

Notice of Application for a Planning Permit

The land affected by the application is located at:	L213 PS902144 V12580 F631 5, 7, 9, 11 Creek Circuit, Pakenham VIC 3810
The application is for a permit to:	Buildings and Works (Construction of four (4) Dwellings and Fences)

A permit is required under the following clauses of the planning scheme:

32.08-5	Construct or extend one dwelling on a lot less than 300 square metres
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:	BNG (Pakenham) Pty Ltd
Application number:	T250444

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.

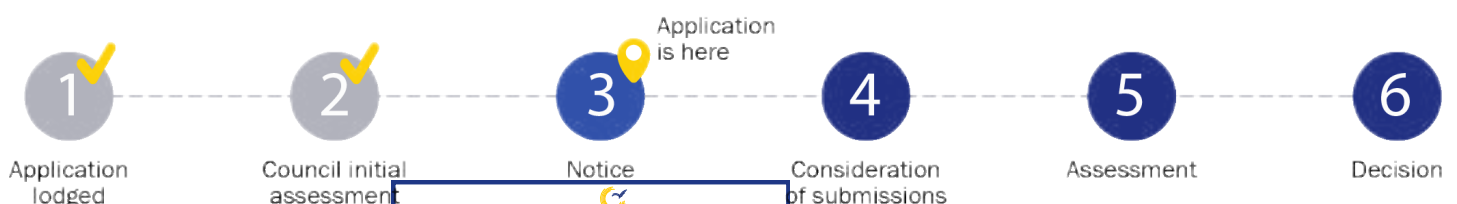
This can be done during office hours and is free of charge.

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:		17 December 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.



Cardinia
ADVERTISED MATERIAL
Planning Application: T250444
Date Prepared: 02 December 2025

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.



ePlanning

Application Summary

Portal Reference: A3250A7

Basic Information

Proposed Use	The applicant seeks approval to construct a single-storey dwellings, on each lot, under the provisions of the General Residential Zone & Schedule M1 (GRZ1) and the Environmental Significance Overlay & Schedule M1 (ESO4)
Current Use	Vacant Residential lots
Cost of Works	\$1,250,000
Site Address	5 Creek Circuit, Pakenham 7 Creek Circuit, Pakenham 9 Creek Circuit, Pakenham 11 Creek Circuit, Pakenham

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	BMG (Pakenham) Pty Ltd	38 Ellingworth Parade, Box Hill VIC 3128	M: 0431-718-748 E: carmine.fusco@me.com
Owner	BMG (Pakenham) Pty Ltd	38 Ellingworth Parade, Box Hill VIC 3128	M: 0431-718-748 E: carmine.fusco@me.com
Preferred Contact	[REDACTED] Beveridge Williams	PO BOX 61, Malvern VIC 3144	W: 9524-8838 M: 0418-444-966 E: stewarbt@bevwi.com.au

Fees

Regulation Fee Condition	Amount	Modifier	Payable
9 - Class 6 - More than \$1,000,000 but not more than \$2,000,000	\$1,697.80	100%	\$1,697.80
Total			\$1,697.80

Meetings

Meeting Type	Officer Name	Date of Meeting
Pre Application	[REDACTED]	15 May 2025



Civic Centre
20 Siding Avenue, Officer, Victoria

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

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

Email: mail@cardinia.vic.gov.au

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

Documents Uploaded

Date	Type	Filename
25-07-2025	A Copy of Title	Volume_12580_folio_632_VicPackageSearch_1753339585 (1).pdf
25-07-2025	A Copy of Title	Volume_12580_folio_633_VicPackageSearch_1753339582 (1).pdf
25-07-2025	A Copy of Title	Volume_12580_folio_631_VicPackageSearch_1753339587 (1).pdf
25-07-2025	A Copy of Title	Volume_12580_folio_631_VicPackageSearch_1753339587 (1).pdf
25-07-2025	Site plans	Lot 215 submission plans.pdf
25-07-2025	Site plans	Lot 213 submission plans.pdf
25-07-2025	Site plans	Lot 214 submission plans.pdf
25-07-2025	Site plans	Lot 216 submission plans.pdf
25-07-2025	Additional Document	213 Approval (1).pdf
25-07-2025	Additional Document	214 Approval (1).pdf
25-07-2025	Additional Document	215 Approval (1).pdf
25-07-2025	Additional Document	216 Approval (1).pdf

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

Lodged By

Site User	██████████ Beveridge Williams	PO BOX 81, Malvern VIC 3144	W: 9524-8838 M: 0413-444-355 E: stewartb@bvwll.com.au
Submission Date	25 July 2025 - 01:45 PM		

Declaration

☒ By ticking this checkbox,

██████████

 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.



Civic Centre
20 Siding Avenue, Officer, Victoria

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

Postal Address
Cardinia Shire Council
P.O. Box 7, Pakenham VIC 3810
Email: mail@cardinia.vic.gov.au

Monday to Friday
8.30am-4pm
Phone: 1300 787 624
After Hours: 1300 787 624
Fax: 03 5941 3784



ADVERTISED MATERIAL

Planning Application: T250444
Date Prepared: 02 December 2025

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.



Civic Centre
20 Siding Avenue, Officer, Victoria

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

Postal Address
Cardinia Shire Council
P.O. Box 7, Pakenham VIC, 3810
Email: mail@cardinia.vic.gov.au

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

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.:	T250444 PA
Address of the Land:	5, 7, 9, 11 CREEK CIRCUIT, PAKENHAM VIC

APPLICANT DETAILS

Name:	
Organisation:	Beveridge Williams
Address:	1 Glenferrie Road, Malvern VIC 3144
Phone:	0418 444 366
Email:	stewartb@bevwill.com.au

AMENDMENT TYPE

Under which section of the Act is this amendment being made? (select one)	
Section 50 – Amendment to application at request of applicant 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.		
Addition of permit trigger in proposal description to include 'Clause 42.01-2 a permit is required to construct a fence'.		
Cost of development clarified		


Cardinia
ADVERTISED MATERIAL
 Planning Application: T250444
 Date Prepared: 02 December 2025

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.

Specify the estimated cost of any development for which the permit is required:		
Not applicable ☐	Unchanged ☐	New amount \$1,595,000.00

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:	12/11/25

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 *Planning and Environment (Fees) Regulations 2016* 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 *Planning and Environment Act 1987*.



Cardinia

ADVERTISED MATERIAL

Planning Application: T250444
Date Prepared: 02 December 2025

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.



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

Page 1 of 1

VOLUME 12580 FOLIO 631

Security no : 124126516201T
Produced 24/07/2025 03:21 PM

LAND DESCRIPTION

Lot 213 on Plan of Subdivision 902144W.
PARENT TITLES :
Volume 12330 Folio 800 Volume 12580 Folio 422
Created by instrument PS902144W 01/11/2024

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
BNG (PAKENHAM) PTY LTD of SUITE 501 991 WHITEHORSE ROAD BOX HILL VIC 3128
PS902144W 01/11/2024

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AW944856J 16/06/2023
DAIWA CAPITAL MARKETS AUSTRALIA LTD

COVENANT PS902144W 01/11/2024

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

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

DIAGRAM LOCATION

SEE PS902144W FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 5 CREEK CIRCUIT PAKENHAM VIC 3810

ADMINISTRATIVE NOTICES

NIL

eCT Control 19234R MINTER ELLISON
Effective from 01/11/2024

DOCUMENT END



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

Page 1 of 1

VOLUME 12580 FOLIO 632

Security no : 124126516384U
Produced 24/07/2025 03:22 PM

LAND DESCRIPTION

Lot 214 on Plan of Subdivision 902144W.
PARENT TITLES :
Volume 12330 Folio 800 Volume 12580 Folio 422
Created by instrument PS902144W 01/11/2024

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
BNG (PAKENHAM) PTY LTD of SUITE 501 991 WHITEHORSE ROAD BOX HILL VIC 3128
PS902144W 01/11/2024

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AW944856J 16/06/2023
DAIWA CAPITAL MARKETS AUSTRALIA LTD

COVENANT PS902144W 01/11/2024

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

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

DIAGRAM LOCATION

SEE PS902144W FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 7 CREEK CIRCUIT PAKENHAM VIC 3810

ADMINISTRATIVE NOTICES

NIL

eCT Control 19234R MINTER ELLISON
Effective from 01/11/2024

DOCUMENT END



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

Page 1 of 1

VOLUME 12580 FOLIO 633

Security no : 124126516599L
Produced 24/07/2025 03:25 PM

LAND DESCRIPTION

Lot 215 on Plan of Subdivision 902144W.
PARENT TITLES :
Volume 12330 Folio 800 Volume 12580 Folio 422
Created by instrument PS902144W 01/11/2024

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
BNG (PAKENHAM) PTY LTD of SUITE 501 991 WHITEHORSE ROAD BOX HILL VIC 3128
PS902144W 01/11/2024

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AW944856J 16/06/2023
DAIWA CAPITAL MARKETS AUSTRALIA LTD

COVENANT PS902144W 01/11/2024

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

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

DIAGRAM LOCATION

SEE PS902144W FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 9 CREEK CIRCUIT PAKENHAM VIC 3810

ADMINISTRATIVE NOTICES

NIL

eCT Control 19234R MINTER ELLISON
Effective from 01/11/2024

DOCUMENT END


ADVERTISED MATERIAL
Planning Application: T250444
Date Prepared: 02 December 2025

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.



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

Page 1 of 1

VOLUME 12580 FOLIO 634

Security no : 124129622444S
Produced 05/11/2025 01:48 PM

LAND DESCRIPTION

Lot 216 on Plan of Subdivision 902144W.

PARENT TITLES :

Volume 12330 Folio 800 Volume 12580 Folio 422

Created by instrument PS902144W 01/11/2024

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

BNG (PAKENHAM) PTY LTD of SUITE 501 991 WHITEHORSE ROAD BOX HILL VIC 3128
PS902144W 01/11/2024

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AW944856J 16/06/2023

DAIWA CAPITAL MARKETS AUSTRALIA LTD

COVENANT PS902144W 01/11/2024

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

AGREEMENT Section 173 Planning and Environment Act 1987

AX385769J 25/10/2023

DIAGRAM LOCATION

SEE PS902144W FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 11 CREEK CIRCUIT PAKENHAM VIC 3810

ADMINISTRATIVE NOTICES

NIL

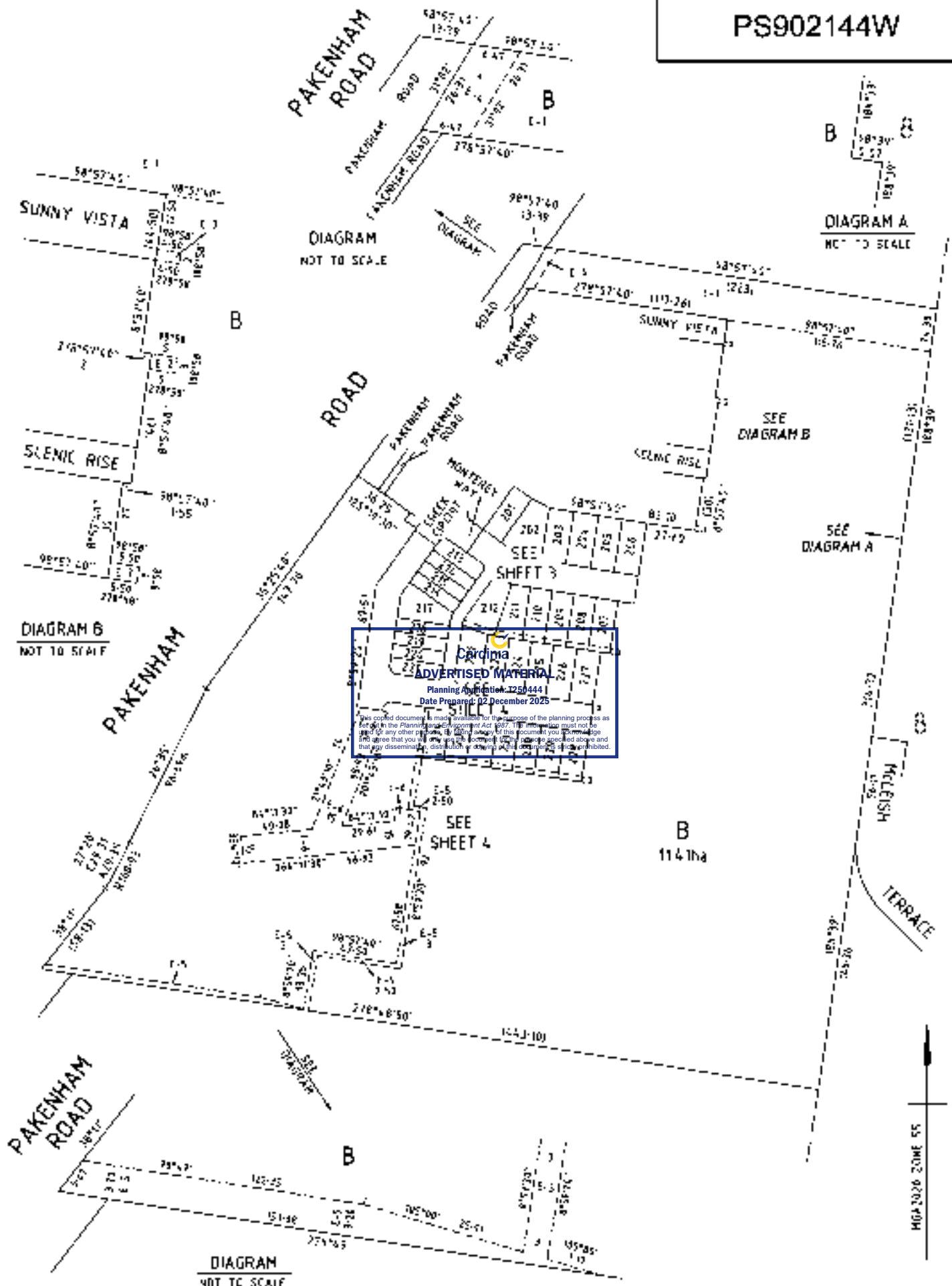
eCT Control 19234R MINTER ELLISON
Effective from 01/11/2024

DOCUMENT END



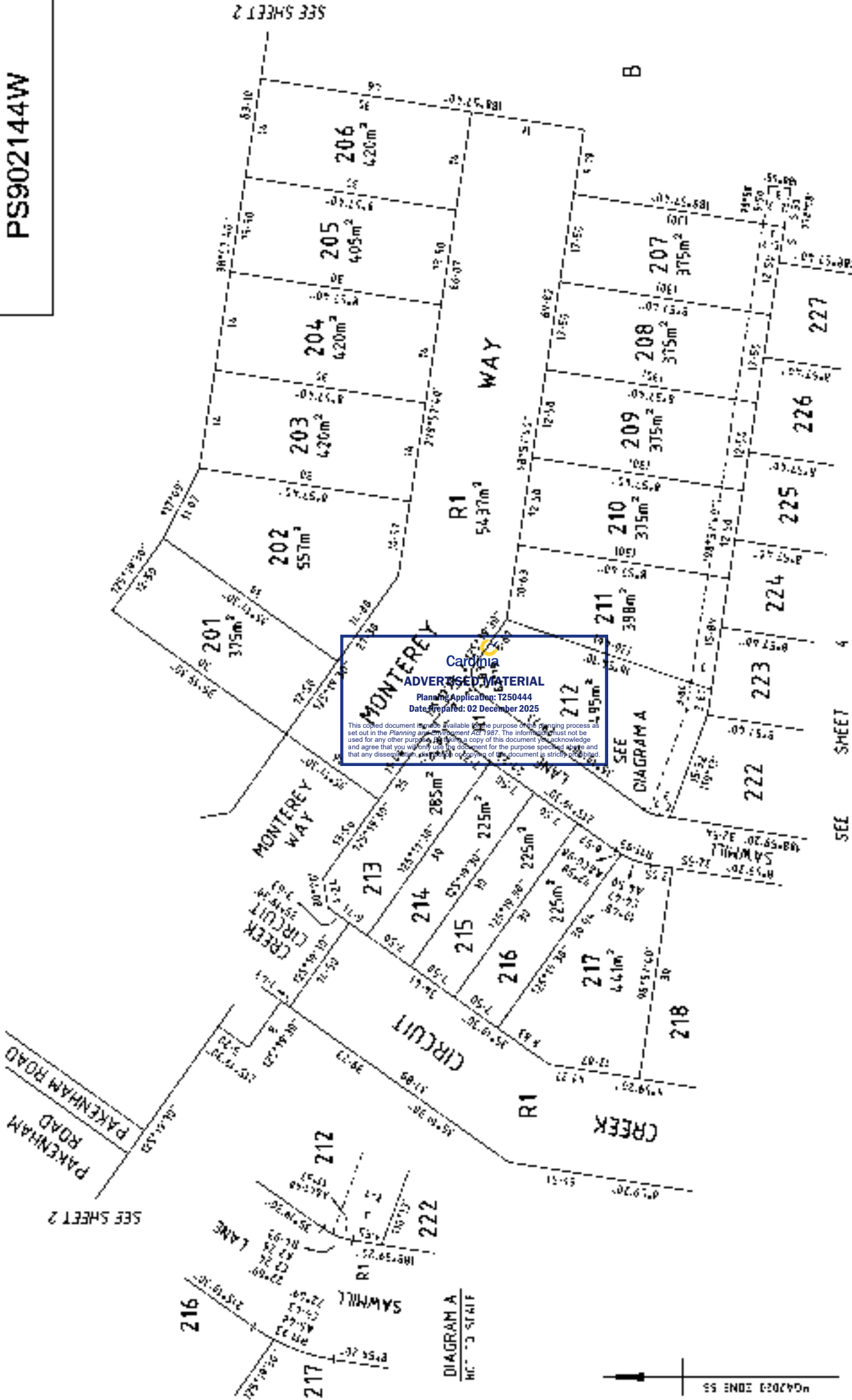
PLAN OF SUBDIVISION			EDITION 1	PS902144W	
LOCATION OF LAND			Cardinia Shire Council		
PARISH: NAR NAR GOON			Council Reference Number: 92-147		
TOWNSHIP: PAKENHAM			Planning Permit Reference: T160630		
SECTION: —			SPEAR Reference Number: S153184		
CROWN ALLOTMENT: 32(PT), 33(PT) & 34(PT)			Certification		
TITLE REFERENCE: VOL 12691 FOL 472			This plan is certified in accordance with the Subdivision Act 1988		
VOL 12330 FOL 800			Date of original certification: under previous plan (subdivided) 15/03/2020		
LAST PLAN REFERENCE: PS848743W (LOT A)			Public Open Space		
LP86652 (LOT 2)			An equivalent for public open space under section 18 or 18A of the Subdivision Act 1988 has been made and the requirements have been satisfied in this instance		
POSTAL ADDRESS: 14 SUNNY VISTA			Digitally signed by: Sarah Haggan for Cardinia Shire Council on 07/01/2024		
(at time of subdivision)			Statement of Compliance issued: 08/10/2024		
PAKENHAM ROAD			Public Open Space		
PAKENHAM 3810			An equivalent for public open space under section 18 or 18A of the Subdivision Act 1988 has been made and the requirements have been satisfied in this instance		
MGA CO-ORDINATES: E: 556 200 ZONE 55					
(of approx centre of area in plan)			N: 5 786 450 GDA 2020		
VESTING OF ROADS AND/OR RESERVES			NOTATIONS		
CONTINUED	COUNCIL/300Y/PERSON		LOTS 1 TO 200 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN		
ROADS	CARDINIA SHIRE COUNCIL		LOTS IN THIS PLAN MAY BE AFFECTED BY ONE OR MORE RESTRICTIONS FOR DETAILS OF RESTRICTIONS INCLUDING BURDENED LOTS & BENEFITING LOTS, SEE CREATION OF RESTRICTIONS ON SHEET 5		
NOTATIONS			OTHER PURPOSE OF PLAN:		
DEPTH LIMITATION: DOES NOT APPLY			TO REMIT THAT PART OF THE SEWERAGE EASEMENT CREATED AS F-3 ON PS848743W CONTAINED WITHIN MONTELEONE WAY ON THIS PLAN		
This is a SPEAR plan			CARDINIA SHIRE COUNCIL		
STAGING: This is not a staged subdivision.			Planning Application: 2024/000000		
Planning Permit No: T160630			Date Prepared: 02 December 2025		
SUMMARY: This plan is based on survey			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 survey has been connected to permanent marks No(s): 80, 170, 215, 285, 286, 287, 295, 319, 320, 354, 355, 363, 674, 675			WARNING: The restrictive covenant(s)/restriction(s) in this plan may have been varied or removed. For current information, please refer to the relevant lot(s) of the Register, ruling section 88(3) of the Transfer of Land Act 1958		
Estate: The Estate - Pakenham Phase No: 07					
No of lots: 34 (1-16)					
PHASE AREA: 1.772ha					
EASEMENT INFORMATION					
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)					
SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLIES TO LOTS 213 TO 216 (BOTH INCLUSIVE) AND 218 TO 221 (BOTH INCLUSIVE) IN THIS PLAN.					
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/in Favour Of	
E 1, E 4	PIPELINE	24.38	AST, D613920	VICTORIA PIPELINES COMMISSION	
E 2	DRAINAGE	SEE DIAG	PS848743W	CARDINIA SHIRE COUNCIL	
E-2, E-5	SEWERAGE	SEE DIAG	PS848743W	SOUTH EAST WATER CORPORATION	
E-3, E-5	SEWERAGE	SEE DIAG	THIS PLAN	SOUTH EAST WATER CORPORATION	
E-7, E-6	DRAINAGE	SEE DIAG	THIS PLAN	CARDINIA SHIRE COUNCIL	
E-4	SUPPLY OF WATER (THROUGH UNDERGROUND PIPES)	6	PS848743W	SOUTH EAST WATER CORPORATION	
Beveridge Williams development & environment consultants Melbourne ph: 03 9524 8888 www.beveridgewilliams.com.au			REVIEWERS FILE REF: 2000490/02 2000490-02-PS-16 DWG		CHK VAL SHEET: 5 ZE, A3
Digitally signed by: ADEAN JAMES FREEMAN, Licensed Surveyor Surveyors Plan Sheet: 16 03/06/2024 SPEAR PLAN S153184			Land Use Value Plan Registered 10/25/2024 01/11/2024 Assessor: Ringwood City		

PS902144W



Cardina
ADVERTISED MATERIAL
Planning Application 1250444
Date Prepared: 02 December 2025
This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. This information must not be used for any other purpose. If taking a copy of this document you acknowledge and agree that you will not use the document for the purpose specified above and that any dissemination, distribution or copying of this document is prohibited.

PS902144W



Carolina
ADVERTISED MATERIAL
Planning Application: T250444
Date prepared: 02 December 2025
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 without a copy of this document for your knowledge 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.

 Beveridge Williams development & environment consultants Melbourne ph 03 9524 8888 www.beveridgewilliams.com.au	SURVEY OR REFERENCE 2000490 /02	SCALE 1:500 S 0 5 10 15 20 METERS	UP. ORIGINAL SIZE: A3	SHEET 5
DRAWN BY: J. J. J. CHECKED BY: J. J. J. DATE: 27/05/2024 BY: J. J. J.	DRAWN BY: J. J. J. CHECKED BY: J. J. J. DATE: 27/05/2024 BY: J. J. J.			



SUBDIVISION ACT 1988

PS902144W

CREATION OF RESTRICTION 'A'

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

LAND TO BENEFIT & TO BE BURDENED:

BURDENED LAND: LOTS 201 TO 234 (BOTH INCLUSIVE)
BENEFITTING LAND: LOTS 201 TO 234 (BOTH INCLUSIVE)

DESCRIPTION OF RESTRICTION:

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

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

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

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

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

VARIATION:

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

EXPIRY:

THIS RESTRICTION CEASES TO HAVE EFFECT FOLLOWING AFTER EITHER:

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

CREATION OF RESTRICTION 'B'

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

LAND TO BENEFIT & TO BE BURDENED:

BURDENED LAND: LOTS 201 TO 234 (BOTH INCLUSIVE)
BENEFITTING LAND: LOTS 201 TO 234 (BOTH INCLUSIVE)

DESCRIPTION OF RESTRICTION:

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

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



ADVERTISED MATERIAL

Planning Application: T250444
Date Prepared: 02 December 2025

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.



Beveridge Williams
development & environment consultants

Melbourne ph: 03 9524 8888

www.beveridgewilliams.com.au

SURVEYORS REF
2000490/02

Draft signed by: ADELAN JAMES FREEMAN, Licensed
Surveyor
Surveyors Plan drawn by:
03 DEC 2024 SPLASH 44 15 031 06

Draft signed by:
Landon John Gault
27 DEC 2024
SPLOSH Ref: 0162115A

ORIGINAL SHEET
SIZE: A3

SHEET 5



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Mortgage Form version 1.5

Copyright State of Victoria. No part of this publication may be reproduced except as permitted by the Copyright Act 1968 (Cth), to comply with a statutory requirement or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA REGD TM System. None of the State of Victoria, its agents or contractors, accepts responsibility for any subsequent publication or reproduction of the information.

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 24/07/2025 03:21:00 PM

Status	Registered	Dealing Number	AW944856J
Date and Time Lodged	16/06/2023 03:40:02 PM		

Lodger Details

Lodger Code	19234R
Name	MINTER ELLISON
Address	
Lodger Box	
Phone	
Email	
Reference	1445950 SZB - Daiwa/



MORTGAGE

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 being mortgaged

FEE SIMPLE

Land Title Reference

12330/800
12330/801

Mortgagor

Name	BNG (PAKENHAM) PTY LTD
ACN	640125686

Mortgagee

Name	DAIWA CAPITAL MARKETS AUSTRALIA LIMITED
ACN	640125686
Address	
Property Name	RIALTO NORTH TOWER
Floor Type	LEVEL
Floor Number	34
Street Number	525
Street Name	COLLINS



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Mortgage Form version 1.5

Street Type	STREET
Locality	MELBOURNE
State	VIC
Postcode	3000

The mortgagor mortgages the estate and/or interest in land specified in this mortgage to the mortgagee as security for the debt or liability described in the terms and conditions set out or referred to in this mortgage, and covenants with the mortgagee to comply with those terms and conditions.

Terms and Conditions of this Mortgage

(a) Document Reference	AA4918
(b) Additional terms and conditions	NIL

Mortgagee Execution

1. The Certifier has retained the evidence supporting this Registry Instrument or Document.
2. 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.
3. The Certifier, or the Certifier is reasonably satisfied that the mortgagee it represents,:
 - (a) has taken reasonable steps to verify the identity of the mortgagor or his, her or its administrator or attorney; and
 - (b) holds a mortgage granted by the mortgagor on the same terms as this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to verify the identity of the mortgagee or his, her or its administrator or attorney.
5. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.

Executed on behalf of	DAIWA CAPITAL MARKETS AUSTRALIA LIMITED
Signer Name	[REDACTED]
Signer Organisation	MINTER ELLISON
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	16 JUNE 2023

File Notes:
NIL

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



ADVERTISED MATERIAL

Planning Application: T250444
Date Prepared: 02 December 2025

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.



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Copyright State of Victoria. No part of this publication may be reproduced except as permitted by the Copyright Act 1968 (Cth), to comply with a statutory requirement or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA REGD TM System. None of the State of Victoria, its agents or contractors, accepts responsibility for any subsequent publication or reproduction of the information.

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 24/07/2025 03:21:00 PM

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

ADVERTISED MATERIAL
Planning and Environment Act 1987
Date Prepared: 02 December 2025

Jurisdiction

VICTORIA

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.

Privacy Collection Statement

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

Estate and/or Interest

FEE SIMPLE

Land Title Reference

12330/800
12330/801

Instrument and/or legislation

RECORD - AGREEMENT - SECTION 173
Planning & Environment Act - section 173

Applicant(s)

Name	CARDINIA SHIRE COUNCIL
Address	
Property Name	CARDINIA SHIRE OFFICE
Street Number	20
Street Name	SIDING
Street Type	AVENUE
Locality	OFFICER
State	VIC



Department of Environment, Land, Water & Planning

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.



ADVERTISED MATERIAL

Planning Application: T250444

Date Prepared: 02 December 2025

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.



Imaged Document Cover Sheet

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

Document Type	Instrument
Document Identification	AX385769J
Number of Pages (excluding this cover sheet)	17
Document Assembled	24/07/2025 15:21

Copyright and disclaimer notice:

© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Secure Electronic Registries Victoria Pty Ltd (ABN 86 627 986 396) as trustee for the Secure Electronic Registries Victoria Trust (ABN 83 206 746 897) accept responsibility for any subsequent release, publication or reproduction of the information.

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





Deed of Agreement

Under s173 of the *Planning and Environment Act 1987*

Cardinia Shire Council

and

BNG (Pakenham) Pty Ltd (ACN 640125686)



ADVERTISED MATERIAL

Planning Application: T250444

Date Prepared: 02 December 2025

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.

Ref: DV:NB:1050250

Doc ID 1115801193/v1

Level 8, 487 Collins Street, Melbourne VIC 3000 Australia
PO Box 3, Collins Street West, VIC 8009 Australia
DX 904 Melbourne

Telephone +61 3 8644 3500
Facsimile +61 3 865 323 (Australia) +61 3 864 3157 (International)
hwlebsworth.com.au

Table of contents

1.	Definitions and interpretation clauses	2
2.	Owner's obligations	5
3.	Further obligations	5
4.	Agreement under Section 173 of the Act	6
5.	Owner's warranties	7
6.	Successors in title	7
7.	Notices	7
8.	Miscellaneous	8
	Schedule	10
	Executed as a deed	11
	Schedule 1	12
	Schedule 2	13



Cardinia

ADVERTISED MATERIAL

Planning Application: T250444
Date Prepared: 02 December 2025

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.

Deed of Agreement

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*



ADVERTISED MATERIAL
Planning Application: T250444
Date Prepared: 02 December 2025

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.

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.*



Cardinia

ADVERTISED MATERIAL

Planning Application: T250444

Date Prepared: 02 December 2025

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.

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.

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.


Cardinia
ADVERTISED MATERIAL
Planning Application: T250444
Date Prepared: 02 December 2025

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.

- (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.

Cardinia
Planning Application: T250444
Date Prepared: 02 December 2025
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.

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.

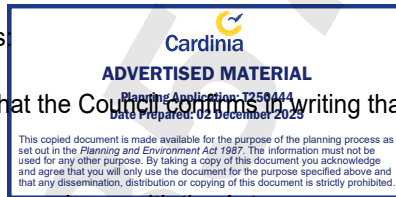
8.2 Default

- (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.



ADVERTISED MATERIAL

Planning Application: T250444
Date Prepared: 02 December 2025

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.

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:

[Redacted signature area]

etary

Print full name

Print full name



ADVERTISED MATERIAL

Planning Application: T250444

Date Prepared: 02 December 2025

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.

Executed as a deed

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

Signed sealed and delivered by [REDACTED]

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

[REDACTED]

[REDACTED]

Signature of witness

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

[REDACTED]

Name of witness
(BLOCK LETTERS)

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

[REDACTED]

Signature of Director and Company Secretary

Signature of Director

[REDACTED]

Full name (print)

Full name (print)


Cardinia
ADVERTISED MATERIAL
Planning Application: T250444
Date Prepared: 02 December 2025

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.

Schedule 1

Building Envelope Plan

AX385769J



Cardinia

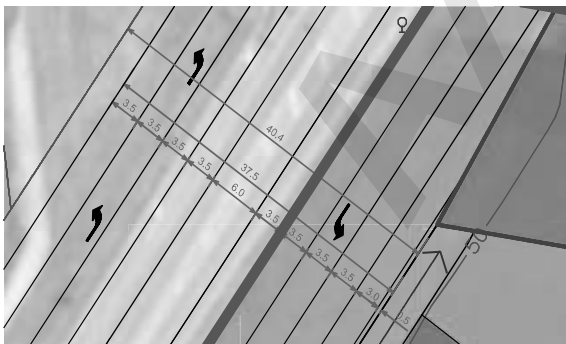
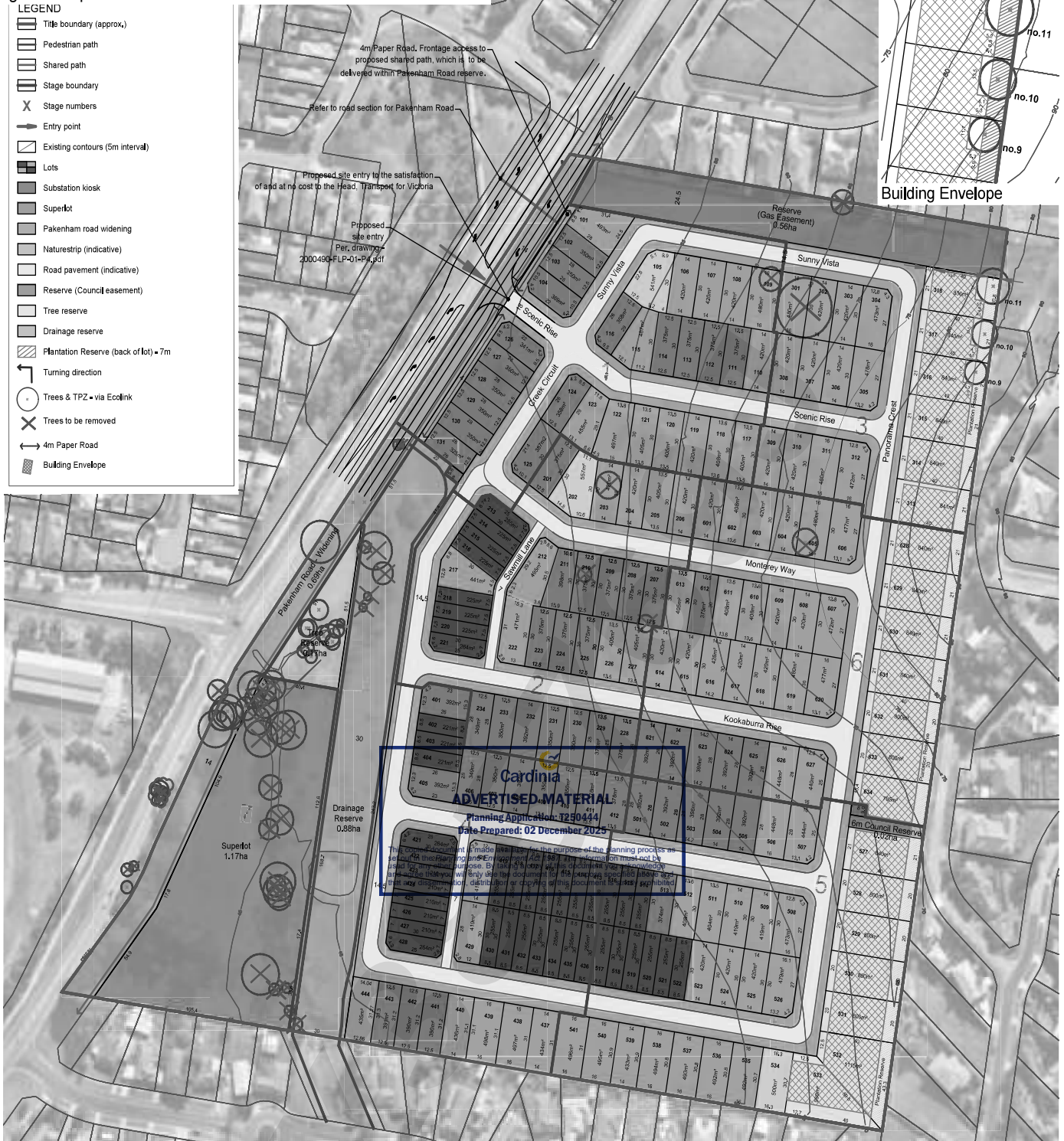
ADVERTISED MATERIAL

Planning Application: T250444
Date Prepared: 02 December 2025

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.

LEGEND

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



Pakenham Road - Cross Section

Notes:

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

Total number of lots	203
Stage 1	31
Stage 2	34
Stage 3	18
Stage 4	44
Stage 5	41
Stage 6	34
Stage 7*	1

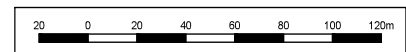
* Stage includes 1 Superlot

Lot Schedule by Area		
Lot Size	Number of Lots	%
0-299m ²	42	20.8
300-399m ²	56	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	202	100

* Table does not include superlot

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

* Indicates inclusion in NDA



Subdivision Plan
110 Pakenham Road, Pakenham
BNG Group



Version	Date	Description	Drafted	Approved
12		Pakenham road layout	KT	KT
13		Added building envelopes	KT	KT
14		Updated road and staging boundary	KT	KT
15		Updated staging boundary	KT	KT
16		Updated lot numbers, building envelope and tables	OX	KT

Date: 01.09.2022
Version No: 16
Job No: 2000490
Scale (A1): 1:1000
(A3): 1:2000

Schedule 2

Vegetation Plan

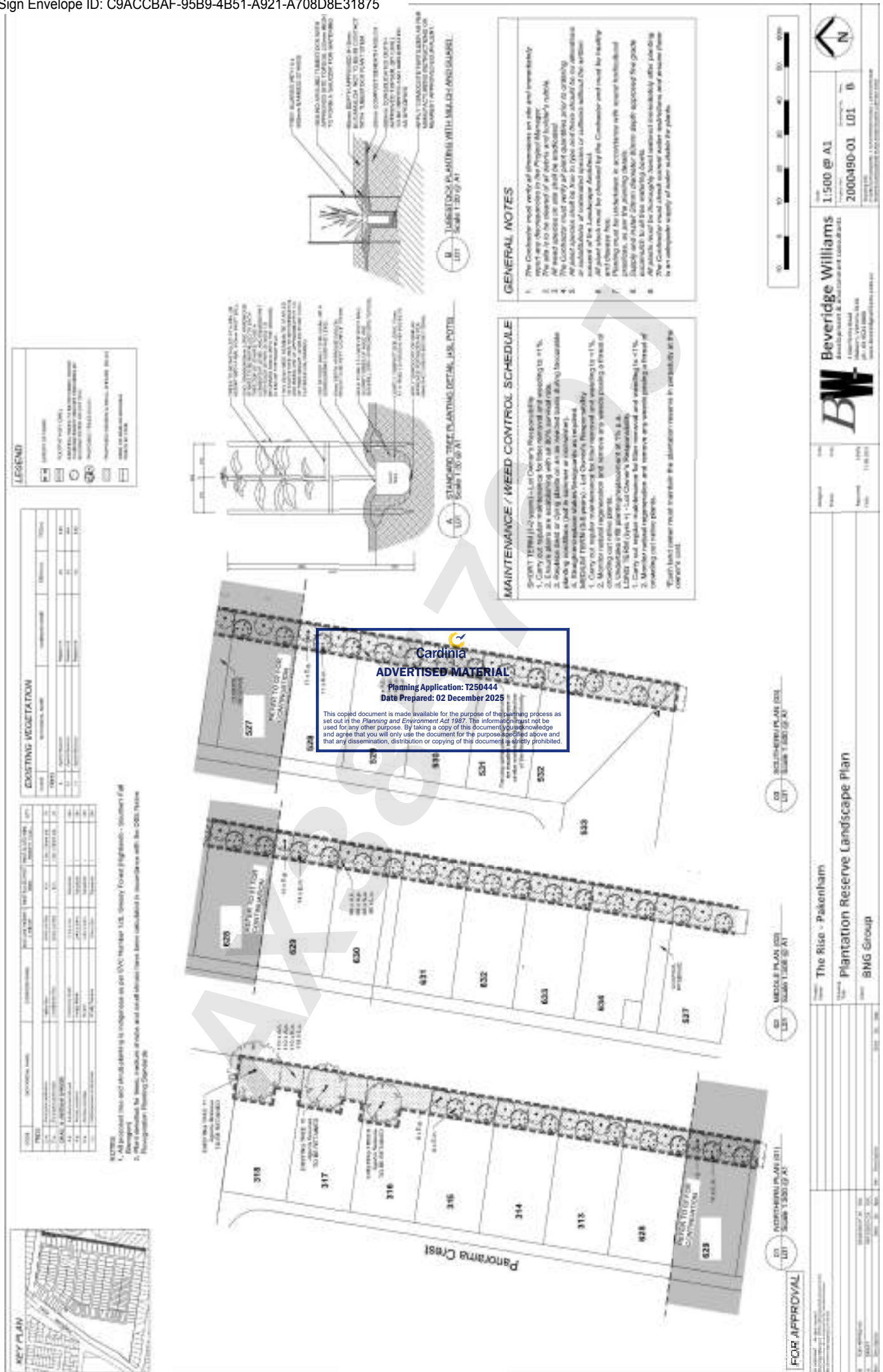
AX385769J



ADVERTISED MATERIAL

Planning Application: T250444
Date Prepared: 02 December 2025

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.



Our Ref: 2000490
1 July 2025

Applicant: [REDACTED]
Company/Builder: Tomorrow Homes
Email: adam@tomorrowhomes.com.au



ACN 006 197 235
ABN 58 006 197 235

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

beveridgewilliams.com.au

Dear Sir/Madam,

**RE: Lot 213 Creek Circuit, Pakenham
THE RISE DESIGN ASSESSMENT PANEL APPROVAL**

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

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

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

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

Please note:

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

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

Kind Regards,

[REDACTED]
Design Approvals Coordinator
BEVERIDGE WILLIAMS

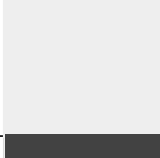
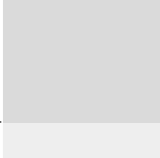
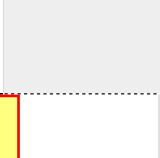
BASILICA

DESIGN ASSESSMENT PANEL

PLAN APPROVAL DATE: 01.07.2025

REVIEWED BY: Belinda Blythe



Item / Location	Product Code / Name	Finish / Size / Colour / Comments	Manufacturer	Image
EXTERNAL COLOUR SCHEME				
ROOF	COLORBOND	Colour: SHALE GREY	COLORBOND	
GUTTER / FASCIA / CAPPINGS	COLORBOND	Colour: SHALE GREY	COLORBOND	
DOWNPIPES	COLORBOND	Colour: SHALE GREY	COLORBOND	
SOFFIT	PAINT	Colour: WHITE ON WHITE	DULUX	
WINDOW FRAMES	COLORBOND POWDERCOAT	Colour: MONUMENT	BRADNAMS	
PORCH RENDER	RENDER	Colour: SNOW SEASON HALF	DULUX	
HOUSE RENDER	RENDER	Colour: WHITE ON WHITE	DULUX	
FRONT WALL	BRICK	Range: SAN SELMO Colour: CLASSICO	AUSTRAL BRICKS	
GARAGE DOOR *to rear*	SECTIONAL LIFT DOOR	Colour: Dover White COLORBOND	DYNAMIC DOORS	
FRONT DOOR	PAINT	Colour: WHITE ON WHITE	DULUX	

Developer Conditions;

The following is still to be attended to;

- a separate full dimension fencing elevation plan showing any existing and proposed retaining walls and fencing,
- Each elevation must show the orientation, north, south, east west
- nominate the colour of the meter box, ensure it matches to the colour of the wall it is against
- Synthetic turf is likely not permitted in the backyard due to council planning permit requirements

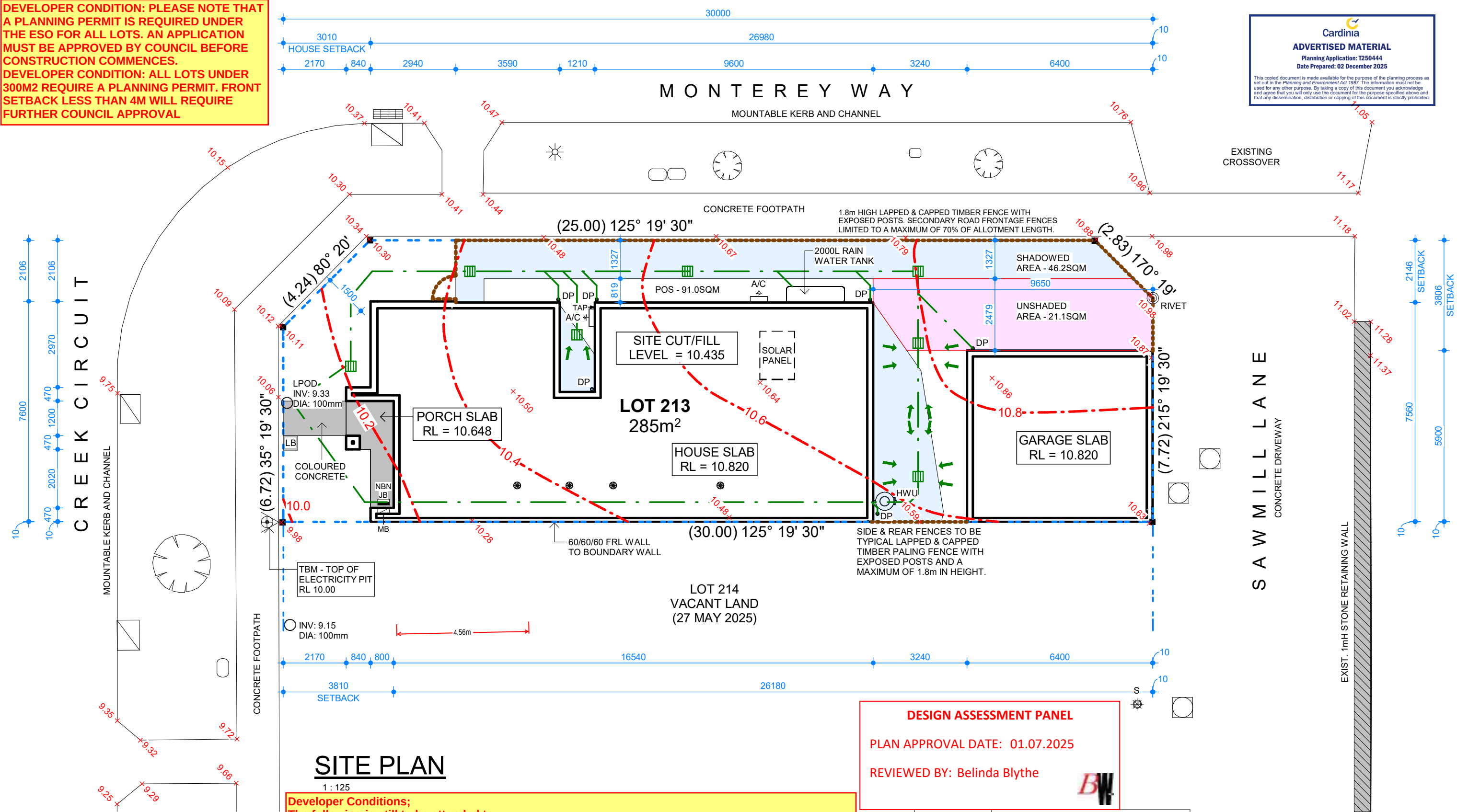
DEVELOPER CONDITION: PLEASE NOTE THAT A PLANNING PERMIT IS REQUIRED UNDER THE ESO FOR ALL LOTS. AN APPLICATION MUST BE APPROVED BY COUNCIL BEFORE CONSTRUCTION COMMENCES.
DEVELOPER CONDITION: ALL LOTS UNDER 300M2 REQUIRE A PLANNING PERMIT. FRONT SETBACK LESS THAN 4M WILL REQUIRE FURTHER COUNCIL APPROVAL

Cardinia

ADVERTISED MATERIAL

Planning Application: T250444
Date Prepared: 02 December 2025

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.



SITE PLAN

1 : 125

Developer Conditions;
The following is still to be attended to;
- a separate full dimension fencing elevation plan showing any existing and proposed retaining walls and fencing,
- Each elevation must show the orientation, north, south, east west
- nominate the colour of the meter box, ensure it matches to the colour of the wall it is against
- Synthetic turf is likely not permitted in the backyard due to council planning permit requirements

IMPORTANT NOTES:

1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANOR AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

TOMORROW
HOMES

Yesterday | Today | Tomorrow

(03) 9827 0998 • Mob 0408 806 608 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

Home: THE BASILICA-CORNER-7.5(01CR)

Client: THE RISE BNG PTY. LTD

Location: LOT 213 CREEK CCT, PAKENHAM - THE RISE ESTATE

Drawing: SITE PLAN

DESIGN ASSESSMENT PANEL

PLAN APPROVAL DATE: 01.07.2025

REVIEWED BY: Belinda Blythe

LEGEND

	100ø UPVC STORMWATER PIPE TO GRADE TO LPOD, MINIMUM GRADE 1:100
	SURFACE DRAIN
	ROOF VENTILATION - TO NCC REQUIREMENTS

NOTES:

1. FINISHED LANDSCAPING LEVEL TO BE 1 BRICK OR MORE BELOW WEEPHOLES.
2. DUAL PLUMBING TO BE USED FOR THE DWELLING AS PER RESTRICTION-A ON THE PLAN OF SUBDIVISION. THE DWELLING MUST USE RECYCLED WATER FOR TOILET FLUSHING AND GARDEN WATERING.



All dimensions to be verified on site

DRAWING DETAILS

24/06/2025 12:27:55 pm

SCALE SHEET SIZE

As indicated A3

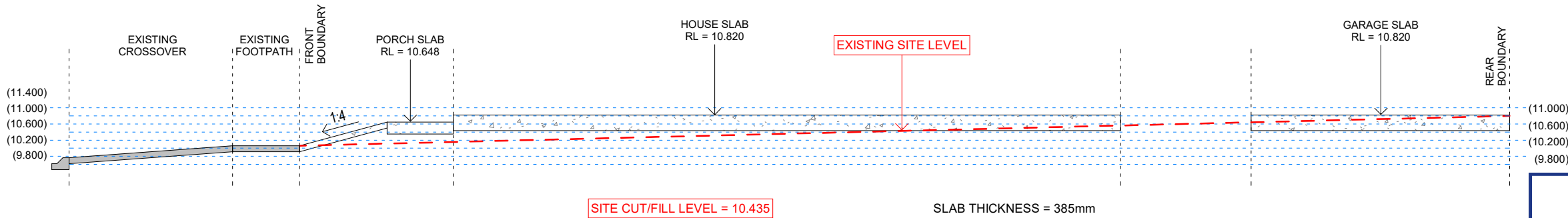
JOB

No:

Drwg No: D01a

Issue

A05



LEGEND	
	DENOTES CUT
	DENOTES FILL
	DENOTES 45° BATTER

2

SITE SECTION

D01b

1 : 125

DESIGN ASSESSMENT PANEL

PLAN APPROVAL DATE: 01.07.2025

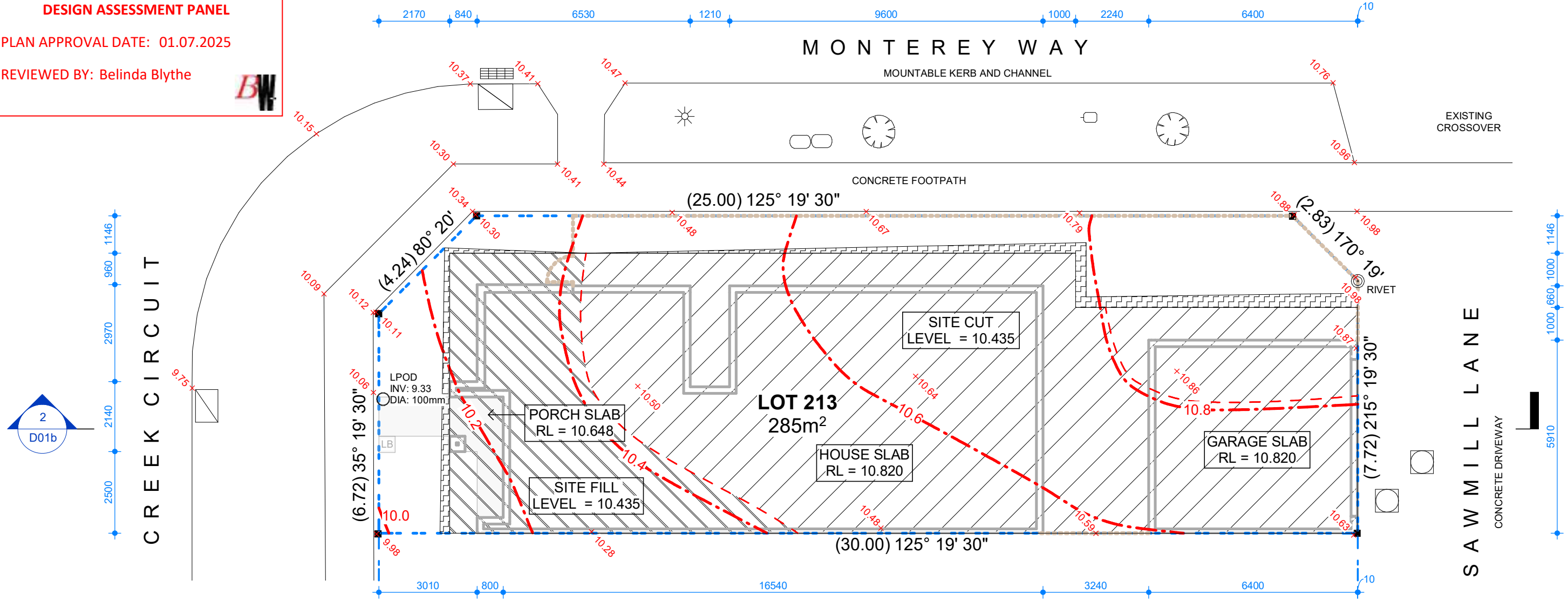
REVIEWED BY: Belinda Blythe

ADVERTISED MATERIAL

Planning Application: T250444

Date Prepared: 02 December 2025

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1967. 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.



SITE EXCAVATION PLAN

1 : 125

- IMPORTANT NOTES:
1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.

2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.

3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.

4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.

5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANOR AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.

6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.

7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

TOMORROW

HOMES

Yesterday | Today | Tomorrow

(03) 9827 0998 • Mob 0408 806 608 • www.tomorrowhomes.com.au

466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

Home: THE BASILICA-CORNER-7.5(01CR)

Client: THE RISE BNG PTY. LTD

Location: LOT 213 CREEK CCT, PAKENHAM - THE RISE ESTATE

Drawing: SITE EXCAVATION PLAN

All dimensions to be verified on site

DRAWING DETAILS

24/06/2025 12:27:55 pm

SCALE

As indicated

SHEET SIZE

A3

JOB No:

Drwg No: D01b

Issue

A05

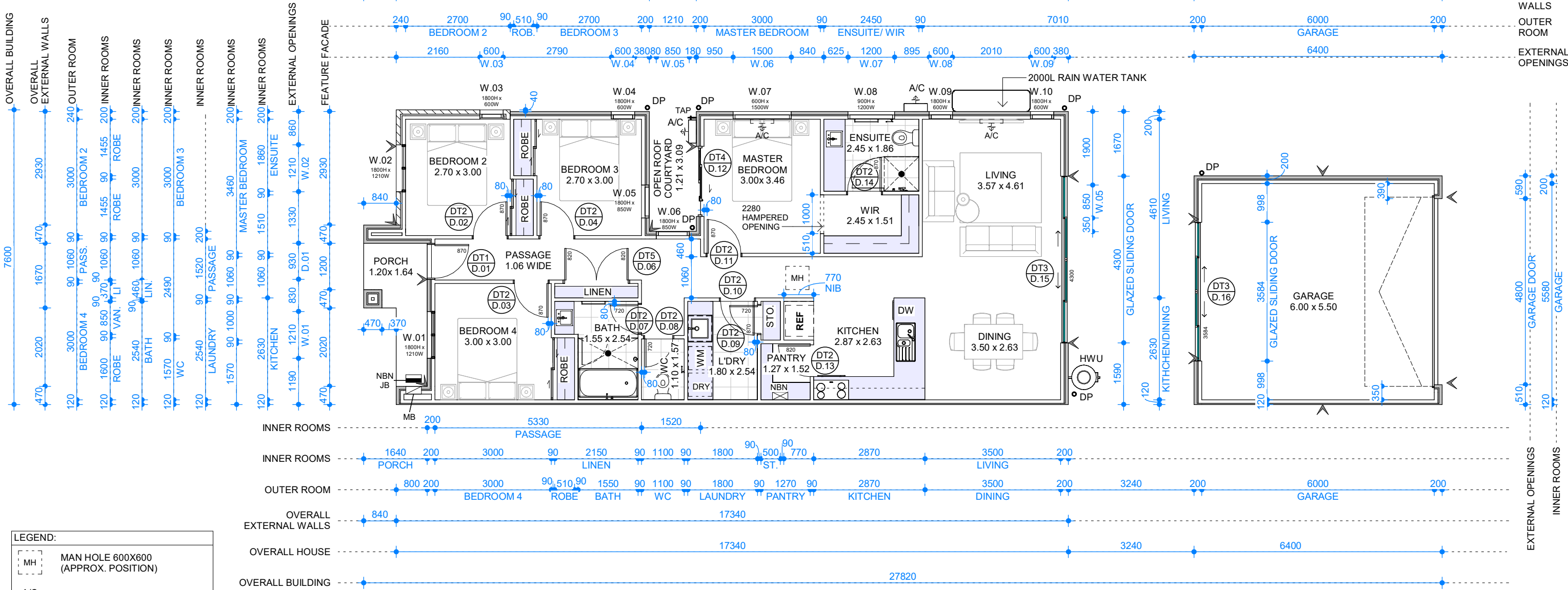
FLOOR FINISHES:

ALL FLOOR COVERINGS TO BE FIRM AND EVEN AND FEATURE A TRANSITION BETWEEN ABUTTING SURFACES (A MAXIMUM VERTICAL TOLERANCE OF 3mm OR 5mm BETWEEN SURFACES IS ALLOWABLE PROVIDED THE LIP IS ROUNDED OR BEVELED).

ALL INTERNAL FLOOR FINISHES SHALL HAVE A MINIMUM SLIP RESISTANCE OF P3 OR R10.

EXHAUST FANS:

EXHAUST FANS TO BE 25 LITRES PER SECOND (BATHROOMS AND TOILET) OR 40 LITRES PER SECOND (KITCHEN AND LAUNDRY).



LEGEND:	
	MAN HOLE 600X600 (APPROX. POSITION)
	REVERSE CYCLE AIR CONDITIONING
	CONTROL JOINT

LEGEND - SERVICES:	
	HWS HOT WATER SERVICE
	METER BOX
	NBN HUB

- IMPORTANT NOTES:
1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
 2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
 3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
 4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
 5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANOR AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
 6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
 7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

GROUND FLOOR PLAN

1 : 100

DESIGN ASSESSMENT PANEL

PLAN APPROVAL DATE: 01.07.2025

REVIEWED BY: Belinda Blythe

Cardinia
ADVERTISED MATERIAL
Planning Application: T250444
Date Prepared: 02 December 2025

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.

HOUSE SIZE
7.60m x 17.34m

BLOCK SIZE
7.50m x 30.00m
SMALL LOT CODE

AREAS
LIVING 124.10m²
GARAGE 37.80m²
PORCH 5.10m²
COURTYARD 3.80m²
TOTAL AREA 170.80m²

SITE COVERAGE 59.93%

TOMORROW
HOMES

Yesterday | Today | Tomorrow

(03) 9827 0998 • Mob 0408 806 608 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

Home: THE BASILICA-CORNER-7.5(01CR)
Client: THE RISE BNG PTY. LTD
Location: LOT 213 CREEK CCT, PAKENHAM - THE RISE ESTATE
Drawing: FLOOR PLAN



All dimensions to be verified on site

DRAWING DETAILS	
24/06/2025 12:27:56 pm	
SCALE	SHEET SIZE
1 : 100	A3
JOB No:	
Drwg No:	D02
Issue	A05

RECESSED FACADE NOTE:

TOTAL FRONT FACADE AREA: 00m²
RECESSED FACADE AREA: 00m²

XXXX/XXX=XXX

FRONT FACADE RECESSED AREA: 00%

GARAGE OPENING AREA:
FRONT GARAGE OPENING AREA: 00m²
XXX/XXX=XXX

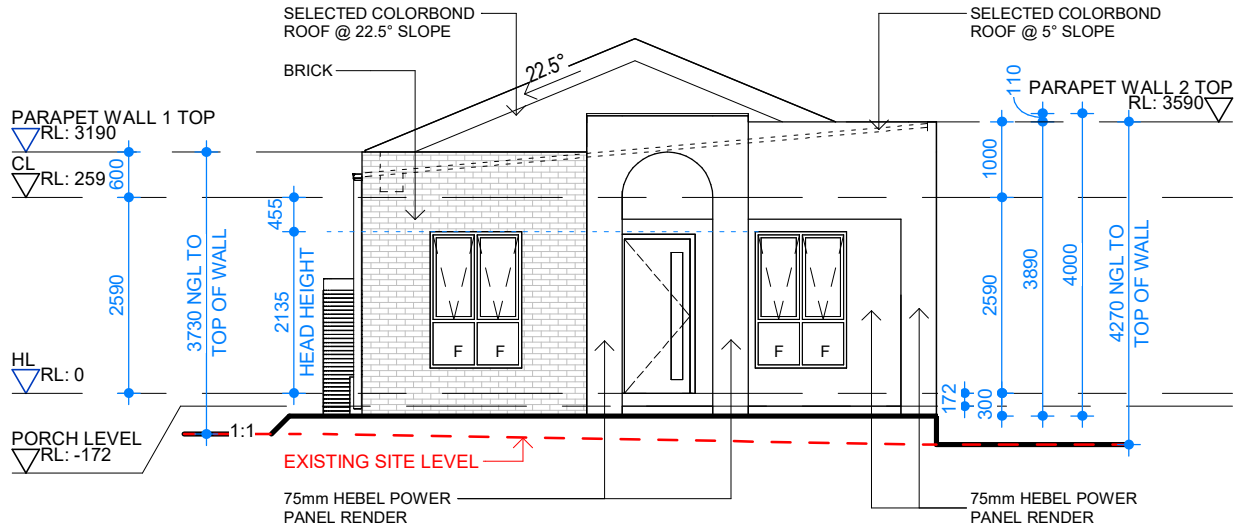
FRONT GARAGE OPEN AREA: 00%

AVERAGE GARAGE WALL HEIGHT	
WALL LENGTH:	-m
WALL AREA:	-m ²
AVERAGE WALL HT:	-m

NOTE:

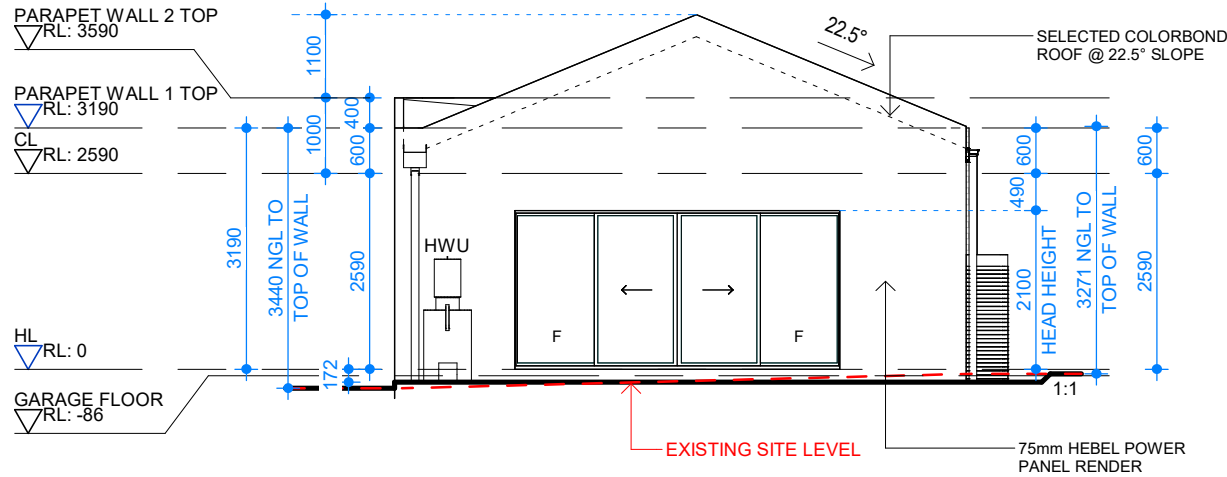
NATURAL GROUND LEVELS ARE SHOWN INDICATIVELY ONLY.

LEGEND - SERVICES	
HWS	HOT WATER SERVICE
MB	METER BOX
NBN JB	NBN JUNCTION BOX



ELEVATION A

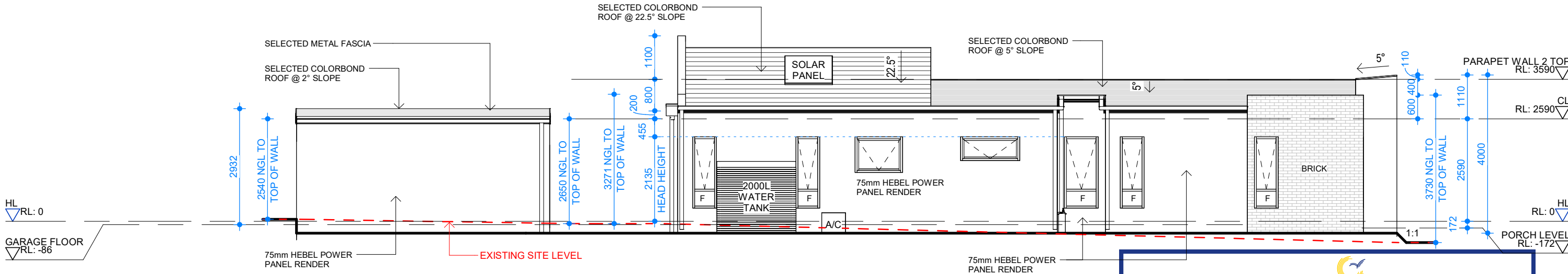
1 : 100



ELEVATION C

1 : 100

Developer Conditions;
The following is still to be attended to;
- a separate full dimension fencing elevation plan showing any existing and proposed retaining walls and fencing,
- Each elevation must show the orientation, north, south, east west
- nominate the colour of the meter box, ensure it matches to the colour of the wall it is against
- Synthetic turf is likely not permitted in the backyard due to council planning permit requirements



ELEVATION B

1 : 100

DESIGN ASSESSMENT PANEL

PLAN APPROVAL DATE: 01.07.2025

REVIEWED BY: Belinda Blythe



ADVERTISED MATERIAL

Planning Application: T250444

Date Prepared: 02 December 2025

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.

IMPORTANT NOTES:

1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANOR AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

TOMORROW
HOMES

Yesterday | Today | Tomorrow

(03) 9827 0998 • Mob 0408 806 608 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

Home: THE BASILICA-CORNER-7.5(01CR)

Client: THE RISE BNG PTY. LTD

Location: LOT 213 CREEK CCT, PAKENHAM - THE RISE ESTATE

Drawing: ELEVATION SHEET 1 OF 2

DRAWING DETAILS

24/06/2025 12:27:57 pm

SCALE SHEET SIZE

1 : 100 A3

JOB

No:

All dimensions to be verified on site

Drwg

No:

D03a

Issue

A05

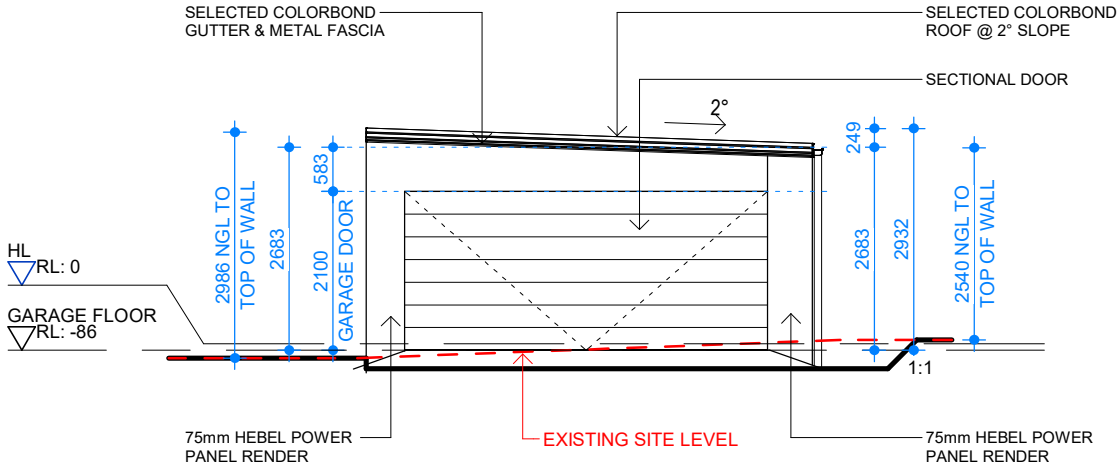
RECESSED FACADE NOTE:	
TOTAL FRONT FACADE AREA:	00m ²
RECESSED FACADE AREA:	00m ²
XXXX/XXX=XXX	
FRONT FACADE RECESSED AREA:	00%
GARAGE OPENING AREA:	
FRONT GARAGE OPENING AREA:	00m ²
XXX/XXX=XXX	
FRONT GARAGE OPEN AREA:	00%

AVERAGE GARAGE WALL HEIGHT	
WALL LENGTH:	-m
WALL AREA:	-m ²
AVERAGE WALL HT:	-m

NOTE:
NATURAL GROUND LEVELS ARE SHOWN INDICATIVELY ONLY.

LEGEND - SERVICES	
HWS	HOT WATER SERVICE
MB	METER BOX
NBN JB	NBN JUNCTION BOX

Developer Conditions;
The following is still to be attended to;
- a separate full dimension fencing elevation plan showing any existing and proposed retaining walls and fencing,
- Each elevation must show the orientation, north, south, east west
- nominate the colour of the meter box, ensure it matches to the colour of the wall it is against
- Synthetic turf is likely not permitted in the backyard due to council planning permit requirements



ELEVATION D
1 : 100



Cardinia

ADVERTISED MATERIAL

Planning Application: T250444

Date Prepared: 02 December 2025

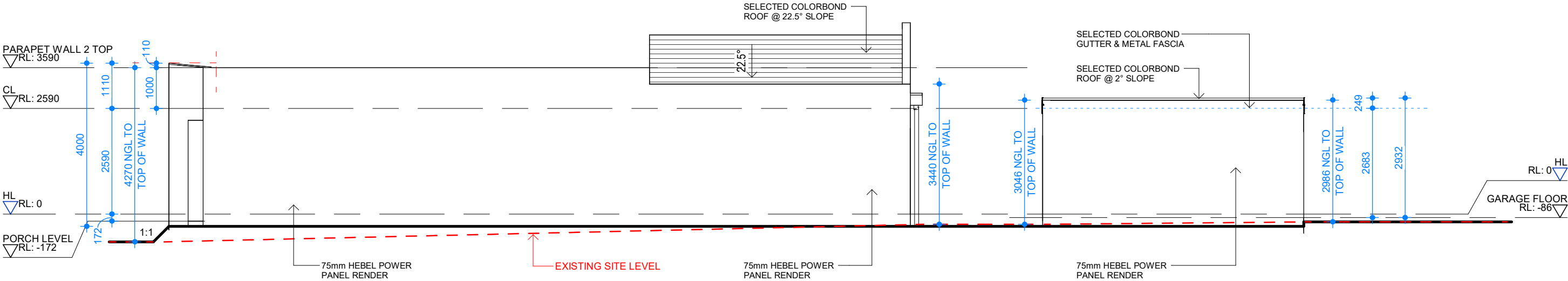
This copied document is made available for the purpose of the planning process as set out in the *Planning and Environment Act 1987*. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

DESIGN ASSESSMENT PANEL

PLAN APPROVAL DATE: 01.07.2025

REVIEWED BY: Belinda Blythe





ELEVATION E
1 : 100

- IMPORTANT NOTES:**
1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
 2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
 3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
 4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
 5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANOR AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
 6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
 7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.



Yesterday | Today | Tomorrow

(03) 9827 0998 • Mob 0408 806 608 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

Home: **THE BASILICA-CORNER-7.5(01CR)**

Client: **THE RISE BNG PTY. LTD**

Location: **LOT 213 CREEK CCT, PAKENHAM - THE RISE ESTATE**

Drawing: **ELEVATION SHEET 2 OF 2**

DRAWING DETAILS	
24/06/2025 12:27:58 pm	
SCALE	SHEET SIZE
1 : 100	A3
JOB No:	
All dimensions to be verified on site	Drwg No: D03b Issue A05

ROOF DRAINAGE CALCULATION:

THE ROOF HAS A 22.5 PITCH
THE SLOPE FACTOR (F) = 1.21
F x ROOF PLAN AREA = 1.21m² x 152.22m²
THE TOTAL ROOF CATCHMENT AREA = 184.9m²

A. CROSS-SECTION OF GUTTER = 6244mm²
B. AVERAGE RAINFALL INTERNSITY (ARI) = 132mm/h (20year/5mins)
C. CATCHMENT AREA PER DOWNPIPE = 47m2
D. EAVES OVERFLOW AVERAGE RAINFALL INTENSITY (ARI) = 187mm/h (100year/5mins)
E. LITRES PER SECOND PER METRE = 2.5L/s

MAXIMUM ROOF AREA PER DOWNPIPE IS 47m²

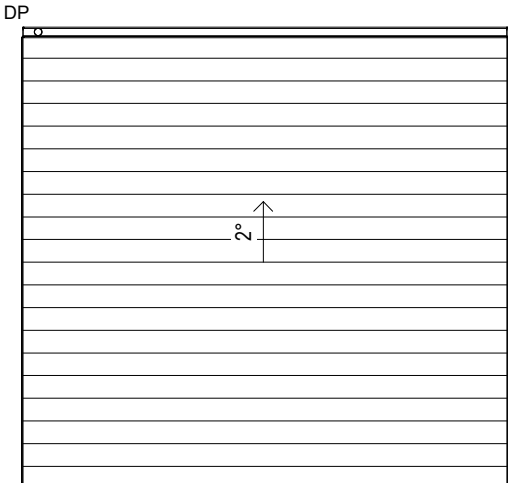
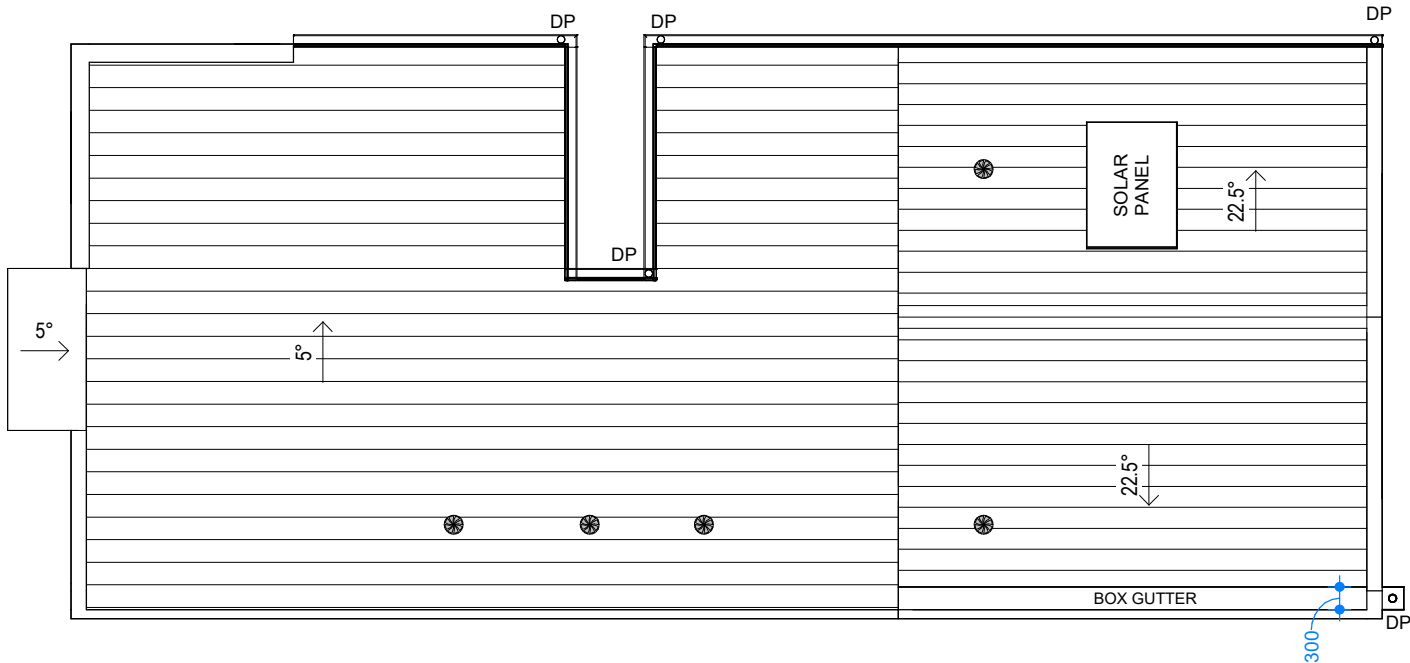
MINIMUM DOWNPIPES:
184.9/47 = 3.93 DOWNPIPES

AVERAGE CATCHMENT PER DOWNPIPE
184.9/4 = 36.22
5 DOWNPIPES PROVIDED = MORE THAN ADEQUATE

LEGEND	
	ROOF VENTILATION - TO NCC REQUIREMENTS


Cardinia
ADVERTISED MATERIAL
Planning Application: T250444
Date Prepared: 02 December 2025

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.



ROOF PLAN

1 : 100

DESIGN ASSESSMENT PANEL

PLAN APPROVAL DATE: 01.07.2025

REVIEWED BY: Belinda Blythe



IMPORTANT NOTES:

1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANOR AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

TOMORROW
HOMES

Yesterday | Today | Tomorrow
(03) 9827 0998 • Mob 0408 806 608 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

Home: THE BASILICA-CORNER-7.5(01CR)
Client: THE RISE BNG PTY. LTD
Location: LOT 213 CREEK CCT, PAKENHAM - THE RISE ESTATE
Drawing: ROOF PLAN



All dimensions
to be verified
on site

DRAWING DETAILS

24/06/2025 12:28:02 pm

SCALE	SHEET SIZE
1 : 100	A3

JOB No:		
Drwg No:	D08	Issue A05

- NOTES:
1. FINISHED LANDSCAPING LEVEL TO BE 1 BRICK OR MORE BELOW WEEPHOLES.
 2. DUAL PLUMBING TO BE USED FOR THE DWELLING AS PER RESTRICTION-A ON THE PLAN OF SUBDIVISION. THE DWELLING MUST USE RECYCLED WATER FOR TOILET FLUSHING AND GARDEN WATERING.

DESIGN ASSESSMENT PANEL

PLAN APPROVAL DATE: 01.07.2025

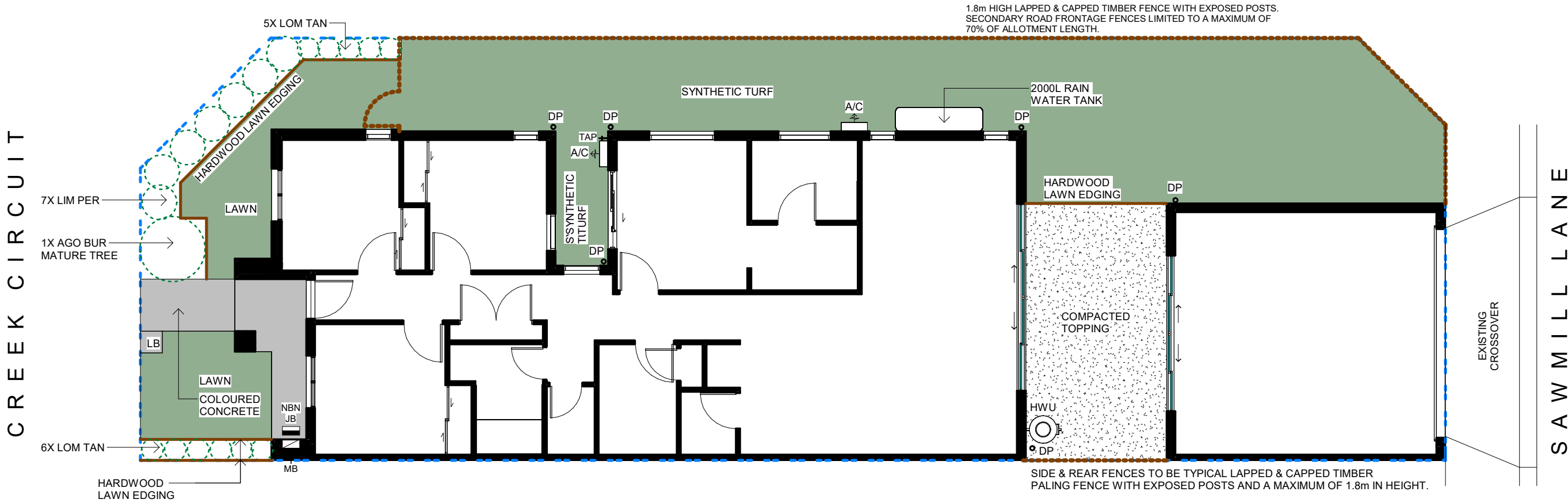
REVIEWED BY: Belinda Blythe



- Developer Conditions;
- The following is still to be attended to;
- a separate full dimension fencing elevation plan showing any existing and proposed retaining walls and fencing,
 - Each elevation must show the orientation, north, south, east west
 - nominate the colour of the meter box, ensure it matches to the colour of the wall it is against
 - Synthetic turf is likely not permitted in the backyard due to council planning permit requirements

Cardinia
ADVERTISED MATERIAL
Planning Application: T250444
Date Prepared: 02 December 2025

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.



LANDSCAPE PLAN

1 : 100

FRONT SOFTSCAPE	AREA (m ²)	%
GARDEN BED	8.50	33.33
LAWN / TOPPING	17.00	66.67
TOTAL	25.50	100

FRONT LANDSCAPE	AREA (m ²)	%
HARDSCAPED	2.70	9.57
SOFTSCAPED	25.50	90.43
TOTAL	28.20	100

SELECTED PLANT LIST						MATURE	
NO	CODE	POT	BOTANICAL NAME	COMMON NAME		HEIGHT	WIDTH
7	LIM PER	150mm	LIMONIUM PEREZII	SEA LAVENDER		0.6	0.6
1	AGO BUR	45L	AGONIS REFLEXA (HYBRID)	AGONIS 'BURGANDY'		5.0	3.0
11	LOM TAN	150mm	LOMANDRA LONGIFOLIA "TANIKA"	MAT RUSH		0.4	0.6

- IMPORTANT NOTES:
1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
 2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
 3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
 4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
 5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANOR AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
 6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
 7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

TOMORROW
HOMES

Yesterday | Today | Tomorrow

(03) 9827 0998 • Mob 0408 806 608 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

Home: THE BASILICA-CORNER-7.5(01CR)

Client: THE RISE BNG PTY. LTD

Location: LOT 213 CREEK CCT, PAKENHAM - THE RISE ESTATE

Drawing: LANDSCAPE PLAN



All dimensions to be verified on site

DRAWING DETAILS

24/06/2025 12:28:05 pm

SCALE: 1 : 100
SHEET SIZE: A3

JOB No:
Drwg No: D13
Issue: A05

Our Ref: 2000490
1 July 2025

Applicant: [REDACTED]
Company/Builder: Tomorrow Homes
Email: adam@tomorrowhomes.com.au



Cardinia
ADVERTISED MATERIAL
Planning Application: T250444
Date Prepared: 02 December 2025

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.

ACN 006 197 235
ABN 58 006 197 235

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

beveridgewilliams.com.au

Dear Sir/Madam,

**RE: Lot 214 Creek Circuit, Pakenham
THE RISE DESIGN ASSESSMENT PANEL APPROVAL**

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

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

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

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

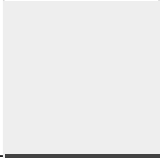
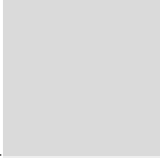
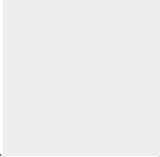
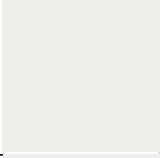
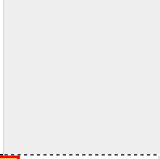
Please note:

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

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

Kind Regards,

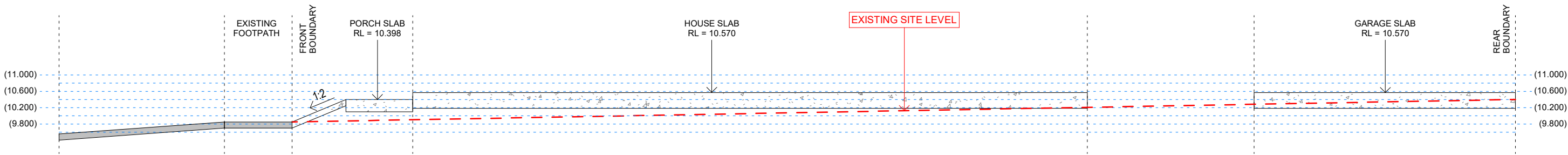
[REDACTED]
Design Approvals Coordinator
BEVERIDGE WILLIAMS

Item / Location	Product Code / Name	Finish / Size / Colour / Comments	Manufacturer	Image
EXTERNAL COLOUR SCHEME				
ROOF	COLORBOND	Colour: SHALE GREY	COLORBOND	
GUTTER / FASCIA / CAPPINGS	COLORBOND	Colour: SHALE GREY	COLORBOND	
DOWNPIPES	COLORBOND	Colour: SHALE GREY	COLORBOND	
SOFFIT	PAINT	Colour: WHITE ON WHITE	DULUX	
WINDOW FRAMES	COLORBOND POWDERCOAT	Colour: MONUMENT	BRADNAMS	
PORCH RENDER	RENDER	Colour: SNOW SEASON HALF	DULUX	
HOUSE RENDER	RENDER	Colour: WHITE ON WHITE	DULUX	
FRONT WALL	BRICK	Range: SAN SELMO Colour: CLASSICO	AUSTRAL BRICKS	
GARAGE DOOR *to rear*	SECTIONAL LIFT DOOR	Colour: Dover White COLORBOND	DYNAMIC DOORS	
FRONT DOOR	PAINT	Colour: WHITE ON WHITE	DULUX	

Developer Conditions;

The following is still to be attended to;

- a separate full dimension fencing elevation plan showing any existing and proposed retaining walls and fencing,
- Each elevation must show the orientation, north, south, east west
- nominate the colour of the meter box, ensure it matches to the colour of the wall it is against
- Synthetic turf is likely not permitted in the backyard due to council planning permit requirements

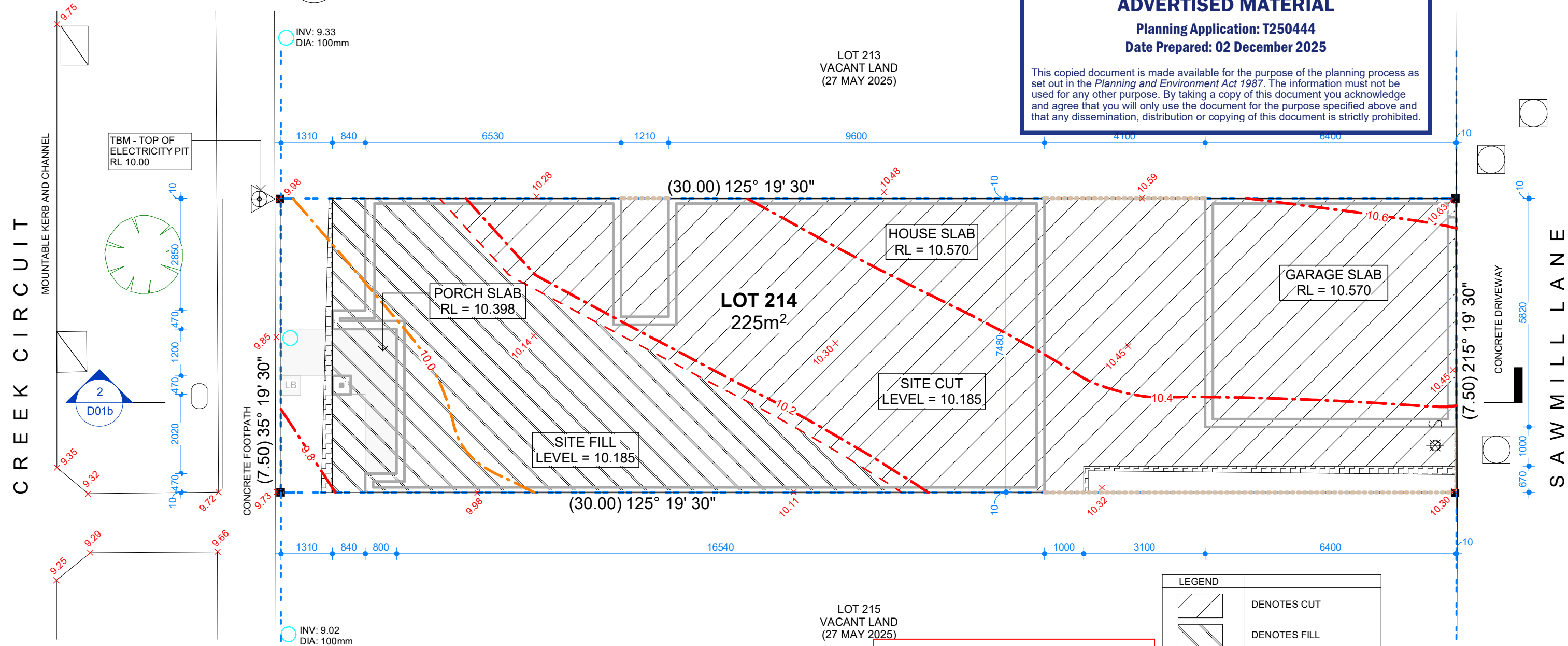


2 SITE SECTION

D01b 1 : 100

**Cardinia**
ADVERTISED MATERIAL
Planning Application: T250444
Date Prepared: 02 December 2025

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.



SITE EXCAVATION PLAN

1 : 100

- IMPORTANT NOTES:**
1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
 2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
 3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
 4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
 5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANOR AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
 6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
 7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

TOMORROW
HOMES
Yesterday | Today | Tomorrow
(03) 9827 0998 • Mob 0408 806 608 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

Home: THE BASILICA-7.5(01)
Client: THE RISE BNG PTY. LTD
Location: LOT 214 CREEK CCT, PAKENHAM - THE RISE ESTATE
Drawing: SITE EXCAVATION PLAN

DESIGN ASSESSMENT PANEL
PLAN APPROVAL DATE: 01.07.2025
REVIEWED BY: Belinda Blythe



All dimensions to be verified on site

DRAWING DETAILS	
24/06/2025 12:45:44 pm	
SCALE	SHEET SIZE
1 : 100	A3
JOB No:	
Drwg No: D01b	Issue A05

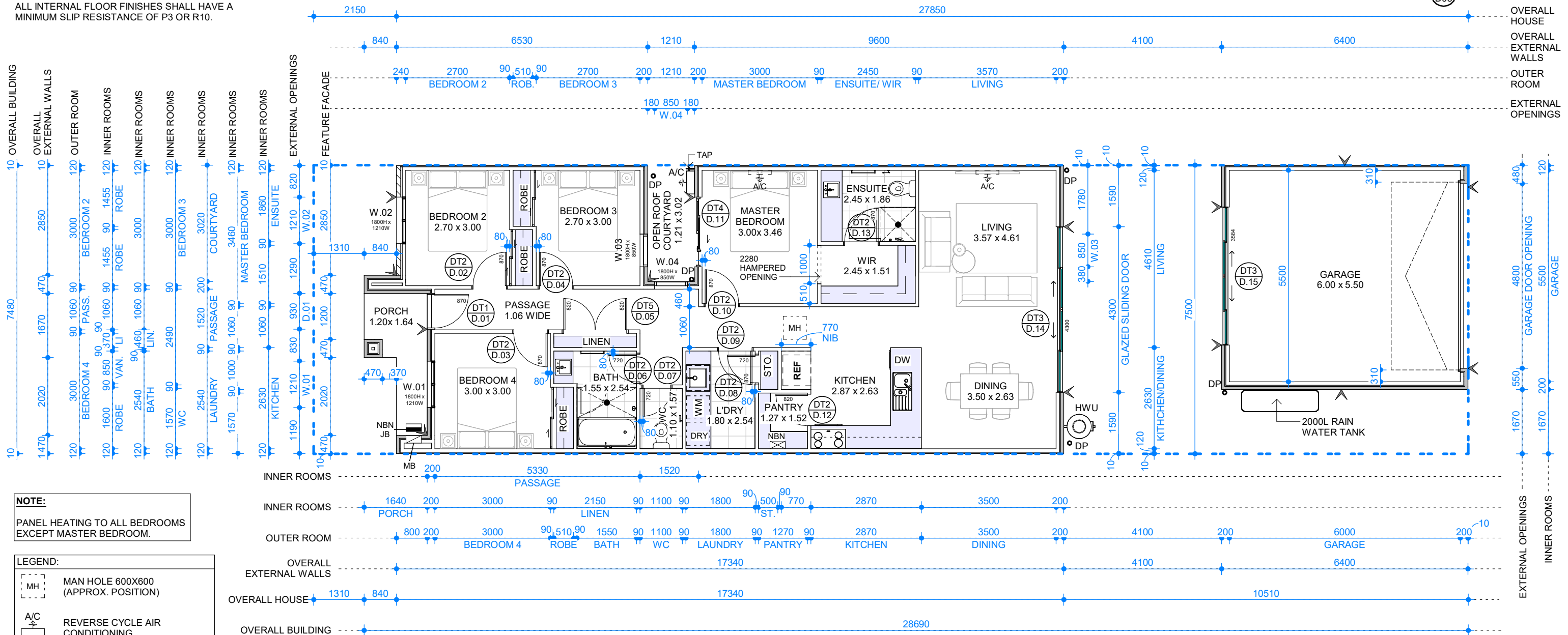
FLOOR FINISHES:

ALL FLOOR COVERINGS TO BE FIRM AND EVEN AND FEATURE A TRANSITION BETWEEN ABUTTING SURFACES (A MAXIMUM VERTICAL TOLERANCE OF 3mm OR 5mm BETWEEN SURFACES IS ALLOWABLE PROVIDED THE LIP IS ROUNDED OR BEVELED).

ALL INTERNAL FLOOR FINISHES SHALL HAVE A MINIMUM SLIP RESISTANCE OF P3 OR R10.

EXHAUST FANS:

EXHAUST FANS TO BE 25 LITRES PER SECOND (BATHROOMS AND TOILET) OR 40 LITRES PER SECOND (KITCHEN AND LAUNDRY).



NOTE:
PANEL HEATING TO ALL BEDROOMS EXCEPT MASTER BEDROOM.

LEGEND:

- MH MAN HOLE 600X600 (APPROX. POSITION)
- A/C REVERSE CYCLE AIR CONDITIONING
- CONTROL JOINT

LEGEND - SERVICES:

- HWS HOT WATER SERVICE
- MB METER BOX
- NBN NBN HUB
- NBN JB NBN JB

- IMPORTANT NOTES:**
1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
 2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
 3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
 4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
 5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANNER AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
 6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
 7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

GROUND FLOOR PLAN

1 : 100

Cardinia
ADVERTISED MATERIAL
Planning Application: T250444
Date Prepared: 02 December 2025

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.

DESIGN ASSESSMENT PANEL

PLAN APPROVAL DATE: 01.07.2025

REVIEWED BY: Belinda Blythe

HOUSE SIZE
7.48m x 17.34m

BLOCK SIZE
7.50m x 30.00m
SMALL LOT CODE

AREAS	
LIVING	122.70m ²
GARAGE	37.20m ²
PORCH	5.10m ²
COURTYARD	3.70m ²
TOTAL AREA	168.70m ²

SITE COVERAGE 74.98%

Yesterday | Today | Tomorrow

(03) 9827 0998 • Mob 0408 806 608 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

Home: THE BASILICA-7.5(01)

Client: THE RISE BNG PTY. LTD

Location: LOT 214 CREEK CCT, PAKENHAM - THE RISE ESTATE

Drawing: FLOOR PLAN

Approx

All dimensions to be verified on site

DRAWING DETAILS	
24/06/2025 12:45:46 pm	
SCALE	SHEET SIZE
1 : 100	A3
JOB No:	
Drwg No:	D02
Issue	A05

TOTAL FRONT FACADE AREA:	00m ²
RECESSED FACADE AREA:	00m ²

FRONT FACADE RECESSED AREA: 00%

FRONT GARAGE OPENING AREA: 00m²
XXX/XXX=XXX

FRONT GARAGE OPEN AREA: 00%

WALL LENGTH:	-m
WALL AREA:	-m ²
AVERAGE WALL HT:	-m

NATURAL GROUND LEVELS ARE SHOWN INDICATIVELY ONLY.

HWS	HOT WATER SERVICE
	METER BOX
	NBN HUB
NBN JB	
	NBN JUNCTION BOX



- a separate full dimension fencing elevation plan showing any existing and proposed retaining walls and fencing,
- Each elevation must show the orientation, north, south, east west
- nominate the colour of the meter box, ensure it matches to the colour of the wall it is against
- Synthetic turf is likely not permitted in the backyard due to council planning permit requirements



Cardinia

ADVERTISED MATERIAL

Planning Application: T250444

Date Prepared: 02 December 2025

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

IMPORTANT NOTICE 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.

1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANNER AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

TOMORROW
HOMES

Yesterday | Today | Tomorrow

(03) 9827 0998 • Mob 0408 806 608 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

Home: **THE BASILICA-7.5(01)**

Client: THE RISE BNG PTY. LTD

Location: LOT 214 CREEK CCT, PAKENHAM - THE RISE ESTATE

Drawing: ELEVATION SHEET 1 OF 2

DESIGN ASSESSMENT PANEL

PLAN APPROVAL DATE: 01.07.2025

REVIEWED BY: Belinda Blythe



DRAWING DETAILS

24/06/2025 12:45:46 pm

SCALE	SHEET SIZE
1 : 100	A3

JOB	
No:	

Drwg No:	D03a	Issue	A05
-------------	-------------	-------	------------

All dimensions
to be verified
on site

RECESSED FACADE NOTE:

TOTAL FRONT FACADE AREA: 00m²
RECESSED FACADE AREA: 00m²

XXXX/XXX=XXX

FRONT FACADE RECESSED AREA: 00%

GARAGE OPENING AREA:
FRONT GARAGE OPENING AREA: 00m²
XXX/XXX=XXX

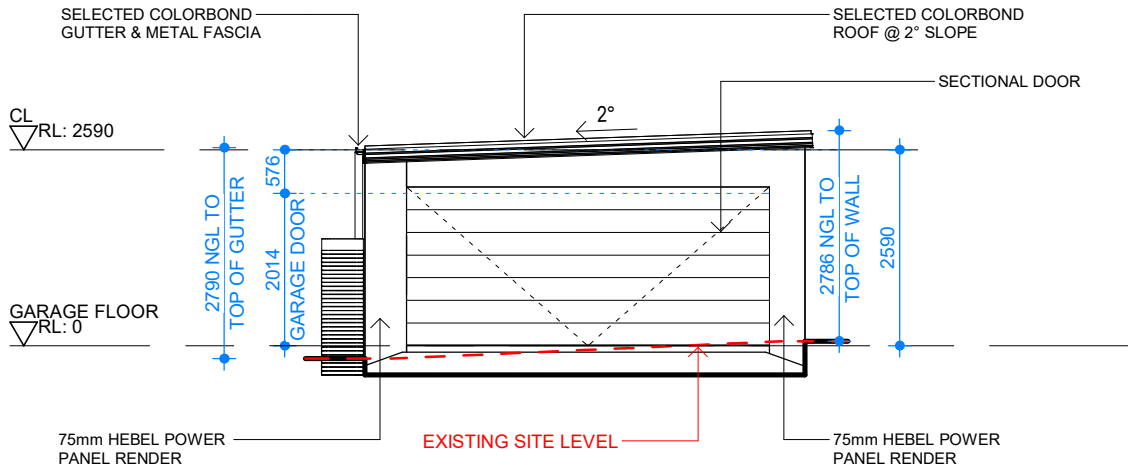
FRONT GARAGE OPEN AREA: 00%

AVERAGE GARAGE WALL HEIGHT	
WALL LENGTH:	-m
WALL AREA:	-m ²
AVERAGE WALL HT:	-m

NOTE:

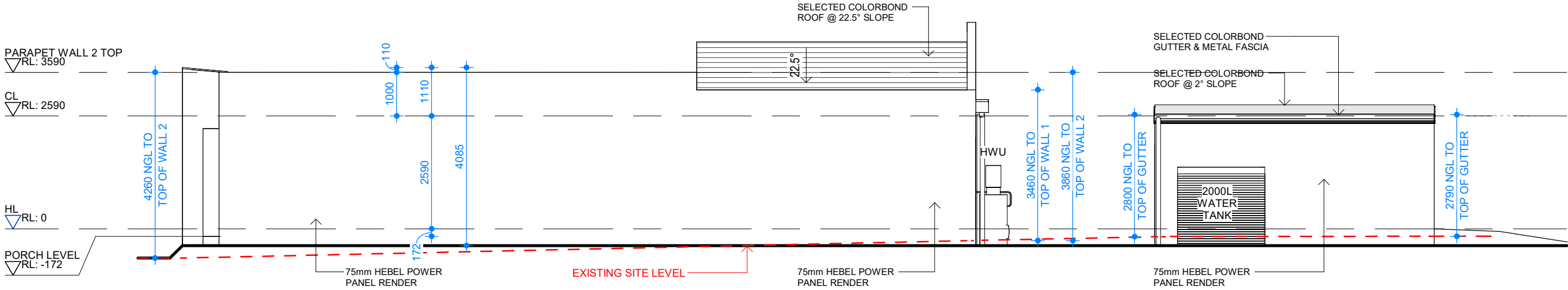
NATURAL GROUND LEVELS ARE SHOWN INDICATIVELY ONLY.

LEGEND - SERVICES	
HWS	HOT WATER SERVICE
MB	METER BOX
NBN	NBN HUB
NBN JB	NBN JUNCTION BOX



ELEVATION D
1 : 100

Developer Conditions;
The following is still to be attended to;
- a separate full dimension fencing elevation plan showing any existing and proposed retaining walls and fencing,
- Each elevation must show the orientation, north, south, east west
- nominate the colour of the meter box, ensure it matches to the colour of the wall it is against
- Synthetic turf is likely not permitted in the backyard due to council planning permit requirements



ELEVATION E
1 : 100

DESIGN ASSESSMENT PANEL

PLAN APPROVAL DATE: 01.07.2025

REVIEWED BY: Belinda Blythe

- IMPORTANT NOTES:**
1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
 2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
 3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
 4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
 5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANOR AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
 6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
 7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

TOMORROW
HOMES

Yesterday | Today | Tomorrow

(03) 9827 0998 • Mob 0408 806 608 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

Home: THE BASILICA-7.5(01)

Client: THE RISE BNG PTY. LTD

Location: LOT 214 CREEK CCT, PAKENHAM - THE RISE ESTATE

Drawing: ELEVATION SHEET 2 OF 2



ADVERTISED MATERIAL

Planning Application: T250444

Date Prepared: 02 December 2025

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.



DRAWING DETAILS	
24/06/2025 12:45:47 pm	
SCALE	SHEET SIZE
1 : 100	A3
JOB No:	
Drwg No:	D03b
Issue	A05

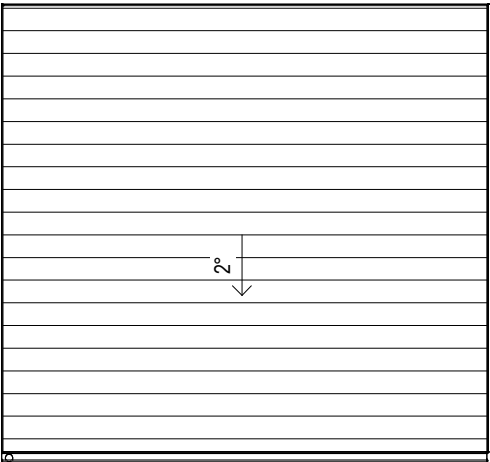
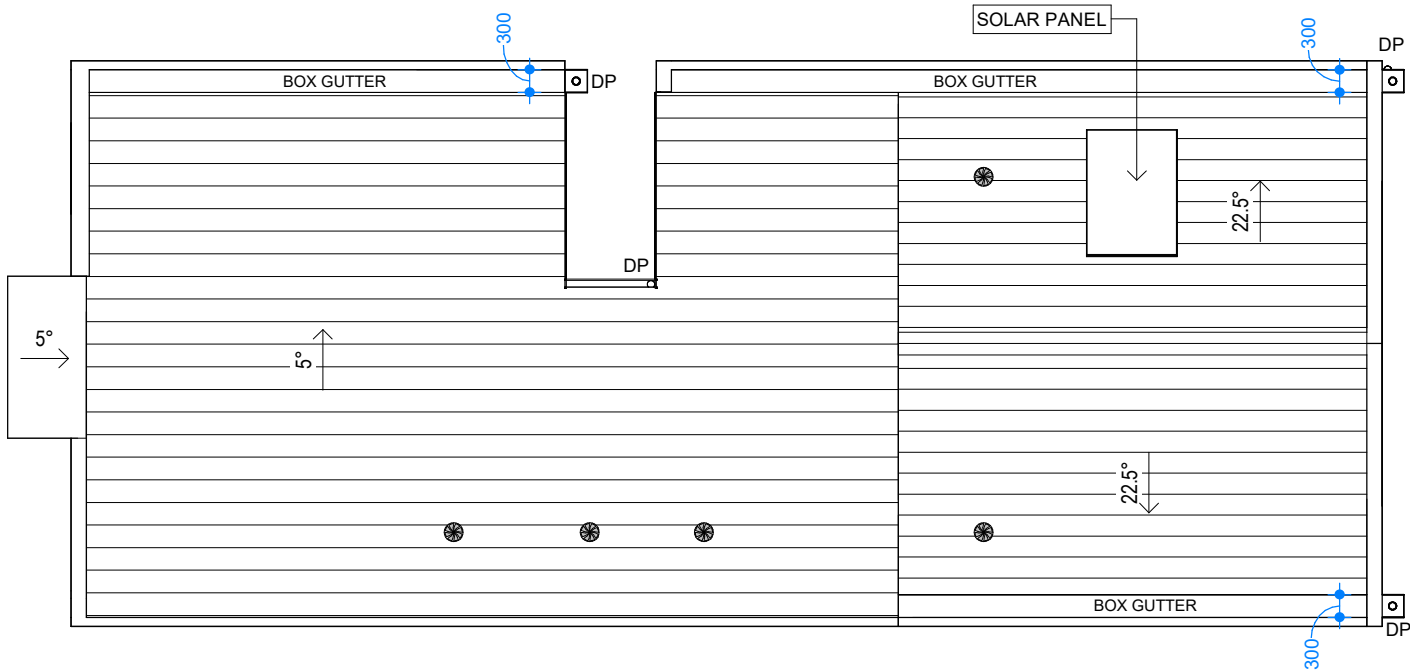


ADVERTISED MATERIAL

Planning Application: T250444
Date Prepared: 02 December 2025

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.

LEGEND	
	ROOF VENTILATION - TO NCC REQUIREMENTS



ROOF PLAN
1 : 100

DESIGN ASSESSMENT PANEL

PLAN APPROVAL DATE: 01.07.2025

REVIEWED BY: Belinda Blythe



- IMPORTANT NOTES:
1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
 2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
 3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
 4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
 5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANOR AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
 6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
 7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.



Yesterday | Today | Tomorrow

(03) 9827 0998 • Mob 0408 806 608 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

Home: THE BASILICA-7.5(01)

Client: THE RISE BNG PTY. LTD

Location: LOT 214 CREEK CCT, PAKENHAM - THE RISE ESTATE

Drawing: ROOF PLAN



N
Approx

All dimensions to be verified on site

DRAWING DETAILS	
24/06/2025 12:45:52 pm	
SCALE	SHEET SIZE
1 : 100	A3
JOB No:	
Drwg No:	Issue
D08	A05

NOTES:

1. FINISHED LANDSCAPING LEVEL TO BE 1 BRICK OR MORE BELOW WEEPHOLES.
2. DUAL PLUMBING TO BE USED FOR THE DWELLING AS PER RESTRICTION-A ON THE PLAN OF SUBDIVISION. THE DWELLING MUST USE RECYCLED WATER FOR TOILET FLUSHING AND GARDEN WATERING.

DESIGN ASSESSMENT PANEL

PLAN APPROVAL DATE: 01.07.2025

REVIEWED BY: Belinda Blythe



Developer Conditions;

The following is still to be attended to;

- a separate full dimension fencing elevation plan showing any existing and proposed retaining walls and fencing,
- Each elevation must show the orientation, north, south, east west
- nominate the colour of the meter box, ensure it matches to the colour of the wall it is against
- Synthetic turf is likely not permitted in the backyard due to council planning permit requirements

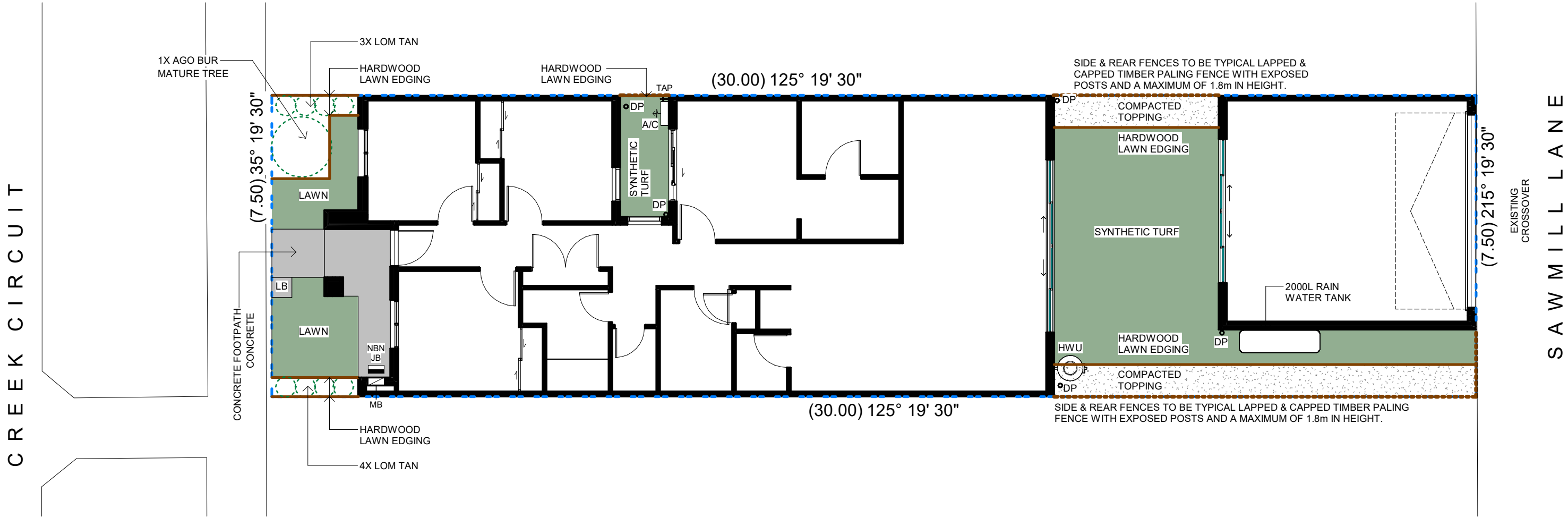


ADVERTISED MATERIAL

Planning Application: T250444

Date Prepared: 02 December 2025

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.



LANDSCAPE PLAN

1 : 100

FRONT SOFTSCAPE	AREA (m ²)	%
GARDEN BED	4.40	35.20
LAWN / TOPPING	8.10	64.80
TOTAL	12.50	100

FRONT LANDSCAPE	AREA (m ²)	%
HARDSCAPED	1.80	12.59
SOFTSCAPED	12.50	87.41
TOTAL	14.30	100

SELECTED PLANT LIST					MATURE	
NO	CODE	POT	BOTANICAL NAME	COMMON NAME	HEIGHT	WIDTH
8	LOM TAN	140	LOMANDRA LONGIFOLIA "TANIKA"	MAT RUSH	0.4	0.6
1	AGO BUR	45L	AGONIS REFLEXA (HYBRID)	AGONIS 'BURGANDY'	5.0	3.0

IMPORTANT NOTES:

1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANOR AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

TOMORROW
HOMES

Yesterday | Today | Tomorrow

(03) 9827 0998 • Mob 0408 806 608 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

Home: THE BASILICA-7.5(01)

Client: THE RISE BNG PTY. LTD

Location: LOT 214 CREEK CCT, PAKENHAM - THE RISE ESTATE

Drawing: LANDSCAPE PLAN



All dimensions
to be verified
on site

DRAWING DETAILS

24/06/2025 12:45:54 pm

SCALE SHEET SIZE

1 : 100 A3

JOB No:

Drwg No: D13 Issue A05

Our Ref: 2000490
1 July 2025

Applicant: [REDACTED]
Company/Builder: Tomorrow Homes
Email: adam@tomorrowhomes.com.au



ACN 006 197 235
ABN 58 006 197 235

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

beveridgewilliams.com.au

Dear Sir/Madam,

**RE: Lot 215 Creek Circuit, Pakenham
THE RISE DESIGN ASSESSMENT PANEL APPROVAL**

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

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

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

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

Please note:

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

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

Kind Regards,

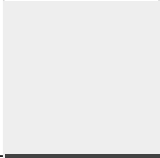
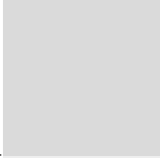
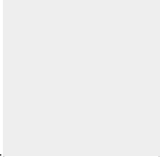
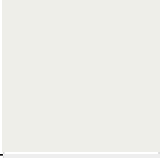
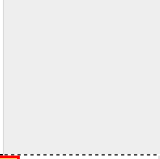
[REDACTED]
Design Approvals Coordinator
BEVERIDGE WILLIAMS

DESIGN ASSESSMENT PANEL

PLAN APPROVAL DATE: 01.07.2025

REVIEWED BY: Belinda Blythe

**BASILICA**

Item / Location	Product Code / Name	Finish / Size / Colour / Comments	Manufacturer	Image
EXTERNAL COLOUR SCHEME				
ROOF	COLORBOND	Colour: SHALE GREY	COLORBOND	
GUTTER / FASCIA / CAPPINGS	COLORBOND	Colour: SHALE GREY	COLORBOND	
DOWNPIPES	COLORBOND	Colour: SHALE GREY	COLORBOND	
SOFFIT	PAINT	Colour: WHITE ON WHITE	DULUX	
WINDOW FRAMES	COLORBOND POWDERCOAT	Colour: MONUMENT 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.	BRADNAMS	
PORCH RENDER	RENDER	Colour: SNOW SEASON HALF	DULUX	
HOUSE RENDER	RENDER	Colour: WHITE ON WHITE	DULUX	
FRONT WALL	BRICK	Range: SAN SELMO Colour: CLASSICO	AUSTRAL BRICKS	
GARAGE DOOR *to rear*	SECTIONAL LIFT DOOR	Colour: Dover White COLORBOND	DYNAMIC DOORS	
FRONT DOOR	PAINT	Colour: WHITE ON WHITE	DULUX	

Developer Conditions;**The following is still to be attended to;**

- a separate full dimension fencing elevation plan showing any existing and proposed retaining walls and fencing,
- Each elevation must show the orientation, north, south, east west
- nominate the colour of the meter box, ensure it matches to the colour of the wall it is against
- Synthetic turf is likely not permitted in the backyard due to council planning permit requirements



ADVERTISED MATERIAL

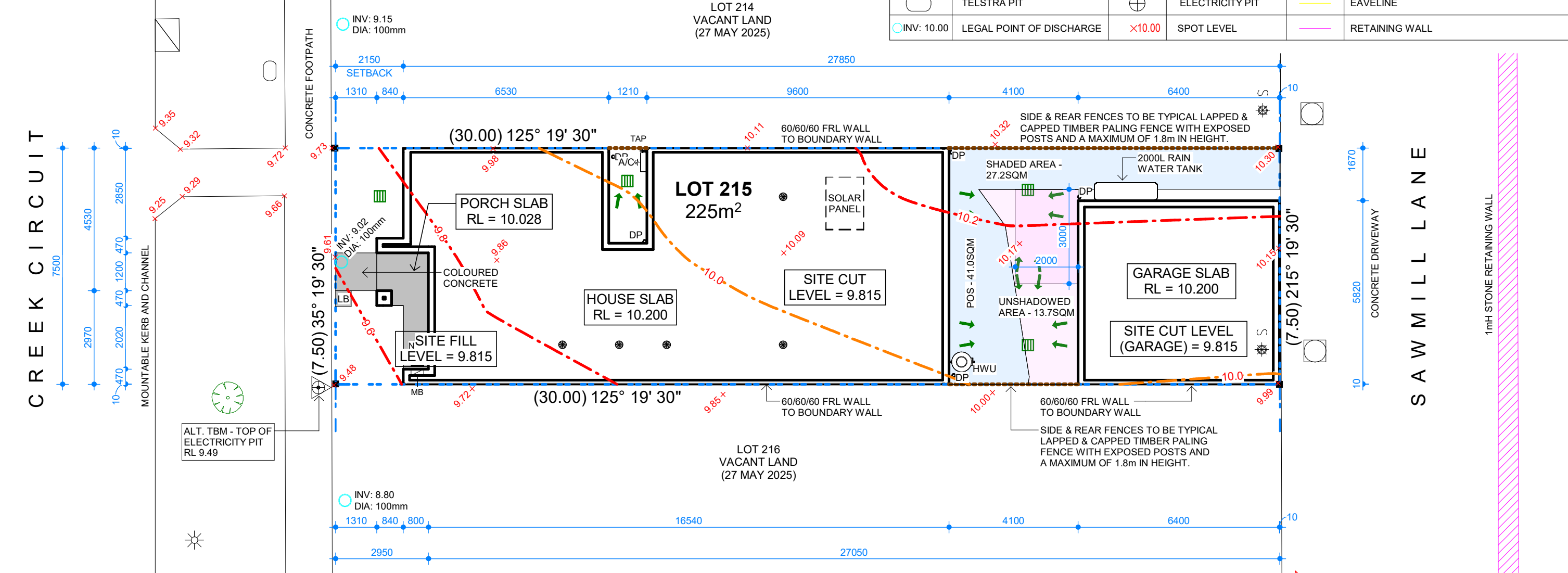
Planning Application: T250444
Date Prepared: 02 December 2025

This copied document is made available for the purpose of the planning process 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.

DEVELOPER CONDITION: PLEASE NOTE THAT A PLANNING PERMIT IS REQUIRED UNDER THE ESO FOR ALL LOTS. AN APPLICATION MUST BE APPROVED BY COUNCIL BEFORE CONSTRUCTION COMMENCES. DEVELOPER CONDITION: ALL LOTS UNDER 300M2 REQUIRE A PLANNING PERMIT. FRONT SETBACK LESS THAN 10M WILL REQUIRE FURTHER COUNCIL APPROVAL

- NOTES:
1. FINISHED LANDSCAPING LEVEL TO BE 1 BRICK OR MORE BELOW WEEPHOLES.
 2. DUAL PLUMBING TO BE USED FOR THE DWELLING AS PER RESTRICTION-A ON THE PLAN OF SUBDIVISION. THE DWELLING MUST USE RECYCLED WATER FOR TOILET FLUSHING AND GARDEN WATERING.

	FIRE HYDRANT		SEWER PIT		GAS METER
	WATER TAP		FINISH FLOOR LEVEL		CONTOUR MAJOR
	ELECTRIC POLE		SIGN		CONTOUR MINOR
	LIGHT POLE		DRAIN JUNCTION PIT		APPROXIMATE BOUNDARY/EASEMENT
	ELECTRIC POLE WITH LIGHT		GRATED PIT		BACK OF KERB SPOT LEVEL
	STOP VALVE		TREE		HABITANT / NON-HABITANT WINDOW / DOOR
	PROPERTY INLET		TITLE PEG		GROUND FLOOR
	COMMUNICATION PIT		RIVET		FENCE LINE
	TELSTRA PIT		ELECTRICITY PIT		EAVELINE
	LEGAL POINT OF DISCHARGE		SPOT LEVEL		RETAINING WALL



LEGEND	
	100mm UPVC STORMWATER PIPE TO GRADE TO LPOD, MINIMUM GRADE 1:100
	SURFACE DRAIN
	ROOF VENTILATION - TO NCC REQUIREMENTS

- IMPORTANT NOTES:
1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
 2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
 3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
 4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
 5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANOR AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
 6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
 7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

LEGEND - SERVICES:	
	HWS HOT WATER SERVICE
	MB METER BOX
	NBN NBN HUB
	NBN JB NBN JB

Developer Conditions;
The following is still to be attended to;
- a separate full dimension fencing elevation plan showing any existing and proposed retaining walls and fencing,
- Each elevation must show the orientation, north, south, east west
- nominate the colour of the meter box, ensure it matches to the colour of the wall it is against
- Synthetic turf is likely not permitted in the backyard due to council planning permit requirements

DESIGN ASSESSMENT PANEL
PLAN APPROVAL DATE: 01.07.2025
REVIEWED BY: Belinda Blythe



Home: THE BASILICA-7.5(01)
Client: THE RISE BNG PTY. LTD
Location: LOT 215 CREEK CCT, PAKENHAM - THE RISE ESTATE
Drawing: SITE PLAN

DRAWING DETAILS	
25/06/2025 9:31:26 AM	
SCALE	SHEET SIZE
As indicated	A3
JOB No:	
Drwg No:	D01a
Issue	A05

Issue **A05**

FLOOR FINISHES:

ALL FLOOR COVERINGS TO BE FIRM AND EVEN AND FEATURE A TRANSITION BETWEEN ABUTTING SURFACES (A MAXIMUM VERTICAL TOLERANCE OF 3mm OR 5mm BETWEEN SURFACES IS ALLOWABLE PROVIDED THE LIP IS ROUNDED OR BEVELED).

ALL INTERNAL FLOOR FINISHES SHALL HAVE A MINIMUM SLIP RESISTANCE OF P3 OR R10.

EXHAUST FANS:

EXHAUST FANS TO BE 25 LITRES PER SECOND (BATHROOMS AND TOILET) OR 40 LITRES PER SECOND (KITCHEN AND LAUNDRY).

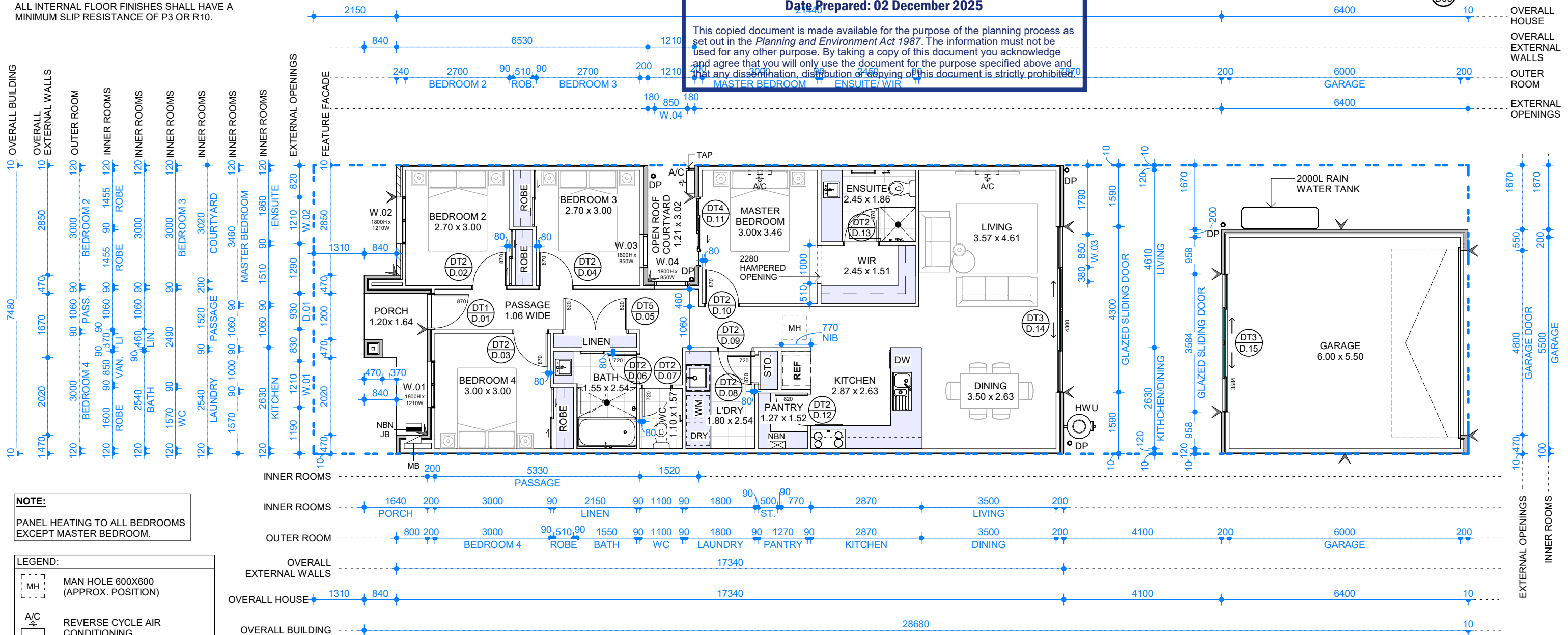
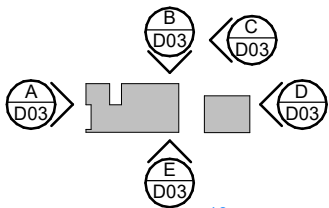


ADVERTISED MATERIAL

Planning Application: T250444

Date Prepared: 02 December 2025

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.



NOTE:

PANEL HEATING TO ALL BEDROOMS EXCEPT MASTER BEDROOM.

LEGEND:

- MAN HOLE 600X600 (APPROX. POSITION)
- REVERSE CYCLE AIR CONDITIONING
- CONTROL JOINT

LEGEND - SERVICES:

- HWS HOT WATER SERVICE
- METER BOX
- NBN HUB
- NBN JB

IMPORTANT NOTES:

- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
- ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
- WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
- FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
- ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANNER AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
- THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
- ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

GROUND FLOOR PLAN

1 : 100

DESIGN ASSESSMENT PANEL

PLAN APPROVAL DATE: 01.07.2025

REVIEWED BY: Belinda Blythe



HOUSE SIZE
7.48m x 17.34m

BLOCK SIZE
7.50m x 30.00m
SMALL LOT CODE

AREAS
LIVING 122.70m²
GARAGE 37.20m²
PORCH 5.10m²
COURTYARD 3.70m²
TOTAL AREA 168.70m²

SITE COVERAGE 74.98%

TOMORROW
HOMES

Yesterday | Today | Tomorrow

(03) 9827 0998 • Mob 0408 806 608 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

Home: THE BASILICA-7.5(01)

Client: THE RISE BNG PTY. LTD

Location: LOT 215 CREEK CCT, PAKENHAM - THE RISE ESTATE

Drawing: FLOOR PLAN



All dimensions to be verified on site

DRAWING DETAILS	
25/06/2025 9:31:28 AM	
SCALE	SHEET SIZE
1 : 100	A3
JOB No:	
Drwg No:	D02
Issue	A05

RECESSED FACADE NOTE:

TOTAL FRONT FACADE AREA: 00m²
RECESSED FACADE AREA: 00m²

XXXX/XXX=XXX

FRONT FACADE RECESSED AREA: 00%

GARAGE OPENING AREA:
FRONT GARAGE OPENING AREA: 00m²
XXX/XXX=XXX

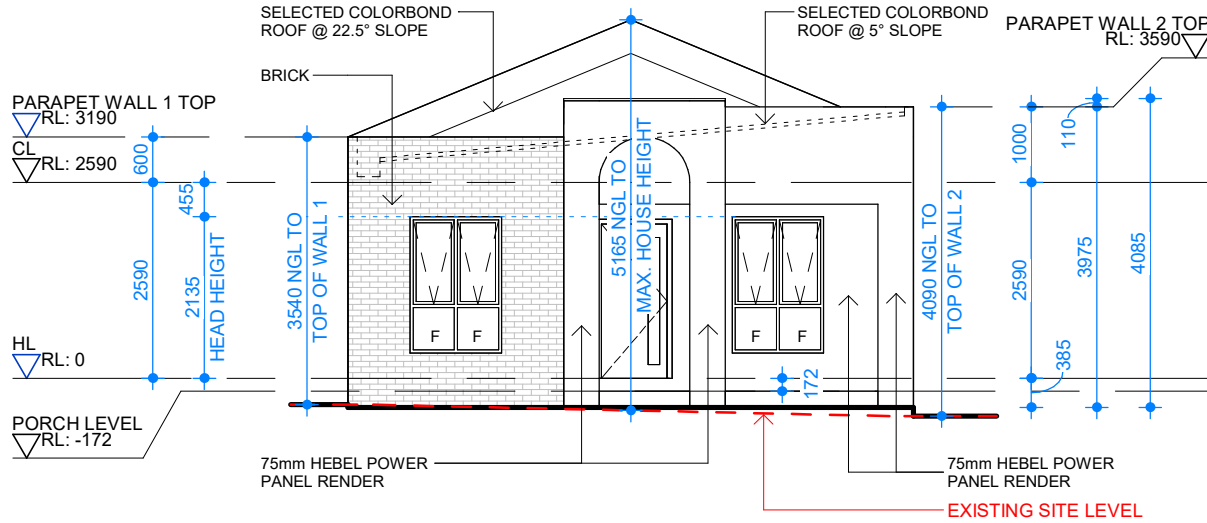
FRONT GARAGE OPEN AREA: 00%

AVERAGE GARAGE WALL HEIGHT	
WALL LENGTH:	-m
WALL AREA:	-m ²
AVERAGE WALL HT:	-m

NOTE:

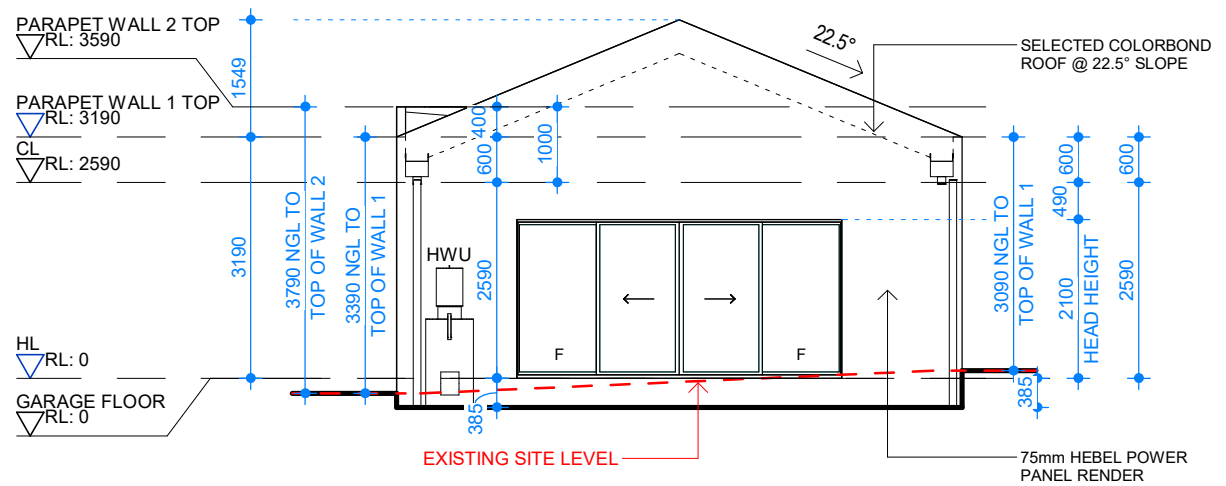
NATURAL GROUND LEVELS ARE SHOWN INDICATIVELY ONLY.

LEGEND - SERVICES	
HWS	HOT WATER SERVICE
MB	METER BOX
NBN	NBN HUB
NBN JB	NBN JUNCTION BOX



ELEVATION A

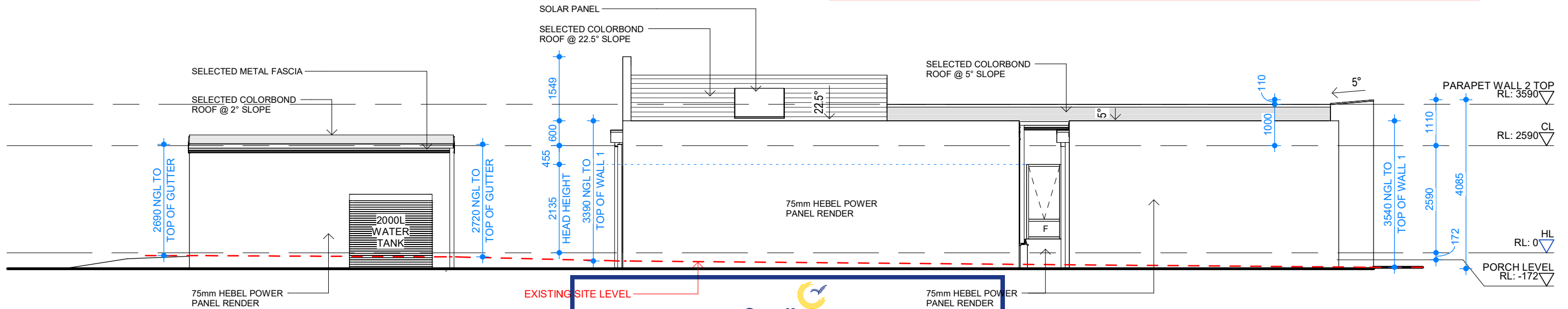
1 : 100



ELEVATION C

1 : 100

Developer Conditions;
The following is still to be attended to;
- a separate full dimension fencing elevation plan showing any existing and proposed retaining walls and fencing,
- Each elevation must show the orientation, north, south, east west
- nominate the colour of the meter box, ensure it matches to the colour of the wall it is against
- Synthetic turf is likely not permitted in the backyard due to council planning permit requirements



ELEVATION B

1 : 100

Cardinia
ADVERTISED MATERIAL
Planning Application: T250444
Date Prepared: 02 December 2025

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.

DESIGN ASSESSMENT PANEL

PLAN APPROVAL DATE: 01.07.2025

REVIEWED BY: Belinda Blythe



- IMPORTANT NOTES:**
1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
 2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
 3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
 4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
 5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANOR AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
 6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
 7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

TOMORROW
HOMES

Yesterday | Today | Tomorrow

(03) 9827 0998 • Mob 0408 806 608 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

Home: THE BASILICA-7.5(01)
Client: THE RISE BNG PTY. LTD
Location: LOT 215 CREEK CCT, PAKENHAM - THE RISE ESTATE
Drawing: ELEVATION SHEET 1 OF 2

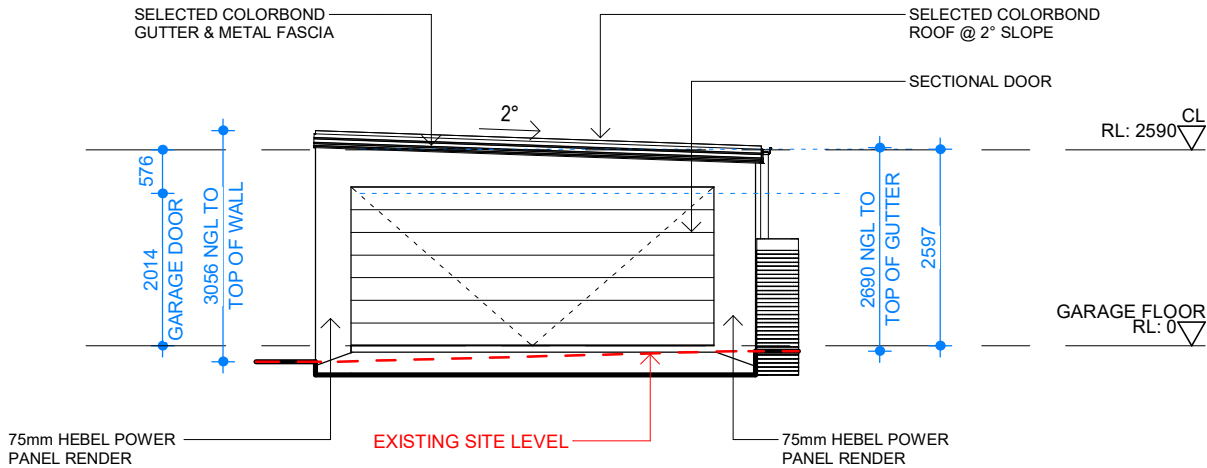
DRAWING DETAILS	
25/06/2025 9:31:29 AM	
SCALE	SHEET SIZE
1 : 100	A3
JOB No:	
Drwg No:	D03a
Issue	A05

RECESSED FACADE NOTE:	
TOTAL FRONT FACADE AREA:	00m ²
RECESSED FACADE AREA:	00m ²
XXXX/XXX=XXX	
FRONT FACADE RECESSED AREA:	00%
GARAGE OPENING AREA:	
FRONT GARAGE OPENING AREA:	00m ²
XXX/XXX=XXX	
FRONT GARAGE OPEN AREA:	00%

AVERAGE GARAGE WALL HEIGHT	
WALL LENGTH:	-m
WALL AREA:	-m ²
AVERAGE WALL HT:	-m

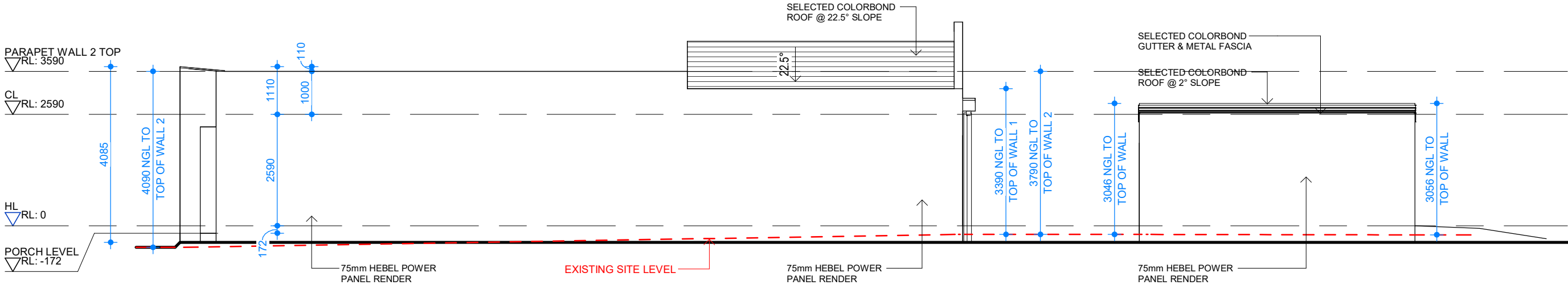
NOTE:
NATURAL GROUND LEVELS ARE SHOWN INDICATIVELY ONLY.

LEGEND - SERVICES	
HWS	HOT WATER SERVICE
MB	METER BOX
NBN	NBN HUB
NBN JB	NBN JUNCTION BOX



ELEVATION D
1 : 100

Developer Conditions;
The following is still to be attended to;
- a separate full dimension fencing elevation plan showing any existing and proposed retaining walls and fencing,
- Each elevation must show the orientation, north, south, east west
- nominate the colour of the meter box, ensure it matches to the colour of the wall it is against
- Synthetic turf is likely not permitted in the backyard due to council planning permit requirements



ELEVATION E
1 : 100

DESIGN ASSESSMENT PANEL

PLAN APPROVAL DATE: 01.07.2025

REVIEWED BY: Belinda Blythe



- IMPORTANT NOTES:**
1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
 2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
 3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
 4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
 5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANOR AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
 6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
 7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

TOMORROW
HOMES

Yesterday | Today | Tomorrow

(03) 9827 0998 • Mob 0408 806 608 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

Home: THE BASILICA-7.5(01)

Client: THE RISE BNG PTY. LTD

Location: LOT 215 CREEK CCT, PAKENHAM - THE RISE ESTATE

Drawing: ELEVATION SHEET 2 OF 2

DRAWING DETAILS

25/06/2025 9:31:30 AM

SCALE	SHEET SIZE
1 : 100	A3

JOB No:	Drwg No: D03b	Issue A05
---------	---------------	-----------

All dimensions to be verified on site



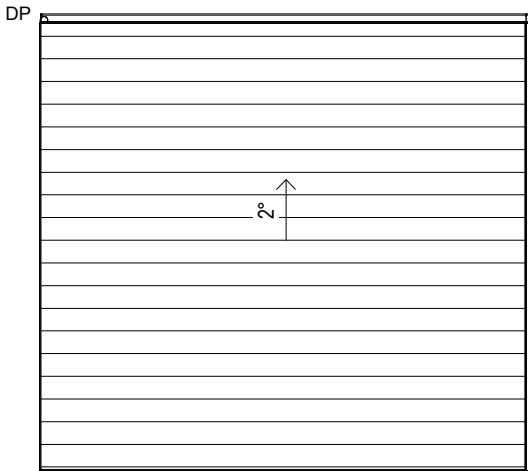
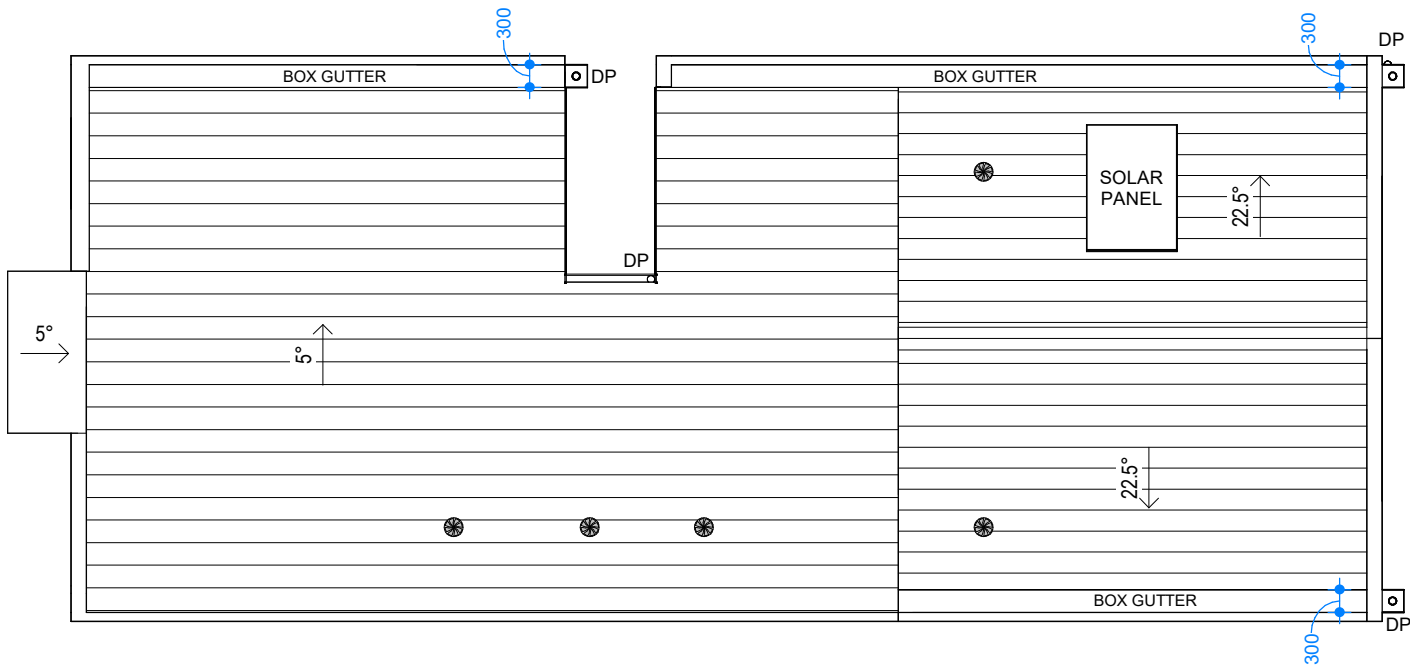
Cardinia

ADVERTISED MATERIAL

Planning Application: T250444
Date Prepared: 02 December 2025

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.

LEGEND	
	ROOF VENTILATION - TO NCC REQUIREMENTS



ROOF PLAN
1 : 100

DESIGN ASSESSMENT PANEL

PLAN APPROVAL DATE: 01.07.2025

REVIEWED BY: Belinda Blythe



- IMPORTANT NOTES:
1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
 2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
 3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
 4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
 5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANOR AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
 6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
 7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

TOMORROW

HOMES

Yesterday | Today | Tomorrow

(03) 9827 0998 • Mob 0408 806 608 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

Home: THE BASILICA-7.5(01)

Client: THE RISE BNG PTY. LTD

Location: LOT 215 CREEK CCT, PAKENHAM - THE RISE ESTATE

Drawing: ROOF PLAN



All dimensions to be verified on site

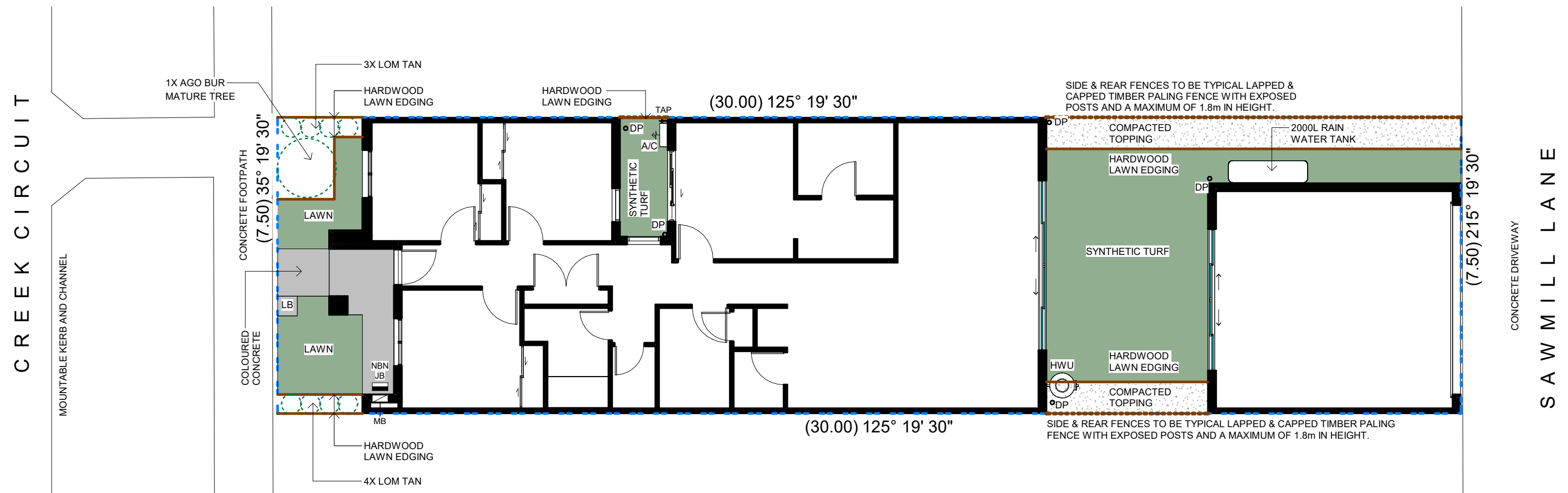
DRAWING DETAILS	
25/06/2025 9:31:34 AM	
SCALE	SHEET SIZE
1 : 100	A3
JOB No:	
Drwg No: D08	Issue A05

1. FINISHED LANDSCAPING LEVEL TO BE 1 BRICK OR MORE BELOW WEEPHOLES.
2. DUAL PLUMBING TO BE USED FOR THE DWELLING AS PER RESTRICTION-A ON THE PLAN OF SUBDIVISION. THE DWELLING MUST USE RECYCLED WATER FOR TOILET FLUSHING AND GARDEN WATERING.

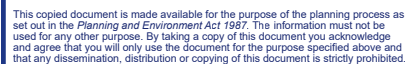
REVIEWED BY: Belinda Blythe



- Synthetic turf is likely not permitted in the backyard due to council planning permit requirements



1 : 100

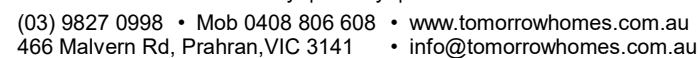


1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANNER AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

<u>FRONT SOFTSCAPE</u>	AREA (m ²)	%
GARDEN BED	4.40	35.20
LAWN / TOPPING	8.10	64.80
TOTAL	12.50	100

<u>FRONT LANDSCAPE</u>	AREA (m ²)	%
HARDESCAPED	1.80	12.59
SOFTSCAPED	12.50	87.41
TOTAL	14.30	100

SELECTED PLANT LIST					MATURE	
NO	CODE	POT	BOTANICAL NAME	COMMON NAME	HEIGHT	WIDTH
8	LOM TAN	140	LOMANDRA LONGIFOLIA "TANIKAI"	MAT RUSH	0.4	0.6
1	AGO BUR	45L	AGONIS REFLEXA (HYBRID)	AGONIS 'BURGANDY'	5.0	3.0



Drawing: **LANDSCAPE PLAN**



Drwg No:	D13	Issue	A05
-------------	------------	-------	------------

Our Ref: 2000490
1 July 2025

Applicant: [REDACTED]
Company/Builder: Tomorrow Homes
Email: adam@tomorrowhomes.com.au



ACN 006 197 235
ABN 58 006 197 235

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

beveridgewilliams.com.au

Dear Sir/Madam,

**RE: Lot 216 Creek Circuit, Pakenham
THE RISE DESIGN ASSESSMENT PANEL APPROVAL**

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

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

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

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

Please note:

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

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

Kind Regards,

[REDACTED]
Design Approvals Coordinator
BEVERIDGE WILLIAMS

BASILICA

DESIGN ASSESSMENT PANEL

PLAN APPROVAL DATE: 01.07.2025

REVIEWED BY: Belinda Blythe



Item / Location	Product Code / Name	Finish / Size / Colour / Comments	Manufacturer	Image
EXTERNAL COLOUR SCHEME				
ROOF	COLORBOND	Colour: SHALE GREY	COLORBOND	
GUTTER / FASCIA / CAPPINGS	COLORBOND	Colour: SHALE GREY	COLORBOND	
DOWNPIPES	COLORBOND	Colour: SHALE GREY	COLORBOND	
SOFFIT	PAINT	Colour: WHITE ON WHITE	DULUX	
WINDOW FRAMES	COLORBOND POWDERCOAT	Colour: MONUMENT	BRADNAMS	
PORCH RENDER	RENDER	Colour: SNOW SEASON HALF	DULUX	
HOUSE RENDER	RENDER	Colour: WHITE ON WHITE	DULUX	
FRONT WALL	BRICK	Range: SAN SELMO Colour: CLASSICO	AUSTRAL BRICKS	
GARAGE DOOR *to rear*	SECTIONAL LIFT DOOR	Colour: Dover White COLORBOND	DYNAMIC DOORS	
FRONT DOOR	PAINT	Colour: WHITE ON WHITE	DULUX	

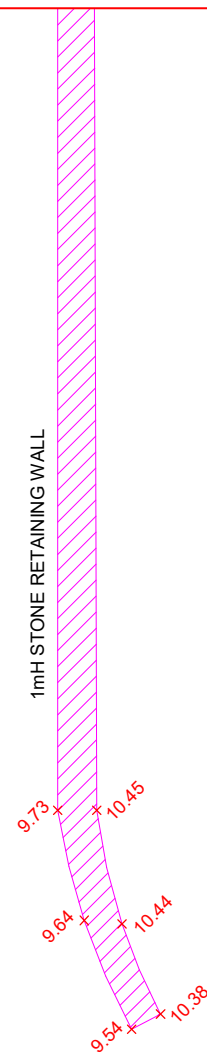
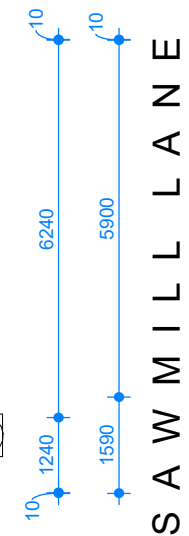
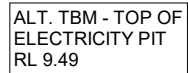


Developer Conditions;
The following is still to be attended to;
 - a separate full dimension fencing elevation plan showing any existing and proposed retaining walls and fencing,
 - Each elevation must show the orientation, north, south, east west
 - nominate the colour of the meter box, ensure it matches to the colour of the wall it is against
 - Synthetic turf is likely not permitted in the backyard due to council planning permit requirements

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.

Developer Conditions;
The following is still to be attended to;

- a separate full dimension fencing elevation plan showing any existing and proposed retaining walls and fencing,
- Each elevation must show the orientation, north, south, east west
- nominate the colour of the meter box, ensure it matches to the colour of the wall it is against
- Synthetic turf is likely not permitted in the backyard due to council planning permit requirements



1 : 125

1. FINISHED LANDSCAPING LEVEL TO BE 1 BRICK OR MORE BELOW WEEPHOLES.
2. DUAL PLUMBING TO BE USED FOR THE DWELLING AS PER RESTRICTION-A ON THE PLAN OF SUBDIVISION. THE DWELLING MUST USE RECYCLED WATER FOR TOILET FLUSHING AND GARDEN WATERING.

	FIRE HYDRANT		SEWER PIT		GAS METER
	WATER TAP	× FL 10.00	FINISH FLOOR LEVEL	-10.00-	CONTOUR MAJOR
	ELECTRIC POLE		SIGN	-10.20-	CONTOUR MINOR
	LIGHT POLE		DRAIN JUNCTION PIT	—	APPROXIMATE BOUNDARY/EASEMENT
	ELECTRIC POLE WITH LIGHT		GRATED PIT	× BK 10.00	BACK OF KERB SPOT LEVEL
	STOP VALVE		TREE	HW / NHW / D	HABITANT / NON-HABITANT WINDOW / DOOR
	PROPERTY INLET		TITLE PEG	—	GROUND FLOOR
	COMMUNICATION PIT		RIVET	—	FENCE LINE
	TELSTRA PIT		ELECTRICITY PIT	—	EAVELINE
INV: 10.00	LEGAL POINT OF DISCHARGE	×10.00	SPOT LEVEL	—	RETAINING WALL

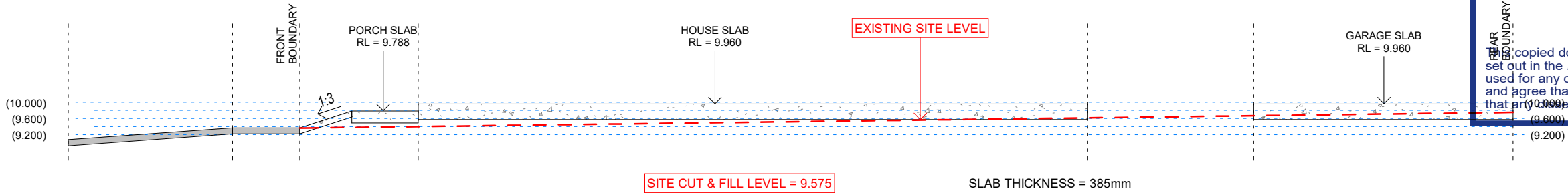
1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANNER AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

(03) 9827 0998 • Mob 0408 806 608 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

N
Approx

 N Approx	DRAWING DETAILS 23/06/2025 4:22:18 pm	
	SCALE	SHEET SIZE
	As indicated	A3
	JOB No:	
All dimensions to be verified on site	Drwg No: D01a	Issue A05

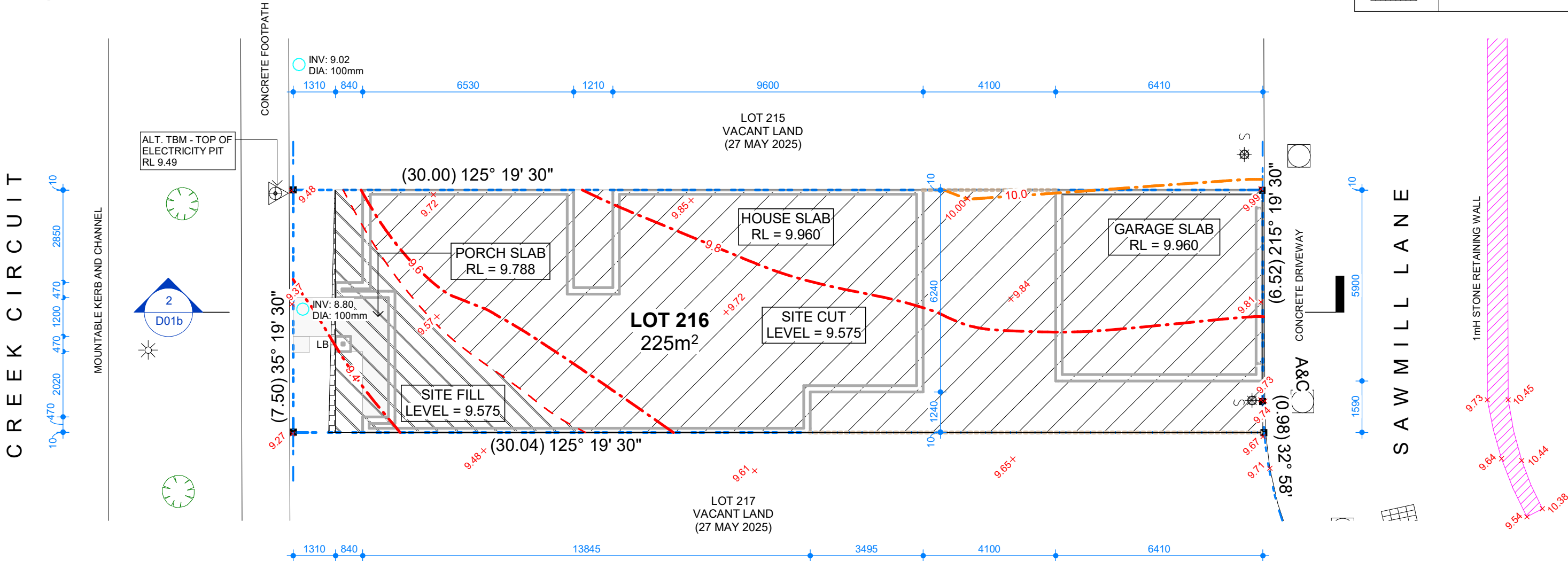
This document is copied and made available for the purpose of the planning process as set out in the *Planning and Environment Act 1987*. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



2 SITE SECTION

D01b 1 : 125

LEGEND	
	DENOTES CUT
	DENOTES FILL
	DENOTES 45° BATTER



SITE EXCAVATION PLAN

1 : 125

DESIGN ASSESSMENT PANEL

PLAN APPROVAL DATE: 01.07.2025

REVIEWED BY: Belinda Blythe



IMPORTANT NOTES:

1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANOR AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

TOMORROW
HOMES

Yesterday | Today | Tomorrow

(03) 9827 0998 • Mob 0408 806 608 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

Home: THE BASILICA-CUSTOM-7.5(01CM)
Client: THE RISE BNG PTY. LTD
Location: LOT 216 CREEK CCT, PAKENHAM - THE RISE ESTATE
Drawing: SITE EXCAVATION PLAN



All dimensions to be verified on site

DRAWING DETAILS

23/06/2025 4:22:18 pm

SCALE SHEET SIZE

As indicated A3

JOB No:
Drwg No: D01b Issue A05

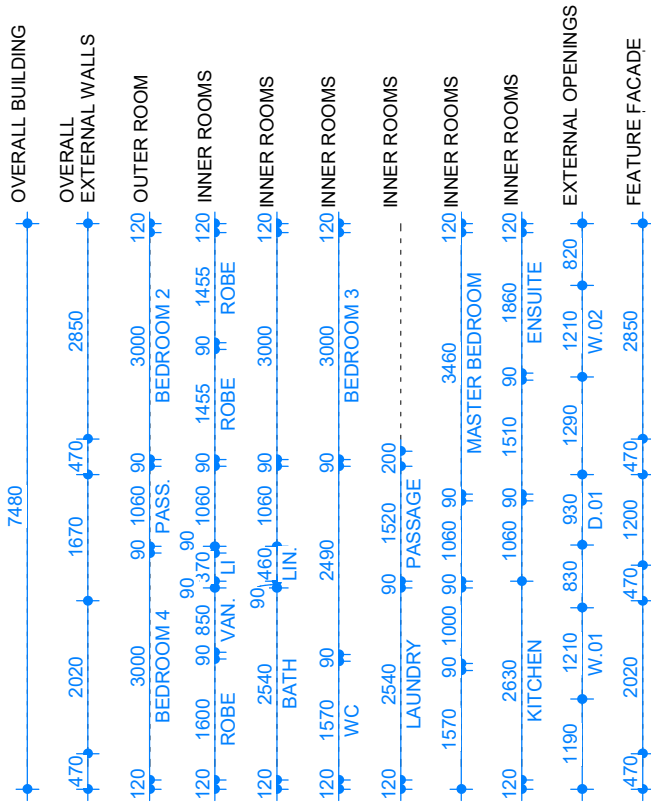
FLOOR FINISHES:

ALL FLOOR COVERINGS TO BE FIRM AND EVEN AND FEATURE A TRANSITION BETWEEN ABUTTING SURFACES (A MAXIMUM VERTICAL TOLERANCE OF 3mm OR 5mm BETWEEN SURFACES IS ALLOWABLE PROVIDED THE LIP IS ROUNDED OR BEVELED).

ALL INTERNAL FLOOR FINISHES SHALL HAVE A MINIMUM SLIP RESISTANCE OF P3 OR R10.

EXHAUST FANS:

EXHAUST FANS TO BE 25 LITRES PER SECOND (BATHROOMS AND TOILET) OR 40 LITRES PER SECOND (KITCHEN AND LAUNDRY).



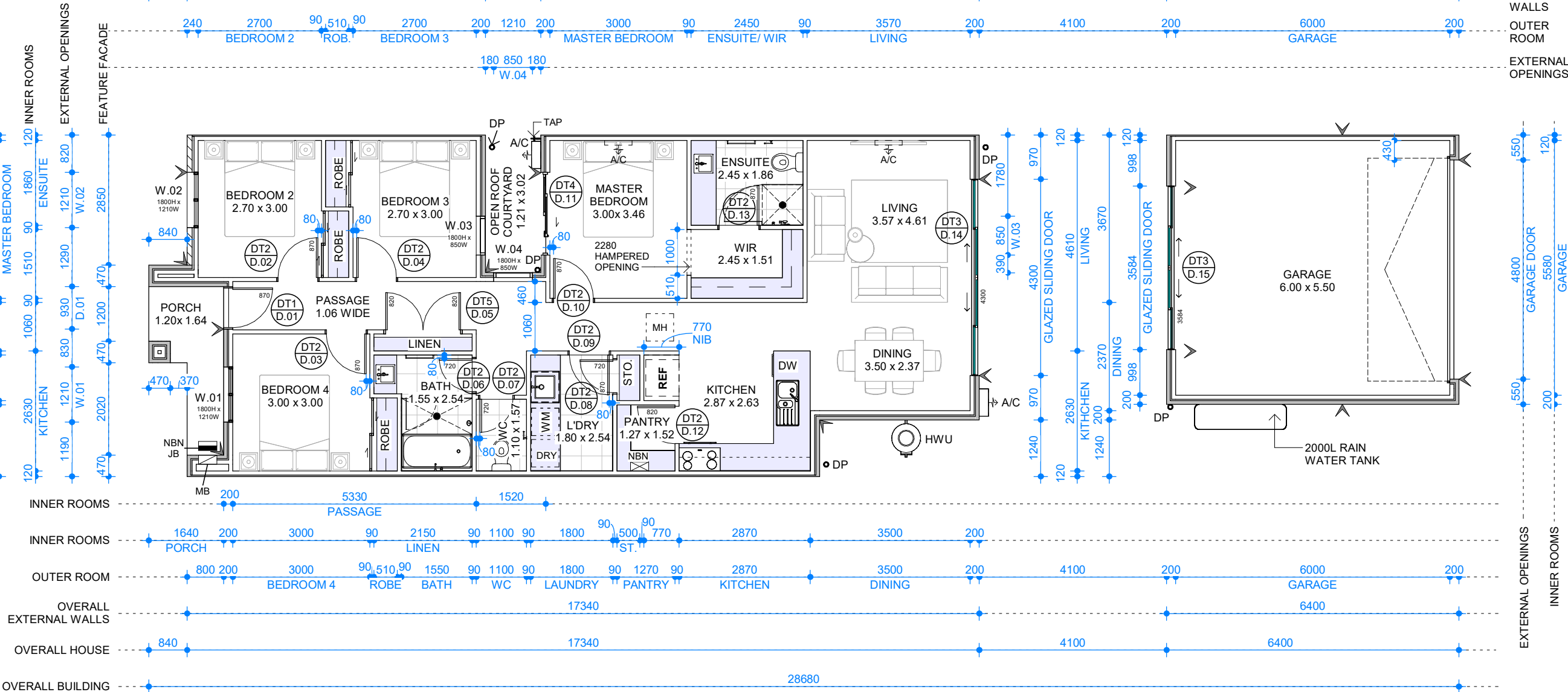
LEGEND:

MH	MAN HOLE 600X600 (APPROX. POSITION)
A/C	REVERSE CYCLE AIR CONDITIONING
✓	CONTROL JOINT

LEGEND - SERVICES:

HWS	HOT WATER SERVICE
MB	METER BOX
GAS	GAS METER
NBN	NBN HUB

- IMPORTANT NOTES:
1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
 2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
 3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
 4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
 5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANOR AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
 6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
 7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.



GROUND FLOOR PLAN

1 : 100



ADVERTISED MATERIAL

Planning Application: T250444

Date Prepared: 02 December 2025

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.

DESIGN ASSESSMENT PANEL

PLAN APPROVAL DATE: 01.07.2025

REVIEWED BY: Belinda Blythe

HOUSE SIZE
7.48m x 17.34m

BLOCK SIZE
7.50m x 30.00m
SMALL LOT CODE

AREAS

LIVING	118.40m ²
GARAGE	37.80m ²
PORCH	5.10m ²
COURTYARD	3.70m ²
TOTAL AREA	165.00m ²

SITE COVERAGE 73.33%

TOMORROW
HOMES

Yesterday | Today | Tomorrow

(03) 9827 0998 • Mob 0408 806 608 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

Home: THE BASILICA-CUSTOM-7.5(01CM)

Client: THE RISE BNG PTY. LTD

Location: LOT 216 CREEK CCT, PAKENHAM - THE RISE ESTATE

Drawing: FLOOR PLAN



All dimensions to be verified on site

DRAWING DETAILS	
23/06/2025 4:22:20 pm	
SCALE	SHEET SIZE
1 : 100	A3
JOB No:	
Drwg No:	D02
Issue	A05

TOTAL FRONT FACADE AREA:	00m²
RECESSED FACADE AREA:	00m²

FRONT FACADE RECESSED AREA: 00%

FRONT GARAGE OPENING AREA: 00m²
XXX/XXX=XXX

FRONT GARAGE OPEN AREA: 00%

WALL LENGTH:	-m
WALL AREA:	-m ²
AVERAGE WALL HT:	-m

NATURAL GROUND LEVELS ARE SHOWN
INDICATIVELY ONLY.

HWS	HOT WATER SERVICE
	METER BOX
	GAS METER
NBN JB	NBN JUNCTION BOX



Developer Conditions;
The following is still to be attended to;

- a separate full dimension fencing elevation plan showing any existing and proposed retaining walls and fencing, 
- Each elevation must show the orientation, north, south, east west
- non-slip colour of the meter box, ensure it matches to the colour of the wall it is against
- Synthetic turf is likely not permitted in the backyard due to council planning permit requirements

Planning Application: T250444
Date Prepared: 02 December 2025

This copied document is made available for the purpose of the planning process as set out in the *Planning and Environment Act 2003*. 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.



REVIEWED BY: Belinda Blythe

1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANNER AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

TOMORROW
HOMES

Yesterday | Today | Tomorrow

(03) 9827 0998 • Mob 0408 806 608 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

Location: LOT 216 CREEK CCT, PAKENHAM - THE RISE ESTATE

Drawing: **ELEVATION SHEET 1 OF 2**

23/06/2025 4:22:21 pm

SCALE	SHEET S
-------	---------

1 : 100	A3
---------	----

JOB
No:

Drwg No:	D03a
-------------	-------------

A05

All dimensions
to be verified
on site

RECESSED FACADE NOTE:

TOTAL FRONT FACADE AREA: 00m²
RECESSED FACADE AREA: 00m²

XXXX/XXX=XXX

FRONT FACADE RECESSED AREA: 00%

GARAGE OPENING AREA:
FRONT GARAGE OPENING AREA: 00m²
XXX/XXX=XXX

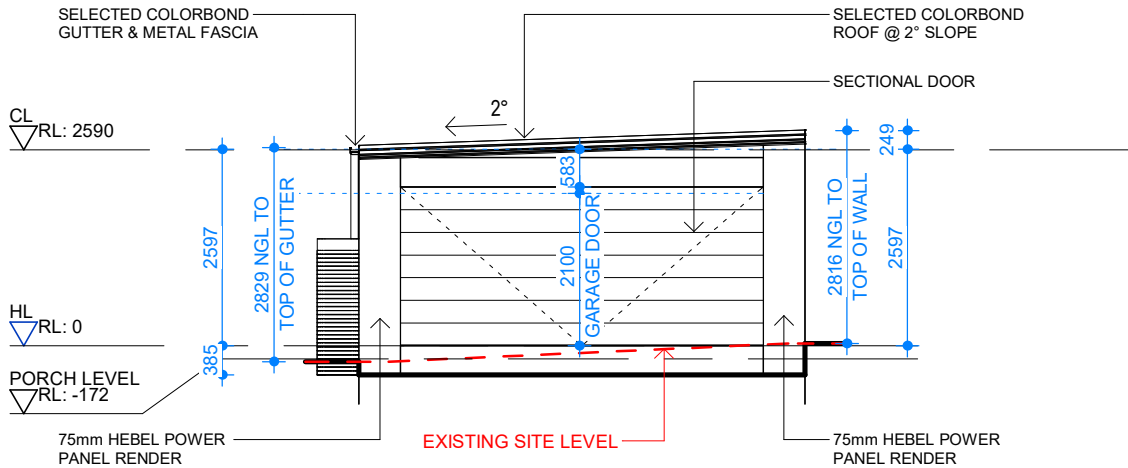
FRONT GARAGE OPEN AREA: 00%

AVERAGE GARAGE WALL HEIGHT	
WALL LENGTH:	-m
WALL AREA:	-m ²
AVERAGE WALL HT:	-m

NOTE:

NATURAL GROUND LEVELS ARE SHOWN INDICATIVELY ONLY.

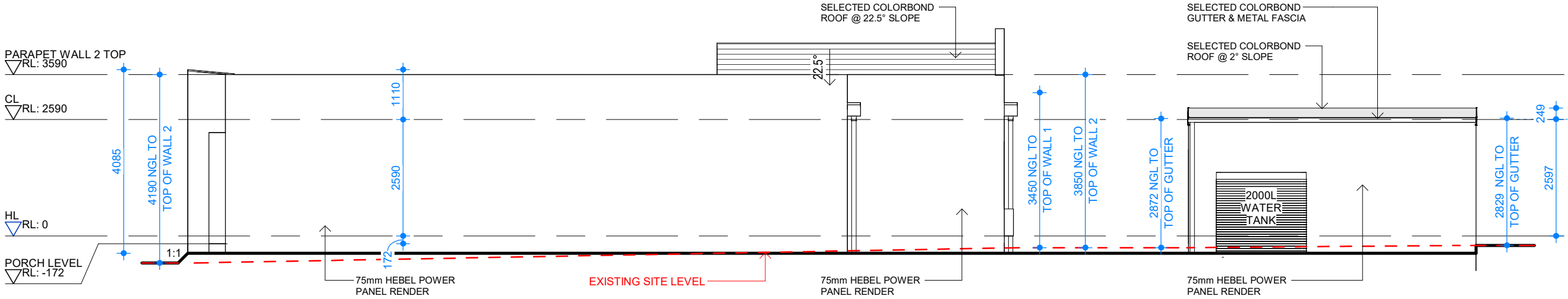
LEGEND - SERVICES	
HWS	HOT WATER SERVICE
MB	METER BOX
GAS	GAS METER
NBN JB	NBN JUNCTION BOX



ELEVATION D
1 : 100

Developer Conditions;
The following is still to be attended to;

- a separate full dimension fencing elevation plan showing any existing and proposed retaining walls and fencing,
- Each elevation must show the orientation, north, south, east west
- nominate the colour of the meter box, ensure it matches to the colour of the wall it is against
- Synthetic turf is likely not permitted in the backyard due to council planning permit requirements



ELEVATION E
1 : 100

DESIGN ASSESSMENT PANEL

PLAN APPROVAL DATE: 01.07.2025

REVIEWED BY: Belinda Blythe



- IMPORTANT NOTES:**
1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
 2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
 3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
 4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
 5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANOR AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
 6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
 7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

TOMORROW
HOMES

Yesterday | Today | Tomorrow

(03) 9827 0998 • Mob 0408 806 608 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

Home: THE BASILICA-CUSTOM-7.5(01CM)

Client: THE RISE BNG PTY. LTD

Location: LOT 216 CREEK CCT, PAKENHAM - THE RISE ESTATE

Drawing: ELEVATION SHEET 2 OF 2

DRAWING DETAILS

23/06/2025 4:22:22 pm

SCALE	SHEET SIZE
1 : 100	A3

JOB No:

Drwg No: D03b	Issue A05
---------------	-----------

All dimensions to be verified on site

ROOF DRAINAGE CALCULATION:

THE ROOF HAS A 22.5 PITCH
THE SLOPE FACTOR (F) = 1.21
F x ROOF PLAN AREA = 1.21m² x 152.22m²
THE TOTAL ROOF CATCHMENT AREA = 184.9m²

A. CROSS-SECTION OF GUTTER = 6244mm²
B. AVERAGE RAINFALL INTERNSITY (ARI) = 132mm/h (20year/5mins)
C. CATCHMENT AREA PER DOWNPIPE = 47m²
D. EAVES OVERFLOW AVERAGE RAINFALL INTENSITY (ARI) = 187mm/h (100year/5mins)
E. LITRES PER SECOND PER METRE = 2.5L/s

MAXIMUM ROOF AREA PER DOWNPIPE IS 47m²

MINIMUM DOWNPIPES:
184.9/47 = 3.93 DOWNPIPES

AVERAGE CATCHMENT PER DOWNPIPE
184.9/4 = 36.22
5 DOWNPIPES PROVIDED = MORE THAN ADEQUATE

LEGEND	
	ROOF VENTILATION - TO NCC REQUIREMENTS

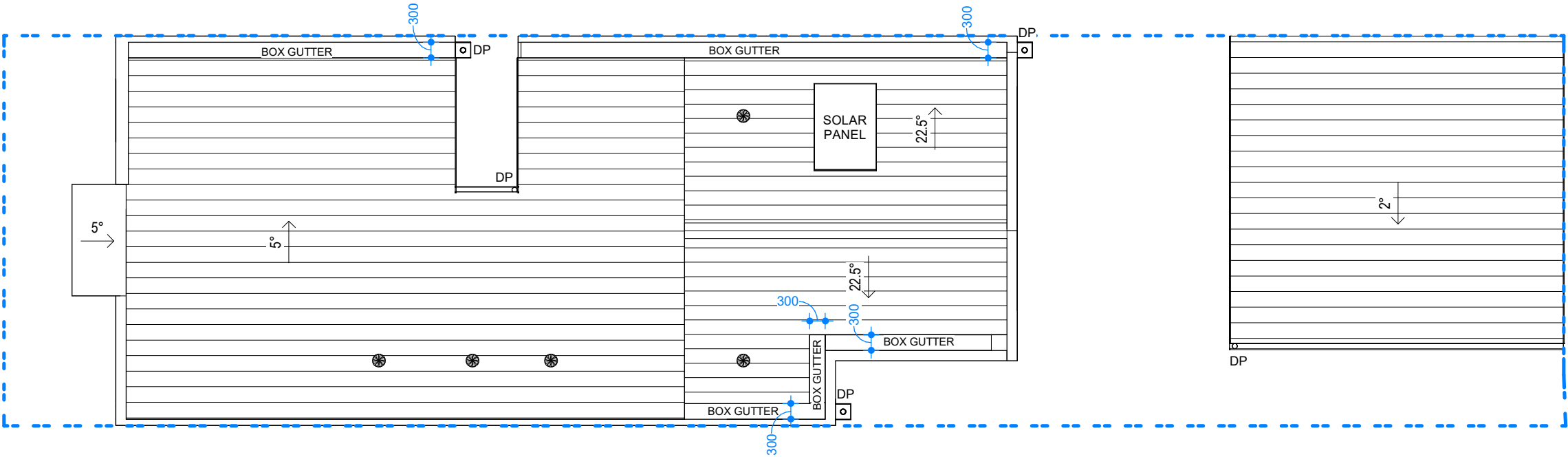


ADVERTISED MATERIAL

Planning Application: T250444

Date Prepared: 02 December 2025

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.



ROOF PLAN

1 : 100

DESIGN ASSESSMENT PANEL

PLAN APPROVAL DATE: 01.07.2025

REVIEWED BY: Belinda Blythe



IMPORTANT NOTES:

1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANOR AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

TOMORROW
HOMES

Yesterday | Today | Tomorrow

(03) 9827 0998 • Mob 0408 806 608 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

Home: THE BASILICA-CUSTOM-7.5(01CM)
Client: THE RISE BNG PTY. LTD
Location: LOT 216 CREEK CCT, PAKENHAM - THE RISE ESTATE
Drawing: ROOF PLAN



All dimensions
to be verified
on site

DRAWING DETAILS

23/06/2025 4:22:26 pm

SCALE	SHEET SIZE
1 : 100	A3

JOB No:	Drwg No:	Issue
	D08	A05



ADVERTISED MATERIAL

Planning Application: T250444

Date Prepared: 02 December 2025

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.

DESIGN ASSESSMENT PANEL

PLAN APPROVAL DATE: 01.07.2025

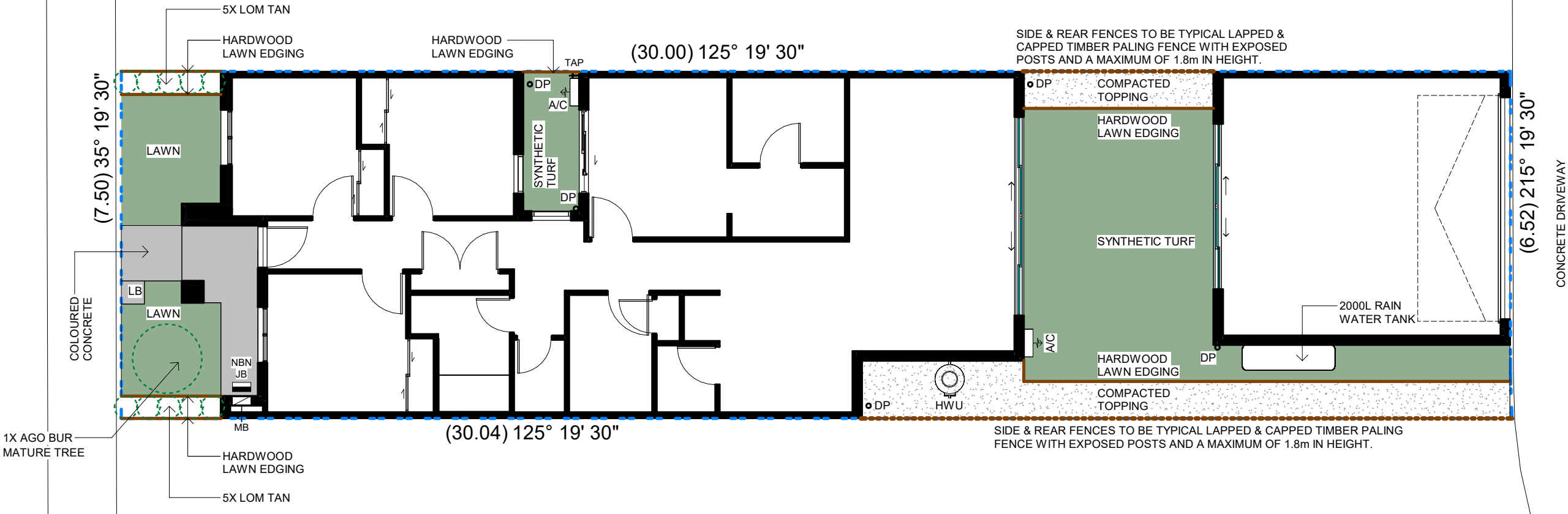
REVIEWED BY: Belinda Blythe



- Developer Conditions;
- The following is still to be attended to;
- a separate full dimension fencing elevation plan showing any existing and proposed retaining walls and fencing,
 - Each elevation must show the orientation, north, south, east west
 - nominate the colour of the meter box, ensure it matches to the colour of the wall it is against
 - Synthetic turf is likely not permitted in the backyard due to council planning permit requirements

CREEK CIRCUIT

MOUNTABLE KERB AND CHANNEL



LANDSCAPE PLAN

1 : 100

FRONT SOFTSCAPE	AREA (m ²)	%
GARDEN BED	2.11	16.85
LAWN / TOPPING	10.40	83.15
TOTAL	12.51	100

FRONT LANDSCAPE	AREA (m ²)	%
HARDSCAPED	1.82	12.71
SOFTSCAPED	12.51	87.29
TOTAL	14.33	100

SELECTED PLANT LIST					MATURE	
NO	CODE	POT	BOTANICAL NAME	COMMON NAME	HEIGHT	WIDTH
10	LOM TAN	140	LOMANDRA LONGIFOLIA "TANIKA"	MAT RUSH	0.4	0.6
1	AGO BUR	45L	AGONIS REFLEXA (HYBRID)	AGONIS 'BURGANDY'	5.0	3.0

IMPORTANT NOTES:

1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANOR AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

TOMORROW
HOMES

Yesterday | Today | Tomorrow

(03) 9827 0998 • Mob 0408 806 608 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

Home: THE BASILICA-CUSTOM-7.5(01CM)

Client: THE RISE BNG PTY. LTD

Location: LOT 216 CREEK CCT, PAKENHAM - THE RISE ESTATE

Drawing: LANDSCAPE PLAN



All dimensions
to be verified
on site

DRAWING DETAILS

23/06/2025 4:22:29 pm

SCALE SHEET SIZE

1 : 100 A3

JOB

No:

Drwg

No:

Issue

A05

Our Reference: 2000490
12 November 2025

Statutory Planner
Cardinia Shire Council
Via Portal

D

**RE: RESPONSE TO SECTION 54 REQUEST
APPLICATION NUMBER: T250444 PA
L213 PS902144 V12580 F631, 5, 7, 9, 11 CREEK CIRCUIT, PAKENHAM VIC**



ACN 006 197 235
ABN 38 006 197 235

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

beveridgewilliams.com.au

Beveridge Williams continues to act on behalf of the permit applicant, BNG (Pakenham) Pty Ltd, and provide the following response to Council's Section 54 Request dated 22 August 2025. Further information was requested by Council to assist in the assessment of the abovementioned planning application.

In response to Council's request, we provide the following information.

- Copy of Title for 11 Creek Circuit dated 5 October 2025
- Overall Site Plan for 213, 214, 215 and 216
- Overall Elevation Plan for 213, 214, 215 and 216
- Amended Plans for Lots 213, 214, 215 and 216
- Victoria New Homes Contract Schedule of the Cost of Works, prepared by Tomorrow Homes Pty Ltd
- Section 50 Amendment Request Form
- Colour Scheme Schedule

We also provide the following responses to Council's Section 54 request.

1. Council Request

A current copy of full title documents for 11 Creek Circuit, Pakenham produced within the three (3) months of the date of the submission of the planning application.

Beveridge Williams Response

A current copy of full title documents for 11 Creek Circuit, Pakenham dated 5 October 2025 has been provided as part of this RFI response.

2. Council Request

A schedule of the costs of works, prepared by a suitably qualified estimator, qualified builder, quantity surveyor or similar detailing the project costs.

Beveridge Williams Response

A schedule of the costs of works in the attached Victorian New Homes Contract, prepared by Tomorrow Homes Group Pty Ltd detailing the project costs has been provided as part of this RFI response.

3. Council Request

A detailed written submission outlining the following:

- 3.1. How the proposal complies with all requirements in The Rise (Pakenham) Estate Design Guidelines.
- 3.2. How the proposal complies with restrictions registered on the title of the subject site (Covenant PS902144W and Section 173 Agreement AX385769J).

Beveridge Williams Response

Section 3 Proposal of the Town Planning report has been updated to describe how the proposal complies with all requirements in The Rise (Pakenham) Estate Design Guidelines and with restrictions registered on the title of the subject site (Covenant PS902144W and Section 173 Agreement AX385769J).

4. Council Request

A neighbourhood and site description and design response as required in Clause 54.

Beveridge Williams Response

The Clause 54 assessment in Appendix D of the Town Planning Report has been updated to include a neighbourhood and site description and design response.

5. Council Request

A Clause 54 assessment to provide detailed response to how the proposal responds to all relevant standards and objectives.

Beveridge Williams Response

The Clause 54 assessment in Appendix D provides a detailed response of how each proposed dwelling responds to all relevant standards and objectives.

6. Council Request

An Overall Site Plan showing all four allotments with all four proposed dwellings and associated garages, and location of existing buildings on surrounding properties.

Beveridge Williams Response

An Overall Site Plan showing all four allotments with all four proposed dwellings and associated garages, and location of existing buildings on surrounding properties has been provided as part of this RFI Response.

7. Council Request

Amended Site Plans showing:

- 7.1. Contours of the land to Australian Height Datum (AHD).
- 7.2. Location of existing vegetation on the nature strip and tree protection fencing (if applicable).
- 7.3. Width of the existing and/or proposed crossover.
- 7.4. Location, size and dimensions of proposed secluded private open space for each lot.

Beveridge Williams Response

The amended site plans illustrate the land contours to Australian Height Datum (AHD), existing vegetation and any tree protection fencing, the width of existing or proposed crossovers, and the location, size, and dimensions of proposed secluded private open space for each lot.

8. Council Request

Amended Site Section and Site Excavation Plans showing:

- 8.1. Contours of the land to AHD.
- 8.2. Finished Floor Level (FFL) to AHD

Beveridge Williams Response

The amended site section and excavation plans show the land contours to Australian Height Datum (AHD) and the Finished Floor Level (FFL) referenced to AHD.

9. Council Request

Amended Elevation Plans showing:

- 9.1. Cardinal direction of all elevation plans (e.g., north elevation, south elevation etc.).
- 9.2. NGL to AHD clearly shown with a dotted/dashed line for all elevation plans.
- 9.3. FFL to AHD shown with a dotted/dashed line for all elevation plans.
- 9.4. Maximum height of the building measured from the NGL and FFL to the highest point of the building to AHD.
- 9.5. Dimensions of the proposed site cut and fill on all elevation plans.
- 9.6. A detailed external colours, materials and finishes schedule for the proposal.
- 9.7. Updated 'Recessed Façade Note' and 'Average Garage Wall Height' tables.
- 9.8. The north-western elevation of all four proposed garages.

Beveridge Williams Response

The amended elevation plans show the cardinal direction for all elevations, NGL and FFL to AHD indicated with dotted or dashed lines, the maximum building height measured from NGL and FFL to the highest point in AHD, dimensions of the proposed site cut and fill, a detailed schedule of external colours, materials and finishes, updated 'Recessed Façade Note' and 'Average Garage Wall Height' tables, and the north-western elevation of all four proposed garages.

10. Council Request

Amended and fully dimensioned Landscape Plans drawn by a suitably qualified professional to a stated scale, clearly showing the following:

- 10.1. Location of existing vegetation on the nature strip and tree protection fencing (if applicable).
- 10.2. A table including site area and the proposed pervious surfaces.
- 10.3. A canopy tree within the front gardens for each lot.

Beveridge Williams Response

The Landscape Plan has been amended to show location of existing vegetation on the nature strip and tree protection fencing; a table including site area and the proposed pervious surfaces; and a canopy tree within the front gardens for each lot.

11. Council Request

Streetview Plans showing the four dwellings and garages viewing from Creek Circuit and Sawmill Lane.

Beveridge Williams Response

Streetview Plans showing the four dwellings and garages viewing from Creek Circuit and Sawmill Lane has been provided as part of this RFI response.

Council Concerns

In addition to the request for further information, Council raised concerns with the proposal. We provide the following response to Council's concerns.

1. Council Concern

Council has concerns that the application has potentially been undervalued to avoid the MPL. Please provide a schedule of the costs of works, prepared by a suitably qualified estimator, qualified builder, quantity surveyor or similar detailing the project costs.

In the event that the cost estimate differs to that provided on the application form, you will also need to provide an amended application form. And in the event that the estimated development costs are more than the threshold of \$1,311,000, you must submit an MPL certificate with your planning permit application.

Beveridge Williams Response


ADVERTISED MATERIAL
Planning Application: T250444
Date Prepared: 02 December 2025

As outlined in the contract documentation, the cost for each dwelling is \$398,750.00, resulting in a total development cost of \$1,595,000.00 for the four dwellings.

Accordingly, the MPL applies to the proposed development. An MPL certificate has been applied for and is currently pending approval. We will forward the certificate to Council as soon as it is issued.

2. Council Concern

Based on a review of the application, the current proposal description shown on the application form is not considered to adequately reflect all aspects of the proposal. The proposal description should be updated to include 'Clause 42.01-2 a permit is required to construct a fence'.

Please confirm that you accept the changes to the permit description by completing the attached Section 50 Form.

Beveridge Williams Response

A Section 50 amendment form has been attached as part of this RFI response which includes 'Clause 42.01-2 a permit is required to construct a fence' as part of the proposal description.

3. Council Concern

The proposal does not comply with a number of standards in Clause 54 of the Cardinia Planning Scheme. A detailed Clause 54 assessment must be provided including how

the proposal meets the applicable standards. In the event that the standards are not met, written justification must be provided regarding how the proposal meets the objectives.

Beveridge Williams Response

Appendix D of the Town Planning Report contains a Clause 54 assessment for each dwelling on Lots 213–216, demonstrating that the proposal complies with the relevant standards. Where a standard is not met, the assessment explains how the proposed dwelling nonetheless satisfies the corresponding objective.

4. Council Concern

It is highly encouraged to increase the internal room dimensions of all bedrooms to a minimum width and depth of 3 metres to provide functional areas that meet the needs of residents.

Beveridge Williams Response

Council has encouraged increasing the internal dimensions of all bedrooms to a minimum width and depth of 3 metres to provide functional areas for residents. While this is noted, it is not a mandatory requirement. The subject lots (213–216) are constrained in size, and increasing bedroom dimensions to 3 metres would require significant redesign of the dwellings. This would result in a reduction in the number of bedrooms and compromise the overall layout, functionality, and housing diversity intended for the development.

The proposed design achieves the objectives of Clause 54 by providing practical and efficient layouts, adequate light and ventilation, and reasonable internal amenity for future occupants. The bedrooms meet the needs of residents within the context of small lot housing and maintain affordability and choice in the market.



For these reasons, the proposal does not adopt the suggested increase in bedroom dimensions but is considered to meet the relevant objectives of the planning scheme.

5. Council Concern

It is highly encouraged to provide variations in materiality and presence of feature finishes on all building elevations to improve presentation of the four dwellings to Creek Circuit and adjoining properties.

Beveridge Williams Response

Council has encouraged the inclusion of variations in materiality and feature finishes on all building elevations to enhance the presentation of the four dwellings to Creek Circuit and adjoining properties. While this recommendation is acknowledged, it is not a mandatory requirement under the planning scheme.

The proposed design adopts a consistent and cohesive material palette that aligns with the overall character of the development and surrounding area. Introducing additional variations or feature finishes would increase construction complexity and costs, which could compromise affordability and feasibility for this small-lot housing project. Furthermore, the dwellings have been designed to achieve visual interest through articulation, roof forms, and fenestration, ensuring compliance with Clause 54 objectives relating to neighbourhood character and streetscape presentation.

For these reasons, the proposal does not incorporate further material variations but is considered to meet the relevant design objectives and provide an appropriate level of visual amenity.

6. Council Concern

Please note, this application has been internally referred to relevant Council's departments. If a referral response identifies any concerns with the proposal or that further information is required, you will be advised in due course.

Beveridge Williams Response

Noted.

7. Council Concern

Please note, a subsequent review will be conducted once all information is submitted which may raise additional further information items.

Beveridge Williams Response

Noted.

Should you have any queries regarding the above, please contact the undersigned via stewartb@bewill.com.au or on 0418 444 366.

Yours sincerely,



Principal Town Planner
BEVERIDGE WILLIAMS



ADVERTISED MATERIAL

Planning Application: T250444

Date Prepared: 02 December 2025

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.

Victorian New Homes Contract

OWNERS:

JOB: TRE - 213
LOT: 213
SITE: Creek Cct
Pakenham
Victoria 3810



ADVERTISED MATERIAL

Planning Application: T250444
Date Prepared: 02 December 2025

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.



To verify your builder is a HIA member email enquiry@hia.com.au

© HIA Contracts Online (updated March 2024)

All rights reserved. No part of this document may be reproduced, stored, copied, distributed or transmitted in any form or by any means without the prior written consent of HIA.



ADVERTISED MATERIAL

Planning Application: T250444

Date Prepared: 02 December 2025

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.

**NOTICE APPROVED BY THE DIRECTOR OF CONSUMER AFFAIRS
PURSUANT TO SECTION 31(n)
OF THE DOMESTIC BUILDING CONTRACTS ACT 1995**

COOLING OFF PERIOD

NOTICE TO BUILDING OWNER: YOU MAY END THIS CONTRACT WITHIN FIVE CLEAR BUSINESS DAYS AFTER RECEIPT BY YOU OF A SIGNED COPY OF THE CONTRACT BY FILLING IN THE NOTICE BELOW AND GIVING IT TO THE BUILDER IN ONE OF THE FOLLOWING WAYS:

- (1) PERSONALLY;
- (2) LEAVING IT AT HIS OR HER ADDRESS SET OUT IN THE CONTRACT WITH A PERSON WHO APPEARS TO BE AT LEAST 16 YEARS OLD;
- (3) SENDING IT BY PRE-PAID CERTIFIED MAIL TO THE ADDRESS SET OUT IN THIS CONTRACT;
- (4) SENDING IT BY FACSIMILE TO THE FACSIMILE NUMBER (IF ANY) SET OUT IN THIS CONTRACT.



DETACH ALONG DOTTED LINE

NOTICE THAT CONTRACT HAS ENDED



A Building Owner cannot withdraw from a contract under the Act if:

1. The Builder and the Building Owner have previously entered into a major domestic building contract that is in substantially the same terms for the carrying out of the work in relation to the same home or land; OR
2. The Building Owner received independent legal advice from a practicing solicitor concerning the contract before entering into the contract.

To (Builder)

I/We

.....give notice
under our contract with you that the Contract is ended. Please refund the deposit less \$100
and any out of pocket expenses incurred by you which I/we have previously approved.

Building Owner's signature

Date:



ADVERTISED MATERIAL

Planning Application: T250444

Date Prepared: 02 December 2025

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.

Director of Consumer Affairs Victoria

Approved Domestic Building Contracts Checklist

Section 31(1)(r) of the *Domestic Building Contracts Act 1995*

This checklist must be included in major domestic building contracts entered into from 1 September 2016 in substantially the same form or to the same effect as follows.

Before signing this legally binding contract, check this list:

If the cost of the building work is more than \$16,000, has an insurance policy or certificate of currency for domestic building insurance covering your project been issued and provided to you?

(Note: If not, the contract is conditional upon you receiving either an insurance policy or a certificate of currency for domestic building insurance.)

Yes

No

If this contract is conditional upon you receiving written approval for finance, have you obtained such approval?

Yes

No

Have you appointed a private building surveyor or has a municipal building surveyor been engaged?

(Note: If not, you will need to choose and engage a building surveyor before your building work starts so that a building permit can be issued for your building work.)

Yes

No

If you answer 'NO' to any of the following questions that apply to your building project, you are not ready to sign the contract:*

Have you had this contract long enough to read and understand it?

Yes

No

Have you been provided with evidence that the builder named in this contract is registered with the Victorian Building Authority?

Yes

No

Are the price and progress payments clearly stated?

Yes

No

Do you understand how the price is calculated and may be varied?

Yes

No

Has the builder assessed the suitability of the site for the proposed works? If tests are necessary, have they been carried out?

Yes

No

If a deposit is payable, is it within the legal limit?
The maximum under the *Domestic Building Contracts Act 1995* is:

1. 10% if the price is less than \$20,000, or
2. 5% if the price is \$20,000 or more.

Yes

No

Is the work shown and described clearly in the contract, plans and specifications and any other relevant documents (such as engineering computations or soil report)?

Yes

No

Are your special requirements or standards of finish included in the plans and specifications?	Yes		No	
Are the commencement date and completion date clearly stated or capable of being worked out?	Yes		No	
Do you understand the procedure for extensions of time?	Yes		No	
Are any 'provisional sums' or 'prime cost items' clearly stated in the schedules and understood by you?	Yes		No	
Do you understand the procedure for variations of plans and specifications?	Yes		No	
Do you understand the circumstances in which you can end the contract?	Yes		No	
Did your builder give you a copy of the Domestic Building Consumer Guide?	Yes		No	
If yes, insert the date on which you were given a copy of this guide dd/mm/yyyy				
Have you read the Domestic Building Consumer Guide and the related information at consumer.vic.gov.au/buildingguide ?	Yes		No	

This checklist does not form part of the contract.

I/we have read and completed this checklist.

Signature/s

Date
dd/mm/yyyy



* **Note:** Not all of these questions will apply to a domestic building contract that covers a limited scope of work, for example, a contract that is limited to the preparation of building plans and specifications.

(4 August 2016)

Particulars of contract	1
Date	1
Owners	1
Builder	1
The Building Works	2
Building Surveyor	2
Lending details	2
Domestic building insurer	3
The land	3
Schedule 1	4
Time for completion	4
Contract Price	4
Deposit	5
Planning approval	5
Building permit	5
Percentage if contract is ended	5
Number of days to make Progress Payments after stage completed and notice received	5
Agreed interest for late Progress payments	6
Agreed damages for late completion of the Building Works	6
Percentage applicable to extra work	6
Lending body finance	6
Agreed damages for delays	6
Schedule 2	7
Prime cost items and provisional sum items and allowances	7
Schedule 3	8
Schedule 3 Method 1	9
Schedule 3 Method 2 Acknowledgment	10
Schedule 3 Method 2 Progress Payments	11
Schedule 4	13
Schedule 5	18
Signatures	19
Deed of guarantee and indemnity	21
GENERAL CONDITIONS	23
Clause 1. Definitions	23
Clause 2. Headings, footnotes, etc.	24
Clause 3. Contract complete in itself	25
Clause 4. Joint and several obligations	25
Clause 5. Assignment and sub-letting	25
Clause 6. Notices	25
Clause 7. Building Act 1993 insurance	26
Clause 8. Finance	26



Clause 9. Deposit	26
Clause 10. Commencement and Building period	27
Clause 11. Statutory warranties	27
Clause 12. Owner must pay the Contract Price	27
Clause 13. Owner must provide essential information	29
Clause 14. Owner to supply documents	29
Clause 15. Copyright	29
Clause 16. Interpretation of Contract Documents	30
Clause 17. Owner must identify the Land	30
Clause 18. Building permit fees	30
Clause 19. Planning approvals and building permits	31
Clause 20. Insurance	32
Clause 21. Variations to statutory laws	33
Clause 22. Variations to State or Commonwealth tax laws	34
Clause 23. Requested variations	34
Clause 24. Effect of variations	34
Clause 25. Possession	35
Clause 26. All Weather Access	35
Clause 27. Owner must not direct Builder's workers	35
Clause 28. Owner must arrange Lending Body inspections	35
Clause 29. Builder to claim Progress Payments	36
Clause 30. Owner must make Progress Payments	36
Clause 31. Builder's right to agreed damages	36
Clause 32. Unfixed materials on Site	36
Clause 33. Prime Cost Items and Provisional Sum Items	37
Clause 34. Builder's right to extensions of time	38
Clause 35. Suspension of work	38
Clause 36. Final inspection	39
Clause 37. List of defects and Final Payment	39
Clause 38. Handover and Final Payment	40
Clause 39. Defects within the 3 month period	40
Clause 40. Owner's claim for agreed damages	41
Clause 41. Ending this Contract under bankruptcy or liquidation	41
Clause 42. Builder's right to end this Contract	41
Clause 43. Owner's right to end this Contract	42
Clause 44. Owner may get another Builder to finish work	43
Clause 45. Subcontracting	43
Clause 46. No waiver	43
Clause 47. Severance	43
Clause 48. Excluded items	43
Clause 49. Disputes	44



Particulars of contract

Date

Insert date when contract is signed by both parties

This contract is dated the

Owners

If the Owner is a company, a Director's Guarantee must be signed before this Contract is signed. See Deed of Guarantee and Indemnity

Owner 1

NAME

ADDRESS

SUBURB

ABN

WORK

MOBILE

EMAIL

STATE

POSTCODE

ACN

HOME

Owner 2

NAME

ADDRESS

SUBURB

ABN

WORK

MOBILE

EMAIL

STATE

POSTCODE

ACN

HOME

Builder

NAME Tomorrow Homes Group Pty Ltd

ADDRESS L1 466 Malvern Rd

SUBURB Prahran

ABN 35 637 682 618

WORK (03) 9827 0998

MOBILE

EMAIL info@tomorrowhomes.com.au

BUILDER'S REGISTRATION NUMBER CDB-U65540

REGISTERED BUILDING PRACTITIONER

HIA MEMBER NUMBER 1256640 HIA MEMBERSHIP EXPIRY 30/06/26

STATE

Victoria

POSTCODE

3181

ACN

637 682 618

HOME



ADVERTISED MATERIAL

Planning Application: T250444

Date Prepared: 02 December 2025

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.

The Building Works (Brief description) as set out in the Specifications and Plans

These documents must be signed and dated with the Contract.

Construct a new home as set out in the plans and specifications

The **Specifications** include 2 pages that were prepared and supplied by Tomorrow Homes Group Pty Ltd

There are 22 sheets of **Plans** that were prepared by and supplied by Tomorrow Homes Group Pty Ltd

There are 0 sheets in the **Engineer's Design/s** and it/they was/were, prepared by N/A for the Builder

Building Surveyor (Clause 19)

BUILDING SURVEYOR

ABN

ADDRESS

SUBURB

STATE

POSTCODE

PHONE

EMAIL

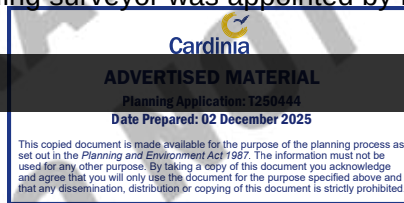
REG. NO.

I/we acknowledge that the building surveyor was appointed by me/us before this contract was signed.

Owner 1

NAME

SIGNATURE



Owner 2

NAME

SIGNATURE

NOTE: Under the Building Act 1993 the owner of the land on which domestic work is to be carried out must choose and appoint the building surveyor.

Lending details

Lender 1

LENDER

ADDRESS

SUBURB

STATE

POSTCODE

Domestic building insurer (Clause 7)

INSURER HIA Insurance Services

ADDRESS level 4 building 8/584 Swan St

SUBURB Burnley

STATE

Victoria

POSTCODE 3121

PHONE 1800 762 878

The land

LOT NO (IF APPLICABLE) 213

Street Address

ADDRESS Creek Cct

SUBURB Pakenham

STATE

Victoria

POSTCODE 3810

The Title Particulars are:

VOLUME NO

FOLIO NO

PLAN OF SUBDIVISION NO PS902144W

Covenants, Restrictions and/or Easements of the Land



ADVERTISED MATERIAL

Planning Application: T250444

Date Prepared: 02 December 2025

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.

Schedule 1

1. Time for completion (Clause 10)

Building works to be carried out by the Owner or the Owner's agent are as listed in Schedule 5.

The building period includes 199 days of actual building work and the following estimates for delays:

- Inclement weather and the effects of inclement weather **21 days**
- Weekends, public holidays, rostered days off and other foreseeable breaks in the continuity of the work **117 days**
- Other days that are reasonable having regard to the nature of the **Building Works 28 days**

The building period is 365 days.

Note - the building period is the total of the days of actual building work and the estimates for delays.

The **Builder** has excluded from the **Contract Price** amounts payable to third parties in relation to the **Building Works**. The work or things listed below are not included in the **Contract Price** and the Builder's reasonable estimate of the amount payable in respect to them are listed as follows:

Item		Estimate
1.	Conveying connection or installation of Cardinia	
(a)	Gas	\$2,000.00
(b)	Electricity	\$600.00
(c)	Telephone to one point	\$0.00
(d)	Water	\$0.00
(e)	Sewage	\$0.00
2.	Issue of Planning permit	\$0.00
3.	Issue of building permit	\$0.00
4.	Other	
(a)		

2. Contract Price (Clause 12)

PRICE EXCLUDING GST: \$362,500.00

GST ON THE ABOVE AMOUNT: \$36,250.00

THE CONTRACT PRICE IS: \$398,750.00

The contract price is GST inclusive.

The price of this Contract is not fixed, and may be altered as a result of:

- additional costs caused by any deficiency or conflict within the Contract Documents (Refer to Clause 16);
- additional building permit fees (Refer to Clause 18);
- variations including those required by the council/registered building surveyor (Refer to Clause 21);
- the cost of providing access where applicable (Refer to Clause 26);

- interest on overdue payments (Refer to Clause 31);
- the actual cost of Prime Cost Items and work for which Provisional Sums have been specified exceeding the estimates set out in the Contract (Refer to Clause 33).

Ensure that you fully understand how the clauses dealing with these matters affect the Contract Price

WARNING TO OWNER AS TO PRIME COST ITEMS

It is always better to get a fixed price for all work, However, some fixtures and fittings may need to be selected after the contract is signed e.g. a stove, type of taps etc. If these items are specified as Prime Cost Items the Builder will allow an amount in the Contract Price which should cover the expected cost of the item.

NOTE: If the actual cost is more than the amount allowed you will have to pay the extra amount. You may also have to pay the Builder's margin in the extra amount. If this is intended, the margin should be specified, or cannot be claimed unless the Owner agrees in writing to such additional amount. If the Prime Cost is less than that allowed for in the Contract, the difference should be deducted from the Contract Price.

3. **Deposit** (Clause 9)

\$19,936.00 (5.00 % of Contract Price)

4. **Planning approval** (Clause 19)

PERSON RESPONSIBLE FOR OBTAINING AND PAYING FOR PLANNING APPROVAL:

Tomorrow Homes Group Pty Ltd

NUMBER OF DAYS TO OBTAIN PLANNING APPROVAL: within -120 days of the date of this Contract

5. **Building permit** (Clause 19)

PERSON RESPONSIBLE FOR OBTAINING AND PAYING FOR BUILDING PERMIT ON BEHALF OF THE OWNER:

Tomorrow Homes Group Pty Ltd

NUMBER OF DAYS TO OBTAIN BUILDING PERMIT: within -60 days of:

- (a) if planning approval is required the date that the planning approval is received by the person responsible for obtaining the Building Permit; or
- (b) if planning is not required, the date of this contract

6. **Percentage if contract is ended** (Clauses 19.4, 21.4)

(if no percentage stated then 20% to cover the Builder's overheads, supervision and profit)

25.00%

7. **Number of days to make Progress Payments after stage completed and notice received** (Clause 30)

7 days



8. **Agreed interest for late Progress payments** (Clause 31)
10.00% per annum
9. **Agreed damages for late completion of the Building Works**
(Clause 40)
(if nothing stated then \$250 per week)
\$250.00 per week
10. **Percentage applicable to extra work** (Clauses 12.2, 17.2, 21.2)
(if no percentage stated then 20% to cover Builder's overheads, supervision and profit)
20.00%
11. **Lending body finance** (Clause 8.0)
Finance \$398,750.00 with approval to be within 30 days from the date of this Contract (14 days unless otherwise agreed)
12. **Agreed damages for delays** (Clause 34.3)
(if nothing stated then \$250 per week)
\$250.00 per week

DRAFT ONLY
DO NOT SIGN



Cardinia

ADVERTISED MATERIAL

Planning Application: T250444

Date Prepared: 02 December 2025

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.

Schedule 2

Prime cost items and provisional sum items and allowances

(Refer to procedures in Clauses 12 and 33)

The parties agree that the following allowances are included in the **Contract Price**. The allowances included in the **Contract Price** by the **Builder** for **Prime Cost Items** and **Provisional Sum Items** must be a reasonable estimate of the price for the supply of the item and/or the work to be performed, in accordance with Sections 20, 21 and 22 of the Domestic Building Contracts Act 1995.

Prime cost items - fittings, fixtures, materials only

Item	Quantity	Rate	Allowance	Margin (if nothing stated 20%)

Provisional sum items - labour and materials

Item	Quantity	Rate	Allowance	Margin (if nothing stated 20%)



ADVERTISED MATERIAL

Planning Application: T250444
Date Prepared: 02 December 2025

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.

Schedule 3

CONSTRUCTION STAGES APPLICABLE TO METHOD 1 PROGRESS PAYMENTS

'Base Stage' means	(a) in the case of a home with a timber floor, the stage when the concrete footings for the floor are poured and the base brickwork is built to floor level; (b) in the case of a home with a timber floor with no base brickwork, the stage when the stumps, piers or columns are completed; (c) in the case of a home with a suspended concrete slab floor, the stage when the concrete footings are poured; (d) in the case of a home with a concrete floor, the stage when the floor is completed; (e) in the case of a home for which the exterior walls and roof are constructed before the floor is constructed, the stage when the concrete footings are poured;
'Frame stage' means	the stage when a home's frame is completed and approved by a building surveyor;
'Lock-up stage' means	the stage when a home's external wall cladding and roof covering is fixed, the flooring is laid and external doors and external windows are fixed (even if those doors or windows are only temporary);
'Fixing stage' means	the stage when all internal cladding, architraves, skirting, doors, built-in shelves, baths, basins, troughs, sinks, cabinets and cupboards of a home are fitted and fixed in position;
'Completion' means	the Building Works are complete in accordance with the Contract Documents.



NOTE: This table is prescribed by Section 40 of the Domestic Building Contracts Act 1995. In the case of a Domestic Building Contract that is not listed in the Table, a Builder must not demand or receive any amount or instalment that is not directly related to the progress of the Building Works being carried out under the Contract.

TABLE

Type of contract	Percentage of Contract Price	Stage
Contract to build to lock-up	20%	Base Stage
	25%	Frame Stage
Contract to build to fixing stage	12%	Base Stage
	18%	Frame Stage
	40%	Lock-up stage
Contract to build all stages	10%	Base Stage
	15%	Frame Stage
	35%	Lock-up Stage
	25%	Fixing Stage

Schedule 3 Method 1

PROGRESS PAYMENTS

NOTE: Use Method 1 unless the Building Works differ from the usual. If Method 2 is to be used the Owner must read and sign Form 1 and Form 2 in Schedule 3 Method 2. Delete whichever method is inapplicable.

Method 1

There are five stages in Method 1. These are described below. Fill in the percentage if the Contract Price and the amount payable for each of the stages applicable to your Contract (for example, if the Contract is to build to lock-up stage, fill in only the first 3 stages and delete the last 2 stages; if the Contract is to complete the Building Works complete all 5 stages).

There are five different types of construction for the Base Stage - refer to Schedule 3. In the space * provided below fill in (a), (b), (c), (d) or (e) to indicate which type will be used under this Contract.

Stage	Percent
Deposit	
Base Stage	10.00%
Frame Stage	15.00%
Lock-up Stage	35.00%
Fixing Stage	25.00%
Completion	

* Base stage: in the case of a home with a suspended concrete slab floor, the stage when the concrete footings are poured



ADVERTISED MATERIAL

Planning Application: T250444
Date Prepared: 02 December 2025

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.

Schedule 3 Method 2 Acknowledgment

WHEN METHOD 2 IS TO BE USED FOR PROGRESS PAYMENTS ALL OWNERS MUST SIGN THIS FORM AND FORM 2 (NEXT PAGE) AND THE BUILDER MUST SIGN FORM 2 BEFORE THE CONTRACT IS SIGNED.

FORM 1

Regulation 13(1)(a)

WARNING TO OWNER - CHANGE OF LEGAL RIGHTS

Under Section 40 of the **Domestic Building Contracts Act 1995** (the **Act**) a **Builder** cannot, under a major domestic building contract, charge more than a fixed percentage of the total **Contract Price** at the completion of each stage of building a home.

The Act also allows the parties to a major domestic building contract to agree in writing to change the stages and the percentage of the **Contract Price** to be paid at the completion of each stage.

There are several ways in which a particular major domestic contract can vary from the normal and which might mean that different stages and percentages to those fixed in Section 40 of the Act are appropriate for that contract. These are exceptional cases. Some examples of these cases may include:

- where it is very expensive to prepare the land for building, for example, where the site is steep or rocky;
- where the home is so large that it will take a long time to complete, and intermediate **Progress Payments** are therefore required;
- where exceptionally expensive finishes are required meaning that the final stage will represent a much larger proportion of the whole price;
- where significant work is required on a later stage of the contract before an earlier stage can be fully completed;
- where an architect is engaged to independently assess the value of the completed work for **Progress Payments**.

You should not agree to **Progress Payments** that differ from those set out in Section 40 of the Act unless your home is unusual in some way and you are **SURE THAT DIFFERENT PROGRESS PAYMENTS ARE NECESSARY** and you understand clearly why the change is needed in the case of your particular home.

If you have any doubts, you could contact:

- Consumer Affairs Victoria; or
- Law Institute of Victoria; or
- Royal Australian Institute of Architects

I acknowledge that I have read this warning before signing the Contract.

Signature of building owner:

Signature of building owner:

Date:



Schedule 3 Method 2 Progress Payments

NOTE: Under Method 2 the **Builder** and the **Owner** must agree on stages at which **Progress Payments** must be made. **Progress Payments** are due and payable after completion of the stages of the **Building Works** as listed below. Remember, the **Owner** must read and sign Form 1 (previous page) and Form 2.

FORM 2

Regulation 13(1)(b)

The parties agree -

- (i) that the **Progress Payments** fixed by Section 40 of the **Domestic Building Contracts Act 1995** do not apply; and
- (ii) instead the stages and percentages of the **Contract Price** and amounts payable are as follows:

Name of stage	Work involved in stage (If this stage is not the same as a stage defined in Section 40(1) of the Domestic Building Contracts Act 1995, describe the work that is involved in this stage.)	Percentage of total contract price	Amount of progress payment
Deposit	Adjusted by -\$2.00 to allow for rounding	5.00%	\$19,936.00
Base Stage*	When the footings have been poured in place	15.00%	\$59,813.00
Frame Stage	When the wall frame and roof frame have been erected	25.00%	\$99,688.00
Lock-up Stage	When a home's external or internal cladding and roof covering are fixed, and the external doors and windows are fixed even if the doors and windows are only temporary.	25.00%	\$99,688.00
Fixing Stage	When all the plaster, architraves, skirting and internal doors of a home are fitted and fixed into position.	20.00%	\$79,750.00
Completion	The building works are completed as per the contract documents	10.00%	\$39,875.00
	Total	100.00%	\$398,750.00

Signature of building owner:

Signature of building owner:

Date:

AND

Signature of builder:

Signed for and on behalf of: Tomorrow Homes Group Pty Ltd

Date:

DRAFT ONLY
DO NOT SIGN



ADVERTISED MATERIAL

Planning Application: T250444

Date Prepared: 02 December 2025

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.

Schedule 4

SPECIAL CONDITIONS

SC1. Insert new definitions at clause 1.0 as follows:

'Contract' means the Contract Documents including any tender documentation.

'Latent Condition' means a physical condition on, underlying or adjacent to the Site which a competent contractor would not have anticipated if the contractor had inspected the Site and examined any documentation relating to the Site before executing this Contract.

'Tomorrow Homes Specifications' means the specification documents contained at Schedule 4A or provided by the Builder to the Owner.

SC2. At clause 1.0, the definition of "Contract Documents" is deleted and replaced with the following:

'Contract Documents' means this signed Contract and the conditions, signed Specifications, signed Plans, Engineer's Design, tender documentation, standard inclusions (Tomorrow Homes selection if applicable).

SC3. **Clause 3.0** is deleted and replaced with the following:

The Contract supersedes all previous agreements whether made verbally or in writing in respect of its subject matters and embodies the entire agreement between the parties.

SC4. Insert new clause 13.1 as follows:

13.1 Where the Owner does not proceed with the Contract

If the Owner does not proceed with this contract for any reason whatsoever, the Owner must pay the Builder for all reasonable costs and expenses incurred by the Builder in the preparation of this Contract, up to the date it provides notice to the Builder that it does not wish to proceed with the Contract.

SC5. Insert new clause 13.2

13.2 FIRB approval

Where FIRB approval is required, the parties agree that this Contract is conditional upon the granting of the Foreign Investment Review Board (FIRB) approval. The Owner must provide the Builder with confirmation of the relevant approval by FIRB within 45 days after the payment of any deposit amount payable under this Contract. If the Owner does not provide the Builder with confirmation of FIRB approval pursuant to this clause 13.1, the Builder may terminate this Contract forthwith by notice in writing to the Owner.

SC6. Insert new clause 17.3 as follows:

17.3 Site inspection

Prior to the commencement of the Building Works, the Builder's supervisor will perform a site inspection and the Owner will be notified of any issues found on the Building Site. For the avoidance of doubt and without limiting any of the Owner's obligations under clause 17, it is the Owner's responsibility to ensure survey pegs are clearly visible in the corners of the Building Site and flush with ground level.

If a re-establishment survey is required, it may be arranged by the Builder on the Owner's behalf, at the Owner's cost. Alternately, the Owner can organise a survey itself prior to commencement of Building works.

The Owner must ensure there is no rubbish on the Building Site and that any grass on the Building Site is cut within 7 days prior to the commencement of construction.



SC7. Insert new clause 19.7 as follows:

19.7 Demolition works

If demolition of an existing dwelling is required, the Owner is responsible for obtaining any necessary permits required to complete the demolition works and a re-establishment survey to confirm the boundaries of the Land in accordance with clause 17.0.

SC8. **Clause 23.0** is amended by adding the following wording at the end of the second sentence:

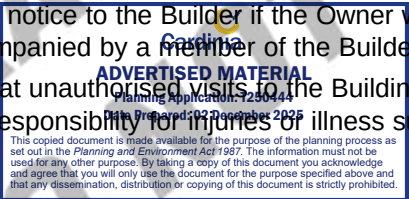
No allowance has been made by the Builder for any variations and amendments that are not expressly stated in this Contract. The Owner agrees this Contract is a fixed price contract for the works and inclusions stated in the Contract Documents. If any variations are raised after the execution of this Contract they are to be paid by the Owner upon acceptance of the variation by the Builder. It's at the total discretion of the Builder as to whether post-contract variations are accepted, except in the case where changes to items or materials included In the colour selection require reselection due to supply difficulties. In this instance, replacement items will be provided at the same value. if a replacement item incurs additional cost, the Owner must pay the additional cost to the Builder. Any variations requested by the Owner and accepted by the Builder after the construction of the Building Works commences will incur an administration fee of \$2,000 (including GST), and this fee will be added to the variation cost.

SC9. Insert new clause 27.1 as follows:

27.1 Site visits

The Owner must provide reasonable prior notice to the Builder if the Owner wants to inspect the Building Works. All visitors to the Building Site must be accompanied by a member of the Builder's staff at a mutually convenient time.

The Owner acknowledges and accepts that unauthorised visits to the Building Site pose a risk to their safety and the safety of others. The Builder accepts no responsibility for injuries or illness sustained during unauthorised visits by the Owner or its representatives.



SC10. Insert new clause 27.2 as follows:

27.2 Other contractors and suppliers

The Owner is not permitted to perform any works or organise for other contractors or suppliers to perform any works on the Building Site prior to Completion without the Builder's prior written approval. The Owner acknowledges that any such works performed by other contractors or suppliers may put the Builder's Insurance and warranty at risk and may breach occupational health and safety regulations.

SC11. Insert new clause 30A heading as follows:

30A Building Works

SC12. Insert new clause 30A.0 as follows:

30A.0 Product deviation

The Owner acknowledges that deviations in colour of materials can occur, not limited to Bricks, roof tiles, ceramic tiles, and stone benchtops. The Builder will endeavor to provide materials matching as closely as possible to the selection made by the Owner.

The Owner acknowledges that variations in colour to fixtures and fittings can occur. If the correct item as stated in the Contract Documents or advised by the Owner has been ordered and installed, the Builder is not responsible for any variation in colour.

If certain products or materials are not available at the time they are required during construction the Builder reserves the right at its sole discretion to substitute these items with products of equal quality to the Items specified in the inclusions list contained in the Contract Documents

SC13. Insert new clause 30A.1 as follows

30A.1 Retaining walls and drainage

If the Engineer's Design deems that retaining walls or agricultural drains are required the Builder will include these in the Contract and unless included in the Plans such works will be valued as a Variation in accordance with clause 21. The Owner acknowledges that any works relating to retaining walls and drainage are required to be completed prior to the Occupancy Permit being issued.

SC14. Insert new clause 30A.2 as follows.

30A.2 Connection of services

The Builder agrees it will provide the physical connection to water stormwater, power, and gas. These services may be located within the boundaries of the Land including easements or footpaths immediately adjacent to the Building Site.

At the time of settlement, accounts for power and gas will remain with the Builder's chosen provider until such time as the Owner contacts alternate providers to establish new accounts after settlement.

Any connection fees to the relevant Statutory or Other Authority and all account opening or usage fees during construction are payable by the Owner unless agreed by the builder and included in the Contract Documents.

SC15. Clause 34.0 is amended as follows:

The following words are added as new tenth bullet point:

- lack of power to Building Site in accordance with clause 34.5;

The following words are added as new eleventh bullet point:

- a delay caused by a building inspector;

The following words are added as new twelfth bullet point:

- discovery of Latent Condition;



Cardinia

ADVERTISED MATERIAL

Planning Application: T250444
Date Prepared: 02 December 2025

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.

SC16. Insert new 34.5 as follows:

34.5 Power to Building Site

If power is not available to the Building Site prior to Frame Stage, the Builder will advise the Owner and provide the Owner with the option of hiring a generator at the Owner cost. The Builder will continue the Building Works until it is not possible to continue without power. If the Owner does not pay the additional cost for a generator an extension of time pursuant to clause 34.0 will be granted to the Builder until power is available and the Building Works can continue.

Any additional costs for hire items required for the Building Works will as a result of this clause 34.5 is to be reimbursed by the Owner and will be added to the next Progress Payment.

If electrical wiring is repeatedly stolen from the project. The builder has the right to put the project on hold until permanent power can be connected to the property. Connections can take up to 20 business days from the installation of the wiring.

SC17. Insert new clause heading 34A as follows:

34A Site conditions

SC18. Insert new clause 34A.0 as follows:

34A.0 Unless otherwise expressly stated in this Contract, and subject to Section 30 of the Domestic Building Contracts Act 1995 (Vic), the Builder accepts no responsibility for any increased costs, losses and expenses arising

from the conditions of the Site.

SC19. Insert new clause heading 34B as follows:

34B Latent Conditions

SC20. Insert new clause 34B.0 as follows:

34B.0 The Builder must notify the Owner as soon as reasonably practicable if it discovers a Latent Condition affecting the Site which the Builder considers may result in its incurring loss, expense or damage, or may affect its ability to bring the Works to Completion by the Date for Completion.

SC21. Insert new clause 34B.1 as follows:

34B.1 If the progress of the Works is delayed and the Builder is or will be delayed in reaching Completion due to the discovery of a Latent Condition, the Builder will be entitled to an extension of time in accordance with clause 34.0. The discovery of a Latent Condition shall be treated as a variation pursuant to clause 23.

SC22. Insert Clause 50 as follows

50.0 Independent Inspections

This clause 50 applies if the Owner wishes to engage its own independent Building Inspector. Details of the independent building inspector must be provided to the Builder prior to scheduling an independent inspection. Details are to include: Independent building inspector's name, trading name, white card, address, email and contact numbers. Please email us at: projects@tomorrowhomes.com.au

Inspections must be arranged at mutually agreed times to avoid interference with the progress of the Works. The independent building inspector must not interfere with the carrying out of the building work.

Independent building inspectors must strictly follow the Builders site safety requirements. The Owner will be liable for any damage, loss or injury caused by the independent building inspector's failure to comply with the Builders site safety requirements.

An administration fee of \$1200.00 and a 7 day extension of time will be payable to the Builder upon the Owners confirmation that it is engaging an independent inspector. The owner must provide the Builder with the completed independent inspection report within 24 hours of the inspection. Should the report not be provided within this timeframe, the Builder reserves the right to continue with the Works and therefore may be unable to complete the specific report items.

All items nominated on the report should have an accompanying photo of the item and a written description of the specific alleged non-compliance with this Contract. The Owner must ensure this is communicated to its inspector prior to inspection. The builder reserves its rights to disagree with the content of a site inspection report and it not bound to take any recommended action contained in a site inspection report pending final resolution of an issue.

If your appointed independent building inspector attends the PCI appointment and supplies a report they must also attend the PCS appointment.

SC23. Insert Clause 51 as follows

51.0 Price Lock Guarantee 12 months.

51.0 The build is a full turn-key product and price lock guarantee for 12 months. After 12 months, a general market CPI 2.9% increase will be added as a variation to cover increased material costs. Each month after 12 months may incur a \$1,200 monthly CPI increase added as a variation to cover increased costs in materials, in the event they go up.

SC24. Insert Clause 52 as follows

52.0 Construction Start Subject to Sales and Planning/Building Approvals.

The Owner acknowledges that the Builder is not required to commence construction until:

(a) all dwellings within the development, which includes lots 213-216, have been sold under unconditional contracts; and

(b) all planning and building permits for the development have been obtained.

The Owner acknowledges that planning approval and construction must proceed on a whole-of-site basis. The Builder will notify the Owner once these conditions are met and confirm the anticipated commencement date.

SCHEDULE 4A

SPECIFICATION COVER SHEET AND SPECIFICATIONS

1. The Builder will locate the placement of meters and sub-access door (if applicable) dependent on location/requirements of services provided by any Statutory or Other Authority. The Owner may request re-locations of the meters and the sub-access door and the Builder may at its sole discretion accept such requests. Any associated costs will be the responsibility of the Owner.

2. The location of the return air duct and room ducts for the heating unit and cooling units will have their approximate location shown on the Plans and will be installed in the most appropriate effective positions in the dwelling as determined by the Builder/installer. The number of ducts provided will also be at the sole discretion of the Builder/installer and will be sufficient to heat or cool the dwelling as the case may be.

3. When rendering is provided, it is to be expected that on occasion rust stains may develop over time on the surface. This is due to metal particles in the sand used in the render mix. It is beyond the control of the Builder if this occurs and is therefore not considered a defect.

4. The Builder does not install appliances until the date of handover or after by agreement with the Owner. This is to reduce the risk of appliances being damaged or stolen prior to the Owner taking possession of the dwelling. If the Owner is unable to settle the property on or before the agreed handover date, the Owner must promptly notify the Builder of such delay so the Builder can make alternate arrangements. If the Owner does not promptly advise the Builder of any delay with the settlement, the Owner will bear the risk of theft or damage to the relevant appliances from the date of installation of the appliances until handover occurs.

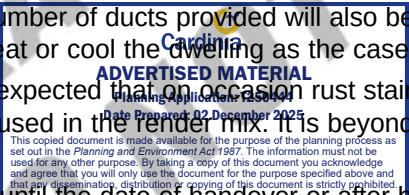
5. As a result of the provision of any services, Authority requirements, developer requirements or building regulations, the Builder may, at its sole discretion, amend the siting of the Building Works which may include any setbacks that require amendment or changes to where the dwelling is located on the Land. The Builder must notify the Owner as soon as practicable of any changes to the siting of the Building Works.

6. The Stages will follow the definitions contained in the Domestic Building Contracts Act 1995 (Vic) (DBCA), save for the following:

'Lockup Stage' **does not** include installation of garage doors, fitting of any weatherboard cladding or cement sheet infills.

'Fix Stage' includes the fitting of any weatherboard cladding or cement sheet infills and all external hinged doors but **does not** include internal tiling or mirrors, built-in shelves, baths, basins, troughs, sinks, cabinets, cupboards and garage panel/roller door.

'Final/Completion Stage' includes all internal cladding, architraves, skirting, doors, built-in shelves, baths, troughs, sinks, cabinets, and cupboards.



Schedule 5

EXCLUDED ITEMS (Clause 48)

The **Owner** acknowledges that the Contract **Building Works** do not include those items of building work and materials listed below and accepts full responsibility for this work and building materials.

The **Owner** must ensure that, when required by Victorian legislation, a person engaged by them to complete excluded building work is registered as a building practitioner, uses a major domestic building contract, and provides domestic building insurance.

Owner 1

NAME

SIGNATURE

Owner 2

NAME

SIGNATURE



Cardinia

ADVERTISED MATERIAL

Planning Application: T250444
Date Prepared: 02 December 2025

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.

Signatures

This **contract** is made between the **Owner** and the **Builder**.
The **schedules** form part of this **contract**.
The **Owner** has read and understood this **contract**.

Owner 1

NAME

SIGNATURE

WITNESS'S
SIGNATURE

WITNESS'S NAME AND ADDRESS

.....
.....
.....



Owner 2

NAME

SIGNATURE

WITNESS'S
SIGNATURE

WITNESS'S NAME AND ADDRESS

.....
.....
.....

Builder

NAME

SIGNATURE

Signed for and on behalf of: Tomorrow Homes Group Pty Ltd

WITNESS'S
SIGNATURE

WITNESS'S NAME AND ADDRESS

.....
.....
.....

Please note

1. Where a company is signing: 'by A. Smith, director' or 'Signed for and on behalf of XYZ Pty Ltd'.
2. Where a partnership is signing: 'B. Bloggs in partnership with A. Bloggs and C. Bloggs'

NOTES: 1. Only sign this Contract when: All the Contract Documents required including Specifications and Plans are attached and signed; All the details in the Schedules have been filled in. 2. The Builder must give the Owner a readily legible signed copy of this Contract within 5 clear Days after it is signed.



Cardinia

ADVERTISED MATERIAL

Planning Application: T250444
Date Prepared: 02 December 2025

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.

Deed of guarantee and indemnity

Interpretation

BUILDER IS
OWNER IS

Guarantors

ADDRESS LINE 1
ADDRESS LINE 2
SUBURB

STATE

POSTCODE

Contract is that between the **Builder** and the **Owner** dated:

Background

The **Guarantor** executed this Deed at the **Owner's** request.

The **Guarantor** is aware of the **Owner's** obligations under the **Contract**.

Cardinia

Operative

ADVERTISED MATERIAL

Planning Application: T250444
Date Prepared: 02 December 2025

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 you will not distribute or publish the document in any form without the written consent of the Council.

1. Guarantee

The **Guarantor** guarantees to the **Builder** the fulfilment of the **Owner's** obligations under the **Contract** including but not limited to the due payment of all moneys arising out of the subject matter of the **Contract**.

2. Indemnity

The **Guarantor** indemnifies the **Builder** against any claim, loss or damage arising out of the subject matter of the **contract** caused by or resulting from any non-fulfilment of the **Owner's** obligations under the **Contract**.

3. Principal Debtor

The **Guarantor** is deemed to be principal debtor jointly and severally liable with the **Owner** to discharge the **Owner's** obligations under the **Contract**.

4. No Merger

The **Guarantor** agrees that this Deed does not merge on completion or on the ending of the **Contract** by either party and continues notwithstanding that the **Owner**, if a corporation, is placed in liquidation or if a person, is declared bankrupt.

5. No Release

The **Guarantor** is not discharged by:

- (a) any variation to the **Contract** including a variation to the building works;
- (b) any delay or claim by the **Builder** to enforce a right against the **Owner**; and
- (c) any forbearance given to the **Owner** to perform the **Owner's** obligations under the **Contract**.

6. **Severability**

Any provision of this Deed which is illegal, void or unenforceable will be ineffective to the extent only of such illegality, voidness or unenforceability and will not invalidate any other provision of this Deed.

7. **When More Than One Guarantor**

If the **Guarantor** consists of more than one person, this guarantee and indemnity is not affected by the failure of all persons comprising the **Guarantor** to sign this guarantee and indemnity or this Deed being unenforceable against any of them.

8. **Waiver of Rights**

The **Guarantor** waives all rights as surety inconsistent with any of the terms of this Deed or to the detriment or disadvantage of the **Builder**.

Guarantor's Statement

I/we understand the nature, terms and extent of the guarantee and indemnity provided by me/us and further acknowledge that I/we have obtained legal advice prior to executing this Deed.

Signed as a Deed

SIGNATURE

WITNESS'S NAME AND ADDRESS

.....

SIGNATURE

DATE



GENERAL CONDITIONS

A. Interpretation

Clause 1. Definitions

NOTE

Throughout the Contract whenever a defined phrase or word is used it is shown in bold print.

1.0

- '**All Weather Access**' means reasonable access to the **Building Site** to enable the carrying out of the **Building Works** including in conditions resulting from **Restricted Access**.
- '**Builder**' means the person, partnership or company named in the Particulars of Contract.
- '**Building Period**' means the building construction time estimated by the **Builder** to carry out the **Building Works** as stated in Item 1 of Schedule 1, subject to Clause 34.
- '**Building Works**' means the works to be carried out and completed by the **Builder** as shown in the **Contract Documents** and as varied in accordance with this Contract.
- '**Building Site**' means the land upon which the **Building Works** are to be carried out.
- '**Building Surveyor**' means the person, partnership or company named in the Particulars of Contract.
- '**Business Day**' means a day that is not a Saturday or a Sunday or a day that is wholly or partly observed as a public holiday throughout Victoria.
- '**Commencement**' means the day on which the **Building Works** commence on the **Building Site**.
- '**Completion**' means that the **Building Works** to be carried out under the Contract have been completed in accordance with the **Plans** and **Specifications** set out in the Contract.
- '**Contract Documents**' means this signed Contract and the Conditions, signed **Specifications**, signed **Plans** and an **Engineer's Design**.
- '**Contract Price**' means the amount show in Item 2 of Schedule 1.
- '**Days**' means calendar days.
- '**Engineer's Design**' includes a footing design or other structural design that has been prepared by a qualified engineer for the concrete footings, stumps, piers or slab construction, or for a particular part of the **Building Works** that require a structural design, drainage design where appropriate and computations accompanying the foregoing.
- '**Final Claim**' means the **Builder's** claim setting out the balance of the **Contract Price** due for payment by the **Owner** to the **Builder**, taking into account all monies paid by the **Owner** and all other amounts to be added to or deducted from the **Contract Price** under this Contract.
- '**Final Payment**' means the payment of the amount of the **Final Claim**.



ADVERTISED MATERIAL

Planning Application: T250444
Date Prepared: 02 December 2025

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.

- '**Foundations Data**' has the same meaning as set out in Section 30 of the Domestic Building Contracts Act 1995.
- '**Land**' means the land containing the **Building Site**.
- '**Lending Body**' means a person or corporation which has agreed or agrees to make a loan to the **Owner** to enable the **Owner** to pay monies which become payable to the **Builder** under this Contract.
- '**Notice of Completion**' means a notice given by the **Builder** pursuant to Clause 36 informing the **Owner** that the **Building Works** have reached **Completion**.
- '**Owner**' means the person, partnership or company named in the Particulars of Contract and wherever appearing in this Contract includes their agents executors and administrators.
- '**Plans**' means the drawings showing the layout and design details of the **Building Works** with dimensions and elevations, including **Engineer's Design**.
- '**Possession**' includes occupancy, use or control.
- '**Prime Cost Item**' means an item (for example, a fixture or fitting) that either has not been selected or whose price is not known at the time which this Contract is entered into and for the cost of supply and delivery which the **Builder** has made allowance for in the **Contract Price**.
- '**Progress Payment**' means a payment that the **Builder** may claim on the completion of a construction stage as detailed in Schedule 3.
- '**Provisional Sum Item**' means an item of work (including labour and materials) for which the **Builder**, after making all reasonable inquiries, cannot give a definite price at the time that this Contract is entered into and which the **Builder** has made allowance for in the **Contract Price**.
- '**Restricted Access**' has the meaning in Clause 26.1.
- '**Site Access**' means access for delivery and tradesmen's vehicles from the roadway to the **Building Site** on the **Land**.
- '**Site Drainage**' means drains deemed by the **Soil Test Report** that are necessary to protect the **Building Works** from water damage.
- '**Soil Test Report**' means an investigation of the **Building Site** to seek evidence of filling on the **Land**, concealed rock and to establish a depth for the footing excavations.
- '**Specifications**' means the Contract document that shows the full details of the **Building Works** and includes the details of the materials to be supplied.
- '**Statutory or Other Authority**' means the Local Government, State or Federal Government, or any Government Agency or registered building surveyor that has the power to affect the **Building Works**.
- '**Sub-Contractor**' means a person, partnership or company who contracts with the **Builder** to carry out part of the **Building Works**.



ADVERTISED MATERIAL

Planning Application: T250444
Date Prepared: 02 December 2025

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.

Clause 2. Headings, footnotes, etc.

2.0 The headings (but not the explanatory notes) form part of this Contract.

Clause 3. Contract complete in itself

- 3.0 This Contract is complete in itself and overrides any earlier agreement, whether made verbally or in writing.

Clause 4. Joint and several obligations

- 4.0 If there is more than one **Owner** under this Contract, their obligations are joint and several.

Clause 5. Assignment and sub-letting

- 5.0 Either party may assign their rights and duties under this Contract with the written consent of the other.

Clause 6. Notices

- 6.0 Unless otherwise stated in this Contract, a notice given under this Contract must be in writing and in English.
- 6.1 Notices may be given: **Cardinia**
- personally; **ADVERTISED MATERIAL**
 - by sending it by prepaid post to the party's address shown in the Particulars of Contract or the address that is last notified in writing; or
 - by sending it by email to the party's email address shown in the Particulars of Contract or that is last notified in writing.
- 6.2 Notice is deemed to be received:
- if given personally, by handing it to the other party;
 - if sent by prepaid post, 5 Business Days after posting; or
 - if sent by email, at the time of transmission unless the sender's server or email indicates a malfunction or error in transmission or the recipient immediately notifies the sender of an incomplete or illegible transmission.
- 6.3 If the notice is deemed to be received on a day which is not a Business Day or after 5pm, it is deemed to be received at 9am on the next Business Day.
- 6.4 If two or more people comprise a party, notice to one is effective notice to all.

B. Main obligations of the parties

Clause 7. Building Act 1993 insurance

NOTE

The insurance policy is all of the terms and conditions of the insurance policy and not just the certificate of insurance.

- 7.0 Where an insurance policy is required under Division 3 of Part 9 of the Building Act 1993 in relation to this Contract and it is not issued before this Contract is entered into then until such an insurance policy is issued:
- the **Builder** is not able to enforce any provision of this Contract;
 - the **Building Works** must not commence; and
 - no money (including the deposit) is payable under this Contract.
- 7.1 The **Builder** is to ensure that a copy of that insurance policy is given to the **Owner** within 7 **Days** after it is issued.

Clause 8. Finance

- 8.0 If an amount is inserted in Item 11 of Schedule 1 then this Contract is conditional upon the **Lending Body** providing to the **Owner** written approval of a loan of at least that amount in order to enable the **Owner** to pay to the **Builder** the monies which become payable under this Contract, such approval unless otherwise stated in Item 11 of Schedule 1 to be provided within 14 **Days of the date** of this Contract. The **Owner** promises diligently to pursue such written approval.
- 8.1 Should such ~~written approval not be obtained~~ within the time provided, this Contract will ~~be voidable within 7 Days at the~~ option of the **Owner** to be exercised by notice in writing to the **Builder**, whereupon all monies paid by the **Owner** to the **Builder**, will be refunded except for a sum calculated in accordance with Clause 19.4.
- 8.2 If required by the **Builder**, the **Owner** must deposit that part of the **Contract Price** not being supplied by the **Lending Body** into a separate bank account in the joint names of the **Owner** and the **Builder** with:
- interest received on the money in the account belonging to the **Owner**; and
 - withdrawals requiring the signatures of both the **Owner** and the **Builder**.

Clause 9. Deposit

- 9.0 The **Owner** must pay to the **Builder** the deposit set out in Item 3 of Schedule 1 on the later of:
- the signing of this Contract; or
 - the issue of an insurance policy in relation to this Contract under Division 3 of Part 9 of the Building Act 1993.
- 9.1 The amount of the deposit must not be:
- more than 5%, if the **Contract Price** is \$20,000 or more; or
 - more than 10%, if the **Contract Price** is less than \$20,000.

Clause 10. Commencement and Building period

NOTE

The Building Period may be extended in accordance with Extensions of Time. Refer to Clause 34.

10.0 **Commencement** must occur within 21 **Days** after the **Builder** receives:

- the essential information from the **Owner** (refer to Clause 13);
- all necessary building permits and planning approvals (refer to Clause 19); and
- payment of the deposit under Clause 9.

10.1 The **Building Period** starts on the actual day of **Commencement**.

10.2 The **Builder** will do everything that is reasonably possible to ensure the **Building Works** will start as soon as practicable.

Clause 11. Statutory warranties

NOTE

The Building Period may be extended due to further unforeseen delays as set out in Clause 34.

11.0 To the extent required by the Domestic Building Contracts Act the **Builder** warrants that:

- the **Building Works** will be carried out in a proper and workmanlike manner and in accordance with the **Plans** and **Specifications** set out in this Contract;
- all materials to be supplied by the **Builder** for use in the **Building Works** will be good and suitable for the purpose for which they are used and that, unless otherwise stated in this Contract, those materials will be new;
- the **Building Works** will be carried out in accordance with, and will comply with, all laws and legal requirements including, without limiting the generality of this warranty, the Building Act 1993 and the regulations made under that Act;
- the **Building Works** will be carried out with reasonable care and skill and will be completed by the end of the **Building Period**;
- if the **Building Works** consist of the erection or construction of a home, or are **Building Works** intended to renovate, alter, extend, improve or repair a home to a stage suitable for occupation, the home will be suitable for occupation at the time the **Building Works** are completed; and
- if this Contract states the particular purpose for which the **Building Works** are required, or the result which the **Owner** wishes the **Building Works** to achieve, so as to show that the **Owner** relies on the **Builder's** skill and judgement, the **Building Works** and any material used in carrying out the **Building Works** will be reasonably fit for that purpose or will be of such a nature and quality that they might reasonably be expected to achieve that result.

Clause 12. Owner must pay the Contract Price

12.0 The **Owner** must pay the **Builder** the **Contract Price** set out in Item 2 of Schedule 1 and other amounts to be paid by the **Owner** under this Contract in accordance with Clause 30 or as otherwise stated in this Contract. The **Owner** may be required to pay more if:

Cardinia
ADVERTISED MATERIAL
 Planning Application: T250444
 Date Prepared: 02 December 2025

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.



ADVERTISED MATERIAL

Planning Application: T250444
Date Prepared: 02 December 2025

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.

- there are additional costs payable by operation of Clause 12.1;
- additional costs are caused by a deficiency or conflict within the **Contract Documents** (refer to Clause 16);
- a survey of the **Land** is needed to determine the correct boundaries of the **Land** (refer to Clause 17);
- additional building permit fees are payable by operation of Clause 18;
- there is a variation to the costs of complying with changed laws (refer to Clauses 21 and 22);
- there is an additional amount to pay for an agreed variation (refer to Clauses 23 and 24);
- the **Owner** is to pay the cost of providing access (refer to Clause 26);
- interest charges apply by operation of Clause 31; or
- there are additional costs associated with **Prime Cost Items** or **Provisional Sum Items** in Schedule 2 (refer to Clause 33).

12.1 Should the following circumstances arise:

- that the authorised person under the Building Act 1993 properly requires that a variation to the **Building Works** be made;
- the variation requirement arose as a result of circumstances beyond the **Builder's** control;
- the **Builder** gave a notice pursuant to Clause 23 including a copy of such requirement; and
- the **Owner** does not within 5 **Business Days** of receipt of such notice advise in writing that such variation requirement is disputed,

the **Building Works** are varied by operation of this Clause in accordance with that requirement and the price for the variation will be charged and paid in accordance with Clause 24.

12.1.1 Subject to Clause 12.1.2, where the requirement relates to costs associated with excavations and/or footings, the **Builder** must make no charge unless the **Builder** has obtained the **Foundations Data** before entering this Contract and the cost could not reasonably have been ascertained from the **Foundations Data**. For the purposes of this Clause, the **Builder** does not have to commission the preparation of **Foundations Data** to the extent that such data exists and it is reasonable for the **Builder** to rely on that data.

12.1.2 Notwithstanding Clause 12.1.1, the **Builder** is entitled to make an extra charge for an amount not already provided for in this Contract if the need for the additional amount could not have been reasonably foreseen had the **Builder** obtained the **Foundations Data**.

12.2 The price for additional excavations and footings, if any, including an amount for the **Builder's** profit and overheads, being the percentage stated in Item 10 of Schedule 1 applied to the cost of that work, is payable with the next **Progress Payment**.

12.3 If there are additional charges associated with Clause 12.1 which when added to the **Contract Price** increases the **Contract Price** by 15% or more the **Owner** may bring this Contract to an end by giving the **Builder** a written notice, either personally or by registered post.

12.4 If the Contract is brought to an end by the **Owner** under Clause 12.3, the **Builder** is entitled to a reasonable price for the work carried out under the Contract to the date the Contract is ended.

Clause 13. Owner must provide essential information

- 13.0 The **Owner** must give the **Builder** written evidence of the following within 30 **Days** of the date of this Contract to enable **Building Works** to commence:
- satisfactory evidence of the **Owner's** title to the **Land**;
 - full details of any easements, restrictions or covenants which affect the **Land**;
 - satisfactory evidence of the **Owner's** capacity to pay the sum of the **Contract Price** and where monies are to be borrowed, satisfactory written evidence that any loan has been approved by the **Lending Body** and that the mortgage documents have been signed;
 - details of any inspections required by the **Lending Body**;
 - copies of any town planning approval and proof of payment of the relevant fees, where the **Owner** is responsible for obtaining the approval; and
 - where there are existing structures on the **Land** to be removed by the **Owner**, evidence that such structures have been demolished and all debris has been removed.



ADVERTISED MATERIAL

Planning Application: T250444

Date Prepared: 02 December 2025

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.

C. Before work begins

Clause 14. Owner to supply documents

- 14.0 If the **Owner** supplies the **Specifications, Plans** and/or **Engineer's Design** the **Owner** must supply a sufficient number of copies to allow the **Builder** to construct the **Building Works** and to obtain the necessary approvals.

Clause 15. Copyright

- 15.0 If the **Builder** constructs the **Building Works** in accordance with **Plans** which may incorporate designs which are:
- supplied by the **Owner**;
 - prepared under instruction from the **Owner**; or
 - prepared from sketches supplied by the **Owner**,
- then:
- the **Owner** warrants that the **Owner** has the right to use the design and **Plans** and that no breach of copyright is involved in constructing the **Building Works** in accordance with the **Plans**; and
 - the **Owner** indemnifies the **Builder** in relation to any claim for breach of copyright.
- 15.1 A claim for breach of copyright brought against the **Builder** is a breach of this Contract by the **Owner**.

Clause 16. Interpretation of Contract Documents

- 16.0 If there is any difference between scaled dimensions and figures on the **Plans**, the figures prevail. If there is any inconsistency between these Contract conditions and related **Contract Documents** they take priority in the following order:
- these Contract conditions;
 - the **Specifications**; then
 - the **Plans**.
- 16.1 If the **Builder** finds any deficiency in the **Plans** or any conflict between the **Plans** and the **Specifications**, the **Builder** must promptly notify the **Owner** in writing. The **Owner** must then advise the **Builder** in writing how to resolve the problem or which document to follow. If the **Owner** does not do so within 7 **Days**, the **Builder** may decide what to do, and must notify the **Owner** in writing within 7 **Days** of the decision or the document that will be followed.
- 16.2 If additional costs will be incurred by reason of the operation of Clause 16.1 the **Builder** must request a variation pursuant to the provisions of Clause 23.2 and the procedure in relation to such variation as set out in Clauses 23 and 24 will apply.
- 16.2.1 Should the **Owner's** consent required by the **Builder** pursuant to Clause 23.4 not be provided by the **Owner** within 7 **Days** of the **Builder's** notice given pursuant to Clause 23.2, then either party may end this Contract within 14 **Days** of the expiration of such 7 **Day** period by written notice given to the other.
- 16.2.2 If this Contract is ended under this Clause then the **Builder** shall be entitled to a reasonable amount calculated in the manner set out in Clause 19.4.
- 16.3 The **Builder** is not entitled to claim for extra costs for errors in **Plans** and/or **Specifications** that the **Builder** has prepared.

Clause 17. Owner must identify the Land

- 17.0 The **Owner** must show the **Builder** the boundaries of the **Land** and warrants that they are correct and put up a sign on the **Land** showing the **Owner's** name and the lot or street number.
- 17.1 If the **Builder** has a reasonable doubt about whether the boundaries are correct, the **Builder** must notify the **Owner** in writing and the **Owner** must obtain a survey within 7 **Days**.
- 17.2 If the **Owner** does not do so within 7 **Days**, the **Builder** may, as the **Owner's** agent, obtain the survey. The **Owner** must pay to the **Builder** the price of the survey, including an amount for the **Builder's** profit and overheads being the percentage as shown in Item 10 of Schedule 1 applied to the cost of the survey, with the next **Progress Payment**.

Clause 18. Building permit fees

- 18.0 Unless shown otherwise in Items 4 and 5 of Schedule 1 the **Builder** has included in the **Contract Price** fees payable for the building permit and planning approvals.

- 18.1 In the case of multiple dwellings where additional fees may be applicable, such as for head works, open space allowances and planning fees, these are not included in the **Contract Price** unless specified in Schedules 1 or 4.
- 18.2 If a building permit fee increases or decreases after the date of this Contract the **Owner** must pay any increase and the **Builder** must credit any decrease and the next **Progress Payment** will be varied accordingly.

Clause 19. Planning approvals and building permits

NOTE

Some Councils have Planning Laws and special requirements that may affect the building of a new home within their municipality. There may be special restrictions on the positioning of the home on the land and/or restrictions on the type and/or colour of exterior building materials.

- 19.0 The **Owner** is responsible for obtaining and paying for any planning approval that is required unless stated otherwise in Item 4 of Schedule 1. The party obtaining such planning approvals must take all reasonable steps to do so within the time period shown in Item 4 of Schedule 1.
- 19.1 Subject to the receipt of the planning approval and if the **Owner** has not already obtained the necessary building permits, the **Builder** must apply for them within 14 **Days** after receiving evidence of the **Owner's** title to the **Land** and ability to pay under Clause 13.
- 19.2 If the **Builder** obtains the building permits, the **Builder** must give copies of the permit documents to the **Owner** if requested to do so.
- 19.3 If the necessary planning approval and/or building permits are not obtained within the time specified in Items 4 or 5 of Schedule 1, then if:
- neither party is at fault, either party may bring this Contract to an end by giving written notice to the other;
 - the **Builder** is at fault, the **Owner** may bring this Contract to an end by giving the **Builder** written notice; or
 - the **Owner** is at fault, the **Builder** may bring this Contract to an end by giving the **Owner** written notice,
- provided that the party who wishes to end this Contract under the conditions of this Clause must do so within 14 **Days** of the expiration of the period set out in Items 4 or 5 of Schedule 1.
- 19.4 If this Contract is ended under this Clause and the **Builder** is not at fault, the **Builder** is entitled to a reasonable price for the work performed, including the costs incurred and an amount for the **Builder's** profit and overheads being the percentage shown in Item 6 of Schedule 1 applied to the cost of that work. The price:
- may include an amount for the preparation of **Plans** and **Specifications**, the **Engineer's Design** and **Soil Test Report** - unless these have been allowed for in a separate contract; and
 - must not include an amount for work on the **Building Site** for which planning or building approval was not obtained.

- 19.5 If the **Builder** is identified in Item 5 of Schedule 1 as the party responsible for the building permit, then the **Builder** is responsible for paying for fees of the **Building Surveyor** appointed by the **Owner** and this cost is included in the **Contract Price**. The **Owner** authorises the **Builder** to make applications, appeals or referrals under the Building Act 1993 for the **Building Works**.
- 19.6 The **Owner** must otherwise sign all documents and do all acts as required by the **Builder** to obtain all permits, consents and certificates from the **Building Surveyor** or any Statutory or other authority that has the power to affect the **Building Works**.

Clause 20. Insurance

NOTE

Re Clause 20.4

The Owner should note that the Owner will be liable for loss caused by the Owner or someone for whom the Owner is responsible, i.e. any Sub-Contractors, employees, etc working on the site for the Owner to perform any Building Works which are not included in the Building Works. The Owner should therefore consider insuring against this Public Liability risk.

20.0 The **Builder**:

- must insure in the names of the **Builder**, the **Owner** and the **Lending Body** (as stated in the Particulars of Contract), against liability for physical loss, destruction or damage to the **Building Works** and the goods and materials on the **Land** as described in the **Contract Documents**; and
- must indemnify the **Owner** in respect of and insure against liability for personal injury, death, property loss or damage arising out of the **Building Works**.

Cardinia

ADVERTISED MATERIAL

Planning Application: T250444
Date Prepared: 02 December 2025

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.

- 20.1 The **Builder** must maintain the insurance from the date the **Owner** gives the **Builder Possession** of the **Land** under Clause 25 to the earlier of:
- the date that the **Owner** takes **Possession** of the **Land** or any part of the **Land**; or
 - the date the **Builder** hands over **Possession** of the **Land**.

The **Owner** must pay the **Builder** a reasonable amount to cover the pro-rata cost of the insurance for any period during which the **Final Payment** is unreasonably withheld from the date the money is due.

- 20.2 The **Builder** must provide the **Owner** with a current 'Certificate of Currency' within 7 **Days** of **Commencement** of the **Building Works**. The Certificate must show the names of the **Builder**, **Owner**, **Lending Body** and the job address.
- 20.3 The cover for personal injury, death, property loss or damage arising out of the **Building Works** must be for an amount which is not less than \$5 million for any one claim and the **Builder** must include as parties to be insured under the policy, any **Sub-Contractors** who do not provide the **Builder** with evidence of adequate and continuing insurance cover.
- 20.4 The **Builder** is not responsible for, and does not indemnify the **Owner** or the **Owner's** employees or agents or any person claiming through the **Owner** against any loss or liability that arises out of something done or not done by the **Owner** or any person for whom the **Owner** is responsible. The **Owner** indemnifies the **Builder** in relation to such claims.
- 20.5 The **Builder** must be registered with WorkCover to protect any person employed by the **Builder** in carrying out the **Building Works**.

D. During work

Clause 21. Variations to statutory laws

NOTE

Refer to Clause 24 for information relating to Variations requested by the Owner or the Builder.

- 21.0 If the **Plans** and/or the **Specifications** have to be varied to comply with either a change in the law or statutory requirements after this Contract is entered into the **Builder** must not give effect to any variation unless the following circumstances apply:
- a building surveyor or other authorised person under the Building Act 1993 requires in a building notice or building order under that Act that the variation be made;
 - the requirement arose as a result of circumstances beyond the **Builder's** control;
 - the **Builder** included a copy of the building notice or building order in the notice required by the Act; and
 - the **Owner** does not advise the **Builder** in writing within 5 **Business Days** of receiving the notice required by the Act that the **Owner** wishes to dispute the building notice or building order.
- 21.1 The **Owner** and the **Builder** may then agree to vary the **Plans** and the **Specifications** to make them comply or to avoid the need to comply. The variation must be in writing and signed by the **Owner** and the **Builder**. If the **Builder** and the **Owner** do not agree within 7 **Days** to vary the **Plans** and the **Specifications** they are varied in accordance with the **Builder's** notice under Clause 21.
- 21.2 If the variation involves additional cost, the **Owner** must pay it, plus the percentage specified in Item 10 of Schedule 1. If the variation involves a saving, the saving is to be deducted from the **Contract Price**. In each case, the adjustment is to be made to the next **Progress Payment** to the **Builder**.
- 21.3 If the cost of the variation is greater than 15% of the total of the **Contract Price** and other amounts to be added to or deducted from the **Contract Price** under this Contract;
- the **Owner** may bring this Contract to an end by giving the **Builder** a written notice either personally or by registered post; or
 - the **Builder** may bring this Contract to an end by giving the **Owner** a written notice either personally or by registered post if the **Owner** fails to give written evidence of ability to pay for the variation within 14 **Days** after receiving the **Builder's** notice.
- 21.4 If the Contract is brought to an end by either the **Builder** or the **Owner** under this Clause, the **Builder** is entitled to a reasonable price for work performed to the date this Contract is ended, including costs incurred and an amount for the **Builder's** profit and overheads being the percentage shown in Item 6 of Schedule 1 applied to that cost.
- 21.5 Nothing in this Clause allows the **Builder** to charge the **Owner** for building work required as a result of a direction issued under Division 2 of Part 4 of the Building Act 1993.

Clause 22. Variations to State or Commonwealth tax laws

- 22.0 The **Owner** must pay to the **Builder** a sum equal to any increase in any tax, duty or charge which takes effect after the date of this Contract and which causes an increase in the cost to the **Builder** in complying with the Contract. Such sum shall be paid by the **Owner** to the **Builder** with the **Final Payment**.

Clause 23. Requested variations

- 23.0 Either the **Owner** or the **Builder** may ask for the **Building Works** to be varied. The request must be in writing, must be signed and must set out the reason for and details of the variations sought.
- 23.1 If the **Owner** requests the variation and the **Builder** reasonably believes the variation will not require a variation to any permit and will not cause any delay and will not add more than 2% to the **Contract Price** the **Builder** may carry out the variation.
- 23.2 If the **Builder** requests the variation, the notice given by the **Builder** must state the following further particulars:
- what effect the variation will have on the **Building Works**;
 - if the variation will result in any delays, the **Builder's** estimate of such delays; and
 - the cost of the variation and the effect it will have on the amount payable by the **Owner** under this Contract.
- 23.3 If the **Owner** requests a variation and if the **Builder** has not agreed to carry out the variation under Clause 23.1, the **Builder** must give the **Owner**, within a reasonable time of receiving the notice under Clause 23.0, a notice:
- setting out the particulars listed in Clause 23.2; or
 - stating that the **Builder** refuses or is unable to carry out the variation and stating the reasons therefore.
- 23.4 Subject to Clause 23.1, the **Builder** must not give effect to any variation unless the **Owner** gives the **Builder** a signed consent to or request for the variation attached to a copy of the notice referred to in Clauses 23.2 or 23.3.
- 23.5 If, within 7 **Days** of the **Builder** giving the **Owner** the notice of particulars under Clause 23.3, the **Owner** does not give the **Builder**:
- a signed request to the variation under Clause 23.4; and
 - written evidence of the **Owner's** ability to pay for the variation,
- the request by the **Owner** for the variation is deemed withdrawn.

Clause 24. Effect of variations

- 24.0 When a variation has been effected under Clauses 12, 23 or 38:
- if the variation increases the amount to be paid by the **Owner** under this Contract the amount is added to the next **Progress Payment** after the work is done. If it decreases the amount to be paid by the **Owner** under this Contract the amount is subtracted from the **Progress Payment** for the stage relevant to the variation;

- the **Contract Documents** are read as if so varied; and
- the **Completion Date** or the number of **Days** required to finish the work are read as that date or number of **Days**, as adjusted to take account of the variation.

Clause 25. Possession

- 25.0 The **Owner** must, within 7 **Days** of receiving a request from the **Builder**, give the **Builder** exclusive **Possession** of the **Land** to carry out the **Building Works**. The **Builder's** right to **Possession** of the **Land** is under a contractual licence only. The **Builder** has the **Owner's** authority to allow or refuse anyone access, and may remove unauthorised people from the **Land**.
- 25.1 The **Owner** or an authorised officer of the **Lending Body** is entitled, after giving the **Builder** reasonable prior notice, to go on the **Land** to inspect the **Building Works** at reasonable times provided that such inspection does not delay or interfere with the progress of the **Building Works**.

Clause 26. All Weather Access

- 26.0 The **Owner** acknowledges that the cost of **All Weather Access** is not included in the **Contract Price**.
- 26.1 If due to conditions resulting from implement weather access to the **Building Site** is restricted ('**Restricted Access**'):
 - so as to impede the carriage of machinery and/or materials to and from the **Building Site** or the **Building Works** being carried out in a safe manner; and
 - the carrying out of the **Building Works** are, or will be delayed;
 the **Builder** may request a variation in accordance with Clause 23.2 to carry out additional **Building Works** reasonably required to include a means of **All Weather Access** to the **Building Site**.

Clause 27. Owner must not direct Builder's workers

- 27.0 The **Owner**, or an agent acting on behalf of the **Owner** or an officer of the **Lending Body**, must not make inquiry of or give directions to the **Builder's** workers or **Sub-Contractors** on the **Building Site** or elsewhere.

Clause 28. Owner must arrange Lending Body inspections

- 28.0 The **Owner** must notify the **Builder** in writing if and when the **Lending Body** will want to inspect the **Building Works** before making a **Progress Payment**. The **Builder** must do everything reasonable to assist the **Lending Body** to inspect the **Building Works**. This includes sending a notice that a stage has been completed to the **Lending Body** at the same time as one is sent to the **Owner**.

Clause 29. Builder to claim Progress Payments

- 29.0 The **Builder** must give the **Owner** a written claim for each **Progress Payment** when each stage has been completed, as set out in Schedule 3. The claim must set out each of the following:
- the amount paid or to be paid for the stage or stages completed to date;
 - the amount paid or to be paid for, and details of, any variations made and other amounts paid or to be paid by the **Owner** under this Contract;
 - the sum of those amounts;
 - payments that have already been made by the **Owner**; and
 - the total claimed, taking into account the payments already made.

Clause 30. Owner must make Progress Payment

- 30.0 The **Owner** must pay the amount of a **Progress Payment** set out in Schedule 3 within the number of **Days** set out in Item 7 of Schedule 1 after both:
- the stage has been completed; and
 - the **Owner** has received a written claim for the **Progress Payment**.
- 30.1 If the **Owner** is getting finance from a **Lending Body**, the **Owner** must give the **Lending Body** an authority, while this Contract lasts, to make payment direct to the **Builder** of any amount the **Owner** agrees has become due under this Contract. The **Owner** must notify the **Lending Body** when each stage is completed and the payment is due.

Clause 31. Builder's right to agreed damages

NOTE

Section 27 of the Act provides that if the Owner fails to pay the Builder any amount due under the Contract a Domestic Building Dispute exists between the parties.

- 31.0 If the **Owner** does not pay the amount of a **Progress Payment**, or the **Final Payment**, within 7 **Days** after it becomes due, the **Builder** is entitled to interest on the unpaid amount, at the rate set out in Item 8 of Schedule 1, from the date the payment becomes due until the date the payment is made.

Clause 32. Unfixed materials on Site

- 32.0 Any unfixed goods or materials on the **Building Site** (apart from those supplied and paid for by the **Owner** and clearly marked accordingly) are the property of the **Builder**.

Clause 33. Prime Cost Items and Provisional Sum Items

NOTE

Prime Cost Items - Certain fixtures and fittings may need to be selected after the signing of the Contract. These items may include the stove or special kitchen and bathroom products. The Builder will allow in the Contract Price an amount which should cover the expected cost, subject to the Owner's final selection.

Provisional Sum Items - Are items of work (labour and materials) included in the Contract Price for which the Builder cannot give a definite price, for example, site excavation, rock removal and concrete footings.

- 33.0 Where the **Owner** is to select any item for a **Prime Cost Item** or a **Provisional Sum Item**, the **Owner** must make the selection within 7 **Days** of receiving a written request to make the selection from the **Builder**.

- 33.1 An allowance for a **Prime Cost Item** does not include amounts for installation, **Builder's** profit and overheads and cartage. These are included in the **Contract Price**.
- 33.2 An allowance for a **Provisional Sum Item** does not include an amount for the **Builder's** profit and overheads. The amount for the **Builder's** profit and overheads is included in the **Contract Price**.
- 33.3 If a **Prime Cost Item** selected by the **Owner** is unavailable, then the **Owner** must specify an alternative item within 7 **Days** of the **Builder's** request to do so, and if the **Owner** fails to comply the **Builder** shall be entitled to select an alternative as near as practical in quality to the original item selected by the **Owner**.
- 33.4 In relation to each **Prime Cost Item** and **Provisional Sum Item**, if the actual price of supplying the item or providing the work is:
- less than the allowance, the difference is deducted from the **Contract Price**; or
 - more than the allowance, the total of the difference plus the relevant margin or excess stated in Schedule 2 applied to that difference is added to the **Contract Price** and is payable with the **Progress Payment** in which the amount for that item or work is included.
- 33.5 Where there are no further **Progress Payments** to be made, the **Builder** must calculate the amount and notify the **Owner** as soon as possible. The amount of the difference must be paid or allowed with the **Final Payment** as the case may be.
- 33.6 In calculating the amount spent, the **Builder** must pass on normal trade discounts to the **Owner**. This does not include cash or special discounts for bulk purchasing or personal reasons.
- 33.7 The **Builder** must give the **Owner** a copy of any invoice, receipt or other document that shows the cost to the **Builder** of any **Prime Cost Item** or labour and materials that relate to a **Provisional Sum Item**, as soon as practicable after receiving same.

- 33.8 The **Builder** warrants that any allowance for a **Provisional Sum Item** included by the **Builder** in the Contract has been calculated with reasonable care and skill taking account of all the information reasonably available at the date the Contract is made, including the nature and location of the **Building Site**.

Clause 34. Builder's right to extensions of time

- 34.0 The date for **Commencement** is put back or the **Building Period** is extended if the carrying out of the **Building Works** is delayed due to:
- a variation or a request for a variation by the **Owner** in accordance with Clauses 16, 21, 23 and 24;
 - a suspension of work in accordance with Clause 35;
 - inclement weather or conditions resulting from inclement weather in excess of the **Days** nominated in Schedule 1;
 - an **Owner's** refusal to agree to a variation requested by the **Builder** under Clause 26.1;
 - disputes with neighbouring owners or residents, or proceedings brought or threatened by them, that are not the **Builder's** fault;
 - civil commotion or industrial action affecting the work of tradespeople or the work of a manufacturer or supplier of materials;
 - anything done or not done by the **Owner** or by an agent, contractor or employee of the **Owner**;
 - a delay in getting any approval, provided that it is not the **Builder's** fault. Refer to clause 19; or
 - any other cause that is beyond the **Builder's** direct control.
- 34.1 The **Builder** is to give the **Owner** a written notice informing the **Owner** of the extension of time. The written notice must state that cause and the extent of the delay.
- 34.2 To dispute the extension of time the **Owner** must give the **Builder** a written notice, including detailed reasons why the **Owner** disputes the claim, within 7 **Days** of receiving the **Builder's** notice.
- 34.3 If there is an extension of time due to anything done or not done by the **Owner** or by an agent, contractor or employee of the **Owner**, the **Builder** is, in addition to any other rights or remedies, entitled to delay damages worked out by reference to the period of time that the **Building Period** is extended and the greater of \$250 per week or that amount set out in Item 12 of Schedule 1. Delay damages will accrue on a daily basis.
- 34.4 The **Owner** must pay any delay damages with the next **Progress Payment**.

NOTE

The amount to be stated in Item 12 of Schedule 1 is negotiable and is to reflect the damage the Builder will suffer as a result of a delay. The minimum amount that the Builder is entitled to is \$250 per week.

Clause 35. Suspension of work

- 35.0 The **Builder** may suspend the **Building Works** if the **Owner**:
- does not make a **Progress Payment** that is due within 7 **Days** after it becomes due; or
 - is in breach of this Contract.

- 35.1 If the **Builder** suspends the **Building Works**, the **Builder** must immediately give notice in writing by registered post to the **Owner**. The **Owner** must remedy the breach within 7 **Days** after receiving the notice. The **Builder** must recommence the **Building Works** within 21 **Days** after the **Owner** remedies the breach and gives notice of this to the **Builder**.
- 35.2 The date on which the **Building Works** are to be completed is changed and extended to cover the period of suspension.

E. Completion of the Works

Clause 36. Final inspection

- 36.0 When the **Builder** considers that the **Building Works** have reached **Completion** the **Builder** is to give to the **Owner**:
- a **Notice of Completion**; and
 - the **Final Claim**.
- 36.1 Notwithstanding any other provision of this Contract, the **Builder** must not demand **Final Payment** until after the **Builder** has given to the **Owner** either:
- a copy of the occupancy permit under the Building Act 1993, if the building permit for the **Building Works** requires the issue of an occupancy permit; or
 - in any other case, a copy of the certificate of final inspection.
- 36.2 The **Builder** and the **Owner** must meet on the **Building Site** within 7 **Days** of the **Owner** receiving the **Notice of Completion** and **Final Claim** to carry out an inspection in accordance with Clause 37.
- 36.3 If the **Owner** does not meet with the **Builder** to inspect the **Building Works** as required by Clause 36.2, the **Owner** must pay the amount of the **Final Claim** within a further period of 7 **Days**.
- 36.4 If within 7 **Days** after service of the **Notice of Completion** the **Owner** fails to attend an inspection of the **Building Works**, the **Final Payment** is due and payable at the expiration of a further period of 7 **Days**.

Clause 37. List of defects and Final Payment

- 37.0 When the **Owner** and the **Builder** meet on the **Building Site** to inspect the **Building Works**, the **Owner** is to give the **Builder** a written list of all known defects and incomplete work. The **Builder** and the **Owner** are to sign the list and each must keep a copy.
- 37.1 If the **Owner** does not give the **Builder** a written list or does not list any known defects or incomplete work, the **Owner** must pay the **Final Claim** within a further period of 7 **Days**.
- 37.2 If the **Owner** gives the **Builder** a list of known defects and incomplete work the **Builder** must carry out the work required to rectify any defects or to do any incomplete part of the **Building Works** for the **Building Works** to reach **Completion**.
- 37.3 The **Builder** is to give the **Owner** a written notice when the work under Clause 37.2 has been done.

- 37.4 The **Owner** must pay the **Final Claim** within a further period of 7 **Days** after the **Owner** receives the **Builder's** notice under Clause 37.3.
- 37.5 The fact that the **Owner** pays the **Final Claim** is not evidence that there are no defects or incomplete work nor a waiver of any rights under a statutory warranty.
- 37.6 The fact that the **Builder** signs the list is not an admission that the defects exist or there is incomplete **Building Works**.
- 37.7 'Defect' does not include a defect arising from the fact that something has to be supplied or done by the **Owner**.

Clause 38. Handover and Final Payment

- 38.0 When the **Owner** pays the **Final Claim** the **Builder** must hand over **Possession** of the **Land** to the **Owner** together with all keys, certificates and warranties in the **Builder's** possession.
- 38.1 If the **Owner** takes **Possession** of the **Land** or any part of the **Land** before paying the **Final Claim** and without the **Builder's** prior written consent, the **Owner** commits a substantial breach of this Contract entitling the **Builder** to elect to either:
 - treat the **Owner's** action as a repudiation of this Contract and accept that repudiation;
 - give the **Owner** a notice to remedy breach of contract under Clause 42; or **ADVERTISED MATERIAL**
 - accept the **Owner's** actions as a variation of the **Building Works** to omit that part of the **Building Works** not carried out and completed as at the date the **Owner** takes **Possession**.
- 38.2 If the **Owner** breaches (including repudiates) this Contract, nothing in this Clause 38 prejudices the right of the **Builder** to recover damages or exercise any other right or remedy.
- 38.3 If the **Builder** accepts the variation of the **Building Works** under the third paragraph of Clause 38.1, the **Builder** is to give the **Owner** written notice to that effect and the **Builder** may give a **Notice of Completion** and a **Final Claim** under Clause 36.

Clause 39. Defects within the 3 month period

- 39.0 The **Builder** must fix any additional defects in the **Building Works** that the **Owner** notifies in writing within 3 months from the earlier of:
 - the date that the **Owner** takes **Possession** of the **Land** or any part of the **Land**; or
 - the date the **Builder** hands over **Possession** of the **Land**.
- 39.1 Defects that in the reasonable opinion of the **Builder** affect the safety or security of the **Building Works** or may lead to it being damaged must be fixed by the **Builder** as soon as practicable after notification by the **Owner**.
- 39.2 Other defects must be listed by the **Owner** and given to the **Builder** at the end of the 3 month period. The **Builder** must fix those defects within 21 **Days** after the expiration of the 3 month period or as soon as reasonably practicable.

- 39.3 The **Builder** must fix defects without cost to the **Owner**. The **Builder** must do so in normal working hours or at any time agreed between the **Builder** and the **Owner**. The **Owner** must provide reasonable access to the **Builder**.

Clause 40. Owner's claim for agreed damages

NOTES

Re Clause 40

The amount used to calculate agreed damages takes into account the expenses that will be incurred by the Owner if the Building Works are not completed on time (for example, rent for alternative housing or interest payments).

The amount to be stated in Item 9 of Schedule 1 is negotiable and should accurately reflect the Owner's estimated expenses. If no amount is stated in Item 9 of Schedule 1, the amount of \$250 per week is allowed to the Owner.

The Building Period shown in Item 1 of Schedule 1 may be extended due to unforeseen delays. Refer to Clause 34.

- 40.0 If the **Building Works** have not reached **Completion** by the end of the **Building Period** the **Owner** is entitled to agreed damages in the sum set out in Item 9 of Schedule 1 for each week after the end of the **Building Period** to and including the earlier of:

- the date the **Building Works** reach **Completion**;
- the date this Contract is ended; and
- the date the **Owner** takes **Possession** of the **Land** or any part of the **Land**.



- 40.1 The **Owner** may deduct the amount of any such damages from the **Final Payment**.

Clause 41. Ending this Contract under bankruptcy or liquidation

- 41.0 Either the **Owner** or the **Builder** may bring this Contract to an end by giving written notice to the other by registered post, if the other becomes bankrupt or assigns his or her estate for the benefit of his or her creditors, or makes a composition or arrangement with them, or, being a corporation goes into liquidation (except for the purposes of reconstruction), or has a receiver, manager, mortgagee in possession, administrator or provisional liquidator appointed.

Clause 42. Builder's right to end this Contract

- 42.0 If the **Owner** breaches (including repudiates) this Contract, nothing in this Clause prejudices the right of the **Builder** to recover damages or exercise any other right or remedy.
- 42.1 The **Owner** is in substantial breach of this Contract if the **Owner**:
- does not give the **Builder** any of the essential information required by Clause 13;

- does not pay a **Progress Payment** as required by Clause 30;
 - takes **Possession** of all or any part of the **Land** before paying the **Final Claim** and without the **Builder's** prior written consent; or
 - is otherwise in substantial breach of this Contract.
- 42.2 If the **Owner** is in substantial breach of this Contract the **Builder** may give the **Owner** a written notice to remedy the breach:
- specifying the substantial breach;
 - requiring the substantial breach to be remedied within 10 **Days** after the notice is received by the **Owner**; and
 - stating that if the substantial breach is not remedied as required, the **Builder** intends to end the Contract.
- 42.3 If the **Owner** does not remedy the substantial breach stated in the notice to remedy the breach within 10 **Days** of receiving that notice, the **Builder** may end this Contract by giving a further written notice to that effect.
- 42.4 The **Builder** is not entitled to end this Contract under this Clause when the **Builder** is in substantial breach of this Contract.
- 42.5 If the **Builder** brings this Contract to an end under this Clause, the **Builder** is entitled to the **Contract Price** and other amounts payable by the **Owner** under this Contract, less the cost to the **Builder** of performing the remainder of the **Building Works**. The **Builder** is also entitled to reasonable compensation for any other loss caused by the **Owner's** breach.
- 42.6 Any sum payable by the **Owner** to the **Builder** pursuant to the operation of this Clause is due and payable upon the **Builder** bringing the Contract to an end.



Clause 43. Owner's right to end this Contract

- 43.0 If the **Builder** breaches (including repudiates) this Contract, nothing in this Clause prejudices the right of the **Owner** to recover damages or exercise any other right or remedy.
- 43.1 The **Builder** is in substantial breach of this Contract if the **Builder**:
- suspends the carrying out of the **Building Works**, otherwise than in accordance with Clause 35;
 - has the **Builder's** licence cancelled or suspended; or
 - is otherwise in substantial breach of this Contract.
- 43.2 If the **Builder** is in substantial breach of this Contract the **Owner** may give the **Builder** a written notice to remedy the breach:
- specifying the substantial breach;
 - requiring the substantial breach to be remedied within 10 **Days** after the notice is received by the **Builder**; and
 - stating that if the substantial breach is not remedied as required, the **Owner** intends to end this Contract.
- 43.3 If the **Builder** does not remedy the substantial breach stated in the notice to remedy the breach within 10 **Days** of receiving that notice, the **Owner** may end this Contract by giving a further written notice to that effect.
- 43.4 The **Owner** is not entitled to end this Contract under this Clause when the **Owner** is in substantial breach of this Contract.

Clause 44. Owner may get another Builder to finish work

- 44.0 If the **Owner** brings this Contract to an end under Clause 43, then the **Owner's** obligations to make further payment to the **Builder** is suspended for a reasonable time to enable the **Owner** to find out the reasonable cost of completing the **Building Works** and fixing any defects.
- 44.1 The **Owner** is entitled to deduct that reasonable cost calculated under Clause 44.0 from the total of the unpaid balance of the **Contract Price** and other amounts payable by the **Owner** under this Contract if this Contract had not been terminated and if the deduction produces:
- a negative balance - the **Builder** must pay the difference within 7 **Days** of demand; and
 - a positive balance - the **Owner** must immediately pay the difference to the **Builder**.

Clause 45. Subcontracting

- 45.0 The **Builder** may subcontract any part of the **Building Works** but such subcontracting does not relieve the **Builder** from the **Builder's** obligations under this Contract.

Clause 46. No waiver

- 46.0 Except as provided at law or in equity or elsewhere in this Contract, none of the provisions of this Contract may be varied, waived, discharged or released, except with the prior written consent of the parties.

Clause 47. Severance

- 47.0 Any provision in this Contract which is illegal, void or unenforceable will be ineffective to the extent only of such illegality, voidness or unenforceability and will not invalidate any other provisions of this contract.

Clause 48. Excluded items

- 48.0 The **Owner** and **Builder** agree that the items set out in Schedule 5 are excluded from the Contract.
- 48.1 The **Owner** must ensure that any person engaged by them to complete any building work excluded from the Contract:
- holds an appropriate licence or registration to carry out the works;
 - obtains domestic building insurance when required under Division 3 of Part 9 of the Building Act 1993; and
 - uses a "major domestic building contract" when required by the Domestic Building Contract Act 1995.



F. Disputes, conciliation and tribunal

If you have a dispute you should first discuss the matter with the other party. Serious disputes can often be avoided by good communication. It is suggested that in the event of a dispute the parties meet as soon as possible and try to resolve the matter through discussions.

Clause 49. Disputes

- 49.0 If either the **Owner** or the **Builder** refers a domestic building work dispute to the chief dispute resolution officer under Part 4 of the Domestic Building Contracts Act 1995 they must within 5 **Days** give a copy of the referral to the other party.

DRAFT ONLY
DO NOT SIGN



ADVERTISED MATERIAL

Planning Application: T250444
Date Prepared: 02 December 2025

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.

Domestic Building Consumer Guide

Mandatory contract information statement for consumers

Your builder must give you a copy of this guide before you sign a major domestic building contract. A major domestic building contract is required for most building projects to build, renovate or extend a home, such as a house or unit, where the cost of the work is over \$10,000.

Reading this guide will help you to know your rights and responsibilities and understand the roles and responsibilities of your builder and building surveyor.

Learn more about the topics in this guide, and domestic building contracts and work generally, at consumer.vic.gov.au/buildingguide.

Before your building project starts

You will usually need to appoint building practitioners when you build, renovate or extend a house or unit, or do other building work. Other work includes work such as landscaping, fencing or building a swimming pool, driveway or a garage. You may need a builder to complete the building work, and if you need a building permit you will need a building surveyor.

The Victorian Building Authority (VBA) registers building practitioners. If you are concerned about the conduct of a building practitioner you should contact the VBA.

You can check the registration and disciplinary history of a building practitioner via the links at consumer.vic.gov.au/buildingguide.

Your builder must also take out Domestic Building Insurance (DBI) for your project, if the building work costs more than \$16,000. This covers defective or incomplete work for up to six years if your builder dies, disappears or becomes insolvent. You can also claim on DBI with the Victorian Managed Insurance Authority if your builder fails to comply with a final order from the Victorian Civil and Administrative Tribunal or a court.

Check when you may make a claim via the links at consumer.vic.gov.au/buildingguide.

Appointing your builder

You appoint your builder by signing a major domestic building contract.

Your contract must be in writing and include details such as:

- the contract price
- the deposit and progress payments required by law for completed stages of work
- a description of the building work to be carried out
- the plans and specifications, and
- advice on the five-day cooling-off period.

The contract price should be a fixed amount. Cost-plus contracts, for example where your builder charges you by the hour, are only allowed for projects over \$1 million, or for renovation projects in limited circumstances.

(1 August 2017)

Make sure you have enough time to thoroughly read the contract. You should also consider obtaining independent legal advice before you sign the contract, even though this means you no longer have the five-day cooling-off period to change your mind.

If you are asked to sign a pre-construction contract (for example, a contract for design or specification work or obtaining permits) that is for more than \$10,000, it will be a major domestic building contract.

Your contract will also include a checklist, which sets out the matters you must consider before signing the contract. You must complete and sign the contract checklist.

You can make a variation to a contract after it has been signed by using a variation notice (for example, to change the plans and specifications). You and your builder must agree in writing to the changes and put the details, including the new price and completion date, in the contract before the work is carried out.

Find more information about the contract, the checklist and contract variations via consumer.vic.gov.au/buildingguide.

Appointing a building surveyor

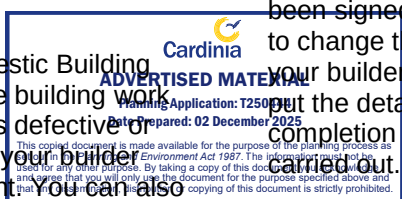
Some building projects require a building permit. A building permit is written approval from a building surveyor that your plans and specifications comply with the building regulations. It allows your builder to start your building project.

If your building work requires a building permit, you must engage a building surveyor before you apply for the permit. There are penalties for you and your builder if a building permit is not obtained.

You can only engage one building surveyor, but you may choose either a private building surveyor or a municipal building surveyor. Your builder may recommend a building surveyor, but cannot appoint a private building surveyor for you.

You can choose a building surveyor via the links at consumer.vic.gov.au/buildingguide.

If you want to engage a municipal building surveyor, contact your local council.



During your building project

Role of your builder

Your builder is responsible for completing your building project to the standard required by the building regulations and your plans and specifications. The builder may undertake the work or engage and manage tradespeople to do the work.

Your builder must also provide you with a copy of the DBI policy and a certificate of insurance for your building project, before you pay your deposit. If you are concerned about the validity of the certificate, you should check with the insurer.

Role of the building surveyor

A building surveyor is responsible for checking that your building project meets the minimum standards of the building regulations. They will independently:

- assess your plans and issue the building permit
- require protection work to be undertaken so your building work does not damage your neighbour's property
- conduct the mandatory building inspections personally or have a building inspector conduct the inspections at the mandatory notification stages of your building project, and
- issue the occupancy permit or certificate of final inspection on completion of the building work.

Your building surveyor may issue directions and orders to the builder to fix building work or to stop work. They can also give you building notices and orders about the building work, if necessary.

The mandatory inspection stages for a house are:

- completion of excavations before placing the footings
- before pouring the concrete footings or slab
- completion of the framework, and
- completion of all of the building work.

You can ask your building surveyor to carry out additional inspections, for example, pre-plaster inspections and wet area inspections. Your building surveyor may charge more for additional inspections.

Find more information about building surveyors at consumer.vic.gov.au/buildingguide.

Your role

You are responsible for checking the progress of your building project, talking to your builder about any issues or concerns you may have and paying your builder for completed work. You have the right to reasonable access to your building site at any time during construction, to check on the progress.

Make sure you:

- choose a building surveyor, if required
- provide the builder with the items you agreed to

supply as soon as possible (for example, materials such as tiles, or a service such as a tiler to work on the flooring)

- put the details and costs of any changes in writing – you and your builder must sign off on the changes before the builder starts the work, and
- only make stage payments when the building work for each stage is complete – do not make payments in advance.

Check everything in your contract has been delivered and is in working order before you make the final payment.

Find details at consumer.vic.gov.au/buildingguide.

Tips and traps

Beware of:

- an extremely low quote compared to other builders – this may indicate a risk that the quality of the job may be compromised, that the builder may not fully understand what is required or may not be properly registered or insured
- sales pitches that put pressure on you to sign the contract quickly to avoid a price increase, and
- a builder who recommends that you get an owner builder permit while they organise all the building work.

If things go wrong

Statutory warranties and guarantees

The workmanship and quality of your building project is protected by specific statutory building warranties and general consumer guarantees.

Statutory building warranties make sure that your builder uses good workmanship and delivers everything in your contract. You can take legal action for a breach of the statutory building warranties at any time, up to 10 years after the date the occupancy permit or certificate of final inspection was issued.

You are also protected by the Australian Consumer Law (ACL). The ACL provides statutory guarantees that goods and services supplied in trade or commerce, such as building work, meet certain standards. For example, building work must be carried out with due care and skill, be fit for purpose and be delivered in a reasonable time.

Disputes

Many disputes can be avoided when there is good communication between you and your builder. If a dispute does arise, you should first try to sort it out with your builder.

If you cannot resolve the dispute, contact the Victorian government's free and independent service, Domestic Building Dispute Resolution Victoria. Find details and lodge a dispute, via the links at consumer.vic.gov.au/buildingguide.

(1 August 2017)

Planning Report Single Dwellings (x4)

5, 7, 9 & 11 Creek Circuit,
Pakenham

Client

BNG (Pakenham) Pty Ltd

Issued

3/11/2025



ADVERTISED MATERIAL

Planning Application: T250444

Date Prepared: 02 December 2025

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.



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

beveridgewilliams.com.au

BW
Beveridge Williams

Client: BNG (Pakenham) Pty Ltd
 Issued: 3/11/2025
 Version: 2
 Prepared by: TE
 Checked by: JG
 Project Manager: BS
 Project Number: 2000490

Surveying
 Asset Recording
 Civil Engineering
 Infrastructure Engineering
 Traffic & Transport Engineering
 Environmental Consulting
 Water Resource Engineering
 Strata Certification (NSW)
 Town Planning
 Urban Design
 Landscape Architecture
 Project Management


Cardinia
ADVERTISED MATERIAL
 Planning Application: T250444
 Date Prepared: 02 December 2025
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.

Revision Table

REV	DESCRIPTION	DATE	AUTHORISED
0	Draft	24/07/25	
1	Submission to Council	24/07/25	
2	Updated for Response to Council's Section 54 Request	12/11/25	

Copyright Notice

© Copyright – Beveridge Williams & Co P/L

Users of this document are reminded that it is subject to copyright. This document should not be reproduced, except in full and with the permission of Beveridge Williams & Co Pty Ltd

Contents

1	INTRODUCTION	1
2	SUBJECT SITE AND CONTEXT	2
2.1	The Rise Estate – Multi-Lot Subdivision Permit	2
2.2	Subject Site and Surrounds	2
3	PROPOSAL	4
4	PLANNING ASSESSMENT	5
4.1	General Residential Zone – Schedule 1	5
4.2	Environmental Significance Overlay – Schedule 4	5
4.3	Development Contributions Plans – Schedule 1	8
4.4	Clause 54 Response (ResCode)	8
5	CONCLUSION	9

Tables

Table 1. Response to ESO4 Objectives	7
---	----------

Figures

Figure 1. Aerial Image (Source: Nearmap 2025)	3
Figure 2. Map highlighting 5 to 11 Creek Circuit (Source: LASSI 2025)	3
Figure 3. GRZ1 (Source VicPlan 2025)	5
Figure 4. ESO4 (Source: VicPlan 2025)	6
Figure 5. Site Streetview (Source: Google Maps 2025)	7

Appendix

APPENDIX A: DEVELOPMENT PLANS LOTS 213-216	
APPENDIX B: APPROVED DAP DEVELOPMENT PLANS LOTS 213-216	
APPENDIX C: TITLES	
APPENDIX D: CLAUSE 54 ASSESSMENT	



Cardinia

ADVERTISED MATERIAL

Planning Application: T250444
Date Prepared: 02 December 2025

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1967. 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.

1 INTRODUCTION

Beveridge Williams acts on behalf of the permit applicant, BNG (Pakenham) Pty Ltd, in relation to No. 5, 7, 9 and 11 Creek Circuit (Lots 213–216) within The Rise Estate, Pakenham (the subject site). This application seeks approval to construct a single-storey dwellings, on each lot, under the provisions of the General Residential Zone – Schedule 1 (GRZ1) and the Environmental Significance Overlay – Schedule 4 (ESO4).

The subject site comprises newly created vacant lots within Stage 2 of The Rise Estate, formerly known as 110 Pakenham Road, Pakenham. The subdivision of the parent parcel was subject to a detailed planning assessment process commencing in 2017, which culminated in the issue of a permit. Titles for Stages 1 and 2 have been released, while Stages 3 and 4 are under construction and Stages 5 and 6 are scheduled to commence shortly.

This report demonstrates that the design of the proposed dwellings is consistent with the requirements of the GRZ1 and the objectives of the ESO4. It is supported by a detailed Clause 54 (ResCode) assessment and an assessment against the ESO4 objectives, noting that most environmental and landscape considerations were addressed and resolved through the earlier subdivision process.

This report should be read in conjunction with the following documents:

- Development Plans for Lots 213-216 prepared by Tomorrow Homes.
- DAP Approved Development Plans for Lots 213-216 prepared by Tomorrow Homes.
- Titles for subject lots

The following table provides an overview of the site and application:

Application Details

Property Details:	5, 7, 9 and 11 Creek Circuit, Pakenham
Title Particulars:	Lots 213, 214, 215 and 216 on Plan of Subdivision 902144W
Current Land Use:	Vacant land
Proposed Development:	Four dwellings on four separate lots
Zone:	General Residential Zone – Schedule 1 (GRZ1)
Overlays:	Environmental Significance Overlay – Schedule 4 (ESO4) Development Contributions Plan Overlay – Schedule 1 (DCPO1)
Planning Permit Triggers:	Clause 32.08-5: Construction and extension of one dwelling on a lot Clause 42.01-1: Construct a building or construct or carry out works.
Assessing Authority:	Cardinia Shire Council
Applicant:	BNG (Pakenham) Pty Ltd
Contact Person:	 Principal Town Planner Beveridge Williams & Co Pty Ltd PO Box 61 MALVERN, VIC 3144 P: stewartb@bevwill.com.au



ADVERTISED MATERIAL

Planning Application: T250444

Date Prepared: 02 December 2025

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.

2 SUBJECT SITE AND CONTEXT

2.1 The Rise Estate – Multi-Lot Subdivision Permit

Planning Permit T160690 was issued on 19 December 2017 for:

Staged subdivision of the 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 at 110 Pakenham Road, Pakenham.

The permit's approval followed the consideration of a number of detailed specialist reports, including:

- A Highest and Best Use Assessment (Essential Economics, May 2016)
- A Biodiversity Assessment (Ecolink, October 2016) with a separate detail flora and fauna surveyed conducted.
- An Arborist Report (Bluegum, July 2016)
- A Drainage Strategy and Slope Analysis (Taylors, July 2016)
- Geotechnical Reports (Atma Environmental, February 2017 and A.S. James Pty Ltd, March 2018)
- A Traffic Engineering Assessment (Traffix Group, October 2016).
- A CHMP (No. 14643)

The subdivision has proceeded, subject to some relatively minor revisions to the original masterplan, via the planning process and Council's approval of Functional Layout Plans and Detailed Engineering Drawing.

The current approved masterplan (Version 21, approved 19 November 2024) shows 6 stages and a total of 203 lots. Stages 1 and 2 were recently finished providing for 65 residential lots that vary in size between 225sqm and 550sqm over the lower slopes of the estate. Some dwellings have commenced construction on these lots.

To facilitate the completion of Stages 1 and 2, the following actions under the subdivision permit have occurred:

- A Section 173 Agreement has been registered on the parent title, introducing building envelopes and landscape requirements on elevated lots in Stages 3, 5 and 6 (Condition 41).
- Vegetation offsets have been secured (Condition 37),
- Developer contributions have been paid (Condition 27),
- Open space contributions have been paid (Condition 26)
- Dwelling Design Guidelines and building envelopes have been approved by Council (Condition 6), and implemented via a restriction on title. The subject titles are not subject to building envelopes.
- The intersection at the entrance to the estate off Pakenham Road has been constructed.
- The land has been cleared of vegetation, re-graded, with retaining walls and fences constructed within Stage 1 and Stage 2. Roads, footpaths and services are in place.

2.2 Subject Site and Surrounds

The four subject lots—Lots 5, 7, 9 and 11—are located on the eastern side of Creek Circuit, commencing from the north-eastern corner of the street block, as shown in Figure 1. Each lot is regular in shape and gently slopes from east to west, with a fall of approximately 1 metre

The land has been recently cleared, levelled, and fully serviced as part of subdivision works. Lot sizes are as follows:

- Lot 5: 285 m²
- Lot 7, 9 and 11: 225 m²

Each lot is accessed via a rear laneway, with no vehicle crossovers provided to the Creek Circuit frontage. The lots have been designed to accommodate medium density, attached dwellings such as terrace or row housing, consistent with the subdivision layout and lot configuration.

The surrounding lots remain vacant at this stage and range in size, including a 427 m² lot to the south, a 381 m² lot directly to the north, and other nearby lots measuring 474 m², 370 m² and 245 m². Directly east of the subject site is a 350 m² rectangular lot. To the west, across Creek Circuit, is a designated public open space reserve.



Figure 1. Aerial Image (Source: Nearmap 2025)



Figure 2. Map highlighting 5 to 11 Creek Circuit (Source: LASSI 2025)

3 PROPOSAL

The application proposes the construction of four single-storey dwellings on Lots 5, 7, 9 and 11 Creek Circuit within The Rise Estate, Pakenham. The proposed dwellings are similar in design, each featuring a contemporary brick and white render façade, four bedrooms, and side-by-side construction. Vehicle access is provided via a rear laneway to a double garage, which occupies part of the rear private open space.

Each dwelling presents to Creek Circuit with a protected porch entry and no front fencing, maintaining an open and active street frontage. The front setback is approximately 2.1 metres.

Private open space areas are provided as follows:

- Lot 5: 91m²
- Lots 7, 9 and 11: 40.9m² each

The external profile includes Colorbond roofing, gutters, fascia/cappings, and downpipes in Shale Grey, consistent across all dwellings. The dwellings are modest in scale and have been designed to comply with The Rise Estate Design Guidelines, for which Design Approval has already been issued. Detailed dwelling designs are included in **Appendix A**.

Compliance with Title Restrictions and The Rise (Pakenham) Estate Design Guidelines

The subject land (Lots 213–216 on PS902144W) is encumbered by Covenant PS902144W and Section 173 Agreement AX385769J.

The covenant requires all buildings to be constructed in accordance with *The Rise (Pakenham) Estate Design Guidelines* and approved by the Design Assessment Panel prior to commencement. The proposed dwellings have obtained Design Approval and comply with the endorsed guidelines in terms of siting, setbacks, materials, and façade articulation. The covenant also restricts party walls unless constructed simultaneously; this provision is not applicable as the proposal comprises single dwellings on separate lots.

The Section 173 Agreement applies primarily to lots abutting the plantation reserve in Stages 3, 5 and 6, introducing building envelopes and landscaping obligations. The subject lots are located within Stage 2 and are not affected by these requirements. Nevertheless, the proposal adheres to the Building Design Guidelines referenced in the agreement.

Accordingly, the development satisfies all obligations under Covenant PS902144W and Section 173 Agreement AX385769J.



4 PLANNING ASSESSMENT

4.1 General Residential Zone – Schedule 1

The land is located within the General Residential Zone – Schedule 1 (GRZ1).

The proposed dwellings support the purpose of the GRZ1 by contributing to housing diversity on smaller lots, while reflecting the preferred neighbourhood character through articulated façades, active street frontages and consistent use of materials. The site's position within an emerging residential area also ensures convenient access to local services and transport.

A planning permit is required under the GRZ1, as each lot is less than 300 m². Accordingly, the proposal has been assessed against the requirements of Clause 54 (ResCode) pursuant to Clause 32.08-5 of the Cardinia Planning Scheme. A detailed Clause 54 assessment is provided in Section 4.4 of this report.



Figure 3. GRZ1 (Source VicPlan 2025)

4.2 Environmental Significance Overlay – Schedule 4

The land is affected by the Environmental Significance Overlay – Schedule 4 (ESO4), which applies to the Pakenham North Ridge. A planning permit is required under this overlay to construct a building, undertake works and construct boundary fencing.

This application seeks approval for the construction of single dwellings and associated boundary fencing. It is noted that planning permission for subdivision of the parent title and removal of native vegetation has already been granted, with the ESO4 considered and addressed as part of those earlier approvals. ESO4 applies across the entire parent parcel at 110 Pakenham Road and extends to land further north, as shown in Figure 3.



Figure 4. ESO4 (Source: VicPlan 2025)

Schedule 4 outlines the following Statement of Significance:

*The Pakenham ridge has regional significance for biodiversity. It makes a substantial contribution to biodiversity in the Gippsland Plain Bioregion as well as the Pakenham area. The area has remnants of Grassy Forest, an ecosystem that is vulnerable in the area. The Cobra Greenhood Orchid (*Pterostylis grandiflora*) which is of state significance, and the Green Scentbark (*Eucalyptus fulgens*) which is of state/national significance, are found in the area. The area is characterised by a geology of Devonian Granitic and Silurian Sediment origin, moderate to steep slopes, and areas of remnant vegetation. These characteristics contribute to environmental values including landscape quality, water quality, and habitat of botanical and zoological significance. These characteristics are also a significant factor contributing to environmental hazards such as erosion, salinity and fire risk, and susceptibility to visual intrusion from buildings and works.*

The ecology and biodiversity of the Pakenham North ridge was considered as part of the subdivision approval. Permission was granted to remove most of the vegetation from the parent title. The land has since been graded and reformed to provide roads, services and flat ground for dwelling construction using retaining walls and fill in accordance with geotechnical assessments provided with the application and through the assessment of detailed engineering plans. Matters such as water runoff, erosion and bushfire risk were also considered pursuant to the subdivision and resolved through construction of the estate.

Some land within The Rise Estate is steep and elevated above the valley floor. Building envelopes and a 7m wide plantation reserve are implemented through a Section 173 Agreement on elevated lots in Stage 3, 5 and 6. However, for the main, the land gently rises to the east and the long boundary of lots in the estate generally follow the north-south contour lines to minimise the height of retaining walls along the side and rear boundaries and allow dwelling to step-up the slope.

The subject site is located on modified and relatively flat land at the bottom of the hillside. What remains as relevant considerations for a new dwelling and fence under the control is limited given the main objective of protecting the biodiversity is not a factor for individual lots that have been graded and regraded.

The proposed construction materials, being brick with white rendering and a light grey Colorbond roof, are non-reflective and complement the natural landscape as well as building already constructed within the ESO4 area.

Additionally, the fences along the side and rear boundaries accords with the requirements of The Rise (Pakenham) Estate Design Guidelines.

The proposed dwelling, shown in the location of the blue stars in Figure 4, will not impact on views of native vegetation, any natural landforms or the ridge.



Figure 5. Site Streetview (Source: Google Maps 2025)

Table 1 below is a consideration of the dwellings against the ESO4 objectives.

Table 1. Response to ESO4 Objectives

Objectives of ESO4	Response to Objectives
To protect and enhance the significant environmental and landscape values of the Pakenham North ridge.	It was considered that the subdivision reasonably achieved this outcome when the permit was granted.
To ensure that the siting and design of buildings and works does not adversely impact on environmental and landscape values including the ridge landform, the diverse and interesting landscape, the natural skyline of ridge areas, areas of remnant vegetation, and habitat of botanical and zoological significance.	The siting and design of the dwellings will have no adverse impact on the environmental or landscape value of the surrounds. The subdivision has achieved vacant lots that step-up the hillside to manage the slope and potential for visual impacts. The subject site is at the bottom of the hillside. The dwellings will have no impact on the ridge or the natural landform either in the short-term, or when surrounded by other new dwellings. The proposed dwelling will not impact remnant vegetation or habitat as the land has been cleared and re-graded.
To ensure that the siting and design of buildings and works responds to environmental and landscape values, and addresses environmental hazards of erosion, salinity and fire.	The siting and design of the dwellings respond to environmental 'hazards'. The tiering of the land through the subdivision using retaining walls and fill was proposed to accommodate

	traditional 'slab' construction of dwellings in accordance with geotechnical reports provided. The subdivision was designed with underground drainage solutions to avoid erosion. The site is not in a bushfire prone area or subject to policy consideration in Clause 13.02 of the Cardinia Planning Scheme. The subdivision was designed with a road layout providing appropriate fire vehicle access and hydrants.
To maintain, manage and promote replanting of native vegetation as an important element of the Pakenham North ridge landscape and natural systems.	The low site coverage provides appropriate scope for landscaping that responds to the Pakenham North ridge landscape.
To ensure long term protection of areas of high conservation value and promote the protection and enhancement of wildlife habitat and corridors.	The site is not within an area of high conservation value and does not form part of a wildlife habitat or corridor.

The objectives and decision guidelines of ESO4 primarily focus on protecting environmental and landscape values and do not specifically require assessment of neighbourhood character beyond these environmental considerations. Nevertheless, Council can be assured that the proposed dwellings have been designed and assessed against The Rise Estate Design Guidelines, which were required through the subdivision permit process. The proposed dwellings achieve compliance with these guidelines, as demonstrated in the Design Assessment Panel approved plans dated 1 July 2025 (refer to Appendix A).

Additionally, the proposed dwellings are set back from Creek Circuit, and the finished floor levels (FFL) have been carefully set at a mid-point elevation to minimise earthworks and maintain the natural landform as much as practicable.

The ESO4 objectives and decision guidelines also do not specifically address general amenity considerations. The Planning Policy Framework has been reviewed in the context of the permit triggers; however, it does not provide specific policy direction relevant to the exercise of discretion under ESO4. The proposal has also been considered against the decision guidelines of Clause 65.01, which support development that appropriately responds to site context and overlay objectives.

Overall, the proposal is consistent with the objectives and decision guidelines of ESO4 and remains compatible with the identified environmental and landscape values of the Pakenham North Ridge.

4.3 Development Contributions Plans – Schedule 1

The land is subject to Development Contribution Plan Overlay – Schedule 1 (DCPO1). A development contribution has been paid pursuant to Planning Permit T160690 when the land was subdivided. There are no permit triggers or requirements associated with constructing a single dwelling.

4.4 Clause 54 Response (ResCode)

The key decision criterion for this application is compliance with Clause 54 – *One Dwelling on a Lot or a Small Second Dwelling on a Lot*. Appendix D provides an assessment of the proposal against the relevant objectives and standards of Clause 54 for each lot.

5 CONCLUSION

This application seeks approval for the development of four single-storey dwellings on Lots 213–216 within The Rise Estate, Pakenham. The proposal appropriately responds to the site's zoning and overlay controls, including the General Residential Zone – Schedule 1 (GRZ1) and the Environmental Significance Overlay – Schedule 4 (ESO4).

The dwellings are modest in scale, consistent in form and materials, and comply with The Rise Estate Design Guidelines. The design interfaces with the streetscape, delivers both internal and external amenity, and meets the objectives and standards of Clause 54 (ResCode).

Environmental values protected under ESO4 were considered and addressed during the subdivision process. Situated on fully serviced land at the base of the hillside, the site exhibits minimal residual environmental sensitivity. The proposed development will not adversely affect the landscape character, ridge skyline, or identified environmental features within the overlay.

In summary, the proposal represents a suitable residential outcome that aligns with the strategic intent for the area and supports the ongoing growth of Pakenham.


Principal Town Planner
BEVERIDGE WILLIAMS



ADVERTISED MATERIAL

Planning Application: T250444

Date Prepared: 02 December 2025

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.

APPENDIX A: DEVELOPMENT PLANS LOTS 213-216



APPENDIX B: APPROVED DAP DEVELOPMENT PLANS LOTS 213-216



APPENDIX C: TITLES



APPENDIX D: CLAUSE 54 ASSESSMENT



Clause 54 Assessment

This Clause 54 assessment provides a response to all relevant standard and objectives for each of the proposed dwellings of Lots 213, 214, 215 and 216 of Creek Circuit, Pakenham in The Rise Estate.

Lot 213

Standard	Design Response
Clause 54.01-1 Site description	The subject site comprises four recently created lots (Lots 213–216) within Stage 2 of <i>The Rise Estate</i> , located on the eastern side of Creek Circuit, Pakenham. Each lot is regular in shape, with areas ranging from 225 m ² to 285 m ² , and is accessed via a rear laneway. The land is gently sloping from east to west with an approximate fall of 1 metre and has been cleared, levelled, and fully serviced as part of subdivision works. No existing buildings or significant vegetation remain on the site. Surrounding properties are currently vacant residential lots of similar size, with some dwellings under construction in earlier stages of the estate. The broader neighbourhood is characterised by emerging contemporary dwellings with articulated façades and open frontages. There are no existing domestic solar energy systems or habitable room windows within 9 metres of the subject lots. Street frontage features include a sealed road, footpaths, street trees, and underground services. No easements affect the building area of the lots. Solar access to the site is unobstructed due to the absence of built form on adjoining land.
Clause 54.01-2 Design response	The proposed design responds to the site and neighbourhood context by delivering four single-storey dwellings that align with <i>The Rise Estate Design Guidelines</i> and the approved subdivision layout. Each dwelling presents an active frontage to Creek Circuit with articulated façades, minimal front setbacks, and no front fencing, complementing the emerging streetscape character. The design incorporates non-reflective materials and a consistent Colorbond roof profile to integrate with the estate's preferred character. Finished floor levels have been set to minimise earthworks and maintain the natural landform. Private open space is provided to the rear and side of each dwelling, ensuring functional outdoor areas and adequate solar access. A landscape plan accompanies the application, detailing canopy tree planting in front setbacks, low-maintenance shrubs, and turf areas to enhance visual amenity. Plant species have been selected to suit local conditions, and irrigation will be supported by standard water supply connections. The proposal achieves compliance with Clause 54 objectives by respecting neighbourhood character, optimising solar access, and providing high-quality landscaping.
54.02-1 A1 neighbourhood character	The proposed development respects the emerging neighbourhood character of <i>The Rise Estate</i> and responds appropriately to the site's features. The design incorporates contemporary single-storey dwellings with articulated façades, minimal front setbacks, and no front fencing, consistent with the preferred character outlined in the estate's Design Guidelines. Materials such as brick and white render, combined with Colorbond roofing in neutral tones, complement the surrounding built form and landscape. The dwellings are oriented to Creek Circuit, providing active frontages and passive surveillance, while garages are accessed via a rear laneway to maintain an open streetscape. Finished floor levels have been set to minimise earthworks and preserve the natural slope of the land. Landscaping, including canopy trees and low-

Standard	Design Response
	maintenance planting, enhances visual amenity and integrates with the broader streetscape. <u>MEETS OBJECTIVE/STANDARD</u>
54.02-2 A2 integration with the street	The proposed dwelling is oriented to front the street, with no front fencing. The design ensures bedrooms and windows overlook and promote passive surveillance of both the street and the adjoining public open space. <u>MEETS OBJECTIVE/STANDARD</u>
54.03-1 A3 street setback	Although the proposed street setback is less than the Standard A3 minimum, the design still meets the objective by making efficient use of the limited site area, while the articulated façade, landscaping, and orientation to the street ensure the dwelling remains consistent with the preferred character and provides an active street frontage. The dwelling will also front onto a Creek Reserve over the other side of Creek Circuit. The location of the dwelling across from this reserve allows for a reduced front setback as the dwellings will be fronting onto an open green space across the road. Lot 213 is setback from 3.8m to 3.04m from the frontage. A canopy tree has also been proposed in the front of the dwelling. <u>MEETS OBJECTIVE</u>
54.03-2 A4 building height	The maximum building height of the proposed dwelling is 4.69 metres. Therefore, the building height does not exceed 9 metres. <u>MEETS OBJECTIVE/STANDARD</u>
54.03-3 A5 site coverage	The proposed dwelling achieves a site coverage of approximately 59.93%, which is below the standard maximum of 60%. <u>MEETS STANDARD/OBJECTIVE</u>
54.03-4 A6 permeability	The proposed dwelling provides more than 20% of the site area as pervious surfaces, which includes landscaping with synthetic turf. <u>MEETS OBJECTIVE/STANDARD</u>
54.03-5 A7 energy efficiency protection	The proposed dwelling is oriented and designed to make effective use of solar energy, with living areas, bedrooms and private open space positioned to benefit from northern light. The single storey design and siting ensure the energy efficiency of neighbouring dwellings is not unreasonably impacted and maintains solar access to any future rooftop solar systems on adjoining lots. <u>MEETS OBJECTIVE/STANDARD</u>
54.03-6 A8 significant trees	No significant trees on site. <u>N/A</u>
54.03-7 A9 building setback	No small second dwelling. <u>N/A</u>
54.03-8 A9.1 safety and accessibility	No small second dwelling. <u>N/A</u>
54.04-1 A10 side and rear setbacks	Lot 213: The proposed dwelling provides a side setback of 2.146 metres and a rear setback of 9.650 metres. <u>MEETS OBJECTIVE/STANDARD</u>
54.04-2 A11 walls on boundaries	The proposed dwelling and garage are on the southern boundary, extending for a total length of 23.74 metres (17.34 metres dwelling + 6.40 metres garage). This application proposes the construction of a

Standard	Design Response
	simultaneously walls along this boundary. The average wall height on the boundary does not exceed 3.2 metres. <u>MEETS OBJECTIVE/STANDARD</u>
54.04-3 A12 daylight to existing windows	No existing buildings. <u>N/A</u>
54.04-4 A13 north-facing windows	No existing buildings. <u>N/A</u>
54.04-5 A14 overshadowing open space	No existing buildings. <u>N/A</u>
54.04-6 A15 overlooking	The 1.8m high boundary fence obscures any views over neighbouring land. <u>MEETS STANDARD/OBJECTIVE</u>
54.05-1 A16 daylight to new windows	All habitable room windows in the proposed dwelling are designed to face outdoor spaces that are clear to the sky with a minimum area of at least 3 square metres and a minimum dimension of 1 metre. <u>MEETS OBJECTIVE/STANDARD</u>
54.05-2 A17 private open space	The proposed dwelling includes a secluded private open space area of 91m ² with a minimum dimension of 3 metres, located at the northern side of the dwelling. <u>MEETS OBJECTIVE/STANDARD</u>
54.05-3 A18 solar access to open space	The proposed design locates the main area of private open space to the north side of the dwelling. <u>MEETS OBJECTIVE/STANDARD</u>
54.06-1 A19 design detail	The proposed dwelling features articulated façades, balanced window and door proportions, and a varied roof form that includes parapets and eaves, all chosen to reflect and complement the preferred neighbourhood character of The Rise Estate. The rear garage is designed to integrate with the overall form. <u>MEETS OBJECTIVE/STANDARD</u>
54.06-2 A20 front fences	No front fence proposed. <u>N/A</u>

Lot 214

Standard	Design Response
Clause 54.01-1 Site description	The subject site comprises four recently created lots (Lots 213–216) within Stage 2 of <i>The Rise Estate</i> , located on the eastern side of Creek Circuit, Pakenham. Each lot is regular in shape, with areas ranging from 225 m ² to 285 m ² , and is accessed via a rear laneway. The land is gently sloping from east to west with an approximate fall of 1 metre and has been cleared, levelled, and fully serviced as part of subdivision works. No existing buildings or significant vegetation remain on the site. Surrounding properties are currently vacant residential lots of similar size, with some dwellings under construction in earlier stages of the estate. The broader neighbourhood is characterised by emerging contemporary dwellings with articulated façades and open frontages. There are no existing domestic solar energy systems or habitable room windows within 9 metres of the subject lots. Street frontage features include a sealed road, footpaths, street trees, and underground services. No easements affect

Standard	Design Response
	the building area of the lots. Solar access to the site is unobstructed due to the absence of built form on adjoining land.
Clause 54.01-2 Design response	The proposed design responds to the site and neighbourhood context by delivering four single-storey dwellings that align with <i>The Rise Estate Design Guidelines</i> and the approved subdivision layout. Each dwelling presents an active frontage to Creek Circuit with articulated façades, minimal front setbacks, and no front fencing, complementing the emerging streetscape character. The design incorporates non-reflective materials and a consistent Colorbond roof profile to integrate with the estate's preferred character. Finished floor levels have been set to minimise earthworks and maintain the natural landform. Private open space is provided to the rear and side of each dwelling, ensuring functional outdoor areas and adequate solar access. A landscape plan accompanies the application, detailing canopy tree planting in front setbacks, low-maintenance shrubs, and turf areas to enhance visual amenity. Plant species have been selected to suit local conditions, and irrigation will be supported by standard water supply connections. The proposal achieves compliance with Clause 54 objectives by respecting neighbourhood character, optimising solar access, and providing high-quality landscaping.
54.02-1 A1 neighbourhood character	The proposed development respects the emerging neighbourhood character of <i>The Rise Estate</i> and responds appropriately to the site's features. The design incorporates contemporary single-storey dwellings with articulated façades, minimal front setbacks, and no front fencing, consistent with the preferred character outlined in the estate's Design Guidelines. Materials such as brick and white render, combined with Colorbond roofing in neutral tones, complement the surrounding built form and landscape. The dwellings are oriented to Creek Circuit, providing active frontages and passive surveillance, while garages are accessed via a rear laneway to maintain an open streetscape. Finished floor levels have been set to minimise earthworks and preserve the natural slope of the land. Landscaping, including canopy trees and low-maintenance planting, enhances visual amenity and integrates with the broader streetscape. <u>MEETS OBJECTIVE/STANDARD</u>
54.02-2 A2 integration with the street	The proposed dwelling is oriented to front the street, with no front fencing. The design ensures bedrooms and windows overlook and promote passive surveillance of both the street and the adjoining public open space. <u>MEETS OBJECTIVE/STANDARD</u>
54.03-1 A3 street setback	Although the proposed street setback is less than the Standard A3 minimum, the design still meets the objective by making efficient use of the limited site area, while the articulated façade, landscaping, and orientation to the street ensure the dwelling remains consistent with the preferred character and provides an active street frontage. The dwelling will also front onto a Creek Reserve over the other side of Creek Circuit. The location of the dwelling across from this reserve allows for a reduced front setback as the dwellings will be fronting onto an open green space across the road. The dwelling has an articulated setback which ranges from 2.95m (approx. 55% of the frontage), and 2.15m (approx. 45% of the frontage). A canopy tree has also been proposed in the front of the dwelling.

Standard	Design Response
	<u>MEETS OBJECTIVE</u>
54.03-2 A4 building height	The maximum building height of the proposed dwelling is 4.739 metres. Therefore, the building height does not exceed 9 metres. <u>MEETS OBJECTIVE/STANDARD</u>
54.03-3 A5 site coverage	The dwelling does not meet Standard A5 due to site coverage exceeding 60%. However, the lot is a small lot within a recently approved subdivision specifically designed to provide a variety of lot sizes in line with planning policy and contemporary housing demand. Higher site coverage is a typical and expected outcome on small lots, which are planned to accommodate dwellings built side-boundary to side-boundary. Despite the higher site coverage, the design provides adequate private open space, generous rear setbacks, and landscaping to the front and rear, ensuring the development remains consistent with the neighbourhood character. The site coverage reflects an efficient use of land, consistent with the Small Lot Housing Code and similar developments in comparable contexts and does not represent overdevelopment of the lot. <u>MEETS OBJECTIVE</u>
54.03-4 A6 permeability	The proposed dwelling provides more than 20% of the site area as pervious surfaces, which includes landscaping with synthetic turf. <u>MEETS OBJECTIVE/STANDARD</u>
54.03-5 A7 energy efficiency protection	The proposed dwelling is oriented and designed to make effective use of solar energy, with living areas, bedrooms and private open space positioned to benefit from northern light. The single storey design and siting ensure the energy efficiency of neighbouring dwellings is not unreasonably impacted and maintains solar access to any future rooftop solar systems on adjoining lots. <u>MEETS OBJECTIVE/STANDARD</u>
54.03-6 A8 significant trees	No significant trees on site. <u>N/A</u>
54.03-7 A9 building setback	No small second dwelling. <u>N/A</u>
54.03-8 A9.1 safety and accessibility	No small second dwelling. <u>N/A</u>
54.04-1 A10 side and rear setbacks	The dwelling provides a rear setback of 10.5 metres <u>MEETS OBJECTIVE/STANDARD</u>
54.04-2 A11 walls on boundaries	The proposed dwelling is on both boundaries, extending for a total length of 17.34 metres. This application proposes the construction of a simultaneously walls along this boundary. The average wall height on the boundary does not exceed 3.2 metres. <u>MEETS OBJECTIVE/STANDARD</u>
54.04-3 A12 daylight to existing windows	No existing buildings. <u>N/A</u>
54.04-4 A13 north-facing windows	No existing buildings. <u>N/A</u>
54.04-5 A14 overshadowing open space	No existing buildings. <u>N/A</u>



Standard	Design Response
54.04-6 A15 overlooking	The 1.8m high boundary fence obscures any views over neighbouring land. <u>MEETS STANDARD/OBJECTIVE</u>
54.05-1 A16 daylight to new windows	All habitable room windows in the proposed dwelling are designed to face outdoor spaces that are clear to the sky with a minimum area of at least 3 square metres and a minimum dimension of 1 metre. <u>MEETS OBJECTIVE/STANDARD</u>
54.05-2 A17 private open space	The proposed dwelling includes a secluded private open space area of 41m ² with a minimum dimension of 3 metres, located at the eastern side of the dwelling. <u>MEETS OBJECTIVE/STANDARD</u>
54.05-3 A18 solar access to open space	The proposed design locates the private open space to the east side of the dwelling. <u>MEETS OBJECTIVE/STANDARD</u>
54.06-1 A19 design detail	The proposed dwelling features articulated façades, balanced window and door proportions, and a varied roof form that includes parapets and eaves, all chosen to reflect and complement the preferred neighbourhood character of The Rise Estate. The rear garage is designed to integrate with the overall form. <u>MEETS OBJECTIVE/STANDARD</u>
54.06-2 A20 front fences	No front fence proposed. <u>N/A</u>


Cardinia
ADVERTISED MATERIAL
 Planning Application: T250444
 Date Prepared: 02 December 2025

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.

Lot 215

Standard	Design Response
Clause 54.01-1 Site description	The subject site comprises four recently created lots (Lots 213–216) within Stage 2 of <i>The Rise Estate</i> , located on the eastern side of Creek Circuit, Pakenham. Each lot is regular in shape, with areas ranging from 225 m ² to 285 m ² , and is accessed via a rear laneway. The land is gently sloping from east to west with an approximate fall of 1 metre and has been cleared, levelled, and fully serviced as part of subdivision works. No existing buildings or significant vegetation remain on the site. Surrounding properties are currently vacant residential lots of similar size, with some dwellings under construction in earlier stages of the estate. The broader neighbourhood is characterised by emerging contemporary dwellings with articulated façades and open frontages. There are no existing domestic solar energy systems or habitable room windows within 9 metres of the subject lots. Street frontage features include a sealed road, footpaths, street trees, and underground services. No easements affect the building area of the lots. Solar access to the site is unobstructed due to the absence of built form on adjoining land.
Clause 54.01-2 Design response	The proposed design responds to the site and neighbourhood context by delivering four single-storey dwellings that align with <i>The Rise Estate Design Guidelines</i> and the approved subdivision layout. Each dwelling presents an active frontage to Creek Circuit with articulated façades, minimal front setbacks, and no front fencing, complementing the emerging streetscape character. The design incorporates non-reflective materials and a consistent Colorbond roof profile to integrate with the estate's preferred character. Finished floor levels have been set to minimise earthworks and maintain the natural landform. Private open space is provided to the rear and side of each dwelling, ensuring functional outdoor areas and adequate solar access. A landscape plan

Standard	Design Response
	accompanies the application, detailing canopy tree planting in front setbacks, low-maintenance shrubs, and turf areas to enhance visual amenity. Plant species have been selected to suit local conditions, and irrigation will be supported by standard water supply connections. The proposal achieves compliance with Clause 54 objectives by respecting neighbourhood character, optimising solar access, and providing high-quality landscaping.
54.02-1 A1 neighbourhood character	The proposed development respects the emerging neighbourhood character of <i>The Rise Estate</i> and responds appropriately to the site's features. The design incorporates contemporary single-storey dwellings with articulated façades, minimal front setbacks, and no front fencing, consistent with the preferred character outlined in the estate's Design Guidelines. Materials such as brick and white render, combined with Colorbond roofing in neutral tones, complement the surrounding built form and landscape. The dwellings are oriented to Creek Circuit, providing active frontages and passive surveillance, while garages are accessed via a rear laneway to maintain an open streetscape. Finished floor levels have been set to minimise earthworks and preserve the natural slope of the land. Landscaping, including canopy trees and low-maintenance planting, enhances visual amenity and integrates with the broader streetscape. <u>MEETS OBJECTIVE/STANDARD</u>
54.02-2 A2 integration with the street	The proposed dwelling is oriented to front the street, with no front fencing. The design ensures bedrooms and windows overlook and promote passive surveillance of both the street and the adjoining public open space. <u>MEETS OBJECTIVE/STANDARD</u>
54.03-1 A3 street setback	Although the proposed street setback is less than the Standard A3 minimum, the design still meets the objective by making efficient use of the limited site area, while the articulated façade, landscaping, and orientation to the street ensure the dwelling remains consistent with the preferred character and provides an active street frontage. The dwelling will also front onto a Creek Reserve over the other side of Creek Circuit. The location of the dwelling across from this reserve allows for a reduced front setback as the dwellings will be fronting onto an open green space across the road. The dwelling has an articulated setback which ranges from 2.95m (approx. 55% of the frontage), and 2.15m (approx. 45% of the frontage). A canopy tree has also been proposed in the front of the dwelling. <u>MEETS OBJECTIVE</u>
54.03-2 A4 building height	The maximum building height of the proposed dwelling is 4.739 metres. Therefore, the building height does not exceed 9 metres. <u>MEETS OBJECTIVE/STANDARD</u>
54.03-3 A5 site coverage	The dwelling does not meet Standard A5 due to site coverage exceeding 60%. However, the lot is a small lot within a recently approved subdivision specifically designed to provide a variety of lot sizes in line with planning policy and contemporary housing demand. Higher site coverage is a typical and expected outcome on small lots, which are planned to accommodate dwellings built side-boundary to side-boundary. Despite the higher site coverage, the design provides adequate private open space, generous rear setbacks, and

Standard	Design Response
	landscaping to the front and rear, ensuring the development remains consistent with the neighbourhood character. The site coverage reflects an efficient use of land, consistent with the Small Lot Housing Code and similar developments in comparable contexts and does not represent overdevelopment of the lot. <u>MEETS OBJECTIVE</u>
54.03-4 A6 permeability	The proposed dwelling provides more than 20% of the site area as pervious surfaces, which includes landscaping with synthetic turf. <u>MEETS OBJECTIVE/STANDARD</u>
54.03-5 A7 energy efficiency protection	The proposed dwelling is oriented and designed to make effective use of solar energy, with living areas, bedrooms and private open space positioned to benefit from northern light. The single storey design and siting ensure the energy efficiency of neighbouring dwellings is not unreasonably impacted and maintains solar access to any future rooftop solar systems on adjoining lots. <u>MEETS OBJECTIVE/STANDARD</u>
54.03-6 A8 significant trees	No significant trees on site. <u>N/A</u>
54.03-7 A9 building setback	No small second dwelling. <u>N/A</u>
54.03-8 A9.1 safety and accessibility	No small second dwelling. <u>N/A</u>
54.04-1 A10 side and rear setbacks	The dwelling provides a rear setback of 10.5 metres <u>MEETS OBJECTIVE/STANDARD</u>
54.04-2 A11 walls on boundaries	The proposed dwelling is on both boundaries, extending for a total length of 17.34 metres. This application proposes the construction of a simultaneously walls along this boundary. The average wall height on the boundary does not exceed 3.2 metres. <u>MEETS OBJECTIVE/STANDARD</u>
54.04-3 A12 daylight to existing windows	No existing buildings. <u>N/A</u>
54.04-4 A13 north-facing windows	No existing buildings. <u>N/A</u>
54.04-5 A14 overshadowing open space	No existing buildings. <u>N/A</u>
54.04-6 A15 overlooking	The 1.8m high boundary fence obscures any views over neighbouring land. <u>MEETS STANDARD/OBJECTIVE</u>
54.05-1 A16 daylight to new windows	All habitable room windows in the proposed dwelling are designed to face outdoor spaces that are clear to the sky with a minimum area of at least 3 square metres and a minimum dimension of 1 metre. <u>MEETS OBJECTIVE/STANDARD</u>
54.05-2 A17 private open space	The proposed dwelling includes a secluded private open space area of 41m ² with a minimum dimension of 3 metres, located at the eastern side of the dwelling. <u>MEETS OBJECTIVE/STANDARD</u>
54.05-3 A18 solar access to open space	The proposed design locates the private open space to the east side of the dwelling. <u>MEETS OBJECTIVE/STANDARD</u>


Cardinia
ADVERTISED MATERIAL
 Planning Application: T250444
 Date Prepared: 02 December 2025
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.

Standard	Design Response
54.06-1 A19 design detail	The proposed dwelling features articulated façades, balanced window and door proportions, and a varied roof form that includes parapets and eaves, all chosen to reflect and complement the preferred neighbourhood character of The Rise Estate. The rear garage is designed to integrate with the overall form. <u>MEETS OBJECTIVE/STANDARD</u>
54.06-2 A20 front fences	No front fence proposed. <u>N/A</u>



Lot 216

Standard	Design Response
Clause 54.01-1 Site description	The subject site comprises four recently created lots (Lots 213–216) within Stage 2 of <i>The Rise Estate</i> , located on the eastern side of Creek Circuit, Pakenham. Each lot is regular in shape, with areas ranging from 225 m ² to 285 m ² , and is accessed via a rear laneway. The land is gently sloping from east to west with an approximate fall of 1 metre and has been cleared, levelled, and fully serviced as part of subdivision works. No existing buildings or significant vegetation remain on the site. Surrounding properties are currently vacant residential lots of similar size, with some dwellings under construction in earlier stages of the estate. The broader neighbourhood is characterised by emerging contemporary dwellings with articulated façades and open frontages. There are no existing domestic solar energy systems or habitable room windows within 9 metres of the subject lots. Street frontage features include a sealed road, footpaths, street trees, and underground services. No easements affect the building area of the lots. Solar access to the site is unobstructed due to the absence of built form on adjoining land.
Clause 54.01-2 Design response	The proposed design responds to the site and neighbourhood context by delivering four single-storey dwellings that align with <i>The Rise Estate Design Guidelines</i> and the approved subdivision layout. Each dwelling presents an active frontage to Creek Circuit with articulated façades, minimal front setbacks, and no front fencing, complementing the emerging streetscape character. The design incorporates non-reflective materials and a consistent Colorbond roof profile to integrate with the estate's preferred character. Finished floor levels have been set to minimise earthworks and maintain the natural landform. Private open space is provided to the rear and side of each dwelling, ensuring functional outdoor areas and adequate solar access. A landscape plan accompanies the application, detailing canopy tree planting in front setbacks, low-maintenance shrubs, and turf areas to enhance visual amenity. Plant species have been selected to suit local conditions, and irrigation will be supported by standard water supply connections. The proposal achieves compliance with Clause 54 objectives by respecting neighbourhood character, optimising solar access, and providing high-quality landscaping.
54.02-1 A1 neighbourhood character	The proposed development respects the emerging neighbourhood character of <i>The Rise Estate</i> and responds appropriately to the site's features. The design incorporates contemporary single-storey dwellings with articulated façades, minimal front setbacks, and no front fencing, consistent with the preferred character outlined in the estate's Design Guidelines. Materials such as brick and white render, combined with Colorbond roofing in neutral tones, complement the surrounding built form and landscape. The dwellings are oriented to Creek Circuit,

Standard	Design Response
	providing active frontages and passive surveillance, while garages are accessed via a rear laneway to maintain an open streetscape. Finished floor levels have been set to minimise earthworks and preserve the natural slope of the land. Landscaping, including canopy trees and low-maintenance planting, enhances visual amenity and integrates with the broader streetscape. <u>MEETS OBJECTIVE/STANDARD</u>
54.02-2 A2 integration with the street	The proposed dwelling is oriented to front the street, with no front fencing. The design ensures bedrooms and windows overlook and promote passive surveillance of both the street and the adjoining public open space. <u>MEETS OBJECTIVE/STANDARD</u>
54.03-1 A3 street setback	Although the proposed street setback is less than the Standard A3 minimum, the design still meets the objective by making efficient use of the limited site area, while the articulated façade, landscaping, and orientation to the street ensure the dwelling remains consistent with the preferred character and provides an active street frontage. The dwelling will also front onto a Creek Reserve over the other side of Creek Circuit. The location of the dwelling across from this reserve allows for a reduced front setback as the dwellings will be fronting onto an open green space across the road. The dwelling has an articulated setback which ranges from 2.95m (approx. 55% of the frontage), and 2.15m (approx. 45% of the frontage). A canopy tree has also been proposed in the front of the dwelling. <u>MEETS OBJECTIVE</u>
54.03-2 A4 building height	The maximum building height of the proposed dwelling is 4.739 metres. Therefore, the building height does not exceed 9 metres. <u>MEETS OBJECTIVE/STANDARD</u>
54.03-3 A5 site coverage	The dwelling does not meet Standard A5 due to site coverage exceeding 60%. However, the lot is a small lot within a recently approved subdivision specifically designed to provide a variety of lot sizes in line with planning policy and contemporary housing demand. Higher site coverage is a typical and expected outcome on small lots, which are planned to accommodate dwellings built side-boundary to side-boundary. Despite the higher site coverage, the design provides adequate private open space, generous rear setbacks, and landscaping to the front and rear, ensuring the development remains consistent with the neighbourhood character. The site coverage reflects an efficient use of land, consistent with the Small Lot Housing Code and similar developments in comparable contexts and does not represent overdevelopment of the lot. <u>MEETS OBJECTIVE</u>
54.03-4 A6 permeability	The proposed dwelling provides more than 20% of the site area as pervious surfaces, which includes landscaping with synthetic turf. <u>MEETS OBJECTIVE/STANDARD</u>
54.03-5 A7 energy efficiency protection	The proposed dwelling is oriented and designed to make effective use of solar energy, with living areas, bedrooms and private open space positioned to benefit from northern light. The single storey design and siting ensure the energy efficiency of neighbouring dwellings is not unreasonably impacted and maintains solar access to any future rooftop solar systems on adjoining lots.

Standard	Design Response
	<u>MEETS OBJECTIVE/STANDARD</u>
54.03-6 A8 significant trees	No significant trees on site. <u>N/A</u>
54.03-7 A9 building setback	No small second dwelling. <u>N/A</u>
54.03-8 A9.1 safety and accessibility	No small second dwelling. <u>N/A</u>
54.04-1 A10 side and rear setbacks	The dwelling provides a rear setback of 10.5 metres <u>MEETS OBJECTIVE/STANDARD</u>
54.04-2 A11 walls on boundaries	The proposed dwelling is on both boundaries, extending for a total length of 17.34 metres. This application proposes the construction of a simultaneously walls along this boundary. The average wall height on the boundary does not exceed 3.2 metres. <u>MEETS OBJECTIVE/STANDARD</u>
54.04-3 A12 daylight to existing windows	No existing buildings. <u>N/A</u>
54.04-4 A13 north-facing windows	No existing buildings. <u>N/A</u>
54.04-5 A14 overshadowing open space	No existing buildings. <u>N/A</u>
54.04-6 A15 overlooking	The 1.8m high boundary fence obscures any views over neighbouring land. <u>MEETS STANDARD/OBJECTIVE</u>
54.05-1 A16 daylight to new windows	All habitable room windows in the proposed dwelling are designed to face outdoor spaces that are clear to the sky with a minimum area of at least 3 square metres and a minimum dimension of 1 metre. <u>MEETS OBJECTIVE/STANDARD</u>
54.05-2 A17 private open space	The proposed dwelling includes a secluded private open space area of 41m ² with a minimum dimension of 3 metres, located at the eastern side of the dwelling. <u>MEETS OBJECTIVE/STANDARD</u>
54.05-3 A18 solar access to open space	The proposed design locates the private open space to the east side of the dwelling. <u>MEETS OBJECTIVE/STANDARD</u>
54.06-1 A19 design detail	The proposed dwelling features articulated façades, balanced window and door proportions, and a varied roof form that includes parapets and eaves, all chosen to reflect and complement the preferred neighbourhood character of The Rise Estate. The rear garage is designed to integrate with the overall form. <u>MEETS OBJECTIVE/STANDARD</u>
54.06-2 A20 front fences	No front fence proposed. <u>N/A</u>

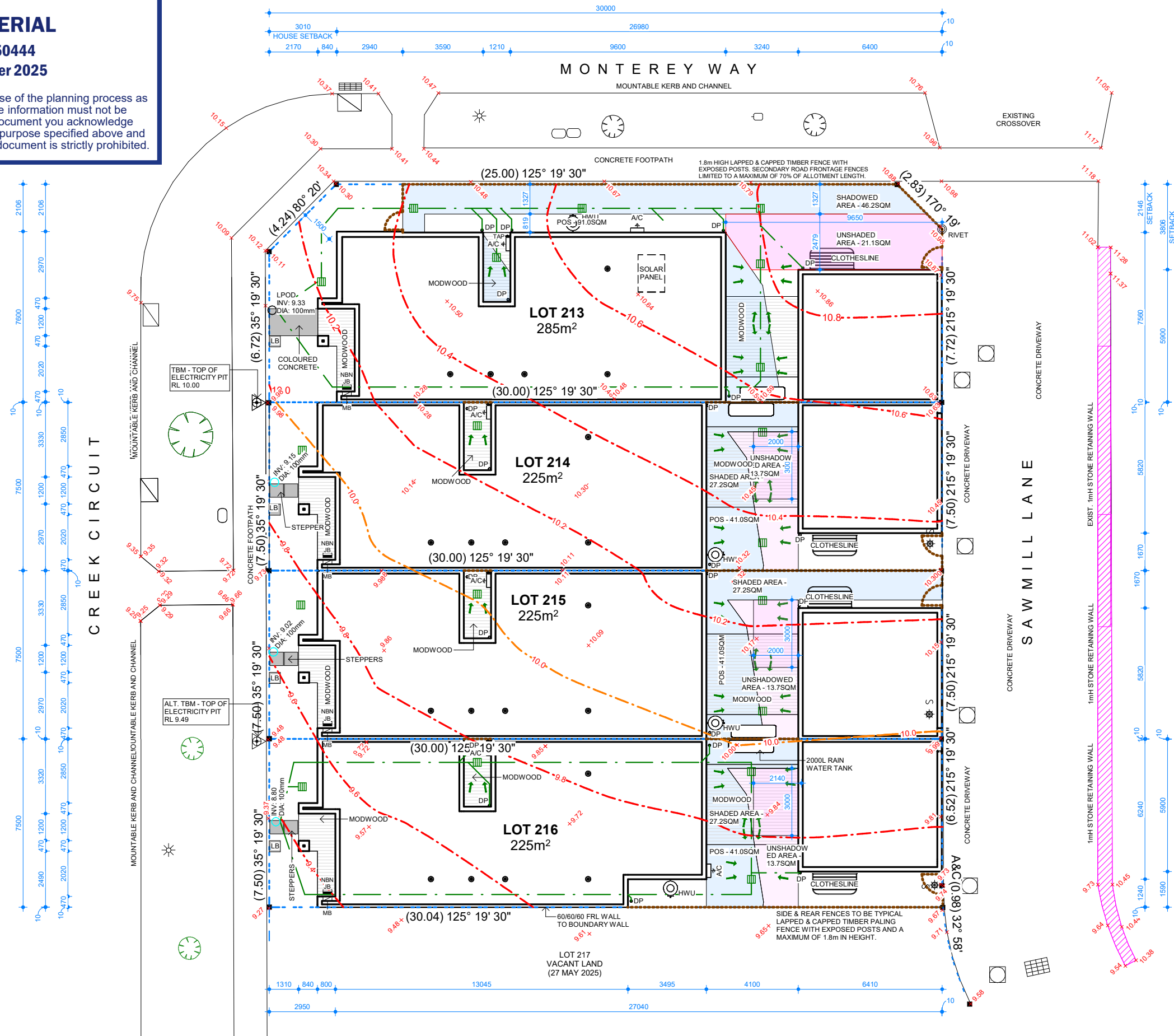


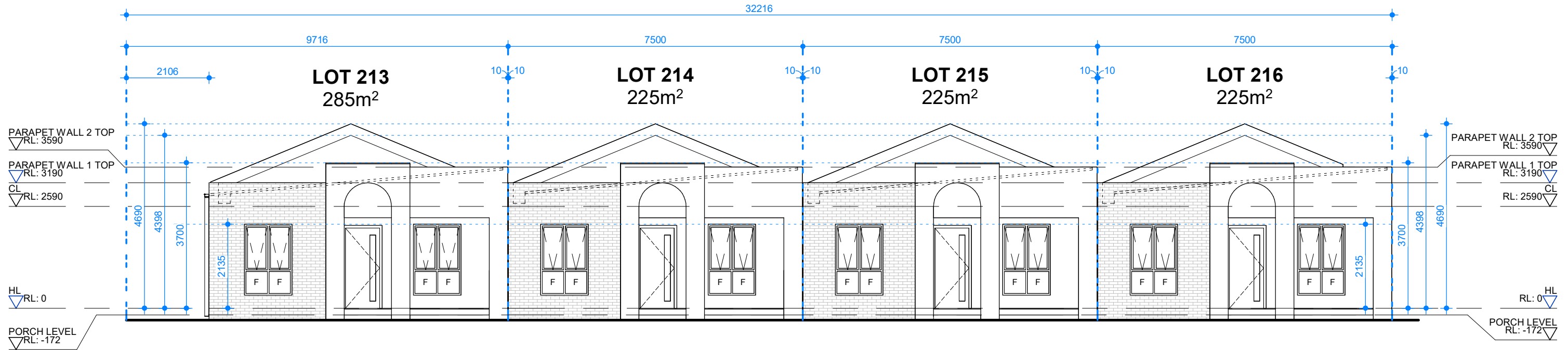
ADVERTISED MATERIAL

Planning Application: T250444

Date Prepared: 02 December 2025

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.





ELEVATION 113 - 116
1 : 100



ADVERTISED MATERIAL

Planning Application: T250444
Date Prepared: 02 December 2025

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.

IMPORTANT NOTES:

1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANOR AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

TOMORROW
HOMES

Yesterday | Today | Tomorrow
(03) 9827 0998 • Mob 0408 806 608 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

Home: THE BASILICA-CORNER-7.5(01CR)
Client: THE RISE BNG PTY. LTD
Location: LOT 213 CREEK CCT, PAKENHAM - THE RISE ESTATE
Drawing: ELEVATION 113 - 116

DRAWING DETAILS

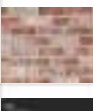
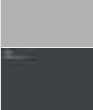
17/09/2025 10:17:09 am

SCALE SHEET SIZE

1 : 100 A3

JOB
No:
Drwg
No: D03a Issue
A08

All dimensions
to be verified
on site

ITEM/LOCATION	PRODUCT NAME	FINISH/SIZE/COLOUR	MANUFACTURER	IMAGE
EXTERNAL COLOUR SCHEME				
Roof	Colorbond	COLOUR: SHALE GREY	COLORBOND	
Gutter / Fascia / Cappings	Colorbond	COLOUR: SHALE GREY	COLORBOND	
Downpipes / Rainhead	Colorbond	"COLOUR: SHALE GREY *to match side and rear render*"	COLORBOND	
Window Frames	Powdercoat	Black	BRADNAMS	
Front Door	Timber	COLOUR: Dulux - Shale Grey	CORINTHIAN	
Front Wall - Feature Brick	Brick	COLOUR: Overland Freycinet Rugged MORTAR: WHITE FINISH: ROLLED	DANIEL ROBERTSON	
Front Wall - Feature render	Render	Night Sky	DULUX	
Garage Wall	Render	Shale Grey	DULUX	
Garage Door - Rear	SECTIONAL LIFT DOOR	COLOUR: MONUMENT	DYNAMIC DOORS	
Water Tank	Colorbond	COLOUR: MONUMENT	COLORBOND	



ADVERTISED MATERIAL

Planning Application: T250444

Date Prepared: 02 December 2025

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.

GENERAL NOTES

BUILDING MEMBRANE

AS PER CLAUSE 10.8 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 BE A VAPOUR PERMEABLE MEMBRANE FOR CLIMATE ZONES 6/7/8.

DOORS - WATER CLOSET

PROVIDE "LIFT-OFF" HINGES TO ALL WC DOORS.

DOORS - INTERNAL GARAGE

PROVIDE DOOR SEAL AS PER NCC 2022 CLAUSE13.

DOWNPIPES - TEMPORARY

TEMPORARY DOWNPIPES TO BE INSTALLED DURING CONSTRUCTION TO PREVENT WATER PONDING NEAR THE SLAB.

EXHAUST FANS - FLOW RATES

CONDENSATION MANAGEMENT AS PER CLAUSE 10.8 OF NCC 2022

- 25 LTR/SEC FOR BATHROOMS AND SANITARY COMPARTMENTS,
 - 40 LTR/SEC FOR KITCHENS AND LAUNDRIES.
- EXHAUST FROM A KITCHEN, KITCHEN RANGE HOOD, BATHROOM, SANITARY COMPARTMENT OR LAUNDRY MUST DISCHARGE DIRECTLY OR VIA A SHAFT OR DUCT TO OUTDOOR AIR.

EXHAUST FROM BATHROOM, SANITARY COMPARTMENT OR LAUNDRY

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.

GLAZING

GLAZING TO COMPLY WITH AS1288 & AS2047.

ALL GLAZING IN THE KITCHEN, BATHROOM, AND ENSUITE, INCLUDING SHOWER DOORS, SHOWER SCREENS AND WINDOWS AND DOORS MUST BE DENOTED TO COMPLY WITH NCC VOLUME 2 2022 PART 8.4.6.

INSULATION

R2.0 TO EXTERNAL WALLS AND R4.0 TO CEILINGS.

PLUMBING

PLUMBING AND DRAINAGE WORKS TO COMPLY WITH AS3500.

SANITARY COMPARTMENTS

CONSTRUCTION OF SANITARY COMPARTMENTS TO BE IN ACCORDANCE WITH NCC 2022 CLAUSE 10.4.2.

SMOKE ALARMS

SMOKE ALARMS TO BE INTERCONNECTED IN ACCORDANCE WITH NCC 2022 CLAUSE 9.5.1.

SMOKE ALARMS TO BE CONNECTED TO MAINS POWER IN ACCORDANCE WITH AS 3786-2014.

TERMITE TREATMENT

PROVIDE TERMITE TREATMENT TO COMPLY WITH AS3660.1:2014.

WATERPROOFING - INTERNAL

PROVIDE INTERIOR WATERPROOFING TO COMPLY WITH AS3740.

WATER SUPPLY

RECYCLED WATER IS AVAILABLE AND TO BE USED ON THIS PROPERTY.

LINTEL NOTE

ALL STEEL LINTELS TO BRICKWORK TO BE HOT DIP GALVANISED IN ACCORDANCE WITH AS4100 & AS2699.3.

BRICK VENEER

BRICK VENEER TO BE CONSTRUCTED IN ACCORDANCE WITH NCC VOLUME 2 2022 HOUSING PROVISIONS PART 5.2 (DAMP PROOF COURSE, WEEP HOLES AND CAVITY FLASHINGS) AND AS 3700.

ROOF TILES

ROOF TILES TO COMPLY WITH AS2049.

DRAWING REGISTER

NUMBER	DRAWING NAME
D00a	NOTES & DRAWING REGISTER
D00b	LIVABLE HOUSING NOTES
D00c	WATER PROOFING DETAILS 01
D00d	WATER PROOFING DETAILS 02
D01a	SITE PLAN
D01b	SITE EXCAVATION PLAN
D01c	SURVEY PLAN
D01d	COMBINED SITE PLAN
D02	FLOOR PLAN
D03a	ELEVATION SHEET 1 OF 2
D03b	ELEVATION SHEET 2 OF 2
D03c	COMBINED ELEVATIONS
D04	SECTIONS
D04a	DETAILS
D05	WINDOW & DOOR ELEVATION
D06a	INTERNAL ELEVATIONS - KITCHEN
D06b	INTERNAL ELEVATIONS TYPICAL
D07a	INTERNAL ELEVATIONS - ENSUITE
D07c	INTERNAL ELEVATIONS - BATH
D07d	INTERNAL ELEVATIONS - LAUNDRY
D08	ROOF PLAN
D09	SLAB PLAN
D10	SLAB PENETRATION PLAN
D11	FLOOR FINISHES PLAN
D12	ELECTRICAL PLAN
D13	LANDSCAPE PLAN

H6P2 ENERGY USAGE.

ENERGY USAGE IS ABOUT WHOLE OF HOME ENERGY EFFICIENCY.

APPLIANCE	EFFICIENCY STANDARD
DUCTED HEAT PUMP FOR HEATING	3-STAR OR BETTER
DUCTED HEAT PUMP FOR COOLING	3-STAR OR BETTER
HWS GAS TYPE	5-STAR INSTANTANEOUS OR BETTER
HWS	RECOMENDED TO INSTALL SOLAR GAS OR ELECTRIC HWS TYPE. 5-STAR INSTANTANEOUS OR BETTER
HWS GAS STORAGE	4-STAR OR BETTER
USE ELECTRIC HEAT PUMP FOR HWS	WHERE GAS IS NOT AVAILABLE
POOLS	USE DUAL SPEED PUMP
RENEWABLE ENERGY	IF THERE ARE PLENTY OF ELECTRICAL OR GAS ENERGY CONSUMPTION, THEN A MINIMUM 2KW SOLAR POWER PANEL SYSTEM IS RECOMMENDED. IF BUDGET PERMITS, INSTALL A BATTERY STORAGE.
COOKING EQUIPMENT	OVENS TO BE ELECTRIC COOKTOPS TO BE GAS OR ELECTRIC TYPE
LIGHTING POWER DENSITY	4W/m ² FOR ALL INTERNAL SPACES



ADVERTISED MATERIAL

Planning Application: T250444

Date Prepared: 02 December 2025

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.

IMPORTANT NOTES:

1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANNER AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

TOMORROW
HOMES

Yesterday | Today | Tomorrow

(03) 9827 0988 • Mob 0408 806 808 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

Home: THE BASILICA-CORNER-7.5(01CR)

Client:

Location: LOT 213 CREEK CCT, PAKENHAM - THE RISE ESTATE

Drawing: NOTES & DRAWING REGISTER

DRAWING DETAILS

17/10/2025 2:42:51 pm

SCALE SHEET SIZE
1 : 100 A3

JOB

No:

All dimensions
to be verified
on site

Drawg

No:

Issue
D00a

A09

LIVABLE HOUSING NOTES

6.1 LOCATION

- (1) REINFORCING IN ACCORDANCE WITH CLAUSE 62 MUST BE PROVIDED TO ANY:
- (A) SANITARY COMPARTMENT THAT IS SUBJECT TO PART 4; AND
 - (B) BATHROOM CONTAINING A:
 - (I) SHOWER THAT IS SUBJECT TO PART 5; OR
 - (II) BATH (IF PROVIDED), OTHER THAN A FREESTANDING BATH, WHERE THE BATH IS LOCATED IN A ROOM THAT ALSO CONTAINS A SHOWER THAT IS SUBJECT TO PART 5.
- (2) THE REQUIREMENTS OF (1) NEED NOT BE COMPLIED WITH IF THE WALLS OF THE ROOM ARE CONSTRUCTED OF CONCRETE, MASONRY OR ANOTHER MATERIAL CAPABLE OF SUPPORTING GRABRAILS WITHOUT ADDITIONAL REINFORCEMENT.
- (3) WHERE THE WALL THE REINFORCEMENT INCLUDES A CAVITY SLIDER, IT MUST BE DESIGNED AND CONSTRUCTED IN WAY TO SUPPORT LOADS IMPOSED BY REINFORCEMENT LININGS AND THE FUTURE PROVISION OF HANDRAILS AND PROVIDED FOR THE EXTENT FIGURES 6.2A, 6.2B, 6.2C, 6.2D, 6.2E, 6.2F AND 6.2G.

INFORMATION: INTENT OF PART 6

THE INTENT OF THIS PART IS TO ENSURE THAT WALLS ADJACENT TO TOILET PANS SHOWERS AND BATHS PROVIDE A FIXING SURFACE ABLE TO SUPPORT THE FUTURE INSTALLATION OF GRABRAILS, IF NEEDED. THIS PART DOES NOT REQUIRE THE INSTALLATION OF GRABRAILS AT THE TIME OF CONSTRUCTION.

A FREE STANDING BATH IS EXCLUDED FROM CLAUSE 6.1(1)(B)(II) BECAUSE IT DOES NOT HAVE ANY ADJOINING WALLS TO WHICH GRABRAILS COULD BE FIXED. A BATH WITH ONLY ONE ADJOINING WALL NEED ONLY HAVE REINFORCING PROVIDED IN THE ADJOINING WALL (UNLESS EXEMPTED BY CLAUSE 6.1(2)).

CARE IS REQUIRED WHEN LOCATING A CAVITY SLIDING DOOR ADJACENT TO A FIXTURE WHICH REQUIRES REINFORCEMENT TO 6.1 (1) AS THE FRAMING THAT SURROUNDS THE CAVITY INTO WHICH THE DOOR RETRACTS DEMANDS CAREFUL CONSIDERATION OF FIXINGS AND MEMBERS THAT WILL SAFELY SUPPORT A GRABRAIL AND NOT IMPEDE THE OPERATION OF THE DOOR.

INFORMATION: NON-COMBUSTIBILITY OF WALLS

WHERE NOGGINGS ARE REQUIRED TO ACHIEVE COMPLIANCE WITH THIS PART, PROVIDED THEY DO NOT EXTEND FURTHER THAN NECESSARY, THESE NOGGINGS MAY BE INSTALLED WITHIN AN EXTERNAL WALL THAT IS REQUIRED TO BE NON-COMBUSTIBLE UNDER C2D10(4)(I)(II) OF NCC VOLUME ONE.

6.2 CONSTRUCTION

- (1) REINFORCING CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF (3) MUST BE PROVIDED IN THE LOCATIONS DEPICTED IN:
- (A) FIGURES 6.2A OR 6.2B FOR WALLS SURROUNDING A BATH; AND
 - (B) FIGURES 6.2C OR 6.2D FOR SHOWER WALLS; AND
 - (C) FIGURE 6.2E FOR A WALL ADJACENT TO AND WITHIN 480 MM OF THE CENTRELINE OF A TOILET PAN; AND
 - (D) FIGURES 6.2F OR 6.2G FOR A WALL BEHIND A TOILET PAN WHERE A WALL DESCRIBED IN (C) IS NOT PROVIDED OR A WINDOW SILL OR A DOOR ENCROACHES ON THE AREA TO BE PROVIDED WITH REINFORCING OR WHERE THE TOILET PAN IS NOT PROVIDED IN A CORNER OF THE BATHROOM.
- (2) REINFORCING NEED ONLY BE PROVIDED ACROSS THE AVAILABLE WIDTH OF THE WALL WHERE A WALL REFERRED TO IN (1)(A) OR (B):
- (A) IS NARROWER THAN THE WIDTH OF THE AREA REQUIRED TO BE PROVIDED WITH REINFORCING; OR
 - (B) TERMINATES AT A WINDOW SILL LOWER THAN THE HEIGHT OF THE AREA NOMINATED TO PROVIDED WITH REINFORCING.
- (3) REINFORCING REQUIRED BY (1) MUST BE CONSTRUCTED USING ONE OF THE FOLLOWING MATERIALS:
- (A) A MINIMUM OF 12mm THICK STRUCTURAL GRADE PLYWOOD, OR SIMILAR.
 - (B) TIMBER FRAMING WITH A MINIMUM THICKNESS OF 25mm.

FIGURE 6.2a: LOCATION OF FRAMING FOR WALLS SURROUNDING A BATH

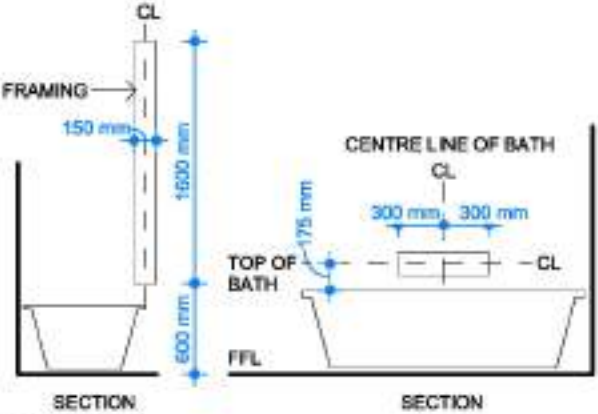


FIGURE NOTES:

1. TAPS, NICHES, SOAP HOLDERS AND THE LIKE MAY BE LOCATED WITHIN THE POSITIONS DESIGNATED FOR WALL REINFORCING.
2. WHERE THE HEIGHT OF THE BATHTUB IS NOT YET KNOWN, AN ASSUMED HEIGHT OF 500mm ABOVE FINISHED FLOOR LEVEL MAY BE USED TO DETERMINE THE LOCATION OF WALL REINFORCING.

FIGURE 6.2b: LOCATION OF SHEETING FOR WALLS SURROUNDING A BATH

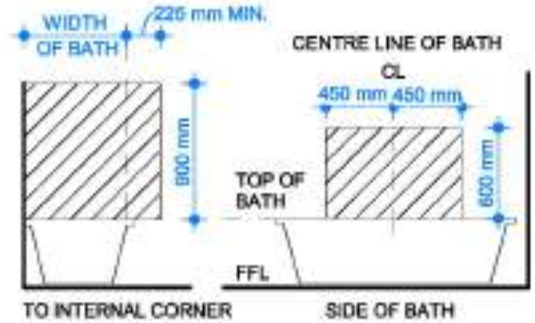


FIGURE NOTE

TAPS, NICHES, SOAP HOLDERS AND THE LIKE MAY BE LOCATED WITHIN THE POSITIONS DESIGNATED FOR WALL REINFORCING.

FIGURE 6.2g: LOCATION OF SHEETING FOR A WALL BEHIND A TOILET PAN

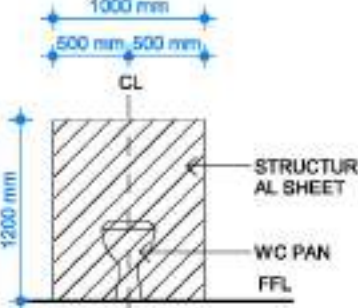


FIGURE 6.2c: LOCATION OF FRAMING FOR SHOWER WALLS

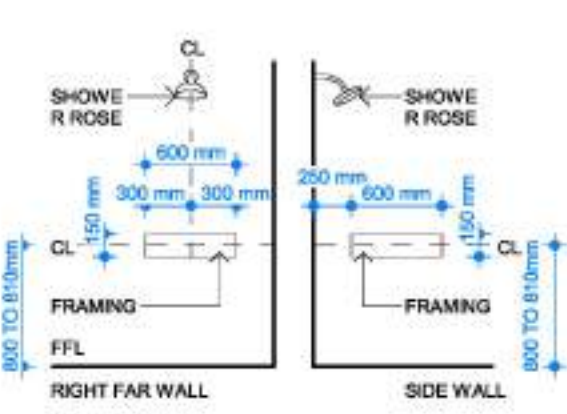


FIGURE NOTE

TAPS, NICHES, SOAP HOLDERS AND THE LIKE MAY BE LOCATED WITHIN THE POSITIONS DESIGNATED FOR WALL REINFORCING.

FIGURE 6.2d: LOCATION OF SHEETING FOR SHOWER WALLS

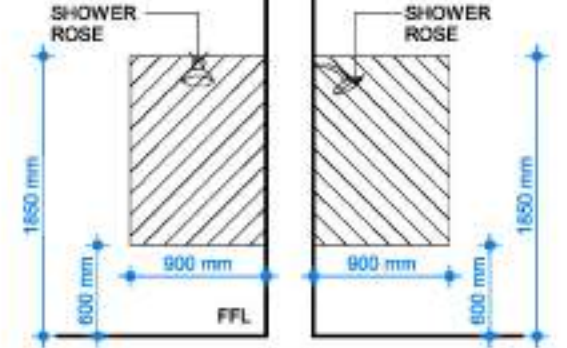


FIGURE NOTE

TAPS, NICHES, SOAP HOLDERS AND THE LIKE MAY BE LOCATED WITHIN THE POSITIONS DESIGNATED FOR WALL REINFORCING.

FIGURE 6.2e: MINIMUM EXTENT OF SHEETING FOR WALL ADJACENT TO A TOILET PAN

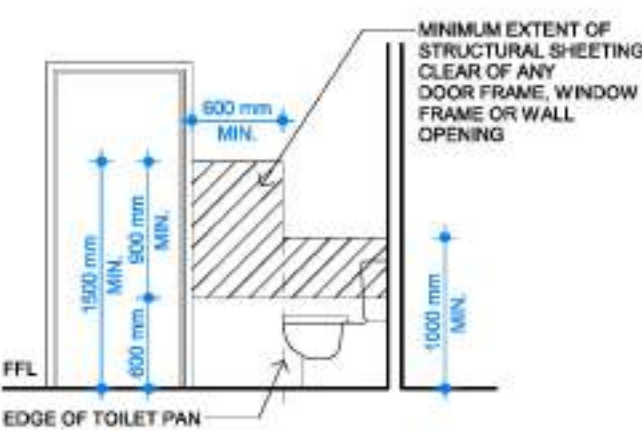
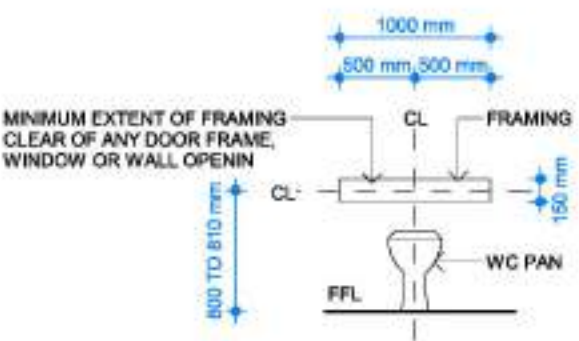


FIGURE 6.2f: LOCATION OF FRAMING FOR A WALL BEHIND A TOILET PAN



IMPORTANT NOTES:

1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANNER AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

TOMORROW
HOMES

Yesterday | Today | Tomorrow

(03) 9827 0988 • Mob 0408 806 808 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

Home: THE BASILICA-CORNER-7.5(01CR)

Client: [REDACTED]

Location: LOT 215 CREEK CCT, PARENTHAM - THE RISE ESTATE

Drawing: LIVABLE HOUSING NOTES

DRAWING DETAILS	
17/10/2025 2:42:51 pm	
SCALE	SHEET SIZE
1 : 50	A3
JOB No:	
Draw No:	Issue
D00b	A09



Cardinia

ADVERTISED MATERIAL

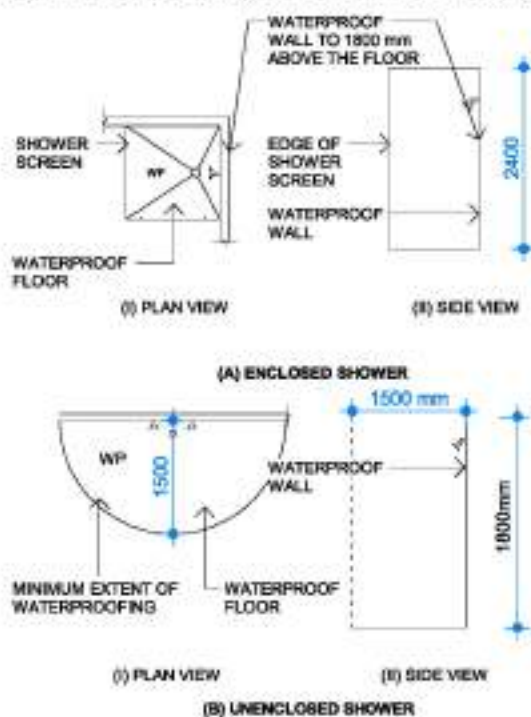
Planning Application: T250444

Date Prepared: 02 December 2025

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.

10.2.2 SHOWER AREA (ENCLOSED AND UNENCLOSED)

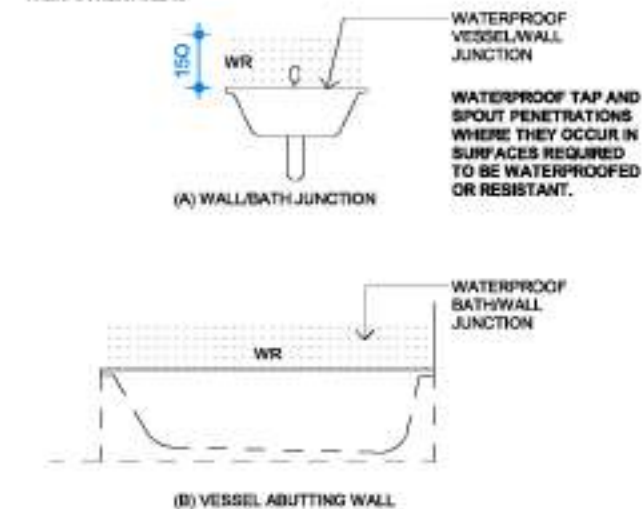
FIGURE 10.2.2 EXTENT OF TREATMENT FOR SHOWER AREAS - CONCRETE COMPRESSED FIBRE-CEMENT AND FIBRE-CEMENT SHEET FLOORS



10.2.2(C) WALL JUNCTIONS AND JOINTS WITHIN THE SHOWER AREA MUST BE WATERPROOFED NOT LESS THAN 40mm EITHER SIDE OF THE JUNCTION.

10.2.3 FLOORS OUTSIDE SHOWER AREA FOR CONCRETE AND CEMENT SHEET FLOORING MUST BE WATER RESISTANT. WALL/FLOOR JUNCTIONS MUST BE WATERPROOFED.

10.2.5 OTHER AREAS



LAUNDRIES AND WC'S, THE FLOOR MUST BE WATER RESISTANT. ANY JUNCTIONS TO BE WATER RESISTANT AND ANY FLASHING USED IN JUNCTIONS MUST BE NOT LESS THAN 40mm.

IF A BIDET IS TO BE INSTALLED WITH HAND HELD SPRAY, THE FLOOR MUST BE WATERPROOFED, THE WALL MUST BE WATERPROOFED TO A HEIGHT OF 1500mm ABOVE THE FLOOR SUBSTRATE WHERE WITHIN 900mm OF THE CONNECTION, AND THE WALL MUST BE WATER RESISTANT IN WC WITHIN 900mm OF THE CONNECTION TO A HEIGHT OF NOT LESS THAN 1200mm. WALL JUNCTIONS WITHIN 900mm OF CONNECTION, WALL/FLOOR JUNCTIONS AND PENETRATIONS MUST BE WATERPROOFED.

IMPORTANT NOTES:

1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANNER AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

10.2.4 AREAS ADJACENT TO BATHS AND SPAS WITHOUT SHOWERS

FIGURE 10.2.4A AREAS ADJACENT TO BATHS AND SPAS WITHOUT SHOWERS FOR CONCRETE, COMPRESSED FIBRE-CEMENT AND FIBRE-CEMENT SHEET FLOORING

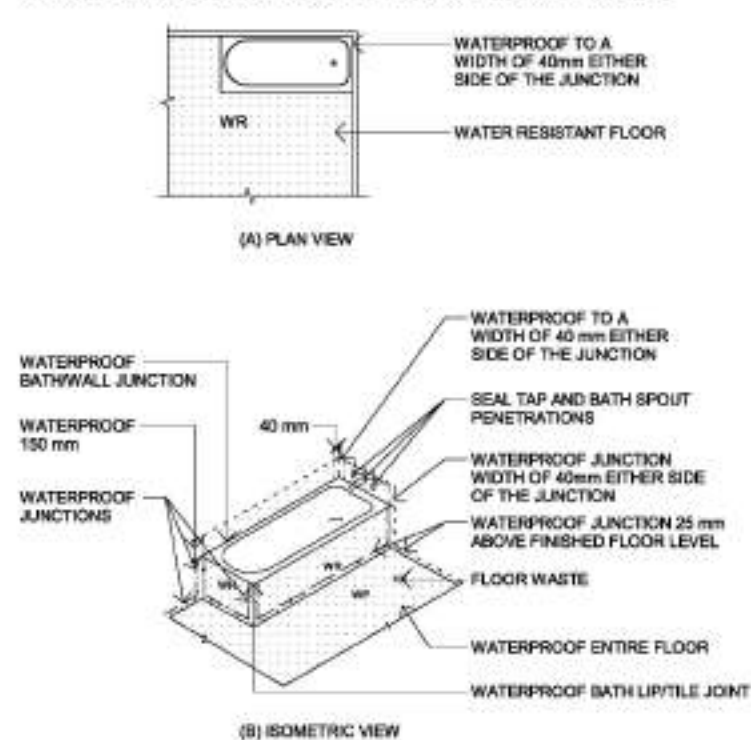
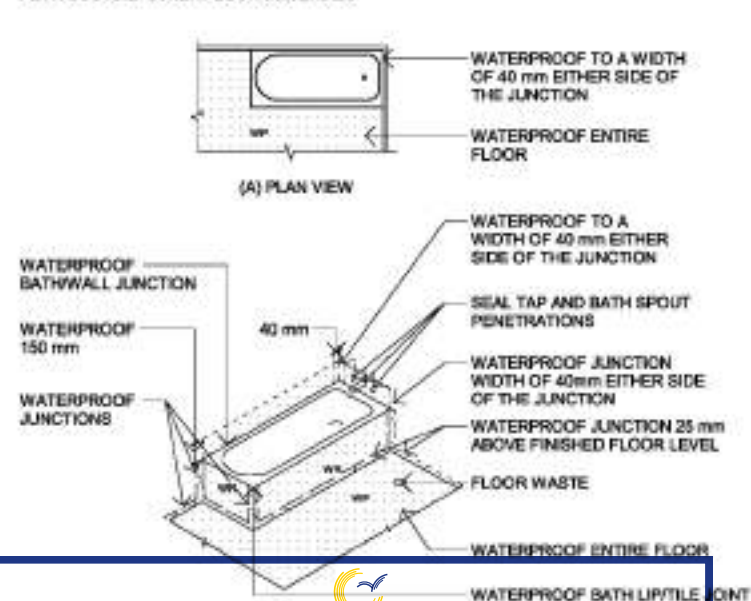


FIGURE 10.2.4B AREAS ADJACENT TO BATHS AND SPAS WITHOUT SHOWERS FOR TIMBER FLOORS INCLUDING PARTICLEBOARD, PLYWOOD AND OTHER FLOOR MATERIALS



ADVERTISED MATERIAL

Planning Application: T250444

Date Prepared: 02 December 2025

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.

TOMORROW HOMES

Yesterday | Today | Tomorrow

(03) 9827 0988 • Mob 0408 806 808 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

10.2.15 STEPDOWN SHOWERS

FIGURE 10.2.15A TYPICAL ENCLOSED STEPDOWN SHOWER CONSTRUCTION (MEMBRANE BELOW TILE BED)

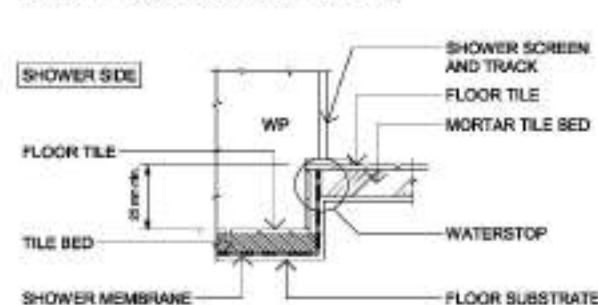


FIGURE 10.2.15C TYPICAL UNENCLOSED STEPDOWN SHOWER CONSTRUCTION (MEMBRANE BELOW TILE BED)

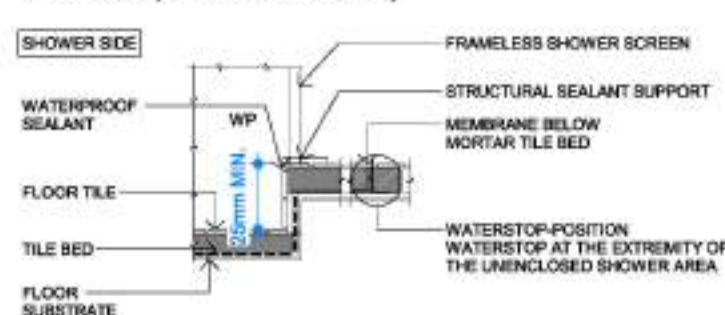
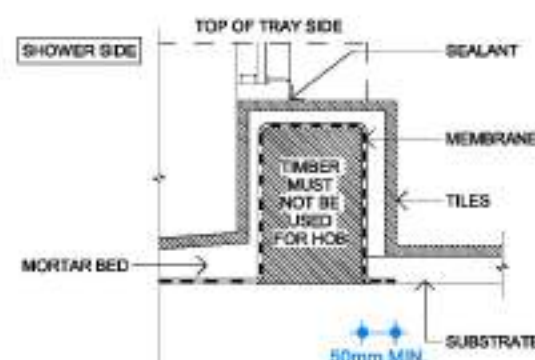
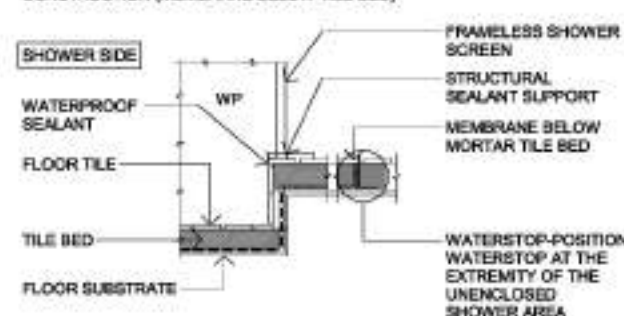


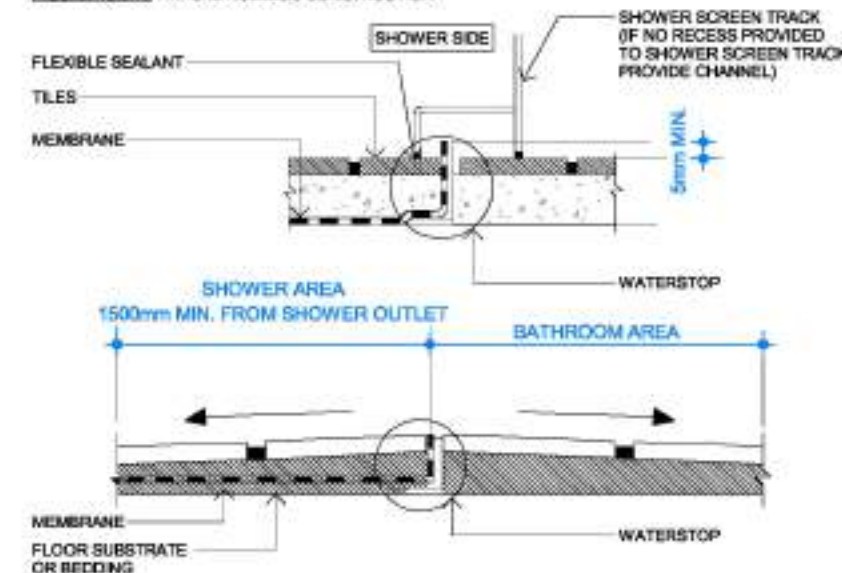
FIGURE 10.2.15C TYPICAL UNENCLOSED STEPDOWN SHOWER CONSTRUCTION (MEMBRANE BELOW TILE BED)



NOTE: REFER NCC 2022 PART 10.2 WET AREA WATERPROOFING FOR FULL CONTENTS OF THE REGULATION

10.2.17 ENCLOSED SHOWERS WITH LEVEL THRESHOLD (WITHOUT HOB OR SET DOWN)

FIGURE 10.2.17 TYPICAL HOBBLESS CONSTRUCTION



A WATERSTOP MUST BE INSTALLED A MIN HORIZONTAL DISTANCE OF 1500mm FROM THE SHOWER ROSE, THE WHOLE OF THE FLOOR MUST BE WATERPROOFED AND DRAINED TO FLOOR WASTE (AS FOR A SHOWER AREA).

10.2.18 PREFORMED SHOWER BASES

FIGURE 10.2.18A TYPICAL PREFORMED SHOWER BASE WALL/FLOOR JUNCTION

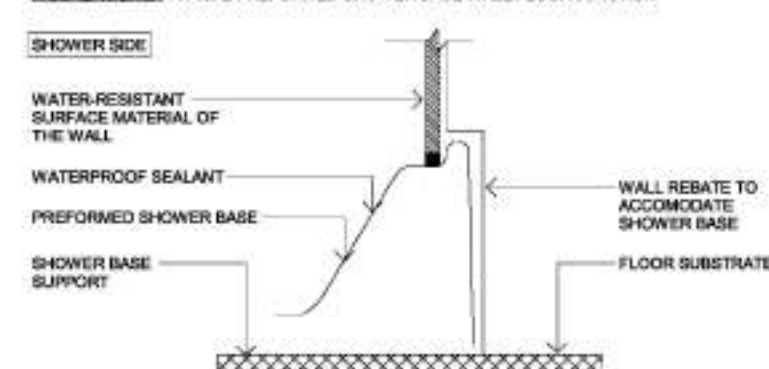
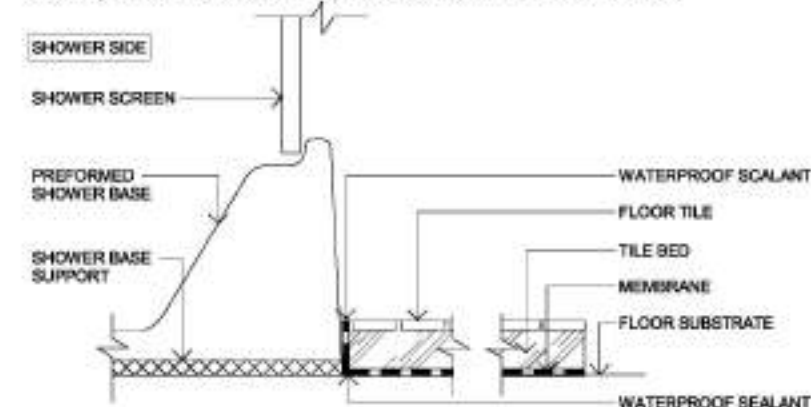


FIGURE NOTES:

1. REBATING OF TIMBER AND STEEL FRAMED WALLS MUST BE IN ACCORDANCE WITH AS 1684 OR NASH STANDARD PART 2 AS APPROPRIATE.
2. WHERE REBATING OF MASONRY WALLS IS REQUIRED, IT MUST BE ACCOMMODATED IN THE DESIGN IN ACCORDANCE WITH AS 3700.

FIGURE 10.2.18B TYPICAL PREFORMED SHOWER BASE/FLOOR JUNCTION ON TIMBER FLOORS, INCLUDING PARTICLEBOARD, PLYWOOD AND OTHER TIMBER MATERIALS



Home: THE BASILICA-CORNER-7.5(01CR)

Client: [REDACTED]

Location: LOT 213 CREEK CCT, PAKENHAM - THE RISE ESTATE

Drawing: WATER PROOFING DETAILS 01

DRAWING DETAILS

17/10/2025 2:42:52 pm

SCALE SHEET SIZE

1 : 100 A3

JOB

No:

Drwg

No:

D00c

Issue

A09

All dimensions to be verified on site

10.2.20 BATHS AND SPAS

FIGURE 10.2.20 TYPICAL BATH JUNCTIONS

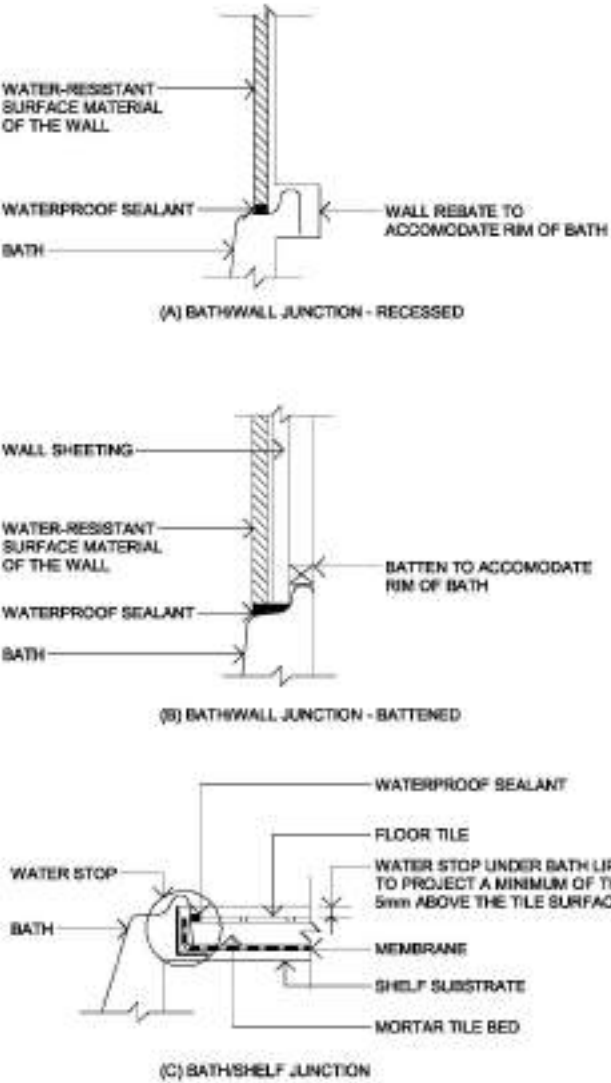


FIGURE NOTES:

1. REBATING OF TIMBER AND STEEL FRAMED WALLS MUST BE IN ACCORDANCE WITH AS 1684 OR NASH STANDARD PART 2 AS APPROPRIATE.
2. WHERE REBATING OF MASONRY WALLS IS REQUIRED, IT MUST BE ACCOMMODATED FOR IN THE DESIGN IN ACCORDANCE WITH AS 3700.
3. FOR DIAGRAM (C), WHERE A WATERSTOP CANNOT BE PROVIDED, A TYPE 1 OR TYPE 2 JUNCTION CAN BE USED WITH AS 3740.

10.2.8 MATERIALS - WATERPROOF
ANY MEMBRANES USED MUST COMPLY WITH AS/NZS 4858

10.2.12 - WET AREA FLOORS - FALLS
WHERE A FLOOR WASTE IS INSTALLED, THE MIN CONTINUOUS FALL OF A FLOOR PLANE TO THE WASTE IS 1:50. THE MAX CONTINUOUS FALL OF A FLOOR PLANE TO THE WASTE IS 1:30.

REFER TO BCA FOR PENETRATIONS, FLASHINGS, MEMBRANES, WALL SHEETING SUBSTRATES, BOND BREAKER INSTALLATION ETC FOR MORE SPECIFIC DETAILS

IMPORTANT NOTES:

1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANNER AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

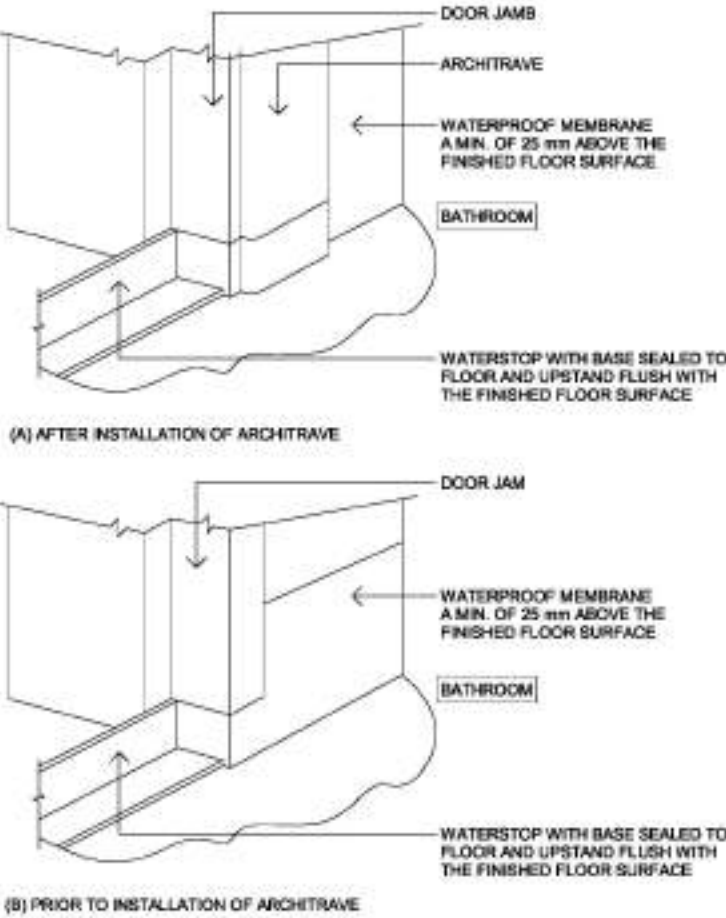
TOMORROW
HOMES

Yesterday | Today | Tomorrow

(03) 9827 0988 • Mob 0408 806 808 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

10.2.24 FLASHINGS/JUNCTIONS

FIGURE 10.2.24 TYPICAL BATHROOM DOOR DETAILS FOR WHOLE BATHROOM WATERPROOFING



EXPLANATORY INFORMATION

- VERTICAL FLASHING MAY BE USED AS FOLLOWS:
- (A) EXTERNAL VERTICAL FLASHING MAY BE USED WITH EXTERNAL MEMBRANE SYSTEMS AND INSTALLED BEHIND THE WALL SHEETING OR RENDER. THEY MUST HAVE LEGS OF SUFFICIENT WIDTH TO ALLOW THE WALL SHEETING OR RENDER TO OVERLAP BY NOT LESS THAN 32mm.
 - (B) INTERNAL VERTICAL FLASHING MAY BE USED WITH BOTH EXTERNAL AND INTERNAL MEMBRANE SYSTEMS PROVIDED EACH LEG HAS A MINIMUM OVERLAP OF 40 mm TO THE WALL SHEETING OR RENDER AND WHERE USED WITH:
 - (i) INTERNAL MEMBRANE, MUST EXTEND VERTICALLY FROM THE SHOWER TRAY; AND
 - (ii) EXTERNAL MEMBRANES, MUST OVERLAP THE TOP EDGE OF THE FLOOR WATERPROOFING SYSTEM BY NOT LESS THAN 20mm; AND
 - (iii) PREFORMED SHOWER BASES OR BATHS, MUST EXTEND TO THE BOTTOM EDGE OF THE WALL SHEETING OR RENDER.

NOTE:

REFER NCC 2022 PART 10.2 WET AREA WATERPROOFING FOR FULL CONTENTS OF THE REGULATION

10.2.27 BOND BREAKER INSTALLATION FOR BONDED MEMBRANES

FIGURE 10.2.27 (EXPLANATORY) TYPICAL BOND BREAKER DETAILS

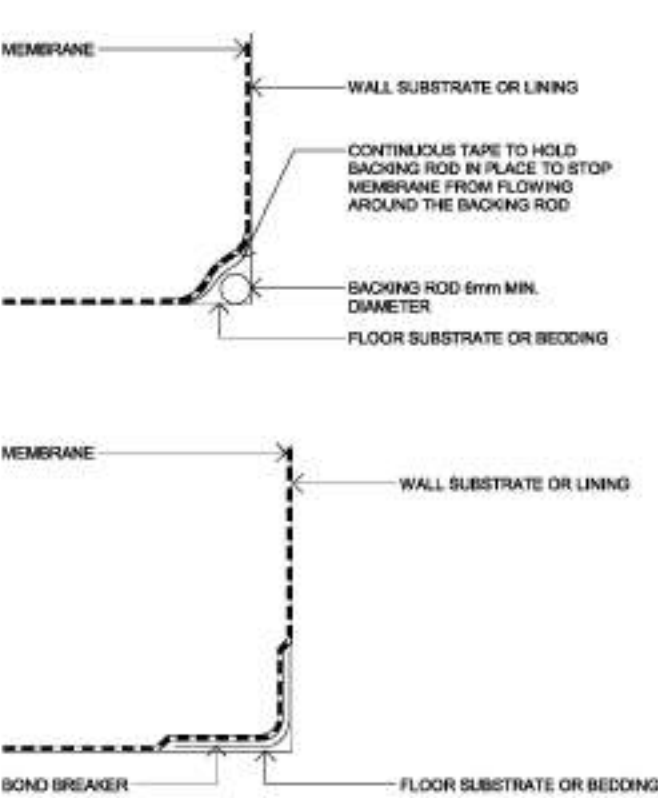
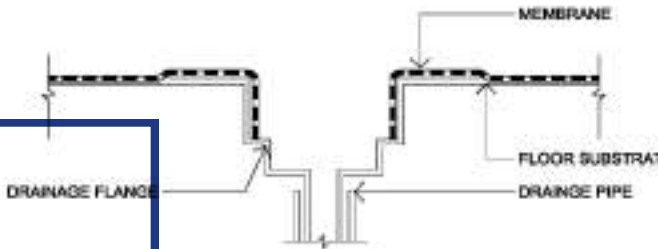


FIGURE NOTES:

1. BOND BREAKERS FOR CLASS I MEMBRANES (LOW EXTENSIBILITY) ALLOW THE MEMBRANE TO FLEX RATHER THAN STRETCH.
2. BOND BREAKERS FOR CLASS II MEMBRANES (MEDIUM EXTENSIBILITY) ALLOW THE MEMBRANE TO STRETCH. IF A TAPE IS USED AS A BOND BREAKER, EITHER THE MEMBRANE MUST NOT BOND TO THE TAPE OR THE TAPE MUST HAVE ELASTIC PROPERTIES SIMILAR TO THE MEMBRANE.
3. BOND BREAKERS FOR CLASS III MEMBRANES (HIGH EXTENSIBILITY) ALLOW THE MEMBRANE TO HAVE AN EVEN THICKNESS.

10.2.29 MEMBRANE TO DRAINAGE CONNECTION

FIGURE 10.2.29 TYPICAL MEMBRANE TERMINATION AT DRAINAGE OUTLET



EXPLANATORY INFORMATION: DRAINAGE FLANGES

1. FOR MEMBRANE DRAINAGE CONNECTIONS IN CONCRETE FLOORS: DRAINAGE FLANGE MAY BE EITHER CAST INTO THE CONCRETE SLAB OR SET INTO THE TOP SURFACE OF THE CONCRETE SLAB OR THE TILE BED.
2. FOR MEMBRANE DRAINAGE CONNECTIONS IN OTHER FLOORS: DRAINAGE FLANGE MAY BE SET INTO THE FLOOR SUBSTRATE OR THE TILE BED.

Cardinia
ADVERTISED MATERIAL
Planning Application: T250444
Date Prepared: 02 December 2025

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.

Home: THE BASILICA-CORNER-7.5(01CR)
Client: [REDACTED]
Location: LOT 213 CREEK CCT, PAKENHAM - THE RISE ESTATE
Drawing: WATER PROOFING DETAILS 02

DRAWING DETAILS

17/10/2025 2:42:52 pm

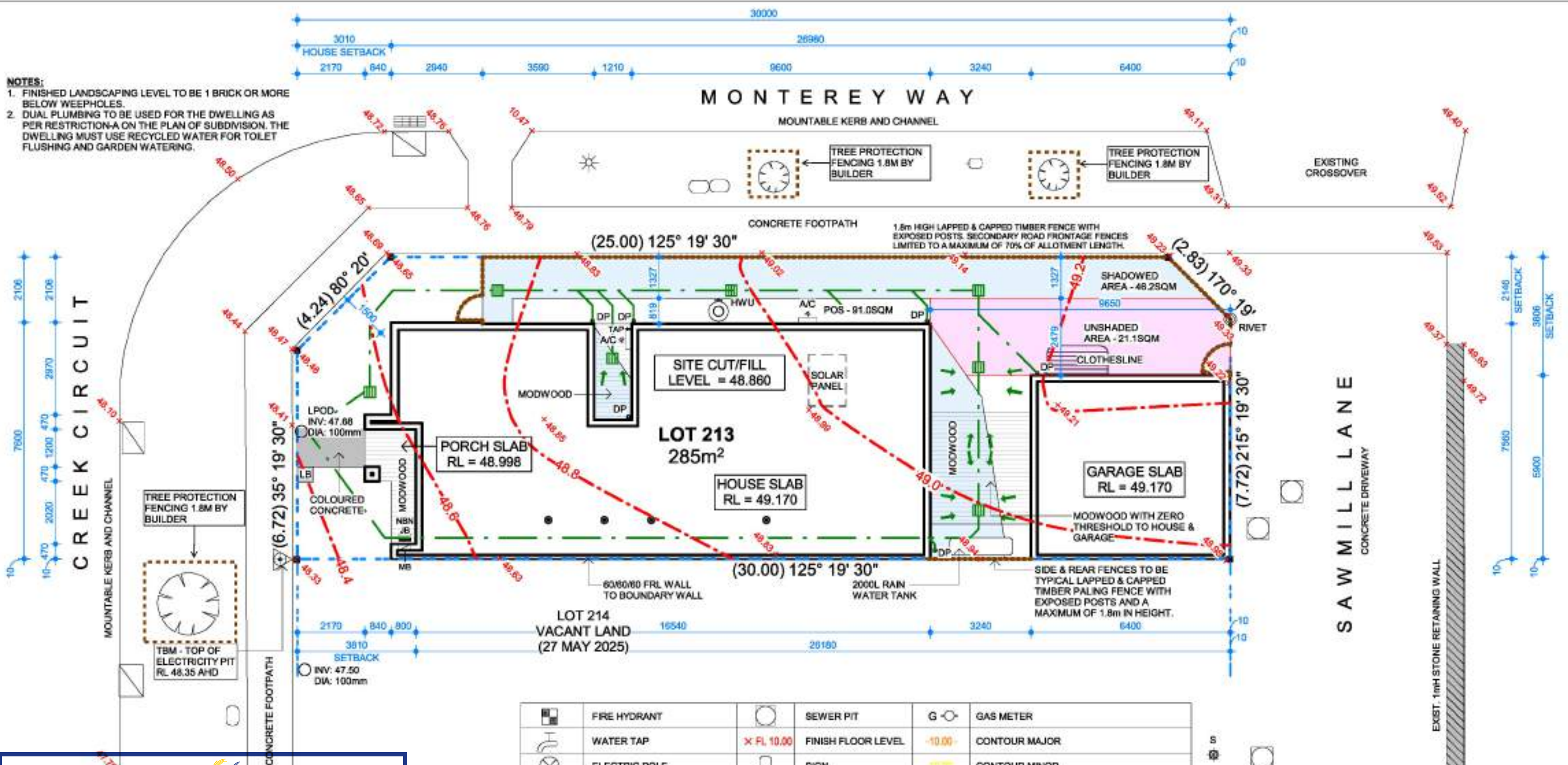
SCALE 1:20 SHEET SIZE A3

JOB No: [REDACTED]

All dimensions to be verified on site
Dwg No: D00d Issue A09

NOTES:

1. FINISHED LANDSCAPING LEVEL TO BE 1 BRICK OR MORE BELOW WEEPHOLES.
2. DUAL PLUMBING TO BE USED FOR THE DWELLING AS PER RESTRICTION-A ON THE PLAN OF SUBDIVISION. THE DWELLING MUST USE RECYCLED WATER FOR TOILET FLUSHING AND GARDEN WATERING.



Cardinia

ADVERTISED MATERIAL

Planning Application: T250444

Date Prepared: 02 December 2025

SITE PLAN

1:125

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.

IMPORTANT NOTES:

1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANNER AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

TOMORROW

HOMES

Yesterday | Today | Tomorrow

(03) 9827 0988 • Mob 0408 806 608 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

Home: THE BASILICA-CORNER-7.5(01CR)

Client:

Location: LOT 213 CREEK CCT, PAKENHAM - THE RISE ESTATE

Drawing: SITE PLAN

	FIRE HYDRANT		SEWER PIT		GAS METER
	WATER TAP		FINISH FLOOR LEVEL		CONTOUR MAJOR
	ELECTRIC POLE		SIGN		CONTOUR MINOR
	LIGHT POLE		DRAIN JUNCTION PIT		APPROXIMATE BOUNDARY/EASEMENT
	ELECTRIC POLE WITH LIGHT		GRATED PIT		BACK OF KERB SPOT LEVEL
	STOP VALVE		TREE		HABITANT / NON-HABITANT WINDOW / DOOR
	PROPERTY INLET		TITLE PEG		GROUND FLOOR
	COMMUNICATION PIT		RIVET		FENCE LINE
	TELSTRA PIT		ELECTRICITY PIT		EAVE LINE
	LEGAL POINT OF DISCHARGE		SPOT LEVEL		RETAINING WALL

LEGEND

	100mm UPVC STORMWATER PIPE TO GRADE TO LPOD, MINIMUM GRADE 1:100
	SURFACE DRAIN
	ROOF VENTILATION - TO NCC REQUIREMENTS



All dimensions to be verified on site

DRAWING DETAILS

17/10/2025 2:42:53 pm

SCALE SHEET SIZE

As indicated A3

JOB No:

D01a

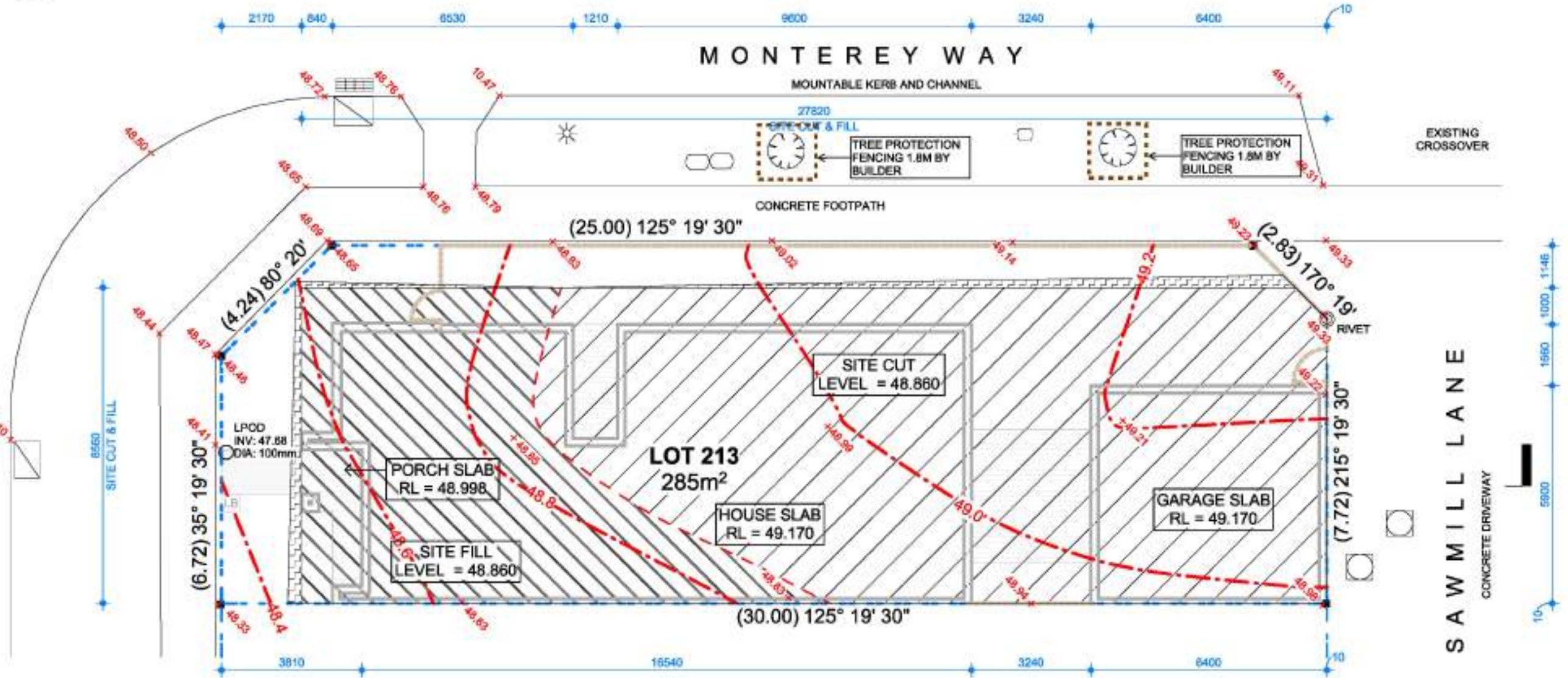
Issue

A09

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.

2 SITE SECTION

D01b 1:125



SITE EXCAVATION PLAN

1:125

IMPORTANT NOTES:

1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANNER AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
7. ALL DIMENSIONS ARE NOMINAL AND MUST BE VERIFIED ON SITE.

TOMORROW
HOMES

Yesterday | Today | Tomorrow

(03) 9827 0988 • Mob 0408 806 608 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

Home: THE BASILICA-CORNER-7.5(01CR)

Client:

Location: LOT 213 CREEK CIRC, PARENTHAM - THE RISE ESTATE

Drawing: SITE EXCAVATION PLAN



All dimensions to be verified on site

DRAWING DETAILS

17/10/2025 2:42:54 pm

SCALE SHEET SIZE

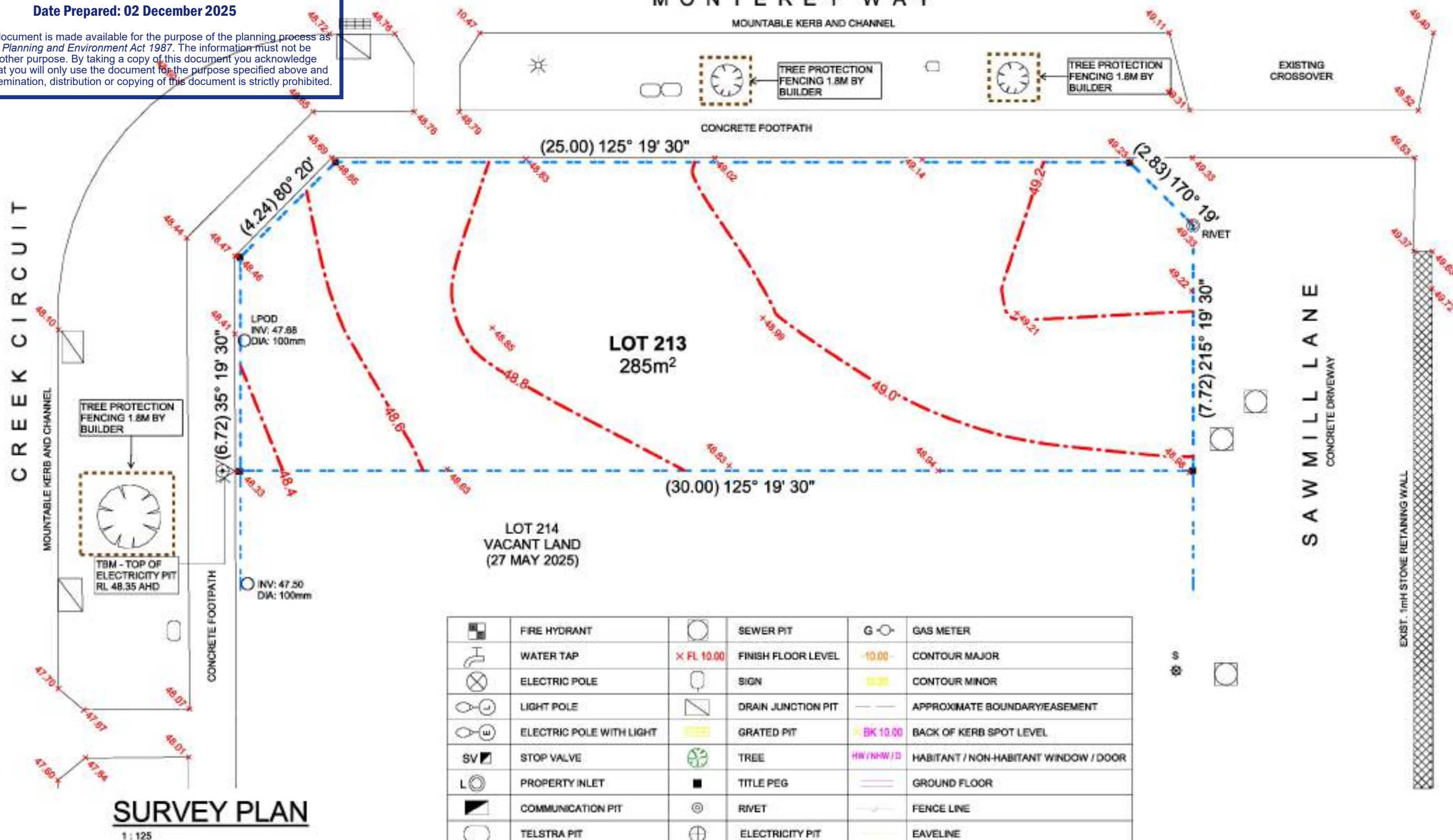
As Indicated A3

JOB No:

Dwg No: D01b

Issue A09

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.



	FIRE HYDRANT		SEWER PIT		GAS METER
	WATER TAP		FINISH FLOOR LEVEL		CONTOUR MAJOR
	ELECTRIC POLE		SIGN		CONTOUR MINOR
	LIGHT POLE		DRAIN JUNCTION PIT		APPROXIMATE BOUNDARY/EASEMENT
	ELECTRIC POLE WITH LIGHT		GRATED PIT		BACK OF KERB SPOT LEVEL
	STOP VALVE		TREE		HABITANT / NON-HABITANT WINDOW / DOOR
	PROPERTY INLET		TITLE PEG		GROUND FLOOR
	COMMUNICATION PIT		RVET		FENCE LINE
	TELSTRA PIT		ELECTRICITY PIT		EAVELINE
	LEGAL POINT OF DISCHARGE		SPOT LEVEL		RETAINING WALL

IMPORTANT NOTES:

1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANNER AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
7. ALL DIMENSIONS ARE NOMINAL AND MUST BE VERIFIED ON SITE.

TOMORROW
HOMES

Yesterday | Today | Tomorrow

(03) 9827 0988 • Mob 0408 806 808 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

Home: THE BASILICA-CORNER-7.5(01CR)

Client: [REDACTED]

Location: LOT 213 CREEK CCT, PAKENHAM - THE RISE ESTATE

Drawing: SURVEY PLAN



All dimensions to be verified on site

DRAWING DETAILS

17/10/2025 2:42:54 pm

SCALE: As Indicated
SHEET SIZE: A3

JOB No:

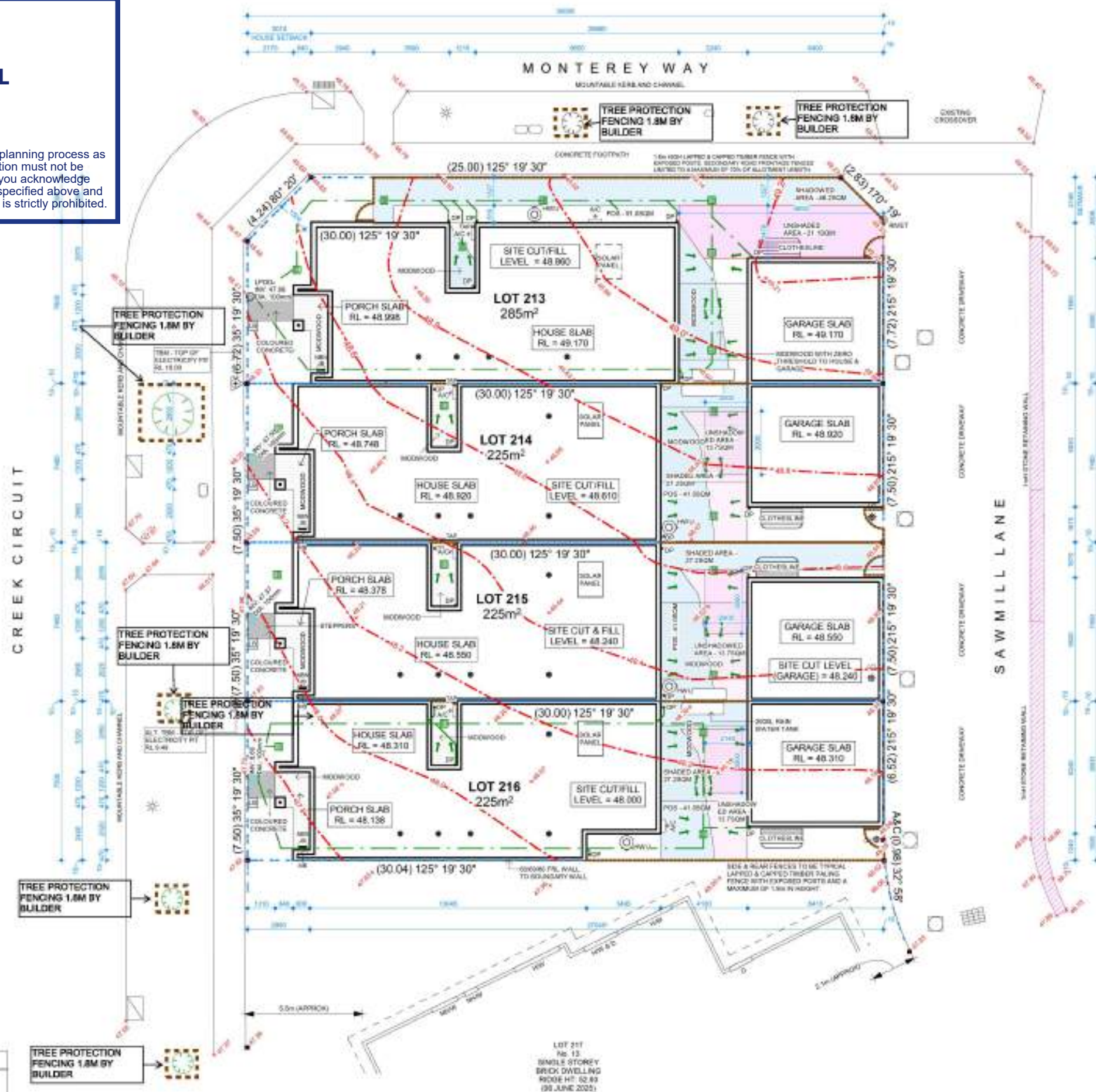
Dwg No: D01c

Issue: A09

ADVERTISED MATERIAL

Planning Application: T250444
Date Prepared: 02 December 2025

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.



IMPORTANT NOTES:

1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANNER AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

TOMORROW
HOMES

Yesterday | Today | Tomorrow

(03) 9827 0988 • Mob 0408 806 608 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

Home: **THE BASILICA-CORNER-7.5(01CR)**

Client:

Location: LOT 213 CREEK CCT, PAKENHAM - THE RISE ESTATE

Drawing: **COMBINED SITE PLAN**

All dimensions
to be verified
on site

DRAWING DETAILS

17/10/2025 2:42:56 pm

SCALE	SHEET SIZE
-------	------------

JOB
No:

Drawg No:	D01d	Issue	A09
--------------	------	-------	-----

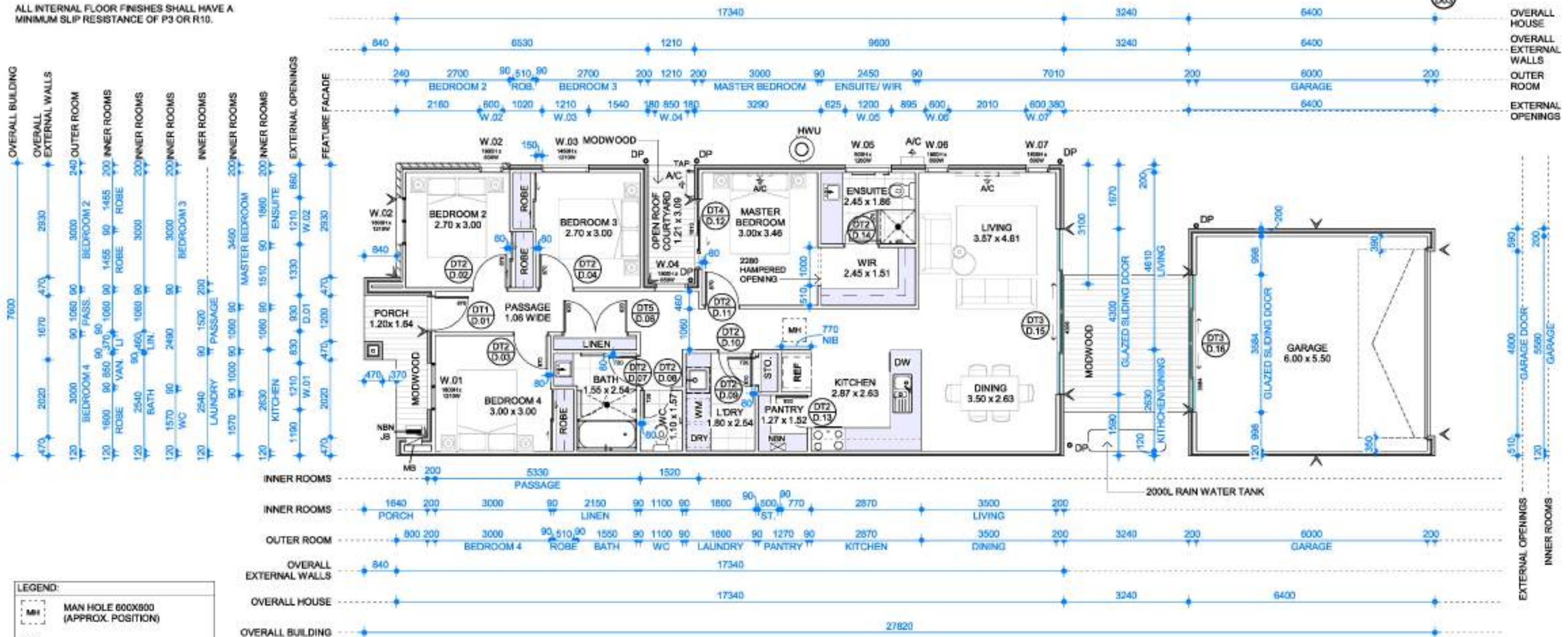
FLOOR FINISHES:

ALL FLOOR COVERINGS TO BE FIRM AND EVEN AND FEATURE A TRANSITION BETWEEN ABUTTING SURFACES (A MAXIMUM VERTICAL TOLERANCE OF 3mm OR 5mm BETWEEN SURFACES IS ALLOWABLE PROVIDED THE LIP IS ROUNDED OR BEVELED).

ALL INTERNAL FLOOR FINISHES SHALL HAVE A MINIMUM SLIP RESISTANCE OF P3 OR R10.

EXHAUST FANS:

EXHAUST FANS TO BE 25 LITRES PER SECOND (BATHROOMS AND TOILET) OR 40 LITRES PER SECOND (KITCHEN AND LAUNDRY).



GROUND FLOOR PLAN

1:100

TOMORROW
HOMES

Yesterday | Today | Tomorrow

(03) 9827 0988 • Mob 0408 806 808 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

Home: THE BASILICA-CORNER-7.5(01CR)

Client: [REDACTED]

Location: LOT 213 CREEK CCT, PAKENHAM - THE RISE ESTATE

Drawing: FLOOR PLAN



ADVERTISED MATERIAL

Planning Application: T250444

Date Prepared: 02 December 2025

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.

HOUSE SIZE
7.60m x 17.34m

BLOCK SIZE
7.50m x 30.00m
SMALL LOT CODE

AREAS

LIVING	124.10m ²
GARAGE	37.80m ²
PORCH	5.10m ²
COURTYARD	3.80m ²
TOTAL AREA	170.80m²

SITE COVERAGE 59.93%



All dimensions to be verified on site

DRAWING DETAILS

17/10/2025 2:42:59 pm

SCALE SHEET SIZE

1:100 A3

JOB No:

Drwg No: D02 Issue A09

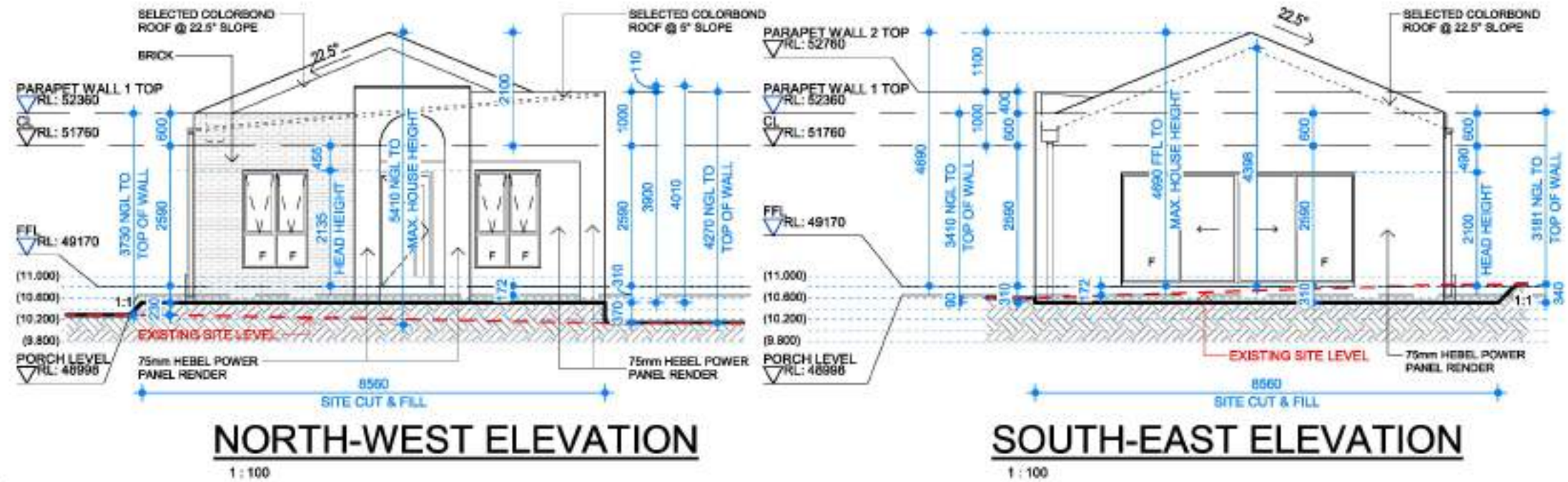
LOT 213 GARAGE & HOUSE HEIGHTS & AREAS		
GARAGE ROOF HEIGHT AT BOUNDARY		
CEILING TO ROOF AT BOUNDARY	256	mm
CEILING HEIGHT OF HOUSE	2,590	mm
GARAGE SETDOWN	0	mm
RL OF GARAGE SLAB	49,170	mm
HIGHEST NGL RL OF GARAGE AT BOUNDARY	49,220	mm
LOWEST NGL RL OF GARAGE AT BOUNDARY	48,980	mm
AVERAGE NGL RL OF GARAGE AT BOUNDARY	49,100	mm
AVERAGE GARAGE HEIGHT AT BOUNDARY FROM NGL	2,916	mm
MAXIMUM GARAGE HEIGHT AT BOUNDARY FROM NGL	3,036	mm

HOUSE MAX HEIGHT		
CEILING LEVEL TO THE HIGHEST POINT	2,100	mm
MAX HEIGHT OF HOUSE FROM NGL	5,410	mm

PORCH MAX HEIGHT		
CEILING LEVEL TO THE HIGHEST POINT AT 3.01m SETBACK LINE	1,000	mm
NGL AT FORWARD MOST POINT (AT 3.01m SETBACK LINE)	48,450	mm
MAX HEIGHT OF PORCH FROM NGL	4,310	mm

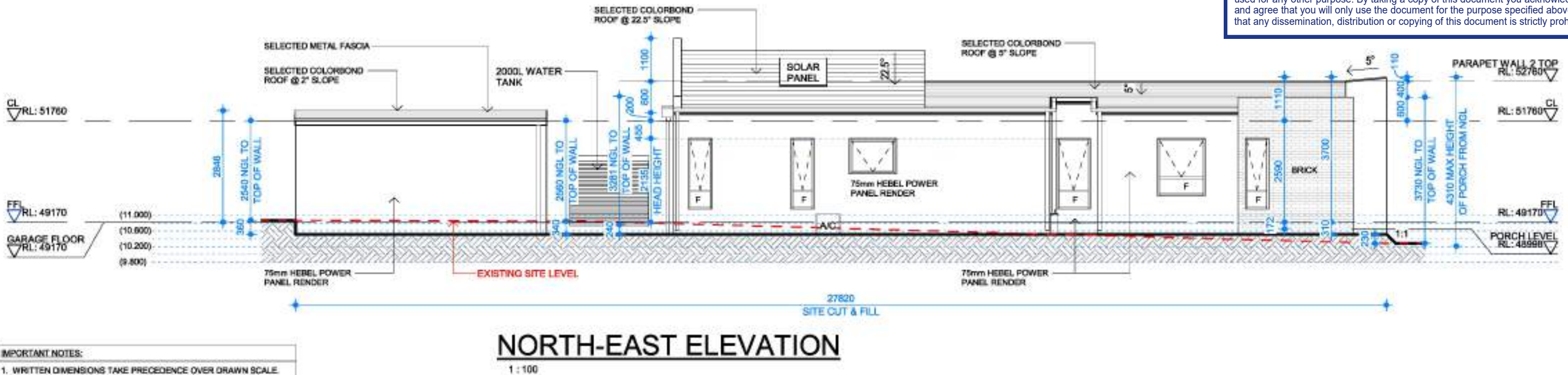
LOT AREAS		
TOTAL SITE AREA	285.00	m ²
PERMITTED BUILDING AREA	149.70	m ²
TOTAL BUILDING AREA	170.80	m ²
TOTAL NON-PERMEABLE AREA - DRIVEWAY AND CONCRETE PATHS	1.0	m ²
TOTAL PERMEABLE AREA	113.2	m ²
	59.93%	
	0.4%	
	39.7%	

LEGEND - SERVICES	
HWS	HOT WATER SERVICE
MB	METER BOX
NBN JB	NBN JUNCTION BOX



RECESSED FACADE NOTE:	
TOTAL FRONT FACADE AREA:	28.77m ²
RECESSED FACADE AREA:	8.65m ²
$8.65/28.77=0.30$	
FRONT FACADE RECESSED AREA: 30%	
GARAGE OPENING AREA:	
TOTAL FRONT GARAGE AREA:	28.77m ²
FRONT GARAGE OPENING AREA:	10.08m ²
$10.08/28.77=0.35$	
FRONT GARAGE OPEN AREA: 35%	

AVERAGE GARAGE WALL HEIGHT	
WALL LENGTH:	5.40m
WALL AREA:	18.68m ²
AVERAGE WALL HT:	2.90m
NOTE:	
NATURAL GROUND LEVELS ARE SHOWN INDICATIVELY ONLY.	



- IMPORTANT NOTES:**
1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
 2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
 3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
 4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
 5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANNER AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
 6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
 7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

TOMORROW
HOMES

Yesterday | Today | Tomorrow

(03) 9827 0988 • Mob 0408 806 608 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

Home: THE BASILICA-CORNER-7.5(01CR)
Client: [REDACTED]
Location: LOT 213 CREEK CCT, PAKENHAM - THE RISE ESTATE
Drawing: ELEVATION SHEET 1 OF 2



ADVERTISED MATERIAL

Planning Application: T250444
Date Prepared: 02 December 2025

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.

DRAWING DETAILS

17/10/2025 2:43:00 pm

SCALE SHEET SIZE

1:100 A3

JOB

No:

Drawg No: D03a Issue A09

All dimensions to be verified on site

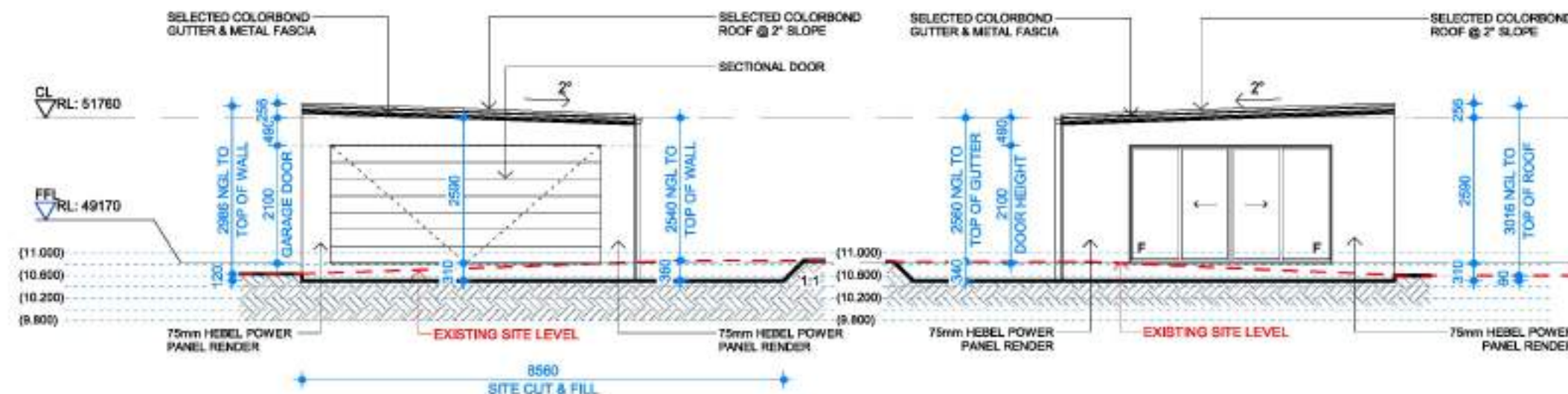
LOT 213 GARAGE & HOUSE HEIGHTS & AREAS		
GARAGE ROOF HEIGHT AT BOUNDARY		
CEILING TO ROOF AT BOUNDARY	256	mm
CEILING HEIGHT OF HOUSE	2,590	mm
GARAGE SETDOWN	0	mm
RL OF GARAGE SLAB	49,170	mm
HIGHEST NGL RL OF GARAGE AT BOUNDARY	49,220	mm
LOWEST NGL RL OF GARAGE AT BOUNDARY	48,980	mm
AVERAGE NGL RL OF GARAGE AT BOUNDARY	49,100	mm
AVERAGE GARAGE HEIGHT AT BOUNDARY FROM NGL	2,916	mm
MAXIMUM GARAGE HEIGHT AT BOUNDARY FROM NGL	3,036	mm

HOUSE MAX HEIGHT		
CEILING LEVEL TO THE HIGHEST POINT	2,100	mm
MAX HEIGHT OF HOUSE FROM NGL	5,410	mm

PORCH MAX HEIGHT		
CEILING LEVEL TO THE HIGHEST POINT AT 3.01m SETBACK LINE	1,000	mm
NGL AT FORWARD MOST POINT (AT 3.01m SETBACK LINE)	48,450	mm
MAX HEIGHT OF PORCH FROM NGL	4,310	mm

LOT AREAS			
TOTAL SITE AREA	285.00	m ²	
PERMITTED BUILDING AREA	149.70	m ²	
TOTAL BUILDING AREA	170.80	m ²	59.93%
TOTAL NON-PERMEABLE AREA - DRIVEWAY AND CONCRETE PATHS	1.0	m ²	0.4%
TOTAL PERMEABLE AREA	113.2	m ²	39.7%

LEGEND - SERVICES	
HWS	HOT WATER SERVICE
MB	METER BOX
NBN JB	NBN JUNCTION BOX



SOUTH-EAST ELEVATION (GARAGE)

1:100

NORTH-WEST ELEVATION GARAGE

1:100

RECESSED FACADE NOTE:

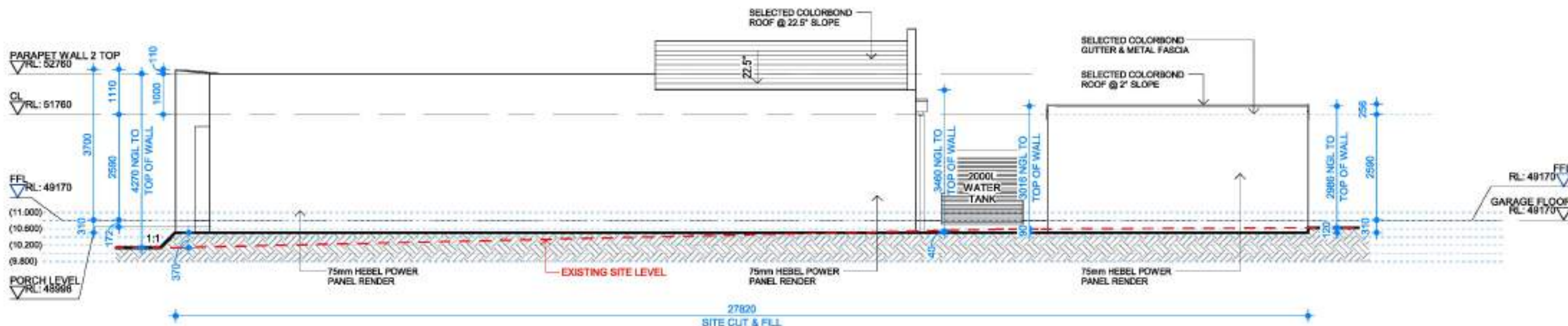
TOTAL FRONT FACADE AREA:	28.77m ²
RECESSED FACADE AREA:	8.65m ²
$8.65/28.77=0.30$	
FRONT FACADE RECESSED AREA:	30%
GARAGE OPENING AREA:	
TOTAL FRONT GARAGE AREA:	28.77m ²
FRONT GARAGE OPENING AREA:	10.08m ²
$10.08/28.77=0.35$	
FRONT GARAGE OPEN AREA:	35%

AVERAGE GARAGE WALL HEIGHT

WALL LENGTH:	5.40m
WALL AREA:	18.68m ²
AVERAGE WALL HT:	2.90m

NOTE:

NATURAL GROUND LEVELS ARE SHOWN INDICATIVELY ONLY.



SOUTH-WEST ELEVATION

1:100

IMPORTANT NOTES:

1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANNER AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

TOMORROW
HOMES

Yesterday | Today | Tomorrow

(03) 9827 0988 • Mob 0408 806 808 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

Home: THE BASILICA-CORNER-7.5(01CR)

Client: [REDACTED]

Location: LOT 213 CREEK CCT, PAKENHAM - THE RISE ESTATE

Drawing: ELEVATION SHEET 2 OF 2



ADVERTISED MATERIAL

Planning Application: T250444

Date Prepared: 02 December 2025

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.

DRAWING DETAILS

17/10/2025 2:43:01 pm

SCALE: 1:100 SHEET SIZE: A3

JOB No:

Drawg No: D03b Issue A09

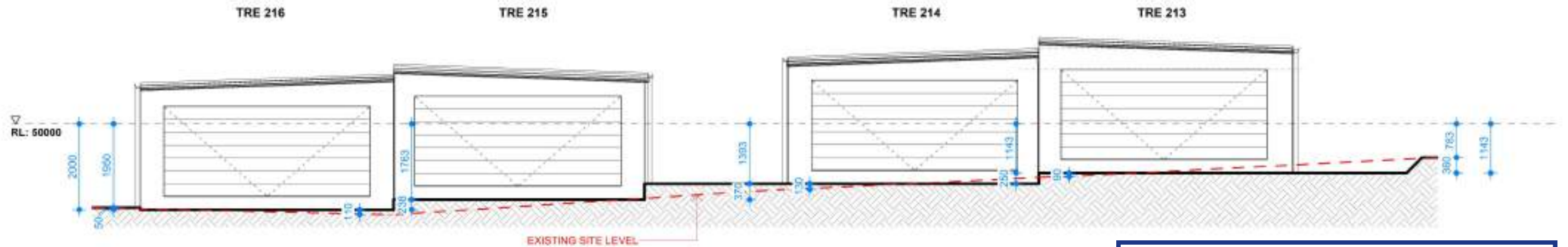
All dimensions to be verified on site



NORTH-WEST ELEVATION

1 : 100

C R E E K C I R C U I T



SOUTH-EAST ELEVATION (GARAGE)

1 : 100

S A W M I L L L A N E



ADVERTISED MATERIAL

Planning Application: T250444

Date Prepared: 02 December 2025

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.

IMPORTANT NOTES:

1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANNER AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
7. ALL DIMENSIONS ARE NOMINAL AND MUST BE VERIFIED ON SITE.

TOMORROW
HOMES

Yesterday | Today | Tomorrow

(03) 9827 0988 • Mob 0408 806 808 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

Home: THE BASILICA-CORNER-7.5(01CR)

Client: [REDACTED]

Location: LOT 213 CREEK CCT, PAKENHAM - THE RISE ESTATE

Drawing: COMBINED ELEVATIONS

DRAWING DETAILS

17/10/2025 2:43:04 pm

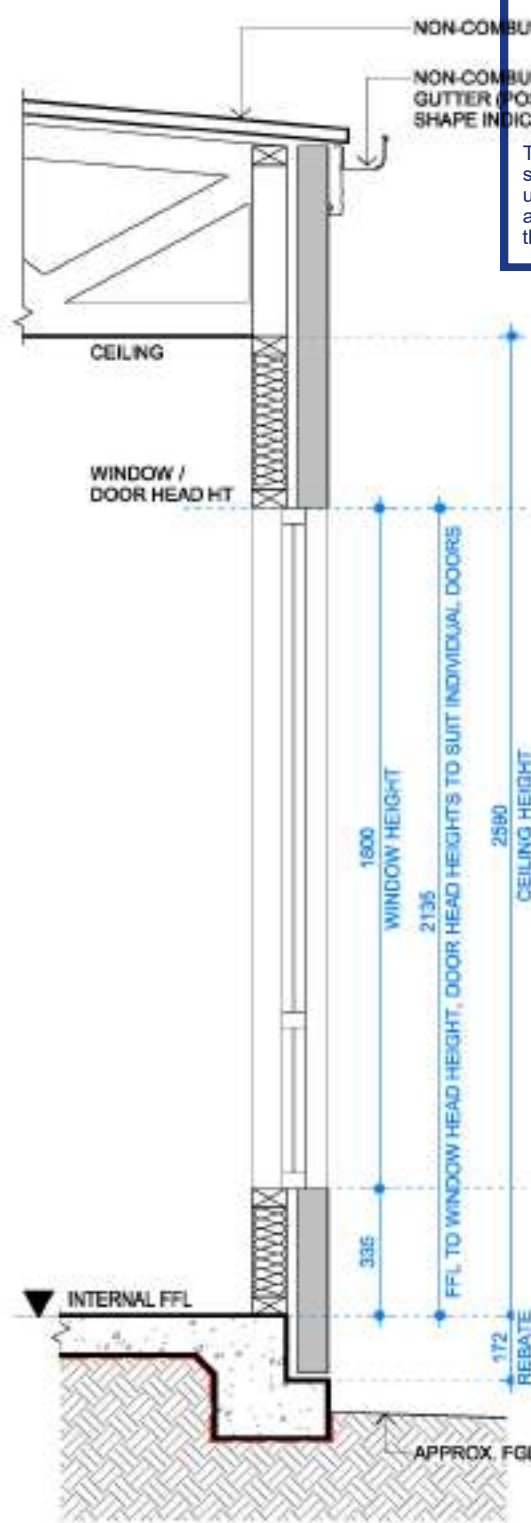
SCALE SHEET SIZE
A3

JOB No:

All dimensions to be verified on site

Dwg No: D03c Issue A09

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.



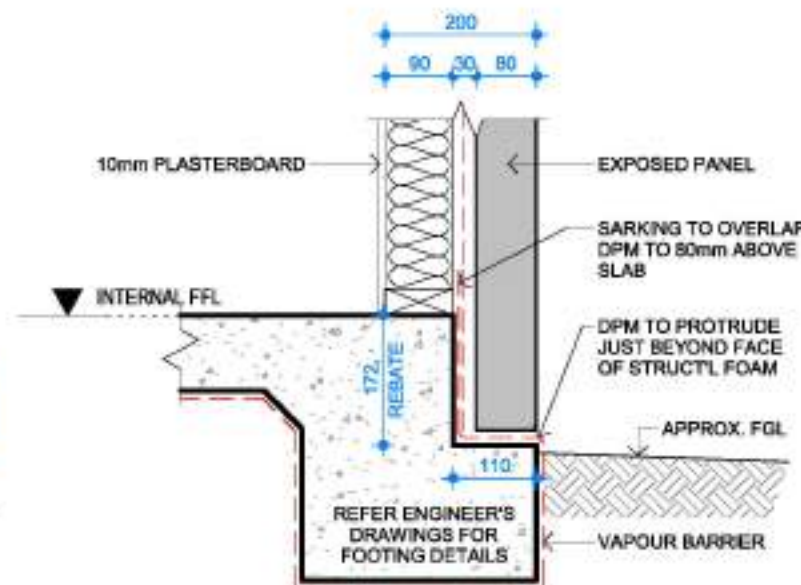
SECTION RELATIVE WALL HTS

1:20

- IMPORTANT NOTES:**
1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
 2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
 3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
 4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
 5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANNER AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
 6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
 7. ALL DIMENSIONS ARE NOMINAL AND MUST BE VERIFIED ON SITE.

SECTION HEBEL / FOAM SLAB REBATE DETAIL

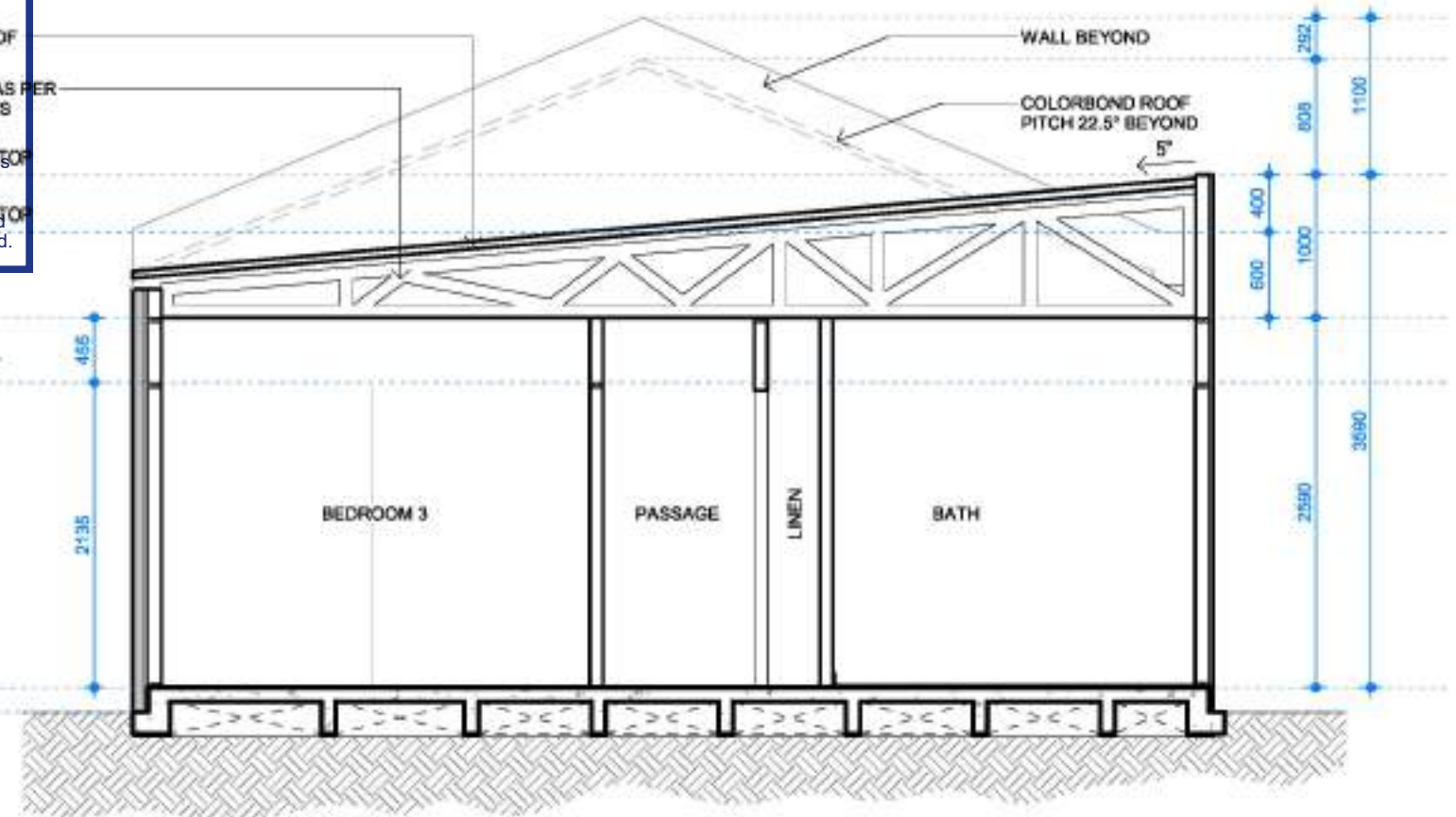
1:10



TOMORROW HOMES

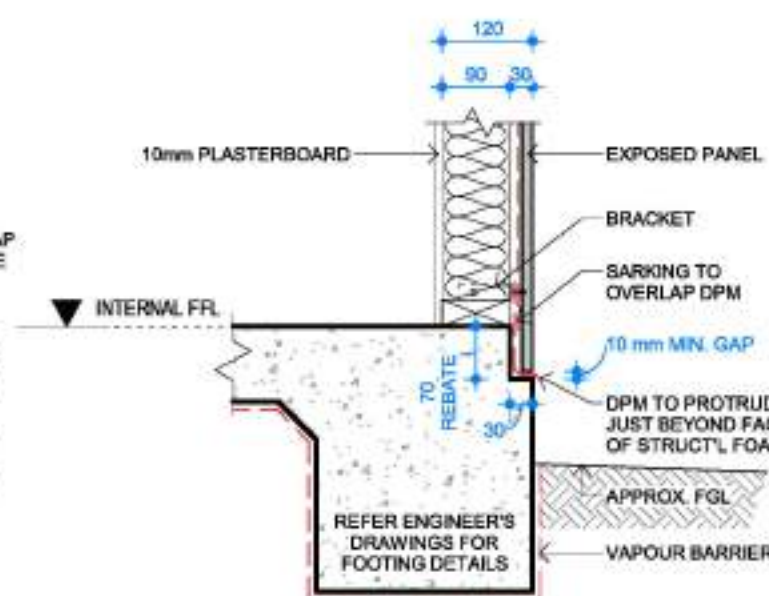
Yesterday | Today | Tomorrow

(03) 9827 0988 • Mob 0408 806 808 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au



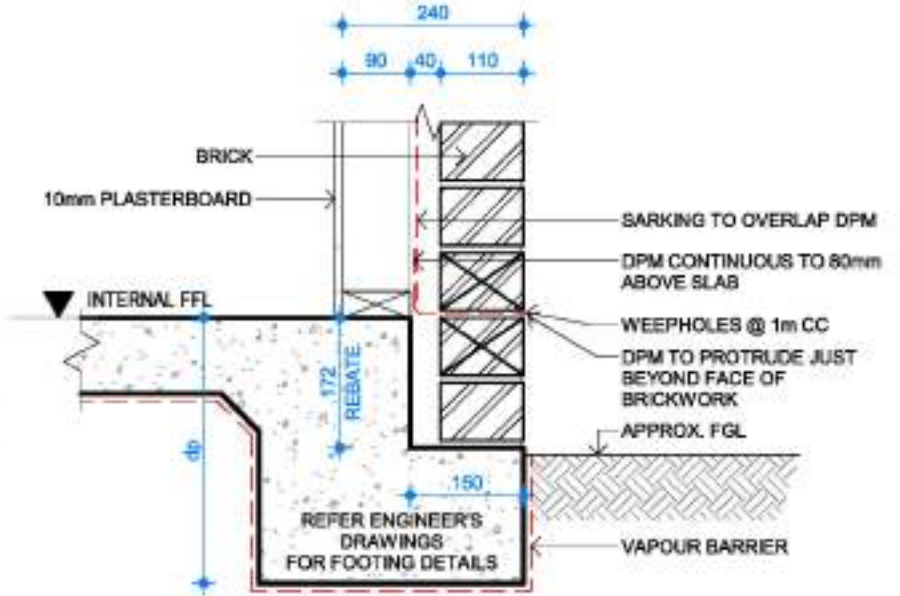
CROSS SECTION

1:50



SECTION CLADDING SLAB REBATE DETAIL

1:10



SECTION BRICK SLAB FRONT REBATE DETAIL

1:10

Home: THE BASILICA-CORNER-7.5(01CR)

Client: [REDACTED]

Location: LOT 213 CREEK CCT, PAKENHAM - THE RISE ESTATE

Drawing: SECTIONS

DRAWING DETAILS	
17/10/2025 2:43:06 pm	
SCALE	SHEET SIZE
As indicated	A3
JOB No:	
Drwg No:	Issue
D04	A09

All dimensions to be verified on site

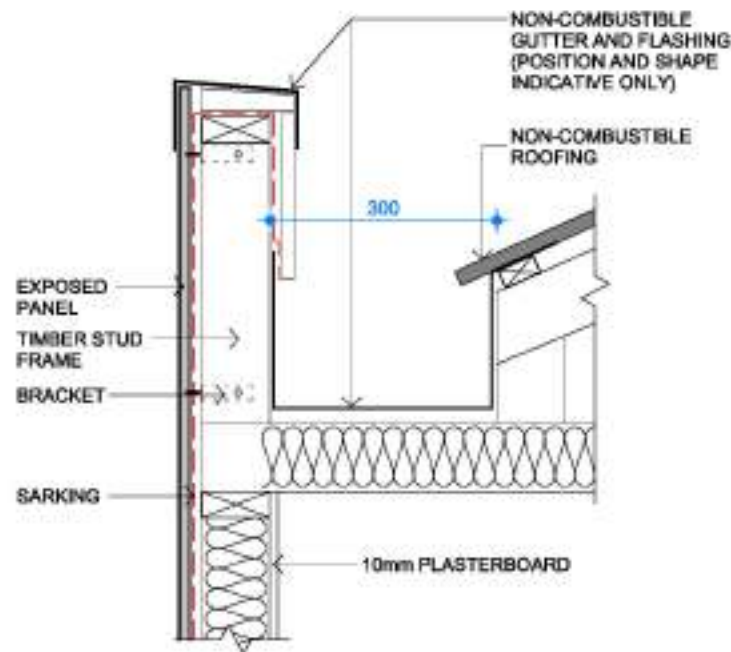


ADVERTISED MATERIAL

Planning Application: T250444

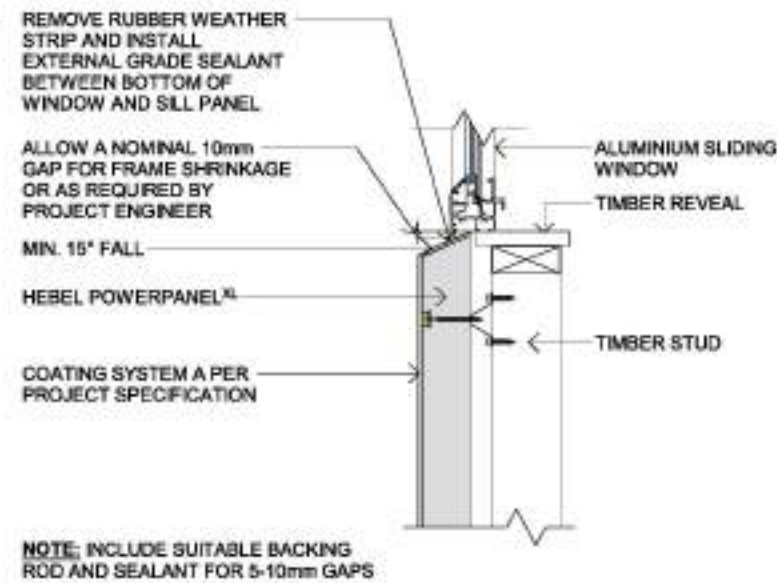
Date Prepared: 02 December 2025

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.



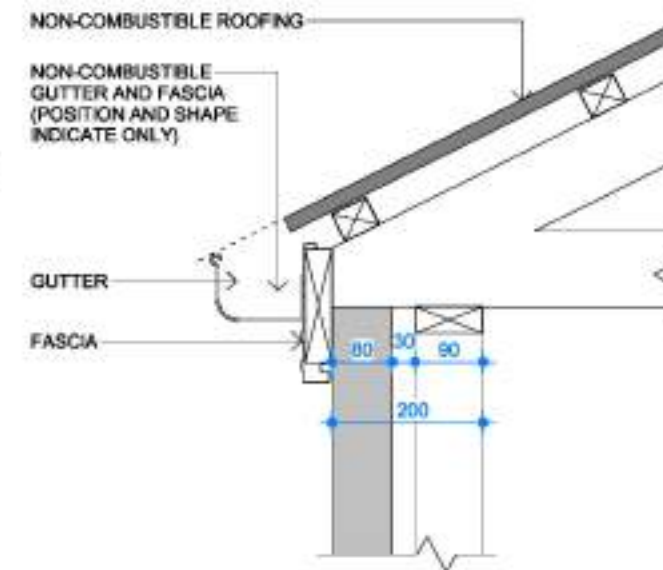
PARAPET CLADDING TYPICAL DETAIL

1:10



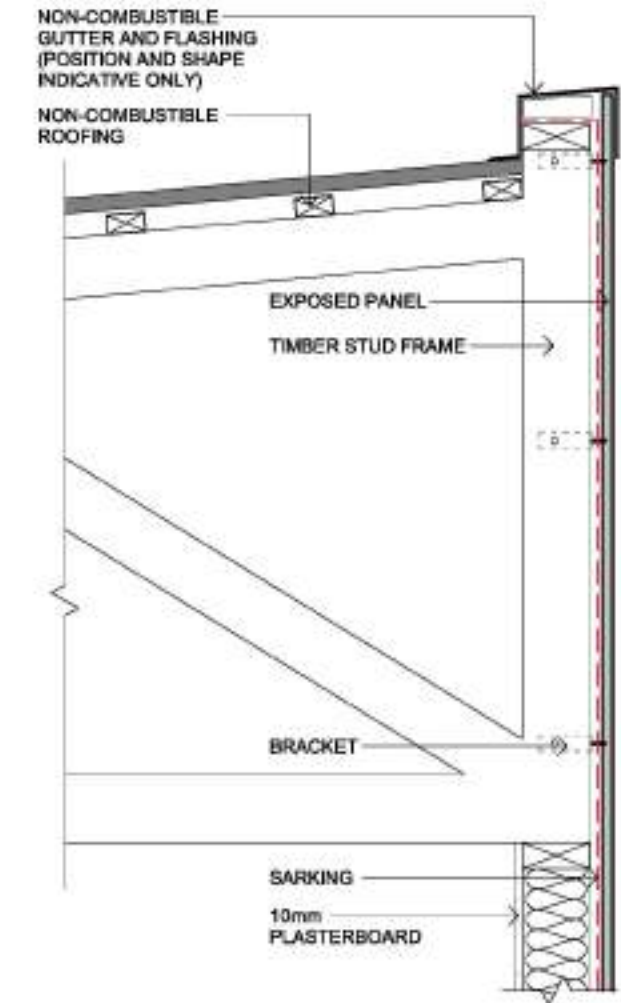
TYPICAL WINDOW SILL DETAIL - ALUMINIUM WINDOW FRAME

1:10



NO EAVE DETAIL (HEBEL)

1:10



PARAPET CLADDING TYPICAL DETAIL

1:10

IMPORTANT NOTES:

1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANNER AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

TOMORROW
HOMES

Yesterday | Today | Tomorrow

(03) 9827 0988 • Mob 0408 806 608 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

Home: THE BASILICA-CORNER-7.5(01CR)

Client:

Location: LOT 213 CREEK CCT, PAKENHAM - THE RISE ESTATE

Drawing: DETAILS

DRAWING DETAILS

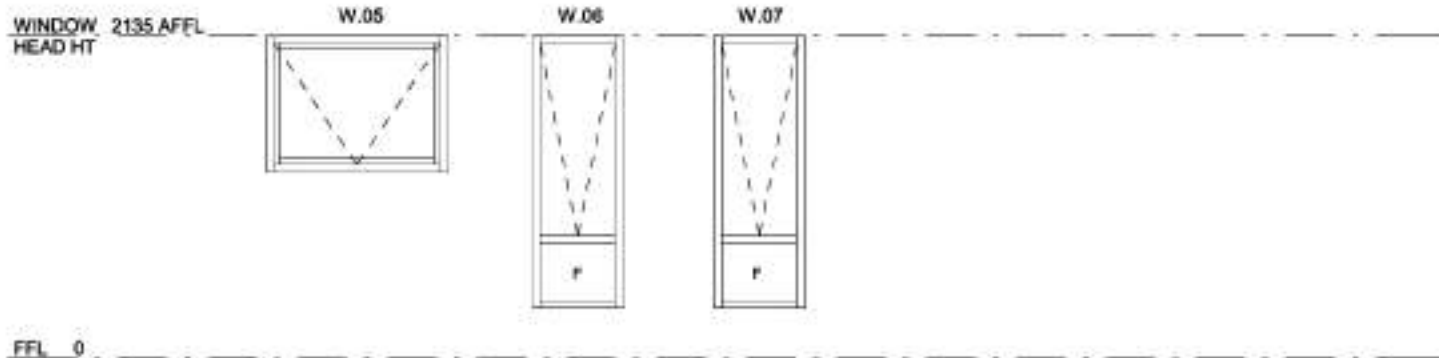
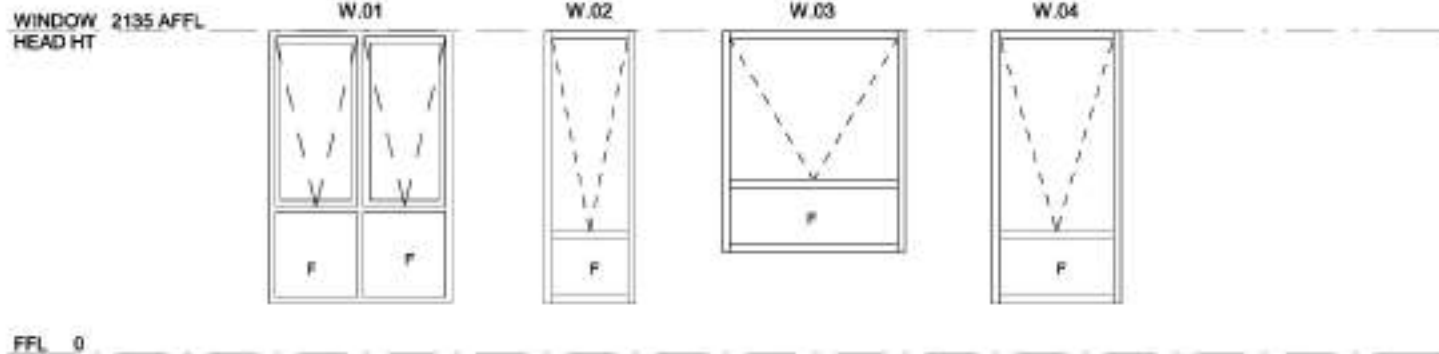
17/10/2025 2:43:06 pm

SCALE 1:10 SHEET SIZE A3

JOB No:

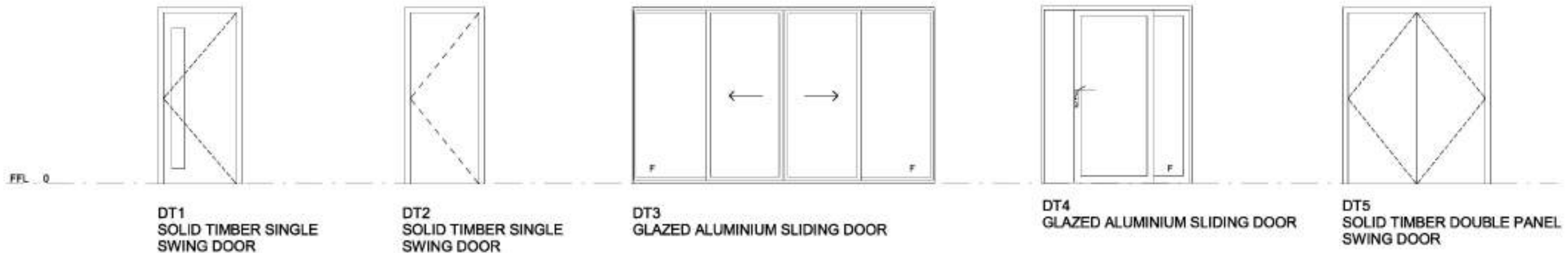
All dimensions to be verified on site

Draw No: D04a Issue A09



WINDOW ELEVATION

1 : 50



*(FOR ORIENTATION REFER TO FLOOR PLAN)

DOOR ELEVATION

1 : 50

IMPORTANT NOTES:

1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANNER AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
7. ALL DIMENSIONS ARE NOMINAL AND MUST BE VERIFIED ON SITE.

TOMORROW
HOMES

Yesterday | Today | Tomorrow

(03) 9827 0988 • Mob 0408 806 808 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

Home: THE BASILICA-CORNER-7.5(01CR)

Client:

Location: LOT 213 CREEK CCT, PAKENHAM - THE RISE ESTATE

Drawing: WINDOW & DOOR ELEVATION

WINDOW SCHEDULE

WINDOW NO.	DESCRIPTION	WIDTH	HEIGHT	HEAD HEIGHT
W.01	2 PANEL WIDE AWNING WINDOW - 2 OPENING SASH TOP - 2 FIXED BOTTOM PANEL	1210	1800	2135
W.02	2 PANEL WIDE AWNING WINDOW - 2 OPENING SASH TOP - 2 FIXED BOTTOM PANEL	1210	1800	2135
W.02	1 PANEL WIDE AWNING WINDOW - 1 OPENING SASH, 1 FIXED BOTTOM PANEL	600	1800	2135
W.03	1 PANEL WIDE AWNING WINDOW - 1 OPENING SASH, 1 FIXED BOTTOM PANEL	1210	1480	2135
W.04	1 PANEL WIDE AWNING WINDOW - 1 OPENING SASH, 1 FIXED BOTTOM PANEL	850	1800	2135
W.05	1 PANEL WIDE AWNING WINDOW - 1 OPENING SASH ONLY	1200	900	2135
W.06	1 PANEL WIDE AWNING WINDOW - 1 OPENING SASH, 1 FIXED BOTTOM PANEL	600	1800	2135
W.07	1 PANEL WIDE AWNING WINDOW - 1 OPENING SASH, 1 FIXED BOTTOM PANEL	600	1800	2135

DOOR SCHEDULE

DOOR NO.	DOOR TYPE	DESCRIPTION	WIDTH	HEIGHT
D.01	DT1	SOLID TIMBER WITH SINGLE GLASS DOOR	870	2040
D.02	DT2	SOLID TIMBER SINGLE DOOR	870	2040
D.03	DT2	SOLID TIMBER SINGLE DOOR	870	2040
D.04	DT2	SOLID TIMBER SINGLE DOOR	870	2040
D.06	DT5	SOLID TIMBER DOUBLE DOOR	870X2	2040
D.07	DT2	SOLID TIMBER SINGLE DOOR	720	2040
D.08	DT2	SOLID TIMBER SINGLE DOOR	720	2040
D.09	DT2	SOLID TIMBER SINGLE DOOR	720	2040
D.10	DT2	SOLID TIMBER SINGLE DOOR	870	2040
D.11	DT2	SOLID TIMBER SINGLE DOOR	870	2040
D.12	DT4	GLAZED ALUMINIUM SLIDING DOOR	1810	2100
D.13	DT2	SOLID TIMBER SINGLE DOOR	820	1800
D.14	DT2	SOLID TIMBER SINGLE DOOR	870	2040
D.15	DT3	GLAZED ALUMINIUM SLIDING DOOR	4300	2100
D.16	DT3	GLAZED ALUMINIUM SLIDING DOOR	3584	2100



ADVERTISED MATERIAL

Planning Application: T250444

Date Prepared: 02 December 2025

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.

NOTE:

WC DOOR MUST HAVE LIFT OFF HINGES.

DRAWING DETAILS

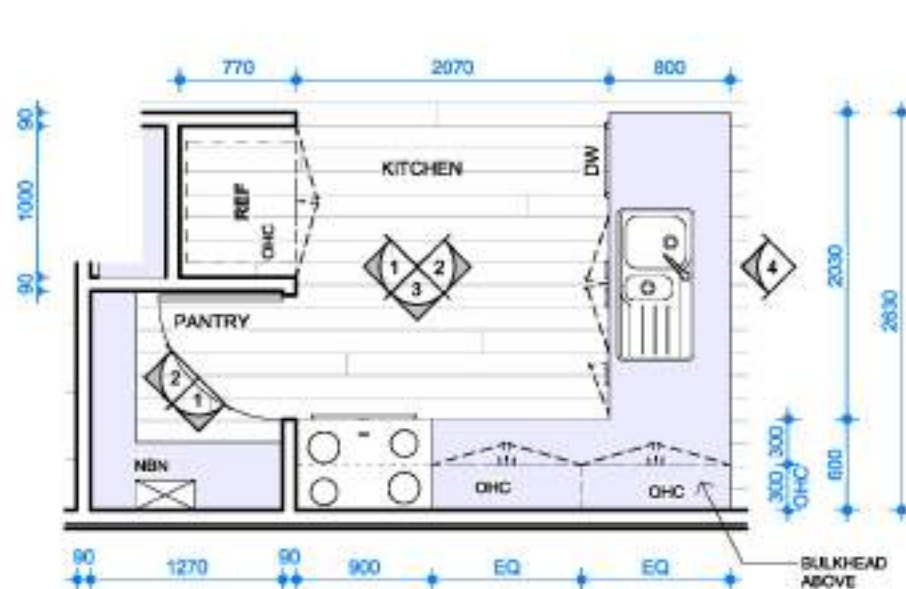
17/10/2025 2:43:06 pm

SCALE SHEET SIZE
As Indicated A3

JOB No:

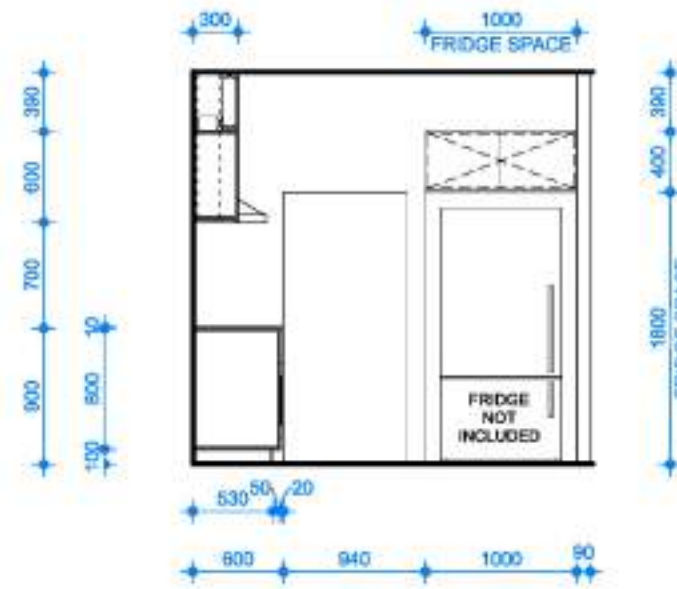
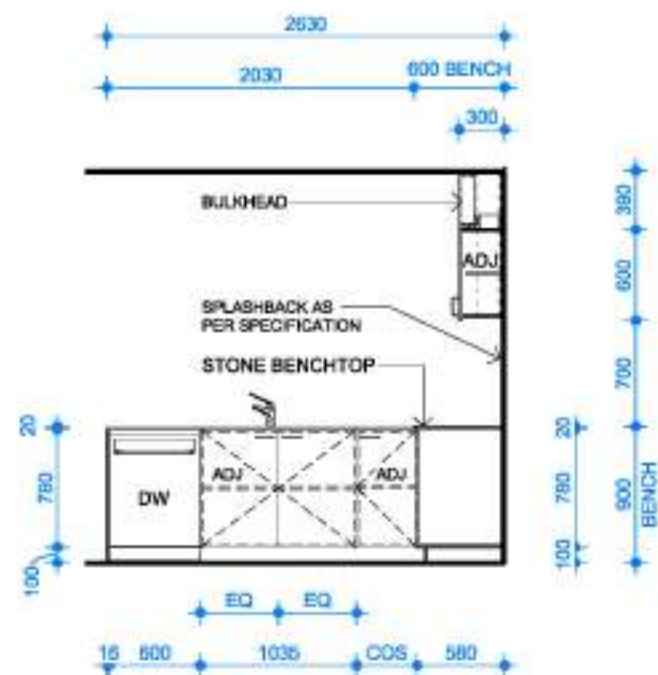
Drwg No: D05 Issue A09

All dimensions to be verified on site



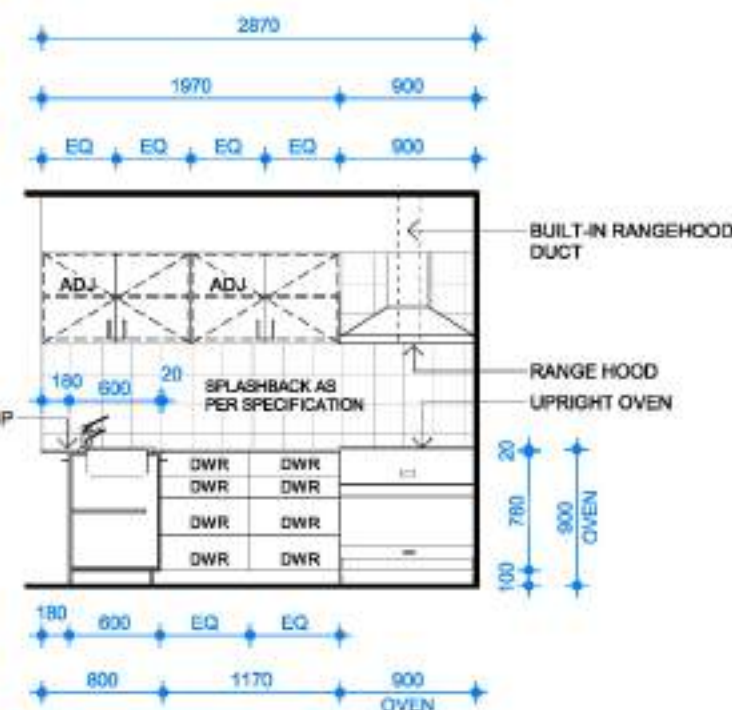
KITCHEN PLAN

1:50



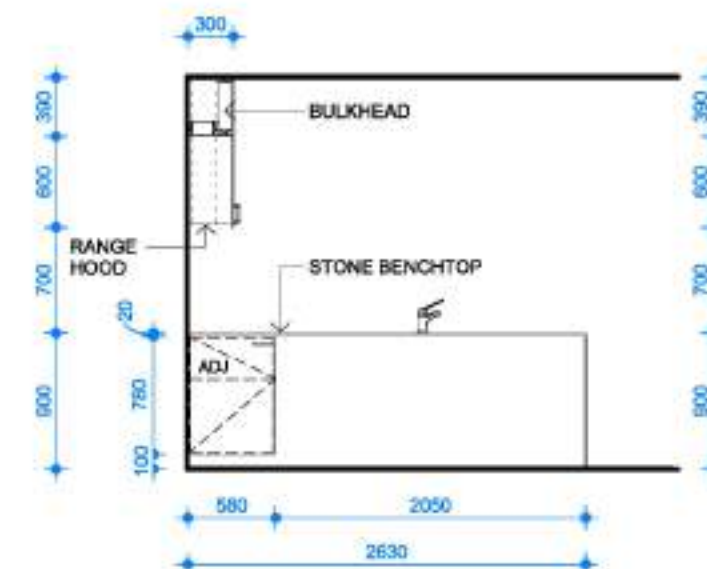
1 KITCHEN ELEVATION

D06a 1:50



3 KITCHEN ELEVATION

D06a 1:50



4 KITCHEN ELEVATION

D06a 1:50



ADVERTISED MATERIAL

Planning Application: T250444

Date Prepared: 02 December 2025

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.

IMPORTANT NOTES:

1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANNER AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

TOMORROW
HOMES

Yesterday | Today | Tomorrow

(03) 9827 0988 • Mob 0408 806 608 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

Home: THE BASILICA-CORNER-7.5(01CR)

Client:

Location: LOT 213 CREEK CCT, PAKENHAM - THE RISE ESTATE

Drawing: INTERNAL ELEVATIONS - KITCHEN

DRAWING DETAILS

17/10/2025 2:43:07 pm

SCALE 1:50 SHEET SIZE A3

JOB No:

All dimensions to be verified on site

Drawg No: D06a

Issue A09

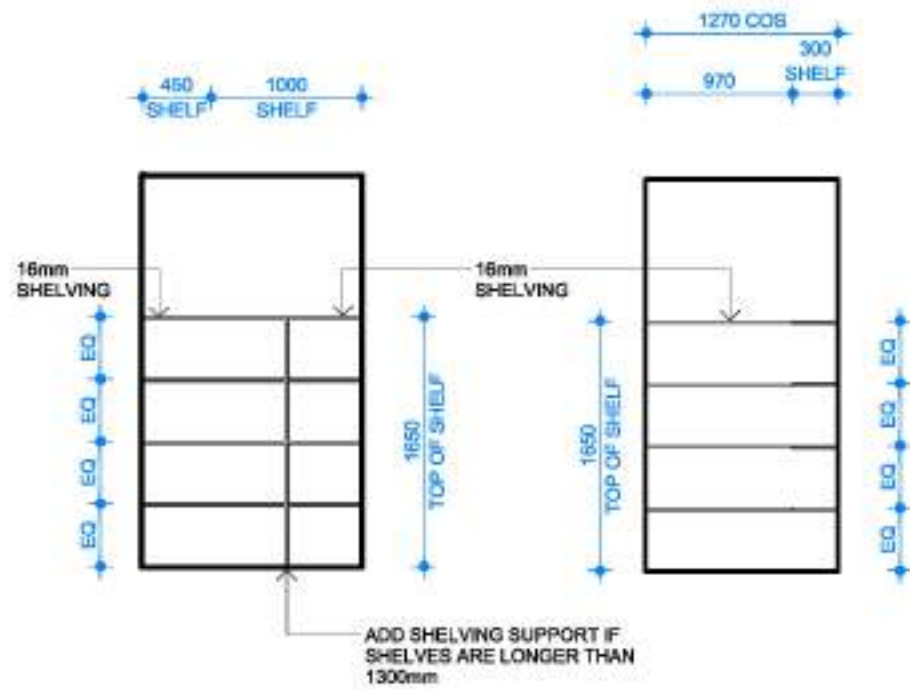


ADVERTISED MATERIAL

Planning Application: T250444

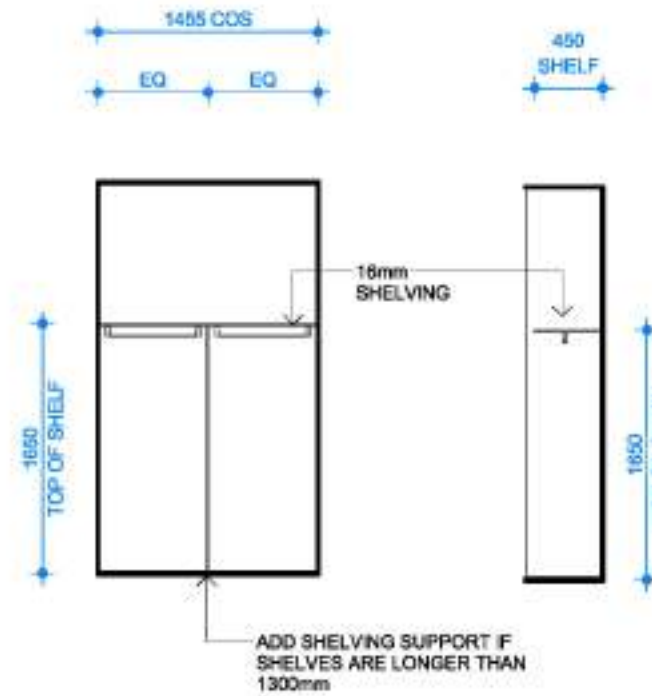
Date Prepared: 02 December 2025

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.



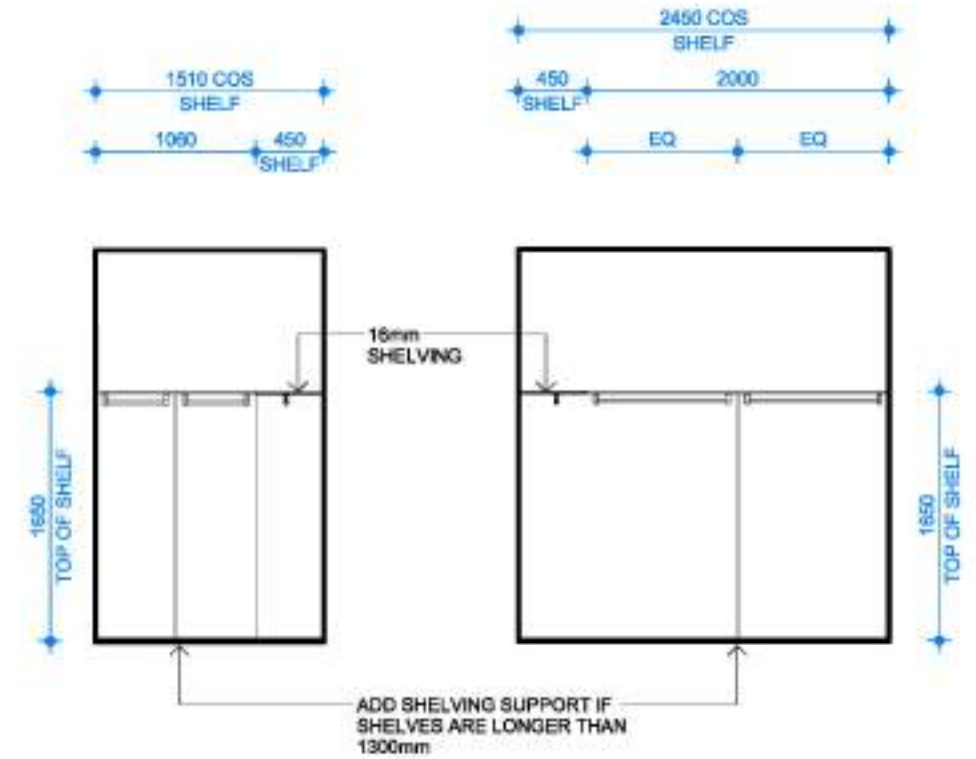
PANTRY SECTION

1 : 50



ROBE SECTION TYP.

1 : 50



W.I.R SECTION

1 : 50

IMPORTANT NOTES:

1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANNER AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

TOMORROW
HOMES

Yesterday | Today | Tomorrow

(03) 9827 0988 • Mob 0408 806 808 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

Home: THE BASILICA-CORNER-7.5(01CR)

Client: [REDACTED]

Location: LOT 213 CREEK CCT, PAKENHAM - THE RISE ESTATE

Drawing: INTERNAL ELEVATIONS TYPICAL

DRAWING DETAILS

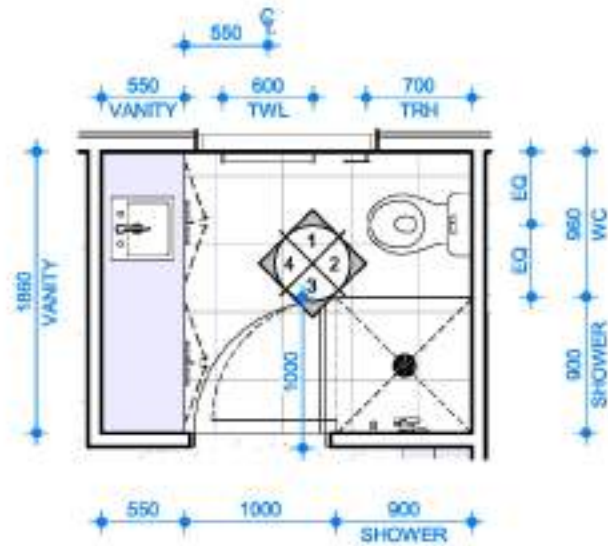
17/10/2025 2:43:08 pm

SCALE: 1 : 50 SHEET SIZE: A3

JOB No:

All dimensions to be verified on site

Draw No: D06b Issue A09



ENSUITE PLAN

1 : 50



Cardinia

ADVERTISED MATERIAL

Planning Application: T250444

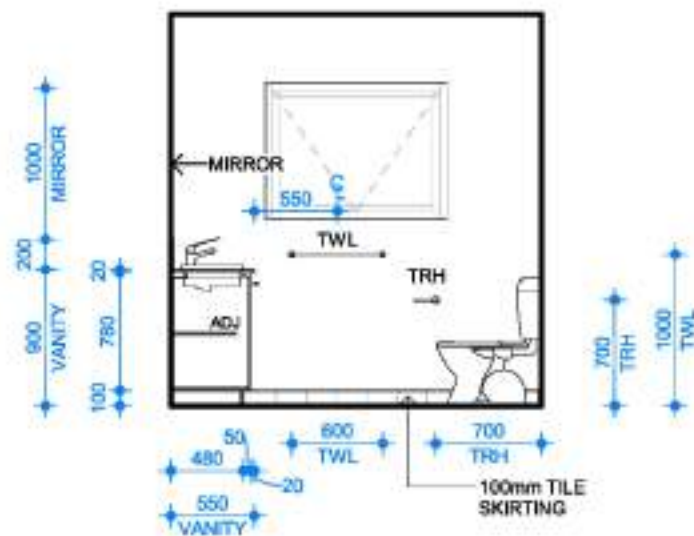
Date Prepared: 02 December 2025

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.

NOTE:

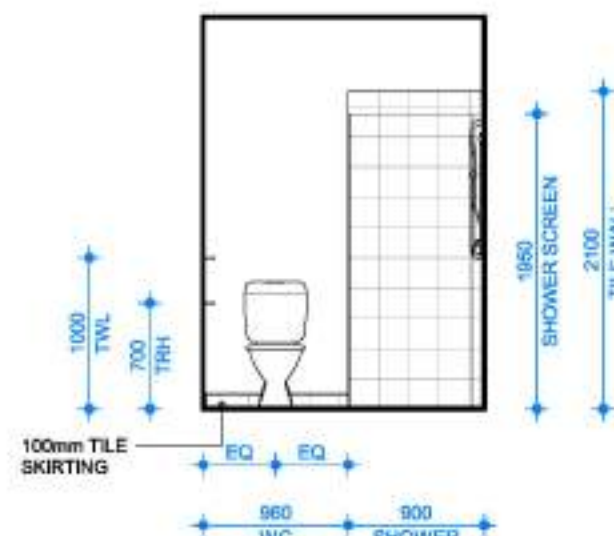
AS THE SANITARY COMPARTMENTS ARE NOT PROVIDED WITH A WINDOW THAT ACHIEVES AN ADEQUATE AMOUNT OF VENTILATION REQUIRED, AN EXHAUST SYSTEM SERVING A BATHROOM OR SANITARY COMPARTMENT MUST (IN ACCORDANCE WITH NCC VOLUME 2 2022 PART 10.8.2.):

- A. BE INTERLOCKED WITH THE ROOM'S LIGHT SWITCH; AND
- B. INCLUDE A RUN-ON TIMER SO THAT THE EXHAUST SYSTEM CONTINUES TO OPERATE FOR 10 MINUTES AFTER THE LIGHT SWITCH IS TURNED OFF.
- C. MUST BE PROVIDED WITH MAKE-UP AIR VIA OPENINGS TO AN ADJACENT ROOM WITH A FREE AREA OF 14,000mm², OR IN ACCORDANCE WITH AS 1668.2. THIS MUST BE DEMONSTRATED ON THE WORKING DRAWINGS.



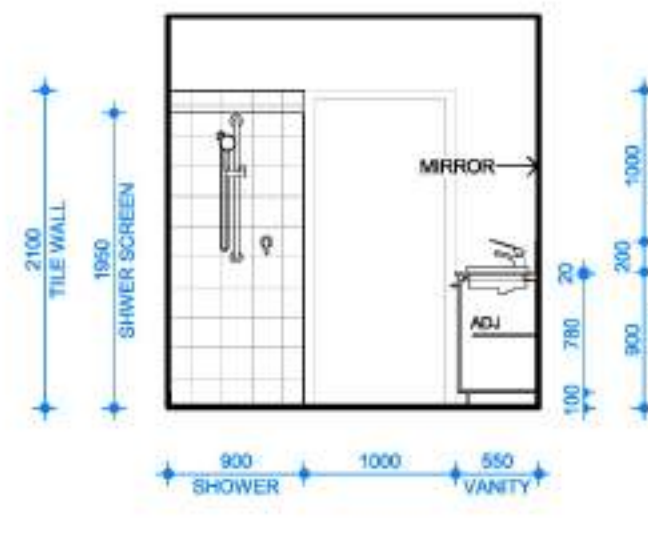
1 ENSUITE ELEVATION

1 : 50



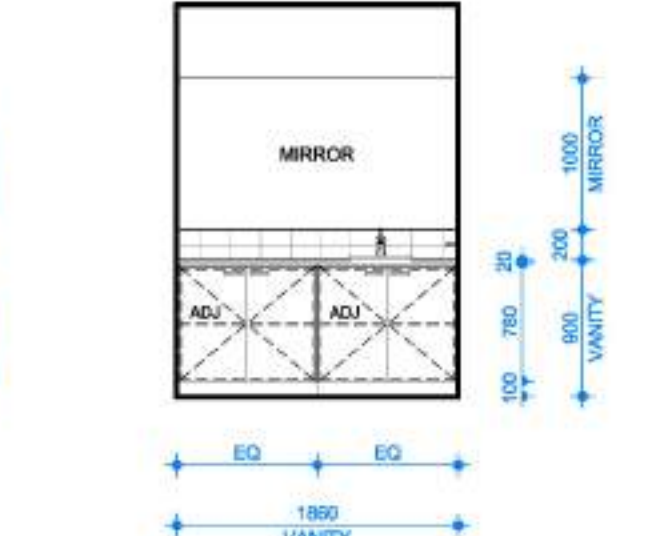
2 ENSUITE ELEVATION

1 : 50



3 ENSUITE ELEVATION

1 : 50



4 ENSUITE ELEVATION

1 : 50

IMPORTANT NOTES:

1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANNER AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

TOMORROW

HOMES

Yesterday | Today | Tomorrow

(03) 9827 0988 • Mob 0408 806 608 • www.tomorrowhomes.com.au

466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

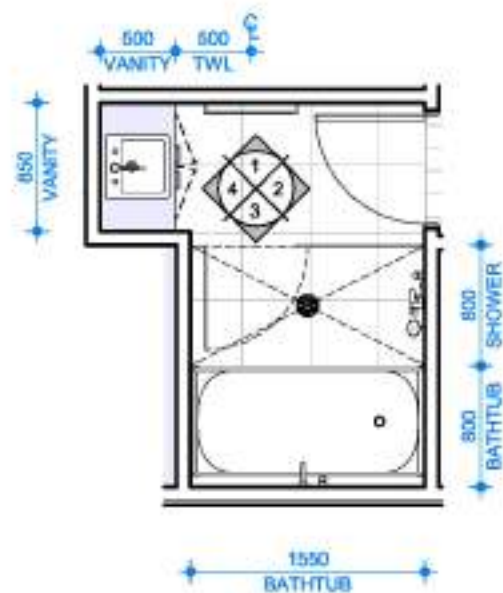
Home: THE BASILICA-CORNER-7.5(01CR)

Client: [REDACTED]

Location: LOT 213 CREEK CCT, PAKENHAM - THE RISE ESTATE

Drawing: INTERNAL ELEVATIONS - ENSUITE

DRAWING DETAILS	
17/10/2025 2:43:08 pm	
SCALE	SHEET SIZE
1 : 50	A3
JOB No:	
Draw No:	Issue
D07a	A09



BATH PLAN
1 : 50



ADVERTISED MATERIAL

Planning Application: T250444

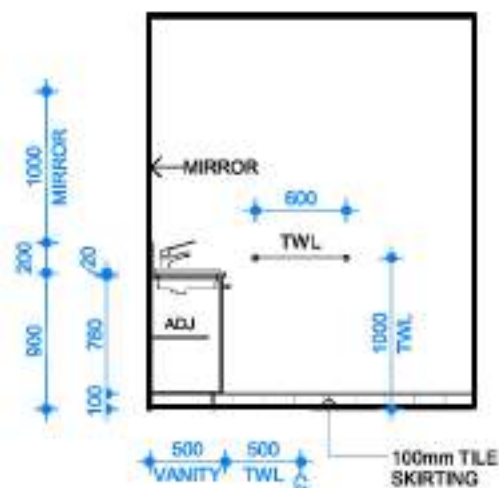
Date Prepared: 02 December 2025

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.

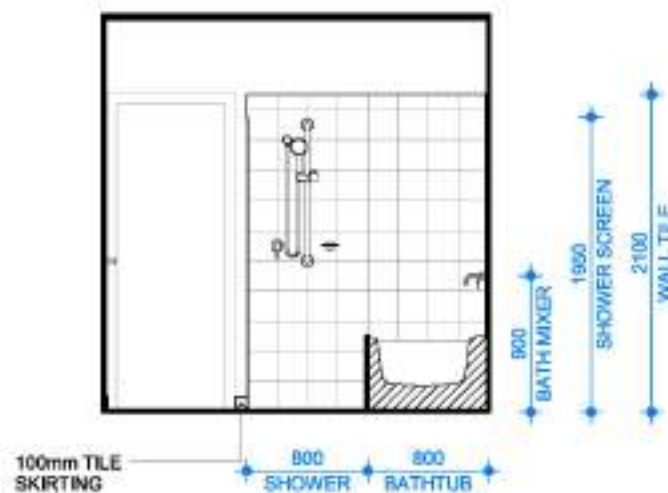
NOTE:

AS THE SANITARY COMPARTMENTS ARE NOT PROVIDED WITH A WINDOW THAT ACHIEVES AN ADEQUATE AMOUNT OF VENTILATION REQUIRED, AN EXHAUST SYSTEM SERVING A BATHROOM OR SANITARY COMPARTMENT MUST (IN ACCORDANCE WITH NCC VOLUME 2 2022 PART 10.8.2.):

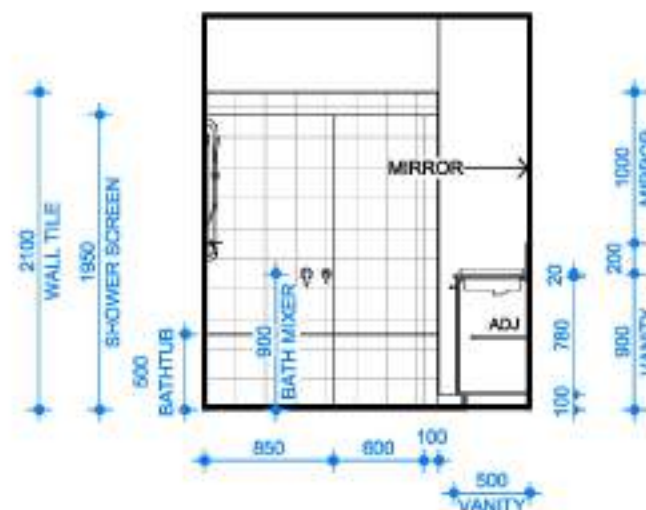
- BE INTERLOCKED WITH THE ROOM'S LIGHT SWITCH; AND
- INCLUDE A RUN-ON TIMER SO THAT THE EXHAUST SYSTEM CONTINUES TO OPERATE FOR 10 MINUTES AFTER THE LIGHT SWITCH IS TURNED OFF.
- MUST BE PROVIDED WITH MAKE-UP AIR VIA OPENINGS TO AN ADJACENT ROOM WITH A FREE AREA OF 14,000mm², OR IN ACCORDANCE WITH AS 1668.2. THIS MUST BE DEMONSTRATED ON THE WORKING DRAWINGS.



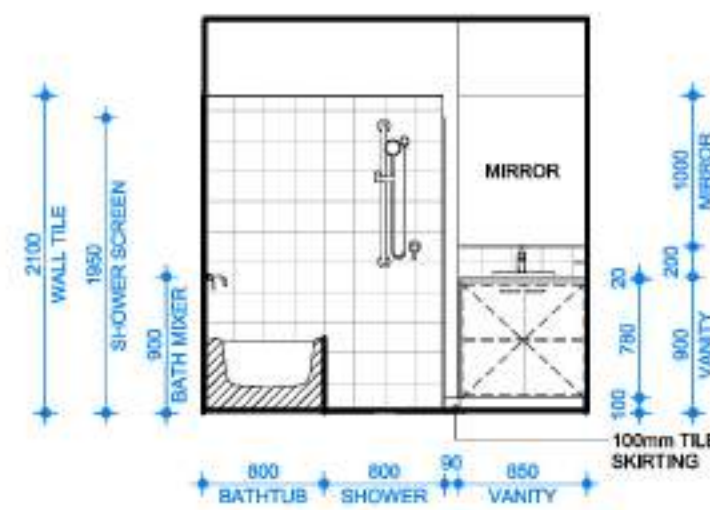
1 BATH ELEVATION
D07c 1 : 50



2 BATH ELEVATION
D07c 1 : 50



3 BATH ELEVATION
D07c 1 : 50



4 BATH ELEVATION
D07c 1 : 50

IMPORTANT NOTES:

- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
- ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
- WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
- FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
- ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANNER AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
- THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
- ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

TOMORROW
HOMES

Yesterday | Today | Tomorrow

(03) 9827 0988 • Mob 0408 806 608 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

Home: THE BASILICA CORNER 7.5/01CB

Client:

Location: LOT 213 CREEK CCT, PAKENHAM - THE RISE ESTATE

Drawing: INTERNAL ELEVATIONS - BATH

DRAWING DETAILS

17/10/2025 2:43:09 pm

SCALE SHEET SIZE

1 : 50 A3

JOB

No:

Dwg

No:

D07c

Issue

A09

All dimensions
to be verified
on site

**Planning Application: T250444**

Date Prepared: 02 December 2025

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.

NOTE:

AS THE SANITARY COMPARTMENTS ARE NOT PROVIDED WITH A WINDOW THAT ACHIEVES AN ADEQUATE AMOUNT OF VENTILATION REQUIRED, AN EXHAUST SYSTEM SERVING A BATHROOM OR SANITARY COMPARTMENT MUST (IN ACCORDANCE WITH NCC VOLUME 2 2022 PART 10.8.2.

- A. BE INTERLOCKED WITH THE ROOM'S LIGHT SWITCH; AND
- B. INCLUDE A RUN-ON TIMER SO THAT THE EXHAUST SYSTEM CONTINUES TO OPERATE FOR 10 MINUTES AFTER THE LIGHT SWITCH IS TURNED OFF.
- C. MUST BE PROVIDED WITH MAKE-UP AIR VIA OPENINGS TO AN ADJACENT ROOM WITH A FREE AREA OF 14,000mm²; OR IN ACCORDANCE WITH AS 1689.2 THIS MUST BE DEMONSTRATED ON THE WORKING DRAWINGS.



IMPORTANT NOTES:

1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANNER AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

Yesterday | Today | Tomorrow

(03) 9827 0998 • Mob 0408 806 808 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

Home: [THE BASILICA-CORNER-7.5\(01CR\)](#)

Client:

Location: LOT 213 CREEK CCT, PAKENHAM - THE RISE ESTATE

Drawing: **INTERNAL ELEVATIONS - LAUNDRY**

DRAWING DETAILS

17/10/2025 2:43:09 pm

SCALE	SHEET SIZE
1 : 50	A3

JOB
No:

All dimensions
to be verified
on site.

Drwg No:	D07d	Issue	A09
-------------	------	-------	-----

ROOF DRAINAGE CALCULATION:

THE ROOF HAS A 22.5 PITCH
THE SLOPE FACTOR (F) = 1.21
F x ROOF PLAN AREA = 1.21m² x 152.22m²
THE TOTAL ROOF CATCHMENT AREA = 184.9m²

- A. CROSS-SECTION OF GUTTER = 6244mm²
B. AVERAGE RAINFALL INTENSITY (ARI) = 132mm/h (20year5mins)
C. CATCHMENT AREA PER DOWNPIPE = 47m²
D. EAVES OVERFLOW AVERAGE RAINFALL INTENSITY (ARI) = 187mm/h (100year5mins)
E. LITRES PER SECOND PER METRE = 2.6L/s

MAXIMUM ROOF AREA PER DOWNPIPE IS 47m²

MINIMUM DOWNPIPES:
184.9/47 = 3.93 DOWNPIPES

AVERAGE CATCHMENT PER DOWNPIPE
184.9/4 = 36.22
5 DOWNPIPES PROVIDED = MORE THAN ADEQUATE

LEGEND	
●	ROOF VENTILATION - TO NCC REQUIREMENTS

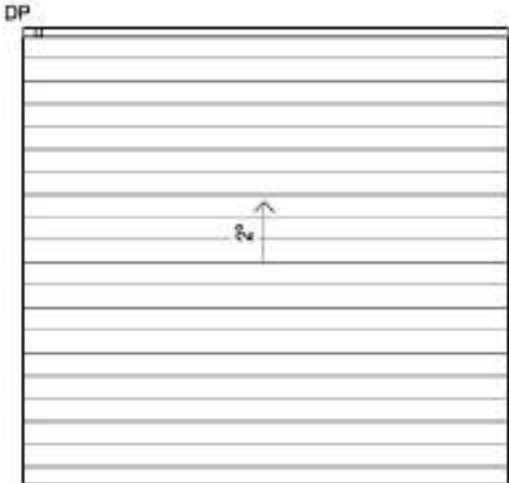
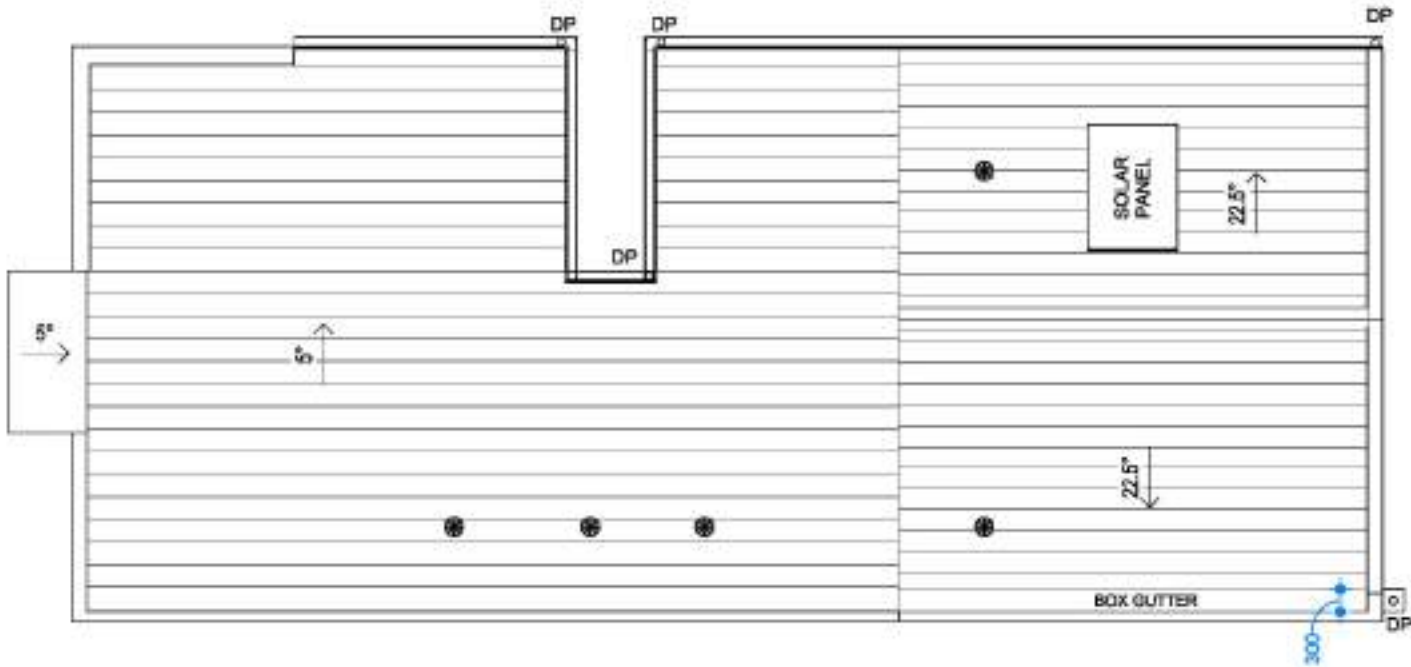


ADVERTISED MATERIAL

Planning Application: T250444

Date Prepared: 02 December 2025

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.



ROOF PLAN

1 : 100

IMPORTANT NOTES:

1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANNER AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

TOMORROW
HOMES

Yesterday | Today | Tomorrow

(03) 9827 0988 • Mob 0408 806 808 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

Home: THE BASILICA-CORNER-7.5(01CR)

Client:

Location: LOT 213 CREEK CCT, PAKENHAM - THE RISE ESTATE

Drawing: ROOF PLAN



All dimensions
to be verified
on site

DRAWING DETAILS

17/10/2025 2:43:10 pm

SCALE SHEET SIZE
1 : 100 A3

JOB

No:

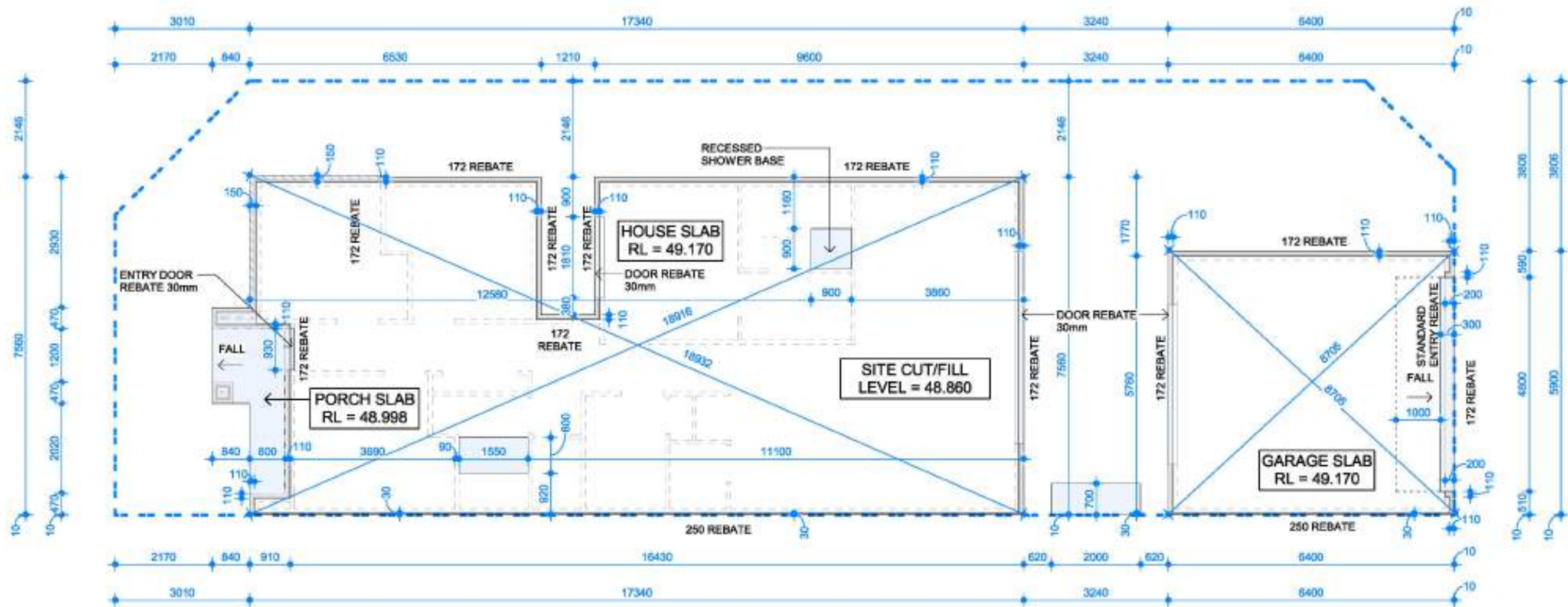
Dwg

No:

D08

Issue

A09



SLAB PLAN
1:100

SLAB PLAN NOTE:

REFER TO DRAWING D10 FOR SLAB PENETRATIONS.
REFER TO STRUCTURAL ENGINEER'S PLANS FOR
CONCRETE SLAB CONSTRUCTION. SLAB TO BE DESIGNED
BASED ON SOIL CLASSIFICATION AS PER AS2870.

SHOWER RECESS:

SHOWER BASES TO BE RECESSED 50mm IN TO SLAB.

IMPORTANT NOTES:

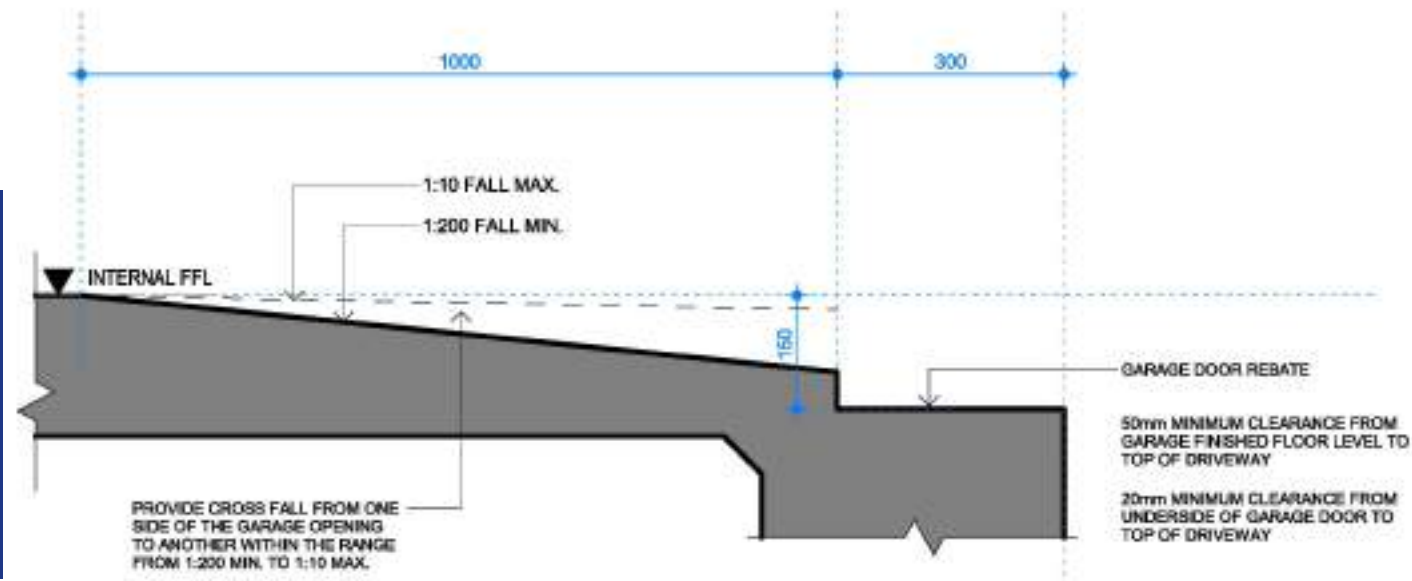
1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANNER AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.



ADVERTISED MATERIAL

Planning Application: T250444
Date Prepared: 02 December 2025

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.



GARAGE THRESHOLD DETAIL
1:10

TOMORROW
HOMES

Yesterday | Today | Tomorrow

(03) 9827 0988 • Mob 0408 806 808 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

Home: THE BASILICA-CORNER-7.5(01CR)

Client: [REDACTED]

Location: LOT 213 CREEK CCT, PAKENHAM - THE RISE ESTATE

Drawing: SLAB PLAN



All dimensions to be verified on site

DRAWING DETAILS

17/10/2025 2:43:10 pm

SCALE SHEET SIZE

As indicated A3

JOB No:

Dwg No:

D09

Issue

A09

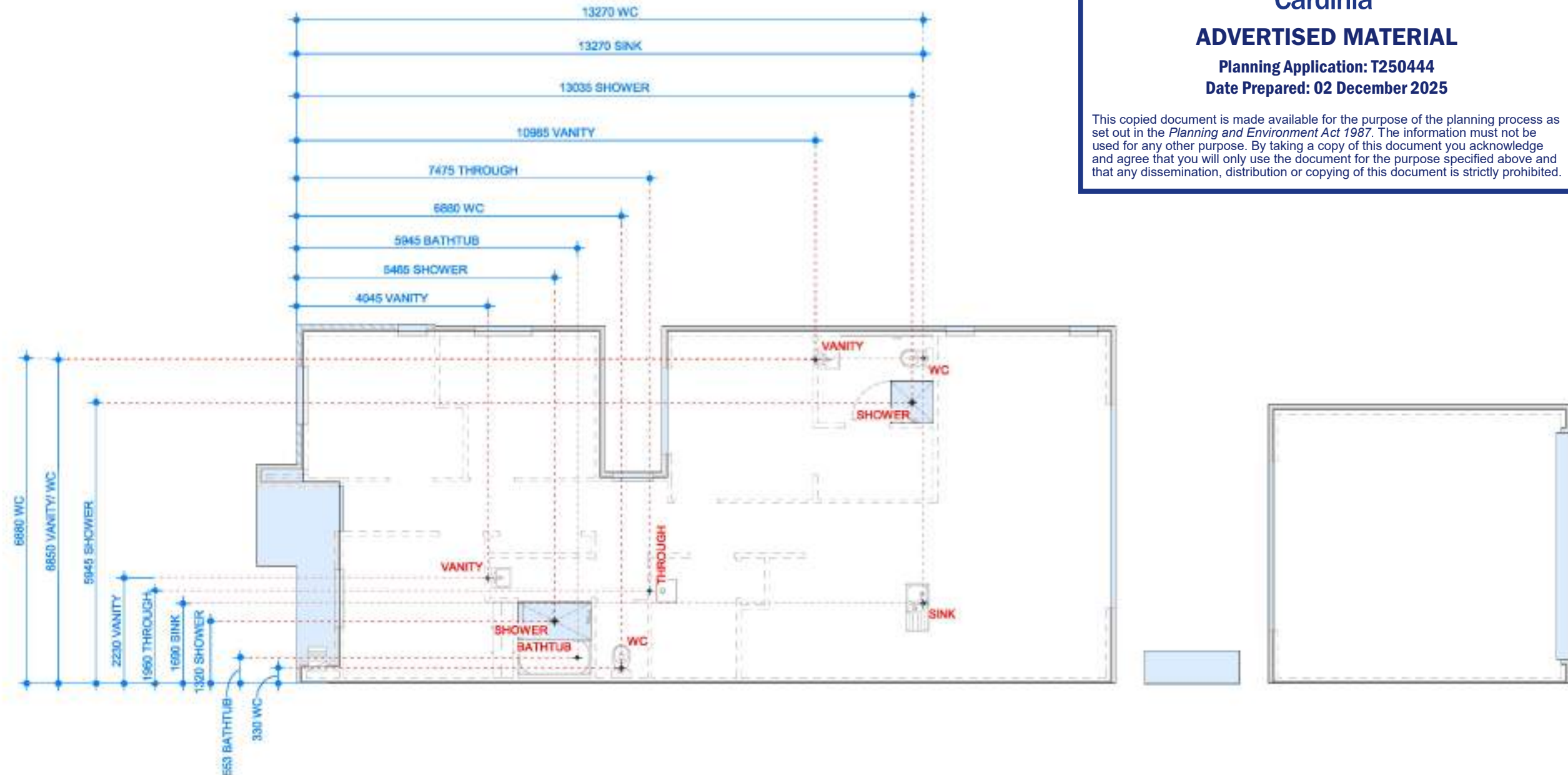


ADVERTISED MATERIAL

Planning Application: T250444

Date Prepared: 02 December 2025

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.



SLAB PENETRATION PLAN

1 : 100

IMPORTANT NOTES:

1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANNER AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
7. ALL DIMENSIONS ARE NOMINAL AND MUST BE VERIFIED ON SITE.

TOMORROW
HOMES

Yesterday | Today | Tomorrow

(03) 9827 0988 • Mob 0408 806 608 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

Home: THE BASILICA-CORNER-7.5(01CR)

Client: [REDACTED]

Location: LOT 213 CREEK CCT, PAKENHAM - THE RISE ESTATE

Drawing: SLAB PENETRATION PLAN



All dimensions
to be verified
on site

DRAWING DETAILS

17/10/2025 2:43:10 pm

SCALE 1 : 100 SHEET SIZE A3

JOB No:

Drawg No: D10 Issue A09



GROUND FLOOR FINISHES PLAN

1 : 100

NOTE:

ALL FLOOR COVERINGS TO BE FIRM AND EVEN AND FEATURE A TRANSITION BETWEEN ABUTTING SURFACES (A MAXIMUM VERTICAL TOLERANCE OF 3mm OR 5mm BETWEEN SURFACES IS ALLOWABLE PROVIDED THE LIP IS ROUNDED OR BEVELED.)

ALL INTERNAL FLOOR FINISHES SHALL HAVE A MINIMUM SLIP RESISTANCE OF P3 OR R10.

FLOOR FINISHES

- TIMBER OVERLAY - 47.57m²
- CARPET - 42.15m²
- CERAMIC TILE - 11.08m²
- CONCRETE - 38.57m²
- MODWOOD - 19.50m²

IMPORTANT NOTES:

- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
- ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
- WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
- FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
- ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANNER AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
- THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
- ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

TOMORROW
HOMES

Yesterday | Today | Tomorrow

(03) 9827 0988 • Mob 0408 806 808 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

Home: THE BASILICA-CORNER-7.5(01CR)

Client:

Location: LOT 213 CREEK CCT, PAKENHAM - THE RISE ESTATE

Drawing: FLOOR FINISHES PLAN



ADVERTISED MATERIAL

Planning Application: T250444

Date Prepared: 02 December 2025

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.



All dimensions to be verified on site

DRAWING DETAILS

17/10/2025 2:43:11 pm

SCALE SHEET SIZE

As Indicated A3

JOB No:

Dwg No:

D11

Issue

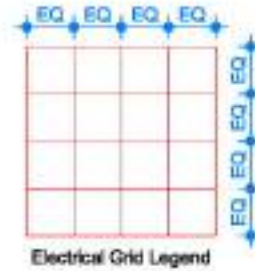
A09

ELECTRICAL LEGEND:

- ⊕ Ceiling Mounted LED - 10W
- ⊕ Pendant Light as Selected LED - 10W
- ⊕ External Wall Mounted Light
@1800 above adjoining floor level unless otherwise indicated by height shown in brackets
- ✕ Light Switch - Single
@1200 above adjoining floor level unless otherwise indicated by height shown in brackets
- XD Light Switch - Dimmer
@1200 above adjoining floor level unless otherwise indicated by height shown in brackets
- X2 Light Switch - Two Way
@1200 above adjoining floor level unless otherwise indicated by height shown in brackets
- ✕ Isolator Switch - 6mm 32 AMP
- ▲ GPO - Single
@300 above adjoining floor level unless otherwise indicated by height shown in brackets
- ▲ GPO - Double
@300 above adjoining floor level unless otherwise indicated by height shown in brackets
- ▲ GPO - Double (External)
@1200 above adjoining floor level unless otherwise indicated by height shown in brackets
- ▲ GPO - Single (Capped) @ window head height
- ▲ GPO - Double (Capped) @ window head height
- △ GPO - 3 Phase for Car Charge
ALLOW FOR FUTURE INSTALLATION ONLY
@1100 above adjoining floor level unless otherwise indicated by height shown in brackets
- Conduit for 3 Phase Car Charge
ALLOW FOR FUTURE CABLE INSTALLATION ONLY
- TV TV Socket
@300 above adjoining floor level unless otherwise indicated by height shown in brackets
- D Data Point
@300 above adjoining floor level unless otherwise indicated by height shown in brackets
- ⊗ Ceiling Mounter Exhaust Fan
250mm diameter
- ⊗ Ceiling Fan with Light
- ⊗ Ceiling Fan
- ➔ Motion Sensor
- ⊕ Smoke Alarm
- ➔ Reverse Cycle Air Conditioning
- ⊕ Thermostat
- MH Man Hole - 600x600 (Approx. Position)
- ⊙ Camera

LEGEND - SERVICES:

- HWS HOT WATER SERVICE
- MB METER BOX
- NBN NBN HUB



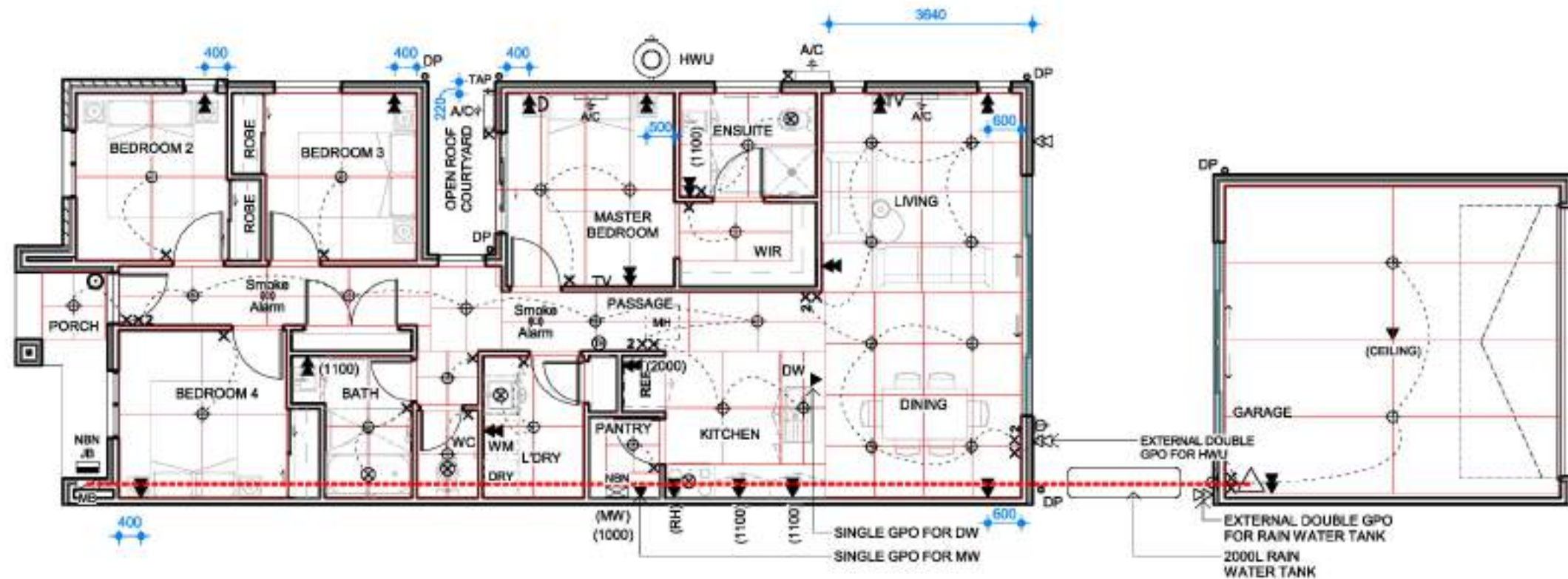
Electrical Grid Legend

ILLUMINATION POWER DENSITY

LIVING AREA:	124.10m²	
TOTAL MAXIMUM ALLOWABLE FOR LIVING AREA AT 3WATTS/m²	620.50 WATTS	
ACTUAL USAGE = 10WATTS x 27 DOWNLIGHTS	270.00 WATTS	
TOTAL WATTS USAGE =	2.18 WATTS/m²	

GARAGE AREA:	37.80m²	
TOTAL MAXIMUM ALLOWABLE FOR GARAGE AREA AT 3WATTS/m²	113.40 WATTS	
ACTUAL USAGE = 10WATTS x 2 DOWNLIGHTS	20.00 WATTS	
TOTAL WATTS USAGE =	0.53 WATTS/m²	

PORCH AREA:	5.10m²	
TOTAL MAXIMUM ALLOWABLE FOR PORCH AREA AT 4WATTS/m²	20.40 WATTS	
ACTUAL USAGE = 8WATTS x 1 DOWNLIGHTS	8 WATTS	
TOTAL WATTS USAGE =	1.57 WATTS/m²	



ELECTRICAL PLAN

1:100

IMPORTANT NOTES:

1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANNER AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

TOMORROW
HOMES

Yesterday | Today | Tomorrow

(03) 9827 0988 • Mob 0408 806 808 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

THE BASILICA CORNER 7.5/01CR

Location: LOT 213 CREEK CCT, PAKENHAM - THE RISE ESTATE

Drawing: ELECTRICAL PLAN

Cardinia

ADVERTISED MATERIAL

Planning Application: T250444

Date Prepared: 02 December 2025

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.



All dimensions to be verified on site

DRAWING DETAILS

17/10/2025 2:43:12 pm

SCALE SHEET SIZE

1:100 A3

JOB No:

Dwg No:

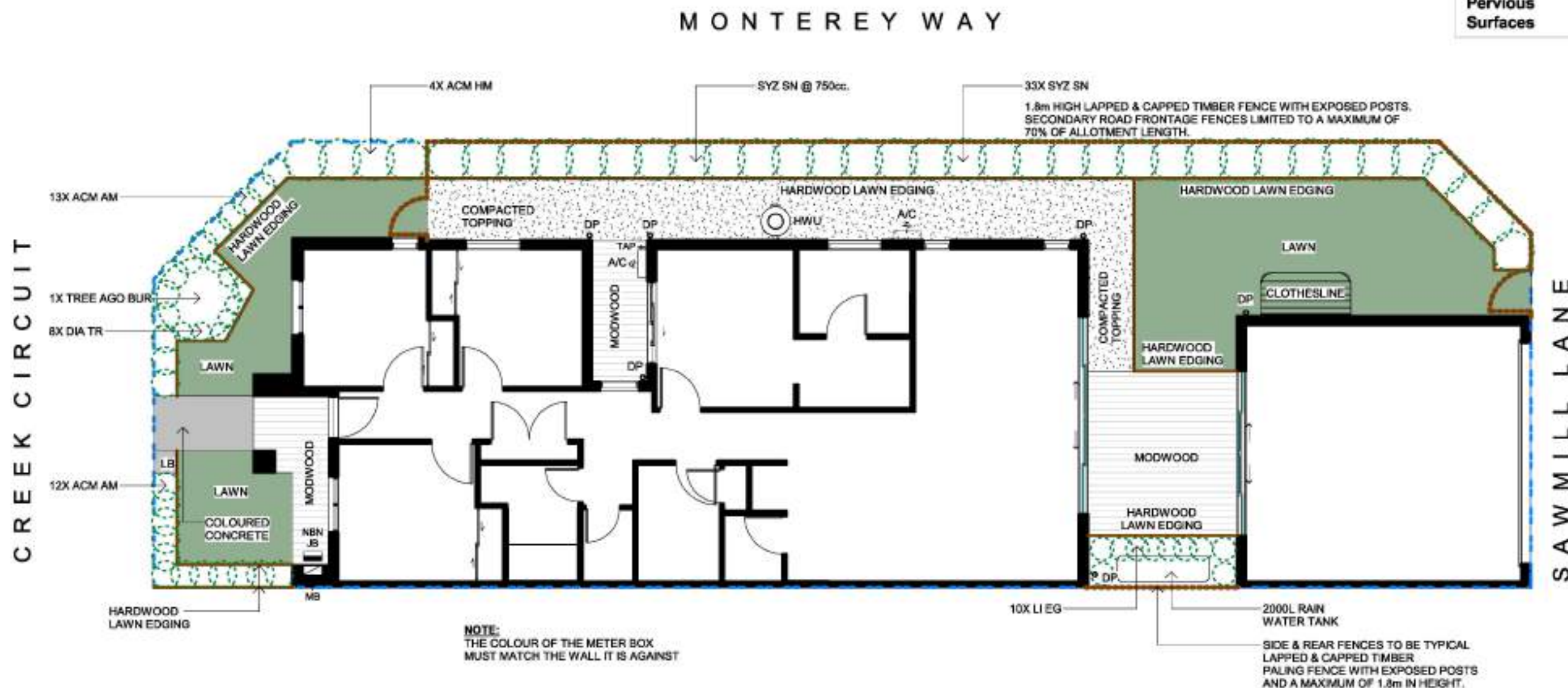
D12

Issue

A09

1. FINISHED LANDSCAPING LEVEL TO BE 1 BRICK OR MORE BELOW WEEPHOLES.
2. DUAL PLUMBING TO BE USED FOR THE DWELLING AS PER RESTRICTION-A ON THE PLAN OF SUBDIVISION. THE DWELLING MUST USE RECYCLED WATER FOR TOILET FLUSHING AND GARDEN WATERING.

Areas	
Total Site Area	285.00 m ²
Pervious Surfaces	113.2 m ²



LANDSCAPE PLAN

1 : 100



ADVERTISED MATERIAL

Planning Application: T250444

Date Prepared: 02 December 2025

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.

SELECTED PLANT LIST												
NO	CODE	POT	TYPE	CLASS	BOTANICAL NAME	HIGH	WIDE	HCC	MCC	FCI	MCI	COMMON NAME
25	ACM AM	NOM	SS	S	ACMENA "ALLYN MAGIC"	0.8	0.4	0.35	-	-	Gr	-
4	ACM HM	NOM	ST	S	ACMENA SMITHII "HEDGEMASTER"	2.0	0.8	0.40	-	-	Gr	HEDGEMASTER
1	AGO BUR	45 L	ST	S	AGONIS FLEXUOSA "BURGUNDY"	6.0	4.0	-	-	W	G	BURGUNDY WILLOW MYRTLE
-	COR ALB	NOM	ST	S	CORREA ALBA	1.2	1.0	0.5	-	W	Gr/G	WHITE FUCHSIA, WHITE CORREA
-	COR DEC	NOM	GC	GC	CORREA DECUMBENS	0.3	3.0	-	-	R	Gr/G	CORREA
8	DIA TR	NOM	SS	GC	DIANELLA TASMANICA "TASRED"	0.4	0.4	0.3	0.4	bB	G/R	TASRED
10	LI EG	140	GC	GC	LIRIOPE MUSCARI "EVERGREEN GIANT"	0.4	0.5	0.3	0.5	V	dG	LIRIOPE
33	SYZ SN	NOM	ST	S	SYZYGIUM "STRAIGHT AND NARROW"	4.0	1.0	0.5	-	W	dG	STRAIGHT AND NARROW LILLY
-	LOM TAN	NOM	GC	GC	LOMANDRA LONGIFOLIA "TANKA"	0.6	0.6	0.3	0.4	V	G	TANKA / MAT RUSH

1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANNER AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

TOMORROW

Yesterday | Today | Tomorrow

(03) 9827 0998 • Mob 0408 806 808 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

Home: THE BASILICA-CORNER-7.5(01CR)

Client:

Location: LOT 213 CREEK CCT, PAKENHAM - THE RISE ESTATE

Drawing: **LANDSCAPE PLAN**

All dimensions
to be verified
on site

DRAWING DETAILS

17/10/2025 2:43:13 pm

SCALE	SHEET SIZE
1 : 100	A3

JOB
No:

Drug
No:

D13

A09

GENERAL NOTES

BUILDING MEMBRANE

AS PER CLAUSE 10.8 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 BE A VAPOUR PERMEABLE MEMBRANE FOR CLIMATE ZONES 6/7/8.

DOORS - WATER CLOSET

PROVIDE "LIFT-OFF" HINGES TO ALL WC DOORS.

DOORS - INTERNAL GARAGE

PROVIDE DOOR SEAL AS PER NCC 2022 CLAUSE13.

DOWNPIPES - TEMPORARY

TEMPORARY DOWNPIPES TO BE INSTALLED DURING CONSTRUCTION TO PREVENT WATER PONDING NEAR THE SLAB.

EXHAUST FANS - FLOW RATES

CONDENSATION MANAGEMENT AS PER CLAUSE 10.8 OF NCC 2022
- 25 LTR/SEC FOR BATHROOMS AND SANITARY COMPARTMENTS,
- 40 LTR/SEC FOR KITCHENS AND LAUNDRIES.
EXHAUST FROM A KITCHEN, KITCHEN RANGE HOOD, BATHROOM, SANITARY COMPARTMENT OR LAUNDRY MUST DISCHARGE DIRECTLY OR VIA A SHAFT OR DUCT TO OUTDOOR AIR.

EXHAUST FROM BATHROOM, SANITARY COMPARTMENT OR LAUNDRY

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.

GLAZING

GLAZING TO COMPLY WITH AS1288 & AS2047.

ALL GLAZING IN THE KITCHEN, BATHROOM, AND ENSUITE, INCLUDING SHOWER DOORS, SHOWER SCREENS AND WINDOWS AND DOORS MUST BE DENOTED TO COMPLY WITH NCC VOLUME 2 2022 PART 8.4.6.

INSULATION

R2.0 TO EXTERNAL WALLS AND R4.0 TO CEILINGS.

PLUMBING

PLUMBING AND DRAINAGE WORKS TO COMPLY WITH AS3500.

SANITARY COMPARTMENTS

CONSTRUCTION OF SANITARY COMPARTMENTS TO BE IN ACCORDANCE WITH NCC 2022 CLAUSE 10.4.2.

SMOKE ALARMS

SMOKE ALARMS TO BE INTERCONNECTED IN ACCORDANCE WITH NCC 2022 CLAUSE 9.5.1.

SMOKE ALARMS TO BE CONNECTED TO MAINS POWER IN ACCORDANCE WITH AS 3786-2014.

TERMITE TREATMENT

PROVIDE TERMITE TREATMENT TO COMPLY WITH AS3660.1:2014.

WATERPROOFING - INTERNAL

PROVIDE INTERIOR WATERPROOFING TO COMPLY WITH AS3740.

WATER SUPPLY

RECYCLED WATER IS AVAILABLE AND TO BE USED ON THIS PROPERTY.

LINTEL NOTE

ALL STEEL LINTELS TO BRICKWORK TO BE HOT DIP GALVANISED IN ACCORDANCE WITH AS4100 & AS2699.3.

BRICK VENEER

BRICK VENEER TO BE CONSTRUCTED IN ACCORDANCE WITH NCC VOLUME 2 2022 HOUSING PROVISIONS PART 5.2 (DAMP PROOF COURSE, WEEP HOLES AND CAVITY FLASHINGS) AND AS 3700.

ROOF TILES

ROOF TILES TO COMPLY WITH AS2049.

DRAWING REGISTER

NUMBER	DRAWING NAME
D00a	NOTES & DRAWING REGISTER
D00b	LIVABLE HOUSING NOTES
D00c	WATER PROOFING DETAILS 01
D00d	WATER PROOFING DETAILS 02
D01a	SITE PLAN
D01b	SITE EXCAVATION PLAN
D01c	SURVEY PLAN
D01d	COMBINED SITE PLAN
D02	FLOOR PLAN
D03a	ELEVATION SHEET 1 OF 2
D03b	ELEVATION SHEET 2 OF 2
D03c	COMBINED ELEVATIONS
D04	SECTIONS
D04a	DETAILS
D05	WINDOW & DOOR ELEVATION
D06a	INTERNAL ELEVATIONS - KITCHEN
D06b	INTERNAL ELEVATIONS TYPICAL
D07a	INTERNAL ELEVATIONS - ENSUITE
D07c	INTERNAL ELEVATIONS - BATH
D07d	INTERNAL ELEVATIONS - LAUNDRY
D08	ROOF PLAN
D09	SLAB PLAN
D10	SLAB PENETRATION PLAN
D11	FLOOR FINISHES PLAN
D12	ELECTRICAL PLAN
D13	LANDSCAPE PLAN

H6P2 ENERGY USAGE.
ENERGY USAGE IS ABOUT WHOLE OF HOME ENERGY EFFICIENCY.

APPLIANCE	EFFICIENCY STANDARD
DUCTED HEAT PUMP FOR HEATING	3-STAR OR BETTER
DUCTED HEAT PUMP FOR COOLING	3-STAR OR BETTER
HWS GAS TYPE	5-STAR INSTANTANEOUS OR BETTER
HWS	RECOMENDED TO INSTALL SOLAR GAS OR ELECTRIC HWS TYPE. 5-STAR INSTANTANEOUS OR BETTER
HWS GAS STORAGE	4-STAR OR BETTER
USE ELECTRIC HEAT PUMP FOR HWS	WHERE GAS IS NOT AVAILABLE
POOLS	USE DUAL SPEED PUMP
RENEWABLE ENERGY	IF THERE ARE PLENTY OF ELECTRICAL OR GAS ENERGY CONSUMPTION, THEN A MINIMUM 2kW SOLAR POWER PANEL SYSTEM IS RECOMMENDED. IF BUDGET PERMITS, INSTALL A BATTERY STORAGE.
COOKING EQUIPMENT	OVENS TO BE ELECTRIC COOKTOPS TO BE GAS OR ELECTRIC TYPE.
LIGHTING POWER DENSITY	4W/m² FOR ALL INTERNAL SPACES



ADVERTISED MATERIAL

Planning Application: T250444
Date Prepared: 02 December 2025

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.

IMPORTANT NOTES:

1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANOR AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.



Yesterday | Today | Tomorrow
(03) 9827 0998 • Mob 0408 806 608 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran,VIC 3141 • info@tomorrowhomes.com.au

Home: THE BASILICA-7.5(01)
Client: THE RISE BNG PTY. LTD
Location: LOT 214 CREEK CCT, PAKENHAM - THE RISE ESTATE
Drawing: NOTES & DRAWING REGISTER

DRAWING DETAILS

17/10/2025 2:49:11 pm

SCALE	SHEET SIZE
1 : 100	A3

JOB
No:

All dimensions to be verified on site
Drwg No: D00a Issue A09

LIVABLE HOUSING NOTES

6.1 LOCATION

- (1) REINFORCING IN ACCORDANCE WITH CLAUSE 62 MUST BE PROVIDED TO ANY:
- (A) SANITARY COMPARTMENT THAT IS SUBJECT TO PART 4; AND
- (B) BATHROOM CONTAINING A:
- (I) SHOWER THAT IS SUBJECT TO PART 5; OR
- (II) BATH (IF PROVIDED), OTHER THAN A FREESTANDING BATH, WHERE THE BATH IS LOCATED IN A ROOM THAT ALSO CONTAINS A SHOWER THAT IS SUBJECT TO PART 5.
- (2) THE REQUIREMENTS OF (1) NEED NOT BE COMPLIED WITH IF THE WALLS OF THE ROOM ARE CONSTRUCTED OF CONCRETE, MASONRY OR ANOTHER MATERIAL CAPABLE OF SUPPORTING GRABRAILS WITHOUT ADDITIONAL REINFORCEMENT.
- (3) WHERE THE WALL THE REINFORCEMENT INCLUDES A CAVITY SLIDER, IT MUST DESIGNED AND CONSTRUCTED IN WAY TO SUPPORT LOADS IMPOSED BY REINFORCEMENT: LININGS AND THE FUTURE PROVISION OF HANDRAILS AND PROVIDED FOR THE EXTENT FIGURES 6.2A, 6.2B, 6.2C, 6.2D, 6.2E, 6.2F AND 6.2G.

INFORMATION: INTENT OF PART 6

THE INTENT OF THIS PART IS TO ENSURE THAT WALLS ADJACENT TO TOILET PANS SHOWERS AND BATHS PROVIDE A FIXING SURFACE ABLE TO SUPPORT THE FUTURE INSTALLATION OF GRABRAILS, IF NEEDED. THIS PART DOES NOT REQUIRE THE INSTALLATION OF GRABRAILS AT THE TIME OF CONSTRUCTION.

A FREE STANDING BATH IS EXCLUDED FROM CLAUSE 6.1(1)(B)(II) BECAUSE IT DOES NOT HAVE ANY ADJOINING WALLS TO WHICH GRABRAILS COULD BE FIXED. A BATH WITH ONLY ONE ADJOINING WALL NEED ONLY HAVE REINFORCING PROVIDED IN THE ADJOINING WALL (UNLESS EXEMPTED BY CLAUSE 6.1(2)).

CARE IS REQUIRED WHEN LOCATING A CAVITY SLIDING DOOR ADJACENT TO A FIXTURE WHICH REQUIRES REINFORCEMENT TO 6.1 (1) AS THE FRAMING THAT SURROUNDS THE CAVITY INTO WHICH THE DOOR RETRACTS DEMANDS CAREFUL CONSIDERATION OF FIXINGS AND MEMBERS THAT WILL SAFELY SUPPORT A GRABRAIL AND NOT IMPEDE THE OPERATION OF THE DOOR.

INFORMATION: NON-COMBUSTIBILITY OF WALLS

WHERE NOGGINGS ARE REQUIRED TO ACHIEVE COMPLIANCE WITH THIS PART, PROVIDED THEY DO NOT EXTEND FURTHER THAN NECESSARY, THESE NOGGINGS MAY BE INSTALLED WITHIN AN EXTERNAL WALL THAT IS REQUIRED TO BE NON-COMBUSTIBLE UNDER C2D10(4)(I)(II) OF NCC VOLUME ONE.

6.2 CONSTRUCTION

- (1) REINFORCING CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF (3) MUST BE PROVIDED IN THE LOCATIONS DEPICTED IN:
- (A) FIGURES 6.2A OR 6.2B FOR WALLS SURROUNDING A BATH; AND
- (B) FIGURES 6.2C OR 6.2D FOR SHOWER WALLS; AND
- (C) FIGURE 6.2E FOR A WALL ADJACENT TO AND WITHIN 460 MM OF THE CENTRELINE OF A TOILET PAN; AND
- (D) FIGURES 6.2F OR 6.2G FOR A WALL BEHIND A TOILET PAN WHERE A WALL DESCRIBED IN (C) IS NOT PROVIDED OR A WINDOW SILL OR A DOOR ENCROACHES ON THE AREA TO BE PROVIDED WITH REINFORCING OR WHERE THE TOILET PAN IS NOT PROVIDED IN A CORNER OF THE BATHROOM.
- (2) REINFORCING NEED ONLY BE PROVIDED ACROSS THE AVAILABLE WIDTH OF THE WALL WHERE A WALL REFERRED TO IN (1)(A) OR (B):
- (A) IS NARROWER THAN THE WIDTH OF THE AREA REQUIRED TO BE PROVIDED WITH REINFORCING; OR
- (B) TERMINATES AT A WINDOW SILL LOWER THAN THE HEIGHT OF THE AREA NOMINATED TO PROVIDED WITH REINFORCING.
- (3) REINFORCING REQUIRED BY (1) MUST BE CONSTRUCTED USING ONE OF THE FOLLOWING MATERIALS:
- (A) A MINIMUM OF 12mm THICK STRUCTURAL GRADE PLYWOOD, OR SIMILAR.
- (B) TIMBER FRAMING WITH A MINIMUM THICKNESS OF 25mm.

FIGURE 6.2a: LOCATION OF FRAMING FOR WALLS SURROUNDING A BATH

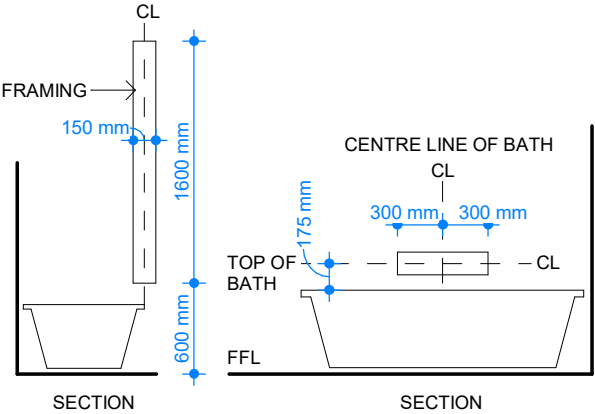


FIGURE NOTES:

1. TAPS, NICHES, SOAP HOLDERS AND THE LIKE MAY BE LOCATED WITHIN THE POSITIONS DESIGNATED FOR WALL REINFORCING.
2. WHERE THE HEIGHT OF THE BATHTUB IS NOT YET KNOWN, AN ASSUMED HEIGHT OF 500mm ABOVE FINISHED FLOOR LEVEL MAY BE USED TO DETERMINE THE LOCATION OF WALL REINFORCING.

FIGURE 6.2c: LOCATION OF FRAMING FOR SHOWER WALLS

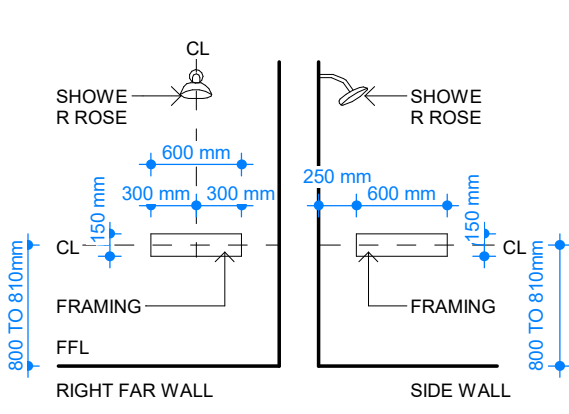


FIGURE NOTE

TAPS, NICHES, SOAP HOLDERS AND THE LIKE MAY BE LOCATED WITHIN THE POSITIONS DESIGNATED FOR WALL REINFORCING.

FIGURE 6.2e: MINIMUM EXTENT OF SHEETING FOR WALL ADJACENT TO A TOILET PAN

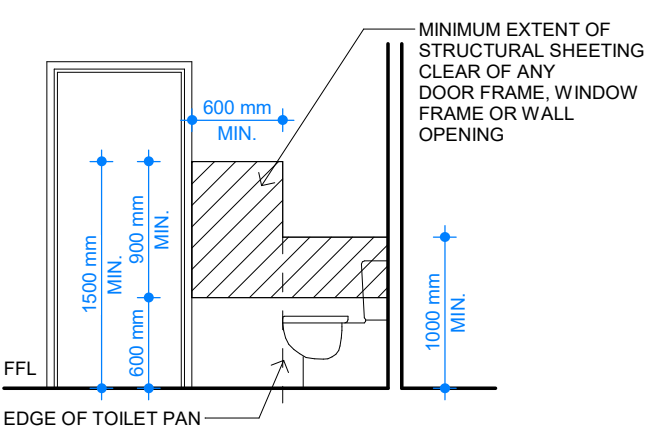


FIGURE 6.2b: LOCATION OF SHEETING FOR WALLS SURROUNDING A BATH

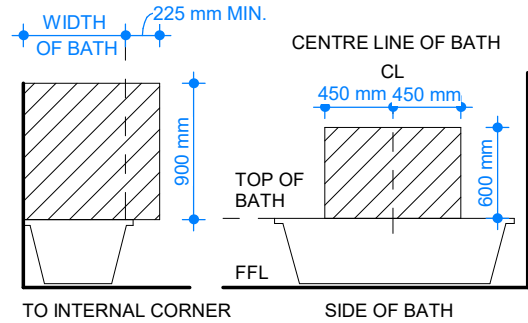


FIGURE NOTE

TAPS, NICHES, SOAP HOLDERS AND THE LIKE MAY BE LOCATED WITHIN THE POSITIONS DESIGNATED FOR WALL REINFORCING.

FIGURE 6.2d: LOCATION OF SHEETING FOR SHOWER WALLS

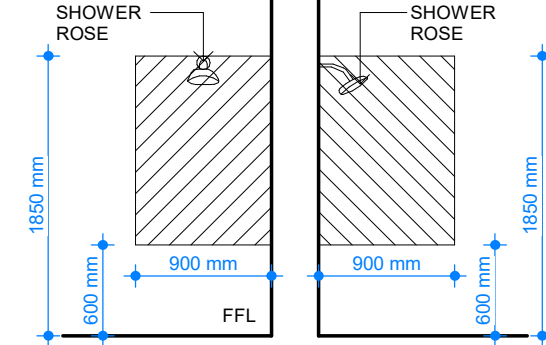


FIGURE NOTE

TAPS, NICHES, SOAP HOLDERS AND THE LIKE MAY BE LOCATED WITHIN THE POSITIONS DESIGNATED FOR WALL REINFORCING.

FIGURE 6.2f: LOCATION OF FRAMING FOR A WALL BEHIND A TOILET PAN

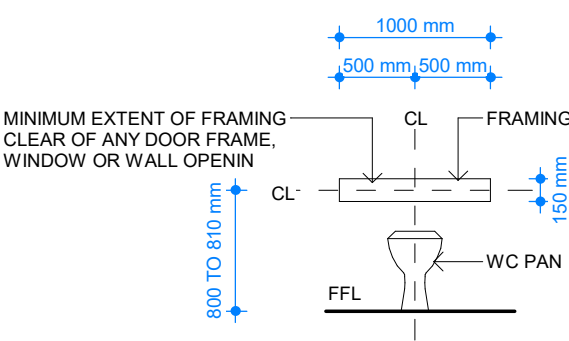
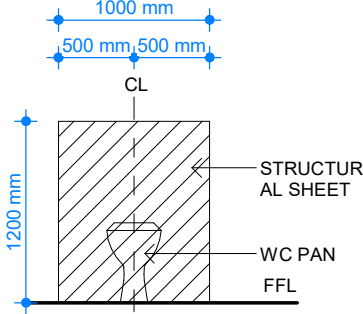


FIGURE 6.2g: LOCATION OF SHEETING FOR A WALL BEHIND A TOILET PAN





ADVERTISED MATERIAL

Planning Application: T250444
Date Prepared: 02 December 2025

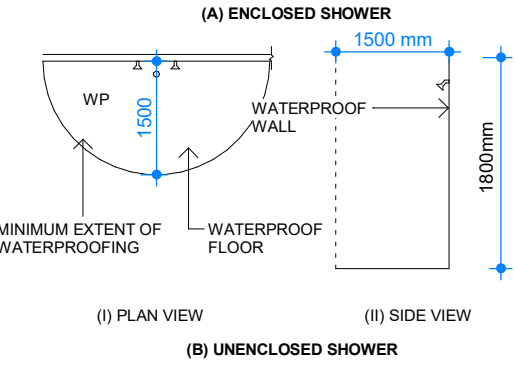
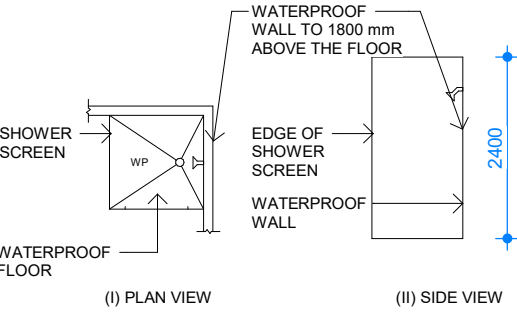
This copied document is made available for the purpose of the planning process as set out in the *Planning and Environment Act 1987*. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

IMPORTANT NOTES:	
1.	WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
2.	ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
3.	WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
4.	FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
5.	ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANOR AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
6.	THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
7.	ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

TOMORROWHOMES Yesterday Today Tomorrow (03) 9827 0998 • Mob 0408 806 608 • www.tomorrowhomes.com.au 466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au	Home: THE BASILICA-7.5(01) Client: THE RISE BNG PTY. LTD Location: LOT 214 CREEK CCT, PAKENHAM - THE RISE ESTATE	Drawing: LIVABLE HOUSING NOTES	DRAWING DETAILS	
			17/10/2025 2:49:11 pm	
			SCALE	SHEET SIZE
			1 : 50	A3
All dimensions to be verified on site	JOB No:	Drwg No:	Issue	
			D00b A09	

10.2.2 SHOWER AREA (ENCLOSED AND UNENCLOSED)

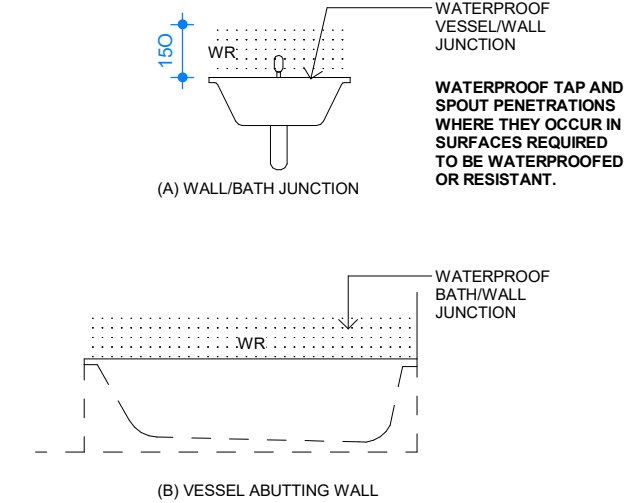
FIGURE 10.2.2 EXTENT OF TREATMENT FOR SHOWER AREAS - CONCRETE COMPRESSED FIBRE- CEMENT AND FIBRE-CEMENT SHEET FLOORS



10.2.2(C) WALL JUNCTIONS AND JOINTS WITHIN THE SHOWER AREA MUST BE WATERPROOFED NOT LESS THAN 40mm EITHER SIDE OF THE JUNCTION.

10.2.3 FLOORS OUTSIDE SHOWER AREA FOR CONCRETE AND CEMENT SHEET FLOORING MUST BE WATER RESISTANT. WALL/FLOOR JUNCTIONS MUST BE WATERPROOFED.

10.2.5 OTHER AREAS



LAUNDRIES AND WC'S, THE FLOOR MUST BE WATER RESISTANT. ANY JUNCTIONS TO BE WATER RESISTANT AND ANY FLASHING USED IN JUNCTIONS MUST BE NOT LESS THAN 40mm.

IF A BIDET IS TO BE INSTALLED WITH HAND HELD SPRAY, THE FLOOR MUST BE WATERPROOFED, THE WALL MUST BE WATERPROOFED TO A HEIGHT OF 150mm ABOVE THE FLOOR SUBSTRATE WHERE WITHIN 900mm OF THE CONNECTION, AND THE WALL MUST BE WATER RESISTANT IN WC WITHIN 900mm OF THE CONNECTION TO A HEIGHT OF NOT LESS THAN 1200mm. WALL JUNCTIONS WITHIN 900mm OF CONNECTION, WALL/FLOOR JUNCTIONS AND PENETRATIONS MUST BE WATERPROOFED.

IMPORTANT NOTES:

1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANOR AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

10.2.4 AREAS ADJACENT TO BATHS AND SPAS WITHOUT SHOWERS

FIGURE 10.2.4A AREAS ADJACENT TO BATHS AND SPAS WITHOUT SHOWERS FOR CONCRETE, COMPRESSED FIBRE-CEMENT AND FIBRE-CEMENT SHEET FLOORING

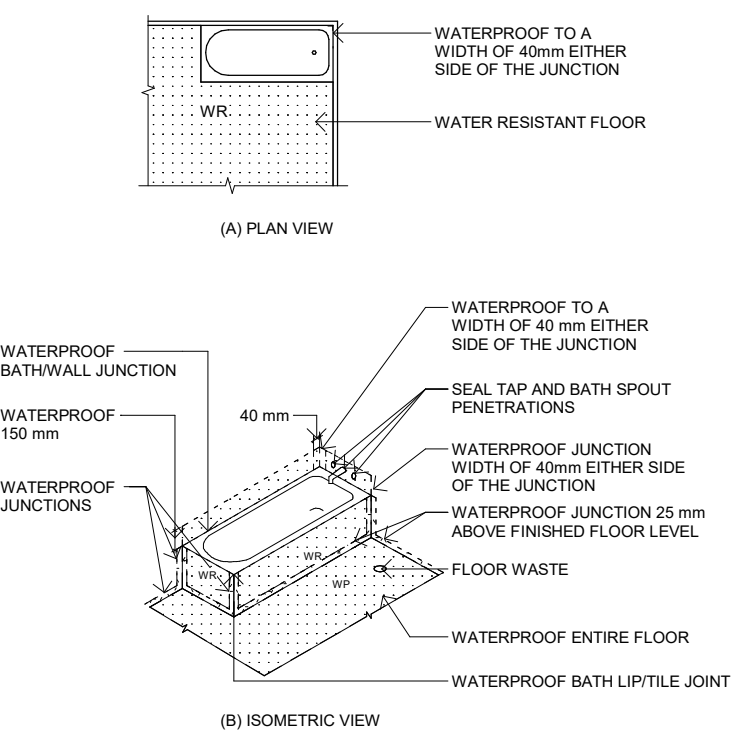
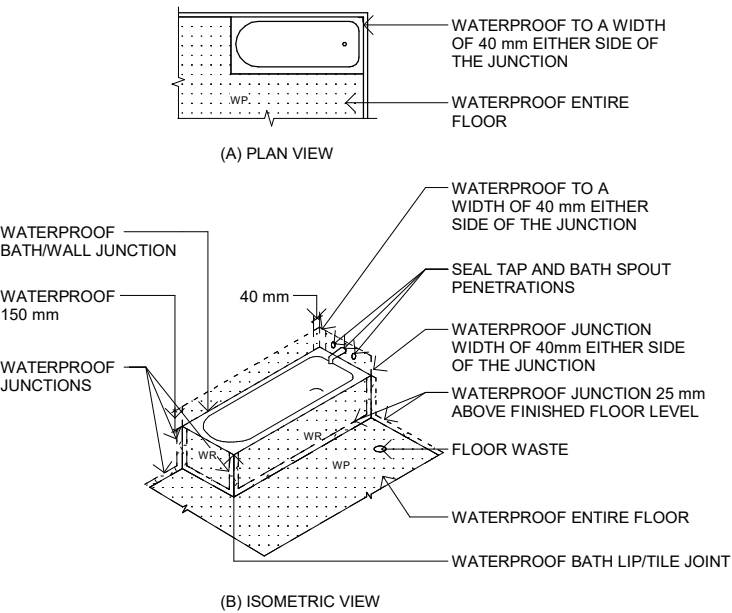


FIGURE 10.2.4B AREAS ADJACENT TO BATHS AND SPAS WITHOUT SHOWERS FOR TIMBER FLOORS INCLUDING PARTICLEBOARD, PLYWOOD AND OTHER FLOOR MATERIALS



NOTE:
REFER NCC 2022 PART 10.2 WET AREA WATERPROOFING FOR FULL CONTENTS OF THE REGULATION

10.2.15 STEPDOWN SHOWERS

FIGURE 10.2.15A TYPICAL ENCLOSED STEPPED DOWN SHOWER CONSTRUCTION (MEMBRANE BELOW TILE BED)

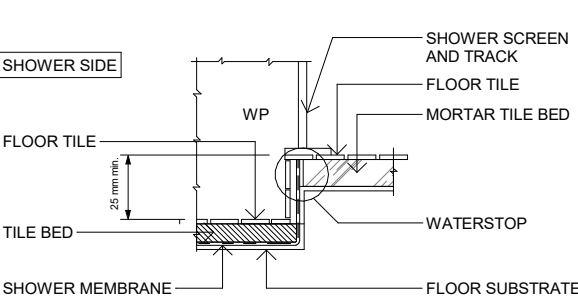


FIGURE 10.2.15C TYPICAL UNENCLOSED STEPPED DOWN SHOWER CONSTRUCTION (MEMBRANE BELOW TILE BED)

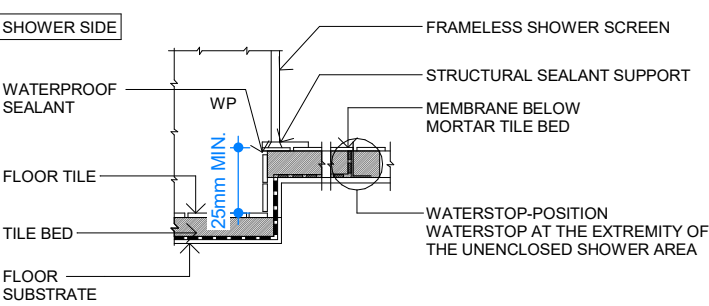
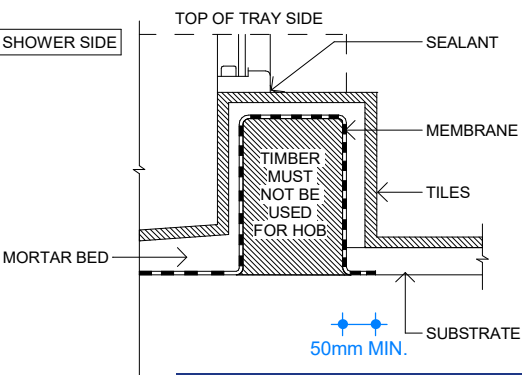
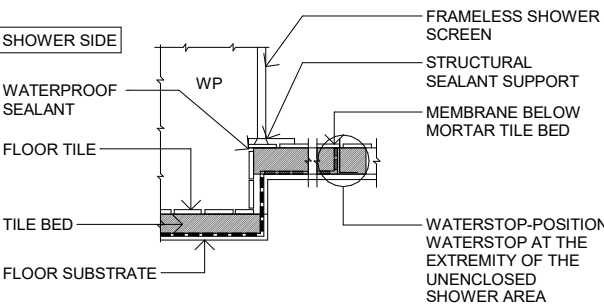


FIGURE 10.2.15C TYPICAL UNENCLOSED STEPPED DOWN SHOWER CONSTRUCTION (MEMBRANE BELOW TILE BED)



Cardinia

ADVERTISED MATERIAL

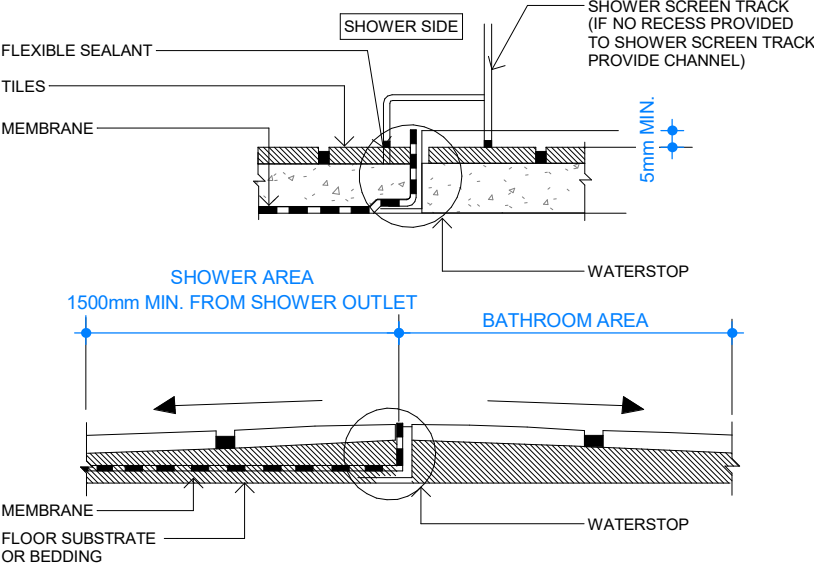
Planning Application: T250444

Date Prepared: 02 December 2025

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.

10.2.17 ENCLOSED SHOWERS WITH LEVEL THRESHOLD (WITHOUT HOB OR SET DOWN)

FIGURE 10.2.17 TYPICAL HOBLESS CONSTRUCTION



A WATERSTOP MUST BE INSTALLED A MIN HORIZONTAL DISTANCE OF 1500mm FROM THE SHOWER ROSE. THE WHOLE OF THE FLOOR MUST BE WATERPROOFED AND DRAINED TO FLOOR WASTE (AS FOR A SHOWER AREA).

10.2.19 PREFORMED SHOWER BASES

FIGURE 10.2.19A TYPICAL PREFORMED SHOWER BASE WALL/FLOOR JUNCTION

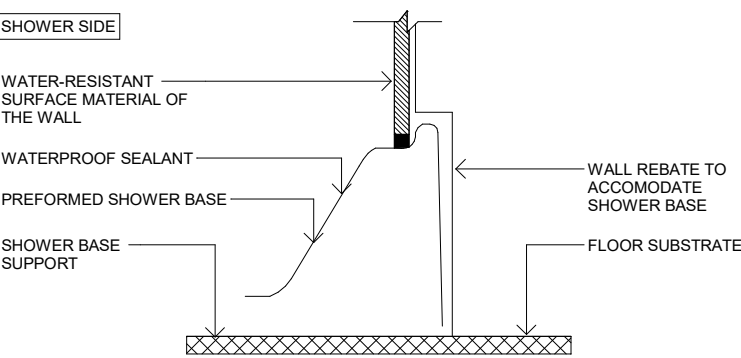
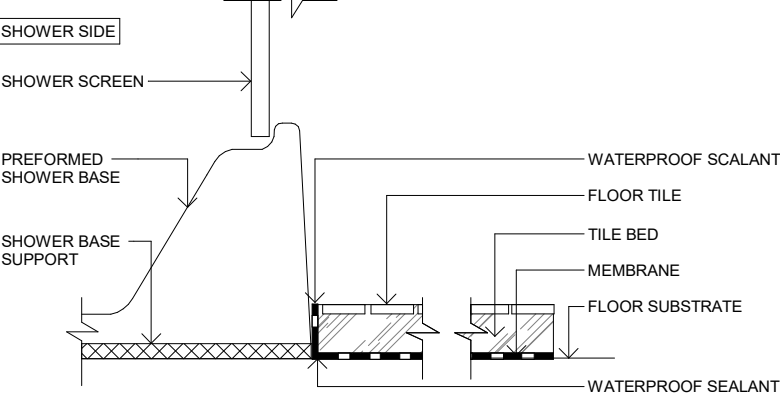


FIGURE NOTES:

1. REBATING OF TIMBER AND STEEL FRAMED WALLS MUST BE IN ACCORDANCE WITH AS 1684 OR NASH STANDARD PART 2 AS APPROPRIATE.
2. WHERE REBATING OF MASONRY WALLS IS REQUIRED, IT MUST BE ACCOMMODATED IN THE DESIGN IN ACCORDANCE WITH AS 3700.

FIGURE 10.2.19B TYPICAL PREFORMED SHOWER BASE/FLOOR JUNCTION ON TIMBER FLOORS, INCLUDING PARTICLEBOARD, PLYWOOD AND OTHER TIMBER MATERIALS



TOMORROW
HOMES

Yesterday | Today | Tomorrow

(03) 9827 0998 • Mob 0408 806 608 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

Home: THE BASILICA-7.5(01)

Client: THE RISE BNG PTY. LTD

Location: LOT 214 CREEK CCT, PAKENHAM - THE RISE ESTATE

Drawing: WATER PROOFING DETAILS 01

DRAWING DETAILS

17/10/2025 2:49:11 pm

SCALE SHEET SIZE

1 : 100 A3

JOB

No:

Drwg No: D00c

Issue

A09

All dimensions
to be verified
on site

10.2.20 BATHS AND SPAS

FIGURE 10.2.20 TYPICAL BATH JUNCTIONS

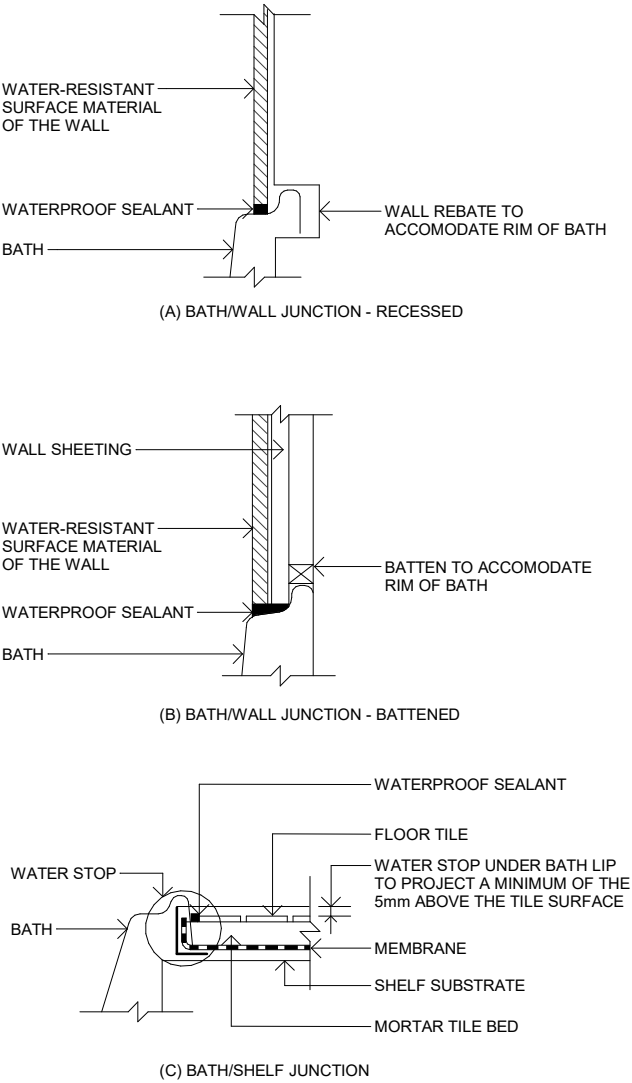


FIGURE NOTES:

1. REBATING OF TIMBER AND STEEL FRAMED WALLS MUST BE IN ACCORDANCE WITH AS 1684 OR NASH STANDARD PART 2 AS APPROPRIATE.
2. WHERE REBATING OF MASONRY WALLS IS REQUIRED, IT MUST BE ACCOMMODATED FOR IN THE DESIGN IN ACCORDANCE WITH AS 3700.
3. FOR DIAGRAM (C), WHERE A WATERSTOP CANNOT BE PROVIDED, A TYPE 1 OR TYPE 2 JUNCTION CAN BE USED WITH AS 3740.

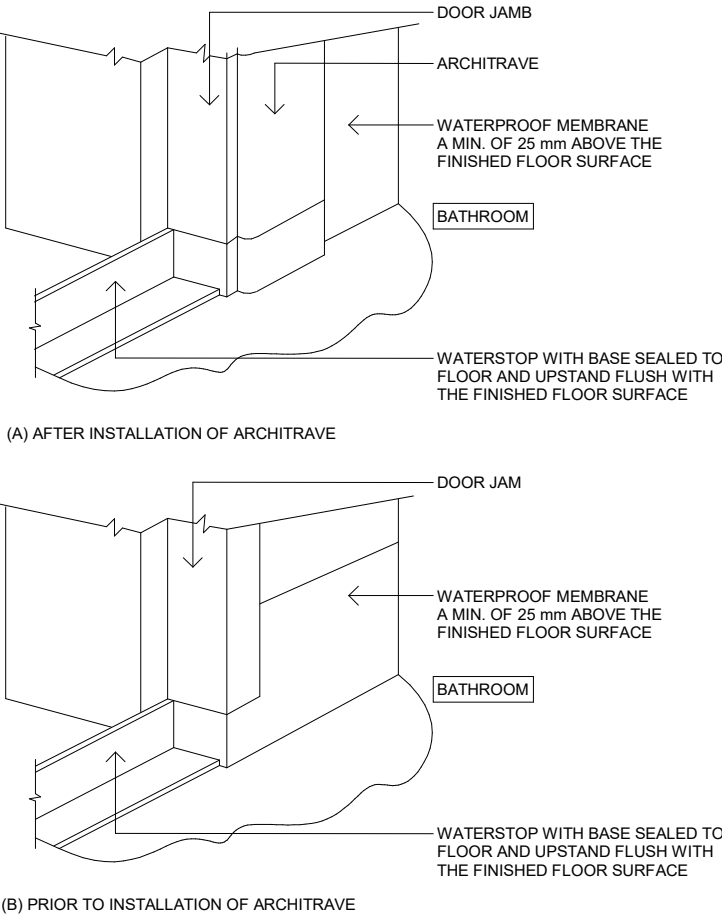
10.2.8 MATERIALS - WATERPROOF
ANY MEMBRANES USED MUST COMPLY WITH AS/NZS 4858

10.2.12 - WET AREA FLOORS - FALLS
WHERE A FLOOR WASTE IS INSTALLED, THE MIN CONTINUOUS FALL OF A FLOOR PLANE TO THE WASTE IS 1:80. THE MAX CONTINUOUS FALL OF A FLOOR PLANE TO THE WASTE IS 1:50.

REFER TO BCA FOR PENETRATIONS, FLASHINGS, MEMBRANES, WALL SHEETING SUBSTRATES, BOND BREAKER INSTALLATION ETC FOR MORE SPECIFIC DETAILS

10.2.24 FLASHINGS/JUNCTIONS

FIGURE 10.2.24 TYPICAL BATHROOM DOOR DETAILS FOR WHOLE BATHROOM WATERPROOFINNG



EXPLANATORY INFORMATION

- VERTICAL FLASHING MAY BE USED AS FOLLOWS:
- (A) EXTERNAL VERTICAL FLASHING MAY BE USED WITH EXTERNAL MEMBRANE SYSTEMS AND INSTALLED BEHIND THE WALL SHEETING OR RENDER. THEY MUST HAVE LEGS OF SUFFICIENT WIDTH TO ALLOW THE WALL SHEETING OR RENDER TO OVERLAP BY NOT LESS THAN 32mm.
 - (B) INTERNAL VERTICAL FLASHING MAY BE USED WITH BOTH EXTERNAL AND INTERNAL MEMBRANE SYSTEMS PROVIDED EACH LEG HAS A MINIMUM OVERLAP OF 40 mm TO THE WALL SHEETING OR RENDER AND WHERE USED WITH:
 - (I) INTERNAL MEMBRANE, MUST EXTEND VERTICALLY FROM THE SHOWER TRAY; AND
 - (II) EXTERNAL MEMBRANES, MUST OVERLAP THE TOP EDGE OF THE FLOOR WATERPROOFING SYSTEM BY NOT LESS THAN 20mm; AND
 - (III) PREFORMED SHOWER BASES OR BATHS, MUST EXTEND TO THE BOTTOM EDGE OF THE WALL SHEETING OR RENDER.

NOTE:
REFER NCC 2022 PART 10.2 WET AREA WATERPROOFING
FOR FULL CONTENTS OF THE REGULATION

10.2.27 BOND BREAKER INSTALLATION FOR BONDED MEMBRANES

FIGURE 10.2.27 (EXPLANATORY) TYPICAL BOND BREAKER DETAILS

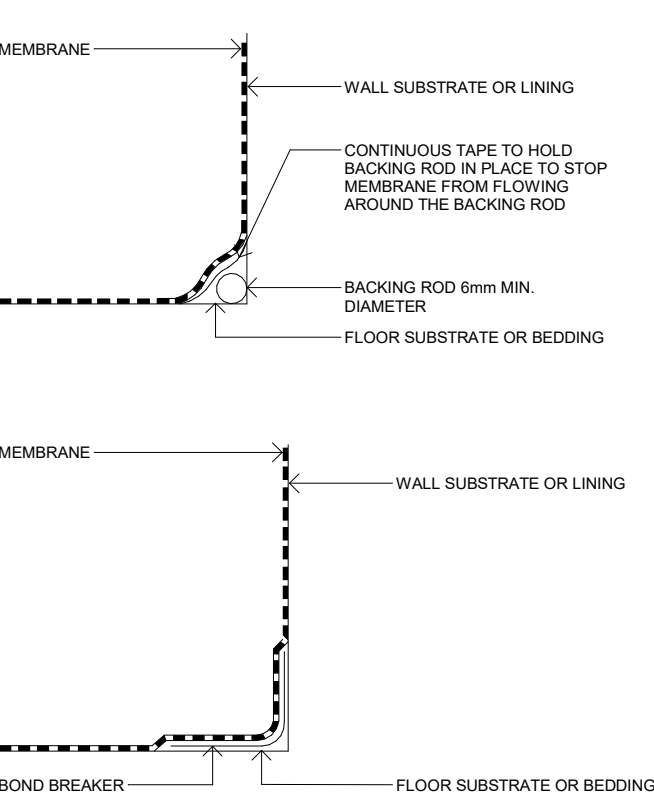
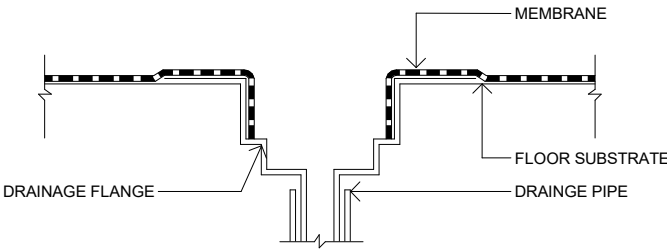


FIGURE NOTES:

1. BOND BREAKERS FOR CLASS I MEMBRANES (LOW EXTENSIBILITY) ALLOW THE MEMBRANE TO FLEX RATHER THAN STRETCH.
2. BOND BREAKERS FOR CLASS II MEMBRANES (MEDIUM EXTENSIBILITY) ALLOW THE MEMBRANE TO STRETCH. IF A TAPE IS USED AS A BOND BREAKER, EITHER THE MEMBRANE MUST NOT BOND TO THE TAPE OR THE TAPE MUST HAVE ELASTIC PROPERTIES SIMILAR TO THE MEMBRANE.
3. BOND BREAKERS FOR CLASS III MEMBRANES (HIGH EXTENSIBILITY) ALLOW THE MEMBRANE TO HAVE AN EVEN THICKNESS.

10.2.29 MEMBRANE TO DRAINAGE CONNECTION

FIGURE 10.2.29 TYPICAL MEMBRANE TERMINATION AT DRAINAGE OUTLET



EXPLANATORY INFORMATION: DRAINAGE FLANGES

1. FOR MEMBRANE DRAINAGE CONNECTIONS IN CONCRETE FLOORS: DRAINAGE FLANGE MAY BE EITHER CAST INTO THE CONCRETE SLAB OR SET INTO THE TOP SURFACE OF THE CONCRETE SLAB OR THE TILE BED.
2. FOR MEMBRANE DRAINAGE CONNECTIONS IN OTHER FLOORS: DRAINAGE FLANGE MAY BE EITHER SET INTO THE FLOOR SUBSTRATE OR THE TILE BED.

IMPORTANT NOTES:

1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANOR AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

TOMORROW
HOMES

Yesterday | Today | Tomorrow

(03) 9827 0998 • Mob 0408 806 608 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

Home: THE BASILICA-7.5(01)

Client: THE RISE BNG PTY. LTD

Location: LOT 214 CREEK CCT, PAKENHAM - THE RISE ESTATE

Drawing: WATER PROOFING DETAILS 02

DRAWING DETAILS

17/10/2025 2:49:12 pm

SCALE SHEET SIZE

1 : 20 A3

JOB No:

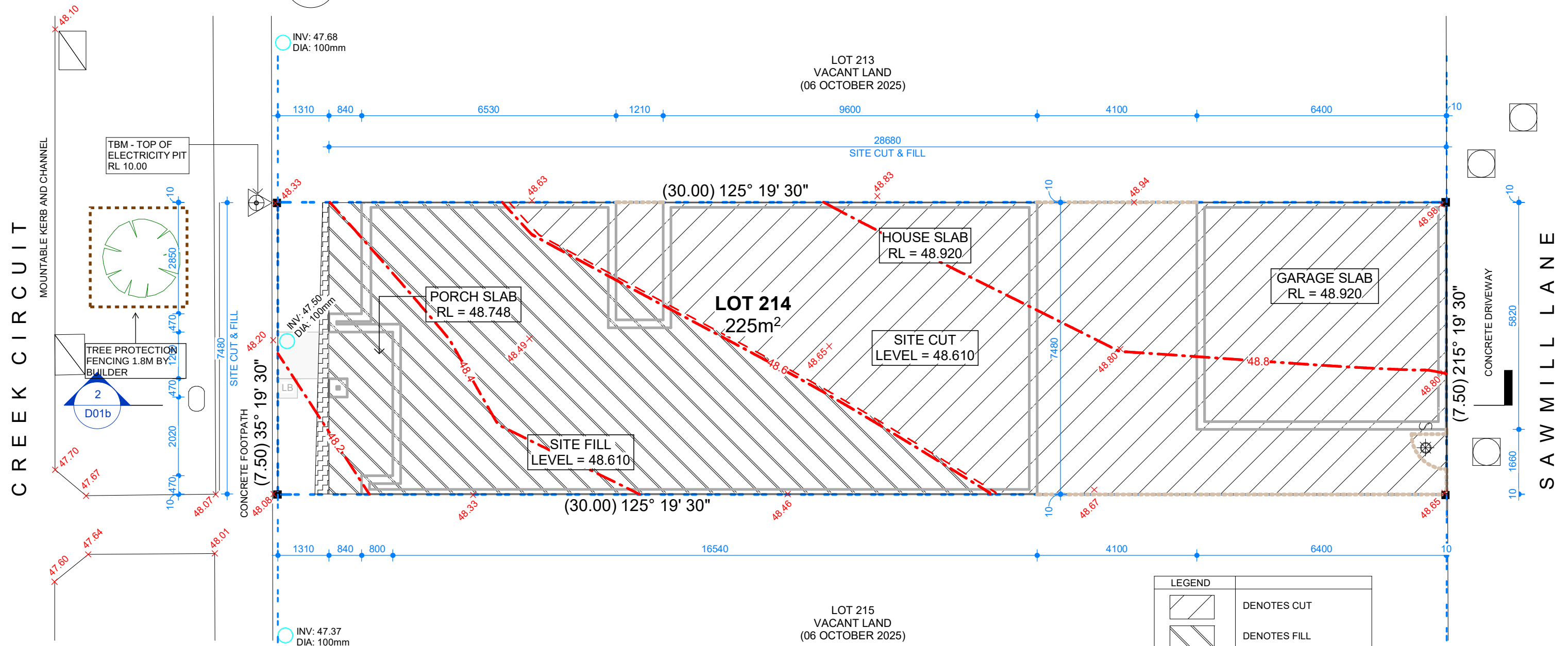
All dimensions to be verified on site

Drwg No: D00d Issue A09



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.

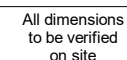
D01b 1 : 100



1 : 100

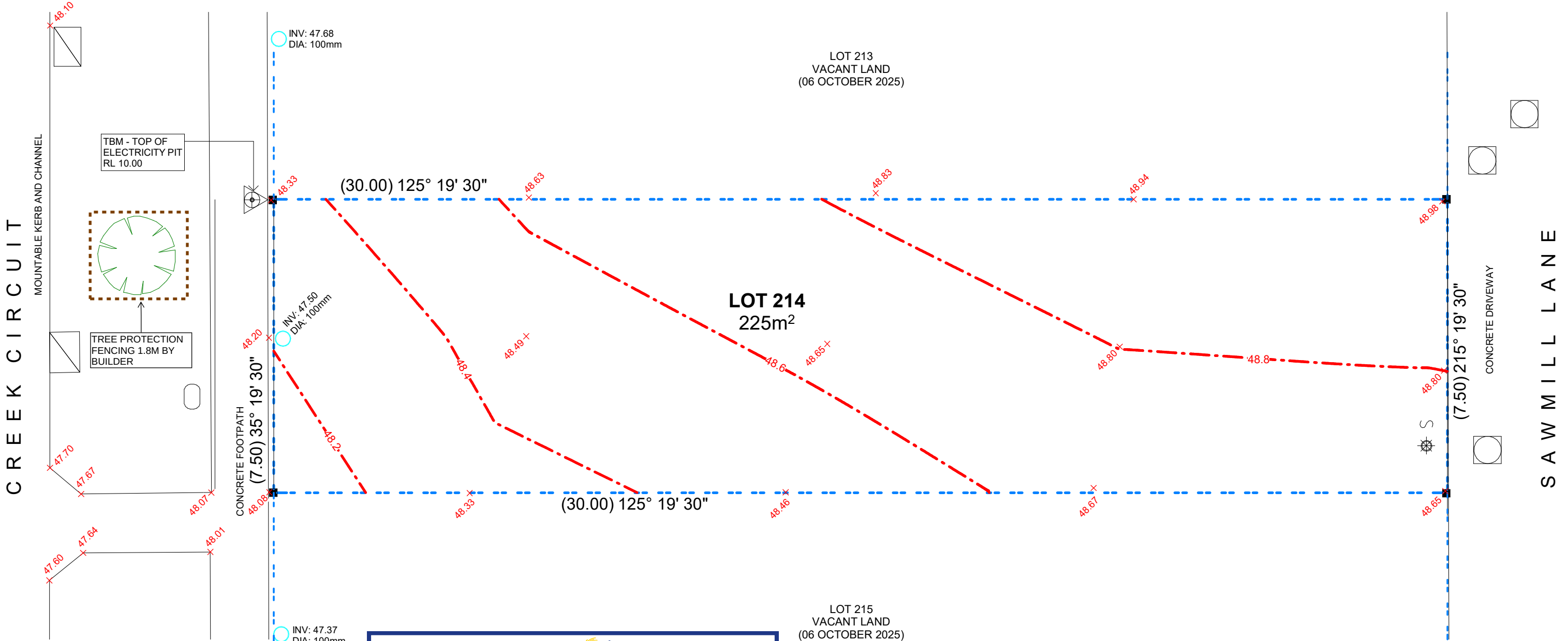
1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANNER AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

(03) 9827 0998 • Mob 0408 806 608 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

Drawing: **SITE EXCAVATION PLAN**

JOB No:	
Drwg No: D01b	Issue A09

Drwg No:	D01b	Issue	A09
-------------	-------------	-------	------------



SURVEY PLAN
1 : 100



ADVERTISED MATERIAL
Planning Application: T250444
Date Prepared: 02 December 2025

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.

	FIRE HYDRANT		SEWER PIT		GAS METER
	WATER TAP	× FL 10.00	FINISH FLOOR LEVEL	-10.00-	CONTOUR MAJOR
	ELECTRIC POLE		SIGN	-10.20-	CONTOUR MINOR
	LIGHT POLE		DRAIN JUNCTION PIT	—	APPROXIMATE BOUNDARY/EASEMENT
	ELECTRIC POLE WITH LIGHT		GRATED PIT	× BK 10.00	BACK OF KERB SPOT LEVEL
	STOP VALVE		TREE	HW / NHW / D	HABITANT / NON-HABITANT WINDOW / DOOR
	PROPERTY INLET		TITLE PEG	—	GROUND FLOOR
	COMMUNICATION PIT		RIVET	—	FENCE LINE
	TELSTRA PIT		ELECTRICITY PIT	—	EAVELINE
	LEGAL POINT OF DISCHARGE	×10.00	SPOT LEVEL	—	RETAINING WALL

- IMPORTANT NOTES:**
1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
 2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
 3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
 4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
 5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANOR AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
 6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
 7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.



Yesterday | Today | Tomorrow

(03) 9827 0998 • Mob 0408 806 608 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

Home: **THE BASILICA-7.5(01)**

Client: THE RISE BNG PTY. LTD

Location: LOT 214 CREEK CCT, PAKENHAM - THE RISE ESTATE

Drawing: **SURVEY PLAN**



Approx

All dimensions to be verified on site

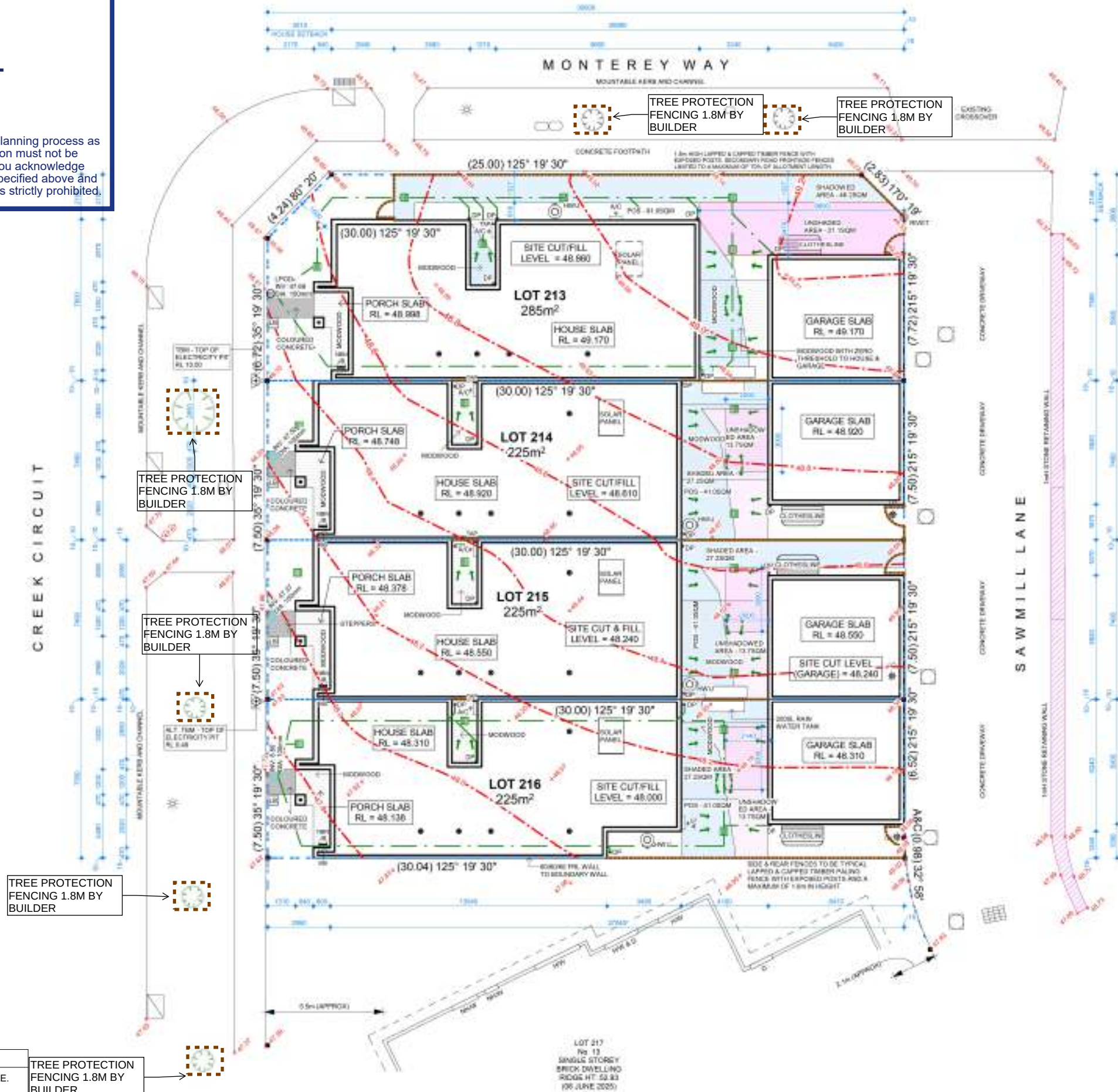
DRAWING DETAILS	
17/10/2025 2:49:14 pm	
SCALE	SHEET SIZE
1 : 100	A3
JOB No:	
Drwg No: D01c	Issue A09



ADVERTISED MATERIAL

Planning Application: T250444
Date Prepared: 02 December 2025

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.



IMPORTANT NOTES:

1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANNER AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

TREE PROTECTION
FENCING 1.8M BY
BUILDER

TOMORROW HOMES

Yesterday | Today | Tomorrow

(03) 9827 0998 • Mob 0408 806 608 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

Home: THE BASILICA-7.5(01)
Client: THE RISE BNG PTY. LTD
Location: LOT 214 CREEK CCT, PAKENHAM - THE RISE ESTATE
Drawing: COMBINED SITE PLAN



All dimensions
to be verified
on site

DRAWING DETAILS	
17/10/2025 2:49:17 pm	
SCALE	SHEET SIZE
	A3
JOB No:	
Drwg No:	D01d
Issue	A09

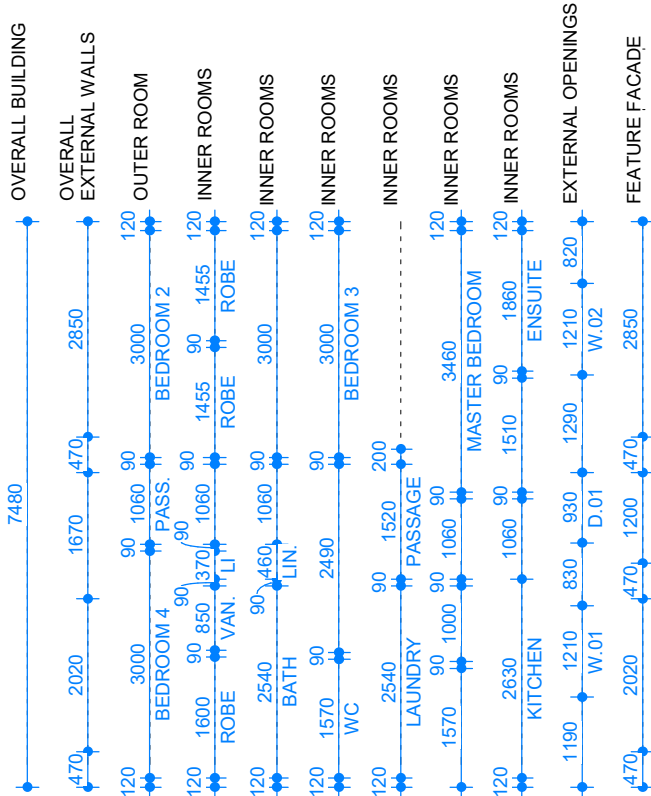
FLOOR FINISHES:

ALL FLOOR COVERINGS TO BE FIRM AND EVEN AND FEATURE A TRANSITION BETWEEN ABUTTING SURFACES (A MAXIMUM VERTICAL TOLERANCE OF 3mm OR 5mm BETWEEN SURFACES IS ALLOWABLE PROVIDED THE LIP IS ROUNDED OR BEVELED).

ALL INTERNAL FLOOR FINISHES SHALL HAVE A MINIMUM SLIP RESISTANCE OF P3 OR R10.

EXHAUST FANS:

EXHAUST FANS TO BE 25 LITRES PER SECOND (BATHROOMS AND TOILET) OR 40 LITRES PER SECOND (KITCHEN AND LAUNDRY).

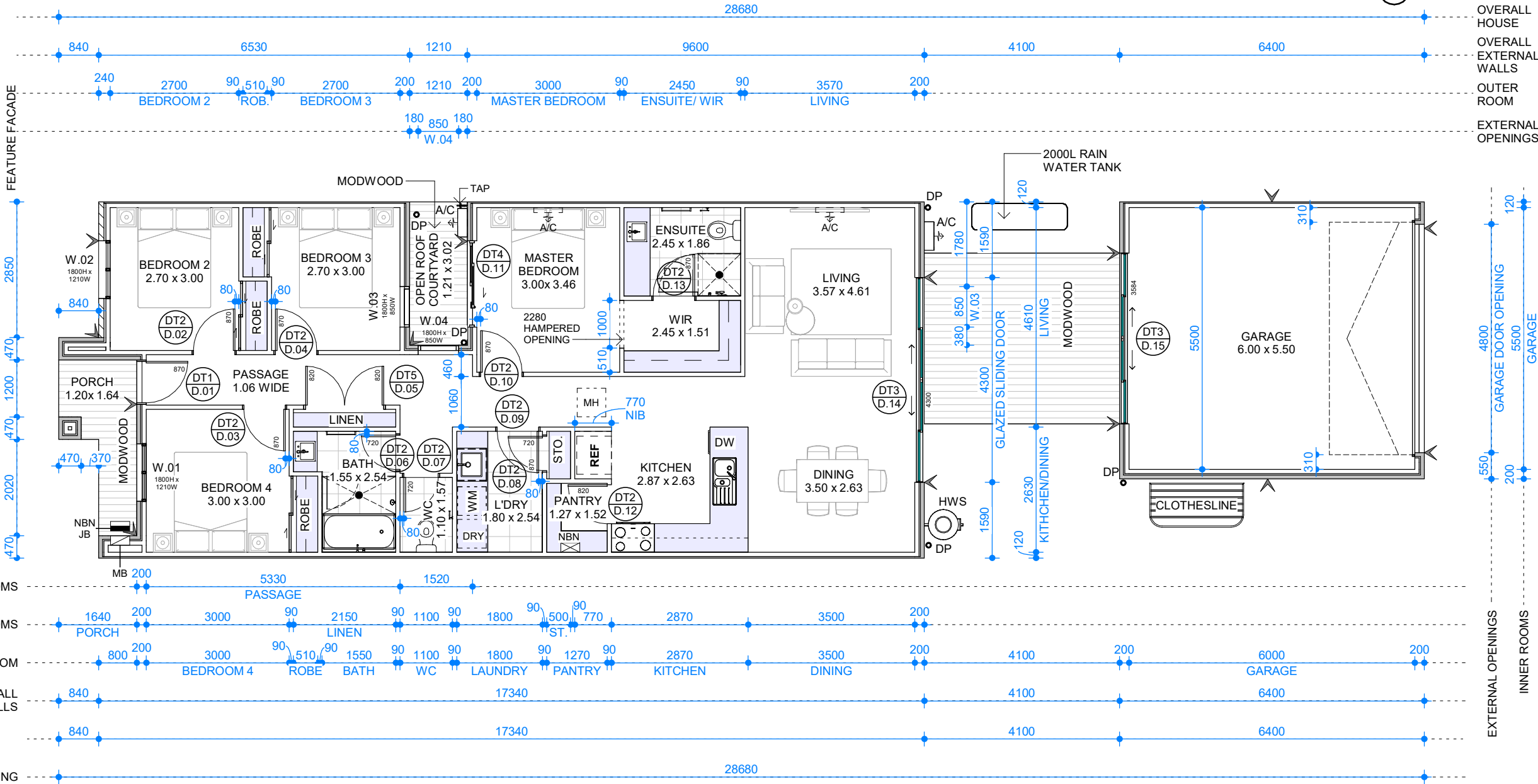


NOTE:
PANEL HEATING TO ALL BEDROOMS EXCEPT MASTER BEDROOM.

LEGEND:	
	MAN HOLE 600X600 (APPROX. POSITION)
	REVERSE CYCLE AIR CONDITIONING
	CONTROL JOINT

LEGEND - SERVICES:	
HWS	HOT WATER SERVICE
	METER BOX
	NBN HUB
	NBN JB

- IMPORTANT NOTES:
1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
 2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
 3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
 4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
 5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANOR AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
 6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
 7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.



NOTE:
COLOUR OF THE METER BOX TO MATCH THE WALL IT IS AGAINST.

GROUND FLOOR PLAN

1 : 100



ADVERTISED MATERIAL

Planning Application: T250444
Date Prepared: 02 December 2025

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.

HOUSE SIZE
7.48m x 17.34m

BLOCK SIZE
7.50m x 30.00m
SMALL LOT CODE

AREAS	
LIVING	122.70m ²
GARAGE	37.20m ²
PORCH	5.10m ²
COURTYARD	3.70m ²
TOTAL AREA	168.70m ²

SITE COVERAGE 74.98%

TOMORROW

HOMES

Yesterday | Today | Tomorrow

(03) 9827 0998 • Mob 0408 806 608 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

Home: THE BASILICA-7.5(01)

Client: THE RISE BNG PTY. LTD

Location: LOT 214 CREEK CCT, PAKENHAM - THE RISE ESTATE

Drawing: FLOOR PLAN



All dimensions to be verified on site

DRAWING DETAILS	
17/10/2025 2:49:19 pm	
SCALE	SHEET SIZE
1 : 100	A3
JOB No:	
Drwg No:	D02
Issue	A09

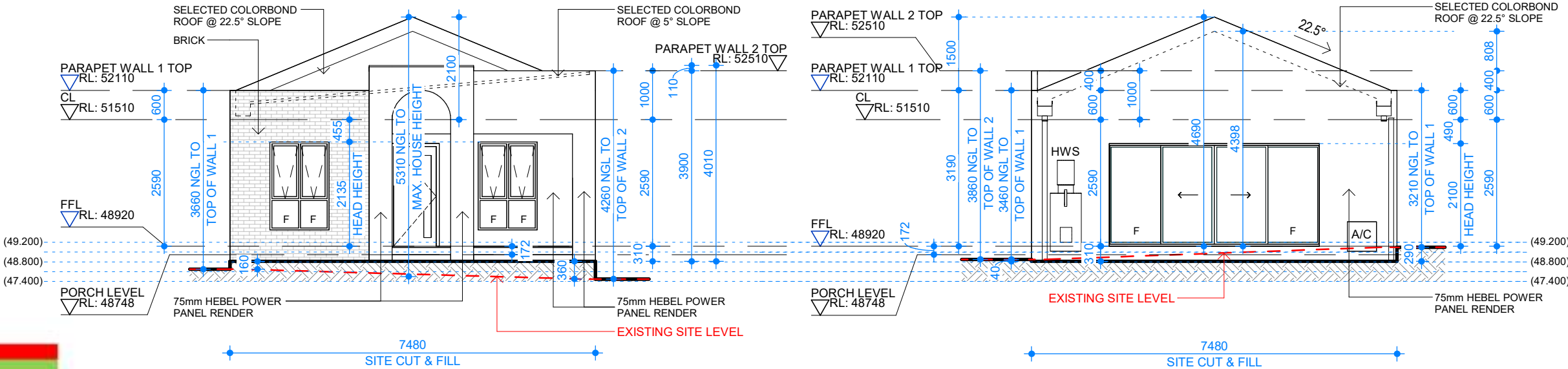


ADVERTISED MATERIAL

Planning Application: T250444

Date Prepared: 02 December 2025

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.



LOT 214 GARAGE & HOUSE HEIGHTS & AREAS		
GARAGE ROOF HEIGHT AT BOUNDARY		
CEILING TO ROOF AT BOUNDARY	256	mm
CEILING HEIGHT OF HOUSE	2,590	mm
GARAGE SETDOWN	0	mm
RL OF GARAGE SLAB	48,920	mm
HIGHEST NGL RL OF GARAGE AT BOUNDARY	48,980	mm
LOWEST NGL RL OF GARAGE AT BOUNDARY	48,940	mm
AVERAGE NGL RL OF GARAGE AT BOUNDARY	48,960	mm
AVERAGE GARAGE HEIGHT AT BOUNDARY FROM NGL	2,806	mm
MAXIMUM GARAGE HEIGHT AT BOUNDARY FROM NGL	2,826	mm

HOUSE MAX HEIGHT		
CEILING LEVEL TO THE HIGHEST POINT	2,100	mm
MAX HEIGHT OF HOUSE FROM NGL	5,310	mm

PORCH MAX HEIGHT		
CEILING LEVEL TO THE HIGHEST POINT AT 2.15m SETBACK LINE	1,000	mm
NGL AT FORWARD MOST POINT (AT 2.15m SETBACK LINE)	48,300	mm
MAX HEIGHT OF PORCH FROM NGL	4,210	mm

LOT AREAS		
TOTAL SITE AREA	275.00	m ²
PERMITTED BUILDING AREA	149.70	m ²
TOTAL BUILDING AREA	168.70	m ² 74.98%
TOTAL NON-PERMEABLE AREA - DRIVEWAY AND CONCRETE PATHS	1.8	m ² 0.8%
TOTAL PERMEABLE AREA	51.5	m ² 24.2%

NORTH-WEST ELEVATION

1 : 100

SOUTH-EAST ELEVATION

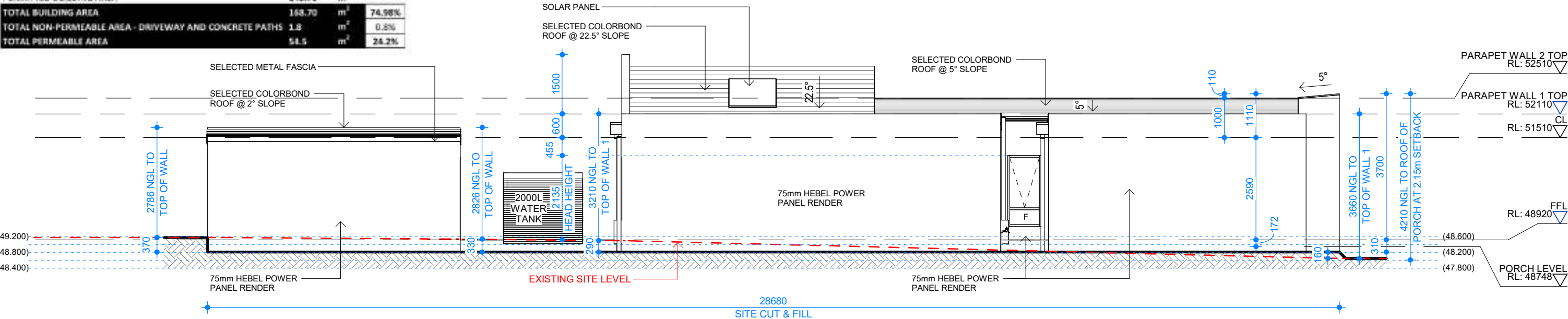
1 : 100

RECESSED FACADE NOTE:	
TOTAL FRONT FACADE AREA:	28.77m ²
RECESSED FACADE AREA:	8.65m ²
8.65/28.77=0.30	
FRONT FACADE RECESSED AREA:	30%
GARAGE OPENING AREA:	
FRONT GARAGE OPENING AREA:	10.08m ²
10.08/28.77=0.35	
FRONT GARAGE OPEN AREA:	35%

AVERAGE GARAGE WALL HEIGHT	
WALL LENGTH:	6.40m
WALL AREA:	17.98m ²
AVERAGE WALL HT:	2.81m

NOTE:
NATURAL GROUND LEVELS ARE SHOWN INDICATIVELY ONLY.

LEGEND - SERVICES	
HWS	HOT WATER SERVICE
MB	METER BOX
NBN	NBN HUB
NBN JB	NBN JUNCTION BOX



NORTH-EAST ELEVATION

1 : 100

- IMPORTANT NOTES:
1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
 2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
 3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
 4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
 5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANNER AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
 6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
 7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

TOMORROW
HOMES

Yesterday | Today | Tomorrow

(03) 9827 0998 • Mob 0408 806 608 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

Home: THE BASILICA-7.5(01)

Client: THE RISE BNG PTY. LTD

Location: LOT 214 CREEK CCT, PAKENHAM - THE RISE ESTATE

Drawing: ELEVATION SHEET 1 OF 2

DRAWING DETAILS

17/10/2025 2:49:20 pm

SCALE SHEET SIZE

1 : 100 A3

JOB

No:

Drwg No: D03a

Issue

A09

All dimensions to be verified on site

LOT 214 GARAGE & HOUSE HEIGHTS & AREAS		
GARAGE ROOF HEIGHT AT BOUNDARY		
CEILING TO ROOF AT BOUNDARY	256	mm
CEILING HEIGHT OF HOUSE	2,590	mm
GARAGE SETDOWN	0	mm
RL OF GARAGE SLAB	48,920	mm
HIGHEST NGL RL OF GARAGE AT BOUNDARY	48,980	mm
LOWEST NGL RL OF GARAGE AT BOUDNARY	48,940	mm
AVERAGE NGL RL OF GARAGE AT BOUNDARY	48,960	mm
AVERAGE GARAGE HEIGHT AT BOUNDARY FROM NGL	2,806	mm
MAXIMUM GARAGE HEIGHT AT BOUNDARY FROM NGL	2,826	mm

HOUSE MAX HEIGHT		
CEILING LEVEL TO THE HIGHEST POINT	2,100	mm
MAX HEIGHT OF HOUSE FROM NGL	5,310	mm

PORCH MAX HEIGHT		
CEILING LEVEL TO THE HIGHEST POINT AT 2.15m SETBACK LINE	1,000	mm
NGL AT FORWARD MOST POINT (AT 2.15m SETBACK LINE)	48,300	mm
MAX HEIGHT OF PORCH FROM NGL	4,210	mm

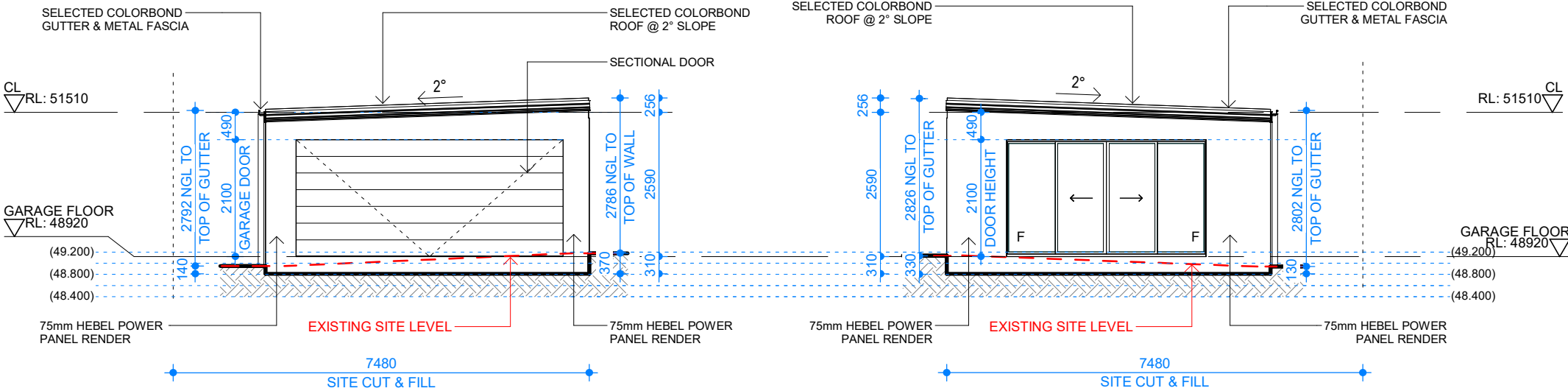
LOT AREAS			
TOTAL SITE AREA	225.00	m ²	
PERMITTED BUILDING AREA	149.70	m ²	
TOTAL BUILDING AREA	168.70	m ²	74.98%
TOTAL NON-PERMEABLE AREA - DRIVEWAY AND CONCRETE PATHS	1.8	m ²	0.8%
TOTAL PERMEABLE AREA	54.5	m ²	24.2%



ADVERTISED MATERIAL

Planning Application: T250444
Date Prepared: 02 December 2025

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.



SOUTH-EAST ELEVATION (GARAGE)

1 : 100

NORTH-WEST ELEVATION GARAGE

1 : 100

RECESSED FACADE NOTE:

TOTAL FRONT FACADE AREA: 28.77m²
RECESSED FACADE AREA: 8.65m²

8.65/28.77=0.30
FRONT FACADE RECESSED AREA: 30%

GARAGE OPENING AREA:
FRONT GARAGE OPENING AREA: 10.08m²
10.08/28.77=0.35

FRONT GARAGE OPEN AREA: 35%

AVERAGE GARAGE WALL HEIGHT

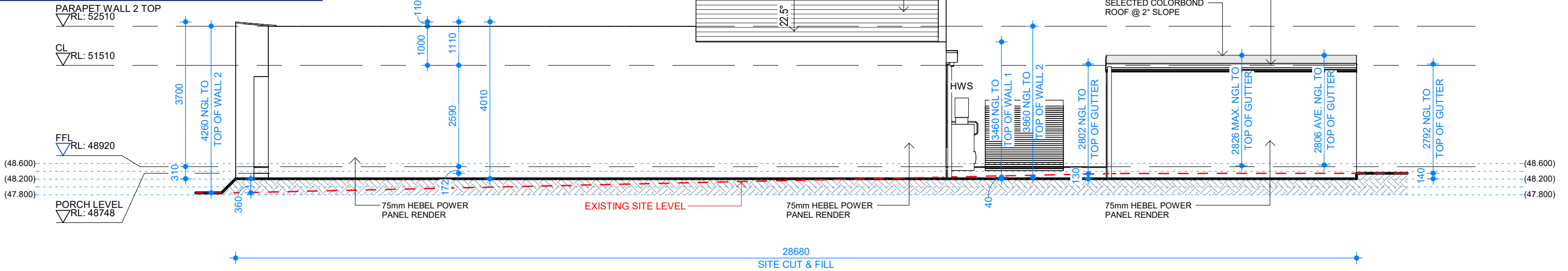
WALL LENGTH:	6.40m
WALL AREA:	17.98m ²
AVERAGE WALL HT:	2.81m

NOTE:

NATURAL GROUND LEVELS ARE SHOWN INDICATIVELY ONLY.

LEGEND - SERVICES

HWS	HOT WATER SERVICE
MB	METER BOX
NBN	NBN HUB
NBN JB	NBN JUNCTION BOX



SOUTH-WEST ELEVATION

1 : 100

IMPORTANT NOTES:

1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANOR AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

TOMORROW
HOMES

Yesterday | Today | Tomorrow

(03) 9827 0998 • Mob 0408 806 608 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

Home: THE BASILICA-7.5(01)

Client: THE RISE BNG PTY. LTD

Location: LOT 214 CREEK CCT, PAKENHAM - THE RISE ESTATE

Drawing: ELEVATION SHEET 2 OF 2

DRAWING DETAILS

17/10/2025 2:49:22 pm

SCALE SHEET SIZE

1 : 100 A3

JOB

No:

Drwg No: D03b

Issue

A09

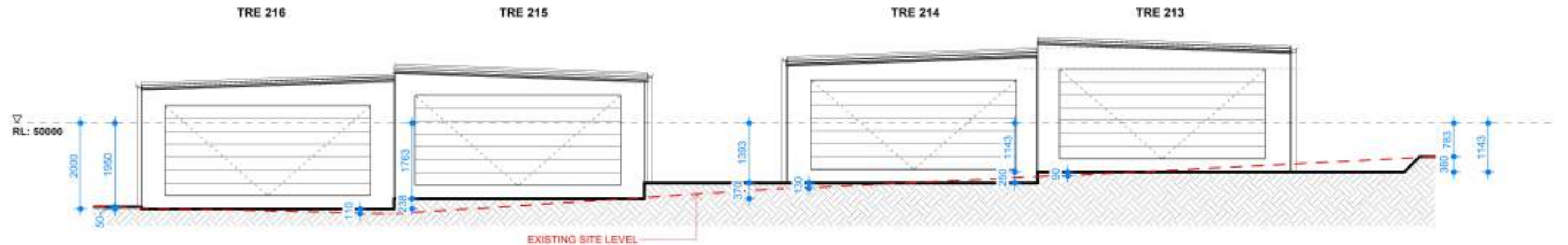
All dimensions to be verified on site



NORTH-WEST ELEVATION

1 : 100

C R E E K C I R C U I T



SOUTH-EAST ELEVATION (GARAGE)

1 : 100

S A W M I L L L A N E



ADVERTISED MATERIAL

Planning Application: T250444

Date Prepared: 02 December 2025

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.

IMPORTANT NOTES:

1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANOR AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

TOMORROW HOMES

Yesterday | Today | Tomorrow

(03) 9827 0998 • Mob 0408 806 608 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

Home: THE BASILICA-7.5(01)

Client: THE RISE BNG PTY. LTD

Location: LOT 214 CREEK CCT, PAKENHAM - THE RISE ESTATE

Drawing: COMBINED ELEVATIONS

DRAWING DETAILS

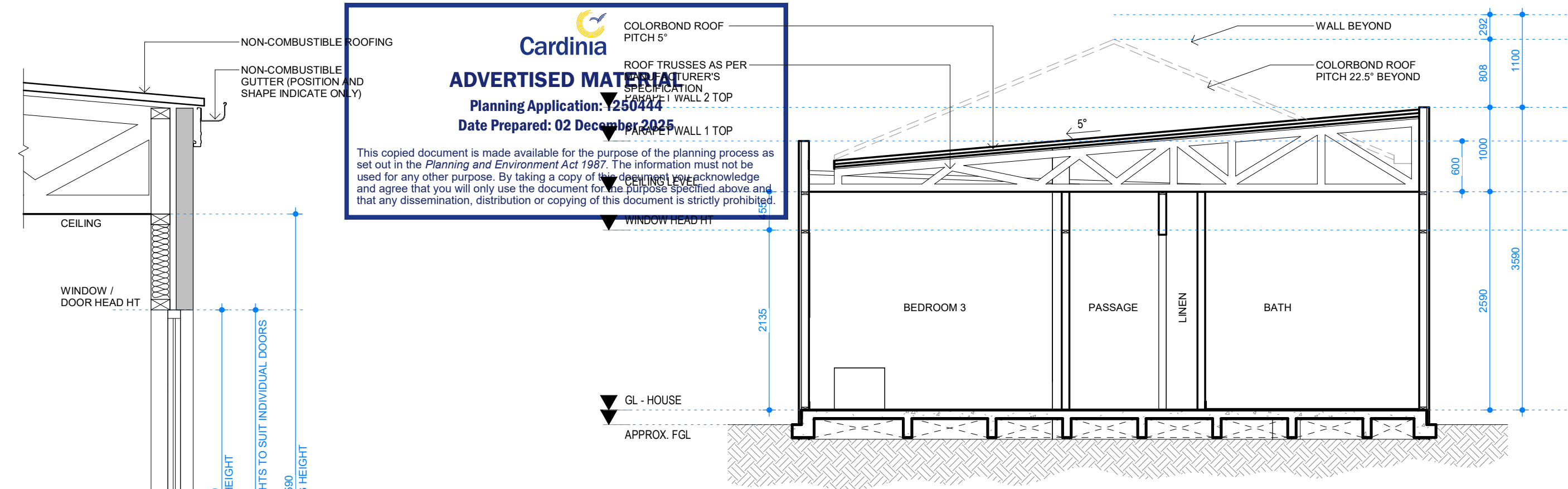
17/10/2025 2:49:25 pm

SCALE	SHEET SIZE
	A3

JOB
No:

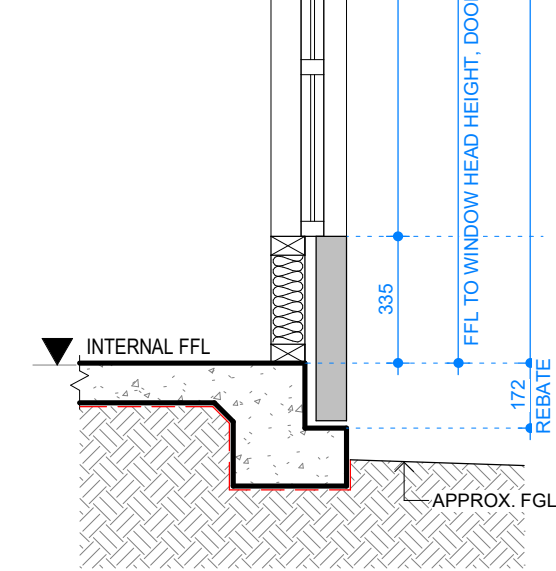
All dimensions
to be verified
on site

Drwg
No: **D03c** Issue
A09



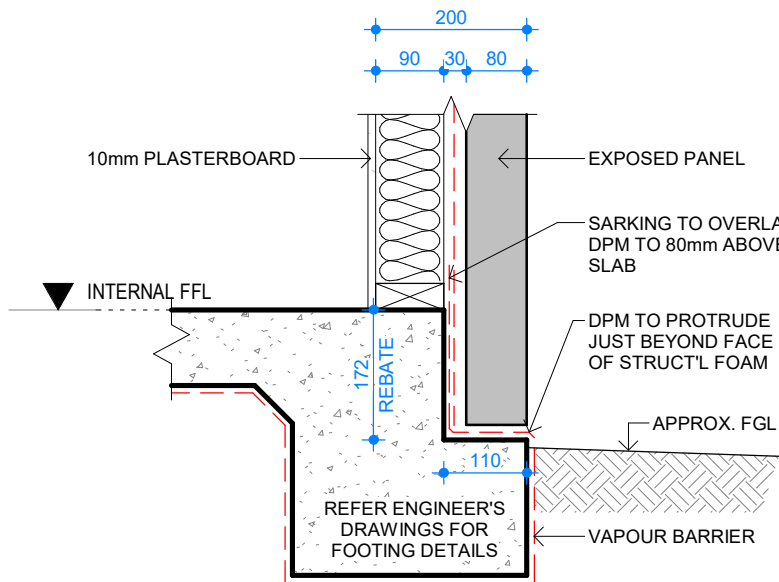
CROSS SECTION

1 : 50



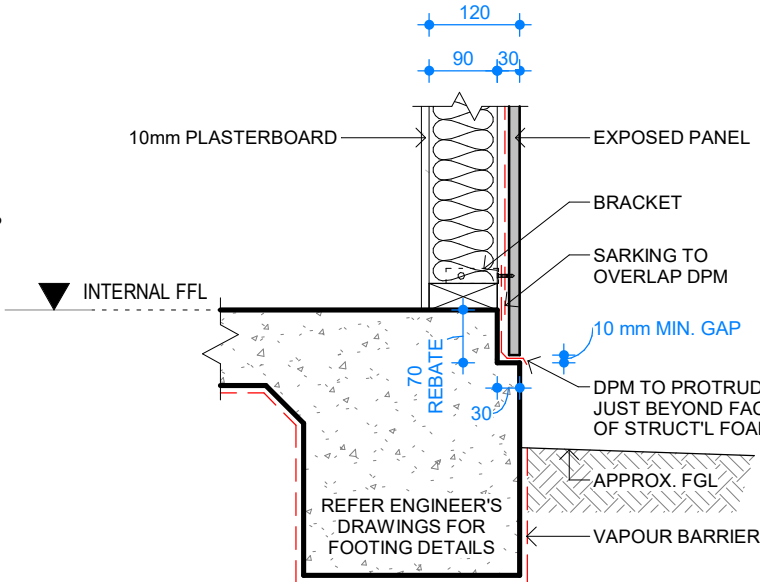
SECTION RELATIVE WALL HTS

1:20



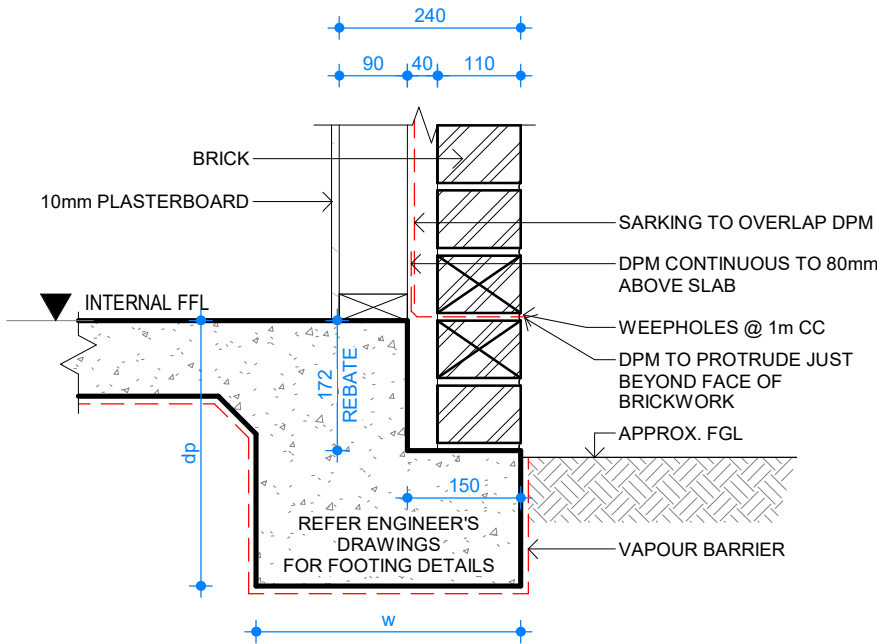
SECTION HEBEL / FOAM SLAB REBATE DETAIL

1:10



SECTION CLADDING SLAB REBATE DETAIL

1:10



SECTION BRICK SLAB FRONT REBATE DETAIL

1:10

IMPORTANT NOTES:

1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANOR AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

TOMORROW
HOMES

Yesterday | Today | Tomorrow

(03) 9827 0998 • Mob 0408 806 608 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

Home: THE BASILICA-7.5(01)

Client: THE RISE BNG PTY. LTD

Location: LOT 214 CREEK CCT, PAKENHAM - THE RISE ESTATE

Drawing: SECTIONS

DRAWING DETAILS

17/10/2025 2:49:26 pm

SCALE SHEET SIZE

As indicated A3

JOB

No:

Drwg

No:

D04

Issue

A09

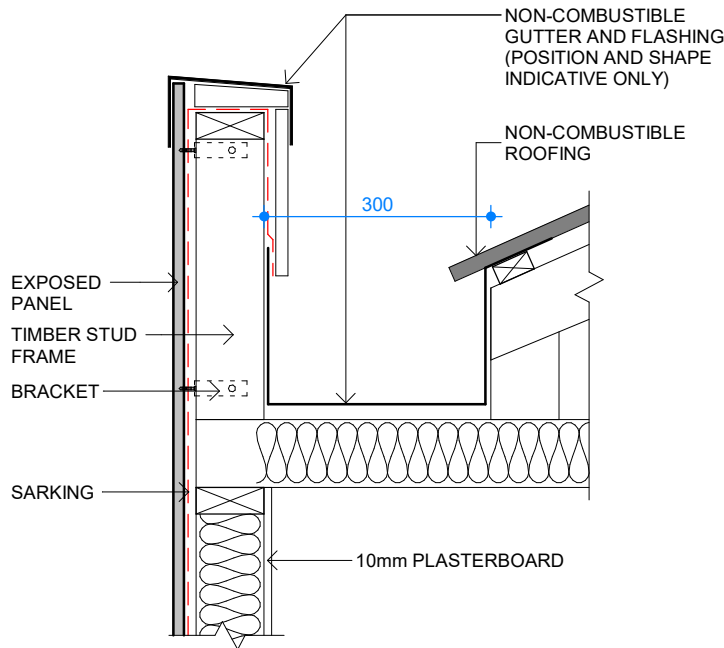
All dimensions
to be verified
on site



ADVERTISED MATERIAL

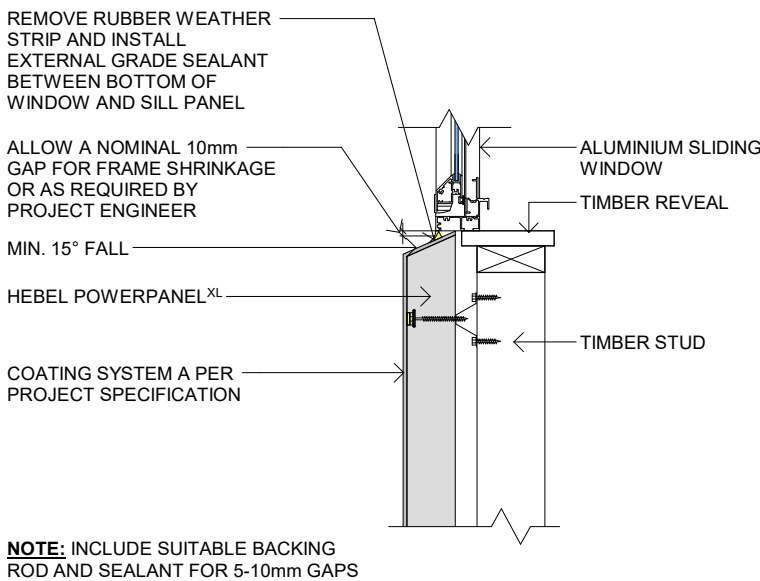
Planning Application: T250444
Date Prepared: 02 December 2025

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.



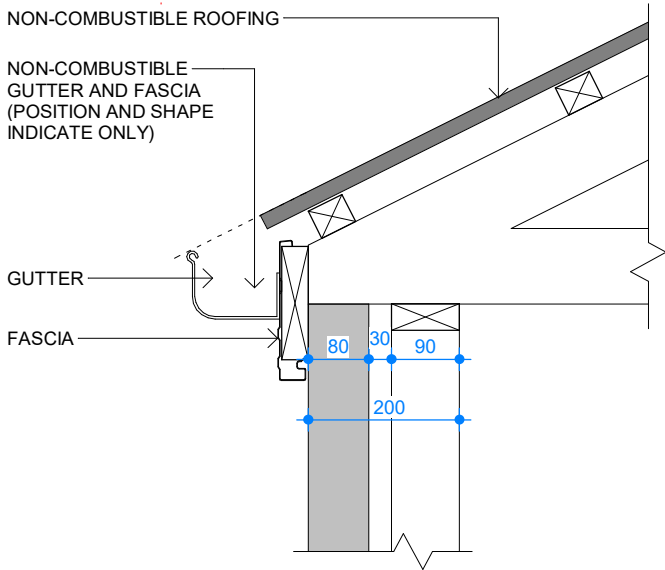
PARAPET CLADDING
TYPICAL DETAIL

1:10



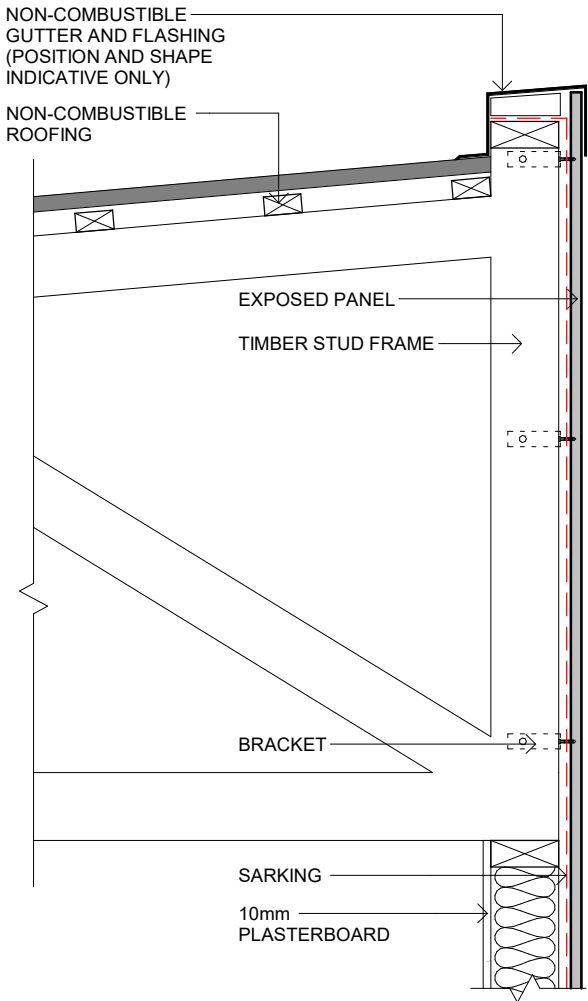
TYPICAL WINDOW SILL
DETAIL - ALUMINIUM
WINDOW FRAME

1:10



NO EAVE DETAIL (HEBEL)

1:10



PARAPET CLADDING
TYPICAL DETAIL

1:10

IMPORTANT NOTES:

1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANOR AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

TOMORROW
HOMES

Yesterday | Today | Tomorrow

(03) 9827 0998 • Mob 0408 806 608 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

Home: THE BASILICA-7.5(01)

Client: THE RISE BNG PTY. LTD

Location: LOT 214 CREEK CCT, PAKENHAM - THE RISE ESTATE

Drawing: DETAILS

DRAWING DETAILS

17/10/2025 2:49:27 pm

SCALE

1 : 10

SHEET SIZE

A3

JOB

No:

All dimensions
to be verified
on site

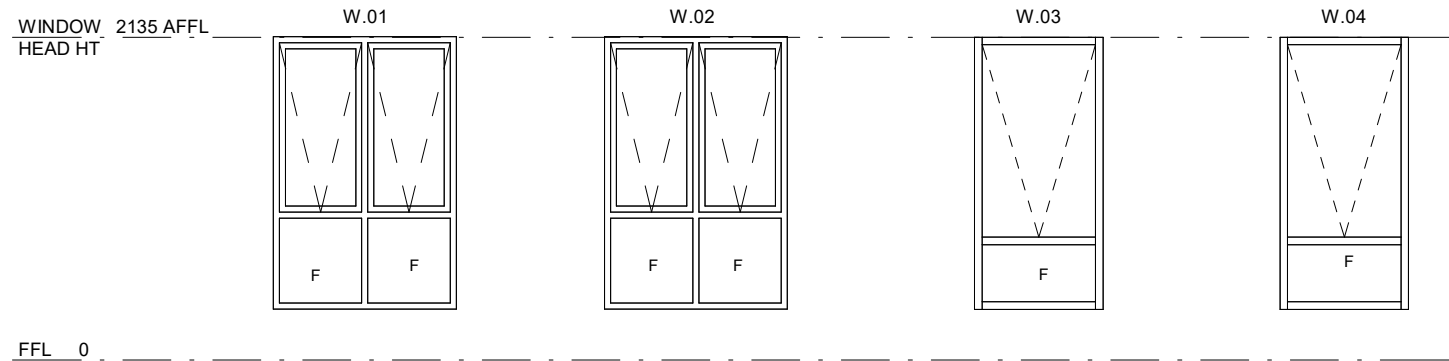
Drwg

No:

D04a

Issue

A09

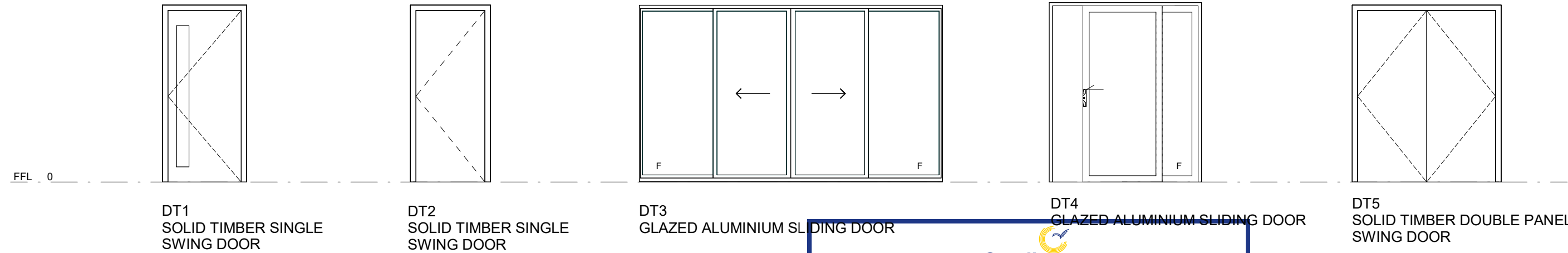


WINDOW ELEVATION

1 : 50

WINDOW SCHEDULE					
WINDOW NO.	DESCRIPTION	WIDTH	HEIGHT	HEAD HEIGHT	
W.01	2 PANEL WIDE AWNING WINDOW - 2 OPENING SASH TOP - 2 FIXED BOTTOM PANEL	1210	1800	2135	
W.02	2 PANEL WIDE AWNING WINDOW - 2 OPENING SASH TOP - 2 FIXED BOTTOM PANEL	1210	1800	2135	
W.03	1 PANEL WIDE AWNING WINDOW - 1 OPENING SASH, 1 FIXED BOTTOM PANEL	850	1800	2135	
W.04	1 PANEL WIDE AWNING WINDOW - 1 OPENING SASH, 1 FIXED BOTTOM PANEL	850	1800	2135	

DOOR SCHEDULE				
DOOR NO.	DOOR TYPE	DESCRIPTION	WIDTH	HEIGHT
D.01	DT1	SOLID TIMBER WITH SINGLE GLASS DOOR	870	2040
D.02	DT2	SOLID TIMBER SINGLE DOOR	870	2040
D.03	DT2	SOLID TIMBER SINGLE DOOR	870	2040
D.04	DT2	SOLID TIMBER SINGLE DOOR	870	2040
D.05	DT5	SOLID TIMBER DOUBLE DOOR	1640	2040
D.06	DT2	SOLID TIMBER SINGLE DOOR	720	2040
D.07	DT2	SOLID TIMBER SINGLE DOOR	720	2040
D.08	DT2	SOLID TIMBER SINGLE DOOR	720	2040
D.09	DT2	SOLID TIMBER SINGLE DOOR	870	2040
D.10	DT2	SOLID TIMBER SINGLE DOOR	870	2040
D.11	DT4	GLAZED ALUMINIUM SLIDING DOOR	1810	2135
D.12	DT2	SOLID TIMBER SINGLE DOOR	820	1800
D.13	DT2	SOLID TIMBER SINGLE DOOR	870	2040
D.14	DT3	GLAZED ALUMINIUM SLIDING DOOR	4300	2100
D.15	DT3	GLAZED ALUMINIUM SLIDING DOOR	3584	2100



*(FOR ORIENTATION REFER TO FLOOR PLAN)

DOOR ELEVATION

1 : 50

IMPORTANT NOTES:
1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANOR AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

TOMORROW
HOMES

Yesterday | Today | Tomorrow

(03) 9827 0998 • Mob 0408 806 608 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

Home: THE BASILICA-7.5(01)
Client: THE RISE BNG PTY. LTD
Location: LOT 214 CREEK CCT, PAKENHAM - THE RISE ESTATE
Drawing: WINDOW & DOOR ELEVATION

DRAWING DETAILS	
17/10/2025 2:49:27 pm	
SCALE	SHEET SIZE
As indicated	A3
JOB No:	
Drwg No:	Issue
D05	A09

All dimensions to be verified on site

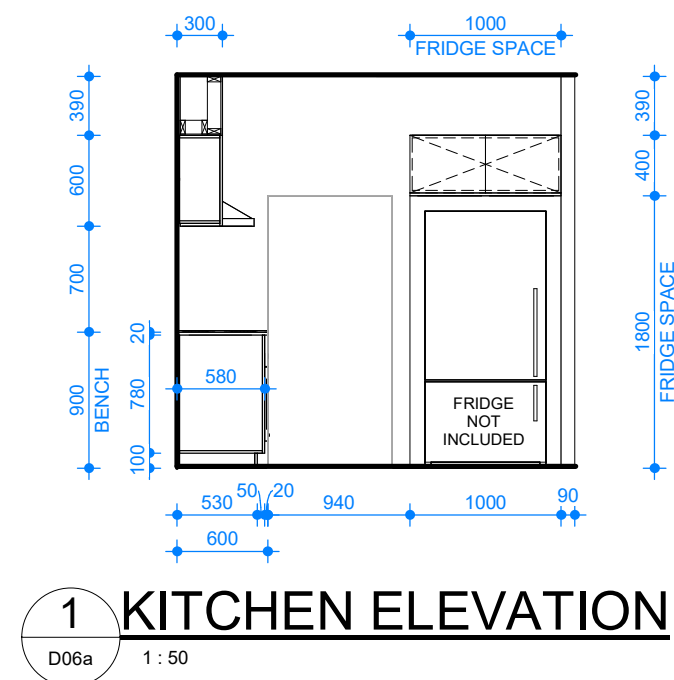
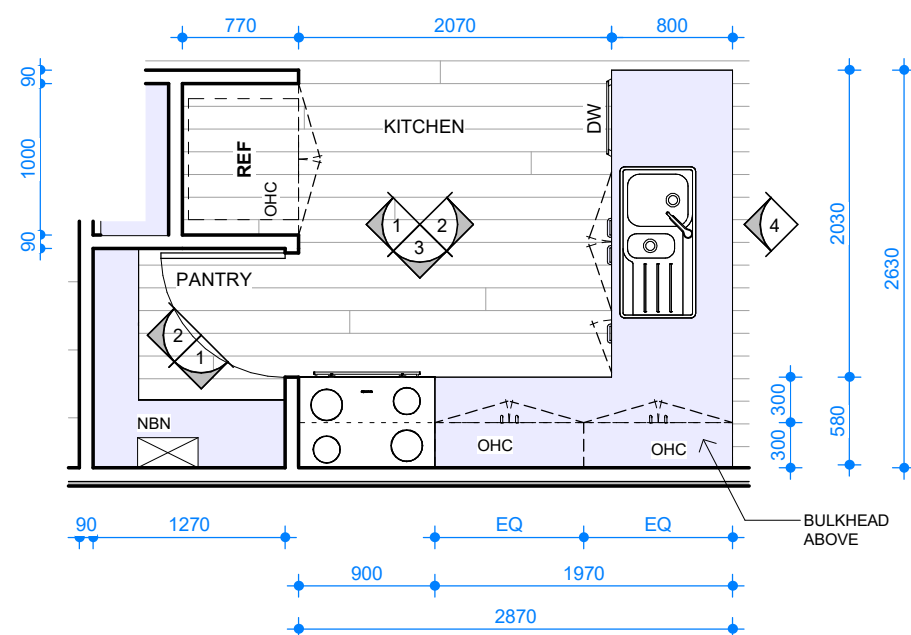
NOTE:
WC DOOR MUST HAVE LIFT OFF HINGES.

**Cardinia**

ADVERTISED MATERIAL

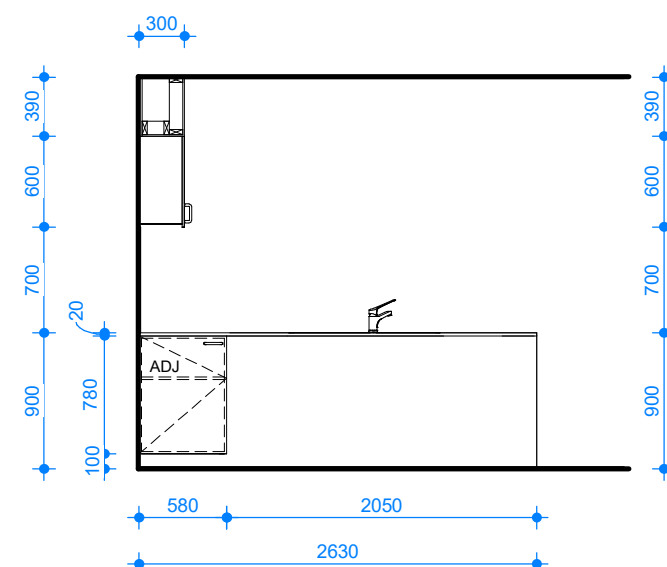
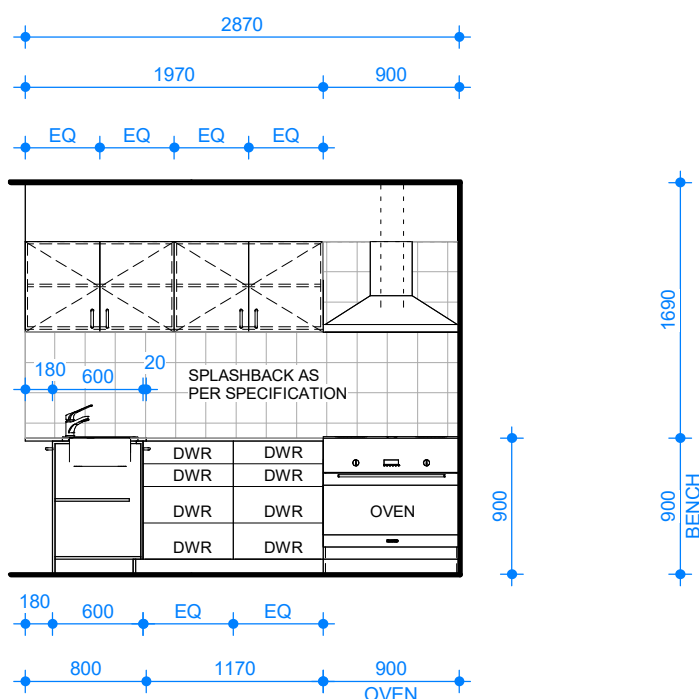
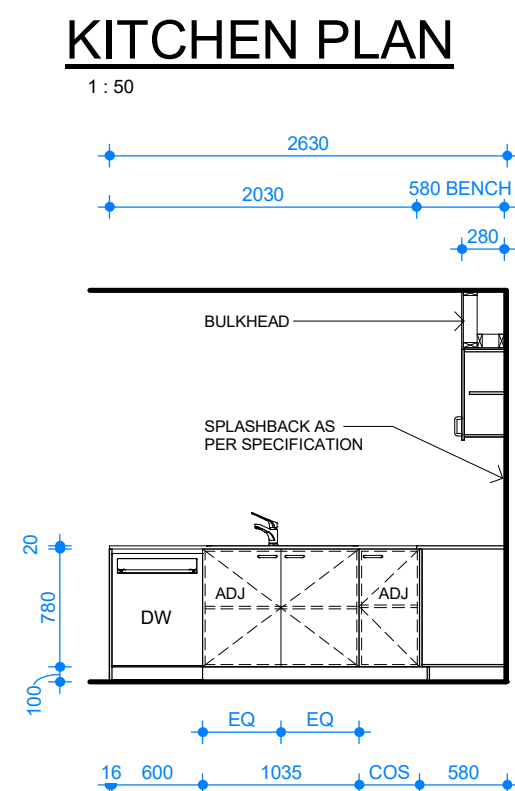
Planning Application: T250444
Date Prepared: 02 December 2025

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.




Cardinia
ADVERTISED MATERIAL
Planning Application: T250444
Date Prepared: 02 December 2025

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.



IMPORTANT NOTES:

1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANNER AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

TOMORROW

Yesterday | Today | Tomorrow

(03) 9827 0998 • Mob 0408 806 608 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

Home: **THE BASILICA-7.5(01)**

Client: THE RISE BNG PTY. LTD

Location: LOT 214 CREEK CCT, PAKENHAM - THE RISE ESTATE

Drawing: **INTERNAL ELEVATIONS - KITCHEN**

DRAWING DETAILS

17/10/2025 2:49:28 pm

SCALE

1 · 50

SHEET SIZE

A3

JOB
No:

All dimensions
to be verified
on site

Drw
No:

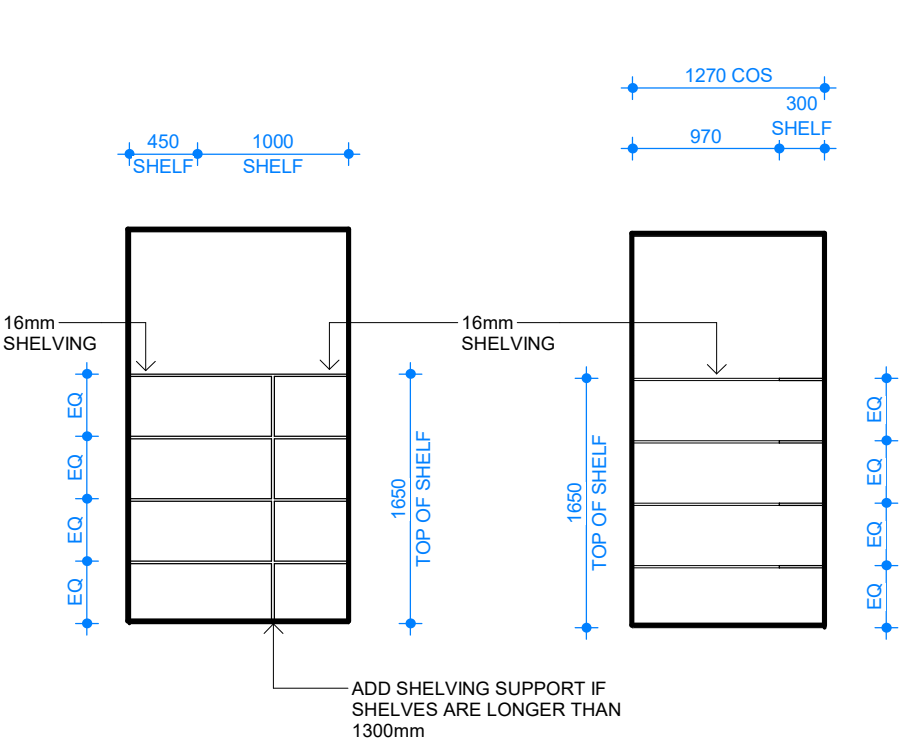
D06a

Issue

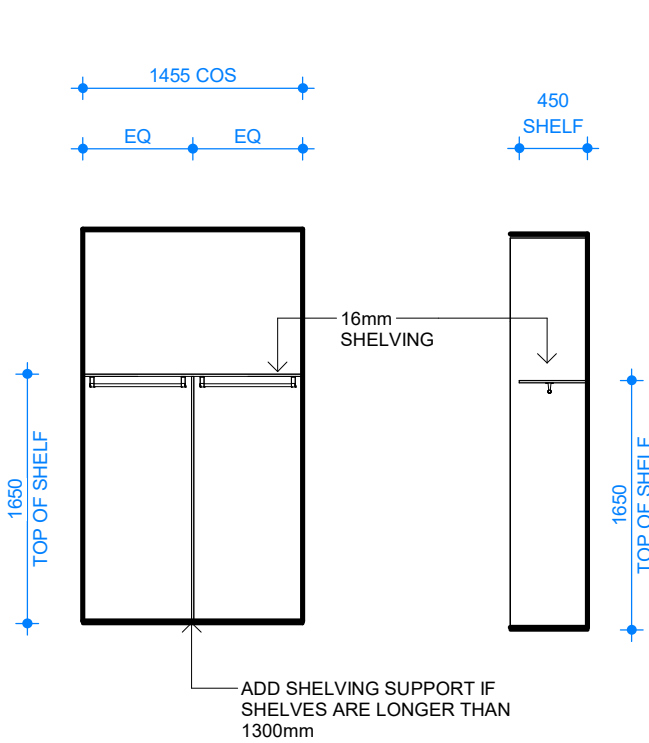
A09


Cardinia
ADVERTISED MATERIAL
Planning Application: T250444
Date Prepared: 02 December 2025

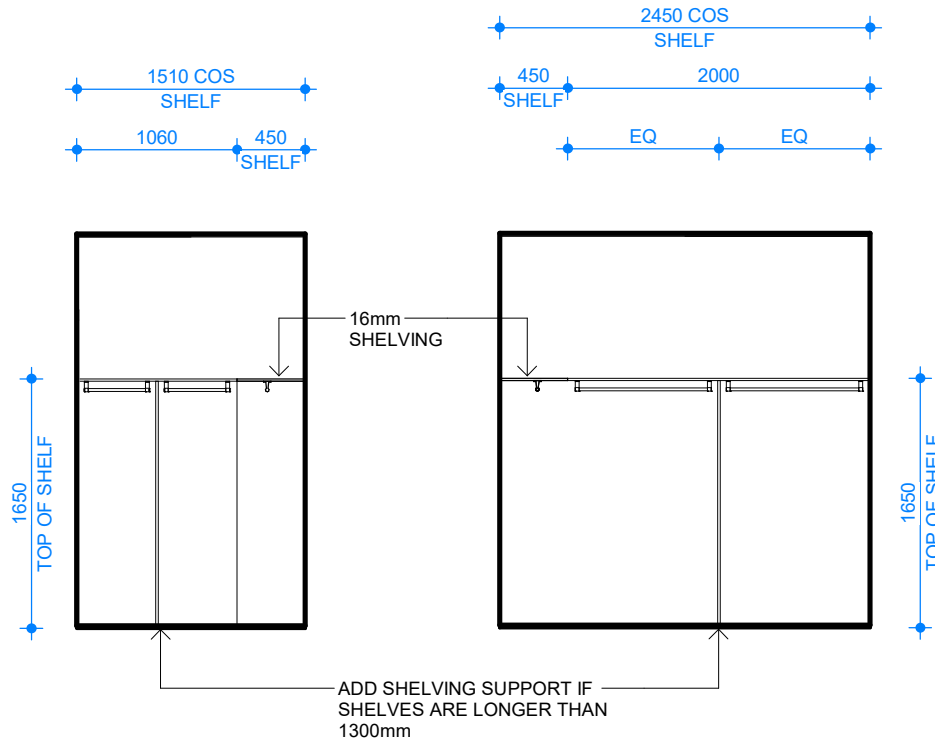
This copied document is made available for the purpose of the planning process as set out in the *Planning and Environment Act 1987*. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



PANTRY SECTION
1 : 50



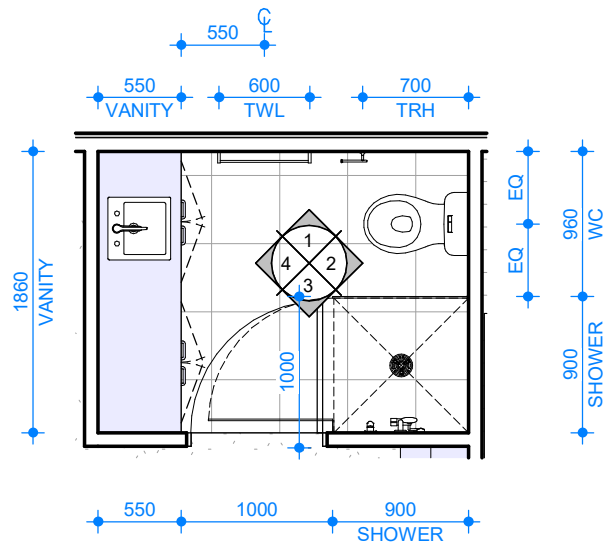
ROBE SECTION TYP.
1 : 50



W.I.R SECTION
1 : 50

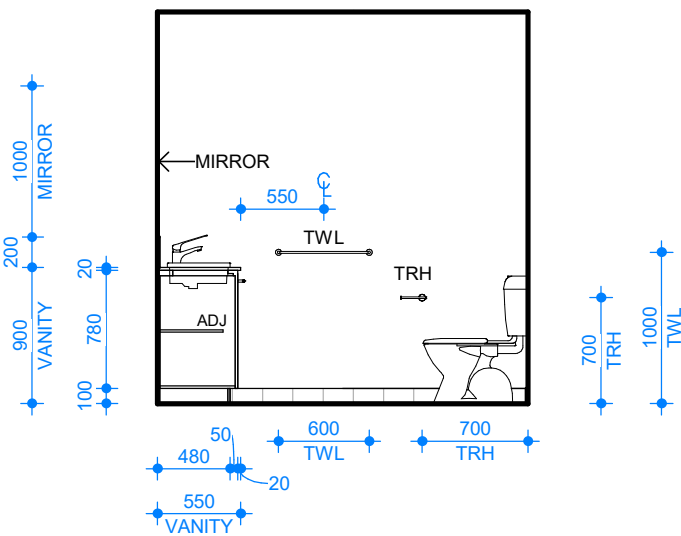
- IMPORTANT NOTES:**
- 1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
 - 2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
 - 3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
 - 4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
 - 5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANOR AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
 - 6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
 - 7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

TOMORROW HOMES Yesterday Today Tomorrow (03) 9827 0998 • Mob 0408 806 608 • www.tomorrowhomes.com.au 466 Malvern Rd, Prahran,VIC 3141 • info@tomorrowhomes.com.au	Home: THE BASILICA-7.5(01) Client: THE RISE BNG PTY. LTD Location: LOT 214 CREEK CCT, PAKENHAM - THE RISE ESTATE	All dimensions to be verified on site	DRAWING DETAILS	
			17/10/2025 2:49:28 pm	
			SCALE	SHEET SIZE
			1 : 50	A3
Drawing: INTERNAL ELEVATIONS TYPICAL			JOB No:	
			Drwg No: D06b	Issue A09



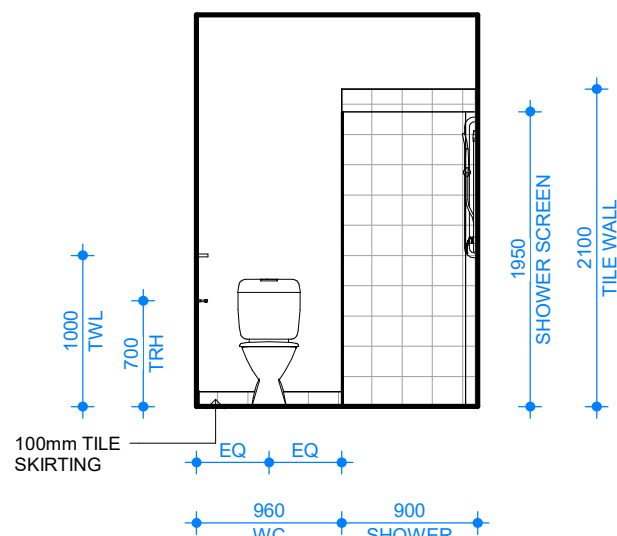
ENSUITE PLAN

1 : 50



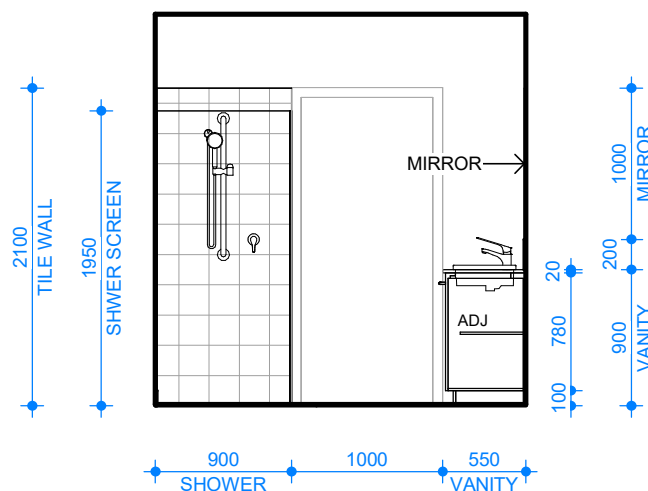
1 ENSUITE ELEVATION

D07a 1 : 50



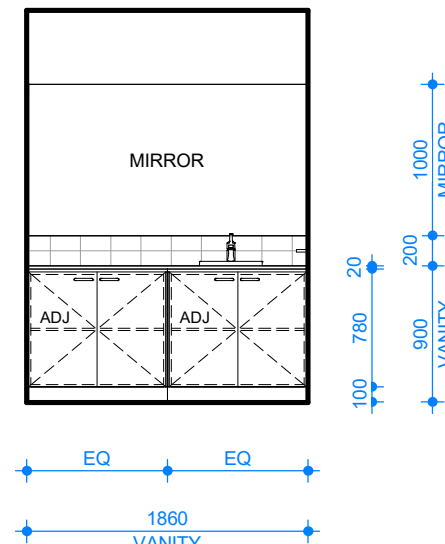
2 ENSUITE ELEVATION

D07a 1 : 50



3 ENSUITE ELEVATION

D07a 1 : 50



4 ENSUITE ELEVATION

D07a 1 : 50



ADVERTISED MATERIAL

Planning Application: T250444

Date Prepared: 02 December 2025

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.

NOTE:

AS THE SANITARY COMPARTMENTS ARE NOT PROVIDED WITH A WINDOW THAT ACHIEVES AN ADEQUATE AMOUNT OF VENTILATION REQUIRED, AN EXHAUST SYSTEM SERVING A BATHROOM OR SANITARY COMPARTMENT MUST (IN ACCORDANCE WITH NCC VOLUME 2 2022 PART 10.8.2.):

- BE INTERLOCKED WITH THE ROOM'S LIGHT SWITCH; AND
- INCLUDE A RUN-ON TIMER SO THAT THE EXHAUST SYSTEM CONTINUES TO OPERATE FOR 10 MINUTES AFTER THE LIGHT SWITCH IS TURNED OFF.
- MUST BE PROVIDED WITH MAKE-UP AIR VIA OPENINGS TO AN ADJACENT ROOM WITH A FREE AREA OF 14,000mm²; OR IN ACCORDANCE WITH AS 1668.2. THIS MUST BE DEMONSTRATED ON THE WORKING DRAWINGS.

IMPORTANT NOTES:

- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
- ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
- WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
- FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
- ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANOR AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
- THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
- ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

TOMORROW
HOMES

Yesterday | Today | Tomorrow

(03) 9827 0998 • Mob 0408 806 608 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

Home: THE BASILICA-7.5(01)

Client: THE RISE BNG PTY. LTD

Location: LOT 214 CREEK CCT, PAKENHAM - THE RISE ESTATE

Drawing: INTERNAL ELEVATIONS - ENSUITE

DRAWING DETAILS

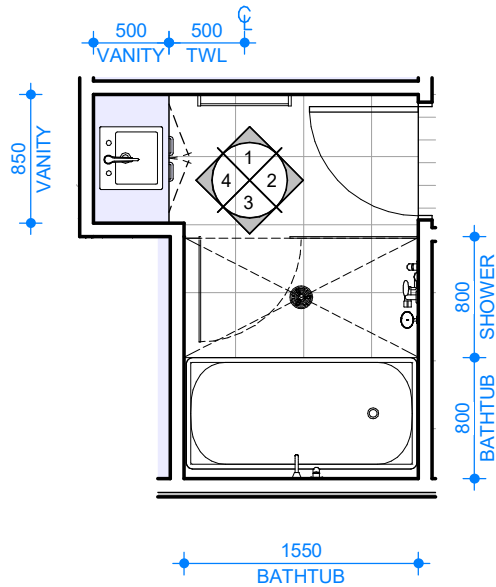
17/10/2025 2:49:29 pm

SCALE 1 : 50 SHEET SIZE A3

JOB No:

Drwg No: D07a Issue A09

All dimensions to be verified on site



BATH PLAN

1 : 50

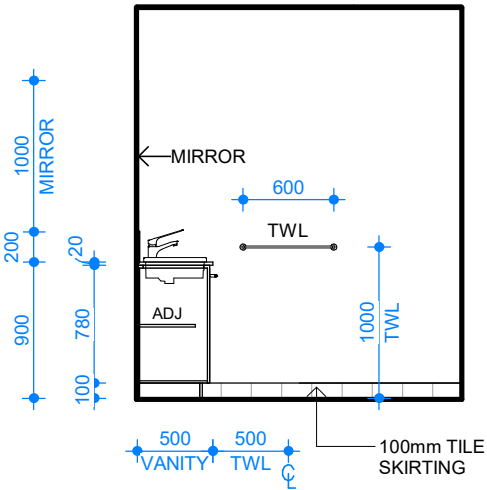

Cardinia

ADVERTISED MATERIAL
Planning Application: T250444
Date Prepared: 02 December 2025

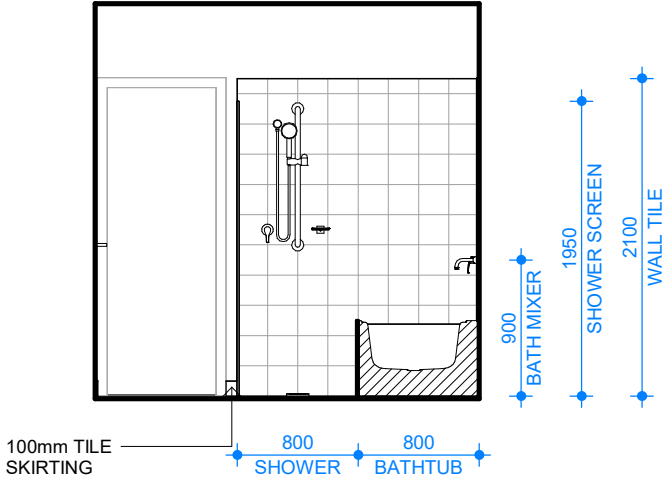
This copied document is made available for the purpose of the planning process as set out in the *Planning and Environment Act 1987*. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

NOTE:
AS THE SANITARY COMPARTMENTS ARE NOT PROVIDED WITH A WINDOW THAT ACHIEVES AN ADEQUATE AMOUNT OF VENTILATION REQUIRED, AN EXHAUST SYSTEM SERVING A BATHROOM OR SANITARY COMPARTMENT MUST (IN ACCORDANCE WITH NCC VOLUME 2 2022 PART 10.8.2.):

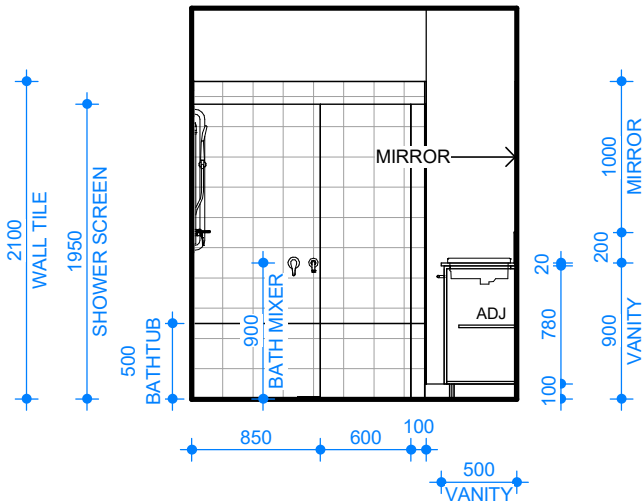
- A. BE INTERLOCKED WITH THE ROOM'S LIGHT SWITCH; AND
- B. INCLUDE A RUN-ON TIMER SO THAT THE EXHAUST SYSTEM CONTINUES TO OPERATE FOR 10 MINUTES AFTER THE LIGHT SWITCH IS TURNED OFF.
- C. MUST BE PROVIDED WITH MAKE-UP AIR VIA OPENINGS TO AN ADJACENT ROOM WITH A FREE AREA OF 14,000mm²; OR IN ACCORDANCE WITH AS 1668.2. THIS MUST BE DEMONSTRATED ON THE WORKING DRAWINGS.



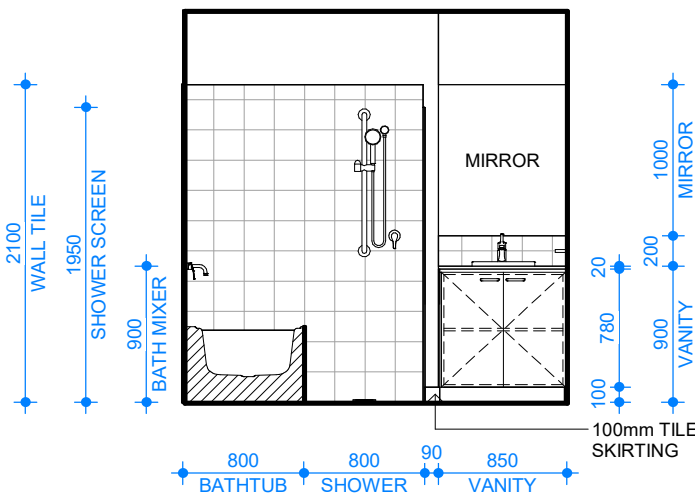
1 BATH ELEVATION
D07c 1 : 50



2 BATH ELEVATION
D07c 1 : 50



3 BATH ELEVATION
D07c 1 : 50

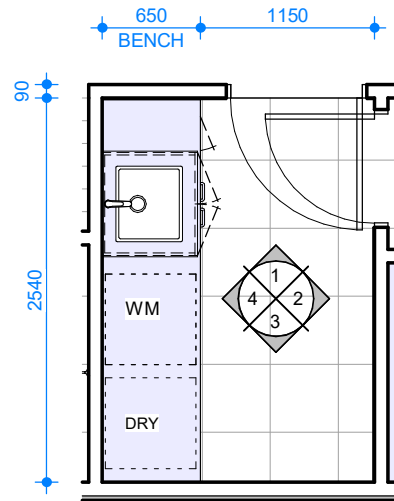


4 BATH ELEVATION
D07c 1 : 50

IMPORTANT NOTES:

1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANOR AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

TOMORROW HOMES Yesterday Today Tomorrow (03) 9827 0998 • Mob 0408 806 608 • www.tomorrowhomes.com.au 466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au	Home: THE BASILICA-7.5(01)		DRAWING DETAILS	
	Client: THE RISE BNG PTY. LTD		17/10/2025 2:49:30 pm	
	Location: LOT 214 CREEK CCT, PAKENHAM - THE RISE ESTATE		SCALE	SHEET SIZE
			1 : 50	A3
		JOB No:		
	Drawing: INTERNAL ELEVATIONS - BATH	All dimensions to be verified on site	Drwg No: D07c	Issue A09



LAUNDRY PLAN
1 : 50

**Cardinia**

ADVERTISED MATERIAL

Planning Application: T250444

Date Prepared: 02 December 2025

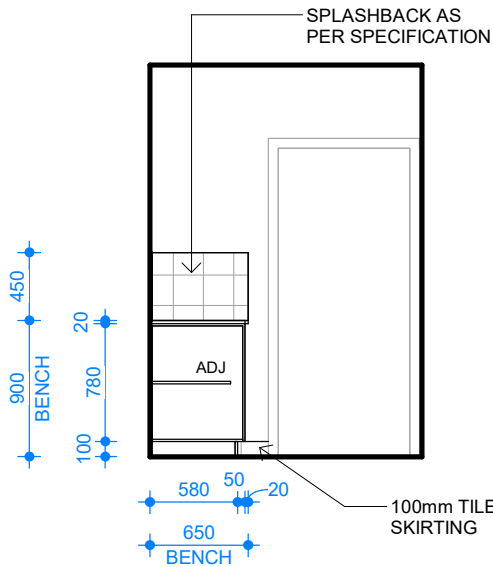
This copied document is made available for the purpose of the planning process as set out in the *Planning and Environment Act 1987*. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

NOTE:
AS THE SANITARY COMPARTMENTS ARE NOT PROVIDED WITH A WINDOW THAT ACHIEVES AN ADEQUATE AMOUNT OF VENTILATION REQUIRED, AN EXHAUST SYSTEM SERVING A BATHROOM OR SANITARY COMPARTMENT MUST (IN ACCORDANCE WITH NCC VOLUME 2 2022 PART 10.8.2.

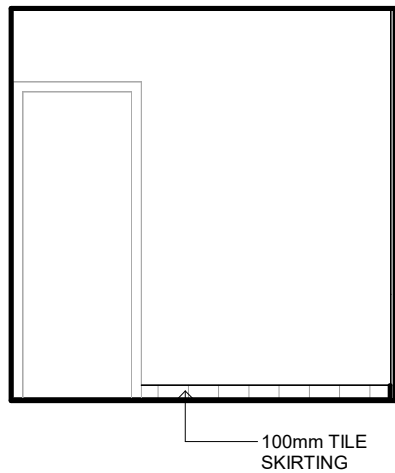
A. BE INTERLOCKED WITH THE ROOM'S LIGHT SWITCH; AND

B. INCLUDE A RUN-ON TIMER SO THAT THE EXHAUST SYSTEM CONTINUES TO OPERATE FOR 10 MINUTES AFTER THE LIGHT SWITCH IS TURNED OFF.

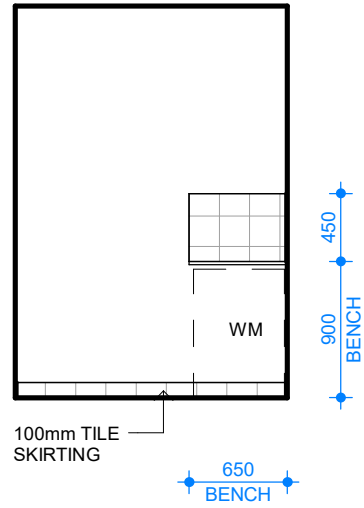
C. MUST BE PROVIDED WITH MAKE-UP AIR VIA OPENINGS TO AN ADJACENT ROOM WITH A FREE AREA OF 14,000mm²; OR IN ACCORDANCE WITH AS 1668.2 THIS MUST BE DEMONSTRATED ON THE WORKING DRAWINGS.



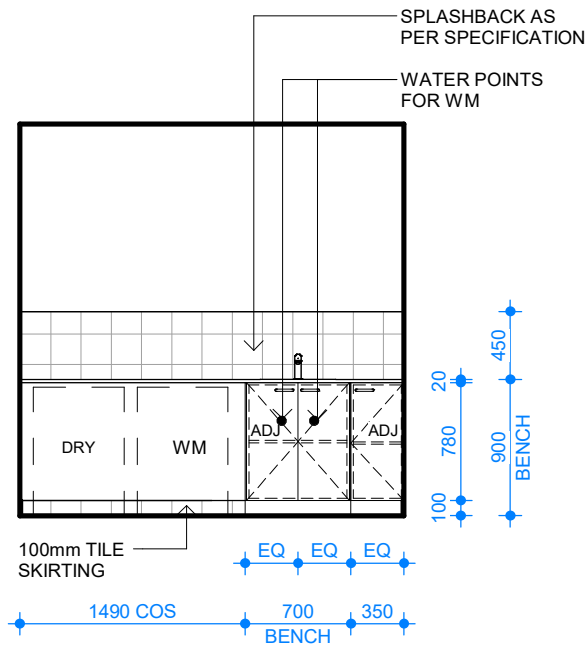
1 LAUNDRY ELEVATION
D07d 1 : 50



2 LAUNDRY ELEVATION
D07d 1 : 50



3 LAUNDRY ELEVATION
D07d 1 : 50



4 LAUNDRY ELEVATION
D07d 1 : 50

IMPORTANT NOTES:

1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.

2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.

3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.

4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.

5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANOR AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.

6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.

7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

TOMORROW HOMES Yesterday Today Tomorrow (03) 9827 0998 • Mob 0408 806 608 • www.tomorrowhomes.com.au 466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au	Home: THE BASILICA-7.5(01) Client: THE RISE BNG PTY. LTD Location: LOT 214 CREEK CCT, PAKENHAM - THE RISE ESTATE	DRAWING DETAILS	
		17/10/2025 2:49:30 pm	
		SCALE	SHEET SIZE
		1 : 50	A3
	Drawing: INTERNAL ELEVATIONS - LAUNDRY	All dimensions to be verified on site	JOB No:
Drwg No: D07d			Issue A09



Cardinia

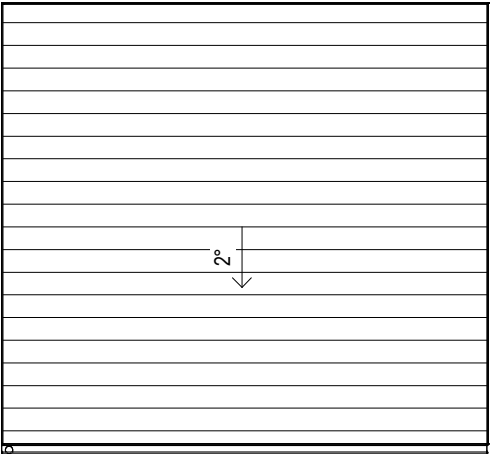
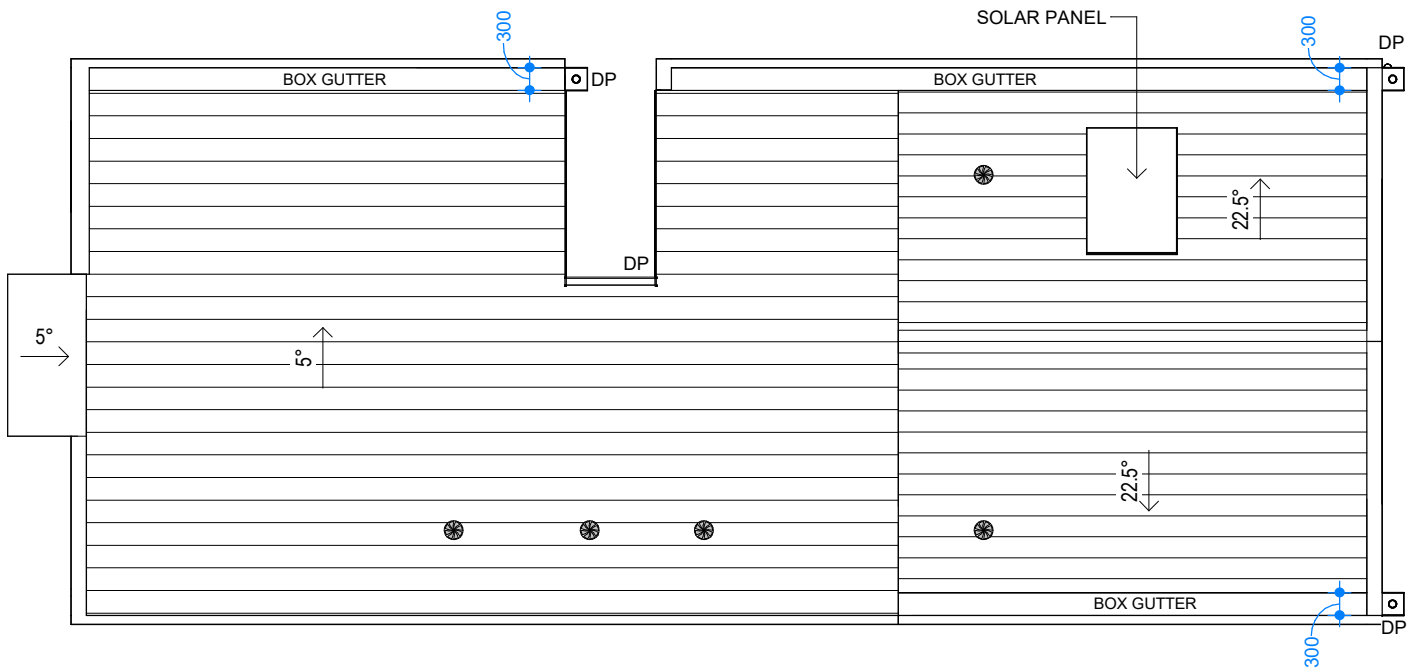
ADVERTISED MATERIAL

Planning Application: T250444

Date Prepared: 02 December 2025

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.

LEGEND	
	ROOF VENTILATION - TO NCC REQUIREMENTS



ROOF PLAN

1 : 100

- IMPORTANT NOTES:**
1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
 2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
 3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
 4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
 5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANOR AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
 6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
 7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.



Yesterday | Today | Tomorrow

(03) 9827 0998 • Mob 0408 806 608 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

Home: **THE BASILICA-7.5(01)**

Client: **THE RISE BNG PTY. LTD**

Location: **LOT 214 CREEK CCT, PAKENHAM - THE RISE ESTATE**

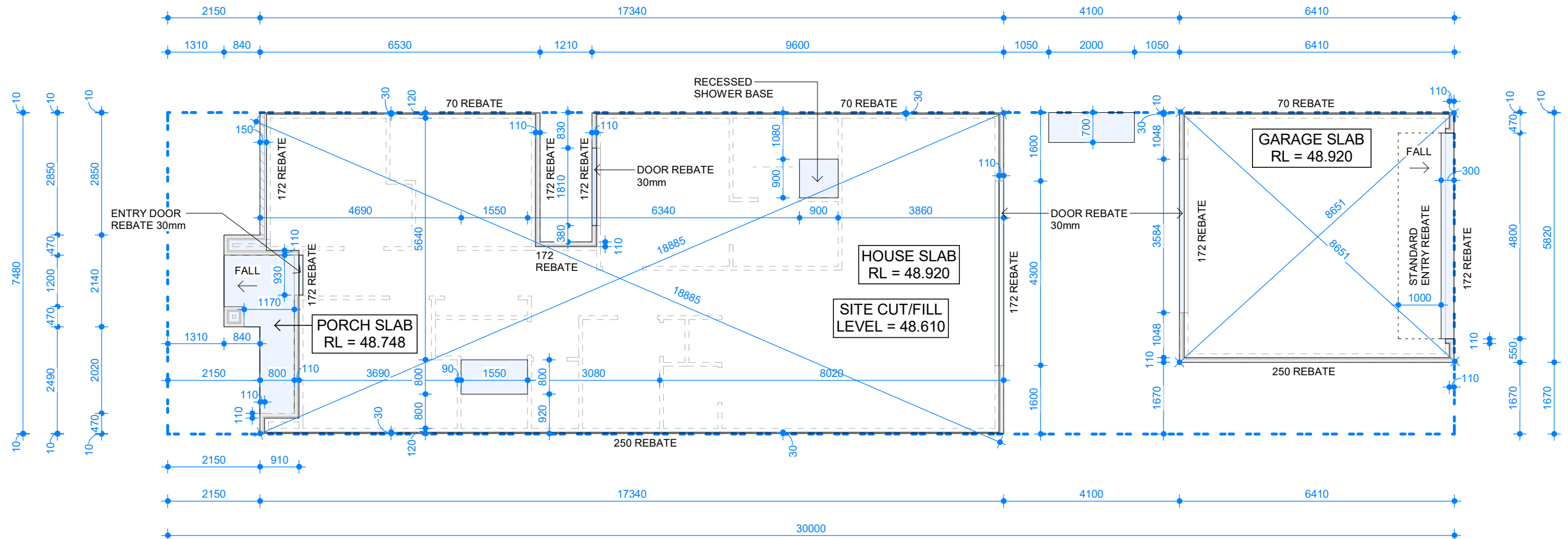
Drawing: **ROOF PLAN**



N
Approx

All dimensions to be verified on site

DRAWING DETAILS	
17/10/2025 2:49:31 pm	
SCALE	SHEET SIZE
1 : 100	A3
JOB No:	
Drwg No:	D08
Issue	A09



SLAB PLAN
1 : 100

SLAB PLAN NOTE:

REFER TO DRAWING D10 FOR SLAB PENETRATIONS.
REFER TO STRUCTURAL ENGINEER'S PLANS FOR
CONCRETE SLAB CONSTRUCTION. SLAB TO BE DESIGNED
BASED ON SOIL CLASSIFICATION AS PER AS2870.

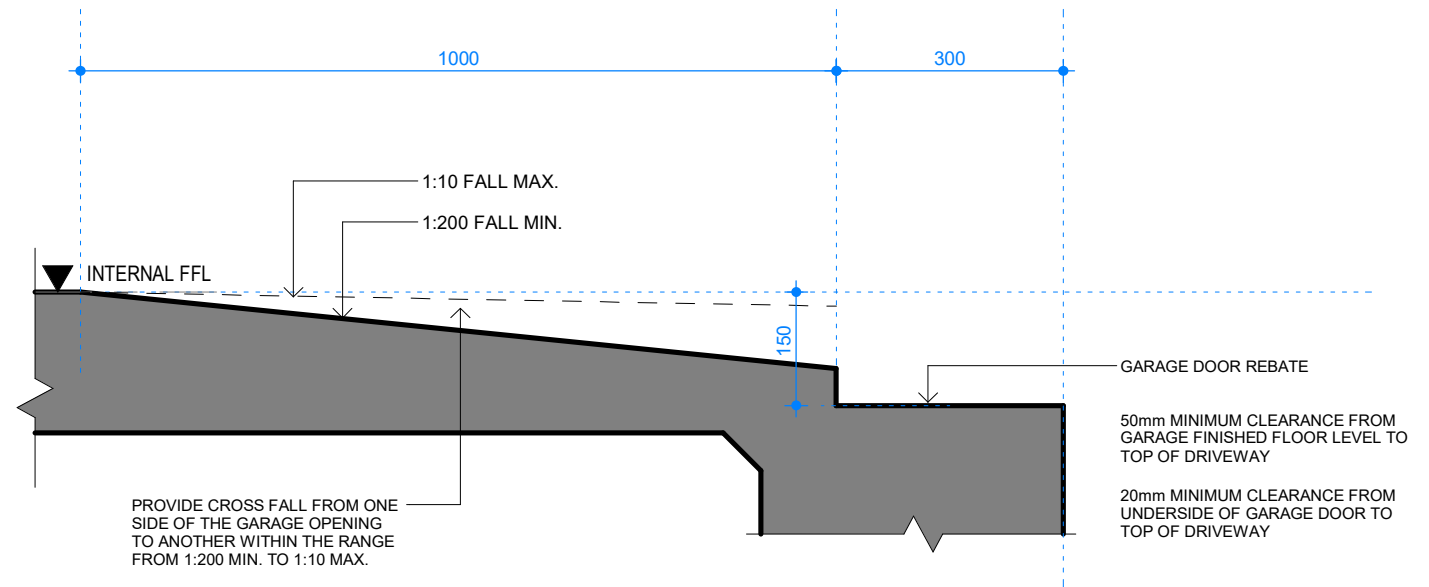
SHOWER RECESS:

SHOWER BASES TO BE RECESSED 50mm IN TO SLAB.


Cardinia

ADVERTISED MATERIAL
Planning Application: T250444
Date Prepared: 02 December 2025

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.



GARAGE THRESHOLD DETAIL
1 : 10

IMPORTANT NOTES:

1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANOR AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

TOMORROW
HOMES

Yesterday | Today | Tomorrow

(03) 9827 0998 • Mob 0408 806 608 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

Home: **THE BASILICA-7.5(01)**
Client: **THE RISE BNG PTY. LTD**
Location: **LOT 214 CREEK CCT, PAKENHAM - THE RISE ESTATE**
Drawing: **SLAB PLAN**



All dimensions
to be verified
on site

DRAWING DETAILS

17/10/2025 2:49:31 pm

SCALE SHEET SIZE

As indicated A3

JOB
No:
Drwg
No: **D09** Issue
A09

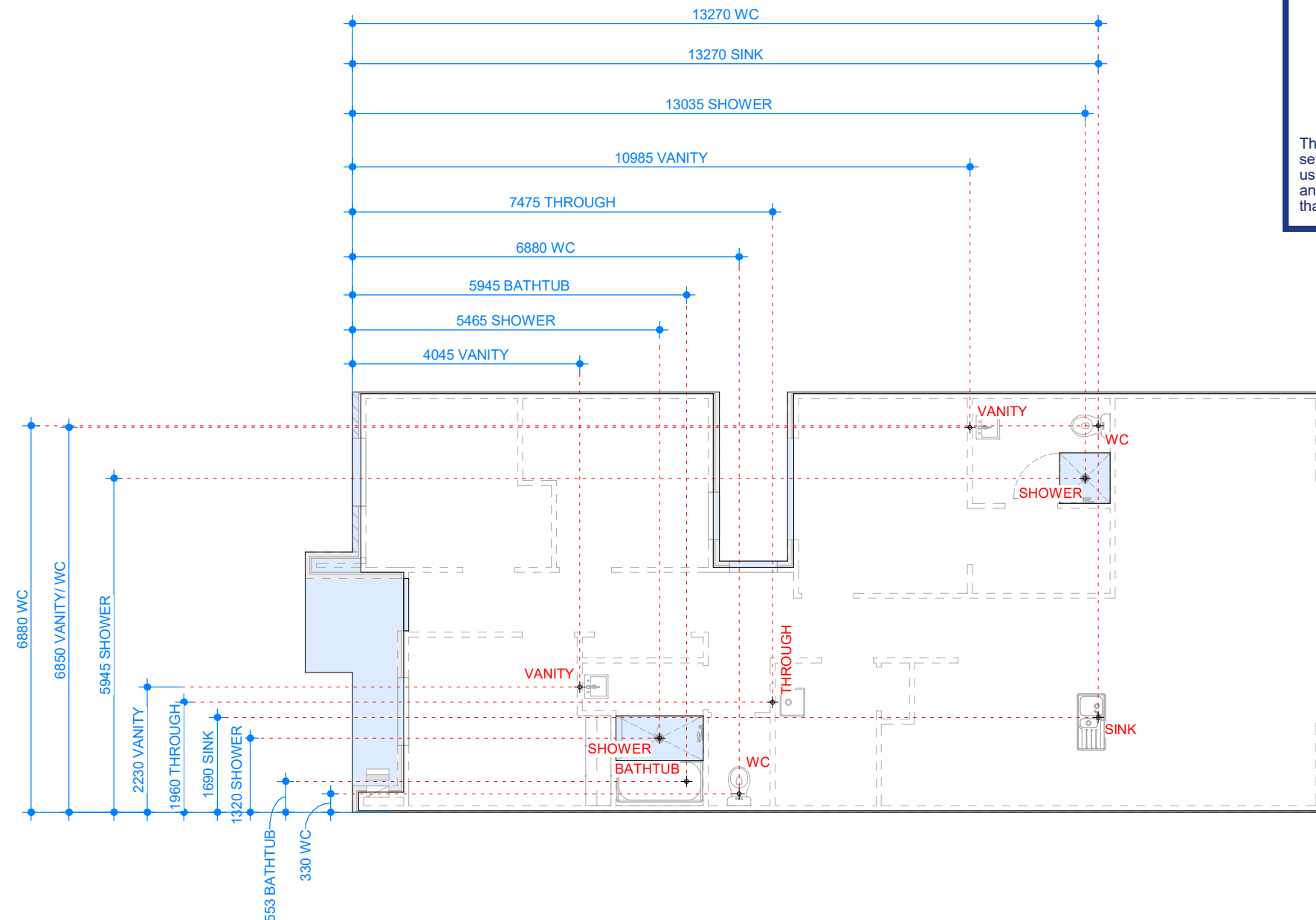


ADVERTISED MATERIAL

Planning Application: T250444

Date Prepared: 02 December 2025

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.



SLAB PENETRATION PLAN

1 : 100

IMPORTANT NOTES:

1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANOR AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

TOMORROW HOMES

Yesterday | Today | Tomorrow

(03) 9827 0998 • Mob 0408 806 608 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

Home: THE BASILICA-7.5(01)

Client: THE RISE BNG PTY. LTD

Location: LOT 214 CREEK CCT, PAKENHAM - THE RISE ESTATE

Drawing: SLAB PENETRATION PLAN



All dimensions
to be verified
on site

DRAWING DETAILS

17/10/2025 2:49:31 pm

SCALE	SHEET SIZE
1 : 100	A3

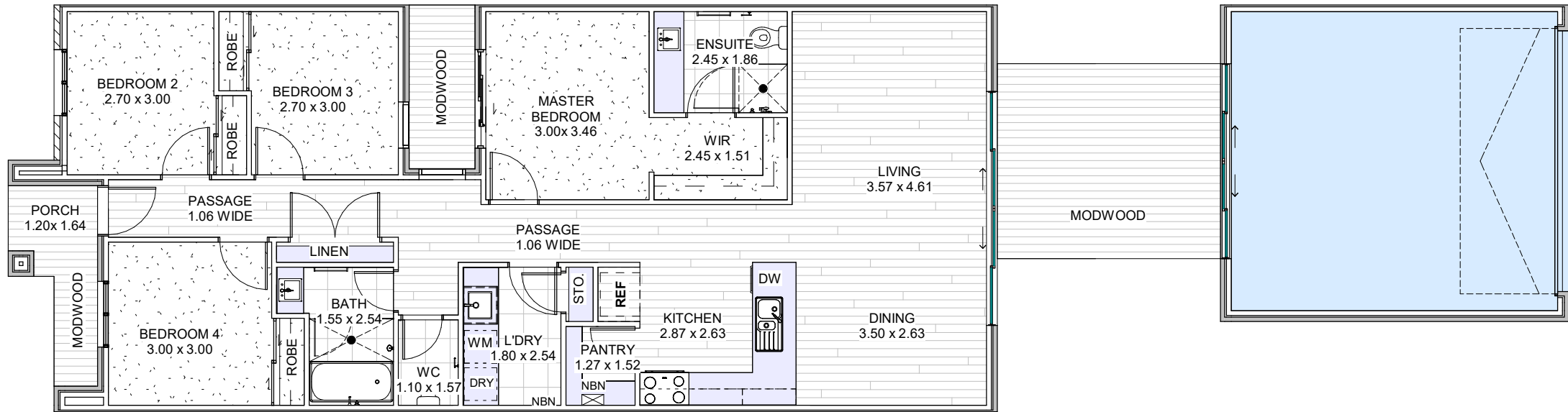
JOB
No:

Drwg
No:

D10

Issue

A09



NOTE:

ALL FLOOR COVERINGS TO BE FIRM AND EVEN AND FEATURE A TRANSITION BETWEEN ABUTTING SURFACES (A MAXIMUM VERTICAL TOLERANCE OF 3mm OR 5mm BETWEEN SURFACES IS ALLOWABLE PROVIDED THE LIP IS ROUNDED OR BEVELED.)

ALL INTERNAL FLOOR FINISHES SHALL HAVE A MINIMUM SLIP RESISTANCE OF P3 OR R10.

GROUND FLOOR FINISHES PLAN

1 : 100

FLOOR FINISHES

- TIMBER OVERLAY - 47.63m²
- CARPET - 42.15m²
- CERAMIC TILE - 11.08m²
- CONCRETE - 33.96m²
- MODWOOD - 22.47m²

Cardinia

ADVERTISED MATERIAL

Planning Application: T250444

Date Prepared: 02 December 2025

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.

- IMPORTANT NOTES:**
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
 - ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
 - WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
 - FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
 - ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANOR AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
 - THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
 - ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

TOMORROW HOMES Yesterday Today Tomorrow (03) 9827 0998 • Mob 0408 806 608 • www.tomorrowhomes.com.au 466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au	Home: THE BASILICA-7.5(01)	 All dimensions to be verified on site	DRAWING DETAILS	
	Client: THE RISE BNG PTY. LTD		17/10/2025 2:49:32 pm	
	Location: LOT 214 CREEK CCT, PAKENHAM - THE RISE ESTATE		SCALE	SHEET SIZE
			As indicated	A3
	Drawing: FLOOR FINISHES PLAN		JOB No:	Drwg No: D11

ELECTRICAL LEGEND:

⊕

Ceiling Mounted LED - 10W

⊕

Pendant Light as Selected LED - 10W

⊕

External Wall Mounted Light

@1800 above adjoining floor level unless otherwise indicated by height shown in brackets

×

Light Switch - Single

@1200 above adjoining floor level unless otherwise indicated by height shown in brackets

XD

Light Switch - Dimmer

@1200 above adjoining floor level unless otherwise indicated by height shown in brackets

X2

Light Switch - Two Way

@1200 above adjoining floor level unless otherwise indicated by height shown in brackets

×

Isolator Switch - 6mm 32 AMP

▲

GPO - Single

@300 above adjoining floor level unless otherwise indicated by height shown in brackets

▲

GPO - Double

@300 above adjoining floor level unless otherwise indicated by height shown in brackets

△

GPO - Double (External)

@1200 above adjoining floor level unless otherwise indicated by height shown in brackets

△

GPO - Single (Capped) @ window head height

△

GPO - Double (Capped) @ window head height

△

GPO - 3 Phase for Car Charge

ALLOW FOR FUTURE INSTALLATION ONLY

@1100 above adjoining floor level unless otherwise indicated by height shown in brackets

Conduit for 3 Phase Car Charge

ALLOW FOR FUTURE CABLE INSTALLATION ONLY

TV

TV Socket

@300 above adjoining floor level unless otherwise indicated by height shown in brackets

D

Data Point

@300 above adjoining floor level unless otherwise indicated by height shown in brackets

⊗

Ceiling Mounter Exhaust Fan

250mm diameter

⊗

Ceiling Fan with Light

⊗

Ceiling Fan

⬆

Motion Sensor

🔊

Smoke Alarm

⬆

Reverse Cycle Air Conditioning

🌡

Thermostat

⬆

Man Hole - 600x600 (Approx. Position)

📷

Camera

LEGEND - SERVICES:

HWS

HOT WATER SERVICE

MB

METER BOX

NBN

NBN HUB

NBN JB

NBN JB

Electrical Grid Legend

ILLUMINATION POWER DENSITY		
LIVING AREA:	122.70m²	
TOTAL MAXIMUM ALLOWABLE FOR LIVING AREA AT 5WATTS/m²	613.50 WATTS	
ACTUAL USAGE = 10WATTS x	27 DOWNLIGHTS	270.00 WATTS
TOTAL WATTS USAGE =	2.20 WATTS/m²	
GARAGE AREA:	37.80m²	
TOTAL MAXIMUM ALLOWABLE FOR GARAGE AREA AT 3WATTS/m²	113.40 WATTS	
ACTUAL USAGE = 10WATTS x	2 DOWNLIGHTS	20.00 WATTS
TOTAL WATTS USAGE =	0.53 WATTS/m²	
PORCH AREA:	5.10m²	
TOTAL MAXIMUM ALLOWABLE FOR PORCH AREA AT 4WATTS/m²	20.40 WATTS	
ACTUAL USAGE = 8WATTS x	1 DOWNLIGHTS	8 WATTS
TOTAL WATTS USAGE =	1.57 WATTS/m²	

Cardinia

ADVERTISED MATERIAL

Planning Application: T250444

Date Prepared: 02 December 2025

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.

ELECTRICAL PLAN
1 : 100

IMPORTANT NOTES:

1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.

2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.

3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.

4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.

5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANOR AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.

6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.

7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

TOMORROW

HOMES

Yesterday | Today | Tomorrow

(03) 9827 0998 • Mob 0408 806 608 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

Home: THE BASILICA-7.5(01)

Client: THE RISE BNG PTY. LTD

Location: LOT 214 CREEK CCT, PAKENHAM - THE RISE ESTATE

Drawing: ELECTRICAL PLAN

N

Approx

All dimensions to be verified on site

DRAWING DETAILS

17/10/2025 2:49:33 pm

SCALE

1 : 100

SHEET SIZE

A3

JOB No:

Drwg No:

Issue

D12

A09

- NOTES:
1. FINISHED LANDSCAPING LEVEL TO BE 1 BRICK OR MORE BELOW WEEPHOLES.
 2. DUAL PLUMBING TO BE USED FOR THE DWELLING AS PER RESTRICTION-A ON THE PLAN OF SUBDIVISION. THE DWELLING MUST USE RECYCLED WATER FOR TOILET FLUSHING AND GARDEN WATERING.

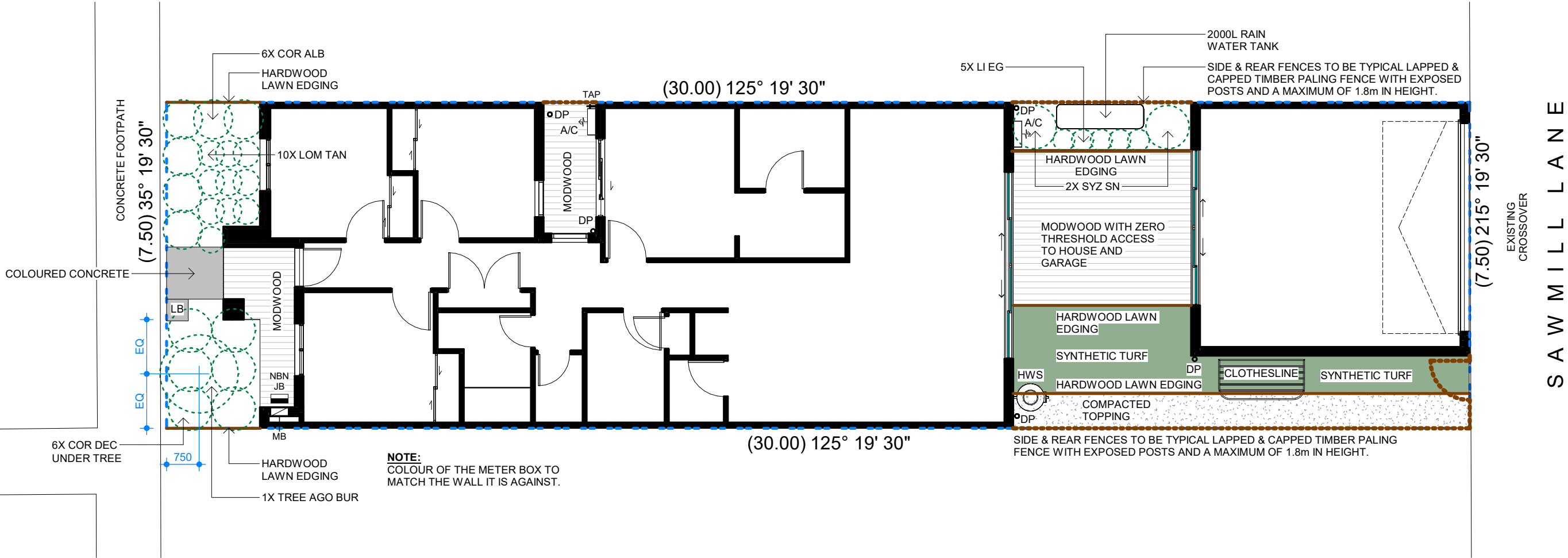


ADVERTISED MATERIAL

Planning Application: T250444
Date Prepared: 02 December 2025

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.

Areas	
Total Site Area	225.00 m ²
Pervious Surfaces	54.5 m ²



LANDSCAPE PLAN

1 : 100

SELECTED PLANT LIST												
NO	CODE	POT	TYPE	CLASS	BOTANICAL NAME	HIGH	WIDE	HCC	MCC	FCI	MCI	COMMON NAME
-	ACM AM	NOM	SS	S	ACMENA "ALLYN MAGIC"	0.8	0.4	0.35	--	--	Gr	--
-	ACM HM	NOM	ST	S	ACMENA SMITHII "HEDGEMASTER"	2.0	0.8	0.40	--	--	Gr	HEDGEMASTER
1	AGO BUR	45 L	ST	S	AGONIS FLEXUOSA 'BURGUNDY'	6.0	4.0	--	--	W	G	BURGUNDY WILLOW MYRTLE
6	COR ALB	NOM	ST	S	CORREA ALBA	1.2	1.0	0.5	--	W	Gr/G	WHITE FUCHSIA, WHITE CORREA
6	COR DEC	NOM	GC	GC	CORREA DECUMBENS	0.3	3.0	--	--	R	Gr/G	CORREA
-	DIA TR	NOM	SS	GC	DIANELLA TASMANICA "TASRED"	0.4	0.4	0.3	0.4	bB	G/R	TASRED
5	LI EG	140	GC	GC	LIRIOPE MUSCARI "EVERGREEN GIANT"	0.4	0.5	0.3	0.5	V	dG	LIRIOPE
2	SYZ SN	NOM	ST	S	SYZYGIUM "STRAIGHT AND NARROW"	4.0	1.0	0.5	--	W	dG	STRAIGHT AND NARROW LILLY
10	LOM TAN	NOM	GC	GC	LOMANDRA LONGIFOLIA "TANIKA"	0.6	0.6	0.3	0.4	V	G	TANIKA / MAT RUSH

- IMPORTANT NOTES:
1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
 2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
 3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
 4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
 5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANOR AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
 6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
 7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

TOMORROW
HOMES

Yesterday | Today | Tomorrow
(03) 9827 0998 • Mob 0408 806 608 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

Home: THE BASILICA-7.5(01)
Client: THE RISE BNG PTY. LTD
Location: LOT 214 CREEK CCT, PAKENHAM - THE RISE ESTATE
Drawing: LANDSCAPE PLAN



All dimensions to be verified on site

DRAWING DETAILS	
17/10/2025 2:49:34 pm	
SCALE	SHEET SIZE
1 : 100	A3
JOB No:	
Drwg No:	D13
Issue	A09

GENERAL NOTES

BUILDING MEMBRANE

AS PER CLAUSE 10.8 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 BE A VAPOUR PERMEABLE MEMBRANE FOR CLIMATE ZONES 6/7/8.

DOORS - WATER CLOSET

PROVIDE "LIFT-OFF" HINGES TO ALL WC DOORS.

DOORS - INTERNAL GARAGE

PROVIDE DOOR SEAL AS PER NCC 2022 CLAUSE13.

DOWNPIPES - TEMPORARY

TEMPORARY DOWNPIPES TO BE INSTALLED DURING CONSTRUCTION TO PREVENT WATER PONDING NEAR THE SLAB.

EXHAUST FANS - FLOW RATES

CONDENSATION MANAGEMENT AS PER CLAUSE 10.8 OF NCC 2022
- 25 LTR/SEC FOR BATHROOMS AND SANITARY COMPARTMENTS,
- 40 LTR/SEC FOR KITCHENS AND LAUNDRIES.
EXHAUST FROM A KITCHEN, KITCHEN RANGE HOOD, BATHROOM, SANITARY COMPARTMENT OR LAUNDRY MUST DISCHARGE DIRECTLY OR VIA A SHAFT OR DUCT TO OUTDOOR AIR.

EXHAUST FROM BATHROOM, SANITARY COMPARTMENT OR LAUNDRY

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.

GLAZING

GLAZING TO COMPLY WITH AS1288 & AS2047.

ALL GLAZING IN THE KITCHEN, BATHROOM, AND ENSUITE, INCLUDING SHOWER DOORS, SHOWER SCREENS AND WINDOWS AND DOORS MUST BE DENOTED TO COMPLY WITH NCC VOLUME 2 2022 PART 8.4.6.

INSULATION

R2.0 TO EXTERNAL WALLS AND R4.0 TO CEILINGS.

PLUMBING

PLUMBING AND DRAINAGE WORKS TO COMPLY WITH AS3500.

SANITARY COMPARTMENTS

CONSTRUCTION OF SANITARY COMPARTMENTS TO BE IN ACCORDANCE WITH NCC 2022 CLAUSE 10.4.2.

SMOKE ALARMS

SMOKE ALARMS TO BE INTERCONNECTED IN ACCORDANCE WITH NCC 2022 CLAUSE 9.5.1.

SMOKE ALARMS TO BE CONNECTED TO MAINS POWER IN ACCORDANCE WITH AS 3786-2014.

TERMITE TREATMENT

PROVIDE TERMITE TREATMENT TO COMPLY WITH AS3660.1:2014.

WATERPROOFING - INTERNAL

PROVIDE INTERIOR WATERPROOFING TO COMPLY WITH AS3740.

WATER SUPPLY

RECYCLED WATER IS AVAILABLE AND TO BE USED ON THIS PROPERTY.

LINTEL NOTE

ALL STEEL LINTELS TO BRICKWORK TO BE HOT DIP GALVANISED IN ACCORDANCE WITH AS4100 & AS2699.3.

BRICK VENEER

BRICK VENEER TO BE CONSTRUCTED IN ACCORDANCE WITH NCC VOLUME 2 2022 HOUSING PROVISIONS PART 5.2 (DAMP PROOF COURSE, WEEP HOLES AND CAVITY FLASHINGS) AND AS 3700.

ROOF TILES

ROOF TILES TO COMPLY WITH AS2049.

DRAWING REGISTER

NUMBER	DRAWING NAME
D00a	NOTES & DRAWING REGISTER
D00b	LIVABLE HOUSING NOTES
D00c	WATER PROOFING DETAILS 01
D00d	WATER PROOFING DETAILS 02
D01a	SITE PLAN
D01b	SITE EXCAVATION PLAN
D01c	SURVEY PLAN
D01d	COMBINED SITE PLAN
D02	FLOOR PLAN
D03a	ELEVATION SHEET 1 OF 2
D03b	ELEVATION SHEET 2 OF 2
D03c	COMBINED ELEVATIONS
D04	SECTIONS
D04a	DETAILS
D05	WINDOW & DOOR ELEVATION
D06a	INTERNAL ELEVATIONS - KITCHEN
D06b	INTERNAL ELEVATIONS TYPICAL
D07a	INTERNAL ELEVATIONS - ENSUITE
D07c	INTERNAL ELEVATIONS - BATH
D07d	INTERNAL ELEVATIONS - LAUNDRY
D08	ROOF PLAN
D09	SLAB PLAN
D10	SLAB PENETRATION PLAN
D11	FLOOR FINISHES PLAN
D12	ELECTRICAL PLAN
D13	LANDSCAPE PLAN

H6P2 ENERGY USAGE.
ENERGY USAGE IS ABOUT WHOLE OF HOME ENERGY EFFICIENCY.

APPLIANCE	EFFICIENCY STANDARD
DUCTED HEAT PUMP FOR HEATING	3-STAR OR BETTER
DUCTED HEAT PUMP FOR COOLING	3-STAR OR BETTER
HWS GAS TYPE	5-STAR INSTANTANEOUS OR BETTER
HWS	RECOMENDED TO INSTALL SOLAR GAS OR ELECTRIC HWS TYPE. 5-STAR INSTANTANEOUS OR BETTER
HWS GAS STORAGE	4-STAR OR BETTER
USE ELECTRIC HEAT PUMP FOR HWS	WHERE GAS IS NOT AVAILABLE
POOLS	USE DUAL SPEED PUMP
RENEWABLE ENERGY	IF THERE ARE PLENTY OF ELECTRICAL OR GAS ENERGY CONSUMPTION, THEN A MINIMUM 2kW SOLAR POWER PANEL SYSTEM IS RECOMMENDED. IF BUDGET PERMITS, INSTALL A BATTERY STORAGE.
COOKING EQUIPMENT	OVENS TO BE ELECTRIC COOKTOPS TO BE GAS OR ELECTRIC TYPE.
LIGHTING POWER DENSITY	4W/m² FOR ALL INTERNAL SPACES



ADVERTISED MATERIAL

Planning Application: T250444
Date Prepared: 02 December 2025

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.

IMPORTANT NOTES:

1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANOR AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.



Yesterday | Today | Tomorrow
(03) 9827 0998 • Mob 0408 806 608 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran,VIC 3141 • info@tomorrowhomes.com.au

Home: THE BASILICA-7.5(01)
Client: THE RISE BNG PTY. LTD
Location: LOT 215 CREEK CCT, PAKENHAM - THE RISE ESTATE
Drawing: NOTES & DRAWING REGISTER

DRAWING DETAILS

17/10/2025 3:08:12 pm

SCALE	SHEET SIZE
1 : 100	A3

JOB No:

All dimensions to be verified on site

Drwg No: D00a Issue A09

LIVABLE HOUSING NOTES

6.1 LOCATION

- (1) REINFORCING IN ACCORDANCE WITH CLAUSE 62 MUST BE PROVIDED TO ANY:
- (A) SANITARY COMPARTMENT THAT IS SUBJECT TO PART 4; AND
- (B) BATHROOM CONTAINING A:
- (I) SHOWER THAT IS SUBJECT TO PART 5; OR
- (II) BATH (IF PROVIDED), OTHER THAN A FREESTANDING BATH, WHERE THE BATH IS LOCATED IN A ROOM THAT ALSO CONTAINS A SHOWER THAT IS SUBJECT TO PART 5.
- (2) THE REQUIREMENTS OF (1) NEED NOT BE COMPLIED WITH IF THE WALLS OF THE ROOM ARE CONSTRUCTED OF CONCRETE, MASONRY OR ANOTHER MATERIAL CAPABLE OF SUPPORTING GRABRAILS WITHOUT ADDITIONAL REINFORCEMENT.
- (3) WHERE THE WALL THE REINFORCEMENT INCLUDES A CAVITY SLIDER, IT MUST DESIGNED AND CONSTRUCTED IN WAY TO SUPPORT LOADS IMPOSED BY REINFORCEMENT: LININGS AND THE FUTURE PROVISION OF HANDRAILS AND PROVIDED FOR THE EXTENT FIGURES 6.2A, 6.2B, 6.2C, 6.2D, 6.2E, 6.2F AND 6.2G.

INFORMATION: INTENT OF PART 6

THE INTENT OF THIS PART IS TO ENSURE THAT WALLS ADJACENT TO TOILET PANS SHOWERS AND BATHS PROVIDE A FIXING SURFACE ABLE TO SUPPORT THE FUTURE INSTALLATION OF GRABRAILS, IF NEEDED. THIS PART DOES NOT REQUIRE THE INSTALLATION OF GRABRAILS AT THE TIME OF CONSTRUCTION.

A FREE STANDING BATH IS EXCLUDED FROM CLAUSE 6.1(1)(B)(II) BECAUSE IT DOES NOT HAVE ANY ADJOINING WALLS TO WHICH GRABRAILS COULD BE FIXED. A BATH WITH ONLY ONE ADJOINING WALL NEED ONLY HAVE REINFORCING PROVIDED IN THE ADJOINING WALL (UNLESS EXEMPTED BY CLAUSE 6.1(2)).

CARE IS REQUIRED WHEN LOCATING A CAVITY SLIDING DOOR ADJACENT TO A FIXTURE WHICH REQUIRES REINFORCEMENT TO 6.1 (1) AS THE FRAMING THAT SURROUNDS THE CAVITY INTO WHICH THE DOOR RETRACTS DEMANDS CAREFUL CONSIDERATION OF FIXINGS AND MEMBERS THAT WILL SAFELY SUPPORT A GRABRAIL AND NOT IMPEDE THE OPERATION OF THE DOOR.

INFORMATION: NON-COMBUSTIBILITY OF WALLS

WHERE NOGGINGS ARE REQUIRED TO ACHIEVE COMPLIANCE WITH THIS PART, PROVIDED THEY DO NOT EXTEND FURTHER THAN NECESSARY, THESE NOGGINGS MAY BE INSTALLED WITHIN AN EXTERNAL WALL THAT IS REQUIRED TO BE NON-COMBUSTIBLE UNDER C2D10(4)(I)(II) OF NCC VOLUME ONE.

6.2 CONSTRUCTION

- (1) REINFORCING CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF (3) MUST BE PROVIDED IN THE LOCATIONS DEPICTED IN:
- (A) FIGURES 6.2A OR 6.2B FOR WALLS SURROUNDING A BATH; AND
- (B) FIGURES 6.2C OR 6.2D FOR SHOWER WALLS; AND
- (C) FIGURE 6.2E FOR A WALL ADJACENT TO AND WITHIN 460 MM OF THE CENTRELINE OF A TOILET PAN; AND
- (D) FIGURES 6.2F OR 6.2G FOR A WALL BEHIND A TOILET PAN WHERE A WALL DESCRIBED IN (C) IS NOT PROVIDED OR A WINDOW SILL OR A DOOR ENCROACHES ON THE AREA TO BE PROVIDED WITH REINFORCING OR WHERE THE TOILET PAN IS NOT PROVIDED IN A CORNER OF THE BATHROOM.
- (2) REINFORCING NEED ONLY BE PROVIDED ACROSS THE AVAILABLE WIDTH OF THE WALL WHERE A WALL REFERRED TO IN (1)(A) OR (B):
- (A) IS NARROWER THAN THE WIDTH OF THE AREA REQUIRED TO BE PROVIDED WITH REINFORCING; OR
- (B) TERMINATES AT A WINDOW SILL LOWER THAN THE HEIGHT OF THE AREA NOMINATED TO PROVIDED WITH REINFORCING.
- (3) REINFORCING REQUIRED BY (1) MUST BE CONSTRUCTED USING ONE OF THE FOLLOWING MATERIALS:
- (A) A MINIMUM OF 12mm THICK STRUCTURAL GRADE PLYWOOD, OR SIMILAR.
- (B) TIMBER FRAMING WITH A MINIMUM THICKNESS OF 25mm.

FIGURE 6.2a: LOCATION OF FRAMING FOR WALLS SURROUNDING A BATH

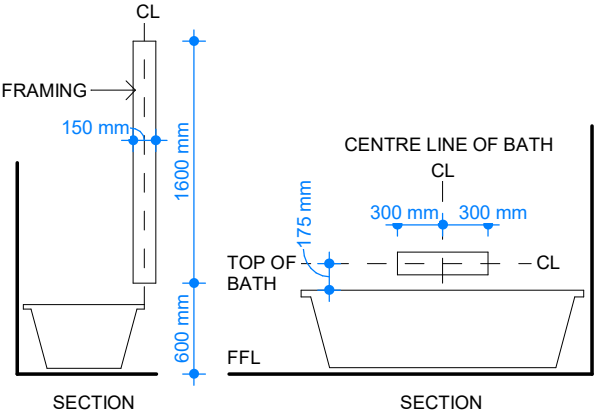


FIGURE NOTES:

1. TAPS, NICHES, SOAP HOLDERS AND THE LIKE MAY BE LOCATED WITHIN THE POSITIONS DESIGNATED FOR WALL REINFORCING.
2. WHERE THE HEIGHT OF THE BATHTUB IS NOT YET KNOWN, AN ASSUMED HEIGHT OF 500mm ABOVE FINISHED FLOOR LEVEL MAY BE USED TO DETERMINE THE LOCATION OF WALL REINFORCING.

FIGURE 6.2c: LOCATION OF FRAMING FOR SHOWER WALLS

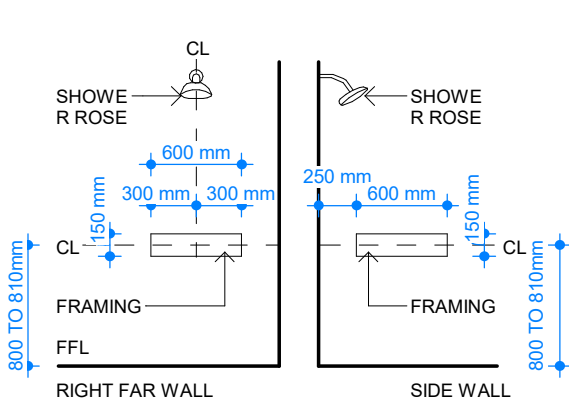


FIGURE NOTE

TAPS, NICHES, SOAP HOLDERS AND THE LIKE MAY BE LOCATED WITHIN THE POSITIONS DESIGNATED FOR WALL REINFORCING.

FIGURE 6.2e: MINIMUM EXTENT OF SHEETING FOR WALL ADJACENT TO A TOILET PAN

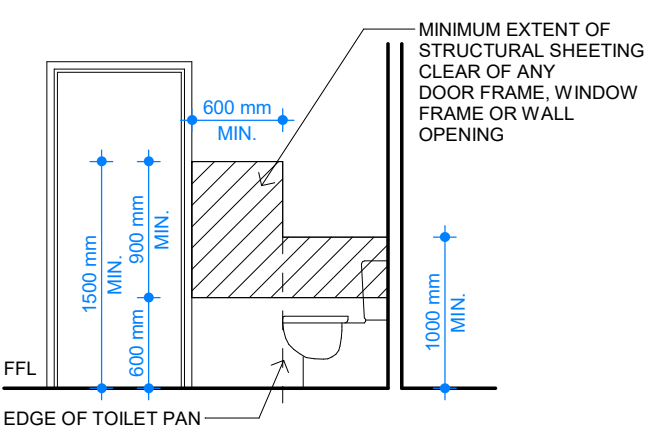


FIGURE 6.2b: LOCATION OF SHEETING FOR WALLS SURROUNDING A BATH

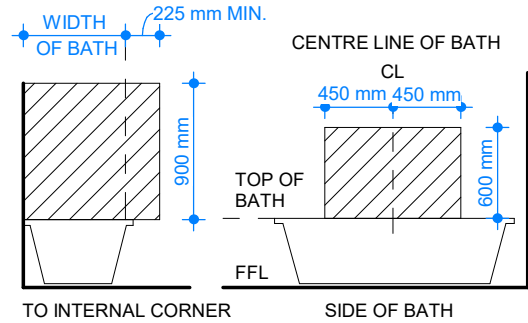


FIGURE NOTE

TAPS, NICHES, SOAP HOLDERS AND THE LIKE MAY BE LOCATED WITHIN THE POSITIONS DESIGNATED FOR WALL REINFORCING.

FIGURE 6.2d: LOCATION OF SHEETING FOR SHOWER WALLS

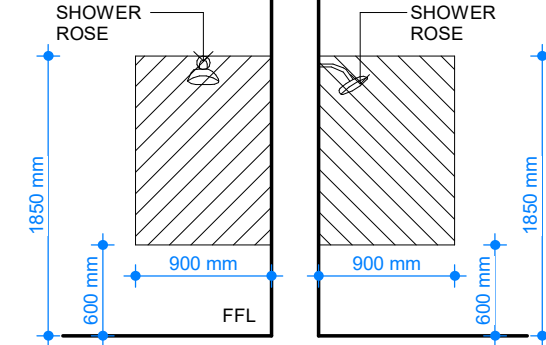


FIGURE NOTE

TAPS, NICHES, SOAP HOLDERS AND THE LIKE MAY BE LOCATED WITHIN THE POSITIONS DESIGNATED FOR WALL REINFORCING.

FIGURE 6.2f: LOCATION OF FRAMING FOR A WALL BEHIND A TOILET PAN

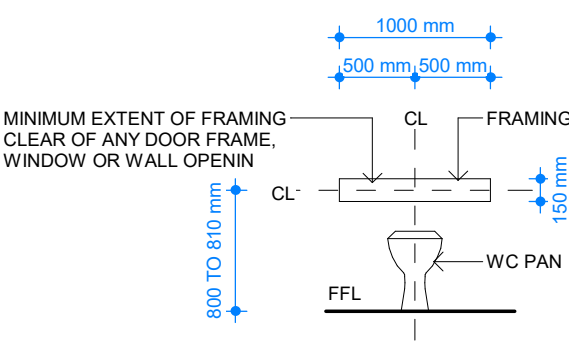
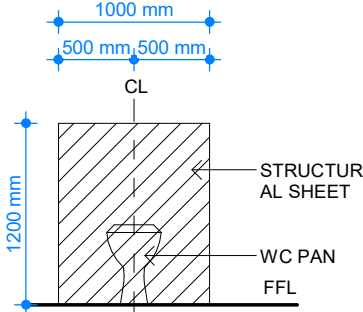


FIGURE 6.2g: LOCATION OF SHEETING FOR A WALL BEHIND A TOILET PAN



IMPORTANT NOTES:

1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANOR AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

TOMORROW
HOMES

Yesterday | Today | Tomorrow

(03) 9827 0998 • Mob 0408 806 608 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

Home: THE BASILICA-7.5(01)

Client: THE RISE BNG PTY. LTD

Location: LOT 215 CREEK CCT, PAKENHAM - THE RISE ESTATE

Drawing: LIVABLE HOUSING NOTES

DRAWING DETAILS	
17/10/2025 3:08:12 pm	
SCALE	SHEET SIZE
1 : 50	A3
JOB No:	
Drwg No:	D00b
Issue	A09

All dimensions to be verified on site

Cardinia

ADVERTISED MATERIAL

Planning Application: T250444

Date Prepared: 02 December 2025

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.

10.2.20 BATHS AND SPAS

FIGURE 10.2.20 TYPICAL BATH JUNCTIONS

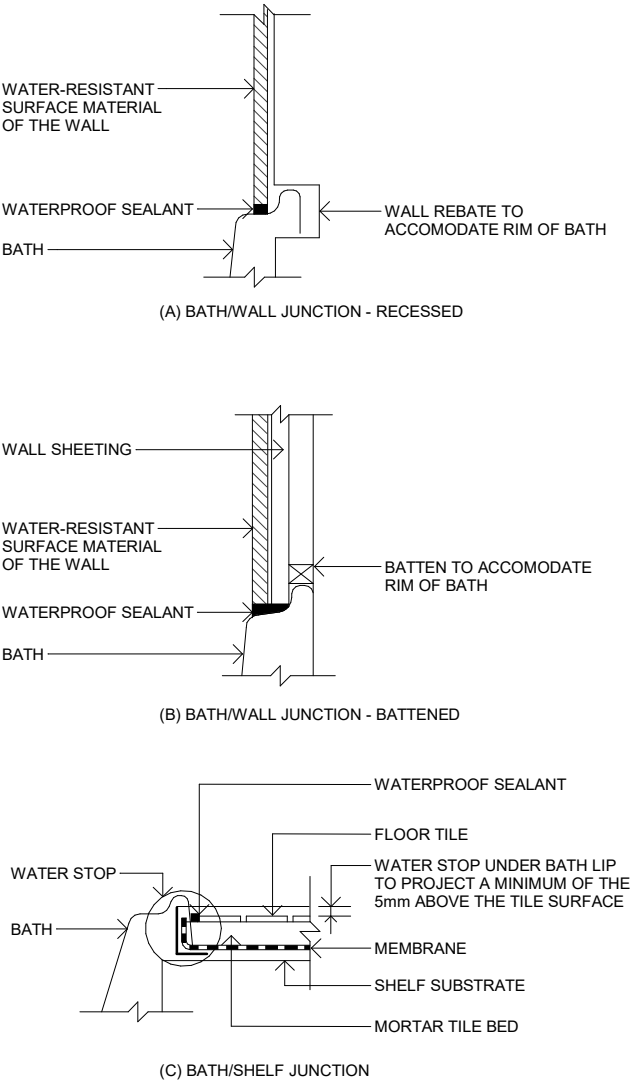


FIGURE NOTES:

1. REBATING OF TIMBER AND STEEL FRAMED WALLS MUST BE IN ACCORDANCE WITH AS 1684 OR NASH STANDARD PART 2 AS APPROPRIATE.
2. WHERE REBATING OF MASONRY WALLS IS REQUIRED, IT MUST BE ACCOMMODATED FOR IN THE DESIGN IN ACCORDANCE WITH AS 3700.
3. FOR DIAGRAM (C), WHERE A WATERSTOP CANNOT BE PROVIDED, A TYPE 1 OR TYPE 2 JUNCTION CAN BE USED WITH AS 3740.

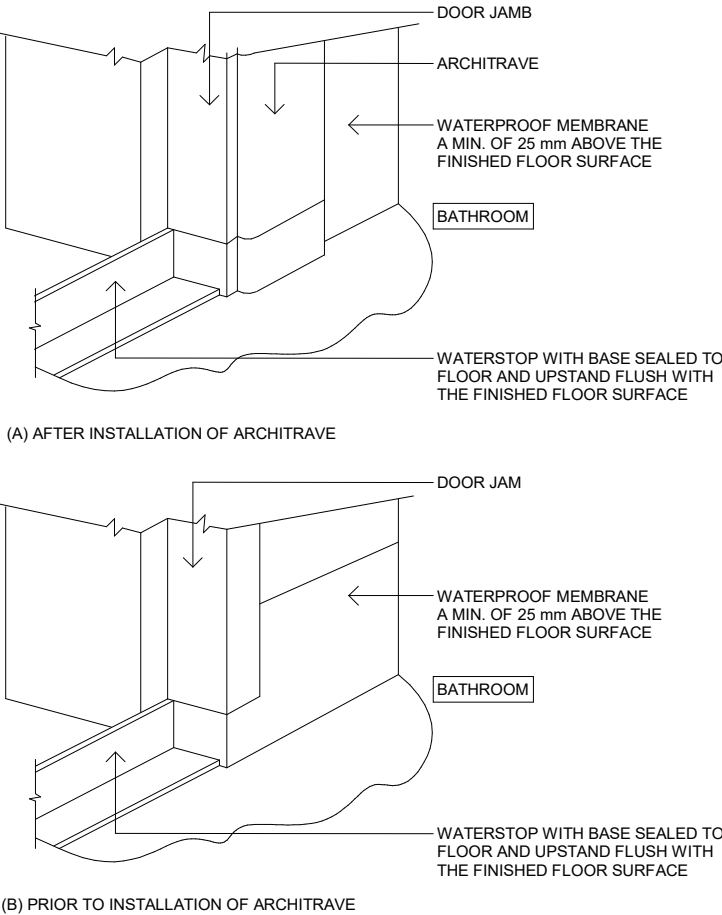
10.2.8 MATERIALS - WATERPROOF
ANY MEMBRANES USED MUST COMPLY WITH AS/NZS 4858

10.2.12 - WET AREA FLOORS - FALLS
WHERE A FLOOR WASTE IS INSTALLED, THE MIN CONTINUOUS FALL OF A FLOOR PLANE TO THE WASTE IS 1:80. THE MAX CONTINUOUS FALL OF A FLOOR PLANE TO THE WASTE IS 1:50.

REFER TO BCA FOR PENETRATIONS, FLASHINGS, MEMBRANES, WALL SHEETING SUBSTRATES, BOND BREAKER INSTALLATION ETC FOR MORE SPECIFIC DETAILS

10.2.24 FLASHINGS/JUNCTIONS

FIGURE 10.2.24 TYPICAL BATHROOM DOOR DETAILS FOR WHOLE BATHROOM WATERPROOFINNG



EXPLANATORY INFORMATION

- VERTICAL FLASHING MAY BE USED AS FOLLOWS:
- (A) EXTERNAL VERTICAL FLASHING MAY BE USED WITH EXTERNAL MEMBRANE SYSTEMS AND INSTALLED BEHIND THE WALL SHEETING OR RENDER. THEY MUST HAVE LEGS OF SUFFICIENT WIDTH TO ALLOW THE WALL SHEETING OR RENDER TO OVERLAP BY NOT LESS THAN 32mm.
 - (B) INTERNAL VERTICAL FLASHING MAY BE USED WITH BOTH EXTERNAL AND INTERNAL MEMBRANE SYSTEMS PROVIDED EACH LEG HAS A MINIMUM OVERLAP OF 40 mm TO THE WALL SHEETING OR RENDER AND WHERE USED WITH:
 - (I) INTERNAL MEMBRANE, MUST EXTEND VERTICALLY FROM THE SHOWER TRAY; AND
 - (II) EXTERNAL MEMBRANES, MUST OVERLAP THE TOP EDGE OF THE FLOOR WATERPROOFING SYSTEM BY NOT LESS THAN 20mm; AND
 - (III) PREFORMED SHOWER BASES OR BATHS, MUST EXTEND TO THE BOTTOM EDGE OF THE WALL SHEETING OR RENDER.

NOTE:
REFER NCC 2022 PART 10.2 WET AREA WATERPROOFING FOR FULL CONTENTS OF THE REGULATION

10.2.27 BOND BREAKER INSTALLATION FOR BONDED MEMBRANES

FIGURE 10.2.27 (EXPLANATORY) TYPICAL BOND BREAKER DETAILS

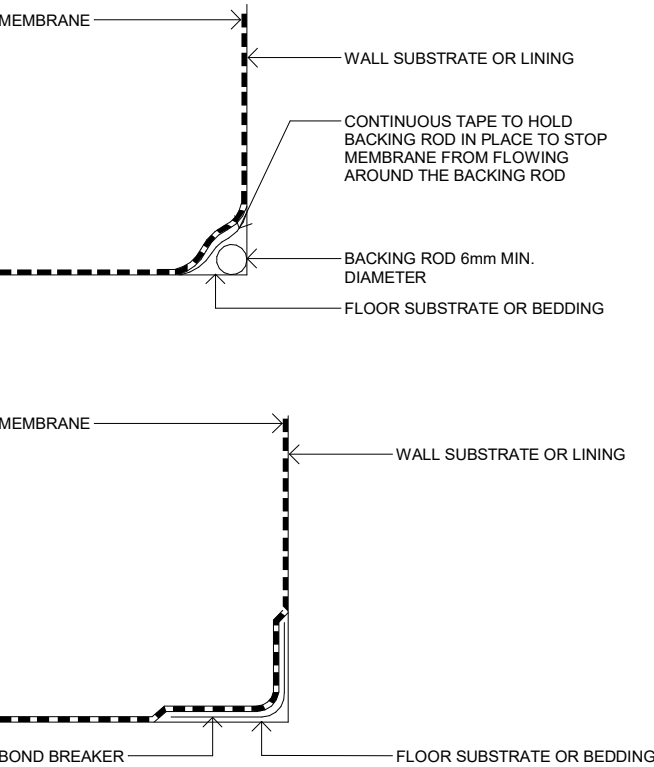
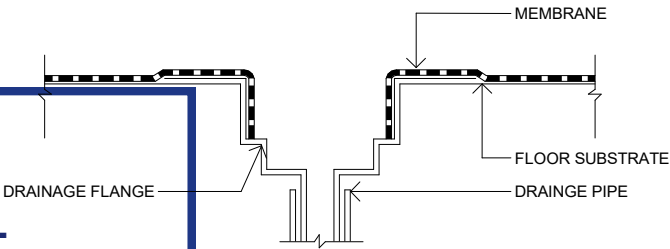


FIGURE NOTES:

1. BOND BREAKERS FOR CLASS I MEMBRANES (LOW EXTENSIBILITY) ALLOW THE MEMBRANE TO FLEX RATHER THAN STRETCH.
2. BOND BREAKERS FOR CLASS II MEMBRANES (MEDIUM EXTENSIBILITY) ALLOW THE MEMBRANE TO STRETCH. IF A TAPE IS USED AS A BOND BREAKER, EITHER THE MEMBRANE MUST NOT BOND TO THE TAPE OR THE TAPE MUST HAVE ELASTIC PROPERTIES SIMILAR TO THE MEMBRANE.
3. BOND BREAKERS FOR CLASS III MEMBRANES (HIGH EXTENSIBILITY) ALLOW THE MEMBRANE TO HAVE AN EVEN THICKNESS.

10.2.29 MEMBRANE TO DRAINAGE CONNECTION

FIGURE 10.2.29 TYPICAL MEMBRANE TERMINATION AT DRAINAGE OUTLET



EXPLANATORY INFORMATION: DRAINAGE FLANGES

1. FOR MEMBRANE DRAINAGE CONNECTIONS IN CONCRETE FLOORS: DRAINAGE FLANGE MAY BE EITHER CAST INTO THE CONCRETE SLAB OR SET INTO THE TOP SURFACE OF THE CONCRETE SLAB OR THE TILE BED.
2. FOR MEMBRANE DRAINAGE CONNECTIONS IN OTHER FLOORS: DRAINAGE FLANGE MAY BE EITHER SET INTO THE FLOOR SUBSTRATE OR THE TILE BED.

IMPORTANT NOTES:

1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANOR AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

TOMORROW
HOMES

Yesterday | Today | Tomorrow

(03) 9827 0998 • Mob 0408 806 608 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

Home: THE BASILICA-7.5(01)

Client: THE RISE BNG PTY. LTD

Location: LOT 215 CREEK CCT, PAKENHAM - THE RISE ESTATE

Drawing: WATER PROOFING DETAILS 02



ADVERTISED MATERIAL

Planning Application: T250444

Date Prepared: 02 December 2025

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 may 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.

DRAWING DETAILS

17/10/2025 3:08:13 pm

SCALE SHEET SIZE

1 : 20 A3

JOB No:

All dimensions to be verified on site

Drwg No: D00d

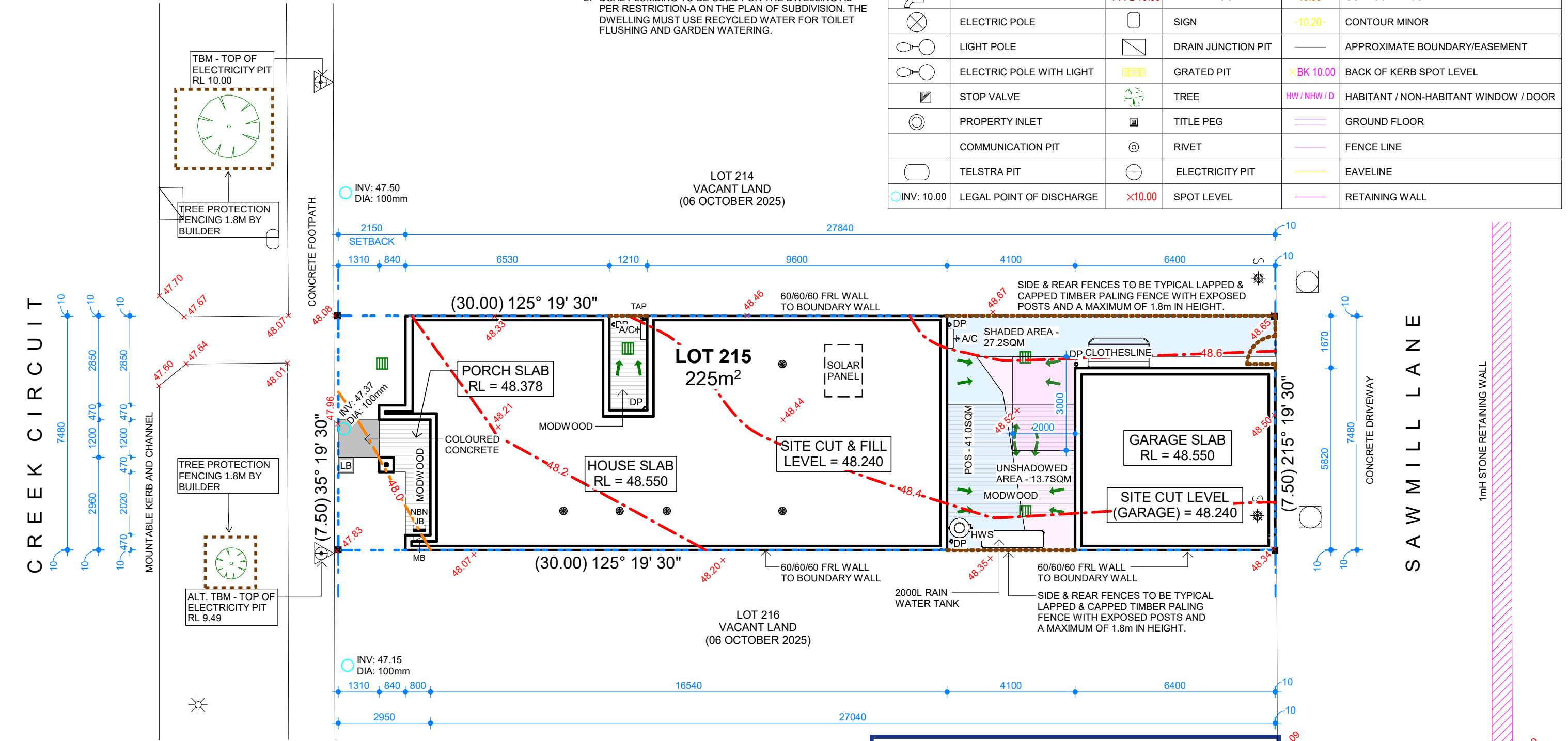
Issue

A09

INV: 47.68
DIA: 100mm

- NOTES:**
1. FINISHED LANDSCAPING LEVEL TO BE 1 BRICK OR MORE BELOW WEEPHOLES.
 2. DUAL PLUMBING TO BE USED FOR THE DWELLING AS PER RESTRICTION-A ON THE PLAN OF SUBDIVISION. THE DWELLING MUST USE RECYCLED WATER FOR TOILET FLUSHING AND GARDEN WATERING.

	FIRE HYDRANT		SEWER PIT		GAS METER
	WATER TAP		FINISH FLOOR LEVEL		CONTOUR MAJOR
	ELECTRIC POLE		SIGN		CONTOUR MINOR
	LIGHT POLE		DRAIN JUNCTION PIT		APPROXIMATE BOUNDARY/EASEMENT
	ELECTRIC POLE WITH LIGHT		GRATED PIT		BACK OF KERB SPOT LEVEL
	STOP VALVE		TREE		HABITANT / NON-HABITANT WINDOW / DOOR
	PROPERTY INLET		TITLE PEG		GROUND FLOOR
	COMMUNICATION PIT		RIVET		FENCE LINE
	TELSTRA PIT		ELECTRICITY PIT		EAVELINE
	LEGAL POINT OF DISCHARGE		SPOT LEVEL		RETAINING WALL



LEGEND	
	100mm UPVC STORMWATER PIPE TO GRADE TO LPOD, MINIMUM GRADE 1:100
	SURFACE DRAIN
	ROOF VENTILATION - TO NCC REQUIREMENTS

- IMPORTANT NOTES:**
1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
 2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
 3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
 4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
 5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANNER AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
 6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
 7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

LEGEND - SERVICES:	
	HWS HOT WATER SERVICE
	MB METER BOX
	NBN NBN HUB
	NBN JB NBN JB

TOMORROW
HOMES

Yesterday | Today | Tomorrow
(03) 9827 0998 • Mob 0408 806 608 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

SITE PLAN

1 : 125

Cardinia

ADVERTISED MATERIAL

Planning Application: T250444

Date Prepared: 02 December 2025

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.

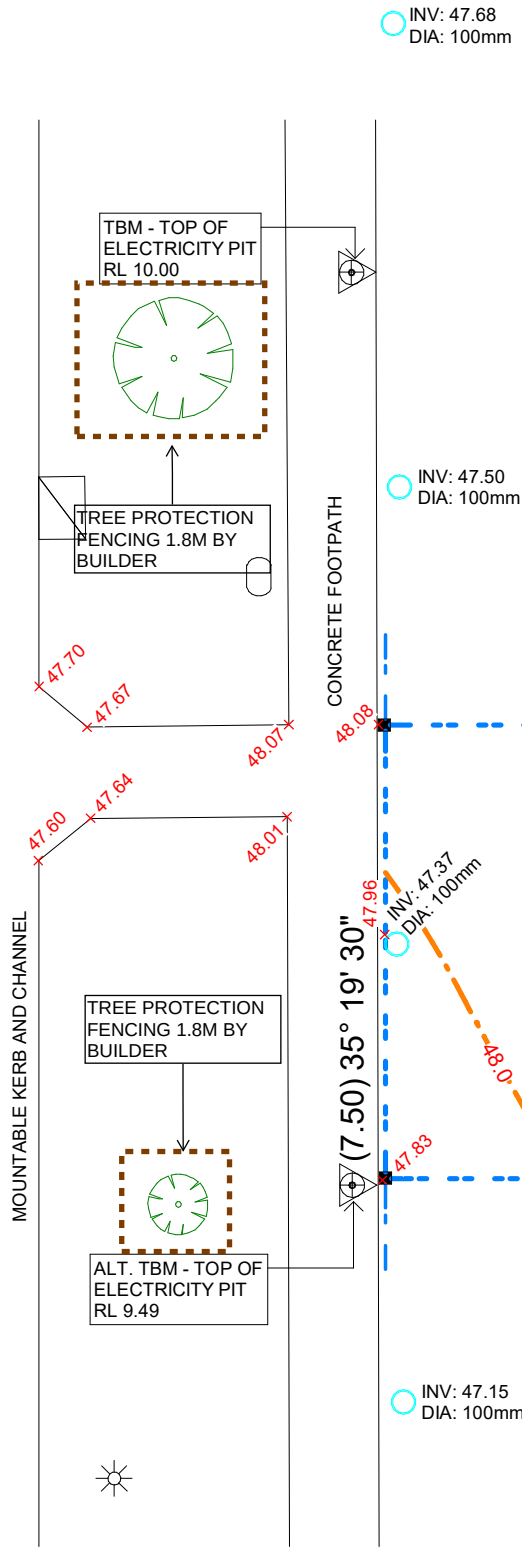
Home: **THE BASILICA 7.5(01)**
Client: **THE RISE BNG PTY. LTD**
Location: **LOT 215 CREEK CCT, PAKENHAM - THE RISE ESTATE**
Drawing: **SITE PLAN**

DRAWING DETAILS	
17/10/2025 3:08:14 pm	
SCALE	SHEET SIZE
As indicated	A3
JOB No:	
Drwg No:	D01a
Issue	A09



	DRAWING DETAILS	
	17/10/2025 3:08:14 pm	
	SCALE	SHEET SIZE
	As indicated	A3
	JOB No:	
All dimensions to be verified on site.	Drwg No: D01b	Issue A09

CREEK CIRCUIT



SURVEY PLAN

1 : 125

IMPORTANT NOTES:

1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANOR AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

TOMORROW
HOMES

Yesterday | Today | Tomorrow

(03) 9827 0998 • Mob 0408 806 608 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

Home: **THE BASILICA-7.5(01)**

Client: **THE RISE BNG PTY. LTD**

Location: **LOT 215 CREEK CCT, PAKENHAM - THE RISE ESTATE**

Drawing: **SURVEY PLAN**

	FIRE HYDRANT		SEWER PIT		GAS METER
	WATER TAP		FINISH FLOOR LEVEL		CONTOUR MAJOR
	ELECTRIC POLE		SIGN		CONTOUR MINOR
	LIGHT POLE		DRAIN JUNCTION PIT		APPROXIMATE BOUNDARY/EASEMENT
	ELECTRIC POLE WITH LIGHT		GRATED PIT		BACK OF KERB SPOT LEVEL
	STOP VALVE		TREE		HABITANT / NON-HABITANT WINDOW / DOOR
	PROPERTY INLET		TITLE PEG		GROUND FLOOR
	COMMUNICATION PIT		RIVET		FENCE LINE
	TELSTRA PIT		ELECTRICITY PIT		EAVELINE
	LEGAL POINT OF DISCHARGE		SPOT LEVEL		RETAINING WALL

Cardinia
ADVERTISED MATERIAL

Planning Application: T250444
Date Prepared: 02 December 2025

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.



All dimensions
to be verified
on site

DRAWING DETAILS	
17/10/2025 3:08:15 pm	
SCALE	SHEET SIZE
As indicated	A3
JOB No:	
Drwg No:	D01c
Issue	A09

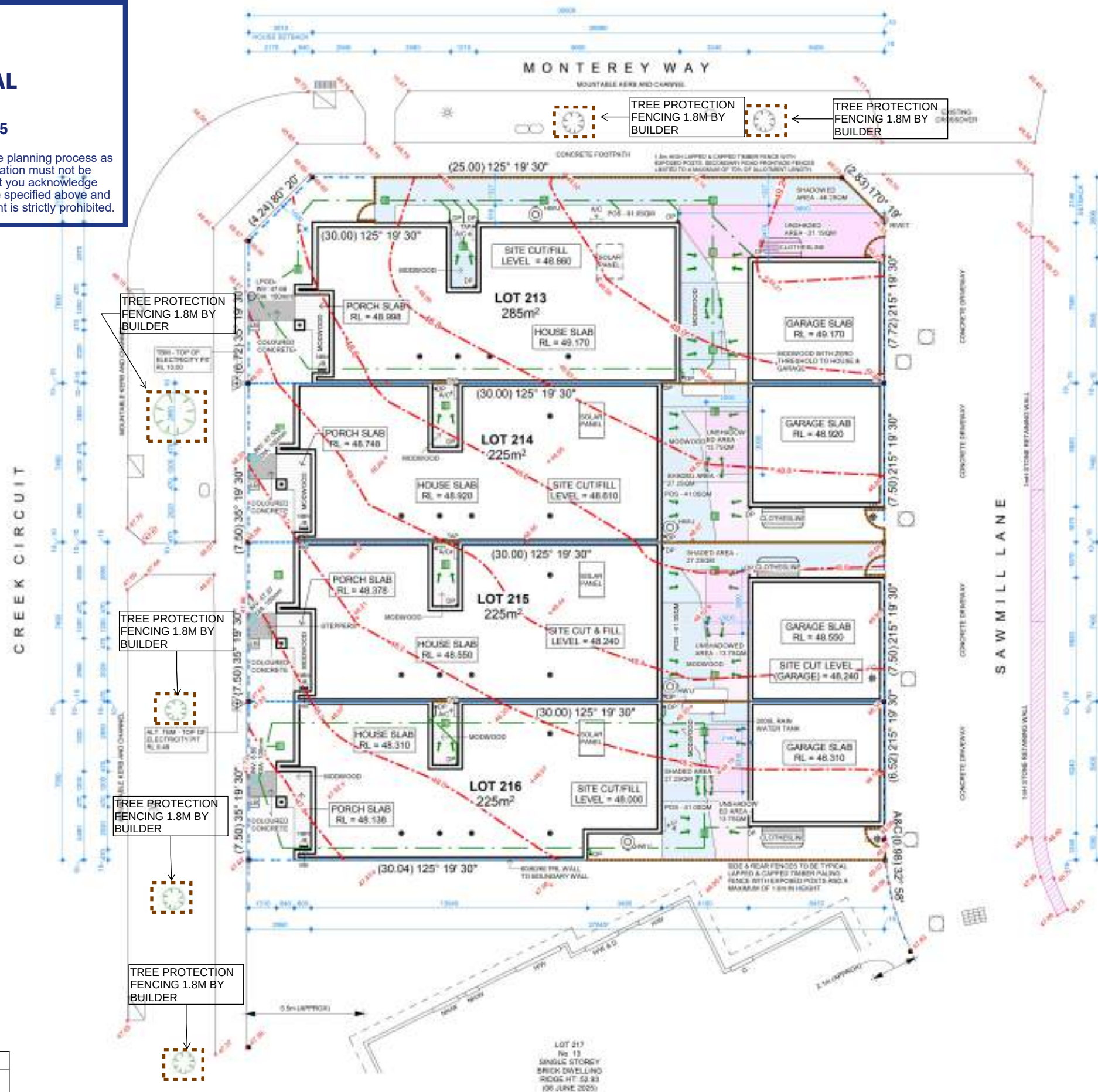


ADVERTISED MATERIAL

Planning Application: T250444

Date Prepared: 02 December 2025

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.



IMPORTANT NOTES:

1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANNER AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

TOMORROW HOMES

Yesterday | Today | Tomorrow

(03) 9827 0998 • Mob 0408 806 608 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

Home: THE BASILICA-7.5(01)

Client: THE RISE BNG PTY. LTD

Location: LOT 215 CREEK CCT, PAKENHAM - THE RISE ESTATE

Drawing: COMBINED SITE PLAN



All dimensions
to be verified
on site

DRAWING DETAILS

17/10/2025 3:08:17 pm

SCALE	SHEET SIZE
	A3

JOB
No:

Drwg No: D01d	Issue A09
------------------	--------------

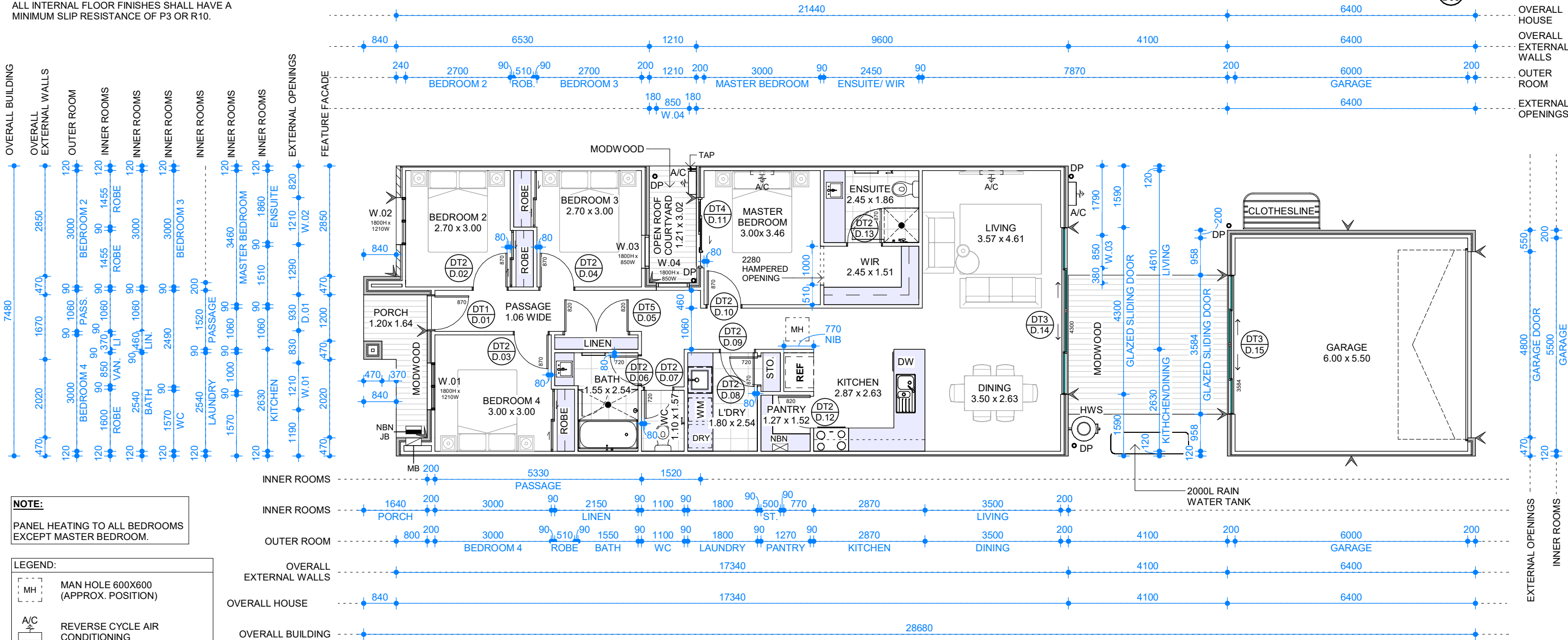
FLOOR FINISHES:

ALL FLOOR COVERINGS TO BE FIRM AND EVEN AND FEATURE A TRANSITION BETWEEN ABUTTING SURFACES (A MAXIMUM VERTICAL TOLERANCE OF 3mm OR 5mm BETWEEN SURFACES IS ALLOWABLE PROVIDED THE LIP IS ROUNDED OR BEVELED).

ALL INTERNAL FLOOR FINISHES SHALL HAVE A MINIMUM SLIP RESISTANCE OF P3 OR R10.

EXHAUST FANS:

EXHAUST FANS TO BE 25 LITRES PER SECOND (BATHROOMS AND TOILET) OR 40 LITRES PER SECOND (KITCHEN AND LAUNDRY).



NOTE:
PANEL HEATING TO ALL BEDROOMS EXCEPT MASTER BEDROOM.

LEGEND:

- MAN HOLE 600X600 (APPROX. POSITION)
- REVERSE CYCLE AIR CONDITIONING
- CONTROL JOINT

LEGEND - SERVICES:

- HWS HOT WATER SERVICE
- MB METER BOX
- NBN NBN HUB
- NBN JB NBN JB

- IMPORTANT NOTES:**
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
 - ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
 - WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
 - FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
 - ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANOR AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
 - THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
 - ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

NOTE:
COLOUR OF THE METER BOX MUST MATCH THE WALL IT IS AGAINST

GROUND FLOOR PLAN
1 : 100

TOMORROW
HOMES

Yesterday | Today | Tomorrow
(03) 9827 0998 • Mob 0408 806 608 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

Home: THE BASILICA-7.5(01)
Client: THE RISE BNG PTY. LTD
Location: LOT 215 CREEK CCT, PAKENHAM - THE RISE ESTATE
Drawing: FLOOR PLAN

Cardinia

ADVERTISED MATERIAL

Planning Application: T250444

Date Prepared: 02 December 2025

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.

HOUSE SIZE
7.48m x 17.34m

BLOCK SIZE
7.50m x 30.00m
SMALL LOT CODE

AREAS	
LIVING	122.70m ²
GARAGE	37.20m ²
PORCH	5.10m ²
COURTYARD	3.70m ²
TOTAL AREA	168.70m²

SITE COVERAGE 74.98%

DRAWING DETAILS
17/10/2025 3:08:19 pm

SCALE	SHEET SIZE
1 : 100	A3

JOB No:

Drwg No:	Issue
D02	A09

All dimensions to be verified on site

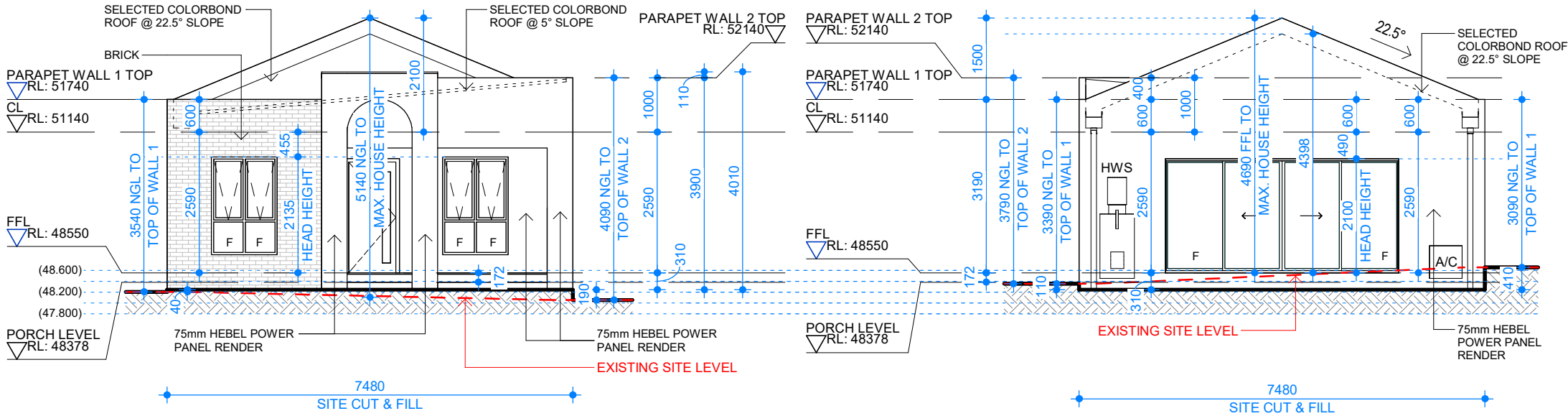
LOT 215 GARAGE & HOUSE HEIGHTS & AREAS		
GARAGE ROOF HEIGHT AT BOUNDARY		
CEILING TO ROOF AT BOUNDARY	256	mm
CEILING HEIGHT OF HOUSE	2,590	mm
GARAGE SETDOWN	0	mm
RL OF GARAGE SLAB	48,550	mm
HIGHEST NGL RL OF GARAGE AT BOUNDARY	48,350	mm
LOWEST NGL RL OF GARAGE AT BOUNDARY	48,340	mm
AVERAGE NGL RL OF GARAGE AT BOUNDARY	48,345	mm
AVERAGE GARAGE HEIGHT AT BOUNDARY FROM NGL	3,051	mm
MAXIMUM GARAGE HEIGHT AT BOUNDARY FROM NGL	3,056	mm

HOUSE MAX HEIGHT		
CEILING LEVEL TO THE HIGHEST POINT	2,100	mm
MAX HEIGHT OF HOUSE FROM NGL	5,140	mm

PORCH MAX HEIGHT		
CEILING LEVEL TO THE HIGHEST POINT AT 2.15m SETBACK LINE	1,000	mm
NGL AT FORWARD MOST POINT (AT 2.15m SETBACK LINE)	48,100	mm
MAX HEIGHT OF PORCH FROM NGL	4,040	mm

LOT AREAS			
TOTAL SITE AREA	225.00	m ²	
PERMITTED BUILDING AREA	149.70	m ²	
TOTAL BUILDING AREA	168.70	m ²	74.98%
TOTAL NON-PERMEABLE AREA - DRIVEWAY AND CONCRETE PATHS	1.0	m ²	0.4%
TOTAL PERMEABLE AREA	55.3	m ²	24.6%

LEGEND - SERVICES	
HWS	HOT WATER SERVICE
MB	METER BOX
NBN	NBN HUB
NBN JB	NBN JUNCTION BOX



NORTH-WEST ELEVATION

1 : 100

RECESSED FACADE NOTE:

TOTAL FRONT FACADE AREA: 28.77m²
RECESSED FACADE AREA: 8.65m²
8.65/28.77=0.30

FRONT FACADE RECESSED AREA: 30%

GARAGE OPENING AREA:

TOTAL FRONT GARAGE AREA: 28.77m²
FRONT GARAGE OPENING AREA: 10.08m²
10.08/28.77=0.35
FRONT GARAGE OPEN AREA: 35%

AVERAGE GARAGE WALL HEIGHT

WALL LENGTH:	6.40m
WALL AREA:	19.58m ²
AVERAGE WALL HT:	3.06m

NOTE:

NATURAL GROUND LEVELS ARE SHOWN INDICATIVELY ONLY.

SOUTH-EAST ELEVATION

1 : 100

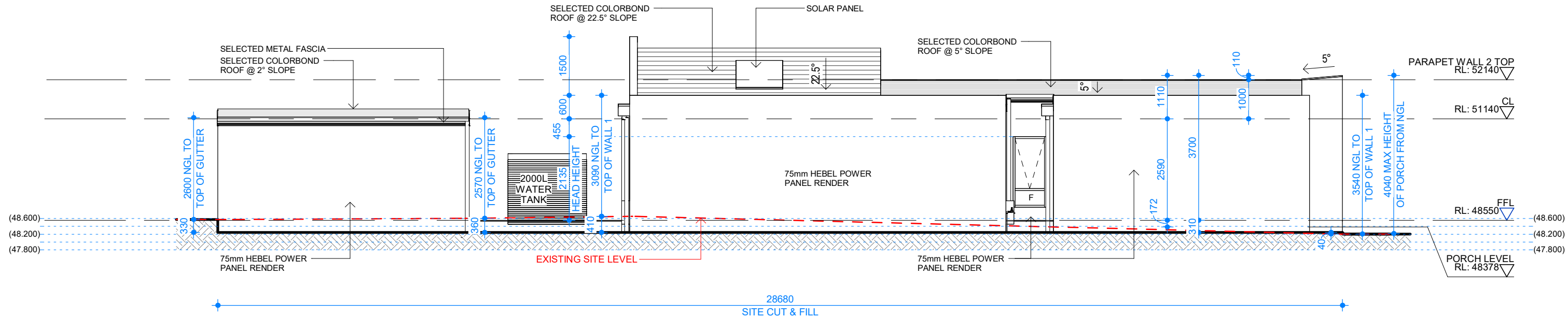


ADVERTISED MATERIAL

Planning Application: T250444

Date Prepared: 02 December 2025

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.



NORTH-EAST ELEVATION

1 : 100

TOMORROW
HOMES

Yesterday | Today | Tomorrow

(03) 9827 0998 • Mob 0408 806 608 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

Home: THE BASILICA-7.5(01)

Client: THE RISE BNG PTY. LTD

Location: LOT 215 CREEK CCT, PAKENHAM - THE RISE ESTATE

Drawing: ELEVATION SHEET 1 OF 2

DRAWING DETAILS

17/10/2025 3:08:20 pm

SCALE SHEET SIZE

1 : 100 A3

JOB

No:

Drwg No: D03a

Issue

A09

All dimensions to be verified on site

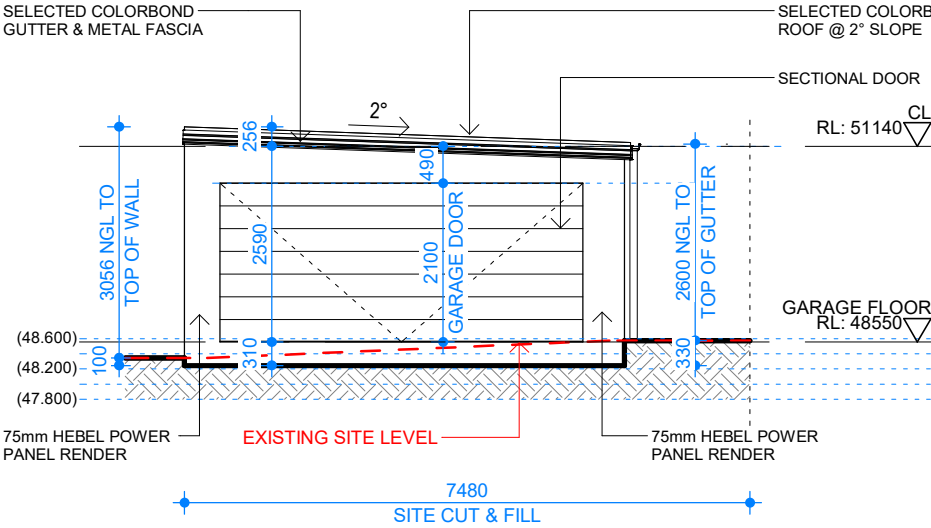
LOT 215 GARAGE & HOUSE HEIGHTS & AREAS		
GARAGE ROOF HEIGHT AT BOUNDARY		
CEILING TO ROOF AT BOUNDARY	256	mm
CEILING HEIGHT OF HOUSE	2,590	mm
GARAGE SETDOWN	0	mm
RL OF GARAGE SLAB	48,550	mm
HIGHEST NGL RL OF GARAGE AT BOUNDARY	48,350	mm
LOWEST NGL RL OF GARAGE AT BOUNDARY	48,340	mm
AVERAGE NGL RL OF GARAGE AT BOUNDARY	48,345	mm
AVERAGE GARAGE HEIGHT AT BOUNDARY FROM NGL	3,051	mm
MAXIMUM GARAGE HEIGHT AT BOUNDARY FROM NGL	3,056	mm

HOUSE MAX HEIGHT		
CEILING LEVEL TO THE HIGHEST POINT	2,100	mm
MAX HEIGHT OF HOUSE FROM NGL	5,140	mm

PORCH MAX HEIGHT		
CEILING LEVEL TO THE HIGHEST POINT AT 2.15m SETBACK LINE	1,000	mm
NGL AT FORWARD MOST POINT (AT 2.15m SETBACK LINE)	48,100	mm
MAX HEIGHT OF PORCH FROM NGL	4,040	mm

LOT AREAS		
TOTAL SITE AREA	225.00	m ²
PERMITTED BUILDING AREA	149.70	m ²
TOTAL BUILDING AREA	168.70	m ²
TOTAL NON-PERMEABLE AREA - DRIVEWAY AND CONCRETE PATHS	1.0	m ²
TOTAL PERMEABLE AREA	55.3	m ²
		74.98%
		0.4%
		24.6%

LEGEND - SERVICES	
HWS	HOT WATER SERVICE
MB	METER BOX
NBN	NBN HUB
NBN JB	NBN JUNCTION BOX



SOUTH-EAST ELEVATION (GARAGE)

1 : 100

RECESSED FACADE NOTE:

TOTAL FRONT FACADE AREA: 28.77m²
RECESSED FACADE AREA: 8.65m²
8.65/28.77=0.30

FRONT FACADE RECESSED AREA: 30%

GARAGE OPENING AREA:

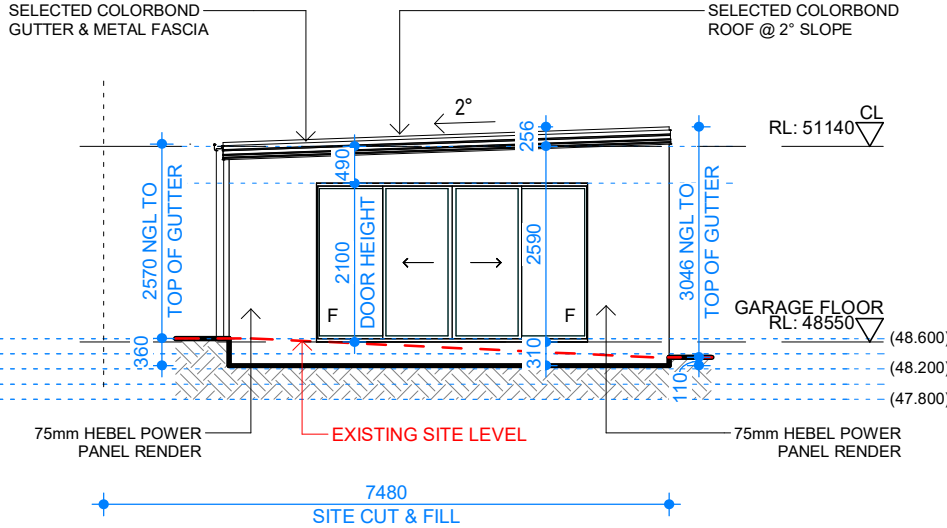
TOTAL FRONT GARAGE AREA: 28.77m²
FRONT GARAGE OPENING AREA: 10.08m²
10.08/28.77=0.35
FRONT GARAGE OPEN AREA: 35%

AVERAGE GARAGE WALL HEIGHT

WALL LENGTH:	6.40m
WALL AREA:	19.58m ²
AVERAGE WALL HT:	3.06m

NOTE:

NATURAL GROUND LEVELS ARE SHOWN INDICATIVELY ONLY.



NORTH-WEST ELEVATION GARAGE

1 : 100

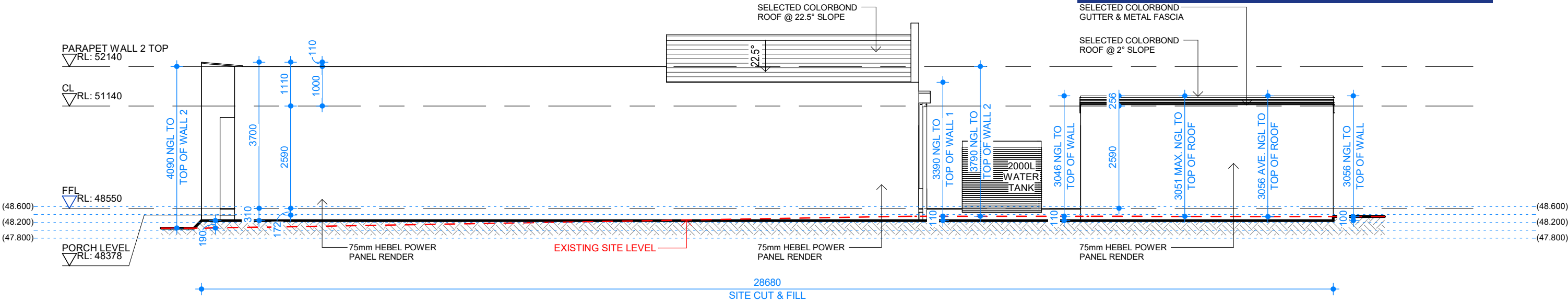


ADVERTISED MATERIAL

Planning Application: T250444

Date Prepared: 02 December 2025

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.



SOUTH-WEST ELEVATION

1 : 100

IMPORTANT NOTES:

1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANOR AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

TOMORROW
HOMES

Yesterday | Today | Tomorrow

(03) 9827 0998 • Mob 0408 806 608 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

Home: THE BASILICA-7.5(01)

Client: THE RISE BNG PTY. LTD

Location: LOT 215 CREEK CCT, PAKENHAM - THE RISE ESTATE

Drawing: ELEVATION SHEET 2 OF 2

DRAWING DETAILS

17/10/2025 3:08:21 pm

SCALE

SHEET SIZE

1 : 100

A3

JOB

No:

All dimensions
to be verified
on site

Drwg

No:

D03b

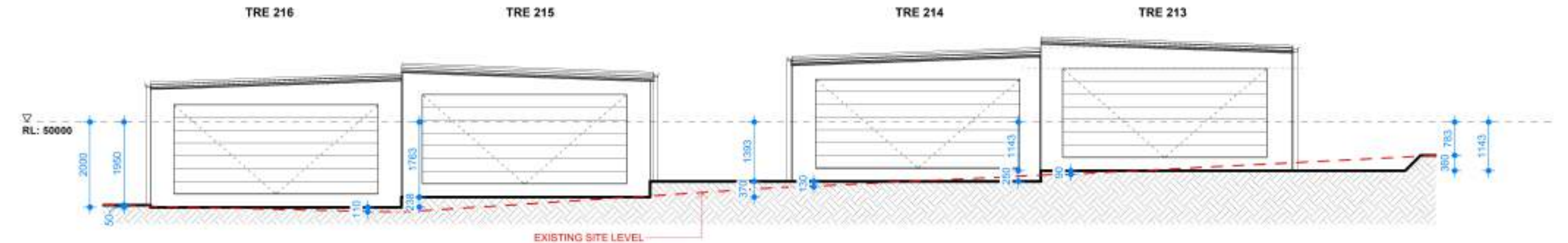
Issue

A09



NORTH-WEST ELEVATION

1 : 100



SOUTH-EAST ELEVATION (GARAGE)

1 : 100

IMPORTANT NOTES:

1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANNER AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

TOMORROW
HOMES

Yesterday | Today | Tomorrow

(03) 9827 0998 • Mob 0408 806 608 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

Home: **THE BASILICA-7.5(01)**
Client: **THE RISE BNG PTY. LTD**
Location: **LOT 215 CREEK CCT, PAKENHAM - THE RISE ESTATE**
Drawing: **COMBINED ELEVATIONS**



ADVERTISED MATERIAL

Planning Application: **T250444**

Date Prepared: **02 December 2025**

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.

DRAWING DETAILS

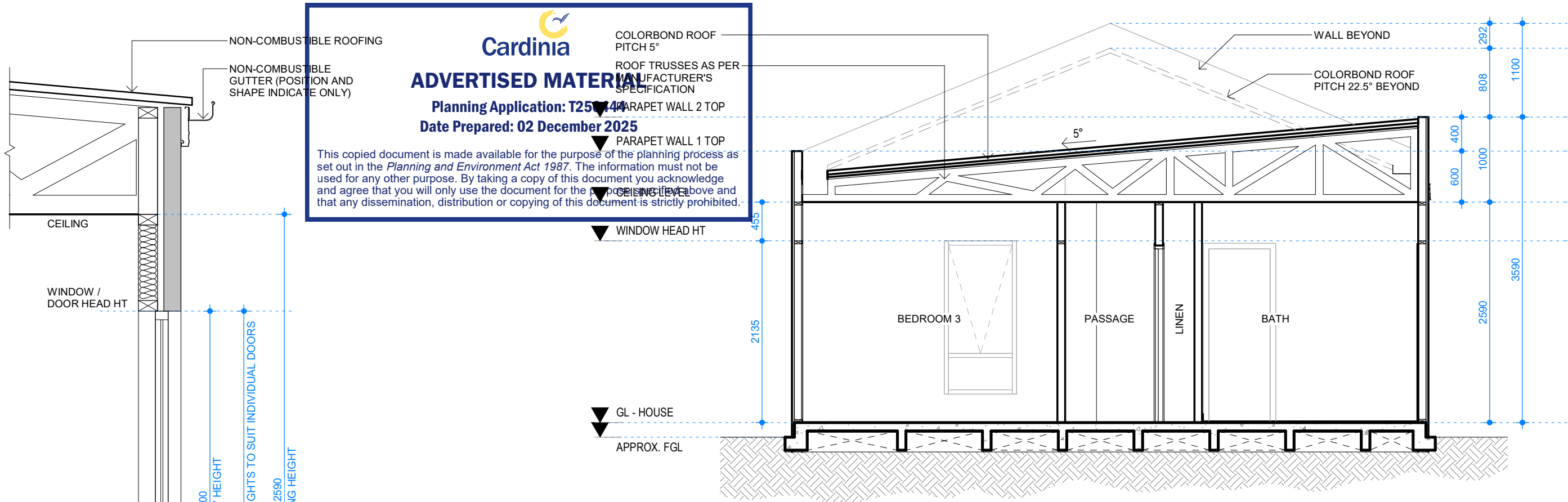
17/10/2025 3:08:24 pm

SCALE	SHEET SIZE
	A3

JOB No:

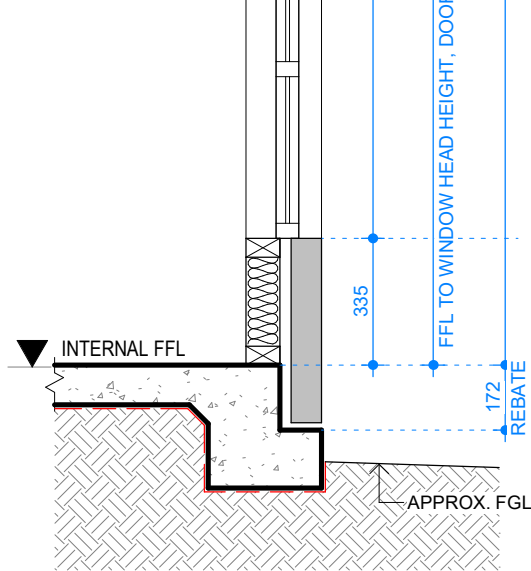
All dimensions to be verified on site

Drwg No: **D03c** Issue **A09**



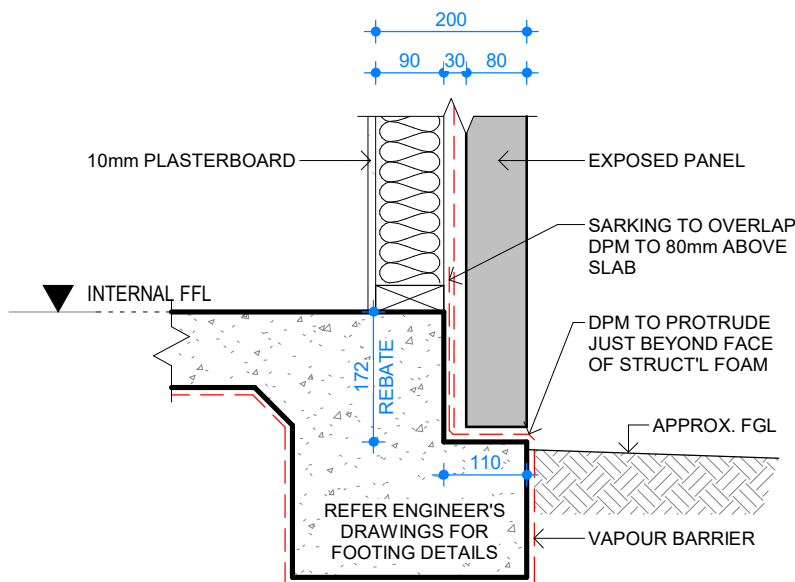
CROSS SECTION

1 : 50



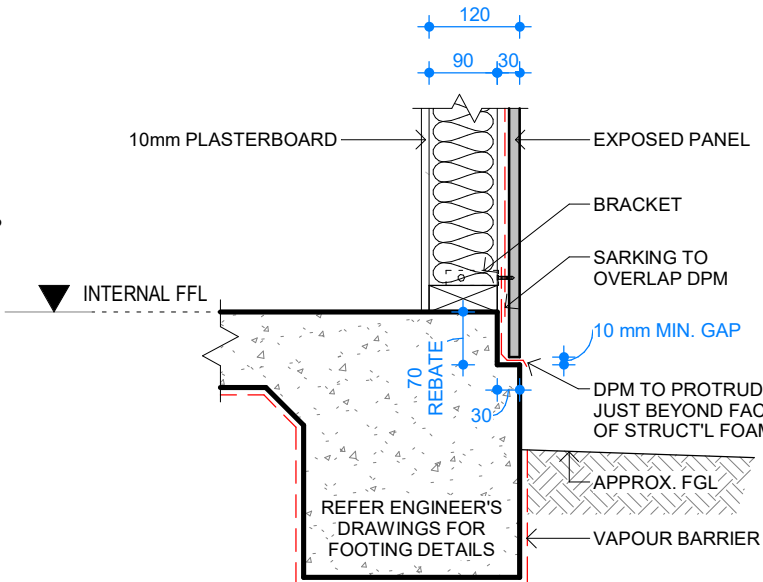
SECTION RELATIVE WALL HTS

1:20



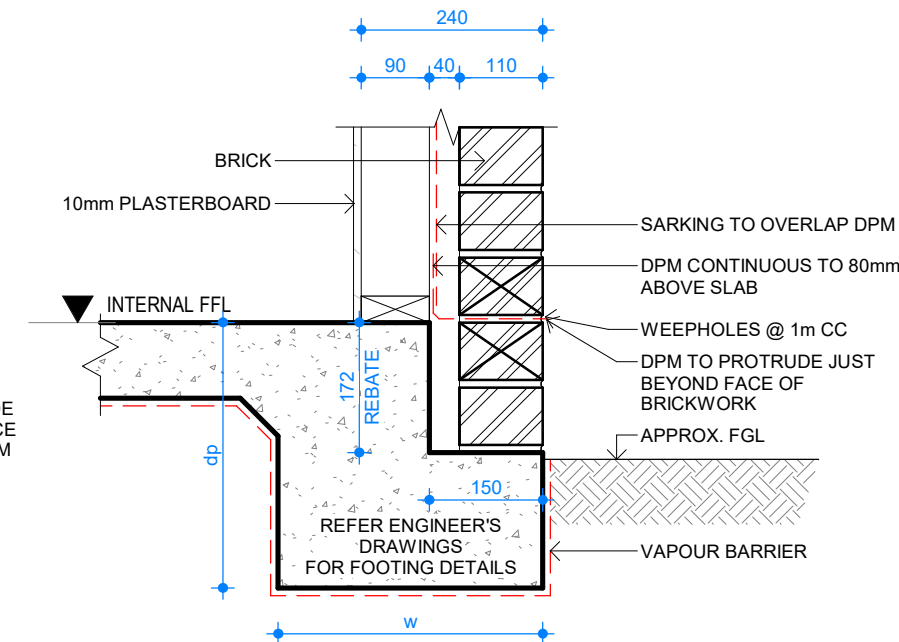
SECTION HEBEL / FOAM SLAB REBATE DETAIL

1:10



SECTION CLADDING SLAB REBATE DETAIL

1:10



SECTION BRICK SLAB FRONT REBATE DETAIL

1:10

IMPORTANT NOTES:

1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANOR AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

TOMORROW
HOMES

Yesterday | Today | Tomorrow

(03) 9827 0998 • Mob 0408 806 608 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

Home: THE BASILICA-7.5(01)

Client: THE RISE BNG PTY. LTD

Location: LOT 215 CREEK CCT, PAKENHAM - THE RISE ESTATE

Drawing: SECTIONS

DRAWING DETAILS

17/10/2025 3:08:26 pm

SCALE SHEET SIZE

As indicated A3

JOB No:

Drwg No:

D04

Issue

A09

All dimensions to be verified on site

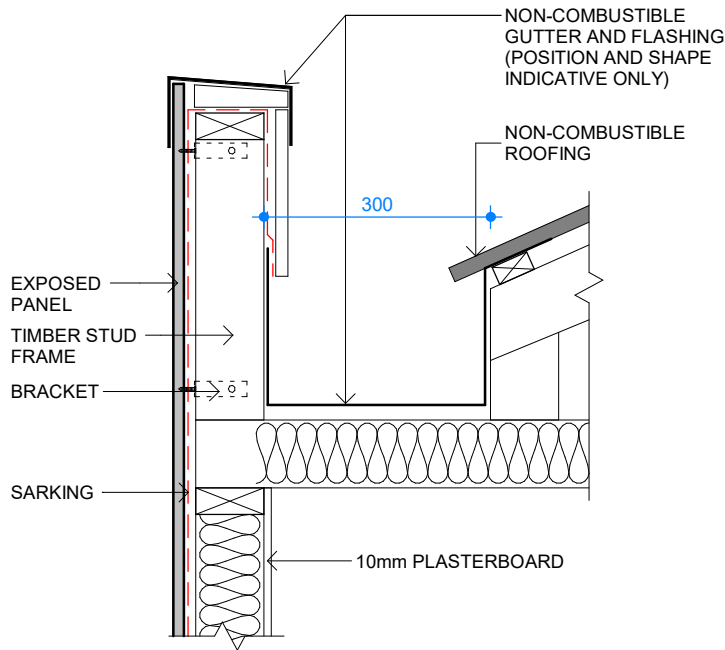


ADVERTISED MATERIAL

Planning Application: T250444

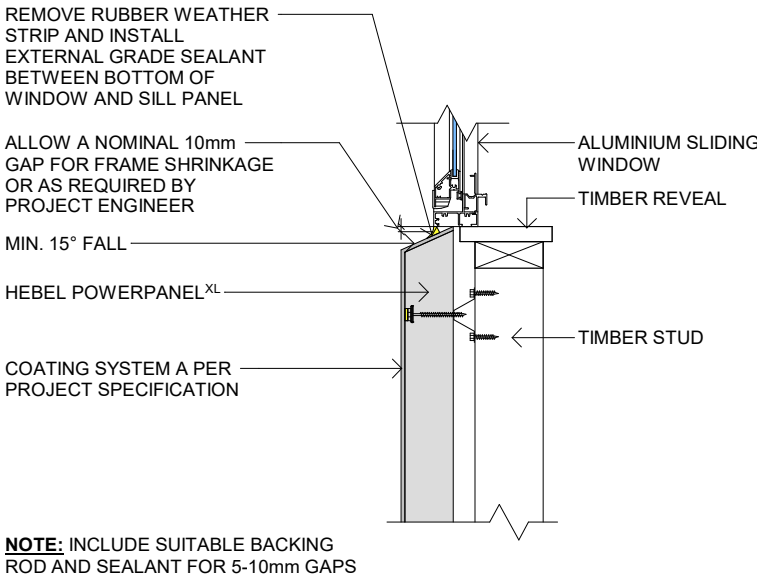
Date Prepared: 02 December 2025

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.



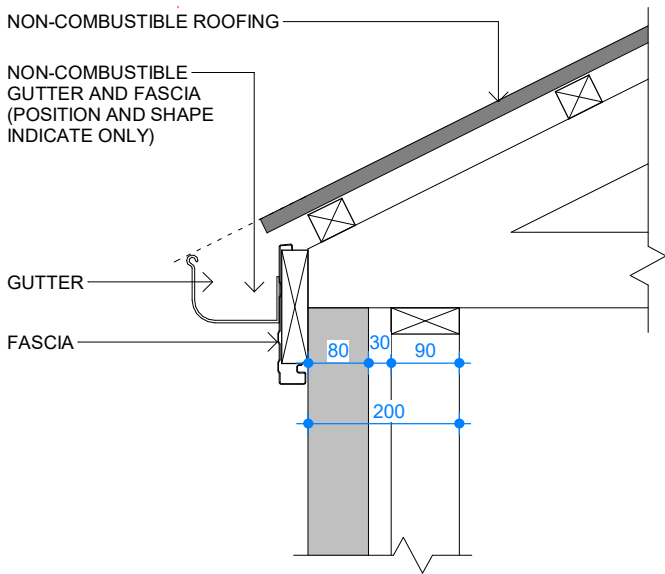
PARAPET CLADDING
TYPICAL DETAIL

1:10



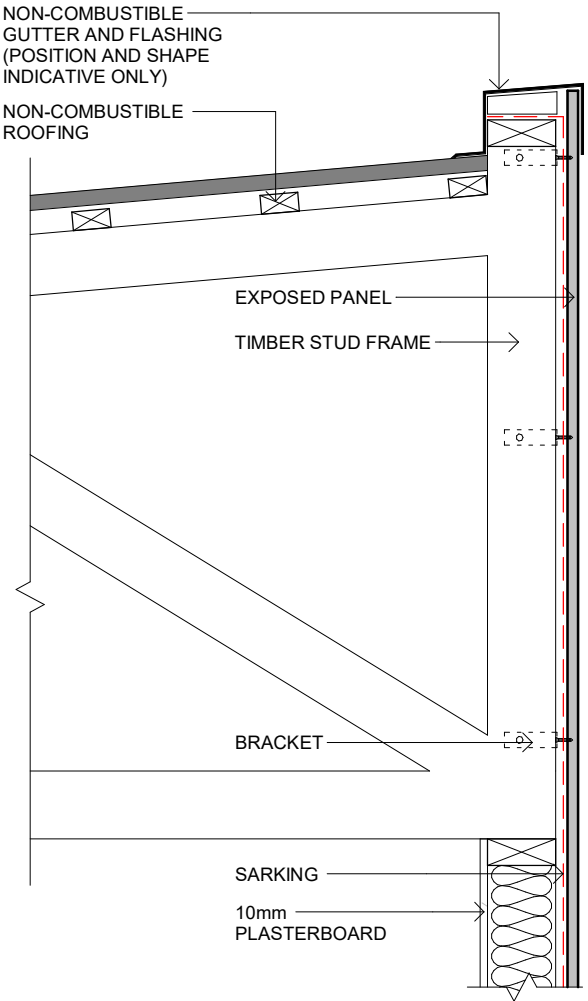
TYPICAL WINDOW SILL
DETAIL - ALUMINIUM
WINDOW FRAME

1:10



NO EAVE DETAIL (HEBEL)

1:10

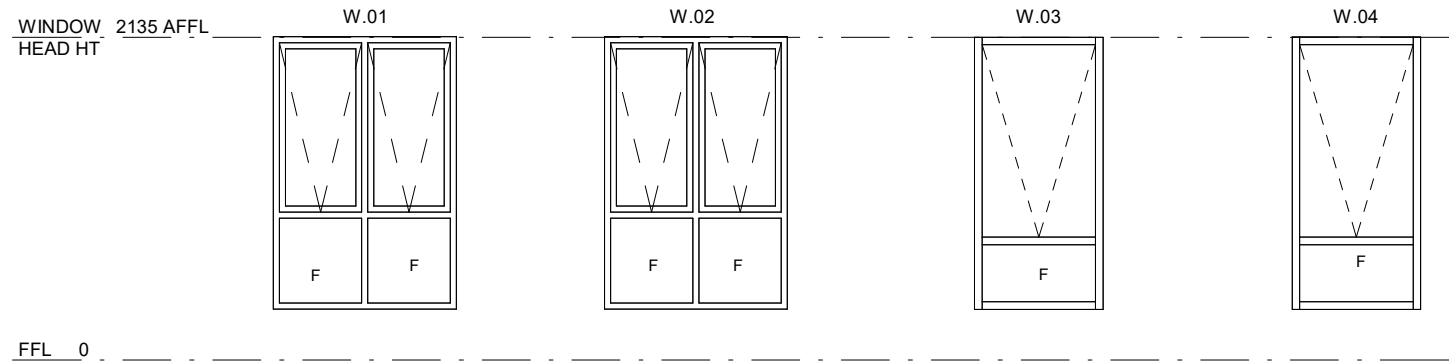


PARAPET CLADDING
TYPICAL DETAIL

1:10

IMPORTANT NOTES:	
1.	WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
2.	ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
3.	WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
4.	FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
5.	ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANOR AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
6.	THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
7.	ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

TOMORROW HOMES Yesterday Today Tomorrow (03) 9827 0998 • Mob 0408 806 608 • www.tomorrowhomes.com.au 466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au	Home: THE BASILICA-7.5(01) Client: THE RISE BNG PTY. LTD Location: LOT 215 CREEK CCT, PAKENHAM - THE RISE ESTATE Drawing: DETAILS	All dimensions to be verified on site	DRAWING DETAILS	
			17/10/2025 3:08:26 pm	
			SCALE	SHEET SIZE
			1 : 10	A3
			JOB No:	
			Drwg No: D04a	Issue A09

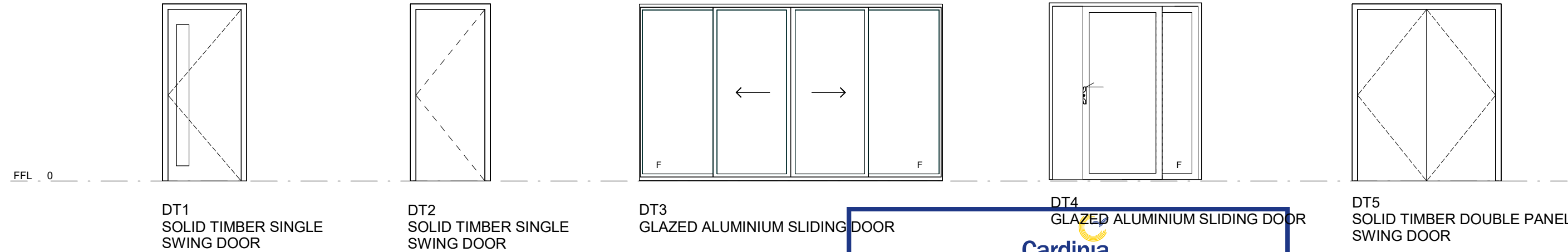


WINDOW ELEVATION

1 : 50

WINDOW SCHEDULE					
WINDOW NO.	DESCRIPTION	WIDTH	HEIGHT	HEAD HEIGHT	
W.01	2 PANEL WIDE AWNING WINDOW - 2 OPENING SASH TOP - 2 FIXED BOTTOM PANEL	1210	1800	2135	
W.02	2 PANEL WIDE AWNING WINDOW - 2 OPENING SASH TOP - 2 FIXED BOTTOM PANEL	1210	1800	2135	
W.03	1 PANEL WIDE AWNING WINDOW - 1 OPENING SASH, 1 FIXED BOTTOM PANEL	850	1800	2135	
W.04	1 PANEL WIDE AWNING WINDOW - 1 OPENING SASH, 1 FIXED BOTTOM PANEL	850	1800	2135	

DOOR SCHEDULE				
DOOR NO.	DOOR TYPE	DESCRIPTION	WIDTH	HEIGHT
D.01	DT1	SOLID TIMBER WITH SINGLE GLASS DOOR	870	2040
D.02	DT2	SOLID TIMBER SINGLE DOOR	870	2040
D.03	DT2	SOLID TIMBER SINGLE DOOR	870	2040
D.04	DT2	SOLID TIMBER SINGLE DOOR	870	2040
D.05	DT5	SOLID TIMBER DOUBLE DOOR	820 x 2	2040
D.06	DT2	SOLID TIMBER SINGLE DOOR	720	2040
D.07	DT2	SOLID TIMBER SINGLE DOOR	720	2040
D.08	DT2	SOLID TIMBER SINGLE DOOR	720	2040
D.09	DT2	SOLID TIMBER SINGLE DOOR	870	2040
D.10	DT2	SOLID TIMBER SINGLE DOOR	870	2040
D.11	DT4	GLAZED ALUMINIUM SLIDING DOOR	1810	2100
D.12	DT2	SOLID TIMBER SINGLE DOOR	820	1800
D.13	DT2	SOLID TIMBER SINGLE DOOR	870	2040
D.14	DT3	GLAZED ALUMINIUM SLIDING DOOR	4300	2100
D.15	DT3	GLAZED ALUMINIUM SLIDING DOOR	3584	2100



*(FOR ORIENTATION REFER TO FLOOR PLAN)

DOOR ELEVATION

1 : 50



ADVERTISED MATERIAL

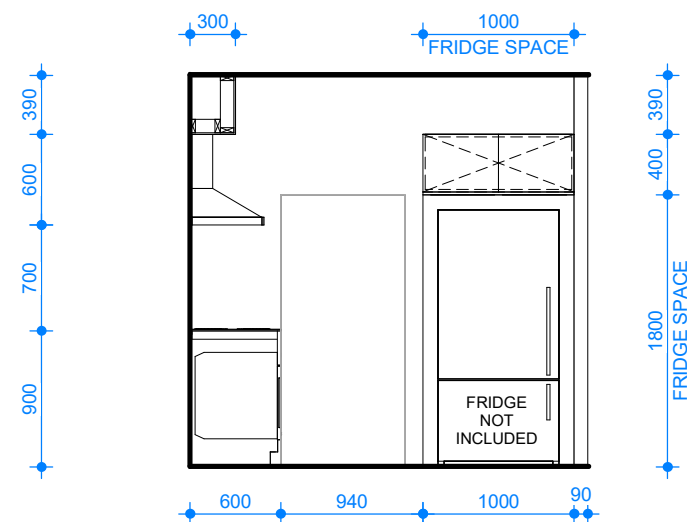
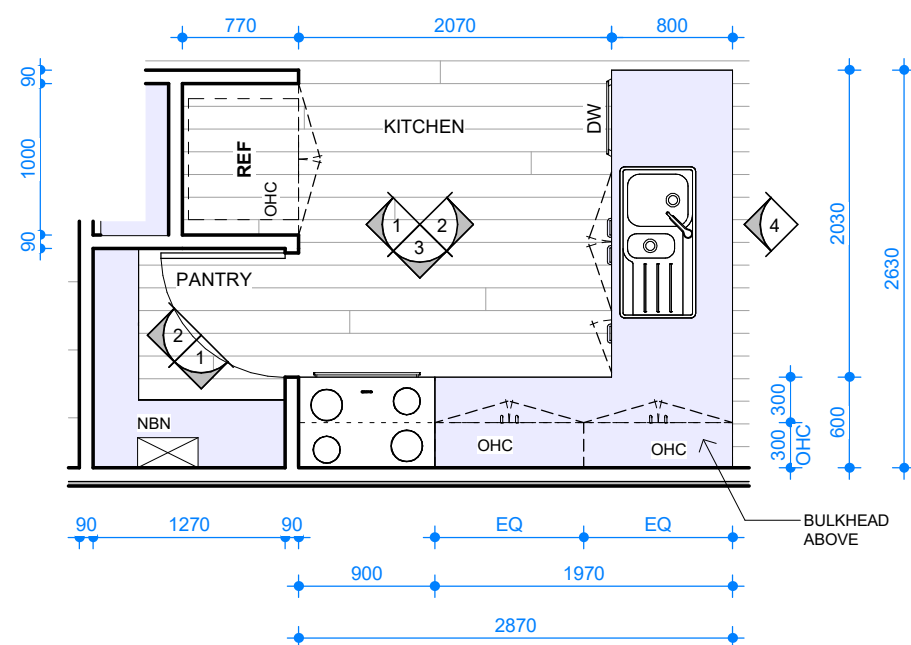
Planning Application: T250444
Date Prepared: 02 December 2025

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.

NOTE:
WC DOOR MUST HAVE LIFT OFF HINGES.

IMPORTANT NOTES:
1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANOR AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

TOMORROW HOMES Yesterday Today Tomorrow (03) 9827 0998 • Mob 0408 806 608 • www.tomorrowhomes.com.au 466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au	Home: THE BASILICA-7.5(01) Client: THE RISE BNG PTY. LTD Location: LOT 215 CREEK CCT, PAKENHAM - THE RISE ESTATE	Drawing: WINDOW & DOOR ELEVATION	DRAWING DETAILS	
			17/10/2025 3:08:27 pm	
			SCALE	SHEET SIZE
			As indicated	A3
All dimensions to be verified on site	Drwg No:	Issue	JOB No:	
			D05 A09	



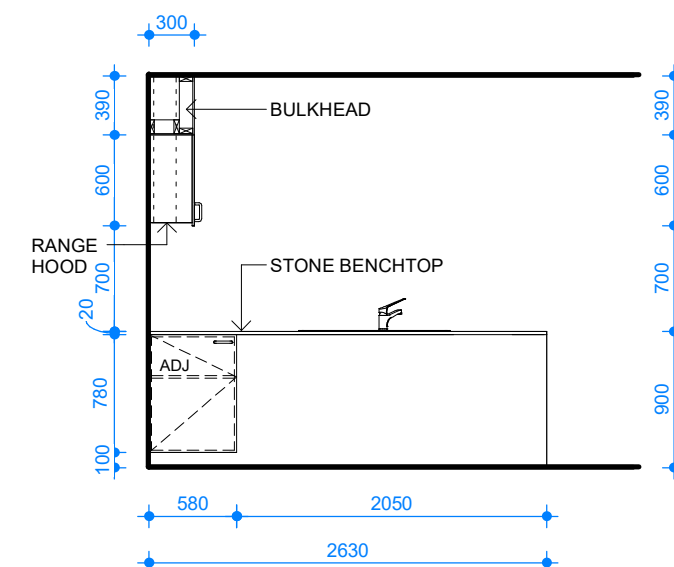
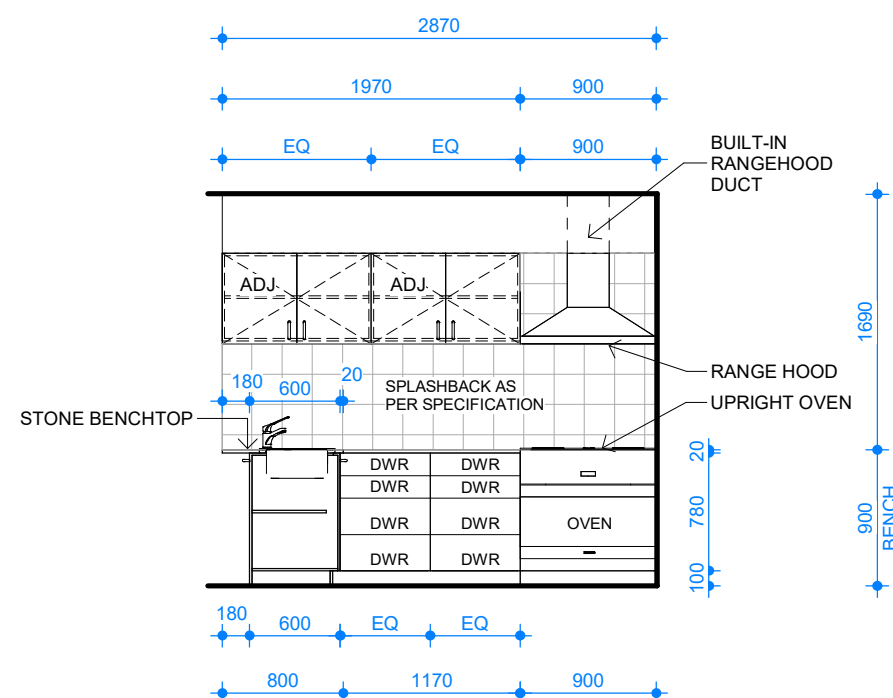
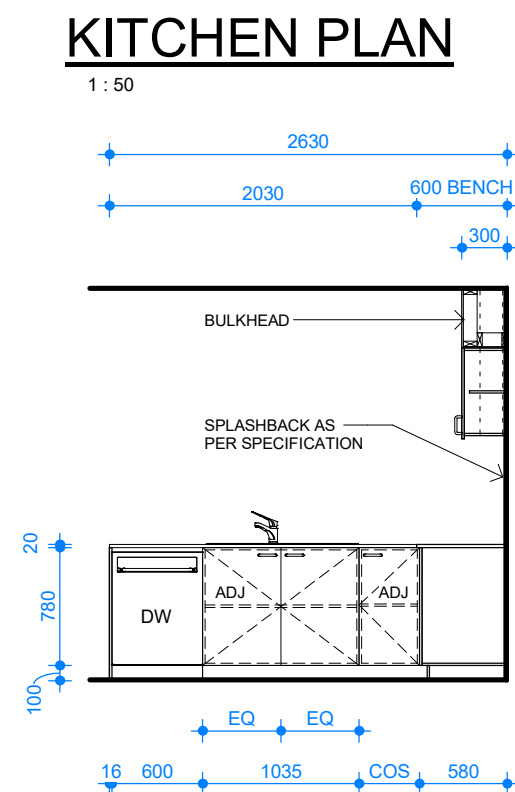
Cardinia

ADVERTISED MATERIAL

Planning Application: T250444

Date Prepared: 02 December 2025

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.



IMPORTANT NOTES:

1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANNER AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

TOMORROW
HOMES

Yesterday | Today | Tomorrow

(03) 9827 0998 • Mob 0408 806 608 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

Home: **THE BASILICA-7.5(01)**

Client: THE RISE BNG PTY. LTD

Location: LOT 215 CREEK CCT, PAKENHAM - THE RISE ESTATE

Drawing: **INTERNAL ELEVATIONS - KITCHEN**

DRAWING DETAILS

17/10/2025 3:08:27 pm

SCALE

1 : 50

	SHEET SIZE
--	------------

A3

JOB
No:

All dimensions
to be verified
on site

Drw	
No:	

Wg **D06a**

	Issu
--	------

A09



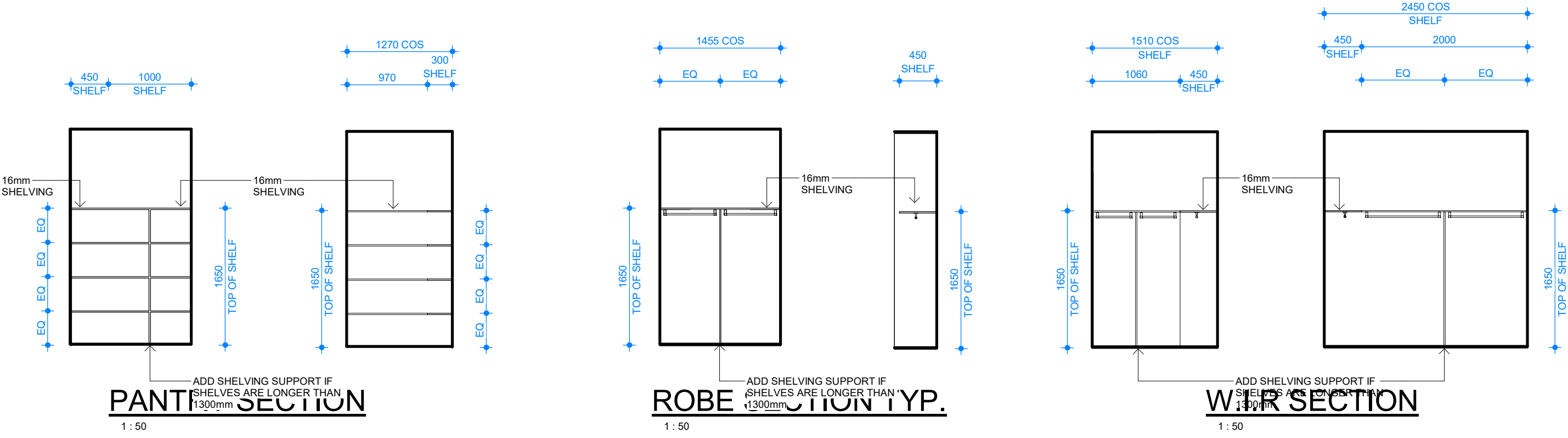
Cardinia

ADVERTISED MATERIAL

Planning Application: T250444

Date Prepared: 02 December 2025

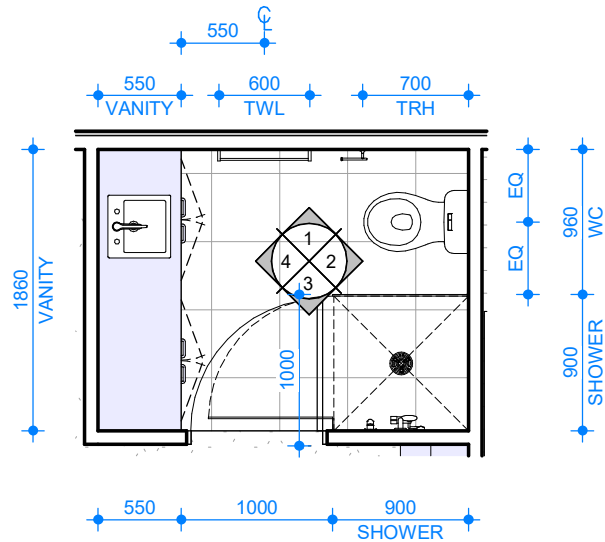
This copied document is made available for the purpose of the planning process as set out in the *Planning and Environment Act 1987*. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



IMPORTANT NOTES:

1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANOR AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

TOMORROW HOMES Yesterday Today Tomorrow (03) 9827 0998 • Mob 0408 806 608 • www.tomorrowhomes.com.au 466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au	Home: THE BASILICA-7.5(01)		DRAWING DETAILS	
	Client: THE RISE BNG PTY. LTD		17/10/2025 3:08:28 pm	
			SCALE	SHEET SIZE
			1 : 50	A3
	Location: LOT 215 CREEK CCT, PAKENHAM - THE RISE ESTATE		JOB No:	
	Drawing: INTERNAL ELEVATIONS TYPICAL	All dimensions to be verified on site	Drwg No: D06b	Issue A09



ENSUITE PLAN

1 : 50

Cardinia

ADVERTISED MATERIAL

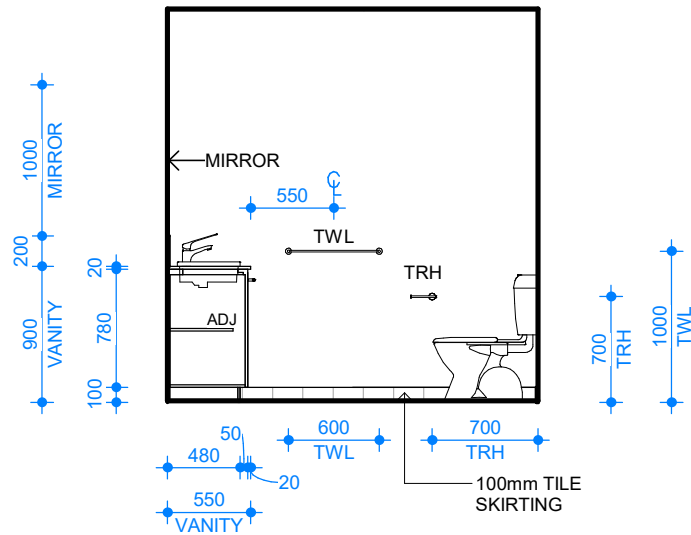
Planning Application: T250444

Date Prepared: 02 December 2025

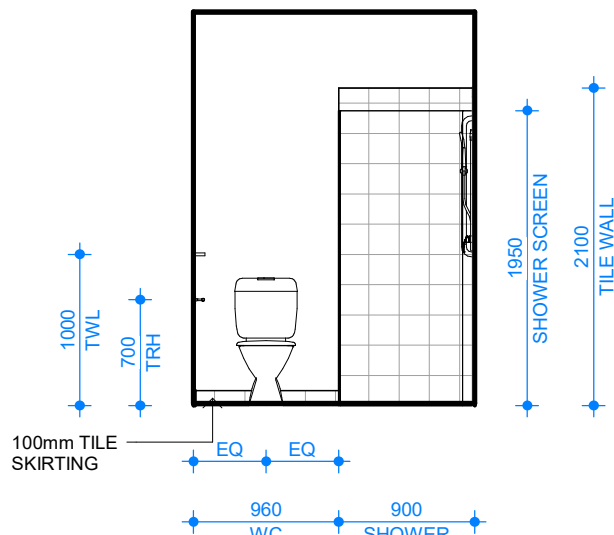
This copied document is made available for the purpose of the planning process as set out in the *Planning and Environment Act 1987*. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

NOTE:
AS THE SANITARY COMPARTMENTS ARE NOT PROVIDED WITH A WINDOW THAT ACHIEVES AN ADEQUATE AMOUNT OF VENTILATION REQUIRED, AN EXHAUST SYSTEM SERVING A BATHROOM OR SANITARY COMPARTMENT MUST (IN ACCORDANCE WITH NCC VOLUME 2 2022 PART 10.8.2.):

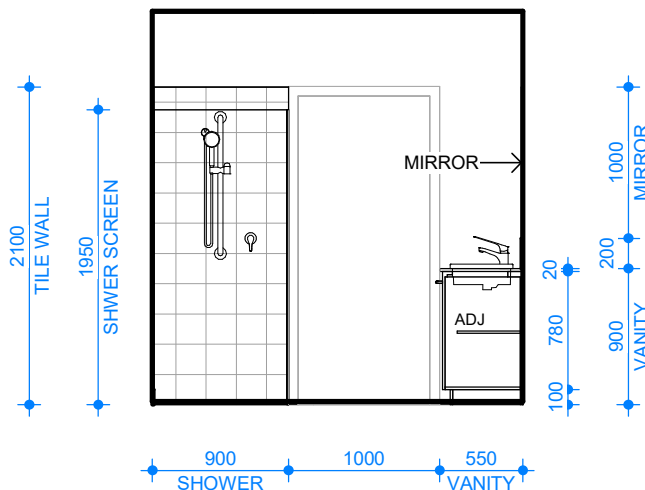
- BE INTERLOCKED WITH THE ROOM'S LIGHT SWITCH; AND
- INCLUDE A RUN-ON TIMER SO THAT THE EXHAUST SYSTEM CONTINUES TO OPERATE FOR 10 MINUTES AFTER THE LIGHT SWITCH IS TURNED OFF.
- MUST BE PROVIDED WITH MAKE-UP AIR VIA OPENINGS TO AN ADJACENT ROOM WITH A FREE AREA OF 14,000mm²; OR IN ACCORDANCE WITH AS 1668.2. THIS MUST BE DEMONSTRATED ON THE WORKING DRAWINGS.



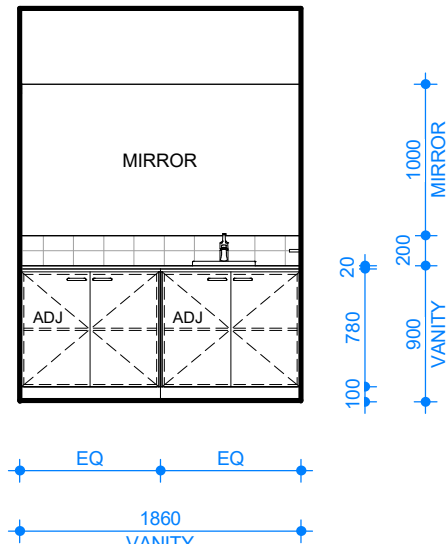
1 ENSUITE ELEVATION
D07a 1 : 50



2 ENSUITE ELEVATION
D07a 1 : 50



3 ENSUITE ELEVATION
D07a 1 : 50



4 ENSUITE ELEVATION
D07a 1 : 50

IMPORTANT NOTES:	
1.	WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
2.	ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
3.	WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
4.	FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
5.	ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANOR AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
6.	THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
7.	ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

TOMORROW
HOMES

Yesterday | Today | Tomorrow

(03) 9827 0998 • Mob 0408 806 608 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

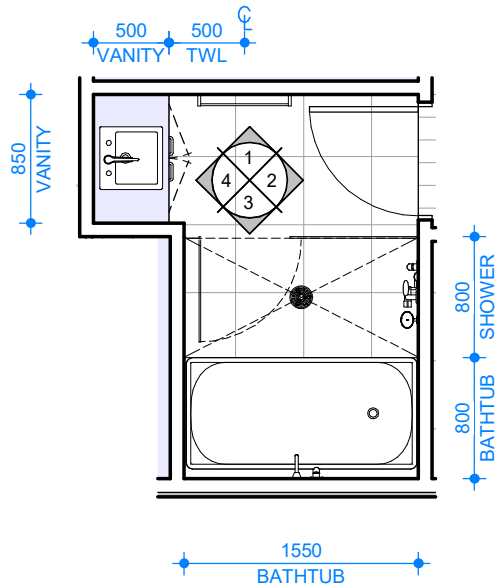
Home: THE BASILICA-7.5(01)

Client: THE RISE BNG PTY. LTD

Location: LOT 215 CREEK CCT, PAKENHAM - THE RISE ESTATE

Drawing: INTERNAL ELEVATIONS - ENSUITE

DRAWING DETAILS	
17/10/2025 3:08:28 pm	
SCALE	SHEET SIZE
1 : 50	A3
JOB No:	
All dimensions to be verified on site	Drwg No: D07a Issue A09



BATH PLAN

1 : 50

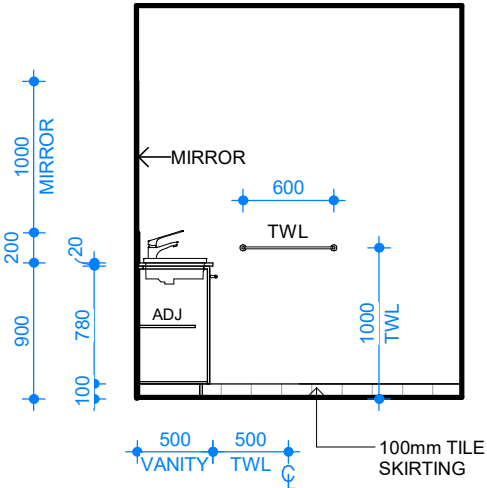

Cardinia

ADVERTISED MATERIAL
Planning Application: T250444
Date Prepared: 02 December 2025

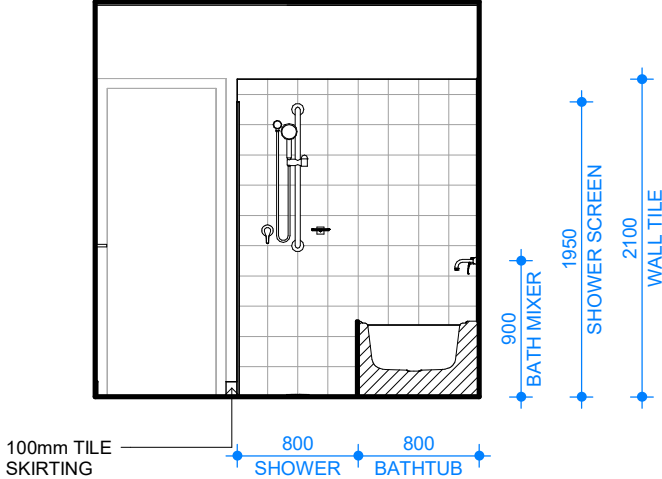
This copied document is made available for the purpose of the planning process as set out in the *Planning and Environment Act 1987*. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

NOTE:
AS THE SANITARY COMPARTMENTS ARE NOT PROVIDED WITH A WINDOW THAT ACHIEVES AN ADEQUATE AMOUNT OF VENTILATION REQUIRED, AN EXHAUST SYSTEM SERVING A BATHROOM OR SANITARY COMPARTMENT MUST (IN ACCORDANCE WITH NCC VOLUME 2 2022 PART 10.8.2.):

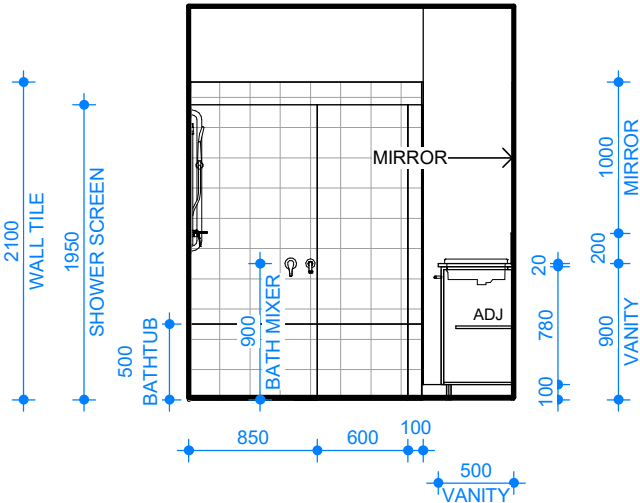
- A. BE INTERLOCKED WITH THE ROOM'S LIGHT SWITCH; AND
- B. INCLUDE A RUN-ON TIMER SO THAT THE EXHAUST SYSTEM CONTINUES TO OPERATE FOR 10 MINUTES AFTER THE LIGHT SWITCH IS TURNED OFF.
- C. MUST BE PROVIDED WITH MAKE-UP AIR VIA OPENINGS TO AN ADJACENT ROOM WITH A FREE AREA OF 14,000mm²; OR IN ACCORDANCE WITH AS 1668.2. THIS MUST BE DEMONSTRATED ON THE WORKING DRAWINGS.



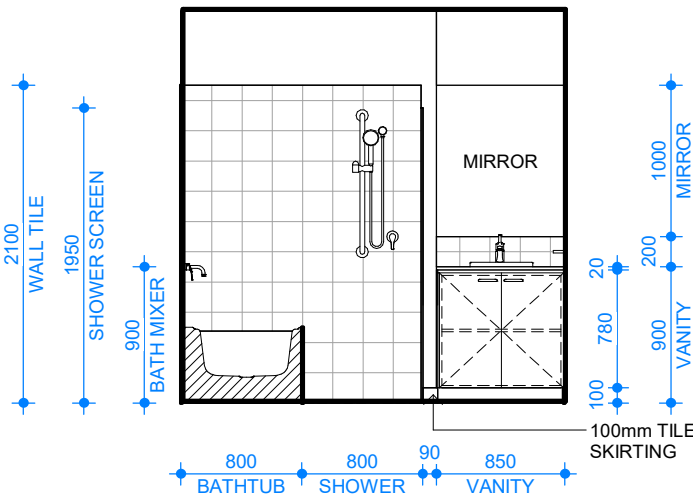
1 BATH ELEVATION
D07c 1 : 50



2 BATH ELEVATION
D07c 1 : 50



3 BATH ELEVATION
D07c 1 : 50

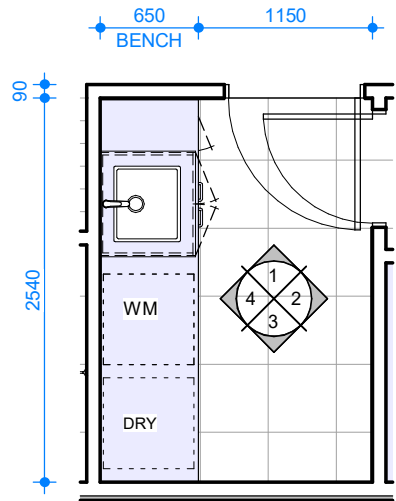


4 BATH ELEVATION
D07c 1 : 50

IMPORTANT NOTES:

1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANOR AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

 TOMORROW HOMES Yesterday Today Tomorrow (03) 9827 0998 • Mob 0408 806 608 • www.tomorrowhomes.com.au 466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au	Home: THE BASILICA-7.5(01) Client: THE RISE BNG PTY. LTD Location: LOT 215 CREEK CCT, PAKENHAM - THE RISE ESTATE	Drawing: INTERNAL ELEVATIONS - BATH	All dimensions to be verified on site	DRAWING DETAILS	
				17/10/2025 3:08:29 pm	
				SCALE	SHEET SIZE
				1 : 50	A3
				JOB No:	
				Drwg No: D07c	Issue A09



LAUNDRY PLAN
1 : 50

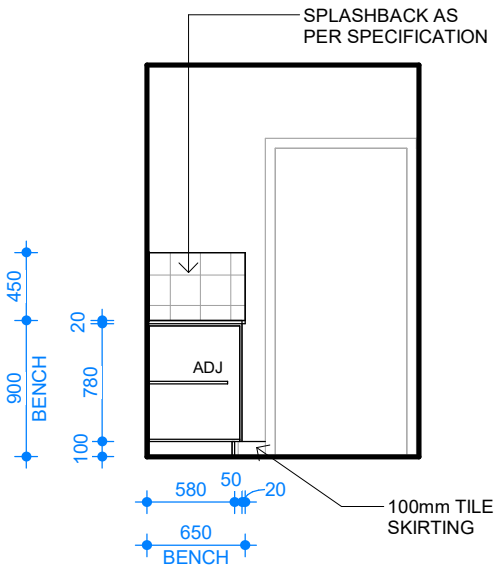
**Cardinia**

ADVERTISED MATERIAL
Planning Application: T250444
Date Prepared: 02 December 2025

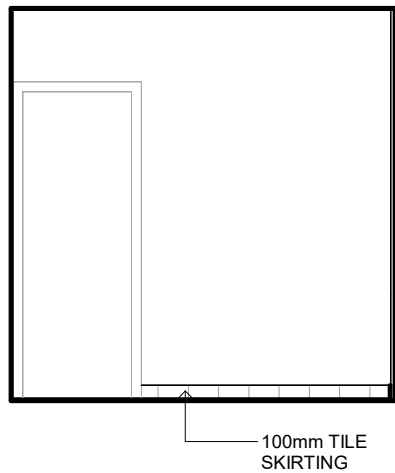
This copied document is made available for the purpose of the planning process as set out in the *Planning and Environment Act 1987*. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

NOTE:
AS THE SANITARY COMPARTMENTS ARE NOT PROVIDED WITH A WINDOW THAT ACHIEVES AN ADEQUATE AMOUNT OF VENTILATION REQUIRED, AN EXHAUST SYSTEM SERVING A BATHROOM OR SANITARY COMPARTMENT MUST (IN ACCORDANCE WITH NCC VOLUME 2 2022 PART 10.8.2.):

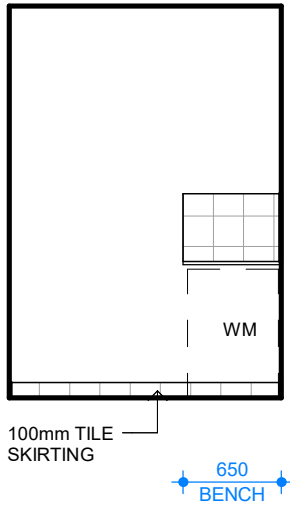
- A. BE INTERLOCKED WITH THE ROOM'S LIGHT SWITCH; AND
- B. INCLUDE A RUN-ON TIMER SO THAT THE EXHAUST SYSTEM CONTINUES TO OPERATE FOR 10 MINUTES AFTER THE LIGHT SWITCH IS TURNED OFF.
- C. MUST BE PROVIDED WITH MAKE-UP AIR VIA OPENINGS TO AN ADJACENT ROOM WITH A FREE AREA OF 14,000mm²; OR IN ACCORDANCE WITH AS 1668.2. THIS MUST BE DEMONSTRATED ON THE WORKING DRAWINGS.



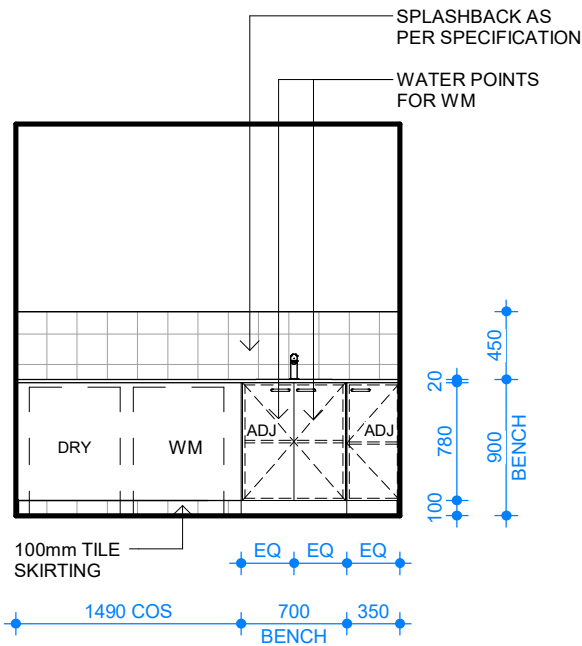
1 LAUNDRY ELEVATION
D07d 1 : 50



2 LAUNDRY ELEVATION
D07d 1 : 50



3 LAUNDRY ELEVATION
D07d 1 : 50



4 LAUNDRY ELEVATION
D07d 1 : 50

IMPORTANT NOTES:

1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANOR AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

TOMORROW
HOMES

Yesterday | Today | Tomorrow

(03) 9827 0998 • Mob 0408 806 608 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

Home: THE BASILICA-7.5(01)
Client: THE RISE BNG PTY. LTD
Location: LOT 215 CREEK CCT, PAKENHAM - THE RISE ESTATE

Drawing: INTERNAL ELEVATIONS - LAUNDRY

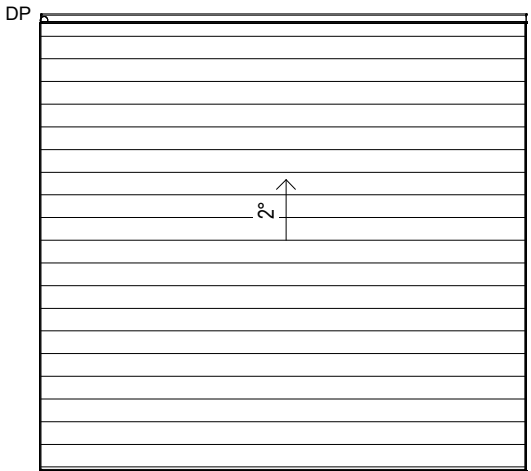
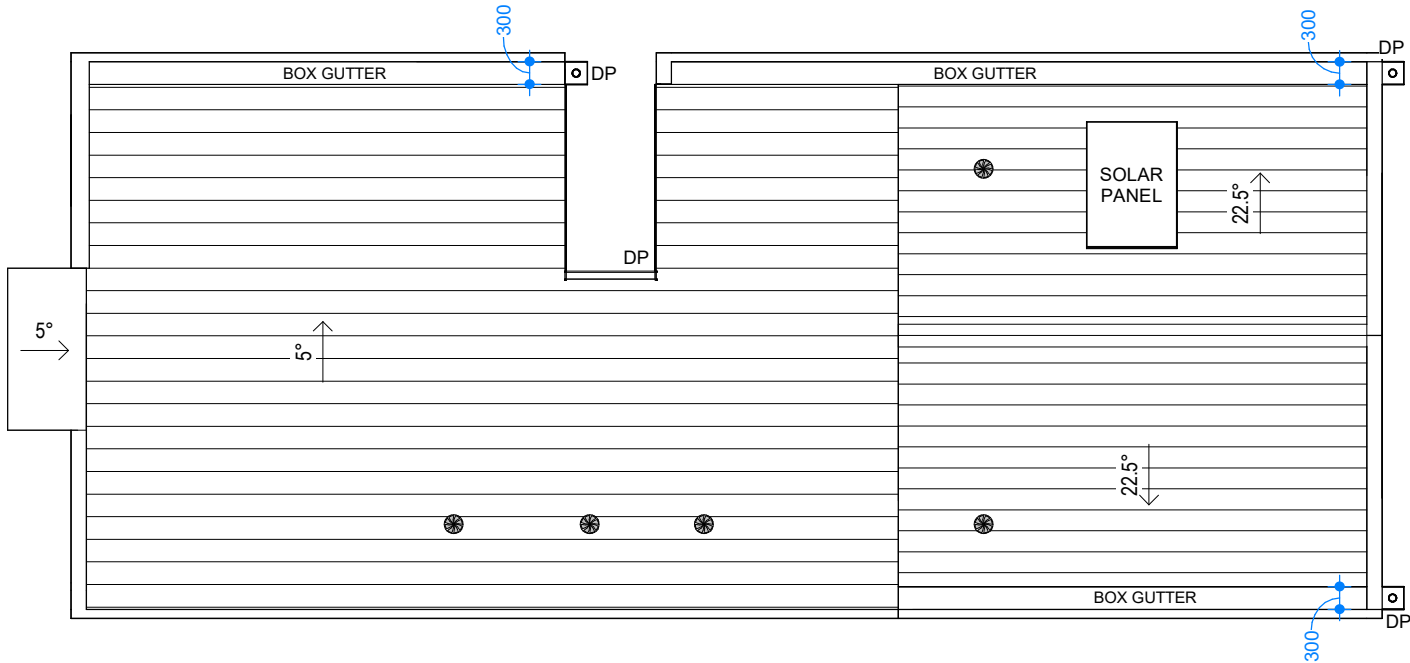
DRAWING DETAILS	
17/10/2025 3:08:29 pm	
SCALE	SHEET SIZE
1 : 50	A3
JOB No:	
Drwg No: D07d	Issue A09


Cardinia

ADVERTISED MATERIAL
Planning Application: T250444
Date Prepared: 02 December 2025

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.

LEGEND	
	ROOF VENTILATION - TO NCC REQUIREMENTS



ROOF PLAN
1 : 100

- IMPORTANT NOTES:**
1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
 2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
 3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
 4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
 5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANOR AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
 6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
 7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.


Yesterday | Today | Tomorrow
(03) 9827 0998 • Mob 0408 806 608 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

Home: **THE BASILICA-7.5(01)**

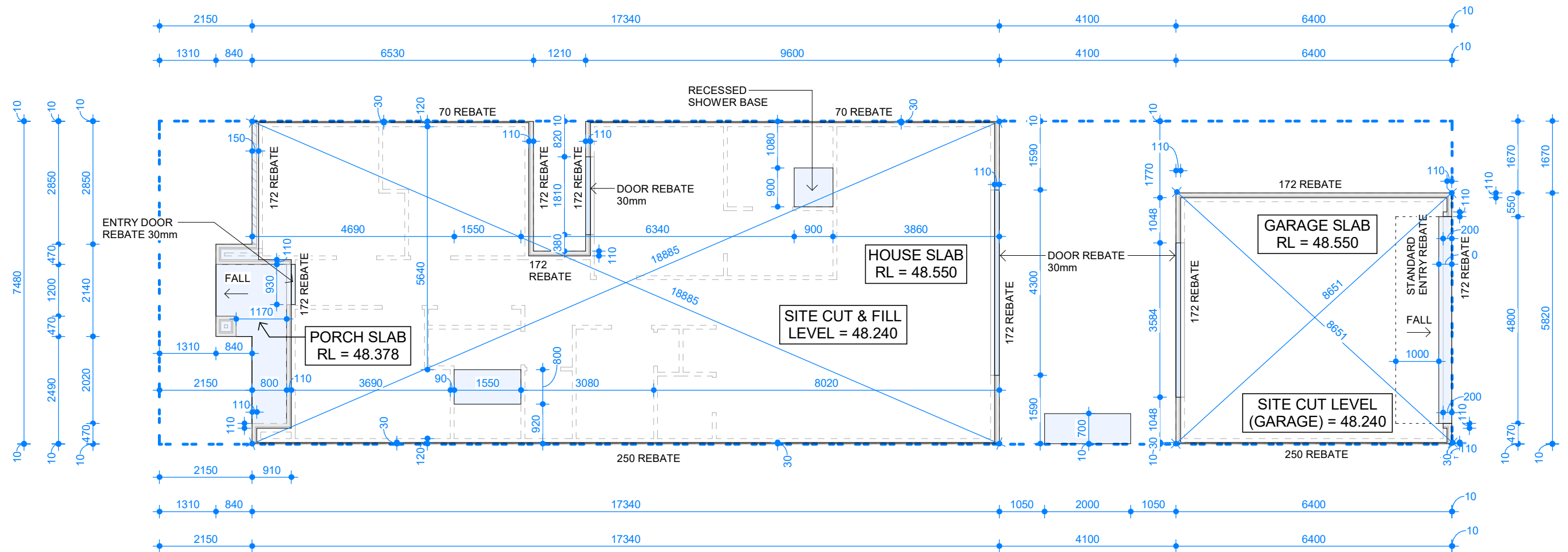
Client: **THE RISE BNG PTY. LTD**

Location: **LOT 215 CREEK CCT, PAKENHAM - THE RISE ESTATE**

Drawing: **ROOF PLAN**


All dimensions to be verified on site

DRAWING DETAILS	
17/10/2025 3:08:30 pm	
SCALE	SHEET SIZE
1 : 100	A3
JOB No:	
Drwg No: D08	Issue A09



SLAB PLAN
1 : 100

SLAB PLAN NOTE:

REFER TO DRAWING D10 FOR SLAB PENETRATIONS.
REFER TO STRUCTURAL ENGINEER'S PLANS FOR
CONCRETE SLAB CONSTRUCTION. SLAB TO BE DESIGNED
BASED ON SOIL CLASSIFICATION AS PER AS2870.

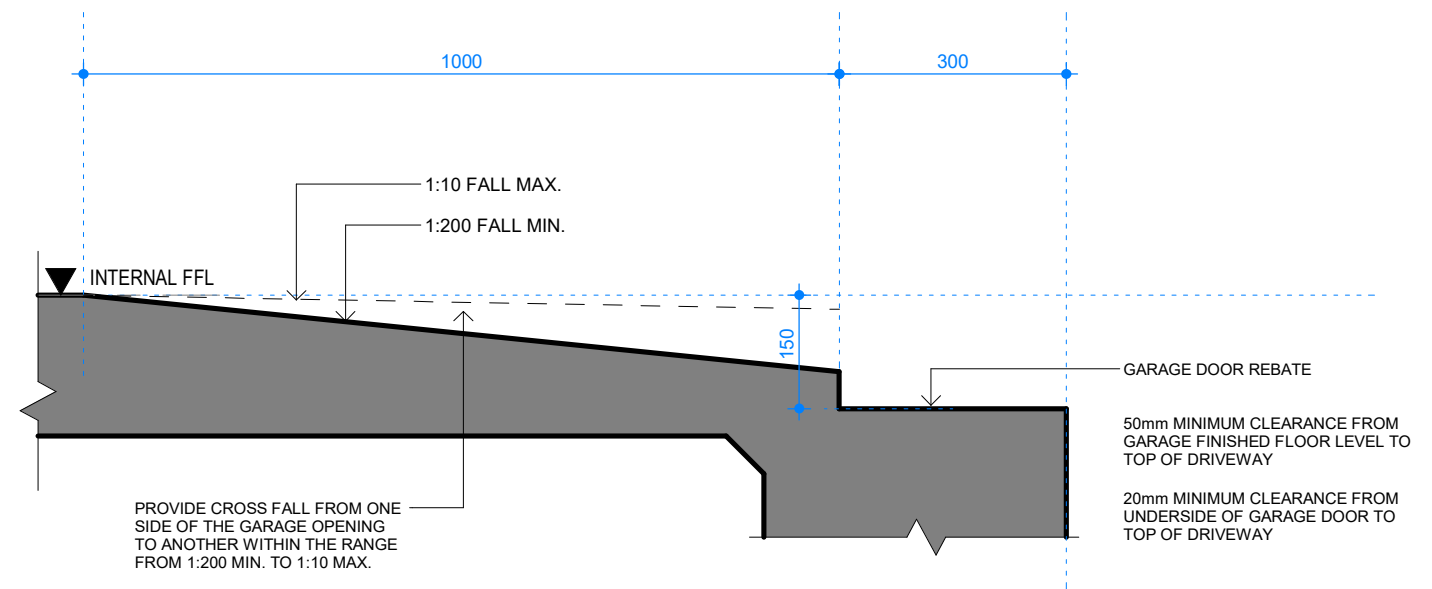
SHOWER RECESS:

SHOWER BASES TO BE RECESSED 50mm IN TO SLAB.


Cardinia

ADVERTISED MATERIAL
Planning Application: T250444
Date Prepared: 02 December 2025

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.



GARAGE THRESHOLD DETAIL
1 : 10

IMPORTANT NOTES:

1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANNER AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

TOMORROW
HOMES

Yesterday | Today | Tomorrow

(03) 9827 0998 • Mob 0408 806 608 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

Home: **THE BASILICA-7.5(01)**
Client: **THE RISE BNG PTY. LTD**
Location: **LOT 215 CREEK CCT, PAKENHAM - THE RISE ESTATE**
Drawing: **SLAB PLAN**



All dimensions
to be verified
on site

DRAWING DETAILS	
17/10/2025 3:08:30 pm	
SCALE	SHEET SIZE
As indicated	A3
JOB No:	
Drwg No:	D09
Issue	A09

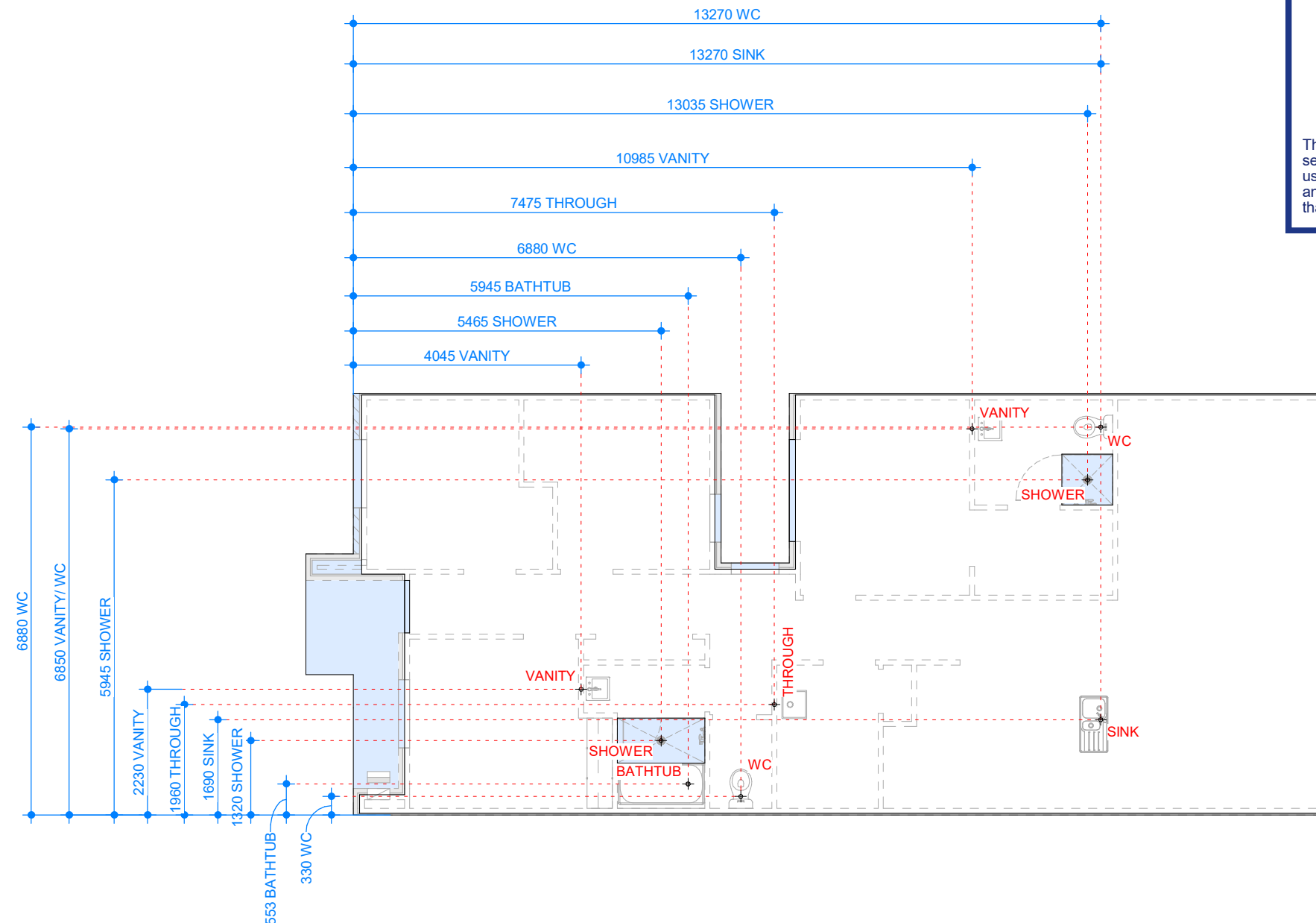


ADVERTISED MATERIAL

Planning Application: T250444

Date Prepared: 02 December 2025

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.



SLAB PENETRATION PLAN

1 : 100

IMPORTANT NOTES:

1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANOR AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

TOMORROW HOMES

Yesterday | Today | Tomorrow

(03) 9827 0998 • Mob 0408 806 608 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

Home: THE BASILICA-7.5(01)

Client: THE RISE BNG PTY. LTD

Location: LOT 215 CREEK CCT, PAKENHAM - THE RISE ESTATE

Drawing: SLAB PENETRATION PLAN



All dimensions
to be verified
on site

DRAWING DETAILS

17/10/2025 3:08:30 pm

SCALE	SHEET SIZE
1 : 100	A3

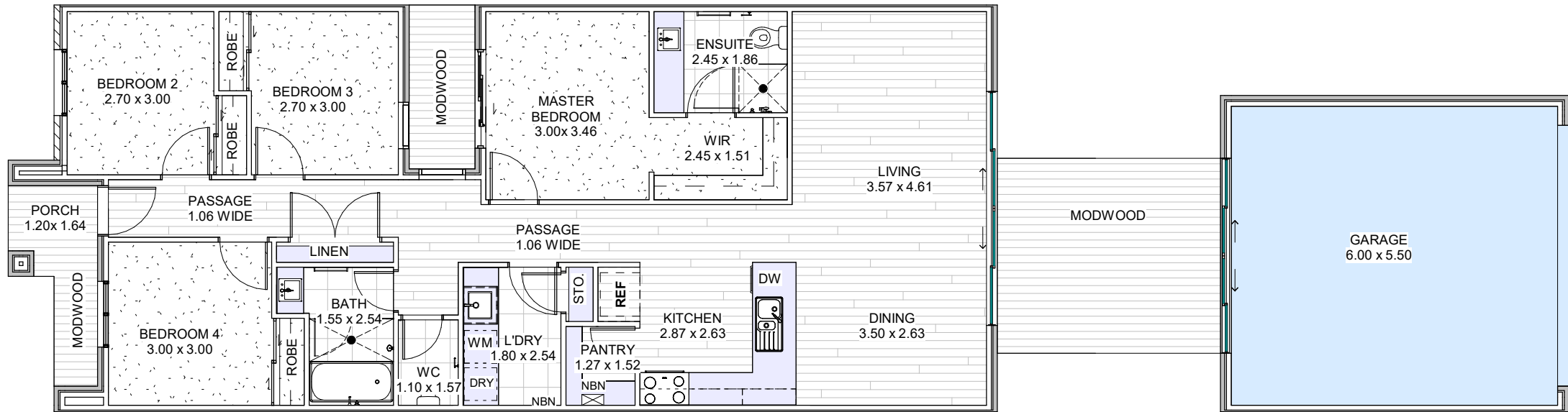
JOB
No:

Drwg
No:

D10

Issue

A09



NOTE:

ALL FLOOR COVERINGS TO BE FIRM AND EVEN AND FEATURE A TRANSITION BETWEEN ABUTTING SURFACES (A MAXIMUM VERTICAL TOLERANCE OF 3mm OR 5mm BETWEEN SURFACES IS ALLOWABLE PROVIDED THE LIP IS ROUNDED OR BEVELED.)

ALL INTERNAL FLOOR FINISHES SHALL HAVE A MINIMUM SLIP RESISTANCE OF P3 OR R10.

GROUND FLOOR FINISHES PLAN

1 : 100

FLOOR FINISHES

- TIMBER OVERLAY - 47.63m²
- CARPET - 42.15m²
- CERAMIC TILE - 11.08m²
- CONCRETE - 33.96m²
- MODWOOD - 22.47m²



Cardinia

ADVERTISED MATERIAL

Planning Application: T250444

Date Prepared: 02 December 2025

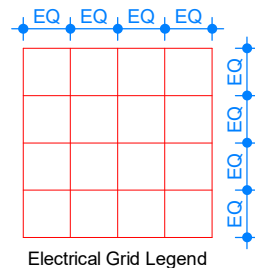
This copied document is made available for the purpose of the planning process as set out in the *Planning and Environment Act 1987*. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

- IMPORTANT NOTES:**
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
 - ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
 - WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
 - FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
 - ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANOR AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
 - THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
 - ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

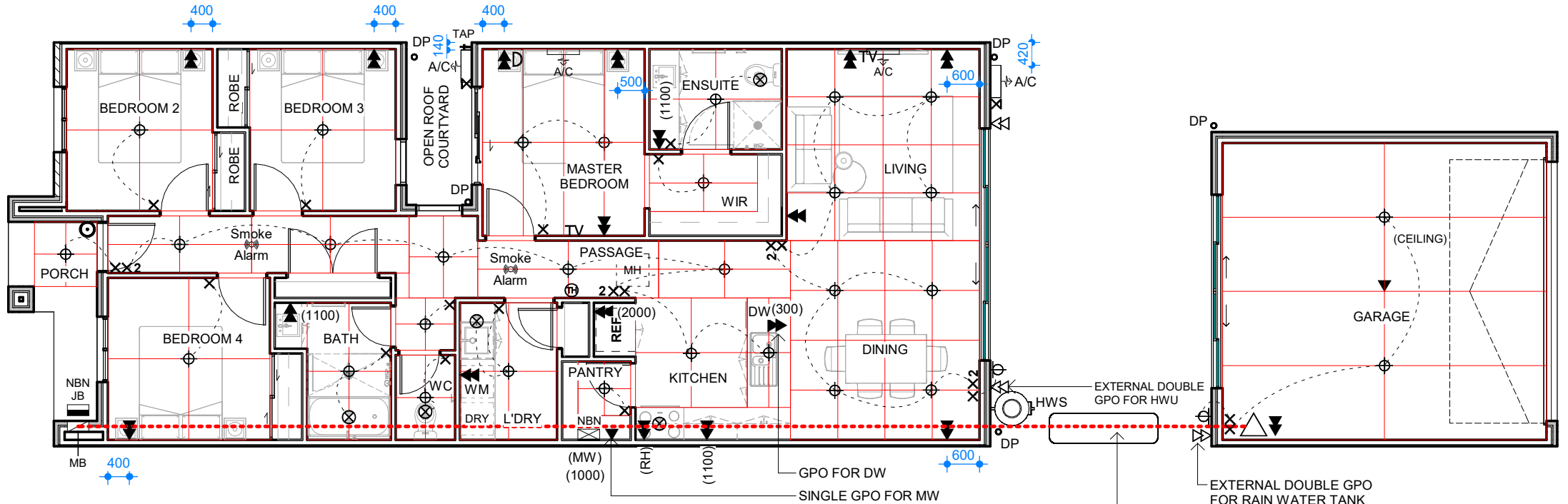
 Yesterday Today Tomorrow (03) 9827 0998 • Mob 0408 806 608 • www.tomorrowhomes.com.au 466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au	Home: THE BASILICA-7.5(01)	 All dimensions to be verified on site	DRAWING DETAILS	
	Client: THE RISE BNG PTY. LTD		17/10/2025 3:08:31 pm	
	Location: LOT 215 CREEK CCT, PAKENHAM - THE RISE ESTATE		SCALE	SHEET SIZE
	Drawing: FLOOR FINISHES PLAN		As indicated	A3
			JOB No:	
			Drwg No:	D11
			Issue	A09

- **Ceiling Mounted LED - 10W**
- **Pendant Light as Selected LED - 10W**
- **External Wall Mounted Light**
@1800 above adjoining floor level unless otherwise indicated by height shown in brackets
- **Light Switch - Single**
@1200 above adjoining floor level unless otherwise indicated by height shown in brackets
- **Light Switch - Dimmer**
@1200 above adjoining floor level unless otherwise indicated by height shown in brackets
- **Light Switch - Two Way**
@1200 above adjoining floor level unless otherwise indicated by height shown in brackets
- **Isolator Switch - 6mm 32 AMP**
- **GPO - Single**
@300 above adjoining floor level unless otherwise indicated by height shown in brackets
- **GPO - Double**
@300 above adjoining floor level unless otherwise indicated by height shown in brackets
- **GPO - Double (External)**
@1200 above adjoining floor level unless otherwise indicated by height shown in brackets
- **GPO - Single (Capped) @ window head height**
- **GPO - Double (Capped) @ window head height**
- **GPO - 3 Phase for Car Charge**
ALLOW FOR FUTURE INSTALLATION ONLY
@1100 above adjoining floor level unless otherwise indicated by height shown in brackets
- **Conduit for 3 Phase Car Charge**
ALLOW FOR FUTURE CABLE INSTALLATION ONLY
- **TV Socket**
@300 above adjoining floor level unless otherwise indicated by height shown in brackets
- **Data Point**
@300 above adjoining floor level unless otherwise indicated by height shown in brackets
- **Ceiling Mounter Exhaust Fan**
250mm diameter
- **Ceiling Fan with Light**
- **Ceiling Fan**
- **Motion Sensor**
- **Smoke Alarm**
- **Reverse Cycle Air Conditioning**
- **Thermostat**
- **Man Hole - 600x600 (Approx. Position)**
- **Camera**

HWS	HOT WATER SERVICE
MB	
	METER BOX
NBN	
	NBN HUB
NBN JB	
	NBN JB



LIVING AREA:	122.70m ²	
TOTAL MAXIMUM ALLOWABLE FOR LIVING AREA AT 5WATTS/m ²	613.50 WATTS	
ACTUAL USAGE = 10WATTS x	27 DOWNLIGHTS	270.00 WATTS
TOTAL WATTS USAGE =	2.20 WATTS/m ²	
GARAGE AREA:	37.80m ²	
TOTAL MAXIMUM ALLOWABLE FOR GARAGE AREA AT 3WATTS/m ²	113.40 WATTS	
ACTUAL USAGE = 10WATTS x	2 DOWNLIGHTS	20.00 WATTS
TOTAL WATTS USAGE =	0.53 WATTS/m ²	
PORCH AREA:	5.10m ²	
TOTAL MAXIMUM ALLOWABLE FOR PORCH AREA AT 4WATTS/m ²	20.40 WATTS	
ACTUAL USAGE = 8WATTS x	1 DOWNLIGHTS	8 WATTS
TOTAL WATTS USAGE =	1.57 WATTS/m ²	



1 : 100

1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE. ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANNER AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

Yesterday | Today | Tomorrow

(03) 9827 0998 • Mob 0408 806 608 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

Drawing: ELECTRICAL PLAN



All dimensions
to be verified
on site

17/10/2025 3:08:32 pm

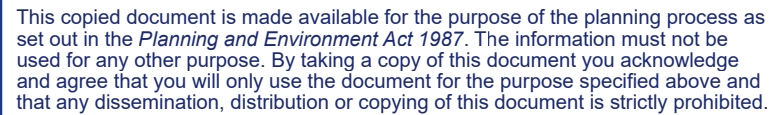
SCALE	SHEET S
-------	---------

1 : 100	A3
---------	----

--	--

No:	
Drwg No:	Issue
D12	A09

1. FINISHED LANDSCAPING LEVEL TO BE 1 BRICK OR MORE BELOW WEEPHOLES.
2. DUAL PLUMBING TO BE USED FOR THE DWELLING AS PER RESTRICTION-A ON THE PLAN OF SUBDIVISION. THE DWELLING MUST USE RECYCLED WATER FOR TOILET FLUSHING AND GARDEN WATERING.

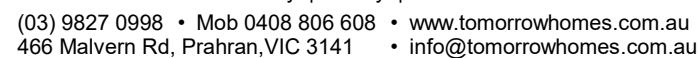
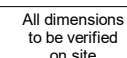


Areas	
Total Site Area	225.00 m ²
Pervious Surfaces	55.3 m ²



SELECTED PLANT LIST												
NO	CODE	POT	TYPE	CLASS	BOTANICAL NAME	HIGH	WIDE	HCC	MCC	FCI	MCI	COMMON NAME
-	ACM AM	NOM	SS	S	ACMENA "ALLYN MAGIC"	0.8	0.4	0.35	--	--	Gr	--
-	ACM HM	NOM	ST	S	ACMENA SMITHII "HEDGEMASTER"	2.0	0.8	0.40	--	--	Gr	HEDGEMASTER
1	AGO BUR	45 L	ST	S	AGONIS FLEXUOSA 'BURGUNDY'	6.0	4.0	--	--	W	G	BURGUNDY WILLOW MYRTLE
6	COR ALB	NOM	ST	S	CORREA ALBA	1.2	1.0	0.5	--	W	Gr/G	WHITE FUCHSIA, WHITE CORREA
6	COR DEC	NOM	GC	GC	CORREA DECUMBENS	0.3	3.0	--	--	R	Gr/G	CORREA
-	DIA TR	NOM	SS	GC	DIANELLA TASMANICA "TASRED"	0.4	0.4	0.3	0.4	bB	G/R	TASRED
5	LI EG	140	GC	GC	LIRIOPE MUSCARI "EVERGREEN GIANT"	0.4	0.5	0.3	0.5	V	dG	LIRIOPE
2	SYZ SN	NOM	ST	S	SYZYGIUM "STRAIGHT AND NARROW"	4.0	1.0	0.5	--	W	dG	STRAIGHT AND NARROW LILLY
10	LOM TAN	NOM	GC	GC	LOMANDRA LONGIFOLIA "TANIKA"	0.6	0.6	0.3	0.4	V	G	TANIKA / MAT RUSH

1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE. ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANNER AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

Drawing: **LANDSCAPE PLAN**

A09

GENERAL NOTES

BUILDING MEMBRANE

AS PER CLAUSE 10.8 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 BE A VAPOUR PERMEABLE MEMBRANE FOR CLIMATE ZONES 6/7/8.

DOORS - WATER CLOSET

PROVIDE "LIFT-OFF" HINGES TO ALL WC DOORS.

DOORS - INTERNAL GARAGE

PROVIDE DOOR SEAL AS PER NCC 2022 CLAUSE13.

DOWNPIPES - TEMPORARY

TEMPORARY DOWNPIPES TO BE INSTALLED DURING CONSTRUCTION TO PREVENT WATER PONDING NEAR THE SLAB.

EXHAUST FANS - FLOW RATES

CONDENSATION MANAGEMENT AS PER CLAUSE 10.8 OF NCC 2022

- 25 LTR/SEC FOR BATHROOMS AND SANITARY COMPARTMENTS,
- 40 LTR/SEC FOR KITCHENS AND LAUNDRIES.
- EXHAUST FROM A KITCHEN, KITCHEN RANGE HOOD, BATHROOM, SANITARY COMPARTMENT OR LAUNDRY MUST DISCHARGE DIRECTLY OR VIA A SHAFT OR DUCT TO OUTDOOR AIR.

EXHAUST FROM BATHROOM, SANITARY COMPARTMENT OR LAUNDRY

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.

GLAZING

GLAZING TO COMPLY WITH AS1288 & AS2047.

ALL GLAZING IN THE KITCHEN, BATHROOM, AND ENSUITE, INCLUDING SHOWER DOORS, SHOWER SCREENS AND WINDOWS AND DOORS MUST BE DENOTED TO COMPLY WITH NCC VOLUME 2 2022 PART 8.4.6.

INSULATION

R2.0 TO EXTERNAL WALLS AND R4.0 TO CEILINGS.

PLUMBING

PLUMBING AND DRAINAGE WORKS TO COMPLY WITH AS3500.

SANITARY COMPARTMENTS

CONSTRUCTION OF SANITARY COMPARTMENTS TO BE IN ACCORDANCE WITH NCC 2022 CLAUSE 10.4.2.

SMOKE ALARMS

SMOKE ALARMS TO BE INTERCONNECTED IN ACCORDANCE WITH NCC 2022 CLAUSE 9.5.1.

SMOKE ALARMS TO BE CONNECTED TO MAINS POWER IN ACCORDANCE WITH AS 3786-2014.

TERMITE TREATMENT

PROVIDE TERMITE TREATMENT TO COMPLY WITH AS3660.1:2014.

WATERPROOFING - INTERNAL

PROVIDE INTERIOR WATERPROOFING TO COMPLY WITH AS3740.

WATER SUPPLY

RECYCLED WATER IS AVAILABLE AND TO BE USED ON THIS PROPERTY.

LINTEL NOTE

ALL STEEL LINTELS TO BRICKWORK TO BE HOT DIP GALVANISED IN ACCORDANCE WITH AS4100 & AS2899.3.

BRICK VENEER

BRICK VENEER TO BE CONSTRUCTED IN ACCORDANCE WITH NCC VOLUME 2 2022 HOUSING PROVISIONS PART 5.2 (DAMP PROOF COURSE, WEEP HOLES AND CAVITY FLASHINGS) AND AS 3700.

ROOF TILES

ROOF TILES TO COMPLY WITH AS2049.

DRAWING REGISTER

NUMBER	DRAWING NAME
D00a	NOTES & DRAWING REGISTER
D00b	LIVABLE HOUSING NOTES
D00c	WATER PROOFING DETAILS 01
D00d	WATER PROOFING DETAILS 02
D01a	SITE PLAN
D01b	SITE EXCAVATION PLAN
D01c	SURVEY PLAN
D01d	COMBINED SITE PLAN
D02	FLOOR PLAN
D03a	ELEVATION SHEET 1 OF 2
D03b	ELEVATION SHEET 2 OF 2
D03c	COMBINED ELEVATIONS
D04	SECTIONS
D04a	DETAILS
D05	WINDOW & DOOR ELEVATION
D06a	INTERNAL ELEVATIONS - KITCHEN
D06b	INTERNAL ELEVATIONS TYPICAL
D07a	INTERNAL ELEVATIONS - ENSUITE
D07c	INTERNAL ELEVATIONS - BATH
D07d	INTERNAL ELEVATIONS - LAUNDRY
D08	ROOF PLAN
D09	SLAB PLAN
D10	SLAB PENETRATION PLAN
D11	FLOOR FINISHES PLAN
D12	ELECTRICAL PLAN
D13	LANDSCAPE PLAN

H6P2 ENERGY USAGE.

ENERGY USAGE IS ABOUT WHOLE OF HOME ENERGY EFFICIENCY.

APPLIANCE	EFFICIENCY STANDARD
DUCTED HEAT PUMP FOR HEATING	3-STAR OR BETTER
DUCTED HEAT PUMP FOR COOLING	3-STAR OR BETTER
HWS GAS TYPE	5-STAR INSTANTANEOUS OR BETTER
HWS	RECOMENDED TO INSTALL SOLAR GAS OR ELECTRIC HWS TYPE. 5-STAR INSTANTANEOUS OR BETTER
HWS GAS STORAGE	4-STAR OR BETTER
USE ELECTRIC HEAT PUMP FOR HWS	WHERE GAS IS NOT AVAILABLE
POOLS	USE DUAL SPEED PUMP
RENEWABLE ENERGY	IF THERE ARE PLENTY OF ELECTRICAL OR GAS ENERGY CONSUMPTION, THEN A MINIMUM 2kW SOLAR POWER PANEL SYSTEM IS RECOMMENDED. IF BUDGET PERMITS, INSTALL A BATTERY STORAGE.
COOKING EQUIPMENT	OVENS TO BE ELECTRIC COOKTOPS TO BE GAS OR ELECTRIC TYPE.
LIGHTING POWER DENSITY	4W/m ² FOR ALL INTERNAL SPACES



ADVERTISED MATERIAL

Planning Application: T250444

Date Prepared: 02 December 2025

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.

IMPORTANT NOTES:

1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANNER AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

TOMORROW
HOMES

Yesterday | Today | Tomorrow

(03) 9827 0988 • Mob 0408 806 808 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

Home: THE BASILICA-CUSTOM-7.5(01CM)

Cl

Location: LOT 216 CREEK CCT, PAKENHAM - THE RISE ESTATE

Drawing: NOTES & DRAWING REGISTER

All dimensions
to be verified
on site

DRAWING DETAILS	
17/10/2025 3:24:00 pm	
SCALE	SHEET SIZE
1 : 100	A3
JOB No:	
Orig No: D00a	Issue A09

LIVABLE HOUSING NOTES

6.1 LOCATION

- (1) REINFORCING IN ACCORDANCE WITH CLAUSE 62 MUST BE PROVIDED TO ANY:
- (A) SANITARY COMPARTMENT THAT IS SUBJECT TO PART 4; AND
 - (B) BATHROOM CONTAINING A:
 - (I) SHOWER THAT IS SUBJECT TO PART 5; OR
 - (II) BATH (IF PROVIDED), OTHER THAN A FREESTANDING BATH, WHERE THE BATH IS LOCATED IN A ROOM THAT ALSO CONTAINS A SHOWER THAT IS SUBJECT TO PART 5.
- (2) THE REQUIREMENTS OF (1) NEED NOT BE COMPLIED WITH IF THE WALLS OF THE ROOM ARE CONSTRUCTED OF CONCRETE, MASONRY OR ANOTHER MATERIAL CAPABLE OF SUPPORTING GRABRAILS WITHOUT ADDITIONAL REINFORCEMENT.
- (3) WHERE THE WALL THE REINFORCEMENT INCLUDES A CAVITY SLIDER, IT MUST BE DESIGNED AND CONSTRUCTED IN WAY TO SUPPORT LOADS IMPOSED BY REINFORCEMENT LININGS AND THE FUTURE PROVISION OF HANDRAILS AND PROVIDED FOR THE EXTENT FIGURES 6.2A, 6.2B, 6.2C, 6.2D, 6.2E, 6.2F AND 6.2G.

INFORMATION: INTENT OF PART 6

THE INTENT OF THIS PART IS TO ENSURE THAT WALLS ADJACENT TO TOILET PANS SHOWERS AND BATHS PROVIDE A FIXING SURFACE ABLE TO SUPPORT THE FUTURE INSTALLATION OF GRABRAILS, IF NEEDED. THIS PART DOES NOT REQUIRE THE INSTALLATION OF GRABRAILS AT THE TIME OF CONSTRUCTION.

A FREE STANDING BATH IS EXCLUDED FROM CLAUSE 6.1(1)(B)(II) BECAUSE IT DOES NOT HAVE ANY ADJOINING WALLS TO WHICH GRABRAILS COULD BE FIXED. A BATH WITH ONLY ONE ADJOINING WALL NEED ONLY HAVE REINFORCING PROVIDED IN THE ADJOINING WALL (UNLESS EXEMPTED BY CLAUSE 6.1(2)).

CARE IS REQUIRED WHEN LOCATING A CAVITY SLIDING DOOR ADJACENT TO A FIXTURE WHICH REQUIRES REINFORCEMENT TO 6.1 (1) AS THE FRAMING THAT SURROUNDS THE CAVITY INTO WHICH THE DOOR RETRACTS DEMANDS CAREFUL CONSIDERATION OF FIXINGS AND MEMBERS THAT WILL SAFELY SUPPORT A GRABRAIL AND NOT IMPEDE THE OPERATION OF THE DOOR.

INFORMATION: NON-COMBUSTIBILITY OF WALLS

WHERE NOGGINGS ARE REQUIRED TO ACHIEVE COMPLIANCE WITH THIS PART, PROVIDED THEY DO NOT EXTEND FURTHER THAN NECESSARY, THESE NOGGINGS MAY BE INSTALLED WITHIN AN EXTERNAL WALL THAT IS REQUIRED TO BE NON-COMBUSTIBLE UNDER C2D10(4)(I)(II) OF NCC VOLUME ONE.

6.2 CONSTRUCTION

- (1) REINFORCING CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF (3) MUST BE PROVIDED IN THE LOCATIONS DEPICTED IN:
- (A) FIGURES 6.2A OR 6.2B FOR WALLS SURROUNDING A BATH; AND
 - (B) FIGURES 6.2C OR 6.2D FOR SHOWER WALLS; AND
 - (C) FIGURE 6.2E FOR A WALL ADJACENT TO AND WITHIN 480 MM OF THE CENTRELINE OF A TOILET PAN; AND
 - (D) FIGURES 6.2F OR 6.2G FOR A WALL BEHIND A TOILET PAN WHERE A WALL DESCRIBED IN (C) IS NOT PROVIDED OR A WINDOW SILL OR A DOOR ENCROACHES ON THE AREA TO BE PROVIDED WITH REINFORCING OR WHERE THE TOILET PAN IS NOT PROVIDED IN A CORNER OF THE BATHROOM.
- (2) REINFORCING NEED ONLY BE PROVIDED ACROSS THE AVAILABLE WIDTH OF THE WALL WHERE A WALL REFERRED TO IN (1)(A) OR (B):
- (A) IS NARROWER THAN THE WIDTH OF THE AREA REQUIRED TO BE PROVIDED WITH REINFORCING; OR
 - (B) TERMINATES AT A WINDOW SILL LOWER THAN THE HEIGHT OF THE AREA NOMINATED TO PROVIDED WITH REINFORCING.
- (3) REINFORCING REQUIRED BY (1) MUST BE CONSTRUCTED USING ONE OF THE FOLLOWING MATERIALS:
- (A) A MINIMUM OF 12mm THICK STRUCTURAL GRADE PLYWOOD, OR SIMILAR.
 - (B) TIMBER FRAMING WITH A MINIMUM THICKNESS OF 25mm.

FIGURE 6.2a: LOCATION OF FRAMING FOR WALLS SURROUNDING A BATH

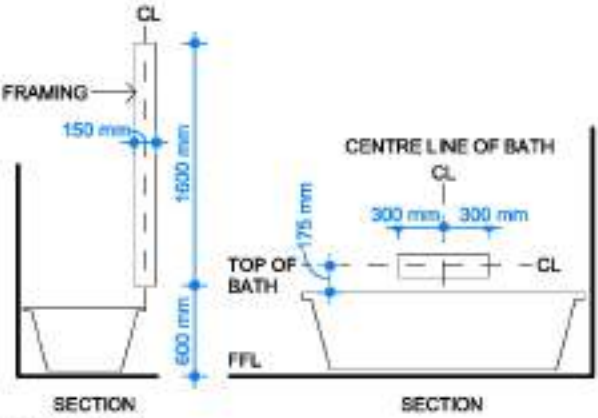


FIGURE NOTES:

1. TAPS, NICHES, SOAP HOLDERS AND THE LIKE MAY BE LOCATED WITHIN THE POSITIONS DESIGNATED FOR WALL REINFORCING.
2. WHERE THE HEIGHT OF THE BATHTUB IS NOT YET KNOWN, AN ASSUMED HEIGHT OF 600mm ABOVE FINISHED FLOOR LEVEL MAY BE USED TO DETERMINE THE LOCATION OF WALL REINFORCING.

FIGURE 6.2b: LOCATION OF SHEETING FOR WALLS SURROUNDING A BATH

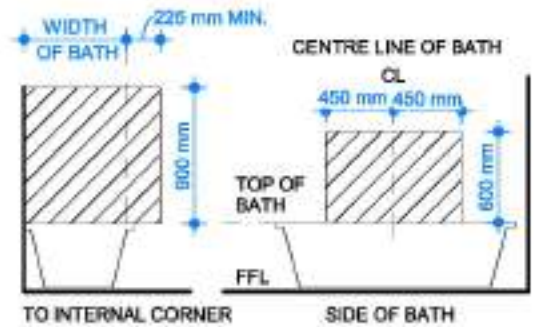


FIGURE NOTE

TAPS, NICHES, SOAP HOLDERS AND THE LIKE MAY BE LOCATED WITHIN THE POSITIONS DESIGNATED FOR WALL REINFORCING.

FIGURE 6.2g: LOCATION OF SHEETING FOR A WALL BEHIND A TOILET PAN

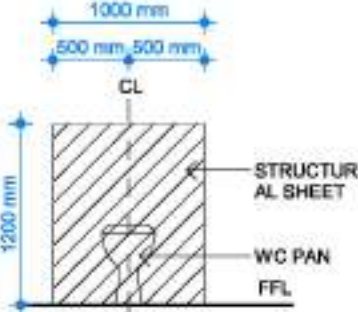


FIGURE 6.2c: LOCATION OF FRAMING FOR SHOWER WALLS

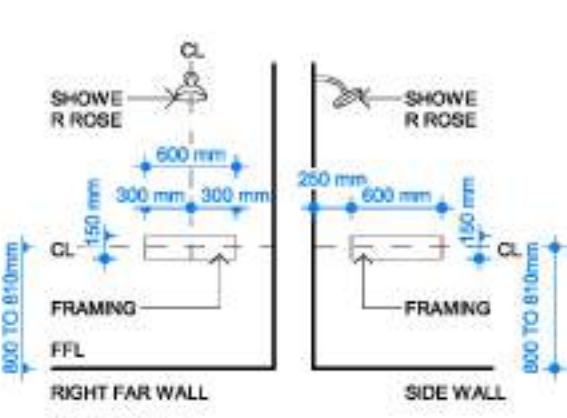


FIGURE NOTE

TAPS, NICHES, SOAP HOLDERS AND THE LIKE MAY BE LOCATED WITHIN THE POSITIONS DESIGNATED FOR WALL REINFORCING.

FIGURE 6.2d: LOCATION OF SHEETING FOR SHOWER WALLS

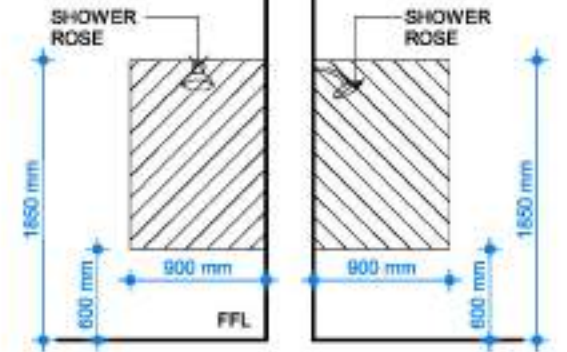


FIGURE NOTE

TAPS, NICHES, SOAP HOLDERS AND THE LIKE MAY BE LOCATED WITHIN THE POSITIONS DESIGNATED FOR WALL REINFORCING.

FIGURE 6.2e: MINIMUM EXTENT OF SHEETING FOR WALL ADJACENT TO A TOILET PAN

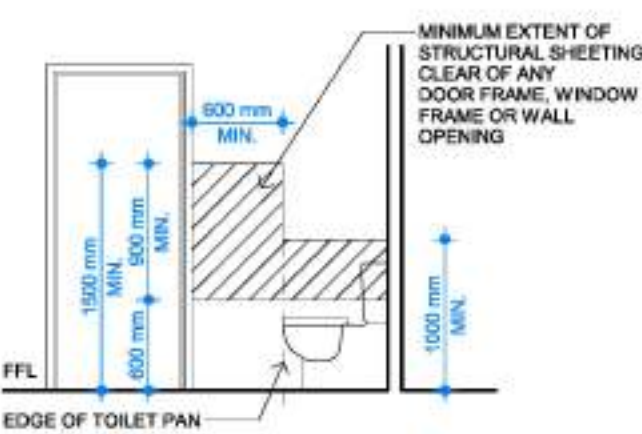
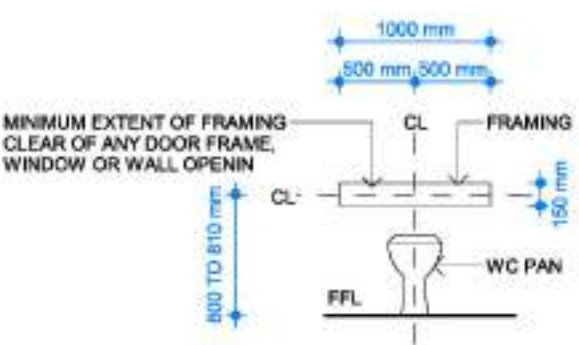


FIGURE 6.2f: LOCATION OF FRAMING FOR A WALL BEHIND A TOILET PAN



IMPORTANT NOTES:

1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANNER AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

TOMORROW
HOMES

Yesterday | Today | Tomorrow

(03) 9827 0988 • Mob 0408 806 808 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

Home: [REDACTED] (THE BASILICA CUSTOM 7.5(01CM))

Client: [REDACTED]

Location: LOT 216 CREEK CCT, PAKENHAM - THE RISE ESTATE

Drawing: LIVABLE HOUSING NOTES

DRAWING DETAILS	
17/10/2025 3:24:00 pm	
SCALE	SHEET SIZE
1 : 50	A3
JOB No:	
Draw No:	Issue
D00b	A09



Cardinia

ADVERTISED MATERIAL

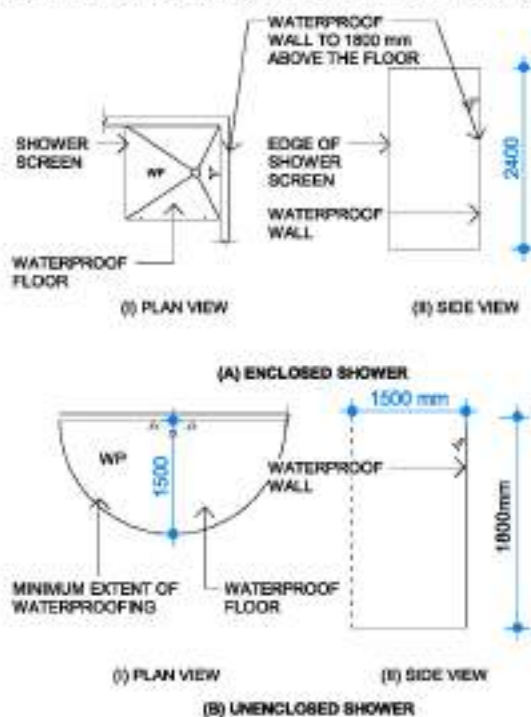
Planning Application: T250444

Date Prepared: 02 December 2025

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.

10.2.2 SHOWER AREA (ENCLOSED AND UNENCLOSED)

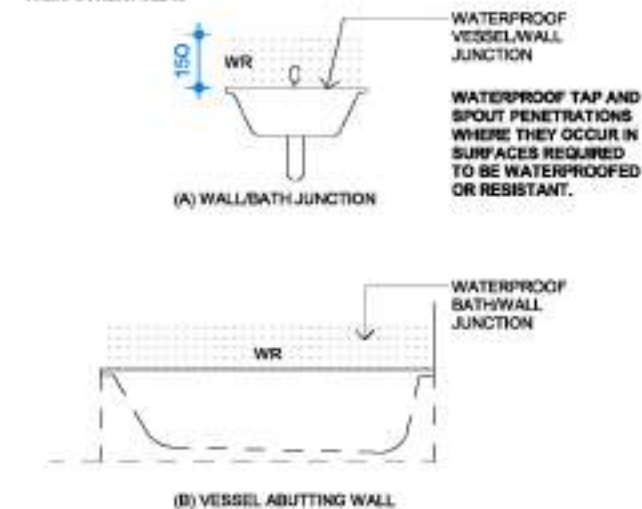
FIGURE 10.2.2 EXTENT OF TREATMENT FOR SHOWER AREAS - CONCRETE COMPRESSED FIBRE-CEMENT AND FIBRE-CEMENT SHEET FLOORS



10.2.2(C) WALL JUNCTIONS AND JOINTS WITHIN THE SHOWER AREA MUST BE WATERPROOFED NOT LESS THAN 40mm EITHER SIDE OF THE JUNCTION.

10.2.3 FLOORS OUTSIDE SHOWER AREA FOR CONCRETE AND CEMENT SHEET FLOORING MUST BE WATER RESISTANT. WALL/FLOOR JUNCTIONS MUST BE WATERPROOFED.

10.2.3 OTHER AREAS



LAUNDRIES AND WC'S, THE FLOOR MUST BE WATER RESISTANT. ANY JUNCTIONS TO BE WATER RESISTANT AND ANY FLASHING USED IN JUNCTIONS MUST BE NOT LESS THAN 40mm.

IF A BIDET IS TO BE INSTALLED WITH HAND HELD SPRAY, THE FLOOR MUST BE WATERPROOFED, THE WALL MUST BE WATERPROOFED TO A HEIGHT OF 1500mm ABOVE THE FLOOR SUBSTRATE WHERE WITHIN 900mm OF THE CONNECTION, AND THE WALL MUST BE WATER RESISTANT IN WC WITHIN 900mm OF THE CONNECTION TO A HEIGHT OF NOT LESS THAN 1200mm. WALL JUNCTIONS WITHIN 900mm OF CONNECTION, WALL/FLOOR JUNCTIONS AND PENETRATIONS MUST BE WATERPROOFED.

IMPORTANT NOTES:

1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANNER AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

10.2.4 AREAS ADJACENT TO BATHS AND SPAS WITHOUT SHOWERS

FIGURE 10.2.4A AREAS ADJACENT TO BATHS AND SPAS WITHOUT SHOWERS FOR CONCRETE, COMPRESSED FIBRE-CEMENT AND FIBRE-CEMENT SHEET FLOORING

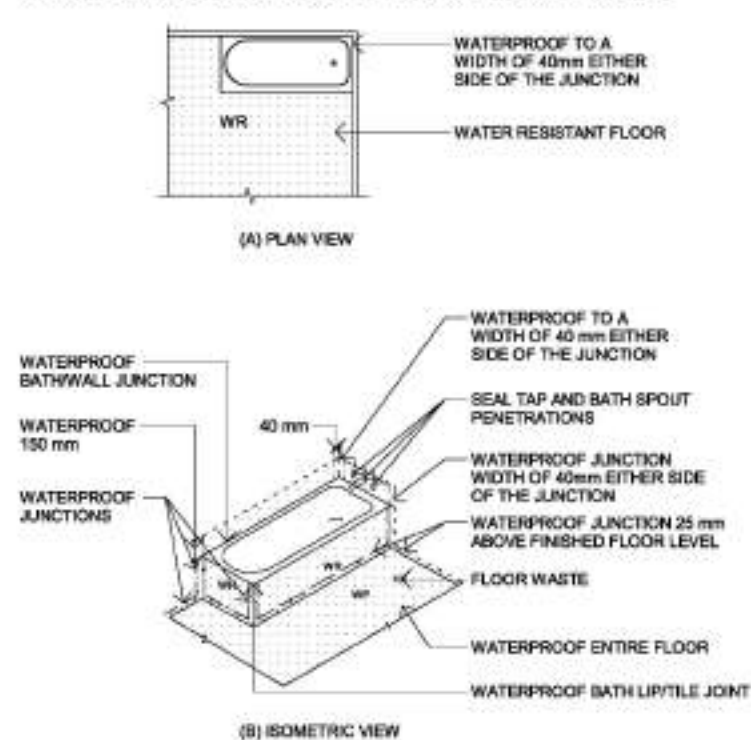
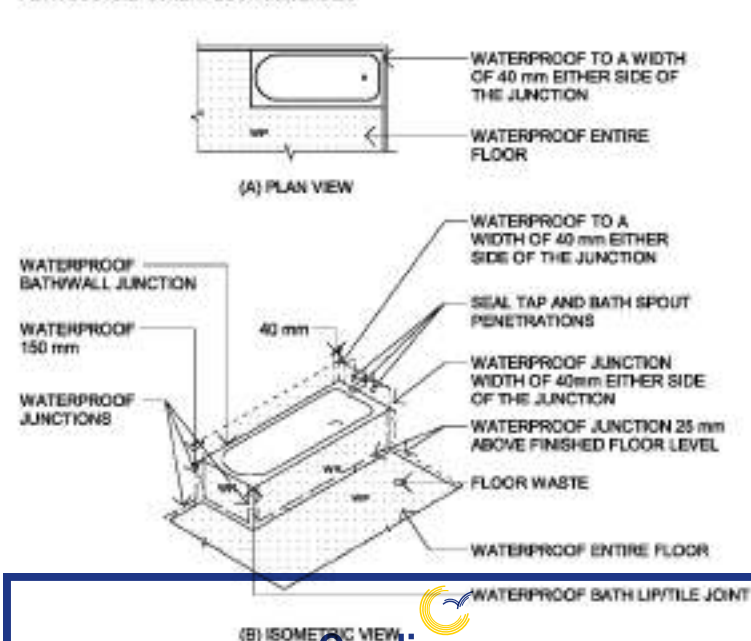


FIGURE 10.2.4B AREAS ADJACENT TO BATHS AND SPAS WITHOUT SHOWERS FOR TIMBER FLOORS INCLUDING PARTICLEBOARD, PLYWOOD AND OTHER FLOOR MATERIALS



ADVERTISED MATERIAL

Planning Application: T250444

Date Prepared: 02 December 2025

NOTE: REFER NCC 2022 PART 10.2 WET AREA WATERPROOFING FOR FINAL CONTENTS OF THE REGULATION

TOMORROW HOMES

Yesterday | Today | Tomorrow

(03) 9827 0988 • Mob 0408 806 808 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

10.2.15 STEPDOWN SHOWERS

FIGURE 10.2.15A TYPICAL ENCLOSED STEPDOWN SHOWER CONSTRUCTION (MEMBRANE BELOW TILE BED)

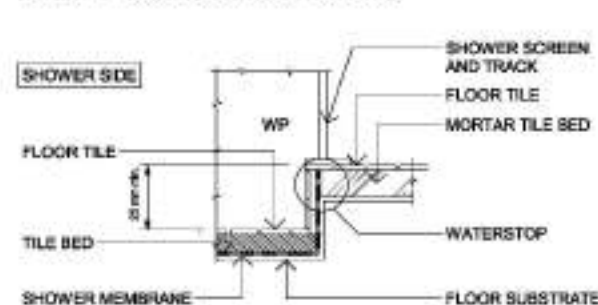


FIGURE 10.2.15C TYPICAL UNENCLOSED STEPDOWN SHOWER CONSTRUCTION (MEMBRANE BELOW TILE BED)

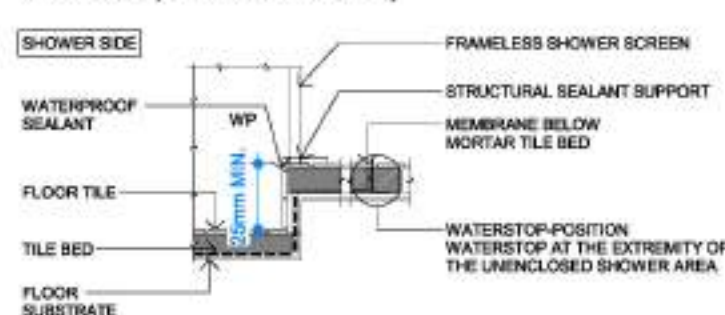
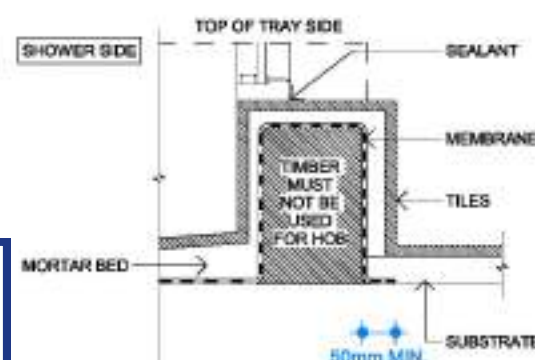
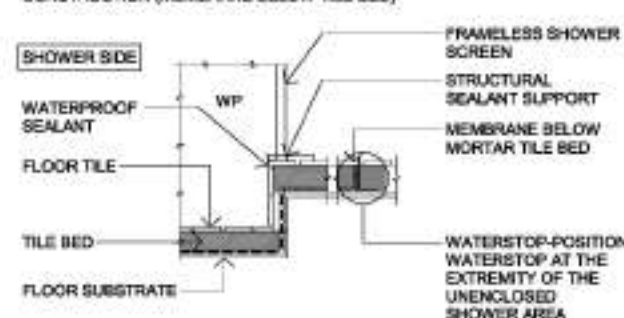
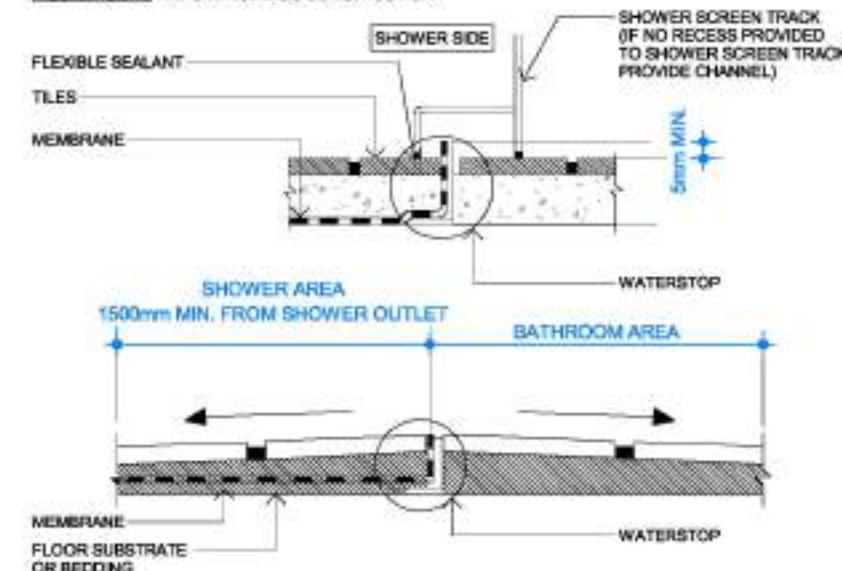


FIGURE 10.2.15C TYPICAL UNENCLOSED STEPDOWN SHOWER CONSTRUCTION (MEMBRANE BELOW TILE BED)



10.2.17 ENCLOSED SHOWERS WITH LEVEL THRESHOLD (WITHOUT HOB OR SET DOWN)

FIGURE 10.2.17 TYPICAL HOBBLESS CONSTRUCTION



A WATERSTOP MUST BE INSTALLED A MIN HORIZONTAL DISTANCE OF 1500mm FROM THE SHOWER ROSE, THE WHOLE OF THE FLOOR MUST BE WATERPROOFED AND DRAINED TO FLOOR WASTE (AS FOR A SHOWER AREA).

10.2.18 PREFORMED SHOWER BASES

FIGURE 10.2.18A TYPICAL PREFORMED SHOWER BASE WALL/FLOOR JUNCTION

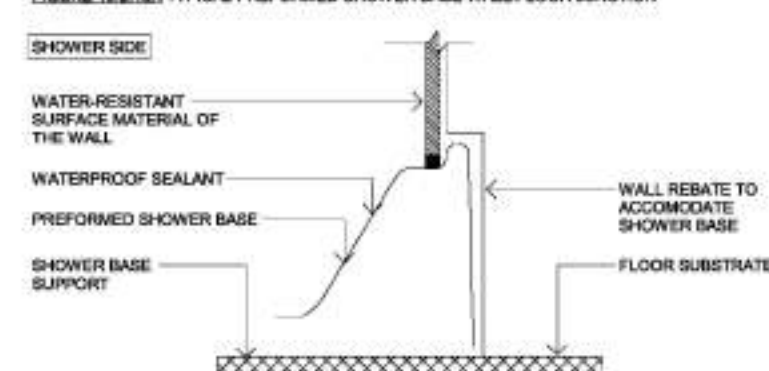
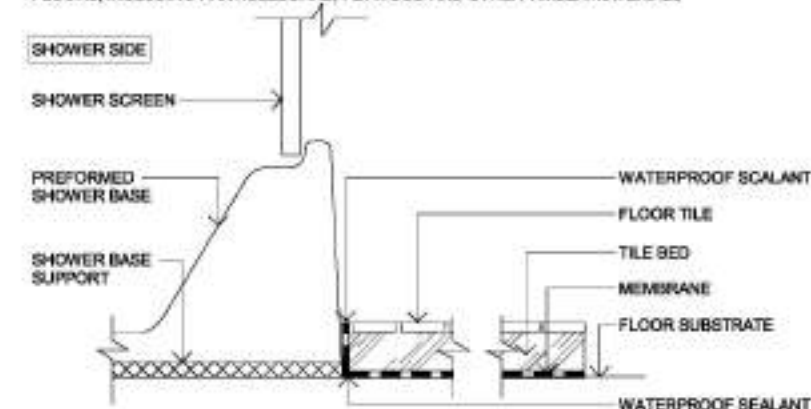


FIGURE NOTES:

1. REBATING OF TIMBER AND STEEL FRAMED WALLS MUST BE IN ACCORDANCE WITH AS 1684 OR NASH STANDARD PART 2 AS APPROPRIATE.
2. WHERE REBATING OF MASONRY WALLS IS REQUIRED, IT MUST BE ACCOMMODATED IN THE DESIGN IN ACCORDANCE WITH AS 3700.

FIGURE 10.2.18B TYPICAL PREFORMED SHOWER BASE/FLOOR JUNCTION ON TIMBER FLOORS, INCLUDING PARTICLEBOARD, PLYWOOD AND OTHER TIMBER MATERIALS



Home: THE BASILICA-CUSTOM-7.5(01CM)

Client: [REDACTED]

Location: LOT 216 CREEK CCT, PAKENHAM - THE RISE ESTATE

Drawing: WATER PROOFING DETAILS 01

DRAWING DETAILS

17/10/2025 3:24:00 pm

SCALE SHEET SIZE

1 : 100 A3

JOB

No:

Draw

No:

D00c

Issue

A09

All dimensions to be verified on site

10.2.20 BATHS AND SPAS

FIGURE 10.2.20 TYPICAL BATH JUNCTIONS

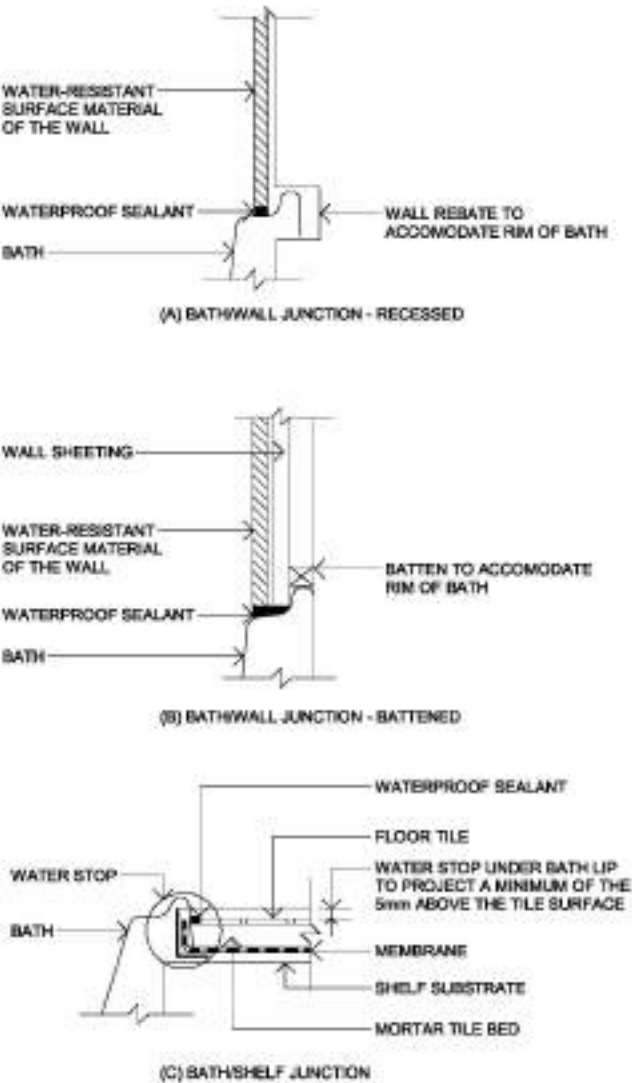


FIGURE NOTES:

1. REBATING OF TIMBER AND STEEL FRAMED WALLS MUST BE IN ACCORDANCE WITH AS 1684 OR NASH STANDARD PART 2 AS APPROPRIATE.
2. WHERE REBATING OF MASONRY WALLS IS REQUIRED, IT MUST BE ACCOMMODATED FOR IN THE DESIGN IN ACCORDANCE WITH AS 3700.
3. FOR DIAGRAM (C), WHERE A WATERSTOP CANNOT BE PROVIDED, A TYPE 1 OR TYPE 2 JUNCTION CAN BE USED WITH AS 3740.

10.2.8 MATERIALS - WATERPROOF
ANY MEMBRANES USED MUST COMPLY WITH AS/NZS 4858

10.2.12 - WET AREA FLOORS - FALLS
WHERE A FLOOR WASTE IS INSTALLED, THE MIN CONTINUOUS FALL OF A FLOOR PLANE TO THE WASTE IS 1:80. THE MAX CONTINUOUS FALL OF A FLOOR PLANE TO THE WASTE IS 1:30.

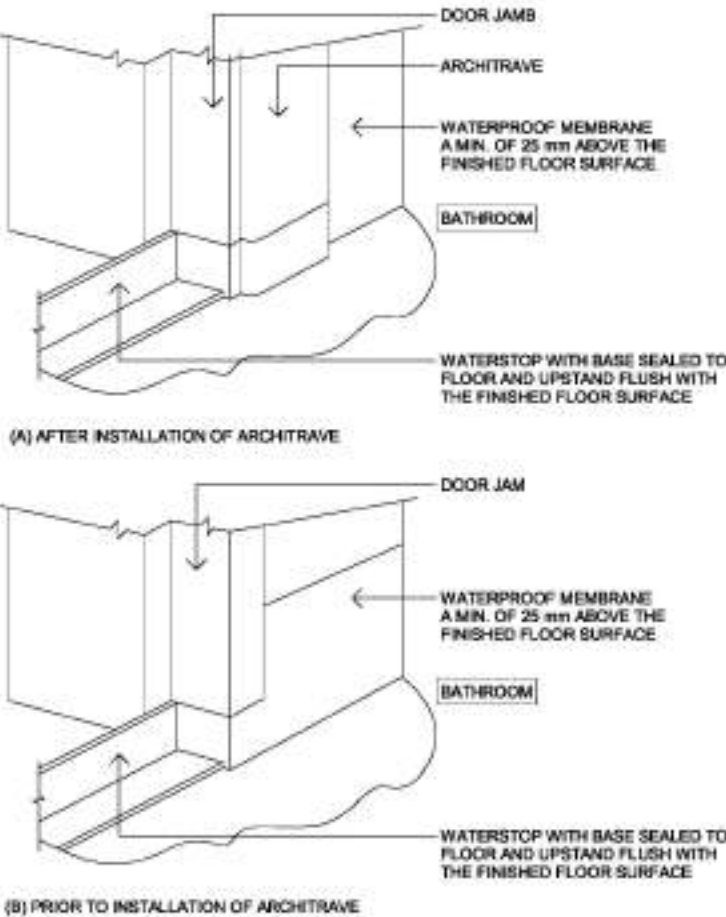
REFER TO BCA FOR PENETRATIONS, FLASHINGS, MEMBRANES, WALL SHEETING SUBSTRATES, BOND BREAKER INSTALLATION ETC FOR MORE SPECIFIC DETAILS

IMPORTANT NOTES:

1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANNER AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

10.2.24 FLASHINGS/JUNCTIONS

FIGURE 10.2.24 TYPICAL BATHROOM DOOR DETAILS FOR WHOLE BATHROOM WATERPROOFING



EXPLANATORY INFORMATION

- VERTICAL FLASHING MAY BE USED AS FOLLOWS:
- (A) EXTERNAL VERTICAL FLASHING MAY BE USED WITH EXTERNAL MEMBRANE SYSTEMS AND INSTALLED BEHIND THE WALL SHEETING OR RENDER. THEY MUST HAVE LEGS OF SUFFICIENT WIDTH TO ALLOW THE WALL SHEETING OR RENDER TO OVERLAP BY NOT LESS THAN 32mm.
 - (B) INTERNAL VERTICAL FLASHING MAY BE USED WITH BOTH EXTERNAL AND INTERNAL MEMBRANE SYSTEMS PROVIDED EACH LEG HAS A MINIMUM OVERLAP OF 40 mm TO THE WALL SHEETING OR RENDER AND WHERE USED WITH:
 - (i) INTERNAL MEMBRANE, MUST EXTEND VERTICALLY FROM THE SHOWER TRAY; AND
 - (ii) EXTERNAL MEMBRANES, MUST OVERLAP THE TOP EDGE OF THE FLOOR WATERPROOFING SYSTEM BY NOT LESS THAN 20mm; AND
 - (iii) PREFORMED SHOWER BASES OR BATHS, MUST EXTEND TO THE BOTTOM EDGE OF THE WALL SHEETING OR RENDER.

NOTE:

REFER NCC 2022 PART 10.2 WET AREA WATERPROOFING FOR FULL CONTENTS OF THE REGULATION

10.2.27 BOND BREAKER INSTALLATION FOR BONDED MEMBRANES

FIGURE 10.2.27 (EXPLANATORY) TYPICAL BOND BREAKER DETAILS

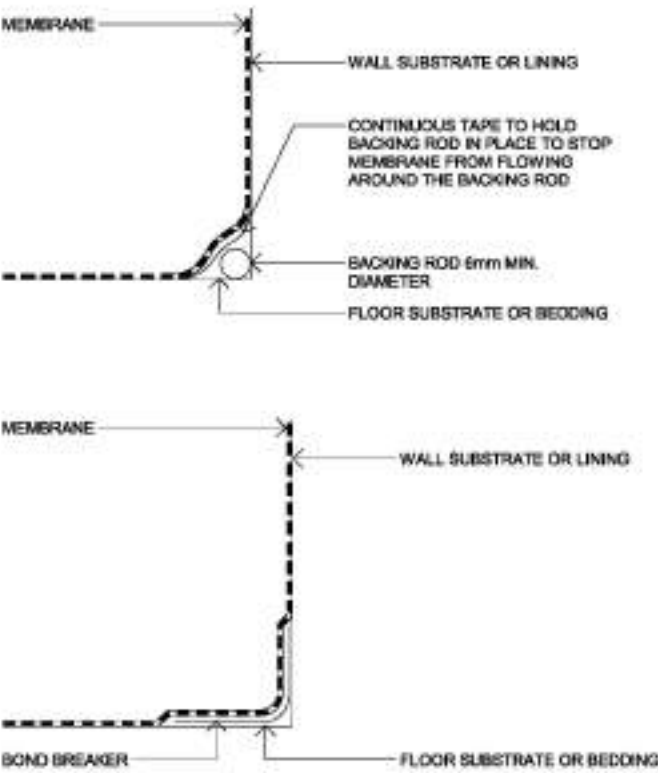
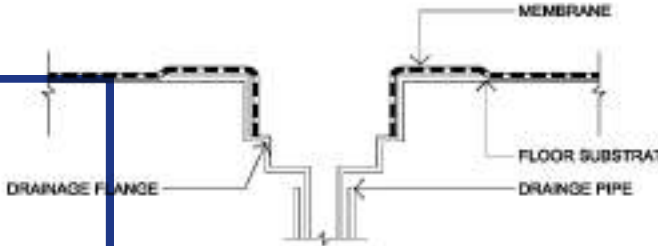


FIGURE NOTES:

1. BOND BREAKERS FOR CLASS I MEMBRANES (LOW EXTENSIBILITY) ALLOW THE MEMBRANE TO FLEX RATHER THAN STRETCH.
2. BOND BREAKERS FOR CLASS II MEMBRANES (MEDIUM EXTENSIBILITY) ALLOW THE MEMBRANE TO STRETCH. IF A TAPE IS USED AS A BOND BREAKER, EITHER THE MEMBRANE MUST NOT BOND TO THE TAPE OR THE TAPE MUST HAVE ELASTIC PROPERTIES SIMILAR TO THE MEMBRANE.
3. BOND BREAKERS FOR CLASS III MEMBRANES (HIGH EXTENSIBILITY) ALLOW THE MEMBRANE TO HAVE AN EVEN THICKNESS.

10.2.29 MEMBRANE TO DRAINAGE CONNECTION

FIGURE 10.2.29 TYPICAL MEMBRANE TERMINATION AT DRAINAGE OUTLET



EXPLANATORY INFORMATION: DRAINAGE FLANGES

1. FOR MEMBRANE DRAINAGE CONNECTIONS IN CONCRETE FLOORS: DRAINAGE FLANGE MAY BE EITHER CAST INTO THE CONCRETE SLAB OR SET INTO THE TOP SURFACE OF THE CONCRETE OR AS THE TILE BED.
2. FOR MEMBRANE DRAINAGE CONNECTIONS IN OTHER FLOORS: DRAINAGE FLANGE MAY BE EITHER SET INTO THE FLOOR SUBSTRATE OR THE TILE BED.



ADVERTISED MATERIAL

Planning Application: T250444

Date Prepared: 02 December 2025

This copied document is made available for the purpose of the planning process 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.

TOMORROW
HOMES

Yesterday | Today | Tomorrow

(03) 9827 0988 • Mob 0408 806 808 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

Home: THE BASILICA-CUSTOM-7.5(01CM)

Client: S

Location: LOT 216 CREEK CCT, PAKENHAM - THE RISE ESTATE

Drawing: WATER PROOFING DETAILS 02

DRAWING DETAILS

17/10/2025 3:24:01 pm

SCALE SHEET SIZE

1:20 A3

JOB

No:

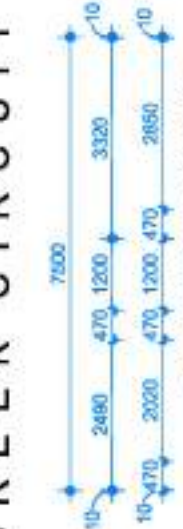
Drawg

No:

Issue

A09

CREEK CIRCUIT



MOUNTABLE KERB AND CHANNEL

ALT. TBM - TOP OF
ELECTRICITY PIT
RL 47.84 AHD

TREE PROTECTION
FENCING 1.8M BY
BUILDER

COLOURED
CONCRETE

TREE PROTECTION
FENCING 1.8M BY
BUILDER

TREE PROTECTION
FENCING 1.8M BY
BUILDER

SITE PLAN

1 : 125

IMPORTANT NOTES:

1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANNER AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

TOMORROW
HOMES

Yesterday | Today | Tomorrow

(03) 9827 0988 • Mob 0408 806 808 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

Home: THE BASILICA-CUSTOM-7.5(01CM)

Client: [REDACTED]

Location: LOT 216 CREEK CCT, PAKENHAM - THE RISE ESTATE

Drawing: SITE PLAN



ADVERTISED MATERIAL

Planning Application: T250444

Date Prepared: 02 December 2025

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.

NOTES:

1. FINISHED LANDSCAPING LEVEL TO BE 1 BRICK OR MORE BELOW WEEPHOLES.
2. DUAL PLUMBING TO BE USED FOR THE DWELLING AS PER RESTRICTION-A ON THE PLAN OF SUBDIVISION. THE DWELLING MUST USE RECYCLED WATER FOR TOILET FLUSHING AND GARDEN WATERING.

LEGEND

	100mm UPVC STORMWATER PIPE TO GRADE TO LPOD, MINIMUM GRADE 1:100
	SURFACE DRAIN
	ROOF VENTILATION - TO NCC REQUIREMENTS



All dimensions
to be verified
on site

DRAWING DETAILS

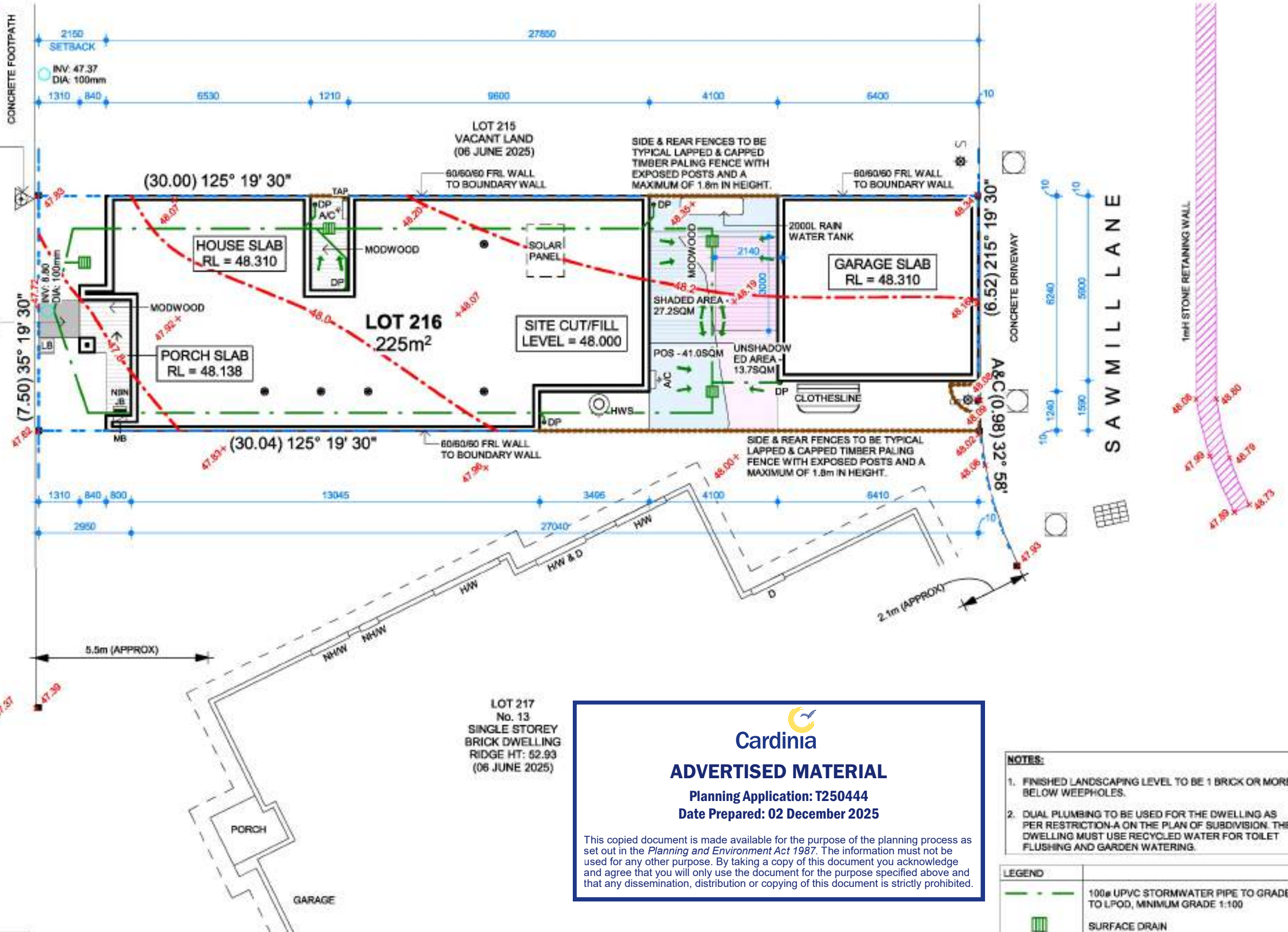
17/10/2025 3:24:02 pm

SCALE: As indicated
SHEET SIZE: A3

JOB
No:

Drawg
No: D01a

Issue
A09



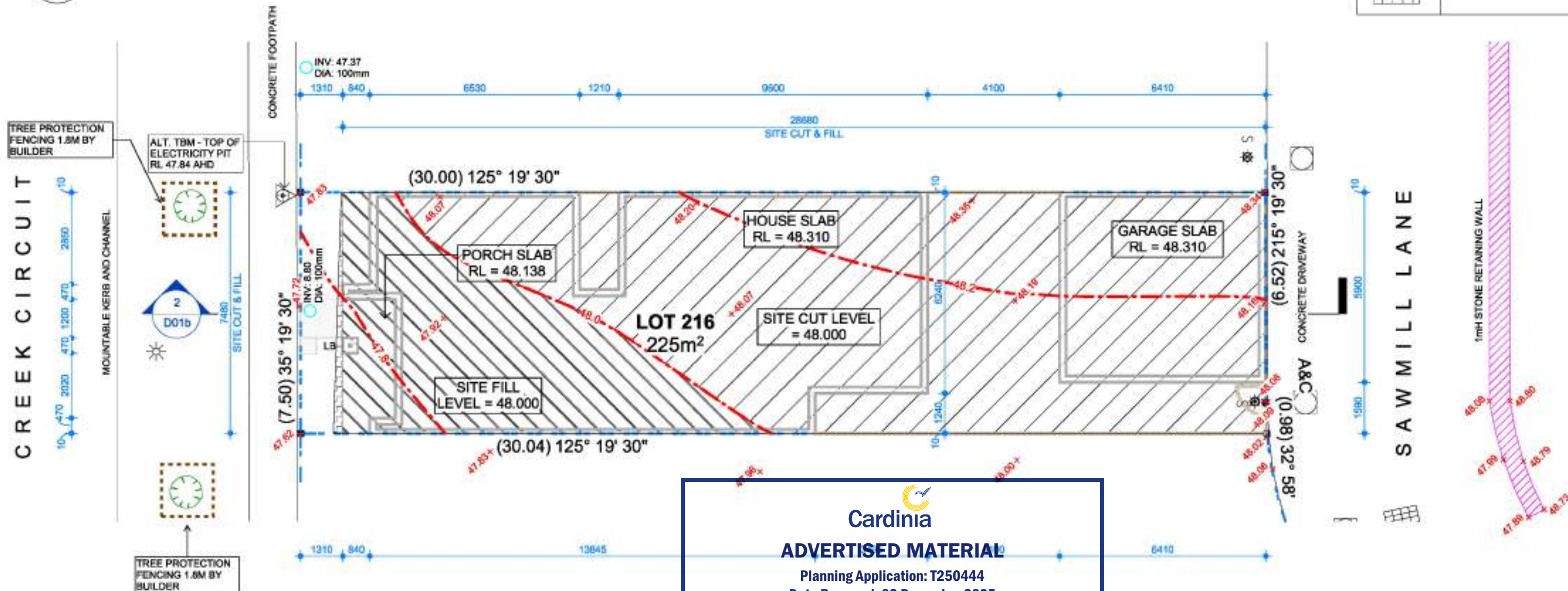
LOT 217
No. 13
SINGLE STOREY
BRICK DWELLING
RIDGE HT: 52.93
(06 JUNE 2025)



LEGEND	
	DENOTES CUT
	DENOTES FILL
	DENOTES 45° BATTER

2 SITE SECTION

D01b 1:125



SITE EXCAVATION PLAN

1:125

IMPORTANT NOTES:

1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANNER AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

TOMORROW
HOMES

Yesterday | Today | Tomorrow

(03) 9827 0988 • Mob 0408 806 608 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

Home: THE BASILICA-CUSTOM-7.5(01CM)

Client: [REDACTED]

Location: LOT 216 CREEK CCT, PAKENHAM - THE RISE ESTATE

Drawing: SITE EXCAVATION PLAN



All dimensions to be verified on site

DRAWING DETAILS

17/10/2025 3:24:02 pm

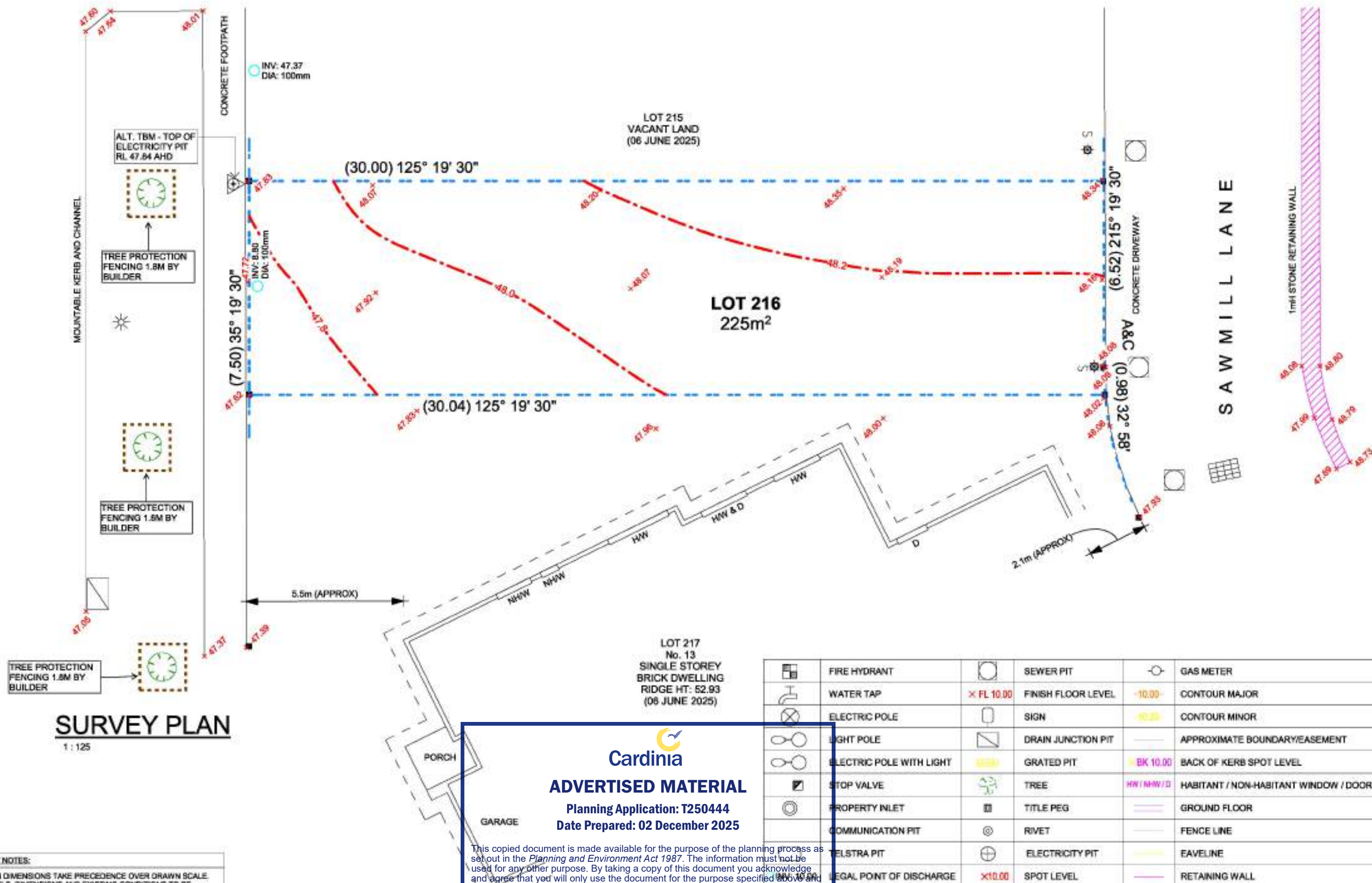
SCALE: As indicated SHEET SIZE: A3

JOB No: [REDACTED]
Dwg No: D01b Issue: A09

Cardinia
ADVERTISED MATERIAL
Planning Application: T250444
Date Prepared: 02 December 2025

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.

CREEK CIRCUIT



SURVEY PLAN

1:125



Cardinia

ADVERTISED MATERIAL

Planning Application: T250444

Date Prepared: 02 December 2025

	FIRE HYDRANT		SEWER PIT		GAS METER
	WATER TAP		FINISH FLOOR LEVEL		CONTOUR MAJOR
	ELECTRIC POLE		SIGN		CONTOUR MINOR
	LIGHT POLE		DRAIN JUNCTION PIT		APPROXIMATE BOUNDARY/EASEMENT
	ELECTRIC POLE WITH LIGHT		GRATED PIT		BACK OF KERB SPOT LEVEL
	STOP VALVE		TREE		HABITANT / NON-HABITANT WINDOW / DOOR
	PROPERTY INLET		TITLE PEG		GROUND FLOOR
	COMMUNICATION PIT		RIVET		FENCE LINE
	TELSTRA PIT		ELECTRICITY PIT		EAVE LINE
	LEGAL POINT OF DISCHARGE		SPOT LEVEL		RETAINING WALL

IMPORTANT NOTES:

1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANNER AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

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.

TOMORROW
HOMES

Yesterday | Today | Tomorrow

(03) 9827 0998 • Mob 0408 806 808 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

Home: **THE BASILICA-CUSTOM-7.5(01CM)**

Location: LOT 216 CREEK CCT, PAKENHAM - THE RISE ESTATE

Location: LOT 216 CREEK CCT, PAKENHAM - THE RISE ESTATE

Drawing: **SURVEY PLAN**

All dimensions
to be verified
on site.

DRAWING DETAILS

17/10/2025 3:24:03 pm

SCALE	SHEET SIZE
-------	------------

As indicated	A3
--------------	----

JOB
No:

1992

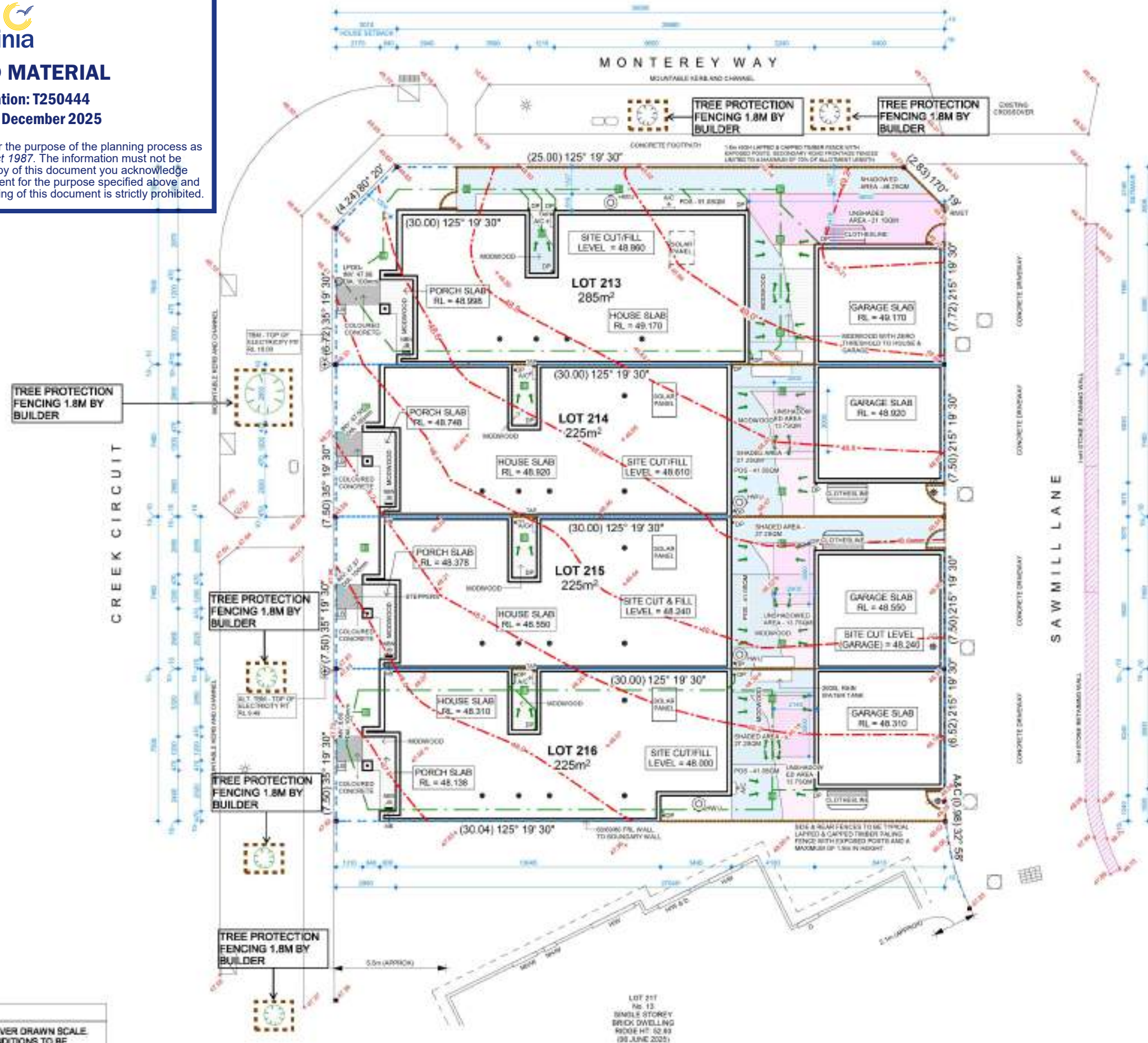
Drwg No:	D01c	Issue	A09
-------------	------	-------	-----

ADVERTISED MATERIAL

Planning Application: T250444

Date Prepared: 02 December 2025

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.



IMPORTANT NOTES:

1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANNER AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
7. ALL DIMENSIONS ARE NOMINAL AND MUST BE VERIFIED ON SITE.

TOMORROW
HOMES

Yesterday | Today | Tomorrow

(03) 9827 0988 • Mob 0408 806 608 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

Home: **THE BASILICA-CUSTOM-7.5(01CM)**

Client: [REDACTED]

Location: LOT 216 CREEK CCT, PAKENHAM - THE RISE ESTATE

Drawing: **COMBINED SITE PLAN**



All dimensions to be verified on site

DRAWING DETAILS

17/10/2025 3:24:05 pm

SCALE SHEET SIZE

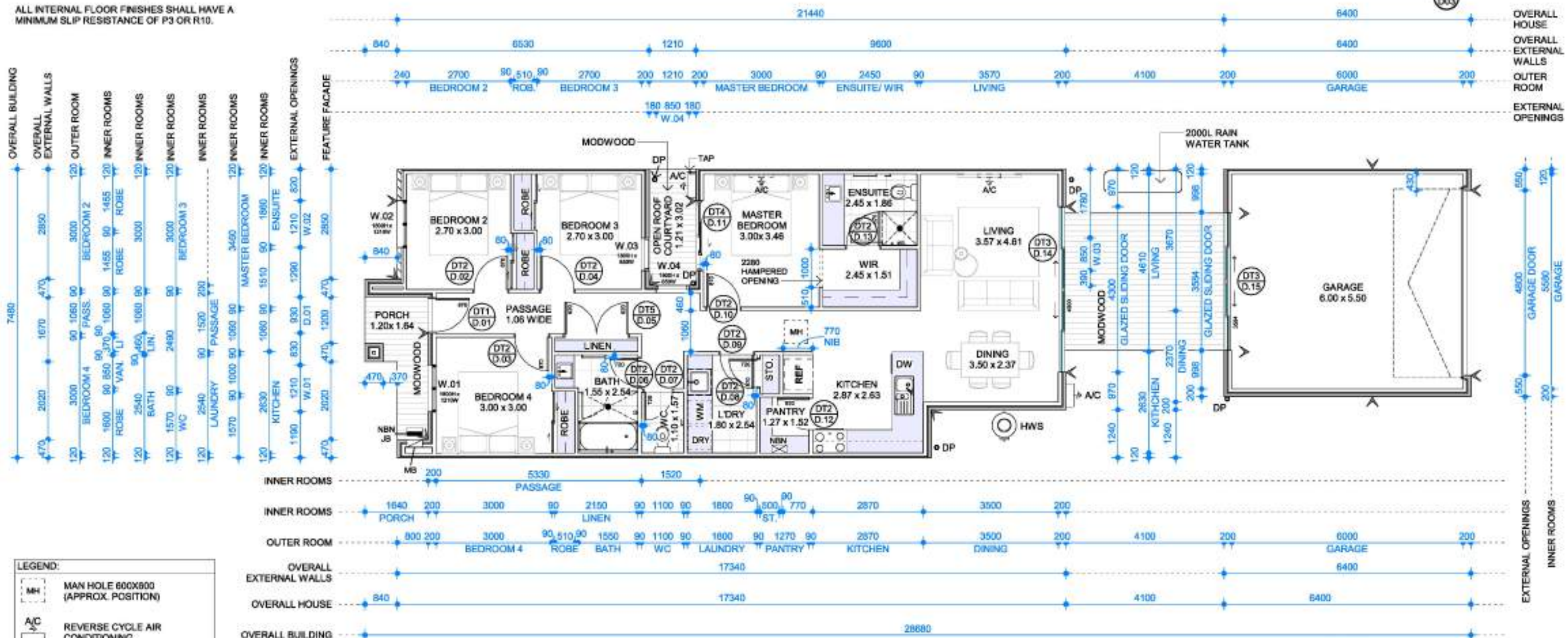
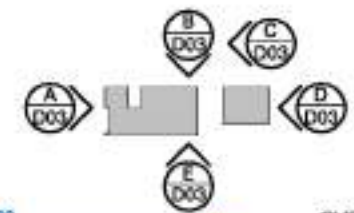
A3

JOB No:

Drawg No: **D01d** Issue **A09**

ALL INTERNAL FLOOR FINISHES SHALL HAVE A MINIMUM SLIP RESISTANCE OF P3 OR R10.

EXHAUST FANS TO BE 25 LITRES PER SECOND (BATHROOMS AND TOILET) OR 40 LITRES PER SECOND (KITCHEN AND LAUNDRY).



	MAN HOLE 600X600 (APPROX. POSITION)
	REVERSE CYCLE AIR CONDITIONING
	CONTROL JOINT

HWS	HOT WATER SERVICE
MB	METER BOX
GAS	GAS METER
NBN	NBN HUB

1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANNER AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

NOTE:
METER BOX TO MATCH THE COLOUR
OF THE WALL IT IS AGAINST.

GROUND FLOOR PLAN

1:100



ADVERTISED MATERIAL

Planning Application: T250444

Date Prepared: 02 December 2025

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.

HOUSE SIZE
7.48m x 17.34m

BLOCK SIZE
7.50m x 30.00m
SMALL LOT CODE

AREAS	
LIVING	118.40m ²
GARAGE	37.80m ²
PORCH	5.10m ²
COURTYARD	3.70m ²
TOTAL AREA	165.00m²

SITE COVERAGE 73.33%

DRAWING DETAILS

17/10/2025 3:24:07 pm

SCALE	SHEET SIZE
-------	------------

1 : 100	A3
---------	----

JOB	
-----	--



All dimensions
to be verified
on site

Drwg No:	D02	Issue	A09
-------------	-----	-------	-----

TOMORROW
HOMES

Yesterday | Today | Tomorrow

(03) 9827 0998 • Mob 0408 806 808 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

Home: THE BASILICA-CUSTOM-7.5(01CM)

Client: [REDACTED]

Location: LOT 216 CREEK CCT, PAKENHAM - THE RISE ESTATE

Drawing: **FLOOR PLAN**

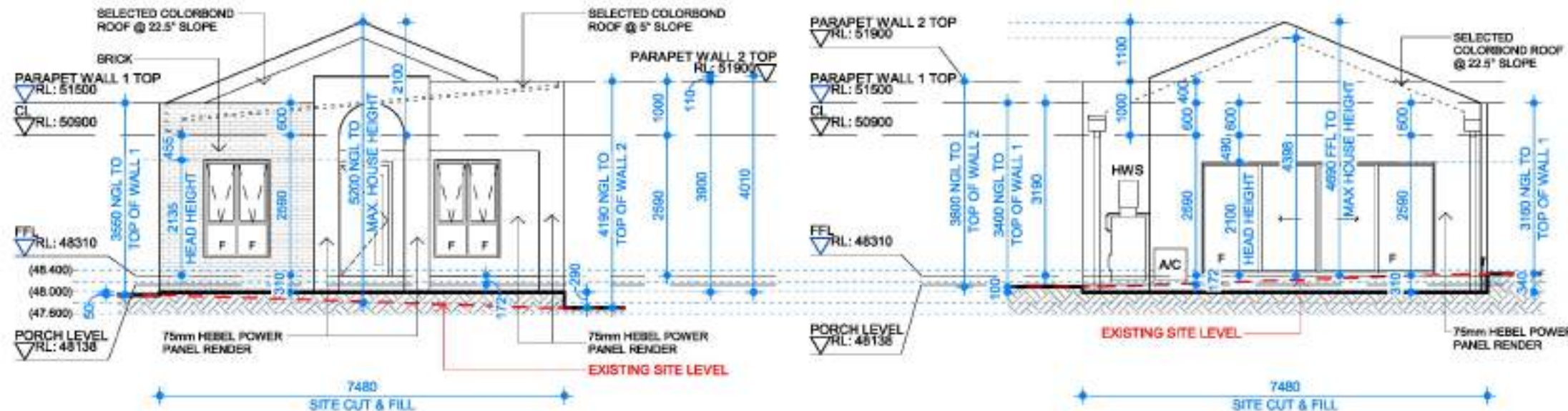
LOT 216 GARAGE & HOUSE HEIGHTS & AREAS		
GARAGE ROOF HEIGHT AT BOUNDARY		
CEILING TO ROOF AT BOUNDARY	256	mm
CEILING HEIGHT OF HOUSE	2,590	mm
GARAGE SETDOWN	0	mm
RL OF GARAGE SLAB	48,310	mm
HIGHEST NGL RL OF GARAGE AT BOUNDARY	48,350	mm
LOWEST NGL RL OF GARAGE AT BOUNDARY	48,340	mm
AVERAGE NGL RL OF GARAGE AT BOUNDARY	48,345	mm
AVERAGE GARAGE HEIGHT AT BOUNDARY FROM NGL	2,811	mm
MAXIMUM GARAGE HEIGHT AT BOUNDARY FROM NGL	2,816	mm

HOUSE MAX HEIGHT		
CEILING LEVEL TO THE HIGHEST POINT	2,100	mm
MAX HEIGHT OF HOUSE FROM NGL	5,200	mm

PORCH MAX HEIGHT		
CEILING LEVEL TO THE HIGHEST POINT AT 2.15m SETBACK LINE	1,000	mm
NGL AT FORWARD MOST POINT (AT 2.15m SETBACK LINE)	47,800	mm
MAX HEIGHT OF PORCH FROM NGL	4,100	mm

LOT AREAS		
TOTAL SITE AREA	225.00	m ²
PERMITTED BUILDING AREA	149.70	m ²
TOTAL BUILDING AREA	165.00	m ²
TOTAL NON-PERMEABLE AREA - DRIVEWAY AND CONCRETE PATHS	1.0	m ²
TOTAL PERMEABLE AREA	59.0	m ²
	73.33%	
	0.4%	
	26.2%	

LEGEND - SERVICES	
HWS	HOT WATER SERVICE
MB	METER BOX
GAS	GAS METER
NBN JB	NBN JUNCTION BOX



NORTH-WEST ELEVATION (HOUSE)

1 : 100

RECESSED FACADE NOTE:

TOTAL FRONT FACADE AREA: 28.77m²
RECESSED FACADE AREA: 8.65m²
8.65/28.77=0.30

FRONT FACADE RECESSED AREA: 30%

GARAGE OPENING AREA:

TOTAL FRONT GARAGE AREA: 28.77m²
FRONT GARAGE OPENING AREA: 10.08m²
10.08/28.77=0.35
FRONT GARAGE OPEN AREA: 36%

AVERAGE GARAGE WALL HEIGHT

WALL LENGTH:	6.40m
WALL AREA:	17.98m ²
AVERAGE WALL HT:	2.81m

NOTE:

NATURAL GROUND LEVELS ARE SHOWN INDICATIVELY ONLY.

SOUTH-EAST ELEVATION (HOUSE)

1 : 100

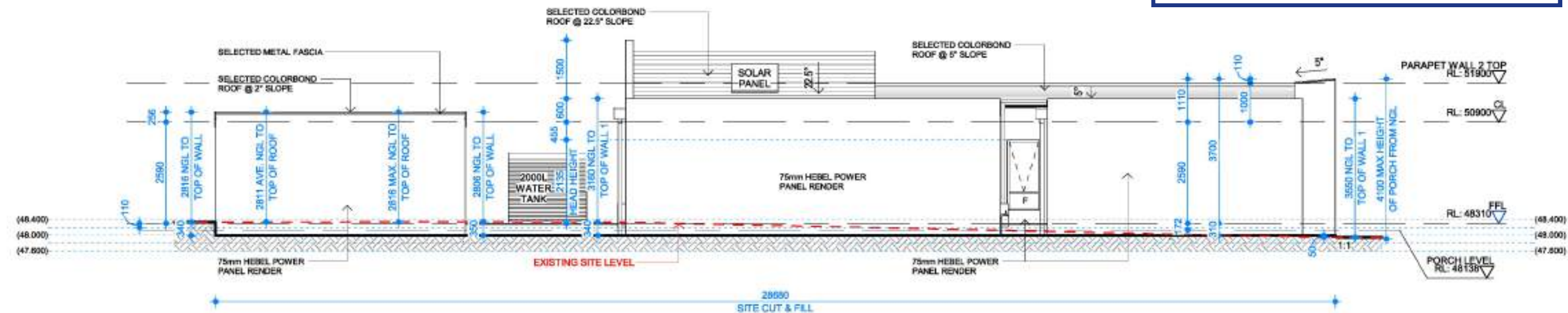


ADVERTISED MATERIAL

Planning Application: T250444

Date Prepared: 02 December 2025

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.



NORTH-EAST ELEVATION

1 : 100

IMPORTANT NOTES:

1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANNER AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

TOMORROW
HOMES

Yesterday | Today | Tomorrow

(03) 9827 0988 • Mob 0408 806 808 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

Home: THE BASILICA-CUSTOM-7.5(01CM)

Client: [REDACTED]

Location: LOT 216 CREEK CCT, PAKENHAM - THE RISE ESTATE

Drawing: ELEVATION SHEET 1 OF 2

DRAWING DETAILS

17/10/2025 3:24:09 pm

SCALE SHEET SIZE

1 : 100 A3

JOB

No:

Drawg No: D03a Issue A09

All dimensions to be verified on site

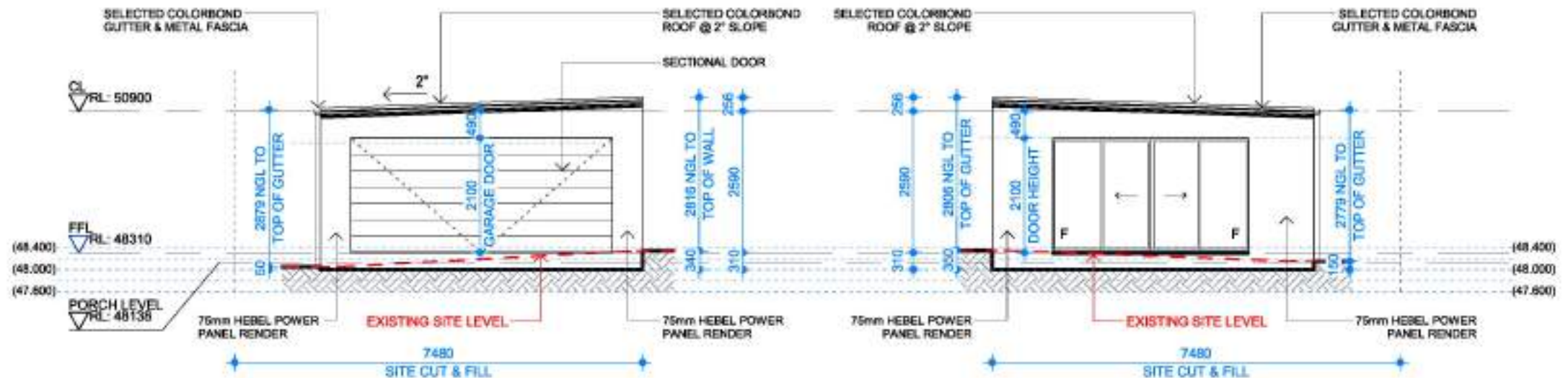
LOT 216 GARAGE & HOUSE HEIGHTS & AREAS		
GARAGE ROOF HEIGHT AT BOUNDARY		
CEILING TO ROOF AT BOUNDARY	256	mm
CEILING HEIGHT OF HOUSE	2,590	mm
GARAGE SETDOWN	0	mm
RL OF GARAGE SLAB	48,310	mm
HIGHEST NGL RL OF GARAGE AT BOUNDARY	48,350	mm
LOWEST NGL RL OF GARAGE AT BOUNDARY	48,340	mm
AVERAGE NGL RL OF GARAGE AT BOUNDARY	48,345	mm
AVERAGE GARAGE HEIGHT AT BOUNDARY FROM NGL	2,811	mm
MAXIMUM GARAGE HEIGHT AT BOUNDARY FROM NGL	2,816	mm

HOUSE MAX HEIGHT		
CEILING LEVEL TO THE HIGHEST POINT	2,100	mm
MAX HEIGHT OF HOUSE FROM NGL	5,200	mm

PORCH MAX HEIGHT		
CEILING LEVEL TO THE HIGHEST POINT AT 2.15m SETBACK LINE	1,000	mm
NGL AT FORWARD MOST POINT (AT 2.15m SETBACK LINE)	47,800	mm
MAX HEIGHT OF PORCH FROM NGL	4,100	mm

LOT AREAS		
TOTAL SITE AREA	225.00	m ²
PERMITTED BUILDING AREA	149.70	m ²
TOTAL BUILDING AREA	165.00	m ²
TOTAL NON-PERMEABLE AREA - DRIVEWAY AND CONCRETE PATHS	1.0	m ²
TOTAL PERMEABLE AREA	59.0	m ²
	73.33%	
	0.4%	
	26.2%	

LEGEND - SERVICES	
HWS	HOT WATER SERVICE
MB	METER BOX
GAS	GAS METER
NBN JB	NBN JUNCTION BOX



SOUTH-EAST ELEVATION (GARAGE)

1 : 100

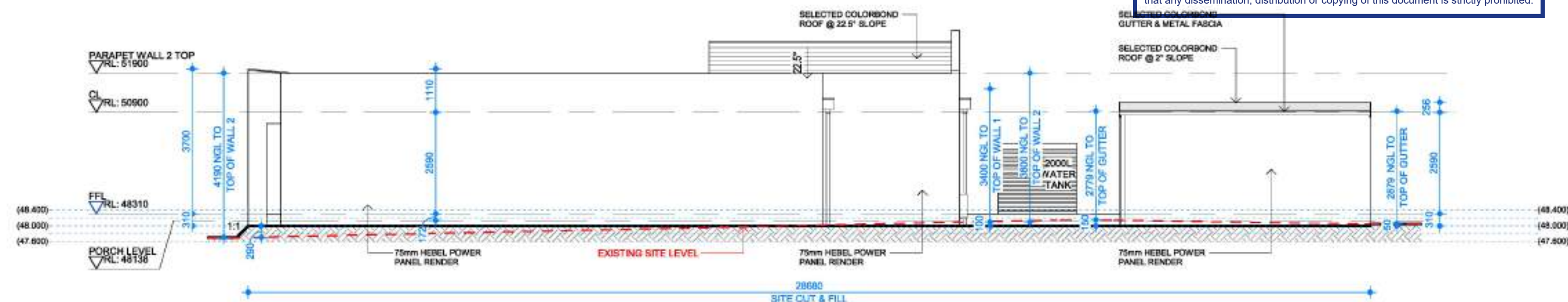
NORTH-WEST ELEVATION (GARAGE)

1 : 100

RECESSED FACADE NOTE:	
TOTAL FRONT FACADE AREA:	28.77m ²
RECESSED FACADE AREA:	8.65m ²
$8.65/28.77=0.30$	
FRONT FACADE RECESSED AREA:	30%
GARAGE OPENING AREA:	
TOTAL FRONT GARAGE AREA:	28.77m ²
FRONT GARAGE OPENING AREA:	10.08m ²
$10.08/28.77=0.35$	
FRONT GARAGE OPEN AREA:	35%

AVERAGE GARAGE WALL HEIGHT	
WALL LENGTH:	6.40m
WALL AREA:	17.98m ²
AVERAGE WALL HT:	2.81m

NOTE:
NATURAL GROUND LEVELS ARE SHOWN INDICATIVELY ONLY.



SOUTH-WEST ELEVATION

1 : 100

- IMPORTANT NOTES:**
1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
 2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
 3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
 4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
 5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANNER AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
 6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
 7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

TOMORROW
HOMES

Yesterday | Today | Tomorrow

(03) 9827 0988 • Mob 0408 806 808 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

Home: **THE BASILICA-CUSTOM-7.5(01CM)**

Client: **[REDACTED]**

Location: LOT 216 CREEK CCT, PAKENHAM - THE RISE ESTATE

Drawing: **ELEVATION SHEET 2 OF 2**

Cardinia

ADVERTISED MATERIAL

Planning Application: T250444

Date Prepared: 02 December 2025

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.

DRAWING DETAILS

17/10/2025 3:24:10 pm

SCALE SHEET SIZE

1 : 100 A3

JOB No:

Drawg No: **D03b**

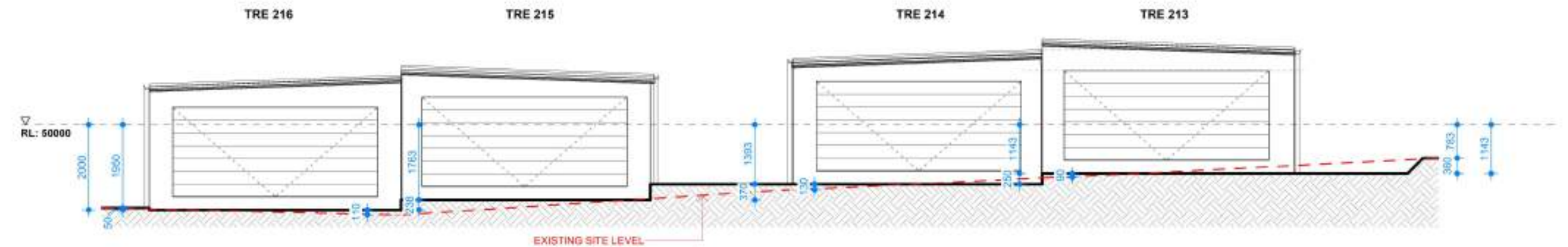
Issue **A09**

All dimensions to be verified on site



NORTH-WEST ELEVATION

1 : 100



SOUTH-EAST ELEVATION (GARAGE)

1 : 100

IMPORTANT NOTES:

1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANNER AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

TOMORROW
HOMES

Yesterday | Today | Tomorrow

(03) 9827 0988 • Mob 0408 806 808 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

Home: **THE BASILICA-CUSTOM-7.5(01CM)**

Client: [REDACTED]

Location: LOT 216 CREEK CCT, PAKENHAM - THE RISE ESTATE

Drawing: **COMBINED ELEVATIONS**



ADVERTISED MATERIAL

Planning Application: T250444

Date Prepared: 02 December 2025

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.

DRAWING DETAILS

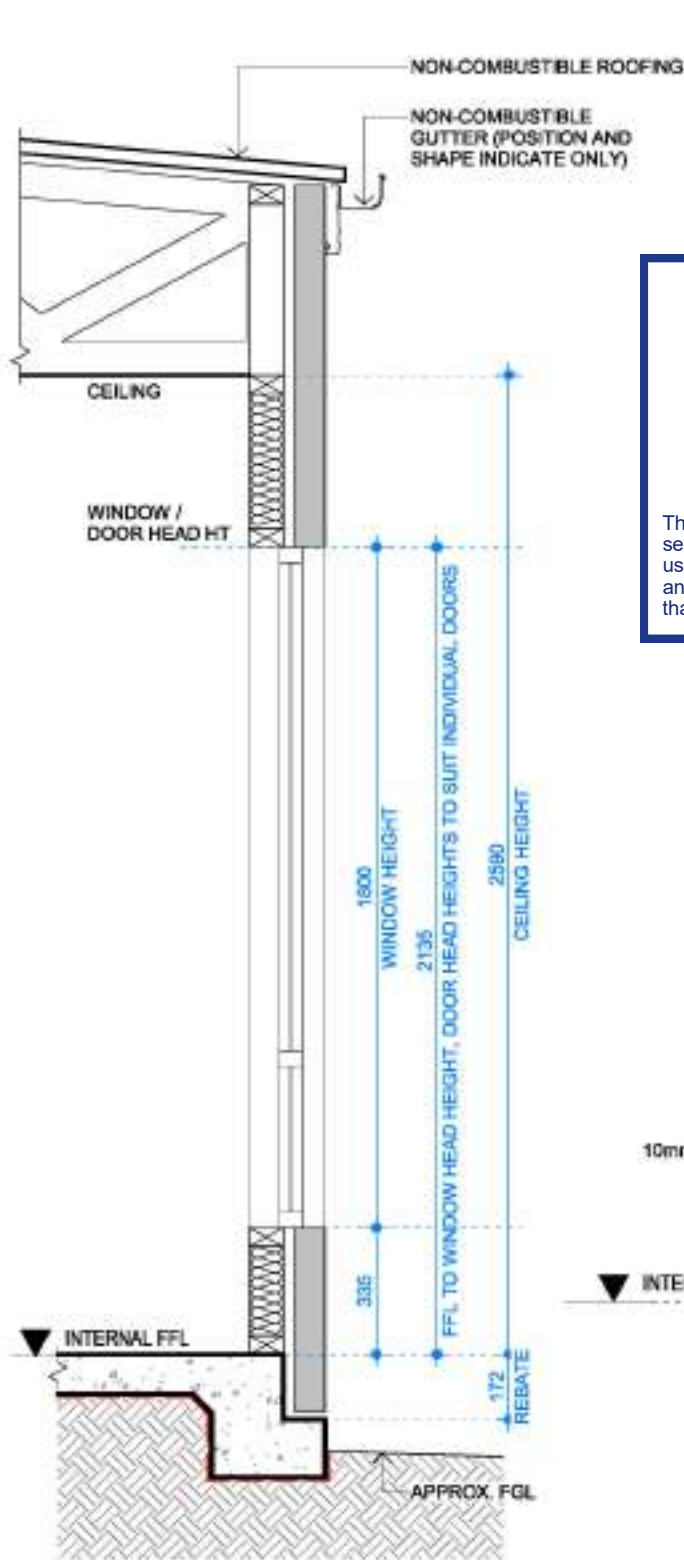
17/10/2025 3:24:13 pm

SCALE SHEET SIZE
A3

JOB No:

All dimensions to be verified on site

Drawg No: **D03c** Issue **A09**



**SECTION RELATIVE
WALL HTS**

1:20

IMPORTANT NOTES:

1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANNER AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
7. ALL DIMENSIONS ARE NOMINAL AND MUST BE VERIFIED ON SITE.

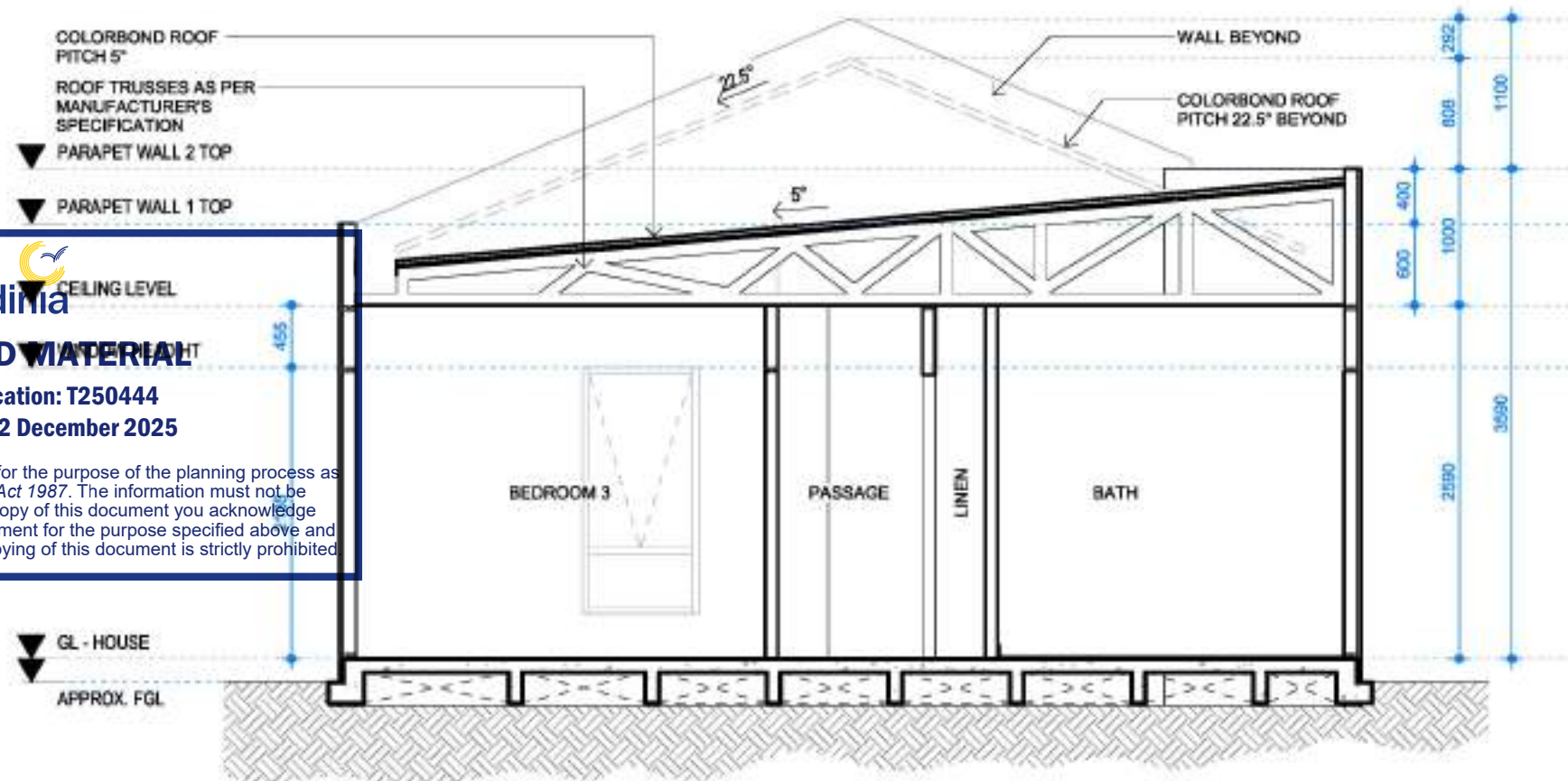
Cardinia

ADVERTISED MATERIAL

Planning Application: T250444

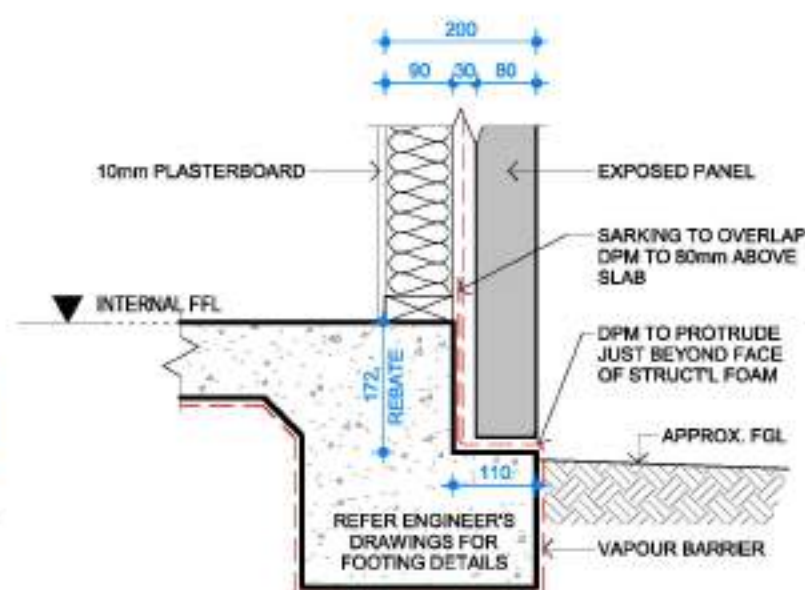
Date Prepared: 02 December 2025

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.



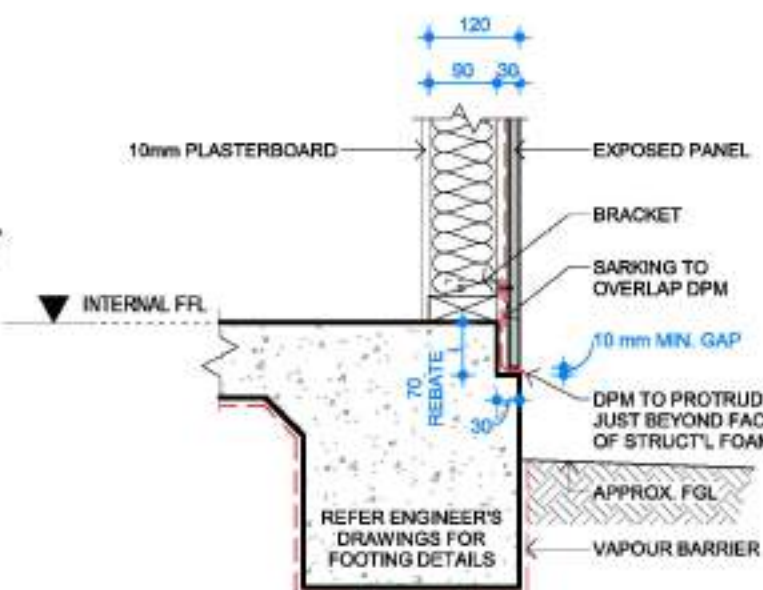
CROSS SECTION

1:50



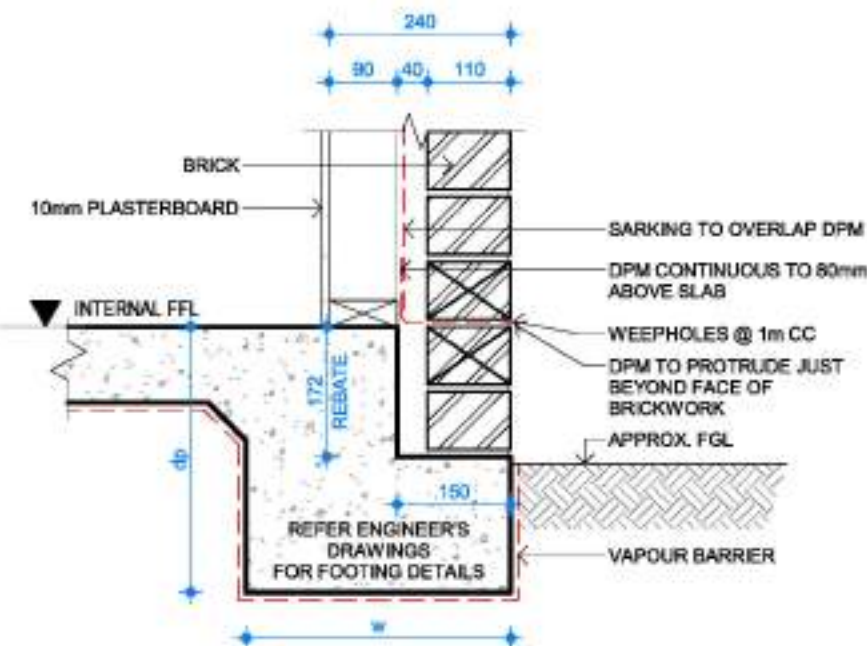
**SECTION HEBEL / FOAM
SLAB REBATE DETAIL**

1:10



**SECTION CLADDING
SLAB REBATE DETAIL**

1:10



**SECTION BRICK SLAB
FRONT REBATE DETAIL**

1:10

**TOMORROW
HOMES**

Yesterday | Today | Tomorrow

(03) 9827 0988 • Mob 0408 806 808 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

Home: THE BASILICA-CUSTOM-7.5(01CM)

Client:

Location: LOT 216 CREEK CCT, PARENHAM - THE RISE ESTATE

Drawing: SECTIONS

DRAWING DETAILS

17/10/2025 3:24:14 pm

SCALE SHEET SIZE

As indicated A3

JOB

No:

Drwg

No:

D04

Issue

A09

All dimensions
to be verified
on site

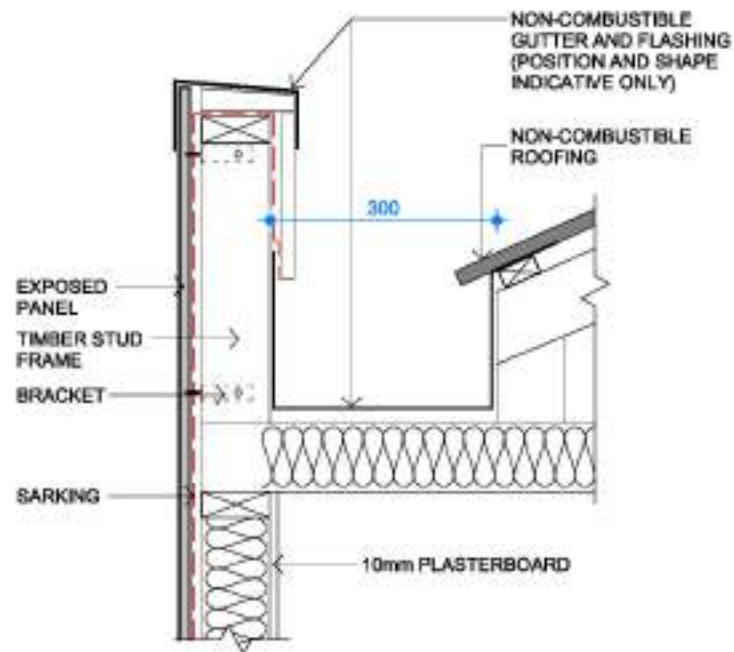


ADVERTISED MATERIAL

Planning Application: T250444

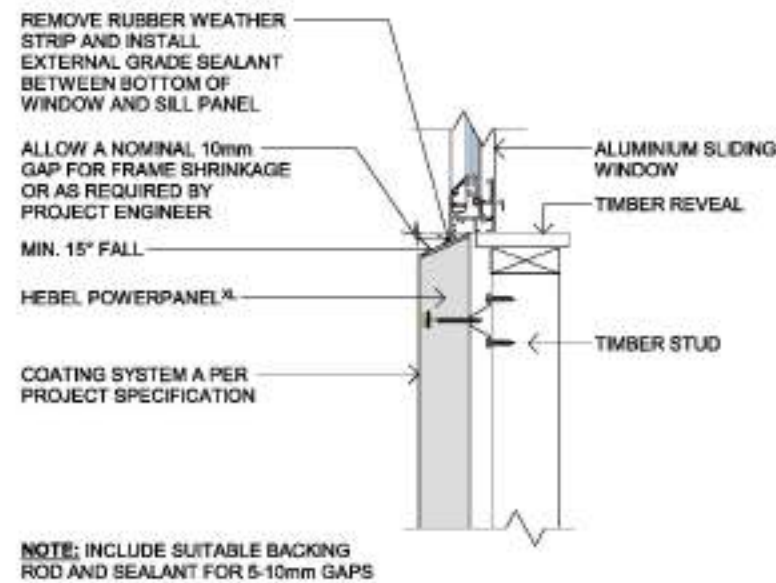
Date Prepared: 02 December 2025

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.



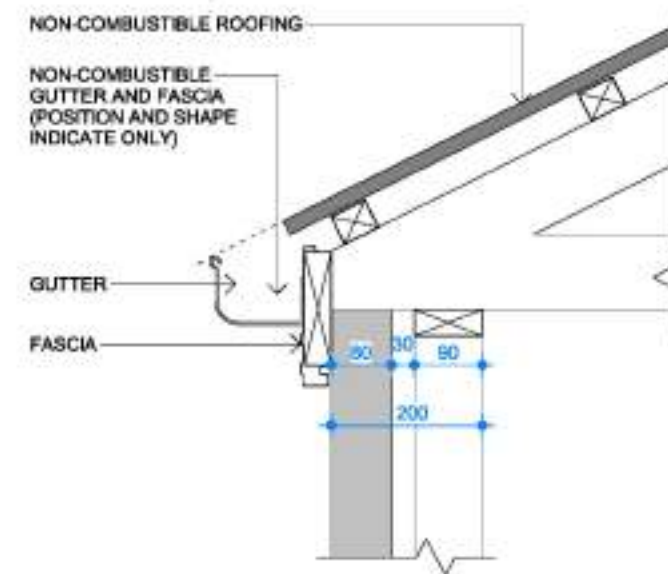
PARAPET CLADDING TYPICAL DETAIL

1:10



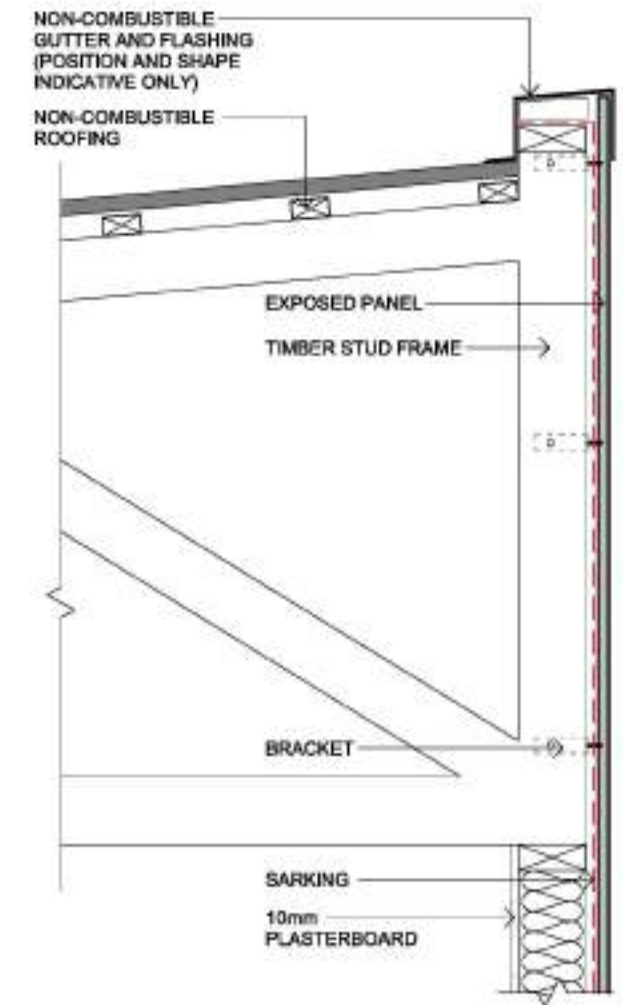
TYPICAL WINDOW SILL DETAIL - ALUMINIUM WINDOW FRAME

1:10



NO EAVE DETAIL (HEBEL)

1:10



PARAPET CLADDING TYPICAL DETAIL

1:10

IMPORTANT NOTES:

1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANNER AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

TOMORROW
HOMES

Yesterday | Today | Tomorrow

(03) 9827 0988 • Mob 0408 806 608 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

Home: THE BASILICA-CUSTOM-7.5(01CM)

Client:

Location: LOT 216 CREEK CCT, PAKENHAM - THE RISE ESTATE

Drawing: DETAILS

DRAWING DETAILS

17/10/2025 3:24:14 pm

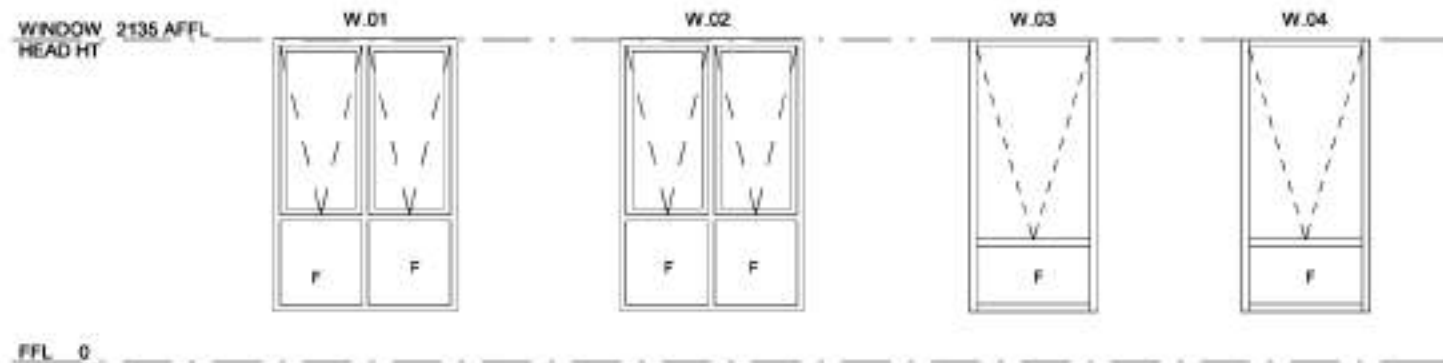
SCALE 1:10 SHEET SIZE A3

JOB No:

All dimensions to be verified on site

Draw No: D04a

Issue A09

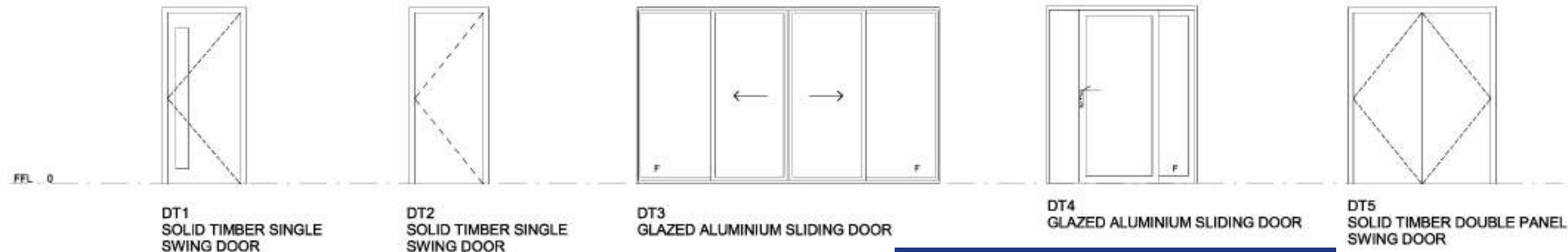


WINDOW ELEVATION

1 : 50

WINDOW SCHEDULE					
WINDOW NO.	DESCRIPTION	WIDTH	HEIGHT	HEAD HEIGHT	
W.01	2 PANEL WIDE AWNING WINDOW - 2 OPENING SASH TOP - 2 FIXED BOTTOM PANEL	1210	1800	2135	
W.02	2 PANEL WIDE AWNING WINDOW - 2 OPENING SASH TOP - 2 FIXED BOTTOM PANEL	1210	1800	2135	
W.03	1 PANEL WIDE AWNING WINDOW - 1 OPENING SASH, 1 FIXED BOTTOM PANEL	850	1800	2135	
W.04	1 PANEL WIDE AWNING WINDOW - 1 OPENING SASH, 1 FIXED BOTTOM PANEL	850	1800	2135	

DOOR SCHEDULE				
DOOR NO.	DOOR TYPE	DESCRIPTION	WIDTH	HEIGHT
D.01	DT1	SOLID TIMBER WITH SINGLE GLASS DOOR	870	2040
D.02	DT2	SOLID TIMBER SINGLE DOOR	870	2040
D.03	DT2	SOLID TIMBER SINGLE DOOR	870	2040
D.04	DT2	SOLID TIMBER SINGLE DOOR	870	2040
D.05	DT5	SOLID TIMBER DOUBLE DOOR	820 x 2	2040
D.06	DT2	SOLID TIMBER SINGLE DOOR	720	2040
D.07	DT2	SOLID TIMBER SINGLE DOOR	720	2040
D.08	DT2	SOLID TIMBER SINGLE DOOR	720	2040
D.09	DT2	SOLID TIMBER SINGLE DOOR	870	2040
D.10	DT2	SOLID TIMBER SINGLE DOOR	870	2040
D.11	DT4	GLAZED ALUMINIUM SLIDING DOOR	1810	2100
D.12	DT2	SOLID TIMBER SINGLE DOOR	820	1800
D.13	DT2	SOLID TIMBER SINGLE DOOR	870	2040
D.14	DT3	GLAZED ALUMINIUM SLIDING DOOR	4300	2100
D.15	DT3	GLAZED ALUMINIUM SLIDING DOOR	3584	2100



*(FOR ORIENTATION REFER TO FLOOR PLAN)

DOOR ELEVATION

1 : 50

IMPORTANT NOTES:

1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANNER AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
7. ALL DIMENSIONS ARE NOMINAL AND MUST BE VERIFIED ON SITE.

TOMORROW
HOMES

Yesterday | Today | Tomorrow

(03) 9827 0988 • Mob 0408 806 808 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au



ADVERTISED MATERIAL

Planning Application: T250444

Date Prepared: 02 December 2025

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.

NOTE:

WC DOOR MUST HAVE LIFT OFF HINGES.

Home: THE BASILICA-CUSTOM-7.5(01CM)

Client:

Location: LOT 216 CREEK CCT, PAKENHAM - THE RISE ESTATE

Drawing: WINDOW & DOOR ELEVATION

DRAWING DETAILS

17/10/2025 3:24:15 pm

SCALE: As indicated
SHEET SIZE: A3

JOB No:

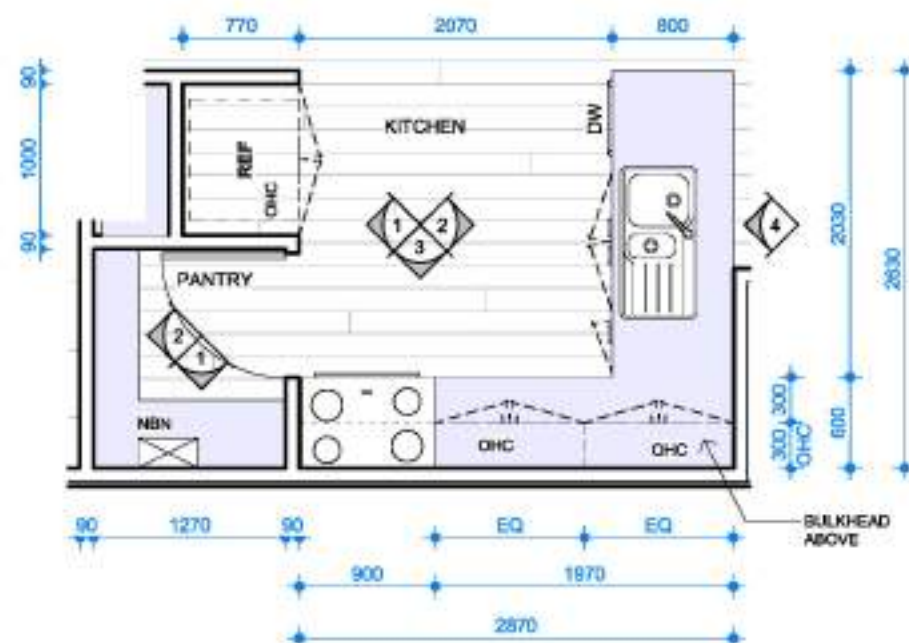
Dwg No:

D05

Issue

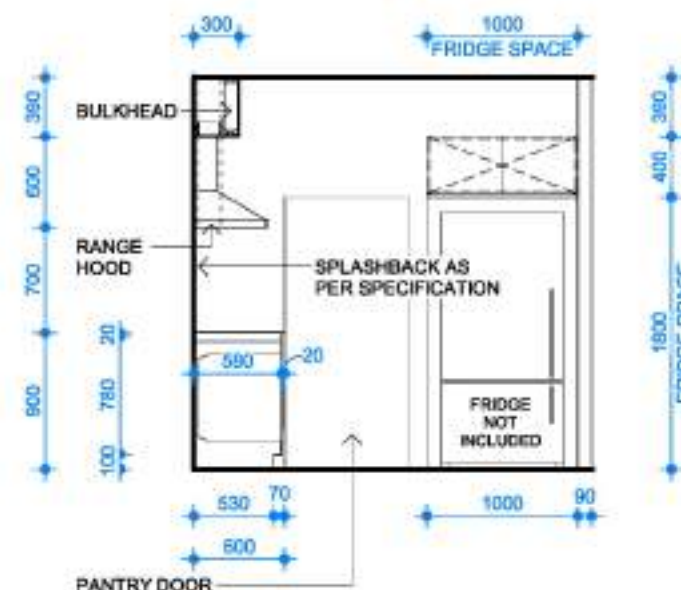
A09

All dimensions to be verified on site



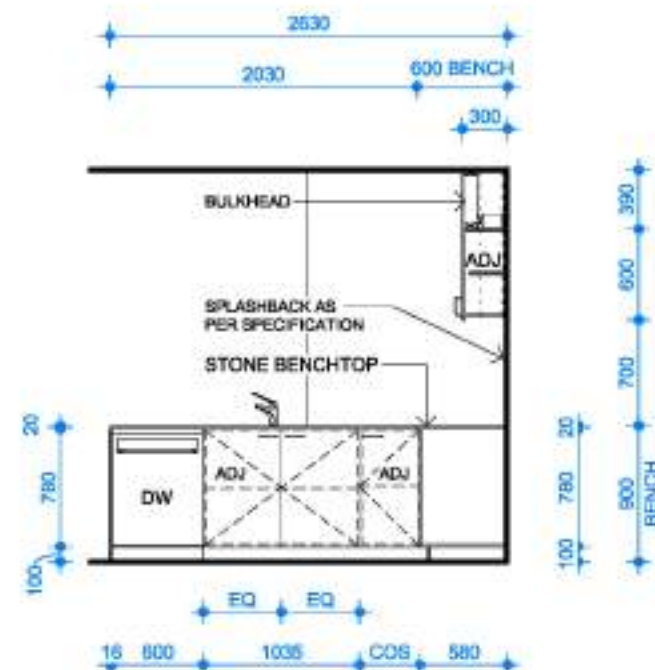
KITCHEN PLAN

1:50



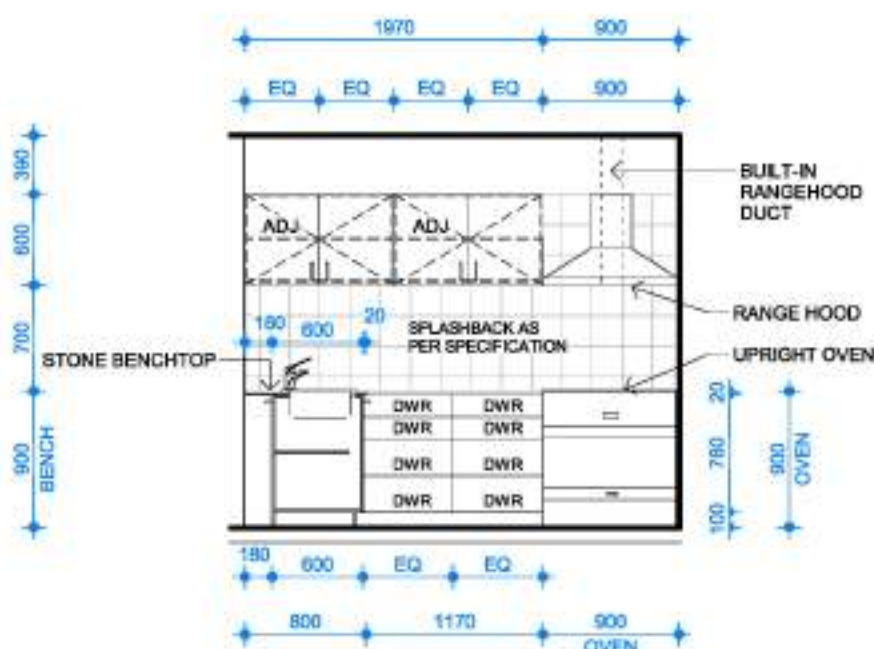
1 KITCHEN ELEVATION

1:50



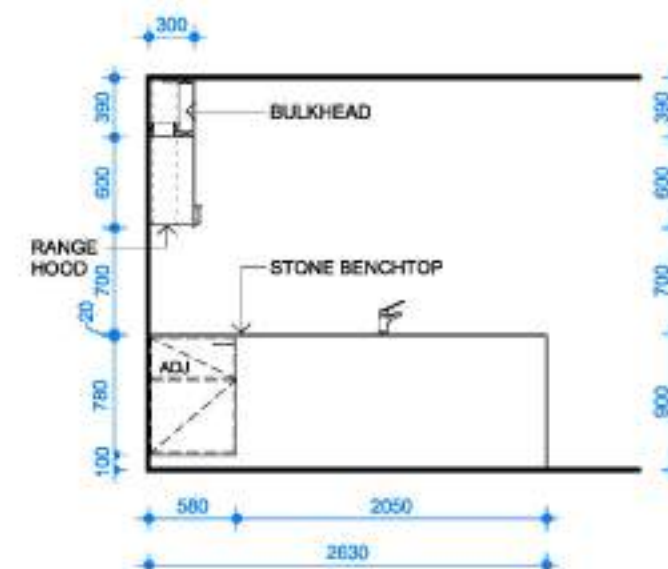
2 KITCHEN ELEVATION

1:50



3 KITCHEN ELEVATION

1:50



4 KITCHEN ELEVATION

1:50



ADVERTISED MATERIAL

Planning Application: T250444

Date Prepared: 02 December 2025

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.

IMPORTANT NOTES:

1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANNER AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

TOMORROW
HOMES

Yesterday | Today | Tomorrow

(03) 9827 0988 • Mob 0408 806 608 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

Home: **THE BASILICA-CUSTOM-7.5(01CM)**

Client: [REDACTED]

Location: LOT 216 CREEK CCT, PAKENHAM - THE RISE ESTATE

Drawing: **INTERNAL ELEVATIONS - KITCHEN**

DRAWING DETAILS

17/10/2025 3:24:15 pm

SCALE 1:50 SHEET SIZE A3

JOB No:

All dimensions to be verified on site

Drawg No: **D06a** Issue **A09**

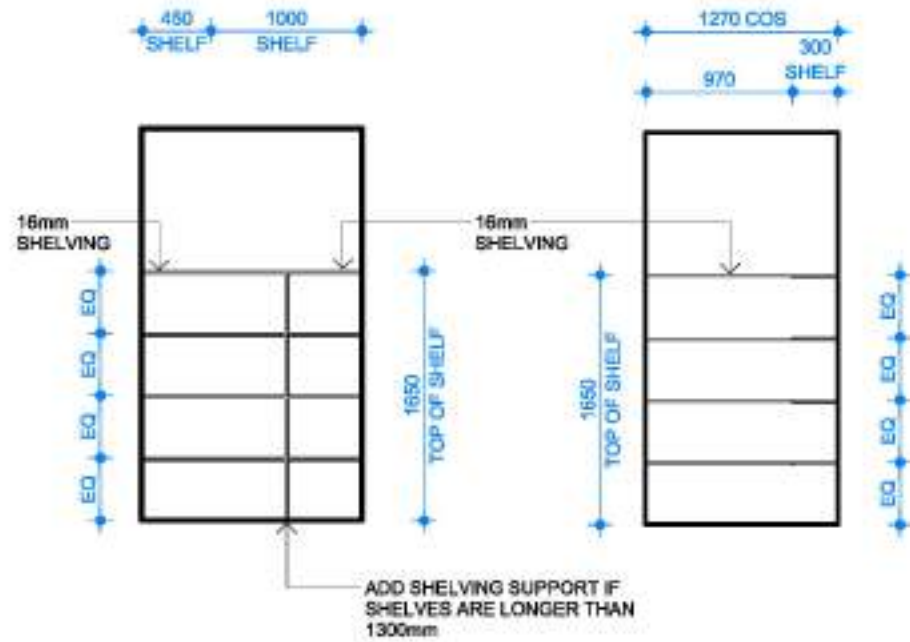


ADVERTISED MATERIAL

Planning Application: T250444

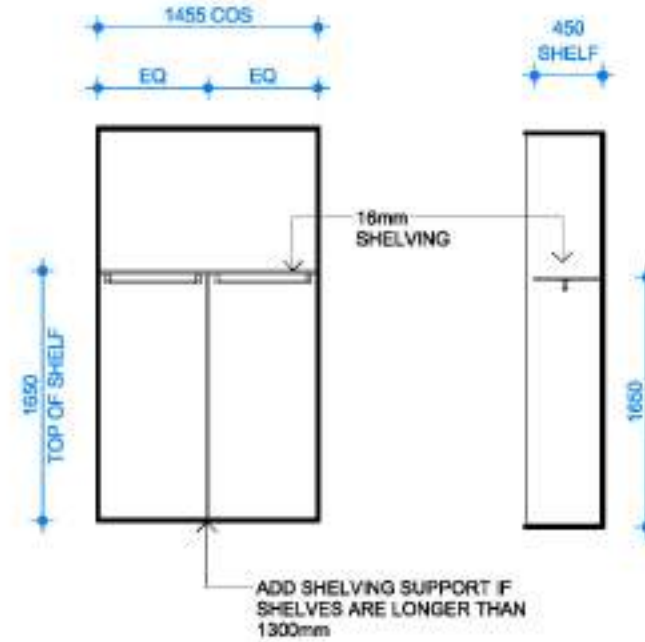
Date Prepared: 02 December 2025

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.



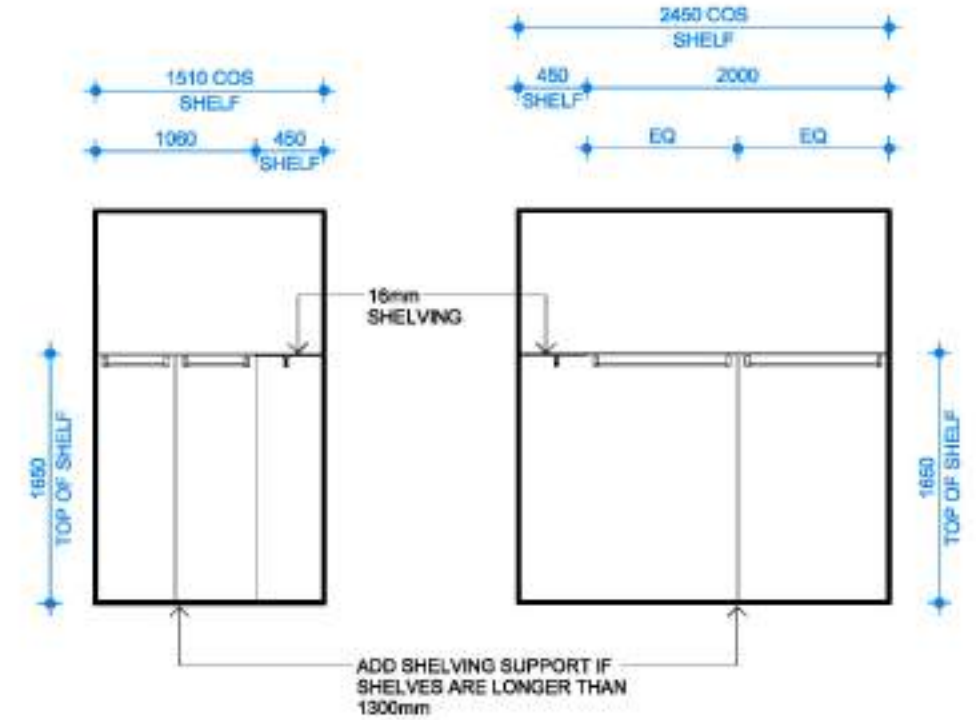
PANTRY SECTION

1 : 50



ROBE SECTION TYP.

1 : 50



W.I.R SECTION

1 : 50

IMPORTANT NOTES:

1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANNER AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
7. ALL DIMENSIONS ARE NOMINAL AND MUST BE VERIFIED ON SITE.

TOMORROW
HOMES

Yesterday | Today | Tomorrow

(03) 9827 0988 • Mob 0408 806 808 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

Home: THE BASILICA-CUSTOM-7.5(01CM)

Client:

Location: LOT 216 CREEK CCT, PAKENHAM - THE RISE ESTATE

Drawing: INTERNAL ELEVATIONS TYPICAL

DRAWING DETAILS

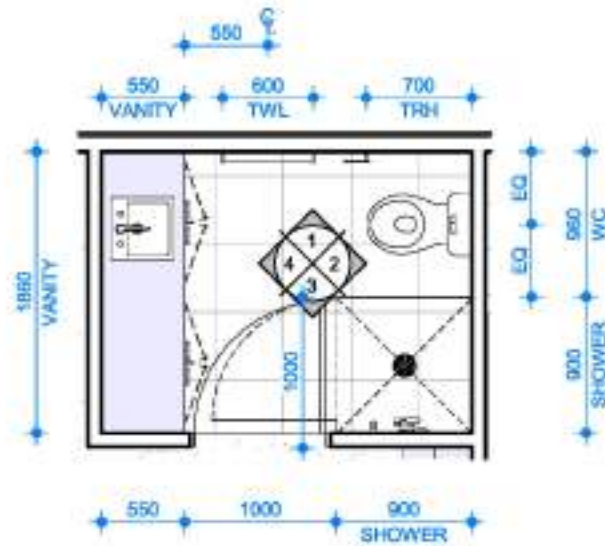
17/10/2025 3:24:16 pm

SCALE 1 : 50 SHEET SIZE A3

JOB No:

Draw No: D06b Issue A09

All dimensions to be verified on site



ENSUITE PLAN

1 : 50



Cardinia

ADVERTISED MATERIAL

Planning Application: T250444

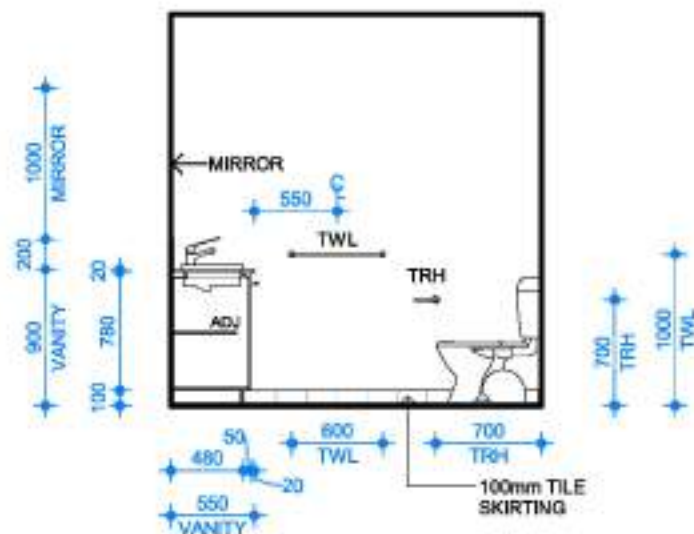
Date Prepared: 02 December 2025

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.

NOTE:

AS THE SANITARY COMPARTMENTS ARE NOT PROVIDED WITH A WINDOW THAT ACHIEVES AN ADEQUATE AMOUNT OF VENTILATION REQUIRED, AN EXHAUST SYSTEM SERVING A BATHROOM OR SANITARY COMPARTMENT MUST (IN ACCORDANCE WITH NCC VOLUME 2 2022 PART 10.8.2.):

- A. BE INTERLOCKED WITH THE ROOM'S LIGHT SWITCH; AND
- B. INCLUDE A RUN-ON TIMER SO THAT THE EXHAUST SYSTEM CONTINUES TO OPERATE FOR 10 MINUTES AFTER THE LIGHT SWITCH IS TURNED OFF.
- C. MUST BE PROVIDED WITH MAKE-UP AIR VIA OPENINGS TO AN ADJACENT ROOM WITH A FREE AREA OF 14,000mm², OR IN ACCORDANCE WITH AS 1668.2. THIS MUST BE DEMONSTRATED ON THE WORKING DRAWINGS.



1 ENSUITE ELEVATION

2 ENSUITE ELEVATION

3 ENSUITE ELEVATION

4 ENSUITE ELEVATION

IMPORTANT NOTES:

1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANNER AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.



TOMORROW HOMES

Yesterday | Today | Tomorrow

(03) 9827 0988 • Mob 0408 806 608 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

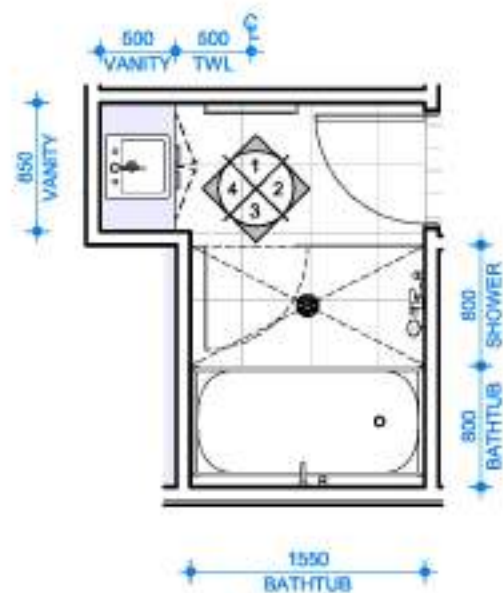
Home: **THE BASILICA-CUSTOM-7.5(01CM)**

Client: [REDACTED]

Location: **LOT 216 CREEK CCT, PARENHAM - THE RISE ESTATE**

Drawing: **INTERNAL ELEVATIONS - ENSUITE**

DRAWING DETAILS	
17/10/2025 3:24:16 pm	
SCALE	SHEET SIZE
1 : 50	A3
JOB No:	
Draw No:	Issue
D07a	A09



BATH PLAN
1 : 50



ADVERTISED MATERIAL

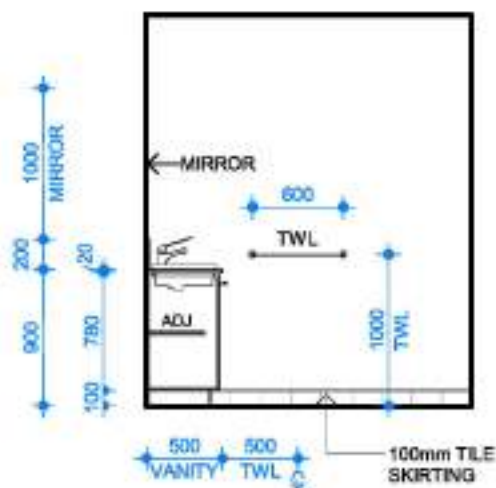
Planning Application: T250444
Date Prepared: 02 December 2025

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.

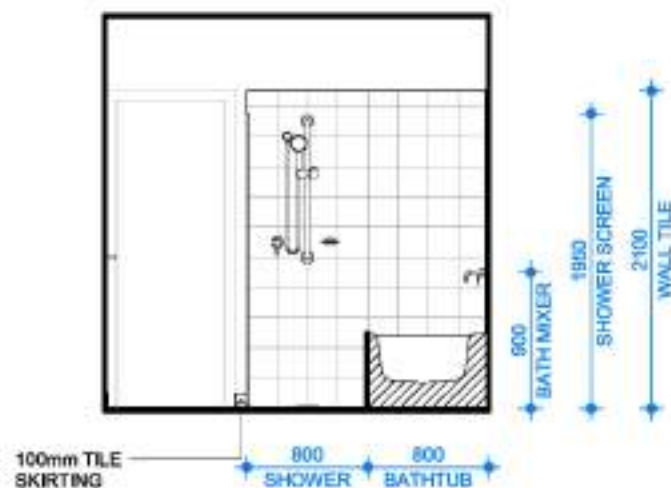
NOTE:

AS THE SANITARY COMPARTMENTS ARE NOT PROVIDED WITH A WINDOW THAT ACHIEVES AN ADEQUATE AMOUNT OF VENTILATION REQUIRED, AN EXHAUST SYSTEM SERVING A BATHROOM OR SANITARY COMPARTMENT MUST (IN ACCORDANCE WITH NCC VOLUME 2 2022 PART 10.8.2.):

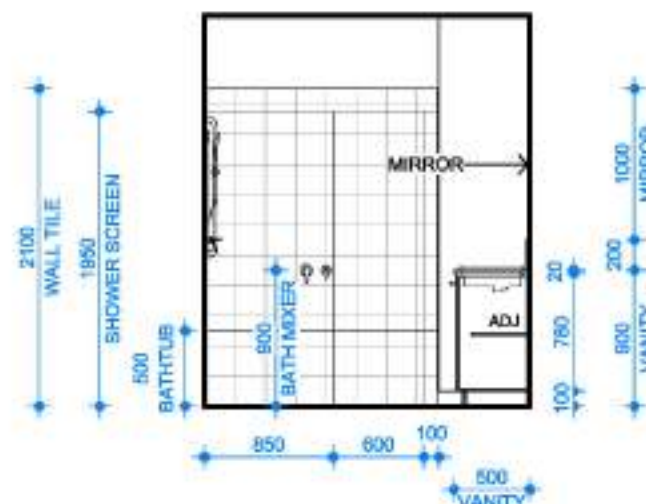
- BE INTERLOCKED WITH THE ROOM'S LIGHT SWITCH; AND
- INCLUDE A RUN-ON TIMER SO THAT THE EXHAUST SYSTEM CONTINUES TO OPERATE FOR 10 MINUTES AFTER THE LIGHT SWITCH IS TURNED OFF.
- MUST BE PROVIDED WITH MAKE-UP AIR VIA OPENINGS TO AN ADJACENT ROOM WITH A FREE AREA OF 14,000mm², OR IN ACCORDANCE WITH AS 1668.2. THIS MUST BE DEMONSTRATED ON THE WORKING DRAWINGS.



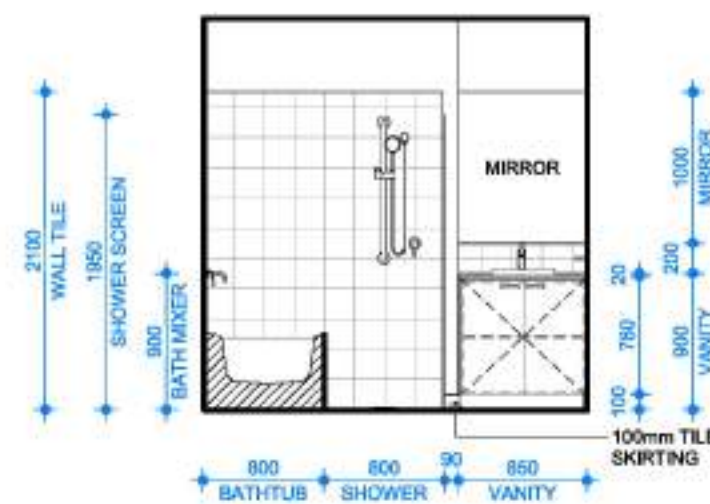
1 BATH ELEVATION
D07c 1 : 50



2 BATH ELEVATION
D07c 1 : 50



3 BATH ELEVATION
D07c 1 : 50



4 BATH ELEVATION
D07c 1 : 50

IMPORTANT NOTES:

- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
- ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
- WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
- FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
- ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANNER AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
- THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
- ALL DIMENSIONS ARE NOMINAL AND MUST BE VERIFIED ON SITE.

TOMORROW
HOMES

Yesterday | Today | Tomorrow

(03) 9827 0988 • Mob 0408 806 608 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

Home: THE BASILICA-CUSTOM-7.5(01CM)
Client: [REDACTED]
Location: LOT 216 CREEK CCT, PAKENHAM - THE RISE ESTATE
Drawing: INTERNAL ELEVATIONS - BATH

DRAWING DETAILS

17/10/2025 3:24:17 pm

SCALE SHEET SIZE

1 : 50 A3

JOB

No:

Draw

No:

D07c

Issue

A09

All dimensions to be verified on site



LAUNDRY PLAN
1 : 50



ADVERTISED MATERIAL

Planning Application: T250444

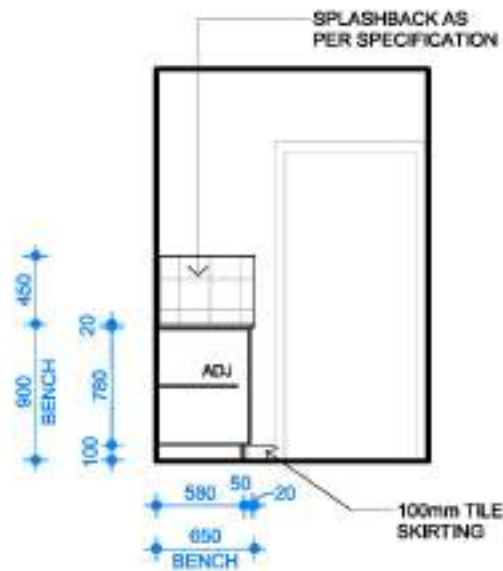
Date Prepared: 02 December 2025

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.

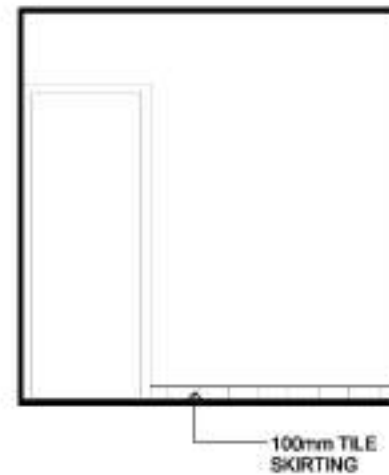
NOTE:

AS THE SANITARY COMPARTMENTS ARE NOT PROVIDED WITH A WINDOW THAT ACHIEVES AN ADEQUATE AMOUNT OF VENTILATION REQUIRED, AN EXHAUST SYSTEM SERVING A BATHROOM OR SANITARY COMPARTMENT MUST (IN ACCORDANCE WITH NCC VOLUME 2 2022 PART 10.8.2.

- BE INTERLOCKED WITH THE ROOM'S LIGHT SWITCH; AND
- INCLUDE A RUN-ON TIMER SO THAT THE EXHAUST SYSTEM CONTINUES TO OPERATE FOR 10 MINUTES AFTER THE LIGHT SWITCH IS TURNED OFF.
- MUST BE PROVIDED WITH MAKE-UP AIR VIA OPENINGS TO AN ADJACENT ROOM WITH A FREE AREA OF 14,000mm²; OR IN ACCORDANCE WITH AS 1688.2 THIS MUST BE DEMONSTRATED ON THE WORKING DRAWINGS.



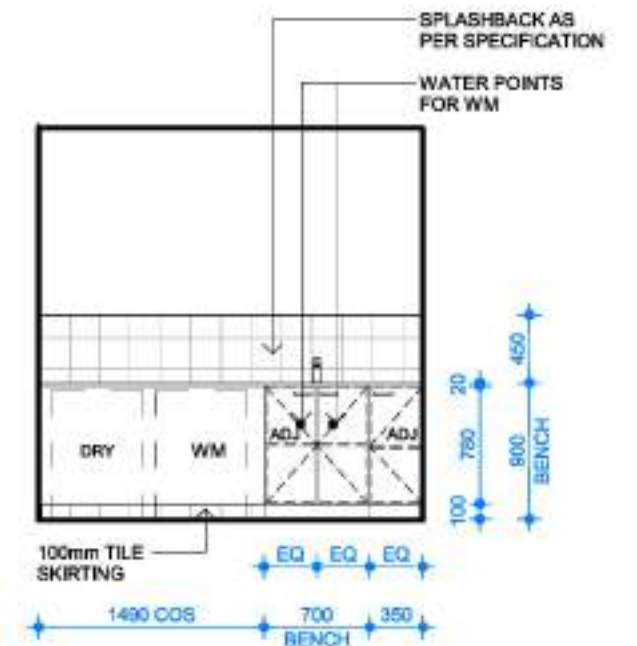
1 LAUNDRY ELEVATION
D07d 1 : 50



2 LAUNDRY ELEVATION
D07d 1 : 50



3 LAUNDRY ELEVATION
D07d 1 : 50



4 LAUNDRY ELEVATION
D07d 1 : 50

IMPORTANT NOTES:

- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
- ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
- WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
- FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
- ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANNER AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
- THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
- ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

TOMORROW
HOMES

Yesterday | Today | Tomorrow

(03) 9827 0988 • Mob 0408 806 808 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

Home: THE BASILICA-CUSTOM-7.5(01CM)

Client:

Location: LOT 216 CREEK CCT, PAKENHAM - THE RISE ESTATE

Drawing: INTERNAL ELEVATIONS - LAUNDRY

DRAWING DETAILS

17/10/2025 3:24:18 pm

SCALE SHEET SIZE

1 : 50 A3

JOB

No:

Draw

No:

D07d

Issue

A09

All dimensions
to be verified
on site

ROOF DRAINAGE CALCULATION:

THE ROOF HAS A 22.5 PITCH
THE SLOPE FACTOR (F) = 1.21
F x ROOF PLAN AREA = 1.21m² x 152.22m²
THE TOTAL ROOF CATCHMENT AREA = 184.9m²

A. CROSS-SECTION OF GUTTER = 6244mm²
B. AVERAGE RAINFALL INTENSITY (ARI) = 132mm/h (20year5mins)
C. CATCHMENT AREA PER DOWNPIPE = 47m²
D. EAVES OVERFLOW AVERAGE RAINFALL INTENSITY (ARI) = 187mm/h (100year5mins)
E. LITRES PER SECOND PER METRE = 2.6L/s

MAXIMUM ROOF AREA PER DOWNPIPE IS 47m²

MINIMUM DOWNPIPES:
184.9/47 = 3.93 DOWNPIPES

AVERAGE CATCHMENT PER DOWNPIPE
184.9/4 = 36.22
5 DOWNPIPES PROVIDED = MORE THAN ADEQUATE

LEGEND	
●	ROOF VENTILATION - TO NCC REQUIREMENTS

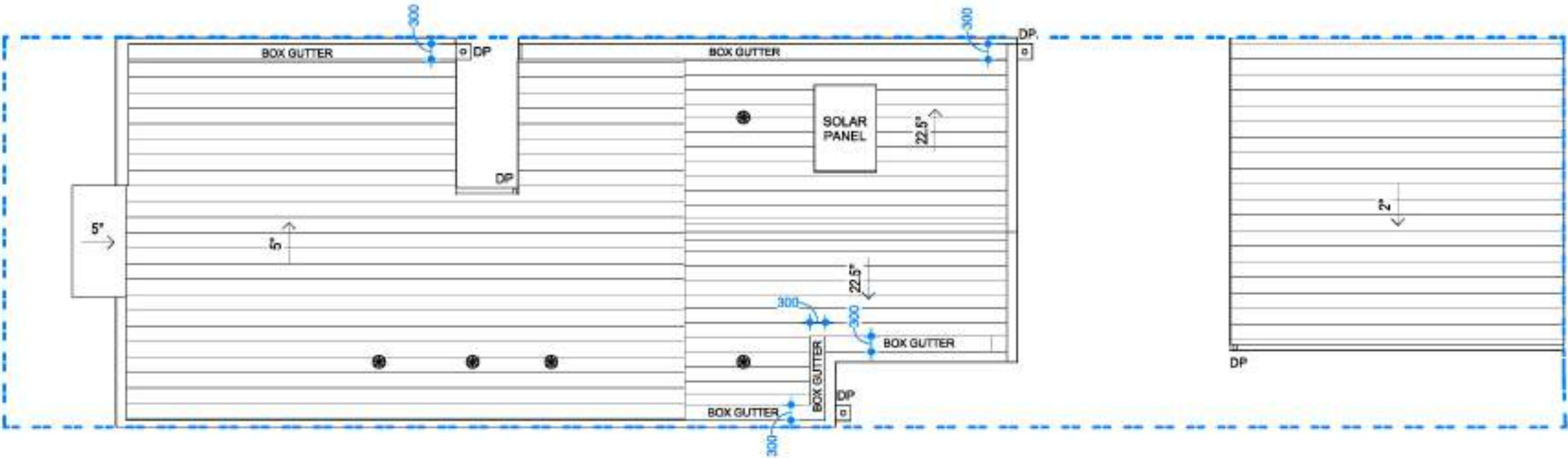


ADVERTISED MATERIAL

Planning Application: T250444

Date Prepared: 02 December 2025

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.



ROOF PLAN

1 : 100

IMPORTANT NOTES:

1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANNER AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

TOMORROW
HOMES

Yesterday | Today | Tomorrow

(03) 9827 0988 • Mob 0408 806 608 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

Home: THE BASILICA-CUSTOM-7.5(01CM)

Client: [REDACTED]

Location: LOT 216 CREEK CCT, PAKENHAM - THE RISE ESTATE

Drawing: ROOF PLAN



All dimensions to be verified on site

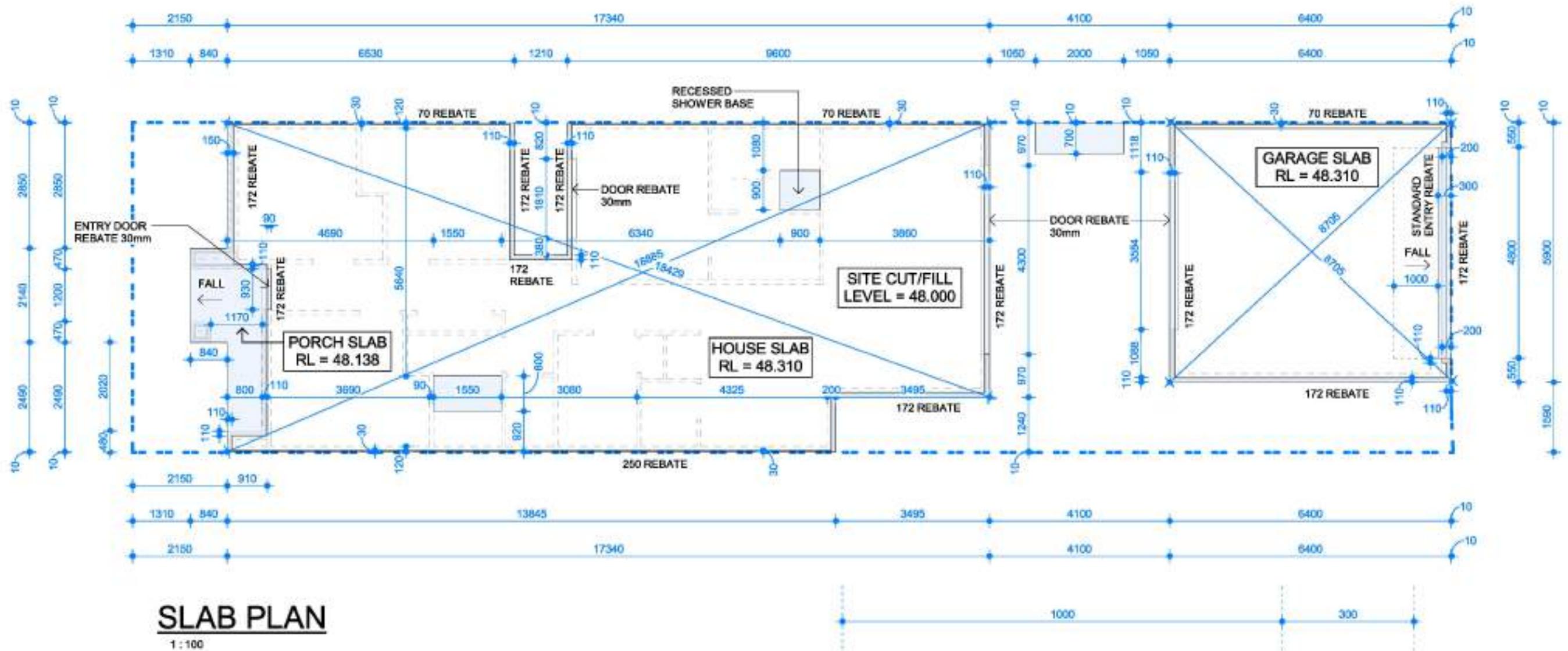
DRAWING DETAILS

17/10/2025 3:24:18 pm

SCALE: 1 : 100
SHEET SIZE: A3

JOB No:

Dwg No: D08
Issue: A09



SLAB PLAN NOTE:

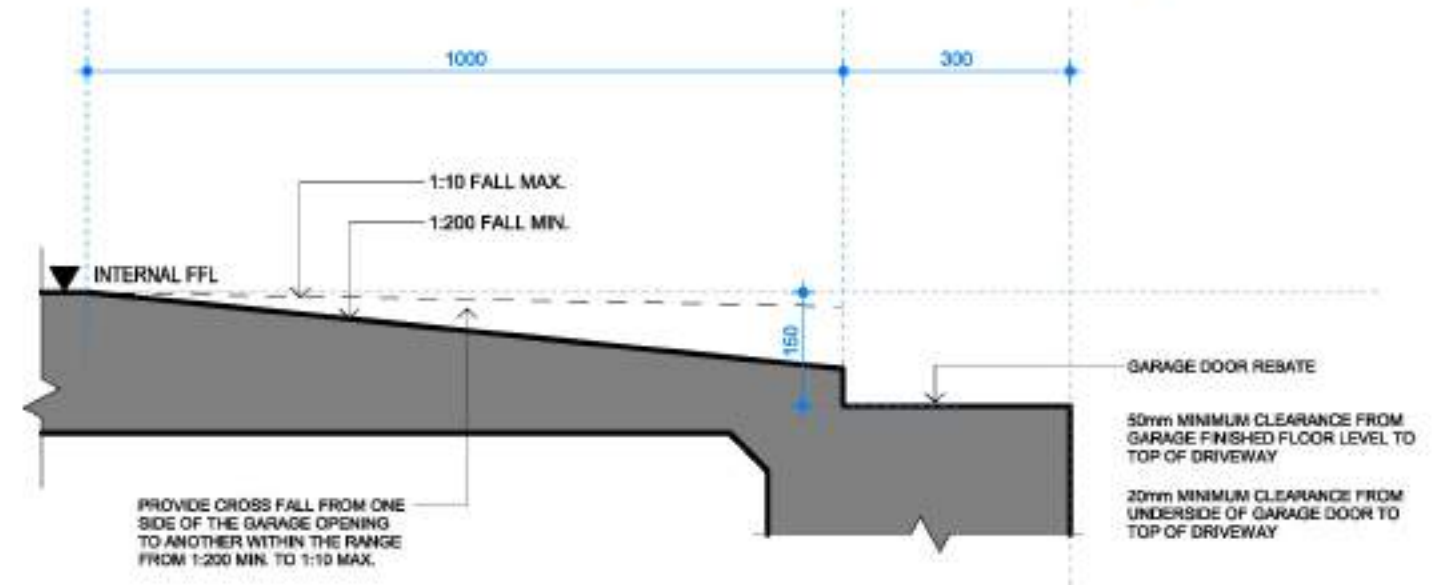
REFER TO DRAWING D10 FOR SLAB PENETRATIONS.
REFER TO STRUCTURAL ENGINEER'S PLANS FOR
CONCRETE SLAB CONSTRUCTION. SLAB TO BE DESIGNED
BASED ON SOIL CLASSIFICATION AS PER AS2870.

SHOWER RECESS:

SHOWER BASES TO BE RECESSED 50mm IN TO SLAB.

Cardinia
ADVERTISED MATERIAL
Planning Application: T250444
Date Prepared: 02 December 2025

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.



IMPORTANT NOTES:

1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANNER AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

TOMORROW
HOMES

Yesterday | Today | Tomorrow

(03) 9827 0988 • Mob 0408 806 808 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

Home: **THE BASILICA-CUSTOM-7.5(01CM)**
Client: **[REDACTED]**
Location: **LOT 216 CREEK CCT, PAKENHAM - THE RISE ESTATE**
Drawing: **SLAB PLAN**



All dimensions
to be verified
on site

DRAWING DETAILS

17/10/2025 3:24:18 pm

SCALE SHEET SIZE

As indicated A3

JOB

No:

Drwg

No:

Issue

D09 **A09**

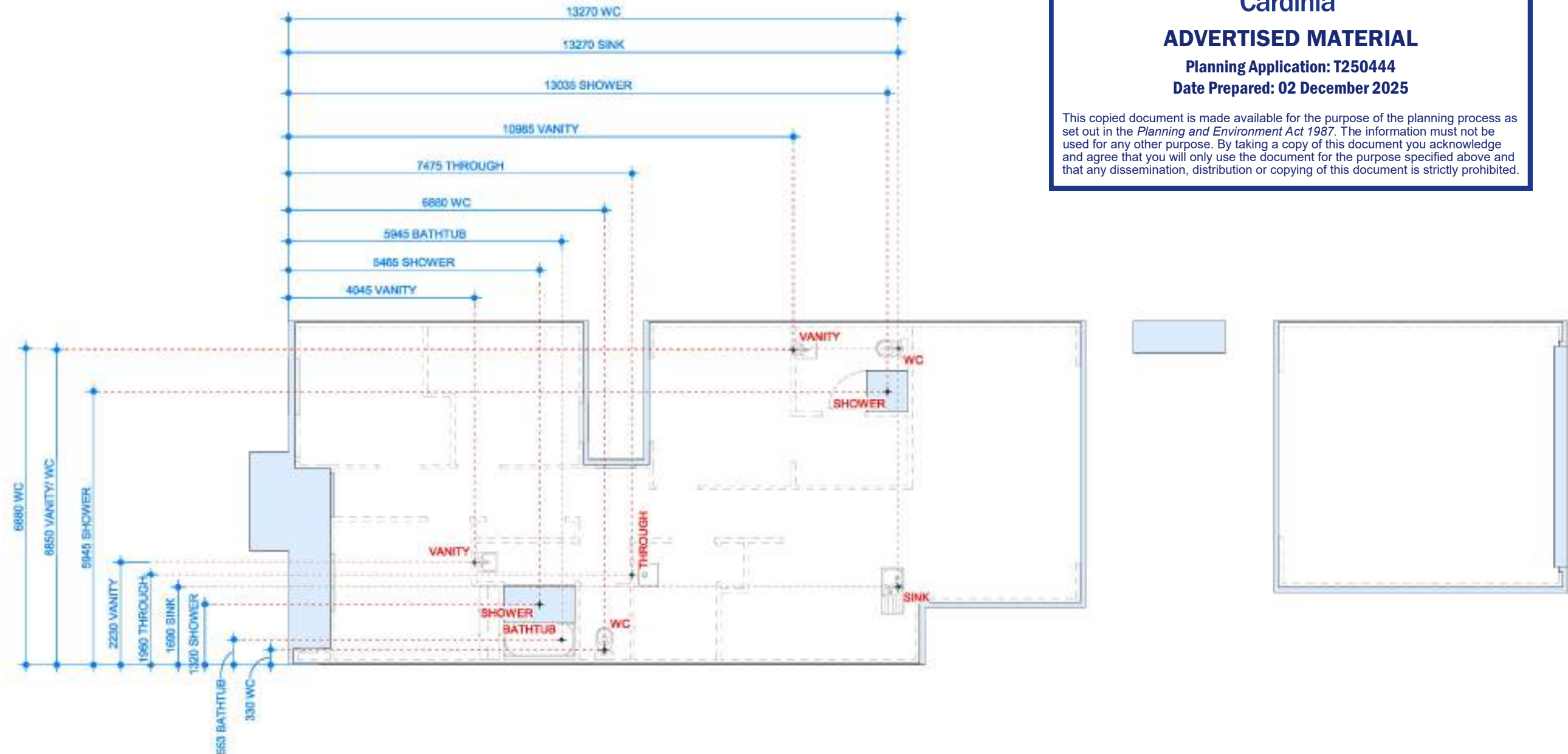


ADVERTISED MATERIAL

Planning Application: T250444

Date Prepared: 02 December 2025

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.



SLAB PENETRATION PLAN

1 : 100

IMPORTANT NOTES:

1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANNER AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
7. ALL DIMENSIONS ARE NOMINAL AND MUST BE VERIFIED ON SITE.

TOMORROW
HOMES

Yesterday | Today | Tomorrow

(03) 9827 0988 • Mob 0408 806 608 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

Home: THE BASILICA-CUSTOM-7.5(01CM)

Client:

Location: LOT 216 CREEK CCT, PAKENHAM - THE RISE ESTATE

Drawing: SLAB PENETRATION PLAN



All dimensions
to be verified
on site

DRAWING DETAILS

17/10/2025 3:24:19 pm

SCALE 1 : 100 SHEET SIZE A3

JOB No:

Draw No: D10 Issue A09



GROUND FLOOR FINISHES PLAN

1:100

NOTE:

ALL FLOOR COVERINGS TO BE FIRM AND EVEN AND FEATURE A TRANSITION BETWEEN ABUTTING SURFACES (A MAXIMUM VERTICAL TOLERANCE OF 3mm OR 5mm BETWEEN SURFACES IS ALLOWABLE PROVIDED THE LIP IS ROUNDED OR BEVELED.)

ALL INTERNAL FLOOR FINISHES SHALL HAVE A MINIMUM SLIP RESISTANCE OF P3 OR R10.

FLOOR FINISHES

-  TIMBER OVERLAY - 42.95m²
-  CARPET - 42.15m²
-  CERAMIC TILE - 11.08m²
-  CONCRETE - 34.44m²
-  MODWOOD - 22.60m²



ADVERTISED MATERIAL

Planning Application: T250444

Date Prepared: 02 December 2025

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.

IMPORTANT NOTES:

1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANNER AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

TOMORROW
HOMES

Yesterday | Today | Tomorrow

(03) 9827 0988 • Mob 0408 806 808 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

Home: THE BASILICA-CUSTOM-7.5(01CM)

Client:

Location: LOT 216 CREEK CCT, PAKENHAM - THE RISE ESTATE

Drawing: FLOOR FINISHES PLAN



All dimensions to be verified on site

DRAWING DETAILS

17/10/2025 3:24:19 pm

SCALE: As Indicated SHEET SIZE: A3

JOB No:

Dwg No:

D11

Issue

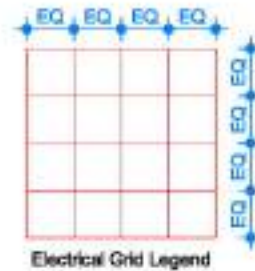
A09

ELECTRICAL LEGEND:

- ⊕ Ceiling Mounted LED - 10W
- ⊕ Pendant Light as Selected LED - 10W
- ⊕ External Wall Mounted Light
@1800 above adjoining floor level unless otherwise indicated by height shown in brackets
- ✕ Light Switch - Single
@1200 above adjoining floor level unless otherwise indicated by height shown in brackets
- XD Light Switch - Dimmer
@1200 above adjoining floor level unless otherwise indicated by height shown in brackets
- X2 Light Switch - Two Way
@1200 above adjoining floor level unless otherwise indicated by height shown in brackets
- ✕ Isolator Switch - 6mm 32 AMP
- ▲ GPO - Single
@300 above adjoining floor level unless otherwise indicated by height shown in brackets
- ▲ GPO - Double
@300 above adjoining floor level unless otherwise indicated by height shown in brackets
- ▲ GPO - Double (External)
@1200 above adjoining floor level unless otherwise indicated by height shown in brackets
- ▲ GPO - Single (Capped) @ window head height
- ▲ GPO - Double (Capped) @ window head height
- △ GPO - 3 Phase for Car Charge
ALLOW FOR FUTURE INSTALLATION ONLY
@1100 above adjoining floor level unless otherwise indicated by height shown in brackets
- Conduit for 3 Phase Car Charge
ALLOW FOR FUTURE CABLE INSTALLATION ONLY
- TV TV Socket
@300 above adjoining floor level unless otherwise indicated by height shown in brackets
- D Data Point
@300 above adjoining floor level unless otherwise indicated by height shown in brackets
- ⊗ Ceiling Mounter Exhaust Fan
250mm diameter
- ⊗ Ceiling Fan with Light
- ⊗ Ceiling Fan
- Motion Sensor
- SA Smoke Alarm
- AC Reverse Cycle Air Conditioning
- ⊕ Thermostat
- MH Man Hole - 600x600 (Approx. Position)
- Camera

LEGEND - SERVICES:

- HWS HOT WATER SERVICE
- MB METER BOX
- GAS GAS METER
- NBN NBN HUB

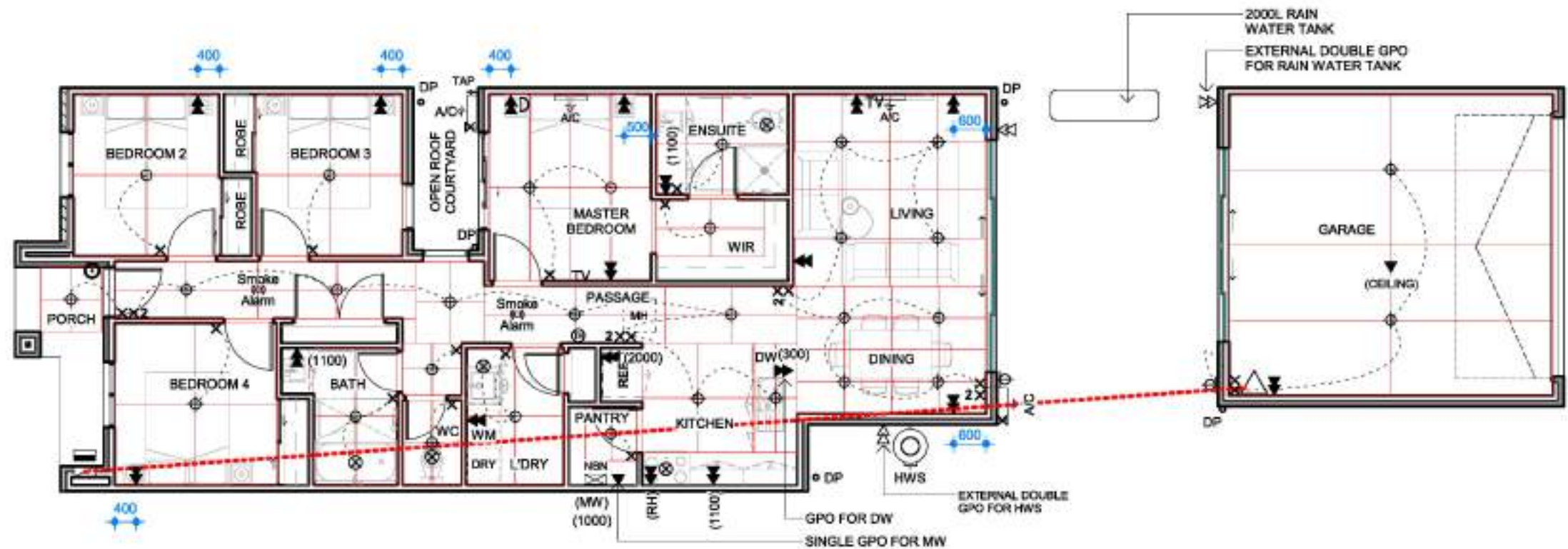


ILLUMINATION POWER DENSITY

LIVING AREA:	118.40m²	
TOTAL MAXIMUM ALLOWABLE FOR LIVING AREA AT 3WATTS/m²	592.00 WATTS	
ACTUAL USAGE = 10WATTS x 27 DOWNLIGHTS	270.00 WATTS	
TOTAL WATTS USAGE =	2.28 WATTS/m²	

GARAGE AREA:	37.80m²	
TOTAL MAXIMUM ALLOWABLE FOR GARAGE AREA AT 3WATTS/m²	113.40 WATTS	
ACTUAL USAGE = 10WATTS x 2 DOWNLIGHTS	20.00 WATTS	
TOTAL WATTS USAGE =	0.53 WATTS/m²	

PORCH AREA:	5.10m²	
TOTAL MAXIMUM ALLOWABLE FOR PORCH AREA AT 4WATTS/m²	20.40 WATTS	
ACTUAL USAGE = 8WATTS x 1 DOWNLIGHTS	8 WATTS	
TOTAL WATTS USAGE =	1.57 WATTS/m²	



ELECTRICAL PLAN

1:100

IMPORTANT NOTES:

1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANNER AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

TOMORROW
HOMES

Yesterday | Today | Tomorrow

(03) 9827 0988 • Mob 0408 806 808 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

Home: THE BASILICA-CUSTOM-7.5(01CM)
Client: [REDACTED]
Location: LOT 216 CREEK CCT, PARENHAM - THE RISE ESTATE
Drawing: ELECTRICAL PLAN



All dimensions to be verified on site

DRAWING DETAILS

17/10/2025 3:24:20 pm

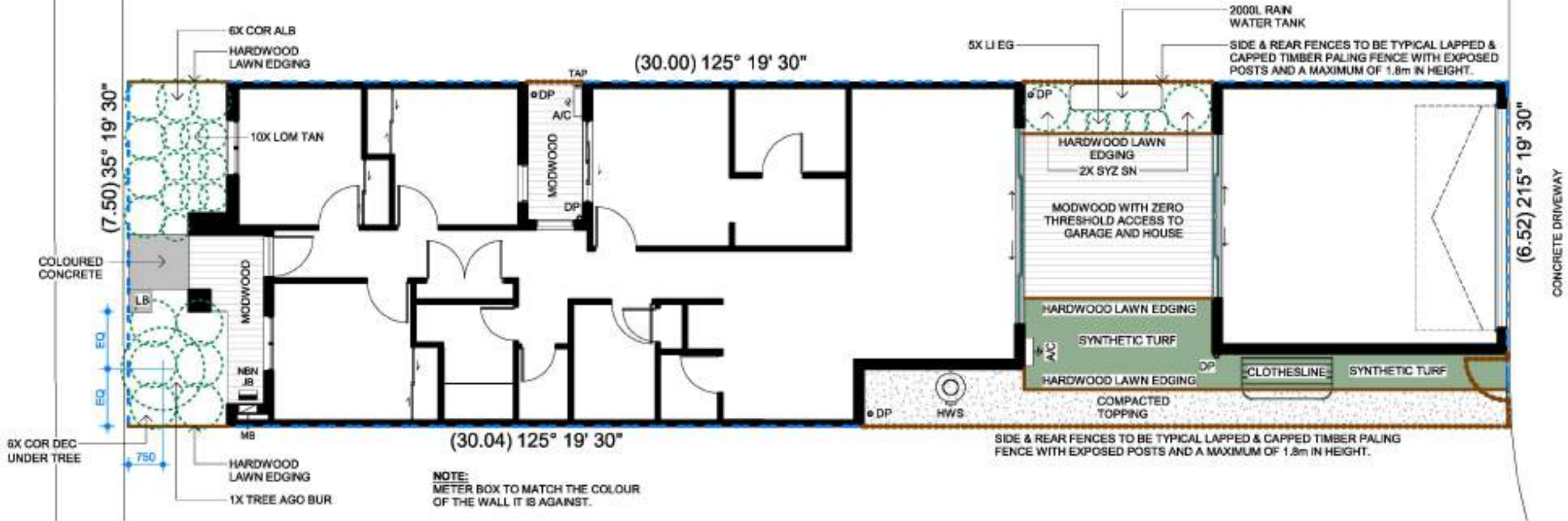
SCALE 1:100 SHEET SIZE A3

JOB No: [REDACTED]
Dwg No: D12 Issue A09

CREEK CIRCUIT

MOUNTABLE KERB AND CHANNEL

CONCRETE FOOTPATH



IMPORTANT NOTES:

1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN SCALE.
2. ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS TO BE CHECKED BY CONTRACTOR AND VERIFIED BEFORE COMMENCEMENT OF WORKS ON SITE, ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
3. WINDOW SIZES ARE NOMINAL ONLY, SIZES MAY CHANGE DUE TO AVAILABILITY.
4. FLOOR PLANS ARE DIMENSIONED TO TIMBER STUD FRAME.
5. ALL WORKS MUST BE EXECUTED IN A WORKMANLIKE MANNER AND MUST CONFORM TO THE LATEST APPLICABLE AUSTRALIAN STANDARDS.
6. THESE DRAWINGS SHALL NOT BE ALTERED, REPRODUCED, COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION FROM TOMORROW HOMES.
7. ALL DIMENSION ARE NOMINAL AND MUST BE VERIFIED ON SITE.

TOMORROW
HOMES

Yesterday | Today | Tomorrow

(03) 9827 0988 • Mob 0408 806 808 • www.tomorrowhomes.com.au
466 Malvern Rd, Prahran, VIC 3141 • info@tomorrowhomes.com.au

Home: THE BASILICA-CUSTOM-7.5(01CM)

Client: [REDACTED]

Location: LOT 216 CREEK CCT, PAKENHAM - THE RISE ESTATE

Drawing: LANDSCAPE PLAN



All dimensions
to be verified
on site

DRAWING DETAILS

17/10/2025 3:24:21 pm

SCALE SHEET SIZE

1 : 100 A3

JOB
No:

Drawg
No:

D13

Issue

A09