
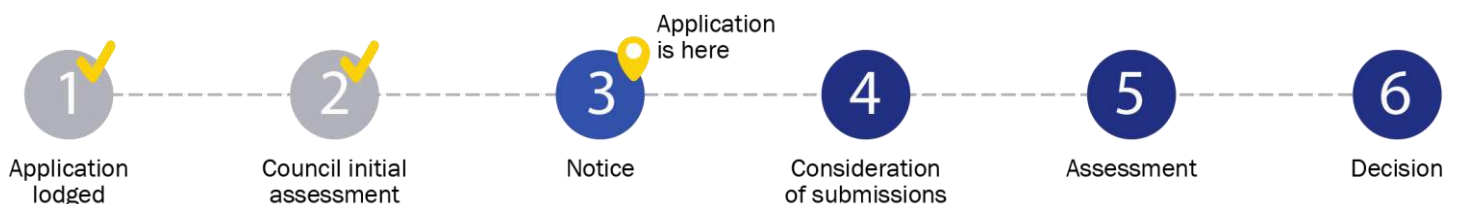


Notice of Application for a Planning Permit

The land affected by the application is located at:	L2 PS907624 V12569 F265 7A Fairway Court, Pakenham VIC 3810
The application is for a permit to:	Building and works for a Dwelling
A permit is required under the following clauses of the planning scheme:	
43.02-2	Construct a building or construct or carry out works,
44.03-2	Construct a building or construct or carry out works
APPLICATION DETAILS	
The applicant for the permit is:	Orbit Homes Australia Pty Ltd
Application number:	T250293
<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:	28 October 2025
WHAT ARE MY OPTIONS? <p>Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.</p> <p>If you object, the Responsible Authority will notify you of the decision when it is issued.</p>	<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>





ePlanning

Application Summary

Portal Reference A225906J

Basic Information

Proposed Use	Flood Overlay To build outside the building envelope To build overall height exceeding 7m
Current Use	Vacant
Cost of Works	\$831,593
Site Address	7 Fairway Court 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? Yes, one or more encumbrances are breached

This proposal must include all details of request to change restrictive covenant, section 173 or other obligation to be considered.

Contacts

Type	Name	Address	Contact Details
Applicant	Orbit Homes Australia Pty Ltd	285 Mt Alexander Rd, Ascot Vale VIC 3042	W: 03-9377-0067 E: permitsadmin@orbithomes.com.au
Preferred Contact	Orbit Homes Australia Pty Ltd	285 Mt Alexander Rd, Ascot Vale VIC 3042	W: 03-9377-0067 E: permitsadmin@orbithomes.com.au

Fees

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

Documents Uploaded

Date	Type	Filename
27-05-2025	Site plans	PLANS.pdf
27-05-2025	A Copy of Title	Title.pdf
27-05-2025	Additional Document	Planning.pdf
27-05-2025	Overlay Requirements	Property Report.pdf



Civic Centre
20 Siding Avenue, Officer, Victoria

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

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

Email: mail@cardinia.vic.gov.au

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

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

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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.:	T250293 PA
Address of the Land:	7A Fairway Court, Pakenham

APPLICANT DETAILS

Name:	[REDACTED]
Organisation:	Orbit Homes
Address:	286 Mt Alexander Road Ascot Vale
Phone:	03770067
Email:	[REDACTED]

AMENDMENT TYPE

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

AMENDMENT DETAILS

What is being amended? (select all that apply)		
What is being applied for <input 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.		
Overall building height due to the requirement of overlay		

Specify the estimated cost of any development for which the permit is required:		
Not applicable	Unchanged	New amount

DECLARATION

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

LODGEMENT

<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 12569 FOLIO 265

Security no : 124122442312J
Produced 28/02/2025 12:29 PM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 907624E.
PARENT TITLE Volume 09877 Folio 825
Created by instrument PS907624E 29/08/2024

REGISTERED PROPRIETOR

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT P289510Y 04/07/1989
VARIATION OF COVENANT AX460475K 17/11/2023

COVENANT PS907624E 29/08/2024

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.

DIAGRAM LOCATION

SEE PS907624E 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: 7A FAIRWAY COURT PAKENHAM VIC 3810

ADMINISTRATIVE NOTICES

NIL

eCT Control 18030P DUFFY & SIMON
Effective from 30/09/2024

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 28/02/2025 12:29:18 PM

Status	Registered	Dealing Number	AY458950K
Date and Time Lodged	02/10/2024 12:57:48 PM		

Lodger Details

Lodger Code	18030P
Name	DUFFY & SIMON
Address	
Lodger Box	
Phone	
Email	
Reference	EK:2417593

APPLICATION TO REQUEST ACTION BY THE REGISTRAR

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

Privacy Collection Statement

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

Estate and/or Interest

FEE SIMPLE

Land Title Reference

12569/265

Instrument and/or legislation

ACTION - APPLICATION - AMEND PROPRIETOR ADDRESS

Transfer of Land Act - section 113

Applicant(s)

Tenancy (inc. share)

None

Given Name(s)

Family Name

Address

Street Number

Street Name

Street Type

Locality

State

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Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Postcode 3809

Given Name(s)

Family Name

Address

Street Number

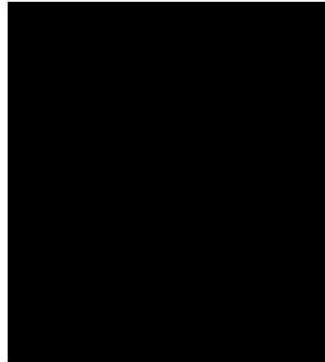
Street Name

Street Type

Locality

State

Postcode



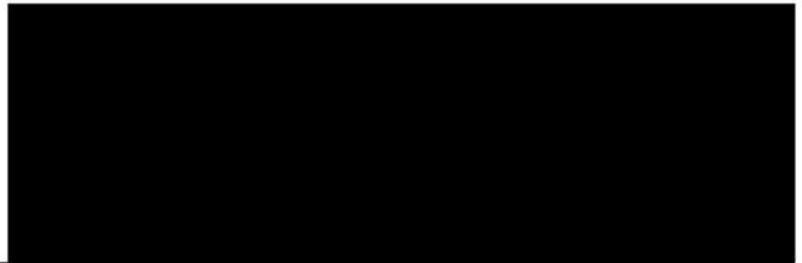
Additional Details

Additional Information : Registered Proprietors address is incorrect on the Title

The applicant requests the action by the Registrar.

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.



File Notes:

Data entered.

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Produced 28/02/2025 12:29:19 PM

Status	Registered	Dealing Number	AY448467U
Date and Time Lodged	30/09/2024 12:42:05 PM		

Lodger Details

Lodger Code	18030P
Name	DUFFY & SIMON
Address	
Lodger Box	
Phone	
Email	
Reference	

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TRANSFER

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

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Land Title Reference

12569/265

Transferor(s)

Given Name(s)	
Family Name	

Given Name(s)	
Family Name	

Estate and/or Interest being transferred

Fee Simple

Consideration

\$AUD 850000.00

Transferee(s)

Tenancy (inc. share)

Given Name(s)	
Family Name	
Address	



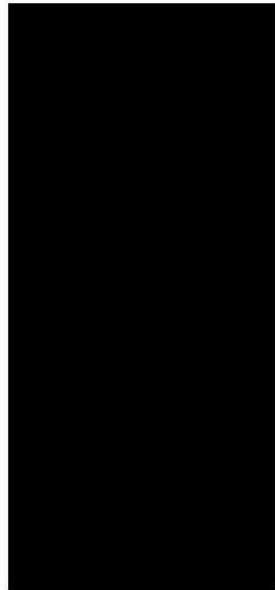
Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Street Number
Street Name
Street Type
Locality
State
Postcode

Given Name(s)
Family Name
Address

Street Number
Street Name
Street Type
Locality
State
Postcode



Duty Transaction ID
6086683

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.



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Department of Environment, Land, Water & Planning

Electronic Instrument Statement

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.

File Notes:

NIL

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Document Identification	P289510Y
Number of Pages (excluding this cover sheet)	2
Document Assembled	28/02/2025 12:29

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Lodged at the Titles Office by

Stone Leighton & Davis

Titles Office

REGD
040789 1042 45 122 P289510Y
P289510Y

Code 1626X

VICTORIA

TRANSFER OF LAND

Subject to the encumbrances affecting the land including any created by dealings lodged for registration prior to the lodging of this instrument the transferor for the consideration expressed at the request and by the direction of the directing party (if any) transfers to the transferee the estate and the interest specified in the land described together with any easement hereby created and subject to any easement hereby reserved or restrictive covenant herein contained or covenant created pursuant to statute and included herein. (Notes 1-4)

Land

(Note 5)

LOT 7 ON PLAN OF SUBDIVISION NO. 209163X
VOLUME 9877 FOLIO 825

Consideration

(Note 6)

\$122,000.00

Transferor

(Note 7)

ROLF MEISS

Transferee

(Note 8)

KEVERN SUTTON and JULIE ANNE SUTTON both of
1 Tufnel Court, Endeavour Hills as joint tenants

Estate and Interest

STAMP DUTY VICTORIA
U#02631 S#1 T#010197 D#051071 03/07/59
R#042154 D#44 (Note 9)

All its estate and interest in the fee simple

CODE	1626X
DUTY	\$ 3,520
STAMP	0
TAXES	
VAT	\$ 122,000
Stamp Duty	

Controller of Stamps Use Only

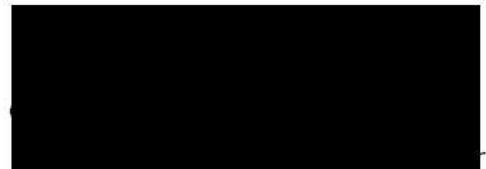
Directing Party

(Note 10)

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Creation (or Reservation) of Easement
and/or
Covenant

(Notes 11-12)



T2

Office Use Only

A memorandum of the within instrument
has been entered in the Register Book.



9 AUG 1989

Approval No. T2/1

And we the said Transferees for ourselves our respective heirs executors administrators and transferees and registered proprietor or proprietors for the time being of the lot hereby transferred and of each and every part thereof DO HEREBY COVENANT with the said ROLF MEISS and other the registered proprietor or proprietor for the time being of each of the lots on the said Plan of Subdivision No.209163X and every part thereof (other than the lot hereby transferred) as follows:-

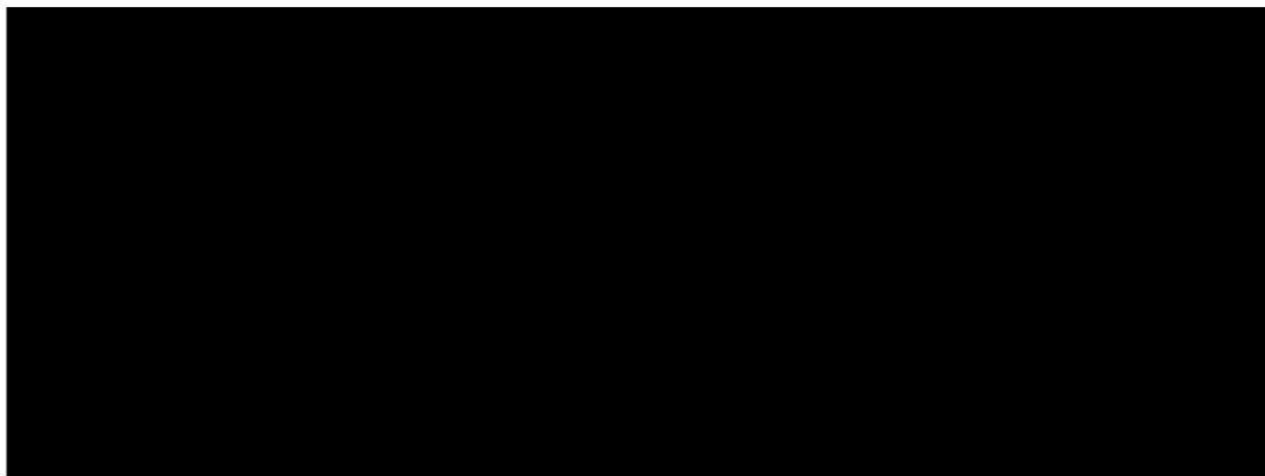
- (a) That we will not at any time hereafter erect or build or cause or suffer to be erected or built on any lot hereby transferred or on any part or parts thereof more than one private dwelling house having any area (excluding garages and outbuildings) of less than one hundred and fifty square metres; and
- (b) that the external walls of such dwelling (excluding windows) shall not consist of materials other than brick, brick veneer or stone.

AND IT IS HEREBY AGREED as follows:-

That the benefit of the foregoing covenant shall be attached to and run at law and in equity with the land (as more particularly defined above) comprised in each of the lots in the Plan of Subdivision other than the land hereby transferred and that the burden thereof shall be annexed to and run at law and in equity with the said lot hereby transferred and that the same shall be noted and appear on every future Certificate of Title for the said lot and every part thereof as an encumbrance affecting the same.

Date 29th June, 1989

(Note 13)



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Document Type	Plan
Document Identification	PS907624E
Number of Pages (excluding this cover sheet)	3
Document Assembled	28/02/2025 12:29

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PLAN OF SUBDIVISION		EDITION 1		PS 907624E					
Location of Land Parish: NAR-NAR-GOON Township: Section: Crown Allotment: 38 (PART) Crown Portion: Title References: VOL 9877 FOL 825 Last Plan Reference: LOT 7 ON LP209163X Postal Address: 7 FAIRWAY COURT PAKENHAM 3810 MGA2020 Co-ordinates: E 369 280 (Of approx. centre of plan) N 5 785 110 Zone 55		Council Name: Cardinia Shire Council Council Reference Number: S23-131 Planning Permit Reference: T220176-1 SPEAR Reference Number: S222856H Certification This plan is certified under section 6 of the Subdivision Act 1988 Statement of Compliance This is a statement of compliance issued under section 21 of the Subdivision Act 1988 Public Open Space A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has not been made Digitally signed by: Fiona Shadforth for Cardinia Shire Council on 07/08/2024							
Vesting of Roads and/or Reserves		Notations							
<table><tr><td>Identifier</td><td>Council/Body/Person</td></tr><tr><td>NIL</td><td>NIL</td></tr></table>		Identifier	Council/Body/Person	NIL	NIL	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			
Identifier	Council/Body/Person								
NIL	NIL								
Depth Limitation: DOES NOT APPLY									
Staging This is not a staged subdivision Planning Permit No. T220176									
Survey: – This plan is based on survey To be completed where applicable This survey has been connected to permanent marks no(s). PM43, PM200 In proclaimed Survey Area no. 71 <div>This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.</div>									
Easement Information									
Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)									
SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLIES TO ALL THE LAND IN THIS PLAN									
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of					
E-1, E-2 E-2, E-3 E-4	DRAINAGE ELECTRICITY SUPPLY PURPOSES SEWERAGE	SEE DIAG. SEE DIAG. SEE DIAG.	LP209163X LP209163X THIS PLAN	LOTS ON LP209163X LOTS ON LP209163X LOT 2 ON THIS PLAN					
PRIOR & KELLY PTY LTD A.B.N. 95 076 725 892 936 HIGH STREET RESERVOIR 3073 TEL: (03) 9478 6044 E-MAIL: surveyor@priorkelly.com.au		REF 14008 (08/01/2024) RB Digitally signed by: Benjamin E Sadlier, Licensed Surveyor, Surveyor's Plan Version (4), 20/06/2024, SPEAR Ref: S222856H		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 3 SHEETS				
				PLAN REGISTERED TIME: 07:13 PM DATE: 29/08/2024 L.D.Rozario Assistant Registrar of Titles					

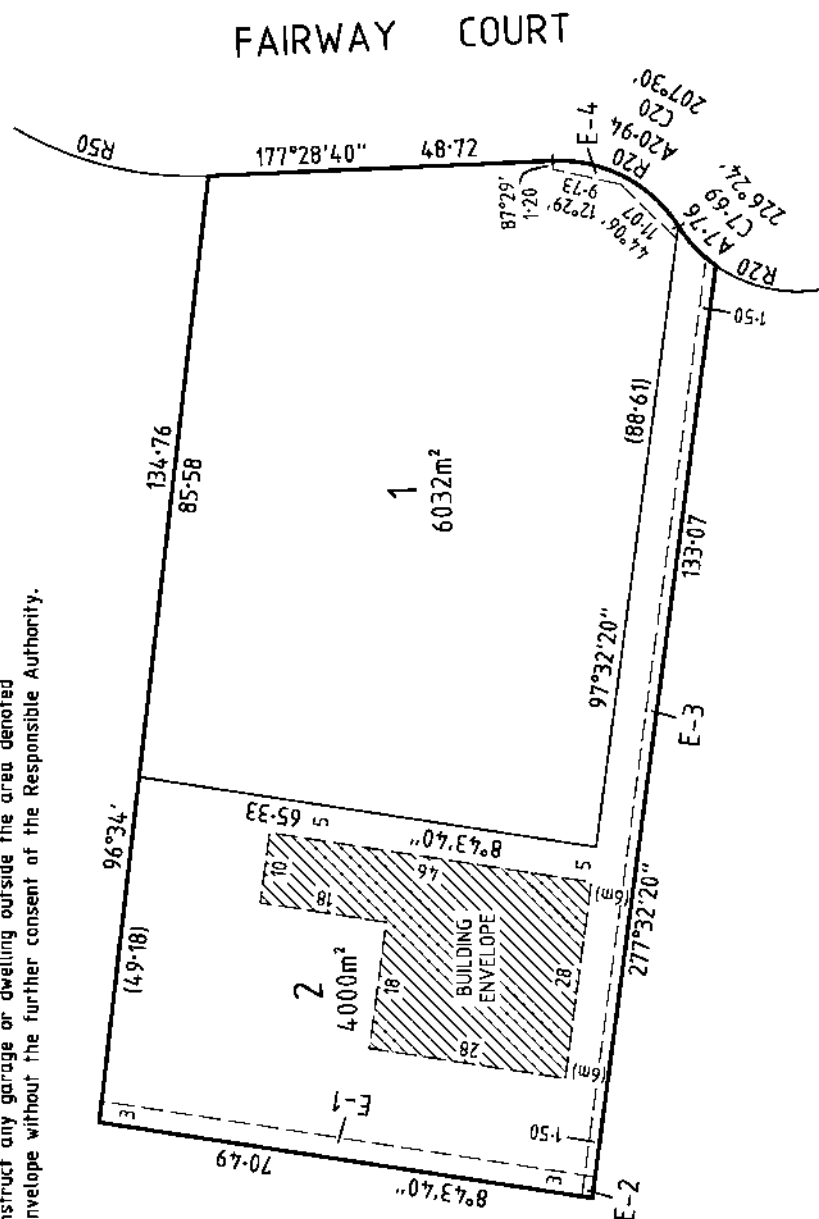
CREATION OF RESTRICTION

On registration of this plan the following is created:
LAND TO BENEFIT: Lot 1 on this Plan of Subdivision.
LAND TO BE BURDENED: Lot 2 on this Plan of Subdivision.

DESCRIPTION OF RESTRICTION

1. The registered proprietor or proprietors for the time being of lot 2 shall not construct any garage or dwelling outside the area denoted as building envelope without the further consent of the Responsible Authority.

MG42020 ZONE 55
ADD 1'03'20" FOR LP209163X



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PRIOR & KELLY PTY LTD

A.B.N. 95 076 725 892

A.D.N. 93 070 123 892
9336 HIGH STREET RESERVOIR 3073

TEL: (03) 9478 6044

E-MAIL: surveyor@priorkelly.com.au

SCALE

15
LENGTHS ARE IN METRES

30

REF 14008

ORIGINAL SHEET
SIZE: A3

SHEET 3

Digitally signed by:
Cardinia Shire Council,
07/08/2024,
SSPEAR Ref: S222856H

Digitally signed by: Benjamin E Sadlier, Licensed Surveyor,
Surveyor's Plan Version (4),
20:06:2024, SPEAR Ref: S222856H

2 September 2025

Senior Statutory Planner

Cardinia Shire Council

T250293 PA - 7A Fairway Court, Pakenham

Buildings and works to construct a double storey dwelling in a Design and Development Overlay Schedule 1 (Low Density Residential) and Floodway Overlay.

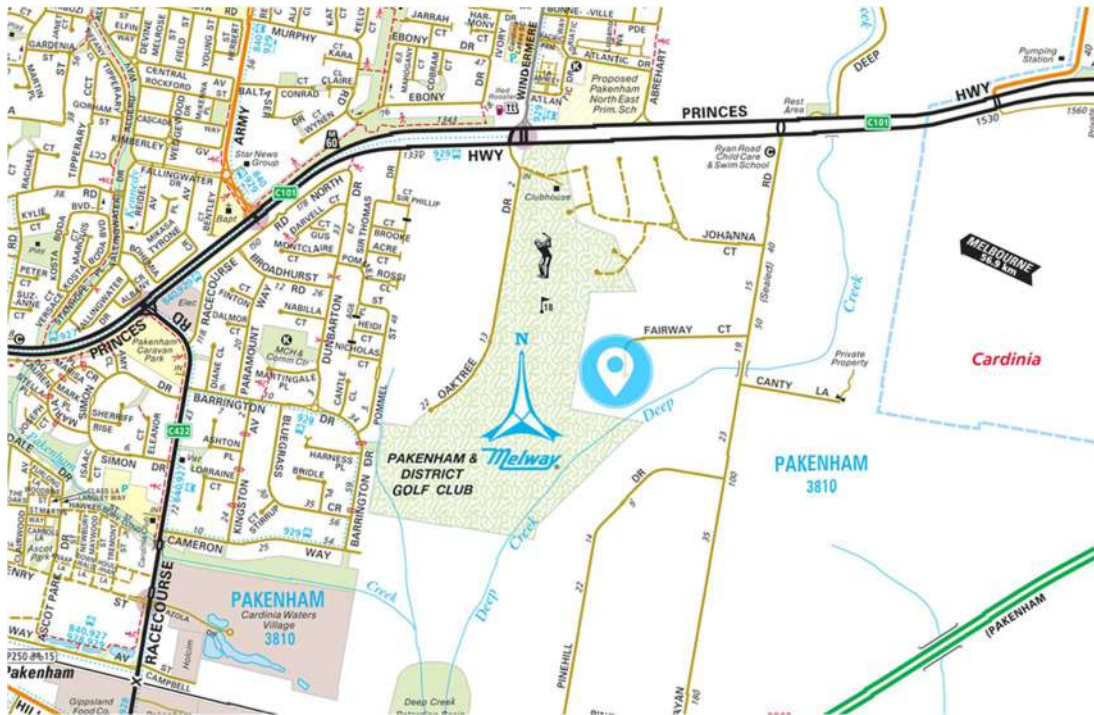
Connect Planning has been engaged on behalf of the applicant to provide a written planning submission outlining how the proposal responds to the relevant planning policy, zone, overlays and particular provisions.

Site Context

The subject site is a battle axe shaped allotment located on the west side of Fairway Court in Pakenham. The lot is located at the rear of No.7 Fairway Court and has an extended driveway. The lot is vacant and has a total area of 4000sqm. Existing vegetation exists on the site in the form of trees to the north east and along the rear boundary. A 3m wide easement extends along the full length of the rear boundary. A 1.5m wide easement also extends along the east boundary.

Number 7 Fairway Court is occupied by an existing dwelling that is setback at approximately 32 metres from the street. The developable area of the subject lot at 7A Fairway Court is located over 94 metres from the street frontage.

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Location Plan



Aerial view of subject site and existing dwelling at 7 Fairway Court

There is also an existing restriction on title in the form of a building envelope.

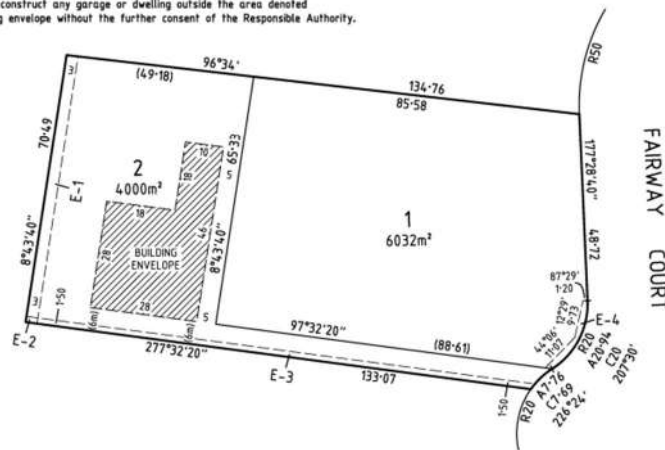
CREATION OF RESTRICTION

On registration of this plan the following is created:
LAND TO BENEFIT: Lot 1 on this Plan of Subdivision.
LAND TO BE BURDENED: Lot 2 on this Plan of Subdivision.

Plan Number
PS 907624E

DESCRIPTION OF RESTRICTION

1. The registered proprietor or proprietors for the time being of lot 2 shall not construct any garage or dwelling outside the area denoted as building envelope without the further consent of the Responsible Authority.



The surrounding area is low density with many of the allotments having existing dwellings and associated outbuildings. Some lots remain vacant while others have been subdivided in a similar arrangement (battle axe).

Existing dwellings are located to the north, east, and south of the site while the rear of the site abuts the former golf course which has ceased operation since April 2025.

Dwellings in Fairway Court are detached with a mix of single and double storey construction. Dwellings have large front setbacks, driveways and outbuildings typical of a low density residential area where lots are large. Dwellings are constructed of a mix of materials with brick and colourbond roofing being dominant building characteristics.

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Existing dwellings at 4 and 5 Fairway Court



Existing dwellings at 9 and 10 Fairway Court

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Existing dwelling at 8 Fairway Court



Existing dwelling at 7 Fairway Court

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Proposal

The proposal seeks to develop a double storey dwelling on the site within the approved building envelope. The dwelling is proposed to be setback just under 100m from the street frontage. It is setback 9m from the northern boundary with 7 Fairway Court and has a minimum 6m setback to the east boundary and 16m from the southern (rear) boundary.

The dwelling is 5 bedroom with the main living spaces at the ground floor and a sitting area with multipurpose room also located the first floor.

The dwelling is proposed to be constructed in a mix of materials including brick, axon cladding and rendered finishes. Metal sheet roofing is proposed at a 15-degree pitch. The proposed colours as indicated on the plans include muted tones. The maximum wall height proposed is 6.1m however the overall height of the dwelling to the highest roof pitch is 7.8m.

No new fencing is proposed, and all existing post and wire fencing will remain.

Cardinia Planning Scheme Provisions

The Relevant Planning Policy Framework policies are listed below:

- Clause 11.02-1S Development capacity
- Clause 15.01-5S – Neighbourhood character
- Clause 16.01-1R – Housing supply
- Clause 21.03-1 Housing
- Clause 21.03-2 – Urban Established Area – Beaconsfield and Pakenham

Assessment

The Planning Policy Framework as it relates to built environment and housing seeks to provide for a range of housing types to meet increasingly diverse needs while balancing the need for development to be sympathetic to its surroundings.

Strategies seek to provide housing choice that respects neighbourhood character, improves housing choice, makes use of infrastructure and improves energy efficiency and housing in well serviced locations is supported.

This site is well located within an established low density residential area that has had recent two lot subdivisions to create new housing opportunities at the rear of existing dwellings.

The proposed dwelling is well designed so as to maintain generous side and rear setbacks and uses form and materials that are common in this low density residential area. The dwelling will not have direct street frontage but is well setback (approx. 100m) from the road such that any view of the dwelling in the streetscape will be incidental. The proposal represents an appropriate outcome and is respectful of the existing character.

Zoning

The property is within the Low Density Residential Zone (Schedule 2) as shown on the map below:



The purpose of the zone is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To provide for low-density residential development on lots which, in the absence of reticulated sewerage, can treat and retain all wastewater.

Pursuant to Clause 32.03-1 of the zone, a permit is not required for a dwelling where it is the only dwelling on the lot and meets the requirements of Clause 32.03-2. The proposed dwelling can be connected to reticulated sewerage, water and electricity. As such a permit is not triggered under the zone for either the use or development of the land for a dwelling.

Design and Development Overlay - Schedule 1 – Low Density Residential

The property is within the DDO1 as shown on the map below:



The design objectives of this overlay are:

- To ensure that the location and design of buildings creates an attractive low density residential environment.
- To ensure that any development has regard to the environmental features and constraints of the land.
- To ensure that the subdivision of land has regard to the existing pattern of subdivision in the area.

Section 2 of the overlay stipulates buildings and works for which no permit is required under the overlay. The proposed dwelling does not meet all of the requirements as the height of the proposed dwelling exceeds 7m and requires a planning permit.

The proposal is considered to meet the design objectives of the Schedule in that the local and design of the dwelling is such that it would not detract from the low density residential environment. The dwelling is well setback from its rear boundary to the Public Park and Recreation Zone, and maintains generous setbacks to neighbouring allotments. The dwelling is located so that all existing vegetation is retained. The dwelling is located within the approved building envelope.

In terms of considering the proposed height above 7 metres it is noted that this is not a height limit, but a trigger for a permit. There are a number of double storey dwellings in Fairway Court and it is reasonable to expect that new dwellings on the vacant lots within the court could also be of two storey construction. A two storey dwelling is expected in a residential setting. The use of pitched roofing is consistent with existing residential development near the site and adds to the architectural detail. Furthermore, elevations including design details such as windows, feature cladding and a variety of materials to provide for visual interest and address any visual bulk concerns.

The dwelling is sited almost 100 metres from the road and would likely present only an incidental view from the street compared to other two storey dwellings in the Court have direct frontage to the street such as at No.s 4, 8 and 9.

The land is relatively flat and the rear boundary has existing vegetation which will also provide screening from the rear reserve.

The proposed dwelling at a height of 7.8m is considered to be appropriate in this setting and will have limited impact on the landscape character and streetscape. The proposal meets the objectives and decision guidelines of the overlay

Flood Overlay

Pursuant to Clause 44.03-2 a permit is required to construct a building or to construct or carry out works. The finished floor levels are provided on the plans and a referral to Melbourne Water has

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been undertaken by the Responsible Authority. It is anticipated that any conditions from Melbourne Water will be included on a planning permit.

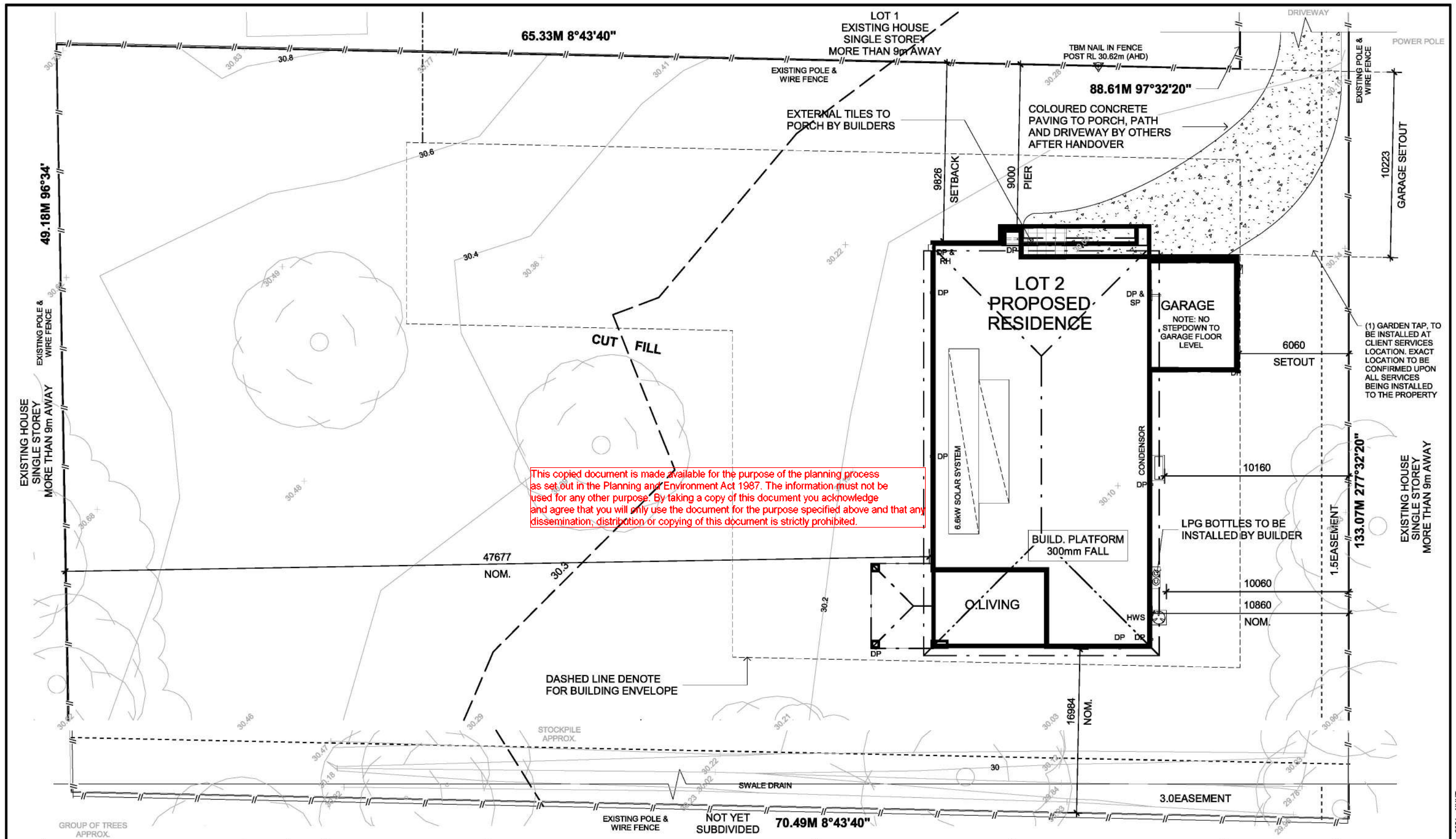
Vegetation Protection Overlay – Schedule 1 Low Density Residential

Pursuant to Clause 42.02-2 a permit is required to remove, destroy or lop any vegetation. No vegetation is proposed to be removed as part of this application. The dwelling is sited to avoid vegetation removal and is contained within the approved building envelope.

Conclusion

The proposal is consistent with the planning scheme and provides for well-designed dwelling that is consistent with the low density residential character and design outcomes sought for this area.

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03	AHD LEVELS ADDED	19.03.25	KMO
04	NHP001 AMENDMENTS ADDED	03.04.25	WIM
05	COLOURS ADDED	11.04.25	JKL
06	NHP004, COLS AMENDMENT 001 ADDED	22.04.25	BCH
07	PCV001 ADDED	26.05.25	LMD
08	PCV002 ADDED	24.06.25	KMO
09	FIREPLACE AMENDMENT	11.07.25	TX
10	HEIGHT AMENDMENT	05.09.25	BCH

CONTRACT DRAWINGS	DATE
ORBIT HOMES	DATE
CLIENT	DATE
CLIENT	DATE

PROPOSED RESIDENCE
FOR [REDACTED]
AT: LOT 2 #7A FAIRWAY COURT,
PAKENHAM - VIC 3810
MEL REF: 318 A7
PERMIT N°: . JOB N°: 17679

Orbit HOMES
ORBIT HOMES AUSTRALIA PTY. LTD.
286 MT ALEXANDER ROAD
ASCOT VALE. 3032
TEL: (03) 9377 0000 FAX: (03) 9375 4632
www.orbithomes.com.au








SITE PLAN
NORTH
[Compass rose showing North pointing towards the top right]

DRAWN: HONG	DATE: 05.03.25
CHECK: KARISHMA	DATE: XXX
SCALE: 1 : 200	SHEET No: 2 / 32
DESIGN	PORTSEA 60
ELEVATION	ULTRA MODERN NB
SPECIFICATION PREMIUM 2024	REVISION 10

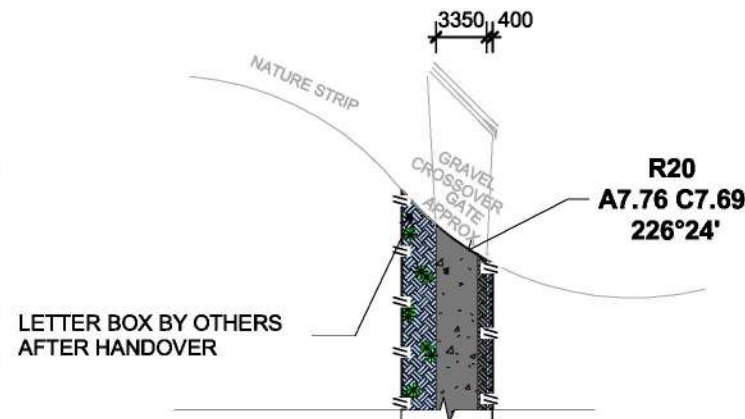
NOTE: LANDSCAPE IS SHOWN INDICATIVE AND IS SUBJECT TO CHANGE PENDING ANY SITE CONSTRAINTS

NOTE: LANDSCAPING TO BE PROVIDED BY OTHERS IN FULL ACCORDANCE WITH THE DESIGN GUIDELINES.

PLANTING SCHEDULE

EXISTING TREES		SILVER BANKSIA		RUNNING POSTMAN		SEA BOX	
		(BANKSIA MARGINATA)		(KENNEDIA PROSTRATA)		(ALYXIA BUXIFOLIA)	
	QTY: 15		QTY: 25		QTY: 21		QTY: 65
							

FAIRWAY COURT








GENERAL NOTES
01. ALL TREE PRUNING IS TO BE CARRIED OUT BY A QUALIFIED AND EXPERIENCED ARBORIST WHO HAS A THOROUGH KNOWLEDGE OF TREE PHYSIOLOGY AND PRUNING METHODS. PRUNING MUST BE CARRIED OUT IN ACCORDANCE WITH AUSTRALIAN STANDARD AS4373-2007 PRUNING OF AMENITY TREES
02. IF PRUNING WORKS ARE TO BE UNDERTAKEN THEN THESE WORKS SHOULD BE CARRIED OUT PRIOR TO ANY CONSTRUCTION WORKS BEGINNING ON SITE. ANY PRUNING OF TREES LOCATED ON A NEIGHBOURING PROPERTY SHOULD BE UNDERTAKEN IN CONSULTATION WITH THE PROPERTY OWNER
03. PRUNE PLANTS TO CONTROL THEIR SIZE, GIVE THEM AN APPROPRIATE FORM AND MAINTAIN THEIR VIGOR. TREES SHOULD BE PRUNED TO MAINTAIN STRONG BRANCH FRAMEWORKS AND SHRUBS TO OBTAIN THEIR DESIRED DENSITY AND HEIGHT.
04. USE EUCAMULCH TO PREPARE GARDEN BEDS AT A MIN 75MM DEPTH
05. ALL EXISTING ENVIRONMENTAL WEED SPECIES ARE TO BE REMOVED FROM THE SITE AND ENVIRONMENTAL AND NOXIOUS WEEDS FOUND IN CITY COUNCIL BOOKLET ARE NOT TO BE PLANTED;
06. ALL GARDEN BEDS TO BE FORMED WITH TIMBER EDGING
07. IN-GROUND IRRIGATION SYSTEM TO BE PROVIDED TO ALL LANDSCAPED AREAS.
08. HIGH QUALITY STOCK TO BE SELECTED WITH STRAIGHT TRUNK AND SINGLE LEADER
09. ALL TREE STOCK USED MUST BE IN ACCORDANCE WITH AS2303-2015 TREE STOCK FOR LANDSCAPE USE
10. WATERING OF TREES SHALL BE COMPLETED THE SAME DAY AS PLANTING, SUFFICIENTLY TO CONSOLIDATE THE BACKFILL AROUND THE ROOTS.
11. EXCAVATE PLANTING HOLE 400MM GREATER THAN ROOT BALL DIAMETER. PLANT TREE AT GROUND LEVEL WITH ROOT BALL RESTING ON THE BASE OF HOLE.
12. CONTRACTOR TO SUPPLY AND INSTALL ALL TREES
13. FERTILIZE LAWNS TO MAINTAIN VIGOR, MORE REGULARLY TO PROVIDE A USEABLE AND NEAT SURFACE.
14. CULTIVATE ALL GARDEN BED AREAS TO A DEPTH OF 200MM WHERE SAFE TO DO SO (IE AWAY FROM PIPES AND TREE PROTECTION ZONES) AND ADD GYPSPUM AT AN APPLICATION RATE OF 1KG / SQ METER DURING CULTIVATION PROCEDURE.
15. APPROVED TOP SOIL SHALL BE FREE FROM CLODS, STONES AND OTHER EXTRANEIOUS MATERIALS GREATER THAN 20MM/ LANDSCAPE CONTRACTOR TO SUPPLY AND SPREAD APPROVED TOPSOIL TO GARDEN BEDS AREAS. IMPORTED TOPSOIL, IF REQUIRED, SHALL BE SANDY LOAM TEXTURE WITH PH OF 6-7 AND BE FREE FROM RUBBLE, STONE AND EXTRANEIOUS MATERIAL.
16. GARDEN BEDS SHALL HAVE A DEPTH OF 150MM TOPSOIL AND GRASSSED AREAS A DEPTH OF 75MM
17. ALL EXISTING ENVIRONMENTAL WEED SPECIES ARE TO BE REMOVED FROM THE SITE AND ENVIRONMENTAL AND NOXIOUS WEEDS FOUND IN THE CITY COUNCIL INVASIVE SPECIES GUIDE ARE NOT TO BE PLANTED.

LANDSCAPING INCLUSIONS

FRONT LANDSCAPING	<input checked="" type="checkbox"/> BY OTHERS	<input type="checkbox"/> BY BUILDERS
REAR LANDSCAPING	<input checked="" type="checkbox"/> BY OTHERS	<input type="checkbox"/> BY BUILDERS
PAVING	<input checked="" type="checkbox"/> BY OTHERS	<input type="checkbox"/> BY BUILDERS
FENCING	<input checked="" type="checkbox"/> BY OTHERS	<input type="checkbox"/> BY BUILDERS
LETTERBOX	<input checked="" type="checkbox"/> BY OTHERS	<input type="checkbox"/> BY BUILDERS

LANDSCAPE LEGEND

	AREA
	LOT 1021
	EXPOSED AGG. PAVING 367 m²
	NAT. MULCH GARDEN BED 548 m²
	KIKUYU TURF 2708 m²
	20mm "ORIENTAL" PEBBLE ON COMPACTED BASE 145 m²
LANDSCAPE RET. WALL HEIGHTS TO BE CONFIRMED ON SITE	
	GARDEN EDGING 125.0M

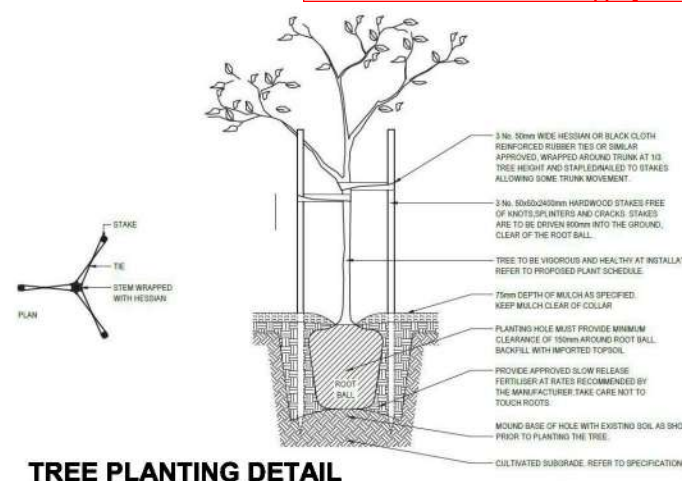
POLY-TEK KEY LARGO LETTERBOX



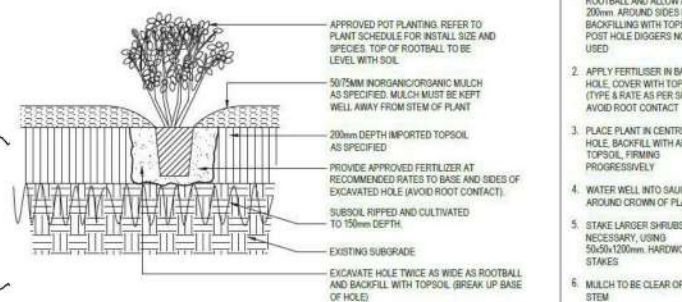
EXTERNAL TILES TO PORCH BY BUILDERS

COLOURED CONCRETE PAVING TO PORCH, PATH AND DRIVEWAY BY OTHERS AFTER HANDOVER

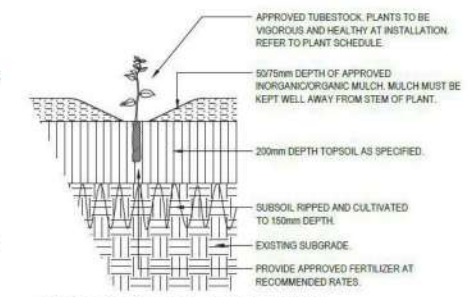
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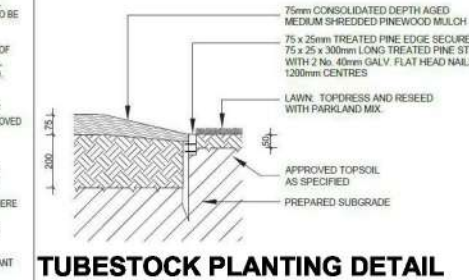
TREE PLANTING DETAIL



SHRUB PLANTING DETAIL



TIMBER EDGE DETAIL



TUBESTOCK PLANTING DETAIL

AMM	TYPE	DATE	SIGN
02	QA LEVELS	12.03.25	KMO
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09	FIREPLACE AMENDMENT	11.07.25	TX
10	HEIGHT AMENDMENT	05.09.25	BCH
* NOTE DO NOT SCALE THESE DRAWINGS *			

CONTRACT DRAWINGS	
ORBIT HOMES	DATE
CLIENT	DATE
CLIENT	DATE

PROPOSED RESIDENCE
FOR: 
AT: LOT 2 #7A FAIRWAY COURT,
PAKENHAM - VIC 3810
MEL REF: 318 A7
PERMIT N°: . JOB N°: 17679

Orbit HOMES
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286 MT ALEXANDER ROAD
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TEL: (03) 9377 0000 FAX: (03) 9375 4632
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LANDSCAPE PLAN

DRAWN: HONG	DATE: 05.03.25
CHECK: KARISHMA	DATE: XXX
SCALE: 1 : 500	SHEET No: 3 / 32
DESIGN PORTSEA 60	
ELEVATION ULTRA MODERN NB	
SPECIFICATION PREMIUM 2024	REVISION 10

FLOORPLAN

DIMENSIONS ARE SHOWN TO TIMBER FRAME ONLY AND DO NOT ALLOW FOR PLASTER BOARD SHEETING OR OTHER SUCH FINISHES.

BH DENOTES BULKHEAD OVER OPENINGS. BULKHEADS ARE TO BE 200mm DEEP.

MASONARY CONTROL JOINTS TO BE AS PER ENGINEERS DESIGN

■ DENOTES METER BOX, TELEPHONE & GAS METER (IF REQUIRED)

▨ DENOTES INSULATION IN WALL BETWEEN GARAGE & HOUSE. WALL TO HAVE PLASTERBOARD BOTH SIDES.

INSULATION REQUIREMENTS TO BE AS PER PLANS & TO BE READ IN CONJUNCTION WITH ENERGY REPORT

● INDICATES LOCATION OF SMOKE ALARMS. SMOKE ALARMS TO BE INTERCONNECTED AND INSTALLED IN ACCORDANCE WITH NCC 2022 PART H3D6 AND A.S. 3786 - 2014.

----- DENOTES CONDUIT UNDER SLAB FOR POWER, WATER OR BOTH TO ISLAND BENCH. TO RUN ADJACENT TO SINK WASTE.

⊠ DENOTES HOT WATER SERVICE SOLAR PANEL LOCATION ON ROOF. NUMBER OF SYMBOLS REFERS TO NUMBER OF PANELS REQUIRED. IF SOLAR PANEL REQUIRED, LOCATION IS NOMINAL ONLY. INSTALLERS TO LOCATE AND TO COMPLY WITH MANUFACTURERS REQUIREMENTS AND AS/NAS 3500-PLUMBING AND DRAINAGE

MF 565x565mm PERSONAL ACCESS OPENING TO BE LOCATED AS PER PLAN & TO SUIT TRUSS SETOUT. LOCATION IS INDICATIVE ONLY AND IS TO BE CONFIRMED BY BUILDING SUPERVISOR IN CONJUNCTION WITH PLACEMENT OF DUCTED HEATING UNIT.

⊠ RA INDICATES HEATING SYSTEM RETURN AIR VENT

W1 ST DENOTES THE WINDOW & DOOR NUMBER, AND SHEET NUMBER FOR WINDOW & DOOR SCHEDULE. SCHEDULE NOMINATES WINDOW SIZES AND HEAD HEIGHTS

D1 S16 DENOTES THE DETAIL NUMBER & SHEET NUMBER FOR DETAILS REFERENCED IN THE DRAWING SET.

ALL NOTES ARE TO BE READ IN CONJUNCTION WITH NOTES ON PLANS. WHERE THERE IS A DISCREPANCY BETWEEN THESE NOTES & NOTES ON THE PLAN, THE PLAN SHALL TAKE PRECEDENCE.

CHECK AND VERIFY ALL MEASUREMENTS, DIMENSIONS & INTENT PRIOR TO CONSTRUCTION OR FABRICATION.

DO NOT SCALE DRAWINGS, FIGURED DIMENSIONS ARE TO TAKE PRECEDENCE OVER ALL.

ALL WORK MUST COMPLY WITH THE BUILDING CODE OF AUSTRALIA & ALL OTHER RELEVANT BY LAWS AND AUTHORITIES.

SKIRTINGS ARE 67x18 SINGLE BEVEL MDF SKIRTING BOARD UNLESS OTHERWISE NOTED IN SPECS.

ARCHITRAVES ARE 67x18 SINGLE BEVEL MDF SKIRTING BOARD UNLESS OTHERWISE NOTED IN SPECS.

WINDOWS ADJACENT TO BATHS SHOWING A DASHED SILL LINE ARE TO BE SET AT HOB HEIGHT WITH NO BOTTOM REVEAL & BE SQUARE SET UNLESS NOMINATED OTHERWISE. REFER TO DETAILS ON PLAN.

ENSUITE WINDOWS THAT ARE OVER VANITY ARE TO BE SET AT BENCH HEIGHT WITH NO BOTTOM REVEAL & SQUARE SET. VANITY TOP IS TO RUN INTO WINDOW. REFER DETAILS ON PLANS.

KITCHEN WINDOWS OVER BENCHTOPS ARE TO BE SET AT BENCH LEVEL WITH NO BOTTOM REVEAL. BENCHTOP IS TO RUN INTO WINDOW. REFER DETAILS ON PLANS.

DOORS TO SANITARY COMPARTMENTS MUST BE HINGED WITH LIFT OFF HINGES UNLESS THE DISTANCE FROM DOOR ARCH TO CLOSET PAN IS 1200mm OR GREATER, TO ALLOW THE DOOR TO BE READILY REMOVABLE FROM THE OUTSIDE OF THE COMPARTMENT.

WALLS BEHIND WET AREA VESSELS (e.g. BATHS & BASINS) MUST BE PROVIDED WITH IMPERVIOUS SURFACE FOR A HEIGHT OF 150mm MIN. WALLS TO SHOWER COMPARTMENTS TO BE PROVIDED WITH IMPERVIOUS SURFACE TO A HEIGHT OF 1800mm MIN. ABOVE SHOWER BASE.

FOR GARAGE BEAM LOCATION & CONNECTIONS REFER DETAILS OR ENGINEERING AS APPLICABLE.

GARAGE DOORS ARE SECTIONAL PANELS UNLESS OTHERWISE SPECIFIED. WIDTH AS NOMINATED ON PLAN.

BRICK PIERS TO PORCHES & PORTICOS REQUIRE A 90x90mm TREATED PINE POST TO CENTRE POSITION AS SHOWN ON PLAN.

DOORS TO ROBES ARE VINYL SLIDING UNLESS OTHERWISE NOMINATED. NUMBER OF DOOR LEAFS AS INDICATED. FOR ROBE & LINEN DETAILS REFER DETAILS ON PLANS.

FRONT WATER TAP TO BE LOCATED AT METER UNLESS OTHERWISE NOTED.

PROVIDE LANDINGS TO EXTERNAL DOORS HAVING A MINIMUM SIZE OF THE WIDTH OF THE DOOR WHERE FALL FROM DWELLING EXCEEDS 230mm.

REFER TO SITEPLAN FOR WHETHER TERMITE TREATMENT IS REQUIRED.

GAS METER TO BE LOCATED 500mm MINIMUM FROM THE ELECTRICAL EARTH STAKE.

WHERE OUTDOOR LIVING IS AT REAR OF GARAGE, A 1N" BRICK DEEPER REBATE IS REQUIRED FOR 2000mm FROM BACK OF GARAGE WALL.

OPENABLE WINDOWS WITH A FALL GREATER THAN 1m FROM THE FINISHED FLOOR LEVEL (APPLICABLE TO FIRST FLOOR WINDOWS) TO HAVE A RESTRICTED OPENING OF MAX 125mm.

WHEN 600mm EAVES ARE NOMINATED TO BRICK VENEER WALLS, TRUSS PITCHING POINT TO BE CANTILEVERED 150mm.

STAIR CONSTRUCTION TO CONSIST OF RISERS OF 190mm MAX. AND GOINGS OF 240mm MIN. ALL BALUSTRADING TO STAIRS TO BE 865mm MIN. ABOVE STAIR NOSING AND 1000mm MIN. ABOVE LANDINGS. BALUSTRADES TO BE SPACED AT 125mm MAX.

STAIRS TO HAVE A SURFACE OR NOSING STRIP WITH A SLIP-RESISTANCE CLASSIFICATION NOT LESS THAN P3 AS LISTED IN NCC TABLE 11.2.4 WHEN TESTED IN ACCORDANCE WITH AS4586.

ALL STAIRWAY, BARRIER AND HANDRAIL CONSTRUCTION IS TO BE INSTALLED AND COMPLETED IN ACCORDANCE WITH NCC 2022 VOLUME 2 PARTS 11.2 - STAIRWAY AND RAMP CONSTRUCTION AND 11.3 - BARRIERS AND HANDRAILS.

THE BUILDER RESERVES THE RIGHT TO MAKE MINOR ALTERATIONS TO FLOOR LEVELS, WINDOW POSITIONS, SITE EXCAVATION, HEATING DUCTS DURING CONSTRUCTION IN THE INTEREST OF PRODUCT IMPROVEMENT.

CLEARANCE IS TO BE MAINTAINED BETWEEN TOP OF CEILING BATTS AND UNDERSIDE OF ROOF COVER. WHERE CEILING BATTS AND ROOF COVER MAKE CONTACT A LAYER OF SISALATION IS TO BE PROVIDED TO THE AFFECTED AREA TO ELIMINATE MOISTURE TRANSFER

NO PART OF FOOTING OR WALL TO ENCROACH BOUNDARY LINE.

ALL SECTIONS OF THE SPECIFICATION & DRAWING SHALL BE TAKEN IN CONJUNCTION & ANY PROVISIONS OR CLAUSES IN ANY ONE SECTION SHALL BE TAKEN AS REFERRING TO ALL OTHER SECTIONS. IF SUCH PROVISIONS AND CLAUSES ARE IN ANY WAY APPLICABLE.

WHERE AN ITEM IS USUAL OR NECESSARY OR IS REASONABLE OR PROPERLY INFERRED IN THE TYPE OF WORK GENERALISED IN THIS SPECIFICATION BUT NOT SPECIFICALLY MENTIONED, IT SHALL BE DEEMED TO BE INCLUDED IN THE SPECIFICATION.

UNDER NO CIRCUMSTANCES IS ANYTHING (INCLUDING BASKETBALL HOOPS) TO BE FIXED TO WALLS ABOVE ANY BRICKWORK OPENINGS (e.g. WINDOWS AND GARAGE DOOR)

BALCONIES

BALCONY WATERPROOFING IN ACCORDANCE WITH AS4654

ELEVATIONS

ANY RENDER FINISH SUBSEQUENTLY APPLIED TO THE SURFACE, SHALL NOT BE ALLOWED TO BRIDGE A DAMP PROOF COURSE, OR MAKE INEFFECTIVE ANY OTHER MOISTURE PROTECTION MEASURES. DAMP PROOF COURSE TO BE CUT HORIZONTALLY THROUGH THE RENDER.

ELECTRICAL

SLIDE OUT RANGEHOOD SGPO TO BE MOUNTED IN CUPBOARD ABOVE.

CANOPY RANGE HOODS ARE TO BE MOUNTED FROM A MANUFACTURERS RECOMMENDATIONS.

OVER ISOLATOR SWITCH TO BE INCORPORATED IN CUPBOARD ABOVE.

COOKTOP SGPO TO BE PLACED IN ADJACENT CUPBOARD.

DISHWASHER SGPO TO BE PLACED IN ADJACENT CUPBOARD.

PROVIDE SGPO TO MICROWAVE SPACE.

BATHROOM DGPO TO BE MOUNTED ON PLASTERBOARD WALL BETWEEN VANITY & SHOWER. ENSUITE DGPO TO BE MOUNTED ON WALL TO SIDE OF VANITY ABOVE TILING.

GENERAL ROOM GPOs, TV & TELEPHONE OUTLETS TO BE MOUNTED 300mm ABOVE FFL.

REFRIGERATOR SGPO TO BE @ 1500mm ABOVE FFL.

MASTER BEDROOM DGPOs TO BE 300mm ABOVE FFL & APPROX. 1000mm FROM CENTRE OF WALL.

ALL MEASUREMENTS ARE TO CENTRELINE OF SWITCH PLATE.

EXTERNAL FLOODLIGHTS TO BE MOUNTED 50mm BELOW THE FASCIA UNLESS OTHERWISE NOTED.

INTERNALS

VANITY DEPTHS TO BE 560mm UNLESS OTHERWISE NOTED.

AUSTRALIAN STANDARDS

AS 1288 – 2021 "GLASS IN BUILDINGS—SELECTION AND INSTALLATION"

ALL GLAZING TO DOORS & WINDOWS ARE TO FULLY COMPLY IN ACCORDANCE WITH AS 2047 – 2014

AS 1562 PART 1 – 2018 METAL COLOURBOND "DESIGN AND INSTALLATION OF SHEET ROOF AND WALL CLADDING"

AS/NZS 1562 PART 2 - 1999 CORRUGATED FIBRE-REINFORCED CEMENT "DESIGN AND INSTALLATION OF SHEET ROOF AND WALL CLADDING"
AS/NZS 1562 PART 3 – 1996 PLASTICS "DESIGN AND INSTALLATION OF SHEET ROOF AND WALL CLADDING"

AS 2049 – 2002 "ROOF TILES"

AS 2050 – 2018 "INSTALLATION OF ROOF TILES"

AS/NZS 2904 – 1995 "DAMP-PROOF COURSES AND FLASHINGS"

AS 3600 - 2018 "CONCRETE STRUCTURES"

AS 3660 "TERMITE MANAGEMENT"
PART 1 – 2014 "NEW BUILDING WORK"
PART 3 – 2014 "ASSESSMENT CRITERIA FOR TERMITE MANAGEMENT SYSTEMS"

AS 3700 – 2018 "MASONRY STRUCTURES"

AS 3740 – 2021 "WATERPROOFING OF DOMESTIC WET AREAS"

AS 3786 – 2014 "SMOKE ALARMS USING SCATTERED LIGHT, TRANSMITTED LIGHT OR IONIZATION"

AS 3786 – 2014 "SMOKE ALARMS"

AS 3959 – 2018 "CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS"

AS 4586 – 2013 "SLIP RESISTANCE CLASSIFICATION OF NEW PEDESTRIAN SURFACE MATERIALS"

AS/NZS 4859 - "MATERIALS FOR THE THERMAL INSULATION OF BUILDINGS"

PART 1 – 2018 "GENERAL CRITERIA AND TECHNICAL PROVISIONS"

PART 2 – 2018 "DESIGN"

STORMWATER - ROOF DRAINAGE

ALL ROOF DRAINAGE SYSTEMS, SUCH AS METAL ROOFING, FLASHINGS, GUTTERS & DOWNPIPES TO BE PROVIDED AND INSTALLED IN ACCORDANCE WITH NCC 2022 VOLUME THREE VIC PART E3.

WET AREAS TO BE WATERPROOFED IN ACCORDANCE WITH NCC CLAUSE 10.1 AND AS 3740
ALL GLASS TO COMPLY WITH A.S. 1288 - 2021
ALL TIMBER TO COMPLY WITH A.S. 1684.2 - 2021.
ALL MASONRY TO COMPLY WITH A.S. 3700 - 2018. AND A.S. 4773.2 - 2015.

AS PER CLAUSE 10.8.1 OF NCC 2022 A PLIABLE BUILDING MEMBRANE TO BE INSTALLED THAT COMPLIES WITH AS/NZS 4200.1 AND TO BE INSTALLED IN ACCORDANCE WITH AS/NZS 4200.2 AND MUST NE A VAPOUR PERMEABLE MEMBRANE FOR CLIMATE ZONES 6/7/8.

AS PER CLAUSE 10.8.2 OF NCC 2022 EXHAUST FROM A BATHROOM, SANITARY COMPARTMENT, OR LAUNDRY MUST BE DISCHARGED DIRECTLY VIA A SHAFT OR DUCT TO OUTDOOR AIR; OR TO A ROOF SPACE THAT IS VENTILATED IN ACCORDANCE WITH 10.8.3.

WET AREAS TO BE PROVIDED WITH ADDITIONAL NOGGINGS AS PER LIVEABLE HOUSING DESIGN STANDARDS PART 6 2022, REFER TO LOCATION DETAILS

HEATING AND COOLING DUCTWORK

a) HEATING AND COOLING DUCTWORK AND FITTINGS MUST-
(i) ACHIEVE THE R-VALUE IN TABLE 13.7.3; AND
(ii) BE SEALED AGAINST AIR LOSS -
(A) BY CLOSING ALL OPENINGS IN THE SURFACE, JOINTS AND SEAMS OF DUCTWORK WITH ADHESIVES, MASTICS, SEALANTS OR GASKETS IN ACCORDANCE WITH AS 4254 FOR A CLASS C SEAL; OR
(B) FOR FLEXIBLE DUCTWORK, WITH A DRAW BAND IN CONJUNCTION WITH A SEALANT OR ADHESIVE TAPE.
b) DUCT INSULATION MUST -
(i) ABUT ADJOINING DUCT INSULATION TO FORM A CONTINUOUS BARRIER; AND
(ii) BE INSTALLED SO THAT IT MAINTAINS ITS POSITION AND THICKNESS, OTHER THAN AT FLANGES AND SUPPORTS; AND
(iii) WHERE LOCATED OUTSIDE THE BUILDING, UNDER A SUSPENDED FLOOR, IN AN ATTACHED CLASS 10A BUILDING OR IN A ROOF SPACE -
(A) BE PROTECTED BY AN OUTER SLEEVE OF PROTECTIVE SHEETING TO PREVENT THE INSULATION BECOMING DAMP; AND
(B) HAVE THE OUTER PROTECTIVE SLEEVE SEALED WITH ADHESIVE TAPE NOT LESS THAN 48MM WIDE CREATING AN AIRTIGHT AND WATERPROOF SEAL.
c) THE REQUIREMENTS OF (a) DO NOT APPLY TO HEATING AND COOLING DUCTWORK AND FITTINGS LOCATED WITHIN THE INSULATED BUILDING ENVELOPE INCLUDING A SERVICE RISER WITHIN THE CONDITIONED SPACE, INTERNAL FLOORS BETWEEN STORIES AND THE LIKE.

TABLE 13.7.3
HEATING AND COOLING DUCTWORK AND FITTINGS - MINIMUM MATERIAL R-VALUE
ELECTRIC RESISTANCE SPACE HEATING
AN ELECTRIC SPACE HEATING SYSTEM THAT SERVES MORE THAN ONE ROOM MUST HAVE -
(a) SEPARATE ISOLATING SWITCHES FOR EACH ROOM; AND
(b) A SEPARATE TEMPERATURE CONTROLLER AND TIME SWITCH FOR EACH GROUP OF ROOMS WITH COMMON HEATING NEEDS; AND
(c) POWER LOADS OF NOT MORE THAN 110 W/m² FOR LIVING AREAS AND 150 W/m² FOR BATHROOMS.
ARTIFICIAL LIGHTING
(a) THE LAMP POWER DENSITY OR ILLUMINATION POWER DENSITY OF ARTIFICIAL LIGHTING, EXCLUDING HEATERS THAT EMIT LIGHT, MUST NOT EXCEED -
(i) IN A CLASS 1 BUILDING 5W/m²; AND
(ii) ON A VERANDAH OR BALCONY ATTACHED TO A CLASS 1 BUILDING, 4 W/m²; AND
(iii) IN A CLASS 10 BUILDING, 3W/m²; AND
THE LAMP POWER DENSITY IS A WHOLE HOUSE CALCULATION BASED ON AN OVERALL SQUARE METERAGE AND NOT ROOM BY ROOM OR AREA BY AREA METERAGE.
CALCULATION EXCLUSIONS INCLUDE:
(i) BATHROOM HEAT LAMPS,
(ii) A LIGHT POINT WITHIN A CEILING SPACE,
(iii) EXTERNAL SECURITY LIGHTING.

Ductwork element	Minimum material R-Value for ductwork and fittings in each climate zone					
	heating-only system or cooling only system including an evaporative cooling system		combined heating and refrigerated cooling system			
	1,2,3,4,5,6 and 7	8	1,3,4,6 and 7	2 and 5	8	
Ductwork	1	1.5	1.5 (see note)	1	1.5	
Fittings	0.4					
NOTE: The minimum material R-Value required for ductwork may be reduced by 0.5 for combined heating and refrigerated cooling systems in climate						
(a)	under a suspended floor with an enclosed perimeter; or					
(b)	in a roof space that has insulation of not less than R0.5 directly beneath the roofing					

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02	QA LEVELS	12.03.25	KMO
03	AHD LEVELS ADDED	19.03.25	KMO
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05	COLOURS ADDED	11.04.25	JKL
06	NHP004, COLS AMENDMENT 001 ADDED	22.04.25	BCH
07	PCV001 ADDED	26.05.25	LMD
08	PCV002 ADDED	24.06.25	KMO
09	FIREPLACE AMENDMENT	11.07.25	TX
10	HEIGHT AMENDMENT	05.09.25	BCH
* NOTE DO NOT SCALE THESE DRAWINGS *			

CONTRACT DRAWINGS	
ORBIT HOMES	DATE
CLIENT	DATE
CLIENT	DATE

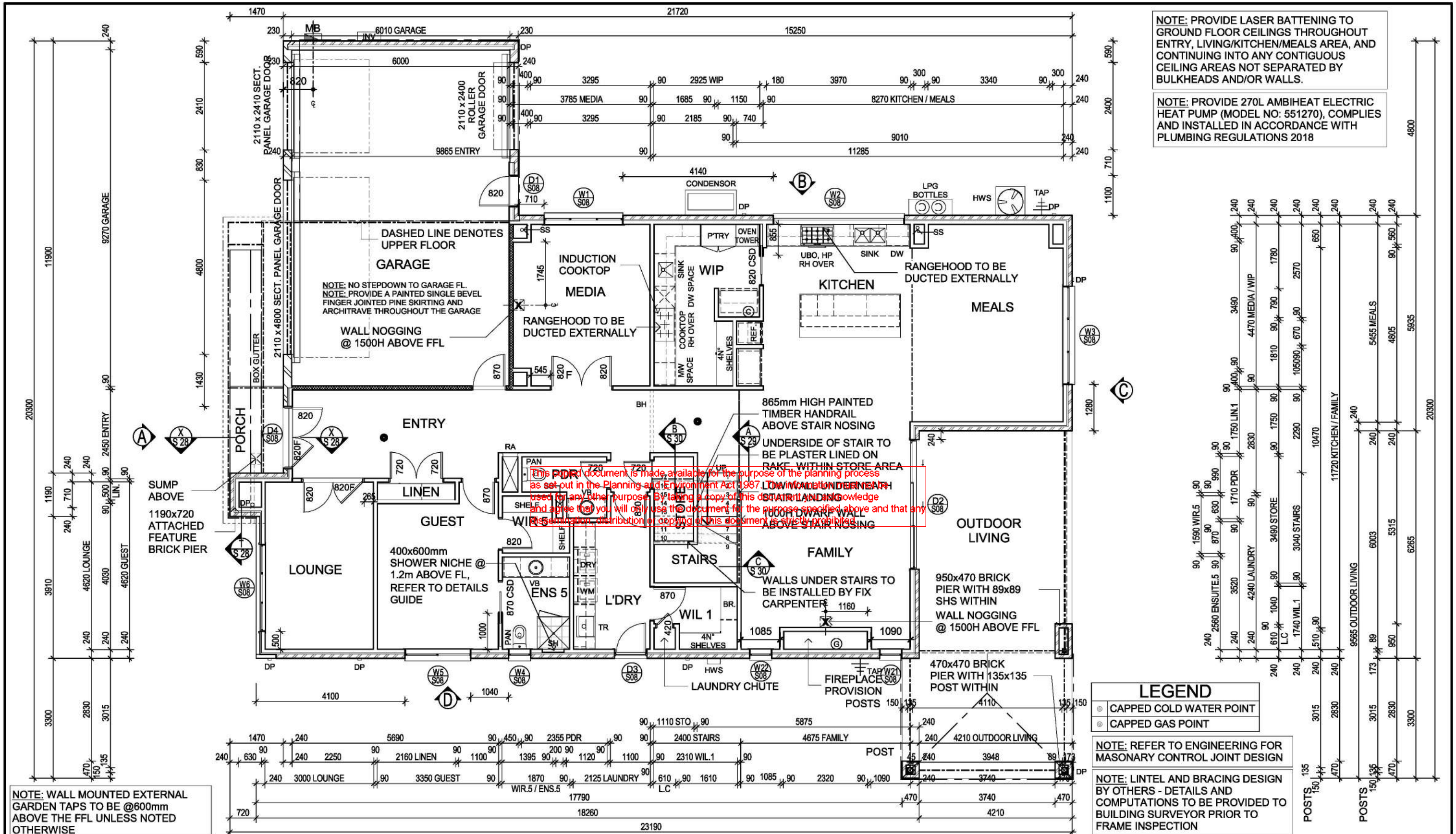
PROPOSED RESIDENCE	
FOR:	
AT:	LOT 2 #7A FAIRWAY COURT, PAKENHAM - VIC 3810
MEL REF:	318 A7
PERMIT N°:	JOB N°: 17679



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GENERAL NOTES	
DRAWN: HONG	DATE: 05.03.25
CHECK: KARISHMA	DATE: XXX
SCALE: N/A	SHEET No: 4 /32
DESIGN	PORTSEA 60
ELEVATION	ULTRA MODERN NB
SPECIFICATION PREMIUM 2024	REVISION 10



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CONTRACT DRAWINGS	DATE
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CLIENT	DATE
CLIENT	DATE

PROPOSED RESIDENCE

FOR: [REDACTED]

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PAKENHAM - VIC 3810
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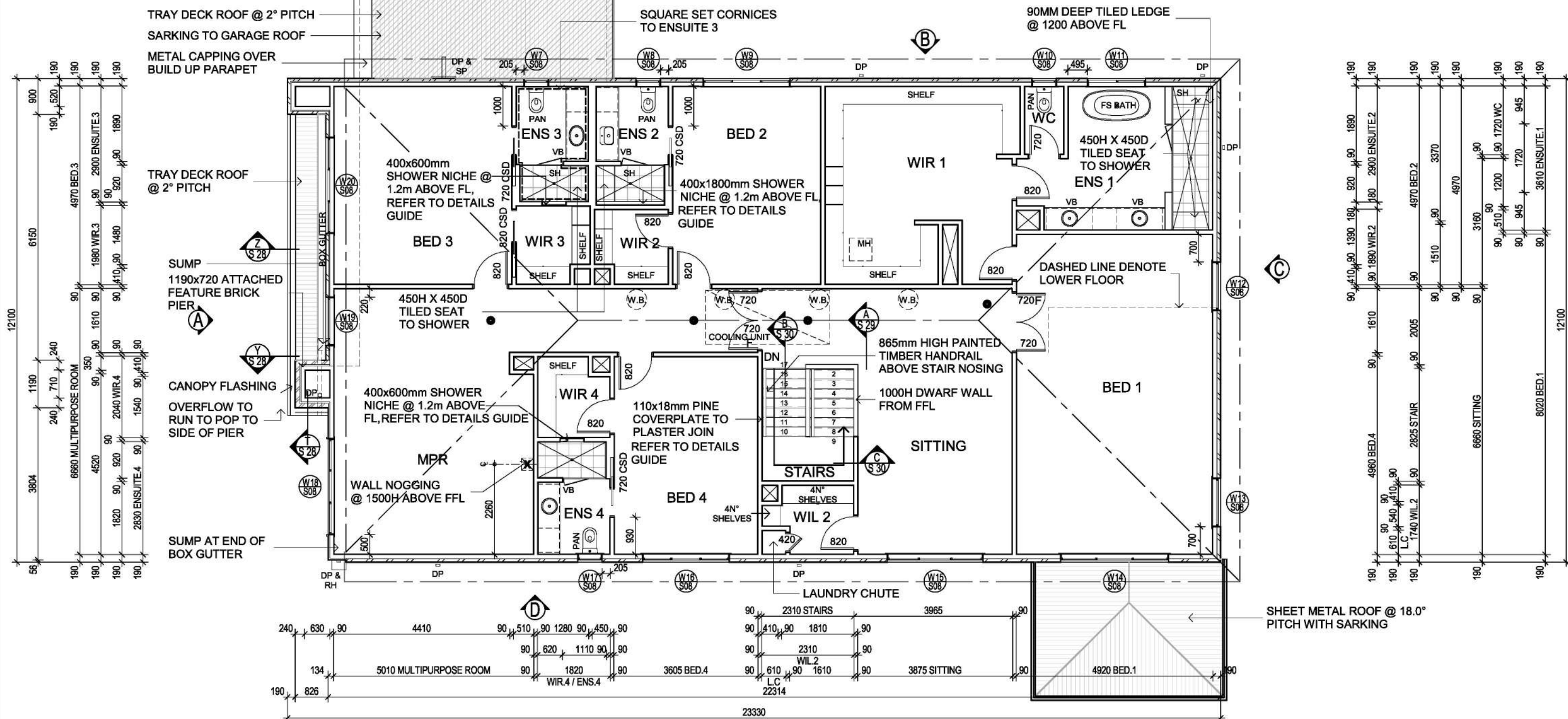
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FLOOR PLAN AREAS	
GROUND FLOOR	213.09 m ²
FIRST FLOOR	263.82 m ²
GARAGE	60.40 m ²
PORCH	4.37 m ²
O.LIVING	41.82 m ²
TOTAL	583.50 m ²

DRAWN: HONG	DATE: 05.03.25
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SCALE: 1 : 100	SHEET No: 5 / 32
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ELEVATION	
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**NOTE: WINDOWS CENTRED TO ROOM
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FIRST FLOOR	263.82 m
GARAGE	60.40 m
PORCH	4.37 m
O.LIVING	41.82 m
TOTAL	583.50 m

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CHECK: KARISHMA	DATE: XXX
SCALE: 1 : 100	SHEET No: 6 /32
DESIGN	
PORTSEA 60	
ELEVATION	
ULTRA MODERN NB	
SPECIFICATION PREMIUM 2024	REVISION 10

NOTE: ALL EXHAUST FANS TO BE DUCTED EXTERNALLY AS PER CLAUSE 10.8.2 OF NCC 2022. ROOF COWLS TO BE INSTALLED AND LOCATED AT INSTALLERS DISCRETION. COWLS NOT TO BE INSTALLED IN FRONT PORTION OF HOUSE.

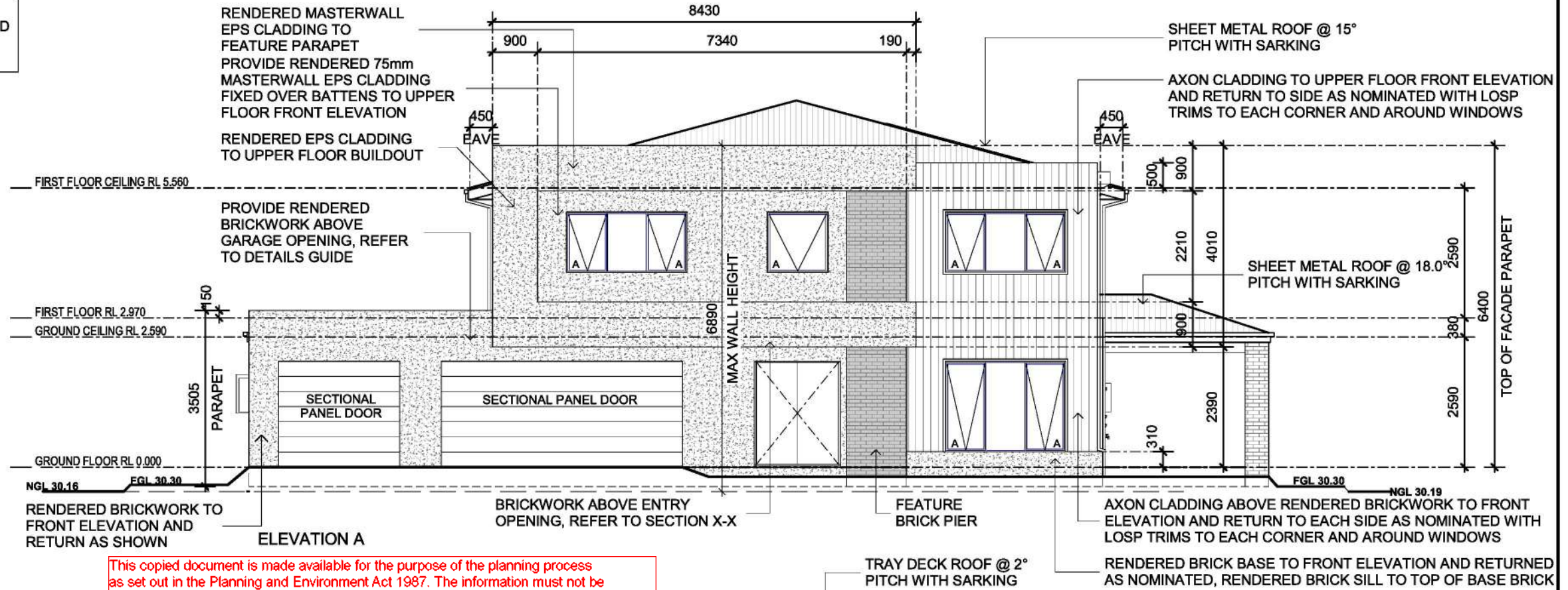
SERVICES EXCLUSION ZONES

ORBIT HOMES EXTERNAL MATERIALS

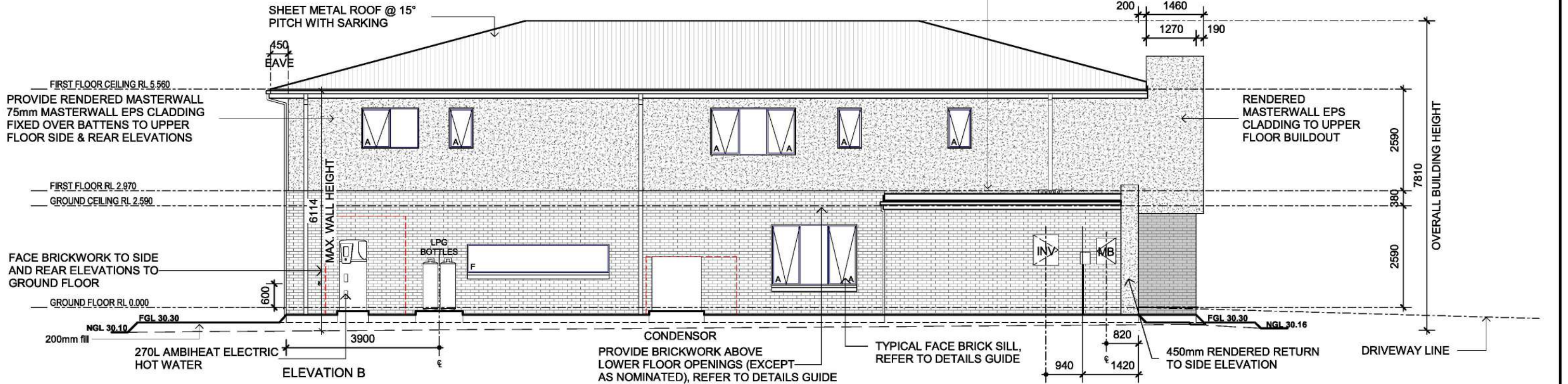
Lot 2 FAIRWAY COURT, PAKENHAM



BRICKS	
Austral (Facade Pier): Melbourne Yerring	
Off White Rolled Mortar	
Austral (Remaining): Access Fawn	
Off White Rolled Mortar	
ROOF	
Metal: Unicote - Monolith	
METAL PRODUCTS	
Gutter / Fascia: Unicote Monolith	
Front Downpipes: Monument	
Side Downpipes: Surfist	
Garage: Monument	
Garage Door Profile: Urban (Cosmopolitan)	
Flashing: Garage & Cladding/Brickwork: Surfist	
A&L FRAMES	
Black	
WATTY/SOLVER/DULUX PAINTWORK	
Colorbond Surfist: Outdoor Living Beams, Meterbox, Render: Ground Floor & Render: Upper EPS Cladding	
Colorbond Monument: Render: Upper Floor Feature, Cladding: Axon, Cladding: LOSP Window Trims & Cladding: LOSP Corner Trims	
FRONT DOOR	
Hume: Verve VER11	
Stain: Ebony	
Glazing: Clear	
LETTER BOX: By Others	
Polytek: Key Largo	
Paint: Colorbond Surfist	
PAVING: By Others after handover	
Driveway & Path	
Coloured Concrete (Colour Through): Charcoal	
PORCH FLOOR:	
Tiles by Builder	
National Tiles NT15-6170FL Promenade White External	
Tile 450 x 450mm Pressed Edge	



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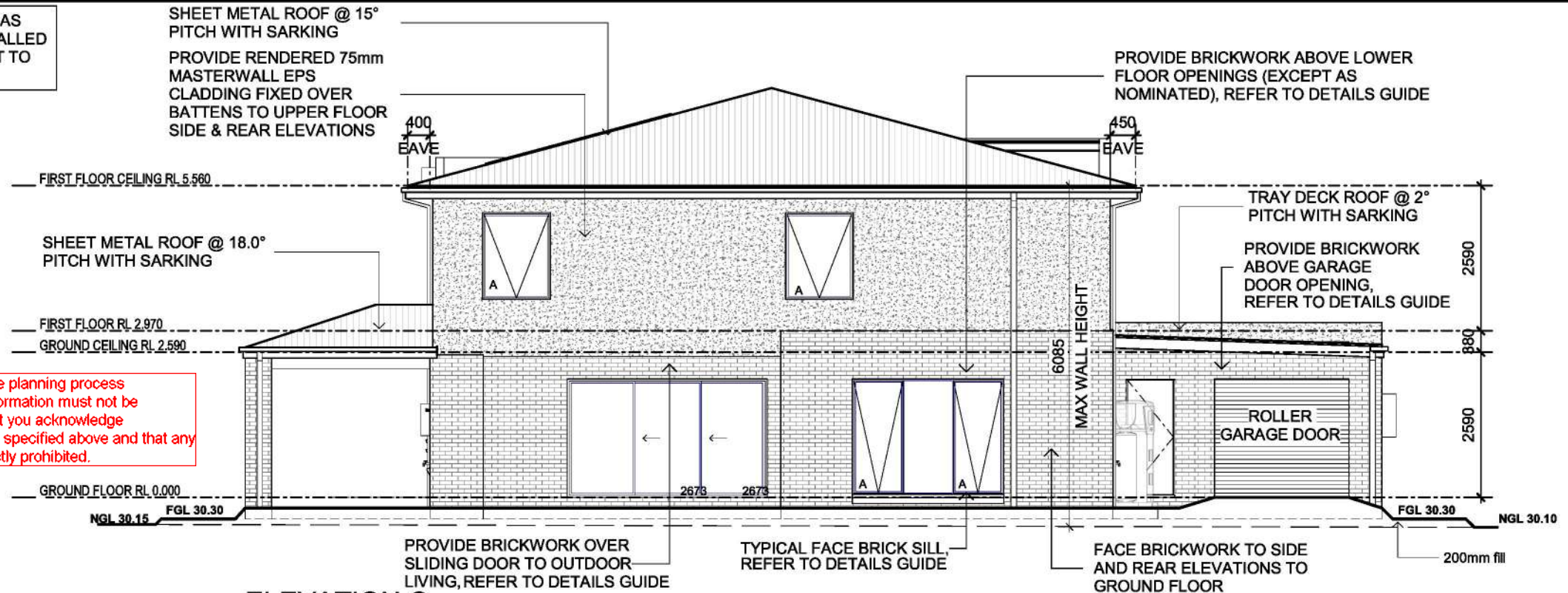
ELEVATIONS	
DESIGN	PORTSEA 60
ELEVATION	ULTRA MODERN NB
SPECIFICATION	PREMIUM 2024
REVISION	10

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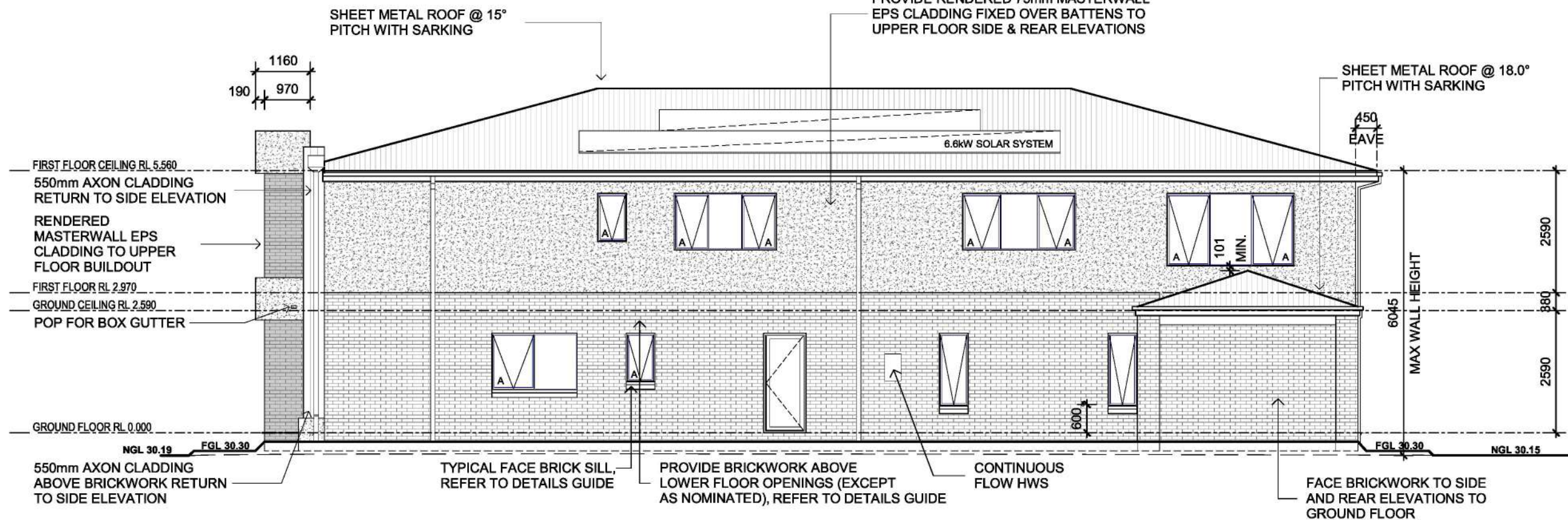
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----- SERVICES EXCLUSION ZONES

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ELEVATION C



ELEVATION D

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