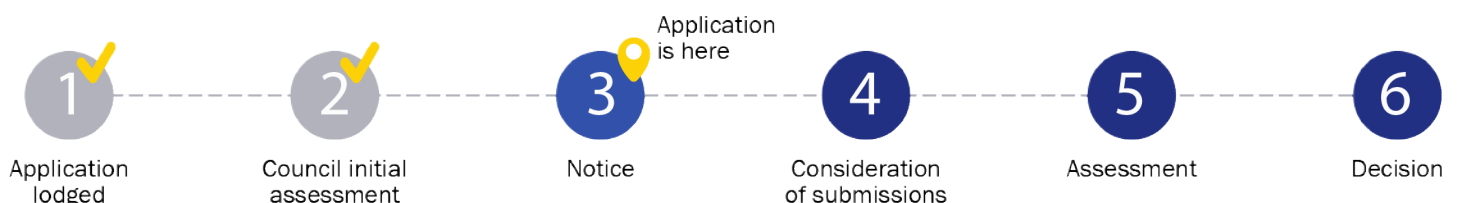


Notice of Application for a Planning Permit

The land affected by the application is located at:	L111 PS848743 V12580 F401 11 Scenic Rise, Pakenham VIC 3810
The application is for a permit to:	Buildings and Works (Construction of a Dwelling and a Fence)
A permit is required under the following clauses of the planning scheme:	
42.01-2	Construct a fence
42.01-2	Construct a building or construct or carry out works
APPLICATION DETAILS	
The applicant for the permit is:	ISKCON Homes
Application number:	T250355
You may look at the application and any documents that support the application at the office of the Responsible Authority: Cardinia Shire Council, 20 Siding Avenue, Officer 3809. This can be done during office hours and is free of charge. Documents can also be viewed on Council's website at cardinia.vic.gov.au/advertisedplans or by scanning the QR code.	
	
HOW CAN I MAKE A SUBMISSION?	
This application has not been decided. You can still make a submission before a decision has been made. The Responsible Authority will not decide on the application before:	
03 November 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.	An objection must: • be made to the Responsible Authority in writing; • include the reasons for the objection; and • state how the objector would be affected. The Responsible Authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.



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ePlanning

Application Summary

Portal Reference A22543RU

Basic Information

Proposed Use	Planning permit for residential
Current Use	vacant
Cost of Works	\$333,000
Site Address	11 Scenic Rise Pakenham 3810

Covenant Disclaimer

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

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

Contacts

Type	Name	Address	Contact Details
Applicant	ISKCON Homes	14 Altura dr, TRUGANINA VIC 3029	W: 0416-636-655 E: iskcon@outlook.com.au
Owner			
Preferred Contact	ISKCON Homes	14 Altura dr, TRUGANINA VIC 3029	W: 0416-636-655 E: iskcon@outlook.com.au

Fees

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

Documents Uploaded

Date	Type	Filename
16-06-2025	A Copy of Title	Title.pdf
16-06-2025	Site plans	Architectural Drawings_stamped.pdf



Civic Centre
20 Siding Avenue, Officer, Victoria

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

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

Email: mail@cardinia.vic.gov.au

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

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

Lodged By

Site User

Submission Date

16 June 2025 - 07:13:PM

Declaration

☒ By ticking this checkbox, I, [REDACTED] declare that all the information in this application is true and correct; and the Applicant and/or Owner (if not myself) has been notified of the application.



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

Postal Address

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P.O. Box 7, Pakenham VIC, 3810

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Monday to Friday 8.30am–
5pm

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.:	T250355
Address of the Land:	11 Scenic Rise Pakenham

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:	☒
Section 50A – Amendment to application at request of responsible authority before notice:	☐
Section 57A – Amendment to application after notice is given:	☐

AMENDMENT DETAILS

What is being amended? (select all that apply)		
What is being applied for ☒	Plans / other documents ☐	Applicant / owner details ☐
Land affected ☐	Other ☐	
Describe the changes. If you need more space, please attach a separate page.		
Clause 42.01-2 a permit is required to construct a dwelling and a fence'		

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:	13/10/2025

LODGEMENT

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

IMPORTANT INFORMATION

It is strongly recommended that before submitting this form, you discuss the proposed amendment with the Council planning officer processing the application. Please give full details of the nature of the proposed amendments and clearly highlight any changes to plans (where applicable). If you do not provide sufficient details or a full description of all the amendments proposed, the application may be delayed. No application fee for s50/s50A requests unless the amendment results in changes to the relevant class of permit fee or introduces new classes of permit fees. The fee for a s57A request is 40% of the relevant class of permit fee, plus any other fees if the amendment results in changes to the relevant class (or classes) of permit fee or introduces new classes of permit fees. Refer to the <i>Planning and Environment (Fees) Regulations 2016</i> for more information. The amendment may result in a request for more under section 54 of the Act and/or the application requiring notification (or re-notification). The costs associated with notification must be covered by the applicant. Council may refuse to amend the application if it considers that the amendment is so substantial that a new application for a permit should be made. Any material submitted with this request, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the <i>Planning and Environment Act 1987</i>.
--

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

Page 1 of 1

VOLUME 12580 FOLIO 401

Security no : 124128597034T
Produced 02/10/2025 08:14 AM

LAND DESCRIPTION

Lot 111 on Plan of Subdivision 848743W.
PARENT TITLE Volume 12330 Folio 801
Created by instrument PS848743W 31/10/2024

REGISTERED PROPRIETOR

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT PS848743W 31/10/2024

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

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

DIAGRAM LOCATION

SEE PS848743W FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 11 SCENIC RISE PAKENHAM VIC 3810

ADMINISTRATIVE NOTICES

NIL

DOCUMENT END

Imaged Document Cover Sheet

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Document Type	Plan
Document Identification	PS848743W
Number of Pages (excluding this cover sheet)	4
Document Assembled	02/10/2025 08:14

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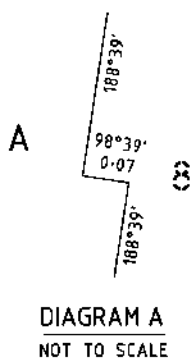
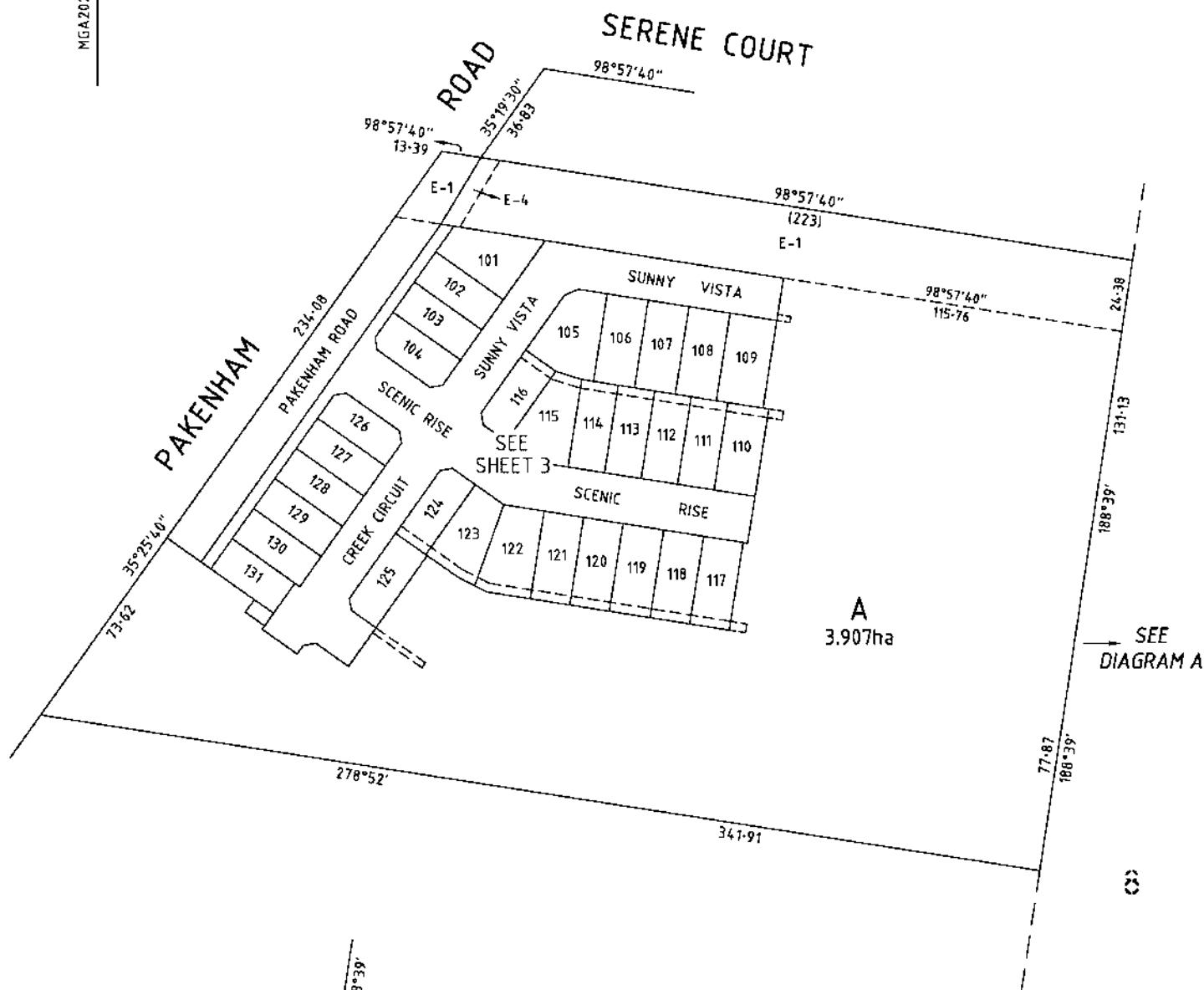
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PLAN OF SUBDIVISION			EDITION 1	PS848743W
LOCATION OF LAND PARISH: NAR NAR GOON TOWNSHIP: PAKENHAM SECTION: — CROWN ALLOTMENT: 32(PT) & 33(PT) TITLE REFERENCE: VOL. 12230 FOL. 801 LAST PLAN REFERENCE: LP6710 (LOT 3) POSTAL ADDRESS: 110 PAKENHAM ROAD (at time of subdivision) PAKENHAM 3810 MGA CO-ORDINATES: E: 366 250 ZONE: 55 (of approx centre of land in plan) N: 5 786 580 GDA 2020			Council Name: Cardinia Shire Council Council Reference Number: S21-146 Planning Permit Reference: T160690-2 SPEAR Reference Number: S182115M Certification This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6 of the Subdivision Act 1988: 21/04/2023 Public Open Space A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has been made and the requirement has not been satisfied at Certification Digitally signed by: Fiona Shadforth for Cardinia Shire Council on 30/05/2024 Statement of Compliance issued: 28/10/2024 Public Open Space A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has been made and the requirement has been satisfied at Statement of Compliance	
VESTING OF ROADS AND/OR RESERVES			NOTATIONS	
IDENTIFIER	COUNCIL/BODY/PERSON		LOTS 1 TO 100 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. LOTS IN THIS PLAN MAY BE AFFECTED BY ONE OR MORE RESTRICTIONS. FOR DETAILS OF RESTRICTIONS INCLUDING BURDENED LOTS & BENEFITING LOTS, SEE CREATION OF RESTRICTIONS ON SHEET 4. WARNING: The restrictive covenant(s)/restriction(s) in this plan may have been varied or removed. For current information, please refer to the relevant folio(s) of the Register, noting section 88(3) of the Transfer of Land Act 1958	
ROAD R1 ROAD R2 RESERVE No.1	CARDINIA SHIRE COUNCIL HEAD TRANSPORT FOR VICTORIA AUSNET ELECTRICITY SERVICES PTY LTD			
NOTATIONS				
DEPTH LIMITATION: DOES NOT APPLY			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.	
This is a SPEAR plan. STAGING: This is not a staged subdivision. Planning Permit No. T160690 SURVEY: This plan is based on survey. This survey has been connected to permanent marks No(s). 89, 199, 213, 285, 286, 287, 295, 319, 320, 354, 355, 363, 674, 675				
Estate: The Rise - Pakenham Phase No.: 01 No. of Lots: 31 + Lot A PHASE AREA: 2.142ha				
EASEMENT INFORMATION				
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1, E-4	PIPELINE	24.38	INST. D613929	VICTORIA PIPELINES COMMISSION
E-2	DRAINAGE	3	THIS PLAN	CARDINIA SHIRE COUNCIL
E-2, E-3	SEWERAGE	SEE DIAG.	THIS PLAN	SOUTH EAST WATER CORPORATION
E-4	SUPPLY OF WATER (THROUGH UNDERGROUND PIPES)	6	THIS PLAN	SOUTH EAST WATER CORPORATION
 Beveridge Williams development & environment consultants Melbourne ph : 03 9524 8888 www.beveridgewilliams.com.au		SURVEYORS FILE REF: 2000490/01 2000490-01-PS-V11.DWG Digitally signed by: ADRIAN JAMES FREEMAN, Licensed Surveyor, Surveyor's Plan Version (11), 24/05/2024, SPEAR Ref: S182115M		ORIGINAL SHEET SIZE: A3 Land Use Victoria Plan Registered 02:18 PM 31/10/2024 Assistant Registrar of Titles
		SHEET 1 OF 4		

PS848743W



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Beveridge Williams
development & environment consultants
Melbourne ph : 03 9524 8888
www.beveridgewilliams.com.au

SURVEYORS REF
2000490/01

SCALE
1 : 1500

15 0 15 30 45 60
LENGTHS ARE IN METRES

ORIGINAL SHEET
SIZE: A3

SHEET 2

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

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

SUBDIVISION ACT 1988

CREATION OF RESTRICTION 'A'

PS848743W

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

LAND TO BENEFIT & TO BE BURDENED:

BURDENED LAND: LOTS 101 TO 131 (BOTH INCLUSIVE)
BENEFITING LAND: LOTS 101 TO 131 (BOTH INCLUSIVE)

DESCRIPTION OF RESTRICTION:

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

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

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

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

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

VARIATION:

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

EXPIRY:

THIS RESTRICTION CEASES TO HAVE EFFECT FOLLOWING AFTER EITHER;

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

CREATION OF RESTRICTION 'B'

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

LAND TO BENEFIT & TO BE BURDENED:

BURDENED LAND: LOTS 101 TO 131 (BOTH INCLUSIVE)
BENEFITING LAND: LOTS 101 TO 131 (BOTH INCLUSIVE)

DESCRIPTION OF RESTRICTION:

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

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

EXPIRY:

THIS RESTRICTION CEASES TO HAVE EFFECT FOLLOWING AFTER EITHER;

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

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2000490/01

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

ORIGINAL SHEET
SIZE: A3

SHEET 4

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30/05/2024,
SPEAR Ref: S182115M



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

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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.

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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	CARDINIA SHIRE COUNCIL
Signer Name	
Signer Organisation	DYE & DURHAM LEGAL PTY LTD
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	25 OCTOBER 2023

File Notes:

NIL

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

Statement End.

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HWL
EBSWORTH
LAWYERS

Deed of Agreement

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

Cardinia Shire Council

and

BNG (Pakenham) Pty Ltd (ACN 640125686)

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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 554 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 <i>Planning and Environment Act 1987</i> (Vic).
Agreement	means this Deed of Agreement and any Agreement executed by the Parties expressed to be supplemental to this Agreement.
Building Design Guidelines	means the Building Design Guidelines required by conditions 6 and 7 of the Planning Permit.

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

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

1.2 Interpretation

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

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

2. Owner's obligations

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

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

2.2 Maintenance of the Plantation Reserve

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

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

2.3 Fencing within the Plantation Reserve

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

2.4 Building Design Guidelines

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

3. Further obligations

3.1 Notice and registration

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

3.2 Giving effect to this Agreement

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

3.3 Recording by Registrar of Titles

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

3.4 Council's costs to be paid

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

3.5 Mortgagee to be Bound

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

3.6 Covenants run with the Subject Land

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

4. Agreement under Section 173 of the Act

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

5. Owner's warranties

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

6. Successors in title

6.1 Successors in title

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

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

7. Notices

7.1 Service

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

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

7.2 Time of service

A notice or other communication is deemed served:

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

8. Miscellaneous

8.1 Commencement of Agreement

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

8.2 Default

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

8.3 Ending of Agreement

This Agreement ends:

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

8.4 Application to Registrar

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

8.5 No fettering of Council's powers

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

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.

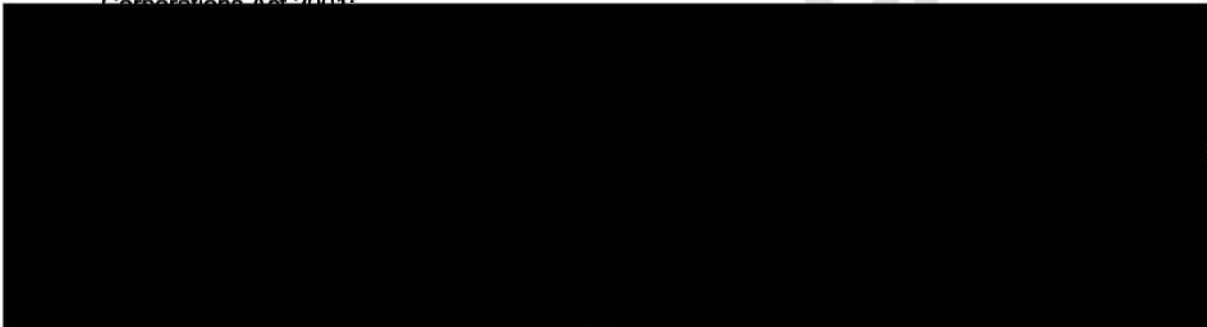
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Schedule

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:



etary

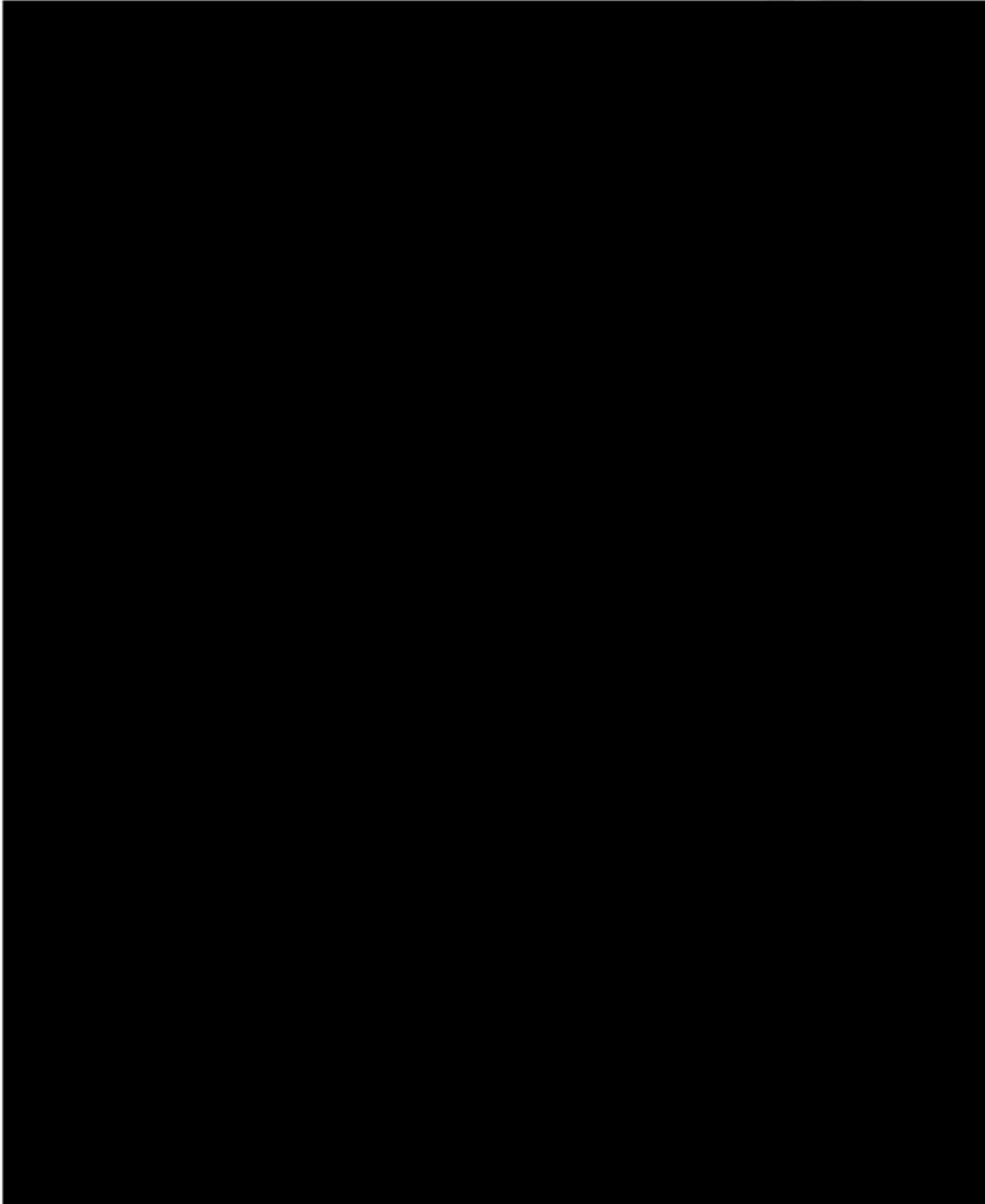
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Executed as a deed

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**Signed, sealed and delivered as a deed by
the parties**

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



Schedule 1

Building Envelope Plan

AX385769J

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LEGEND

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

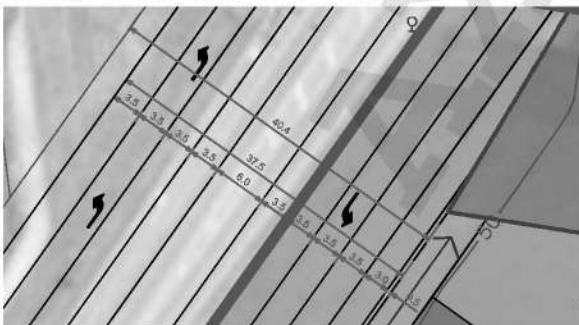
4m Paper Road, Frontage access to proposed shared path, which is to be delivered within Pakenham Road reserve.

Refer to road section for Pakenham Road

Proposed site entry to the satisfaction of and at no cost to the Head, Transport for Victoria

Proposed site entry
 Per drawing
 2000450-FLP-01-PK.pdf

Building Envelope



Pakenham Road - Cross Section

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

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

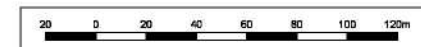
* Stage includes 1 Superlot

Lot Size	Number of Lots	%
0-299m ²	42	20.8
300-399m ²	58	27.7
400-499m ²	81	40.1
500-599m ²	3	1.5
600-699m ²	0	0.0
700m ² +	20	9.9
Total	262	100

* Table does not include superlot

Site (Approx.)	Area
* Standard Density Lots	7,515 ha
* Medium Density Lots	1,021 ha
* Superlot	1,168 ha
* Kiosk	0,009 ha
* Tree Reserve	0,165 ha
* Non-Arterial Roads	3,274 ha
Arterial Roads (Pakenham road widening)	0,893 ha
Reserve (Council Easement)	0,580 ha
Drainage Reserve	0,884 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



Subdivision Plan

APPROVED AMENDED PLAN
 PLANNING AND ENVIRONMENT ACT 1987

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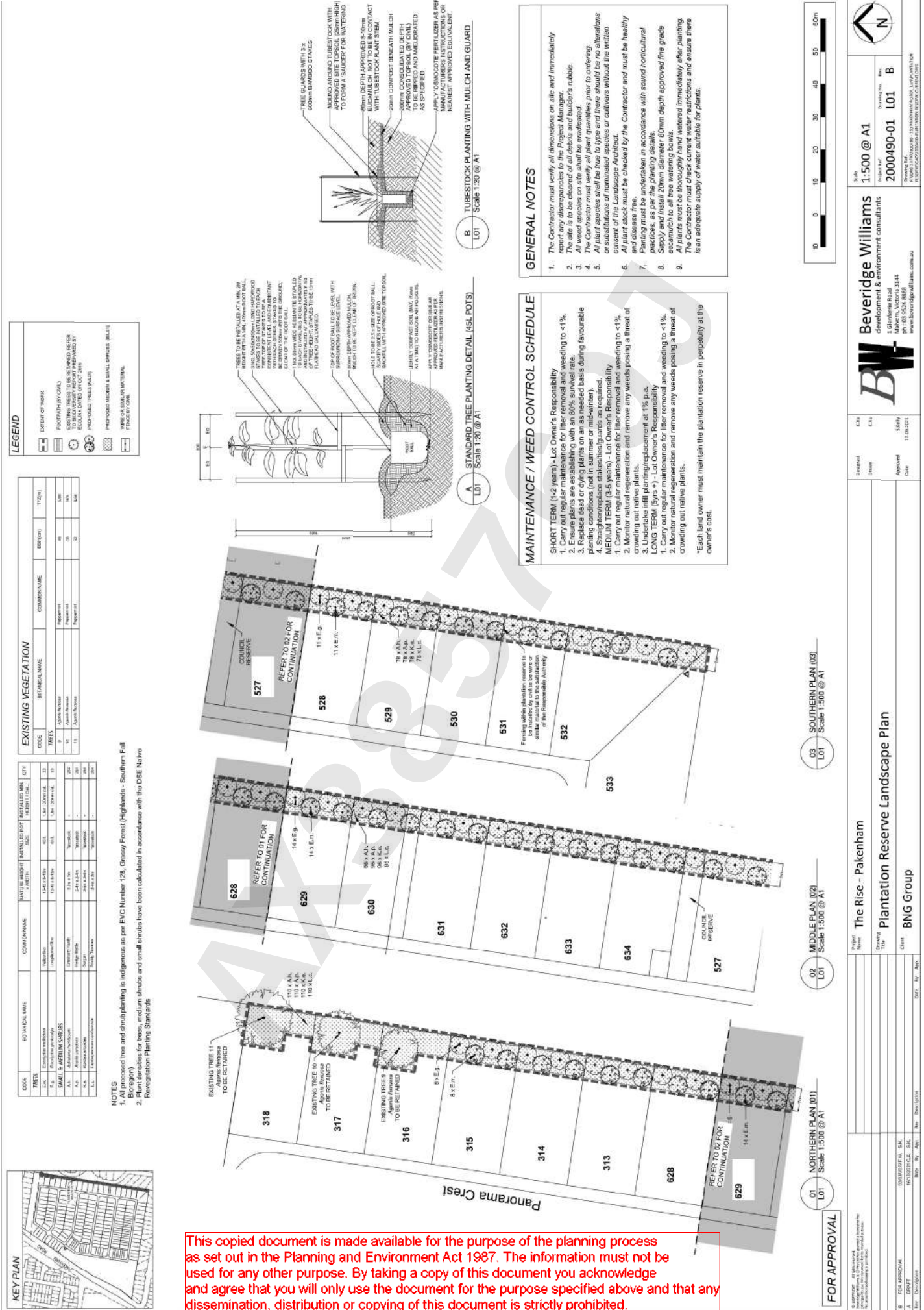
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Schedule 2

Vegetation Plan

AX385769J

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PROPOSED RESIDENCE DEVELOPMENT

Lot 111, 110 SCENIC RISE Pakenham Vic 3810

FOR CONSTRUCTION - WORKING DRAWING



G E N E R A L N O T E S

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ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH BUILDING ACT 1993, BUILDING REGULATIONS 2018, NCC 2022 AND RELEVANT STANDARDS.

THE BUILDER AND SUBCONTRACTOR TO VERIFY ALL EXISTING CONDITIONS, RELEVANT LEVELS AND DIMENSIONS ON-SITE PRIOR TO COMMENCING ANY BUILDING WORKS OR PREFABRICATION.

ARCHITECTURAL DRAWING SHALL BE READ IN CONJUNCTION WITH ANY STRUCTURAL ENGINEERING COMPUTATIONS OR STRUCTURAL DRAWINGS.

FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DRAWINGS.

BUILDER TO ADHERE TO ALL BUILDING PERMIT CONDITIONS AND PLANNING PERMIT CONDITIONS. PLEASE CONSULT ARCHITECT IF THERE ARE ANY DISCREPANCIES.

ALL MATERIALS & METHODS OF CONSTRUCTION SHALL COMPLY WITH RELEVANT S.A.A CODES, NCC 2022 AND LOCAL COUNCIL BY- LAWS.

DO NOT SCALE DRAWINGS

PROVIDE IMPERVIOUS FLOOR & WALL FINISHES TO ALL WET AREAS IN ACCORDANCE WITH NCC 2022 PART 10.2.1.

CONNECT STORMWATER AND SULLAGE DRAINS INTO LEGAL POINTS OF DISCHARGE , ALL DRAINS SHALL COMPLY WITH LOCAL AUTHORITIES REGULATIONS AND AS3500.3-2018.

PROVIDE 90MM DIA. AGRICULTURAL DRAINS TO THE BASE OF ALL EXCAVATIONS BANKS AND RETAINING WALLS. CONNECT TO STORMWATER VIA SILT PIT.

SMOKE ALARMS TO COMPLY WITH AS3786-2014. SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH NCC 2022. SMOKE ALARMS MUST BE INTERCONNECTED DIRECTLY TO MAINS POWERS.

REFER TO SOIL REPORT FOR SOIL CLASSIFICATIONS AND FOUNDING DEPTHS. ALL EXPOSED STEEL TO BE HOT DIPPED GALVANISED.

PROVIDE MECHANICAL VENTILATION IN ACCORDANCE WITH NCC 2022 AS REQUIRED. ALL EXHAUST FANS ARE TO DISCHARGE TO THE EXTERIOR OF THE BUILDING.

FOOTINGS

REINFORCED CONCRETE STRIP FOOTINGS & PAD FOOTINGS TO ENGINEERS DESIGN. FOOTING CONSTRUCTION TO COMPLY WITH NCC 2022.

WALL FRAMING

TIMBER WALL FRAMING IS TO COMPLY WITH AS1684.2-2010 "RESIDENTIAL TIMBER FRAMED CONSTRUCTION NON-CYCLONIC AREAS" AND OR AS1684.3-2010 "RESIDENTIAL TIMBER FRAMED CONSTRUCTION CYCLONIC AREAS" AND WITH SUPPLEMENTARY TABLES.

PROVIDE DOUBLE STUD, STUMP & PAD UNDER ALL LOAD POINTS.

ALL STRUCTURAL STEEL IS TO COMPLY WITH AS4100-1998 (R2016).

WALL TIE DOWNS ARE TO BE INSTALLED IN ACCORDANCE WITH NCC 2022 PART 7.3. THE TYPES OF WALL TIES DOWNS MAY BE INCLUSIVE OF METAL STRAPS, BOLTS, SCREWS, COACH SCREWS AND FRAMING ANCHORS.

ALL EXTERNAL STEEL LINTELS ARE TO BE HOT DIPPED GALVANIZED AND THE WALL TIES PROVIDED ARE TO BE STAINLESS STEEL (PART 6.3 OF THE NCC 2022).

MASONRY

ALL MASONARY WORK IS TO COMPLY WITH AS4773-SET:2015 AND NCC 2022.

CONCRETE STRUCTURES

ALL CONCRETE STRUCTURES ARE TO COMPLY WITH AS 3600-2018 AND NCC 2022.

INSULATION

REFER TO ENERGY REPORT FOR INSULATION REQUIREMENTS IN WALLS AND CEILINGS. PROVIDE SOUND-DAMPENING AND SARKING TO METAL ROOFS: 50 MM THICK FIBERGLASS BLANKETS. SISILATION FLAMMABILITY INDEX NO GREATER THAN 5. SUPPLY AND INSTALL SISILATION

WINDOWS/GLAZING

ALL WINDOWS SHALL CONFORM TO AS2047-2014 AND ALL GLAZING TO AS1288 -2021 & NCC 2022 PART 8.1.

GLAZING WITHIN 2000MM OF THE F.F.L IN BATHROOMS OR ENSUITES IS TO BE GRADE A SAFETY GLASS.

ALL SIZES SHOWN ARE NOMINAL AND SHOULD BE COMPARED TO MANUFACTURERS STANDARD SCHEDULE BEFORE CONSTRUCTION COMMENCES. NON-STANDARD WINDOWS TO HAVE SIZES CHECKED ON SITE PRIOR TO MANUFACTURING. REFER TO ELEVATIONS FOR SASH ARRANGEMENT. ALL WINDOW SIZES & CLEARANCES TO BE CHECKED ON SITE PRIOR TO MANUFACTURING.

GRADE A SAFETY GLASS IS REQUIRED TO ALL GLAZING IN BATHROOMS, ENSUITES, SPA ROOMS, SHOWER DOORS, SHOWER SCREENS, BATH ENCLOSURES, AND ASSOCIATED WINDOWS, WHERE THE LOWEST SIGHT LINE IS LESS THAN 2.0 M ABOVE THE HIGHEST ABUTTING FINISHED LEVEL OF THE FLOOR, BOTTOM OF THE BATH, OR SHOWER BASE

PLEASE NOTE THAT WINDOWS CAPABLE OF BEING MISTAKEN FOR A DOORWAY OR OPENING AND GREATER THEN 500MM IN WIDTH, 1M IN HEIGHT AND WITHIN 700MM OF THE FINISHED FLOOR ARE TO BE PROVIDED WITH A MID-HEIGHT MOTIF WITHIN ITS PANEL IN ACCORDANCE WITH NCC 2022.

TIMBER FRAMING

TIMBER WALL FRAMING IS TO COMPLY WITH AS1684.2-2010 "RESIDENTIAL TIMBER FRAMED CONSTRUCTION NON-CYCLONIC AREAS" AND OR AS1684.3-2010 "RESIDENTIAL TIMBER FRAMED CONSTRUCTION CYCLONIC AREAS" AND WITH SUPPLEMENTARY TABLES. PROVIDE DOUBLE STUD, STUMP & PAD UNDER ALL LOAD POINTS.

WALL BRACING LAYOUT IN CONJUNCTION WITH THE WALL TIE DOWN DETAILS (TOP PLATES TO STUDS) ARE TO COMPLY WITH AS1684-2021. WALL TIE DOWNS (TOP PLATES TO STUDS) ARE TO BE INSTALLED AT MINIMUM 1800 CTRS (EVERY 4TH STUD). THE TYPES OF WALL TIES DOWNS MAY BE INCLUSIVE OF METAL STRAPS, BOLTS, SCREWS, COACH SCREWS AND FRAMING ANCHORS. WALL BRACING NO GREATER THEN 9M APART.

TRUSS/POSISTRUTT

PROVIDE AN ELECTRONIC COPY OF THE ROOF TRUSS/POSISTRUTT MANUFACTURER'S DESIGN AND LAYOUT OF THE BEAMS ARE TO BE SUBMITTED PRIOR TO THE FRAME INSPECTION BEING CARRIED OUT. NOTE: THE FRAME INSPECTION WILL NOT BE CARRIED OUT UNTIL SUCH TIME.

THAT COPY OF FULL TRUSS COMPUTATIONS AND LAYOUT PLANS ARE PROVIDED AND APPROVED BY THE RELEVANT BUILDING SURVEYOR. NOTE DISCS WILL NOT BE ACCEPTED.

CONCRETE:

ALL CONCRETE MATERIAL AND WORKMANSHIP SHALL BE IN ACCORDANCE AS3600-2018 CONCRETE STRUCTURES CODE.

ALL CONCRETE SHALL BE CURED IN ACCORDANCE WITH AS3600- 2018. ALL REINFORCEMENT TO BE LAID AND LAPPED TO MANUFACTURERS SPECIFICATIONS ON APPROVED BAR CHAIRS.

CONCRETE STRENGTH 25MPA (MIN) AT 28 DAYS.

ALL WORKS TO BE IN ACCORDANCE WITH AS2870-2011 - "RESIDENTIAL SLABS AND FOOTING CONSTRUCTION" OWNERS MUST RECOGNIZE THEIR RESPONSIBILITIES NOTED IN AS 2870-2011 AND MORE DETAIL IN C.S.I.R.O PUBLICATION "GUIDE TO HOMEOWNERS ON FOUNDATION MAINTENANCE AND PERFORMANCE."

ALL EXCAVATIONS SHOULD BE CAREFULLY INSPECTED BY A COMPETENT PERSON AND THIS OFFICE CONTACTED IMMEDIATELY IF CONDITIONS OTHER THAN THOSE DESCRIBED IN THE SOIL REPORT ARE ENCOUNTERED.

CONCRETE SLAB

REINFORCED CONCRETE FLOOR SLAB TO ENGINEERS DESIGN. CONSTRUCTION OF CONCRETE SLAB TO COMPLY WITH NCC 2022 & AS2870.

FLOORING

REINFORCED CONCRETE FLOOR SLAB TO ENGINEERS DESIGN. CONSTRUCTION OF CONCRETE SLAB TO COMPLY WITH NCC 2022 & AS2870.

SUB-FLOOR

SUB-FLOOR VENTILATION IS TO BE INSTALLED AT A MINIMUM OF EVERY 6000MM² PER METER RUN OF WALL IN COMPLIANCE WITH NCC 2022. THE SUB-FLOOR ACCESS DOOR IS TO BE LOCATED IN A READILY ACCESSIBLE POSITION.

ROOFING

TIMBER ROOF FRAMING IS TO COMPLY WITH AS1684.2-2021 "RESIDENTIAL TIMBER FRAMED CONSTRUCTION NON-CYCLONIC AREAS" AND OR AS1684.3-2021 "RESIDENTIAL TIMBER FRAMED CONSTRUCTION CYCLONIC AREAS" AND WITH SUPPLEMENTARY TABLES.

TIMBER ROOF TRUSSES AT 900MM CTS TO MANUFACTURERS SPECIFICATIONS PROVIDE GALV. IRON CROSS BRACING OVER ROOF TRUSSES EXPOSED COLORBOND GUTTERS AND FASCIAS, INSTALLED PER NCC. 2022.

ALL ROOF STORMWATER DRAINAGE SHALL COMPLY WITH AS3500.3-2018 ENSURE ALL SARKING BENEITH TILED ROOFS IS PROVIDED IN ACCORDANCE WITH PART 7.3.OF THE NCC 2022, AND HAS A FLAMMABILITY INDEX OF NOT MORE THEN 5.

STEEL PROTECTION

ALL EXTERNAL STEEL LINTELS ARE TO BE HOT DIPPED GALVANIZED AND THE WALL TIES PROVIDED ARE TO BE STAINLESS STEEL, PLEASE CONFIRM THIS ON PLAN. (PART 6.3 OF THE NCC 2022).

STAIRS

- STAIRS, STEPS & LANDINGS TO COMPLY WITH NCC. 2022.
- RISERS - 115MM MIN, 190MM MAX.
- GOINGS - 240MM MIN 355MM MAX.
- HANDRAIL TO BE 865MM ABOVE NOSING OF TREAD.
- 1000MM HIGH BALUSTRADING & 865 ABOVE STAIR NOSING
- 125MM MAXIMUM BETWEEN BALUSTERS
- PROVIDE 2000MM MIN HEAD ROOM CLEARANCE FROM TREAD NOSING
- MAX 3 RISERS OR 570MM WITHOUT A LANDING TO DOOR OPENING.
- SLOPE RELATIONSHIP 2R + G 550MIN - 700MAXTHE MAXIMUM GAP BETWEEN RISERS IN OPEN STAIRS IS 125MM WHERE THE STAIR IS IN EXCESS OF 1000MM ABOVE THE ADJACENT FLOOR LEVEL.
- ALL TREADS ARE TO HAVE A NON-SLIP FINISH OR A NON-SLIP STRIP IS TO BE PROVIDED TO THE NOSING.

HANDRAILS

A HANDRAIL IS TO BE PROVIDED ALONG AT LEAST ONE SIDE OF THE INTERNAL STAIRS. THE TOP SURFACE OF THE HANDRAIL IS TO BE NOT LESS THAN 865MM VERTICALLY ABOVE THE NOSINGS OF THE STAIR TREADS AND HAVE NO OBSTRUCTION ON OR ABOVE.

DRAINAGE

ALL EXISTING UNDERGROUND SERVICES ARE TO BE LOCATED PRIOR TO EXCAVATION FOR NEW PIPES LINES AND NO EXISTING SERVICE SHALL BE DISCONNECTED OR DISTURBED WITHOUT APPROVAL FROM ENGINEER.

STORM-WATER DRAINS SHALL BE 100MM DIAMETER AT A GRADE OF 1:100 UNLESS NOTED OTHERWISE.

ALL PIPE JUNCTIONS SHALL BE WITH A 45 DEGREE JOINT.

ALL U-PVC PIPES SHALL CONFORM TO AS1260-2009 "PVC-U PIPES AND FITTINGS FOR DRAIN, WASTE AND VENT APPLICATION"

THE SITE SHOULD BE DRAINED SO THAT THE WATER CANNOT POND AGAINST OR NEAR THE BUILDING. THE GROUND IMMEDIATELY ADJACENT TO THE BUILDING SHOULD BE GRADED TO FALL 50MM OVER THE FIRST METER. WHERE THIS IS IMPRACTICABLE (I.E. SEVERAL SLOPING SITES) USE AGGIE DRAINS ADJACENT TO THE FOOTINGS WHERE THE GROUND FALLS TOWARDS THE BUILDING.

SURFACE DRAINAGE

THE GROUND BENEATH SUSPENDED FLOORS MUST BE GRADED SO THAT THE AREA BENEATH THE BUILDING IS ABOVE THE ADJACENT EXTERNAL FINISHED GROUND LEVEL AND SURFACE WATER IS PREVENTED FROM PONDING UNDER THE BUILDING.

TERMITE TREATMENT

SITE TO BE TREATED AGAINST SUBTERRANEAN TERMITES IN ACCORDANCE WITH AS3660.1 TO LOCAL AUTHORITIES SATISFACTION AS3660.1 TERMITE MANAGEMENT REQUIRES A MINIMUM OF 400MM CLEARANCE FROM GROUND LEVEL TO THE UNDERSIDE OF THE BEARER (THIS CAN BE REDUCED TO 200MM ON A SLOPING SITE)

MECHANICAL VENTS

ANY CONTAMINATED AIR FROM A SANITARY COMPARTMENT OR BATHROOM MUST A.EXHAUST DIRECTLY TO OUTSIDE THE BUILDING BY WAY OF DUCTS; OR B.EXHAUST INTO THE ROOF SPACE PROVIDED- (I) IT IS ADEQUATELY VENTILATED THAT COMPLIES WITH NCC 2022 (II) THE ROOF IS CLAD IN ROOFING TILES WITHOUT SARKING OR SIMILAR MATERIALS WHICH WOULD PREVENT VENTING THROUGH GAPS BETWEEN TILES

EXHAUST FAN DISCHARGE RATES TO BE A. SANITARY COMPARTMENTS AND BATHROOMS - 25l/s B. KITCHEN AND LAUNDRY - 40l/s

DOWNPIPES

100X50 OR 90MM DIAMETER DOWNPIPES ARE REQUIRED TO BE PROVIDED AT 12 METER MAXIMUM SPACING.

MINIMUM BOX GUTTER DIMENSIONS SHALL BE 200MM WIDE X 100MM DEEP.

ALL DOWNPIPES ARE TO BE CONNECTED TO THE APPROVED POINT OF DISCHARGE TO THE SATISFACTION OF THE RELEVANT BUILDING SURVEYOR.

WASTE PIPE LAGGING

PROVIDE SOUND ABSORBING INSULATION AROUND ALL WASTE PIPES FROM FIRST FLOOR WET AREAS (BATHROOMS/ENSUITES/LAUNDRY)

TOILET DOORS

TOILET DOORS ARE TO BE FITTED WITH REMOVABLE HINGES, OR ARE TO SWING OUT, OR BE SLIDING WHERE THE HINGE IS WITHIN 1200MM OF THE PAN.

WEEPHOLES

OPEN PERPENDICULAR JOINTS 'WEEPHOLES' MUST BE PROVIDED ABOVE ALL OPENINGS OVER 1200MM WIDE AND 1200MM CTRS IMMEDIATELY ABOVE THE DPC.

WET AREAS

TO COMPLY WITH NCC 2022 10.2.

PLIABLE BUILDING MEMBRANE

PLIABLE BUILDING MEMBRANE TO BE PROVIDED IN ACCORANCE WITH NCC 2022 AND TO BE LOCATED ON THE EXTERIOR SIDE OF THE PRIMARY INSULATION LAYER OF WALL ASSEMBLIES THAT FORM THE EXTERNAL ENVELOPE.

ALL PLIABLE BUILDING MEMBRANES SHALL COMPLY WITH AS4200.1 AND INSTALLED IN ACCORDANCE WITH AS4200.2.

BUSHFIRE ATTACK LEVEL

CLASSIFICATION = TO BE DETERMINED BY REGISTERED BUILDING SURVEYOR IF REQUIRED.

FLASHING

ALL FLASHING TO BE INSTALLED IN ACCORDANCE WITH AS/NZS 2904-1995 AND COMPLY WITH THE BCA.

ARTICULATION JOINTS

ARTICULATION JOINTS ARE TO COMPLY WITH PART 5.2.5 OF THE NCC 2022 (MINIMUM EVERY 5M CENTRES).

LOGS FOR PILES OR PIERS

UPON COMPLETION, PROVIDE A COMPLETE COPY OF THE RECORDS FOR THE PILE/PIER DRIVING OPERATIONS.

LIGHTING

MAINS ELECTRICITY SUPPLY, TELSTRA AND OTHERS TO BE LOCATED IN ACCORDANCE WITH THE RESPONSIBLE AUTHORITIES REQUIREMENTS. ALL ELECTRICAL SWITCHES AND POINTS SHALL BE INSTALLED IN ACCORDANCE WITH AS3000-2018, NCC AND ELECTRICAL AUTHORITIES REQUIREMENTS. PROVIDE SAFETY SWITCHES (RCD) TO ALL LIGHTING AND POWER POINT CIRCUITS.

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ADDRESS:
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Client Detail

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GENERAL NOTES & DRAWING SCHEDULES
SCALE:
@A3
JOB NUMBER:
0881
DATE:
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SITE PLAN NOTES

- STORM WATER AND SEWER TO BE CONNECTED TO LEGAL POINT OF DISCHARGE IN ACCORDANCE WITH LOCAL AUTHORITIES REQUIREMENTS DOWNPIPES (DP) TO APPROX. LOCATION MAX 12M CRTS. CONNECTED TO S/WATER SYS. IN ACCORDANCE WITH LOCAL COUNCIL REQUIREMENTS. ALL S/WATER DRAINS THAT PASS UNDER CONC. SLABS AND TRAFFICABLE AREAS TO BE LAID IN HEAVY DUTY SEWER PIPE.
- BUILDER TO PROVIDE AGI DRAIN TO BASE OF BATTERS / RETAINING WALLS & WHERE EVER DEEMED NECESSARY. PROVIDE SILT PITS TO BASE OF BATTER, CONNECTED TO S/WATER SYSTEM. TYPICAL.
- PROVIDE CUT - OFF (AGI) DRAIN AS REQUIRED TO BASE OF ANY EXCAVATION AND CONNECT INTO STORM WATER VIA SILT PITS.
- PROPERTY LAYOUT IS BASED UPON INFORMATION PROVIDED BY BUILDER OR OWNER AND THEREFORE ALL DIMENSIONS, OFFSETS AND DETAILS MUST BE VERIFIED ONSITE PRIOR TO COMMENCING ANY SETOUTS AND OR BUILDING WORKS.
- LEVELS MUST BE VERIFIED ON SITE TO DETERMINE DEPTH OF EXCAVATIONS AND AFFECTED WALL HEIGHTS PRIOR TO COMMENCING ANY BUILDING WORK.
- PROVIDE TERMITE PROTECTION TREATMENT TO SITE IN ACCORDANCE WITH AS3660.1 AS PER LOCAL AUTHORITY PROPERTY ASSESSMENT.

BUILDER NOTES

- BUILDER AND CONTRACTORS ARE TO CHECK AND VERIFY ALL PLANS AND DRAWINGS PRIOR TO COMMENCING CONSTRUCTION. ANY DISCREPANCIES ON THE DRAWINGS MUST BE REPORTED TO THE RELEVANT BUILDING DESIGNER IMMEDIATELY PRIOR TO COMMENCING CONSTRUCTION
- BUILDER TO ENSURE NO PART OF CONSTRUCTION ENCROACHES TITLE BOUNDARIES OR EASEMENT LINES U.N.O.
- REFER TO ENG'S DETAILS AND SOIL REPORT FOR REQUIREMENTS IN FOOTINGS & BUILDING OVER REMOVED OR RETAINED TREES FOR THIS SITE OR ADJACENT

ASSET PROTECTION

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

TERMITE NOTES

- TERMITE PROTECTION MEASURES TO BE IN ACCORDANCE WITH NCC 2022 AND IN CONJUNCTION WITH AS3660.1.
- STRUCTURAL SLABS ON GROUND USED AS PART OF TERMITE BARRIER SYSTEMS MUST BE CONSTRUCTED IN ACCORDANCE WITH AS2870 AND GROUND IS TO BE PRE-TREATED WITH TERMITE SPRAY.
 - THE EDGE OF ANY SLAB ON GROUND MAY BE USED AS A PERIMETER BARRIER PROVIDED 75mm OR MORE ABOVE GROUND IS LEFT EXPOSED.
 - GROUND BENEATH NON-STRUCTURAL SLABS TO BE PRETREATED WITH TERMITE SPRAY.
 - PENETRATIONS OF SLABS OR SLAB BEAMS TO BE PROTECTED.
 - ALL ATTACHMENTS TO BUILDINGS SUCH AS DOWNPIPES MUST MAINTAIN A CLEAR GAP TO ALLOW FOR VISUAL INSPECTION.
 - SLAB EDGE TO BE TERMITE TREATED ANNUALLY FOR LIFE OF STRUCTURE.

NOTE: LANSCAPE PLAN AS PER DEVELOPERS SPECIFICATION AND DESIGN GUIDELINES

NOTE: BUILDER TO ALLOW FOR RECYCLED WATER CONNECTION

NOTE: REFER ENERGY RATING REPORT FOR INSULATION VALVES

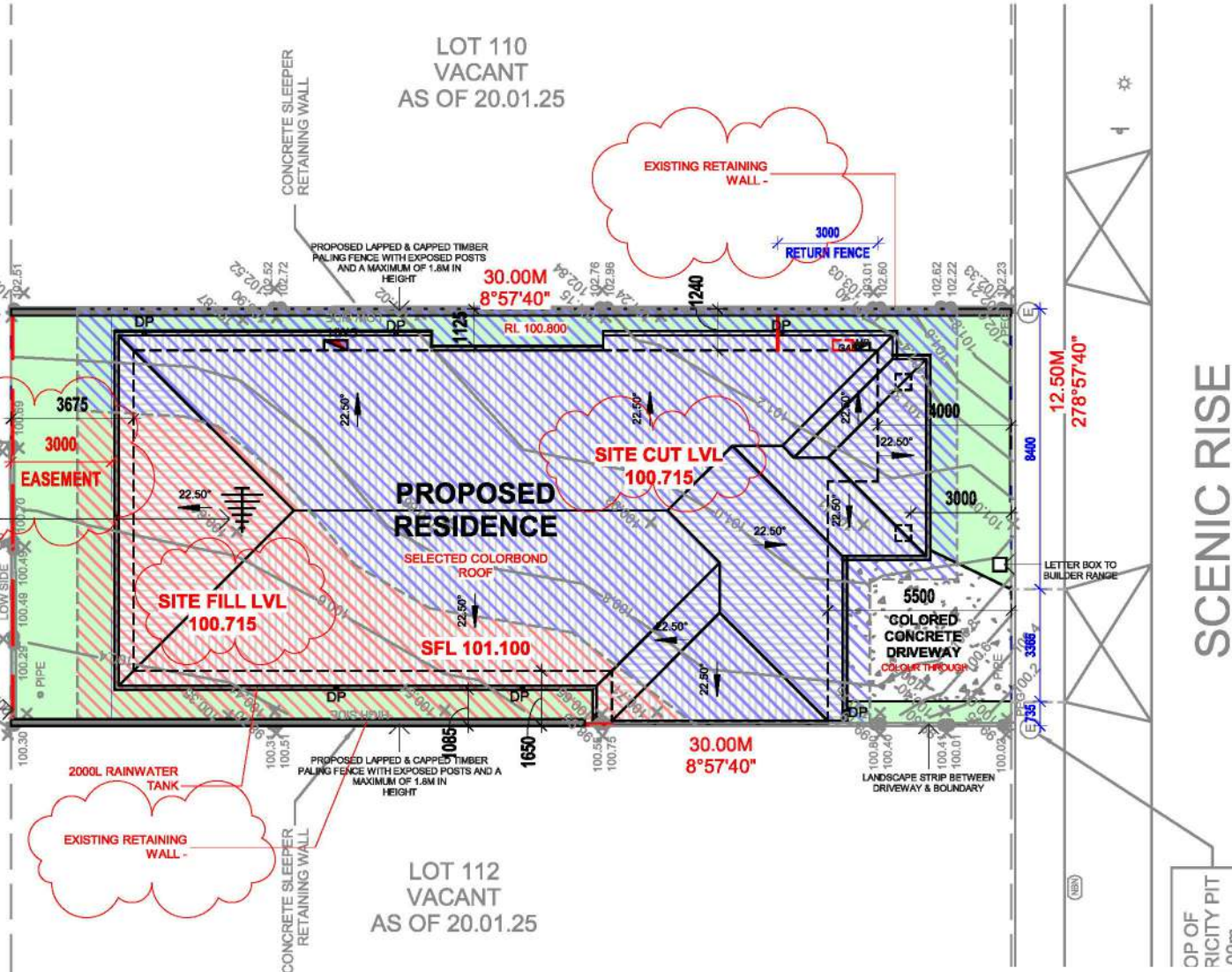
NOTE: PROVISION FOR CONNECTION TO OPTICOMM FIBRE NETWORK



CONTEMPORARY LETTER BOX AS PER AUS POST STANDARD.

AREA SCHEDULE

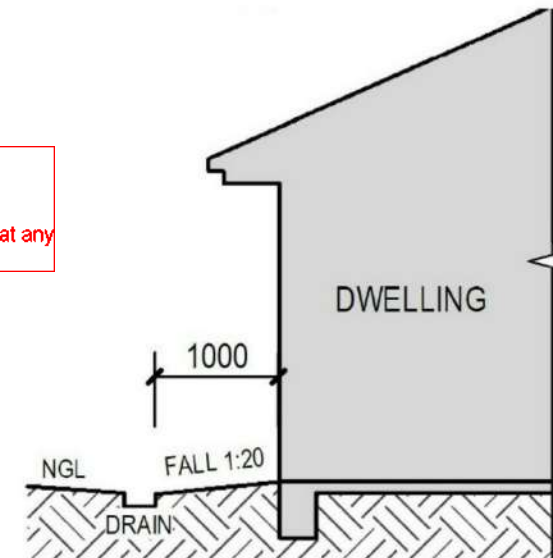
NAME	AREA (SQM) SQ'S
PORCH	7.67 SQM
GARAGE	37.13 SQM
RESIDENCE	178.63 SQM
TOTAL	223.43 SQM (24 SQ)
SITE AREA	375 SQM
SITE COVERAGE	59.58%
 GARDEN AREA / PERMEABILITY	114.67 SQM (31.7%)
POS	88.41 SQM
SPOS	44.36 SQM
IMPERMEABLE AREA	24.5 SQM



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IMPERMEABLE AREA TABLE

NAME	AREA (SQM) SQ'S
FRONT GARDEN AREA	26.26 SQM (52%)
DRIVEWAY	24.5 SQM (48%)
TOTAL	50.76 SQM (100%)



NOTE:
GRADE SURFACE AWAY FROM HOUSE FOR A MIN DISTANCE OF 1000MM AT A MIN 1:20 FALL TO DRAIN CONNECTED TO LEGAL POINT OF DISCHARGE

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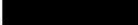
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SCALE:
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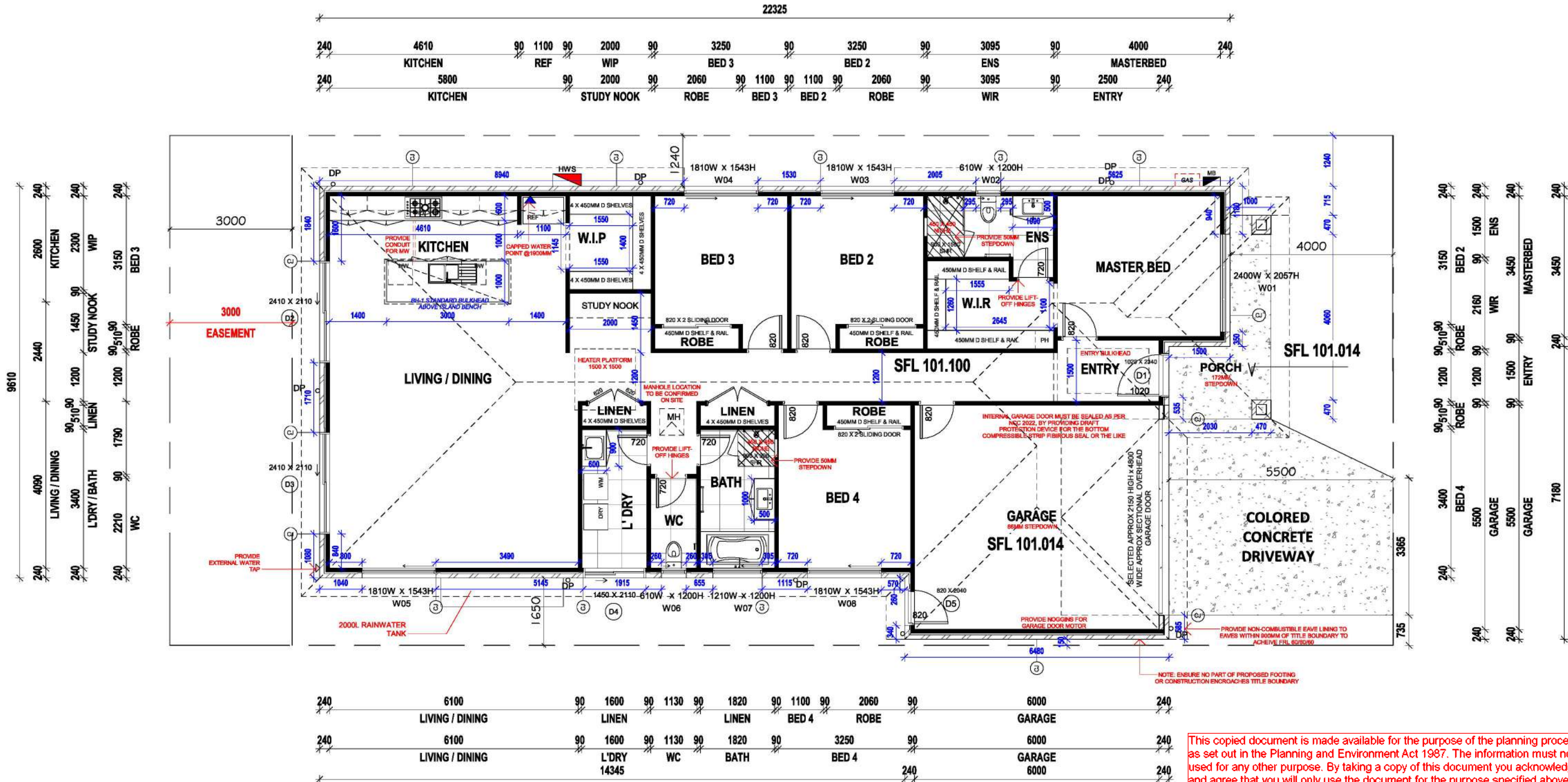
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NOTE:

ALL EXHAUST FANS TO DISCHARGE DIRECTLY TO OUTSIDE AIR AND NOT INTO ROOF SPACE.
MECHANICAL EXHAUST FANS ARE TO PROVIDE A MIN 25L PER SECOND FOR BATHROOMS & SANITARY COMPARTMENTS & MIN 40L/S FOR RANGEHOODS

- PROVIDE LIFT-OFF HINGES TO ALL SWING DOORS IN SANITARY COMPARTMENTS AS PER NCC 2022
- ALL WATERPROOFING MEMBRANES FOR EXTERNAL ABOVE GROUND USE MUST COMPLY WITH AS4654; PARTS 1 & 2
- PROVIDE GRADE 'A' SAFETY GLAZING TO ALL BATHROOMS AND TOILETS AS PER NCC2022
- PROVIDE TILED SHOWER RECESS TO BATH AND ENSUITE SHOWERS (REFER TO INTERNALS)
- PROVIDE ALUMINIUM FRAMED FIBRE-GLASS MESH FLYSCREENS TO ALL OPENABLE WINDOWS
- PROVIDE NOGGING FOR TOWEL RAIL, TOILET ROLL HOLDER & TV BRACKET

NOTE:

PROVIDE NOGGINS FOR TOWEL RAIL AND TOILER ROLL HOLDER

NOTE:

PROVIDE 2340MM HIGH DOORS TO ALL INTERNAL DOORS.
ALL WINDOW SIZES NOMINAL- MANUFACTURER TO USE CLOSEST SIZE.
DOOR STYLE IS TO BE SELECTED BY CLIENT.

NOTE : THE SIDE PROFILE OF THE FRONT GARAGE EAVE SECTION WILL BE PROVIDED WITH A PRODUCT THAT HAS A MINIMUM FRL OF 60/60/60

CONSTRUCTION TO BE IN ACCORDANCE WITH AS3500

ALL PLUMBING WORKS TO COMPLY WITH AS3500
ALL GLAZING TO BE IN ACCORDANCE WITH AS1288 & AS2047
INTERNAL WATERPROOFING TO COMPLY WITH AS3740

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PROPOSED GROUND FLOOR PLAN

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NOTES:

- T.V. ANTENNA AND WIRING TO AERIAL POINTS AS SHOWN
- WHERE LAMPS ARE USED THAT HAVE A TRANSFORMER OR BALLAST, THE TRANSFORMER BALLAST MUST BE OF ELECTRICAL TYPE
- OUTDOOR LIGHTING MUST BE CONTROLLED BY A DAY SENSOR OR HAVE AT LEAST 40 LUMENS/W
- CONTRACTOR TO VERIFY LOCATION OF ALL POINTS ON SITE PRIOR TO FINAL INSTALLATION
- GPO'S TV POINT & DATA POINTS TO BE LOCATED TO SUIT FOR WALL MOUNTED TV (NOM 1200MM)
- TO "WC" PROVIDE MECHANICAL VENTILATION DUCTED TO EXTERNAL AIR
- HARD WIRED SMOKE ALARM WITH BATTERY BACK-UP TO AS3786-2014. ALL SMOKE ALARMS WITHIN DWELLING TO BE INTERCONNECTED TO EACH OTHER
- MECHANICAL EXHAUST FAN IS TO PROVIDE A MINIMUM 25 LITER PER SECOND AIRFLOW DUCTED TO OUTSIDE AIR
- PROVIDE POWER SUPPLY FOR ALL APPLIANCES
- ALL PROPOSED ELECTRICAL LIGHTING FITTINGS/ FIXTURES, WATTAGE OUTPUT ETC MUST NOT EXCEED 5W/M² WITHIN RESIDENCE, 4W/M² PORCHES & TERRACES AND 3W/M² WITHIN GARAGES.
- ALL RECESSED LIGHT FITTINGS TO BE SEALED TO PREVENT AIR LEAKAGE

XXX	DOUBLE GENERAL POWER OUTLET. XXX DENOTES HEIGHT IN mm AFL
FR	GPO FOR REFRIGERATOR
OV	GPO FOR OVEN
WM	GPO FOR WASHING MACHINE
RH	GPO FOR RANGEHOOD
DW	GPO FOR DISHWASHER
MW	GPO FOR MICROWAVE
	SWITCH POINT ALL LIGHT SWITCHES TO BE INSTALLED 1200 AFL UNLESS OTHERWISE INDICATED
2 WAY	TWO WAY SWITCHING
SD	SMOKE DETECTOR HARDWIRED LOCATIONS TO THE APPROVAL OF BUILDING SURVEYOR
S	LIGHT SENSOR
DL	DOWNLIGHT MINIMUM REQUIREMENTS: LV or LED RECESSED CIRCULAR GIMBLE DOWNLIGHT
P	PENDANT LIGHT (PROVISION ONLY)
TEL	TELEPHONE POINT
DP	DATA POINT
TV	T.V.
WM	WALL MOUNTED SCENCE (PROVISION ONLY)
SB	ELECTRICAL DISTRIBUTION/ SWITCH BOARD
I	VIDEO INTERCOM PANEL
EX	EXHAUST FAN
	FLUORESCENT LIGHT
SWL	FLOODLIGHT WITH SENSOR
A/C CON	A/C CONDENSOR UNIT
WL	WALL LIGHT
CH	TASTIC HEAT LIGHT
MH	MANHOLE FOR ROOF ACCESS
	DUCTED HEATING VENT
	EVAP. DUCTED COOLING VENT

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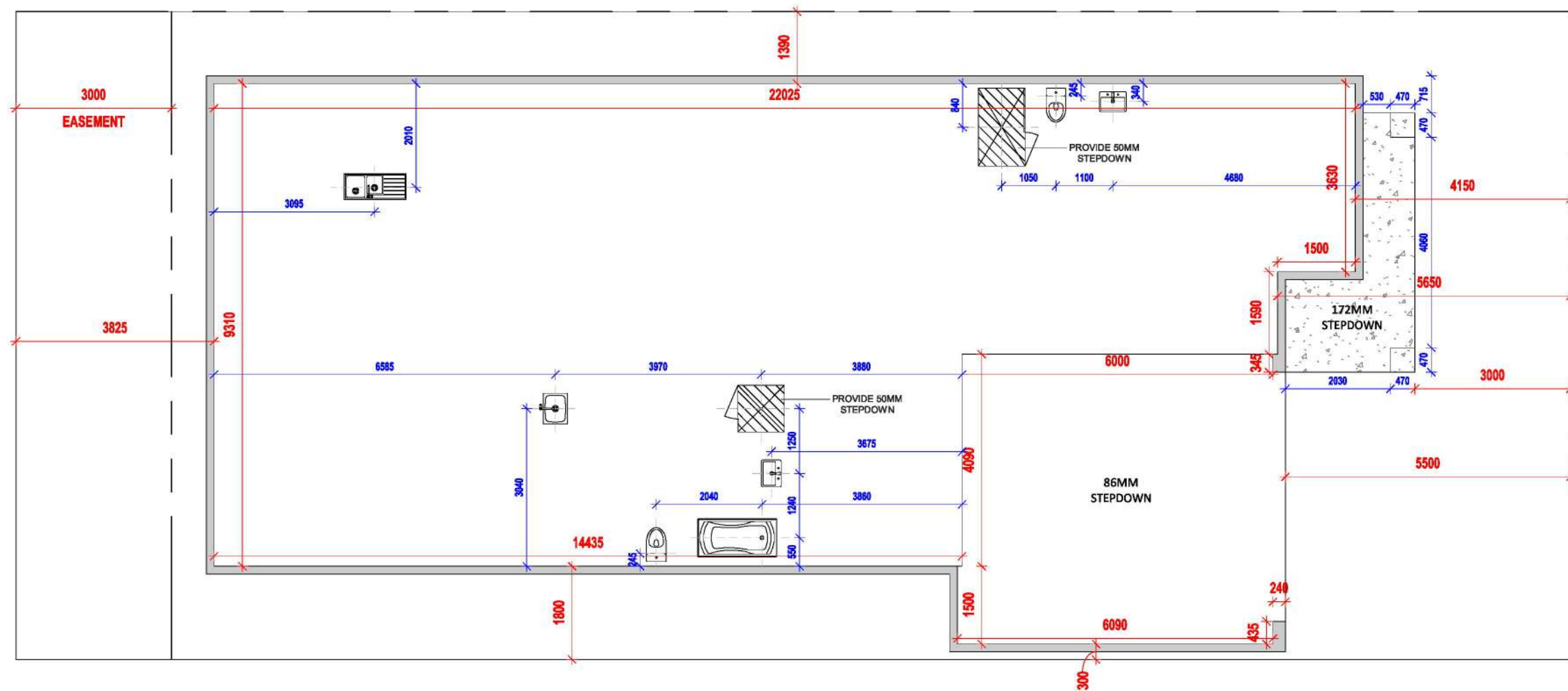
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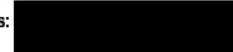
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SLAB SETOUT PLAN

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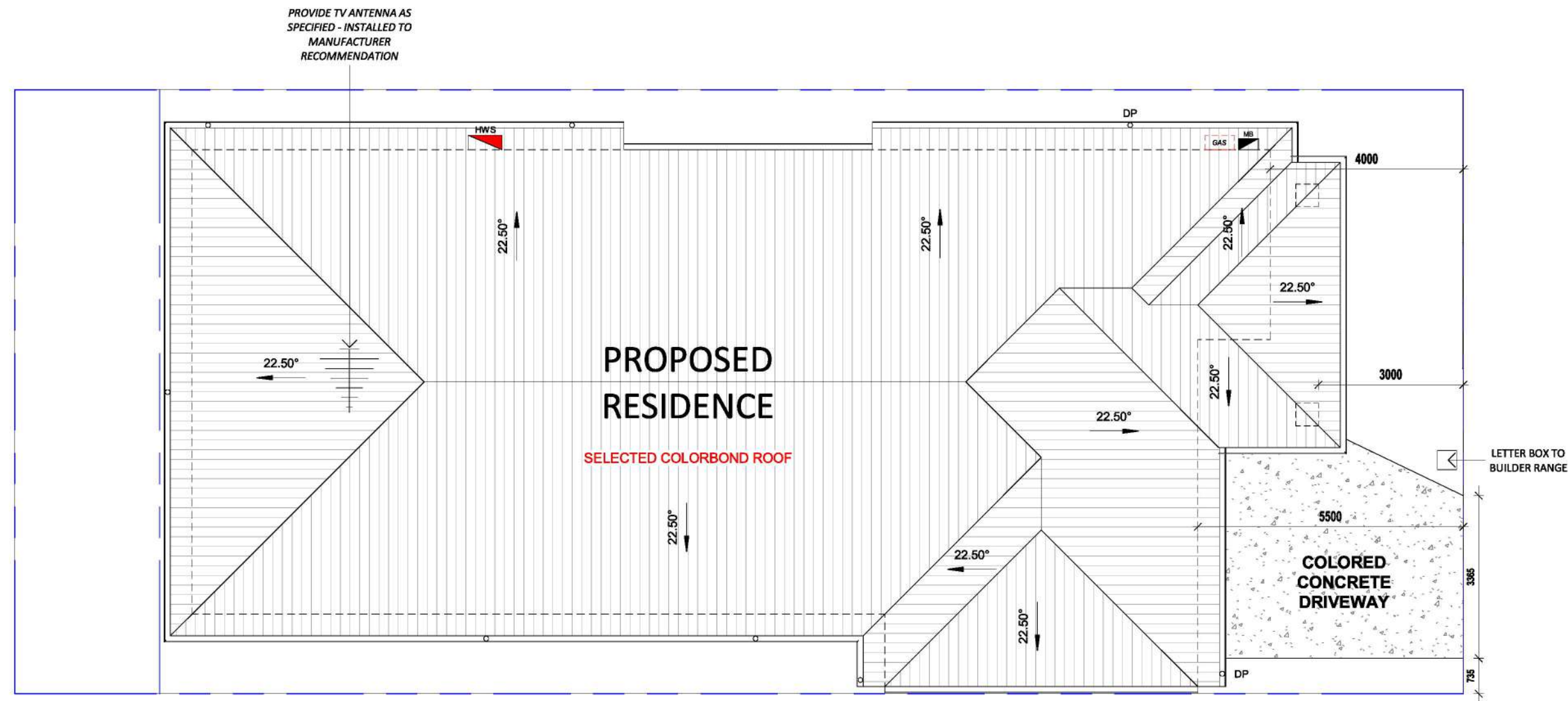
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- ROOF PLAN NOTES:**
- SELECTED CONCRETE ROOF TILES TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS & AS1562.1 DESIGN & INSTALLATION OF SHEET ROOF & WALL CLADDING
 - METAL (NCC 2022)
 - WORKERS ARE TO DETERMINE SAFE MANUAL & MECHANICAL HANDLING, LIFTING & INSTALLATION OF ARCHITECTURAL FIXTURES & COMPONENTS WHILE FOLLOWING WHS INSTRUCTIONS ON MANUFACTURER'S DOCUMENTATION
 - INSTALL ALL ROOFING COMPONENTS AS PER MANUFACTURER'S INSTRUCTIONS FOR LHL REQUIREMENTS & WIND CLASSIFICATION N2 REQUIREMENTS THE PROPOSED ROOFING MUST BE INSTALLED TO PREVENT WATER PENETRATION INTO THE BUILDING STRUCTURE (NCC 2022)
 - ALL SARKING MATERIAL TO BE INSTALLED ACCORDING TO MANUFACTURER'S INSTALLATION INSTRUCTIONS & AS/NZS4200 INSTALLATION OF PLIABLE MEMBRANE AND UNDERLAY (NCC 2022) & HAVE A MAXIMUM 5 FLAMMABILITY INDEX (NCC 2022)
 - CORROSION PROTECTION OF METAL ROOF SHEETING IS REQUIRED TO MEET WITH MINIMUM COATING REQUIREMENTS OF MANUFACTURER
 - GUTTERS, DOWNPIPES & FLASHINGS FABRICATED WITH METAL ARE TO MEET AS/NZS2179 REQUIREMENTS WHILE UPVC COMPONENTS ARE TO COMPLY WITH AS1273
 - NO LEAD ROOFING PRODUCTS ARE SPECIFIED TO PREVENT TOXINS FROM ENTERING ANY POTENTIALLY POTABLE RAINWATER CATCHMENT SUPPLIES (NCC 2022) EAVES GUTTERS MUST HAVE A 1:500 MINIMUM FALL (NCC 2022) & DESIGNED TO ARI20 (NCC 2022)
 - ANY FLEXIBLE DUCTING THAT HAS A SOURCE FROM A FLAME HAZARD MUST MEET AS4254 HAZARD PROPERTIES
 - PROVIDE DEKITE PIPE FLASHING OR SIMILAR TO ROOF PIPE PENETRATIONS. INSTALL IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS, PROVING FREE DRAINAGE OF WATER FROM AROUND AREAS OF INSTALLATION
 - RECOMMEND BUILDER HAVE CERTIFIED ROOF ANCHORAGE DESIGN & INSTALLATION TO AS 1891.4 - 2000. BUILDING OWNER IS TO ENSURE ANNUAL MAINTENANCE & INSPECTION OF SYSTEM
 - THE BUILDER IS TO TAKE CARE NOT TO CONTAMINATE COLORBOND SURFACES WITH SUNSCREENS AS THESE HAVE SHOWN TO DAMAGE THE SURFACE FINISH
 - ROOF SHEETS TO BE LAPPED AWAY FROM PREVAILING WEATHER INGRESS (NCC 2022)
 - ROOF TILES WITH APPROVED FLASHING ON BATTERNS @ 330mm MAX CTRS ON SELECTED TIMBER FRAMED ROOF TRUSSES BY MANUFACTURERS DETAIL AND SPECIFICATION. ALSO COVER TOP OF TRUSSES WITH REFLECTIVE FOIL LAMINATE THRU-OUT.
 - 90mm TIMBER FRAMED WALL WITH SELECTED STUDS @ 450 CTRS MAX WITH INSULATION PLACED BETWEEN WALL STUDS ON EXTERNAL WALLS. ALSO WRAP OUTSIDE OF STUD FRAME WITH REFLECTIVE FOIL LAMINATE THROUGHOUT.
 - PLASTERBOARD 10mm ON SELECTED CEILING BATTERNS, TYPICAL, ON TRUSSES WITH BULK INSULATION PLACED BETWEEN TRUSS BOTTOM CORDS.

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ROOF PLAN

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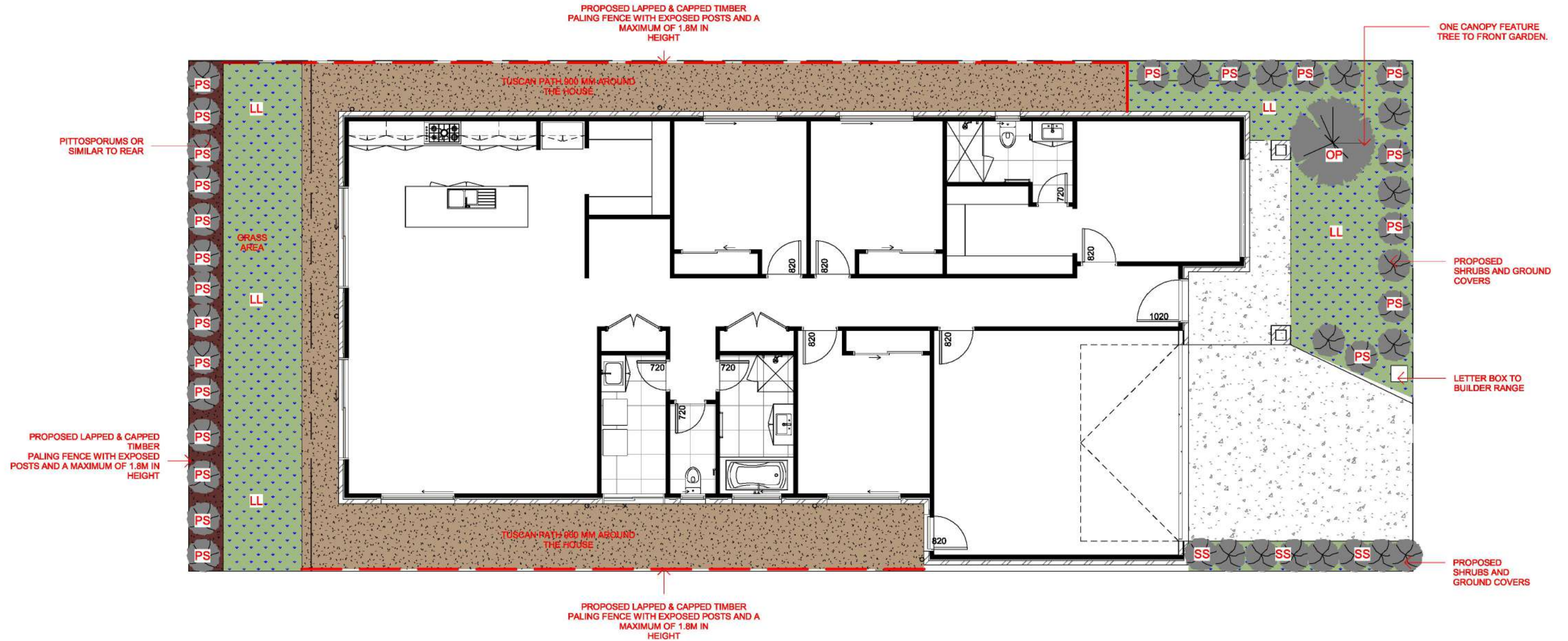


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FRONT GARDEN AREA 26.26 SQM
DRIVEWAY 24.5 SQM

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Client Details: [REDACTED]

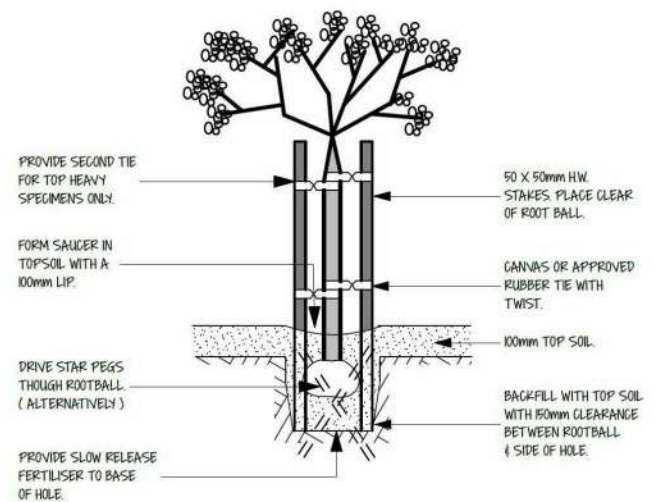
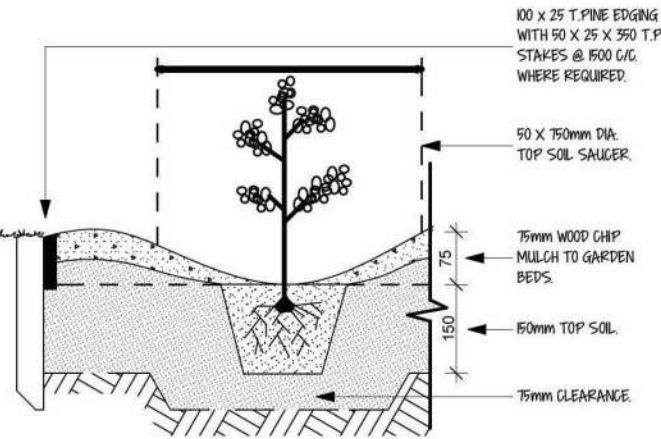
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LANDSCAPE PLAN
SCALE:
1 : 100
JOB NUMBER:
0881
@A3
DATE:
15/09/2025

DRAWING NUMBER:
A1005 /4
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PLANTING PROCEDURE



HOLES FOR THE TREES AND SHRUBS TO BE 150 CLEAR OF ROOT BALL WATER, FILL AND COMPACT, LEAVING WATERING DEPRESSION STAKE AND TIE TREES TO GOOD PRACTICE.

MULCH SHRUB BEDS WITH CRUSHED PINE BARK, SHRUB BED BORDER TO BE 100X 25 TREATED PINE, STAKED SHRUBS TO BE RANDOM PLANTED TO APPROVAL.

LAWN TO BE AN APPROVED COMBINED SEED/ MULCH MIX SPRAYED TO ENSURE AN EVEN DISTRIBUTION OF GRASSES IN MINIMUM 50MM THICK APPROVED TOP SOIL PROPERLY PREPARED.

NOTE : MATERIALS AND PLANTS MAY VARY DEPENDING ON AVAILABILITY, ALTERATIONS MAY ALSO BE DONE TO COMPLY WITH DEVELOPER REQUIREMENTS, SITE CONDITIONS AND LEVELS MAY ALSO VARY THE DESIGN AND PLANT LAYOUT. SHOULD ALTERATIONS BE MADE TO THIS PLAN OR THE SELECTED PLANTS, A REVISED PLAN IS TO BE SENT TO THE DEVELOPER FOR APPROVAL IF APPLICABLE.

PLANT SCHEDULE

	KEY	BOTANICAL NAME	COMMON NAME	H X W	POT SIZE
TREES	MG	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	DWARF MAGNOLIA	3.0M X 2.5M	250MM POT
	CA	MALUS 'MATOM'	CRAB APPLE	3.0M X 3.0M	250MM POT
	BB	CALLISTMON CITRINUS 'KINGS PARK'	BOTTLE BRUSH	4.0M X 2.5M	250MM POT
	FG	CORYMBIA CITRIODORA 'SUPER DWARF'	FLOWERING GUM	4.0M X 3.0M	250MM POT
	OP	PYRUS FAURIEI 'WESTWOOD KOREAN SUN'	ORNAMENTAL PEAR	5.0M X 4.0M	250MM POT
1 NOS					
BUSHES & SHRUBS	EP	ESCALLIONIA DWARF PINK PIXIE	ESCALLIONIA PINK PIXIE	0.8M X 0.8M	100MM POT
	HI	HEBE	HEBE INSPIRATION	0.8M X 0.8M	100MM POT
	FL	LAVANDULA DENTATA	FRENCH LAVENDER	1.0M X 0.8M	100MM POT
	GD	COLEONEMA PULCHELLUM	GOLDEN DIOSMA	1.0M X 1.0M	100MM POT
	PS	PITTOSPORUM	SILVER SHEEN	2.5M X 1.0M	100MM POT
30 NOS					
GRASSES	PFG	PENNISETUM ADVENA 'RUBEUM'	PURPLE FOUNTAIN GRASS	1.0M X 1.0M	100MM POT
	DI	DIETES IRIDIODUS	IRIS DIETES	1.0M X 0.8M	100MM POT
	LL	LOMANDRA LONGIFOLIA	LIME TUFF	0.5M X 0.6M	100MM POT
G/COVER	CB	MYOPORUM PARVIFOLIUM 'BROADLEAF'	CREEPING BOOBIALLA	0.3M X 3.0M	100MM POT
	SS	CERASTIUM TOMENTOSUM	SNOW IN SUMMER	0.5M X 0.6M	100MM POT
	RD	BRACHYCOME MULTIFIDA	ROCKY DAISY	0.5M X 0.5M	100MM POT
8 NOS					



TUSCAN STONES
40-80MM



TUSCAN TOPPING
PATHWAYS



PINE BARK MULCH
100 MIN



CONCRETE PAVING



GRASS - TYPE TO BE
NOMINATED BY
BUILDER



EXTERNAL STORAGE 6
CUBIC METERS



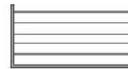
RUBBISH BIN STORAGE
LOCATION



LETTER BOX



BOUNARY & WING FENCE
AS PER DESIGN GUIDELINES



FOLDING CLOTHES LINE

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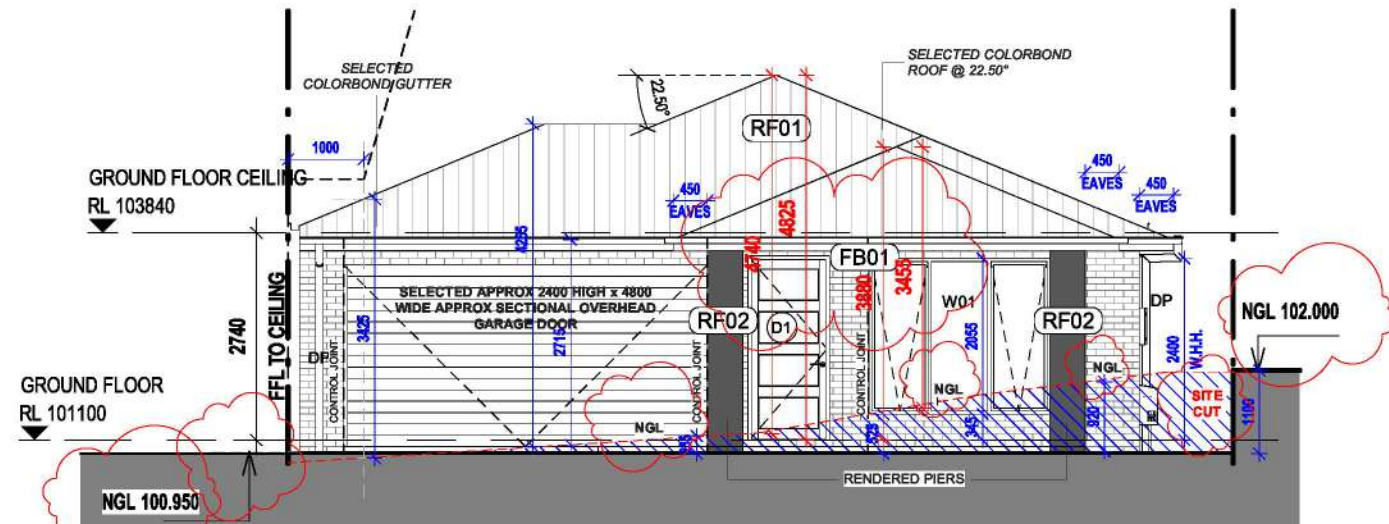
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PURPOSES.
SIGNED.....DATE.....
SIGNED.....DATE.....

PROJECT:
**PROPOSED RESIDENCE
DEVELOPMENT**
ADDRESS:
Lot 111, 110 SCENIC RISE Pakenham Vic 3810
Client Details

DRAWING:
LANDSCAPE PLAN
SCALE:
As indicated
JOB NUMBER:
0881
@A3
DATE:
15/09/2025

DRAWING NUMBER:
A1006 /4
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FOR
CONSTRUCTION



NORTH ELEVATION
SCALE: 1 : 100

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DOOR SCHEDULE

NO	HEIGHT	WIDTH	FRAME	TYPE
D1	2340	1020	TIMBER	HINGED
D2	2110	2410	ALUMINIUM	SLIDING
D3	2110	2410	ALUMINIUM	SLIDING
D4	2110	1450	ALUMINIUM	SLIDING
D5	2040	820	TIMBER	HINGED

Window Schedule

NO.	Width	Height	TYPE
W01	2400	2057	AWNING & FIXED
W02	610	1200	SLIDING (OBS)
W03	1810	1543	SLIDING
W04	1810	1543	SLIDING
W05	1810	1543	SLIDING
W06	610	1200	SLIDING (OBS)
W07	1210	1200	SLIDING (OBS)
W08	1810	1543	SLIDING

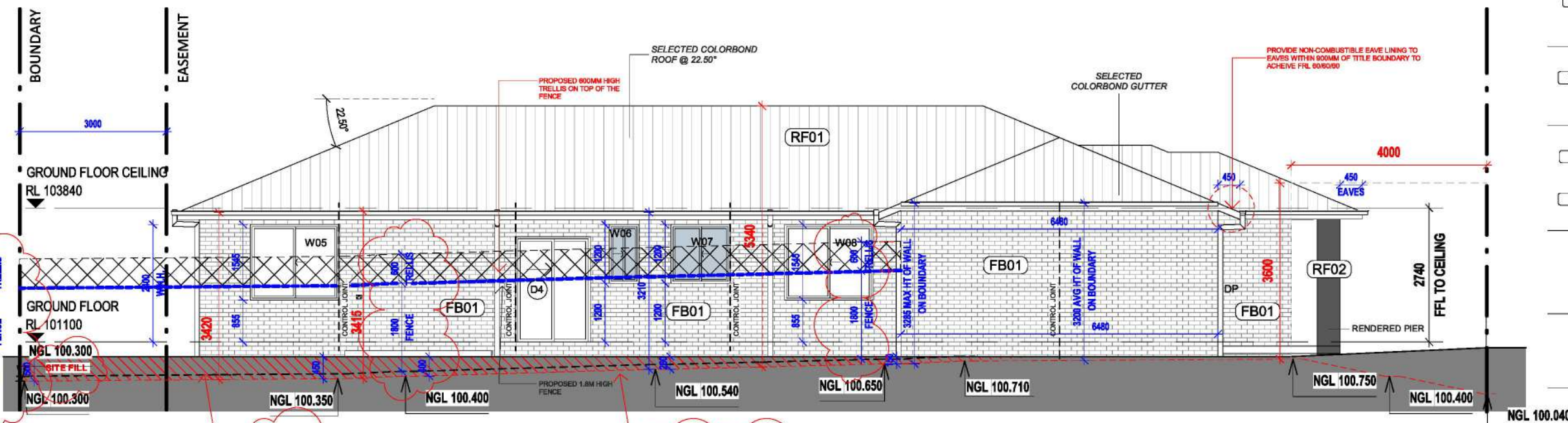
NOTE : THE SIDE PROFILE OF THE FRONT GARAGE EAVE SECTION WILL BE PROVIDED WITH A PRODUCT THAT HAS A MINIMUM FRL OF 60/60/60

GENERAL ELEVATION NOTES

1. WALLS ON OR WITHIN 200MM OF BOUNDARIES TO COMPLY WITH RESCODE CLAUSE 54 A.11-13. MAX HEIGHT OF 3.6M & A MAX AVG. HEIGHT OF 3.20M. MIN 1.00M LIGHT COURT TO NEIGHBOURS HABITABLE WINDOW SHALL BE PROVIDED. NO PART OF BUILDING TO ENCROACH BOUNDARY.
2. FIRE SEPARATION OF BUILDINGS ON BOUNDARY IN ACCORDANCE WITH NCC 2022
3. RETAINING WALLS TO BE CONSTRUCTED IMMEDIATELY AFTER EXCAVATION. ALLOW 5KPa SURCHARGE ON BOUNDARY U.N.O. RETAINING WALLS TO BE CONSTRUCTED & PROTECTION NOTICE SERVED IN ACCORDANCE WITH BUILDING ACT 1993. OWNER/CONTRACTOR IS TO PROVIDE INSURANCE, SURVEY OF EXISTING CONDITIONS & NEIGHBOUR'S CONSENT FOR CONSTRUCTION IN ACCORDANCE WITH ACT. BATTERS ARE AT 45° & THATCHED OR LANDSCAPED U.N.O. CUT OFF DRAINS AT BASE OF EXCAVATION TO CONNECT TO STORM WATER DRAINS VIA SILT PIT WITH GRATED COVER.
4. PROVIDE WEEPHOLES TO BASE OF ALL BRICK VENEER WALLS & ABOVE EXTERNAL BRICK VENEER WALL OPENINGS AT EVERY 4th PERPEND. PROVIDE SUITABLE CONTINUOUS CAVITY FLASHING.
5. ON PLAN & ELEVATION DENOTES ARTICULATION JOINTS. THESE SHALL BE PLACED AT MAX. 5.0m CTS IN STRAIGHT WALL LENGTHS OR AS SPECIFIED BY THE SOIL REPORT MAXIMUM 3.0m FROM CORNERS BUT NO CLOSER THAN 600mm. THEY MUST BE FULL HEIGHT OF WALL AND PLACED BESIDE WINDOWS AND DOORS WHERE POSSIBLE. CONSTRUCTION METHOD OR CHANGE OF LOCATION MUST BE APPROVED BY THE DESIGNER OR THE OWNERS. WHERE A ARTICULATION LAYOUT HAS BEEN PROVIDED BY A STRUCTURAL ENGINEER, THAT SHALL TAKE PRECEDENCE OVER ARCHITECTURAL DOCUMENTS. WHERE ARTICULATION JOINTS ARE LOCATED TO THE SIDE OF AN OPENING SUFFICIENT CLEARANCE MUST BE PROVIDED TO THE WINDOW / DOOR OPENING TO ALLOW FOR MOVEMENT.

FINISHES LEGEND

FB01		SELECTED FACE BRICK - Austral Access Ruby
RF01		APPLIED RENDER FINISH - 'SURFMIST'
RT 01		SELECTED COLORBOND ROOF - 'MONUMENT' LETTER/METER BOX - 'MONUMENT'
EAV		COLORBOND EAVES GUTTER WITH COLORBOND FASCIA - Colorbond 'Monument' Colour
DP		DOWN PIPE - COLORBOND 'Monument' Colour
		WINDOW FRAME - COLORBOND 'Monument' Colour
		SELECTED GARAGE DOOR - 'MONUMENT'
		COLORLED CONCRETE DRIVEWAY - 'SLATE'



WEST ELEVATION
SCALE: 1 : 100

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CLIENT SIGN OFF:

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SIGNED.....DATE.....

SIGNED.....DATE.....

PROJECT:

PROPOSED RESIDENCE DEVELOPMENT

ADDRESS:

Lot 111, 110 SCENIC RISE Pakenham Vic 3810

Client Details

DRAWING:

ELEVATION

SCALE:

As indicated

JOB NUMBER:
0881

@A3

DATE:
15/09/2025

DRAWING NUMBER:

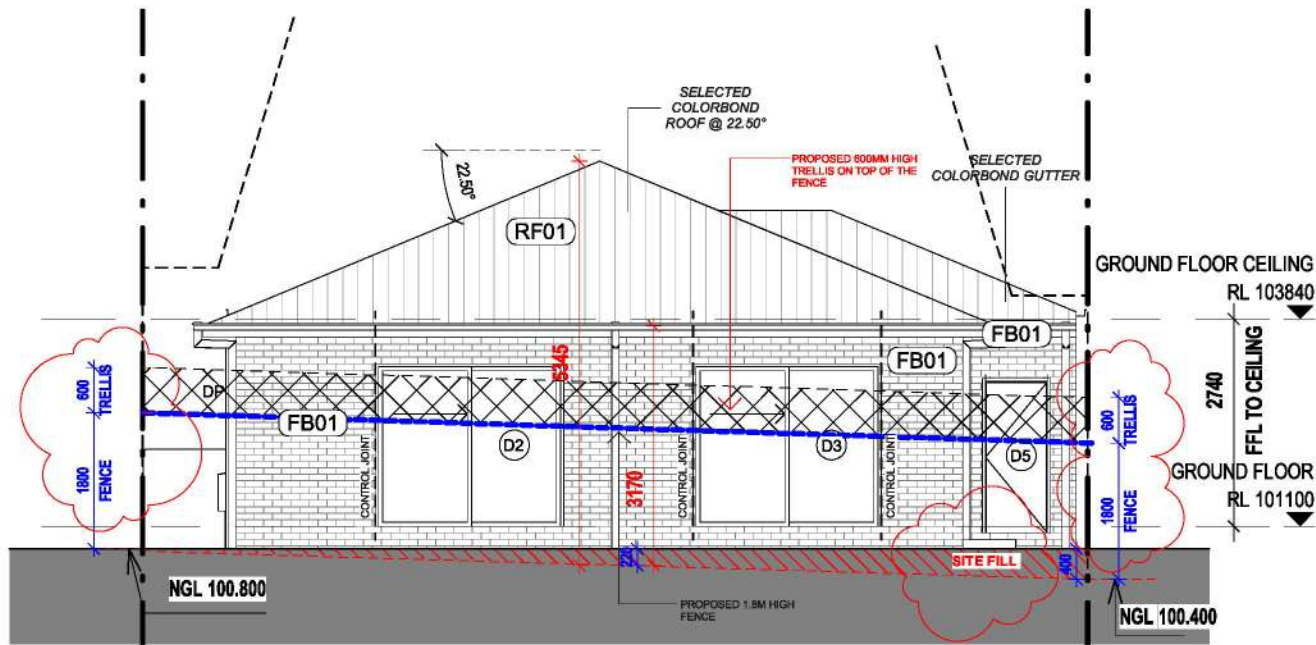
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FOR CONSTRUCTION



SOUTH ELEVATION
SCALE: 1:100

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Window Schedule			
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W07	1210	1200	SLIDING (OBS)
W08	1810	1543	SLIDING

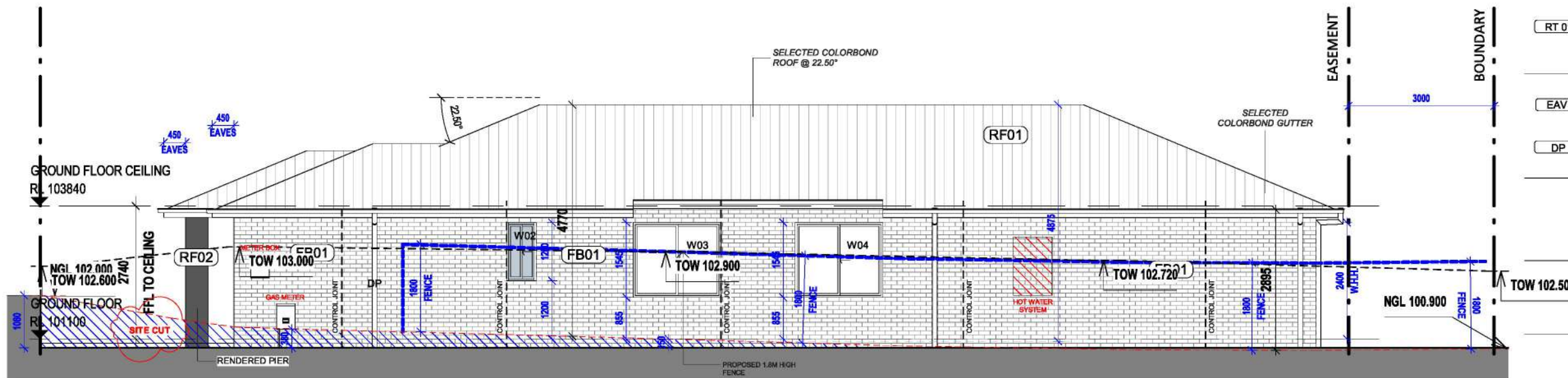
NOTE : THE SIDE PROFILE OF THE FRONT GARAGE EAVE SECTION WILL BE PROVIDED WITH A PRODUCT THAT HAS A MINIMUM FRL OF 60/60/60

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RF01		APPLIED RENDER FINISH - 'SURFMIST'
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DP		WINDOW FRAME - COLORBOND 'Monument' Colour
		SELECTED GARAGE DOOR - 'MONUMENT'
		COLORBOND DRIVEWAY - 'SLATE'



EAST ELEVATION
SCALE: 1:100

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5	TP RFI	2/10/25

CLIENT SIGN OFF:

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SIGNED.....DATE.....

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ADDRESS:

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Client Details:

DRAWING:

ELEVATION

SCALE:

As indicated

JOB NUMBER: 0881

@A3

DATE: 2/10/25

DRAWING NUMBER:

A2001 /5

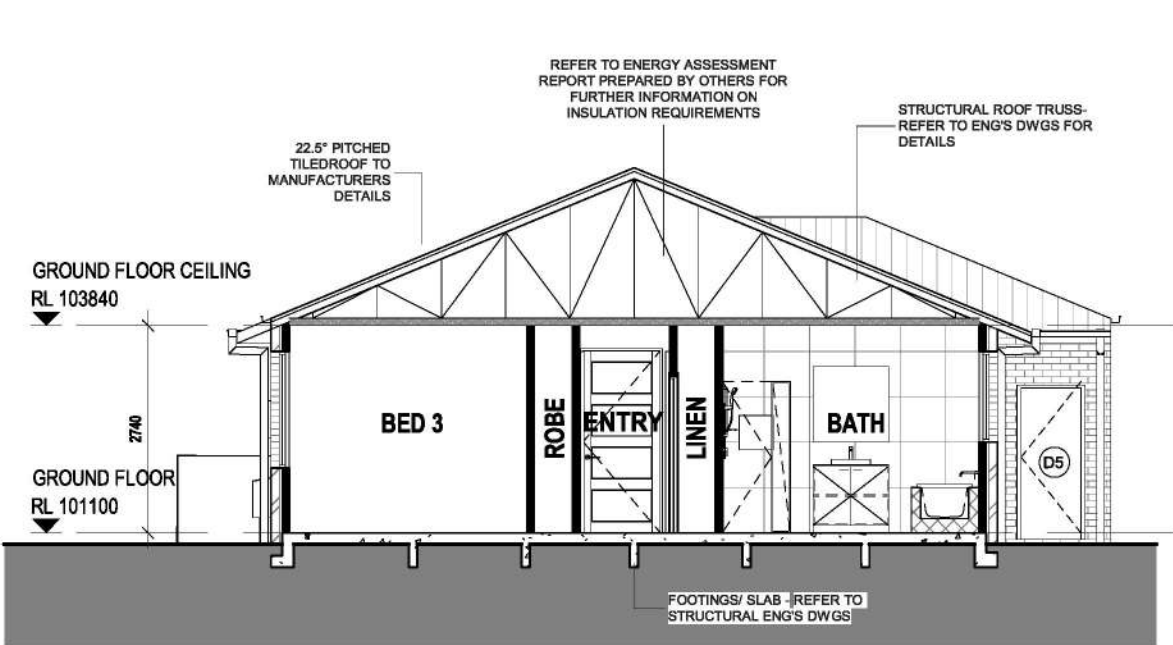
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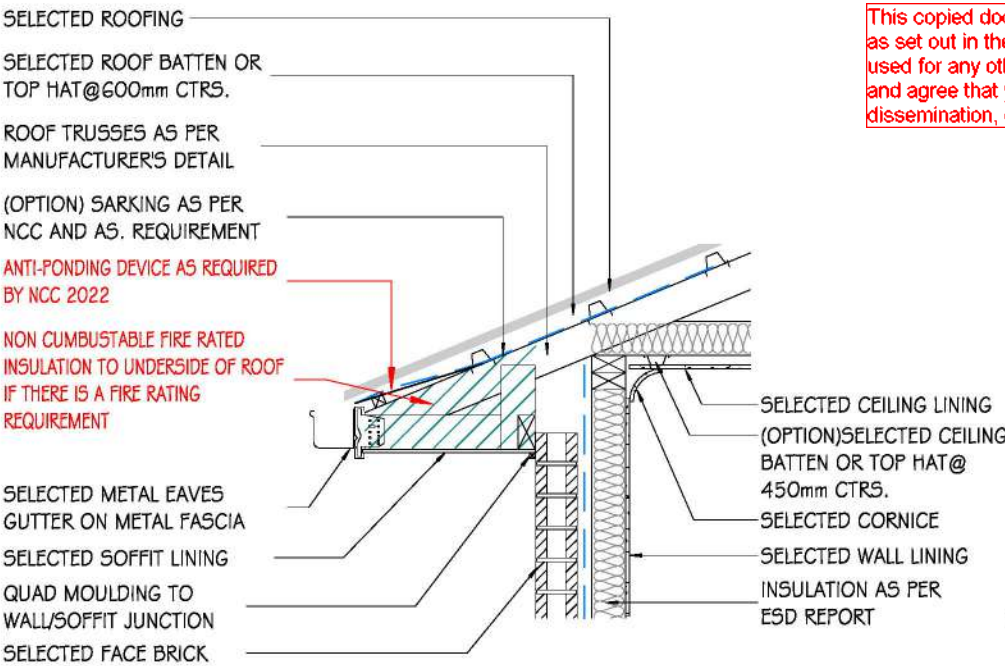
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SECTION
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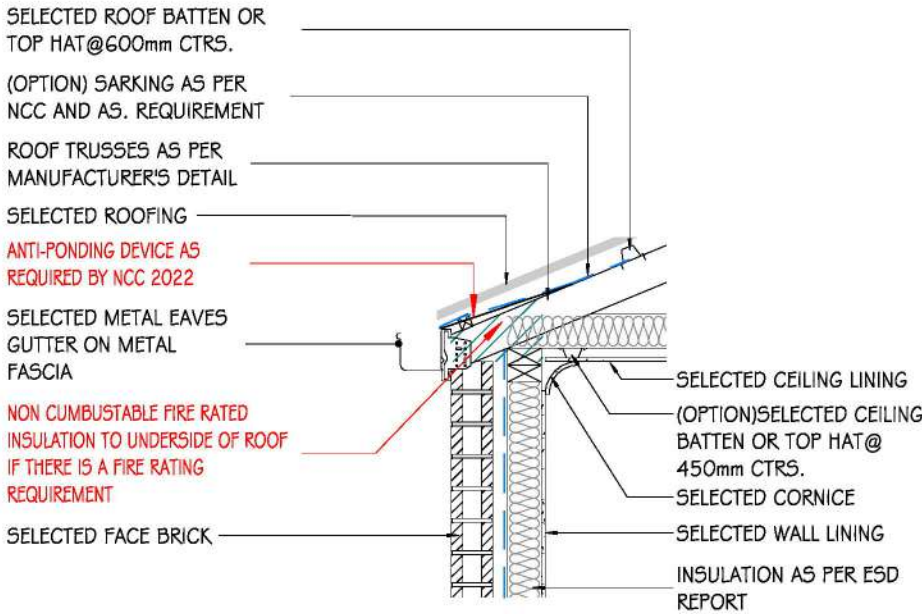
NOTES:

- VAPOUR PERMEABLE MEMBRANE MUST BE INSTALLED ON THE EXTERIOR SIDE OF THE PRIMARY INSULATION LAYER OF WALL ASSEMBLIES THAT FORM THE EXTERNAL ENVELOPE OF BUILDING IN ACCORDANCE WITH NCC 2022.
 - ARTICULATION JOINTS TO FOLLOW DOWN THE SIDE OF WINDOWS.
 - WEEP HOLES TO BE 150MM FROM NATURAL GROUND LEVEL AND TO GRADE AWAY FOR 1M.
 - ROOF TILES MUST OVERHANG THE FASCIA OR TILING BATTEN BY NOT LESS THAN 35mm IN ACCORDANCE WITH NCC 2022
- FLASHING:**
THE FOLLOWING FOR FLASHING REQUIREMENTS:
A) ROOF TILE FLASHING SHALL BE IN ACCORDANCE WITH NCC 2022
B) FLASHINGS TO WALL OPENINGS SHALL BE IN ACCORDANCE WITH NCC 2022.
- EXHAUST FAN NOTES:**
EXHAUST FAN DISCHARGE RATES:
A) SANITARY COMPARTMENTS AND BATHROOMS: 25I/S
B) KITCHEN AND LAUNDRY : 40I/S
C) WHERE EXHAUST FANS DISCHARGE INTO VENTILATED ROOF SPACE THAT THEY SHALL COMPLY WITH NCC 2022.
D) FLOW RATE AND DISCHARGE OF EXHAUST SYSTEMS IN ACCORDANCE WITH NCC 2022

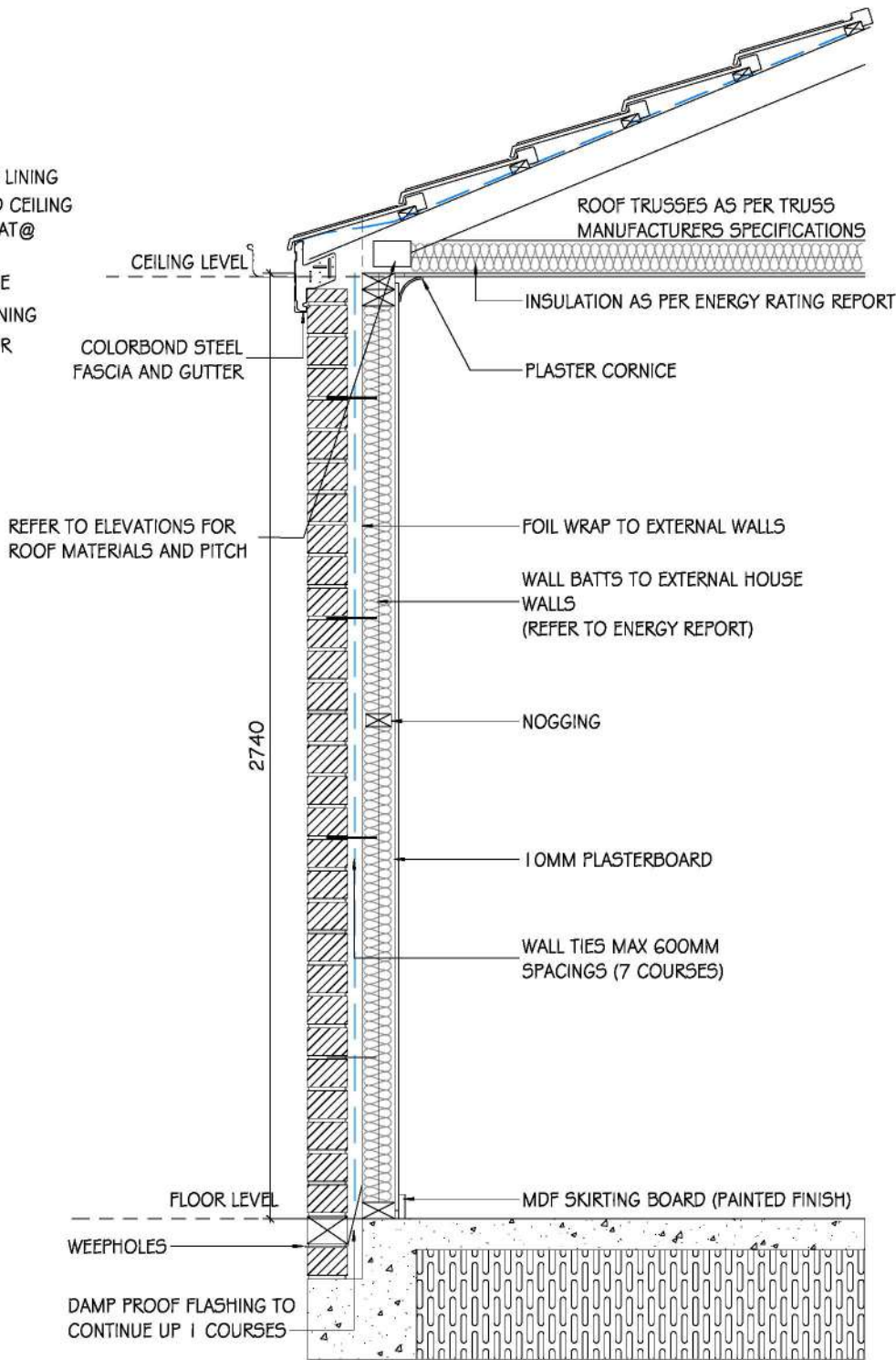


TYPICAL EAVE DETAIL 1-2
SCALE: 1 : 20

NOTE : THE SIDE PROFILE OF THE FRONT GARAGE EAVE SECTION WILL BE PROVIDED WITH A PRODUCT THAT HAS A MINIMUM FRL OF 60/60/60



TYPICAL EAVE DETAIL 2-2
SCALE: 1 : 20



TYPICAL WALL DETAIL
SCALE: 1 : 20

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Client Details: [REDACTED]

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SECTION

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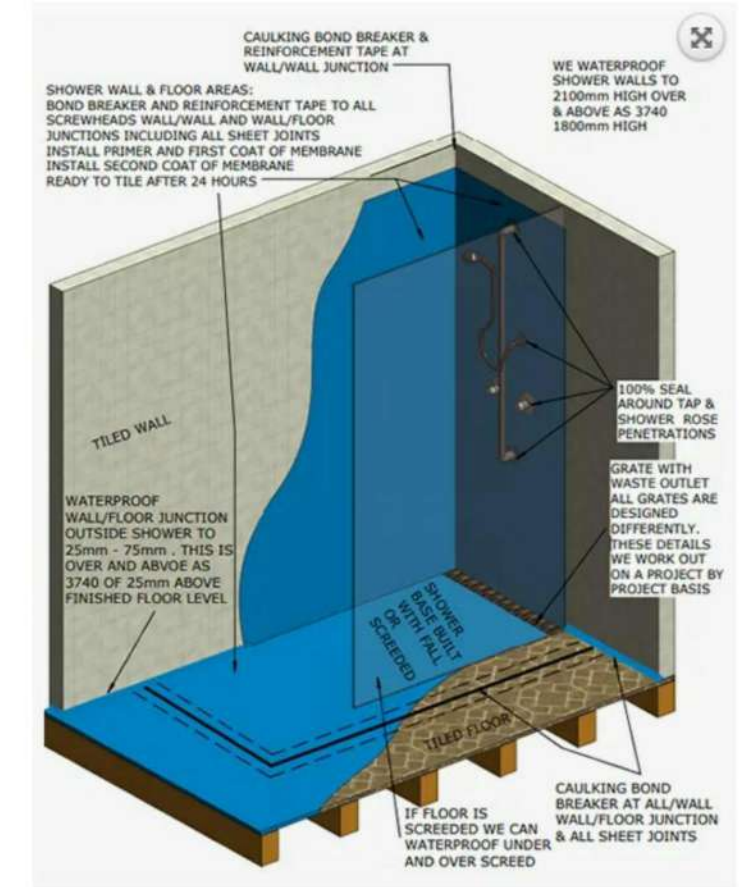
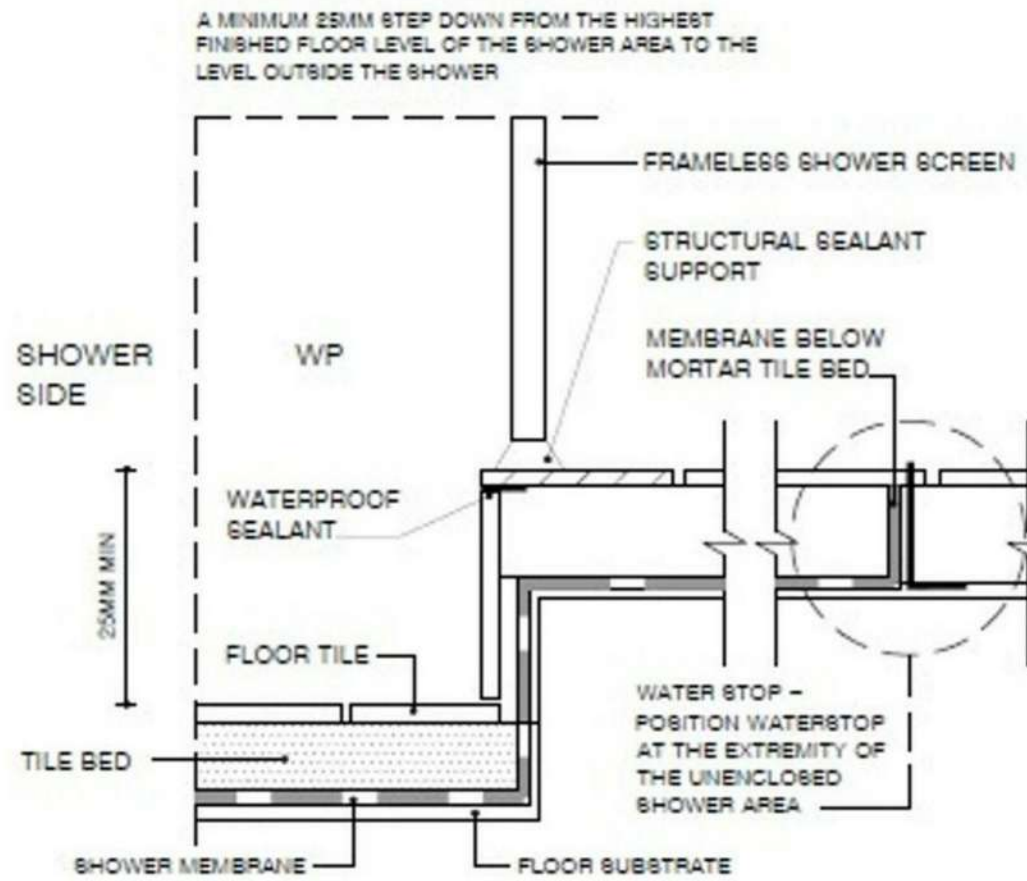
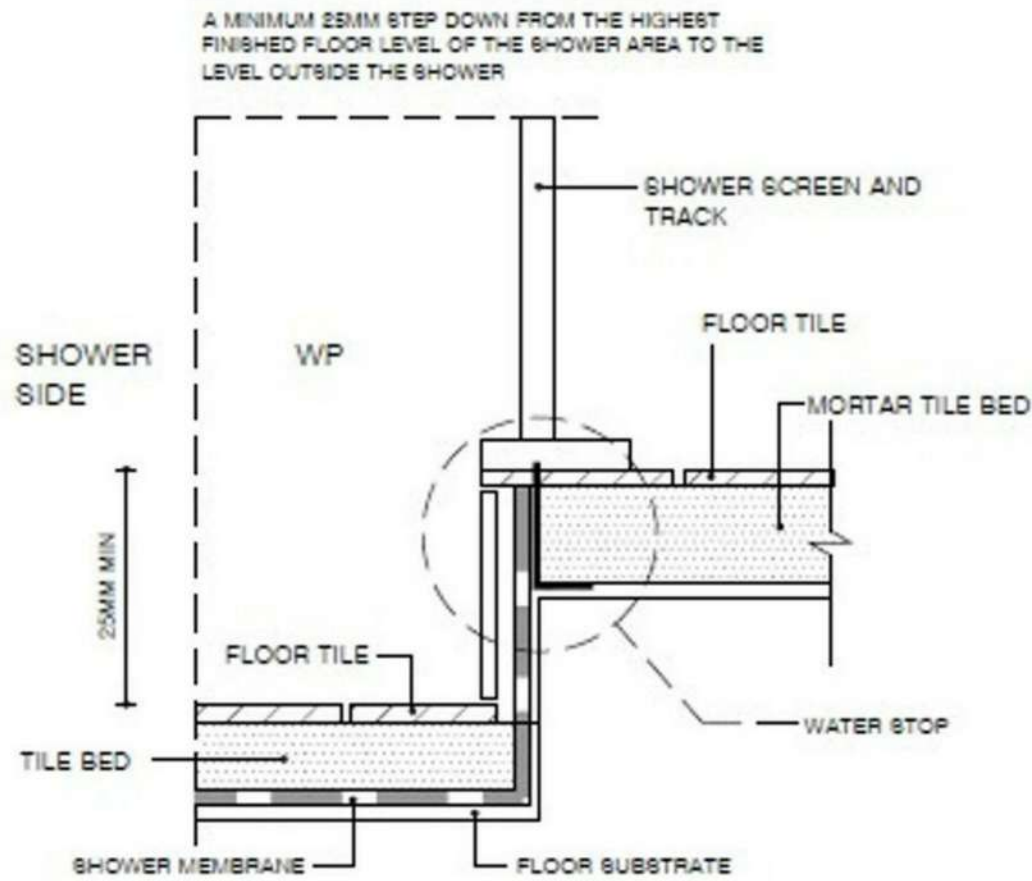


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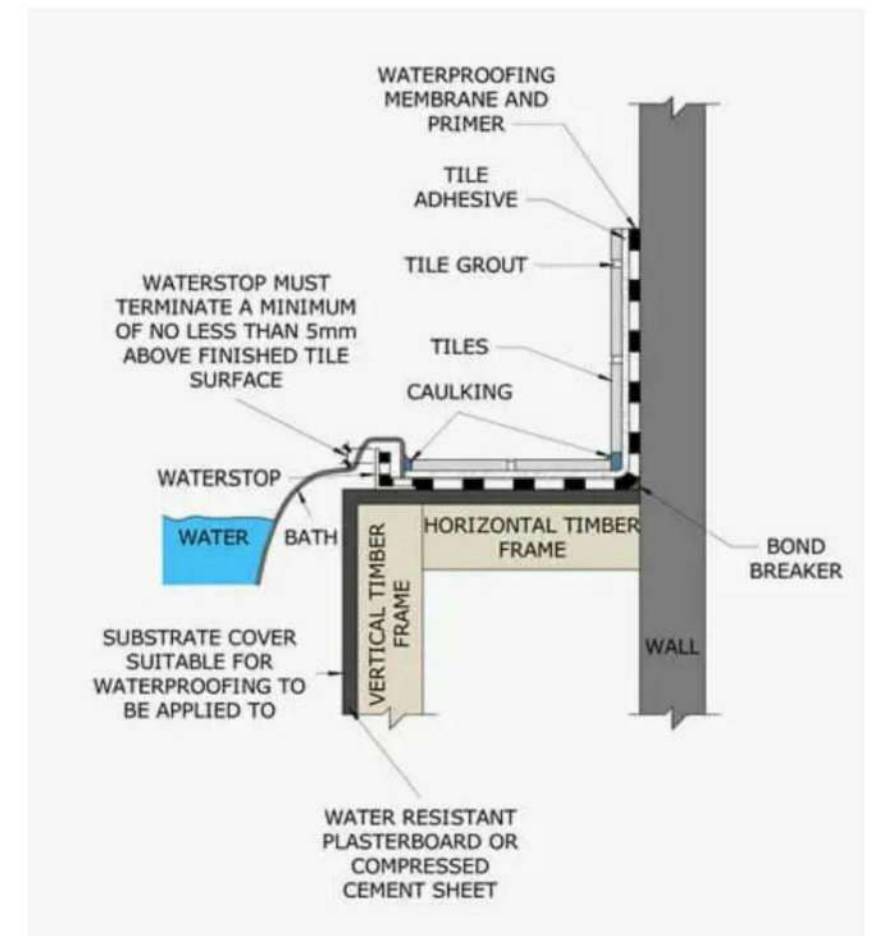
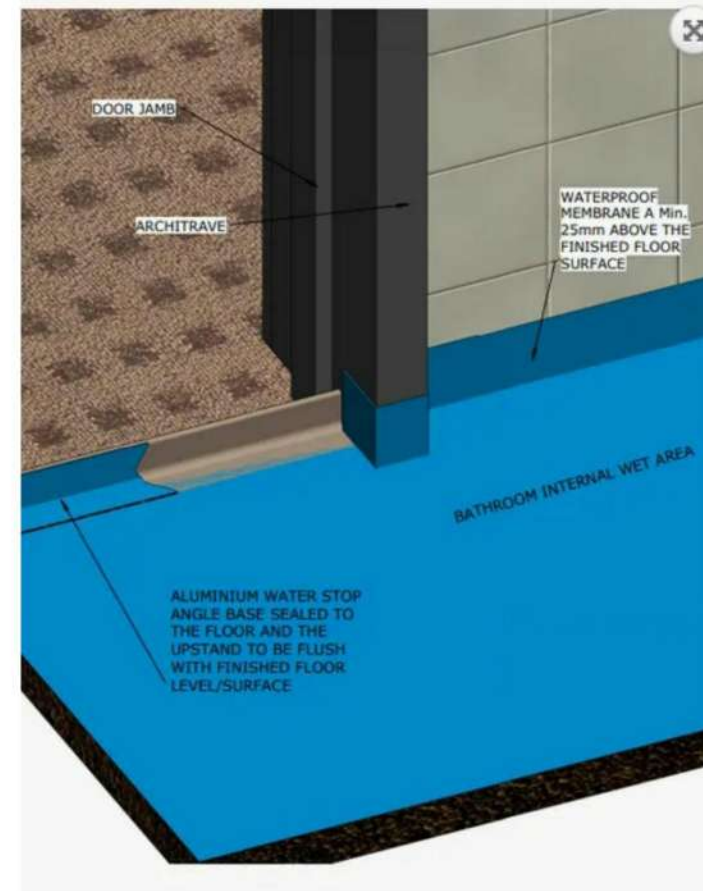
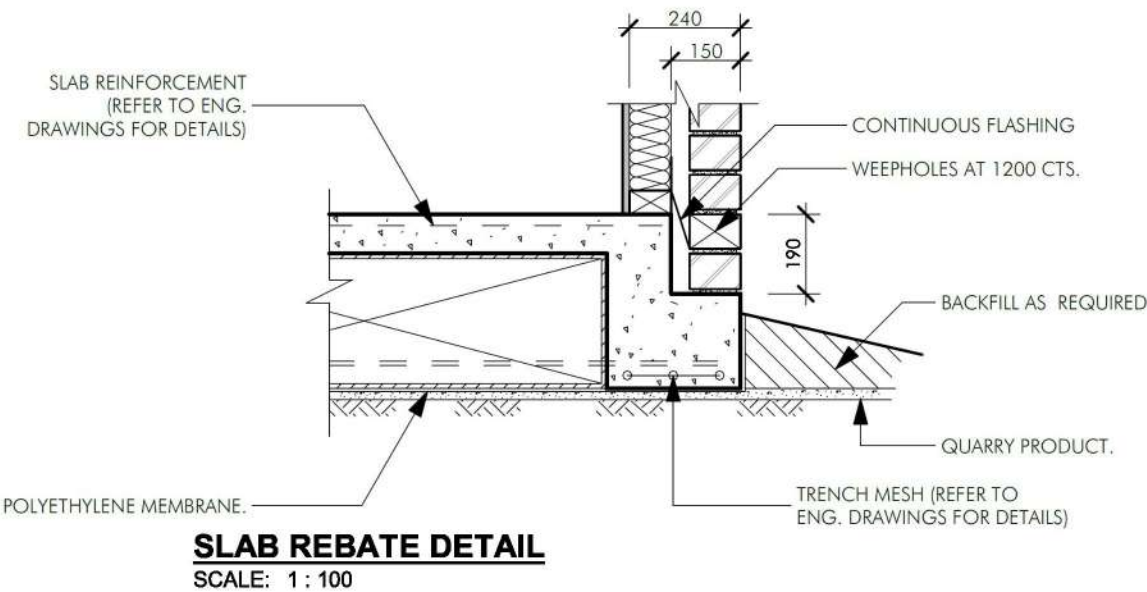
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DRAWING:

TYPICAL DETAILS

SCALE:

1 : 100

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DRAWING NUMBER:

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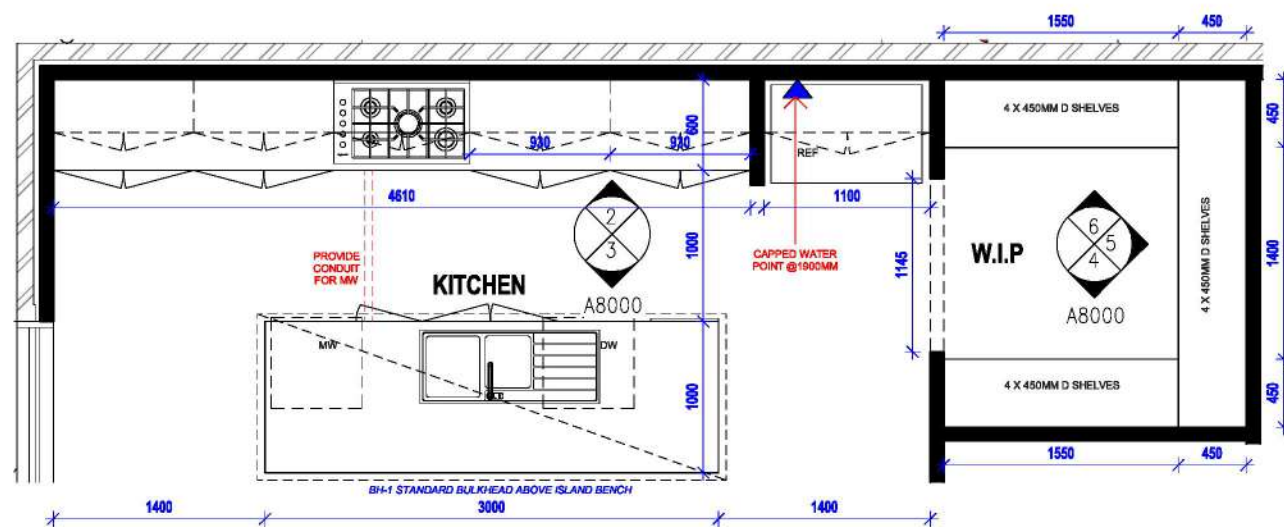
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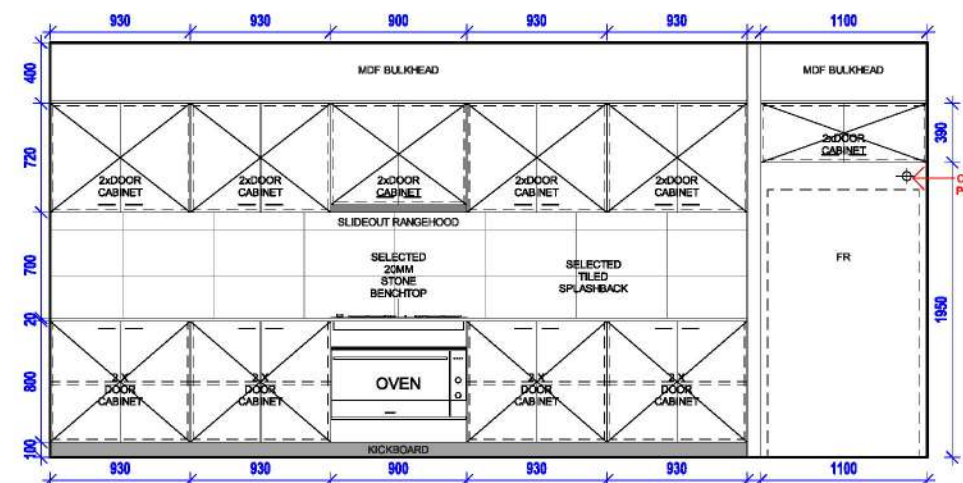
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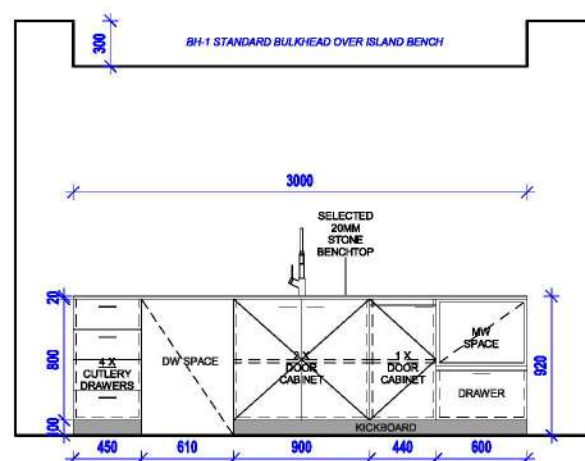
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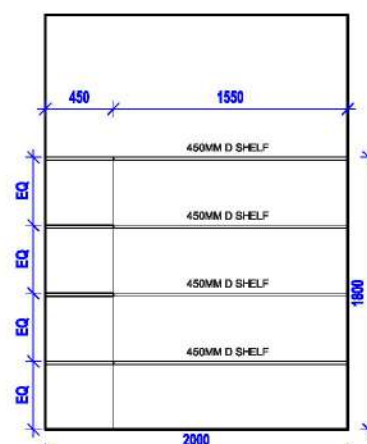
01 KITCHEN & WIP PLAN
SCALE: 1 : 50



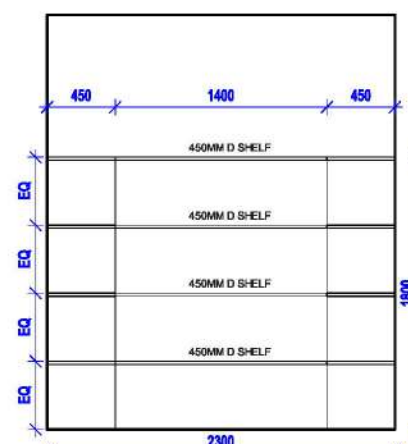
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SCALE: 1 : 50



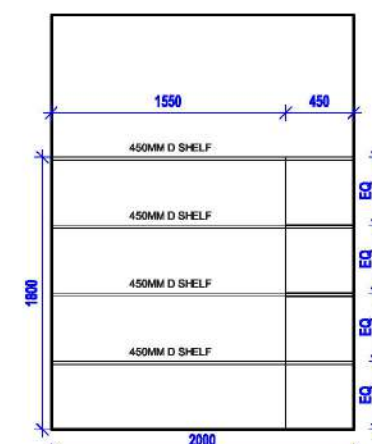
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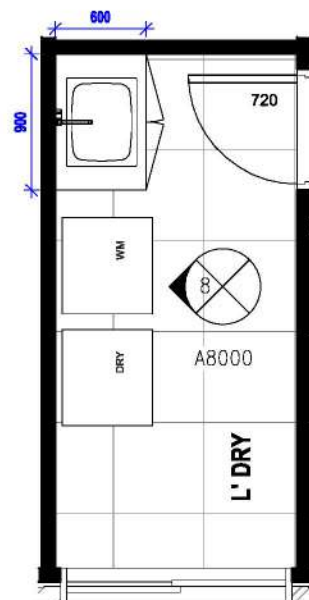
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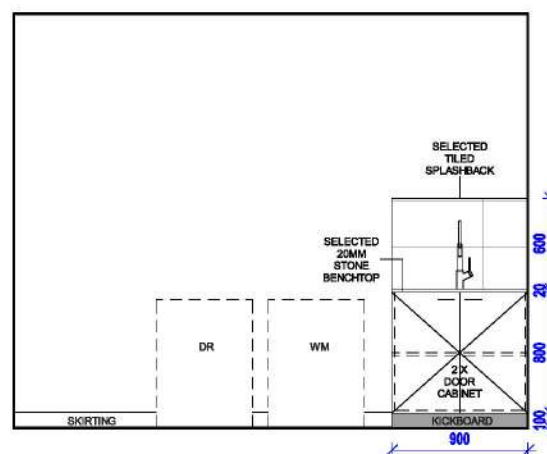
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SCALE: 1 : 50



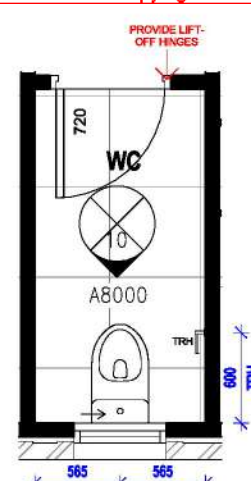
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SCALE: 1 : 50



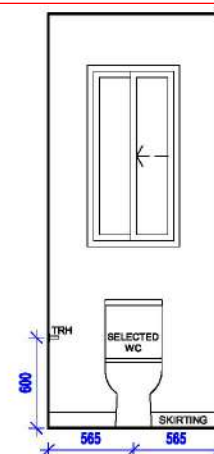
07 L'DRY PLAN
SCALE: 1 : 50



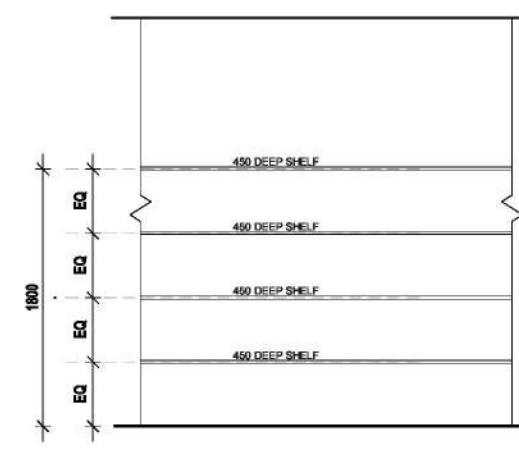
08 L'DRY ELEVATION
SCALE: 1 : 50



09 WC PLAN
SCALE: 1 : 50



10 WC ELEVATION
SCALE: 1 : 50



LINEN ELEVATION
SCALE: 1 : 50

NOTES / COMMENTS BY BUILDERS

INTERNAL JOINERY NOTES:

- JOINER MUST VERIFY ALL DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF ANY SHOP DRAWINGS, ORDERING OF MATERIALS, CONSTRUCTION OR FABRICATION WORK WHATSOEVER.

- JOINER MUST CHECK THAT SITE CONDITIONS ARE APPROPRIATE FOR INSTALLATION, INCLUDING ACCESSWAYS, DOORWAY WIDTHS ETC, PRIOR TO THE COMMENCEMENT OF ANY SHOP DRAWINGS, ORDERING OF MATERIALS, CONSTRUCTION OR FABRICATION WORK WHATSOEVER.

- JOINER MUST ALLOW TO PROVIDE CUT-OUTS AS REQUIRED FOR PIER AND DATA OUTLETS, FITTINGS AND FIXTURES.

- ALL JOINERY TO BE MANUFACTURED FROM 16mm M.D.F BOARD WITH SELECTED FINISH. PROVIDE H.M.R M.D.F BOARD IN AREAS OF MOISTURE EXPOSURE.

- ALL JOINTS MUST BE BISCUIT JOINTED OR DOWELLED, SCREWED AND GLUED UNLESS NOTED OTHERWISE.

- EXTENSIVE SUB-STRUCTURE SUPPORT TO BE PROVIDED WITH FURNITURE GRADE K.D.H.W, UNLESS NOTED OTHERWISE.

- CARPENTER / BUILDER SHALL PROVIDE ALL NECESSARY NOGGINS, STRONGBACKS, ADDITIONAL STUDS IN THE HOUSE FRAME TO SUPPORT; EQUIPMENT, JOINERY (eg. OVERHEAD CABINETS, CANTILEVERED VANITY UNITS ETC.) ALL IN ACCORDANCE WITH THE JOINERY PLANS AND REQUIREMENTS.

- ALL FIXTURE, FITTINGS, MECHANISMS, HARDWARE, HINGES AND SLIDES ETC. MUST BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.

- FINISH WITHIN INSIDE OF CABINET CARCASS TO BE 0.4mm THICK WHITE MELAMINE.

- ADJUSTABLE SHELVES TO BE 18mm THICK WHITE MELAMINE FINISH FOR WIDTHS UP TO 1000mm. SHELVES IN CABINETS WITH GLAZED DOORS OR OPEN SHELVING, SHALL BE SELECTED FINISH. ADJUSTABLE SHELF SUPPORTS TO BE PROVIDED AT 32mm VERTICAL CENTRES.

- ALL SIZES NOTES HERE-IN ARE NIMINAL ONLY AND ARE NOT TO BE USED FOR SHOP-DRAWINGS. CABINET SIZES ARE SUBJECT TO JOINER'S CHECK MEASURE AND SHOP DRAWINGS.

- STONE BENCHTOPS TO KITCHEN, W.C, BATHROOM & ENSUITE.

- 100MM SKIRTING TILES TO WET AREAS, INCL. W.C WALLS U.N.O.

- ALL INTERNAL DIMENSIONS & ELEVATIONS DRAWN TO STUD AND MAY VARY ON SITE. CONTRACTORS TO VERIFY DIMENSIONS PRIOR TO COMMENCING ANY WORK.

- ALL TILING HEIGHTS SUBJECT TO TILE SELECTION, TO BE CONFIRMED ON SITE.

- DESIGN AND THE POSITION OF DOOR AND DRAWER HANDLES IS INDICATIVE ONLY & USED TO REPRESENT HINGE-SIDE DOORS.

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NO:	DESCRIPTION	DATE
1	CONCEPT	28/06/23
2	PRELIMINARY WORKING DRAWING	12/07/2023
3	FOR CONSTRUCTION	10/01/2025
4	RFI - R1	15/09/2025

CLIENT SIGN OFF:

I / WE CONFIRM THAT THESE DRAWINGS ACCORD WITH OUR REQUIREMENTS AND AUTHORISE THEIR USE FOR NEXT STAGE PURPOSES.

SIGNED.....DATE.....

SIGNED.....DATE.....

PROJECT:

PROPOSED RESIDENCE DEVELOPMENT

ADDRESS:

Lot 111, 110 SCENIC RISE Pakenham Vic 3810

Client Detail

DRAWING:

INTERNAL ELEVATIONS

SCALE:

As indicated

JOB NUMBER: 0881

@A3

DATE: 15/09/2025



DRAWING NUMBER:

A8000 /4

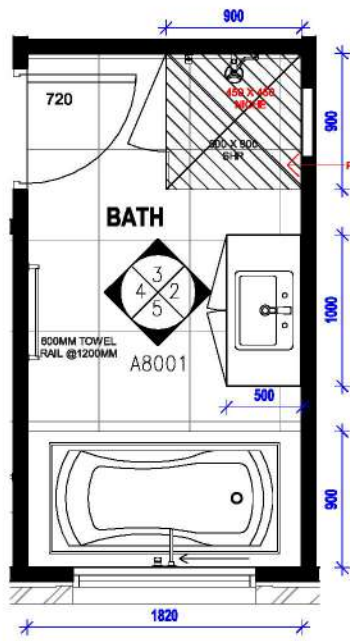
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DRAWN BY: RS

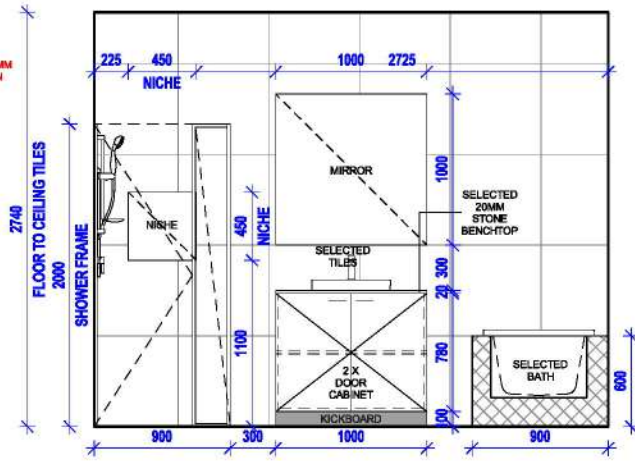
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FOR CONSTRUCTION

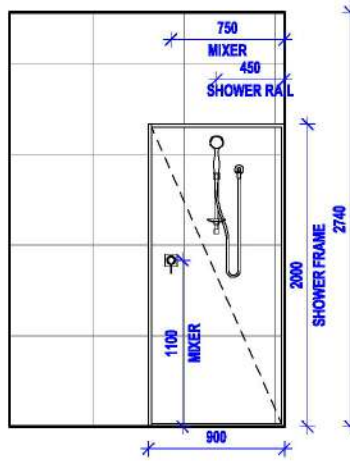
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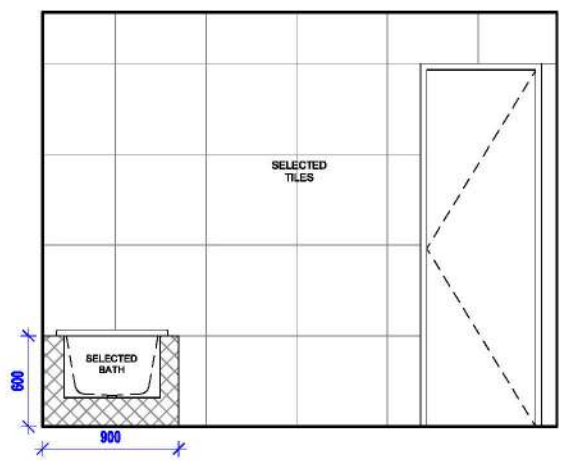
01 BATH PLAN
SCALE: 1 : 50



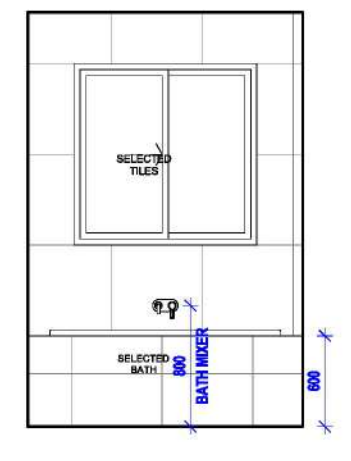
02 BATH ELEVATION
SCALE: 1 : 50



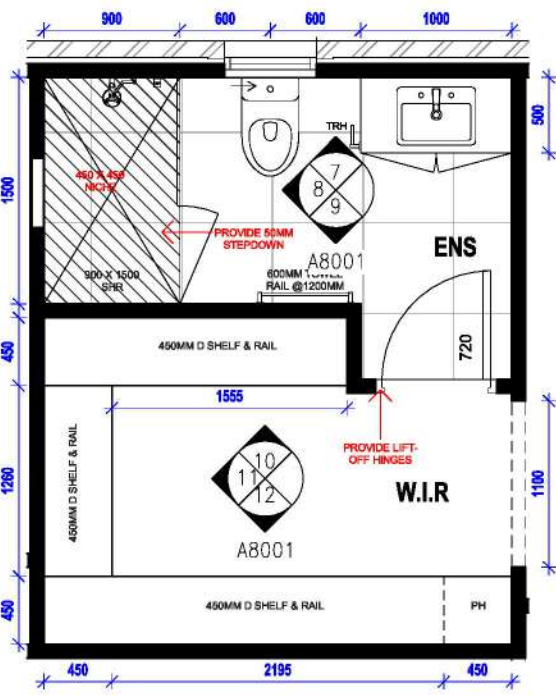
03 BATH ELEVATION
SCALE: 1 : 50



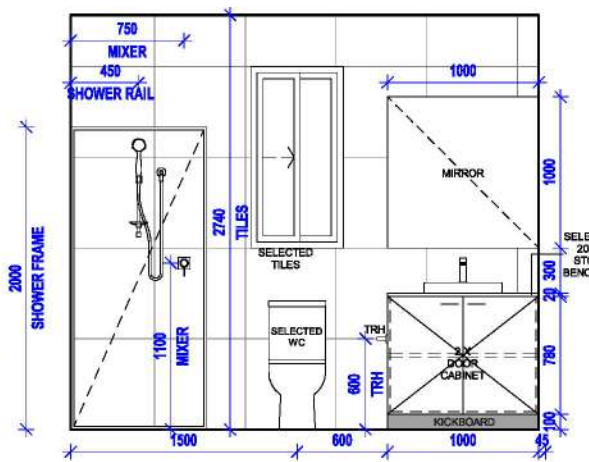
04 BATH ELEVATION
SCALE: 1 : 50



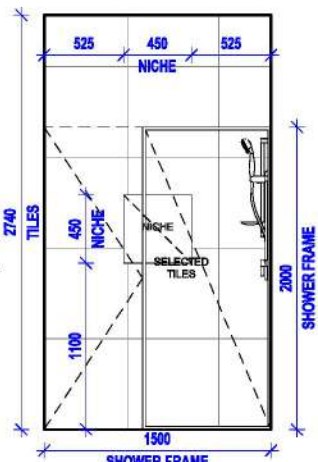
05 BATH ELEVATION
SCALE: 1 : 50



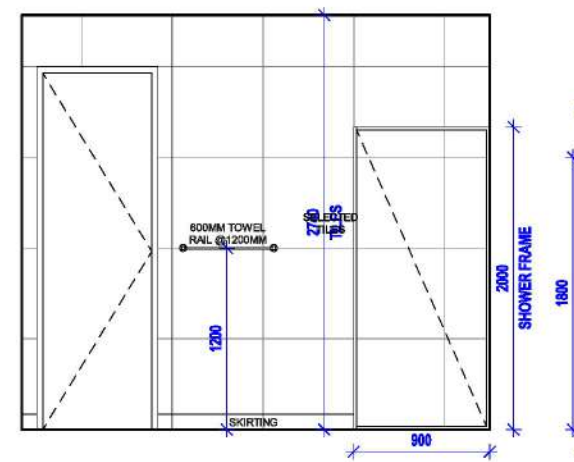
06 ENS & WIR PLAN
SCALE: 1 : 50



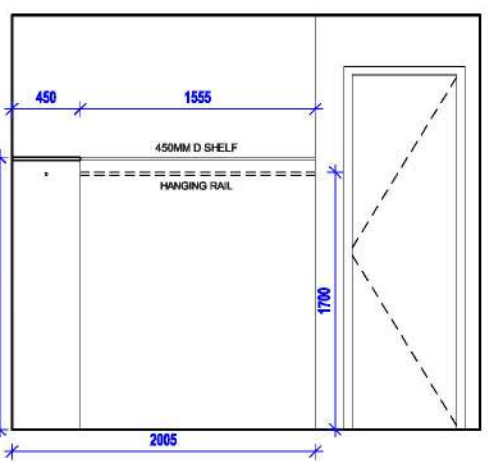
07 ENS ELEVATION
SCALE: 1 : 50



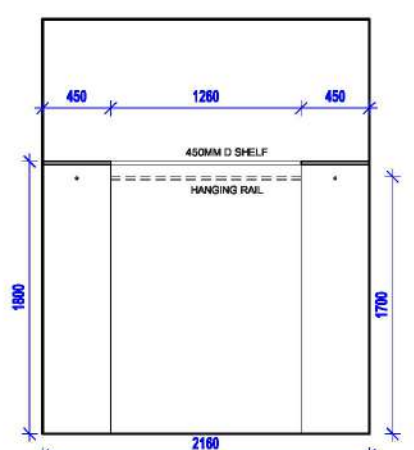
08 ENS ELEVATION
SCALE: 1 : 50



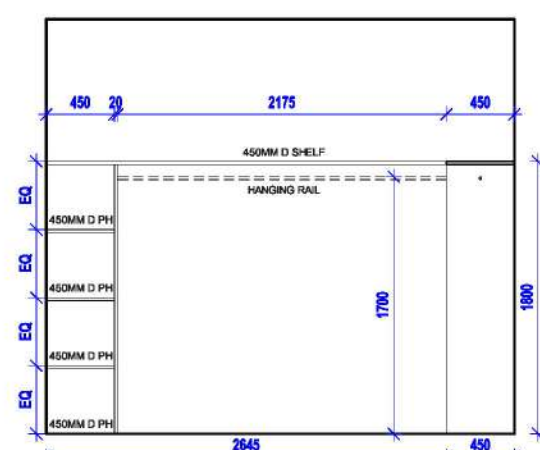
09 ENS ELEVATION
SCALE: 1 : 50



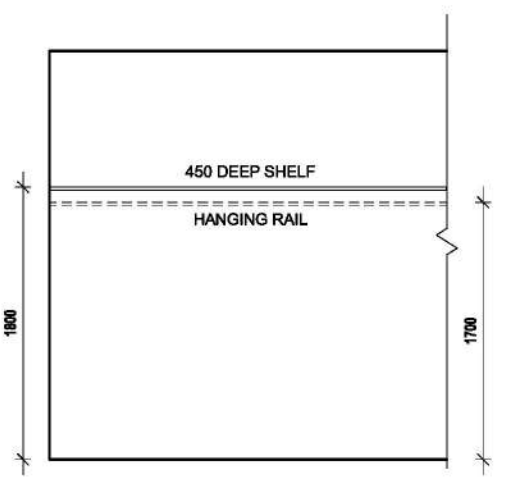
10 WIR ELEVATION
SCALE: 1 : 50



11 WIR ELEVATION
SCALE: 1 : 50



12 WIR ELEVATION
SCALE: 1 : 50



TYPICAL ROBE ELEVATION
SCALE: 1 : 50

NOTES / COMMENTS BY BUILDERS

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PROJECT:
PROPOSED RESIDENCE DEVELOPMENT
ADDRESS:
Lot 111, 110 SCENIC RISE Pakenham Vic 3810
Client Details: [REDACTED]

DRAWING:
INTERNAL ELEVATIONS
SCALE:
As indicated
JOB NUMBER:
0881
@A3
DATE:
15/09/2025

DRAWING NUMBER:
A8001 / 4
CHECKED BY: AR
DRAWN BY: RS
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FOR CONSTRUCTION