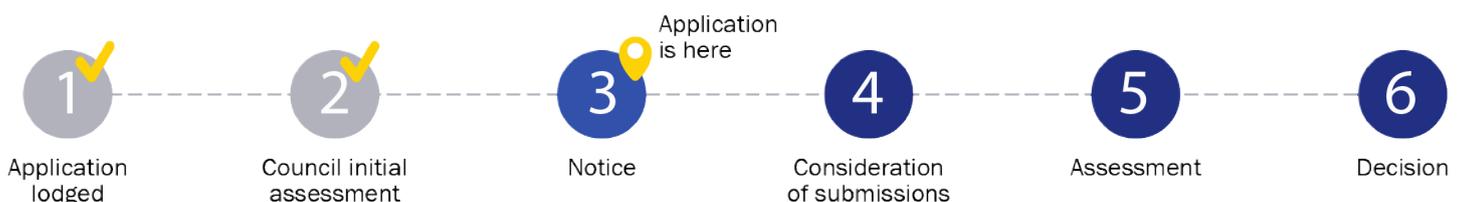


Notice of Application for a Planning Permit

The land affected by the application is located at:	L120 PS848743 V12580 F410 10 Scenic Rise, Pakenham VIC 3810	
The application is for a permit to:	Buildings and Works (Construction of a Dwelling and a Fence)	
A permit is required under the following clauses of the planning scheme:		
42.01-2	Construct a building or construct or carry out works	
42.01-2	Construct a fence	
APPLICATION DETAILS		
The applicant for the permit is:	Dreamplan Design Drafting Services	
Application number:	T250531	
<p>You may look at the application and any documents that support the application at the office of the Responsible Authority:</p> <p>Cardinia Shire Council, 20 Siding Avenue, Officer 3809.</p> <p>This can be done during office hours and is free of charge.</p> <p>Documents can also be viewed on Council's website at cardinia.vic.gov.au/advertisedplans or by scanning the QR code.</p>		
HOW CAN I MAKE A SUBMISSION?		
<p>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:</p>		10 April 2026
<p>WHAT ARE MY OPTIONS?</p> <p>Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.</p> <p>If you object, the Responsible Authority will notify you of the decision when it is issued.</p>	<p>An objection must:</p> <ul style="list-style-type: none"> • be made to the Responsible Authority in writing; • include the reasons for the objection; and • state how the objector would be affected. 	<p>The Responsible Authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.</p>




ADVERTISED MATERIAL
 Planning Application: T250531
 Date Prepared: 26 March 2026

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Application Summary

Portal Reference A3251AT

Basic Information

Proposed Use Single Storey Dwelling with Double Garage - Brick Veneer
 Current Use Vacant Land
 Cost of Works \$35,000
 Site Address 10 Scenic Rise Pakenham 3810

Covenant Disclaimer

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

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


Cardinia
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Contacts

Type	Address	Contact Details
Applicant Dreamplan Design Drafting Services	17 Lockton Avenue, reservoir VIC 3073	W: 0416-097-187 M: 0416-097-187 E: dreamplandesigndrafting@gmail.com
Owner	[Redacted]	[Redacted]
Preferred Contact Dreamplan Design Drafting Services	17 Lockton Avenue, reservoir VIC 3073	W: 0416-097-187 M: 0416-097-187 E: dreamplandesigndrafting@gmail.com

Fees

Regulation Fee Condition	Amount	Modifier	Payable
9 - Class 3 More than \$10,000 but not more than \$100,000	\$714.40	100%	\$714.40
Total			\$714.40



Civic Centre
 20 Siding Avenue, Officer, Victoria

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

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

Email: mail@cardinia.vic.gov.au

Monday to Friday 8.30am–
 5pm

Phone: 1300 787 624
After Hours: 1300 787 624
Fax: 03 5941 3784

Documents Uploaded

Date	Type	Filename
03-09-2025	A proposed floor plan	Lot 120 No 10 Scenic Rise.pdf
03-09-2025	A Copy of Title	Copy of Title Lot 120.pdf
03-09-2025	Additional Document	Lot 120 No 10 Scenic Rise Landscape Plan.pdf
03-09-2025	Additional Document	20250829155151-120-Approval.pdf
03-09-2025	Additional Document	Site Survey.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	 Dreamplan Design Drafting Services	17 Lockton Avenue, reservoir VIC 3073	W: 0416-097-187 M: 0416-097-187 E: dreamplandesigndrafting@gmail.com
Submission Date	03 September 2025 - 02:13:PM		

Declaration

By ticking this check  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

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Purton Road, Pakenham, Victoria

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

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8.30am-5pm
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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.:	T250531
Address of the Land:	10 Scenic Rise, Pakenham VIC 3810

APPLICANT DETAILS

Name:	[REDACTED]
Organisation:	Dreamplan Design Drafting Services
Address:	17 Lockton Avenue, Reservoir 3073
Phone:	0416 097 187
Email:	dreamplandesigndrafting@gmail.com

AMENDMENT TYPE

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

AMENDMENT DETAILS

What is being amended? (select all that apply)		
What is being applied for <input type="checkbox"/>	Plans / other documents <input checked="" type="checkbox"/>	Applicant / owner details <input type="checkbox"/>
Land affected <input type="checkbox"/>	Other <input type="checkbox"/>	
Describe the changes. If you need more space, please attach a separate page.		
‘Buildings and Works (Construction of a Dwelling with Double garage and Fence).		
 ADVERTISED MATERIAL Planning Application: T250531 Date Prepared: 26 March 2026		
<small>This copied document is made available for the purpose of the planning process as set out in the <i>Planning and Environment Act 1987</i>. 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.</small>		

Specify the estimated cost of any development for which the permit is required:		
Not applicable <input type="checkbox"/>	Unchanged <input type="checkbox"/>	New amount \$450,000

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:	[REDACTED]
Signature:	[REDACTED]
Date:	15/12/2025

LODGEMENT

Please submit this form, including all amended plans/documents, to mail@cardinia.vic.gov.au

You can also make amendments to your application via the Cardinia ePlanning Portal at <https://eplanning.cardinia.vic.gov.au/>

If you have any questions or need help to complete this form, please contact Council's Statutory Planning team on 1300 787 624.

IMPORTANT INFORMATION

It is strongly recommended that before submitting this form, you discuss the proposed amendment with the Council planning officer processing the application.

Please give full details of the nature of the proposed amendments and clearly highlight any changes to plans (where applicable). If you do not provide sufficient details or a full description of all the amendments proposed, the application may be delayed.

No application fee for s50/s50A requests unless the amendment results in changes to the relevant class of permit fee or introduces new classes of permit fees. The fee for a s57A request is 40% of the relevant class of permit fee, plus any other fees if the amendment results in changes to the relevant class (or classes) of permit fee or introduces new classes of permit fees. Refer to the *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*.



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

VOLUME 12580 FOLIO 410

Security no : 124126405588A
Produced 22/07/2025 08:49 AM

LAND DESCRIPTION

Lot 120 on Plan of Subdivision 848743W.
PARENT TITLE Volume 12330 Folio 801
Created by instrument PS848743W 31/10/2024

REGISTERED PROPRIETOR



ENCUMBRANCES, CAVEATS AND NOTICES



COVENANT PS848743W 31/10/2024

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

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

DIAGRAM LOCATION

SEE PS848743W FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 10 SCENIC RISE PAKENHAM VIC 3810

ADMINISTRATIVE NOTICES

NIL



DOCUMENT END


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PLAN OF SUBDIVISION	EDITION 1	PS848743W
----------------------------	------------------	------------------

<p>LOCATION OF LAND</p> <p>PARISH: NAR NAR GOON TOWNSHIP: PAKENHAM SECTION: —</p> <p>CROWN ALLOTMENT: 32(PT) & 33(PT) TITLE REFERENCE: VOL. 12230 FOL. 801 LAST PLAN REFERENCE: LP6710 (LOT 3) POSTAL ADDRESS: 110 PAKENHAM ROAD (at time of subdivision) PAKENHAM 3810 MGA CO-ORDINATES: E: 366 250 ZONE: 55 (of approx centre of land in plan) N: 5 786 580 GDA 2020</p>	<p>Council Name: Cardinia Shire Council Council Reference Number: S21-146 Planning Permit Reference: T160690-2 SPEAR Reference Number: S182115M</p> <p>Certification</p> <p>This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6 of the Subdivision Act 1988: 21/04/2023</p> <p>Public Open Space</p> <p>A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has been made and the requirement has not been satisfied at Certification</p> <p>Digitally signed by: Fiona Shadforth for Cardinia Shire Council on 30/05/2024</p> <p>Statement of Compliance issued: 28/10/2024</p> <p>Public Open Space</p> <p>A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has been made and the requirement has been satisfied at Statement of Compliance</p>
---	---

VESTING OF ROADS AND/OR RESERVES	NOTATIONS
---	------------------

IDENTIFIER	COUNCIL/BODY/PERSON	NOTATIONS
ROAD R1 ROAD R2 RESERVE No.1	CARDINIA SHIRE COUNCIL HEAD TRANSPORT FOR VICTORIA AUSNET ELECTRICITY SERVICES PTY LTD	<p>LOTS 1 TO 100 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.</p> <p>LOTS IN THIS PLAN MAY BE AFFECTED BY ONE OR MORE RESTRICTIONS. FOR DETAILS OF RESTRICTIONS INCLUDING BURDENED LOTS & BENEFITING LOTS, SEE CREATION OF RESTRICTIONS ON SHEET 4.</p> <p>WARNING: The restrictive covenant(s)/restriction(s) in this plan may have been varied or removed. For current information, please refer to the relevant folio(s) of the Register, noting section 88(3) of the Transfer of Land Act 1958</p>

<p style="text-align: center;">NOTATIONS</p> <p>DEPTH LIMITATION: DOES NOT APPLY</p> <p>This is a SPEAR plan.</p> <p>STAGING: This is not a staged subdivision. Planning Permit No. T160690</p> <p>SURVEY: This plan is based on survey. This survey has been connected to permanent marks No(s). 89, 199, 213, 285, 286, 287, 295, 319, 320, 354, 355, 363, 674, 675</p> <div style="border: 1px solid black; padding: 2px; margin-top: 5px;"> <p>Estate: The Rise - Pakenham Phase No.: 01 No. of Lots: 31 + Lot A PHASE AREA: 2.142ha</p> </div>	<div style="border: 1px solid blue; padding: 5px; text-align: center;"> <p>ADVERTISED MATERIAL Planning Application: T250531 Date Prepared: 26 March 2026</p> <p><small>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.</small></p> </div>
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EASEMENT INFORMATION

LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1, E-4	PIPELINE	24.38	INST. D613929	VICTORIA PIPELINES COMMISSION
E-2	DRAINAGE	3	THIS PLAN	CARDINIA SHIRE COUNCIL
E-2, E-3	SEWERAGE	SEE DIAG.	THIS PLAN	SOUTH EAST WATER CORPORATION
E-4	SUPPLY OF WATER (THROUGH UNDERGROUND PIPES)	6	THIS PLAN	SOUTH EAST WATER CORPORATION

<p>Beveridge Williams development & environment consultants Melbourne ph : 03 9524 8888 www.beveridgewilliams.com.au</p>	<p>SURVEYORS FILE REF: 2000490/01 2000490-01-PS-V11.DWG</p> <p>Digitally signed by: ADRIAN JAMES FREEMAN, Licensed Surveyor, Surveyor's Plan Version (11), 24/05/2024, SPEAR Ref: S182115M</p>	<p>ORIGINAL SHEET SIZE: A3</p>	<p style="text-align: center;">SHEET 1 OF 4</p>
<p>Land Use Victoria Plan Registered 02:18 PM 31/10/2024 Assistant Registrar of Titles</p>			

PS848743W

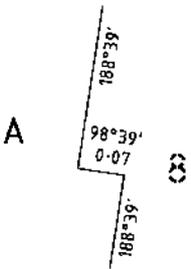
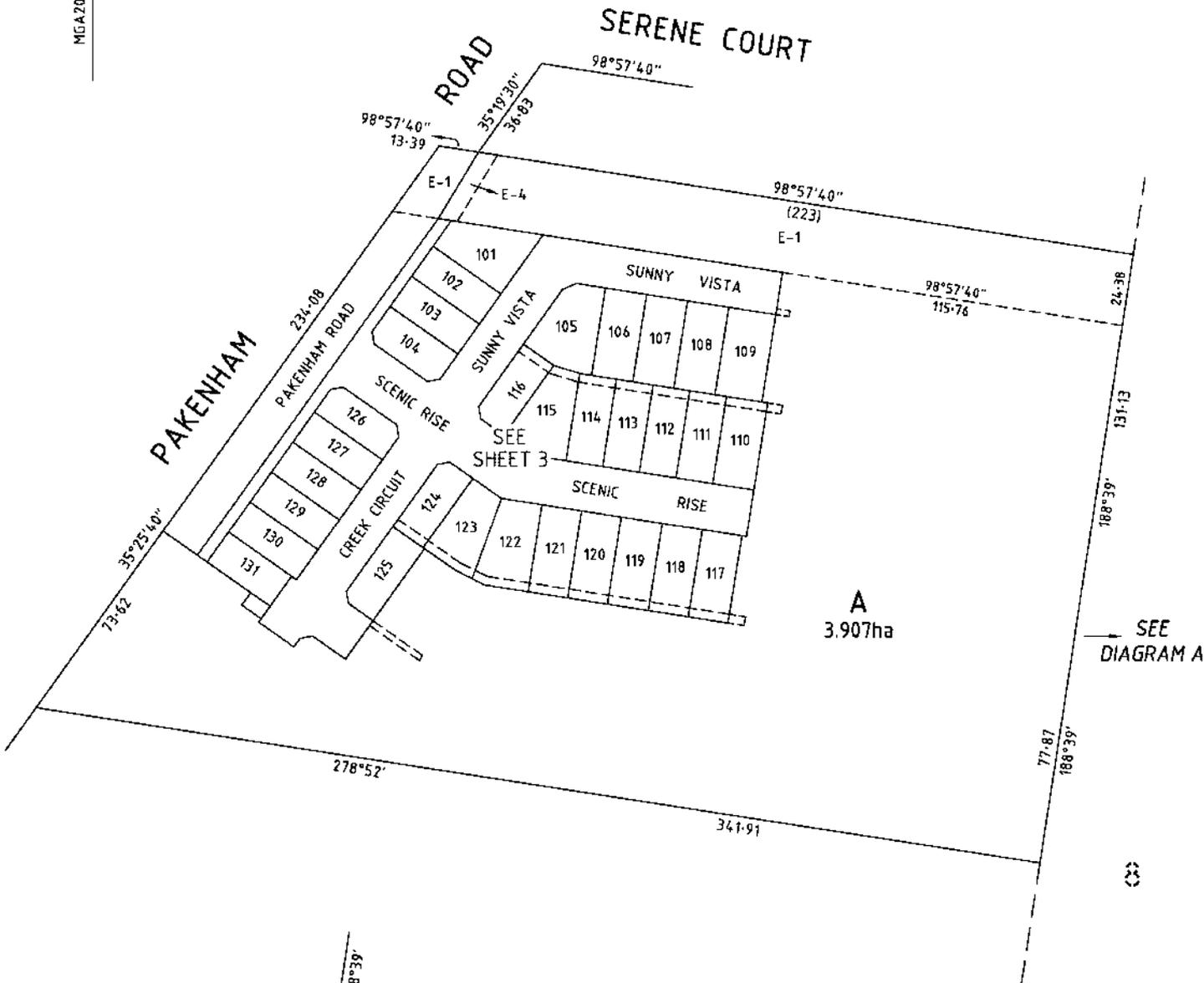


DIAGRAM A
NOT TO SCALE

Cardinia
ADVERTISED MATERIAL
 Planning Application: T250531
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BW **Beveridge Williams**
 development & environment consultants
 Melbourne ph : 03 9524 8888
 www.beveridgewilliams.com.au

SURVEYORS REF
2000490/01

SCALE
1 : 1500

15 0 15 30 45 60
LENGTHS ARE IN METRES

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

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

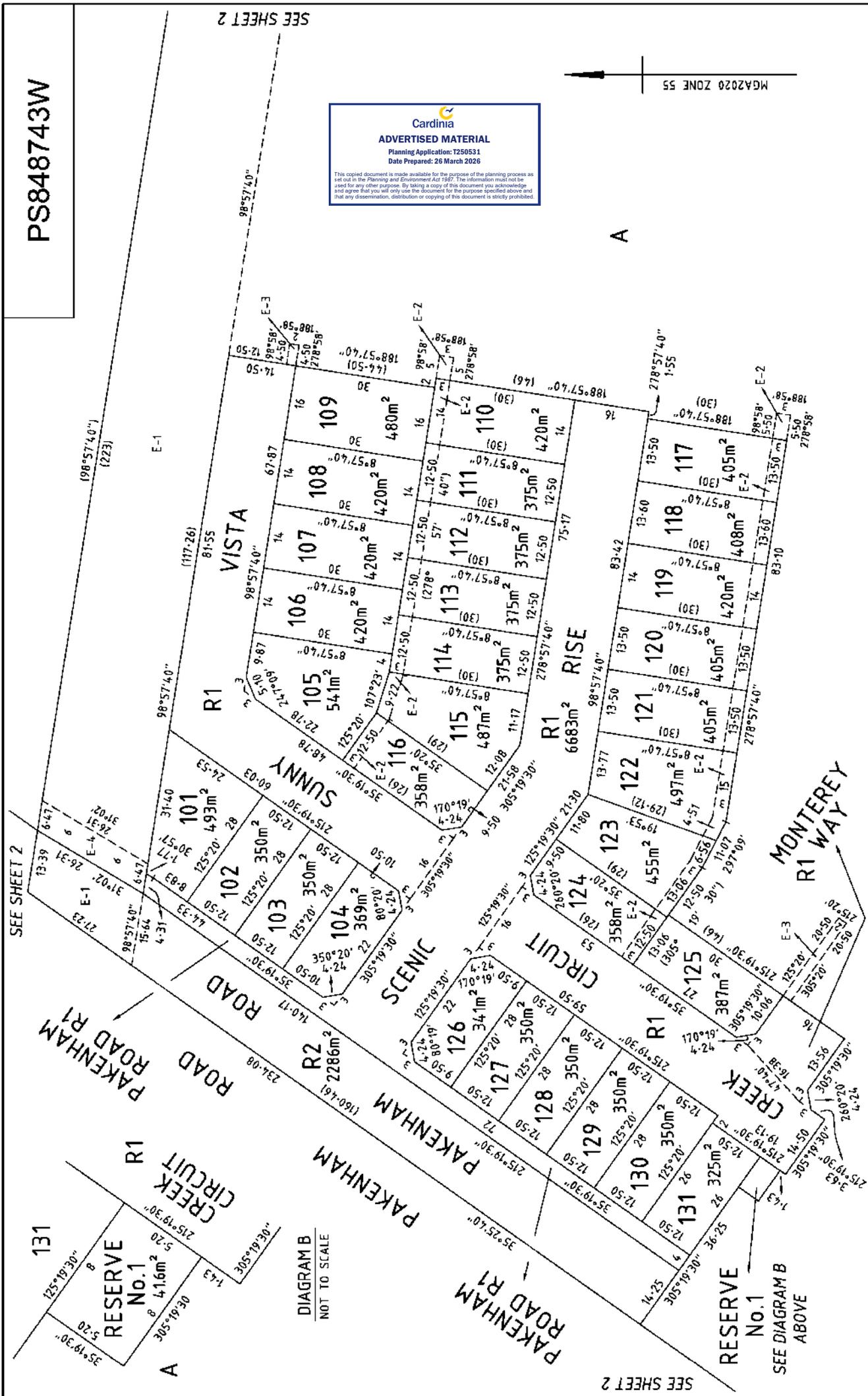
ORIGINAL SHEET
SIZE: A3

SHEET 2

PS848743W


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

SUBDIVISION ACT 1988
CREATION OF RESTRICTION 'A'

PS848743W

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

LAND TO BENEFIT & TO BE BURDENED:

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

DESCRIPTION OF RESTRICTION:

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

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

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

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

VARIATION:

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

EXPIRY:

THIS RESTRICTION CEASES TO HAVE EFFECT FOLLOWING AFTER EITHER;

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

CREATION OF RESTRICTION 'B'

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

LAND TO BENEFIT & TO BE BURDENED:

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

DESCRIPTION OF RESTRICTION:

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

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

EXPIRY:

THIS RESTRICTION CEASES TO HAVE EFFECT FOLLOWING AFTER EITHER;

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



ADVERTISED MATERIAL
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Department of Transport and Planning

Electronic Instrument Statement

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

Produced 12/03/2026 09:09:29 AM

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

Lodger Details

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

APPLICATION TO RECORD AN INSTRUMENT

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

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
Postcode	3809


Cardinia
ADVERTISED MATERIAL
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Department of Transport and Planning

Electronic Instrument Statement

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	[REDACTED]
Signer Organisation	DYE & DURHAM LEGAL PTY LTD
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	25 OCTOBER 2023

File Notes:

NIL

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

Statement End.



Imaged Document Cover Sheet

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	

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HWL
EBSWORTH
LAWYERS

Deed of Agreement

Under s173 of the *Planning and Environment Act 1987*

Cardinia Shire Council

and

BNG (Pakenham) Pty Ltd (ACN 640125686)



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Date Prepared: 26 March 2026

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Ref: DV:NB:1050250

Doc ID 1115801193/v1

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ADVERTISED MATERIAL
Planning Application: T250531
Date Prepared: 26 March 2026

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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*



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

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

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

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



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

1. Definitions and interpretation clauses

1.1 Definitions

In this deed the following definitions apply:

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

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



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

1.2 Interpretation

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



- (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.


Cardinia
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2. Owner's obligations

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

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

2.2 Maintenance of the Plantation Reserve

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

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

2.3 Fencing within the Plantation Reserve

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

2.4 Building Design Guidelines

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

3. Further obligations

3.1 Notice and registration

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

3.2 Giving effect to this Agreement

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

3.3 Recording by Registrar of Titles

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

3.4 Council's costs to be paid

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

3.5 Mortgagee to be Bound

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

3.6 Covenants run with the Subject Land

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

4. Agreement under Section 173 of the Act

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

5. Owner's warranties

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

6. Successors in title

6.1 Successors in title

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

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

7. Notices

7.1 Service

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

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

7.2 Time of service

A notice or other communication is deemed served:

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



8. Miscellaneous

8.1 Commencement of Agreement

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

8.2 Default

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

8.3 Ending of Agreement

This Agreement ends:

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

8.4 Application to Registrar

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

8.5 No fettering of Council's powers

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

8.6 No waiver

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



8.7 Severability

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

8.8 Proper law

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

8.9 Counterparts

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



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Schedule

Mortgagee's Consent

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

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



Print full name

Print full name

AX385


Cardina
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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)


Cardinia

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

[REDACTED]

Full name (print)

Full name (print)

Schedule 1

Building Envelope Plan

AX385769J

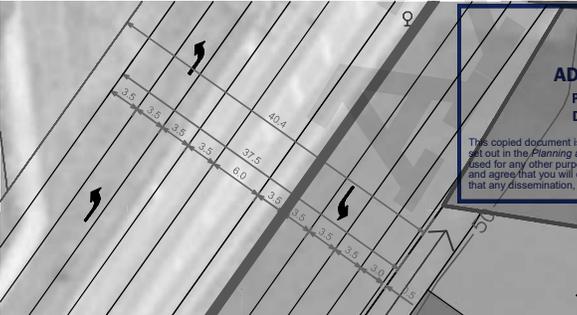
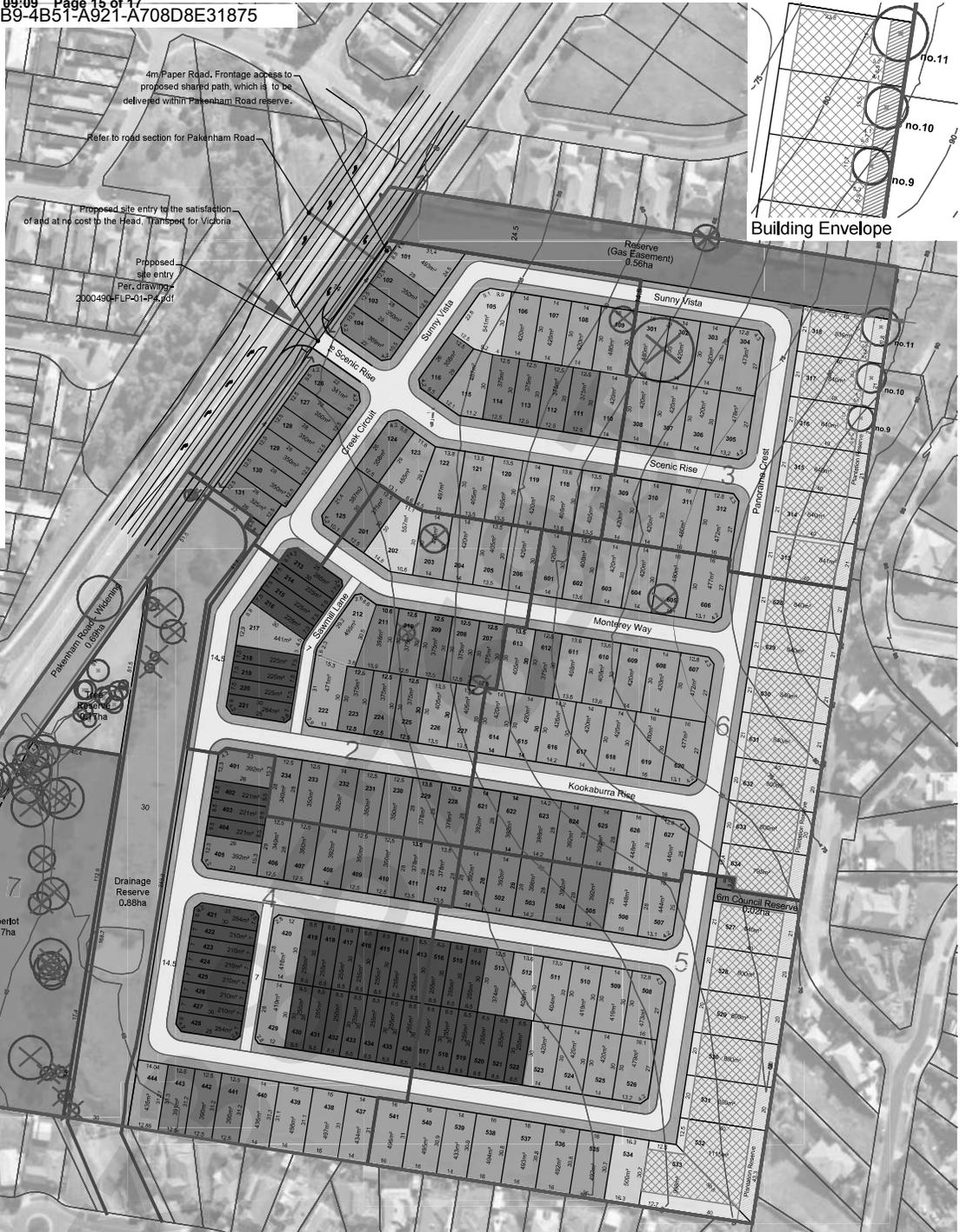


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- LEGEND**
- Title boundary (approx.)
 - Pedestrian path
 - Shared path
 - Stage boundary
 - Stage numbers
 - Entry point
 - Existing contours (5m interval)
 - Lots
 - Substation kiosk
 - Superlot
 - Pakenham road widening
 - Naturestrip (indicative)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



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 of 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)

Cardinia
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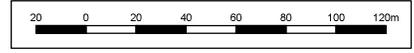
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Lot Schedule by Area		
Lot Size	Number of Lots	%
0-299m ²	42	20,8
300-399m ²	56	27,7
400-499m ²	81	40,1
500-599m ²	3	1,5
600-699m ²	0	0,0
700m ² +	20	9,9
Total	202	100

* 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



Schedule 2

Vegetation Plan

AX385769J



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Our Ref: 2000490
29 August 2025



ACN 006 197 235
ABN 38 006 197 235

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

beveridgewilliams.com.au

Applicant: [REDACTED]
Company/Builder: Dreamplan Design Drafting Services
Email: dreamplandesigndrafting@gmail.com

Dear Sir/Madam,

**RE: Lot 120 Scenic Rise, Pakenham
THE RISE DESIGN ASSESSMENT PANEL APPROVAL**

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

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

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

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

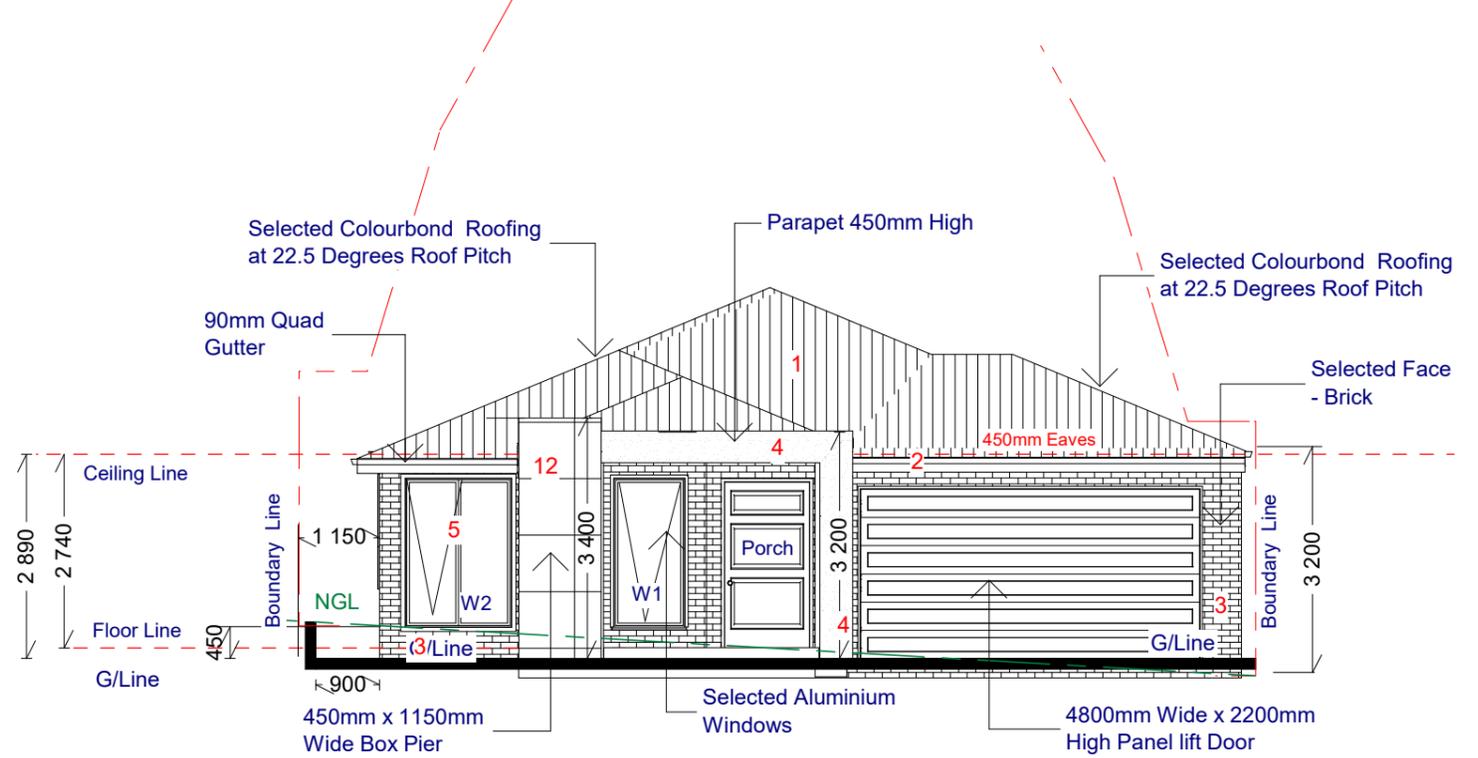
Please note;

- All lots require a planning permit under the ESO placed on the overall Estate. An application must be approved by council before construction commences. The Building envelopes are to be used as a guide only, the planning permit will override all siting recommendations by the DAP team.
- Mandated endorsed building envelopes are applicable for lots 313-318, 527-533, 628-634.
- Any lot under 300m² in size, requires a planning permit for being under 300m² in addition to the ESO planning permit. Front setbacks less than 4m are subject to further council approval.
- If you require planning services or further information, please contact Andrea Bouly boulyya@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



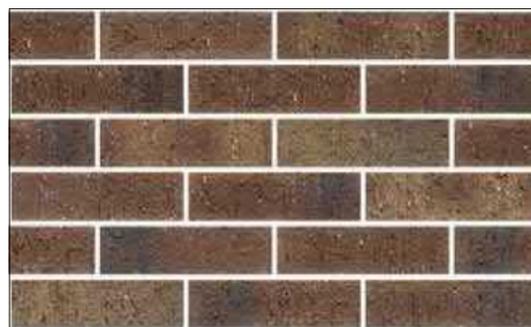
	FASCIA, GUTTER AND DOWNPIPES COLORBOND MONUMENT
	WINDOWS COLORBOND MONUMENT

- Colour Material -
- 1 - Roof Colourbond -Monument
 - 2 - Facia & Gutter - Monument and Downpipes - Jasper
 - 3 - Brick Walls - Melbourne Hawthorn
 - 4 - Porch Facade - Rendered - Jasper
 - 5 - Windows - Monument
 - 6 - Garage Door - Slime Line Panel Lift - Monument
 - 7 - Driveway -Exposed Aggregate
 - 8 - Letter Box- Jasper
 - 9 - Meter Box -Jasper
 - 10 . Water Tank - Monument
 - 11 . Front Door- Full Glass & Frame Natural Timber Stain Finish
 - 12 - Porch Cladding - Windspray
 - 13 -

DESIGN ASSESSMENT PANEL
 PLAN APPROVAL DATE: 29.08.2025
 REVIEWED BY: Belinda Blythe



Garage Door Style



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**DREAMPLAN DESIGN
 DRAFTING SERVICES**
 drawn - kon Moutis

17 LOCKTON AVE,
 RESERVOIR, 3073
 PHONE: 0416 097 187

RBP - DP
 AD 515
 HIA -
 5534742

PROPOSED NEW DWELLING
 Ecowise development - (construction)
 Lot 120 No 10 Scenic Rise, Pakenham

THESE PLANS REMAIN THE PROPERTY OF DREAMPLAN DESIGN
 DRAFTING SERVICES AND ARE SUBJECT TO COPYRIGHT REGULATIONS

SCALE: 1:100

SHEET: 11

DRAWN BY - KON M

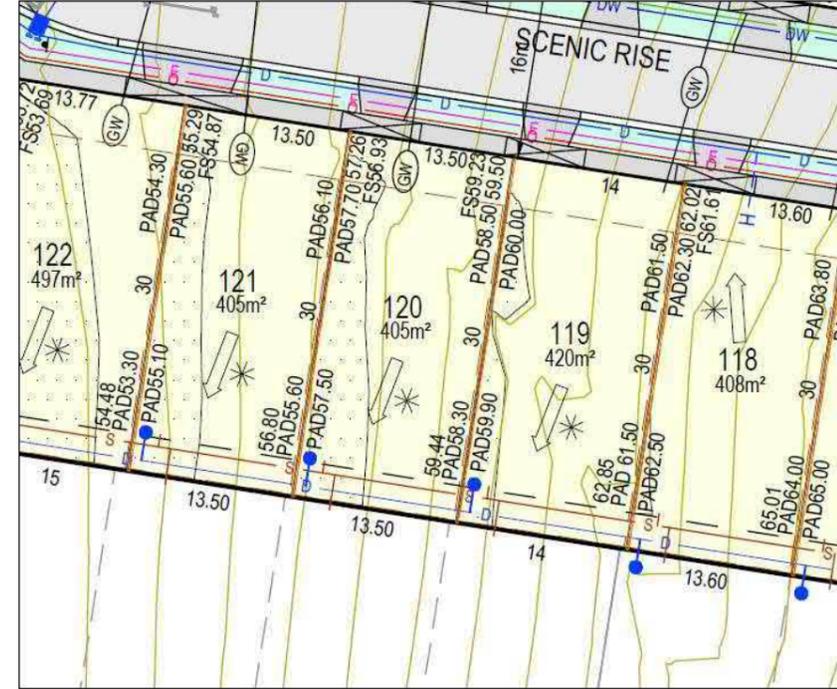
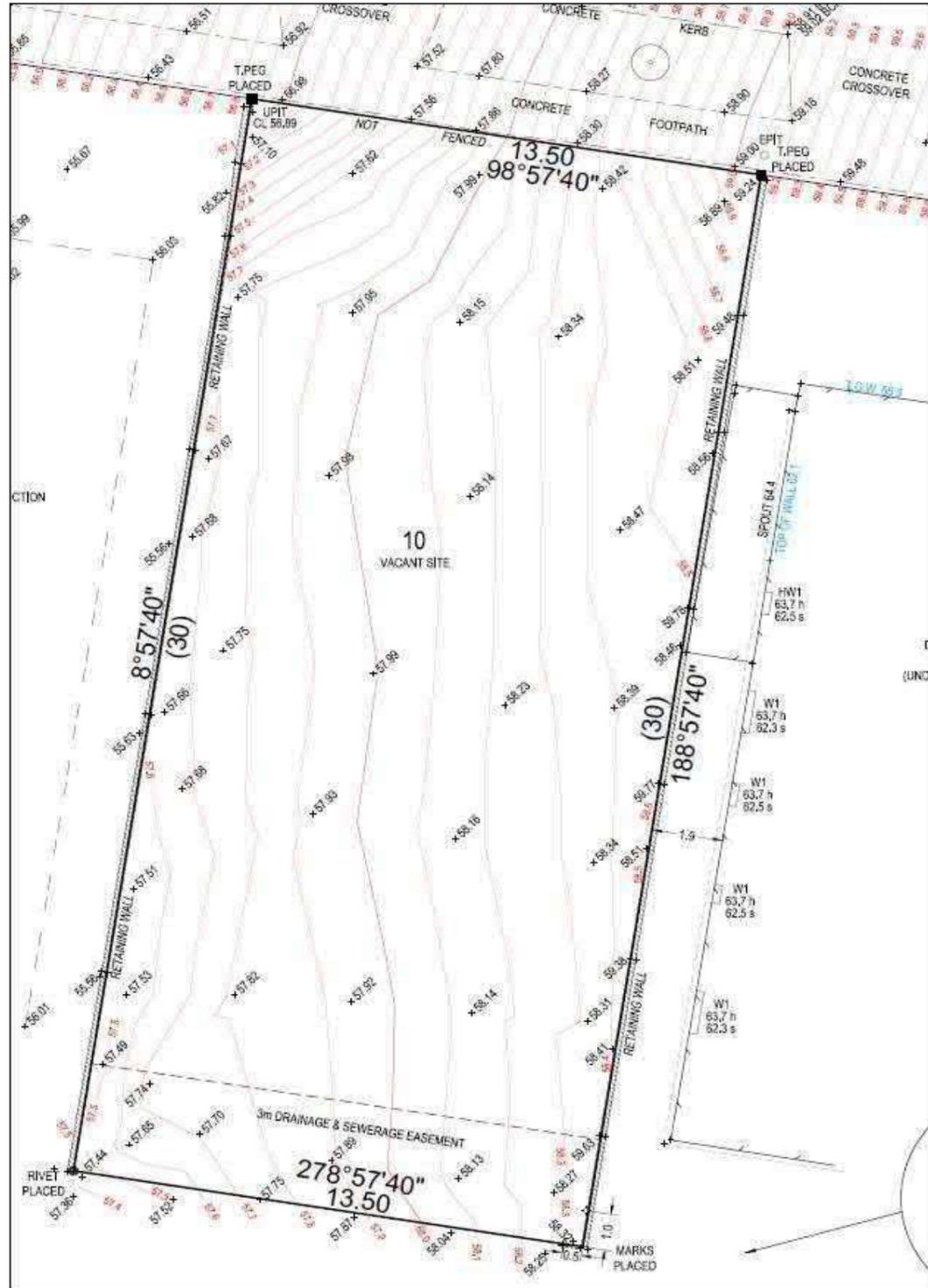
DRAWING No:

KM -025

DATE: 25/03/2024

Site Survey

TBM - 57.52 (AHD)



DESIGN ASSESSMENT PANEL
 PLAN APPROVAL DATE: 29.08.2025
 REVIEWED BY: Belinda Blythe



Cardinia
ADVERTISED MATERIAL
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**DREAMPLAN DESIGN
 DRAFTING SERVICES**
 drawn - kon Moutis

17 LOCKTON AVE,
 RESERVOIR, 3073
 PHONE: 0416 097 187

RBP - DP
 AD 515
 HIA -
 5534742

PROPOSED NEW DWELLING
 Ecowise development - (construction)
 Lot 120 No 10 Scenic Rise, Pakenham

THESE PLANS REMAIN THE PROPERTY OF DREAMPLAN DESIGN
 DRAFTING SERVICES AND ARE SUBJECT TO COPYRIGHT REGULATIONS

SCALE: 1:100

SHEET: 12

DRAWN BY - KON M

DRAWING No:

KM -025

DATE: 25/03/2024

Note - All Fences, retaining walls, driveways colours and landscape works require the approval of Developers

Note - 6 Star energy rating required

Meter Box Colour - Monument and screed from public view

Note - 50mm Step Down from The FFL at Entry to the FFL of Porch

site has been classified as Class "H2" in accordance with AS 2870 – 2011

Note - All External Plant Equipment and fixtures must be screened from public view

Note - Provide 100mm conduit under driveway for Landscape/ irrigation purposes

Note Heater Unit - in Roof Space to be min 5 Star Efficiency

SURFACE WATER MUST BE DIVERTED AWAY FROM THE DWELLING AND GRADED AWAY FROM ALL FOUNDATIONS TO GIVE A SLOPE OF NOT LESS THAN 50MM OVER THE FIRST 1000MM FROM THE WELLING

SUBSURFACE DRAINS TO REMOVE GROUND OR TABLE WATER SHALL BE DETAILED BY THE DESIGN ENGINEER. FURTHERMORE, DAMP-PROOFING EMBRANE IN ACCORDANCE WITH 5.3.3 SHALL BE INSTALLED FOR GROUNDWATER OR AGGRESSIVE SOILS

In accordance with Practice Note 2011-55 prepared by the Building Commission. I request to the use of recycled water (dual system) in lieu of the required water tanks subject to the following:

1. Connection to all sanitary flushing systems.
2. Compliance with Technical Solution 91.02 Grey or recycled water (non-drinking water supply) available on the Plumbing industry Commission website.

Garage - 33.00 m2
Porch - 4.00 m2
Dwelling - 206.00 m2
Total Ground -243m2

LOT SIZE - 405 m2

Site Coverage - 60% -

Permeable Area 25%

Garden Area -30% 121M2

Termite Treatment - Where Required Termite Treatment to Comply with BCA Part - 3.1.3

Note - For the ground around the dwelling is to be graded away for the foundation at a gradient of 1:50 of 2.0 mtrs

Note - All Dimensions and Levels must be Verified Before the Commencement of any Construction Works.

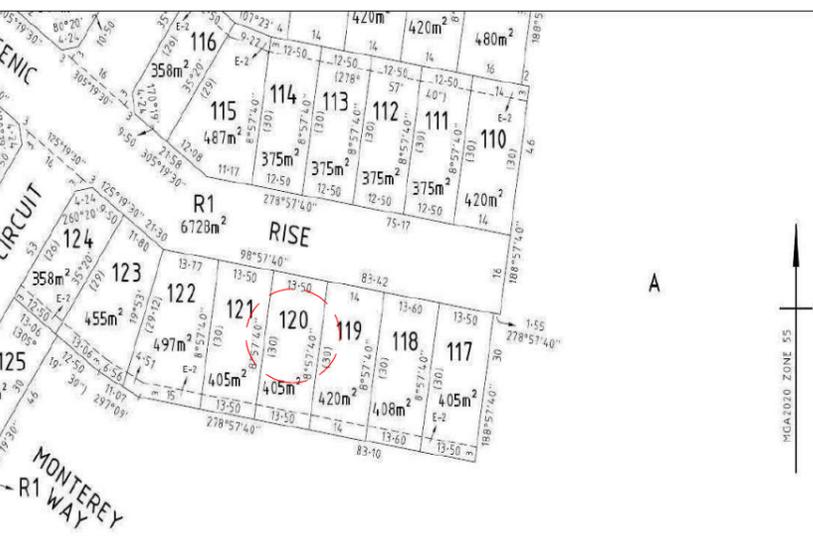
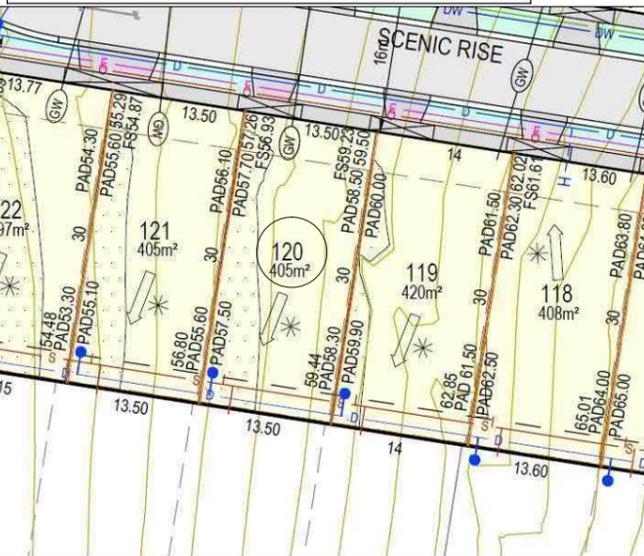
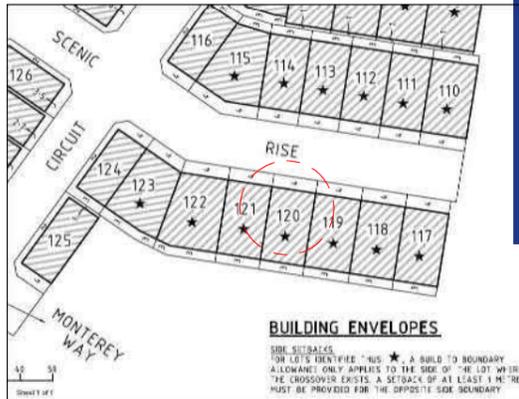
CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK.

To the best of my knowledge these plans are drawn to comply with owner's and/ or builder's specifications and any changes made on them after prints are made will be done at the owner's and / or builder's expence and responsibility. The contractor shall verify all dimensions and enclosed drawing. Dreamplan Design Drafting Services E is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

Note - Location of All Downpipes and Gutters to comply with AS /NZS 3500.3.

HOMEOWNER & CONTRACTOR: TO VERIFY ALL DIMENSIONS, STRUCTURAL DETAILS, AND BUILDING CODES, AND GRADE REQUIREMENTS.

All roof drainage is to comply with AS 3500.3



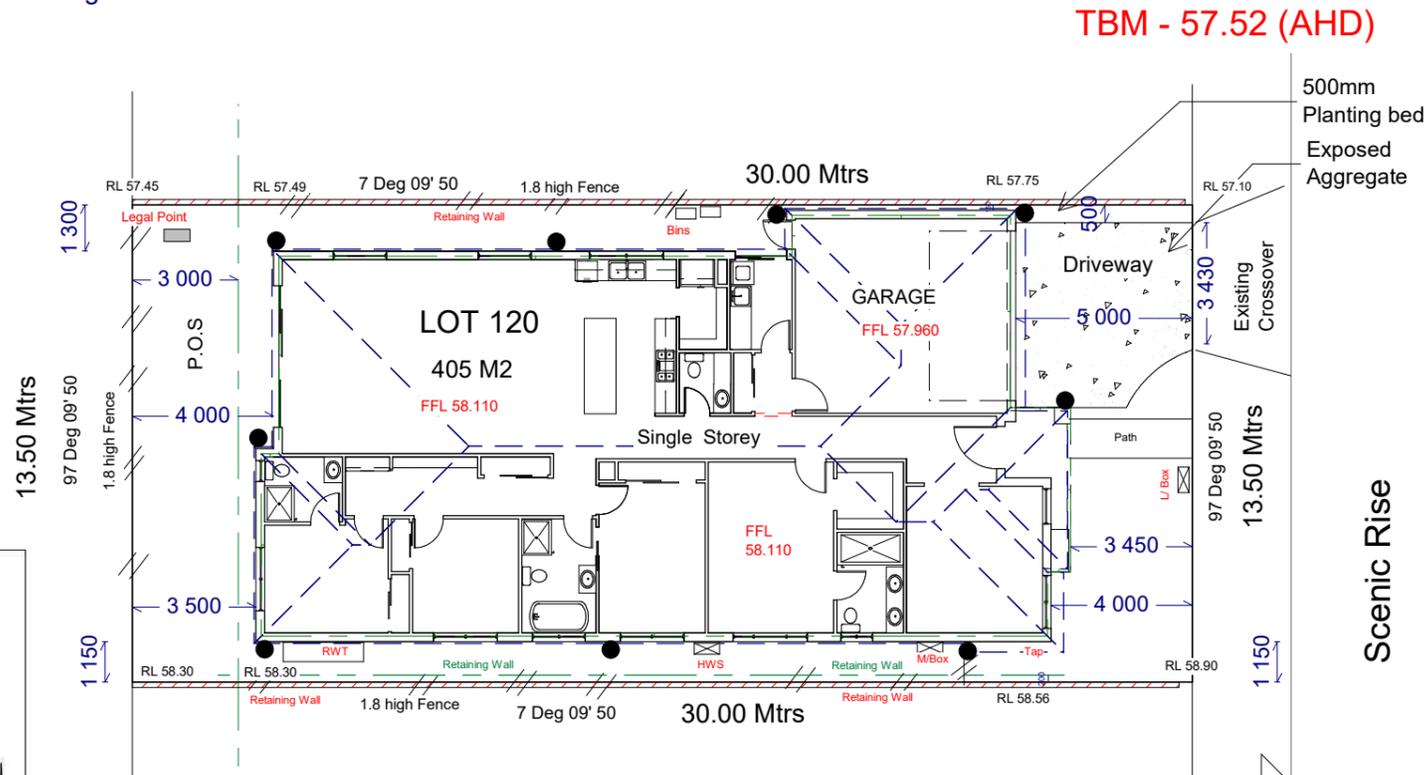
Cardinia

ADVERTISED MATERIAL

Planning Application: T250531
Date Prepared: 26 March 2026

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The fencing - side and rear boundary fencing is to be constructed of Side and rear fencing 1.8m high must be constructed of timber palings, lapped and capped with exposed posts, Side gates & matching wing return screens must be stained hardwood with horizontal slating



DESIGN ASSESSMENT PANEL

PLAN APPROVAL DATE: 29.08.2025
REVIEWED BY: Belinda Blythe

BW

SITE PLAN 1 : 200

Note - dwelling All homes must install or make allowance for optic fibre cabling (Opticomm)

Note - dwelling will be connected to the National Broadband Network

DREAMPLAN DESIGN DRAFTING SERVICES
drawn - kon Moutis

17 LOCKTON AVE,
RESERVOIR, 3073
PHONE: 0416 097 187

RBP - DP
AD 515
HIA -
5534742

PROPOSED NEW DWELLING
Ecowise development - (construction)
Lot 120 No 10 Scenic Rise, Pakenham

THESE PLANS REMAIN THE PROPERTY OF DREAMPLAN DESIGN DRAFTING SERVICES AND ARE SUBJECT TO COPYRIGHT REGULATIONS

SITE PLAN		
SCALE: 1:100	SHEET: 6	DRAWN BY - KON M
DRAWING No:	KM -025	DATE: 25/03/2024

Termite Treatment -
Where Required Termite Treatment to Comply with BCA Part - 3.1.3

BATHROOM / ENSUITE / POWDER ROOM HINGE DOORS:
ALL HINGED DOORS TO BATHROOMS, ENSUITES & POWDERROOMS & LDYR TO BE FITTED WITH LIFT HINGES.
DOOR TO BE ADJUSTED ACCORDINGLY.

BATHROOM & ENSUITE FLOORS & LDYR: CERAMIC OR STONE TILES OVER 15MM THICK 'HARDIES' COMPRESSED FIBRE CEMENT SHEET SUBSTRATE LINING. WALLS GENERALLY: CERAMIC OR STONE TILES OVER 10MM THICK W.R. GRADE 'BORAL' OR 'GYPROCK' PLASTERBOARD SHEET SUBSTRATE LINING. SHOWER AND BATH RECESS WALLS AND HOBBS: SELECTED CERAMIC OR STONE TILES OVER 6MM THICK 'HARDIES' VILLABOARD FIBRE CEMENT SHEET LINING.

WET AREAS:
WET AREA WALL & FLOOR FINISHES TO COMPLY WITH 'WET AREAS' PARTAS 3740 - 2021 OF THE NCC.

All wet areas are to be waterproofed in accordance with AS 3740.

Note - 50mm Step Down from The FFL at Entry to the FFL of Porch

Note - For the ground around the dwelling is to be graded away for the foundation at a gradient of 1:50 of 2.0 mtrs

Vertical Articulation joints in accordance with NCC 5.6.8

All measurements to be site checked prior to commencement of works

HOMEOWNER & CONTRACTOR: TO VERIFY ALL DIMENSIONS, STRUCTURAL DETAILS, AND BUILDING CODES, AND GRADE REQUIREMENTS.

Legend

- Gas - Gas Meter
- HWS - Hot Water Service
- MB - Meter Box

Window Head Height

Flash Eaves	2150mm Above FFL
22.5 Deg Pitch - 450 Eaves	2150mm Above FFL
25 Deg Pitch - 450 Eaves	2150mm Above FFL
27 Deg Pitch - 450 Eaves	2150mm Above FFL

Note -
All Water Closets to have removable hinges to doors if there is less than 1.2m Clearance between the closet pan and the door
All cavity Flashing and weepholes are to be at slab rebate Level

CJ - Control Joints Location
DG - Double Glazing Window

Note:
All Glazing to be in Accordance with AS 1288
Window Size May vary due to Manufacturers Specifications

floor wastes in showers.

Note - All Internal Door 2340mm High except Robe Doors

Energy Rating - Seal Windows
Seal External Doors
Seal Exhaust Fan must be used
All Downlights are to be sealed
Seal Gaps & Cracks
Weather Strip all external doors

Water tank - Aqualong 3008 - 2.25L x 0.88w x 1.85H

PROPOSED FLOOR PLAN
1:100
DO NOT SCALE DRAWING

Cardinia
ADVERTISED MATERIAL
Planning Application: T250531
Date Prepared: 26 March 2026

NO PART OF FOOTING OR WALL SHALL ENCR OACH TITLE BOUNDARY.

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Termite management will comply with Part 3.8.7.3 - Note Flow rate and discharge of exhaust system - Part 3.8.7.3 Exhaust systems installed in a kitchen, bathroom, sanitary compartments or Laundry must have a minimum flow rate of - 25L/s for Bathrooms or sanitary Compartments and 40L/s for Kitchen & Laundry.

Note - de-mountable hinges to the sanitary compartments where there is no clear space of at least 1200mm between the edge of the closet pan within the sanitary compartment and the door hinges

WHERE DOOR THRESHOLD EXCEEDS 190mm ABOVE FINISHED GROUND LEVEL PROVIDE A LANDING, A MIN. WIDTH, THE WIDTH OF THE DOOR LEAF OPENING ONTO IT. STEPS:- RISER - 190 MAX.TREAD - 240 MIN

Concrete Slab to Engineer's Design & Drawing

Note : range hood are to discharge to outside air.

Note exhaust fan providing direct ventilation ducted externally. Exhaust systems to the bathrooms, sanitary facilities, laundry, and kitchen are required to be ducted to outdoor air in accordance with Part 10.8.2 of the ABCD Housing Provisions Standard 2022

CS

YT

Yellow Tongue Flooring to Upper Level

Note 150mm of waterproofing between the Windows above and the inserted bath and kitchen sink.

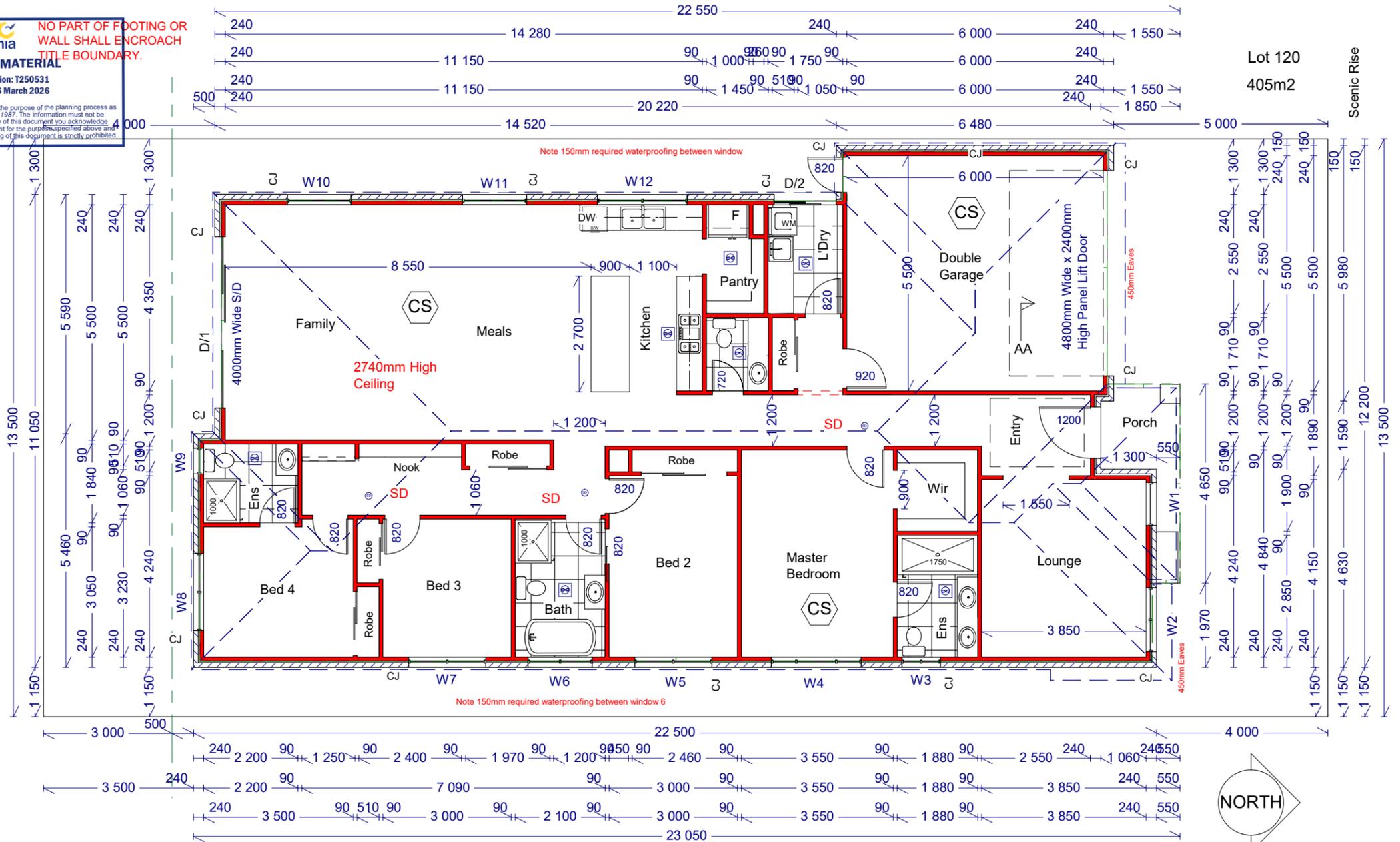
Note - Any exhaust system discharges into the roof space it must be ventilated to outdoor air in accordance with NCC 3.8.7.4

Current version of AS 3959 (Revision 2022) (clause 3.10.5.0)

All roof drainage is to comply with AS 3500.3

site has been classified as Class "H2" in accordance with AS 2870 -

Note - Between Stairs treads/ Landing & Ceiling to be Minimum of 2.00mtrs



SD Install an Approved Smoke Alarm fixed to Ceiling & Interconnected Wired to Main. Denoted on Plan - Smoke Alarms to Comply with NCC 9.2.4 class10a building

Exhaust Fans to be fitted and ducted outside. Denoted on Plan - To Comply with NCC 3.8.7.4. - Note - exhaust fan to the WC ducted to outside air.

Windows above Baths - noted as grade A glazing safety glass in accordance with the minimum requirements in NCC 2022 Vol.2 Part 8.4.8

Wet areas to be impervious to water ie wall surfaces and substrates: of shower enclosures, or if unenclosed, within 1.5m horizontally to a height of 1.8m above the floor; and behind any bath, basin, sink etc if within 75mm of a wall to a height of 150mm above the fixture.

D D	DESIGN ASSESSMENT PANEL	17 LOCKTON AVE, RESERVOIR, 3073	RBP - DP AD 515	PROPOSED NEW DWELLING Ecowise development - (construction) Lot 120 No 10 Scenic Rise, Pakenham		FLOOR PLAN	
	PLAN APPROVAL DATE: 29.08.2025	PHONE: 0416 097 187	HIA - 5534742	THESE PLANS REMAIN THE PROPERTY OF DREAMPLAN DESIGN DRAFTING SERVICES AND ARE SUBJECT TO COPYRIGHT REGULATIONS	SCALE: 1:100	SHEET: 1	DRAWN BY - KON M
	REVIEWED BY: Belinda Blythe				DRAWING No:	KM -025	DATE: 25/03/2024

Window Head Height	
Flash Eaves	2150mm Above FFL
22.5 Deg Pitch - 450 Eaves	2150mm Above FFL
25 Deg Pitch - 450 Eaves	2150mm Above FFL
27 Deg Pitch - 450 Eaves	2150mm Above FFL

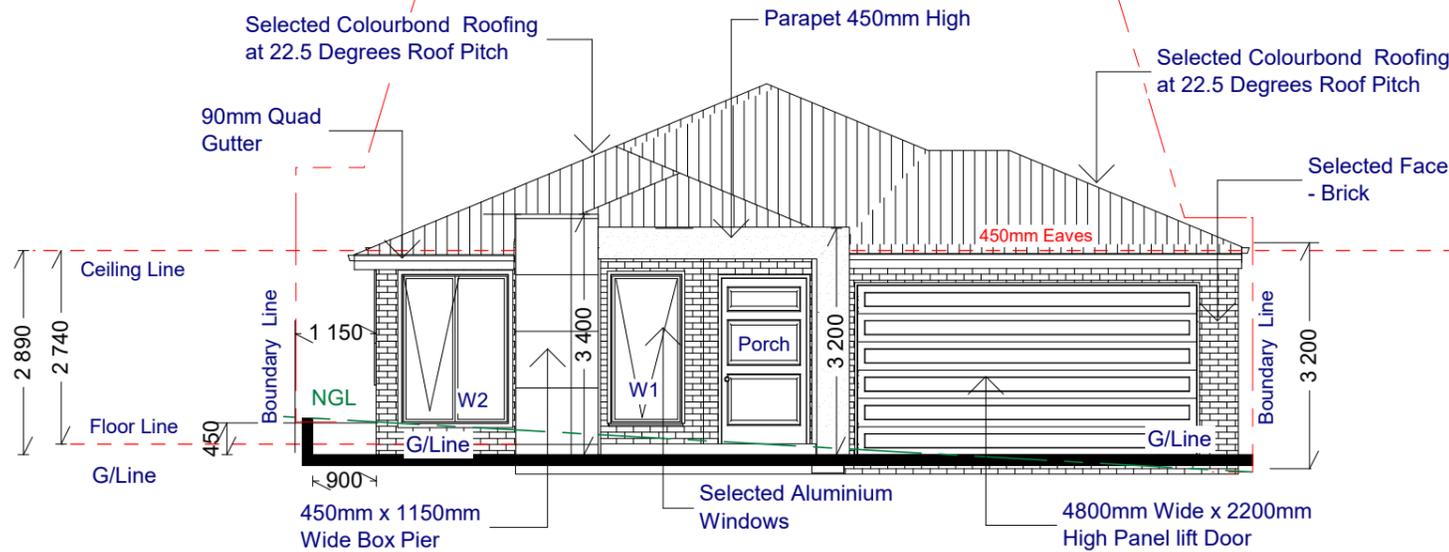
All Water Closets to have removable hinges to doors if there is less than 1.2mtr Clearance between the closet pan and the door

All cavity Flashing and weepholes are to be at slab rebate Level

DG - Double Glazing Window

Note:
All Glazing to be in Accordance with AS 1288
Window Size May vary due to Manufacturers Specifications

Note - Any exhaust system discharges into the roof space it must be ventilated to outdoor air in accordance with NCC 3.8.7.4



NORTH ELEVATION
1:100

Concrete to Comply with AS 3600 -

Masonry to Comply with AS 3700 -

Brickwork to Comply with General Compliance - AS 3700 Requirements

Install 10mm Wide Masonry Control Joints at 5.00 Mtrs Max ctrs and to comply with TN61 of cement & Concrete Association

Face Brickwork to be tied to Stud Frame. Floor Vents at 7300mm²/meter

Note - Bedroom windows within 1.70mtrs of the floor level in accordance with BCA 3.9.2.5 where bedroom windows 2.0mtrs above the surface beneath are required to have a restricted device not permit 125mm to pass through or a screen with a secure fitting

WEEP HOLES:
PROVIDE WEEP HOLES AT EVERY FOURTH PERPEND ABOVE ALL CROSS CAVITY FLASHINGS IN EXTERNAL CAVITY BRICK SKINS TO HEIGHT AND WIDTH OF VERTICAL BRICK JOINT FORMED ACCURATELY AND UNIFORMLY THROUGHOUT THE JOB.

Note - Safety Glazing is required to comply with Part 8.4.6 NCC

Masonry Veneer Walls to Comply with Part 5.2 Masonry Veneer

Vertical Articulation joints in accordance with NCC 5.6.8

External windows and doors - Part 13.4.4
An external door, internal door between a Class 1 building and an unconditioned Class 10a building, openable window and other such opening must be sealed. Front door and garage doors to be sealed from the bottom.

Note - Laundry, dining and garage area is not exceeding 230mm to external areas.

Please note condensation management NCC 10.8 is achieved. Note This is only required if all exhaust fans (WC/kitchen etc.) discharge to within roof space. If it complies with Part 10.8.2 then no need for 'whirly birds'

Note - Windows Below 2.0mtrs in all wet areas are to be Grade A safety Glass.

Note - For Roof pitch of 1 Deg requires BMT for the metal sheet Roofing to be .048

Developer Condition; All associated works must not impact any existing retaining walls

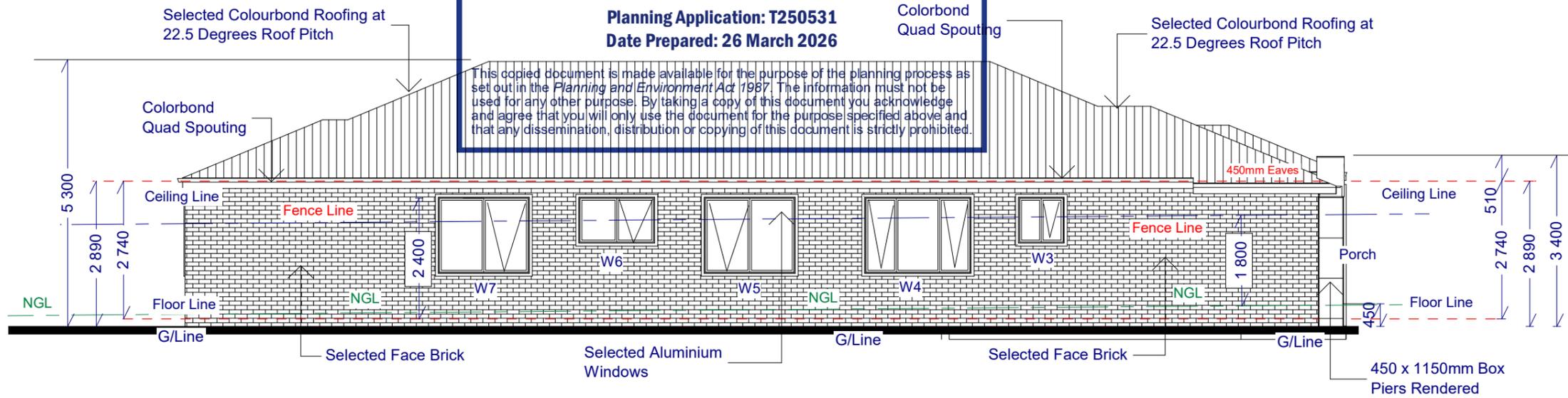
Dwelling façade must have 2 different materials, 1 material other than brickwork must be at a minimum 20%. Render 30% Box Eaves 20% - Brick 50%

NCC Part 3.5.2.4. and Table 7.3.2 Fixing of roof tiles.Sarking is a mandatory requirement for certain tiled roofs depending on roof pitch and truss/rafter top chord length

Note - clearance between the wall cladding and the ground complying with NCC 7.5.7

Cardinia
ADVERTISED MATERIAL
Planning Application: T250531
Date Prepared: 26 March 2026

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EAST ELEVATION
1:100

Pliable membrane to external wall complying with AS4200.1 and be a vapour permeable membrane for climate zones 6, 7 & 8

Down Pipes 90mm Dia - & Quad Gutter of eave gutter (115mm quad gutter) and note the minimum fall of 1:500 for the eave gutter

Windows above Baths - noted as grade A glazing safety glass in accordance with the minimum requirements in NCC 2022 Vol.2 Part 8.4.8

DREAMPLAN DESIGN DRAFTING SERVICE
drawn - kon Moutis

DESIGN ASSESSMENT PANEL

PLAN APPROVAL DATE: 29.08.2025

REVIEWED BY: Belinda Blythe

RBP - DP AD 515
HIA - 5534742

PROPOSED NEW DWELLING
Ecowise development - (construction)
Lot 120 No 10 Scenic Rise, Pakenham

THESE PLANS REMAIN THE PROPERTY OF DREAMPLAN DESIGN DRAFTING SERVICES AND ARE SUBJECT TO COPYRIGHT REGULATIONS

ELEVATIONS		
SCALE: 1:100	SHEET: 3	DRAWN BY - KON M
DRAWING No:	KM -025	DATE: 25/03/2024

Window Head Height	
Flash Eaves	2150mm Above FFL
22.5 Deg Pitch - 450 Eaves	2150mm Above FFL
25 Deg Pitch - 450 Eaves	2150mm Above FFL
27 Deg Pitch - 450 Eaves	2150mm Above FFL

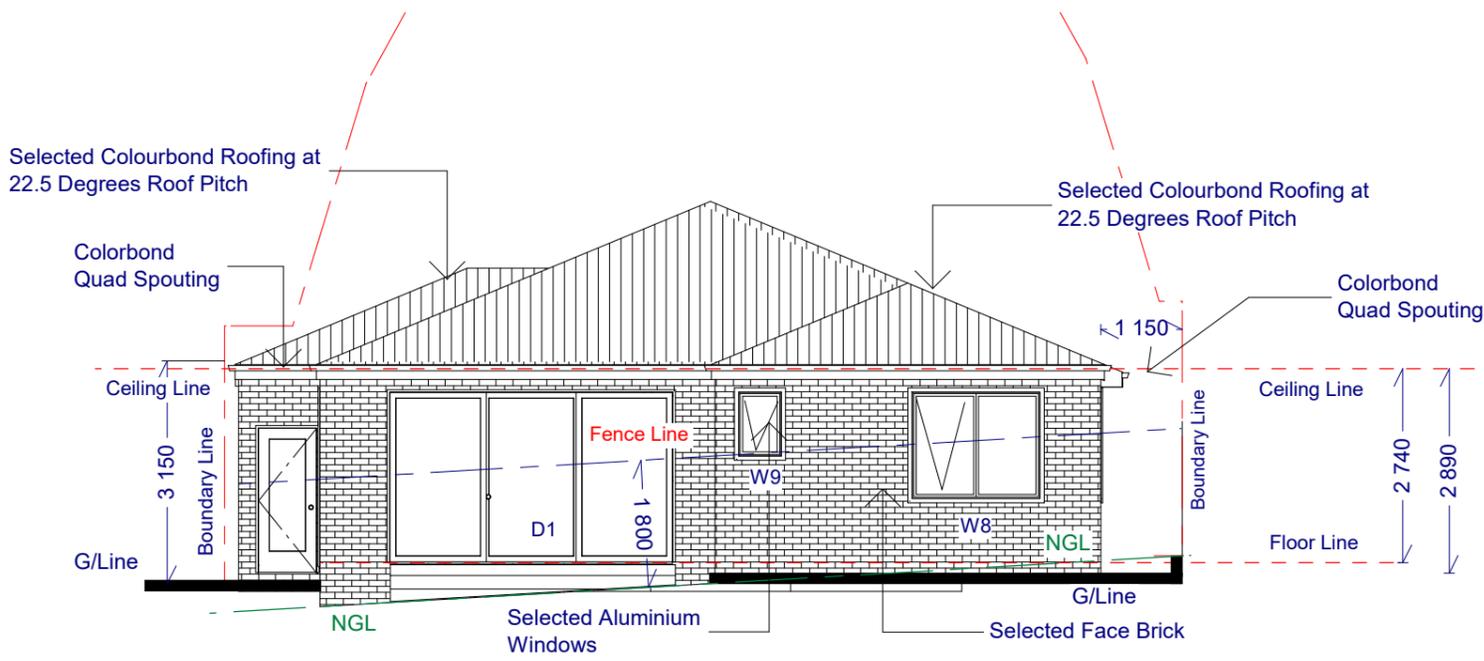
All Water Closets to have removable hinges to doors if there is less than 1.2m Clearance between the closet pan and the door

All cavity Flashing and weepholes are to be at slab rebate Level

DG - Double Glazing Window

Note:
All Glazing to be in Accordance with AS 1288
Window Size May vary due to Manufacturers Specifications

SOUTH ELEVATION 1:100



Face Brickwork to be tied to Stud Frame.
Floor Vents at 7300mm²/meter

Install 10mm Wide Masonry Control Joints at 5.00mtrs Max ctrs and to comply with TN61 of cement & Concrete Association

Concrete to Comply with AS 3600 -

Masonry to Comply with AS 3700 -

Note - Windows Below 2.0mtrs in all wet areas are to be Grade A safety Glass.

Note - Bedroom windows within 1.70mtrs of the floor level in accordance with BCA 3.9.2.5 where bedroom windows 2.0mtrs above the surface beneath are required to have a restricted device not permit 125mm to pass through or a screen with a secure fitting

Note - Safety Glazing is required to comply with Part 8.4.6 NCC

Masonry Vaneer Walls to Comply with Part 3.3.5

Vertical Articulation joints in accordance with NCC 5.6.8

External windows and doors – Part 13.4.4
An external door, internal door between a Class 1 building and an unconditioned Class 10a building, openable window and other such opening must be sealed. Front door and garage doors to be sealed from the bottom.

Please note condensation management NCC 10.8 is achieved. Note This is only required if all exhaust fans (WC/kitchen etc.) discharge to Minimum flow rates of the exhaust system to kitchen, bathroom, sanitary compartment and laundry is not less than 40l/s;
• Exhaust systems to discharge externally of the building. If it complies with Part 10.8.2 then no need for 'whirly birds'

WEEP HOLES:
PROVIDE WEEP HOLES AT EVERY FOURTH PERPEND ABOVE ALL CROSS CAVITY FLASHINGS IN EXTERNAL CAVITY BRICK SKINS TO HEIGHT AND WIDTH OF VERTICAL BRICK JOINT FORMED ACCURATELY AND UNIFORMLY THROUGHOUT THE JOB.

Pliable membrane to external wall complying with AS4200.1 and be a vapour permeable membrane for climate zones 6, 7 & 8

Note - sub- floor venting to be minimum 6000mm² /m of wall to the entire perimeter of the dwelling and in accordance with part 6.2 subfloor ventilation of the NCC

External walls located within 900mm of the title boundary line must be constructed to achieve a 60/60/60 Fire Resistance Level. Please note the following boundary walls as 60/60/60FRL:
• Garage Boundary Wall
• Dwelling Wall
• Dwelling Separating Walls

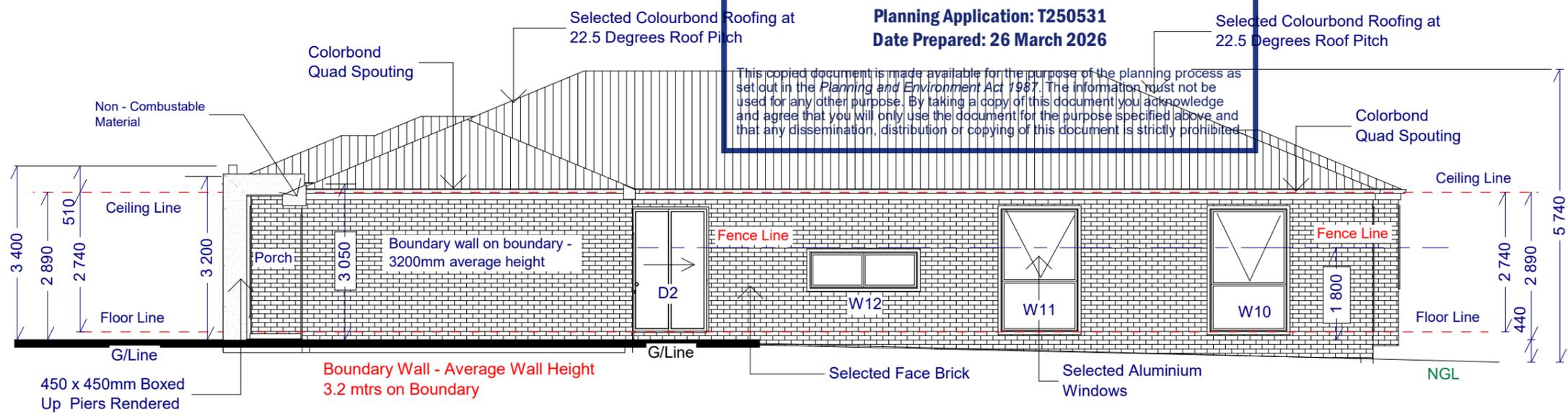
Note - Laundry, dining and garage area is not exceeding 230mm to external areas.

NCC Part 3.5.2.4. and Table 7.3.2 Fixing of roof tiles. Sarking is a mandatory requirement for certain tiled roofs depending on roof pitch and truss/rafter top chord length

Developer Condition; All associated works must not impact any existing retaining walls

Cardinia
ADVERTISED MATERIAL
Planning Application: T250531
Date Prepared: 26 March 2026

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WEST ELEVATION 1:100

Note - Any exhaust system discharges into the roof space it must be ventilated to outdoor air in accordance with NCC 3.8.7.4

Note - clearance between the wall cladding and the ground complying with NCC 2022 Part 7.5.7

Down Pipes 90mm Dia - & Quad Gutter of eave gutter (115mm quad gutter) and note the minimum fall of 1:500 for the eave gutter

DESIGN ASSESSMENT PANEL
PLAN APPROVAL DATE: 29.08.2025
REVIEWED BY: Belinda Blythe

DREAMPLAN
DRAFTING SERVICES
DRAWN - KON MOUTIS

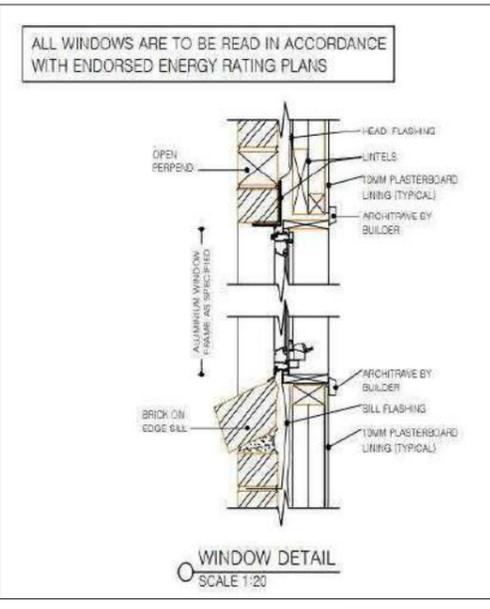
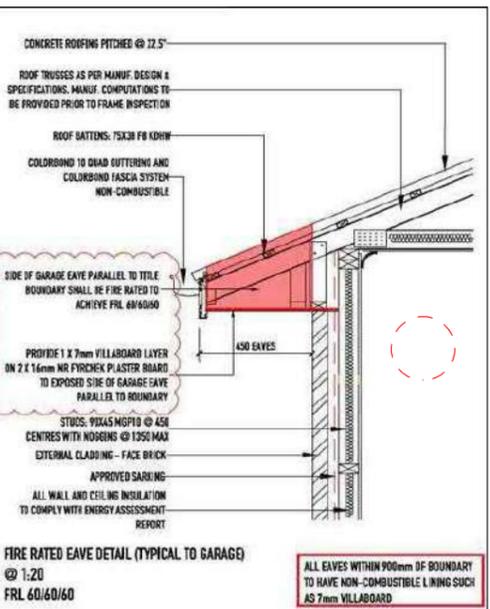
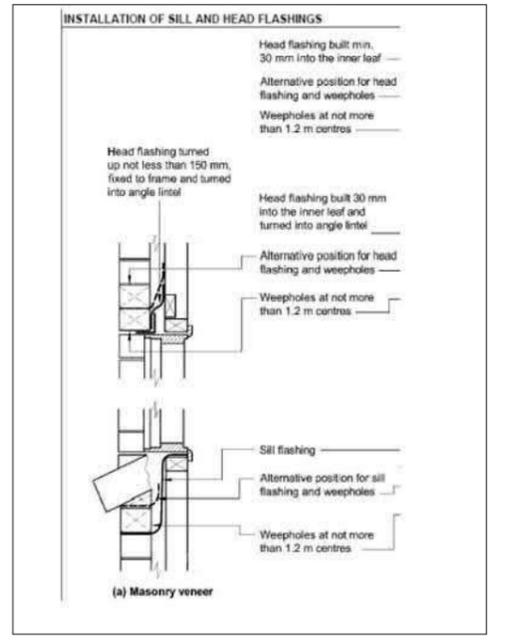
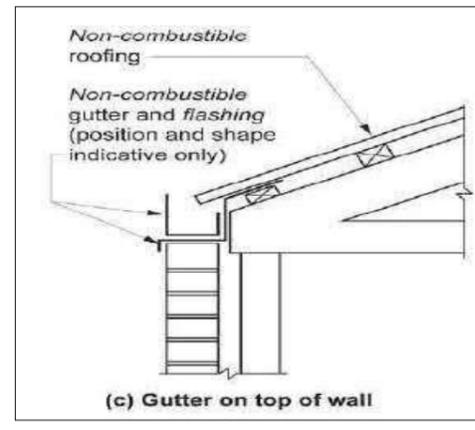
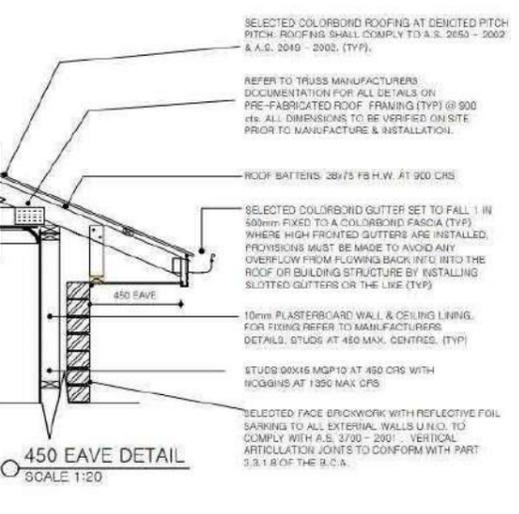
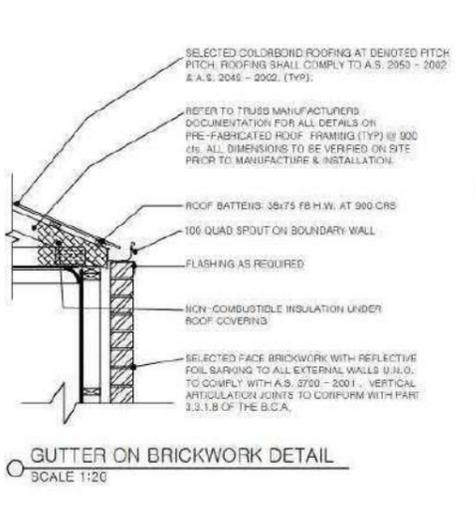
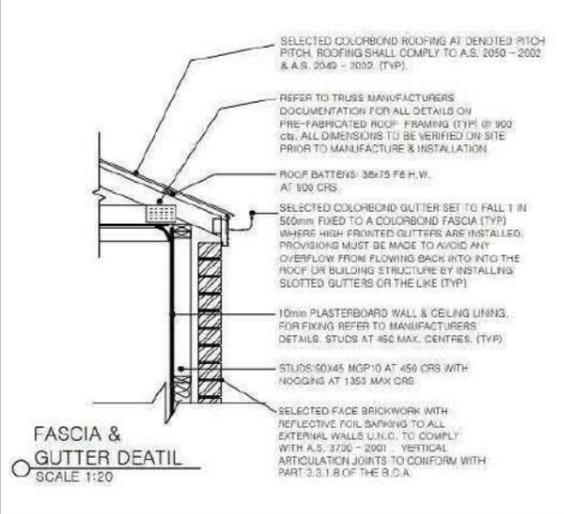
ON AVE,
IR, 3073
16 097 187

RBP - DP
AD 515
HIA -
5534742

PROPOSED NEW DWELLING
Ecowise development - (construction)
Lot 120 No 10 Scenic Rise, Pakenham

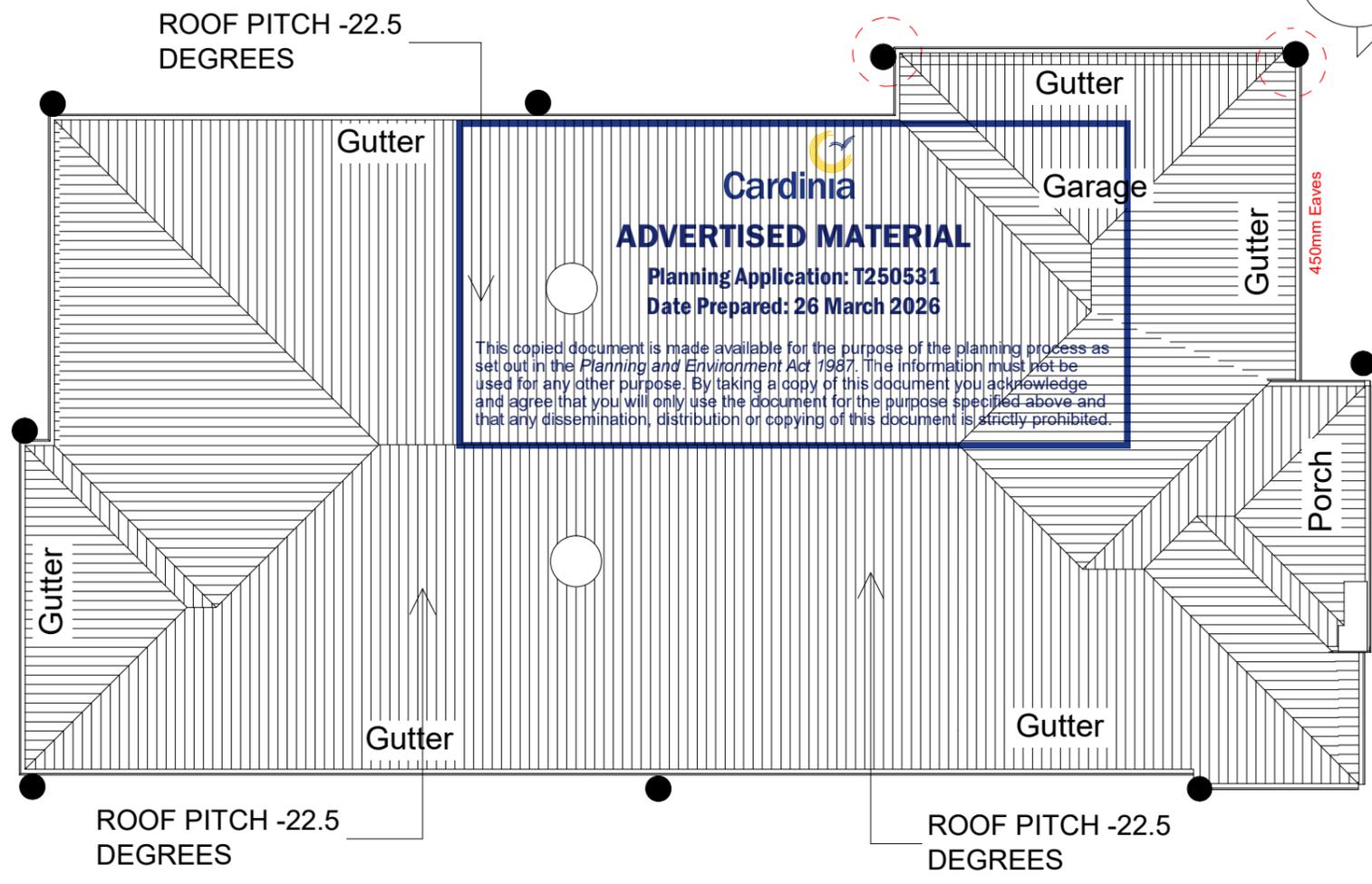
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ELEVATIONS		
SCALE: 1:100	SHEET: 4	DRAWN BY - KON M
DRAWING No:	KM -025	DATE: 25/03/2024



○ whirly bird for roof space ventilation

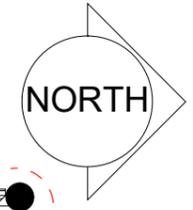
● Down Pipes 90mm Dia - & Quad Gutter of eave gutter (115mm quad gutter) and note the minimum fall of 1:500 for the eave gutter



ROOF PLAN - 1:100

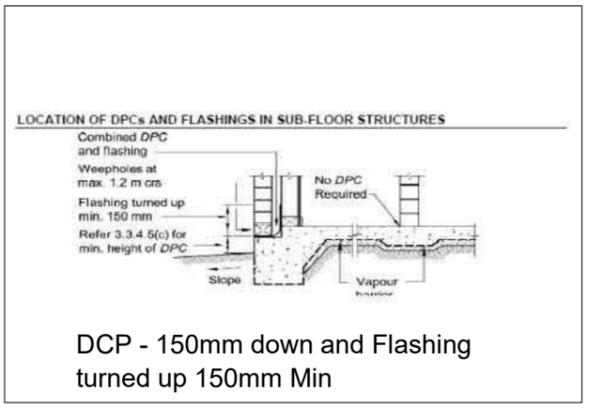
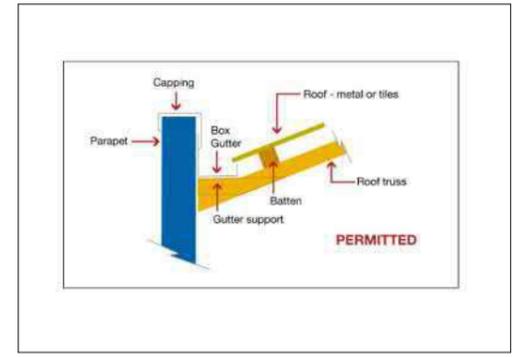
Note - For Roof pitch of 1 Deg requires BMT for the metal sheet Roofing to be .048

Note - Location of All Downpipes and Gutters to comply with AS 3500.3. All roof drainage is to comply with AS 3500.3



Rain Head and Downpipe

Note - All Box Gutters are min width of 200mm x 75mm deep and have a fall of min 1:200 and box gutters to discharge directly into sumps or rainheads



DREAMPLAN DRAFTING

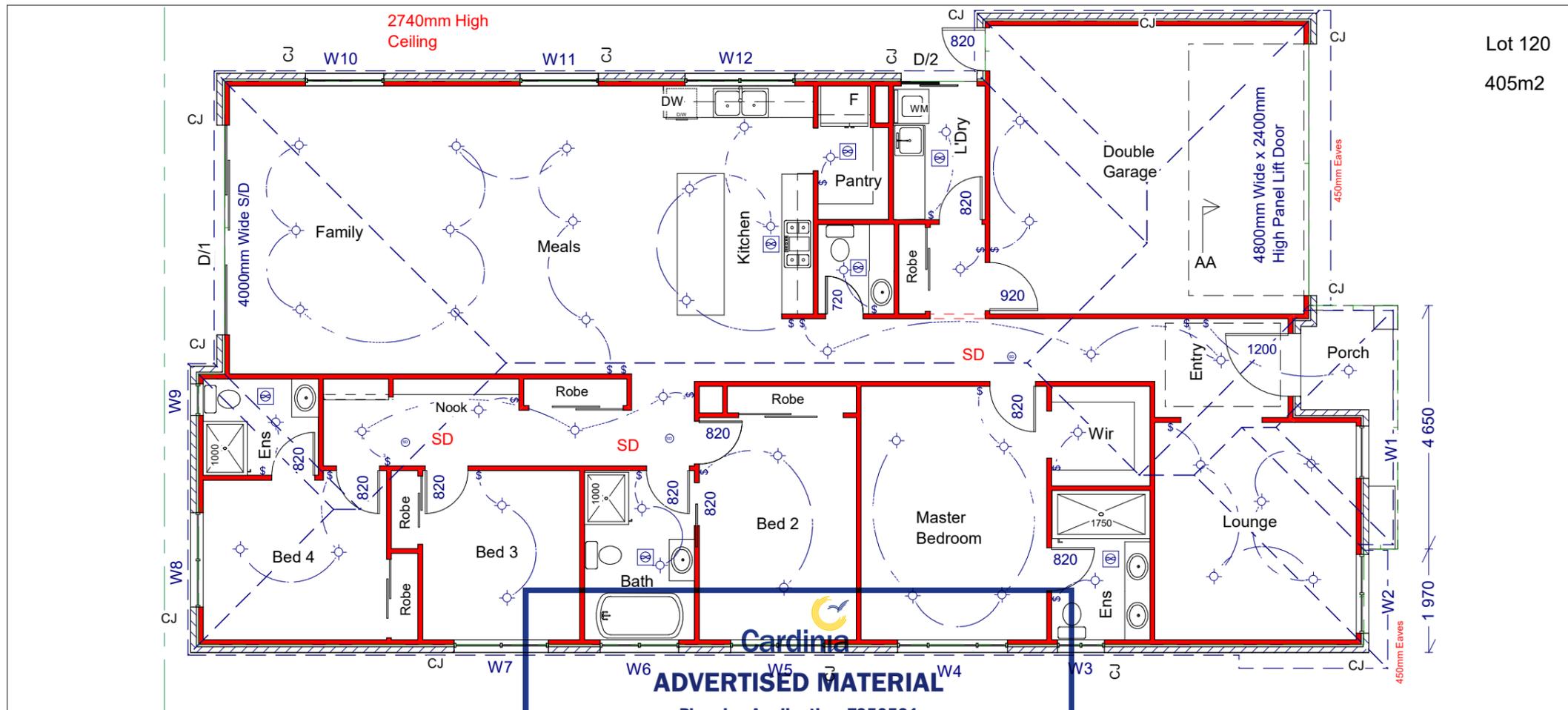
DESIGN ASSESSMENT PANEL
PLAN APPROVAL DATE: 29.08.2025
REVIEWED BY: Belinda Blythe

TON AVE,
OIR, 3073
416 097 187

RBP - DP
AD 515
HIA -
5534742

PROPOSED NEW DWELLING
Ecowise development - (construction)
Lot 120 No 10 Scenic Rise, Pakenham
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ROOF PLAN		
SCALE: 1:100	SHEET: 8	DRAWN BY - KON M
DRAWING No:	KM -025	DATE: 25/03/2024



Lot 120
405m2

Scenic Rise

ADVERTISED MATERIAL

Planning Application: T250531
Date Prepared: 26 March 2026

Artificial Lighting to be installed in accordance with Clause 3.12.5.5 of BCA
Artificial Lighting to Comply with AS/NZS 1689

LED Globes - 18 watts to Bedrooms & Garage
LED Globes - 18 watts - Ens / Wir, Wc, bath and L'Dry
Downlights - 15 watts - LED - Corridor, Kitchen Meals & Family

Artificial Lighting :

The Lamp Power Density or Illumination power density of artificial lighting, excluding heaters that emit light, must not exceed:
(1) in a Class 1 Building, 5 W/m2 and
(2) on a Verandah or Balcony attached to Class 1 building, 4W/m2 and
(3) in class 10a Building associated with class 1 building, 3W/m2.

The following lighting loads are not to be exceeded.

Max Watts Allowable

Garage -	33.00 m2	- 3 watts	- Max watts - 99 watts	- using - 90 watt
Porch -	4.00 m2	- 4 watts	- Max watts - 12 watts	- using - 12 watts
Alfresco	0.0 m2	- 4 watts	- Max watts - 00 watts	- using - 00 watts
Dwelling -	206 m2	- 5 watts	- Max watts - 1030 watts	- using - 1020 watts
Total Grnd -	243 m2			

DESIGN ASSESSMENT PANEL

PLAN APPROVAL DATE: 29.08.2025

REVIEWED BY: Belinda Blythe




HOMEOWNER
CHECK THAT YOUR HOME WIRING COMPLIES WITH INDUSTRY STANDARDS TO AVOID DELAYS AND ADDITIONAL WIRING COSTS!

WWW.OPTICOMM.NET.AU

Fibre to the home is delivered by Opticomm to your allotment. Fibre Optic Wiring is required to all dwellings.

Floor Plan

Artificial Lighting Layout 1:100

DREAMPLAN DESIGN DRAFTING SERVICES drawn - kon Moutis	17 LOCKTON AVE, RESERVOIR, 3073 PHONE: 0416 097 187	RBP - DP AD 515	PROPOSED NEW DWELLING Ecowise development - (construction) Lot 120 No 10 Scenic Rise, Pakenham	Artificial Lighting Layout		
		HIA - 5534742		THESE PLANS REMAIN THE PROPERTY OF DREAMPLAN DESIGN DRAFTING SERVICES AND ARE SUBJECT TO COPYRIGHT REGULATIONS	SCALE: 1:100	SHEET: 10
				DRAWING No:	KM -025	DATE: 25/03/2024

SPECIFICATIONS & CONSTRUCTION NOTES:

EARTHWORKS:

Removal all unwanted plants and material from site as part of initial site clean up works. Protect existing trees from drainage during landscaping construction. Ensure all garden areas are free of weeds and debris prior to cultivation. Cultivate garden beds and lawn areas to a further 300mm depth. Trim all areas to fall evenly from residence and new dwellings.

EDGING:

Suggested edging be raised and slightly curved to form a barrier between concrete and flower beds. The junction between lawns and concrete will be level.

CONCRETE PATHS:

Place 100mm thick concrete to 20MPA over 75mm compacted road base to 95% MMDD. Provide a broom finish and oxidized colour finish. Provide expansion joints every 3-4m maximum.

CONCRETE DRIVEWAY:

Place minimum 100mm thick concrete slab, 25MPA concrete strength on machine compacted road base. Provide for F62 top mesh. provide a broom finish and oxidized colour finish. Provide weakened plane joints and expansion joints 3-4m panels maximum.

SOFT LANDSCAPE WORKS:

TOPSOILING:

Level site topsoil and work in an additional 30% organic composted material. Mix thoroughly and incorporate into garden beds so all beds have a 300mm depth of topsoil mixed thoroughly into cultivated subsoil. Rake over to remove any viable organic matter or stones / clods greater than 50mm diameter.

GRASSING:

Option1: Cultivate topsoil prepare for and lay 'Turf the Lot' instant lawn to inner lawn area on a prepared area of 100mm depth sandy loam topsoil. Option2: Cultivate topsoil prepare for 'Hydoturf' seeded lawn on a prepared area of 100mm depth sandy loam topsoil.

PLANTING:

Plant as per planting schedule. Fertilise all plants with 30gms of 'Osmocote' and 'Osmocote Native' at the time of planting. Excavate planting hole 100mm wider and deeper than pot size, set plant in hole and backfill with topsoil mix.

MULCHING:

To all proposed garden beds incorporate a minimum settled depth of 75mm mulch material. Option1: Organic pine mulch. Option2: Weed mat area and cover with a material pervious to nature. Organic rocks.

STAKING:

Stake all deciduous trees with two 180 x 50 x 50mm HDW stakes embedded 600mm, 300mm away from trunk.

Automatic irrigation sprinkler system will be used to water plants

Note - Red Gum Edging will be used from garden bed to lawn to be separated.

Weeding and trimming every - 14 to 21 Days

Mulch Level to be maintained at 75mm

Feature tree will be semi advanced at the time of planting

DESIGN ASSESSMENT PANEL

PLAN APPROVAL DATE: 29.08.2025

REVIEWED BY: Belinda Blythe



TPZ

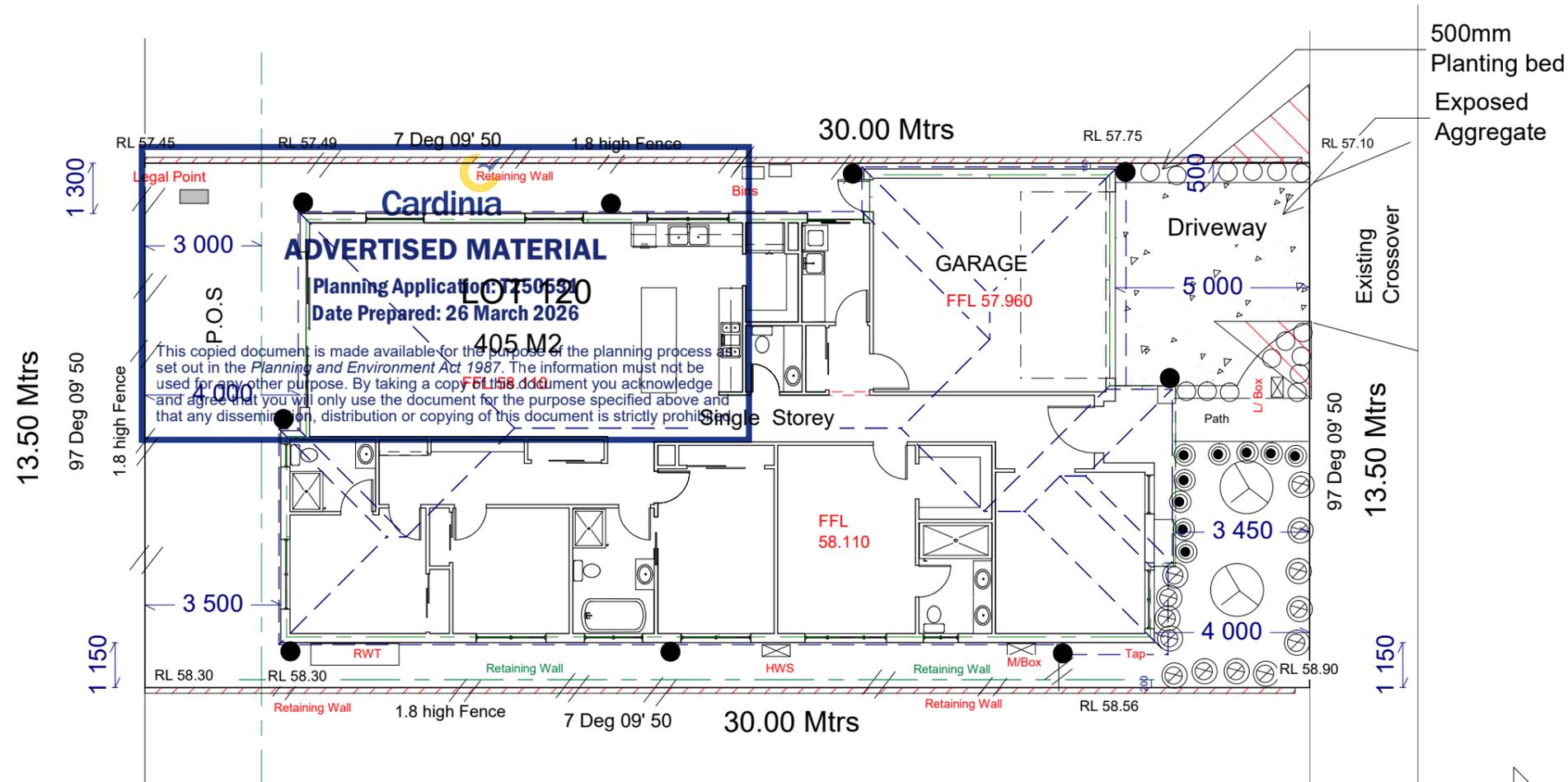
Note - Tree Protection Zone
A tree protection fence must be erected around the naturestrip tree at a radius of 2.0 mtrs from base of trunk to define a tree protection Zone. To As 4970 - 2009 and required to be erected around retained tree and shall comprise a chain link wire or welded mesh fence with concrete feet installed in accordance with AS 4687- 2007



Any areas of soil contaminated by paint or building rubble/materials should be removed and replaced with suitable top soil from site or imported

LANDSCAPE PLAN

Scale 1:100



**DREAMPLAN
DESIGN DRAFTING
SERVICE**

17 Lockton Ave, Reservoir 3073
Mob : 0416 097 187

RBP - DP AD 515
HIA - 5534742

ADDRESS:

Lot 120 No 10
Scenic Rise,
Pakenham

PROJECT:

New
Dwelling

CLIENT:

DRAWN -
Kon
Moutis

Internal Reference No: 10

25/03/2024 1:100

Council Permit No:

GENERAL NOTES:
All work to be constructed in accordance with relevant Australian standards. Building code of Australia and local Authorities regulations. Execute all work in the best and most tradesman like manner and to the satisfaction of the superintendent. All dimensions in millimeters unless otherwise noted.

Note - Native Drought Tolerant Species plants must be used to maximise the use of these plants

Any areas of soil contaminated by paint or building rubble/materials should be removed and replaced with suitable top soil from site or imported

Planting Details

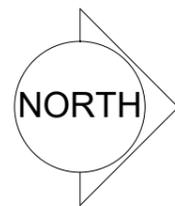
Please note that the amount of hard paving used in the front garden, including the driveway, must not cover more than 50% of the front garden area.

All garden beds are to be mulched to a depth of 150mm

2 established trees, each with a minimum installation height of 2m

Side and rear boundary fencing is to be constructed of 1.8m Side and rear fencing 1.8m high must be constructed of timber palings, lapped and capped with exposed posts, Side gates & matching wing return screens must be stained hardwood with horizontal slating

All homes must install or make allowance for optic fibre cabling (Opticomm)



DREAMPL
DESIGN D
SERVICE

DESIGN ASSESSMENT PANEL
 PLAN APPROVAL DATE: 29.08.2025
 REVIEWED BY: Belinda Blythe

3073
187

ADDRESS:
 Lot 120 No 10
 Scenic Rise,
 Pakenham

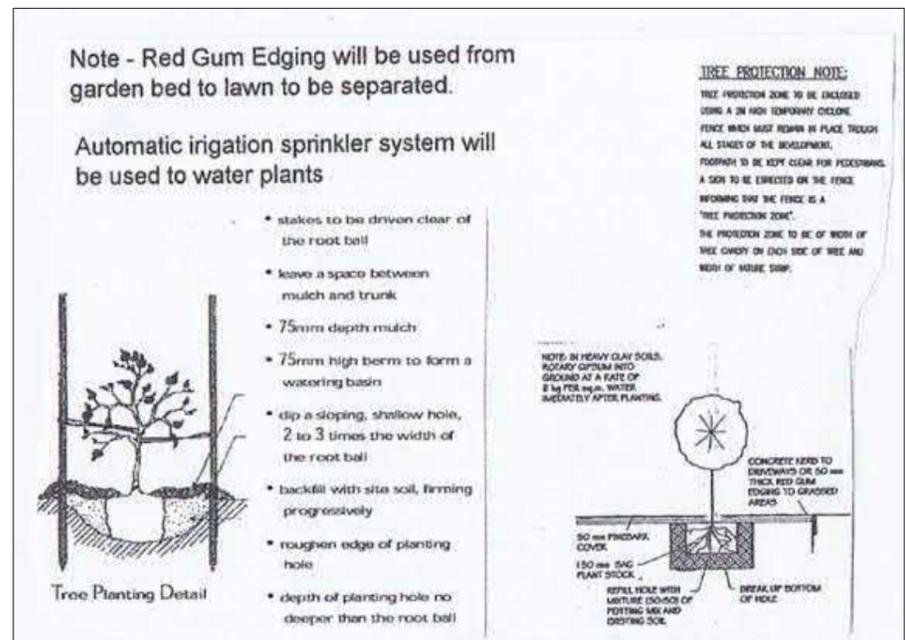
PROJECT:
 New
 Dwelling

CLIENT:

DRAWN -
 Kon
 Moutis

Internal Reference No: 10
 25/03/2024 1:100
 Council Permit No:

GENERAL NOTES:
 All work to be constructed in accordance with relevant Australian standards. Building code of Australia and local Authorities regulations. Execute all work in the best and most tradesman like manner and to the satisfaction of the superintendent. All dimensions in millimeters unless otherwise noted.



Letter Box

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

Note - that pebbles are only be used in small quantities and must compliment the house design

Feature tree will be semi advanced at the time of planting

LANDSCAPE PLAN Scale 1:110

Trees

Shrubs

Ground Cover

KEY	Botanical Name	Common Name	Pot Size	Mature High x Width	QTY
APO	Acer Palmatum Osakazuki	Japanese Maple	40ltrs min 2m High	5m x 4m	1
AH	Angophora hispida	Dwarf Apple	40ltrs min 2m High	8m x 6m	1
CDB	Correa 'Dusky Bells'	Dusk Bell Correa	200mm	0.6 x 1.0	15
CS	Crowea Saligna	Willow Leaved Crowea	200mm	1.2m x .9m	
FR	Fruticosa	Blue daisy	200mm	0.6 x 0.50	12
AP	Anigozanthos pulcherrimus -Bush Noon	Bush Noon Kangaroo Paw	140mm	1.2m x .06m	
LT	Lomandra longifolia - Tanika	Tanika	140mm	.75m x .75m	15

The corner splay or area adjacent to the driveway must be have proposed landscaping/planting of maximum 600mm in height at maturity and clear of visual obstructions.

Automatic irrigation sprinkler system will be used to water plants

Weeding and trimming every - 14 to 21 Days

Note -Brick timber steel or spaded edge can be used from garden bed to lawn to be separated.

Mulch Level to be maintained at 150mm

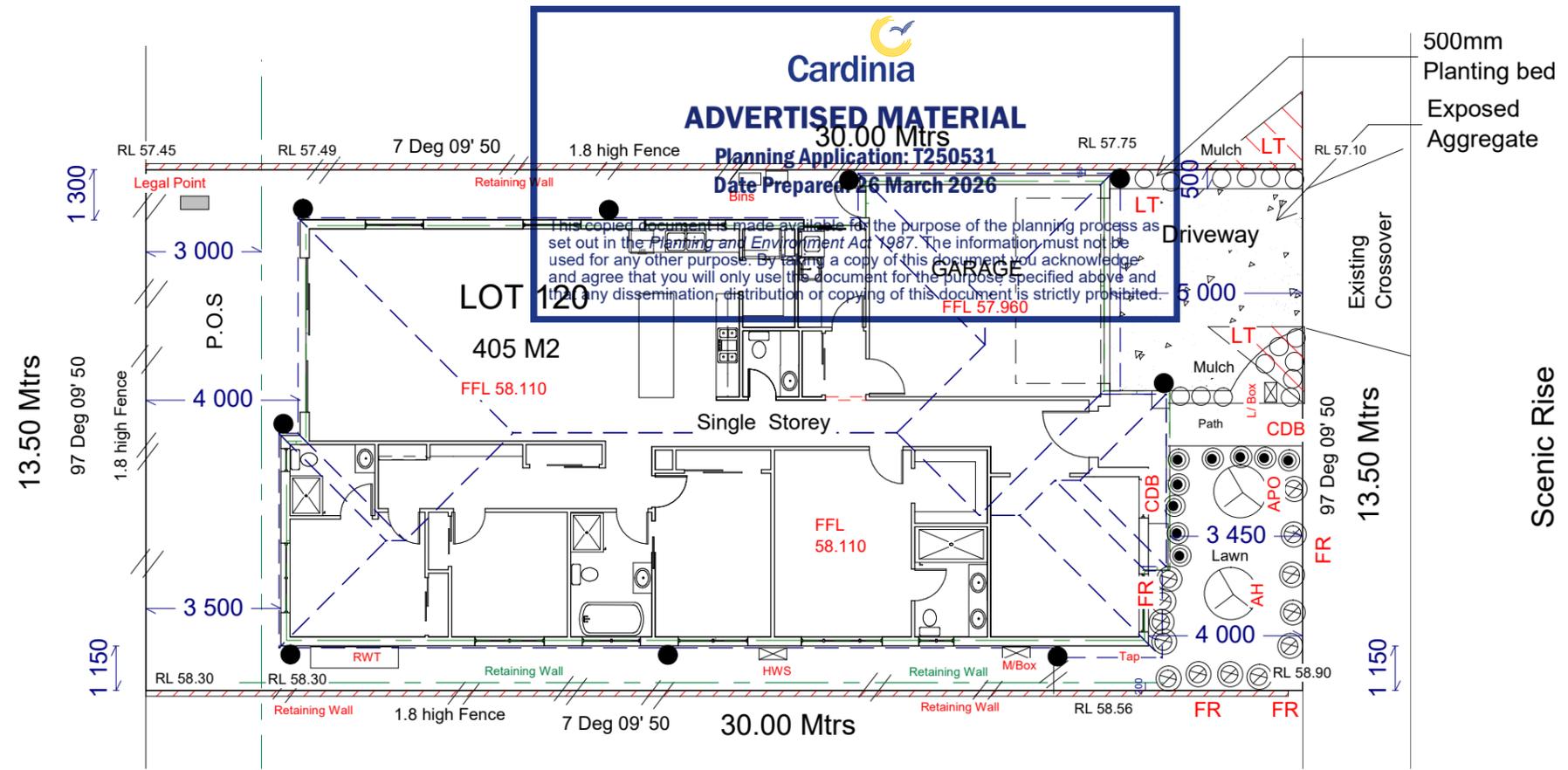
Note - At Least 20% of the Lot area is pervious

Note - Hard Paving is less than 50% of the Front Garden

note that an advanced tree, with a mature height of at least 5m, must be installed in the front garden, as per the requirements of Section 14 of the Design Guidelines

Note - The nature strip(s) must achieve a neat and even grass coverage and all construction damage rectified

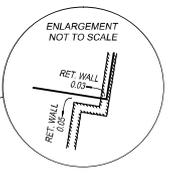
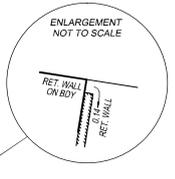
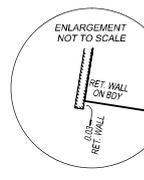
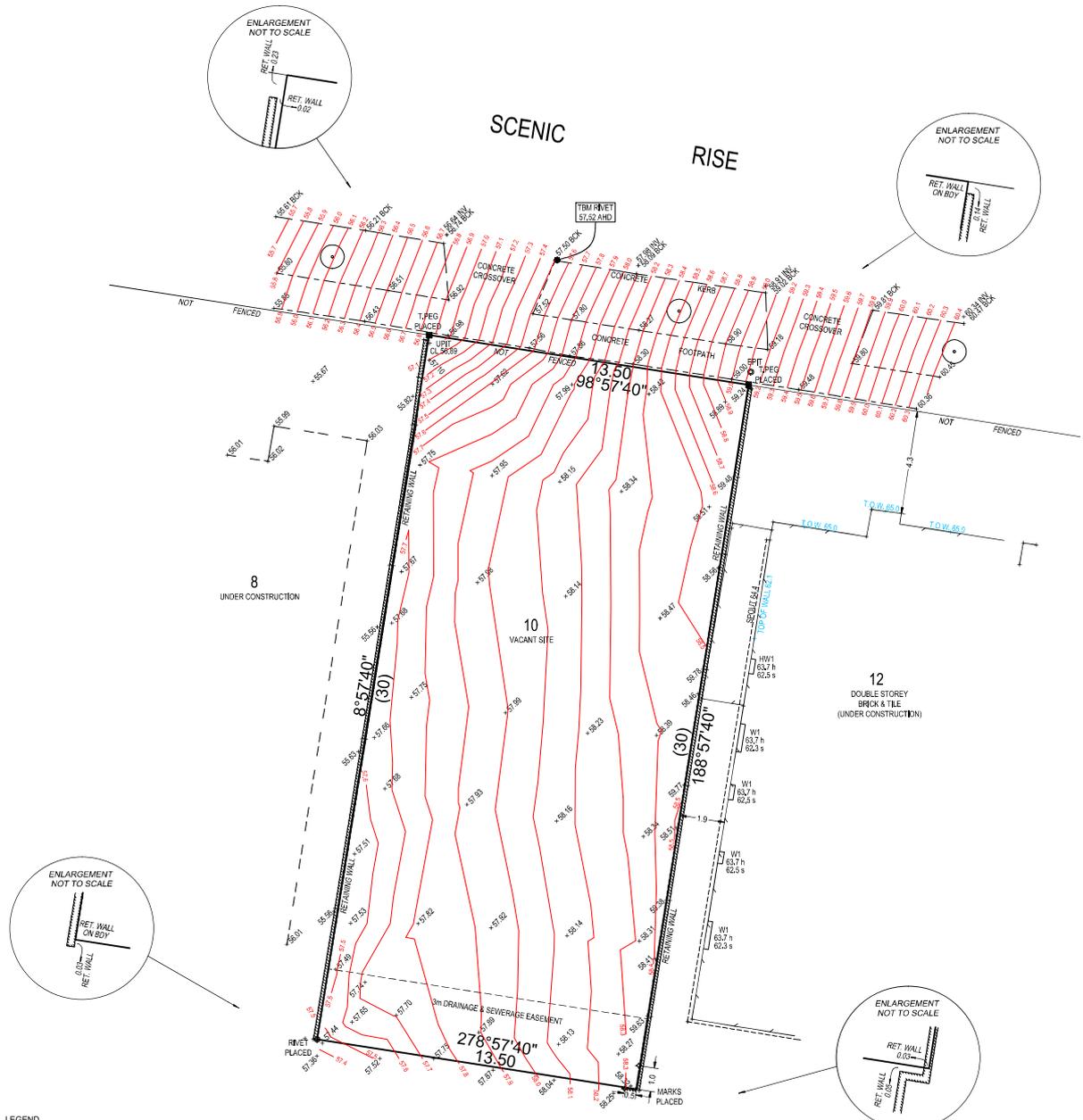
All garden bed areas within the front yard must be edged using brick, timber, steel or spaded edges



- NOTES
- LEVELS SHOWN THIS ± 0.02 ARE IN METRES TO AUSTRALIAN HEIGHT DATUM (AHD)
 - LEVEL DATUM VIDE NARNARRAGOON PM 817, RL: 52.26
 - CONTOURS SHOWN ACROSS SUBJECT LAND ARE AT 0.10m INTERVALS TO AHD AND HAVE BEEN DERIVED FROM SURVEY
 - CONTOURS SHOWN THROUGH EXISTING BUILDINGS ARE INDICATIVE ONLY AND ARE BASED ON LEVELS OBSERVED OUTSIDE SUCH BUILDINGS
 - SMALL TREES AND SHRUBS HAVE NOT BEEN LOCATED IN THIS SURVEY
 - WINDOW DETAILS: HW: DENOTES GROUND STOREY HABITABLE WINDOW
 HW1: DENOTES FIRST STOREY NON-HABITABLE WINDOW
 FW: DENOTES FROSTED WINDOW
 26.6 h: DENOTES WINDOW HEAD LEVEL
 24.9 s: DENOTES WINDOW SILL LEVEL
 - THIS SURVEY HAS RE-ESTABLISHED TITLE BOUNDARIES, WHICH ARE SHOWN ON THIS PLAN IN RELATION TO EXISTING FENCES AND /OR BUILDING WALLS THAT DEFINE THE EXTENT OF THE LAND OCCUPIED BY THE SUBJECT PROPERTY.
 - REFER TO OUR WRITTEN REPORT, BEING REF. 2532101s DATED 5 AUGUST 2025, FOR ANALYSIS AND ADVICE RELATING TO THE RE-ESTABLISHMENT OF PROPERTY TITLE BOUNDARIES.

WARNING

WHERE OCCUPATION INCLUDING FENCES AND BUILDINGS AROUND THE PERIMETER OF THE PROPERTY ENDOACH INTO THE SUBJECT SITE, THE LAND BEYOND THE OCCUPATION MAY NOT BE RECOVERABLE. AS RIGHTS OF POSSESSION MAY HAVE PASSED TO ADJOINING OWNERS, UNTIL ANY SUCH ISSUES HAVE BEEN RESOLVED, FULL TITLE DIMENSIONS SHOULD NOT BE ASSUMED FOR DESIGN PURPOSES AND ANY PROPOSED DESIGN SHOULD THEREFORE BE LIMITED TO ENDOACHING OCCUPATION.

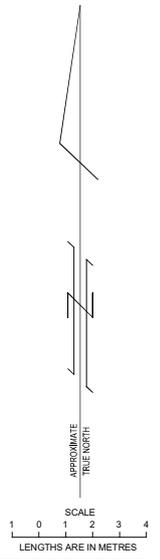


LEGEND

- + UPIT UNCLASSIFIED PIT
- T.PEG TITLE PEG
- EPIT ELECTRICITY PIT
- EXISTING TREE
- TITLE
- BUILDING
- ROOF LINE
- FENCE
- BACK OF KERB
- FOOTPATH
- EASEMENT
- CONTOUR
- EDGE OF CONCRETE

Cardina
ADVERTISED MATERIAL
 Planning Application: T250531
 Date Prepared: 26 March 2026

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Terrain Consulting Group
 418 High Street Kew 3101 Ph: 03 9853 3332 Fax: 03 9853 8907
 1/12, Bldg 2018 Carleton VIC 3101 Email: terrain@terrainconsulting.com.au

INCORPORATING THE PRACTICE OF
BARKER MONAHAN
 SURVEYORS, DEVELOPMENT AND LOCAL GOVERNMENT CONSULTANTS

CERTIFICATION BY SURVEYOR
 I, Peter Michael McCarthy of Terrain Consulting Group Pty Ltd a surveyor licensed under the Surveying Act 2004, certify that this plan correctly represents the information obtained by me from such sources as indicated hereon.
 Dated 08 August 2025

TITLE PARTICULARS:		SCALE:
CT Volume 1288 Folio 410	ORIGINAL SHEET: A1	1:100
Lot 120 on PS9487-KW	DATE OF SURVEY: 24 July 2025	
Area of Title: 405m ²	PARTY LEADER: P.Z. DRAWN: A.I.	
SOURCE OF INFORMATION: LAND USE VIC.	LEVEL DATUM: Aust Height Datum	

PLAN:	TITLE RE-ESTABLISHMENT, FEATURE & LEVEL SURVEY
ADDRESS:	10 SCENIC RISE, PAKENHAM
MUNICIPALITY:	CITY OF CARDINA
PROJECT:	PROPOSED DEVELOPMENT
MELWAY REF:	317 C3

SHEET 1 OF 1
 DRAWING No:
25321D01s
 VERSION No: 1
 REVISION DATE:

Termite Treatment -
Where Required Termite Treatment to Comply with BCA Part - 3.1.3

BATHROOM / ENSUITE / POWDER ROOM HINGE DOORS:
ALL HINGED DOORS TO BATHROOMS, ENSUITES & POWDERROOMS & LDYR TO BE FITTED WITH LIFT HINGES.
DOOR TO BE ADJUSTED ACCORDINGLY.

BATHROOM & ENSUITE FLOORS & LDYR: CERAMIC OR STONE TILES OVER 15MM THICK 'HARDIES' COMPRESSED FIBRE CEMENT SHEET SUBSTRATE LINING. WALLS GENERALLY: CERAMIC OR STONE TILES OVER 10MM THICK W.R. GRADE 'BORAL' OR 'GYPROCK' PLASTERBOARD SHEET SUBSTRATE LINING. SHOWER AND BATH RECESS WALLS AND HOBS: SELECTED CERAMIC OR STONE TILES OVER 6MM THICK 'HARDIES' VILLABOARD FIBRE CEMENT SHEET LINING.

WET AREAS:
WET AREA WALL & FLOOR FINISHES TO COMPLY WITH 'WET AREAS' PARTAS 3740 - 2021 OF THE NCC.

All wet areas are to be waterproofed in accordance with AS 3740.

Note - 50mm Step Down from The FFL at Entry to the FFL of Porch

Note - For the ground around the dwelling is to be graded away for the foundation at a gradient of 1:50 of 2.0 mtrs

Vertical Articulation joints in accordance with NCC 5.6.8

All measurements to be site checked prior to commencement of works

HOMEOWNER & CONTRACTOR: TO VERIFY ALL DIMENSIONS, STRUCTURAL DETAILS, AND BUILDING CODES, AND GRADE REQUIREMENTS.

Note - Floor waste to L'dry & Wc

floor wastes in showers.

Note - All Internal Door 2340mm High except Robe Doors

Energy Rating - Seal Windows
Seal External Doors
Seal Exhaust Fan must be used
All Downlights are to be sealed
Seal Gaps & Cracks
Weather Strip all external doors

Water tank - Aqualong 3008 - 2.25L x 0.88w x 1.85H

PROPOSED FLOOR PLAN

1:110

DO NOT SCALE DRAWING

Note condensation management will comply with Part 3.8.7.3 - Note Flow rate and discharge of exhaust system - Part 3.8.7.3 Exhaust systems installed in a kitchen, bathroom, sanitary compartments or Laundry must have a minimum flow rate of - 25L/s for Bathrooms or sanitary Compartments and 40L/s for Kitchen & Laundry.

Note - de-mountable hinges to the sanitary compartments where there is no clear space of at least 1200mm between the edge of the closet pan within the sanitary compartment and the door hinges

WHERE DOOR THRESHOLD EXCEEDS 190mm ABOVE FINISHED GROUND LEVEL PROVIDE A LANDING, A MIN. WIDTH, THE WIDTH OF THE DOOR LEAF OPENING ONTO IT. STEPS:- RISER - 190 MAX.TREAD - 240 MIN

Concrete Slab to Engineer's Design & Drawing

Note : range hood are to discharge to outside air.

Note exhaust fan providing direct ventilation ducted externally. Exhaust systems to the bathrooms, sanitary facilities, laundry, and kitchen are required to be ducted to outdoor air in accordance with Part 10.8.2 of the ABCD Housing Provisions Standard 2022

CS

YT

Yellow Tongue Flooring to Upper Level

Note 150mm of waterproofing between the Windows above and the inserted bath and kitchen sink.

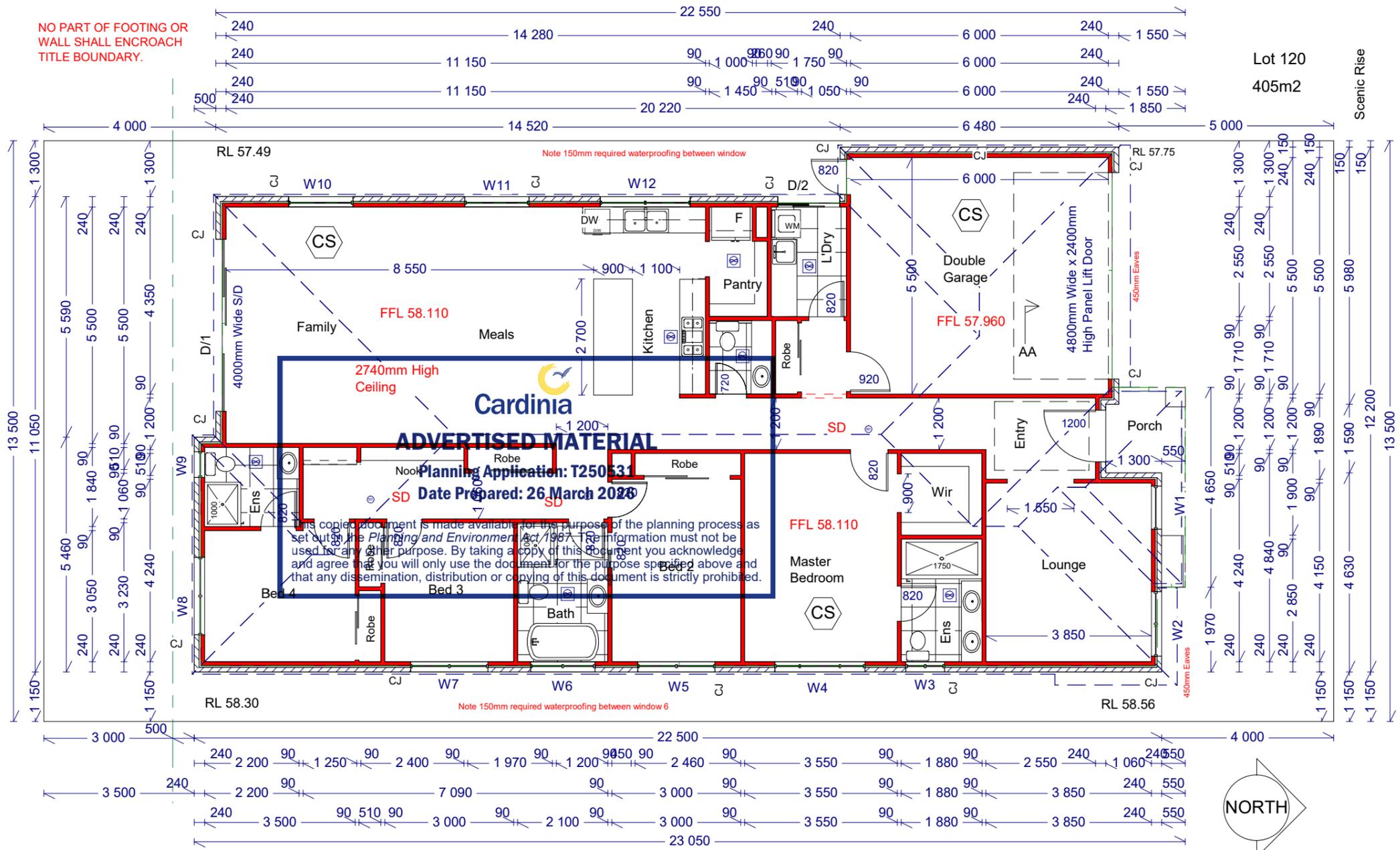
Note - Any exhaust system discharges into the roof space it must be ventilated to outdoor air in accordance with NCC 3.8.7.4

Current version of AS 3959 (Revision 2022) (clause 3.10.5.0)

All roof drainage is to comply with AS 3500.3

site has been classified as Class "H2" in accordance with AS 2870 -

Note - Between Stairs treads/ Landing & Ceiling to be Minimum of 2.00mtrs



Legend	
	Gas - Gas Meter
	HWS - Hot Water Service
	MB - Meter Box
Window Head Height	
Flash Eaves	2150mm Above FFL
22.5 Deg Pitch - 450 Eaves	2150mm Above FFL
25 Deg Pitch - 450 Eaves	2150mm Above FFL
27 Deg Pitch - 450 Eaves	2150mm Above FFL
Note - All Water Closets to have removable hinges to doors if there is less than 1.2m Clearance between the closet pan and the door All cavity Flashing and weepholes are to be at slab rebate Level	
CJ - Control Joints Location	
DG - Double Glazing Window	
Note: All Glazing to be in Accordance with AS 1288 Window Size May vary due to Manufacturers Specifications	

SD Install an Approved Smoke Alarm fixed to Ceiling & Interconnected Wired to Main. Denoted on Plan - Smoke Alarms to Comply with NCC 9.2.4 class10a building



Exhaust Fans to be fitted and ducted outside. Denoted on Plan - To Comply with NCC 3.8.7.4. - Note - exhaust fan to the WC ducted to outside air.

Windows above Baths - noted as grade A glazing safety glass in accordance with the minimum requirements in NCC 2022 Vol.2 Part 8.4.8

Wet areas to be impervious to water ie wall surfaces and substrates: of shower enclosures, or if unenclosed, within 1.5m horizontally to a height of 1.8m above the floor; and behind any bath, basin, sink etc if within 75mm of a wall to a height of 150mm above the fixture.

DREAMPLAN DESIGN DRAFTING SERVICES
drawn - kon Moutis

17 LOCKTON AVE,
RESERVOIR, 3073
PHONE: 0416 097 187

RBP - DP
AD 515
HIA -
5534742

PROPOSED NEW DWELLING
Ecowise development - (construction)
Lot 120 No 10 Scenic Rise, Pakenham

THESE PLANS REMAIN THE PROPERTY OF DREAMPLAN DESIGN DRAFTING SERVICES AND ARE SUBJECT TO COPYRIGHT REGULATIONS

FLOOR PLAN

SCALE: 1:100

SHEET: 1

DRAWN BY - KON M

DRAWING No:

KM -025

DATE: 25/03/2024
Rev A- 22/01/2026

Window Head Height	
Flash Eaves	2150mm Above FFL
22.5 Deg Pitch - 450 Eaves	2150mm Above FFL
25 Deg Pitch - 450 Eaves	2150mm Above FFL
27 Deg Pitch - 450 Eaves	2150mm Above FFL

All Water Closets to have removable hinges to doors if there is less than 1.2m Clearance between the closet pan and the door

All cavity Flashing and weepholes are to be at slab rebate Level

DG - Double Glazing Window

Note:
All Glazing to be in Accordance with AS 1288
Window Size May vary due to Manufacturers Specifications

Note - Any exhaust system discharges into the roof space it must be ventilated to outdoor air in accordance with NCC 3.8.7.4

Note - Bedroom windows within 1.70mtrs of the floor level in accordance with BCA 3.9.2.5 where bedroom windows 2.0mtrs above the surface beneath are required to have a restricted device not permit 125mm to pass through or a screen with a secure fitting

WEEP HOLES:
PROVIDE WEEP HOLES AT EVERY FOURTH PERPEND ABOVE ALL CROSS CAVITY FLASHINGS IN EXTERNAL CAVITY BRICK SKINS TO HEIGHT AND WIDTH OF VERTICAL BRICK JOINT FORMED ACCURATELY AND UNIFORMLY THROUGHOUT THE JOB.

Note - Safety Glazing is required to comply with Part 8.4.6 NCC

Masonry Veneer Walls to Comply with Part 5.2 Masonry Veneer

Vertical Articulation joints in accordance with NCC 5.6.8

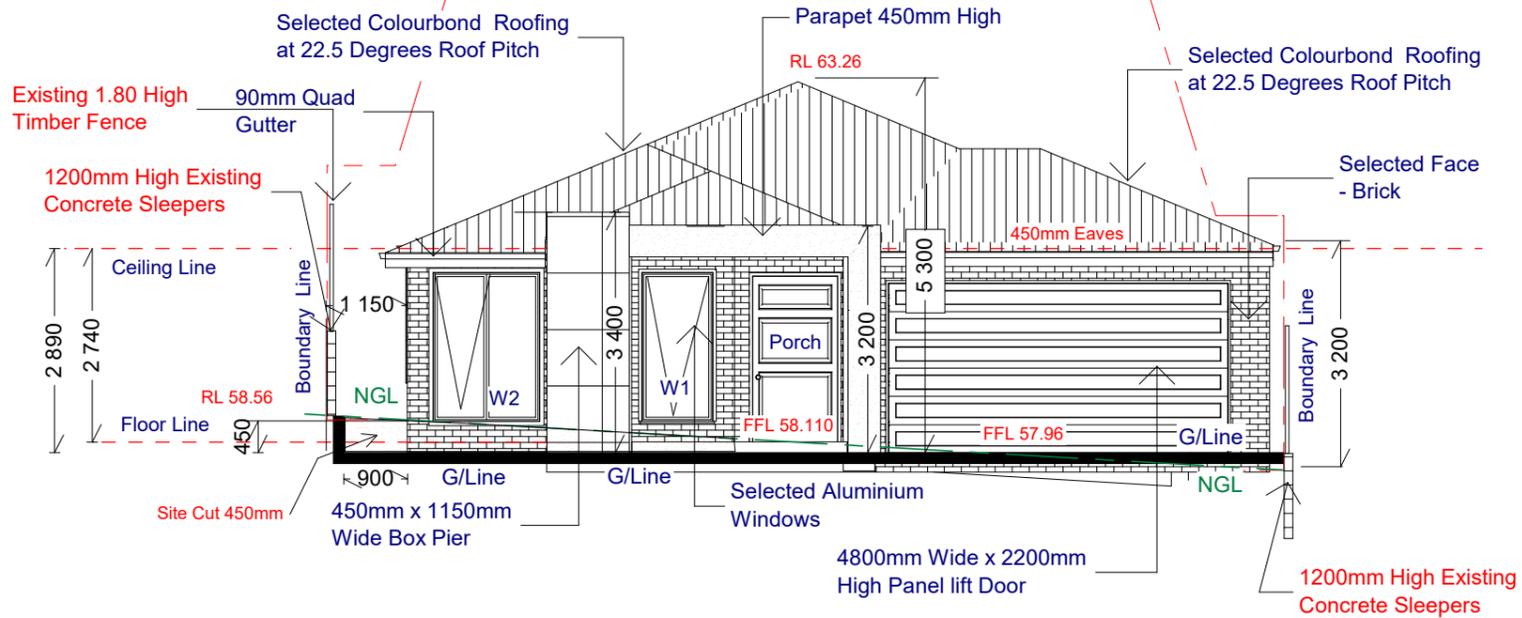
External windows and doors - Part 13.4.4
An external door, internal door between a Class 1 building and an unconditioned Class 10a building, openable window and other such opening must be sealed. Front door and garage doors to be sealed from the bottom.

Note - Laundry, dining and garage area is not exceeding 230mm to external areas.

Please note condensation management NCC 10.8 is achieved. Note This is only required if all exhaust fans (WC/kitchen etc.) discharge to within roof space. If it complies with Part 10.8.2 then no need for 'whirly birds'

Note - Windows Below 2.0mtrs in all wet areas are to be Grade A safety Glass.

Note - For Roof pitch of 1 Deg requires BMT for the metal sheet Roofing to be .048



NORTH ELEVATION
1:100

Concrete to Comply with AS 3600 -

Masonry to Comply with AS 3700 -

Brickwork to Comply with General Compliance - AS 3700 Requirements

Install 10mm Wide Masonry Control Joints at 5.00 Mtrs Max ctrs and to comply with TN61 of cement & Concrete Association

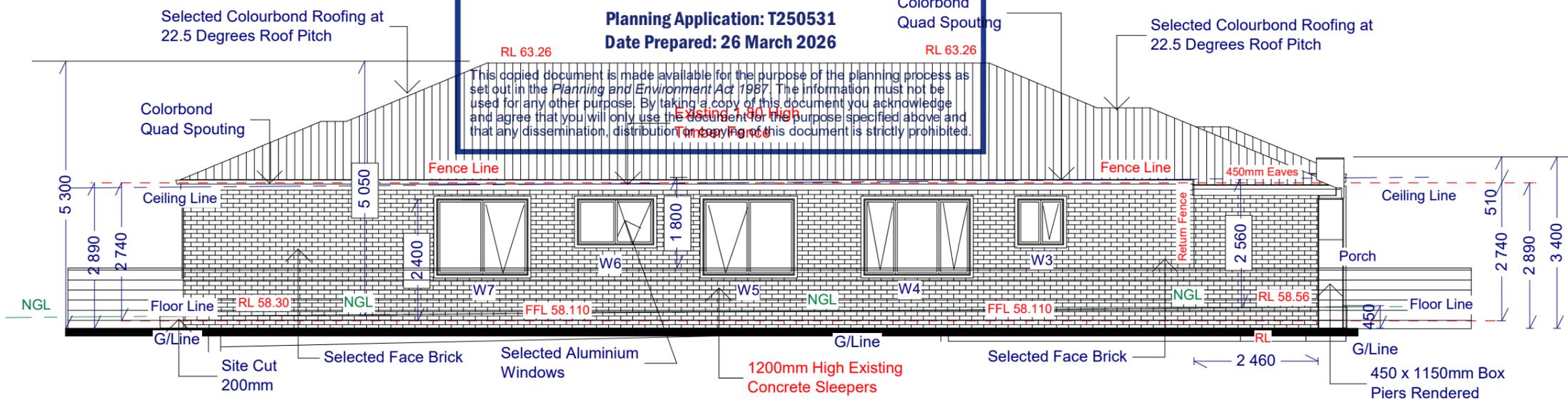
Face Brickwork to be tied to Stud Frame. Floor Vents at 7300mm2/meter

Note - sub-floor venting to be minimum 6000mm2 /m of wall to the entire perimeter of the dwelling and in accordance with part 6.2 subfloor ventilation of the NCC

Dwelling façade must have 2 different materials, 1 material other than brickwork must be at a minimum 20%. Render 30% Box Eaves 20% - Brick 50%

NCC Part 3.5.2.4. and Table 7.3.2 Fixing of roof tiles. Sarking is a mandatory requirement for certain tiled roofs depending on roof pitch and truss/rafter top chord length

Note - clearance between the wall cladding and the ground complying with NCC 7.5.7



EAST ELEVATION
1:100

Pliable membrane to external wall complying with AS4200.1 and be a vapour permeable membrane for climate zones 6, 7 & 8

Down Pipes 90mm Dia - & Quad Gutter of eave gutter (115mm quad gutter) and note the minimum fall of 1:500 for the eave gutter

Windows above Baths - noted as grade A glazing safety glass in accordance with the minimum requirements in NCC 2022 Vol.2 Part 8.4.8

DREAMPLAN DESIGN DRAFTING SERVICES
drawn - kon Moutis

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PROPOSED NEW DWELLING
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Lot 120 No 10 Scenic Rise, Pakenham

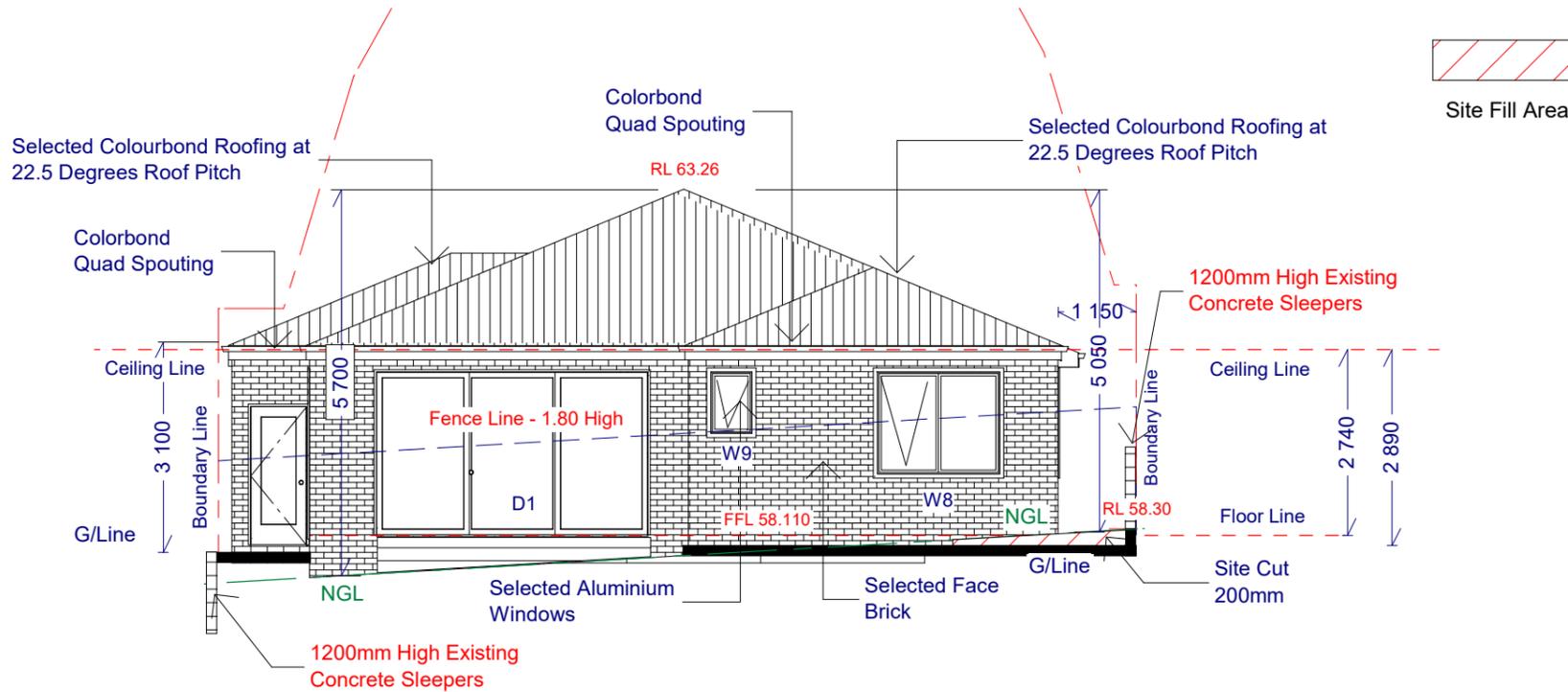
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ELEVATIONS

SCALE: 1:100	SHEET: 3	DRAWN BY - KON M
DRAWING No:	KM -025	DATE: 25/03/2024 Rev A- 22/01/2026

Window Head Height	
Flash Eaves	2150mm Above FFL
22.5 Deg Pitch- 450 Eaves	2150mm Above FFL
25 Deg Pitch - 450 Eaves	2150mm Above FFL
27 Deg Pitch - 450 Eaves	2150mm Above FFL
All Water Closets to have removable hinges to doors if there is less than 1.2m Clearance between the closet pan and the door	
All cavity Flashing and weepholes are to be at slab rebate Level	
DG - Double Glazing Window	
Note: All Glazing to be in Accordance with AS 1288 Window Size May vary due to Manufacturers Specifications	

SOUTH ELEVATION 1:100



Face Brickwork to be tied to Stud Frame.
Floor Vents at 7300mm²/meter
Install 10mm Wide Masonry Control Joints at 5.00mtrs Max ctrs and to comply with TN61 of cement & Concrete Association

Concrete to Comply with AS 3600 -
Masonry to Comply with AS 3700 -

Note - Windows Below 2.0mtrs in all wet areas are to be Grade A safety Glass.

Note - Bedroom windows within 1.70mtrs of the floor level in accordance with BCA 3.9.2.5 where bedroom windows 2.0mtrs above the surface beneath are required to have a restricted device not permit 125mm to pass through or a screen with a secure fitting

Note - Safety Glazing is required to comply with Part 8.4.6 NCC

Masonry Vaneer Walls to Comply with Part 3.3.5

Vertical Articulation joints in accordance with NCC 5.6.8

External windows and doors – Part 13.4.4
An external door, internal door between a Class 1 building and an unconditioned Class 10a building, openable window and other such opening must be sealed. Front door and garage doors to be sealed from the bottom.

Please note condensation management NCC 10.8 is achieved. Note This is only required if all exhaust fans (WC/kitchen etc.) discharge to Minimum flow rates of the exhaust system to kitchen, bathroom, sanitary compartment and laundry is not less than 40l/s;
• Exhaust systems to discharge externally of the building. If it complies with Part 10.8.2 then no need for 'whirly birds'

WEEP HOLES:
PROVIDE WEEP HOLES AT EVERY FOURTH PERPEND ABOVE ALL CROSS CAVITY FLASHINGS IN EXTERNAL CAVITY BRICK SKINS TO HEIGHT AND WIDTH OF VERTICAL BRICK JOINT FORMED ACCURATELY AND UNIFORMLY THROUGHOUT THE JOB.

Pliable membrane to external wall complying with AS4200.1 and be a vapour permeable membrane for climate zones 6, 7 & 8

Note - sub- floor venting to be minimum 6000mm² /m of wall to the entire perimeter of the dwelling and in accordance with part 6.2 subfloor ventilation of the NCC

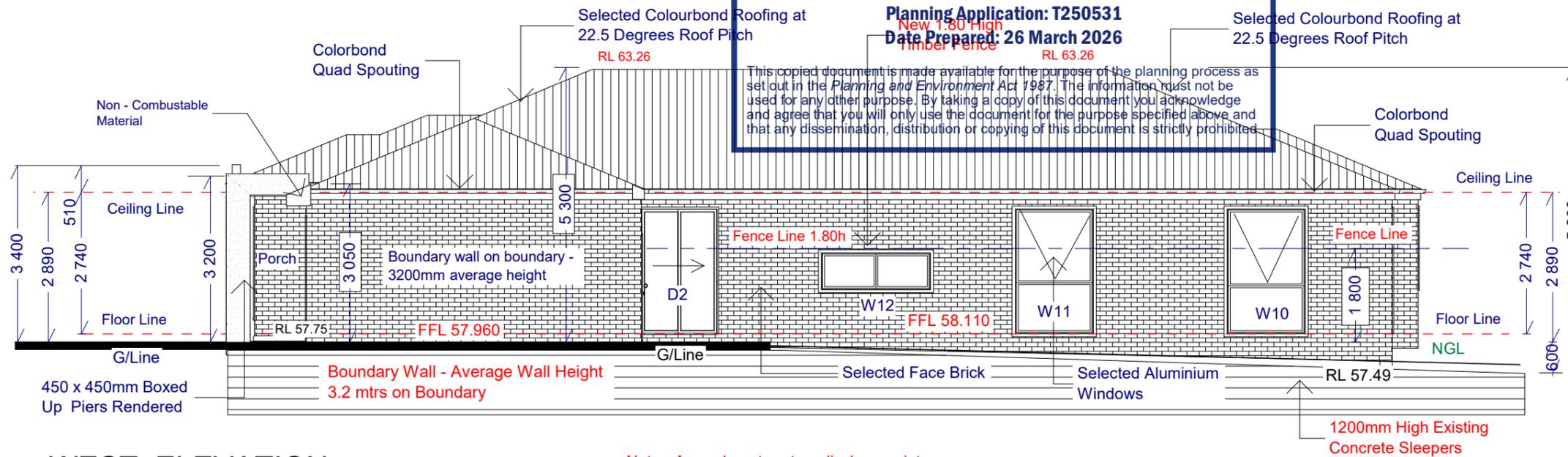
External walls located within 900mm of the title boundary line must be constructed to achieve a 60/60/60 Fire Resistance Level. Please note the following boundary walls as 60/60/60FRL:
• Garage Boundary Wall
• Dwelling Wall
• Dwelling Separating Walls

Note - Laundry, dining and garage area is not exceeding 230mm to external areas.

NCC Part 3.5.2.4. and Table 7.3.2 Fixing of roof tiles. Sarking is a mandatory requirement for certain tiled roofs depending on roof pitch and truss/rafter top chord length

Cardinia
ADVERTISED MATERIAL
Planning Application: T250531
Date Prepared: 26 March 2026

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WEST ELEVATION 1:100

Note - Any exhaust system discharges into the roof space it must be ventilated to outdoor air in accordance with NCC 3.8.7.4

Note - clearance between the wall cladding and the ground complying with NCC 2022 Part 7.5.7

Down Pipes 90mm Dia - & Quad Gutter of eave gutter (115mm quad gutter) and note the minimum fall of 1:500 for the eave gutter

**DREAMPLAN DESIGN
DRAFTING SERVICES**
drawn - kon Moutis

17 LOCKTON AVE,
RESERVOIR, 3073
PHONE: 0416 097 187

RBP - DP
AD 515
HIA -
5534742

PROPOSED NEW DWELLING
Ecowise development - (construction)
Lot 120 No 10 Scenic Rise, Pakenham

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ELEVATIONS

SCALE: 1:100	SHEET: 4	DRAWN BY - KON M
DRAWING No:	KM -025	DATE: 25/03/2024 Rev A- 22/01/2026

Note - All Fences, retaining walls, driveways colours and landscape works require the approval of Developers

Note - 6 Star energy rating required

Meter Box Colour - Monument and screend from public view

Note - 50mm Step Down from The FFL at Entry to the FFL of Porch

site has been classified as Class "H2" in accordance with AS 2870 - 2011

Note - All External Plant Equipment and fixtures must be screened from public view

Note - Provide 100mm conduit under driveway for Landscape/ irrigation purposes

Note Heater Unit - in Roof Space to be min 5 Star Efficiency

SURFACE WATER MUST BE DIVERTED AWAY FROM THE DWELLING AND GRADED AWAY FROM ALL FOUNDATIONS TO GIVE A SLOPE OF NOT LESS THAN 50MM OVER THE FIRST 1000MM FROM THE WELLING

SUBSURFACE DRAINS TO REMOVE GROUND OR TABLE WATER SHALL BE DETAILED BY THE DESIGN ENGINEER. FURTHERMORE, DAMP-PROOFING EMBRANE IN ACCORDANCE WITH 5.3.3 SHALL BE INSTALLED FOR GROUNDWATER OR AGGRESSIVE SOILS

In accordance with Practice Note 2011-55 prepared by the Building Commission. I request to the use of recycled water (dual system) in lieu of the required water tanks subject to the following:

1. Connection to all sanitary flushing systems.
2. Compliance with Technical Solution 91.02 Grey or recycled water (non-drinking water supply) available on the Plumbing industry Commission website.

Garage - 33.00 m2
Porch - 4.00 m2
Dwelling - 206.00 m2
Total Ground - 243m2

LOT SIZE - 405 m2

Site Coverage - 60% -

Permeable Area 25%

Garden Area -30% 121M2

Termite Treatment - Where Required Termite Treatment to Comply with BCA Part - 3.1.3

Note - For the ground around the dwelling is to be graded away for the foundation at a gradient of 1:50 of 2.0 mtrs

Note - All Dimensions and Levels must be Verified Before the Commencement of any Construction Works.

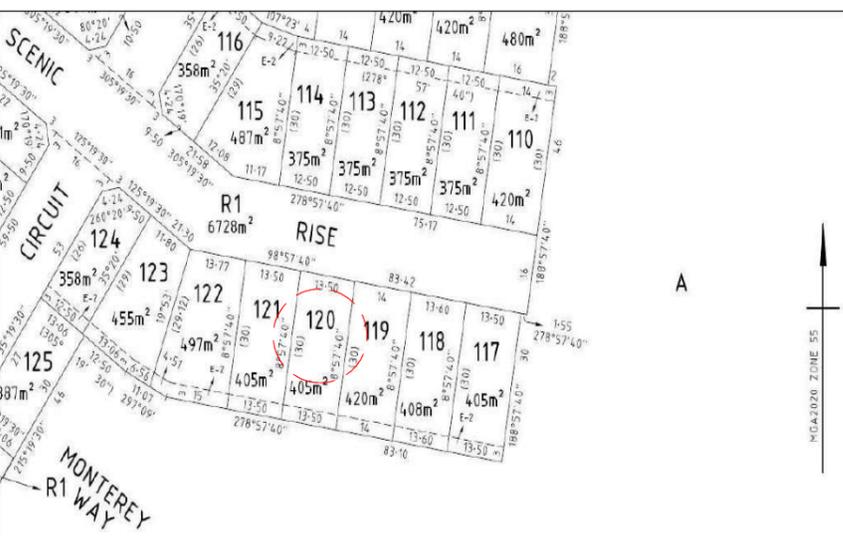
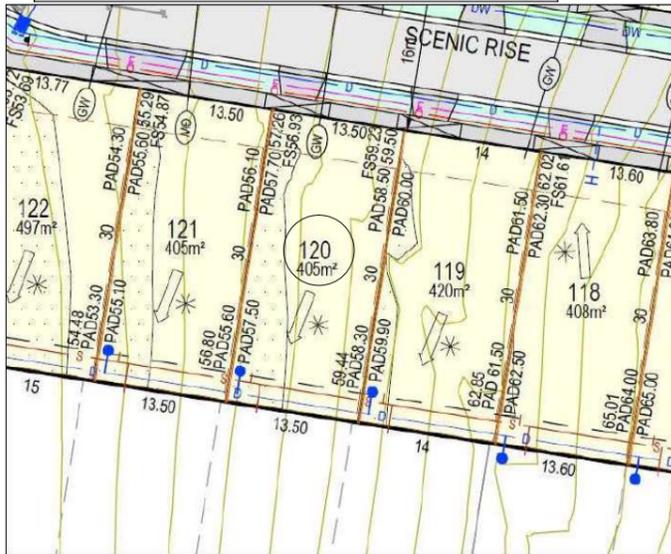
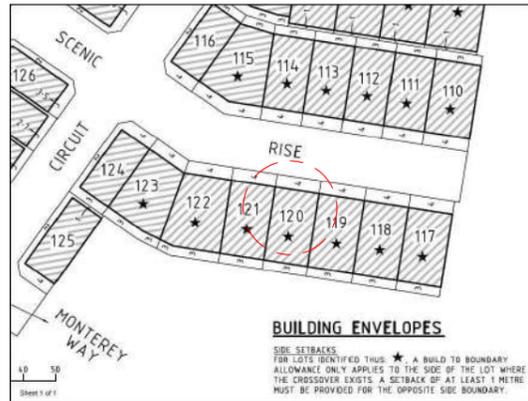
CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK.

To the best of my knowledge these plans are drawn to comply with owner's and/ or builder's specifications and any changes made on them after prints are made will be done at the owner's and / or builder's expence and responsibility. The contractor shall verify all dimensions and enclosed drawing. Dreamplan Design Drafting Services .E is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

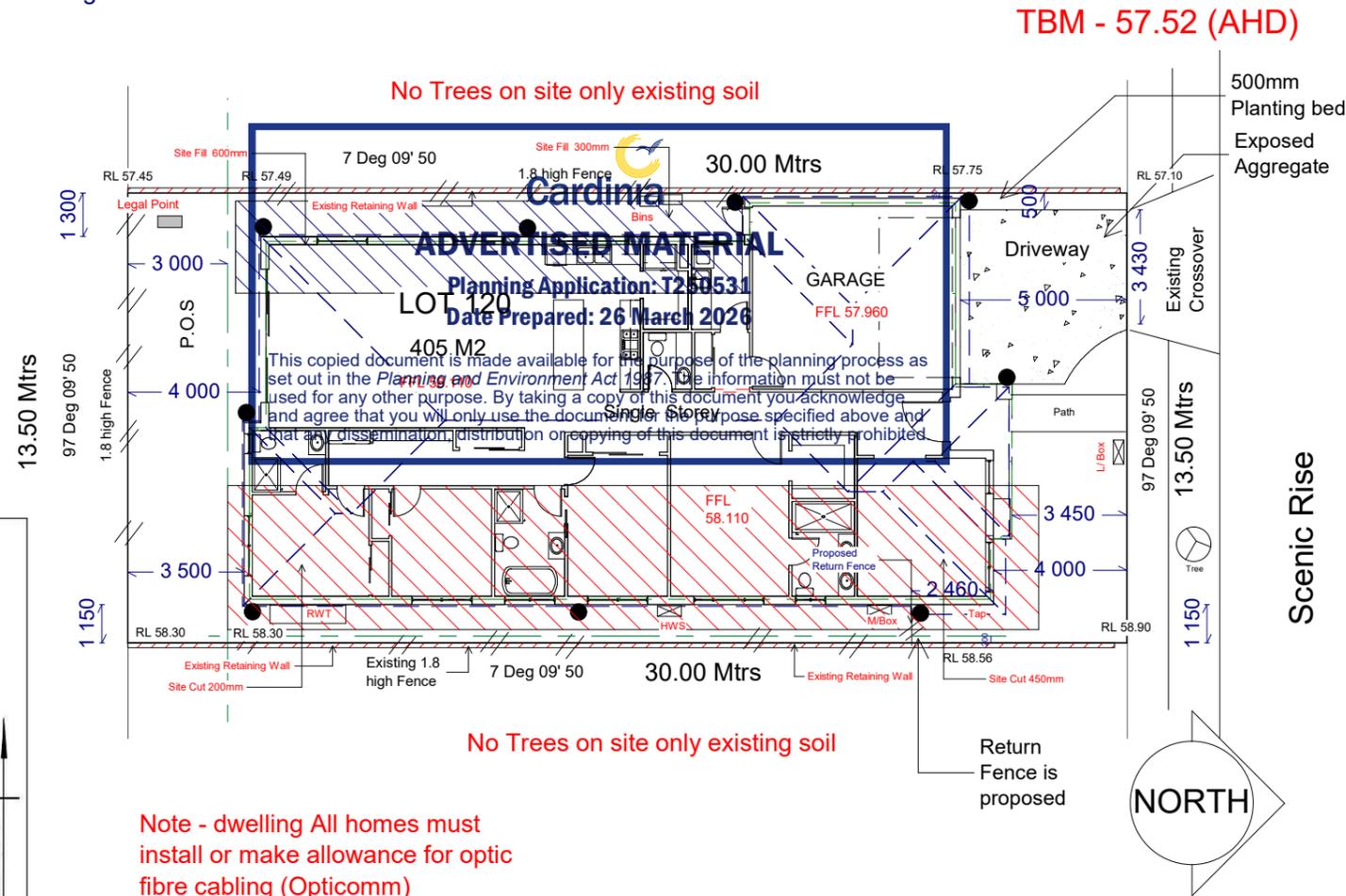
Note - Location of All Downpipes and Gutters to comply with AS /NZS 3500.3.

HOMEOWNER & CONTRACTOR: TO VERIFY ALL DIMENSIONS, STRUCTURAL DETAILS, AND BUILDING CODES, AND GRADE REQUIREMENTS.

All roof drainage is to comply with AS 3500.3



The fencing - Side and rear boundary fencing is to be constructed of Side and rear fencing 1.8m high must be constructed of timber palings, lapped and capped with exposed posts, Side gates & matching wing return screens must be stained hardwood with horizontal slating



SITE PLAN 1 : 200

Note - dwelling will be connected to the National Broadband Network

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SITE PLAN

SCALE: 1:100

SHEET: 6

DRAWN BY - KON M

DRAWING No:

KM -025

DATE: 25/03/2024
Rev A- 22/01/2026

PROPOSED NEW DWELLING

SITE ADD - LOT 120 No 10 SCENIC RISE , PAKENHAM

THE SCENIC ESTATE - PAKENHAM

Ecowise development - (construction)

ARCHITECTURAL SPECIFICATION BCA

The owner / builder, subcontractor shall verify all dimensions, levels, setbacks and specifications prior to commencing any works or ordering materials and shall be responsible for ensuring that all building works conform to the Building Code of Australia, Australian Standards and Codes (current editions), Building Act 1993 (As amended) Building Regulations (as amended), local laws and town planning requirements.

BCA AND STANDARDS - GENERAL

All works shall comply with the BCA Current and not be limited to the following Australian Standards:

- AS 1288- - Glass in buildings selections and installations
- AS 1562.3- - Design and installation of sheet roof and wall cladding. Part 1 Metal
- AS1668.2- – Mechanical Ventilation in buildings
- AS/NZS1680.0— Interior lighting
- AS 1684.3 - National Timber Framing Code
- AS 1860- - Installation of particleboard flooring
- AS 2047- - Windows in buildings selections and installations
- AS 2049- - Roof Tiles
- AS 2050- - Installation of roofing tiles
- AS 2870- - Residential slabs and footing construction
- AS 2904- - Damp proof courses and flashings
- AS/NZS3500.3- – Stormwater drainage
- AS/NZS3500.5- – Housing installations
- AS 3600- Concrete structures
- AS/NZS 3660.1- Protection of building against subterranean termites Part1 new buildings
- AS 3700- or AS4773.1- and AS4773.2- - Masonry structures
- AS 3740- Waterproofing of wet areas in residential buildings
- AS 3786- or AS3786- - Smoke alarms
- AS 4055- – Wind loads for Housing
- AS 4100- - Steel structures
- AS/NZS4200 Parts 1 & 2 – – Pliable Membranes and underlays
- AS 4256- Plastic roof and wall cladding materials
- AS 4586- and Part 3.9.1.3 of the BCA – Slip Resistance Classification of new pedestrian Surface materials. Note Test Reports based on edition of standard remain current where issued

GENERAL

1. Architectural plans shall be read in conjunction with any structural or civil engineering computations, drawings, and soil reports and energy raters reports.
2. Footing to be founded at the minimum depths indicated in the soil report
3. Footings not to encroach title boundaries and easement lines
4. The builder shall take all steps necessary to ensure the stability of new and existing structures during all works.
5. The builder shall ensure for the general water tightness of all new and existing works.
6. Termite management systems are to be installed in accordance with AS3660.1 where in a termite prone area

GLAZING

Glazing shall comply with AS1288-2006 & AS2047-2014 with safety glazing to be used in the following cases:

1. All rooms within 500mm vertical of the floor
2. Bathrooms within 1500mm vertical from the bath base
3. Laundry within 1200mm vertical from floor and/or within 300mm horizontal from all doors
4. Doorway within 300mm horizontal from all doors. Shower screens shall be grade A safety glass

Pliable building membrane – Part 3.8.7.2:

Where a pliable building membrane is installed in an external wall, comply with AS/NZS 4200.1; and be installed in accordance with AS 4200.2; and be a vapour permeable membrane for climate zones 6, 7 and 8; and be located on the exterior side of the primary insulation layer of wall assemblies that form the external envelope of a building.

ALL SURFACE DRAINAGE WORKS SHALL BE INSTALLED IN ACCORDANCE WITH THE ENGINEERS DESIGN DETAIL FOR THE SELECTED FOOTING SYSTEM AND SOIL CLASSIFICATION AND IN ACCORDANCE WITH CLAUSE 5.6.3 DRAINAGE REQUIREMENTS OF AS2870-2011, WHEREIN FOR BUILDINGS ON MODERATELY, HIGHLY AND REACTIVE SITES:

- 1 SURFACE DRAINAGE SHALL BE CONTROLLED THROUGHOUT CONSTRUCTION AND BE COMPLETED BY HE FINISH OF CONSTRUCTION.
 - 2 THE BASE OF TRENCHES SHALL SLOPE AWAY FROM THE BUILDING.
 - 3 WHERE PIPES PASS UNDER THE FOOTING SYSTEMS, CLAY PLUGS ARE ADOPTED TO PREVENT THE INGRESS OF WATER.
- FOR BUILDINGS ON HIGHLY AND REACTIVE SITES, THE DRAINER SHALL PROVIDE DRAINAGE ARTICULATION TO ALL STORMWATER, SANITARY PLUMBING DRAINS AND DISCHARGE PIPES IN ACCORDANCE WITH CLAUSE 5.6.4 PLUMBING REQUIREMENTS, WHEREIN FLEXIBLE JOINTS IMMEDIATELY OUTSIDE THE FOOTING AND COMMENCING WITHIN 1M OF THE BUILDING PERIMETER ARE REQUIRED TO ACCOMMODATE THE REQUIRED DIFFERENTIAL MOVEMENT BASED ON THE SOIL CLASSIFICATION

STORM WATER AND DRAINAGE:

STORM WATER DRAINS TO BE CONNECTED TO THE EXISTING LEGAL POINT OF DISCHARGE OR AS DIRECTED BY COUNCILS ENGINEERING DEPARTMENT. INSPECTION OPENINGS TO BE AT 9000mm CTRS AND AT EACH CHANGE OF DIRECTION.

- PROVIDE 100mm DIA UPVC PIPES
- PROVIDE 75mm DIA DOWNPIPES
- PROVIDE A MINIMUM FALL GRADIENT OF 1:100
- BASE OF PIPES TO HAVE CRUSHED ROCK WITH A MINIMUM OF 50mm COVER.
- THE COVER TO UNDERGROUND STORM WATER DRAINS TO BE NOT LESS THAN: 100mm UNDER SOIL
- 50mm UNDER PAVED OR CONCRETE AREAS
- 100mm UNDER UN-REINFORCED CONCRETE OR PAVED DRIVEWAYS 75mm UNDER REINFORCED CONCRETE
- DRIVEWAYS ALL BOX GUTTERS TO BE A MINIMUM OF 100mm x 200mm UNLESS OTHERWISE SPECIFIED - 1:100
- GRADE MINIMUM - ADJUST TO SUIT ON SITE. SEWER AND SEPTIC SYSTEMS TO BE IN ACCORDANCE WITH AS.3500
- ALL SURFACE WATER RUN-OFF MUST BE CONTAINED WITHIN THE PROPERTY BOUNDARIES AND DISCHARGED TO THE STORM WATER SYSTEM.
- THE BUILDER AND SUB-CONTRACTOR SHALL ENSURE THAT ALL STORM WATER DRAINS, SEWERS AND THE LIKE ARE LOCATED AT A SUFFICIENT DISTANCE FROM ANY BUILDINGS FOOTING AND/OR SLAB EDGE BEAMS SO AS TO PREVENT GENERAL MOISTURE PENETRATION, DAMPNES, WEAKENING AND UNDERMINING OF ANY BUILDING AND ITS FOOTING SYSTEM

TERMITE AND CORROSION PREVENTION:

WHERE THE BUILDING IS LOCATED IN A TERMITE PRONE AREA, THE AREA TO THE UNDERSIDE OF THE BUILDING AND THE PERIMETER IS TO BE TREATED AGAINST TERMITE ATTACK, AS PER AS.3660.1

PROVIDE CORROSION PROTECTION OF BUILT IN STRUCTURALSTEEL MEMBERS SUCH AS STEEL LINTELS, SHELF ANGLES, CONNECTORS AND ACCESSORIES IN ACCORDANCE WITH BCAVOL.2 TABLE 3.3.3.2. PROVIDE CORROSION PROTECTION FOR SHEET ROOFING IN ACCORDANCE WITH BCA VOL.2 TABLE 3.5.1.



Cardinia

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DREAMPLAN DESIGN DRAFTING SERVICES drawn - kon Moutis	17 LOCKTON AVE, RESERVOIR, 3073	RBP - DP AD 515	PROPOSED NEW DWELLING Ecowise development - (construction) Lot 120 No 10 Scenic Rise, Pakenham	DRAWN - KON MOUTIS		
	PHONE: 0416 097 187	HIA - 5534742		THESE PLANS REMAIN THE PROPERTY OF DREAMPLAN DESIGN DRAFTING SERVICES AND ARE SUBJECT TO COPYRIGHT REGULATIONS	SCALE: 1:100	SHEET: KM -025

All measurements to be site checked prior to commencement of works

Wet Areas to Comply with Part 3.8.1 of BCA and AS 3740 -

Note - Between Stairs treads/ Landing & Ceiling to be Minimum of 2.00mtrs

All new glazing and windows are to comply with AS 1288 & AS 2047

All wet areas are to be waterproofed in accordance with AS 3740.

Note 150mm of waterproofing between the Window above and the inserted bath and kitchen sink.

YT Yellow Tongue Flooring to Upper Level

CS Concrete Slab to Engineer's Design & Drawing

Note - de-mountable hinges to the sanitary compartments where there is no clear space of at least 1200mm between the edge of the closet pan within the sanitary compartment and the door hinges

site has been classified as Class "H2" in accordance with AS 2870 - 2011

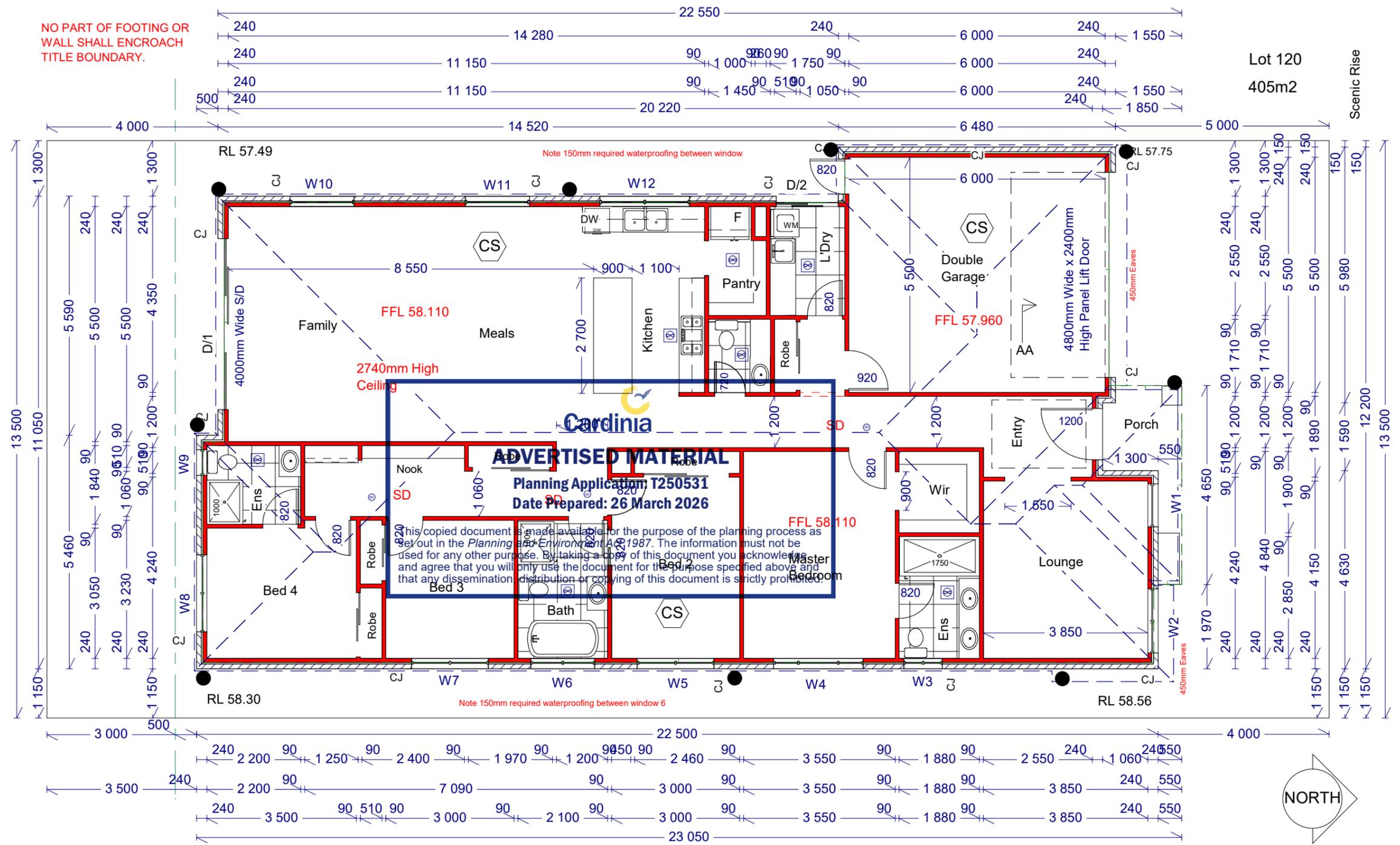
● Down Pipes - 90mm Dia

Note : range hood are to discharge to outside air.

Note condensation management will comply with Part 3.8.7.3 - Note Flow rate and discharge of exhaust system - Part 3.8.7.3 Exhaust systems installed in a kitchen, bathroom, sanitary compartments or Laundry must have a minimum flow rate of - 25L/s for Bathrooms or sanitary Compartments and 40L/s for Kitchen & Laundry.

Please note condensation management NCC 10.8 is achieved. Note This is only required if all exhaust fans (WC/kitchen etc.) discharge to within roof space. If it complies with Part 10.8.2 then no need for 'whirly birds'

NO PART OF FOOTING OR WALL SHALL ENCROACH TITLE BOUNDARY.



PROPOSED FLOOR PLAN
1:100

DO NOT SCALE DRAWING

☉ Exhaust Fans to be fitted and ducted outside. Denoted on Plan - To Comply with NCC 3.8.7.4. - Note - exhaust fan to the WC ducted to outside air.

SD Install an Approved Smoke Alarm fixed to Ceiling & Interconnected Wired to Main. Denoted on Plan - Smoke Alarms to Comply with NCC 9.2.4 class10a building

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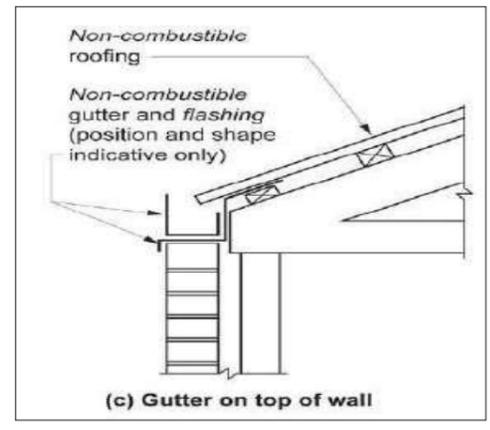
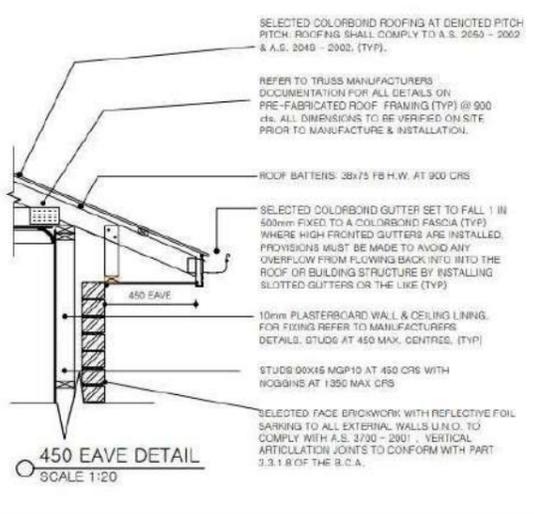
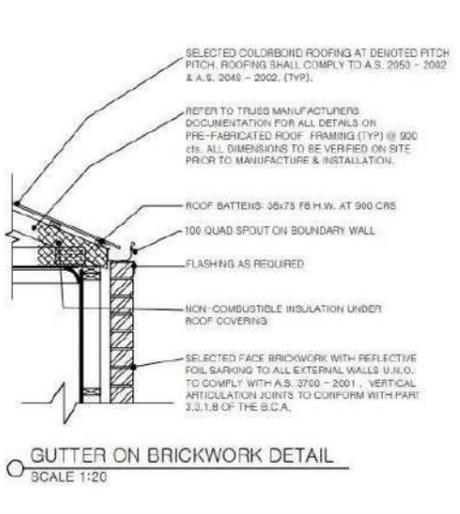
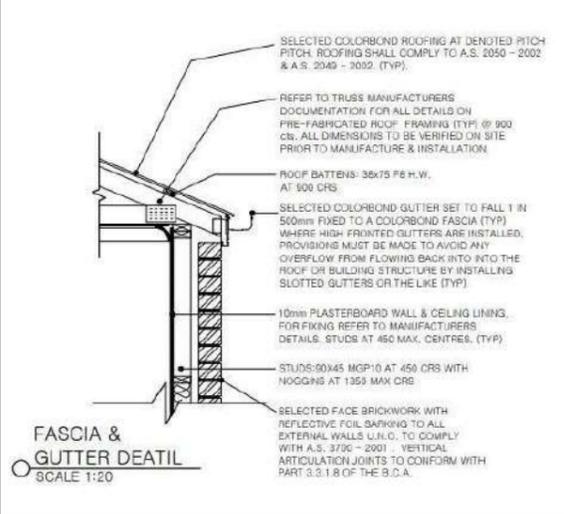
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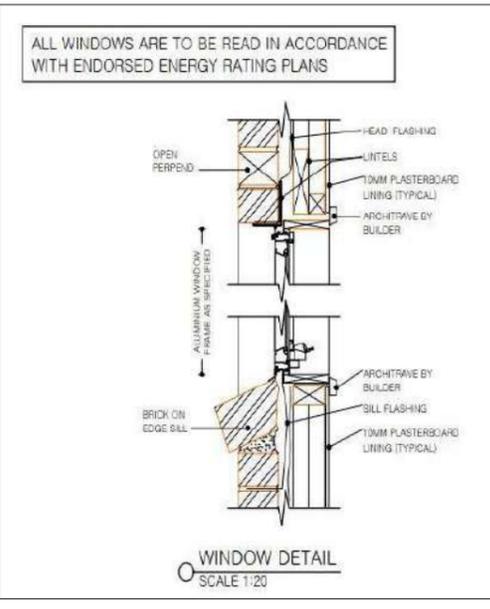
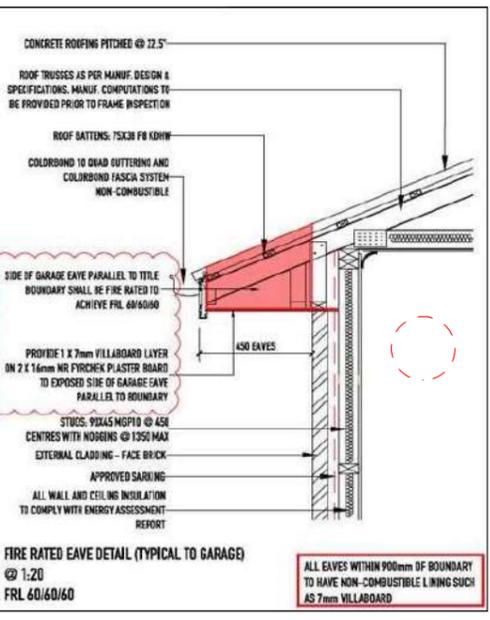
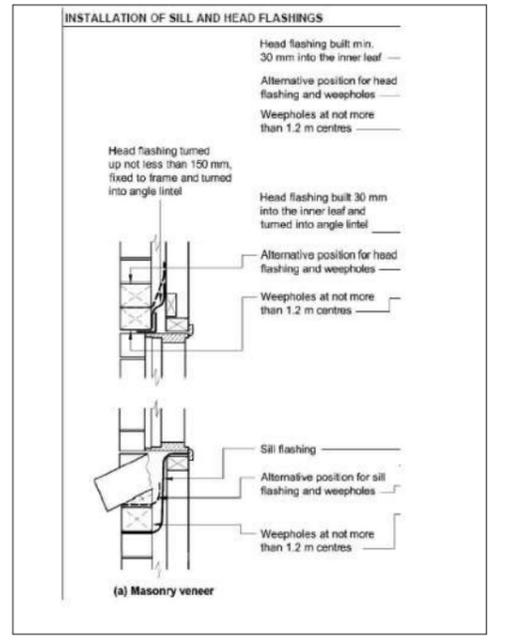
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FLOOR PLAN

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DRAWING No:	KM -025	DATE: 25/03/2024 Rev A- 22/01/2026

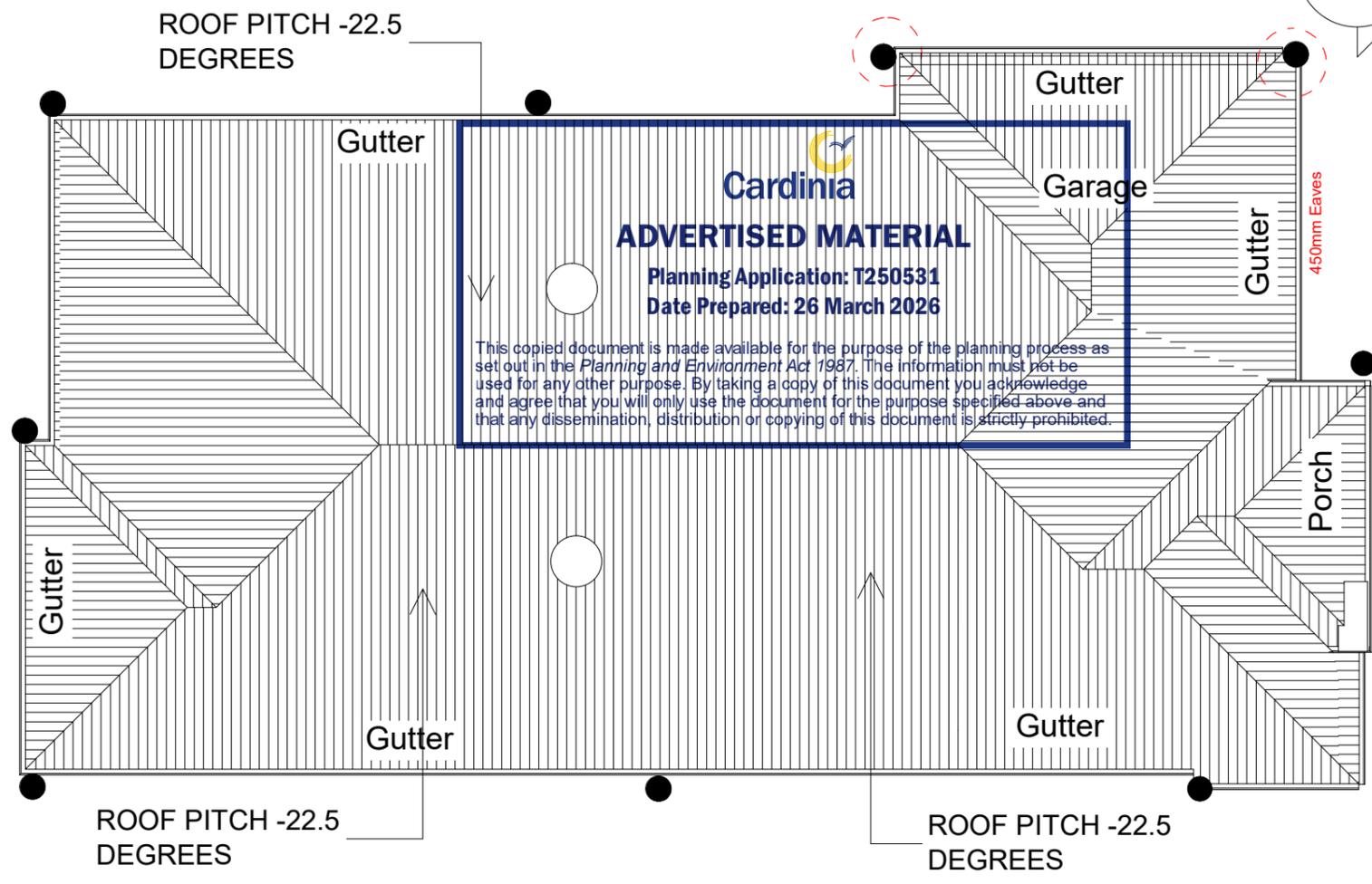


Please note condensation management NCC 10.8 is achieved. Note This is only required if all exhaust fans (WC/kitchen etc.) discharge to within roof space. If it complies with Part 10.8.2 then no need for 'whirly birds'



○ whirly bird for roof space ventilation

● Down Pipes 90mm Dia - & Quad Gutter of eave gutter (115mm quad gutter) and note the minimum fall of 1:500 for the eave gutter



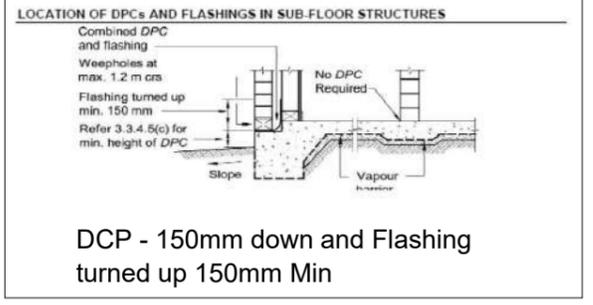
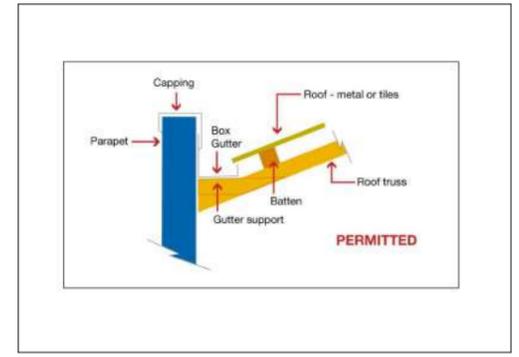
ROOF PLAN - 1:100

Note - For Roof pitch of 1 Deg requires BMT for the metal sheet Roofing to be .048

Note - Location of All Downpipes and Gutters to comply with AS 3500.3. All roof drainage is to comply with AS 3500.3

Rain Head and Downpipe

Note - All Box Gutters are min width of 200mm x 75mm deep and have a fall of min 1:200 and box gutters to discharge directly into sumps or rainheads



DCP - 150mm down and Flashing turned up 150mm Min

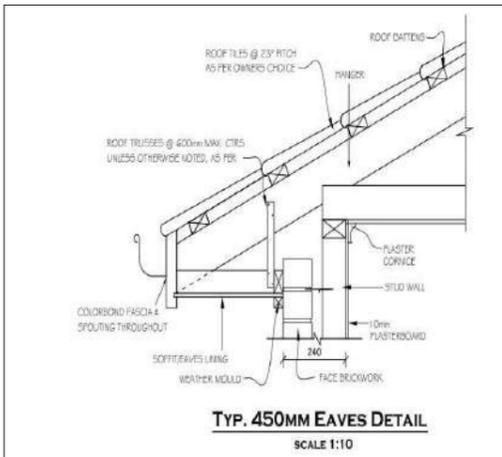
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ROOF PLAN		
SCALE: 1:100	SHEET: 8	DRAWN BY - KON M
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Note - Roof Tiles to be Installed compliant with AS 2049 - & 2050 -

Note - Location of All Downpipes and Gutters to comply with AS 3500.3. All roof drainage is to comply with AS 3500.3

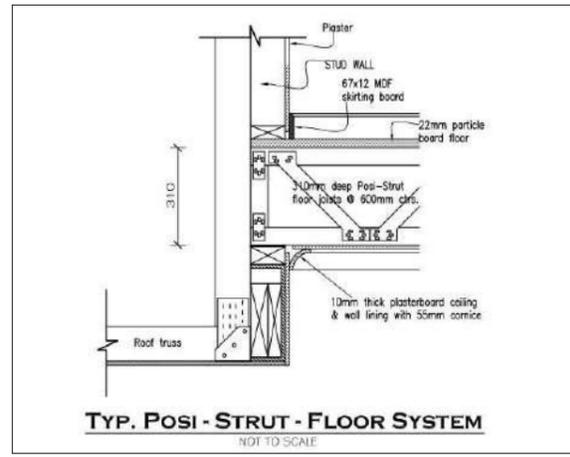


Table 3.9.1.3 SLIP-RESISTANCE CLASSIFICATION
Application Surface conditions

Application Surface conditions	Dry	Wet
Ramp not steeper than 1:8	P4 or R10	P5 or R12
Tread surface	P3 or R10	P4 or R11
Nosing or landing edge strip	P3	P4

LANDING AND STEPS

A CONTINUOUS BALUSTRADE OR OTHER BARRIERS MUST BE PROVIDED ALONG THE SIDE OF ANY STAIR WAY OR RAMP, ANY FLOOR, CORRIDOR, HALLWAY, BALCONY, VERANDAH, OR THE LIKE ALONG THE SIDE OF ANY PATH OF ACCESS TO A BUILDING, IF:

- * IT IS NOT BOUNDED BY A WALL
- * ANY LEVELS IS MORE THAN 1 M ABOVE THE ADJOINING FLOOR OR FINISH

THE ABOVE REQUIREMENTS ARE NOT APPLY TO A WINDOW OPENING. THE HEIGHT OF A BALUSTRADE OR OTHER BARRIER MUST BE IN ACCORDANCE WITH THE FOLLOWING:

- * THE HEIGHT MUST NOT BE LESS THAN 865MM ABOVE THE NOSING OF THE STAIR TREADS OR THE FLOOR OF A RAMP.
- * THE HEIGHT MUST NOT BE LESS THAN 1 M ABOVE THE FLOOR OF ANY ACCESS PATH, BALCONY, LANDING OR THE LIKE

ANY OPENING IN BALUSTRADES MUST NOT PASS THROUGH A 125MM SPHERE.

NOTE:

STAIRS TO HAVE 240MM MIN. & 355MM MAX. TREAD WIDTH. STAIRS TO HAVE 115MM MIN. & 190MM MAX. RISER HEIGHT. STAIRS MUST COMPLY WITH B.C.A. 3.9.1.

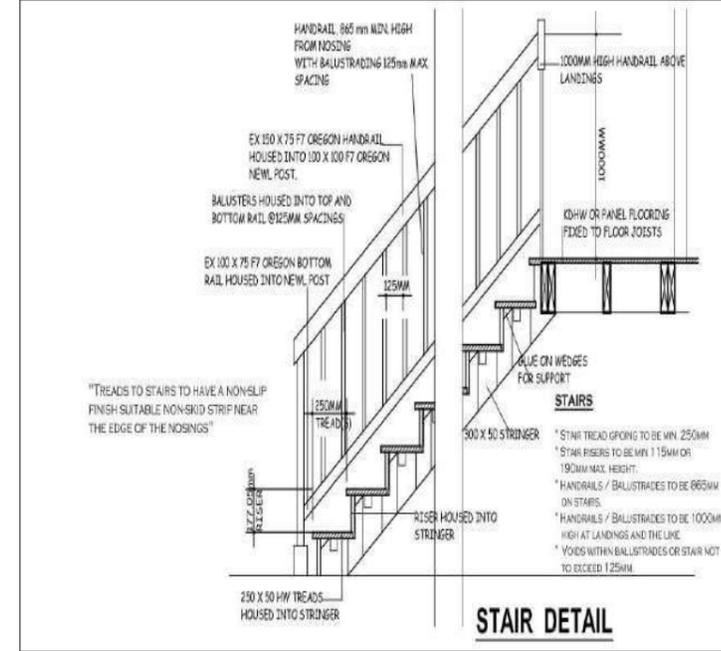
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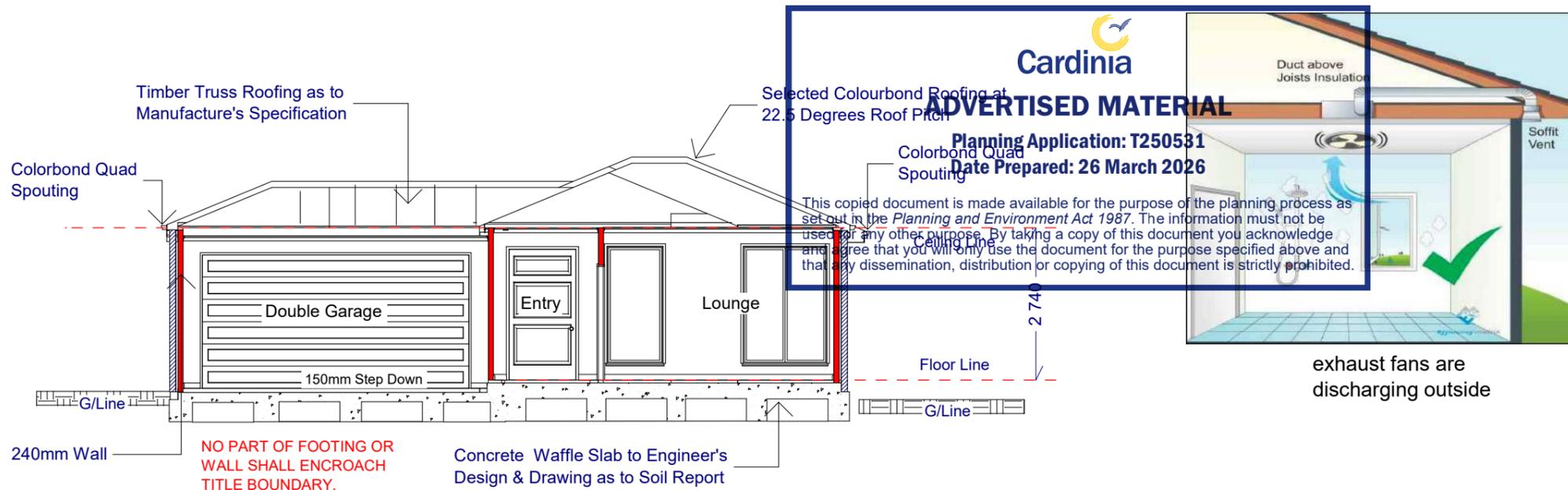
NOTE:

THIS DETAIL IS DIAGRAMATIC ONLY. WORKING DRAWINGS & STAIR SUPPLIERS DETAILS & SPECIFICATIONS TAKE PRECEDENCE.

REF. WORKING DRAWINGS FOR EXACT STAIRWELL DETAILS.



Note - Stairs & Balustrade to Comply with Part 3.9.1 & 3.9.2 of the BCA and have non slip treats, riser height



TYPICAL CROSS SECTION
1 : 100

TRUSS MANUFACTURERS SPECIFICATIONS TO BE PROVIDED PRIOR TO THEIR ERECTION AND LOAD BEARING POINTS I.E LINTELS, STUDS SUPPORTING CONCENTRATED LOADS TO BE DESIGNED BY TRUSS MANUFACTURER AND/OR STRUCTURAL ENGINEER. IF STRUCTURAL DESIGN WAS PROVIDED THE DESIGN ENGINEER TO VERIFY TRUSS LOCATIONS AND DESIGN FOR LOAD BEARING POINTS AS REQUIRED.

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Figure 3.9.1.2
STAIR RISER AND GOING DIMENSIONS (mm)

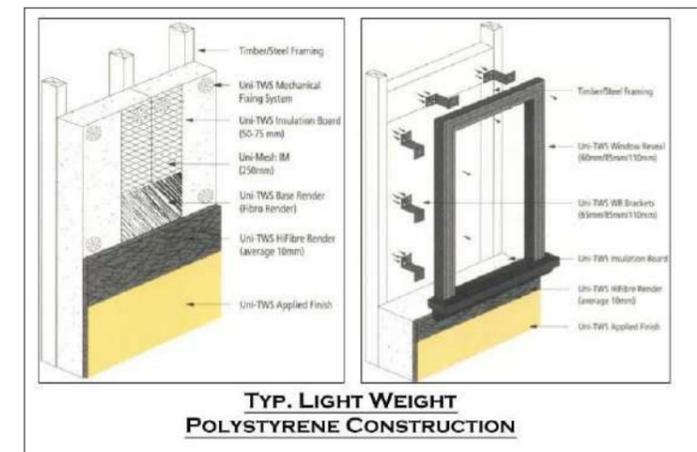
STAIR TYPE	RISER(R) (see Figure below)		GOING(G) (see Figure below)		SLOPE RELATIONSHIP	
	MAX	MIN	MAX	MIN	MAX	MIN
Stairs (other than spiral)	190	115	355	240	700	550
Spiral	220	140	370	210	680	590

125 mm sphere must not pass through treads

Note - Timber to Comply with AS 1684.2 -

All wet areas are to be waterproofed in accordance with AS 3740.

WET AREAS:
WET AREA WALL & FLOOR FINISHES TO COMPLY WITH 'WET AREAS' PART 3.8.1, VOL. 2 OF THE NCC.



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Section & Details

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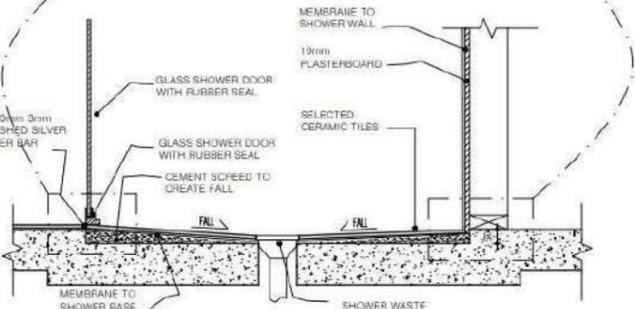
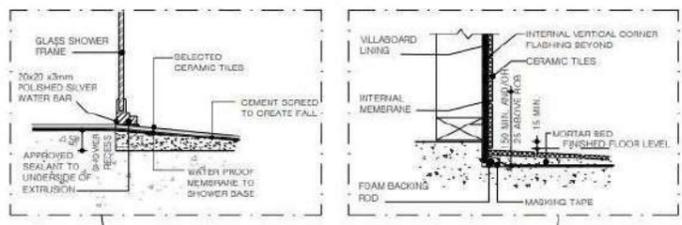
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DRAWN BY - KON M

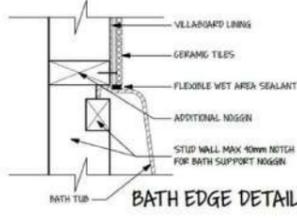
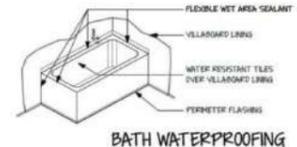
DRAWING No:

KM -025

DATE: 25/03/2024
Rev A- 22/01/2026

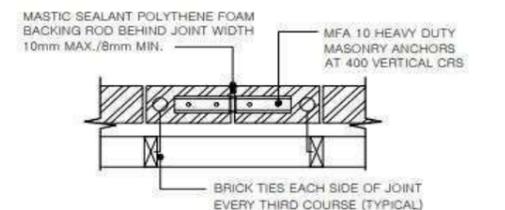


RECESSED SHOWER DETAIL
ALL WATERPROOFING TO BE IN ACCORDANCE WITH TABLE 3.8.1.1 NCC BCA 2013 AND AS3746 - 2010.



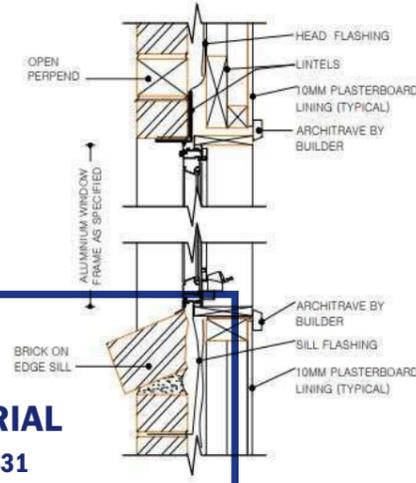
BATH WATERPROOFING
BATH EDGE DETAIL

Wet areas to be impervious to water ie wall surfaces and substrates: of shower enclosures, or if unenclosed, within 1.5m horizontally to a height of 1.8m above the floor; and behind any bath, basin, sink etc if within 75mm of a wall to a height of 150mm above the fixture.



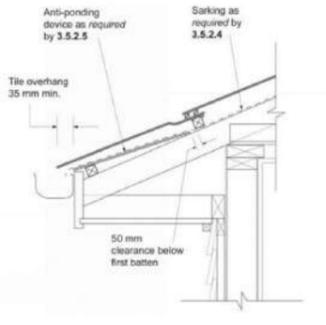
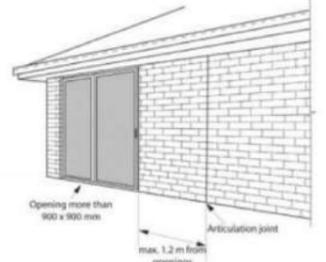
PROVIDE FULL HEIGHT ARTICULATION JOINTS TO BRICKWORK AT 500mm max CTRS OR AS STATED ON GEOTECHNICAL & SITE INVESTIGATION REPORT.
BRICK ARTICULATION JOINT DETAIL
NOT TO SCALE

ALL WINDOWS ARE TO BE READ IN ACCORDANCE WITH ENDORSED ENERGY RATING PLANS

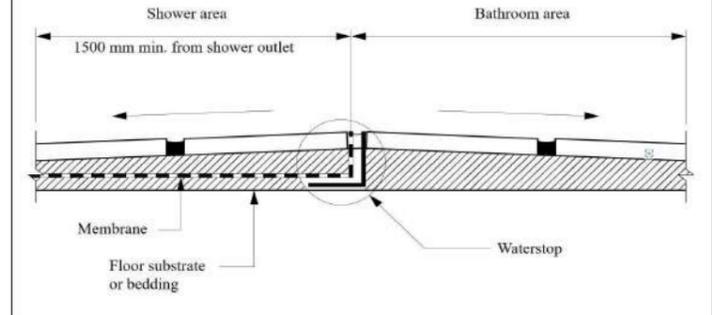


WINDOW DETAIL
SCALE 1:20

Articulation joints in accordance with Part 3.3.5.13



Note - Anti ponding device / board in accordance with Part 3.5.2.5



Cardinia
ADVERTISED MATERIAL
Planning Application: T250531
Date Prepared: 26 March 2026

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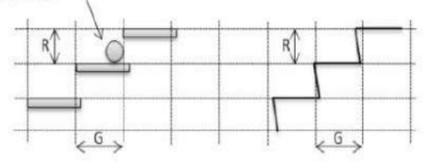
Table 3.9.1.3 SLIP-RESISTANCE CLASSIFICATION
Application Surface conditions

	Dry	Wet
Ramp not steeper than 1:8	P4 or R10	P5 or R12
Tread surface	P3 or R10	P4 or R11
Nosing or landing edge strip	P3	P4

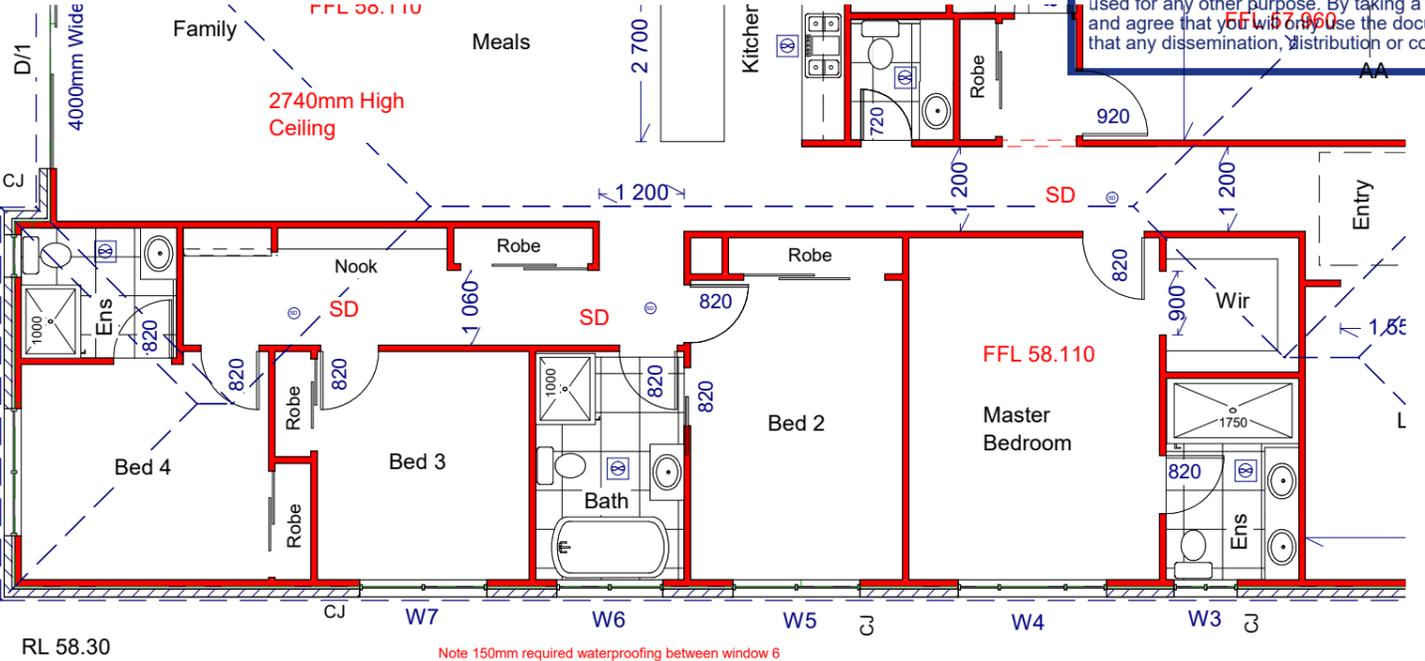
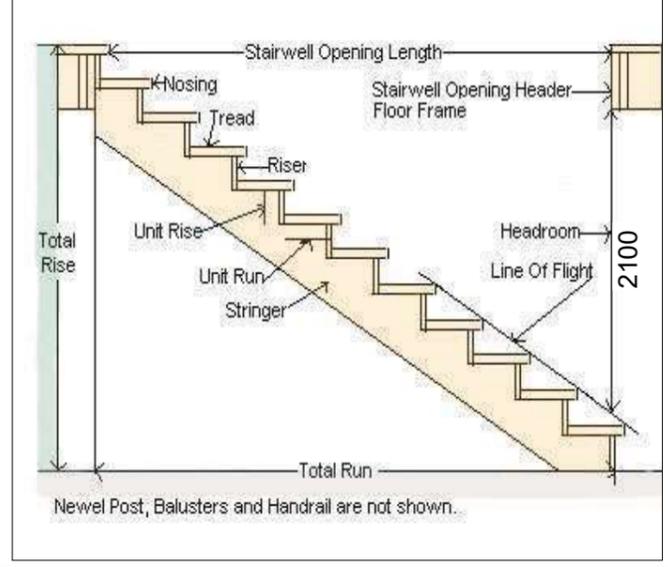
Figure 3.9.1.2 STAIR RISER AND GOING DIMENSIONS (mm)

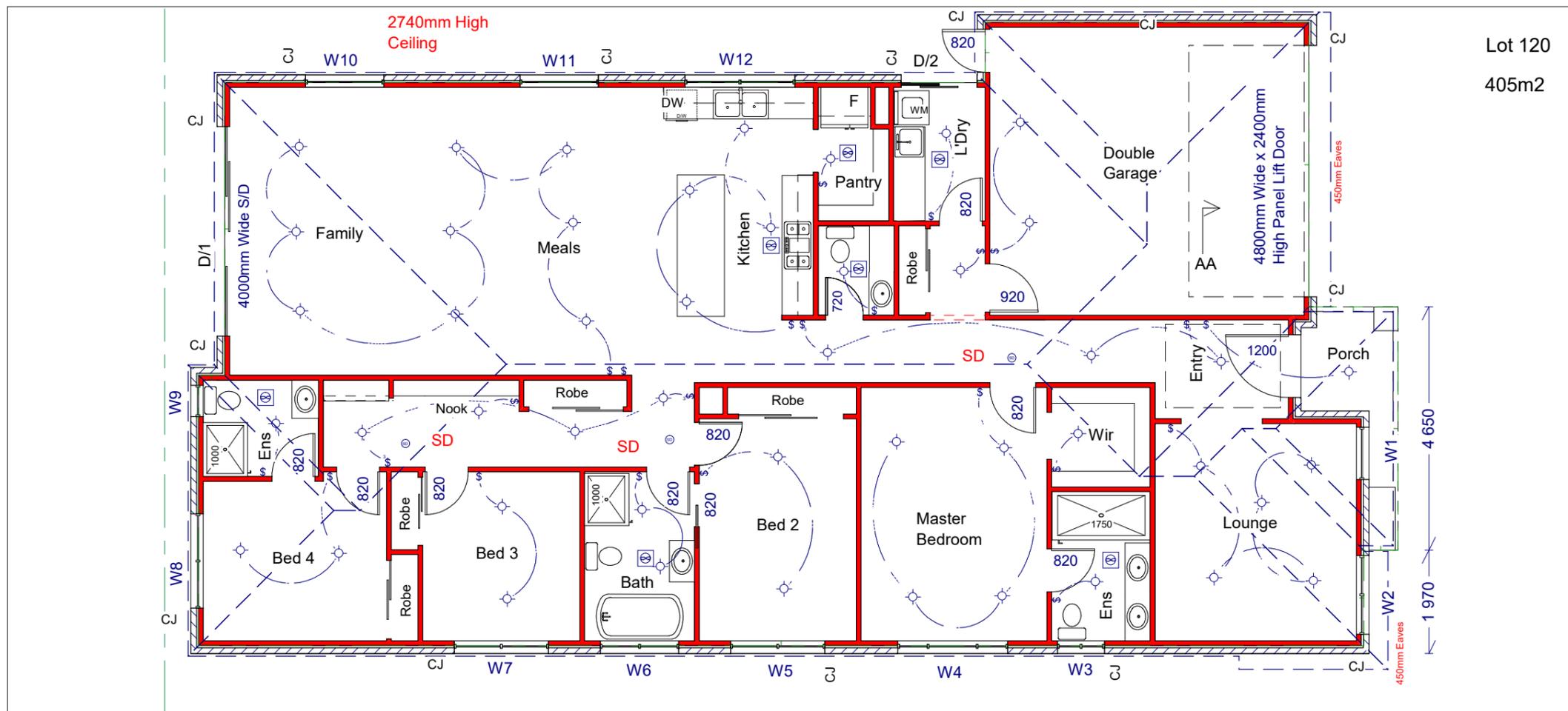
STAIR TYPE	RISER(R) (see Figure below)		GOING(G) (see Figure below)		SLOPE RELATIONSHIP	
	MAX	MIN	MAX	MIN	MAX	MIN
Stairs (other than spiral)	190	115	355	240	700	550
Spiral	220	140	370	210	680	590

125 mm sphere must not pass through treads



Note - Stairs & Balustrade to Comply with Part 3.9.1 & 3.9.2 of the BCA and have non slip treats, riser height





Lot 120
405m2

Scenic Rise

Artificial Lighting to be installed in accordance with Clause 3.12.5.5 of BCA
Artificial Lighting to Comply with AS/NZS 1680.0 -

Artificial Lighting :
The Lamp Power Density or ILLumination power density of Artificial Lighting, Excluding heaters that emit light, must not exceed -
(1) in a Class 1 Building, 5 W/m2 and
(2) on a Verandah or Balcony attached to Class 1 building, 4W/m2 and
(3) in class 10a Building associated with class 1 building, 3W/m2.

LED Globes - 18 watts to Bedrooms & Garage
LED Globes - 18 watts - Ens / Wir, Wc, bath and L'dry
Downlites - 15 watts LED - Corridor, Kitchen Meals & Family

The following lighting loads are not to be exceeded:

Max Watts Allowable

Garage -	33.00 m2	- 3 watts	- Max watts - 99 watts	- using - 90 watt
Porch -	4.00 m2	- 4 watts	- Max watts - 12 watts	- using - 12 watts
Alfresco	0.0 m2	- 4 watts	- Max watts - 00 watts	- using - 00 watts
Dwelling -	206 m2	- 5 watts	- Max watts - 1030 watts	- using - 1020 watts
Total Grnd -	243 m2			

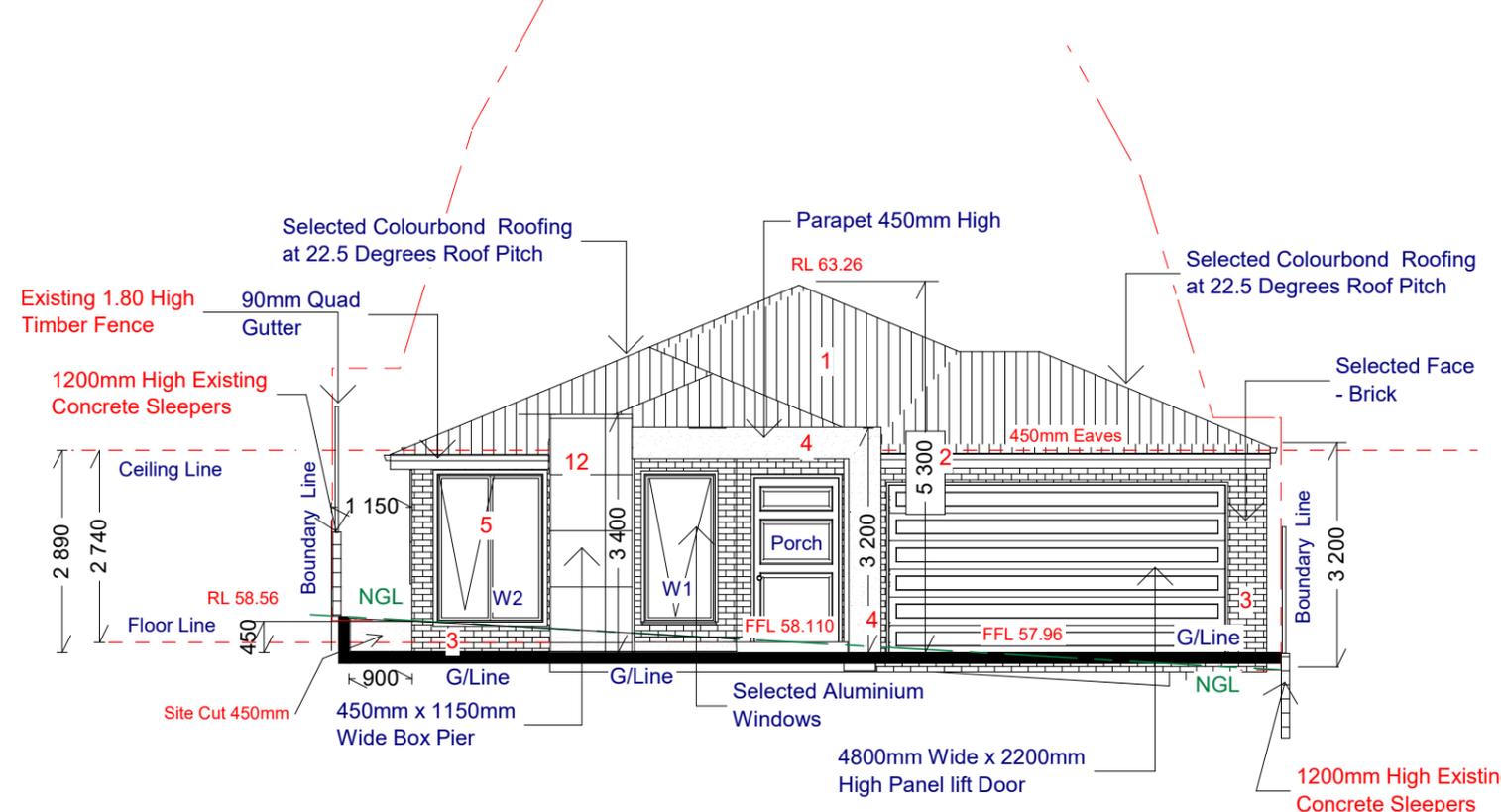
Cardinia
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Floor Plan

Artificial Lighting Layout 1:100

DREAMPLAN DESIGN DRAFTING SERVICES drawn - kon Moutis	17 LOCKTON AVE, RESERVOIR, 3073	RBP - DP AD 515	PROPOSED NEW DWELLING Ecowise development - (construction) Lot 120 No 10 Scenic Rise, Pakenham	Artificial Lighting Layout			
	PHONE: 0416 097 187	HIA - 5534742		THESE PLANS REMAIN THE PROPERTY OF DREAMPLAN DESIGN DRAFTING SERVICES AND ARE SUBJECT TO COPYRIGHT REGULATIONS	SCALE: 1:100	SHEET: 10	DRAWN BY - KON M
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	FASCIA, GUTTER AND DOWNPIPES COLORBOND MONUMENT
	WINDOWS COLORBOND MONUMENT

- Colour Material -
- 1 - Roof Colourbond -Monument
 - 2 - Facia & Gutter - Monument and Downpipes - Jasper
 - 3 - Brick Walls - Melbourne Hawthorn
 - 4 - Porch Facade - Rendered - Jasper
 - 5 - Windows - Monument
 - 6 - Garage Door - Slime Line Panel Lift - Monument
 - 7 - Driveway -Exposed Aggregate
 - 8 - Letter Box- Jasper
 - 9 - Meter Box -Jasper
 - 10 . Water Tank - Monument
 - 11 . Front Door- Full Glass & Frame Natural Timber Stain Finish
 - 12 - Porch Cladding - Windspray
 - 13 -

ADVERTISED MATERIAL

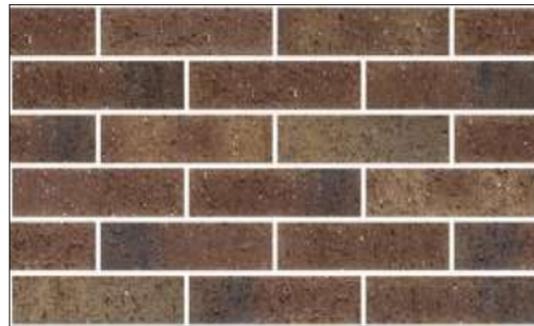
Planning Application: T250531

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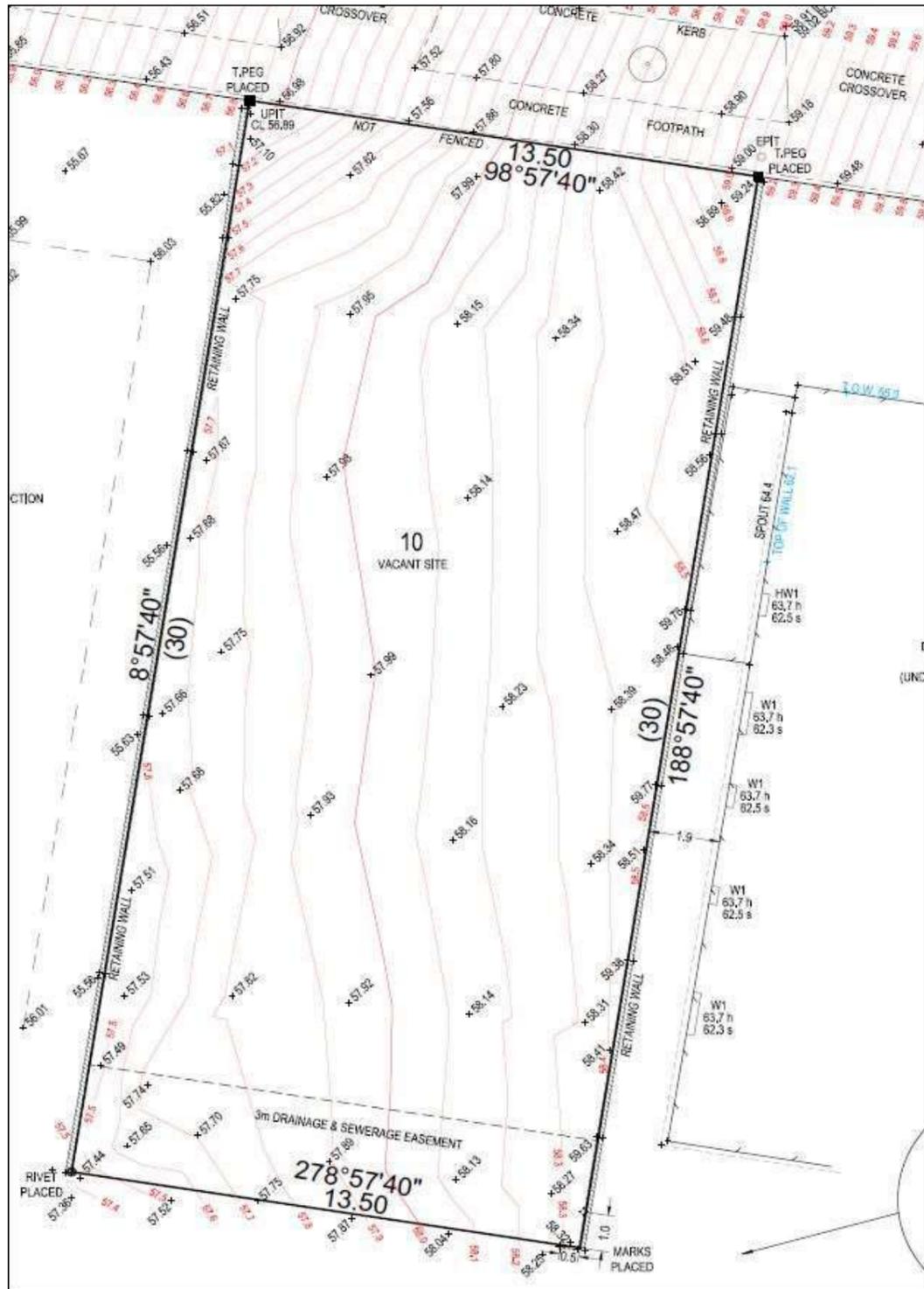
Garage Door Style



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Site Survey

TBM - 57.52 (AHD)



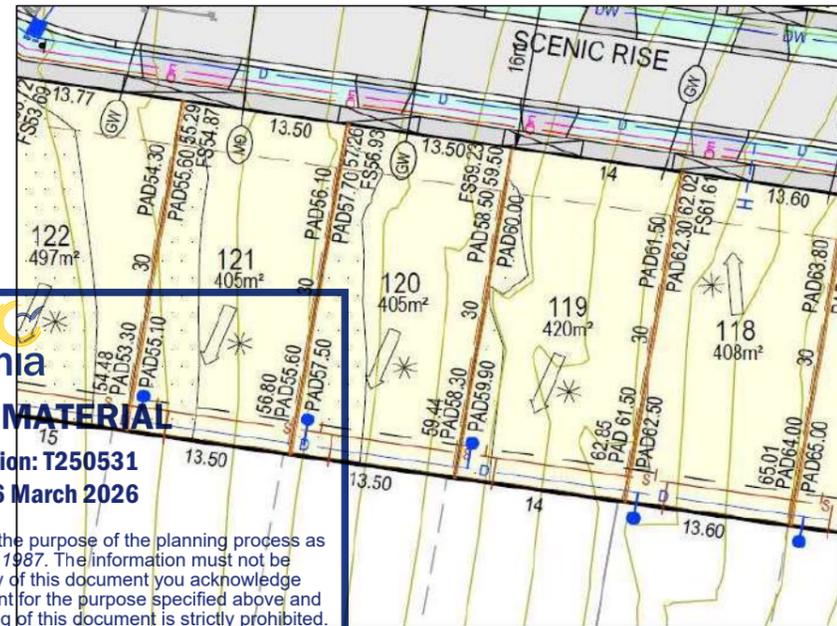
No Trees on site only existing soil



Lot 119

Lot 120

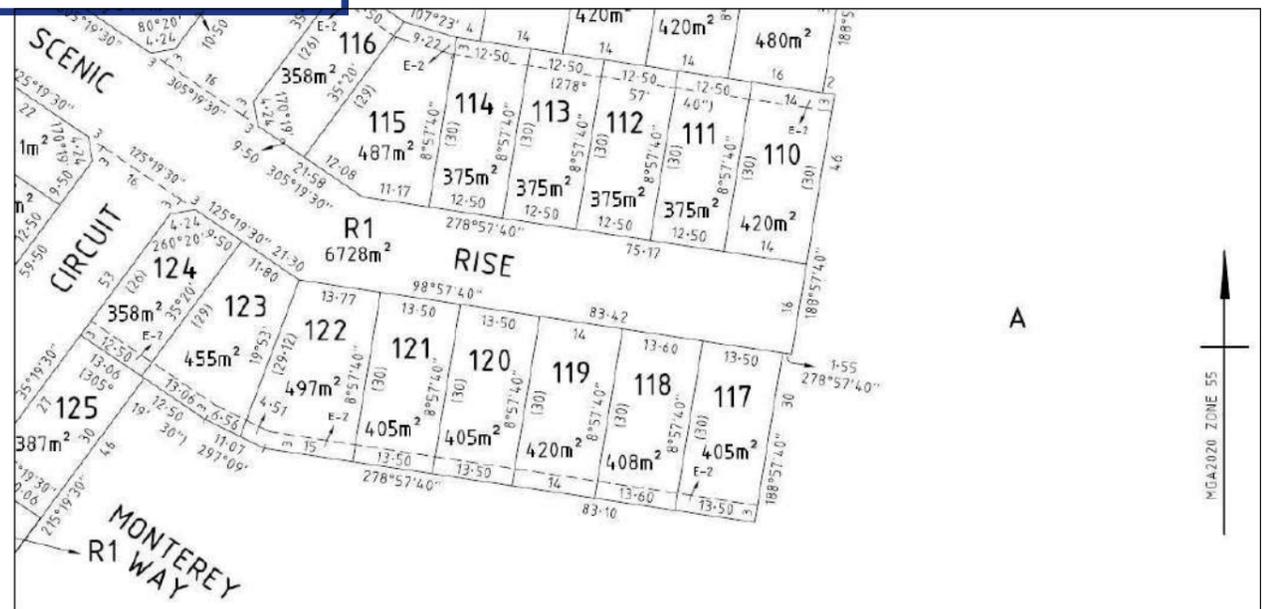
Lot 121



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**DREAMPLAN DESIGN
DRAFTING SERVICES**
drawn - kon Moutis

17 LOCKTON AVE,
RESERVOIR, 3073
PHONE: 0416 097 187

RBP - DP
AD 515
HIA -
5534742

PROPOSED NEW DWELLING
Ecowise development - (construction)
Lot 120 No 10 Scenic Rise, Pakenham

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SCALE: 1:100

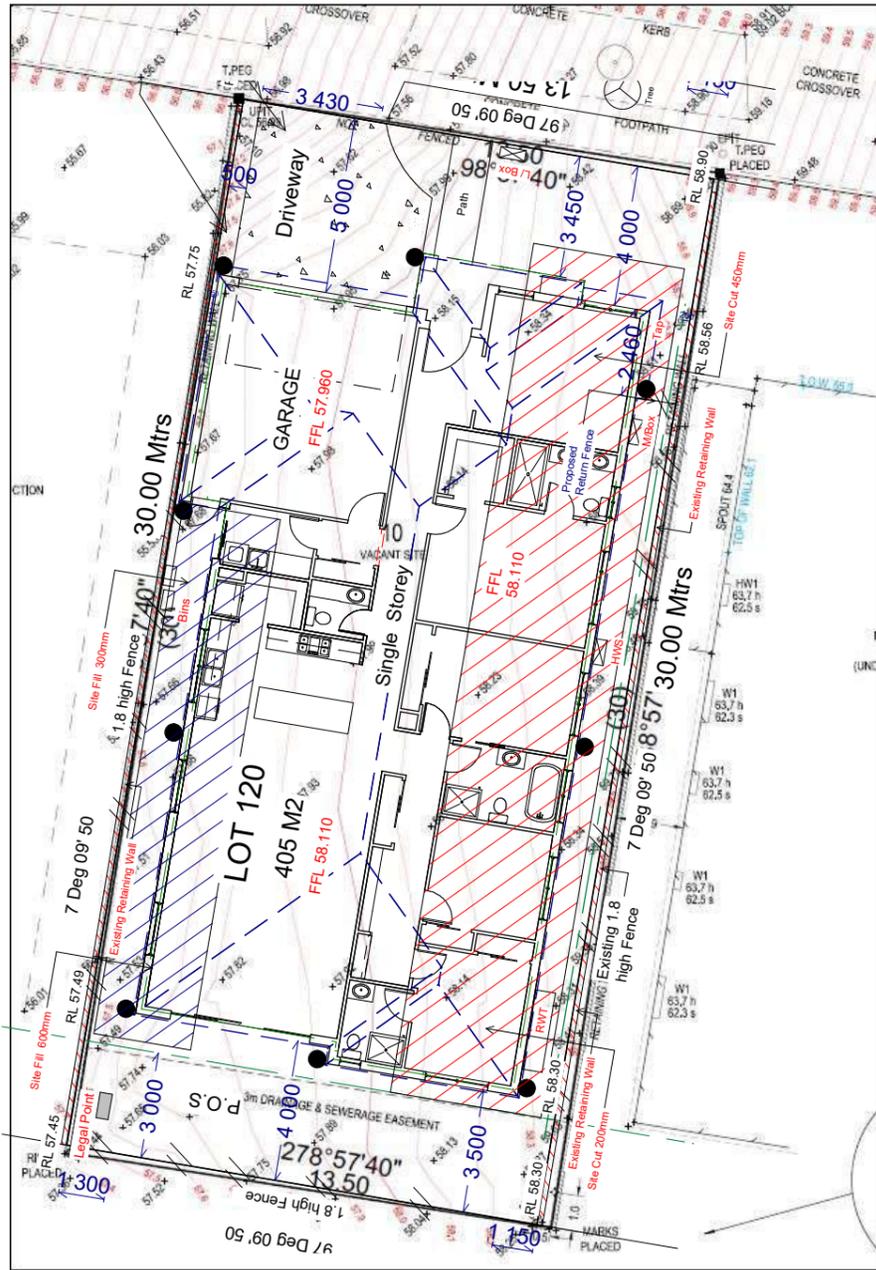
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KM -025

DATE: 25/03/2024
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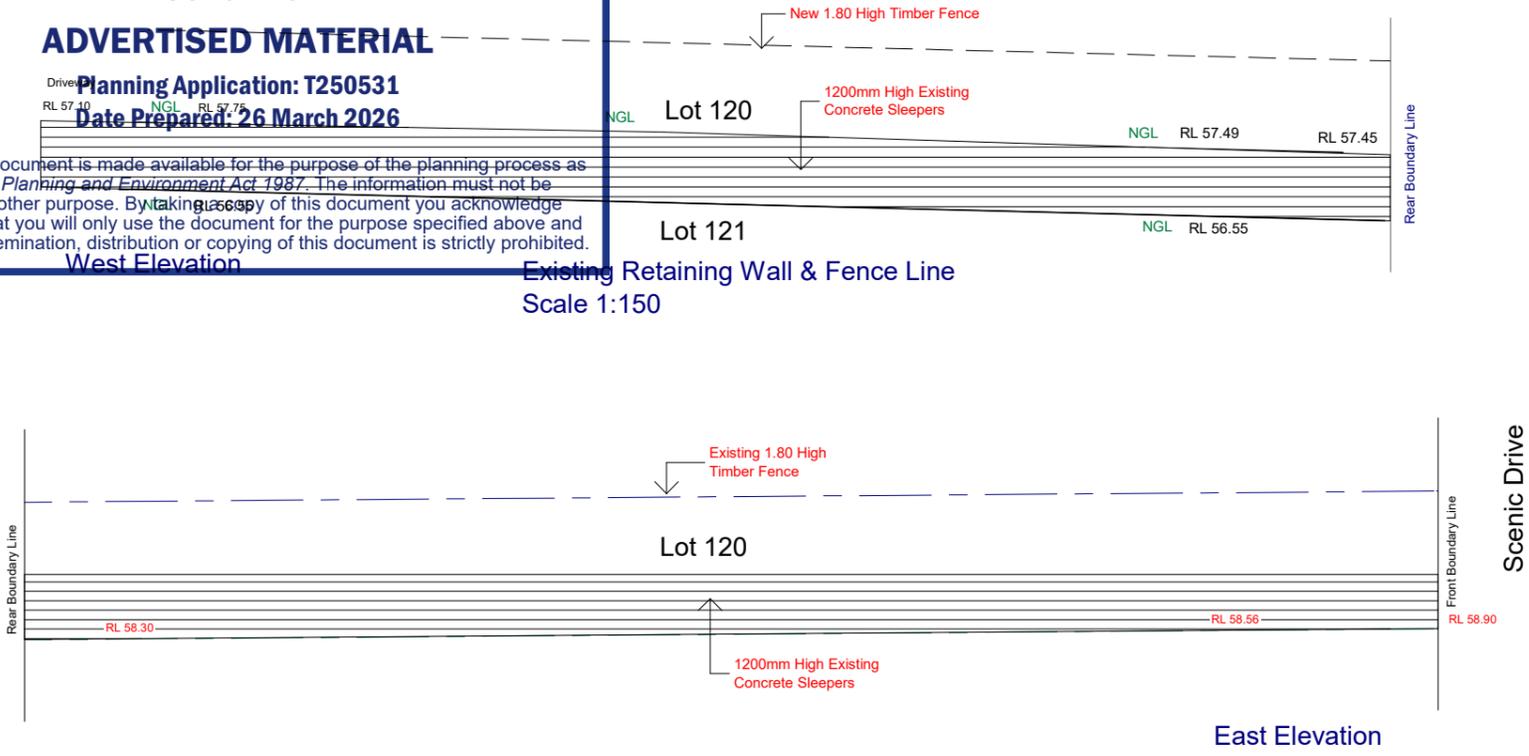


Site Survey with Proposed Plan
Scale 1:200



Cardinia
ADVERTISED MATERIAL
Planning Application: T250531
Date Prepared: 26 March 2026

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West Elevation

Existing Retaining Wall & Fence Line
Scale 1:150

East Elevation

Existing Retaining Wall & Fence Line
Scale 1:150

**DREAMPLAN DESIGN
DRAFTING SERVICES**
drawn - kon Moutis

17 LOCKTON AVE,
RESERVOIR, 3073
PHONE: 0416 097 187

RBP - DP
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PROPOSED NEW DWELLING
Ecowise development - (construction)
Lot 120 No 10 Scenic Rise, Pakenham

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Fence		
SCALE: 1:100	SHEET:	DRAWN BY - KON M
DRAWING No:	KM -025	DATE: 25/03/2024 Rev A- 22/01/2026

SPECIFICATIONS & CONSTRUCTION NOTES:

EARTHWORKS:

Removal all unwanted plants and material from site as part of initial site clean up works. Protect existing trees from drainage during landscaping construction. Ensure all garden areas are free of weeds and debris prior to cultivation. Cultivate garden beds and lawn areas to a further 300mm depth. Trim all areas to fall evenly from residence and new dwellings.

EDGING:

Suggested edging be raised and slightly curved to form a barrier between concrete and flower beds. The junction between lawns and concrete will be level.

CONCRETE PATHS:

Place 100mm thick concrete to 20MPA over 75mm compacted road base to 95% MMDD. Provide a broom finish and oxidized colour finish. Provide expansion joints every 3-4m maximum.

CONCRETE DRIVEWAY:

Place minimum 100mm thick concrete slab, 25MPA concrete strength on machine compacted road base. Provide for F62 top mesh. provide a broom finish and oxidized colour finish. Provide weakened plane joints and expansion joints 3-4m panels maximum.

SOFT LANDSCAPE WORKS:

TOPSOILING:

Level site topsoil and work in an additional 30% organic composted material. Mix thoroughly and incorporate into garden beds so all beds have a 300mm depth of topsoil mixed thoroughly into cultivated subsoil. Rake over to remove any viable organic matter or stones / clods greater than 50mm diameter.

GRASSING:

Option1: Cultivate topsoil prepare for and lay 'Turf the Lot' instant lawn to inner lawn area on a prepared area of 100mm depth sandy loam topsoil. Option2: Cultivate topsoil prepare for 'Hydoturf' seeded lawn on a prepared area of 100mm depth sandy loam topsoil.

PLANTING:

Plant as per planting schedule. Fertilise all plants with 30gms of 'Osmocote' and 'Osmocote Native' at the time of planting. Excavate planting hole 100mm wider and deeper than pot size, set plant in hole and backfill with topsoil mix.

MULCHING:

To all proposed garden beds incorporate a minimum settled depth of 75mm mulch material. Option1: Organic pine mulch. Option2: Weed mat area and cover with a material pervious to nature. Organic rocks.

STAKING:

Stake all deciduous trees with two 180 x 50 x 50mm HDW stakes embedded 600mm, 300mm away from trunk.

Automatic irrigation sprinkler system will be used to water plants

Note - Red Gum Edging will be used from garden bed to lawn to be separated.

Weeding and trimming every - 14 to 21 Days

Mulch Level to be maintained at 75mm

Feature tree will be semi advanced at the time of planting

TPZ

Note - Tree Protection Zone
A tree protection fence must be erected around the naturestrip tree at a radius of 2.0 mtrs from base of trunk to define a tree protection Zone. To As 4970 - 2009 and required to be erected around retained tree and shall comprise a chain link wire or welded mesh fence with concrete feet installed in accordance with AS 4687- 2007

Any areas of soil contaminated by paint or building rubble/materials should be removed and replaced with suitable top soil from site or imported

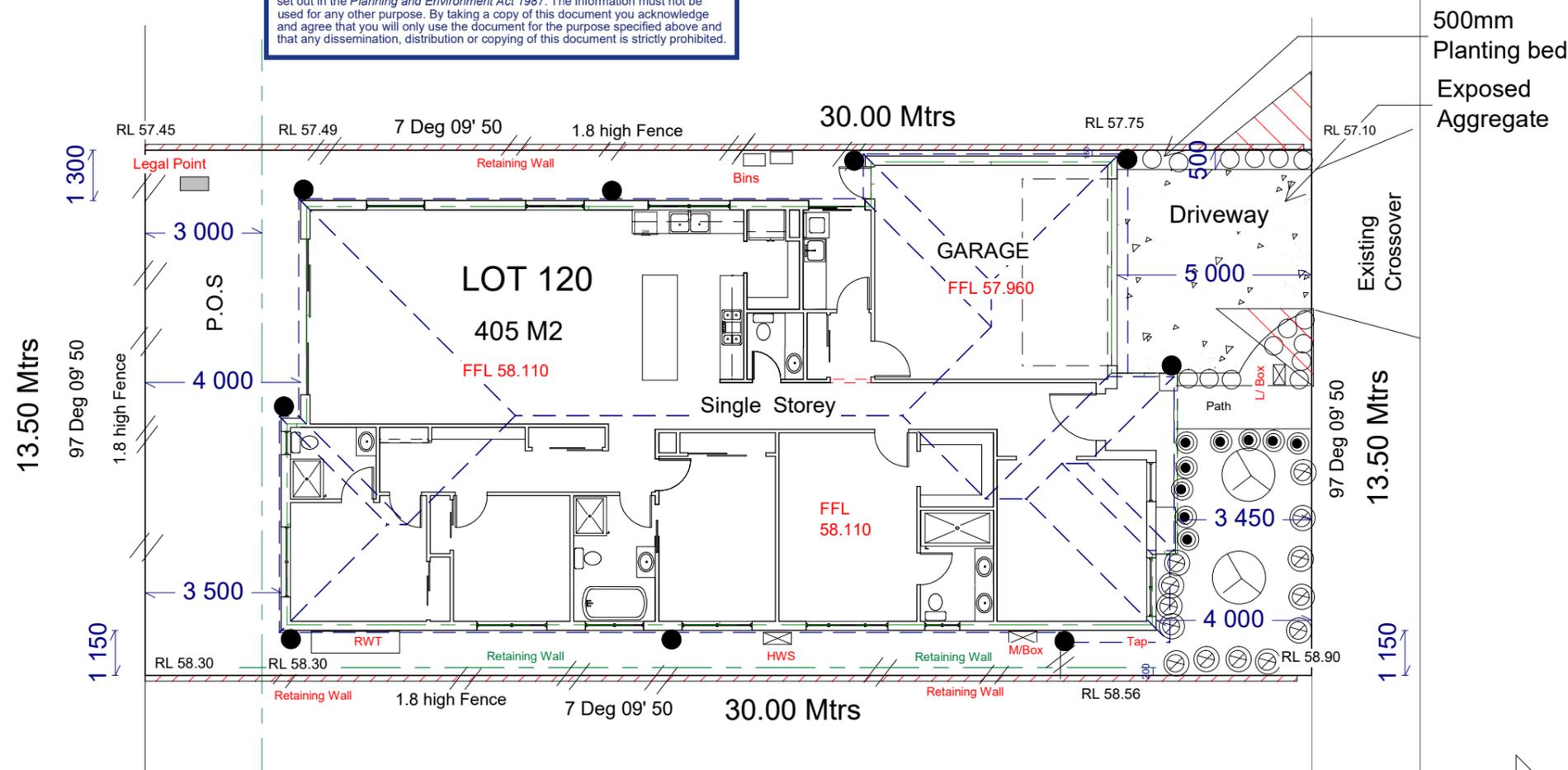
LANDSCAPE PLAN

Scale 1:100



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**DREAMPLAN
DESIGN DRAFTING
SERVICE**

17 Lockton Ave, Reservoir 3073
Mob : 0416 097 187

RBP - DP AD 515
HIA - 5534742

ADDRESS:

Lot 120 No 10
Scenic Rise,
Pakenham

PROJECT:

New
Dwelling

CLIENT:

DRAWN -
Kon
Moutis

Internal Reference No: 10

25/03/2024 1:100

Council Permit No:

GENERAL NOTES:
All work to be constructed in accordance with relevant Australian standards. Building code of Australia and local Authorities regulations. Execute all work in the best and most tradesman like manner and to the satisfaction of the superintendent. All dimensions in millimeters unless otherwise noted.

Note - Native Drought Tolerant Species plants must be used to maximise the use of these plants

Any areas of soil contaminated by paint or building rubble/materials should be removed and replaced with suitable top soil from site or imported

Planting Details

Please note that the amount of hard paving used in the front garden, including the driveway, must not cover more than 50% of the front garden area.

All garden beds are to be mulched to a depth of 150mm

2 established trees, each with a minimum installation height of 2m

Side and rear boundary fencing is to be constructed of 1.8m Side and rear fencing 1.8m high must be constructed of timber palings, lapped and capped with exposed posts, Side gates & matching wing return screens must be stained hardwood with horizontal slating

All homes must install or make allowance for optic fibre cabling (Opticomm)

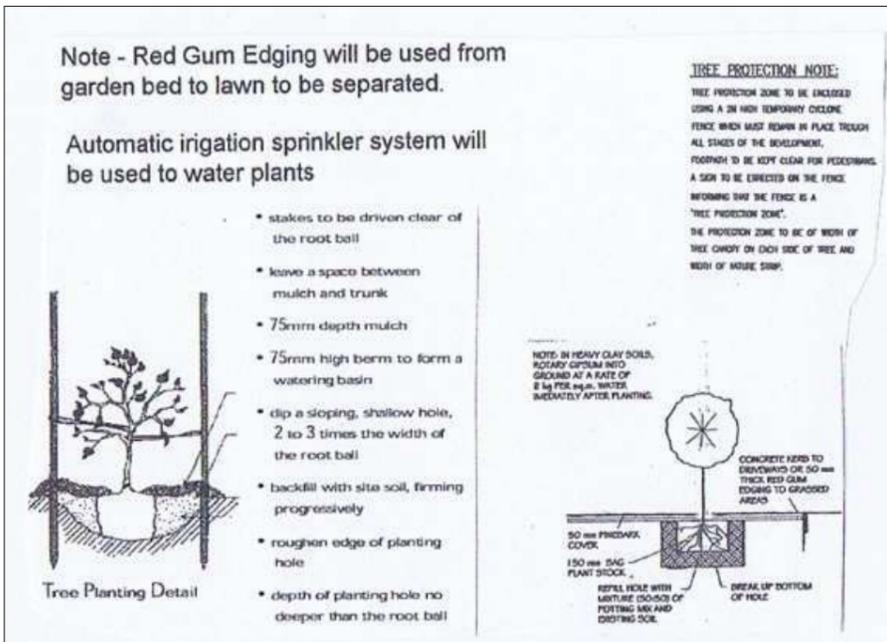
Cardinia

ADVERTISED MATERIAL

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NORTH

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Note - that pebbles are only be used in small quantities and must compliment the house design

Feature tree will be semi advanced at the time of planting



Letter Box

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

LANDSCAPE PLAN Scale 1:110

Trees
Shrubs
Ground Cover

KEY	Botanical Name	Common Name	Pot Size	Mature High x Width	QTY
APO	Acer Palmatum Osakazuki	Japanese Maple	40ltrs min 2.m High	5m x 4m	1
AH	Angophora hispida	Dwarf Apple	40ltrs min 2m High	8m x 6m	1
CDB	Correa 'Dusky Bells'	Dusk Bell Correa	200mm	0.6 x 1.0	15
CS	Crowea Saligna	Willow Leaved Crowea	200mm	1.2m x .9m	
FR	Fruticosa	Blue daisy	200mm	0.6 x 0.50	12
AP	Anigozanthos pulcherrimus -Bush Noon	Bush Noon Kangaroo Paw	140mm	1.2m x .06m	
LT	Lomandra longifolia - Tanika	Tanika	140mm	.75m x .75m	15

The corner splay or area adjacent to the driveway must be have proposed landscaping/planting of maximum 600mm in height at maturity and clear of visual obstructions.

Automatic irrigation sprinkler system will be used to water plants

Weeding and trimming every - 14 to 21 Days

Note -Brick timber steel or spaded edge can be used from garden bed to lawn to be separated.

Mulch Level to be maintained at 150mm

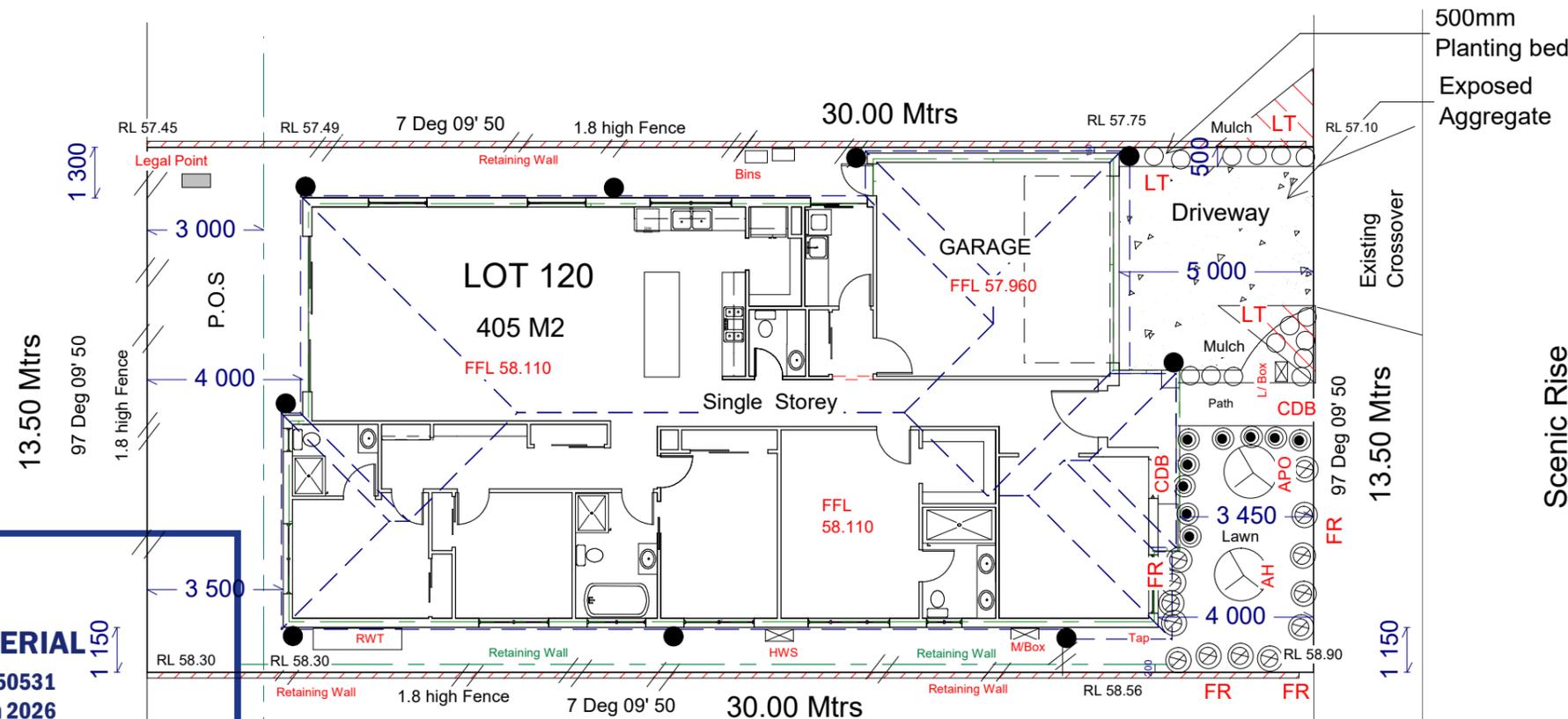
Note - At Least 20% of the Lot area is pervious

Note - Hard Paving is less than 50% of the Front Garden

note that an advanced tree, with a mature height of at least 5m, must be installed in the front garden, as per the requirements of Section 14 of the Design Guidelines

Note - The nature strip(s) must achieve a neat and even grass coverage and all construction damage rectified

All garden bed areas within the front yard must be edged using brick, timber, steel or spaded edges



1:120

DREAMPLAN
DESIGN DRAFTING
SERVICE

17 Lockton Ave, Reservoir 3073
Mob : 0416 097 187

RBP - DP AD 515
HIA - 5534742

ADDRESS:

Lot 120 No 10
Scenic Rise,
Pakenham

PROJECT:

New
Dwelling

CLIENT:

DRAWN -
Kon
Moutis

Internal Reference No: 10

25/03/2024 1:100

Council Permit No:

GENERAL NOTES:

All work to be constructed in accordance with relevant Australian standards. Building code of Australia and local Authorities regulations. Execute all work in the best and most tradesman like manner and to the satisfaction of the superintendent. All dimensions in millimeters unless otherwise noted.