEND MINIMUM 1000mm FROM THE EDGE OF BUILDING.

GARDEN AREA ANALYSIS		
GRASS / MULCH	34.33m²	60.83%
DRIVEWAY	22.11m²	39.17%
TOTAL	56.44m²	100.00%

NOTE: INSTALLATION OF FENCING IS THE RESPONSIBILITY OF THE OWNER.

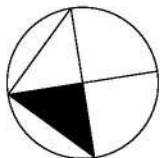


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LOT 233 (#6) KOOKABURRA RISE
PAKENHAM, VIC 3810

LANDSCAPING PLAN

HOUSE TYPE:
ADDISON 20

FACADE:
BROMLEIGH

MASTER DRAWING INFO:

DRAWN BY:
AD

REVISION:
01

TYP HEIGHT:
25R

ISSUED:
TBC

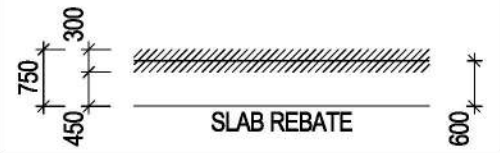
JOB No:
117329

SCALE:
1:200

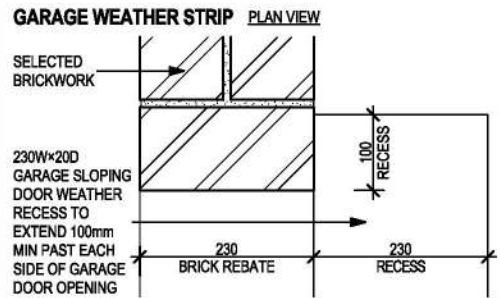
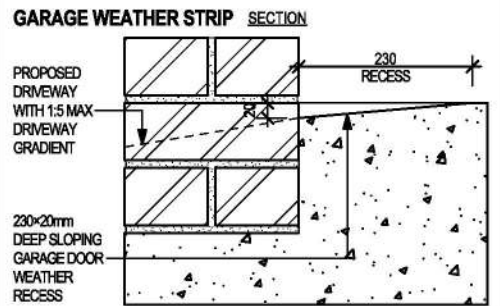
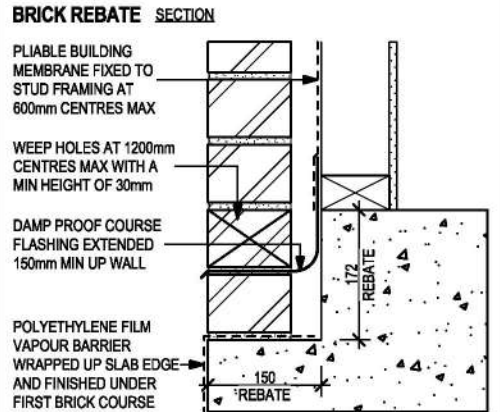
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D.1 OF D.14

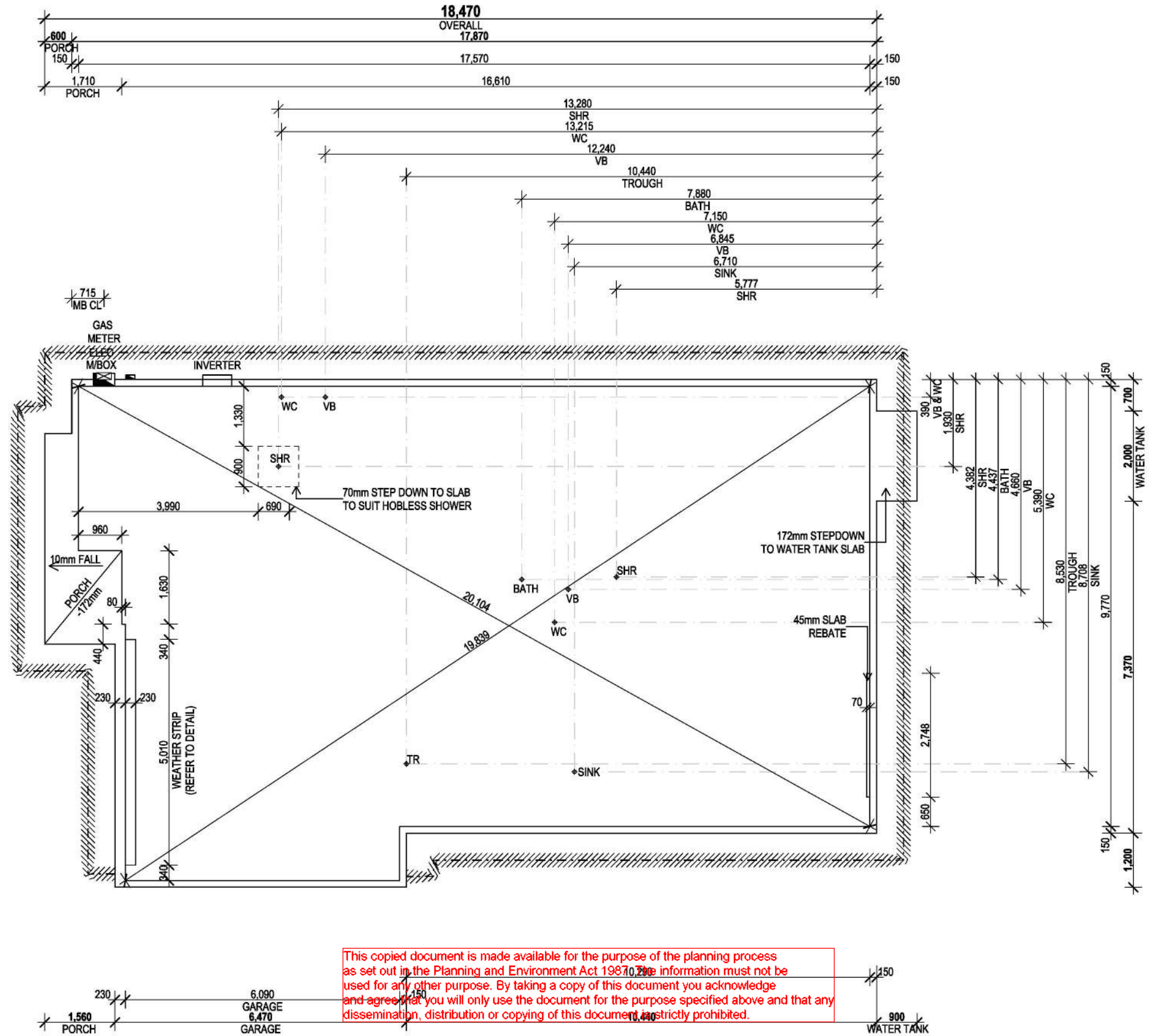
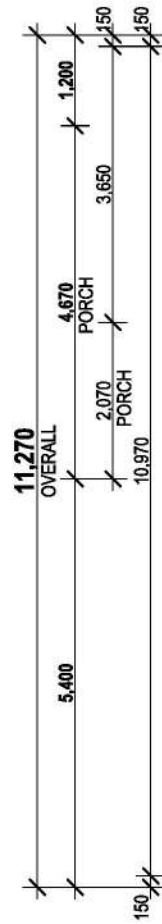
EXCLUSION ZONE
STORMWATER
•STORMWATER PIPES TO BE INSTALLED 600mm FROM PERIMETER OF BUILDING AND CONNECTED TO LEGAL POINT OF DISCHARGE. A NO GO ZONE IS IN PLACE 150mm EITHER SIDE OF THE STORMWATER PIPES
SEWER
•REFER PROPERTY SERVICES DRAINAGE PLAN FOR SEWER MAINS AND BRANCH LOCATION



NOTE
IT IS THE RESPONSIBILITY OF THE OWNER TO CHECK FOR UNDERGROUND PIPES PRIOR TO ANY EARTHWORKS CONDUCTED AFTER HANDOVER. THE BUILDER WILL NOT BE LIABLE FOR DAMAGE TO EXISTING PIPES BY THE OWNER AFTER HANDOVER.



172mm SLAB REBATE UNLESS NOTED OTHERWISE



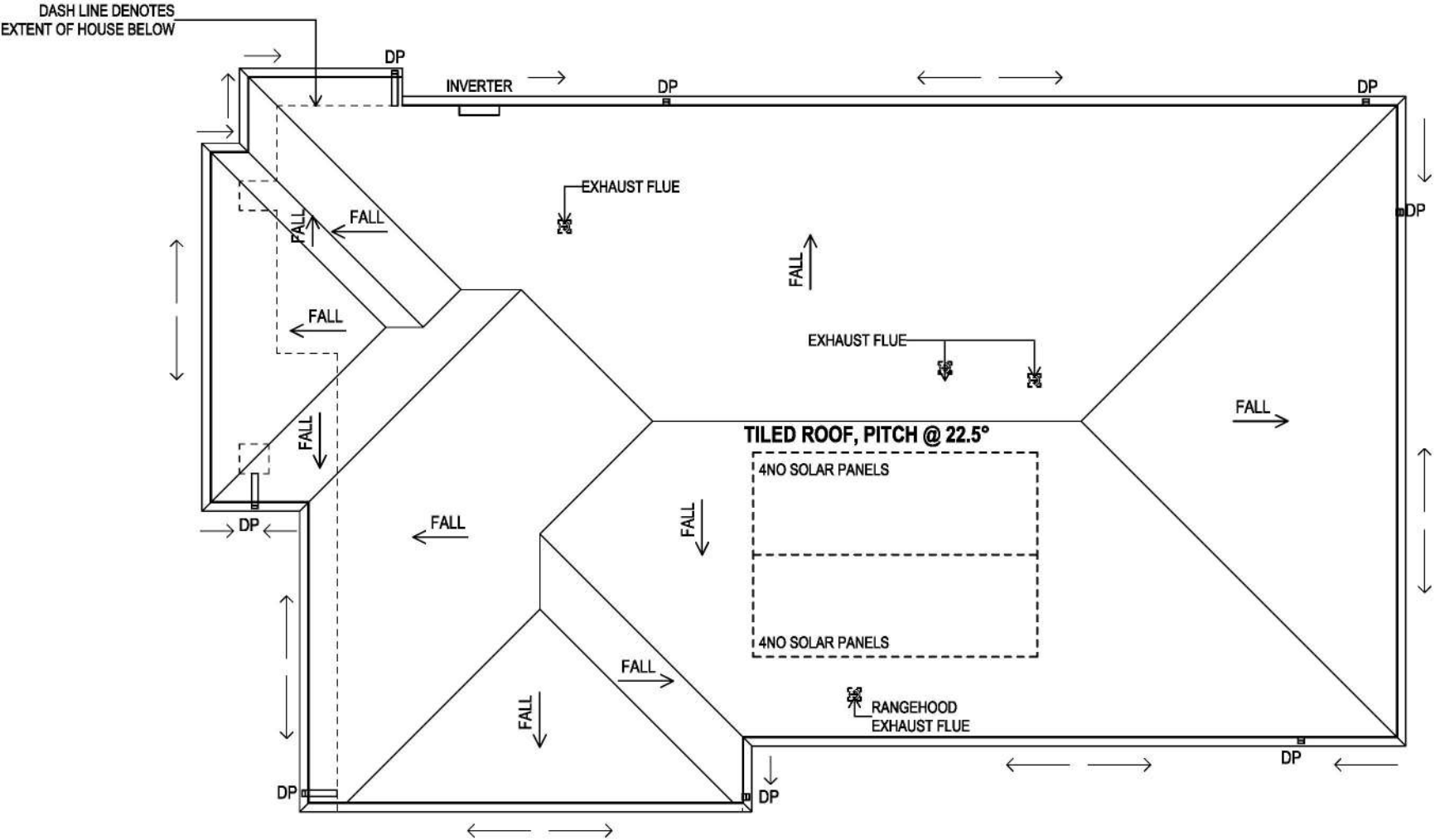
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B	DA PLANS	SA	04/06/2025				
C	DA DECLINE	SA	30/06/2025				
D	ENERGY UPDATE	SA	01/07/2025				
E	TP RFI	SA	11/08/2025				

GENERAL NOTES:
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE
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LOT 233 (#6) KOOKABURRA RISE
PAKENHAM, VIC 3810

SLAB PLAN				JOB No:	
HOUSE TYPE: ADDISON 20				117329	
FACADE: BROMLEIGH				MASTER DRAWING INFO:	SCALE: 1:100
				DRAWN BY: AD	REVISION: 01
				TYP HEIGHT: 25R	ISSUED: TBC
				D.2 OF D.14	

- GENERAL NOTES**
- ENSURE THAT ALL SKYLIGHTS ARE MIN. 900mm OFF BOUNDARY.
 - TIMBER ROOF TRUSSES TO MANUFACTURER'S COMPUTATIONS & LAYOUTS.
 - ROOF TRUSSES TO BE PLACED DIRECTLY ON TOP OF EXTERNAL WALL STUDS.



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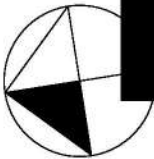


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B	DA PLANS	SA	04/06/2025				
C	DA DECLINE	SA	30/06/2025				
D	ENERGY UPDATE	SA	01/07/2025				
E	TP RFI	SA	11/08/2025				

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LOT 200 (1/3) ROOPEBURN TRILE
PAKENHAM, VIC 3810

ROOF PLAN

HOUSE TYPE:
ADDISON 20

FACADE:
BROMLEIGH

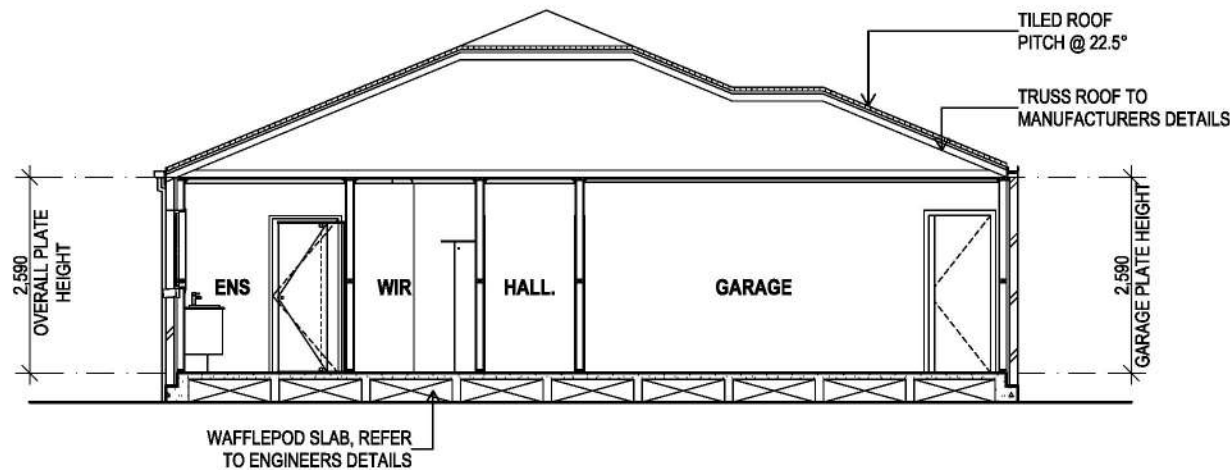
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DRAWN BY:	REVISION:
AD	01
TYP HEIGHT:	ISSUED:
25R	TBC

JOB No:
117329

SCALE:
1:100

DRAWING No:
D.3 OF D.14



S1 - SECTION 1:100

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3.12.1.1 BUILDING FABRIC THERMAL INSULATION

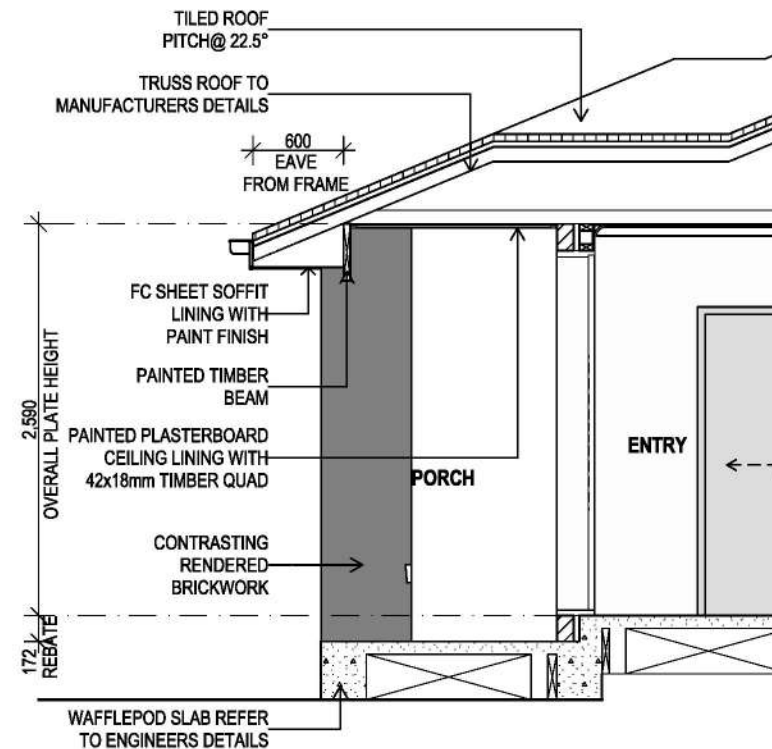
A) WHERE REQUIRED, INSULATION MUST COMPLY WITH AS/NZS 4859.1 AND BE INSTALLED SO THAT IT -
I) ABUTS OR OVERLAPS ADJOINING INSULATION OTHER THAN AT SUPPORTING MEMBERS SUCH AS COLUMNS, STUDS, NOGGINS, JOISTS, FURRING CHANNELS AND THE LIKE WHERE THE INSULATION MUST BUTT AGAINST THE MEMBER; AND
II) FORMS A CONTINUOUS BARRIER WITH CEILINGS, WALLS, BULKHEADS, FLOORS OR THE LIKE THAT INHERENTLY CONTRIBUTE TO THE THERMAL BARRIER; AND
III) DOES NOT AFFECT THE SAFE OR EFFECTIVE OPERATION OF A DOMESTIC SERVICE OR FITTING

B) WHERE REQUIRED, REFLECTIVE INSULATION MUST BE INSTALLED WITH -
I) THE NECESSARY AIRSPACE, TO ACHIEVE THE REQUIRED R-VALUE BETWEEN A REFLECTIVE SIDE OF THE REFLECTIVE INSULATION AND A BUILDING LINING OR CLADDING; AND
II) THE REFLECTIVE INSULATION CLOSELY FITTED AGAINST ANY PENETRATION, DOOR OR WINDOW OPENING; AND
III) THE REFLECTIVE INSULATION ADEQUATELY SUPPORTED BY FRAMING MEMBERS; AND
IV) EACH ADJOINING SHEET OF ROLL MEMBRANE BEING -
A) OVERLAPPED NOT LESS THAN 150MM; OR
B) TAPED TOGETHER.

C) WHERE REQUIRED, BULK INSULATION MUST BE INSTALLED SO THAT -
I) IT MAINTAINS ITS POSITION AND THICKNESS, OTHER THAN WHERE IT CROSSES ROOF BATTENS, WATER PIPES, ELECTRICAL CABLING OR THE LIKE; AND
II) IN A CEILING, WHERE THERE IS NO BULK INSULATION OR REFLECTIVE INSULATION IN THE EXTERNAL WALL BENEATH, IT OVERLAPS THE EXTERNAL WALL BY NOT LESS THAN 50MM.

ENERGY EFFICIENCY REQUIREMENTS					
	BULK R-VALUE	TYPE OF FOIL	NUMBER OF LAYER	POSITION OF FOIL	NOTES
CEILINGS	6.0	N/A	N/A		NO BULK INSULATION IN GARAGE
WALLS	2.0	AG	1	ON OUTSIDE OF STUD FRAME	R2.0 BULK WALLS BETWEEN GARAGE/DWELLING
FLOORS	N/A	N/A	N/A		WAFFLEPOD (AS PER CSIRO SPECIFICATION)
WALLS INT.	N/A	N/A	N/A		
DBL STOREY	N/A	N/A	N/A		

NOTES
INCLUDES R2.5 PERIMETER WALL BATTS TO CEILING TO AVOID CEILING INSULATION COMPRESSION AS PER THE NCC
SEAL GAPS & CRACKS. CAULKING AROUND ALL EXTERNAL WALL ARCHITRAVES TO ENSURE SEALED TO PLASTERBOARD LINING
SEAL AND WEATHER STRIP ENTRY DOOR, GARAGE ACCESS DOOR AND IF APPLICABLE EXTERNAL LAUNDRY HINGE DOOR,
WEATHER STRIP GARAGE REAR DOOR IF BAL 12.5 APPLIES
EXHAUST FANS INCLUDING DRAUGHTSTOPS
WATER TANK PROVISIONS

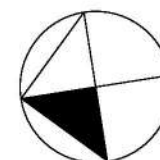


S2 - SECTION 1:50

FOOTINGS IN SECTIONS ARE SHOWN INDICATIVELY. REFER TO STRUCTURAL ENGINEER'S DESIGN & DETAILS.
DIMENSIONS ARE FROM RELEVANT LEVELS

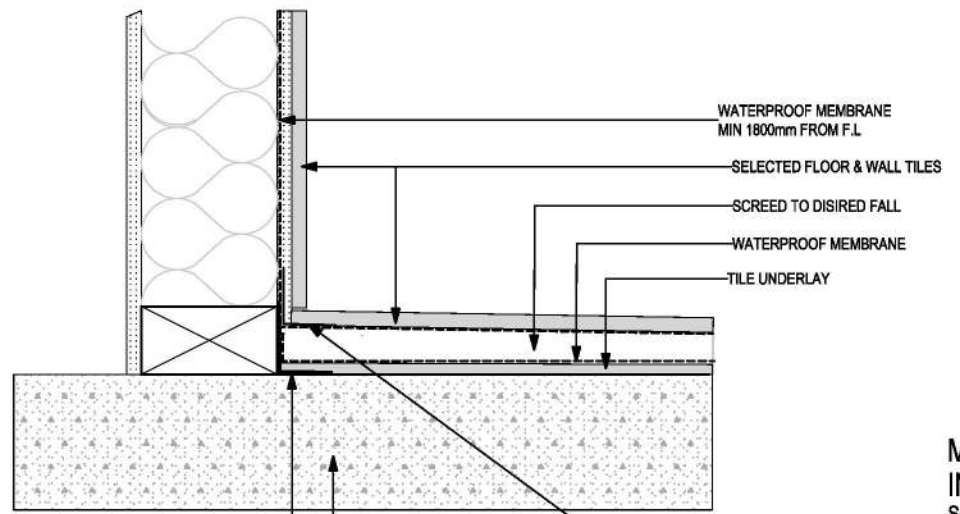
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B	DA PLANS	SA	04/06/2025				
C	DA DECLINE	SA	30/06/2025				
D	ENERGY UPDATE	SA	01/07/2025				
E	TP RFI	SA	11/08/2025				

GENERAL NOTES:
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LOT 233 (#6) KOOKABURRA RISE
PAKENHAM, VIC 3810

SECTIONS			JOB No: 117329	
HOUSE TYPE: ADDISON 20	MASTER DRAWING INFO:		SCALE: 1:100, 1:50	
	DRAWN BY: AD	REVISION: 01	DRAWING No:	
FACADE: BROMLEIGH	TYP HEIGHT: 25R	ISSUED: TBC	D.4 OF D.14	



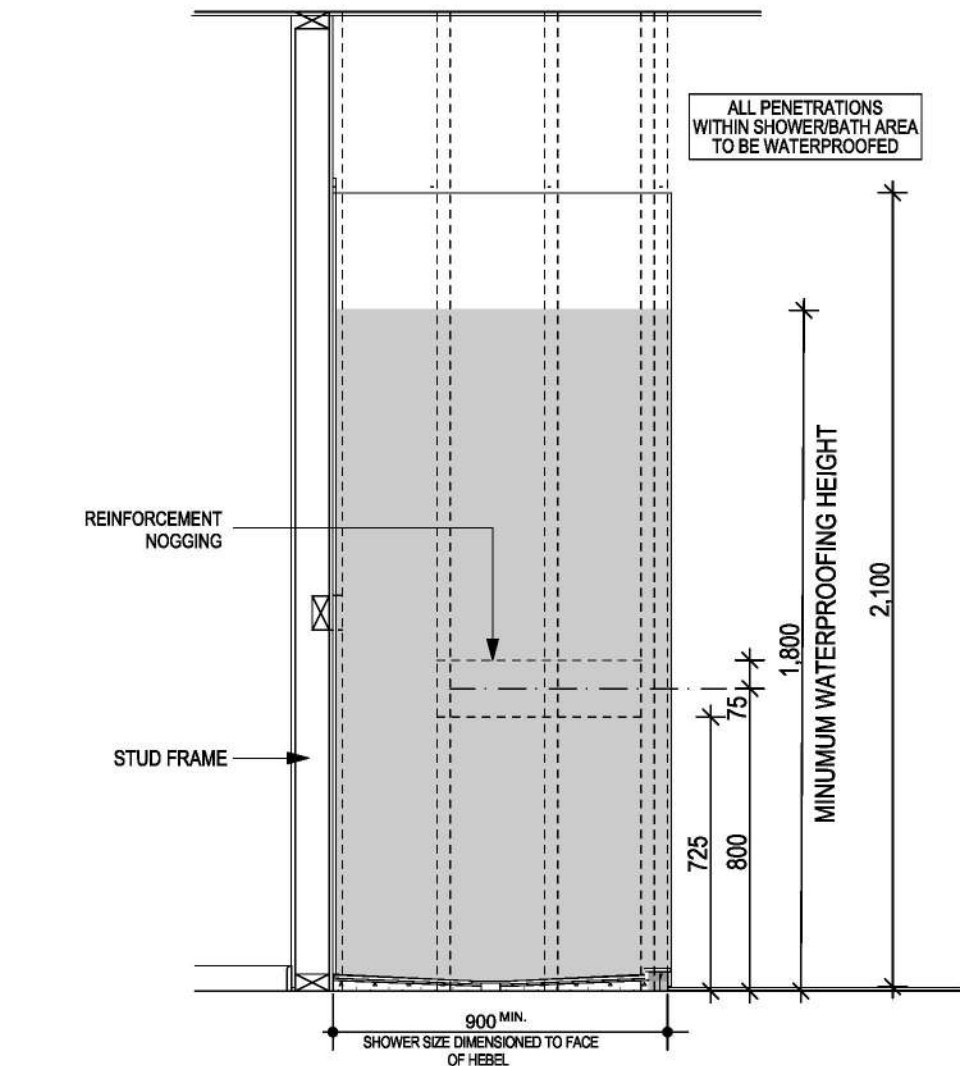
SHOWER DETAIL - WALL JUNCTION DETAIL
SCALE 1: 5 -

35 250 35 250 35 220 35 35

50 x 50 METAL ANGLE TO BE INSTALLED PRIOR TO UNDERLAY AND WATERPROOFED OVER

CONCRETE SLAB

APPLY BANDAGE TO UPPER JUNCTION

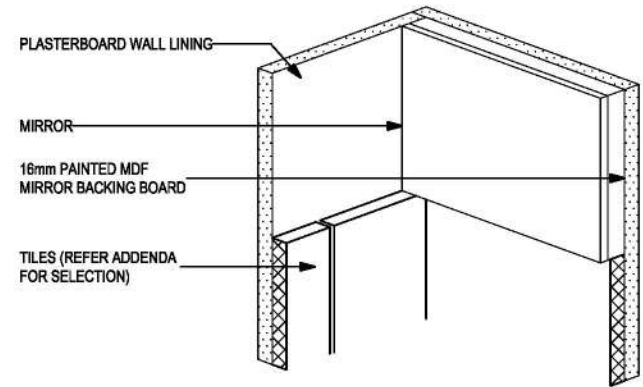


NCC STANDARD SHOWER DETAIL STUD LOCATIONS
SCALE 1: 20 -

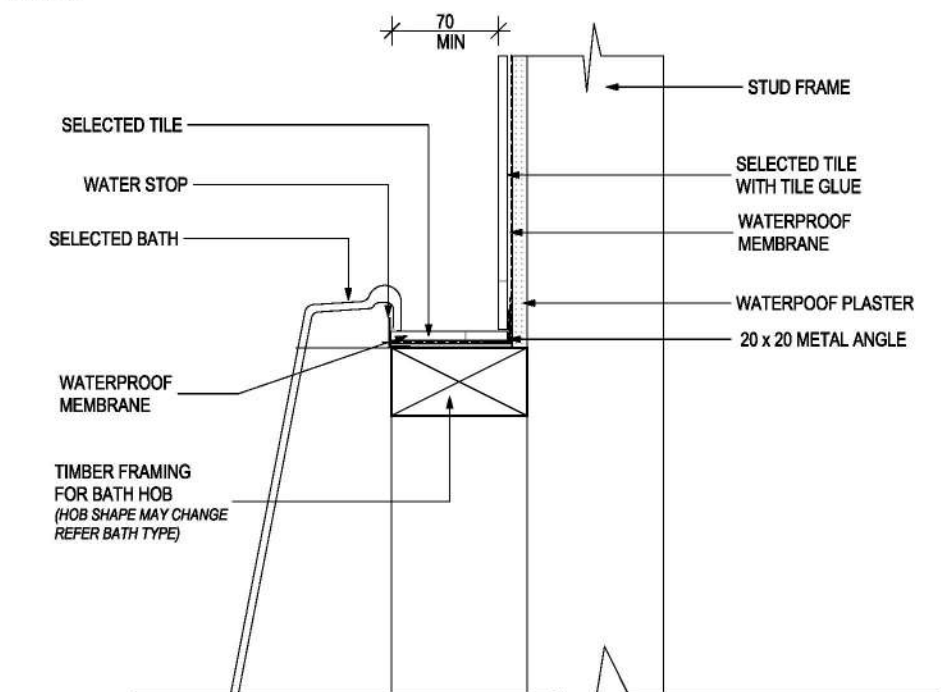
900 MIN. SHOWER SIZE DIMENSIONED TO FACE OF HEBEL

725 800 1800 2100

MINIMUM WATERPROOFING HEIGHT



MIRROR DETAIL - INTERNAL CORNER & TILE DETAIL
SCALE 1: 5 -



BATH DETAIL - BATH HOB DETAIL
SCALE 1: 5 -

70 MIN

STUD FRAME

SELECTED TILE

WATER STOP

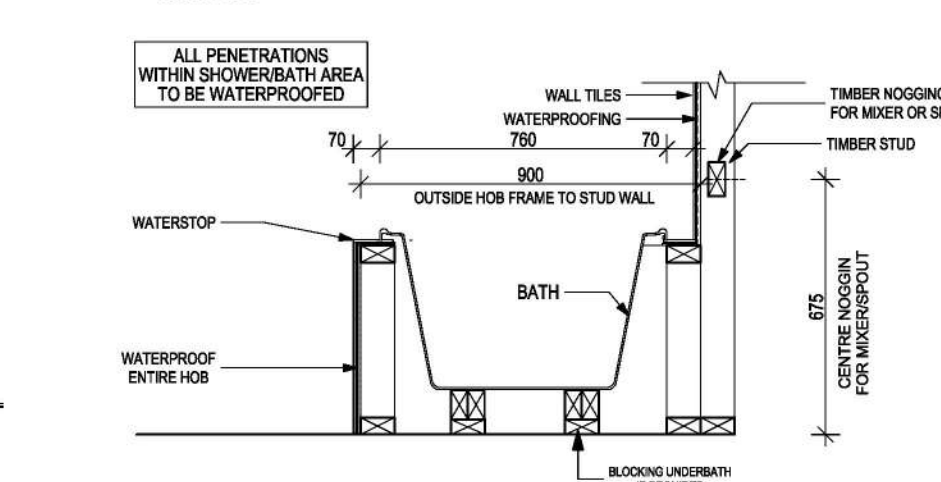
SELECTED BATH

WATERPROOF MEMBRANE

WATERPROOF PLASTER

20 x 20 METAL ANGLE

TIMBER FRAMING FOR BATH HOB (HOB SHAPE MAY CHANGE REFER BATH TYPE)



BATH HOB DETAIL
SCALE 1: 20 -

70 760 900 900 MIN. 675

WALL TILES

WATERPROOFING

OUTSIDE HOB FRAME TO STUD WALL

WATERSTOP

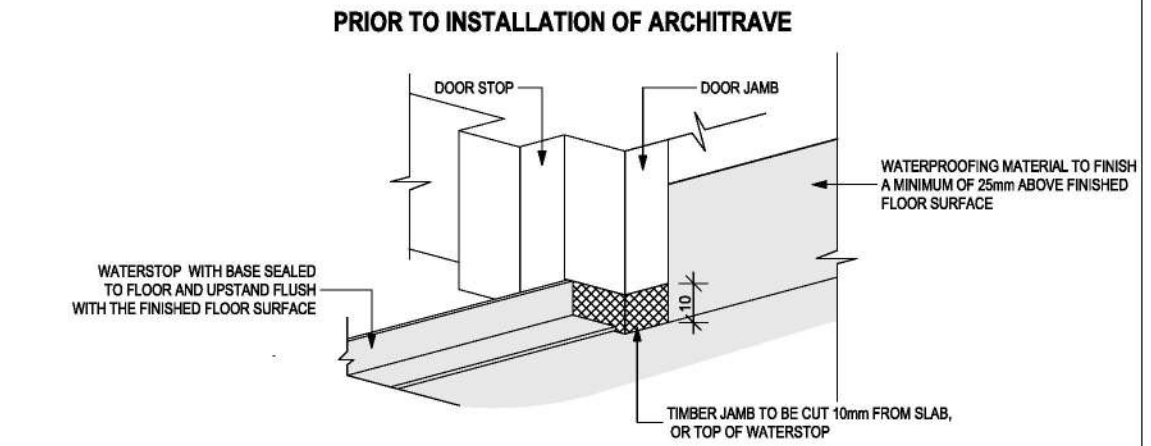
WATERPROOF ENTIRE HOB

BATH

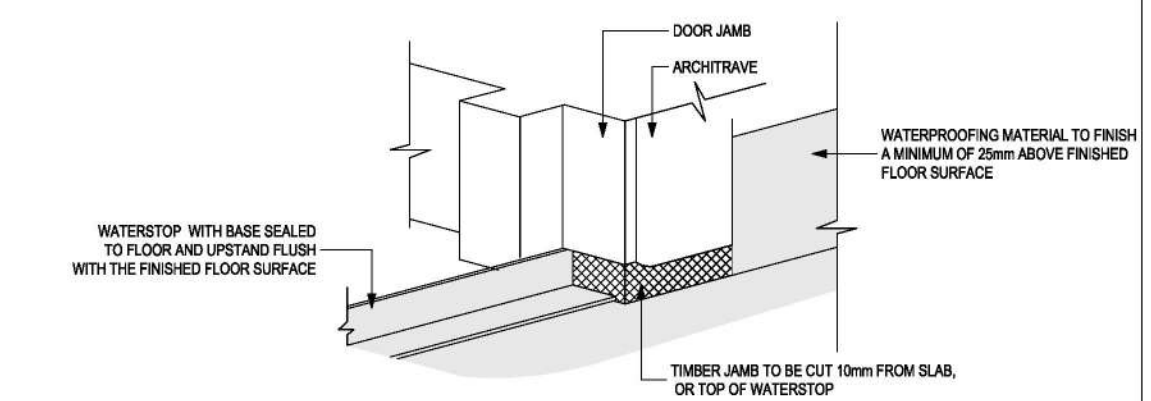
TIMBER NOGGING FOR MIXER/SPOUT

TIMBER STUD

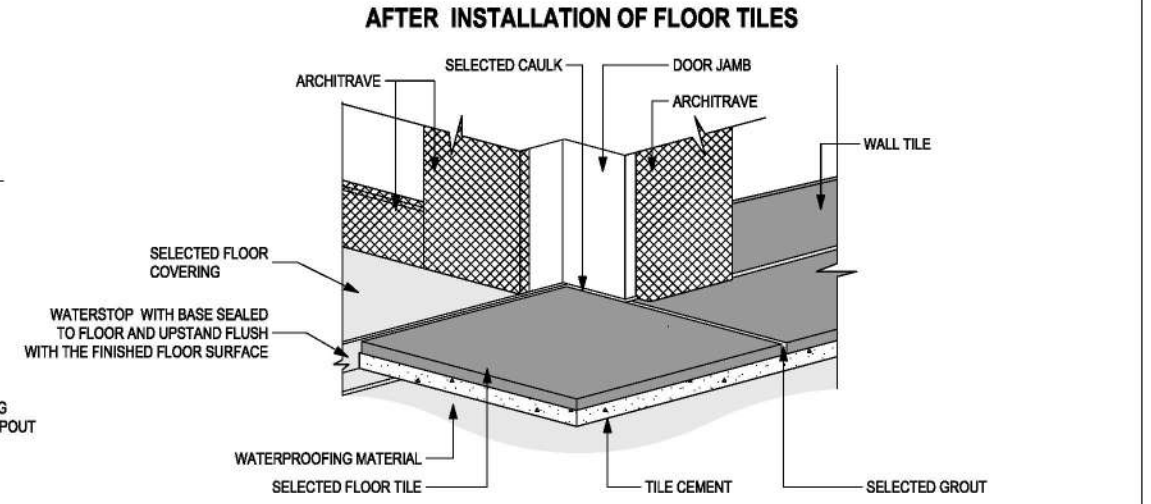
BLOCKING UNDERBATH IF REQUIRED



PRIOR TO INSTALLATION OF ARCHITRAVE




AFTER INSTALLATION OF ARCHITRAVE



AFTER INSTALLATION OF FLOOR TILES

TRIM - TILE - WATERSTOP INSTALL DETAIL
SCALE 1: 20 -

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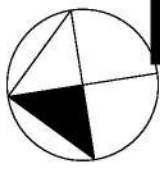
Homebuyers
Centre

ID	REVISION	BY	DATE	ID	REVISION	BY	DATE
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B	DA PLANS	SA	04/08/2025				
C	DA DECLINE	SA	30/06/2025				
D	ENERGY UPDATE	SA	01/07/2025				
E	TP RFI	SA	11/08/2025				

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LOT 233 (#6) KOOKABURRA RISE
PAKENHAM, VIC 3810

DETAILS

HOUSE TYPE:
ADDISON 20

FACADE:
BROMLEIGH

MASTER DRAWING INFO:

DRAWN BY: AD
TYP HEIGHT: 25R

REVISION: 01
ISSUED: TBC

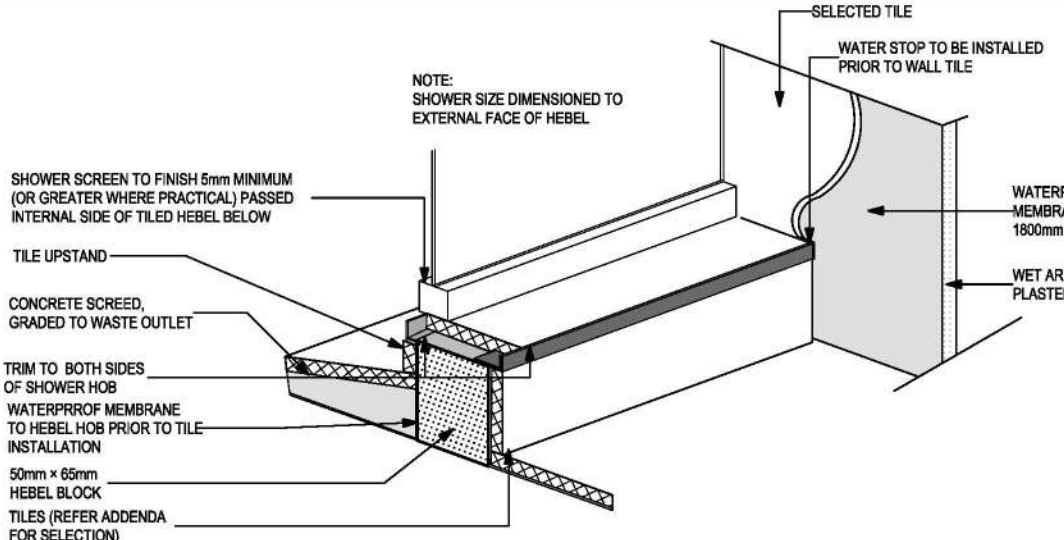
JOB No:
117329

SCALE:
1:5, 1:20

DRAWING No:
D.5 OF D.14

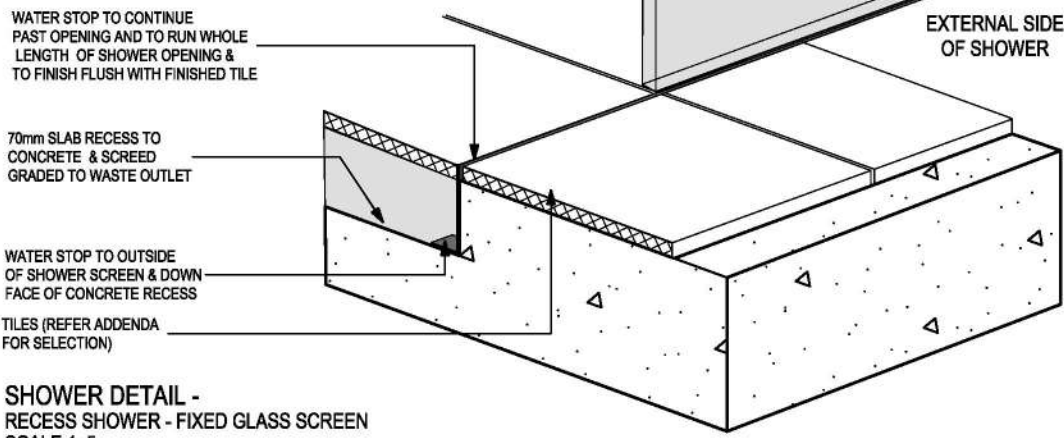
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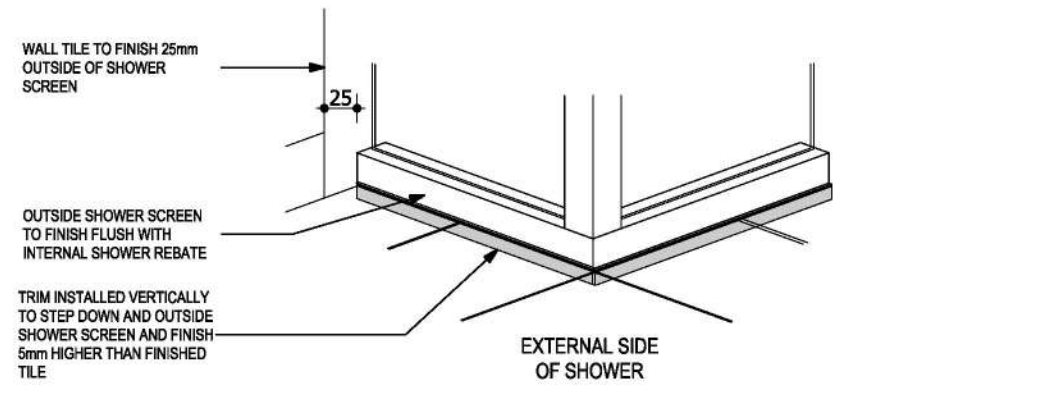


SHOWER DETAIL -
HEBEL HOB DETAIL
SCALE 1: 5 -

NOTE:
SHOWER DIMENSIONED TO
EXTERNAL RECESS

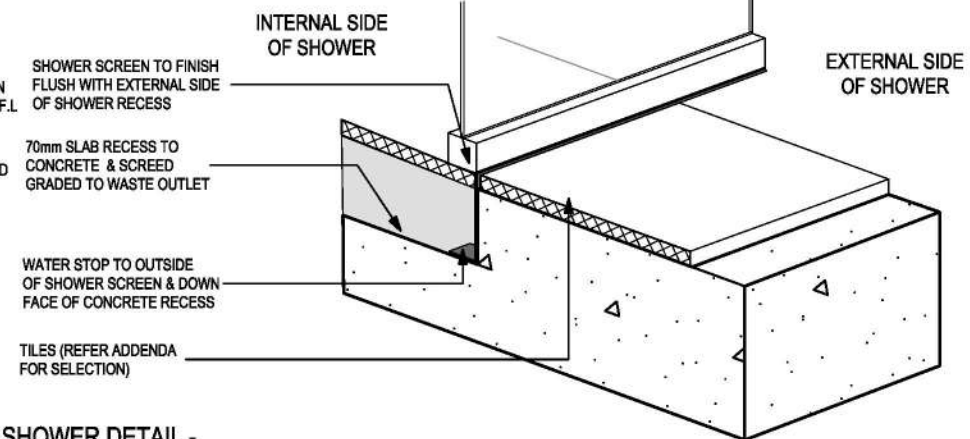


SHOWER DETAIL -
RECESS SHOWER - FIXED GLASS SCREEN
SCALE 1: 5

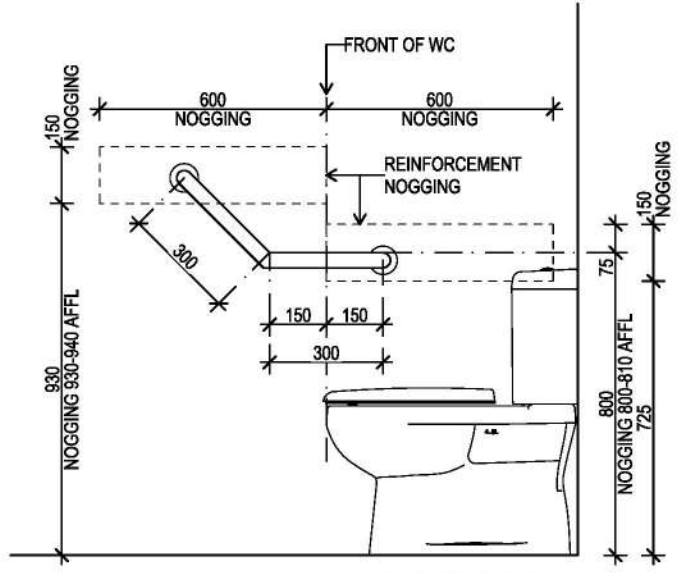


SHOWER DETAIL-
HOBLESS SHOWER SCREEN
SCALE 1: 5 -

NOTE:
SHOWER DIMENSIONED TO
EXTERNAL RECESS

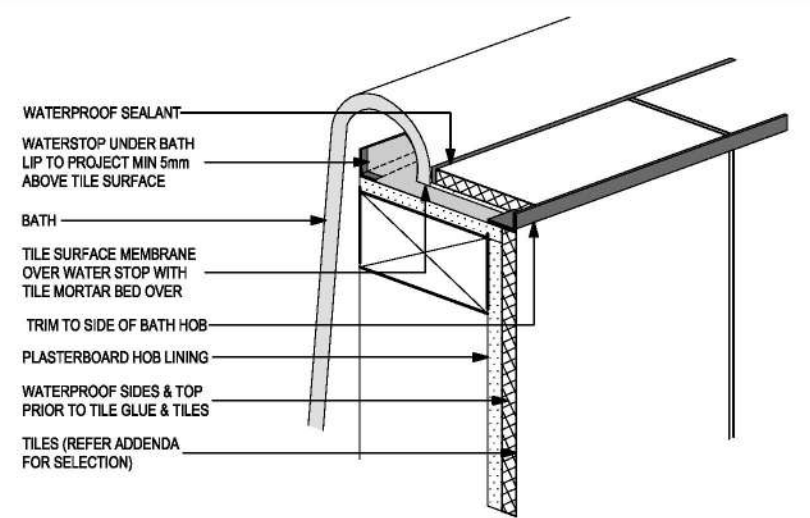


SHOWER DETAIL -
RECESS SHOWER - FRAMED SHOWER SCREEN
SCALE 1: 5 -

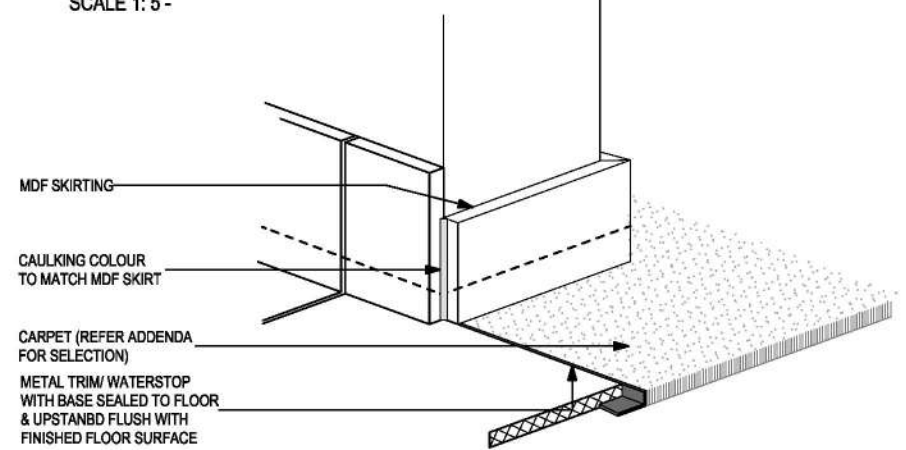


NCC GRAB RAILS
WC - REINFORCEMENT LOCATIONS
SCALE 1: 20 -

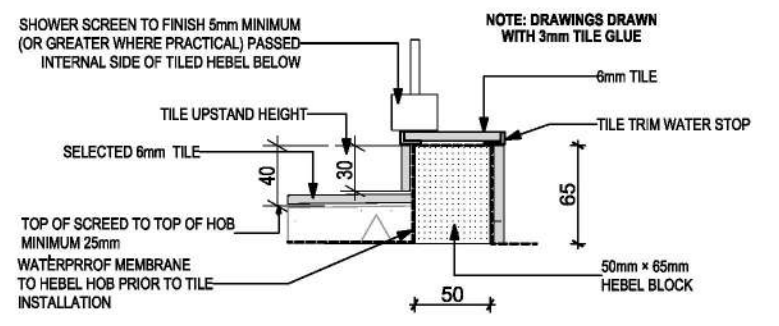
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BATH DETAIL -
BATH HOB & TRIM DETAIL
SCALE 1: 5 -



TILE & CARPET DETAIL -
WET AREA ENTRANCE WATERSTOP
SCALE 1: 5 -

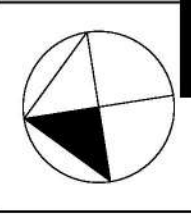


SHOWER DETAIL -
HEBEL HOB DETAIL
SCALE 1: 5 -

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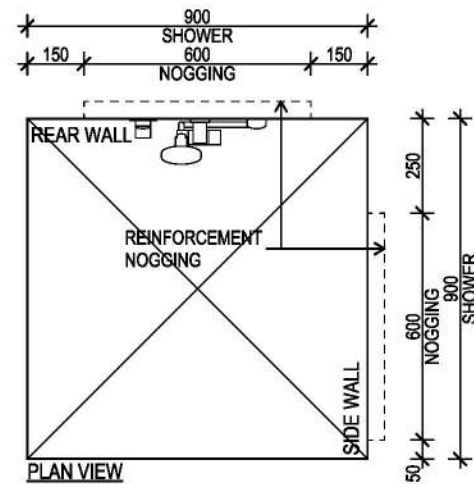
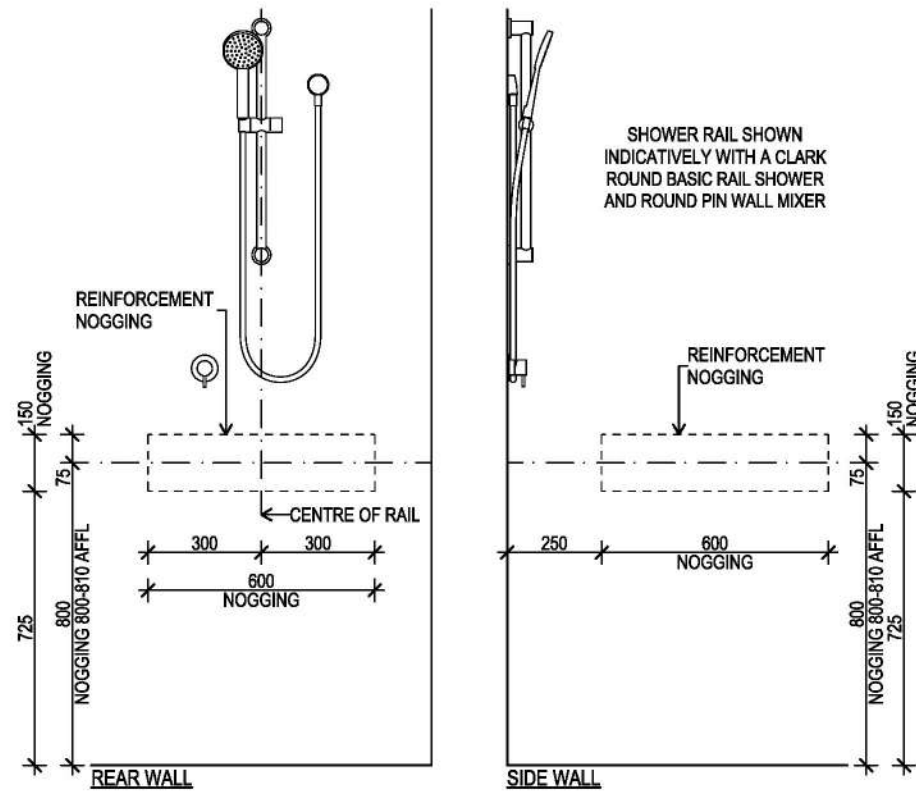
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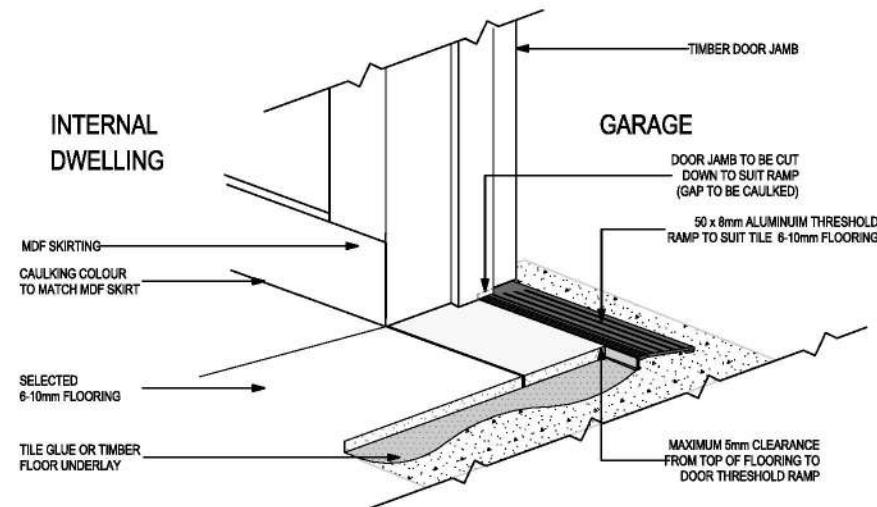


LOT 233 (#6) KOOKABURRA RISE
PAKENHAM, VIC 3810

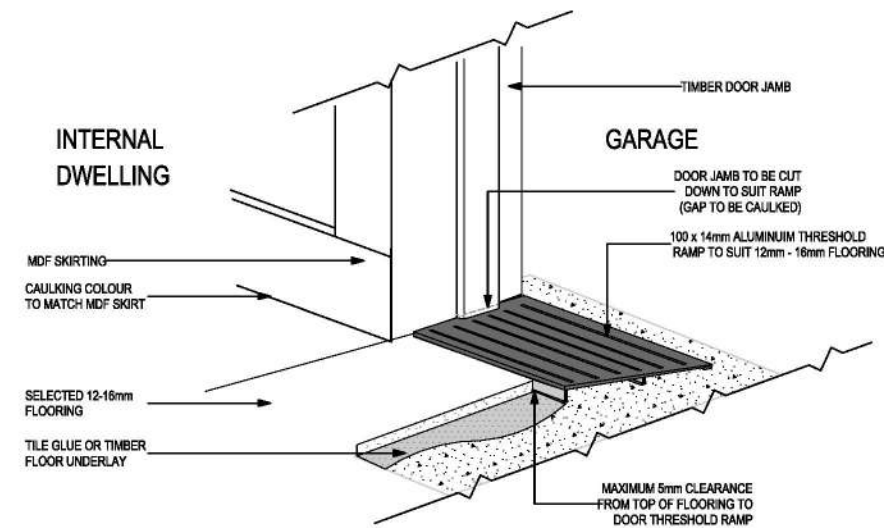
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HOUSE TYPE: ADDISON 20	MASTER DRAWING INFO:		SCALE: 1:5, 1:20	DRAWING No: D.6 OF D.14	
	DRAWN BY: AD	REVISION: 01			
FACADE: BROMLEIGH	TYP HEIGHT: 25R	ISSUED: TBC			



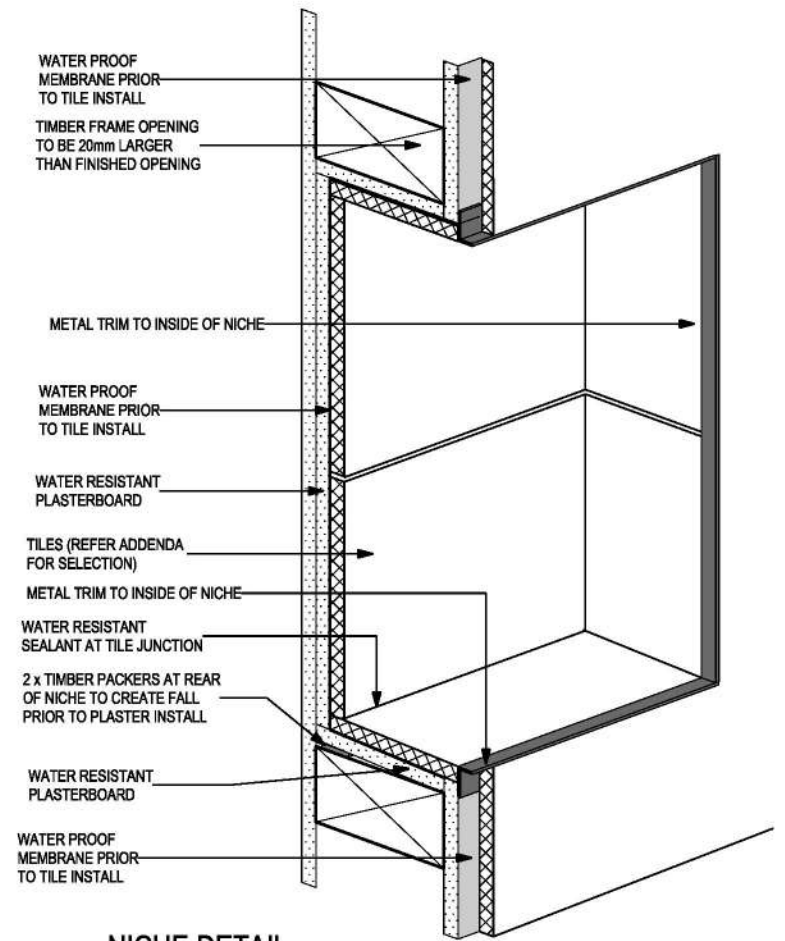
NCC GRAB RAILS
RECESS SHOWER - REINFORCEMENT LOCATIONS
SCALE 1: 20 -



GARAGE/ENTRY - STEP FREE ACCESS DETAIL
6-10mm INTERNAL FLOORING - 50 x 8mm THRESHOLD PLATE



GARAGE/ENTRY - STEP FREE ACCESS DETAIL
12-16mm INTERNAL FLOORING - 100 x 14mm THRESHOLD PLATE

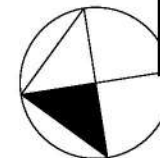


NICHE DETAIL -
TILE & TRIM DETAIL
SCALE 1: 5 -

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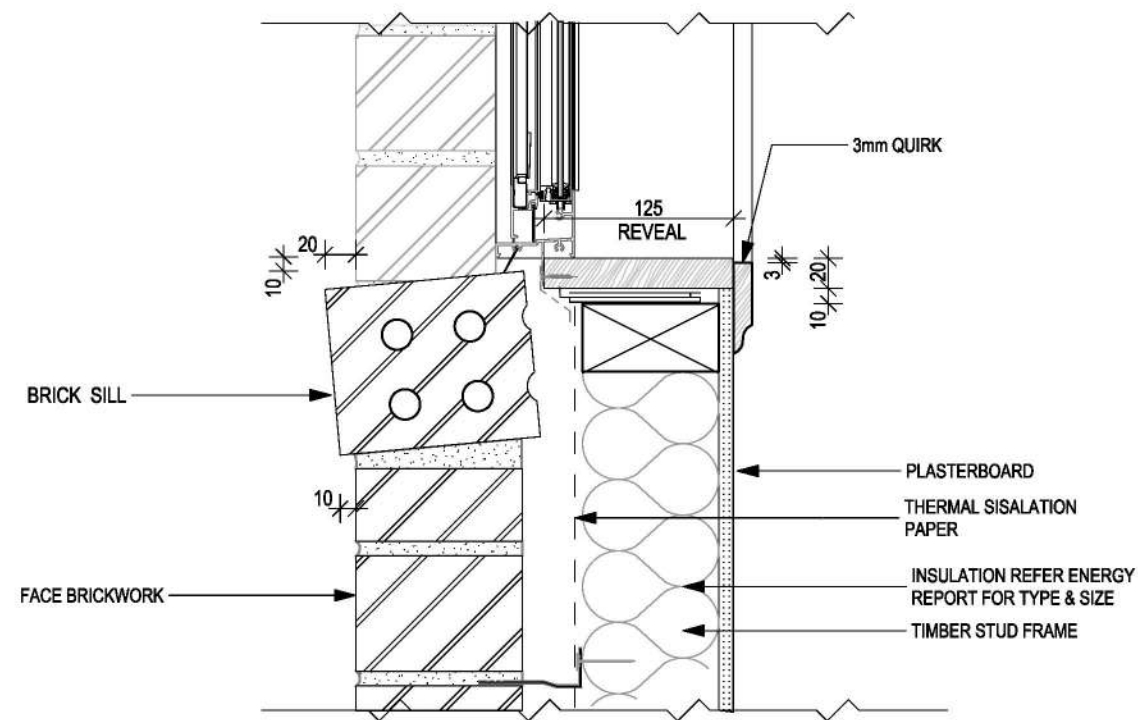
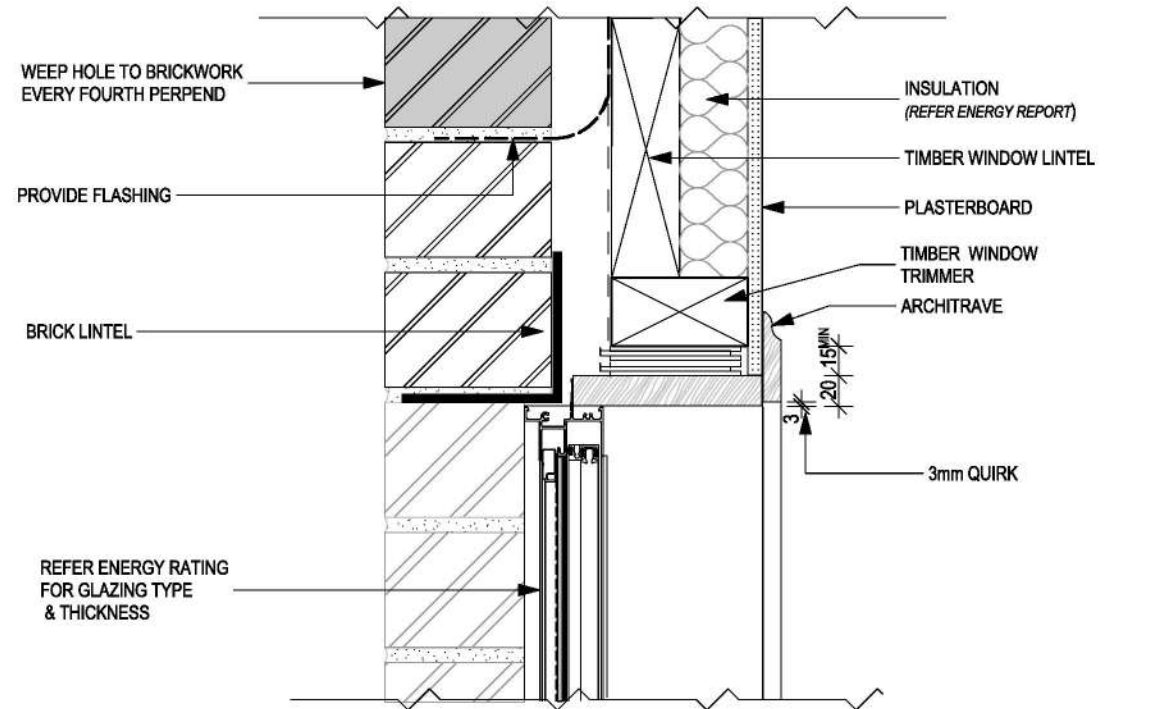
LOT 233 (#6) KOOKABURRA RISE
PAKENHAM, VIC 3810

DETAILS

HOUSE TYPE:
ADDISON 20
FACADE:
BROMLEIGH

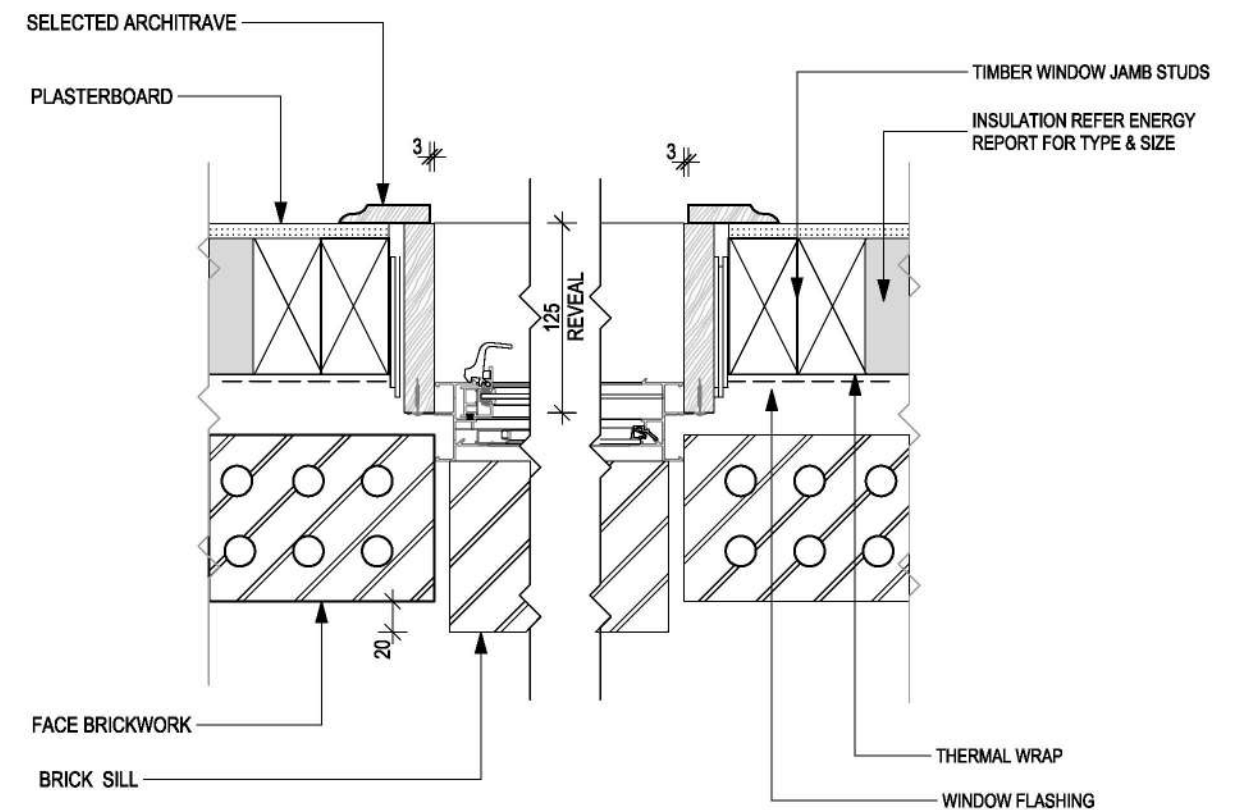
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TYP HEIGHT: 25R
REVISION: 01
ISSUED: TBC

JOB No:
117329
SCALE:
1:5, 1:20
DRAWING No:
D.7 OF D.14



FACE BRICKWORK
WINDOW SILL DETAIL
SCALE 1:5 -

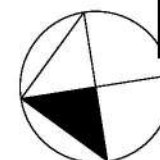
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BRICK WINDOW PLAN VIEW
SCALE 1:5 -

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LOT 233 (#6) KOOKABURRA RISE
PAKENHAM, VIC 3810

DETAILS				JOB No:	
HOUSE TYPE:		MASTER DRAWING INFO:		SCALE:	
ADDISON 20		DRAWN BY: AD		REVISION: 01	
FACADE:		TYP HEIGHT: 25R		ISSUED: TBC	
BROMLEIGH				DRAWING No:	
				D.8 OF D.14	

TILED ROOF
REFER ELEVATIONS
FOR PITCH

ANTI-PONDING BOARD
& ROOF SARKING
(IF REQUIRED)

2590 HIGH CEILING
FROM DWELLING FLOOR LEVEL

THERMAL WRAP TO OVERLAP
DPC FLASHING FOR WEEPHOLE

WEEP HOLES TO WINDOWS
> 1200mm IN WIDTH TO EVERY
FOURTH PERPEND

2150 WINDOW HEIGHT
FROM DWELLING FLOOR LEVEL

NOTE:
PROVIDE MIN. 3 ROWS OF BRICKS ABOVE
ALL OPENINGS WITH LINTELS
PROVIDE BRICK TIES EVERY 2nd COURSE
ABOVE OPENINGS

WINDOWS & SLIDING DOOR HEAD HEIGHTS
AT 2150 SLIDING DOORS HEAD HEIGHT AT
2110 PLUS 40mm INFILL TO MATCH FRAME

STANDARD WINDOW HEIGHT - 0mm EAVE
BRICK VENEER - TILED ROOF - 2590 HIGH CEILING
SCALE 1: 10 -

BRICKWORK
(REFER TO ELEVATIONS / COLOUR
SELECTIONS FOR MATERIAL TYPE)

WEEPHOLE TO EVERY
FOURTH PERPEND

DAMP-PROOF COURSE

REFLECTIVE FOIL LAMINATE MEDIUM DENSITY
PLIABLE BUILDING MEMBRANE FIXED TO STUD
FRAMING AT 600mm CENTRES MAX (REFER
BUSHFIRE / ENERGY REPORT FOR
REQUIREMENTS)

90mm x 35mm MGP10
BOTTOM PLATE

REINFORCED CONCRETE WAFFLE SLAB
THICKNESS & FOOTINGS TO
ENGINEERS DESIGN

DWELLING FLOOR LEVEL

NOTE: SLAB EDGE TO BE IN ACCORDANCE
WITH AUSTRALIAN STANDARD AS2870-2011

FOOTING JUNCTION DETAIL
BRICK VENEER
SCALE 1: 10 -

TILED ROOF
REFER ELEVATIONS
FOR PITCH

ANTI-PONDING BOARD
& ROOF SARKING
(IF REQUIRED)

2590 HIGH CEILING
FROM DWELLING FLOOR LEVEL

PAINTED FC SHEET
LINING FIXED TO 70 x 35mm
TIMBER TRIMMERS

NOTE:
PROVIDE MIN. 3 ROWS OF BRICKS ABOVE
ALL OPENINGS WITH LINTELS
PROVIDE BRICK TIES EVERY 2nd COURSE
ABOVE OPENINGS

WINDOWS & SLIDING DOOR HEAD HEIGHTS
AT 2150 SLIDING DOORS HEAD HEIGHT AT
2110 PLUS 40mm INFILL TO MATCH FRAME

STANDARD WINDOW HEIGHT - 450mm EAVE
BRICK VENEER - TILED ROOF - 2590 HIGH CEILING
SCALE 1: 10 -

600
PITCHING POINT

450
EAVE WIDTH

PLASTERBOARD CEILING

PLASTERBOARD FIXED TO
TIMBER BEAM AS
PER MANUFACTURES SPECS

TIMBER BEAM AS
PER MANUFACTURES SPECS

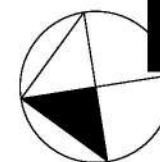
20mm CLEARANCE (WINDOW
HEAD/FRAME TRIMMER)

2150 WINDOW HEIGHT
FROM DWELLING FLOOR LEVEL

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A	DA PLANS & VO.1	PH	30/05/2025				
B	DA PLANS	SA	04/06/2025				
C	DA DECLINE	SA	30/06/2025				
D	ENERGY UPDATE	SA	01/07/2025				
E	TP RFI	SA	11/08/2025				

GENERAL NOTES:
- WRITTEN DIMENSIONS TAKE PRECEDENCE
OVER SCALE
- WINDOW SIZES AND LOCATIONS ARE
NOMINAL AND MAY VARY TO
MANUFACTURERS FRAME SIZES
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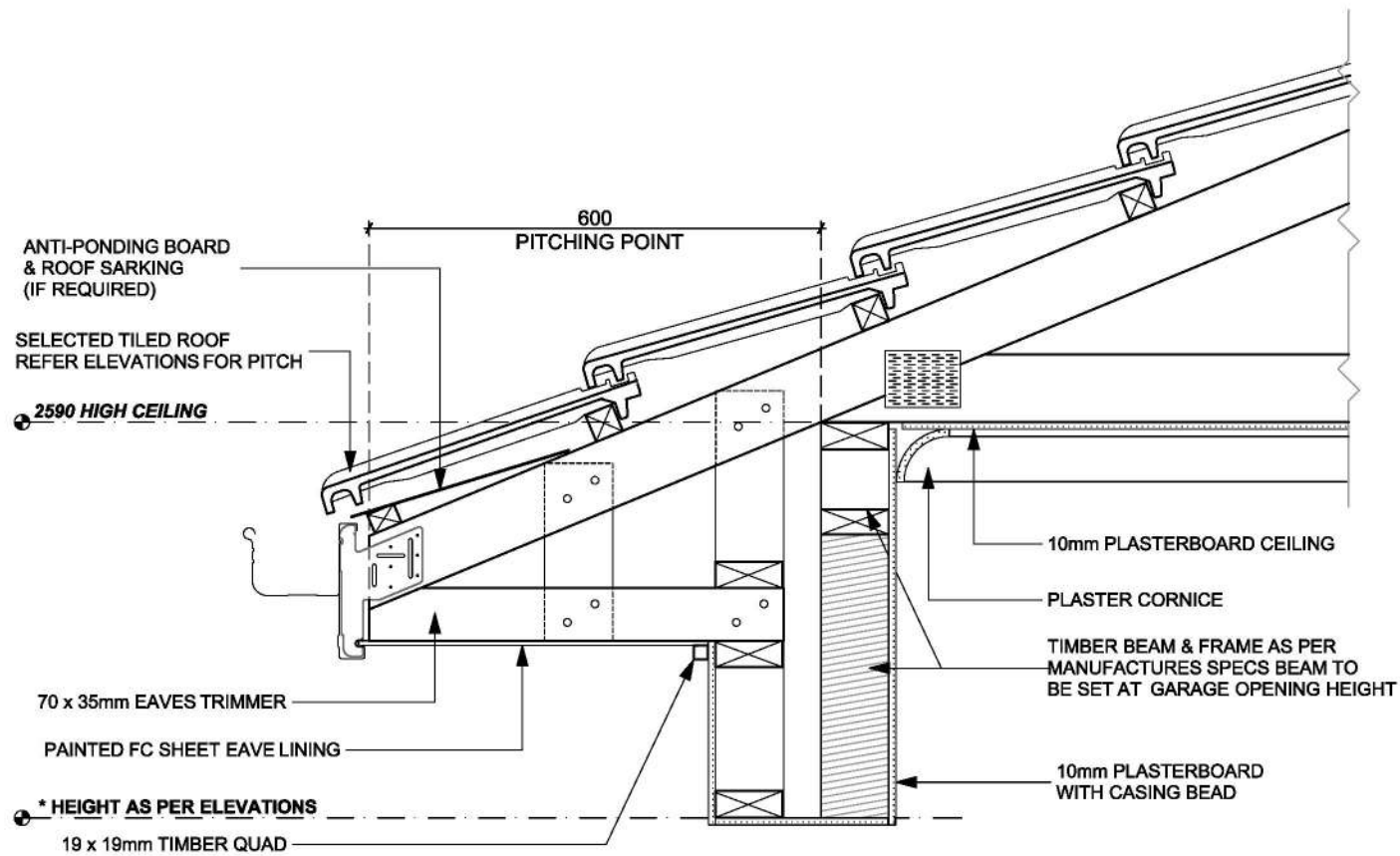
LOT 233 (#6) KOOKABURRA RISE
PAKENHAM, VIC 3810

DETAILS

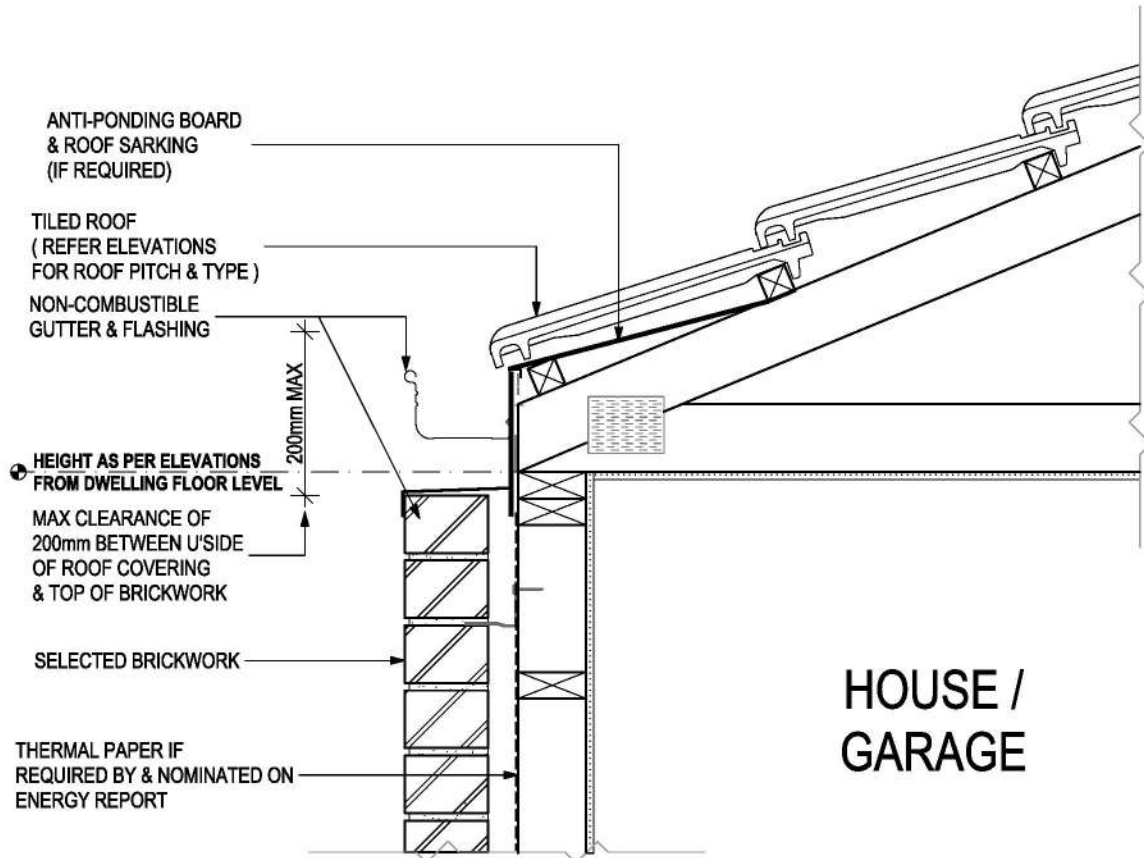
HOUSE TYPE:
ADDISON 20
FACADE:
BROMLEIGH

MASTER DRAWING INFO:
DRAWN BY:
AD
TYP HEIGHT:
25R
REVISION:
01
ISSUED:
TBC

JOB No:
117329
SCALE:
1:10
DRAWING No:
D.9 OF D.14



GARAGE OPENING - BEAM & RENDERED BLUEBOARD
2590mm CEILING - 450mm EAVE - TILED ROOF
SCALE 1: 10 -

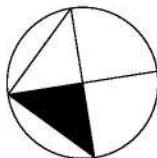


FIRE SEPARATION DETAIL
GUTTER ON BRICK - TILED ROOF
SCALE 1: 10 -

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E	TP RFI	SA	11/08/2025				

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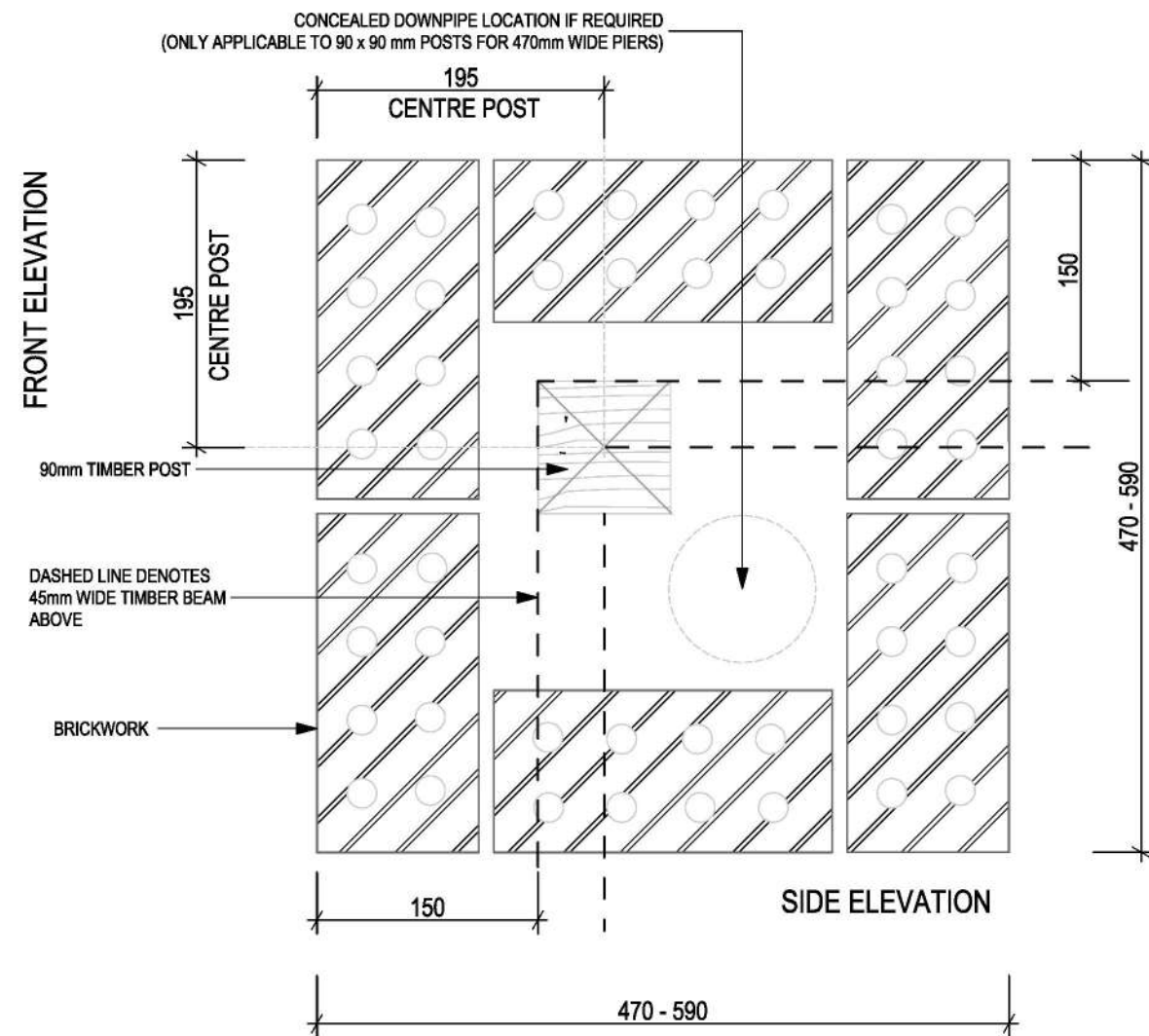
LOT 233 (#6) KOOKABURRA RISE
PAKENHAM, VIC 3810

DETAILS

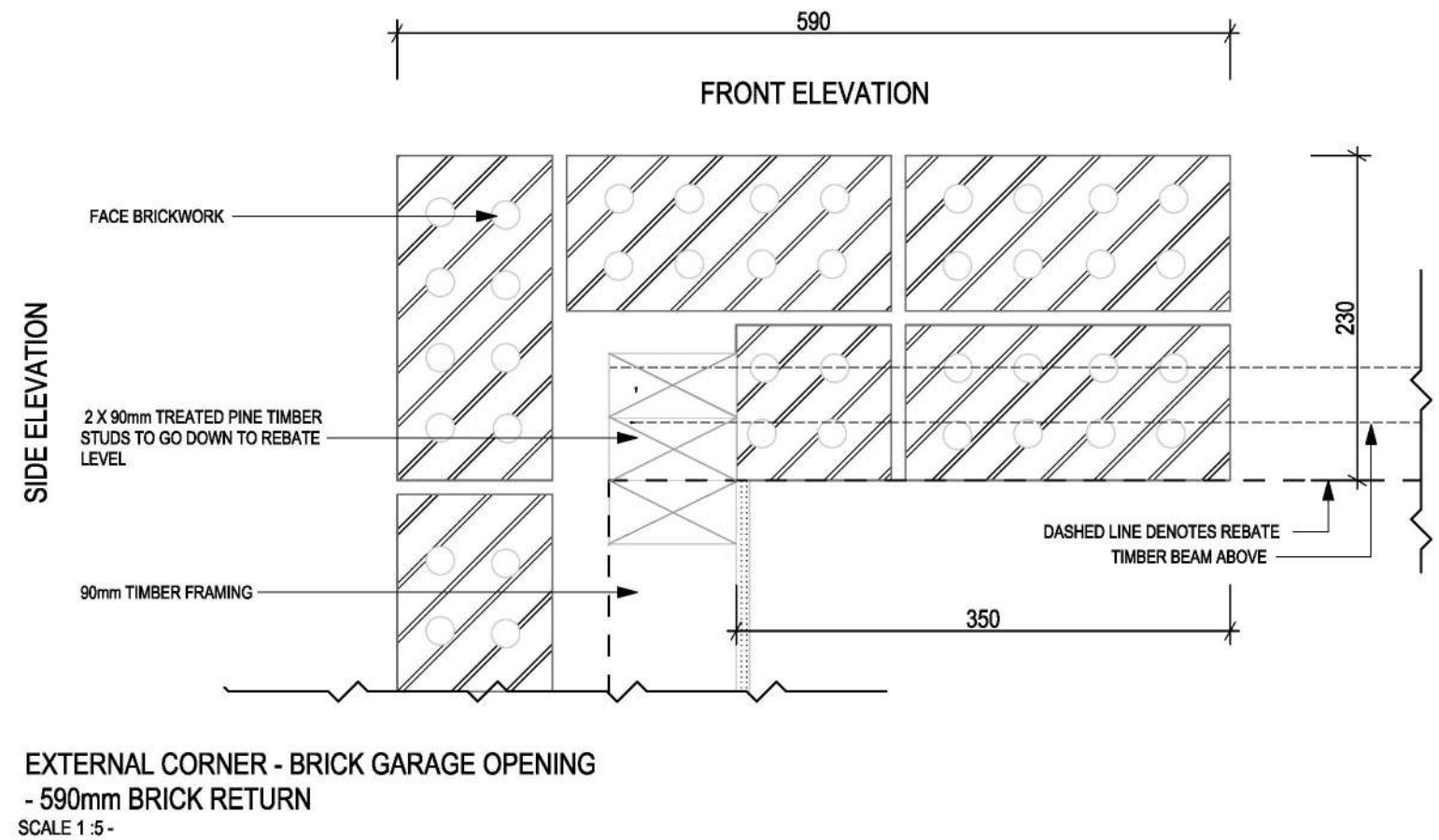
HOUSE TYPE:
ADDISON 20
FACADE:
BROMLEIGH

MASTER DRAWING INFO:
DRAWN BY: AD
TYP HEIGHT: 25R
REVISION: 01
ISSUED: TBC

JOB No:
117329
SCALE:
1:10
DRAWING No:
D.10 OF D.14



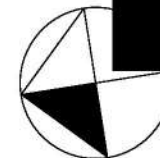
TYPICAL 470mm BRICK PIER
90mm POST DETAIL
SCALE 1:5 -



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E	TP RFI	SA	11/08/2025				

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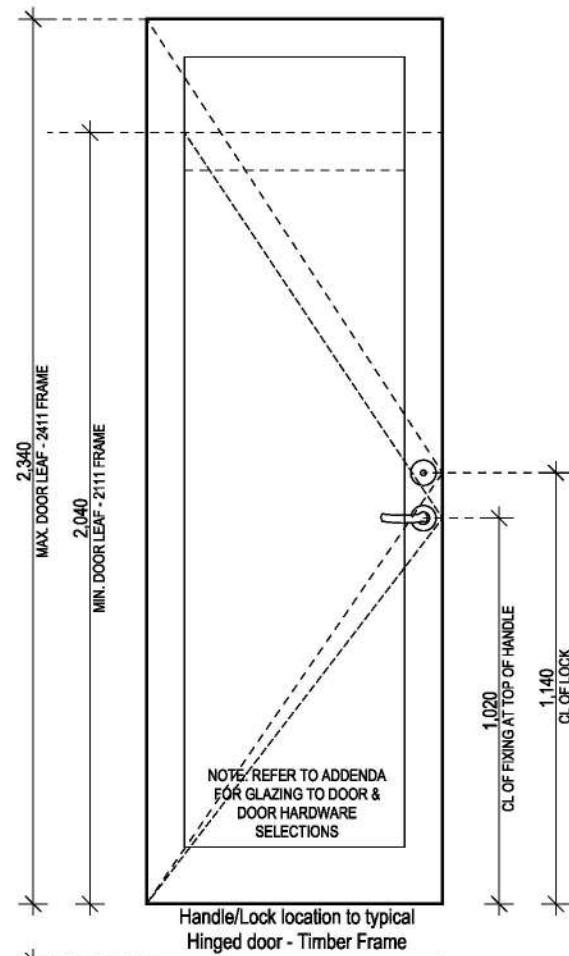
LOT 233 (#6) KOOKABURRA RISE
PAKENHAM, VIC 3810

DETAILS

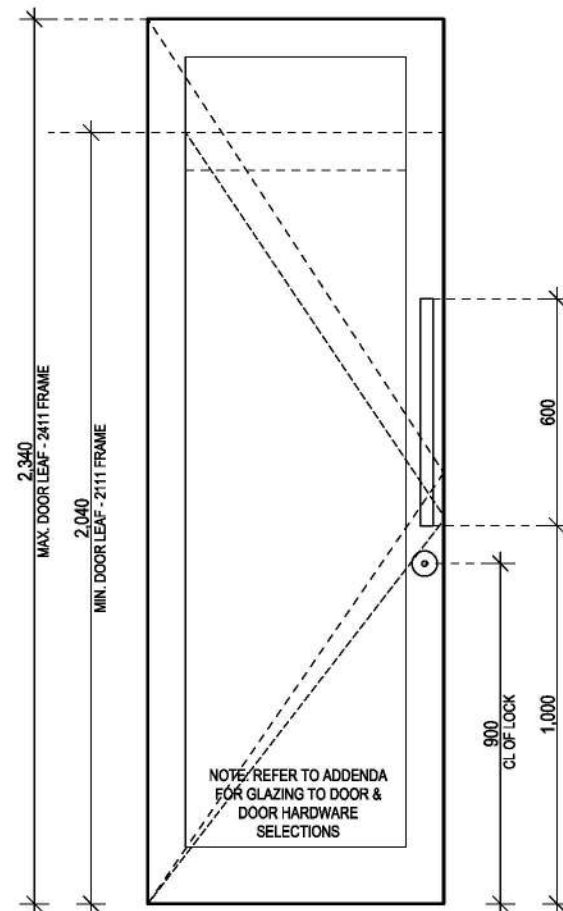
HOUSE TYPE:
ADDISON 20
FACADE:
BROMLEIGH

MASTER DRAWING INFO:
DRAWN BY: AD
TYP HEIGHT: 25R
REVISION: 01
ISSUED: TBC

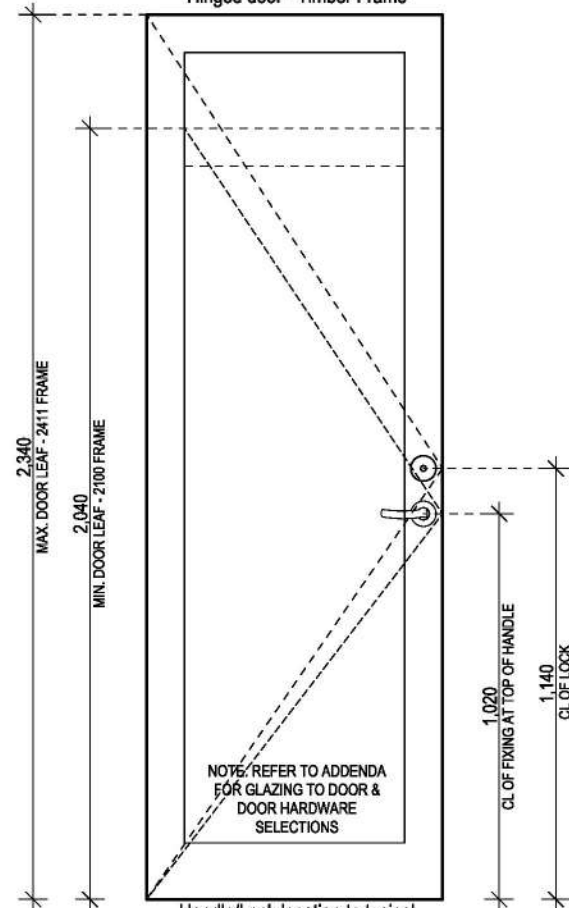
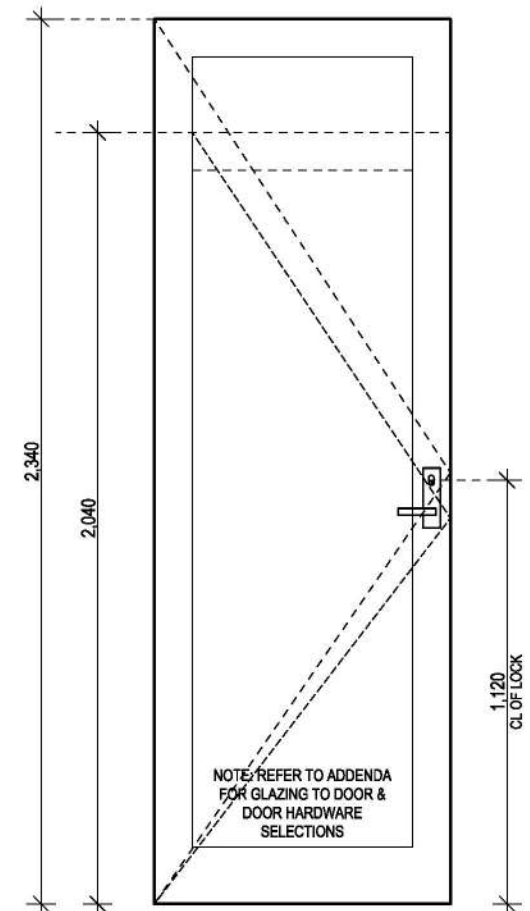
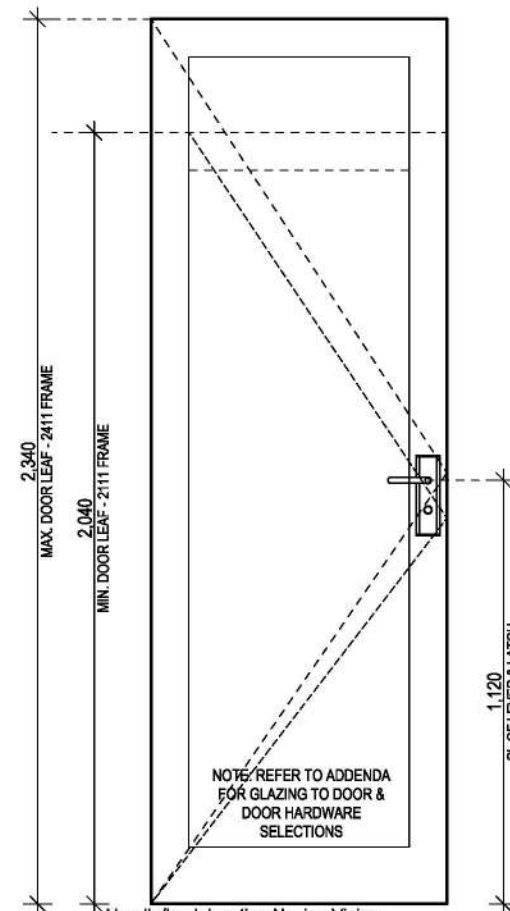
JOB No:
117329
SCALE:
1:5
DRAWING No:
D.11 OF D.14



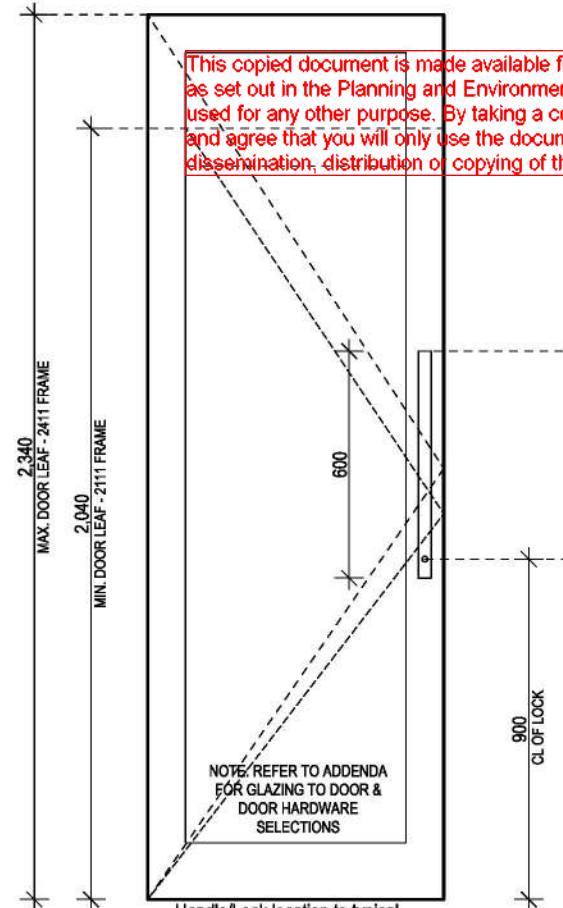
Handle/Lock location to typical
Hinged door - Timber Frame



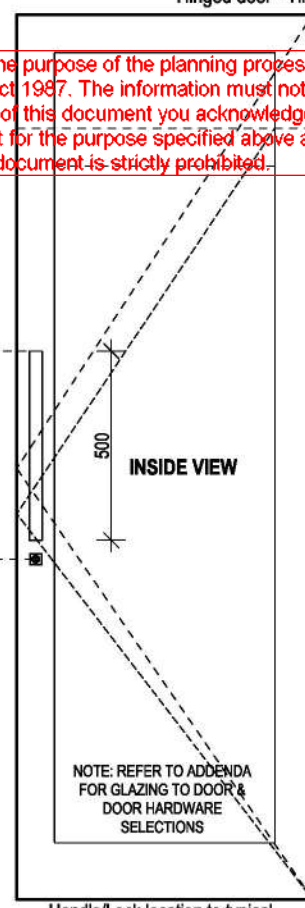
Handle/Lock location Nexion Vision
Hinged door - Timber Frame



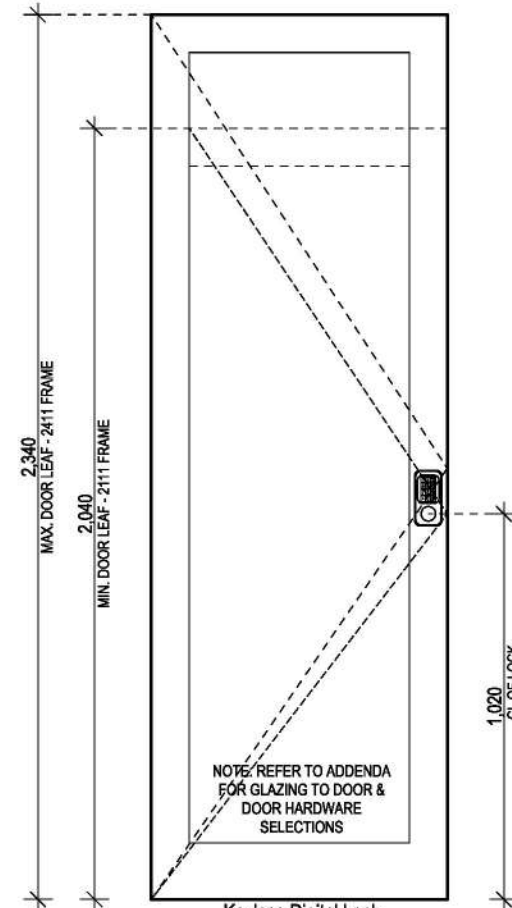
Handle/Lock location to typical
Hinged door - Aluminium Frame



Handle/Lock location to typical
Hinged door - Timber Frame
Paradigm Pull handle lock set



Handle/Lock location to typical
Hinged door - Timber Frame
Paradigm Pull handle lock set



Keyless Digital Lock
Hinged door - Timber Frame

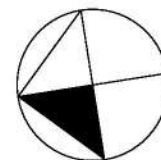
DO NOT MEASURE OFF DETAILS
REFER TO DIMENSIONS

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LOT 233 (#6) KOOKABURRA RISE
PAKENHAM, VIC 3810

STANDARD DOOR DETAILS

HOUSE TYPE: ADDISON 20	MASTER DRAWING INFO:	SCALE: 1:20
FACADE: BROMLEIGH	DRAWN BY: AD	REVISION: 01
	TYP HEIGHT: 25R	ISSUED: TBC

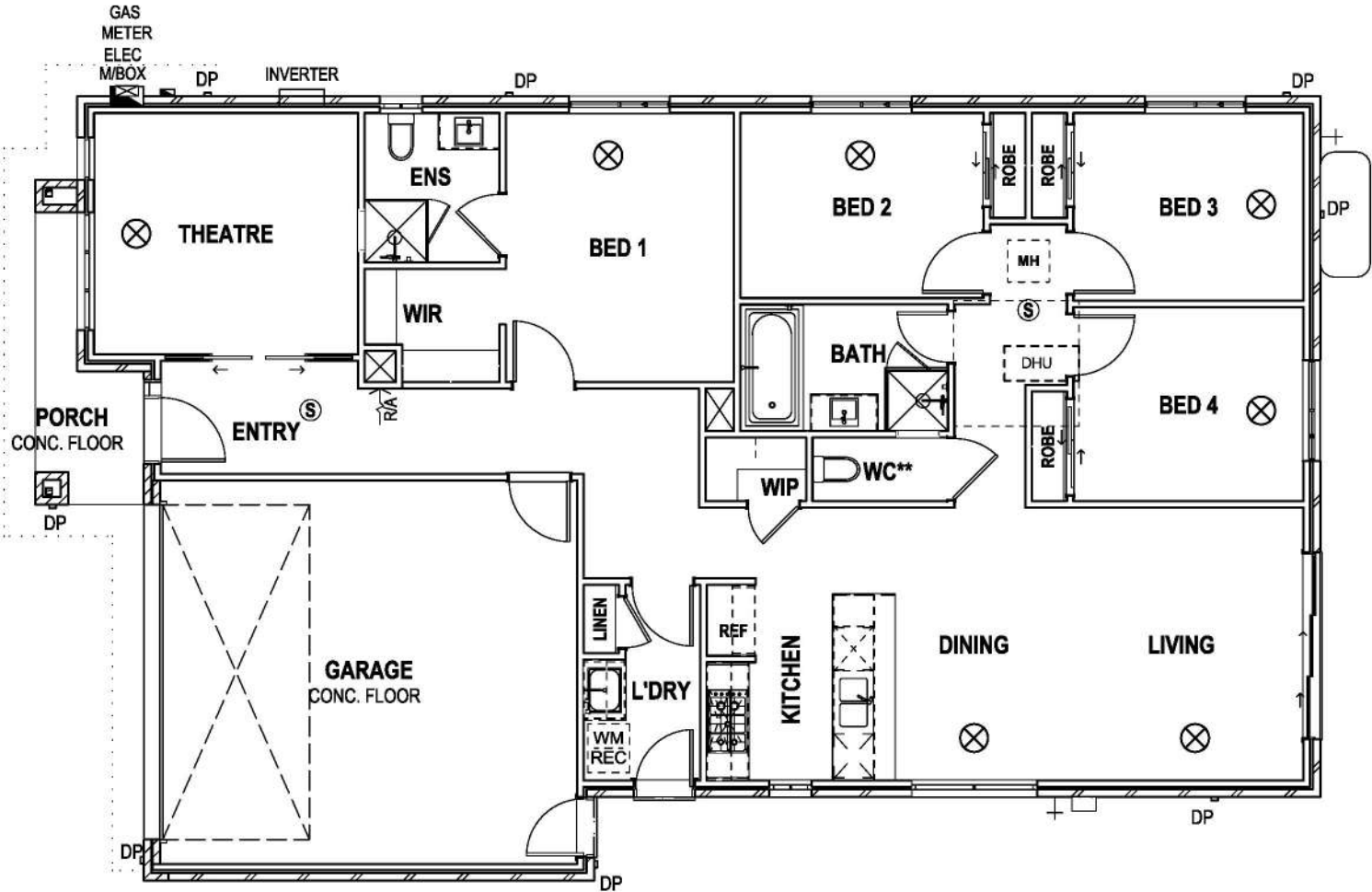
JOB No:
117329

DRAWING No:
D.13 OF D.14

GENERAL NOTES

- LOCATIONS OF FIXTURES SHOWN ON PLANS ARE INDICATIVE ONLY & MAY VARY DUE TO LOCATION OF STRUCTURAL MEMBERS OR TRUSS LAYOUTS.
- LOCATIONS OF DUCTED HEATING AND AIR CONDITIONING POSITIONS MAY VARY ON SITE DUE TO MANUFACTURER'S SPECIFICATIONS.
- PROVIDE LIGHT POINT & SINGLE GPO IN ROOF SPACE.
- WHERE INSTALLED, PROVIDE DIRECT POWER OUTLETS TO UNDER BENCH OVEN & COOLING UNIT.
- SUPPLY & INSTALLATION OF LIGHT FITTINGS ARE NOT INCLUDED. COSTINGS ALLOW ONLY FOR BATTEN HOLDERS UNLESS NOTED OTHERWISE.

Heating & Cooling (GF)		
⊗	Ceiling Heating Duct	7
DHU	Heating Unit	1



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FIXTURE HEIGHTS MEASURED ABOVE FINISHED FLOOR LEVEL

Homebuyers
Centre

ID	REVISION	BY	DATE	ID	REVISION	BY	DATE
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B	DA PLANS	SA	04/06/2025				
C	DA DECLINE	SA	30/06/2025				
D	ENERGY UPDATE	SA	01/07/2025				
E	TP RFI	SA	11/08/2025				

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- WINDOW SIZES AND LOCATIONS ARE NOMINAL AND MAY VARY TO MANUFACTURERS FRAME SIZES

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LOT 233 (#6) KOOKABURRA RISE

PAKENHAM, VIC 3810

HEATING & COOLING PLAN

HOUSE TYPE:
ADDISON 20

FACADE:
BROMLEIGH

MASTER DRAWING INFO:

DRAWN BY:
AD

REVISION:
01

TYP HEIGHT:
25R

ISSUED:
TBC

JOB No:
117329

SCALE:
1:100

DRAWING No:
D.14 OF D.14

LAST SAVED: 18/09/2025

\\abn.group\bou2\box\jobs\Drafting\117000\117300\117329\Arch\CAD Files\117329 - SIRIWARDHANA.pln

Selections Addenda

Job No: 117329
Client: Mr. D & Ms. E Siriwardhana
Address: Lot 233 6 Kookaburra Rise PAKENHAM VIC 3810
House Type: Addison Boost 20
Facade: Bromleigh
External Scheme: URBAN
Internal Scheme: INDUSTRIAL

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1 HOMEBUYERS COLOUR SCHEMES & PACKAGES



Appliance Packages

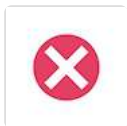
900mm Oven, Cooktop & Slide Out Rangehood

2 ROOF AND ROOF PLUMBING



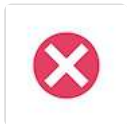
Roofing

Atura - Barramundi (Category 2)
Monier



Sarking

NO (Standard)



Whirlybird

NO (Standard)



Whirlybird Colour

Not Applicable (Standard)



Roof Ventilator

Monolith (Standard)



Guttering

Monolith (Standard)



Fascia

Monolith (Standard)



Downpipes

Monolith (Standard)



Capping

Monolith (Standard)

3 BRICKWORK



Facade Main Brick

Character - Bark (Category 1)
PGH Bricks



Facade Main Brick Mortar Colour

Natural Grey Mortar with Rolled Joints (Standard)

Note: No responsibility will be accepted by the builder for variance in brick or mortar colours.

Note: Sloping window sills & brickwork over windows.

Note: External caulking is to be installed at the discretion of the installer, it will be selected onsite to best match any exterior brick.

4 EXTERNAL RENDER



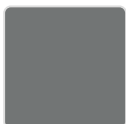
Rendering Coating

Acratex (2 coat system) (Standard)
Dulux



Facade Main Render

Winter Terrace (Standard)
LRV Rating: 63
Dulux
SN4A3



Facade Contrast Render

Klute (Standard)
LRV Rating: 22
Dulux
SN4G5

5 EXTERNAL PAINTWORK



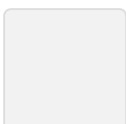
Front Entry Door & Frame

Winter Terrace (Standard)
LRV Rating: 63
Dulux
SN4A3



Exposed Timber Beams & Posts

Winter Terrace (Standard)
LRV Rating: 63
Dulux
SN4A3



Eaves

Boutique Builders White (Standard)
Dulux



Brick Lintel

To Match Window Frame Colour (Standard)
Dulux



Meter Box

Winter Terrace (Standard)
LRV Rating: 63
Dulux
SN4A3



Rear Garage Door

Winter Terrace (Standard)
LRV Rating: 63
Dulux
SN4A3

Acknowledgements: Stain and varnish coats do not withstand harsh weather conditions particularly in exposed areas. The Builder or Manufacturer offers no guarantee against this

Acknowledgements: Door manufacturers recommend that all external doors are to be painted in light colours to reduce warping of door structure. The Builder or Manufacturer accepts no liability for damage to doors resulting from the application of dark colours

Acknowledgements: The Owner acknowledges that stain colours will appear different on different timbers due to the nature of individual timber species (colour may also vary within that species)

Paint Specification: Timber Window - TimGuard Semi Finish Two Coat Clear Seal System

Paint Specification: Front Entry & Frame - Dulux Total Prep & Dulux Aquanamel High Gloss

Paint Specification: Stained External Timber Doors, Frames, Windows & Cladding - 3 Coats Intergrain Stain

Paint Specification: Painted Beams, Posts, Mouldings, Meter Box, Rainwater Head Overflow, Brick Lintel - Dulux Weathershield Gloss/Low Sheen

Paint Specification: External Doors (excl. Front Entry) - Professional Total Prep & Dulux Aquanamel Gloss

Paint Specification: External Ceilings (linings) - Dulux Weathershield Matt

6 FACADE FEATURES

Acknowledgments: External caulking is to be installed at the discretion of the installer, it will be selected onsite to best match any exterior tiles.

7 WINDOWS & SLIDING DOORS



Aluminium Frame Colour

Textura - Monument (Standard)
Interpon
GL329A



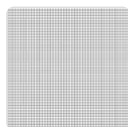
Aluminium Door Hardware Colour

Black Metal (Standard)
Bradnam's Windows



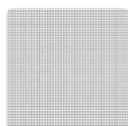
Aluminium Window Hardware Colour

Black (Standard)
Bradnam's Windows



Flyscreens

Aluminium Frame Flyscreen with Black Aluminium Mesh - Frame to match Window Frame Colour (Upgrade Aluminium)



Flydoors

Aluminium Frame with Aluminium Mesh Flydoor - Frame to match Door Frame Colour (Upgrade Aluminium)



Wet Area Window Glazing

Clear (Standard)
Bradnam's Windows

Note: Brick lintel to match window frames

Note: If applicable to house design, standalone WC window includes translucent glazing

8 GARAGE



Garage Door Profile
Garage

Mediterranean (Standard)
Centurion



Garage Door Colour
Garage

Monument (Standard)
Colorbond

Note: Standard garage door includes an auto remote with 2 handsets

9 PAVING, TILING & LANDSCAPE FEATURES



Exposed Aggregate -
Driveway & Porch

Daybreak (Standard)
Boral

Fencing: Refer to Fencing Plan

10 DOORS



Front Entry Door

Newington - XN1 (Upgrade Painted)
Hume Doors



Front Entry Glazing

Clear (Standard)
Hume Doors



Rear Garage Door

Honeycomb Core - Primecoat MDF (Standard)
Hume Doors
H1



Hinged Laundry External
Door
Laundry

Aluminium Hinged Door - Clear Glass (Standard)
Bradnam's Windows



Internal Doors

Flush Panel (Standard)
Hume Doors

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Sidelight Glazing

Clear (Standard)
Hume Doors

Note: All external doors must be finished in light reflective colours as per Manufacturer's warranty

11 DOOR HARDWARE



Front Entry Handle

Nexion Series - Element - Matt Black (Upgrade Nexion)
Lockwood



Garage to House Door
Handle
Garage

Lever - Element - Matt Black (Upgrade Lever)
Lockwood



Garage to House Door
Deadlock
Garage

Symmetry 7107 - Double Cylinder Deadbolt - Black (Upgrade)
Lockwood



Rear Garage Door Handle

Imperial Entrance Knobset 7020 - Satin Stainless Steel (Standard)
Lockwood



Rear Garage Deadlock

Symmetry 7107 - Double Cylinder Deadbolt - Black (Upgrade)
Lockwood



Hinged Laundry Door
Handle
Laundry

Rectangular Lever Handle - Black (Standard)
Suitable only for aluminium hinged door
Bradnam's Windows



Internal Door Handles

Lever - Element - Matt Black (Upgrade Lever)
Lockwood



Door Stop

Door Stop - 75mm - White (Standard)

Note: Privacy sets included to standard ensuite wc, bathroom, wc, powder room.

12 MAIN FLOORING



Timber Laminate

Typhoon Artesan 130 - Cream - 12mm Thick (Category 2 Timber Laminate)
Surfaces by Hynes
4LAM0014WRL

Note: Timber laminate is laid with quad beading adjacent to skirting

Note: Laminate flooring 'Typhoone Artesan' has a product thickness of 12.0

Note: Internal caulking is to be installed at the discretion of the installer and it will be selected onsite to best match any internal grout lines.

13 CARPET



Carpet

Stanley Park - Ball Park. 100% Polyester, textured loop pile (Category 2)
Carpet Call
SC 1319



Underlay

SuperGreen Underlay 10mm (Upgrade)
Dunlop

14 WET AREA TILES

Kitchen



Kitchen Splashback Tile

White Matt Subway - 100 x 300mm (Category 1)
Grout: 200 White. Laying Pattern: Horizontal Brickbond
Surfaces by Hynes

Laundry



Floor Tile

Milano Nero Matt - 400 x 400mm - 8mm Thick (Category 1)
Grout: 202 Midnight
Surfaces by Hynes



Feature Splashback Tile

White Matt Subway - 100 x 300mm (Category 1)
Grout: 200 White. Laying Pattern: Horizontal Stackbond
Surfaces by Hynes

Bathroom



Floor Tile

Milano Nero Matt - 400 x 400mm - 8mm Thick (Category 1)
Grout: 202 Midnight
Surfaces by Hynes



Bath Hob Tile

Milano Nero Matt - 400 x 400mm (Category 1)
Grout: 202 Midnight
Surfaces by Hynes



Wall Tile

Milano Nero Matt - 400 x 400mm (Category 1)
Grout: 202 Midnight
Surfaces by Hynes



Feature Splashback Tile

White Matt Subway - 100 x 300mm (Category 1)
Grout: 200 White. Laying Pattern: Horizontal Stackbond
Surfaces by Hynes



Tile Trim

Black (Upgrade)
Surfaces by Hynes

Ensuite



Floor Tile

Milano Nero Matt - 400 x 400mm - 8mm Thick (Category 1)
Grout: 202 Midnight
Surfaces by Hynes



Wall Tile

Milano Nero Matt - 400 x 400mm (Category 1)
Grout: 202 Midnight
Surfaces by Hynes



Feature Splashback Tile

White Matt Subway - 100 x 300mm (Category 1)
Grout: 200 White. Laying Pattern: Horizontal Stackbond
Surfaces by Hynes



Tile Trim

Black (Upgrade)
Surfaces by Hynes

WC



Floor Tile

Milano Nero Matt - 400 x 400mm - 8mm Thick (Category 1)
Grout: 202 Midnight
Surfaces by Hynes

15 WET AREA TILE

Note: External corners have a metal trim as standard

Note: No responsibility is accepted after installation for crazing which is an inherent characteristic of kiln-fired ceramics

Note: No responsibility is accepted after installation for shade and colour variations of kiln-fired ceramics

Note: No cancellations or alterations are available on goods specially ordered in

Note: Skirting, bath hob and top will match floor tile selection as standard

Note: 300x600mm sized tiles wall and floor tiles laid in brick bond pattern is not recommended

Note: Internal caulking is to be installed at the discretion of the installer and it will be selected onsite to best match any internal grout lines.

16 BENCHTOP, CABINETRY & SPLASHBACK

Kitchen



Benchtop - Kitchen

Sugar Rush (Category 1)
Crystalline Silica Free
Stone Ambassador



Benchtop Edge - Kitchen

Aris Edge - 20mm (Upgrade)



Benchtop End Panel - Kitchen

1 x Waterfall End Panel (Upgrade)



Cabinetry Overheads

Natural Oak - Matt (Laminate)
Polytec



Cabinetry Overheads
Above Fridge

Natural Oak - Matt (Laminate)
Polytec



Cabinetry Base

Cinder - Matt (Standard)
Polytec



Cabinetry Kickrail

To Match Base Cabinetry (Standard)
Polytec



Cabinetry Shelving

White Melamine (Standard)



Cabinetry Door Edging

Square ABS Edge (Standard)



Cabinetry Handles

Margo Handle - Matt Black 135x25mm CTC (Category 2)
Lincoln Sentry
7104113



Cabinetry Handles

20mm Overhang to Overheads (Other Upgrade)



Cabinetry Handle
Orientation

Horizontal - Centered to Top of Drawer (50mm offset from top of drawer) (Handle
Orientation)



Cabinetry Handle
Orientation

Horizontal - Offset to door (top towards opening corner of door) (Handle
Orientation)



Cabinetry Handle
Mechanism

Soft Close Doors (Upgrade)



Cabinetry Handle
Mechanism

Soft Close Drawer (Upgrade)

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Cabinetry Handle Mechanism

Push to open (above rangehood) (Upgrade)

Walk in Pantry



Cabinetry Shelving

White Melamine (Standard)

Laundry



Cabinetry Overheads

Natural Oak - Matt (Laminate)
Polytec



Cabinetry Base

Cinder - Matt (Standard)
Polytec



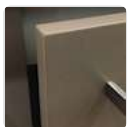
Cabinetry Kickrail

To Match Base Cabinetry (Standard)
Polytec



Cabinetry Shelving

White Melamine (Standard)



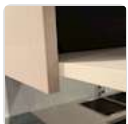
Cabinetry Door Edging

Square ABS Edge (Standard)



Cabinetry Handles

Margo Handle - Matt Black 135x25mm CTC (Category 2)
Lincoln Sentry
7104113



Cabinetry Handles

20mm Overhang to Overheads (Other Upgrade)



Cabinetry Handle Orientation

Horizontal - Offset to door (top towards opening corner of door) (Handle Orientation)

Linen



Cabinetry Shelving

White Melamine (Standard)

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Bathroom



Benchtop - Wet Area

Sugar Rush (Category 1)
Crystalline Silica Free
Stone Ambassador



Benchtop Edge - Wet Area

Aris Edge - 20mm (Upgrade)



Cabinetry Base

Natural Oak - Matt (Standard)
Polytec



polytec

Cabinetry Kickrail

To Match Base Cabinetry (Standard)
Polytec



Cabinetry Shelving

White Melamine (Standard)



Cabinetry Door Edging

Square ABS Edge (Standard)



Cabinetry Handles

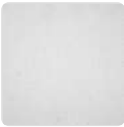
Margo Handle - Matt Black 135x25mm CTC (Category 2)
Lincoln Sentry
7104113



Cabinetry Handle
Orientation

Horizontal - Offset to Opening to Top of Base Cupboard (Handle Orientation)

Ensuite



Benchtop - Wet Area

Sugar Rush (Category 1)
Crystalline Silica Free
Stone Ambassador



Benchtop Edge - Wet Area

Aris Edge - 20mm (Upgrade)



Cabinetry Base

Natural Oak - Matt (Standard)
Polytec



Cabinetry Kickrail

To Match Base Cabinetry (Standard)
Polytec



Cabinetry Shelving

White Melamine (Standard)



Cabinetry Door Edging

Square ABS Edge (Standard)



Cabinetry Handles

Margo Handle - Matt Black 135x25mm CTC (Category 2)
Lincoln Sentry
7104113



Cabinetry Handle
Orientation

Horizontal - Centered to Top of Drawer (50mm offset from top of drawer) (Handle Orientation)



Cabinetry Handle
Orientation

Horizontal - Offset to Opening to Top of Base Cupboard (Handle Orientation)

Other

Note: If a laminate benchtop colour is not available in 'Tightform' profile then 'D-mould' profile will be provided

Note: Internal caulking is to be installed at the discretion of the installer and it will be selected onsite to best match any internal cabinetry

17 ROBE DOORS & CABINETRY

Walk in Robe



Internal Robe Shelving

Single White Melamine Shelf and Hanging Rail (Standard)

Bedroom 2



Sliding Robe Door

Framed Mirror Sliding Doors (Upgrade)

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Sliding Robe Frame
Colour

Black (Upgrade)



Internal Robe Shelving

Single White Melamine Shelf and Hanging Rail (Standard)

Bedroom 3



Sliding Robe Door

Framed Mirror Sliding Doors (Upgrade)



Sliding Robe Frame Colour

Black (Upgrade)



Internal Robe Shelving

Single White Melamine Shelf and Hanging Rail (Standard)

Bedroom 4



Sliding Robe Door

Framed Mirror Sliding Doors (Upgrade)



Sliding Robe Frame Colour

Black (Upgrade)



Internal Robe Shelving

Single White Melamine Shelf and Hanging Rail (Standard)

18 SANITARY FITTINGS & FIXTURES

Kitchen



Kitchen Sink

Monaco - Double Bowl Undermount Sink (Upgrade Undermount)
with Chopping Board & Colander
Clark
EXDU



Kitchen Tapware

Round Pin - Sink Mixer - Matte Black (Standard)
Clark
CL10006.B4A

Laundry



Laundry Trough

Single 45L Laundry Tub (Upgrade)
Clark
8520



Laundry Mixer

Round Pin - Wall Mixer - Matte Black (Standard Mixer)
Clark
CL10027.B



Laundry Mixer

Round Wall Sink Outlet - Matte Black (Standard Spout)
Clark
CL10038.B4A

Bathroom



Basin

Square - Inset Basin - 1 TH (Standard)
with Tap Landing
Clark
CL40013.W1



Basin Tapware

Round Pin - Basin Mixer - Matte Black (Standard)
Clark
CL10001.B5A



Basin Waste

Basin Pop Up Plug and Waste - Matte Black (Upgrade)
Clark
CL60001.B



Shower Mixer

Round Pin - Wall Mixer - Matte Black (Standard)
Clark
CL10027.B



Shower Rails

Round II Rail Shower - Matte Black (Standard)
Clark



Shower Waste

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Shower Waste Square 80mm x 50mm - Matt Black (Upgrade)
Surfaces by Hynes
RODE1016



Shower Screen

Semi Framed 1 Way Door (Standard)



Shower Frame Colour

Black Shower Screen (N/C Upgrade)



Bath Mixer

Round Pin - Wall Mixer - Matte Black (Standard Mixer)
Clark
CL10027.B



Bath Mixer

Round Basin/Bath Outlet 220mm - Matte Black (Standard Spout)
Clark
CL10015.B5A



Baths

Round Bath 1675mm (Standard)
no overflow
Clark
CL50002.W4TFN



Bath Waste

Included with Bath (Standard)



Towel Rail

Round Single Towel Rail - 600mm - Matte Black (Standard)
Clark
CL60020.B

Ensuite



Basin

Square - Inset Basin - 1 TH (Standard)
with Tap Landing
Clark
CL40013.W1

Builder: Double vanity - Please see HIAPWC



Basin Tapware

Round Pin - Basin Mixer - Matte Black (Standard)
Clark
CL10001.B5A

Builder: Double vanity - Please see HIAPWC



Basin Waste

Basin Pop Up Plug and Waste - Matte Black (Upgrade)
Clark
CL60001.B

Builder: Double vanity - Please see HIAPWC



Shower Mixer

Round Pin - Wall Mixer - Matte Black (Standard)
Clark
CL10027.B



Shower Rails

Square II Rail Shower with Overhead - Matte Black (Upgrade Shower Rail)
Clark
CL10074.B3A



Shower Waste

Shower Grate Square 80mmx50mm - Matt Black (Upgrade)
Surfaces by Hynes
RODE1016



Shower Screen

2000mm High Semi-Framed Sill Less 1Way Door (Accessible Shower Screen)



Shower Frame Colour

Black Shower Screen (N/C Upgrade)



Toilets

Basis - BTW BE Suite (Upgrade)
Stylus
BAS002

Builder: BACK INLET



Towel Rail

Round Single Towel Rail - 600mm - Matte Black (Standard)
Clark
CL60020.B



Toilet Roll Holder

Round Toilet Roll Holder - Matte Black (Standard)
Clark
CL60016.B

WC



Toilets

Basis - BTW BE Suite (Upgrade)
Stylus
BAS002

Builder: BACK INLET



Toilet Roll Holder

Round Toilet Roll Holder - Matte Black (Standard)
Clark
CL60016.B

Other

Acknowledgments: Please note that the Basis Back Inlet Wall Plumbing outlet is to be 747mm AFL, 90mm setback from the center point of the toilet.

19 APPLIANCES



Rangehood
Kitchen

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Slide-out Rangehood - 900mm - Stainless Steel (900mm)
Westinghouse
WVE9901.SL



Cooktop
Kitchen

Gas Cooktop with Cast Iron Trivets - 900mm - Stainless Steel (900mm)
Westinghouse
WHG955SB



Oven - Built In
Kitchen

Multi-Function 15 Oven - 900mm - Stainless Steel (900mm)
Westinghouse
WVE9915SDA



Dishwasher
Kitchen

Dishwasher provisions only (Standard)



Microwave
Kitchen

Microwave provisions only (Standard)

20 CORNICES, SKIRTINGS & ARCHITRAVES



Cornices

Cove - 75mm (Standard)



Skirtings

Single Bevel - 67x12mm - Primed MDF (Standard)
Botany Bay



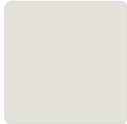
Architraves

Single Bevel - 42x12mm - Primed MDF (Standard)
Botany Bay

Note: General Plaster - 10mm plasterboard

Note: Wet Area Plaster - 10mm wet area plasterboard

21 INTERNAL PAINTWORK



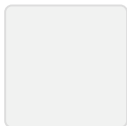
Internal Walls

White Exchange Half (Standard)
LRV Rating: 77
Dulux
SW1B4



Architraves, Skirting & Internal Doors

White Exchange Half (Standard)
LRV Rating: 77
Dulux
SW1B4



Ceiling & Cornice

Boutique Builders White (Standard)
Dulux

Paint Specification: Ceilings & Cornice - Dulux Professional Ceiling Flat

Paint Specification: Internal Walls - 2 coats Dulux Wash & Wear Super Hide Matt

Paint Specification: Painted Staircase, Architraves, Skirting & Doors - Dulux Professional Total Prep & Dulux Aquanamel Gloss.

Stain Specification: Stained Timber Doors, Frames & Windows - Intergrain Natural Stain.

Stain Specification: Stained Staircase – Intergrain Natural Stain & 5% Ultragrip to 2nd coat of stain.

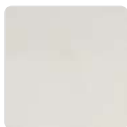
Stain Specification: Staircase Clear - Intergrain Ultrafloor Satin with 5% Ultragrip to 2nd coat of stain.

22 BLINDS



Blinds Package

Single Roller Blinds
CBS



Blockout Colour

Chalk - Blockout
CBS



Sunscreen Colour

Not Applicable

23 HOT WATER UNIT



Hot Water Units

Instantaneous Flow 26L - Preset at 50 degrees (No control Panel) (Standard - Instantaneous)
Rinnai
B26N50A

COLOUR SELECTION APPROVAL AND AMENDMENT POLICY

It is the Owner's responsibility to supply the Builder with a copy of any covenants relating to the land purchase. The Builder will take no responsibility for materials selected by the Purchaser which do not comply with the covenants.

SUBSTITUTION OF SPECIFIED MATERIALS, EQUIPMENT OR ITEMS

Where a specific make or model for any other item is specified in the drawings or specification, the drawings and specification are to be read as requiring either the specified make or model of the relevant item or any substitute make or model of the relevant item selected by the Builder if the specified make or model is discontinued, becomes unavailable or if the Builder changes the Builder's supplier of the item.

IMPORTANT NOTICE

Owner/s acknowledges receipt of a copy of this colour addenda and understand that it constitutes a contract document. Errors and Omissions Excepted.

I _____ confirm that the items listed above correctly reflect my selections.

_____	_____
Customer	Customer
_____	_____
Date	Date

Builders Representative	

Date	

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