
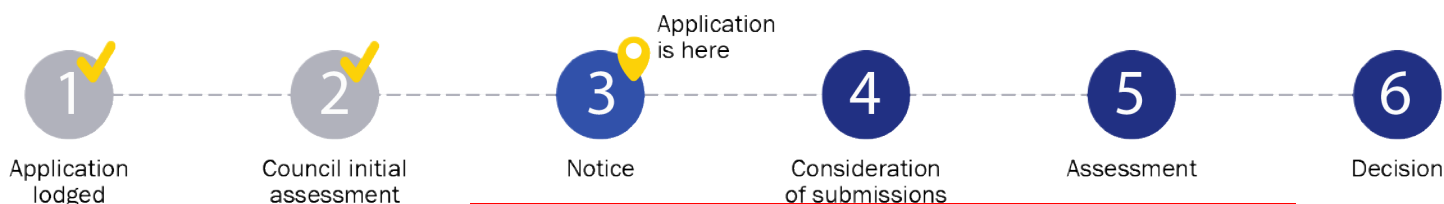


# Notice of Application for a Planning Permit

|  |   |  |
|--|---|--|
| The land affected by the application is located at:  | L223 PS902144 V12580 F641<br>5 Kookaburra Rise, Pakenham VIC 3810   |  |
| The application is for a permit to:  | Buildings and Works (Construction of a Dwelling and a Fence)  |  |
| A permit is required under the following clauses of the planning scheme:   |   |  |
| 42.01-2  | Construct a building or construct or carry out works,   |  |
| 42.01-2  | Construct a fence   |  |
| <b>APPLICATION DETAILS</b>   |   |  |
| The applicant for the permit is:   | Frenken Homes Pty Ltd   |  |
| Application number:  | T240612   |  |
| <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 <a href="http://cardinia.vic.gov.au/advertisedplans">cardinia.vic.gov.au/advertisedplans</a> or by scanning the QR code.</p> |   |    |
| <b>HOW CAN I MAKE A SUBMISSION?</b>  |   |  |
| <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>  |   | <b>21 March 2025</b>   |
| <p><b>WHAT ARE MY OPTIONS?</b></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"> <li>• be made to the Responsible Authority in writing;</li> <li>• include the reasons for the objection; and</li> <li>• state how the objector would be affected.</li> </ul> | <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> |



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

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



## ePlanning

### Application Summary

Portal Reference A42433M1

### Basic Information

|               |  |
|---------------|--|
| Proposed Use  | CONSTRUCTION OF A NEW SINGLE STOREY DWELLING WITH DOUBLE GARAGE ON LAND THAT IS SUBJECT TO AN ESO (ENVIRONMENTAL SIGNIFICANCE OVERLAY) |
| Current Use   | VACANT   |
| Cost of Works | \$254,836  |
| Site Address  | 5 Kookaburra Rise Pakenham 3810  |

### Covenant Disclaimer

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

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

### Contacts

| Type              | Name                  | Address                                | Contact Details               |
|-------------------|-----------------------|--|-------------------------------|
| Applicant         | FRENKEN HOMES PTY LTD | 194 SLADEN STREET, CRANBOURNE VIC 3977 | E. assist@frenkenhomes.com.au |
| Preferred Contact | FRENKEN HOMES PTY LTD | 194 SLADEN STREET, CRANBOURNE VIC 3977 |                               |

### Fees

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



**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

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.

## Documents Uploaded

| Date       | Type                    | Filename                               |
|------------|-------------------------|--|
| 20-11-2024 | A Copy of Title         | TITLE.pdf                              |
| 20-11-2024 | Encumbrance             | AX385769J.pdf                          |
| 20-11-2024 | Encumbrance             | POS CURRENT NOV 2024.pdf               |
| 20-11-2024 | Site plans              | 223 KOOKABURRA PROPOSED SITE PLAN.pdf  |
| 20-11-2024 | A proposed floor plan   | 223 KOOKABURRA PROPOSED FLOOR PLAN.pdf |
| 20-11-2024 | Proposed elevation plan | 223 KOOKABURRA PROPOSED ELEVATIONS.pdf |
| 20-11-2024 | Overlay Requirements    | ESO 42.01-s4.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

## Declaration



20 Siding Avenue, Officer, Victoria  
**Council's Operations Centre (Depot)**  
Purton Road, Pakenham, Victoria

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

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



**Civic Centre**  
20 Siding Avenue, Officer, Victoria

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

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

Email: [mail@cardinia.vic.gov.au](mailto:mail@cardinia.vic.gov.au)

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



# Request to amend a current planning permit application

This form is used to request an amendment to an application for a planning permit that has already been lodged with Council, but which has not yet been decided. This form can be used for amendments made before any notice of the application is given (pursuant to sections 50 / 50A of the *Planning and Environment Act 1987*) or after notice is given (section 57A of the Act).

## PERMIT APPLICATION DETAILS

|                      |  |
|----------------------|--|
| Application No.:     | T240612 PA                             |
| Address of the Land: | LOT 223 NO 5 KOOKABURRA RISE, PAKENHAM |

## APPLICANT DETAILS

|               |                                    |
|---------------|------------------------------------|
| Name:         | [REDACTED]                         |
| Organisation: | FRENKEN HOMES PTY LTD              |
| Address:      | 194 SLADEN STREET, CRANBOURNE 3977 |
| Phone:        | 5995 1655                          |
| Email:        | assist@frenkenhomes.com.au         |

## AMENDMENT TYPE

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

## AMENDMENT DETAILS

| What is being amended? (select all that apply)                               |  |  |
|--|--|--|
| What is being applied for <input checked="" type="checkbox"/>                | Plans / other documents <input 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. |  |  |
| PROPOSAL TO INCLUDE CLAUSE 42.01-2 A PERMIT IS REQUIRED TO                   |  |  |
| CONSTRUCT A FENCE  |  |  |
|  |  |  |
|  |  |  |

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

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

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

## DECLARATION

|  |            |
|--|------------|
| I declare that all the information in this request is true and correct and the owner (if not myself) has been notified of this request to amend the application. |            |
| Name:  |            |
| Signature:   |            |
| Date:  | 18/12/2024 |

## LODGEMENT

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

## IMPORTANT INFORMATION

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

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

VOLUME 12580 FOLIO 641

Security no : 124119993229F  
Produced 20/11/2024 12:03 PM

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.

## LAND DESCRIPTION

Lot 223 on Plan of Subdivision 902144W.  
PARENT TITLES :  
Volume 12330 Folio 800      Volume 12580 Folio 422  
Created by instrument PS902144W 01/11/2024

## REGISTERED PROPRIETOR



## ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AY600358E 15/11/2024  
COMMONWEALTH BANK OF AUSTRALIA

COVENANT PS902144W 01/11/2024

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

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

## DIAGRAM LOCATION

SEE PS902144W FOR FURTHER DETAILS AND BOUNDARIES

## ACTIVITY IN THE LAST 125 DAYS

| NUMBER        |                       | STATUS     | DATE       |
|---------------|-----------------------|------------|------------|
| PS902144W (B) | PLAN OF SUBDIVISION   | Registered | 01/11/2024 |
| AY600356J (E) | DISCHARGE OF MORTGAGE | Registered | 15/11/2024 |
| AY600357G (E) | TRANSFER              | Registered | 15/11/2024 |
| AY600358E (E) | MORTGAGE              | Registered | 15/11/2024 |

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

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

Street Address: PAKENHAM ROAD PAKENHAM VIC 3810

## ADMINISTRATIVE NOTICES

NIL

eCT Control 15940N COMMONWEALTH BANK OF AUSTRALIA  
Effective from 15/11/2024

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

---

DOCUMENT END

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



# Imaged Document Cover Sheet

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

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

|   |                         |
|---|-------------------------|
| Document Type                                   | <b>Plan</b>             |
| Document Identification                         | <b>PS902144W</b>        |
| Number of Pages<br>(excluding this cover sheet) | <b>5</b>                |
| Document Assembled                              | <b>20/11/2024 12:03</b> |

## Copyright and disclaimer notice:

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

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



|                     |           |           |
|---------------------|-----------|-----------|
| PLAN OF SUBDIVISION | EDITION 1 | PS902144W |
|---------------------|-----------|-----------|

|   |   |
|---|---|
| <p><b>LOCATION OF LAND</b></p> <p><b>PARISH:</b> NAR NAR GOON</p> <p><b>TOWNSHIP:</b> PAKENHAM</p> <p><b>SECTION:</b> —</p> <p><b>CROWN ALLOTMENT:</b> 32(PT), 33(PT) &amp; 34(PT)</p> <p><b>TITLE REFERENCE:</b> VOL. 12580 FOL. 422<br/>VOL. 12330 FOL. 800</p> <p><b>LAST PLAN REFERENCE:</b> PS848743W (LOT A)<br/>LP86652 (LOT 2)</p> <p><b>POSTAL ADDRESS:</b> 14 SUNNY VISTA<br/>(at time of subdivision) PAKENHAM ROAD<br/>PAKENHAM 3810</p> <p><b>MGA CO-ORDINATES:</b> E: 366 200 ZONE: 55<br/>(of approx centre of land in plan) N: 5 786 450 GDA 2020</p> | <p>Council Name: Cardinia Shire Council</p> <p>Council Reference Number: 117</p> <p>SPR Reference Number: S182118A</p> <p><b>Certification</b></p> <p>This plan is certified under section 11 (7) of the Subdivision Act 1988</p> <p>Date of original certification under section 6 of the Subdivision Act 1988: 16/08/2023</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: Sonia Higgins for Cardinia Shire Council on 27/06/2024</p> <p><b>Statement of Compliance</b> 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> |
|---|---|

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. This information must not be used for any other purpose. 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.

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

|  |                        |   |
|--|------------------------|---|
| IDENTIFIER   | COUNCIL/BODY/PERSON    | <p>LOTS 1 TO 200 (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 &amp; BENEFITING LOTS, SEE CREATION OF RESTRICTIONS ON SHEET 5</p> <p><b>OTHER PURPOSE OF PLAN:</b><br/>TO REMOVE THAT PART OF THE SEWERAGE EASEMENT CREATED AS E-3 ON PS848743W CONTAINED WITHIN MONTEREY WAY ON THIS PLAN.</p> <p><b>GROUND'S FOR REMOVAL OF EASEMENT:</b><br/>AGREEMENT FROM ALL INTERESTED PARTIES (SECTION 6(1)K SUBDIVISION ACT 1988)</p> <p style="text-align: center;"><b>WARNING:</b> 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> |
| ROAD R1  | CARDINIA SHIRE COUNCIL |   |
| NOTATIONS  |                        | <p><b>DEPTH LIMITATION: DOES NOT APPLY</b></p> <p>This is a SPEAR plan.</p> <p><b>STAGING:</b><br/>This is not a staged subdivision.<br/>Planning Permit No. T160690</p> <p><b>SURVEY:</b><br/>This plan is based on survey.<br/>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>   |
| <p>Estate: The Rise - Pakenham<br/>Phase No.: 02<br/>No. of Lots: 34 + Lot B<br/>PHASE AREA: 1.772ha</p> |                        |   |

|                      |
|----------------------|
| EASEMENT INFORMATION |
|----------------------|

LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

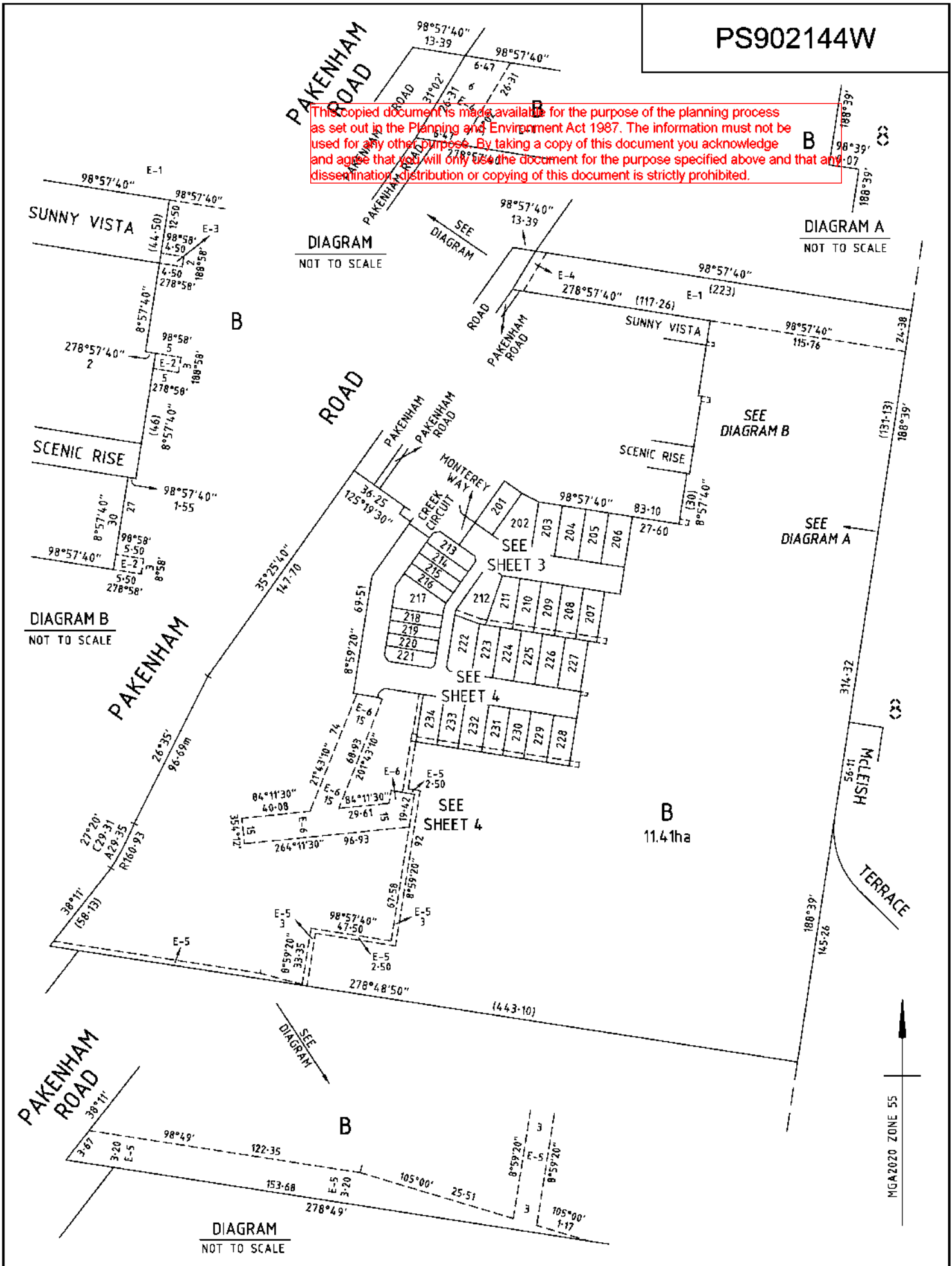
SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLIES TO LOTS 213 TO 216 (BOTH INCLUSIVE) AND 218 TO 221 (BOTH INCLUSIVE) IN THIS PLAN.

| Easement Reference | Purpose  | Width (Metres) | Origin        | Land Benefited/In Favour Of   |
|--------------------|--|----------------|---------------|-------------------------------|
| E-1, E-4           | PIPELINE                                       | 24.38          | INST, D613929 | VICTORIA PIPELINES COMMISSION |
| E-2                | DRAINAGE                                       | SEE DIAG       | PS848743W     | CARDINIA SHIRE COUNCIL        |
| E-2, E-3           | SEWERAGE                                       | SEE DIAG       | PS848743W     | SOUTH EAST WATER CORPORATION  |
| E-7, E-5           | SEWERAGE                                       | SEE DIAG       | THIS PLAN     | SOUTH EAST WATER CORPORATION  |
| E-7, E-6           | DRAINAGE                                       | SEE DIAG       | THIS PLAN     | CARDINIA SHIRE COUNCIL        |
| E-4                | SUPPLY OF WATER<br>(THROUGH UNDERGROUND PIPES) | 6              | PS848743W     | SOUTH EAST WATER CORPORATION  |

|   |  |                                |                     |
|---|--|--------------------------------|---------------------|
| <p><b>Beveridge Williams</b><br/>development &amp; environment consultants<br/>Melbourne ph : 03 9524 8888<br/><a href="http://www.beveridgewilliams.com.au">www.beveridgewilliams.com.au</a></p> | <p>SURVEYORS FILE REF: 2000490/02<br/>2000490-02-PS-V6.DWG</p> <p>Digitally signed by: ADRIAN JAMES FREEMAN, Licensed Surveyor,<br/>Surveyor's Plan Version (6),<br/>03/06/2024, SPEAR Ref: S182118A</p> | <p>ORIGINAL SHEET SIZE: A3</p> | <p>SHEET 1 OF 5</p> |
|   | <p>Land Use Victoria Plan Registered<br/>10:25 AM<br/>01/11/2024<br/>Assistant Registrar of Titles</p>   |                                |                     |

PS902144W

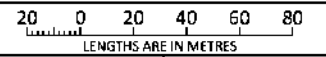
This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified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



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

SURVEYORS REF  
2000490/02

SCALE  
1 : 2000



ORIGINAL SHEET  
SIZE: A3

SHEET 2

Digitally signed by: ADRIAN JAMES FREEMAN, Licensed Surveyor,  
 Surveyor's Plan Version (6),  
 03/06/2024, SPEAR Ref: S182118A

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

PS902144W

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.

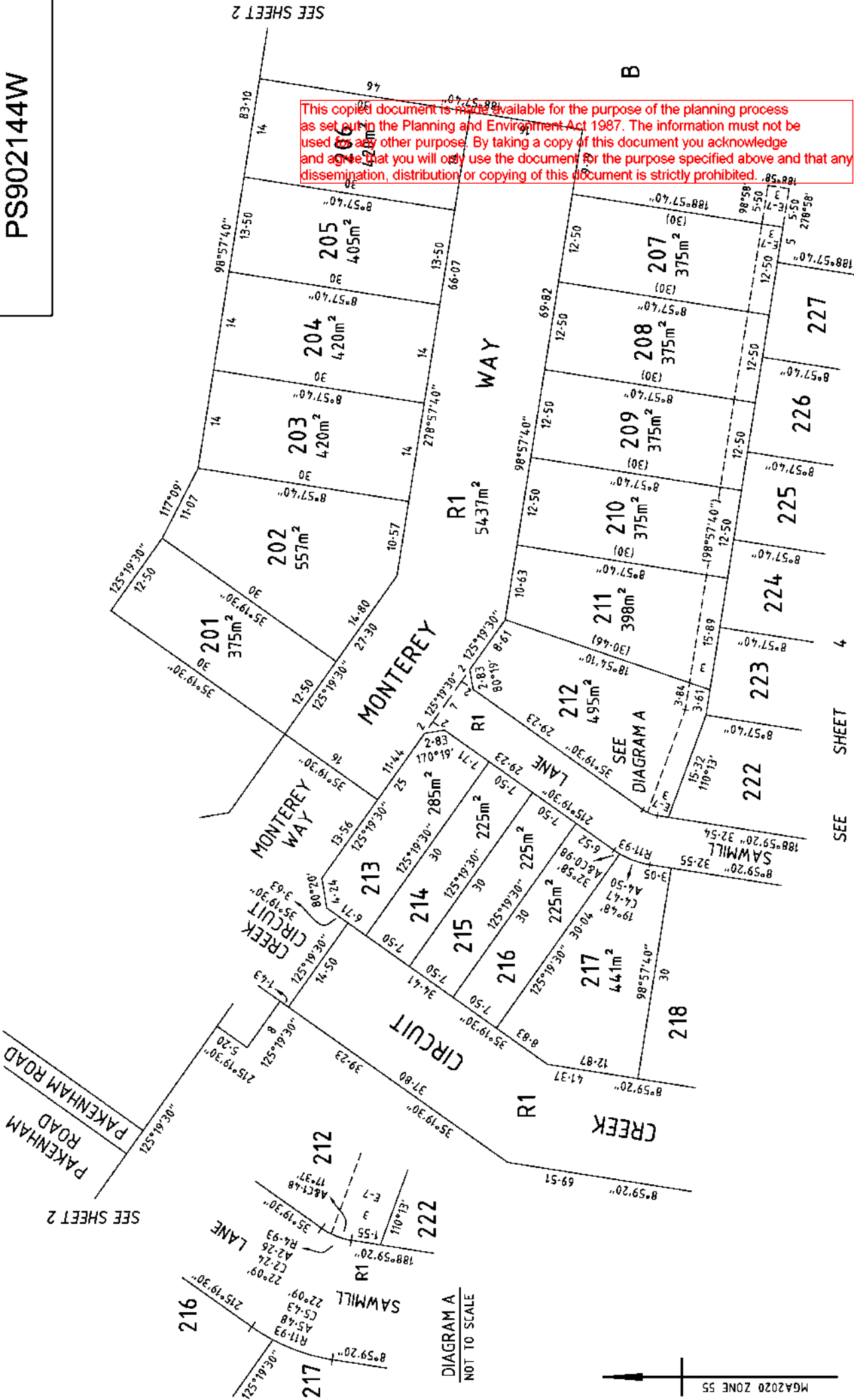
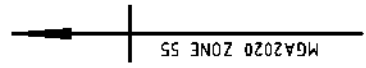


DIAGRAM A  
NOT TO SCALE



SEE SHEET 4

SEE SHEET 15

SEE SHEET 2

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

SURVEYORS REFERENCE  
2000490  
/02

SCALE  
1 : 500

LENGTHS ARE IN METRES  
5 0 5 10 15 20

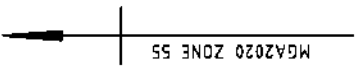
Digitally signed by: ADRIAN JAMES FREEMAN, Licensed Surveyor,  
Surveyor's Plan Version (6),  
03/06/2024, SPEAR Ref: S182118A

ORIGINAL SHEET  
SIZE: A3

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

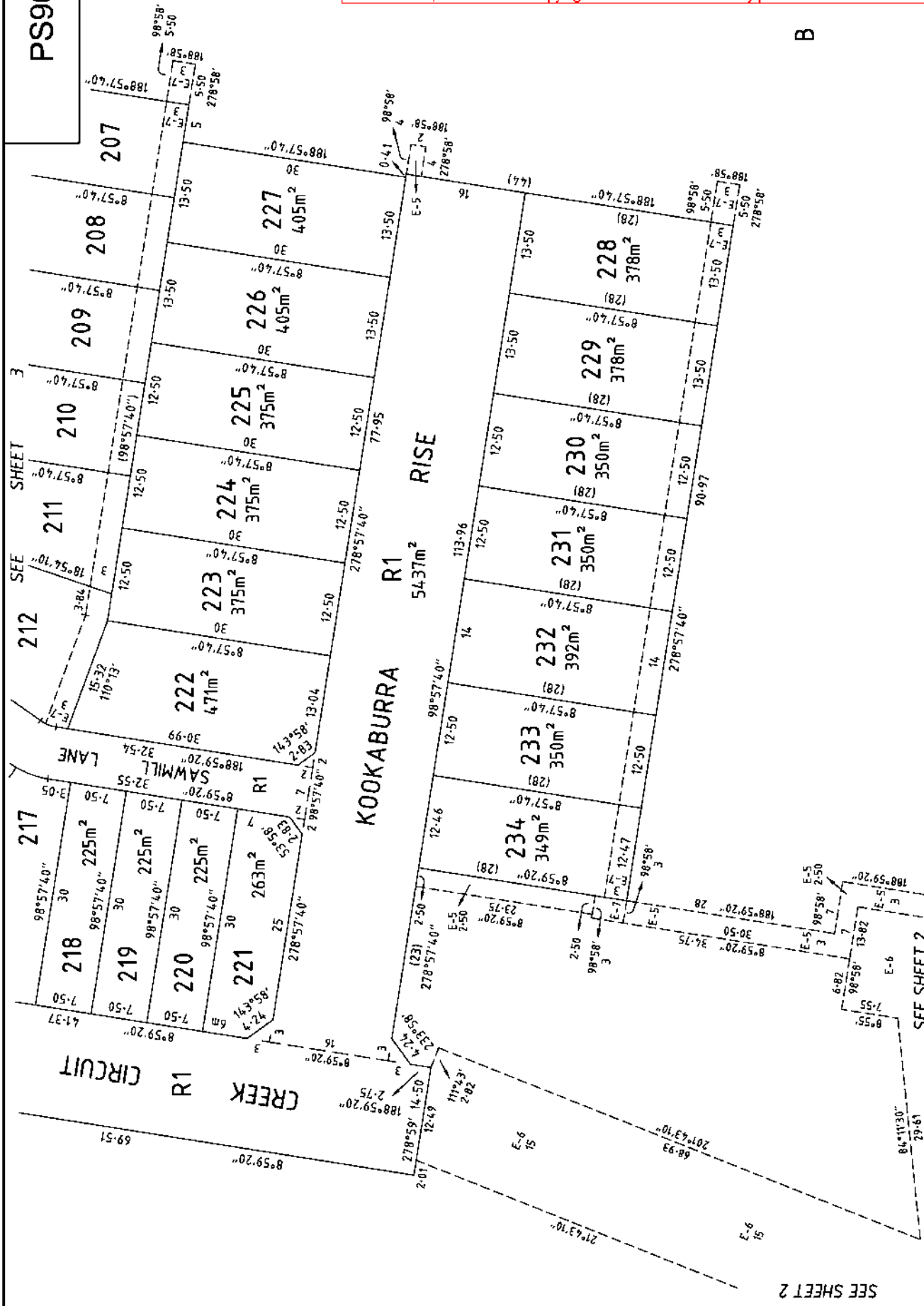
SHEET 3

PS902144W




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

B



SEE SHEET 2

SEE SHEET 2

|   |   |   |                         |         |
|---|---|---|-------------------------|---------|
|  <b>Beveridge Williams</b><br>development & environment consultants<br>Melbourne ph : 03 9524 8888<br><a href="http://www.beveridgewilliams.com.au">www.beveridgewilliams.com.au</a> | SURVEYORS REFERENCE<br><b>2000490</b><br>/02  | SCALE<br>1 : 500<br>LENGTHS ARE IN METRES   | ORIGINAL SHEET SIZE: A3 | SHEET 4 |
|   | Digitally signed by:<br>Adrian James Freeman, Licensed Surveyor,<br>Surveyor's Plan Version (6),<br>03/06/2024, SPEAR Ref: S182118A | Digitally signed by:<br>Cardinia Shire Council,<br>27/06/2024,<br>SPEAR Ref: S182118A |                         |         |

# SUBDIVISION ACT 1988

## CREATION OF RESTRICTION 'A'

PS902144W

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.

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.

**LAND TO BENEFIT & TO BE BURDENED:**

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

**DESCRIPTION OF RESTRICTION:**

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

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

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

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

**VARIATION:**

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

**EXPIRY:**

THIS RESTRICTION CEASES TO HAVE EFFECT FOLLOWING AFTER EITHER;

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

## CREATION OF RESTRICTION 'B'

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

**LAND TO BENEFIT & TO BE BURDENED:**

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

**DESCRIPTION OF RESTRICTION:**

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

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

**EXPIRY:**

THIS RESTRICTION CEASES TO HAVE EFFECT FOLLOWING AFTER EITHER;

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



# Department of Environment, Land, Water & Planning

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.

## Electronic Instrument Statement

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

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

Produced 20/11/2024 12:03:49 PM

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

### Lodger Details

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

## APPLICATION TO RECORD AN INSTRUMENT

|              |          |
|--------------|----------|
| 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                    |



# Department of Environment, Land, Water & Planning

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.

---

## Electronic Instrument Statement

Postcode 3809

---

### Additional Details

Refer Image Instrument

---

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

---

### Execution

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

|                       |                               |
|-----------------------|-------------------------------|
| Executed on behalf of | CARDINIA SHIRE COUNCIL        |
| Signer Name           | DAVID PHILIP LITTLEJOHN       |
| 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

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

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

|   |                         |
|---|-------------------------|
| Document Type                                   | <b>Instrument</b>       |
| Document Identification                         | <b>AX385769J</b>        |
| Number of Pages<br>(excluding this cover sheet) | <b>17</b>               |
| Document Assembled                              | <b>20/11/2024 12:03</b> |

## Copyright and disclaimer notice:

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

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



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.

HWL  
EBSWORTH  
LAWYERS

## Deed of Agreement

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

**Cardinia Shire Council**

and



Ref: DV:NB:1050250

Doc ID 1115801193/v1

Level 8, 447 Collins Street, Melbourne VIC 3000 Australia  
PO Box 3, Collins Street West VIC 8007 Australia  
DX 564 Melbourne

Telephone +61 3 8644 3500  
Facsimile 1300 365 323 (Australia) +61 3 9034 3257 (International)  
hwlebsworth.com.au

## Table of contents

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

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

## Deed of Agreement

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.

Date 06/10/2023

### Parties

**Cardinia Shire Council**

of 20 Siding Avenue, Officer 3809

(Council)

**BNG (PAKENHAM) PTY LTD (ACN 640125686)**

of Level 5, 991 Whitehorse Road, Box Hill VIC 3128

(Owner)

### Recitals

- A. Council is the Responsible Authority pursuant to the Act for the administration and enforcement of the Planning Scheme, which applies to the Subject Land.
- B. The Owner is or is entitled to be the registered proprietor of the Subject Land, which is the land over which this Agreement is intended to be registered.
- C. On 19 December 2017 Council issued Planning Permit No. T160690 (**Planning Permit**), which allows for the subdivision of the Subject Land, associated works, fencing, removal of native vegetation and altering access to a road in a Road Zone Category 1, generally in accordance with the approved plans.
- D. On 9 June 2021 Council amended the Planning Permit (T160690-2) (**Amended Planning Permit**).
- E. Condition 41 of the Amended Planning Permit provides that:

*Prior to the issuing of a Statement of Compliance for each stage, the owner must enter into an agreement pursuant to Section 173 of the Planning and Environment Act 1987 to provide for the following:*

- a) *A plan of subdivision to show the location and dimensions of the plantation reserve as well as the building envelopes.*
- b) *A requirement that each land owner must maintain the*

---

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

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

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

---

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

## 1. Definitions and interpretation clauses

---

### 1.1 Definitions

In this deed the following definitions apply:

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

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

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

|                               |  |
|-------------------------------|--|
| <b>Building Envelopes</b>     | means the building envelopes for the lots abutting the plantation reserve on the eastern boundary of the Subject Land.   |
| <b>Building Envelope Plan</b> | means the plan showing the location and dimensions of the Building Envelopes attached at Schedule 1.   |
| <b>Business Day</b>           | means a day that is not a Saturday, Sunday or public holiday in Melbourne.   |
| <b>Claim</b>                  | 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.  |
| <b>Council</b>                | means Cardinia Shire Council in its capacity as responsible authority.   |
| <b>Development</b>            | means the buildings and works authorised under the Planning Permit.  |
| <b>Endorsed Plans</b>         | means the plans and/or other documents that are endorsed pursuant to the Planning Permit from time to time.  |
| <b>Loss</b>                   | 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.  |
| <b>Owner</b>                  | 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. |
| <b>Party or Parties</b>       | means the Owner and Council under this Agreement as appropriate.   |
| <b>Planning Permit</b>        | means Planning Permit No. T160690 issued by Council on 19 December 2017 referred to in Background C of this Agreement, and as amended from time to time (currently T160690-2 issued on 9 June 2021) and including any Endorsed Plans.                  |

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

## 1.2 Interpretation

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

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

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

## 2. Owner's obligations

---

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

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

### 2.2 Maintenance of the Plantation Reserve

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

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

### 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.

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.

### 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.

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.

## 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.

## Schedule

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.

### Mortgagee's Consent

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

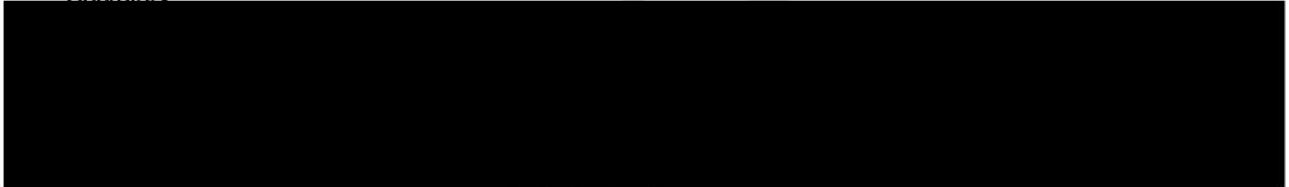
Executed by Daiwa Capital Markets Australia Ltd )  
ACN 006 461 356 in accordance with s 127(1) of the )  
Corporations Act 2001:



.....  
Signature of Director  
Secretary



.....  
Signature of Director/Company Secretary



## Executed as a deed

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.

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

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

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



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

Vanessa Neep

.....  
Name of witness  
(BLOCK LETTERS)

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



\_\_\_\_\_  
Signature of Director and Company Secretary

\_\_\_\_\_  
Signature of Director



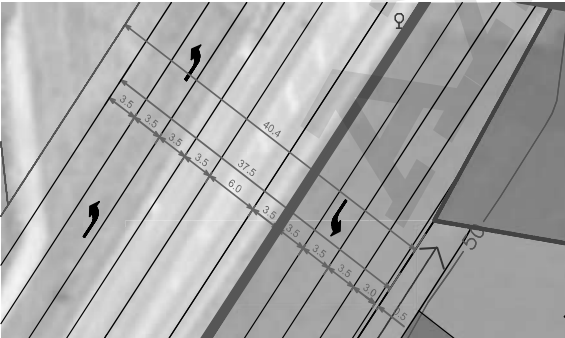
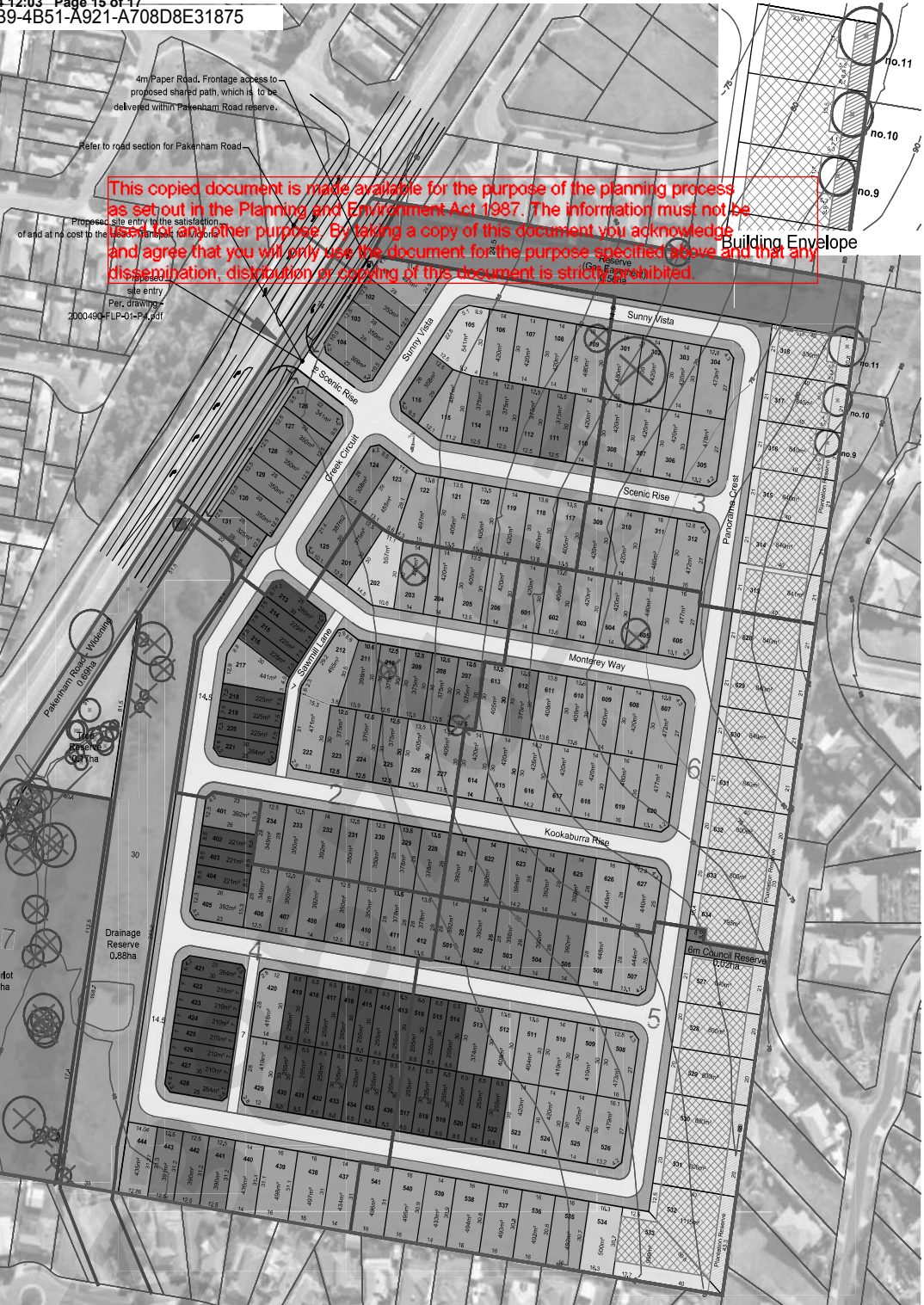
## Schedule 1

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.

### Building Envelope Plan

AX385769J

- 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 Ecdlink
  - Trees to be removed
  - 4m Paper Road
  - Building Envelope



Pakenham Road - Cross Section

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

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

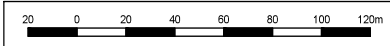
\* Stage includes 1 Superlot

| Lot Size              | Number of Lots | %          |
|-----------------------|----------------|------------|
| 0-299m <sup>2</sup>   | 42             | 20.8       |
| 300-399m <sup>2</sup> | 56             | 27.7       |
| 400-499m <sup>2</sup> | 81             | 40.1       |
| 500-599m <sup>2</sup> | 3              | 1.5        |
| 600-699m <sup>2</sup> | 0              | 0.0        |
| 700m <sup>2</sup> +   | 20             | 9.9        |
| <b>Total</b>          | <b>202</b>     | <b>100</b> |

\* 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<br>470m <sup>2</sup> average lot size                    |
| Lot Yield (Medium Density)              | 42 Lots<br>243m <sup>2</sup> average lot size                     |
| ** Lot Yield (Overall)                  | 202 lots @ 16.9 lots per ha<br>423m <sup>2</sup> average lot size |
| Superlot                                | 1   |
| Total Number of Lots (Inc. 1 superlot)  | 203   |

\* Indicates inclusion in NDA



Subdivision Plan  
 110 Pakenham Road, Pakenham  
 BNG Group

APPROVED AMENDED PLAN  
 PLANNING AND ENVIRONMENT ACT 1987  
 CARDINIA PLANNING SCHEME  
 PERMIT No. T160990-2  
 SHEET 1 OF 1  
 APPROVED BY: Dean Haeussler  
 CARDINIA SHIRE COUNCIL  
 DATE: Monday, 10 October 2022

|         |      |  |         |          |                    |
|---------|------|--|---------|----------|--------------------|
| 12      | مخطط | Pakenham road layout                                   | KT      | KT       | Date: 01.09.2022   |
| 13      | مخطط | Added building envelopes                               | KT      | KT       | Version No: 16     |
| 14      | مخطط | Updated road and staging boundary                      | KT      | KT       | Job No: 2000490    |
| 15      | مخطط | Updated staging boundary                               | KT      | KT       | Scale (A1): 1:1000 |
| 16      | مخطط | Updated lot numbers, building envelope and naturestrip | OX      | KT       | (A3): 1:2000       |
| Version | Date | Description  | Drafted | Approved |                    |

K:\JOBS DATA\2000490-110 PAKENHAM ROAD\JOBCAD\2000490\_L10\_BASE\12\DWG

## Schedule 2

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.

### Vegetation Plan

AX385769J



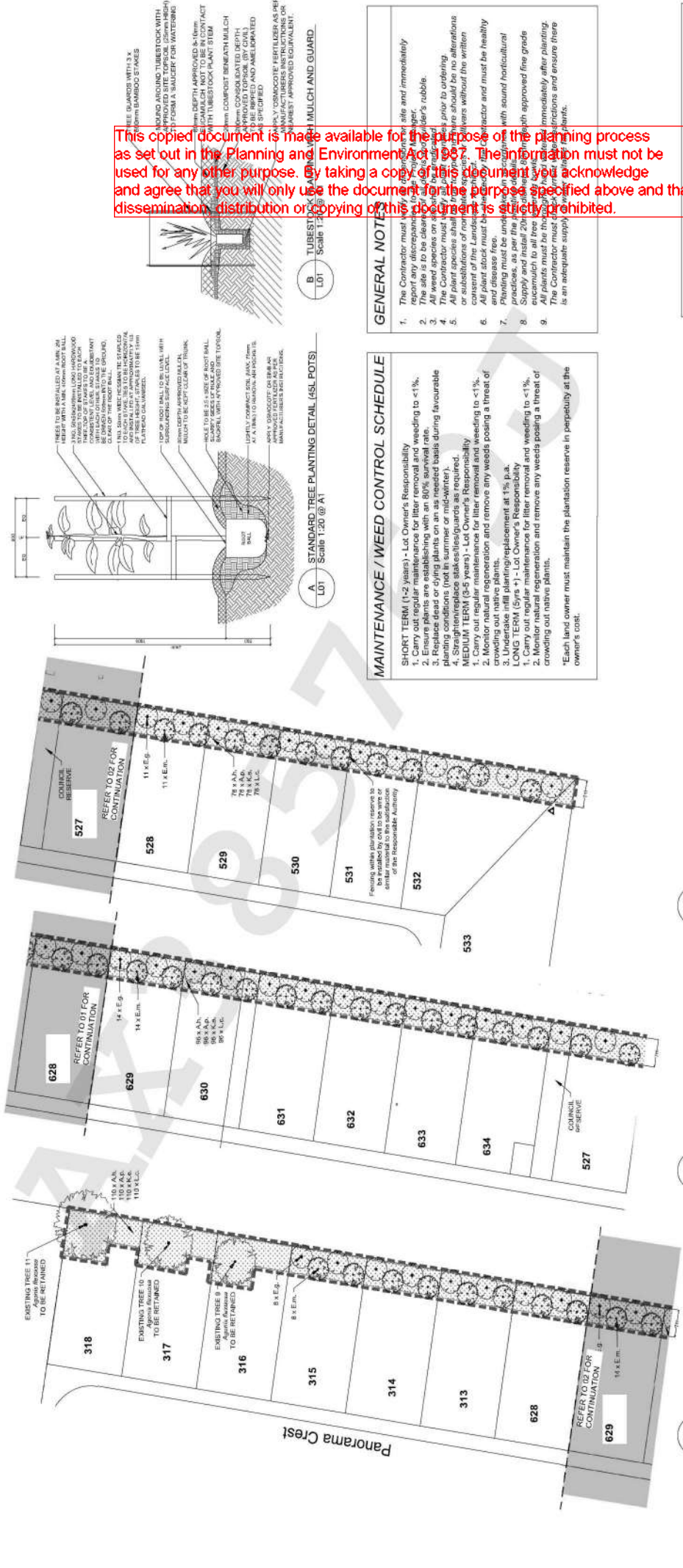


| CODE  | BOTANICAL NAME              | COMMON NAME                 | VALUING HEIGHT (M) | INSTALLATION HEIGHT (M) | QTY |
|-------|-----------------------------|-----------------------------|--------------------|-------------------------|-----|
| TREES |                             |                             |                    |                         |     |
| 10    | Small trees to be retained  | Small trees to be retained  | 1.5 - 2.5          | 1.5 - 2.5               | 10  |
| 11    | Medium trees to be retained | Medium trees to be retained | 2.5 - 4.5          | 2.5 - 4.5               | 10  |
| 12    | Large trees to be retained  | Large trees to be retained  | 4.5 - 7.5          | 4.5 - 7.5               | 10  |
| 13    | Small trees to be removed   | Small trees to be removed   | 1.5 - 2.5          | 1.5 - 2.5               | 10  |
| 14    | Medium trees to be removed  | Medium trees to be removed  | 2.5 - 4.5          | 2.5 - 4.5               | 10  |
| 15    | Large trees to be removed   | Large trees to be removed   | 4.5 - 7.5          | 4.5 - 7.5               | 10  |

| CODE  | BOTANICAL NAME              | COMMON NAME                 | DBH (cm) | TPZ (m) |
|-------|-----------------------------|-----------------------------|----------|---------|
| TREES |                             |                             |          |         |
| 16    | Small trees to be retained  | Small trees to be retained  | 10       | 10      |
| 17    | Medium trees to be retained | Medium trees to be retained | 15       | 15      |
| 18    | Large trees to be retained  | Large trees to be retained  | 20       | 20      |
| 19    | Small trees to be removed   | Small trees to be removed   | 10       | 10      |
| 20    | Medium trees to be removed  | Medium trees to be removed  | 15       | 15      |
| 21    | Large trees to be removed   | Large trees to be removed   | 20       | 20      |



NOTES  
 1. Retained trees and shrub planting is indigenous as per EVC Number 128, Grassy Forest (Highlands - Southern Fall Bioregion).  
 2. Plant densities for trees, medium shrubs and small shrubs have been calculated in accordance with the DSE Native Revegetation Planning Standards



This copied document is made available for the purposes of the planning process as set out in the Planning and Environment Act 2007. 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 purposes specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

**GENERAL NOTES**

- The Contractor must verify the location of all trees on site and immediately report any discrepancies to the project manager.
- All trees to be retained must be protected by the contractor's rubble.
- The contractor must ensure that all trees are protected prior to excavating.
- All plant species shall be native to the area and shall be of a minimum size of 100mm diameter at breast height.
- All plant species shall be of a minimum size of 100mm diameter at breast height.
- All plant stock must be healthy, free from disease and must be healthy and disease free.
- Planting must be undertaken in accordance with the contractor and must be healthy and disease free.
- Supply and install 200mm diameter mulch with approved fine grade eucalyptus to all trees to be retained.
- All plants must be installed immediately after planting.
- The Contractor must ensure that all plants are installed in accordance with the specifications and ensure there is an adequate supply of water to the plants.

**MAINTENANCE / WEED CONTROL SCHEDULE**

**SHORT TERM (1-2 years) - Lot Owner's Responsibility**

- Carry out regular maintenance for litter removal and weeding to <1%.
- Ensure plants are established with an 80% survival rate.
- Replace dead or dying plants on an as needed basis during favourable planting conditions (not in summer or mid-winter).

**MEDIUM TERM (3-5 years) - Lot Owner's Responsibility**

- Carry out regular maintenance for litter removal and weeding to <1%.
- Monitor natural regeneration and remove any weeds posing a threat of crowding out native plants.
- Undertake infill planting/replacement at 1% (p.a.).

**LONG TERM (5yrs +) - Lot Owner's Responsibility**

- Carry out regular maintenance for litter removal and weeding to <1%.
- Carry out regular maintenance and remove any weeds posing a threat of crowding out native plants.

\*Each land owner must maintain the plantation reserve in perpetuity at the owner's cost.



**FOR APPROVAL**

Project Name: The Rise - Pakenham  
 Drawing No: 2000490-01  
 Scale: 1:500 @ A1

Client: Beveridge Williams  
 Development & Environment Consultants  
 1 Glenelg Road  
 Glenelg VIC 3144  
 Phone: 03 9324 8888  
 www.beveridgewilliams.com.au

Author: [Name]  
 Designer: [Name]  
 Checker: [Name]  
 Date: 15/11/2024

**GENERAL NOTES**

**INTELLECTUAL PROPERTY AND USE OF THIS DOCUMENT**

THIS DOCUMENT HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE CLIENT OF AC DESIGN & DRAFTING (THE DESIGNER), FOR THE PURPOSE EXPRESSLY NOTIFIED TO THE DESIGNER. ANY OTHER PERSON WHO USES OR RELIES ON THESE PLANS WITHOUT THE DESIGNERS WRITTEN CONSENT DOES SO AT THEIR OWN RISK AND NO RESPONSIBILITY IS ACCEPTED BY THE DESIGNER FOR SUCH USE AND/OR RELIANCE.

THIS DOCUMENT IS TO BE READ IN CONJUNCTION WITH ALL DRAWINGS, DETAILS AND INFORMATION PROVIDED BY THE CONSULTANTS NAMED HEREIN, AND WITH ANY OTHER WRITTEN INSTRUCTIONS ISSUED IN THE COURSE OF THE CONTRACT.

A BUILDING PERMIT IS REQUIRED PRIOR TO THE COMMENCEMENT OF THESE WORKS. THE RELEASE OF THIS DOCUMENT IS CONDITIONAL ON THE CLIENT OBTAINING THE REQUIRED BUILDING PERMIT.

**MATERIALS AND TRADE PRACTICES**

ALL MATERIALS, CONSTRUCTION AND WORK PRACTICES SHALL COMPLY WITH BUT NOT BE LIMITED TO THE CURRENT ISSUE OF NATIONAL CONSTRUCTION CODE 2022 BUILDING CODE OF AUSTRALIA VOL. 2 (HEREAFTER REFERRED TO AS BCA), AND ALL RELEVANT CURRENT AUSTRALIAN STANDARDS REFERRED TO THEREIN.

WORK AND SITE MANAGEMENT PRACTICES SHALL COMPLY WITH ALL RELEVANT LAWS AND BY-LAWS.

IF ANY PERFORMANCE SOLUTION IS PROPOSED, IT SHALL BE ASSESSED AND APPROVED BY THE [RELEVANT BUILDING SURVEYOR/BUILDING CERTIFIER] AS MEETING BCA PERFORMANCE REQUIREMENTS PRIOR TO IMPLEMENTATION OR INSTALLATION.

INSTALLATION OF ALL SERVICES SHALL COMPLY WITH THE RESPECTIVE SUPPLY AUTHORITY'S REQUIREMENTS.

**VARIATIONS**

SHOULD ANY CONFLICT ARISE BETWEEN THESE PLANS AND BCA, AUSTRALIAN STANDARDS OR A MANUFACTURER'S INSTRUCTIONS, THIS DISCREPANCY SHALL BE REPORTED IMMEDIATELY TO THE DESIGNER, BEFORE ANY OTHER ACTION IS TAKEN.

THE CLIENT AND/OR THE CLIENTS BUILDER SHALL NOT MODIFY OR AMEND THE PLANS WITHOUT THE KNOWLEDGE AND CONSENT OF THE DESIGNER, EXCEPT WHERE THE [RELEVANT BUILDING SURVEYOR/BUILDING CERTIFIER] MAKES MINOR NECESSARY CHANGES TO FACILITATE THE BUILDING PERMIT APPLICATION

THE APPROVAL BY THE DESIGNER OF A SUBSTITUTE MATERIAL, WORK PRACTICE OR THE LIKE IS NOT AN AUTHORISATION FOR ITS USE OR A CONTRACT VARIATION. ANY VARIATIONS AND/OR SUBSTITUTIONS TO MATERIALS OR WORK PRACTICES SHALL BE ACCEPTED BY ALL PARTIES TO THE BUILDING CONTRACT AND, WHERE APPLICABLE, THE [RELEVANT BUILDING SURVEYOR/BUILDING CERTIFIER], PRIOR TO IMPLEMENTATION.

**MEASUREMENTS**

FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

SITE PLAN MEASUREMENTS ARE IN METRES. ALL OTHER MEASUREMENTS ARE IN MILLIMETRES, UNLESS NOTED OTHERWISE.

UNLESS NOTED OTHERWISE, DIMENSIONS ON FLOOR PLANS, SECTIONS AND EXTERNAL ELEVATIONS REPRESENT TIMBER FRAME AND STRUCTURAL MEMBERS, NOT FINISHED LININGS/CLADDING.

WINDOW SIZES ARE NOMINAL ONLY. ACTUAL SIZE MAY VARY ACCORDING TO MANUFACTURER.

THE BUILDER AND SUBCONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS, SETBACKS, LEVELS, SPECIFICATIONS, AND ALL OTHER RELEVANT DOCUMENTATION PRIOR TO THE COMMENCEMENT OF ANY WORKS. REPORT ALL DISCREPANCIES TO THE DESIGNER FOR CLARIFICATION.

**SUPPLEMENTARY NOTES**

**SITE PROTECTION DURING THE CONSTRUCTION PERIOD**

PROTECTIVE OUTRIGGERS, FENCES, AWNINGS, HOARDING, BARRICADES AND THE LIKE SHALL BE INSTALLED WHERE NECESSARY TO GUARD AGAINST DANGER TO LIFE OR PROPERTY OR WHEN REQUIRED BY THE RELEVANT BUILDING SURVEYOR AND/OR COUNCIL.

WHERE REQUIRED BY COUNCIL, THE BUILDER SHALL CONSTRUCT A TEMPORARY CROSSING PLACED OVER THE FOOTPATH.

ALL PRACTICABLE MEASURES SHALL BE IMPLEMENTED TO MINIMISE WASTE TO LANDFILL. THE BUILDER MAY USE A CONSTRUCTION WASTE RECOVERY SERVICE, OR SORT AND TRANSPORT RECYCLABLE MATERIALS TO THE APPROPRIATE REGISTERED RECYCLER. MATERIALS SHALL NOT BE BURNED ON SITE.

A SITE MANAGEMENT PLAN SHALL BE IMPLEMENTED FROM THE COMMENCEMENT OF WORKS, TO CONTROL SEDIMENT RUN-OFF IN ACCORDANCE WITH [INSERT RELEVANT STATE/COUNCIL GUIDELINES OR REGULATION]. SILT FENCES SHALL BE PROVIDED TO THE LOW SIDE OF THE ALLOTMENT AND AROUND ALL SOIL STOCKPILES AND STORM WATER INLET PITS/SUMPS AND SILT STOP; FILTER BAGS OR EQUIVALENT SHALL BE PLACED OVER ALL STORM WATER ENTRY PITS. EROSION CONTROL FABRIC SHALL BE PLACED OVER GARDEN BEDS TO PREVENT SURFACE EROSION.

DUST-CREATING MATERIAL SHALL BE KEPT SPRAYED WITH WATER SO AS TO PREVENT ANY NUISANCE FROM DUST.

WASTE MATERIALS SHALL NOT BE PLACED IN ANY STREET, ROAD OR RIGHT OF WAY.

EARTHWORKS (UNRETAINED) SHALL NOT EXCEED 2M.

CUT AND FILL BATTERS SHALL COMPLY WITH BCA TABLE 3.2.1.

**PROTECTION OF THE BUILDING FABRIC**

THE BUILDER SHALL TAKE ALL STEPS NECESSARY TO ENSURE THE STABILITY AND GENERAL WATER TIGHTNESS OF ALL NEW AND/OR EXISTING STRUCTURES DURING ALL WORKS.

WINDOWS, DOORS AND SERVICE PENETRATIONS SHALL BE FLASHED ALL AROUND.

ALL PLIABLE MEMBRANES SHALL BE INSTALLED TO COMPLY AND BE IN ACCORDANCE WITH BCA 10.8.1

GUTTERS AND DRAINAGE SHALL BE SUPPLIED AND INSTALLED IN ACCORDANCE WITH AS3500.3.

ANTI-PONDING DEVICES/BOARDS SHALL BE INSTALLED ACCORDING TO BCA 7.3.5.

DAMP COURSES WITH WEEPHOLES AND CAVITY FLASHINGS SHALL BE INSTALLED IN ACCORDANCE WITH AS4773.2.

SURFACES AROUND THE PERIMETER OF A RESIDENTIAL SLAB SHALL FALL AWAY FROM THAT SLAB BY NOT LESS THAN 50MM OVER THE FIRST 1M. WHERE NOT STIPULATED IN THE GEOTECHNICAL REPORT, FREEBOARD SHALL BE NOT LESS THAN 50MM FROM AN IMPERMEABLE SURFACE OR 150MM FROM A PERMEABLE SURFACE.

SUBFLOOR VENTS SHALL BE LOCATED >600MM FROM CORNERS AND BE INSTALLED BELOW BEARERS. SUCH VENTS SHALL PROVIDE A RATE PER 1000MM RUN OF EXTERNAL OR INTERNAL CROSS WALLS OF:

7,500MM 2 CLEAR VENTILATION WHERE PARTICLE BOARD FLOORING IS USED; OR

6,000MM 2 FOR OTHER SUBFLOOR TYPES.

[WHERE A BUILDING OTHER THAN DETACHED CLASS 10 IS LOCATED IN A TERMITE-PRONE AREA] THE BUILDING SHALL BE PROVIDED WITH A TERMITE MANAGEMENT SYSTEM COMPLIANT WITH AS3660.1 OR AS3660.2.

IN SALINE OR INDUSTRIAL ENVIRONMENTS, MASONRY UNITS, MORTAR, AND ALL BUILT-IN COMPONENTS SHALL COMPLY WITH THE DURABILITY REQUIREMENTS OF TABLE 4.1 OF AS4773.1, PART 1: DESIGN.

**BUSHFIRE ATTACK LEVEL**

B.A.L.-LOW

NO SPECIAL CONSTRUCTION REQUIREMENTS

B.A.L.-12.5

SUBFLOOR SUPPORTS NO SPECIAL CONSTRUCTION REQUIREMENTS

FLOORS NO SPECIAL CONSTRUCTION REQUIREMENTS

EXTERNAL WALLS EXTERNAL WALLS - PARTS LESS THAN 400mm ABOVE GROUND OR DECKS ECT. TO BE OF NON-COMBUSTABLE MATERIAL, 6mm FIBRE CEMENT CLAD OR BUSHFIRE RESISTANT / NATURALLY FIRE RESISTANT TIMBER

EXTERNAL WINDOWS PROTECTED BY BUSHFIRE SHUTTER, COMPLETELY SCREENED WITH STEEL, BRONZE OR ALUMINIUM MESH OR 4mm GRADE A SAFETY GLASS OR GLASS BLOCKS WITHIN 400mm OF GROUND, DECK ECT. OPENABLE PORTION METAL SCREENED WITH FRAME OF METAL OR METAL REINFORCED PVC-U OR BUSHFIRE RESISTANT TIMBER

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 it for the purposes stated above and that any dissemination, distribution or copying of this document is strictly prohibited.

**SIX STAR ENERGY NOTES**

CEILING INSULATION :- R

\* EXTERNAL WALLS INSULATION :- R

GARAGE INTERNAL WALLS INSULATION :- R

\* DOOR SEALS TO ALL EXTERNAL HINGED DOORS AND

GARAGE INTERNAL DOOR

\* TAPING OF WALL WRAP JOINTS AND JUNCTIONS

WITH WINDOWS AND DOORS

\* SELF SEALING EXHAUST FANS

\* WEATHER STRIP TO EXTERNAL DOORS AND GARAGE

INTERNAL DOOR

\* GREY WATER SYSTEM CONNECTED TO W.C'S & 2000lt

WATER TANK CONNECTED TO W.C.'S

\* SEALED DOWNLIGHTS

WIND SPEED :- N 1

BUSHFIRE ATTACK LEVEL:- B.A.L. N/A

SOIL CLASSIFICATION "P"

REFER TO HARDCORE GEOTECH. P/L

REPORT NO. :- 240570 (27/5/2024)

BRICKWORK CONTROL JOINTS

CONTROL JOINTS TO BE SPACED AT A MAX OF 5.0M

AS PER CN9 AND CEMENT AND CONCRETE ASSOC. NOTE TN61

MELWAY REF:-

**AMENDMENTS**

| ISSUE | DATE     | DESCRIPTION   |
|-------|----------|---|
| B     | 26/8/24  | CHANGES AND SOIL ADDED  |
| C     | 29/8/24  | ADD 2000lt WATER TANK   |
| D     | 2/10/24  | FINAL PLANS   |
| E     | 26/11/24 | SLAB OVERLAY ADDED  |
| F     | 6/2/25   | LEVELS UPDATED TO AHD & PLANNING NOTES & FENCING ELEVATIONS ADDED |
| G     | 13/2/25  | T/P AMENDMENTS  |
|       |          |   |
|       |          |   |
|       |          |   |
|       |          |   |

THE BONDI 161 MOD.

DATE :- / /

SIGNED BUILDER

SIGNED OWNER



WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE CONTRACTORS ARE TO CHECK ALL DIMENSIONS & LEVELS PRIOR TO COMMENCEMENT

COPYWRITE:- THIS DRAWING BELONGS THE PROPERTY OF FRENKEN HOMES

LOCATION:- LOT 223 KOOKABURRA RISE PAKENKHAM

DATE:- 29/9/2023

B.P. No:- DBU-46723

ISSUE

SHEET No:- 1

DRG. No:- AC23-428

G

- ┆ BUILDING TIE-DOWNS SHALL BE APPROPRIATE FOR THE SITE WIND CLASSIFICATION AND PROVIDED IN ACCORDANCE WITH BCA 5.6.6.
- ┆ CORROSION PROTECTION SHALL BE SUITED TO THE SITE CONTEXT AND PROVIDED FOR BUILT-IN STRUCTURAL STEEL MEMBERS SUCH AS STEEL LINTELS, SHELF ANGLES, CONNECTORS, ACCESSORIES (OTHER THAN WALL TIES) IN ACCORDANCE WITH TABLE 4.1 OF AS4773.1 MASONRY IN SMALL BUILDINGS, PART 1: DESIGN.
- ┆ SHEET ROOFING SHALL BE PROTECTED FROM CORROSION IN A MANNER APPROPRIATE TO THE SITE CONTEXT, IN ACCORDANCE WITH BCA TABLE 7.2.2A.
- ┆ SINGLE LEAF MASONRY WALLS SHALL BE WEATHERPROOFED PER BCA 5.7.6.
- ┆ [IN CLIMATE ZONES 6, 7 AND 8] UNLESS EXCLUDED BY BCA 10.8.3(2) ROOFS SHALL BE PROVIDED WITH VENTILATION OPENINGS PER BCA 10.8.3.
- ┆ EXTERNAL WATERPROOFING FOR ON FLAT ROOFS, ROOF TERRACES, BALCONIES AND TERRACES AND OTHER SIMILAR HORIZONTAL SURFACES LOCATED ABOVE INTERNAL SPACES OF A BUILDING SHALL COMPLY WITH BCA H2D8.
- ┆ WATERPROOFING OF WET AREAS - BEING BATHROOMS, SHOWERS, SHOWER ROOMS, LAUNDRIES, SANITARY COMPARTMENTS AND THE LIKE - SHALL BE PROVIDED IN ACCORDANCE WITH BCA 10.2.
- ┆ BALCONY WATERPROOFING SHALL BE INSTALLED IN ACCORDANCE WITH AS4654.1 & AS4654.2. GLAZING
- ┆ GLAZED UNITS SHALL BE INSTALLED IN ACCORDANCE WITH BCA8.3.2.
- ┆ FULLY FRAMED GLAZING INSTALLED IN THE PERIMETER OF BUILDINGS SHALL COMPLY WITH BCA 8.3.3.
- ┆ GLASS - INCLUDING, BUT NOT LIMITED TO, WINDOWS, DOORS, SCREENS, PANELS, SPLASHBACKS AND BARRIERS - SHALL COMPLY WITH BCA 3.3.3.
- ┆ GLAZING SUBJECT TO HUMAN IMPACT SHALL COMPLY WITH BCA 8.4. FOOTINGS
- ┆ FOOTINGS SHALL NOT, UNDER ANY CIRCUMSTANCE, ENCROACH OVER TITLE BOUNDARIES OR EASEMENT LINES.
- ┆ WHERE CONCRETE STUMPS ARE TO BE USED, THESE SHALL BE:
  - 100 X 100MM (1X 5MM HD WIRE) IF UP TO 1400MM LONG
  - 100 X 100MM (2X 5MM HD WIRES) IF 1401MM TO 1800MM LONG
  - 125 X 125MM (2X 5MM HD WIRES) IF 1801MM TO 3000MM LONG.
- ┆ 100MM X 100MM STUMPS THAT EXCEED 1200MM ABOVE GROUND LEVEL SHALL BE BRACED WHERE NO PERIMETER BASE BRICKWORK IS PROVIDED.
- ┆ ALL CONCRETE FOOTINGS SHALL BE FOUNDED AT A DEPTH TO A MINIMUM REQUIRED BEARING CAPACITY AND/OR IN ACCORDANCE WITH RECOMMENDATIONS CONTAINED IN SOIL REPORT (OR OTHERWISE AT ENGINEER'S DISCRETION). STORMWATER AND SEWERS
- ┆ [INSERT] MM DIA. CLASS 6 UPVC STORMWATER LINE MIN GRADE 1:100 SHALL BE CONNECTED TO THE LEGAL POINT OF DISCHARGE TO THE RELEVANT AUTHORITY'S APPROVAL. PROVIDE INSPECTION OPENINGS AT 9M CENTRES AND AT EACH CHANGE OF DIRECTION.
- ┆ COVERS TO UNDERGROUND STORMWATER DRAINS SHALL BE NOT LESS THAN:
  - 100MM UNDER SOIL
  - 50MM UNDER PAVED OR CONCRETE AREAS
  - 100MM UNDER UNREINFORCED CONCRETE OR PAVED DRIVEWAYS
  - 75MM UNDER REINFORCED CONCRETE DRIVEWAYS
- ┆ THE BUILDER AND SUBCONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS, SEWER PIPES 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, DAMPNESS, WEAKENING AND UNDERMINING OF ANY BUILDING AND ITS FOOTING SYSTEM.

- SAFETY OF BUILDING USERS
- ┆ WHERE STAIRS, RAMPS AND BALUSTRADES ARE TO BE CONSTRUCTED, THESE SHALL COMPLY WITH ALL PROVISIONS OF BCA 11.2.
  - ┆ OTHER THAN SPIRAL STAIRS:
    - RISERS SHALL BE 190MM MAX AND 115MM MIN
    - GOINGS SHALL BE 355MM MAX AND 240MM MIN
    - 2R+G SHALL BE 700MM MAX AND 550MM MIN
    - THERE SHALL BE LESS THAN 125MM GAP BETWEEN OPEN TREADS.
  - ┆ ALL TREADS, LANDINGS AND THE LIKE SHALL HAVE A SLIP RESISTANCE CLASSIFICATION OF P3 OR R10 FOR DRY SURFACE CONDITIONS AND P4 OR R11 FOR WET SURFACE CONDITIONS, OR A NOSING STRIP WITH A SLIP-RESISTANCE CLASSIFICATION OF P3 FOR DRY SURFACE CONDITIONS AND P4 FOR WET SURFACE CONDITIONS.
  - ┆ BARRIERS SHALL BE PROVIDED WHERE IT IS POSSIBLE TO FALL 1M OR MORE FROM THE LEVEL OF THE TRAFFICABLE SURFACE TO THE SURFACE BENEATH. SUCH BARRIERS (OTHER THAN TENSIONED WIRE BARRIERS) SHALL BE:
    - 1000MM MIN ABOVE FINISHED STAIR LEVEL (FSL) OF BALCONIES, LANDINGS ETC; AND
    - 865MM MIN ABOVE FSL OF STAIR NOSING OR RAMP; AND
    - VERTICAL, WITH GAPS OF NO MORE THAN 125MM.
  - ┆ WHERE THE FLOOR BELOW A BEDROOM WINDOW IS 2M OR MORE ABOVE THE SURFACE BENEATH, THE WINDOW SHALL COMPLY WITH BCA CLAUSE 11.3.7.
  - ┆ WHERE THE FLOOR BELOW A WINDOW OTHER THAN IN A BEDROOM IS 4M OR MORE ABOVE THE SURFACE BENEATH, THE WINDOW SHALL COMPLY WITH BCA CLAUSE 11.3.8.
  - ┆ WHERE A BEDROOM WINDOW IS 2M OR MORE ABOVE THE SURFACE BENEATH, OR IT IS POSSIBLE TO FALL 4M OR MORE FROM THE LEVEL OF ANY TRAFFICABLE SURFACE TO THE SURFACE BENEATH, ANY HORIZONTAL ELEMENT WITHIN A BARRIER BETWEEN 150MM AND 760MM ABOVE THE FLOOR SHALL NOT FACILITATE CLIMBING.
  - ┆ HANDRAILS SHALL BE CONTINUOUS, WITH TOPS SET >865MM VERTICALLY ABOVE STAIR NOSING AND FLOOR SURFACE OF RAMPS.
  - ┆ WIRE BARRIERS SHALL COMPLY WITH BCA 11.3.4 AND 11.3.6.
  - ┆ A GLASS BARRIER OR WINDOW SERVING AS A BARRIER SHALL COMPLY WITH BCA H1D8.
  - ┆ CLASS 1 BUILDINGS WITH AIR PERMEABILITY OF NOT MORE THAN 5 M<sup>3</sup>/HR.M<sup>2</sup> AT 50 PA SHALL BE PROVIDED WITH A MECHANICAL VENTILATION SYSTEM COMPLYING WITH H6V3. INWARD-OPENING SWING DOORS TO FULLY ENCLOSED SANITARY COMPARTMENTS SHALL COMPLY WITH BCA CLAUSE 10.4.2.
  - ┆ ALL SHOWER WALLS AND WALLS ADJACENT TO TOILET SHALL BE BRACED WITH 12MM PLY FOR FUTURE GRAB RAILS OR SUPPLY NOGGINGS WITH A THICKNESS OF AT LEAST 25MM IN ACCORDANCE WITH RECOMMENDATIONS OF LIVEABLE HOUSING DESIGN GUIDELINES.
  - ┆ FLOORING IN WET AREAS, LAUNDRY AND KITCHEN SHALL BE SLIP RESISTANT.
  - ┆ DOOR HARDWARE SHALL BE INSTALLED 900MM - 1100MM ABOVE THE FINISHED FLOOR.
  - ┆ THERE SHALL BE A LEVEL TRANSITION BETWEEN ABUTTING INTERNAL SURFACES (A MAXIMUM VERTICAL TOLERANCE OF 5MM BETWEEN ABUTTING SURFACES IS ALLOWABLE PROVIDED THE LIP IS ROUNDED OR BEVELLED).

- SERVICES
- ┆ SOLAR COLLECTOR PANEL LOCATIONS ARE INDICATIVE ONLY. LOCATION AND SIZE ARE DEPENDENT ON MANUFACTURER'S/INSTALLER'S RECOMMENDATION.
  - ┆ DUCTWORK FOR HEATING AND COOLING SYSTEMS SHALL COMPLY WITH AS4254 & AS/NZS 4859.1 IN ACCORDANCE WITH CLIMATE ZONE REQUIREMENTS SET DOWN IN BCA TABLE 3. TIMBER FRAMING
  - ┆ STANDARD TIMBER ROOFING AND WALL FRAMING SHALL BE IN ACCORDANCE WITH AS1684 (RESIDENTIAL TIMBER-FRAMED CONSTRUCTION) AND ALL RELEVANT SUPPLEMENTS. ELECTRICAL
  - ┆ SMOKE DETECTORS SHALL BE FITTED WHERE NONE ARE PRESENT, OR WHERE EXISTING ARE NON-COMPLIANT WITH AS3786.
  - ┆ NEW SMOKE DETECTORS SHALL BE INTERCONNECTED; MAINS-POWERED; AND LOCATED AND INSTALLED PER BCA 9.5.2 AND 9.5.4.
  - ┆ IN A CLASS 10A PRIVATE GARAGE, AN ALTERNATIVE ALARM MAY BE INSTALLED PER BCA 9.5.1(B).
  - ┆ LIGHT SWITCHES SHALL BE POSITIONED IN A CONSISTENT LOCATION 900MM - 1100MM ABOVE THE FINISHED FLOOR LEVEL; HORIZONTALLY ALIGNED WITH THE DOOR HANDLE AT THE ENTRANCE TO A ROOM.
  - ┆ POWER POINTS SHALL NOT BE INSTALLED LOWER THAN 300MM ABOVE FINISHED FLOOR LEVEL.
  - ┆ ALL ELECTRICAL PENETRATIONS SHALL BE SEALED USING MATERIAL APPROPRIATE TO THE RATING OF THE CABLE AND/OR DEVICE.
  - ┆ ONLY STAMPED IC4-RATED DOWNLIGHTS SHALL BE INSTALLED AND INSULATION SHALL NOT BE PENETRATED FOR DOWNLIGHTS.
  - ┆ DUCTWORK FOR EXHAUST FANS AND HEATING AND COOLING SYSTEMS SHALL COMPLY WITH AS4254 & AS/NZS 4859.1 IN ACCORDANCE WITH CLIMATE ZONE REQUIREMENTS SET DOWN IN BCA 13.7.4.
  - ┆ EXHAUST FROM A BATHROOM, SANITARY COMPARTMENT OR LAUNDRY SHALL BE DISCHARGED DIRECTLY VIA AN INSULATED SHAFT OR R1 INSULATED DUCTING TO OUTDOOR AIR. MINIMUM FLOW RATES SHALL BE:
    - 40 L/S FOR KITCHEN & LAUNDRY
    - 25 L/S FOR BATHROOM OR SANITARY COMPARTMENT.
  - ┆ AN EXHAUST SYSTEM THAT IS NOT RUN CONTINUOUSLY AND IS SERVING A BATHROOM OR SANITARY COMPARTMENT THAT IS NOT VENTILATED IN ACCORDANCE WITH BCA 10.6.2(A) SHALL BE INTERLOCKED WITH THE ROOM'S LIGHT SWITCH; AND INCLUDE A 10 MINUTE RUN-ON TIMER.
  - ┆ EXHAUST FANS, RANGEHOODS AND THE LIKE SHALL BE INSTALLED WITH SELF-CLOSING DAMPERS.

This copied document is made available for the purpose of the planning process as per 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 use the information for the purposes stated and that all information, distribution or copying of this document is strictly prohibited.

- ┆ BOX GUTTERS AND MANHOLE COVERS SHALL BE INSULATED TO THE SAME R-VALUE AS THE ROOF, USING INSULATION BATTS OR BLANKET OR CLOSED-CELL FOAM.
  - ┆ ALL PENETRATIONS SHALL BE STAMPED AND STAMPED AS PER BCA 10.8.3(2) AND 10.8.3(3).
  - ┆ EXTERNAL DOORS AND WINDOWS SHALL BE DRAUGHTPROOFED PER BCA 13.4.4 USING A DURABLE, FIT-FOR-PURPOSE SEAL.
  - ┆ CAVITY SLIDER POCKETS SHALL BE SEALED BEFORE INSTALLATION, EITHER BY WRAPPING WITH VAPOUR PERMEABLE MEMBRANE, OR BY SCREWING PLASTER SECURELY TO THE FRAME AND APPLYING A SILICON BEAD.
  - ┆ CONDITIONED CLASS 1 AND UNCONDITIONED CLASS 10A SPACES SHALL BE SEPARATED BY INSULATION. ANY OPENINGS BETWEEN SUCH SPACES SHALL BE WEATHER-STRIPPED.
  - ┆ THE CLIENT RETAINS THE RIGHT TO IMPLEMENT A BLOWER DOOR TEST TO TEST FOR AIR TIGHTNESS PRIOR TO PAINTING. TARGET AIR PERMEABILITY IS NOT MORE THAN [INSERT] M<sup>3</sup>/HR.M<sup>2</sup> AT 50 PA.
  - ┆ WINDOW SIZES NOMINATED ARE NOMINAL. ACTUAL SIZE MAY VARY MINIMALLY ACCORDING TO MANUFACTURER; HOWEVER, OPENING STYLES, OVERALL SIZE, U-VALUE AND SHGC VALUES ARE INBUILT INTO THE ENERGY RATING AND MAY NOT BE ALTERED WITHOUT THE EXPRESS APPROVAL OF THE PROJECT'S ENERGY RATER.
  - ┆ GLAZED DOORS AND WINDOWS SHALL BE [INSERT] WIND RATED, DOUBLE-GLAZED, WEATHER-STRIPPED AND FLASHED ALL AROUND.
  - ┆ OPENABLE WINDOWS SHALL BE PROVIDED WITH FLYSCREENS.
- EXTERNAL SIDE TO ENSURE A TIGHT SEAL. ALL PENETRATIONS IN THE MEMBRANE SHALL BE SEALED, ENSURING THAT THE MATERIAL COVERS GAPS BETWEEN STUDS AND DOORS AND WINDOW FRAMES. ANY FLASHING AROUND WINDOWS SHALL BE TAPED OVER THE BUILDING WRAP.
- ┆ WHERE A FOIL-BACKED MEMBRANE IS USED, TIMBER BATTENS SHALL BE USED TO MINIMISE THERMAL CONDUCTION.
  - ┆ ALL TRADES SHALL BE INSTRUCTED TO REPLACE ANY INSULATION THEY HAVE REMOVED IN THE COURSE OF THEIR WORK AND TO TAPE ANY CUTS/PENETRATIONS IN BUILDING WRAP. ALL PENETRATIONS SHALL BE CAULKED USING A FIT-FOR-PURPOSE FLEXIBLE SEALANT.
  - ┆ ALL REDUNDANT OPENINGS SUCH AS DECOMMISSIONED CHIMNEYS AND WALL VENTS SHALL BE SEALED OFF AT TOP AND BOTTOM, UNLESS AN UNFLUED GAS HEATER IS PRESENT.
  - ┆ CAULKING PRODUCTS SHALL BE APPROPRIATE FOR THE INTENDED APPLICATION.
  - ┆ BEFORE INSTALLING MOULDINGS, A FIT-FOR-PURPOSE, LONG-LASTING PROPRIETARY TAPE OR FLEXIBLE CAULKING PRODUCT SHALL BE USED TO SEAL JUNCTIONS OF:
    - PLASTERBOARD AND FLOOR
    - PLASTERBOARD AND TOP PLATE (FOR SQUARE SET CORNICES)
    - VERTICAL AND HORIZONTAL PLASTERBOARD
    - TOPS, BOTTOMS AND SIDES OF ARCHITRAVES AND PLASTERBOARD.
    - ALL EXHAUST FANS AND DUCTS, INCLUDING RANGEHOODS, SHALL BE FITTED WITH SELF-CLOSING MECHANISMS.
  - ┆ WHERE IT IS NOT POSSIBLE TO INSULATE UNDER AN EXISTING TIMBER FLOOR, GAPS BETWEEN FLOORBOARDS SHALL BE SEALED BEFORE APPLYING FINISHES OR COVERINGS.

THE BONDI 161 MOD.

DATE :- / /  
SIGNED BUILDER  
SIGNED OWNER



WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE CONTRACTORS ARE TO CHECK ALL DIMENSIONS & LEVELS PRIOR TO COMMENCEMENT

COPYWRITE:- THIS DRAWING BELONGS THE PROPERTY OF FRENKEN HOMES

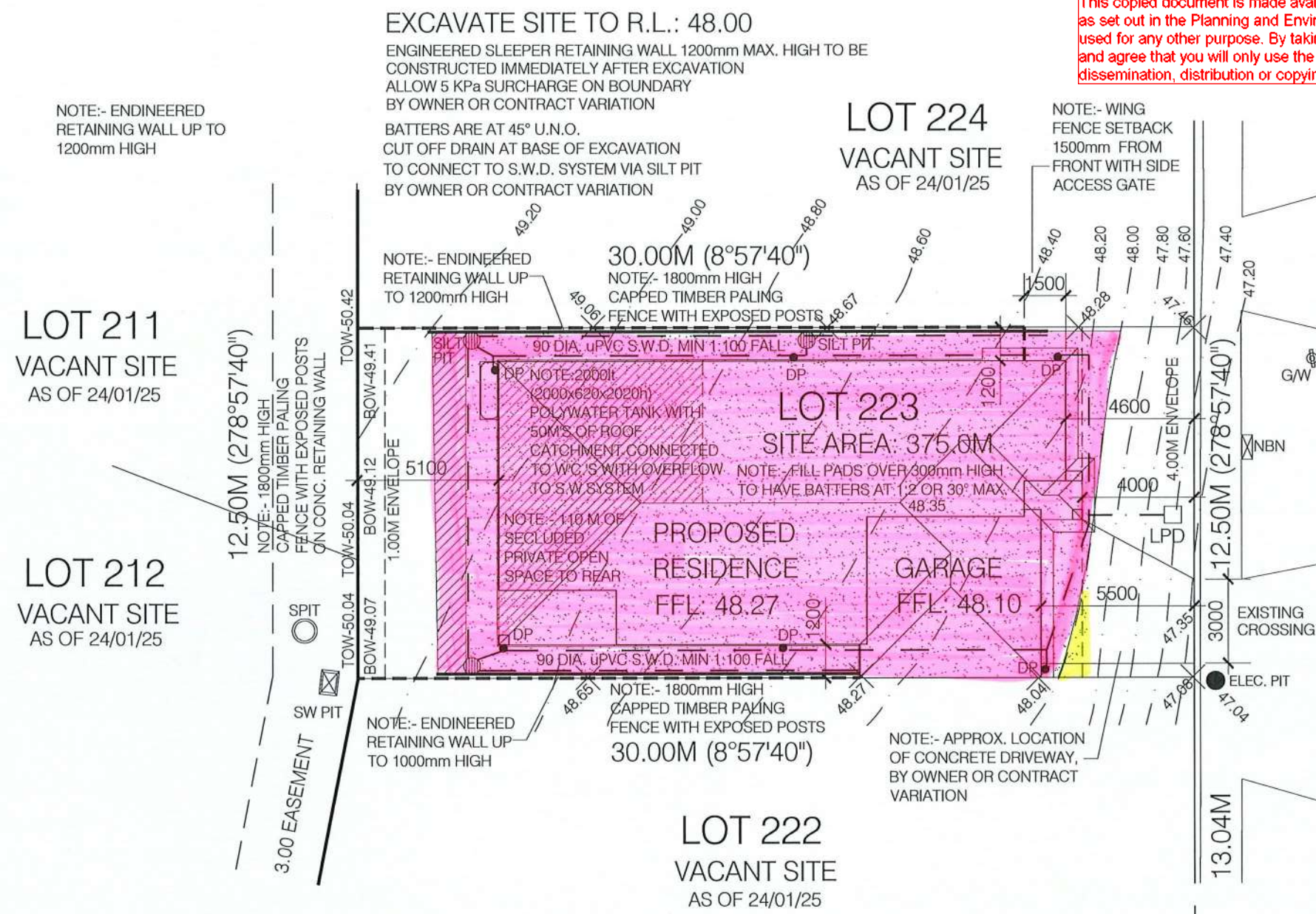
LOCATION:- LOT 223 KOOKABURRA RISE PAKENKHAM

|                  |                      |       |
|------------------|----------------------|-------|
| DATE:- 29/9/2023 | B.P. No.:- DBU-46723 | ISSUE |
| SHEET No.:- 2    | DRG. No.:- AC23-428  | G     |

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.

| A5. RESCODE<br>SITE COVERAGE STATISTICS      |             |
|--|-------------|
| SITE AREA                                    | 375.0 M     |
| RESIDENCE                                    | 162.6 M     |
| GARAGE                                       | 36.2 M      |
| PORCH  | 2.9 M       |
| ALFRESCO                                     | 8.1 M       |
| TOTAL SITE COVER                             | 209.8 M     |
| SITE COVER RATIO                             | 56% (0.559) |
| DRIVE WAY                                    | 24.0 M      |
| OTHER PAVED AREAS                            | 0.0 M       |
| TOTAL HARD COVER                             | 233.8 M     |
| HARD COVER RATIO                             | 62% (0.623) |
| NOTE: 20 % TO BE PERMEABLE<br>ie NOT COVERED |             |

| DRAINAGE REQUIREMENTS   |  |
|---|--|
| A/ 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:  |  |
| - SURFACE DRAINAGE SHALL BE CONTROLLED THROUGHOUT CONSTRUCTION AND BE COMPLETED BY THE FINISH OF CONSTRUCTION   |  |
| - THE BASE OF TRENCHES SHALL SLOPE AWAY FROM THE BUILDING   |  |
| - WHERE PIPES PASS UNDER THE FOOTING SYSTEMS, CLAY PLUGS ARE ADOPTED TO PREVENT THE INGRESS OF WATER  |  |
| B/ FOR BUILDINGS ON HIGHLY AND REACTIVE SITES. THE DRAINER SHALL PROVIDE DRAINAGE ARTICULATION TO ALL STORMWATER, SANITARY PLUMBING AND DISCHARGE PIPES IN ACCORDANCE WITH CLAUSE 5.6.4. PLUMBING REQUIREMENTS, WHEREIN FLEXIBLE JOINTS IMMEDIATELY OUTSIDE THE FOOTING AND COMMENCING WITHIN 1.0M OF THE BUILDING PERIMETER ARE REQUIRED TO ACCOMMODATE THE REQUIRED DIFFERENTIAL MOVEMENT BASED ON THE SOIL CLASSIFICATION. |  |
| C/ 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 DWELLING.  |  |
| D/ SUBSURFACE DRAINS TO REMOVE GROUND OR TABLE WATER SHALL BE DETAILED BY THE DESIGN ENGINEER. FURTHERMORE, DAMP-PROOFING MEMBRANE IN ACCORDANCE WITH 5.3.3. SHALL BE INSTALLED FOR THE GROUNDWATER OR AGGRESSIVE SOILS.  |  |



**SITE PLAN**  
SCALE :- 1:200

LEVELS SHOWN ON THIS PLAN ARE TO THE AUSTRALIAN HEIGHT DATUM BASED ON NAR NAR GOON PM 199 (R.L.43.901)

DIMENSIONS & LEVELS TO BE VERIFIED BY CERTIFIED COPY OF TITLE OR RELOCATION SURVEY OR APPROVED PLAN OF SUB-DIVISION

**FILL** (Yellow)

**CUT** (Pink)

| NOTES  |  |
|--|--|
| LEVELS ARE TO AN A.H.D. AND CONTOURS ARE SHOWN ARE 200mm INTERVALS   | INSPECTION OPENINGS TO BE PROVIDED AT CHANGES IN DIRECTION AND FOR LENGTHS GREATER THAN 20M                              |
| CONNECT ALL DOWN PIPES TO 90mm DIA. UPVC S.W.DRAINAGE SYSTEM OR TO STORM WATER SYSTEM AS DESIGNED BY ENGINEER AND DISCHARGE TO LEGAL POINT IN ACCORDANCE WITH LOCAL COUNCIL REQUIREMENTS | RESIDENCE FINISHED FLOOR LEVEL TO BE NOT LESS THAN 150mm ABOVE FINISHED GROUND LEVEL; REFER TO SITE PLAN                 |
|  | PROVIDE AGGY DRAINS CONNECTED TO SILT PITS AT BASE OF BATTERS. AGGY DRAINS CONNECTED TO STORM WATER SYSTEM VIA SILT PITS |

**THE BONDI 161 MOD.**

DATE :- / /

SIGNED BUILDER

SIGNED OWNER

**Affordable Living**  
by Frenken Homes  
WWW.FRENKENHOMES.COM.AU

WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE CONTRACTORS ARE TO CHECK ALL DIMENSIONS & LEVELS PRIOR TO COMMENCEMENT

COPYWRITE:- THIS DRAWING BELONGS THE PROPERTY OF FRENKEN HOMES

|  |                      |       |
|--|----------------------|-------|
| LOCATION:- LOT 223 KOOKABURRA RISE PAKENKHAM |                      |       |
| DATE:- 29/9/2023                             | B.P. No.:- DBU-46723 | ISSUE |
| SHEET No.:- 3                                | DRG. No.:- AC23-428  | F     |

**A5. RESCODE  
SITE COVERAGE STATISTICS**

|                   |             |
|-------------------|-------------|
| SITE AREA         | 375.0 M     |
| RESIDENCE         | 162.6 M     |
| GARAGE            | 36.2 M      |
| PORCH             | 2.9 M       |
| ALFRESCO          | 8.1 M       |
| TOTAL SITE COVER  | 209.8 M     |
| SITE COVER RATIO  | 56% (0.559) |
| DRIVE WAY         | 24.0 M      |
| OTHER PAVED AREAS | 0.0 M       |
| TOTAL HARD COVER  | 233.8 M     |
| HARD COVER RATIO  | 62% (0.623) |

NOTE: 20 % TO BE PERMEABLE  
ie NOT COVERED

**DRAINAGE REQUIREMENTS**

A/ 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:

- SURFACE DRAINAGE SHALL BE CONTROLLED THROUGHOUT CONSTRUCTION AND BE COMPLETED BY THE FINISH OF CONSTRUCTION
- THE BASE OF TRENCHES SHALL SLOPE AWAY FROM THE BUILDING
- WHERE PIPES PASS UNDER THE FOOTING SYSTEMS, CLAY PLUGS ARE ADOPTED TO PREVENT THE INGRESS OF WATER

B/ FOR BUILDINGS ON HIGHLY AND REACTIVE SITES. THE DRAINER SHALL PROVIDE DRAINAGE ARTICULATION TO ALL STORMWATER, SANITARY PLUMBING AND DISCHARGE PIPES IN ACCORDANCE WITH CLAUSE 5.6.4. PLUMBING REQUIREMENTS, WHEREIN FLEXIBLE JOINTS IMMEDIATELY OUTSIDE THE FOOTING AND COMMENCING WITHIN 1.0M OF THE BUILDING PERIMETER ARE REQUIRED TO ACCOMMODATE THE REQUIRED DIFFERENTIAL MOVEMENT BASED ON THE SOIL CLASSIFICATION.

C/ 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 DWELLING.

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

NOTE:- ENGINEERED RETAINING WALL UP TO 1200mm HIGH

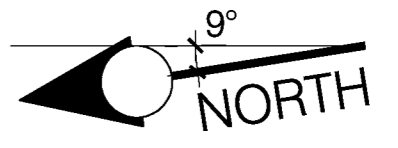
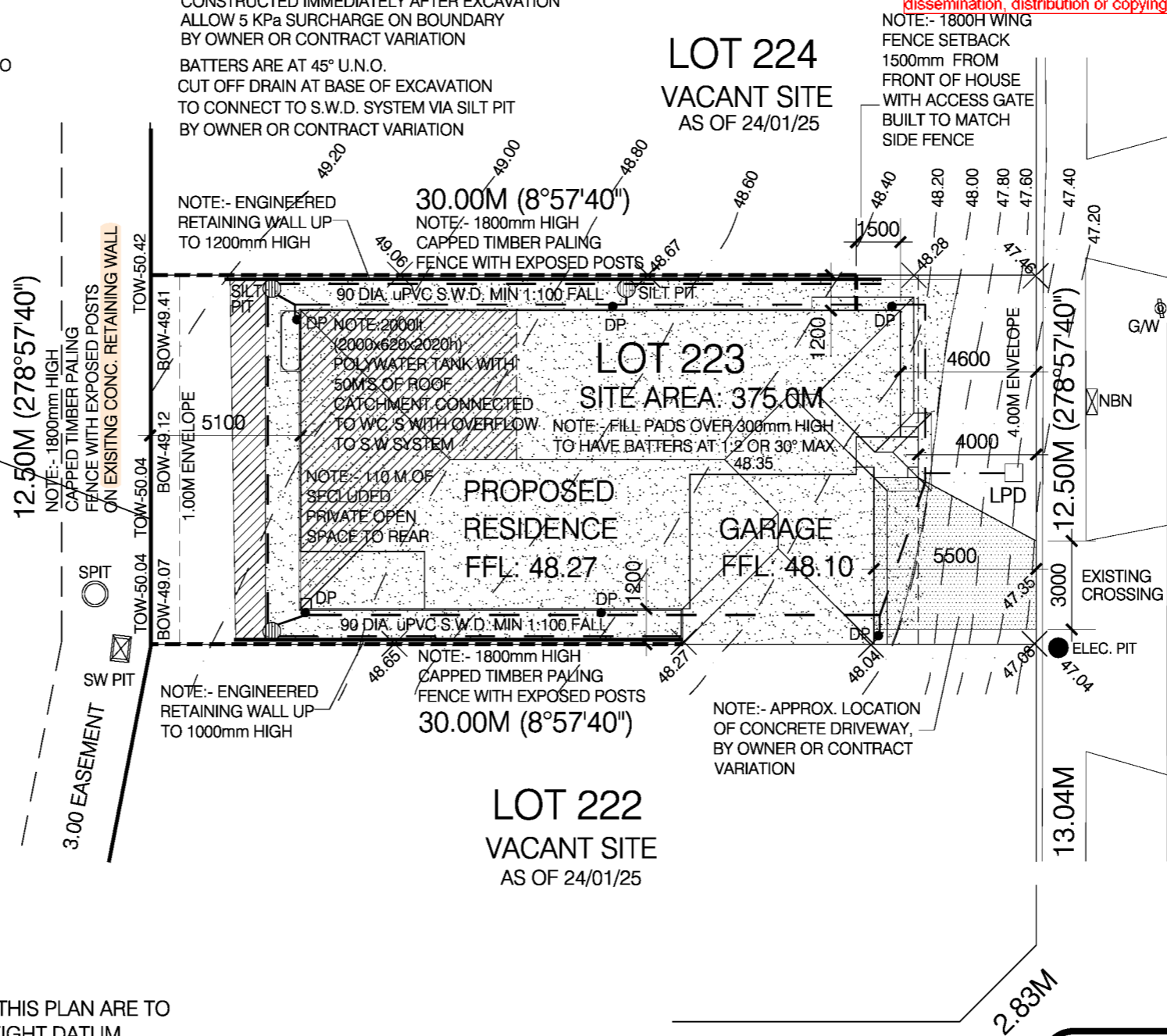
LOT 211  
VACANT SITE  
AS OF 24/01/25

LOT 212  
VACANT SITE  
AS OF 24/01/25

**SITE PLAN**  
SCALE :- 1:200  
LEVELS SHOWN ON THIS PLAN ARE TO THE AUSTRALIAN HEIGHT DATUM BASED ON NAR NAR GOON PM 199 (R.L.43.901)  
DIMENSIONS & LEVELS TO BE VERIFIED BY CERTIFIED COPY OF TITLE OR RELOCATION SURVEY OR APPROVED PLAN OF SUB-DIVISION

EXCAVATE SITE TO R.L.: 48.00  
ENGINEERED SLEEPER RETAINING WALL 1200mm MAX. HIGH TO BE CONSTRUCTED IMMEDIATELY AFTER EXCAVATION ALLOW 5 KPa SURCHARGE ON BOUNDARY BY OWNER OR CONTRACT VARIATION  
BATTERS ARE AT 45° U.N.O.  
CUT OFF DRAIN AT BASE OF EXCAVATION TO CONNECT TO S.W.D. SYSTEM VIA SILT PIT BY OWNER OR CONTRACT VARIATION

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.



STORM WATER DRAINS: TO LEGAL POINT OF DISCHARGE TO COUNCIL REQUIREMENTS BUILDER TO VERIFY LPD PRIOR TO CONNECTION

TBM:  
ELECTRICITY PIT  
R.L. 47.04

**NOTES**

|  |  |
|--|--|
| LEVELS ARE TO AN A.H.D. AND CONTOURS ARE SHOWN ARE 200mm INTERVALS   | INSPECTION OPENINGS TO BE PROVIDED AT CHANGES IN DIRECTION AND FOR LENGTHS GREATER THAN 20M                              |
| CONNECT ALL DOWN PIPES TO 90mm DIA. UPVC S.W.DRAINAGE SYSTEM OR TO STORM WATER SYSTEM AS DESIGNED BY ENGINEER AND DISCHARGE TO LEGAL POINT IN ACCORDANCE WITH LOCAL COUNCIL REQUIREMENTS | RESIDENCE FINISHED FLOOR LEVEL TO BE NOT LESS THAN 150mm ABOVE FINISHED GROUND LEVEL: REFER TO SITE PLAN                 |
|  | PROVIDE AGGY DRAINS CONNECTED TO SILT PITS AT BASE OF BATTERS. AGGY DRAINS CONNECTED TO STORM WATER SYSTEM VIA SILT PITS |

THE BONDI 161 MOD.

DATE :- / /  
SIGNED BUILDER  
SIGNED OWNER



WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE CONTRACTORS ARE TO CHECK ALL DIMENSIONS & LEVELS PRIOR TO COMMENCEMENT  
COPYWRITE:- THIS DRAWING BELONGS THE PROPERTY OF FRENKEN HOMES

LOCATION:- LOT 223 KOOKABURRA RISE PAKENKHAM

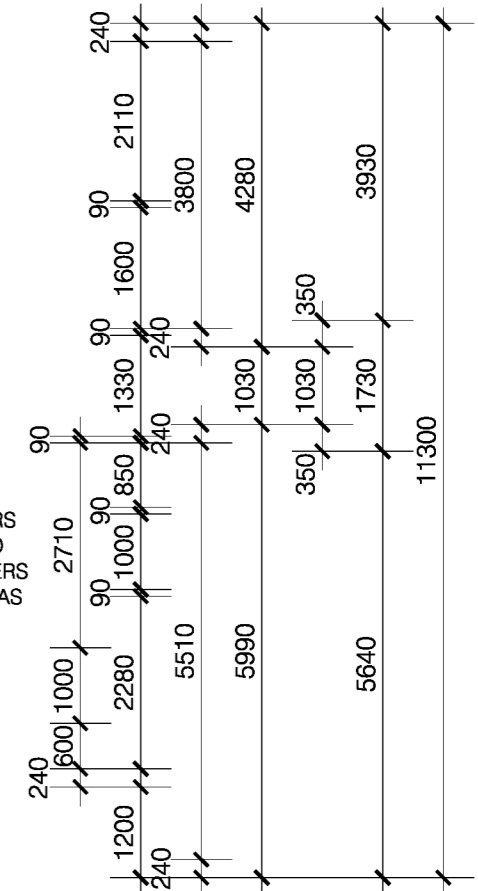
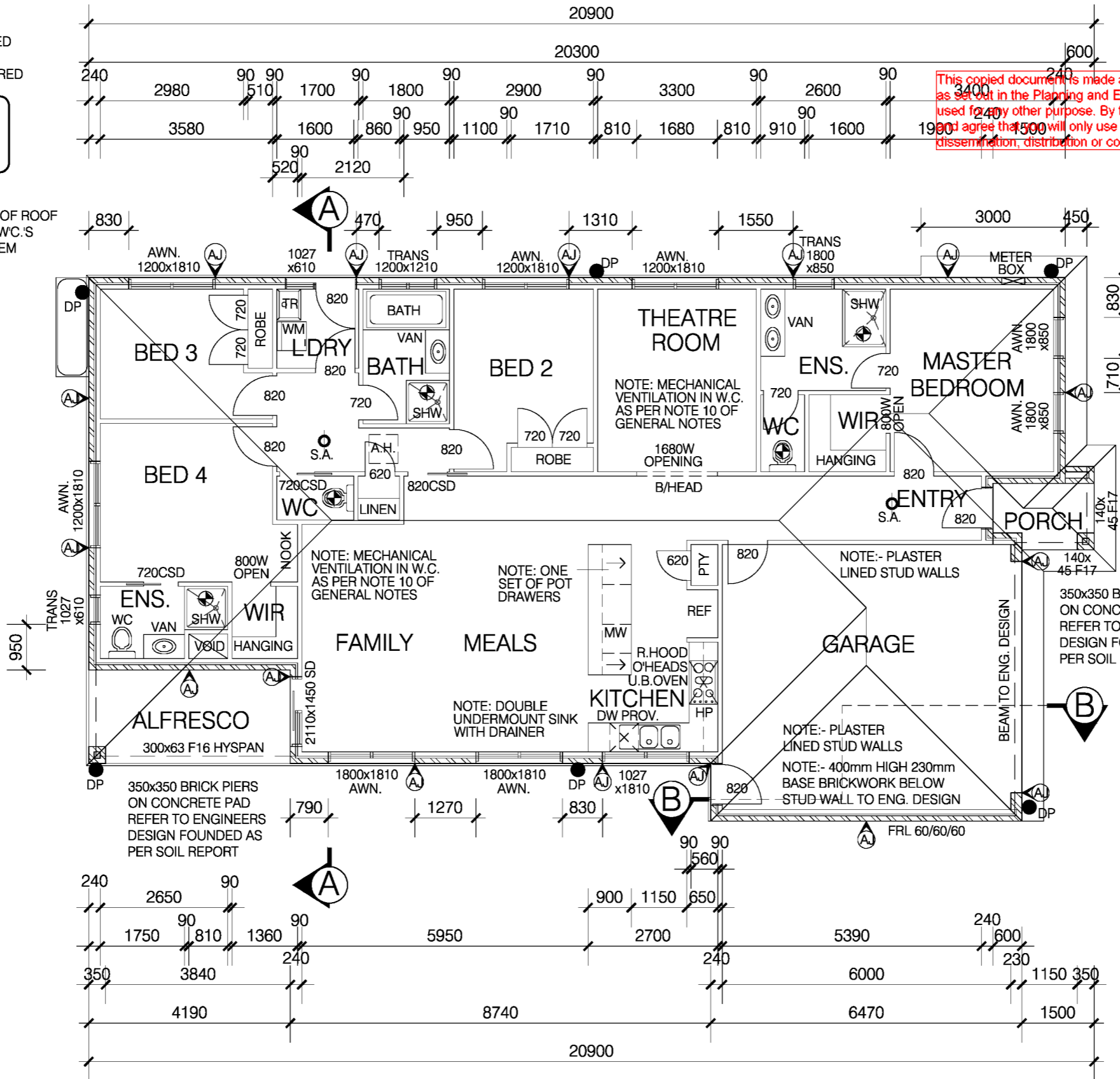
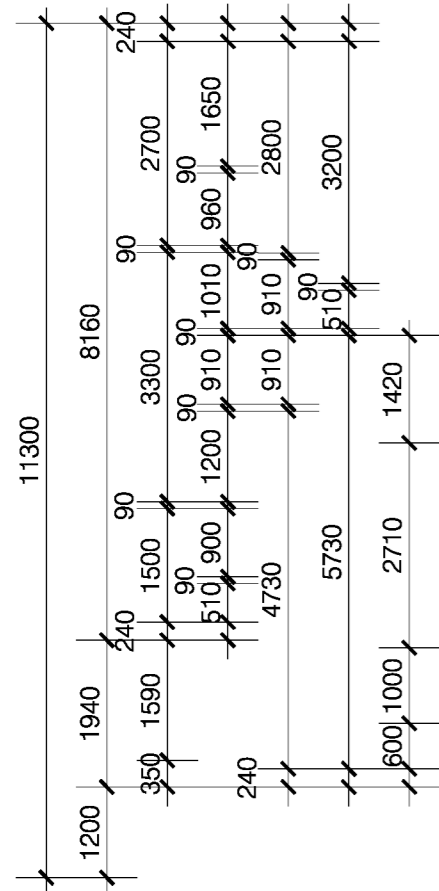
|                  |                      |       |
|------------------|----------------------|-------|
| DATE:- 29/9/2023 | B.P. No.:- DBU-46723 | ISSUE |
| SHEET No.:- 3    | DRG. No.:- AC23-428  | G     |

LOCALLY FILL AROUND  
DOORWAYS TO AVOID THE NEED  
FOR STEPS AND GRADE SOIL  
AWAY FROM HOUSE AS REQUIRED

WC DOORS TO OPEN OUT OR  
HAVE REMOVABLE HINGES IF WC  
HAS LESS THAN 1200mm OF  
CLEARANCE FROM DOOR TO  
CLOSET PAN

NOTE: 2000lt (2000x620x2020h)  
POLYWATER TANK WITH 50M'S OF ROOF  
CATCHMENT CONNECTED TO WC'S  
WITH OVERFLOW TO S.W. SYSTEM

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.

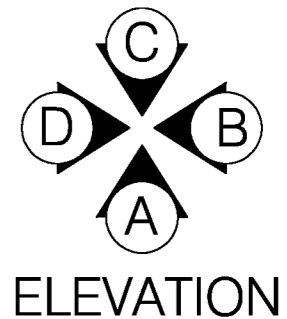
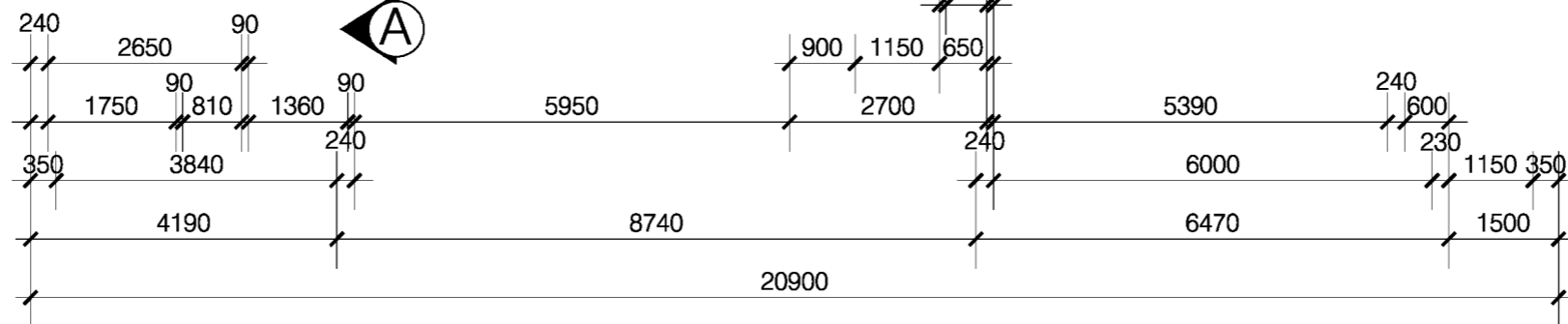


**FLOOR PLAN**

SCALE :- 1:100

**AREA STATISTICS**

|            |         |
|------------|---------|
| FLOOR PLAN | 162.6 M |
| GARAGE     | 36.2 M  |
| PORCH      | 2.9 M   |
| ALFRESCO   | 8.1 M   |



**THE BONDI 161 MOD.**

DATE :- / /  
SIGNED BUILDER  
SIGNED OWNER



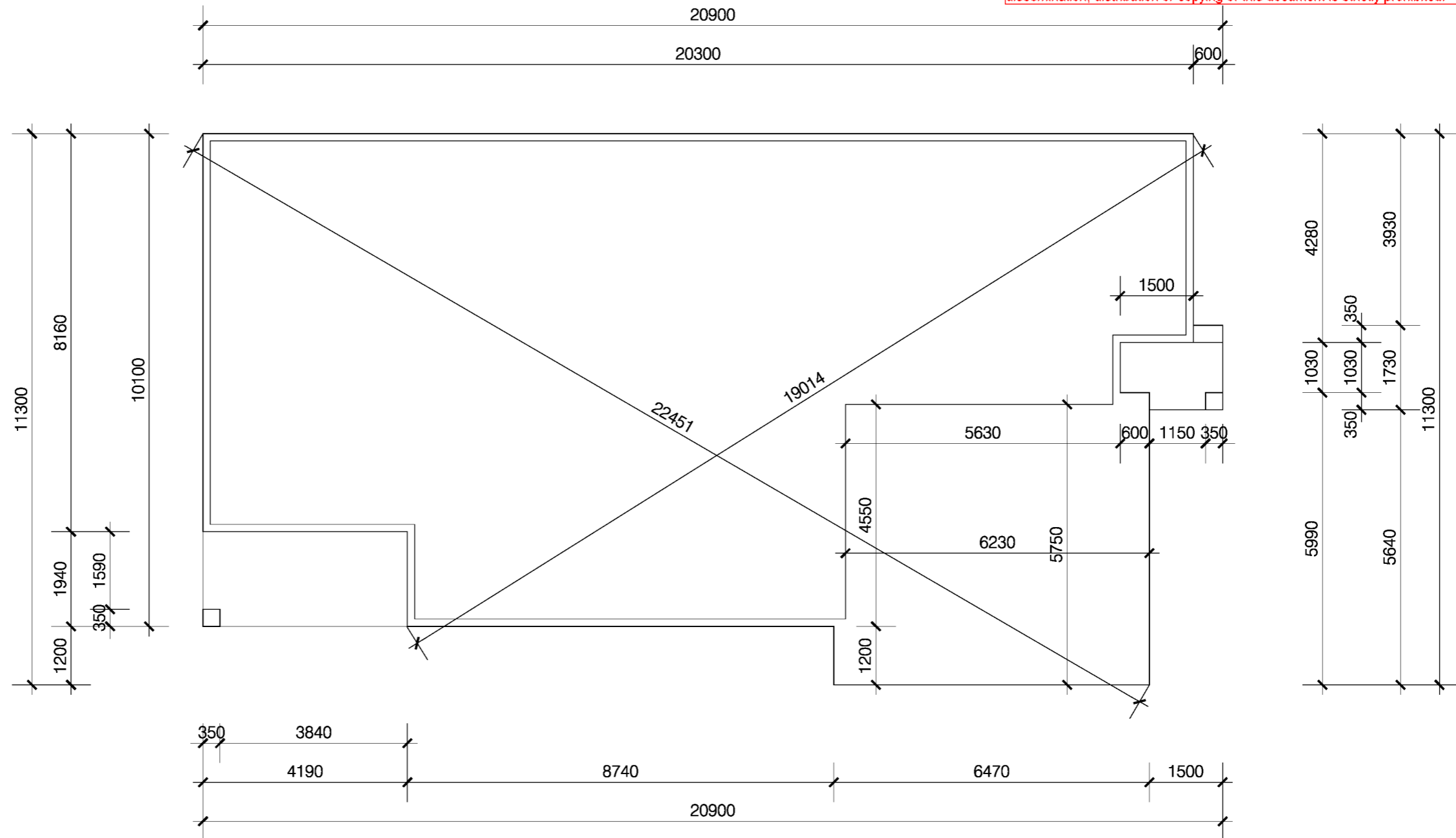
WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE  
CONTRACTORS ARE TO CHECK ALL DIMENSIONS & LEVELS PRIOR TO COMMENCEMENT  
COPYWRITE:- THIS DRAWING BELONGS THE PROPERTY OF FRENKEN HOMES

LOCATION:- LOT 223 KOOKABURRA RISE PAKENKHAM

|                  |                      |       |
|------------------|----------------------|-------|
| DATE:- 29/9/2023 | B.P. No.:- DBU-46723 | ISSUE |
| SHEET No.:- 4    | DRG. No.:- AC23-428  | G     |

SETOUT PLAN TO BE READ IN CONJUNCTION WITH FLOOR PLAN. BUILDER TO VERIFY DIMENSIONS ARE CORRECT PRIOR TO COMMENCEMENT OF WORKS

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.



SETOUT PLAN  
SCALE :- 1:100

THE BONDI 161 MOD.

DATE :- / /  
SIGNED BUILDER  
SIGNED OWNER

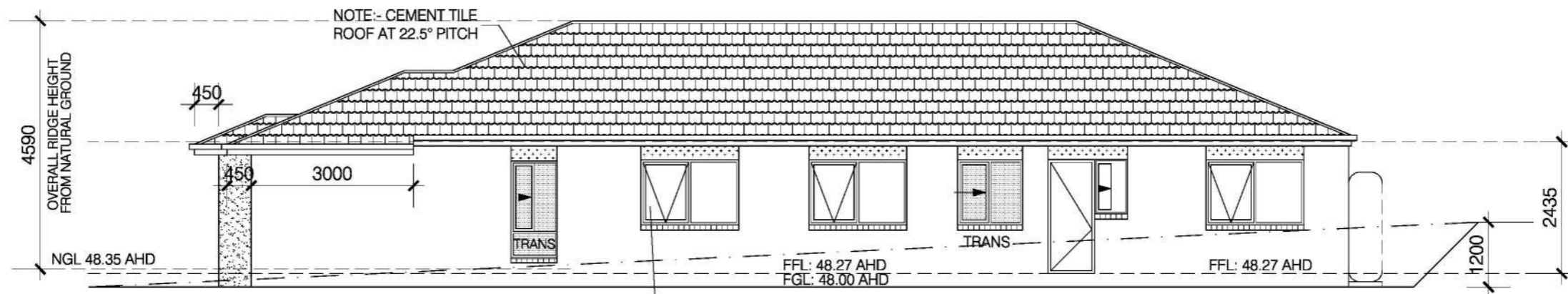
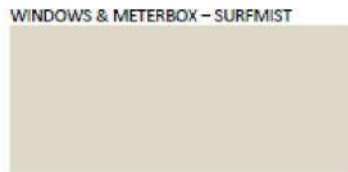


WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE CONTRACTORS ARE TO CHECK ALL DIMENSIONS & LEVELS PRIOR TO COMMENCEMENT

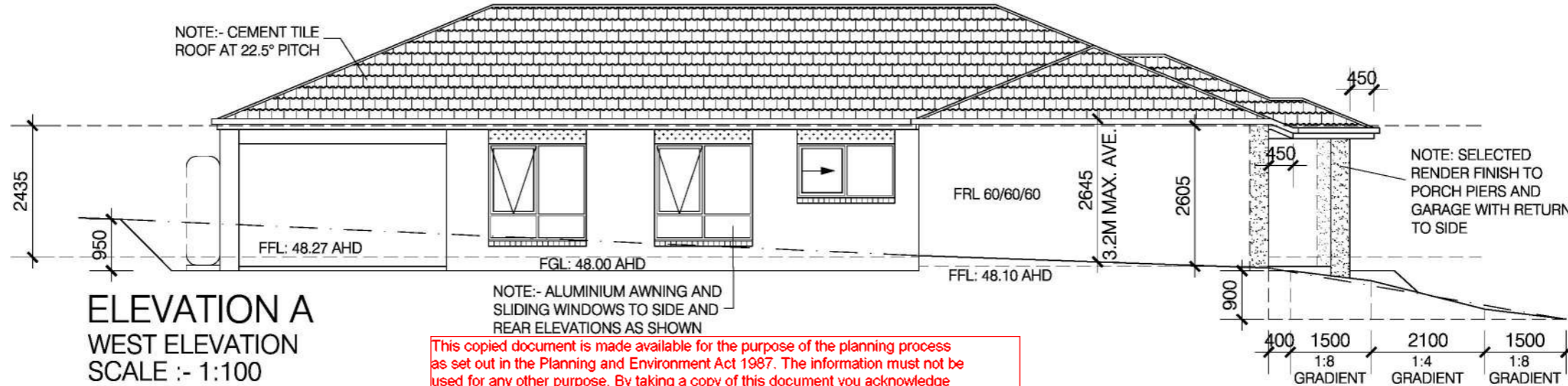
COPYWRITE:- THIS DRAWING BELONGS THE PROPERTY OF FRENKEN HOMES

LOCATION:- LOT 223 KOOKABURRA RISE PAKENKHAM

|                  |                      |       |
|------------------|----------------------|-------|
| DATE:- 29/9/2023 | B.P. No.:- DBU-46723 | ISSUE |
| SHEET No.:- 5    | DRG. No.:- AC23-428  | G     |

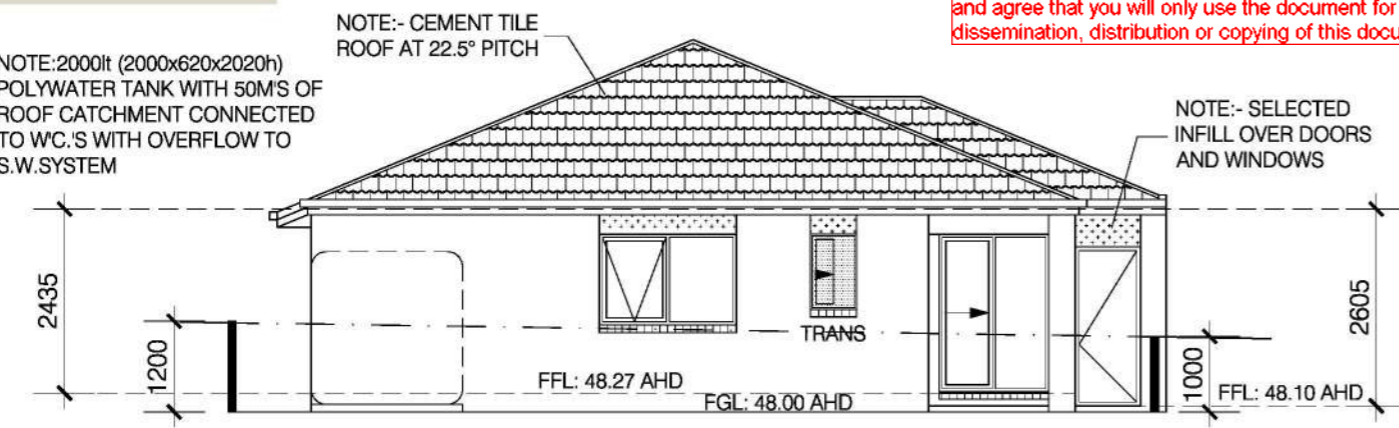


**ELEVATION C**  
EAST ELEVATION  
SCALE :- 1:100



**ELEVATION A**  
WEST ELEVATION  
SCALE :- 1:100

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



**ELEVATION D**  
NORTH ELEVATION  
SCALE :- 1:100



**ELEVATION B**  
SOUTH ELEVATION  
SCALE :- 1:100

**THE BONDI 161 MOD.**  
DATE :- / /  
SIGNED BUILDER  
SIGNED OWNER



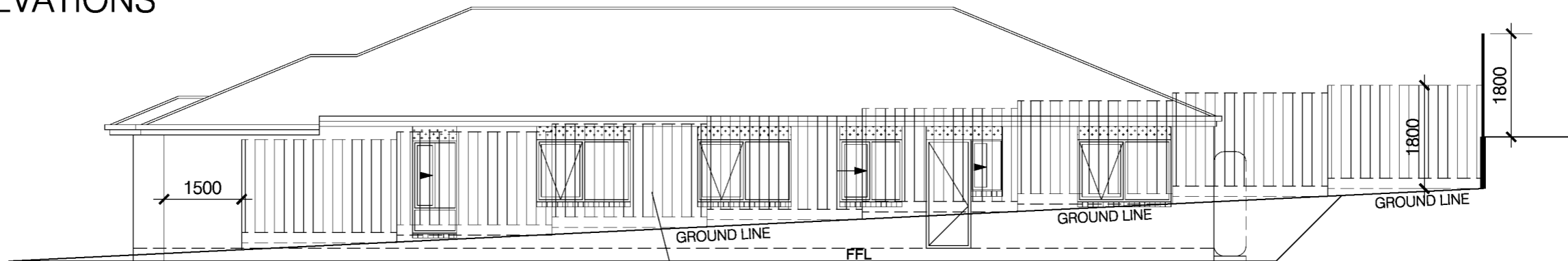
WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTORS ARE TO CHECK ALL DIMENSIONS & LEVELS PRIOR TO COMMENCEMENT.  
COPYWRITE:- THIS DRAWING BELONGS THE PROPERTY OF FRENKEN HOMES

|  |                      |       |
|--|----------------------|-------|
| LOCATION:- LOT 223 KOOKABURRA RISE PAKENKHAM |                      |       |
| DATE:- 29/9/2023                             | B.P. No.:- DBU-46723 | ISSUE |
| SHEET No.:- 6                                | DRG. No.:- AC23-428  | G     |



# FENCING ELEVATIONS

SCALE :- 1:100

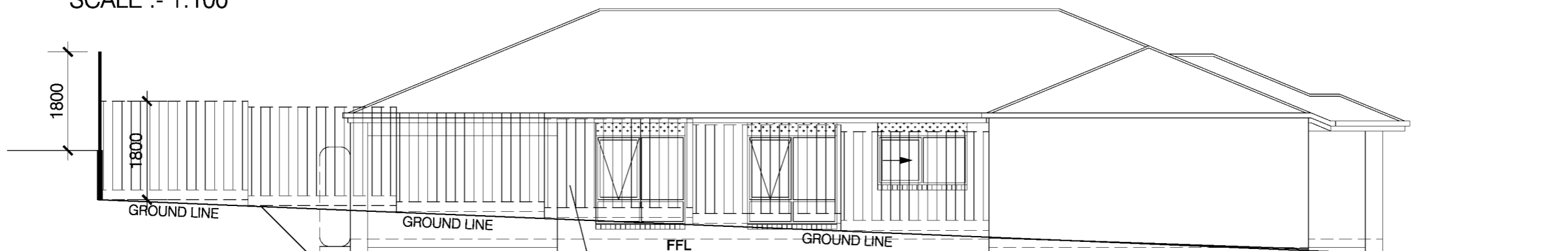


**ELEVATION C**  
EAST ELEVATION  
SCALE :- 1:100

NOTE:- 1800H WING  
FENCE SETBACK 1500mm  
FROM FRONT OF HOUSE  
WITH ACCESS GATE BUILT  
TO MATCH SIDE FENCE

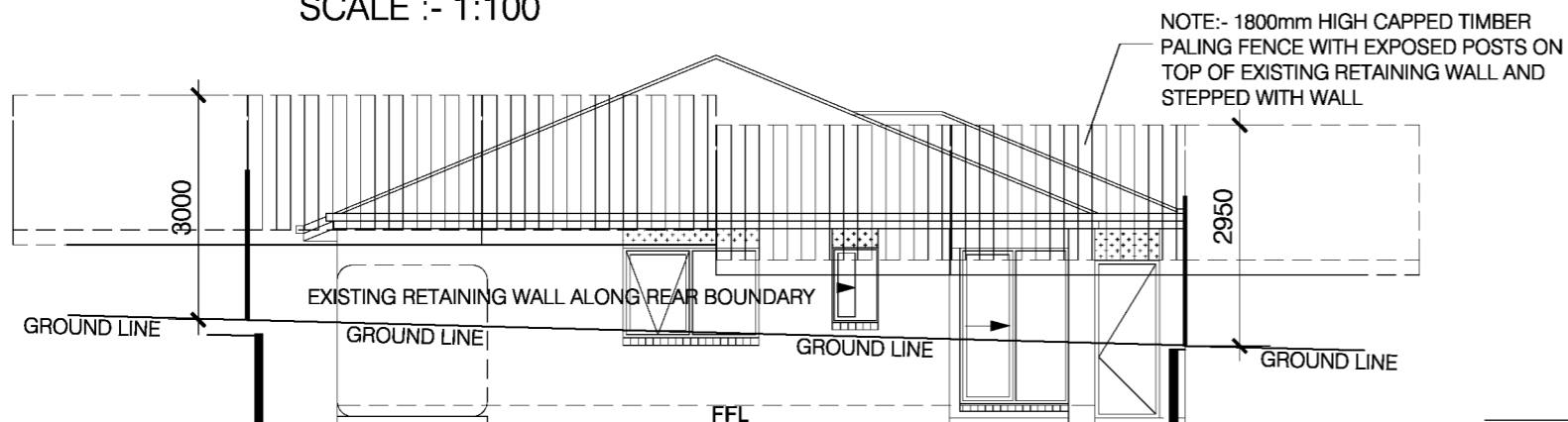
NOTE:- 1800mm HIGH CAPPED TIMBER  
PALING FENCE WITH EXPOSED POSTS  
STEPPED WITH GROUNDLINE

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



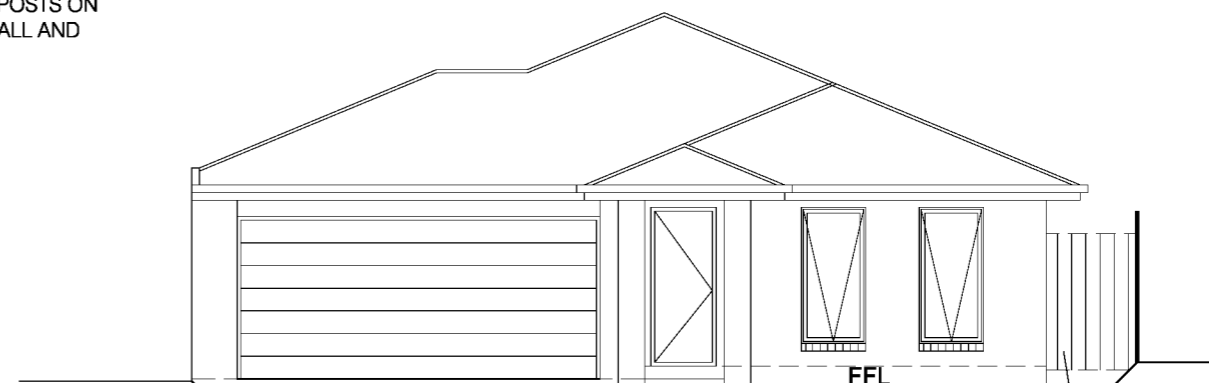
**ELEVATION A**  
WEST ELEVATION  
SCALE :- 1:100

NOTE:- 1800mm HIGH CAPPED TIMBER  
PALING FENCE WITH EXPOSED POSTS  
STEPPED WITH GROUNDLINE



**ELEVATION D**  
NORTH ELEVATION  
SCALE :- 1:100

NOTE:- 1800mm HIGH CAPPED TIMBER  
PALING FENCE WITH EXPOSED POSTS ON  
TOP OF EXISTING RETAINING WALL AND  
STEPPED WITH WALL



**ELEVATION B**  
SOUTH ELEVATION  
SCALE :- 1:100

FFL \_\_\_\_\_  
NGL (GROUND LINE) \_\_\_\_\_

NOTE:- 1800H WING  
FENCE SETBACK 1500mm  
FROM FRONT OF HOUSE  
WITH ACCESS GATE BUILT  
TO MATCH SIDE FENCE

THE BONDI 161 MOD.

DATE :- / /  
SIGNED BUILDER  
SIGNED OWNER



WRITTEN DIMENSIONS TAKE  
PRECEDENCE OVER SCALE  
CONTRACTORS ARE TO CHECK  
ALL DIMENSIONS & LEVELS  
PRIOR TO COMMENCEMENT

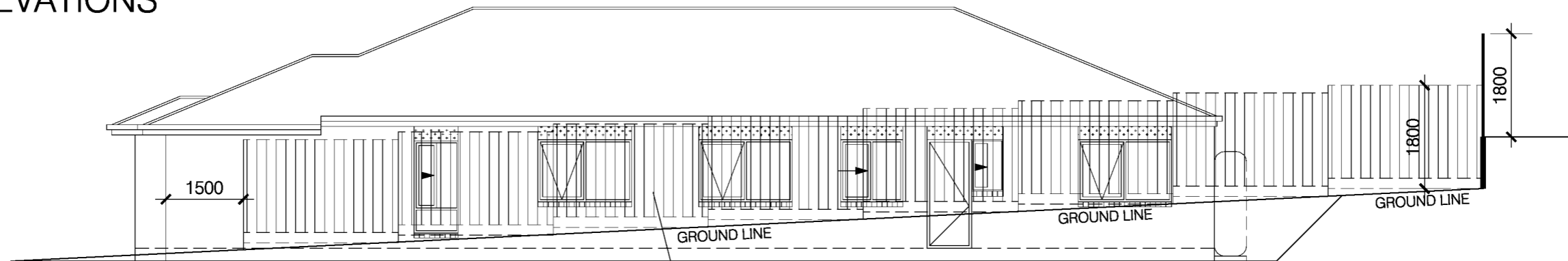
COPYWRITE:- THIS DRAWING  
BELONGS THE PROPERTY OF  
FRENKEN HOMES

LOCATION:- LOT 223 KOOKABURRA RISE PAKENKHAM

|                  |                      |       |
|------------------|----------------------|-------|
| DATE:- 29/9/2023 | B.P. No.:- DBU-46723 | ISSUE |
| SHEET No.:- 6.1  | DRG. No.:- AC23-428  | G     |

# FENCING ELEVATIONS

SCALE :- 1:100

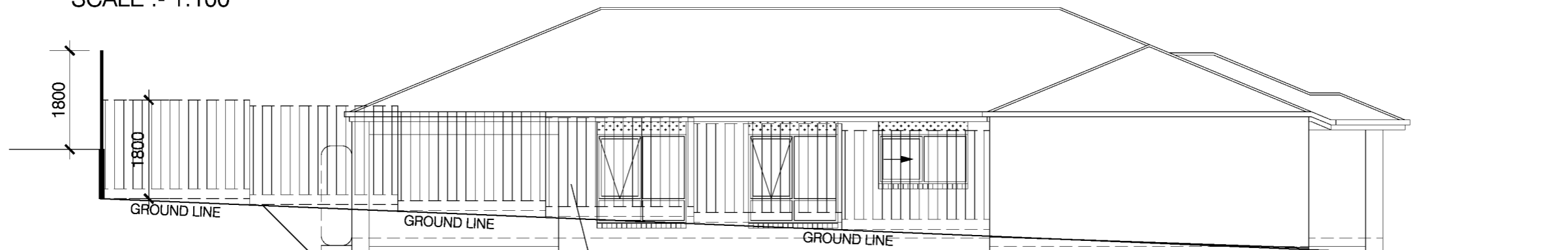


**ELEVATION C**  
EAST ELEVATION  
SCALE :- 1:100

NOTE:- 1800H WING  
FENCE SETBACK 1500mm  
FROM FRONT OF HOUSE  
WITH ACCESS GATE BUILT  
TO MATCH SIDE FENCE

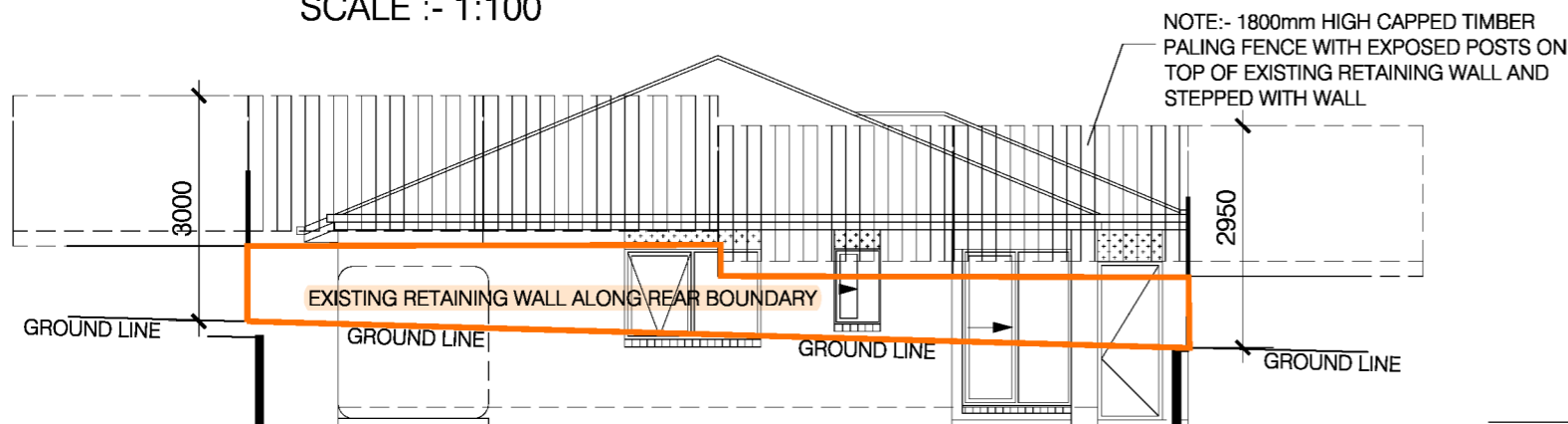
NOTE:- 1800mm HIGH CAPPED TIMBER  
PALING FENCE WITH EXPOSED POSTS  
STEPPED WITH GROUNDLINE

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



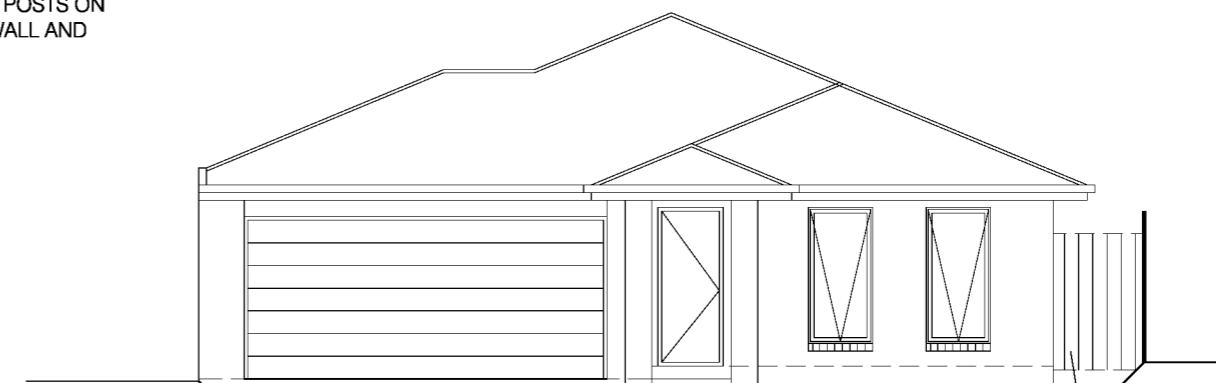
**ELEVATION A**  
WEST ELEVATION  
SCALE :- 1:100

NOTE:- 1800mm HIGH CAPPED TIMBER  
PALING FENCE WITH EXPOSED POSTS  
STEPPED WITH GROUNDLINE



**ELEVATION D**  
NORTH ELEVATION  
SCALE :- 1:100

NOTE:- 1800mm HIGH CAPPED TIMBER  
PALING FENCE WITH EXPOSED POSTS ON  
TOP OF EXISTING RETAINING WALL AND  
STEPPED WITH WALL



**ELEVATION B**  
SOUTH ELEVATION  
SCALE :- 1:100

NOTE:- 1800H WING  
FENCE SETBACK 1500mm  
FROM FRONT OF HOUSE  
WITH ACCESS GATE BUILT  
TO MATCH SIDE FENCE

THE BONDI 161 MOD.

DATE :- / /  
SIGNED BUILDER  
SIGNED OWNER



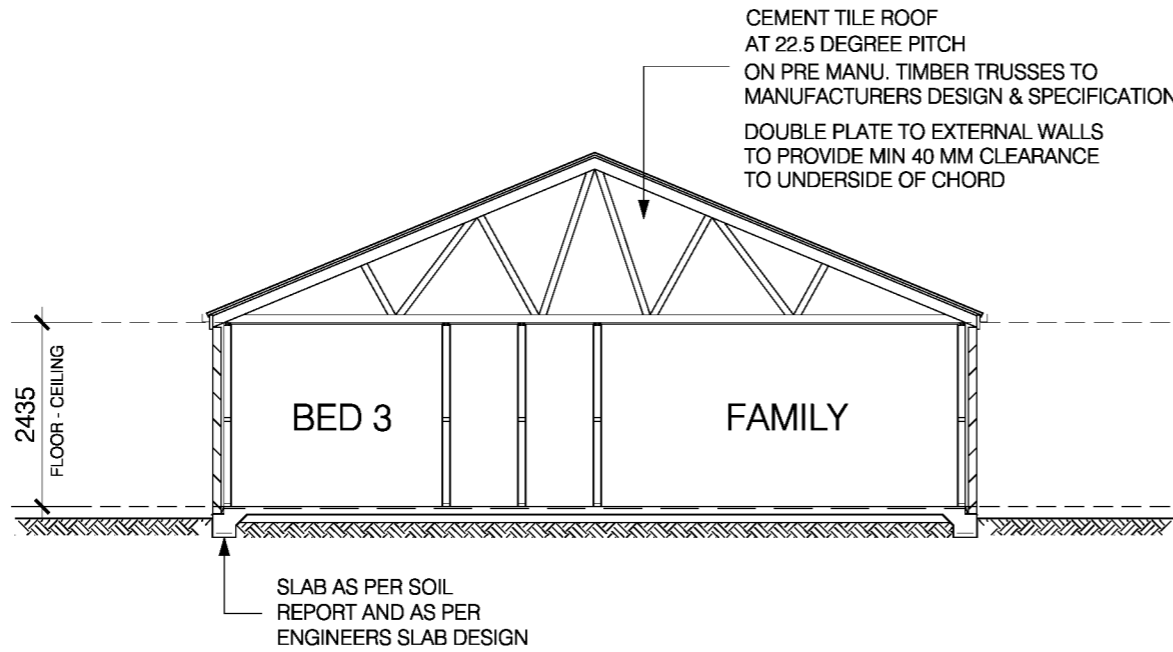
WRITTEN DIMENSIONS TAKE  
PRECEDENCE OVER SCALE  
CONTRACTORS ARE TO CHECK  
ALL DIMENSIONS & LEVELS  
PRIOR TO COMMENCEMENT

COPYWRITE:- THIS DRAWING  
BELONGS THE PROPERTY OF  
FRENKEN HOMES

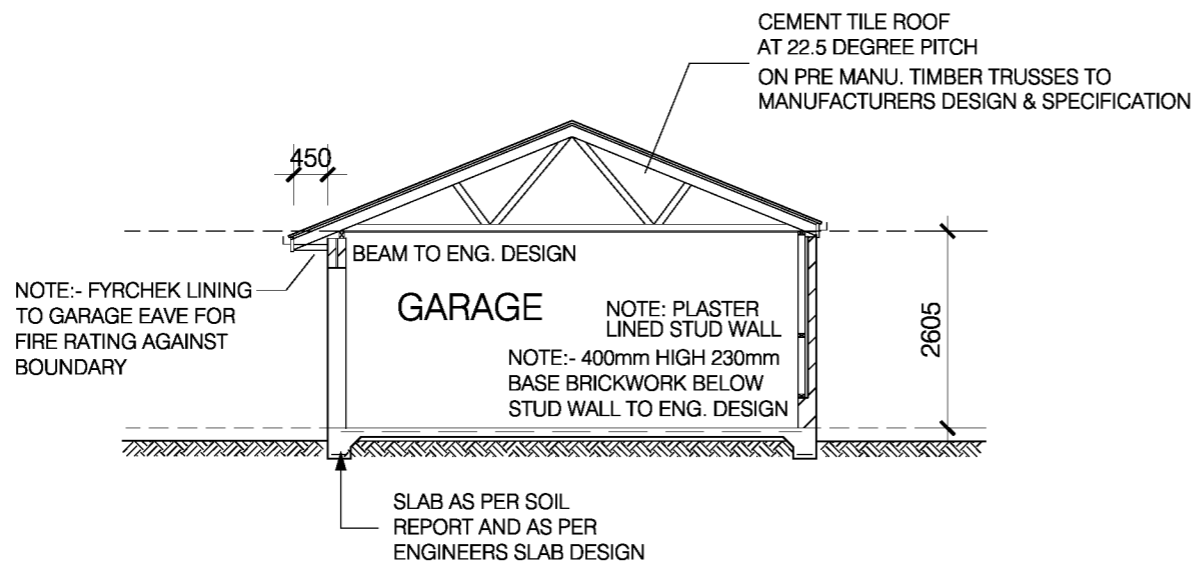
LOCATION:- LOT 223 KOOKABURRA RISE PAKENKHAM

|                  |                      |       |
|------------------|----------------------|-------|
| DATE:- 29/9/2023 | B.P. No.:- DBU-46723 | ISSUE |
| SHEET No.:- 6.1  | DRG. No.:- AC23-428  | G     |

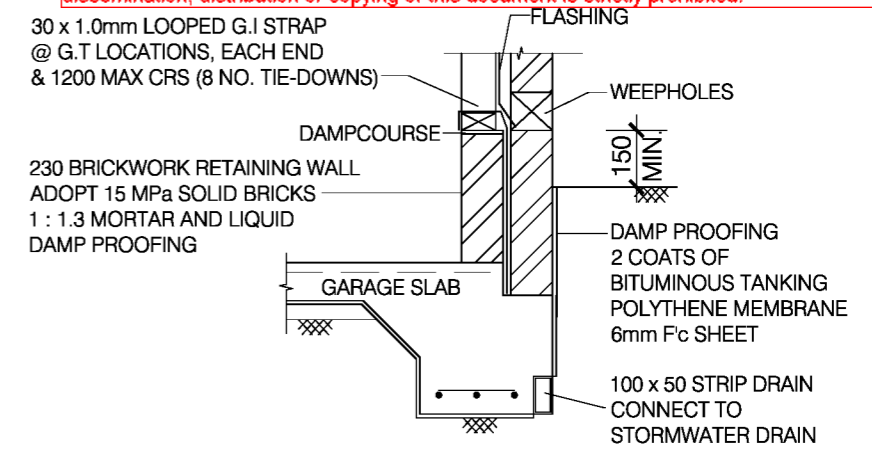
This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified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



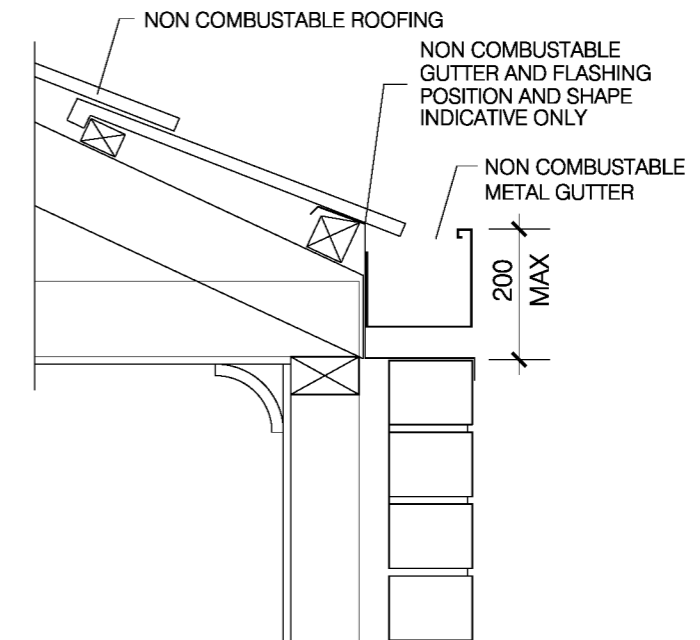
SECTION A-A  
SCALE :- 1:100



SECTION B-B  
SCALE :- 1:100



GARAGE RETAINING WALL DETAIL  
SCALE 1:20



GARAGE NO OVERHANGING GUTTER  
DETAIL A  
SCALE :- 1:10

THE BONDI 161 MOD.

DATE :- / /  
SIGNED BUILDER  
SIGNED OWNER



WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE CONTRACTORS ARE TO CHECK ALL DIMENSIONS & LEVELS PRIOR TO COMMENCEMENT

COPYWRITE:- THIS DRAWING BELONGS THE PROPERTY OF FRENKEN HOMES

LOCATION:- LOT 223 KOOKABURRA RISE PAKENKHAM

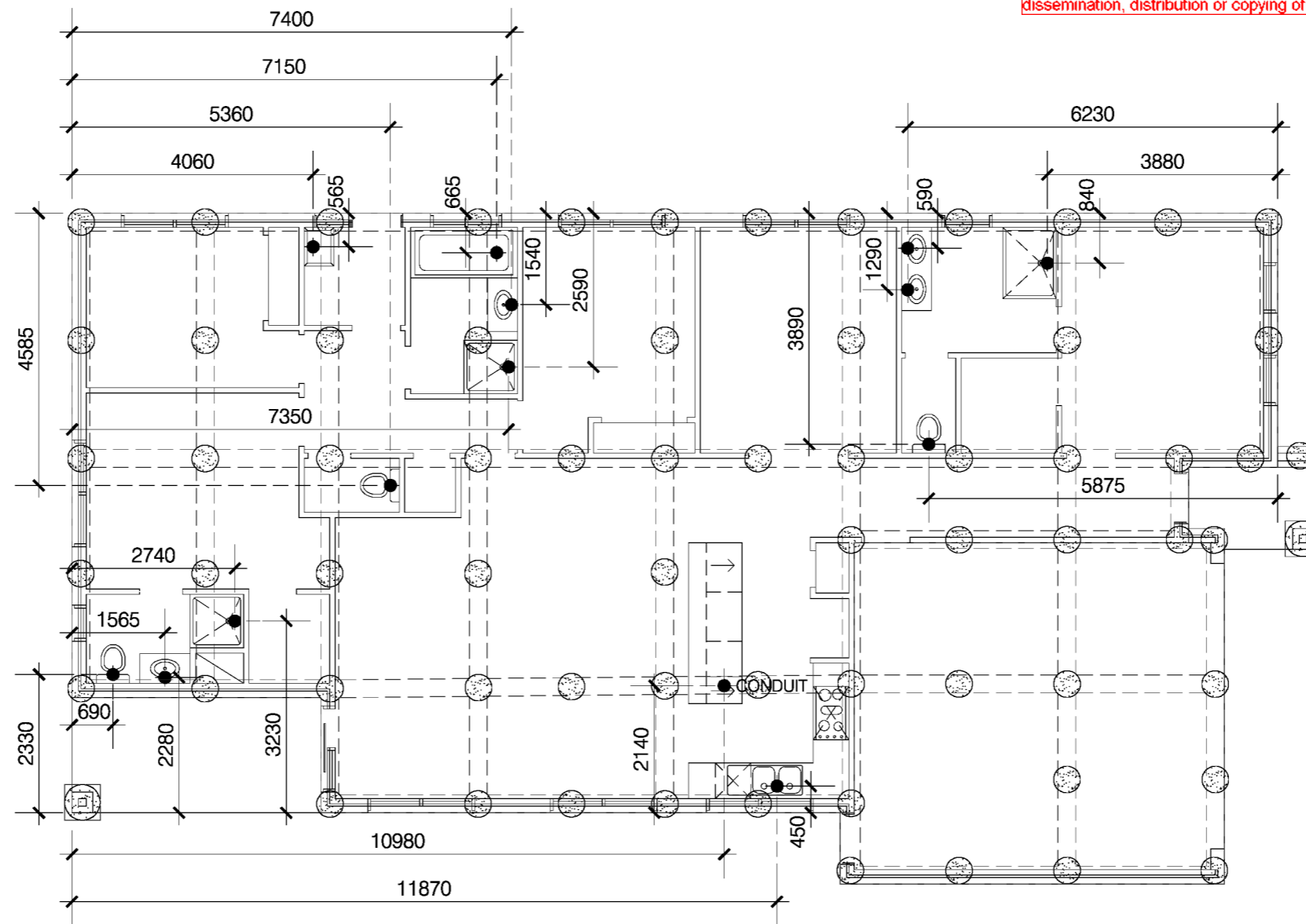
|                  |                      |       |
|------------------|----------------------|-------|
| DATE:- 29/9/2023 | B.P. No.:- DBU-46723 | ISSUE |
| SHEET No.:- 7    | DRG. No.:- AC23-428  | G     |





SETOUT PLAN TO BE READ IN CONJUNCTION WITH FLOOR PLAN. BUILDER TO VERIFY DIMENSIONS ARE CORRECT PRIOR TO COMMENCEMENT OF WORKS

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



SLAB PENETRATION PLAN  
SCALE :- 1:100

THE BONDI 161 MOD.

DATE :- / /  
SIGNED BUILDER  
SIGNED OWNER



WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE  
CONTRACTORS ARE TO CHECK ALL DIMENSIONS & LEVELS PRIOR TO COMMENCEMENT

COPYWRITE:- THIS DRAWING BELONGS THE PROPERTY OF FRENKEN HOMES

LOCATION:- LOT 223 KOOKABURRA RISE PAKENKHAM

|                  |                      |       |
|------------------|----------------------|-------|
| DATE:- 29/9/2023 | B.P. No.:- DBU-46723 | ISSUE |
| SHEET No.:- 10   | DRG. No.:- AC23-428  | G     |

**WATERPROOFING OF DOMESTIC WET AREAS**

ALL WORKS TO COMPLY WITH A.S 3740 - 2021

CATEGORY OF RISK FOR WET AREAS:

**CATEGORY 1 WET AREAS (HIGH RISK), INCLUDE:**

- ENCLOSED SHOWER AREAS
- UNENCLOSED SHOWER AREAS
- BATHS WITH UNENCLOSED SHOWERS OVER THEM
- ANY AREA WITHIN THE REACH OF A HAND-HELD SHOWER FITTING
- WATER CLOSETS WITH A HAND-HELD DOUCHE SPRAY
- DEDICATED DOUCHE ROOMS

**CATEGORY 2 WET AREAS (MODERATE RISK), INCLUDE:**

- THE WHOLE OF THE BATHROOM AREA OUTSIDE AN UNENCLOSED SHOWER AREA
- THE WHOLE OF THE BATHROOM AREA OUTSIDE AN UNENCLOSED SHOWER OVER BATH

**CATEGORY 3 WET AREA (LOW RISK), INCLUDE:**

- BATHROOM AREAS OUTSIDE ENCLOSED SHOWER AREAS
- BATHROOMS WITHOUT A SHOWER AREA
- WATER CLOSETS OR POWDER ROOMS
- LAUNDRY ROOMS WITHOUT A SHOWER

WHERE A FLOOR WASTE IS REQUIRED IN A SHOWER AREA OR WET AREA, WATER SHALL DRAIN TO THAT FLOOR WASTE.

WHERE A FLOOR WASTE IS REQUIRED IN A WET AREA, THE MEMBRANE SHALL BE APPLIED TO A SUBSTRATE WITH A MINIMUM 1:100 FALL TOWARDS THE FLOOR WASTE.

THE FALL TO THE FLOOR WASTE IN A SHOWER AREA (CATEGORY 1) SHALL BE A MINIMUM OF 1 :80.

WHERE A REQUIRED FLOOR WASTE IS INSTALLED ADJACENT TO A SHOWER AREA (CATEGORY 2), THE MINIMUM FALL TO THE WASTE SHALL BE 1:100

FALLS IN WET AREA FLOOR FINISHES WHERE THERE IS NO FLOOR WASTE (CATEGORY 3) - THE SHOWER SHALL BE AN ENCLOSED SHOWER, THERE IS NO REQUIREMENT FOR FALL. WATER SHALL BE RETAINED IN THE WET AREA.

WATERSTOPS FOR ENCLOSED SHOWERS WITHOUT HOBS OR SET-DOWNS: AT THE EXTREMITY OF THE SHOWER AREA -

- (A) WHERE A SHOWER SCREEN IS TO BE INSTALLED, A WATERSTOP SHALL BE POSITIONED SO THAT ITS VERTICAL LEG WILL FINISH A MINIMUM OF 5MM ABOVE THE FINISHED FLOOR LEVEL; AND
- (B) WHERE THE WATERSTOP INTERSECTS WITH A WALL OR IS JOINED, THE JUNCTION SHALL BE WATERPROOF.

**DOOR OPENINGS:**

PERIMETER FLASHING AT FLOOR LEVEL OPENINGS

- (A) WHOLE WET AREA FLOOR WATERPROOFING SHALL INCORPORATE -
  - (i) A WATERSTOP THAT HAS A VERTICAL LEG FINISHING FLUSH WITH THE TOP OF THE FINISHED FLOOR LEVEL SHALL BE INSTALLED AT FLOOR LEVEL OPENINGS; AND
  - (ii) A FLOOR MEMBRANE TERMINATED TO CREATE A WATERPROOF SEAL TO THE WATERSTOP AND TO THE PERMETER FLASHING.

(B) WATERPROOFING OTHER THAN WHOLE WET AREA FLOOR WATERPROOFING SHALL INCORPORATE A WATERSTOP THAT -

- (i) HAS A VERTICAL LEG FINISHING FLUSH WITH THE TOP OF THE FINISHED FLOOR LEVEL INSTALLED AT FLOOR LEVEL OPENINGS; AND
- (ii) IS INTEGRAL WITH THE PERMETER FLASHING

(C) PERIMETER FLASHING TO WALL, FLOOR SURFACES AND DOOR OPENINGS SHALL -

- (i) BE CONTINUOUSLY SEALED TO THE HORIZONTAL SURFACE;
- (ii) HAVE A VERTICAL LEG OF A MINIMUM OF 25mm ABOVE THE FINISHED FLOOR LEVEL, EXCEPT ACROSS DOORWAYS; AND
- (iii) HAVE A HORIZONTAL LEG WITH A MINIMUM WIDTH OF 50MM

(D) WATERSTOPS AT CAVITY SLIDERS SHALL -

- (i) BE RETURNED ACROSS THE CAVITY OPENING; AND
- (ii) HAVE A MEMBRANE APPLIED TO FORM A CONTINUOUS PERIMETER FLASHING

**PROTECTION OF DOOR FRAMES & ARCHITRAVES:**

(A) TIMBER DOOR FRAMES SHALL NOT BE EMBEDDED INTO THE TILES

(B) THERE SHALL BE A SEALED GAP OF A MINIMUM OF 2MM BETWEEN THE DOOR ARCHITRAVE AND THE FLOOR

(C) THE UNDERSIDE OF THE DOOR JAMB AND ARCHITRAVE SHALL BE TREATED TO RESIST MOISTURE.

**VERTICAL MEMBRANE TERMINATION:**

THE MEMBRANE SHALL BE APPLIED OVER THE FLOOR SUBSTRATE AND UP THE VERTICAL FACE OF THE WALL -

- (A) FOR SHOWERS WITH A HOB OR STEP DOWN, A MINIMUM HEIGHT OF 150MM ABOVE THE FINISHED TILE LEVEL OF THE FLOOR OR 25MM ABOVE THE MAXIMUM RETAINED WATER LEVEL, WHICHEVER IS THE GREATER;
- (B) FOR HOBLESS SHOWERS, A MINIMUM HEIGHT OF 150MM ABOVE THE HIGHEST FINISHED TILE LEVEL OF THE FLOOR WITHIN THE SHOWER AREA;
- (C) FOR WATERPROOFING IN SHOWER AREAS, IT SHALL BE APPLIED TO THE JUNCTIONS AND TERMINATE 1800MM ABOVE THE FINISHED FLOOR LEVEL OR 50MM ABOVE THE SHOWER ROSE, WHICHEVER IS THE HIGHER
- (D) WHERE A SHOWER ROSE IS CEILING MOUNTED, IT SHALL BE APPLIED TO THE JUNCTIONS AND TERMINATE TO THE FULL HEIGHT OF THE WALL WITH A TYPE 3 JUNCTION.

**PENETRATIONS:**

PENETRATIONS FOR FIXTURES SUCH AS TAPS, SHOWER NOZZLES, RECESSED SOAP HOLDERS AND THE LIKE, SHALL BE WATERPROOFED BY SEALING WITH PRE-FORMED FLANGE SYSTEMS OR A SEALANT. WHEN SEALING THE TAP BODY TO THE WALL, ALLOWANCE SHALL BE MADE FOR THE SERVICING OF TAP WASHERS OR CERAMIC DISKS WITHOUT DAMAGING THE WATERPROOFING OR SEAL.

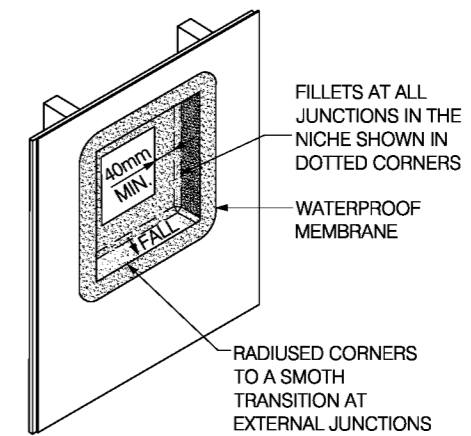


FIGURE 4.12.4. NICHE IN SHOWER WALL FRAMEWORK

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.

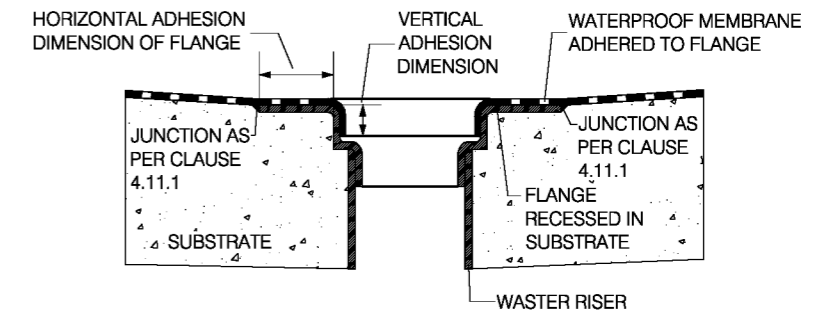


FIGURE 4.3.1. (B) TYPICAL MEMBRANE TERMINATION AT LEAK CONTROL FLANGE WITH DOWN LEG

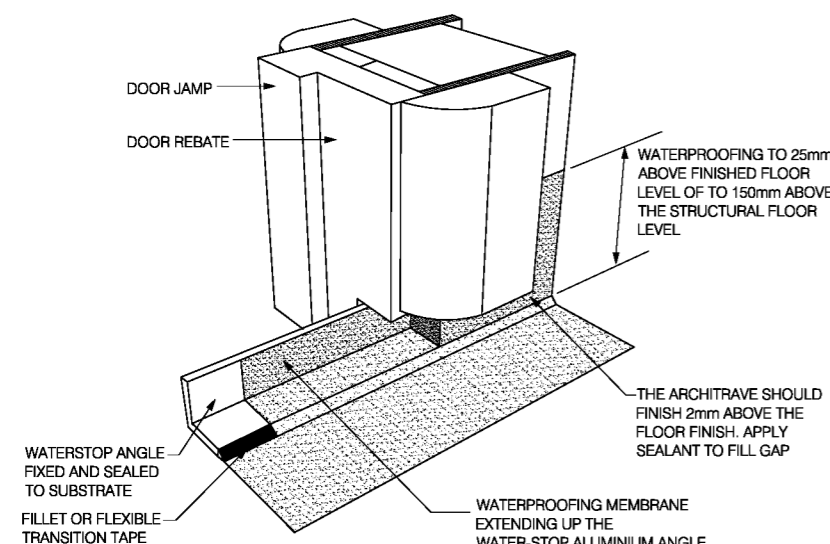


FIGURE 4.9.1. (A) EXAMPLE OF LIQUID WATERPROOFING AT DOOR OPENING FRAMEWORK WATER PROOFING DETAILS

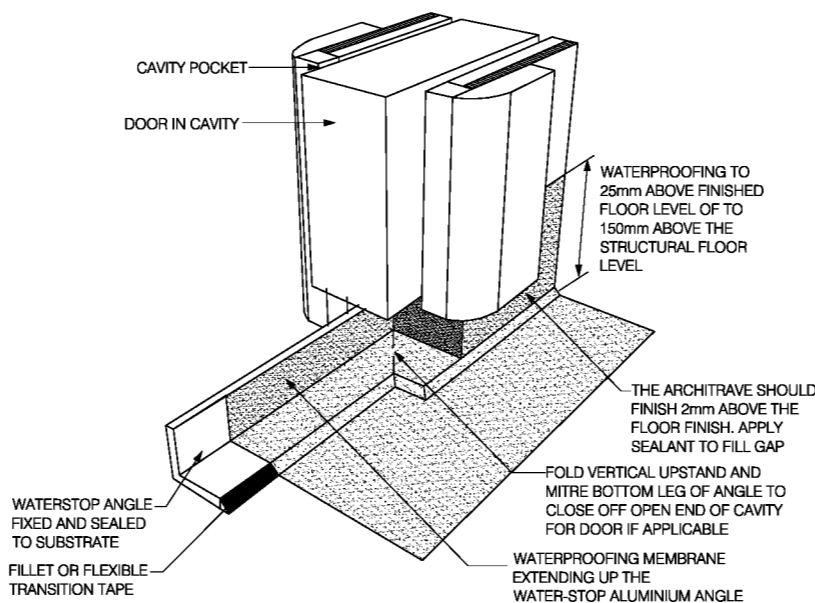


FIGURE 4.9.1. (B) WATERPROOFING AT DOOR OPENING CAVITY SLIDER

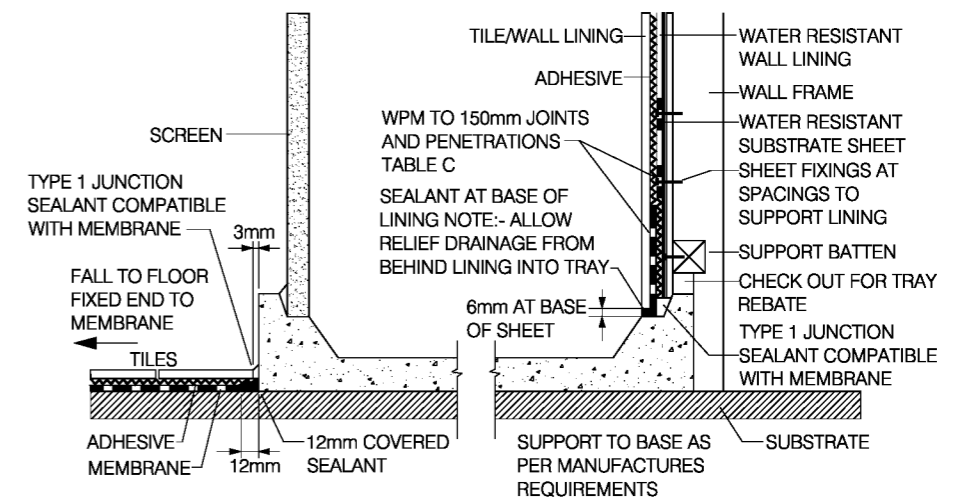


FIGURE 4.14 (C) PREFORMED SHOWER BASE CHECKED INTO WALL, FRAME OR RENDER

THE BONDI 161 MOD.

DATE :- / /  
SIGNED BUILDER  
SIGNED OWNER



WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE CONTRACTORS ARE TO CHECK ALL DIMENSIONS & LEVELS PRIOR TO COMMENCEMENT

COPYWRITE:- THIS DRAWING BELONGS THE PROPERTY OF FRENKEN HOMES

LOCATION:- LOT 223 KOOKABURRA RISE PAKENKHAM

|                  |                      |       |
|------------------|----------------------|-------|
| DATE:- 29/9/2023 | B.P. No.:- DBU-46723 | ISSUE |
| SHEET No.:- 11   | DRG. No.:- AC23-428  | G     |

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.

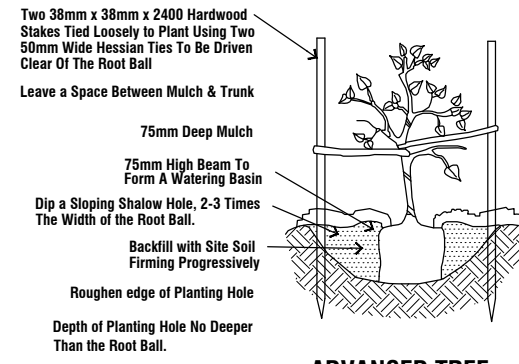
**PLANT SCHEDULE**

| TYPE                 | BOTANICAL NAME           | COMMON NAME                               | HT.   | WIDTH | FLOWER COLOR | SEASON        | SIZE    | Qty. |
|----------------------|--------------------------|---|-------|-------|--------------|---------------|---------|------|
| Tree                 | Betula Alba              | Silver Birch                              | 10m   | 3m    | -            | -             | 2.1m    | 1    |
| Small Tree           | Callistemon Sieberi      | River Bottlebrush                         | 6m    | 4m    | -            | -             | 1.8m    | 1    |
| Small Tree Evergreen | Michelia Species         | Michelia Scented Pearl Port Wine Magnolia | 3/5m  | 3/5m  | Cream        | Spring        | 1.5m    | 1    |
| Small Tree           | Abelia X grandiflora     | Glossy abelia                             | 2m    | 2m    | white mauve  | Summer Autumn | 200 tub | 0    |
| Small Tree           | Crowea Exalata           | Glossy abelia                             | 0.75m | 0.75m |              |               | 150 tub | 12   |
| Plant                | Cordylone                | Red Sensation                             |       | 0.6m  |              |               | 200 tub | 25   |
| Plant                | Acacia cognata timelight |   | 1m    | 1m    | Cream        | Spring        | 150 tub | 12   |
| Plant                | Rosa Species             | Standard Rose                             | 1.4m  | 1.0m  | Selected     |               | 1.2m    | 50   |
| Plant                | Erigeron mucronatus      | Easter daisy                              | 0.3m  | 0.6m  | white/pink   | all year      | 100 tub | 35   |
| Tussock Plant        | Dietes bicolor           | Butterfly plant                           | 1m    | 1m    | yellow       |               | 150 tub | 0    |
| Tussock Plant        | Liriope muscari          | Butterfly plant                           | 1m    | 0.5m  | purple       | late spring   | 150 tub | 36   |

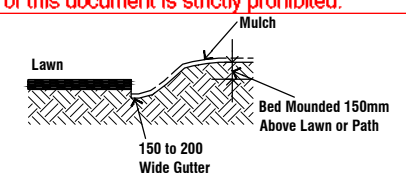
**MULCHED GARDEN BED**  
 Min. 125mm Top Soil &  
 Min. 75mm Fine Shredded  
 Fine Wood Mulch

**PLANTING NOTES:**

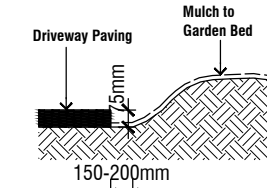
1. PLANTS ARE TO BE PLACED IN THE CENTRE OF THE HOLE
2. PLANTS MUST BE SET AT A LEVEL SUCH THAT THE CROWN OF THE PLANTS ESTABLISH A NORMAL & NATURAL RELATIONSHIP WITH THE SURROUNDING LEVELS
3. AFTER REMOVAL FROM CONTAINER THE HANDLING OF THE ROOT SYSTEM MUST BE DONE WITH MINIMUM ROOT DISTURBANCE PARTICULARLY AUSTRALIAN NATIVES
4. PLANTS MUST BE HEALTHY & PLANT ROOT SYSTEM MUST BE MOIST AT THE TIME OF PLANTING. PLANTS MUST BE WATERED WITH APPROX. -10 LITRES OF WATER AT TIME OF PLANTING.
5. PLANTS EXCEEDING 200MM POT SIZE SHALL BE STAKED AGAINST PREVAILING WINDS.
6. ALL PLANTS SHALL RECEIVE SLOW RELEASE FERTILIZER AT A QUANTITY RELATIVE TO THE POT SIZE.



**ADVANCED TREE PLANTING DETAIL**

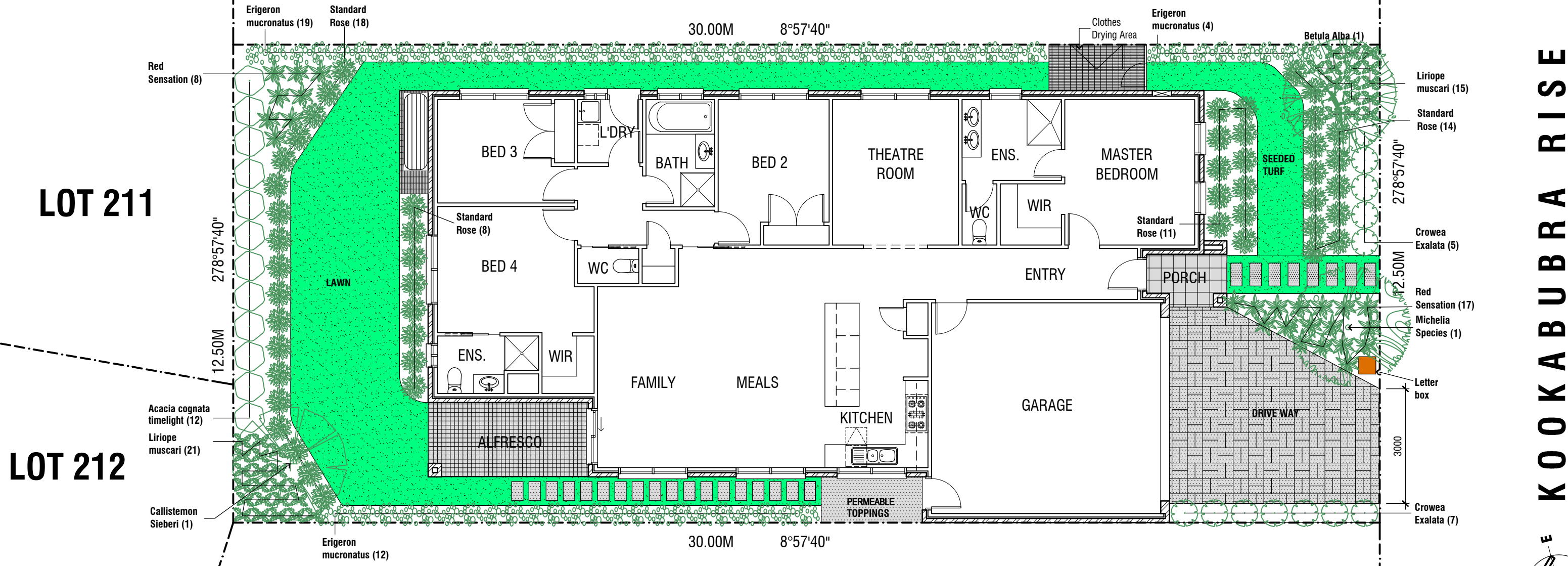


**LAWN TO GERDEN BED DETAIL**



**PAVING TO GERDEN BED DETAIL**

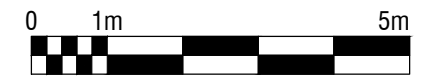
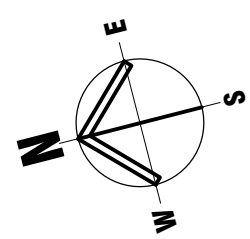
**LOT 224**



**LOT 222**

**LANDSCAPE PLAN**

SCALE 1:100



SCALE 1:100 A3 SIZE

|  |                               |                            |                   |             |                     |   |   |                               |                           |                               |                                  |
|--|-------------------------------|----------------------------|-------------------|-------------|---------------------|---|---|-------------------------------|---------------------------|-------------------------------|----------------------------------|
| <p>Copyright</p> <p>The information and design concepts contained herein remain the property of XXX Pty Ltd. All rights reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage or retrieval system, without the prior written permission of XXX Pty Ltd.</p> | <p>No. Issue / Amendments</p> | <p>1 PRELIMINARY ISSUE</p> | <p>21-02-2025</p> | <p>Date</p> | <p>.. \Logo.png</p> | <p>PLAN REF: 223 KOOKABURRA RISE, PAKENHAM</p> <p>REFERENCE NO: AC23-428</p> <p>VERSION NO: 2</p> <p>DATE: 24.02.2025</p> | <p>Project <b>LOT 223 KOOKABURRA RISE, PAKENHAM</b></p> <p><b>XXX</b></p> <p><b>XXX</b></p> | <p>Client <b>XXX</b></p>      | <p>Drawing <b>XXX</b></p> | <p>Scale <b>470 x 420</b></p> | <p>Project Number <b>XXX</b></p> |
|  |                               |                            |                   |             |                     | <p>Designed <b>XXX</b></p>  | <p>Drawn <b>XXX</b></p>   | <p>Drawing No. <b>A07</b></p> |                           |                               |                                  |
|  |                               |                            |                   |             |                     | <p>Amendment / Issue <b>XXX</b></p>   |   |                               |                           |                               |                                  |
|  |                               |                            |                   |             |                     |   |   |                               |                           |                               |                                  |



Our Ref: 2000490  
16 September 2024

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](http://beveridgewilliams.com.au)

[REDACTED]  
Company/Builder: FRENKEN HOMES PTY LTD  
Email: [assist@frenkenhomes.com.au](mailto:assist@frenkenhomes.com.au)

Dear Sir/Madam,

**RE: Lot 223 Kookaburra Rise, Pakenham  
THE RISE DESIGN ASSESSMENT PANEL APPROVAL**

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

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

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

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

**Please note;**

- **All lots require a planning permit under the ESO placed on the overall Estate. An application must be approved by council before construction commences. The Building envelopes are to be used as a guide only, the planning permit will override all siting recommendations by the DAP team.**
- **Mandated endorsed building envelopes are applicable for lots 313-318, 527-533, 628-634.**
- **Any lot under 300m2 in size, requires a planning permit for being under 300m2 in addition to the ESO planning permit.**
- **There is 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.**

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

Kind Regards,

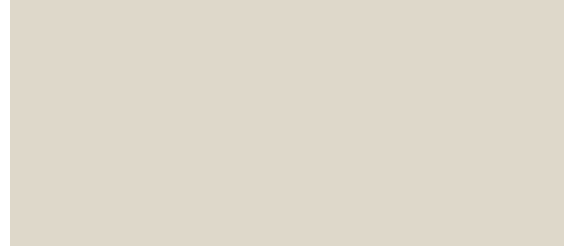
This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified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

**LOT 223 KOOKABURRA RISE, PAKENHAM**  
**COLOUR SAMPLES**

BRICKS – AUSTRAL ASH



RENDER & LETTERBOX – SURFMIST



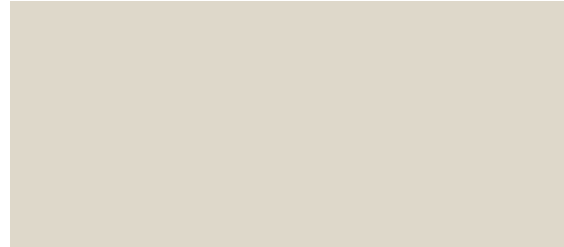
GARAGE DOOR COLOUR – MONUMENT



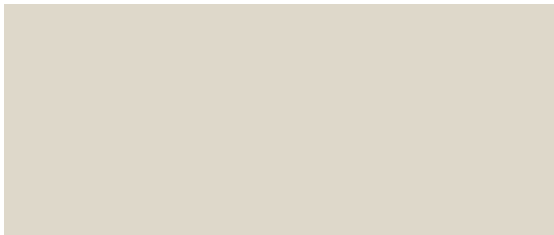
ROOF TILES – BRISTLE COOL SMOKE CLASSIC



FRONT DOOR COLOUR – SURFMIST



WINDOWS & METERBOX – SURFMIST



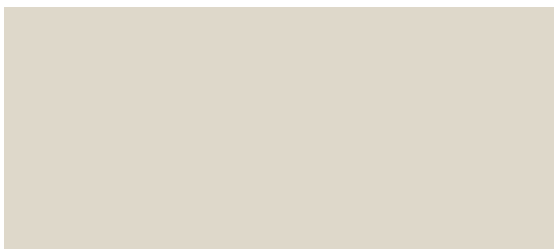
DRIVEWAY – COLOUR THROUGH CONCRETE –  
BLUESTONE



FASCIA & GUTTER - MONUMENT



DOWNPIPES – SURFMIST



**DESIGN ASSESSMENT PANEL**

PLAN APPROVAL DATE: 16.09.2024

REVIEWED BY: Belinda Blythe



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.

**A5. RESCODE**  
**SITE COVERAGE STATISTICS**

|                   |             |
|-------------------|-------------|
| SITE AREA         | 375.0 M     |
| RESIDENCE         | 162.6 M     |
| GARAGE            | 36.2 M      |
| PORCH             | 2.9 M       |
| ALFRESCO          | 8.1 M       |
| TOTAL SITE COVER  | 209.8 M     |
| SITE COVER RATIO  | 56% (0.559) |
| DRIVE WAY         | 24.0 M      |
| OTHER PAVED AREAS | 0.0 M       |
| TOTAL HARD COVER  | 233.8 M     |
| HARD COVER RATIO  | 62% (0.623) |

NOTE: 20 % TO BE PERMEABLE  
ie NOT COVERED

**DRAINAGE REQUIREMENTS**

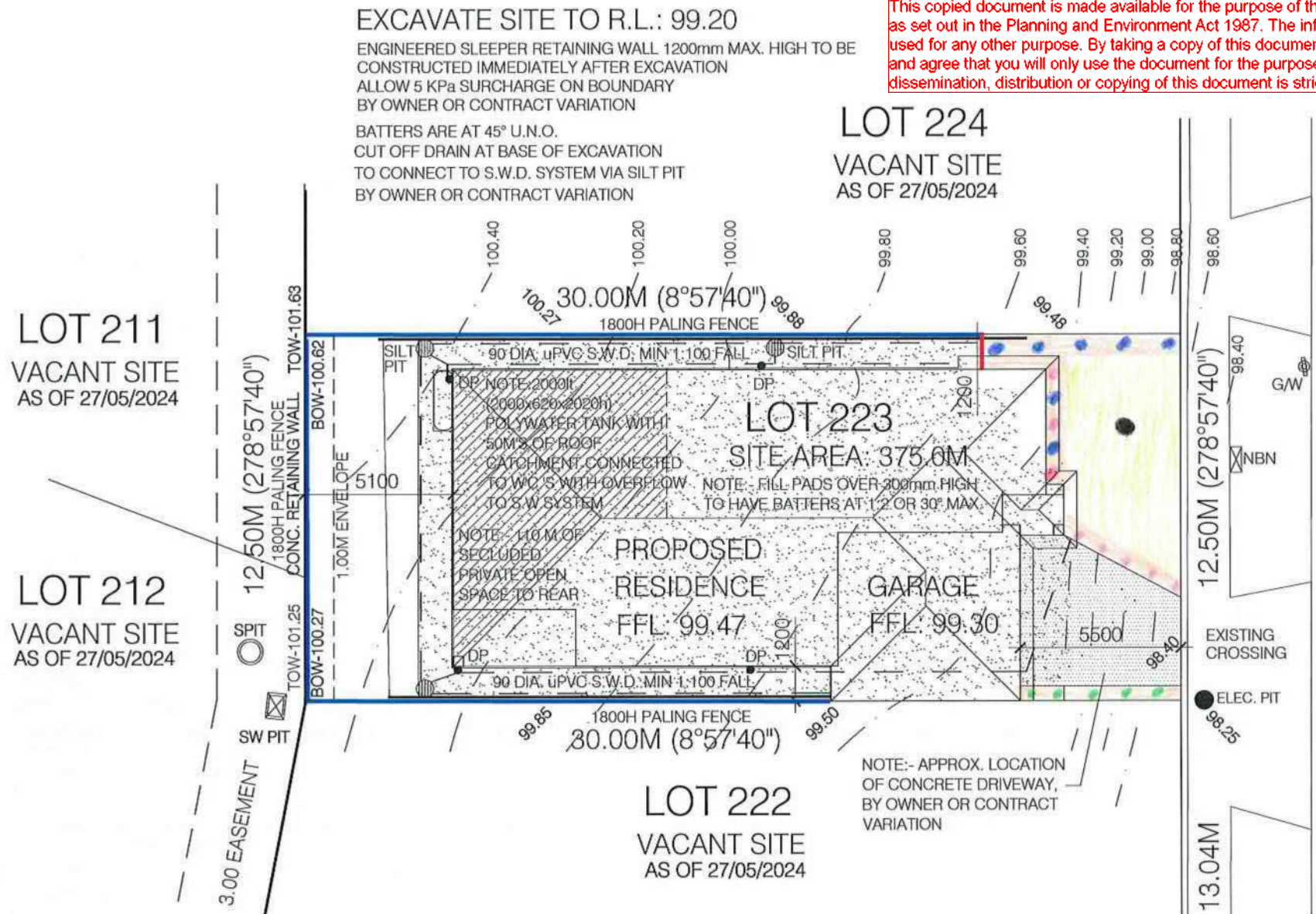
A/ ALL SURFACE DRAINAGE WORKS SHALL BE INSTALLED IN ACCORDANCE WITH THE ENGINEERS DESIGN DETAIL FOR THE SELECTED FOOTING SYSTEM AND SOIL CLASSIFICATION AND IN ACCORDANCE WITH CLAUSE 5.6.3. DRAINAGE REQUIREMENTS OF AS2870.2011, WHEREIN FOR BUILDINGS ON MODERATELY, HIGHLY AND REACTIVE SITES:

- SURFACE DRAINAGE SHALL BE CONTROLLED THROUGHOUT CONSTRUCTION AND BE COMPLETED BY THE FINISH OF CONSTRUCTION
- THE BASE OF TRENCHES SHALL SLOPE AWAY FROM THE BUILDING
- WHERE PIPES PASS UNDER THE FOOTING SYSTEMS, CLAY PLUGS ARE ADOPTED TO PREVENT THE INGRESS OF WATER

B/ FOR BUILDINGS ON HIGHLY AND REACTIVE SITES, THE DRAINER SHALL PROVIDE DRAINAGE ARTICULATION TO ALL STORMWATER, SANITARY PLUMBING AND DISCHARGE PIPES IN ACCORDANCE WITH CLAUSE 5.6.4. PLUMBING REQUIREMENTS, WHEREIN FLEXIBLE JOINTS IMMEDIATELY OUTSIDE THE FOOTING AND COMMENCING WITHIN 1.0M OF THE BUILDING PERIMETER ARE REQUIRED TO ACCOMMODATE THE REQUIRED DIFFERENTIAL MOVEMENT BASED ON THE SOIL CLASSIFICATION.

C/ 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 DWELLING.

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



**LANDSCAPE PLAN**  
SCALE :- 1:200  
LEVELS ARE ARBITRARY DATUM  
DIMENSIONS & LEVELS TO BE VERIFIED BY CERTIFIED COPY OF TITLE OR RELOCATION SURVEY OR APPROVED PLAN OF SUB-DIVISION

- PLANT SCHEDULE**
- 1 x CANOPY TREE
  - MEDIUM SHRUB
  - SMALL SHRUB
  - GRASSES
  - NATURAL MULCH
  - WARM SEASON TURF

**DESIGN ASSESSMENT PANEL**  
PLAN APPROVAL DATE: 16.09.2024  
REVIEWED BY: Belinda Blythe

**NOTES**

|  |  |
|--|--|
| LEVELS ARE TO AN ARBITRARY DATUM AND CONTOURS ARE SHOWN ARE 200mm INTERVALS  | INSPECTION OPENINGS TO BE PROVIDED AT CHANGES IN DIRECTION AND FOR LENGTHS GREATER THAN 20M                              |
| CONNECT ALL DOWN PIPES TO 90mm DIA. UPVC S.W.DRAINAGE SYSTEM OR TO STORM WATER SYSTEM AS DESIGNED BY ENGINEER AND DISCHARGE TO LEGAL POINT IN ACCORDANCE WITH LOCAL COUNCIL REQUIREMENTS | RESIDENCE FINISHED FLOOR LEVEL TO BE NOT LESS THAN 150mm ABOVE FINISHED GROUND LEVEL: REFER TO SITE PLAN                 |
|  | PROVIDE AGGY DRAINS CONNECTED TO SILT PITS AT BASE OF BATTERS. AGGY DRAINS CONNECTED TO STORM WATER SYSTEM VIA SILT PITS |

**THE BONDI 161 MOD.**  
DATE :- / /  
SIGNED BUILDER  
SIGNED OWNER



WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE CONTRACTORS ARE TO CHECK ALL DIMENSIONS & LEVELS PRIOR TO COMMENCEMENT  
COPYWRITE:- THIS DRAWING BELONGS THE PROPERTY OF FRENKEN HOMES

LOCATION:- LOT 223 KOOKABURRA RISE PAKENKHAM

|                  |                      |       |
|------------------|----------------------|-------|
| DATE:- 29/9/2023 | B.P. No.:- DBU-46723 | ISSUE |
| SHEET No.:- 3    | DRG. No.:- AC23-428  | C     |

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.

**A5. RESCODE  
SITE COVERAGE STATISTICS**

|                   |             |
|-------------------|-------------|
| SITE AREA         | 375.0 M     |
| RESIDENCE         | 162.6 M     |
| GARAGE            | 36.2 M      |
| PORCH             | 2.9 M       |
| ALFRESCO          | 8.1 M       |
| TOTAL SITE COVER  | 209.8 M     |
| SITE COVER RATIO  | 56% (0.559) |
| DRIVE WAY         | 24.0 M      |
| OTHER PAVED AREAS | 0.0 M       |
| TOTAL HARD COVER  | 233.8 M     |
| HARD COVER RATIO  | 62% (0.623) |

NOTE: 20 % TO BE PERMEABLE  
ie NOT COVERED

**DRAINAGE REQUIREMENTS**

A/ 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:

- SURFACE DRAINAGE SHALL BE CONTROLLED THROUGHOUT CONSTRUCTION AND BE COMPLETED BY THE FINISH OF CONSTRUCTION
- THE BASE OF TRENCHES SHALL SLOPE AWAY FROM THE BUILDING
- WHERE PIPES PASS UNDER THE FOOTING SYSTEMS, CLAY PLUGS ARE ADOPTED TO PREVENT THE INGRESS OF WATER

B/ FOR BUILDINGS ON HIGHLY AND REACTIVE SITES, THE DRAINER SHALL PROVIDE DRAINAGE ARTICULATION TO ALL STORMWATER, SANITARY PLUMBING AND DISCHARGE PIPES IN ACCORDANCE WITH CLAUSE 5.6.4. PLUMBING REQUIREMENTS, WHEREIN FLEXIBLE JOINTS IMMEDIATELY OUTSIDE THE FOOTING AND COMMENCING WITHIN 1.0M OF THE BUILDING PERIMETER ARE REQUIRED TO ACCOMMODATE THE REQUIRED DIFFERENTIAL MOVEMENT BASED ON THE SOIL CLASSIFICATION.

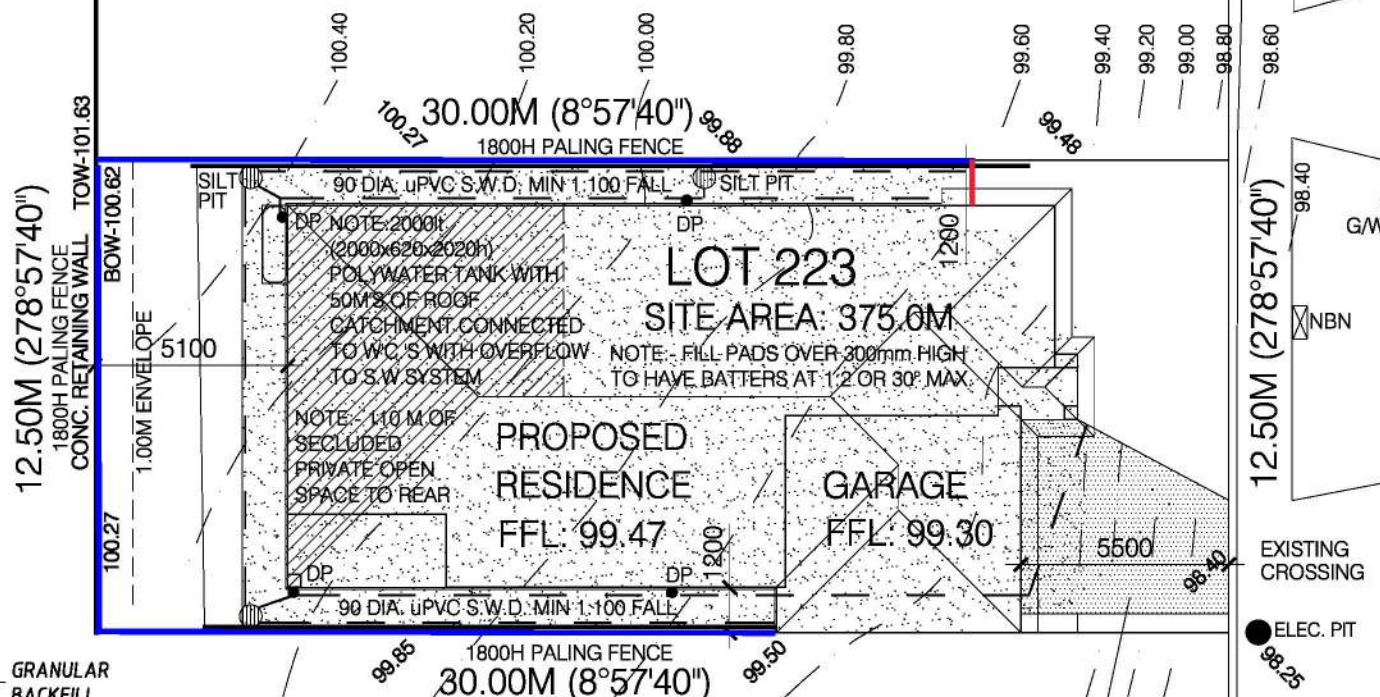
C/ SURFACE WATER MUST BE DIVERTED AWAY FROM THE DWELLING AND GRADED AWAY FROM ALL FOUNDATIONS TO GIVE A SLOPE OF NOT LESS THAN 50mm OVER THE FIRST 1000mm FROM THE DWELLING.

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

**EXCAVATE SITE TO R.L.: 99.20**

ENGINEERED SLEEPER RETAINING WALL 1200mm MAX. HIGH TO BE CONSTRUCTED IMMEDIATELY AFTER EXCAVATION  
ALLOW 5 KPa SURCHARGE ON BOUNDARY BY OWNER OR CONTRACT VARIATION  
BATTERS ARE AT 45° U.N.O.  
CUT OFF DRAIN AT BASE OF EXCAVATION TO CONNECT TO S.W.D. SYSTEM VIA SILT PIT BY OWNER OR CONTRACT VARIATION

**LOT 224  
VACANT SITE  
AS OF 27/05/2024**



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.



**KOOKABURRA RISE**

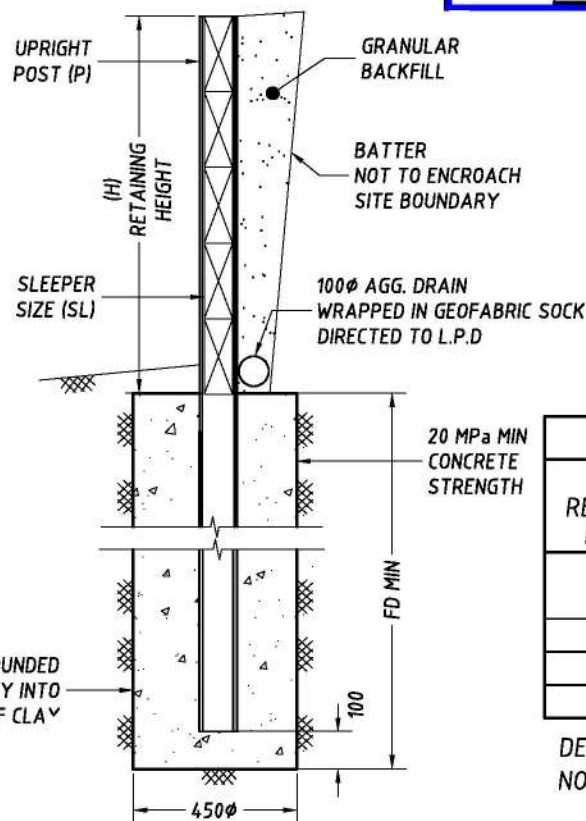
STORM WATER DRAINS:  
TO LEGAL POINT OF DISCHARGE  
TO COUNCIL REQUIREMENTS  
BUILDER TO VERIFY LPD  
PRIOR TO CONNECTION

TBM:  
ELECTRICITY PIT  
R.L. 98.25

**DESIGN ASSESSMENT PANEL**

PLAN APPROVAL DATE: 16.09.2024

REVIEWED BY: Belinda Blythe



**TYPICAL SLEEPER RETAINING WALL DETAIL**  
SCALE 1:20

| F5 (H5 TREATED) SLEEPER RETAINING WALL SCHEDULE |                         |                    |                     |                  |
|---|-------------------------|--------------------|---------------------|------------------|
| (H) RETAINING HEIGHT                            | (FD MIN) FOUNDING DEPTH | (SL) SLEEPER SIZE  | UPRIGHT SPACING (S) | UPRIGHT POST (P) |
| 400   | 500                     | 200 x 75 F5 T/PINE | 1500                | 100 UC 15        |
| 600   | 700                     | 200 x 75 F5 T/PINE | 1500                | 100 UC 15        |
| 800   | 1000                    | 200 x 75 F5 T/PINE | 1500                | 100 UC 15        |
| 1000  | 1200                    | 200 x 75 F5 T/PINE | 1500                | 100 UC 15        |
| 1200  | 1500                    | 200 x 75 F5 T/PINE | 1500                | 100 UC 15        |

DESIGNED FOR MAX LIVE LOAD SURCHARGE - 5.0 KPA  
NOT DESIGNED TO SUPPORT PALING FENCE OVER

**NOTES**

LEVELS ARE TO AN ARBITRARY DATUM AND CONTOURS ARE SHOWN ARE 200mm INTERVALS  
CONNECT ALL DOWN PIPES TO 90mm DIA. UPVC S.W.DRAINAGE SYSTEM OR TO STORM WATER SYSTEM AS DESIGNED BY ENGINEER AND DISCHARGE TO LEGAL POINT IN ACCORDANCE WITH LOCAL COUNCIL REQUIREMENTS

INSPECTION OPENINGS TO BE PROVIDED AT CHANGES IN DIRECTION AND FOR LENGTHS GREATER THAN 20M  
RESIDENCE FINISHED FLOOR LEVEL TO BE NOT LESS THAN 150mm ABOVE FINISHED GROUND LEVEL: REFER TO SITE PLAN  
PROVIDE AGGY DRAINS CONNECTED TO SILT PITS AT BASE OF BATTERS. AGGY DRAINS CONNECTED TO STORM WATER SYSTEM VIA SILT PITS

**THE BONDI 161 MOD.**

DATE :- / /  
SIGNED BUILDER  
SIGNED OWNER



WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE  
CONTRACTORS ARE TO CHECK ALL DIMENSIONS & LEVELS PRIOR TO COMMENCEMENT  
COPYWRITE:- THIS DRAWING BELONGS THE PROPERTY OF FRENKEN HOMES

LOCATION:- LOT 223 KOOKABURRA RISE PAKENKHAM

|                  |                     |       |
|------------------|---------------------|-------|
| DATE:- 29/9/2023 | B.P. No:- DBU-46723 | ISSUE |
| SHEET No:- 3     | DRG. No:- AC23-428  | C     |

**A5. RESCODE**  
**SITE COVERAGE STATISTICS**

|                   |             |
|-------------------|-------------|
| SITE AREA         | 375.0 M     |
| RESIDENCE         | 162.6 M     |
| GARAGE            | 36.2 M      |
| PORCH             | 2.9 M       |
| ALFRESCO          | 8.1 M       |
| TOTAL SITE COVER  | 209.8 M     |
| SITE COVER RATIO  | 56% (0.559) |
| DRIVE WAY         | 24.0 M      |
| OTHER PAVED AREAS | 0.0 M       |
| TOTAL HARD COVER  | 233.8 M     |
| HARD COVER RATIO  | 62% (0.623) |

NOTE: 20 % TO BE PERMEABLE  
ie NOT COVERED

**DRAINAGE REQUIREMENTS**

A/ 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:

- SURFACE DRAINAGE SHALL BE CONTROLLED THROUGHOUT CONSTRUCTION AND BE COMPLETED BY THE FINISH OF CONSTRUCTION
- THE BASE OF TRENCHES SHALL SLOPE AWAY FROM THE BUILDING
- WHERE PIPES PASS UNDER THE FOOTING SYSTEMS, CLAY PLUGS ARE ADOPTED TO PREVENT THE INGRESS OF WATER

B/ FOR BUILDINGS ON HIGHLY AND REACTIVE SITES, THE DRAINER SHALL PROVIDE DRAINAGE ARTICULATION TO ALL STORMWATER, SANITARY PLUMBING AND DISCHARGE PIPES IN ACCORDANCE WITH CLAUSE 5.6.4. PLUMBING REQUIREMENTS, WHEREIN FLEXIBLE JOINTS IMMEDIATELY OUTSIDE THE FOOTING AND COMMENCING WITHIN 1.0M OF THE BUILDING PERIMETER ARE REQUIRED TO ACCOMMODATE THE REQUIRED DIFFERENTIAL MOVEMENT BASED ON THE SOIL CLASSIFICATION.

C/ 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 DWELLING.

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

**DESIGN ASSESSMENT PANEL**  
**PLAN APPROVAL DATE: 16.09.2024**  
**REVIEWED BY: Belinda Blythe**

**DEVELOPER CONDITION: PLEASE NOTE THAT A PLANNING PERMIT IS REQUIRED UNDER THE ESO FOR ALL LOTS. AN APPLICATION MUST BE APPROVED BY COUNCIL BEFORE CONSTRUCTION COMMENCES.**

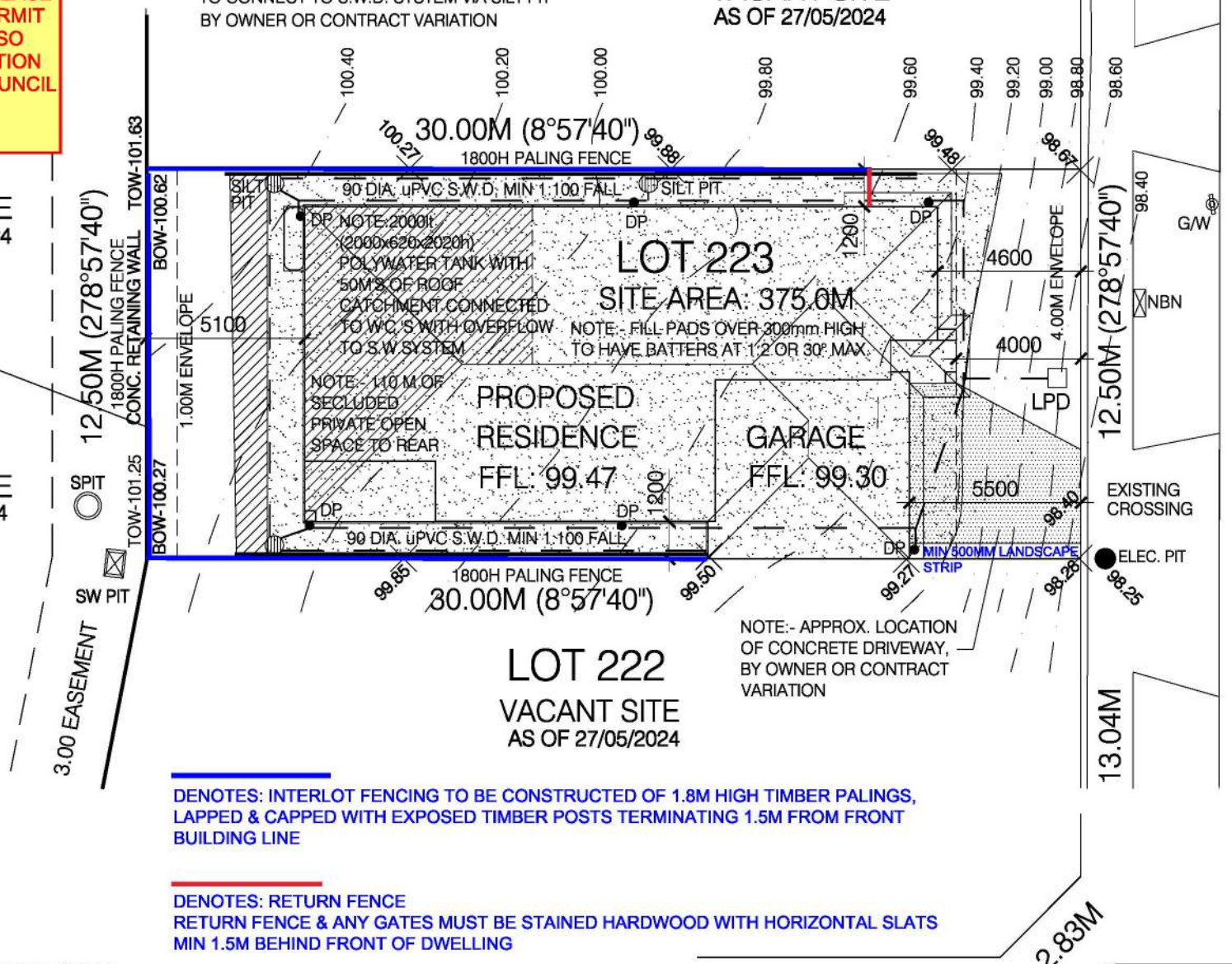
**EXCAVATE SITE TO R.L.: 99.20**  
ENGINEERED SLEEPER RETAINING WALL 1200mm MAX. HIGH TO BE CONSTRUCTED IMMEDIATELY AFTER EXCAVATION  
ALLOW 5 KPa SURCHARGE ON BOUNDARY BY OWNER OR CONTRACT VARIATION  
BATTERS ARE AT 45° U.N.O.  
CUT OFF DRAIN AT BASE OF EXCAVATION TO CONNECT TO S.W.D. SYSTEM VIA SILT PIT BY OWNER OR CONTRACT VARIATION

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

**LOT 211**  
**VACANT SITE**  
**AS OF 27/05/2024**

**LOT 212**  
**VACANT SITE**  
**AS OF 27/05/2024**

**LOT 224**  
**VACANT SITE**  
**AS OF 27/05/2024**



**SITE PLAN**  
**SCALE :- 1:200**

LEVELS ARE ARBITRARY DATUM  
DIMENSIONS & LEVELS TO BE VERIFIED BY CERTIFIED COPY OF TITLE OR RELOCATION SURVEY OR APPROVED PLAN OF SUB-DIVISION

**DENOTES: INTERLOT FENCING TO BE CONSTRUCTED OF 1.8M HIGH TIMBER PALINGS, LAPPED & CAPPED WITH EXPOSED TIMBER POSTS TERMINATING 1.5M FROM FRONT BUILDING LINE**

**DENOTES: RETURN FENCE**  
RETURN FENCE & ANY GATES MUST BE STAINED HARDWOOD WITH HORIZONTAL SLATS  
MIN 1.5M BEHIND FRONT OF DWELLING

**NOTE: FIBRE OPTIC CABLING WILL BE MADE AVAILABLE TO THE DWELLING TO COMPLY WITH THE OPTICOMM GUIDELINES**

**THE LETTERBOX MUST COMPLEMENT THE HOUSE DESIGN AND EXTERNAL COLOUR SCHEME, MUST BE LOCATED ACCORDING TO AUSTRALIA POST STANDARDS AND MUST CLEARLY DISPLAY THE STREET NUMBER OF THE HOUSE SINGLE POST SUPPORTED LETTERBOXES ARE NOT PERMITTED**

STORM WATER DRAINS:  
TO LEGAL POINT OF DISCHARGE TO COUNCIL REQUIREMENTS  
BUILDER TO VERIFY LPD PRIOR TO CONNECTION

**TBM:**  
**ELECTRICITY PIT**  
**R.L. 98.25**

**NOTES**

|  |  |
|--|--|
| LEVELS ARE TO AN ARBITRARY DATUM AND CONTOURS ARE SHOWN ARE 200mm INTERVALS  | INSPECTION OPENINGS TO BE PROVIDED AT CHANGES IN DIRECTION AND FOR LENGTHS GREATER THAN 20M                              |
| CONNECT ALL DOWN PIPES TO 90mm DIA. UPVC S.W.DRAINAGE SYSTEM OR TO STORM WATER SYSTEM AS DESIGNED BY ENGINEER AND DISCHARGE TO LEGAL POINT IN ACCORDANCE WITH LOCAL COUNCIL REQUIREMENTS | RESIDENCE FINISHED FLOOR LEVEL TO BE NOT LESS THAN 150mm ABOVE FINISHED GROUND LEVEL: REFER TO SITE PLAN                 |
|  | PROVIDE AGGY DRAINS CONNECTED TO SILT PITS AT BASE OF BATTERS. AGGY DRAINS CONNECTED TO STORM WATER SYSTEM VIA SILT PITS |

**THE BONDI 161 MOD.**

DATE :- / /  
SIGNED BUILDER  
SIGNED OWNER



WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE  
CONTRACTORS ARE TO CHECK ALL DIMENSIONS & LEVELS PRIOR TO COMMENCEMENT  
COPYWRITE:- THIS DRAWING BELONGS THE PROPERTY OF FRENKEN HOMES

**LOCATION:- LOT 223 KOOKABURRA RISE PAKENKHAM**

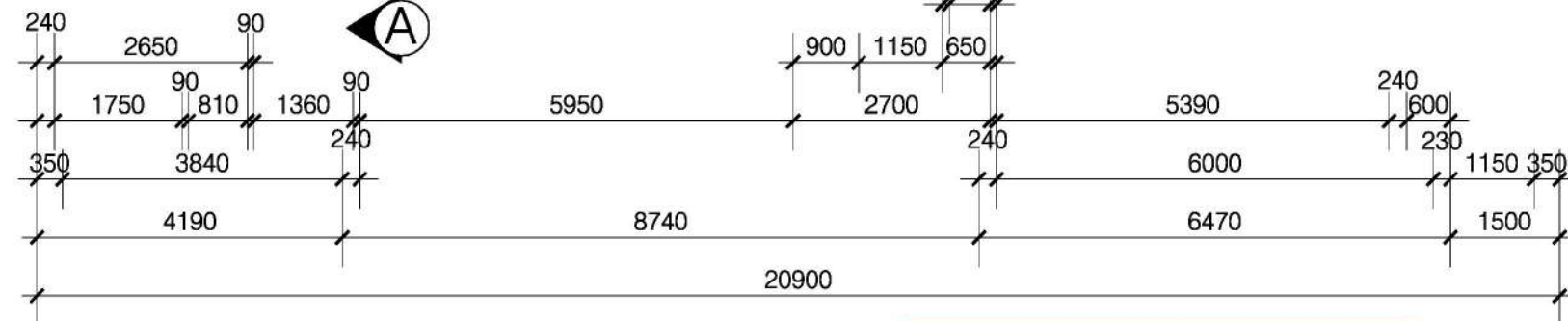
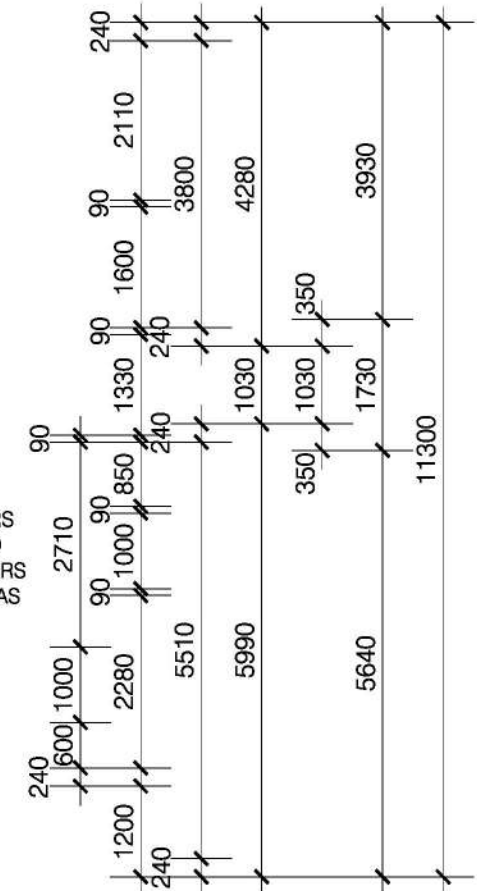
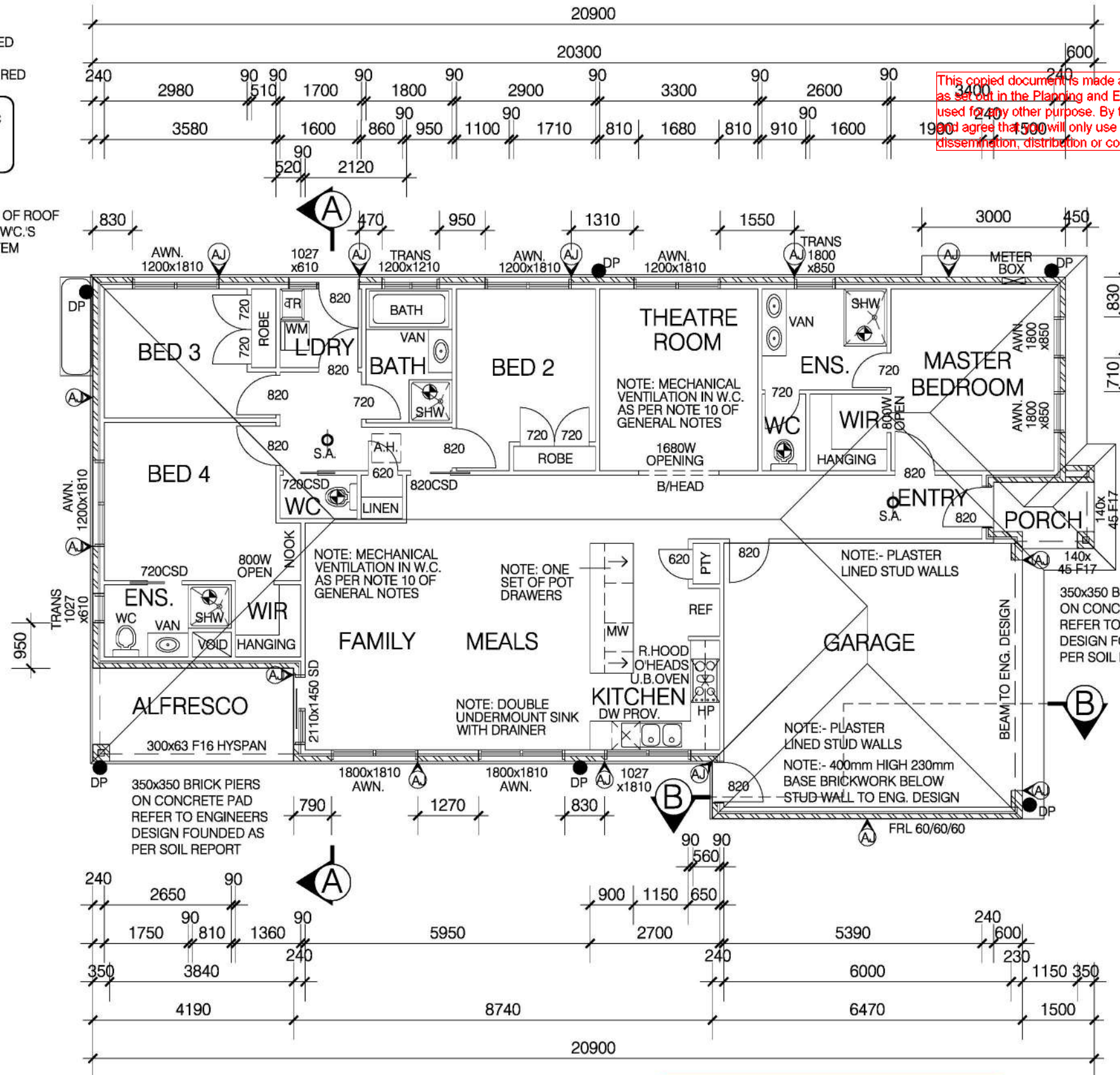
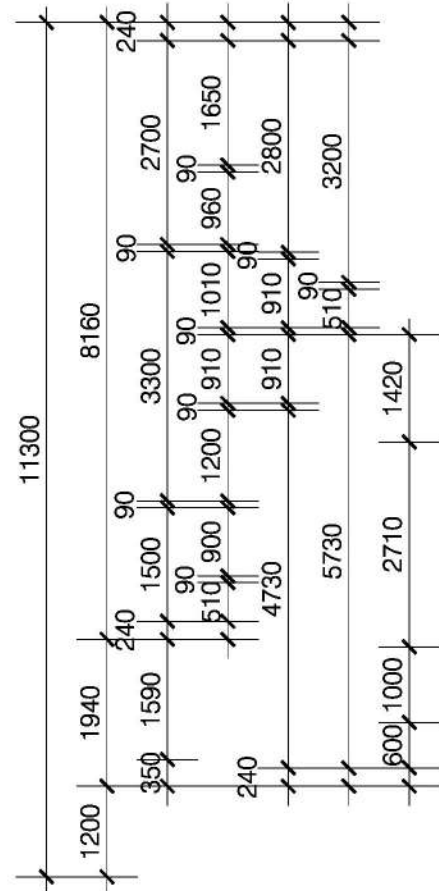
|                  |                     |       |
|------------------|---------------------|-------|
| DATE:- 29/9/2023 | B.P. No:- DBU-46723 | ISSUE |
| SHEET No:- 3     | DRG. No:- AC23-428  | C     |

LOCALLY FILL AROUND  
DOORWAYS TO AVOID THE NEED  
FOR STEPS AND GRADE SOIL  
AWAY FROM HOUSE AS REQUIRED

WC DOORS TO OPEN OUT OR  
HAVE REMOVABLE HINGES IF WC  
HAS LESS THAN 1200mm OF  
CLEARANCE FROM DOOR TO  
CLOSET PAN

NOTE: 2000lt (2000x620x2020h)  
POLYWATER TANK WITH 50M'S OF ROOF  
CATCHMENT CONNECTED TO WC'S  
WITH OVERFLOW TO S.W. SYSTEM

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.



**FLOOR PLAN**  
SCALE :- 1:100

AREA STATISTICS

|            |         |
|------------|---------|
| FLOOR PLAN | 162.6 M |
| GARAGE     | 36.2 M  |
| PORCH      | 2.9 M   |
| ALFRESCO   | 8.1 M   |



**DESIGN ASSESSMENT PANEL**  
PLAN APPROVAL DATE: 16.09.2024  
REVIEWED BY: Belinda Blythe

**THE BONDI 161 MOD.**

DATE :- / /  
SIGNED BUILDER  
SIGNED OWNER



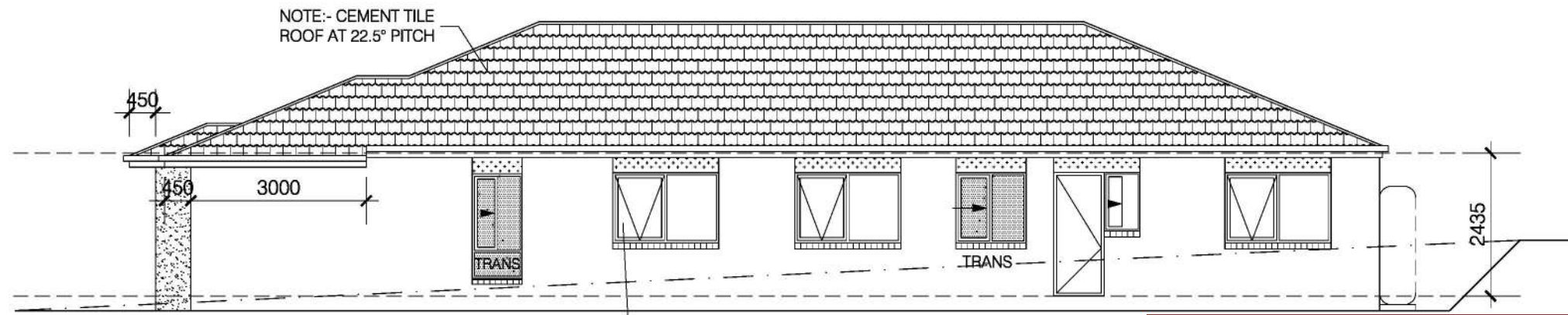
WRITTEN DIMENSIONS TAKE  
PRECEDENCE OVER SCALE  
CONTRACTORS ARE TO CHECK  
ALL DIMENSIONS & LEVELS  
PRIOR TO COMMENCEMENT  
  
COPYWRITE:- THIS DRAWING  
BELONGS THE PROPERTY OF  
FRENKEN HOMES



LOCATION:- LOT 223 KOOKABURRA RISE PAKENKHAM

|                  |                     |       |
|------------------|---------------------|-------|
| DATE:- 29/9/2023 | B.P. No:- DBU-46723 | ISSUE |
| SHEET No:- 4     | DRG. No:- AC23-428  | C     |

NOTE: NO LIGHTWEIGHT MATERIALS ARE TO BE USED ON THE FAÇADE



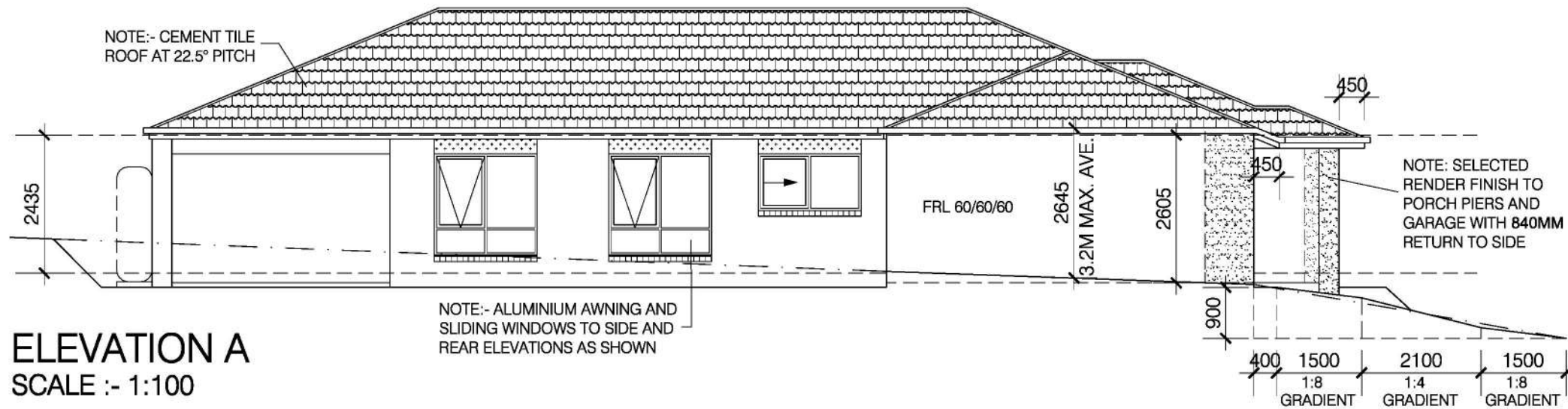
**ELEVATION C**  
SCALE :- 1:100

SAFETY GLAZING TO A.S.1288 REFER TO GENERAL NOTES

NOTE:- ALUMINIUM AWNING AND SLIDING WINDOWS TO SIDE AND REAR ELEVATIONS AS SHOWN

820DF

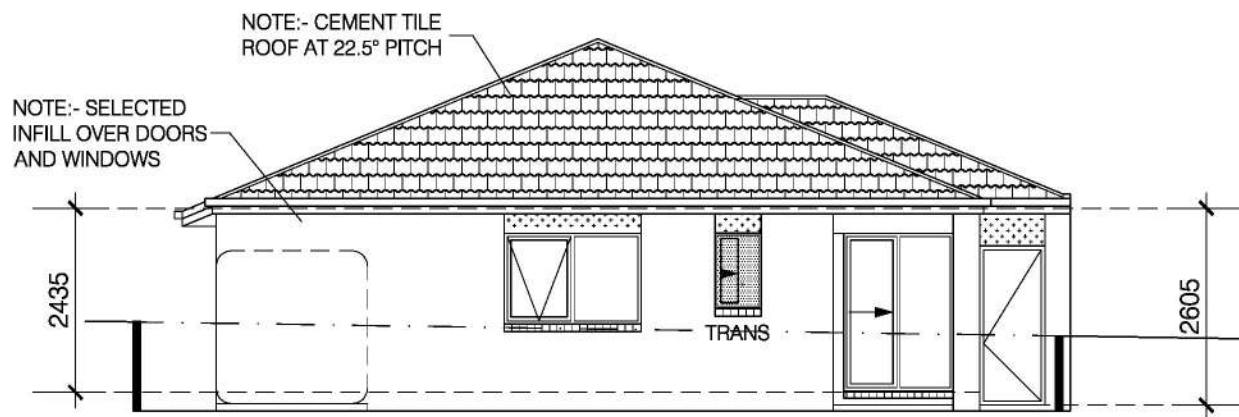
This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified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



**ELEVATION A**  
SCALE :- 1:100

NOTE:- ALUMINIUM AWNING AND SLIDING WINDOWS TO SIDE AND REAR ELEVATIONS AS SHOWN

NOTE: SELECTED RENDER FINISH TO PORCH PIERS AND GARAGE WITH 840MM RETURN TO SIDE

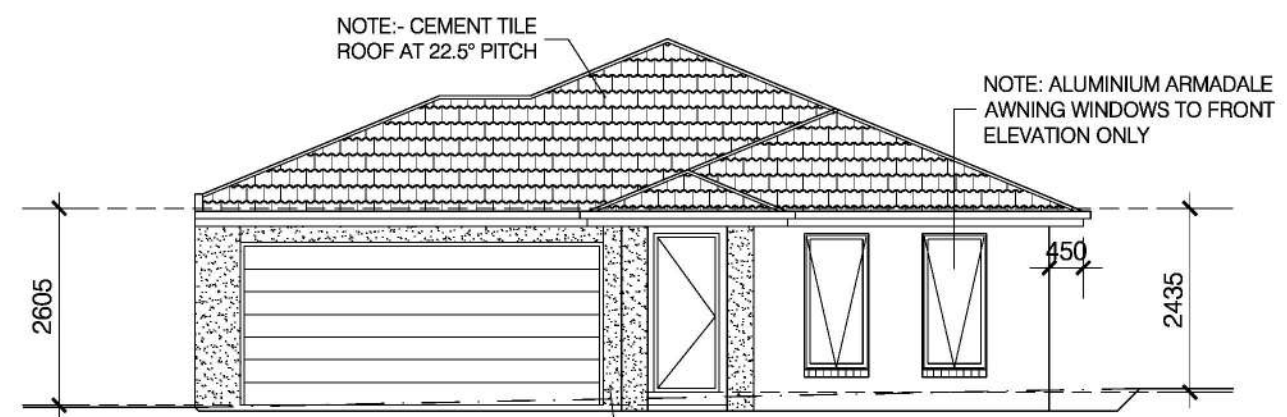


**ELEVATION D**  
SCALE :- 1:100

NOTE:-2000lt (2000x620x2020h) POLYWATER TANK WITH 50M'S OF ROOF CATCHMENT CONNECTED TO WC.'S WITH OVERFLOW TO S.W.SYSTEM

SAFETY GLAZING TO A.S.1288 REFER TO GENERAL NOTES

820DF



**ELEVATION B**  
SCALE :- 1:100

NOTE:- CEMENT TILE ROOF AT 22.5° PITCH

NOTE: ALUMINIUM ARMADALE AWNING WINDOWS TO FRONT ELEVATION ONLY

2100 X 4800 PANEL LIFT DOOR REFER TO PROJECT SPEC.

920DF

NOTE: SELECTED RENDER FINISH TO PORCH PIERS AND GARAGE WITH RETURN TO SIDE

THE BONDI 161 MOD.

DATE :- / /  
SIGNED BUILDER  
SIGNED OWNER



WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE CONTRACTORS ARE TO CHECK ALL DIMENSIONS & LEVELS PRIOR TO COMMENCEMENT  
COPYWRITE:-THIS DRAWING BELONGS THE PROPERTY OF FRENKEN HOMES

**DESIGN ASSESSMENT PANEL**

PLAN APPROVAL DATE: 16.09.2024

REVIEWED BY: Belinda Blythe



LOCATION:- LOT 223 KOOKABURRA RISE PAKENKHAM

DATE:- 29/9/2023

B.P. No.:- DBU-46723

ISSUE

SHEET No.:- 6

DRG. No.:- AC23-428

C

## **LOT 223 NO 5 KOOKABURRA RISE, PAKENHAM**

### FURTHER INFORMATION REQUIRED.....

1, 2, 3 & 4 – Uploaded 06/02/2025

5.1

Alternative options were discussed however due to the existing slope of the land, this option is the most cost effective and the client wants the cheapest build option.

5.2

Design Guidelines have been complied with as design approval has been obtained. We have satisfied their requirements including casual surveillance, building setbacks, water saving options and design including variety, articulation, colours, materials, textures, roof design, car accommodation, height restrictions and site coverage.

5.3

DAP approval and stamped plans uploaded 06/02/2025

5.4

Covenant PS902144W

Restriction A – Approval has been obtained from the Design Assessment Panel.

Restriction B – No party walls exist.

Section 173 Agreement AX385769J

There is no vegetation on the land apart from grass / weeds which the owner will maintain along with any future installed landscaping. Developer design approval has been obtained.

The owner is obliged to comply with all things necessary as per the agreement.

### PRELIMINARY ASSESSMENT COMMENT RESPONSES.....

1 – Client is happy with design as is.

2 – No outbuildings to note.

3 – Adjoining property owners will only view a small section of dwelling over the fence which will be brickwork broken up with windows. Front façade which has varied materials and colours has been approved by the DAP. No further changes are required.

4 – The master bedroom has no east facing windows so no need to reduce eave or dimension of room.

5 – Detailed landscape plan uploaded 06/02/2025

6 – Noted

7 – Noted