Notice of Application for a Planning Permit

Cardinia

The land affected by the application is located at:	L1 TP412390 Bowman Road, Beaconsfield VIC 3807
The application is for a permit to:	S72 Amendment to allow for changes to the approved plans (Amended Dwelling Design and Construction of a Private Tennis Court)

APPLICATION DETAILS	
The applicant for the permit is:	Hargreaves Design Group
Application number:	T190449 - 2

You may look at the application and any documents that support the application at the office of the Responsible Authority:

Cardinia Shire Council, 20 Siding Avenue, Officer 3809.

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

Documents can also be viewed on Council's website: cardinia.vic.gov.au/advertisedplans or by scanning the QR code.

HOW CAN I MAKE A SUBMISSION?

This application has not been decided. You can still make a submission before a decision has been made. The Responsible Authority will not decide on the application before:	10 July 2024

WHAT ARE MY OPTIONS?

Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.

An objection must:

- be made to the Responsible Authority in writing;
- include the reasons for the objection; and
- state how the objector would be affected.

If you object, the Responsible Authority will notify you of the decision when it is issued.

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.

Application is here

1 Application lodged — 2 Council initial assessment — 3 Notice — 4 Consideration of submissions — 5 Assessment — 6 Decision

Cardinia

Planning Enquiries
Phone: 1300 787 624
Web: www.cardinia.vic.gov.au

Office Use Only Application No.: Date Lodged: / /

Application to
AMEND a Planning Permit

If you need help to complete this form, read MORE INFORMATION at the end of this form.

⚠ Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*. If you have any questions, please contact Council's planning department.

⚠ This form cannot be used to:
- amend a permit or part of a permit if the Victorian Civil and Administrative Tribunal (VCAT) has directed under section 85 of the Act that the responsible authority must not amend that permit or that part of the permit (as the case requires); or
- amend a permit issued by the Minister under Division 6 of Part 4 of the Act (these applications must be made to the Minister under section 97I of the Act).

⚠ **Questions marked with an asterisk (*) must be completed.**

i Click for further information.

Clear Form

The Land i

Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address *

Unit No.: | St. No.: | St. Name: Bowman Road

Suburb/Locality: Beaconsfield | Postcode: 3807

Formal Land Description *
Complete either A or B.

⚠ This information can be found on the certificate of title.

If this application relates to more than one address, attach a separate sheet setting out any additional property details.

A Lot No.: 1 ○ Lodged Plan ☒ Title Plan ○ Plan of Subdivision No.: 412390Y

OR

B Crown Allotment No.: | Section No.:

Parish/Township Name:

Planning Permit Details i

What permit is being amended?*

Planning Permit No.: T190449

The Amended Proposal i

⚠ You must give full details of the amendment being applied for. Insufficient or unclear information will delay your application

What is the amendment being applied for?*

- Indicate the type of changes proposed to the permit.
- List details of the proposed changes.

If the space provided is insufficient, attach a separate sheet.

This application seeks to amend:

☐ What the permit allows
☐ Current conditions of the permit
☒ Plans endorsed under the permit
☒ Other documents endorsed under the permit

Details: Proposed new design for the Dwelling & Garage.

☑ Provide plans clearly identifying all proposed changes to the endorsed plans, together with: any information required by the planning scheme, requested by Council or outlined in a Council checklist; and if required, include a description of the likely effect of the proposal.

Development Cost

Estimate cost of development*

If the permit allows ***development***, estimate the cost difference between the development allowed by the permit and the development to be allowed by the amended permit.

Cost of proposed amended development:		Cost of the permitted development:		Cost difference (+ or –):
$ 1000000	–	$ 1000000	=	$ 0

Insert 'NA' if no development is proposed by the permit.

You may be required to verify this estimate.

Existing Conditions

Describe how the land is used and developed now *

For example, vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

Have the conditions of the land changed since the time of the original permit application? [ ] Yes [x] No

If yes, please provide details of the existing conditions.

The Land still remains to be vacant.

[ ] Provide a plan of the existing conditions if the conditions have changed since the time of the original permit application. Photos are also helpful.

Title Information

Encumbrances on title *

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

( ) Yes (If 'yes' contact council for advice on how to proceed before continuing with this application.)

(x) No

( ) Not applicable (no such encumbrance applies).

[ ] Provide a full, current copy of the title for each individual parcel of land forming the subject site.
The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments', for example, restrictive covenants.

Applicant and Owner Details

Provide details of the applicant and the owner of the land.

Applicant *

The person who wants the permit.

Name:

[redacted]

Organisation (if applicable): Hargreaves Design Group

Postal Address: | If it is a P.O. Box, enter the details here:

Unit No.: 3 | St. No.: 5 | St. Name: Cook Drive

Suburb/Locality: Pakenham | State: Vic | Postcode: 3810

Please provide at least one contact phone number *

Contact information for applicant OR contact person below

Business phone: 03 5940 2340 | Email: scott@hargreaves.design

Mobile phone: | Fax:

Where the preferred contact person for the application is different from the applicant, provide the details of that person.

Contact person's details*

Same as applicant: X

Name:

Title: | First Name: | Surname:

Organisation (if applicable):

Postal Address: | If it is a P.O. Box, enter the details here:

Unit No.: | St. No.: | St. Name:

Suburb/Locality: | State: | Postcode:

Owner *

The person or organisation who owns the land

Where the owner is different from the applicant, provide the details of that person or organisation.

Same as applicant:

Name:

[redacted]

Owner's Signature (Optional): | Date: day / month / year

Declaration

This form must be signed by the applicant*

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

I declare that I am the applicant; that all the information in this application is true and correct; that all changes to the permit and plan have been listed as part of the amended proposal and that the owner (if not myself) has been notified of the permit application.

Signatu[redacted] | Date: 21.03.24 day / month / year

Need help with the Application?

If you need help to complete this form, read More Information at the end of this form or contact Council's planning department. General information about the planning process is available at planning.vic.gov.au

Contact Council's planning department to discuss the specific requirements for his application and obtain a checklist. Insufficient or unclear information may delay your application.

Has there been a pre-application meeting with a council planning officer

(X) No ( ) Yes | If 'Yes', with whom?:

Date: day / month / year

Checklist

Have you:

x	Filled in the form completely?
	Paid or included the application fee? — Most applications require a fee to be paid. Contact Council to determine the appropriate fee.
x	Attached all necessary supporting information and documents?
x	Completed the relevant council planning permit checklist?
x	Signed the declaration above?

Lodgement

Lodge the completed and signed form and all documents with:

Cardinia Shire Council
PO Box 7
Pakenham VIC 3810

In person: 20 Siding Avenue, Officer

Contact information:

Telephone: 1300 787 624
Fax: (03) 5941 3784
Email: mail@cardinia.vic.gov.au
DX: 81006

Deliver application in person, by post or by electronic lodgement.

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

VOLUME 04634 FOLIO 665

Security no : 124113583246D
Produced 21/03/2024 10:09 AM

LAND DESCRIPTION

Lot 1 on Title Plan 412390Y.
PARENT TITLE Volume 01126 Folio 085
Created by instrument 1074014 02/11/1922

REGISTERED PROPRIETOR

[redacted]

ENCUMBRANCES, CAVEATS AND NOTICES

[redacted]

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
AG372977W 26/02/2009

DIAGRAM LOCATION

SEE TP412390Y FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: BOWMAN ROAD BEACONSFIELD VIC 3807

ADMINISTRATIVE NOTICES

NIL

[redacted]

DOCUMENT END

Imaged Document Cover Sheet

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

Document Type	**Plan**
Document Identification	**TP412390Y**
Number of Pages (excluding this cover sheet)	**1**
Document Assembled	**21/03/2024 10:09**

TITLE PLAN		EDITION 1	TP 412390Y

Location of Land

Parish: PAKENHAM
Township:
Section:
Crown Allotment: 89(PT)
Crown Portion:

Last Plan Reference:
Derived From: VOL 4834 FOL 665
Depth Limitation: NIL

Notations

ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN

Description of Land / Easement Information

THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT
COMPILED: 19/04/2000
VERIFIED: P.C.

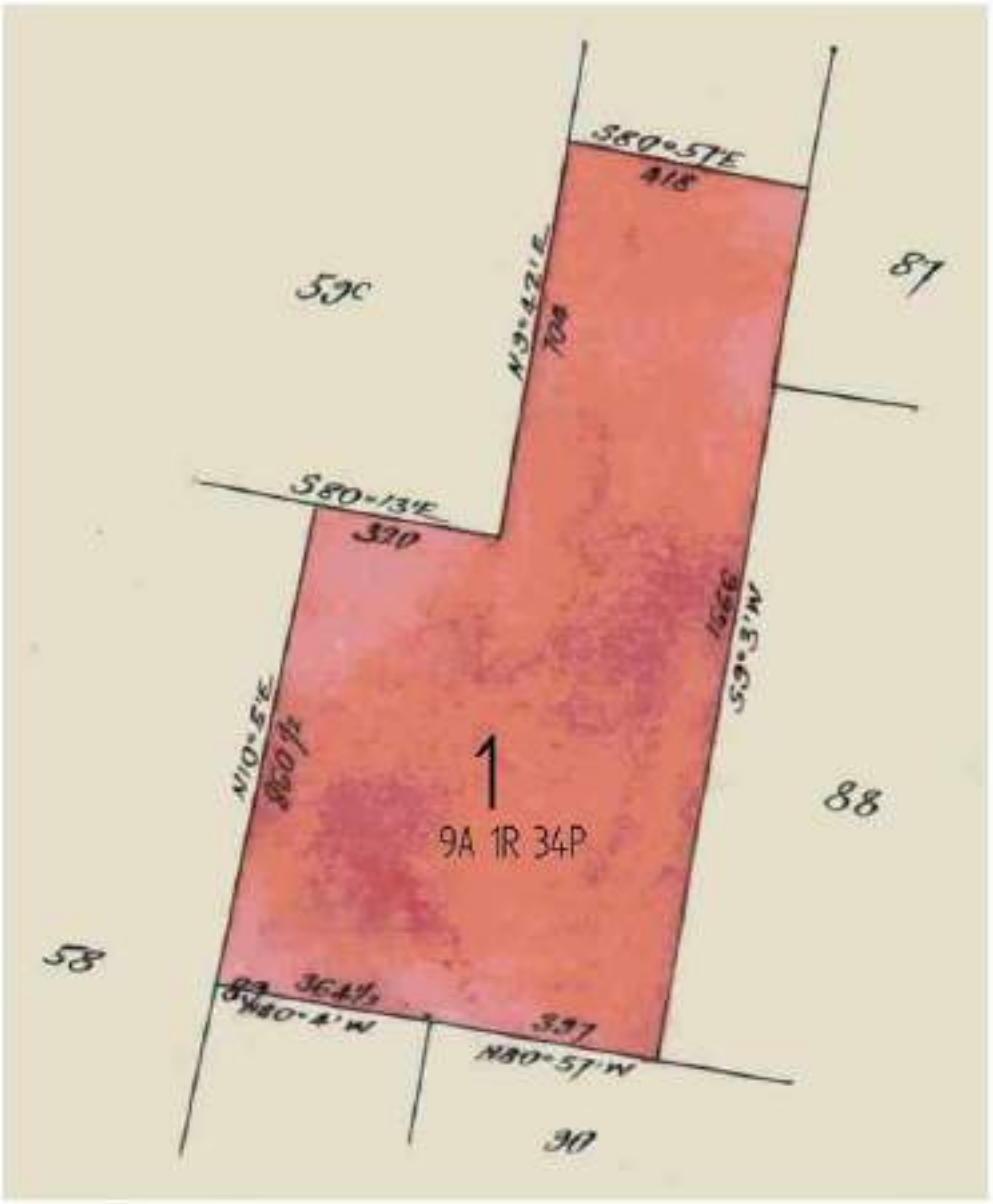

TABLE OF PARCEL IDENTIFIERS

WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply seperately disposable parcels under Section 8A of the Sale of Land Act 1962

PARCEL 1 = CA 89 (PT)

LENGTHS ARE IN LINKS	Metres = 0.3048 x Feet Metres = 0.201168 x Links		Sheet 1 of 1 sheets

Imaged Document Cover Sheet

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

Document Type	**Instrument**
Document Identification	**AG372977W**
Number of Pages (excluding this cover sheet)	**10**
Document Assembled	**21/03/2024 10:09**

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26/02/2009 $99.90 173

FORM 18

Section 181

APPLICATION BY A RESPONSIBLE AUTHORITY FOR THE MAKING OF A RECORDING OF AN AGREEMENT
PLANNING AND ENVIRONMENT ACT 1987

Lodged at the Land Titles office by:

Name:	**KLM SPATIAL**
Phone:	**9794 9438**
Address:	**P.O. BOX 1055 DANDENONG 3175**
Ref:	**2996**
Customer Code:	**1802E**

The Authority having made an agreement referred to in section 181(1) of the **Planning and Environment Act 1987** requires a recording to be made in the Register for the land.

Land: **Volume 4634 Folio 665 being Lot 1 on TP 412390Y**

Authority: **Cardinia Shire Council** of Henty Way Pakenham

Section and Act under which agreement made: **Section 173 Planning and Environment Act 1987**

A copy of the Agreement is attached to this Application.

Signature for the Authority: [redacted]

Name of Officer:

Date: 17 February 2009.

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Deed of Agreement
Section 173 Agreement

CARDINIA SHIRE COUNCIL

AND

[redacted]

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DEED OF AGREEMENT
Section 173 Agreement

DATE 17th FEBRUARY 2009

PARTIES

Cardinia Shire Council of Henty Way, Pakenham (the "**Responsible Authority**");

AND

[redacted]

(the "**Owner**").

RECITALS

A. The Owner is the registered proprietor of an estate in fee simple of the land known as Lot 1 on TP412390Y and being the whole of the land described in Certificate of Title Volume **4634** Folio **665** (the "**Land**").

B. The Cardinia Shire Council is the Responsible Authority, under the *Planning and Environment Act* 1987 (the "**Act**"), for the purposes of the **Cardinia Planning Scheme** (the "**Scheme**"). The Land is affected by the provisions of the Scheme.

C. The Responsible Authority issued planning permit no. T080019 on 29th August 2008 (the "**Permit**"), for the removal of native vegetation and for the construction of vehicular access.

A copy of the Permit is available for inspection at the Responsible Authority's offices during normal business hours upon giving the Responsible Authority reasonable notice.

Pursuant to Conditions 2 and 18 of the Permit, the Owner is required to enter into an agreement with the Responsible Authority in relation to the development of the Land.

D. Land adjacent to the western end of Bowman Road and adjacent to the "**Land**" is Crown Land to be proclaimed as Road (the "**Road**") and is shown on the diagram attached hereto marked "**A**"

E. The Responsible Authority, and the Owner have agreed to enter into this agreement pursuant to Section 173 of the Act.

OPERATIVE PROVISIONS

1. DEFINITIONS AND INTERPRETATION

Definitions

"**Act**" means the Planning and Environment Act 1987.

"**Agreement**" means this Deed of Agreement.

"**Land**" has the meaning ascribed to it in Recital A.

"**Laws**" means Commonwealth, Victorian or local government legislation, regulations, by-laws and other sub-ordinate legislation, codes and policies (including the State Environment Protection Policy (Waters of Victoria)), judicial , administrative or regulatory decrees, judgments or orders from time to time including as amended or modified or re-enacted from time to time.

"**Road**" means the road shown on the diagram attached hereto marked 'A'

"**Transferee**" means a person or company who takes transfer of or enters into a Contract of Sale to purchase the Land.

General Interpretation

In this Agreement, unless the context otherwise requires:

(a) a reference to any legislation or any legislative provision includes any statutory modification or re-enactment of, or legislative provisions substituted for, and any subordinate legislation issued under, that legislation or legislative provisions;

(b) the singular includes the plural and vice versa,

(c) a reference to an individual or person includes a corporation, partnership, joint venture, association, authority, trust, state or government, or vice versa;

(d) a reference to any gender includes all genders,

(e) a reference to a recital, clause, schedule, annexure or exhibit is to a recital, clause, schedule, annexure or exhibit of or to this Agreement;

(f) a recital, schedule annexure or a description of the parties forms part of this Agreement;

(g) a reference to any Agreement or document is to that Agreement or document (and, where applicable, any of its provisions) as amended, innovated, supplemented, or replaced from time to time,

(h) a reference to any party to this Agreement or any other document or arrangement includes that party's executors, administrators, substitutes, successors and permitted assigns; and

(i) where an expression is defined, another part of the speech or grammatical form of that expression has a corresponding meaning.

Headings

In this Agreement headings are for convenience of reference only and do not affect interpretation.

2. CONFIRMATION OF RECITALS

Each of the parties to this Agreement confirms the recitals that relate to that party.

3. EFFECT OF THE AGREEMENT AND REGISTRATION

3.1 Agreement Under Section 173 of the Act

The parties agree that without limiting or restricting the respective powers to enter into this Agreement and, in so far as it can be so treated, this Agreement is made pursuant to section 173 of the Act.

3.2 Covenants to Run with the Land

The parties agree and declare that the obligations imposed on the Owner under this Agreement are intended to take effect as covenants which shall be annexed to and run at law and equity with the whole or any part of the Land and bind the Owner, its successors, transferees and permitted assigns, the registered proprietor or proprietors for the time being of the Land.

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3.3 Registration Memorandum

(a) The Owner will make an Application to the Registrar of Titles to make a recording of this Agreement in the Register on the Certificate of Title to the Subject Land in accordance with Section 181 of the Act and covenant to do all things necessary to enable the Agreement to be recorded including procuring the consent to this Agreement of any Mortgagee or Caveator.

4. COVENANTS

4.1 Owner's Covenants

(a) The owner shall be responsible for all costs and works associated with the construction and maintenance of the Road in accordance with the cross section plan attached hereto marked 'B'.

(b) The owner will implement and comply with all provisions, requirements and recommendations, including the provisions of native vegetation offsets, contained in the Flora and Fauna Assessment and Net Gain Analysis for Road Proclamation at Bowman Road, Upper Beaconsfield prepared by Practical Ecology dated August 2007.

5. OWNER'S INDEMNITY AND RELEASE

The Owner covenants to indemnify and keep indemnified the Responsible Authority, their officers, employees, agents, workman and contractors from and against all costs, expenses, losses or damages which they or any of them may sustain, incur or suffer or be or become liable for or in respect of any suit, action, proceeding, judgement or claim brought by any person arising from this Agreement or non-compliance with this Agreement. The Owner agrees to hold harmless and keep the Responsible Authority indemnified for and against all actions, claims, liability, demands, damages, losses, expenses and/or costs by or at the instance of any person or body whatsoever and howsoever caused, including but without limiting, any claim in negligence or arising from personal injury, arising from or referable to this Agreement or any non-compliance with this Agreement.

6. OWNER'S WARRANTIES

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

(b) The Owner covenants to obtain the consent by any mortgagee to be bound by the covenants in this Agreement if the mortgagee becomes a mortgagee in possession of the Land.

(c) Without limiting the operation or effect of this Agreement, the Owner must ensure that until a Memorandum of this Agreement is registered on the Certificate of Title to this Land, the Owner will ensure that its Transferees:

(i) give effect to, do all acts and sign all documents to give effect to this Agreement; and

(ii) execute a deed agreeing to be bound by this Agreement.

7. OWNER'S OR TRANSFEREE'S DEFAULT

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

8. COSTS

The Owner will pay the Responsible Authority's reasonable costs and expenses in relation to the negotiation, preparation, drafting, finalisation, engrossment, execution, registration and enforcement of this Agreement which are and until payable remain a debt due to the Responsible Authority.

9. NO FETTERING OF THE RESPONSIBLE AUTHORITY'S POWERS

The parties acknowledge and agree that this Agreement does not fetter or restrict the power or discretion of the Responsible Authority 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 application to the Land or relating to any use or development of the Land.

10. NOTICES

Any notice under this Agreement may be served by delivering, either personally or by registered mail, to the Parties.

11. SEVERABILITY

If a court, arbitrator, tribunal or other competent authority determines that a word, phrase, paragraph or clause of this Agreement is unenforceable, legal or void then it must be severed and the other provisions of this Agreement remain operational.

12. FURTHER ASSURANCE

Each party must promptly execute and deliver all documents and take all other actions necessary or desirable to effect, perfect or complete the transactions contemplated by this Agreement

13. NO WAIVER

Any time or time indulgence granted by the Responsible Authority to the Owner or any variation of the terms and conditions of this Agreement will not in any way amount to a waiver of any of the rights and remedies of the Responsible Entity in relation to the terms of this Agreement

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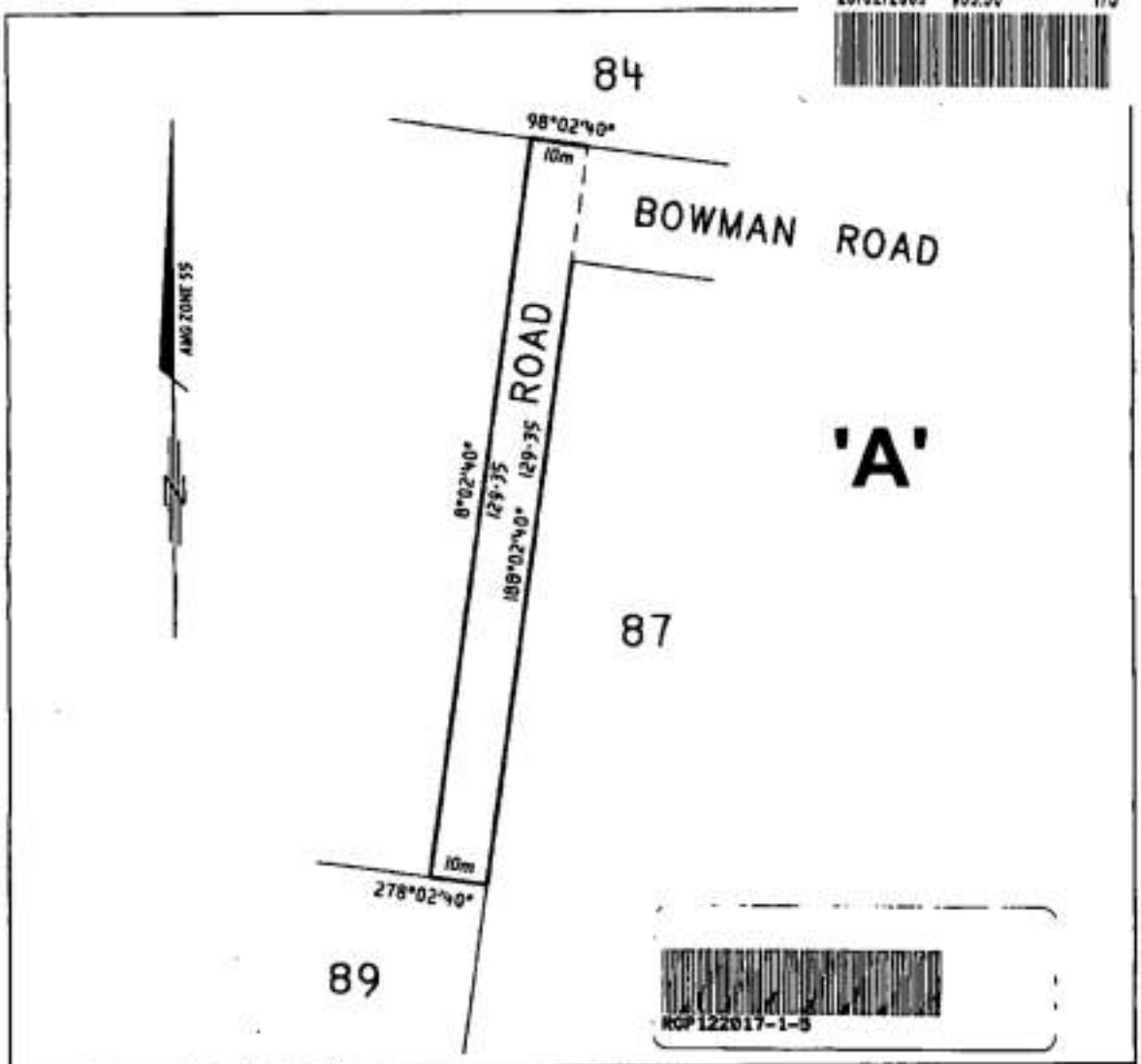

NOTATIONS

KLM SPATIAL Ref. 2996 — Checked by BRE Date 28.10.3 Initials

I, Roger Philip Green of 47 Princes Highway, Dandenong certify that this plan has been prepared from a survey made under my immediate direction and supervision, in accordance with the Surveyors Act 1978 and completed on 21-5-03 that this plan is accurate and correctly represents the adopted boundaries and the survey accuracy accords as defined in regulation 6(6) of the Surveyors (Cadastral Surveys) Regulations 199[redacted]

Date 28-10-2003

Examined P.MILLMAN 31-10-2003

[redacted] 2003

SURVEYOR - GENERAL DATE

Charted

PL[redacted]

COUNTY OF MORNINGTON

PARISH OF PAKENHAM

OFFICE OF SURVEYOR GENERAL

DEPARTMENT OF SUSTAINABILITY AND ENVIRONMENT

SCALE 0 10 20 30 40 50 60 LENGTHS ARE IN METRES

ORIGINAL SCALE 1:1000 SHEET SIZE A4

Corr. No. L12 - 1097

OP 122017

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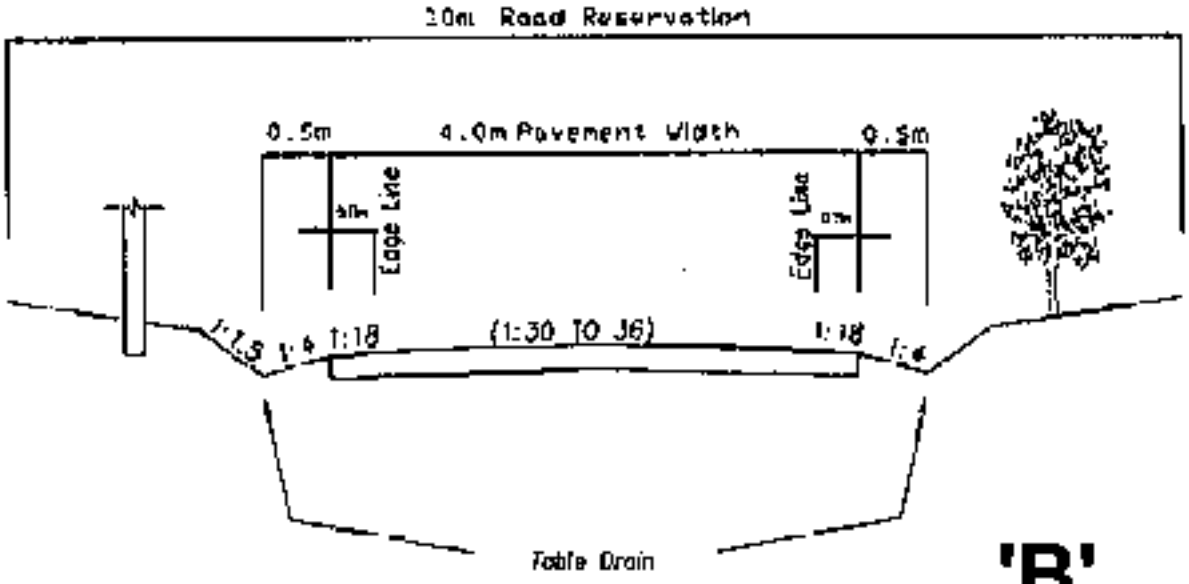

'B'

Driveway Cross Section

PAVEMENT SHOULD COMPRISE A MINIMUM OF 150mm DEPTH OF CLASS 3 CRUSHED ROCK.

THE ALIGNMENT OF THE PAVEMENT WITHIN THE ROAD MAY VARY TO MIMIMISE THE REMOVAL OF VEGETATION.

HARGREAVES
DESIGN GROUP

3/5 Cook Drive, Pakenham 3810
(03) 5940 2340
scott@hargreaves.design
www.hargreaves.design

21.03.24

Planning Dept.
C/- Cardinia Shire Council
20 Siding Avenue
Officer, VIC. 3809

RE: Proposed Single Storey Residence & Vegetation Removal
At Lot 1 Bowman Road, Beaconsfield 3807

Dear Sir/Madam,

Please find attached, relevant documentation for the purpose of amending the existing town planning permit T190449 for the proposed Dwelling at the above mentioned address.

The land is currently vacant.

1. Set of Town Planning drawings.
2. Copy of Title & POS
3. Bushfire Management Statement & Plan
4. Arborist Report

Yours faithfully,

[redacted]

OFFICER MANAGER
HARGREAVES DESIGN GROUP

HARGREAVES
DESIGN GROUP

3/5 Cook Drive, Pakenham 3810
(03) 5940 2340
scott@hargreaves.design
www.hargreaves.design

30.05.24

Planning Dept.
C/- Cardinia Shire Council
20 Siding Ave
Officer, VIC. 3809

RE: Proposed Dwelling & Tennis Court
At Lot 1 Bowman Road, Beaconsfield 3807
Permit Application No – T190449-2 APP

Dear [redacted]

In response to the further information request dated 15th April 2024 and our email correspondance dated 06.05.24, we have supplied you with the following information as requested -

1. Amended Town Planning Drawings.
2. Written Statement (refer below)
3. Amended Arborist report.
4. Amended Bushfire Management Statement (BMS & BMP)
5. Amended Integrated Land Management Plan (ILMP)
6. Native Vegetation Removal report.

Regarding RFI Item

1. Can I please have an invoice for Council's fee ($1383.30) that I can pass onto my client.
2. As per our email correspondence the development cost is $1.2 Million.
3. a. The proposed amendments/changes to the previous application is as follows
   The proposed dwelling now adopts a combination of flat and gable roofs and a tennis court is now proposed located South of the dwelling location, however for the most part the proposed dwelling, shed, pool and driveway are located in the same position to the previous application, while the dwelling adopts an almost identical colour scheme to the previous design.
   b. I can advise that the current proposal continues to satisfy the requirements of Section 173 Agreement AG372977W and Flora and Fauna Assessment and Net Gain Analysis as the new land owner will continue to be responsible for all costs and works associated with the construction and maintenance of the road and will implement and comply with the provision of native vegetation offsets.

c. The current proposal continues to satisfy the objectives, purposes and decision guidelines of the
   - Rural Conservation Zone – Schedule 2 by ensuring that the new design of the dwelling is located in the same location as the previous permitted dwelling while ensuring building footprint and earthworks are kept to a minimum by responding to the topography of the site and stepping the floor levels where appropriate to help minimize or even eliminate the rate of flow or the discharge point of water across a property boundary and mitigate the possibility that earthworks would increase the discharge of saline groundwater.
   - Environmental Significance Overlay – Schedule 1 by using non-reflective, subdued colours which complement the environment, ensuring that the proposed dwelling has a maximum height of 6700mm which is under the maximum height of 7000mm and the location of the dwelling minimizes the extent of excavation and vegetation removal to a minimum and currently proposes to remove less vegetation than the previously granted planning permit, which then maintains the environmental values of remnant vegetation and water quality of the subject site.
   - Clause 52.17 (Native Vegetation) by ensuring the proposed dwelling is located to minimize/avoid the removal and or lopping of native vegetation where possible, Also providing an offset to compensate for the biodiversity impact if a permit is granted to remove or lop native vegetation.

d. The proposal responds to Clause 52.21 (Private Tennis Court) and the 'Code of Practice – Private Tennis court Development Revision 1 March 1999' by locating the tennis court down the hill, South of the dwelling location making it less visually impactful and ensuring its position does not negatively impact existing trees No 13 & 34. The proposed tennis court with adopt a 50/50 site cut and fill which will allow the use of staggered rock retaining wall on the North side of the tennis court while the Southern, Eastern & Western fill pads will adopt suitable native planting garden beds. The Tennis Court will not be adopting lighting and the fencing will be black chain mesh ensuring the impact of the tennis court on neighbouring properties to a minimum.

e. The amended development as previously mentioned responds to the Guidelines for the removal, destruction or lopping of native vegetation (Department of Environment, Land Water and Planning 2017) and Clause 52.17 (Native Vegetation) by reducing the number of trees to be removed and or impacted (lopped) by the proposed dwelling, driveway and defendable space requirements compared to the previously approved design and planning permit.
   Also like the previous permit an offset to compensate for the biodiversity impact from the removal, destruction or lopping of native vegetation would be adopted.

HARGREAVES DESIGN GROUP

4. The tennis court has been shifted furth South on the site and is now clear of the existing trees No 13 & 34.
5. Amended Native Vegetation Removal report attached.
6. Amended Integrated Land Management Plan (IMLP) attached.
7. Amended Bushfire Management Statement & Plan attached.
8. Amended Architectural Town planning drawings attached.
9. Amended Architectural Town planning drawings attached.
10. We are unable to provide a comparison of the current approved plans and proposed amended plans relating to vegetation removal due to Copyright law and the use of documentation/plans that we did not produce and own the copyright too.

Preliminary Assessment Comments

1. As already mentioned above the approved cost of the development is $1.2 million.
2. Regarding the use of selected wall claddings in particular the 'Shou Sugi Ban' I would like to advise that the colours selected on the proposed dwelling are very similar to those already approved on the previous permit and that the existing design would have had a greater impact on the site as they were adopting Corten steel cladding to elements of the building which would have had a far greater contrasting appearance on the landscape.
   I would also like to mention that in my opinion the 'Shou Sugi Ban' cladding closely resembles the dark/burnt bark found on many of the trees adjacent to the proposed dwelling location (refer to photo below) which will assist the building to blend into its surrounds.

HARGREAVES
DESIGN GROUP

3. Tennis Court as previously mentioned has now been moved further South and no longer has an impact on tree No 13 & 34.
4. The Shed (outbuilding) plans have been added to this set of drawings.
5. Please refer to the attached Native Vegetation Removal report & ILMP.
   Note, the existing arborist report completed under the previous planning permit is outdated and somewhat irrelevant as numerous trees have been damaged and or lost due to storm activity over the last 4 years in the area, particularly those found higher on the ridgeline as they are more exposed to damaging winds. We cannot also account for the accuracy of any existing documentation (Arborist report and Land Survey) as they were completed by consultants that we do not work with on a regular basis. From a professional point of view it astounds me the differences we see between consultants reports/documents when assessing the same site/items.
6. Architectural plans and the BMS & BMP have been updated to demonstrate compliance with Clause 53.02-5.

Yours faithfully,

[redacted]

OFFICER MANAGER
HARGREAVES DESIGN GROUP

ARBORICULTURAL IMPACT ASSESSMENT (inc. defendable space requirements)

SITE ADDRESS:
Lot 1 (TP412390) Bowman Road, Beaconsfield, Vic. 3807

REPORT DATE:
13 May 2024

TREETEC REFERENCE:
bowm0224hw_DSR.V2

PLANNING REFERENCE:
T190449-2 APP

PREPARED FOR:
[redacted]

PREPARED BY:
[redacted]

DOCUMENT SUMMARY				
STAGE	**REPORT REF**	**PURPOSE**	**VERSION**	**DATE**
	bowm0224hw_DSR	Impact assessment	1	23/02/2024
✓	bowm0224hw_DSR.V2	Impact assessment	2	13/05/2024

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Contents

1 Introduction

1.1 Purpose

Treetec have been engaged to assess the tree population within the defendable space at Lot 1 (TP412390) Bowman Road, Beaconsfield (the site).

In accordance with AS4970-2009 Protection of trees on development sites (section 2.3.5), the purpose of this report is to identify and assess development related impacts relating to assessed trees.

Additionally, due to the applicable Bushfire Management Overlay (BMO), this report discusses the actions required to comply with the defendable space requirements.

1.2 Background

The proposed works involve construction of a residential dwelling on site, including establishing a suitably accessible driveway, and the installation of typical residential infrastructure.

This version 2 report has been updated following amendments to plans to relocate the proposed tennis court.

1.3 Scope

- Based on the current proposal, determine which trees may be applicable to defendable space requirements
- Provide details on the subject trees including species, condition, amenity value, canopy width (at widest point), and location
- Assess the impact the proposed works are likely to have on subject trees
- Comment on required management actions to comply with defendable space requirements (prune, remove, or no action).

1.4 Method

- Hayden Watt undertook an arboricultural assessment on 12 January 2024
- All observations were taken at ground level, using stage 1 of the Visual Tree Assessment (VTA) method (Mattheck and Breloer 1994)
- Data collected has been categorised in line with definitions found in Appendix 7.2-Glossary

1.5 Limitations

- Root assessment requiring excavation was not undertaken. Therefore, root condition has not been included unless above ground signs, such as soil heaving or cracking were observed
- Aerial examination (tree climbing) was not undertaken
- Tree height was estimated
- Canopy width was measured at ground level using a measuring tape.

For the full list of assumptions and limitations for this report please refer to Appendix 7.1

1.6 Documents viewed

- Proposed site plans. Job number- 23-05251. Revision – C. Dated – 08 May 2024. Prepared by- Hargreaves Design Group
- Bushfire Management Plan (BMP). Ref – B24230/1.0. Dated - Feb 2024. Prepared by – Keystone Alliance.
- Request for further information (RFI). Ref – T190449-2 APP. Dated – 15 April 2024. Issued by – Cardinia Shire Council.

1.7 Planning scheme and applicable overlays

The site is covered by the Cardinia Planning Scheme and is zoned Rural Conservation Zone – Schedule 2 (RCZ2).

Local law

(None specified)

Relevant planning overlays

- Bushfire Management Overlay (BMO)
- Environmental Significance Overlay – Schedule 1 (ESO1)
- Clause 52.17 – Native Vegetation

All 34 subject trees are indigenous, and therefore any tree removals will require offsetting under Clause 52.17.

2 Findings

2.1 Site summary

The proposed building footprint is perched on a ridgeline within the 38848.2sqm site.

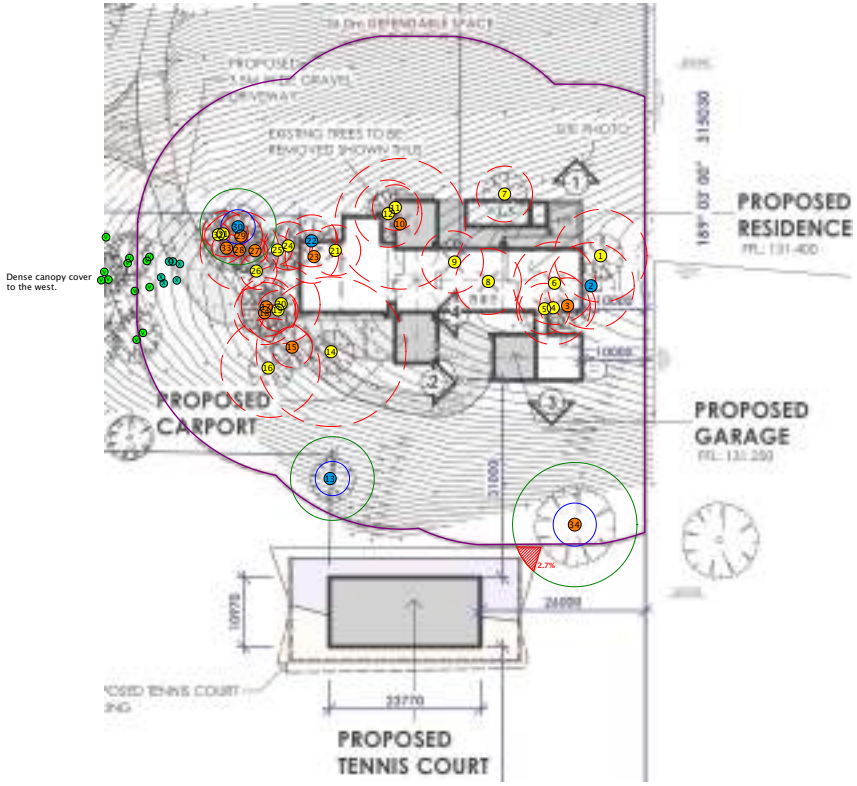
Much of the northern section of the site has been cleared, while the southern and western boundaries are densely vegetated.

The focus of this report is the defendable space which is 26m from the proposed dwelling.

Vegetation across the site is dominated by indigenous eucalypts of all age classes.

Plate 1 – Panoramic view on site from north (left), east (central) to south (right).

2.2 Site map



LEGEND

Tree Number and Value

- # – High
- # – Medium
- # – Low
- V – Very Low
- X – Not on site

Tree Protection Zone (TPZ)

Structural Root Zone (SRZ)

Proposed to be removed (to comply with canopy defendable space requirements)
Indicative TPZ radius

TPZ Encroachment

Defendable space (indicative)

Plans reviewed
Title – Proposed site plans
Job no. – 23-05251
Revision – C
Dated- 08/05/24
Prepared by- Hargreaves Design Group

N

SITE ADDRESS
Lot 1 (TP412390) Bowman Road
Beaconsfield, Vic. 3807

V Vegetation **that has not been individually assessed** is either; Very low amenity value ornamental plantings, dead trees, environmental weed species, or, unlikely to be impacted.

Date: 14/05/2024
Drawn to scale @ A3 (Not to print scale)
Treetec Ref: brow0224hw_DSR.V2

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2.3 Tree data

TREE #	SPECIES	COMMON NAME	TYPE	DBH (CM)	HEIGHT (M)	SPREAD (M)	STRUCTURE	HEALTH	AGE	AMENITY VALUE	RETENTION VALUE	ULE (YRS)	TPZ (M)	SRZ (M)
1	*Eucalyptus goniocalyx*	Long-leaved Box	Indigenous	61	10	9	Fair	Poor	Semi-mature / mature	Medium	Low	5 > 15	7.3	3.2
	Notes: Codominant leaders. Epicormic shoots on trunk. Splitting at main union. Wound at base. Significant dieback in canopy.													
	Impact assessment: High. Proposed to be removed to facilitate dwelling footprint.													
2	*Eucalyptus obliqua*	Messmate Stringybark	Indigenous	57	10	11	Good	Good	Mature	Medium	High	>40	6.8	2.9
	Notes: Leaning away from proposed building envelope. Damaged, exposed surface root on tension side. Some deadwood.													
	Impact assessment: High. Proposed to be removed to facilitate dwelling footprint.													
3	*Eucalyptus goniocalyx*	Long-leaved Box	Indigenous	37	10	6	Good	Fair	Semi-mature	Medium	Medium	15 > 40	4.4	2.5
	Notes: Major deadwood.													
	Impact assessment: High. Proposed to be removed to facilitate dwelling footprint.													
4	*Eucalyptus goniocalyx*	Long-leaved Box	Indigenous	48	10	6	Poor	Fair	Semi-mature	Low	Low	5 > 15	5.8	2.7
	Notes: Cambial dieback on trunk. Codominant leaders. Fungal fruiting body on trunk. Splitting in trunk, stem failure very likely.													
	Impact assessment: High. Proposed to be removed to facilitate dwelling footprint.													
5	*Eucalyptus goniocalyx*	Long-leaved Box	Indigenous	33	6	4	Poor	Fair	Juvenile / semi-mature	Low	Low	<5	4.0	2.1
	Notes: Major deadwood, central stem is dead. Cambial dieback from base with live tissue tension splitting dead stem. Small exposed hollow with leaves but not in use.													
	Impact assessment: High. Proposed to be removed to facilitate dwelling footprint.													
6	*Eucalyptus goniocalyx*	Long-leaved Box	Indigenous	54	10	8	Poor / fair	Good	Semi-mature / mature	Medium	Low	15 > 40	6.5	2.8
	Notes: Cambial dieback on trunk. Multiple leaders. Minor deadwood. Habitable hollow/s observed.													
	Impact assessment: High. Proposed to be removed to facilitate dwelling footprint.													
7	*Eucalyptus dives*	Broad-leaved Peppermint	Indigenous	37	9	8	Poor	Good	Semi-mature	Low	Low	<1	4.4	2.4
	Notes: Wound where codominant leader has failed. One remaining stem from multi-stemmed tree. Compromised root structure. Other stems have failed at the base. Within pool footprint.													
	Impact assessment: High. Proposed to be removed to facilitate dwelling footprint.													
8	*Eucalyptus goniocalyx*	Long-leaved Box	Indigenous	43	12	9	Fair / good	Good	Semi-mature / mature	Medium	Low	15 > 40	5.2	2.7
	Notes: Codominant stems- union appears sound. Minor deadwood. Small wound at base from past stem failure.													
	Impact assessment: High. Proposed to be removed to facilitate dwelling footprint.													
9	*Eucalyptus dives*	Broad-leaved Peppermint	Indigenous	41	11	7	Fair / good	Good	Semi-mature	Medium	Low	15 > 40	4.9	2.5
	Notes: Measured below union of multiple leaders. Multiple stems from ground. Old stump where a fourth stem has been removed long ago. Minor deadwood.													
	Impact assessment: High. Proposed to be removed to facilitate dwelling footprint.													

TREE #	SPECIES	COMMON NAME	TYPE	DBH (CM)	HEIGHT (M)	SPREAD (M)	STRUCTURE	HEALTH	AGE	AMENITY VALUE	RETENTION VALUE	ULE (YRS)	TPZ (M)	SRZ (M)
10	*Eucalyptus goniocalyx*	Long-leaved Box	Indigenous	86	14	16	Fair / good	Good	Mature	High	Medium	15 > 40	10.3	3.4
	Notes: Codominant stems - union appears sound. Small stem to the east with wound and swelling at ~2.0m height. Stub from failed branch also on this stem. Some major deadwood.													
	Impact assessment: High. Proposed to be removed to facilitate dwelling footprint.													
11	*Eucalyptus radiata*	Narrow-leaved Peppermint	Indigenous	30	8	5	Fair / good	Good	Juvenile / semi-mature	Low	Low	15 > 40	3.6	2.3
	Notes: Small wound at base of smallest stem.													
	Impact assessment: High. Proposed to be removed to facilitate dwelling footprint.													
12	*Eucalyptus goniocalyx*	Long-leaved Box	Indigenous	44	12	7	Poor	Fair	Semi-mature	Low	Low	5 > 15	5.3	2.7
	Notes: Cambial dieback on trunk and borer damage. Epicormic shoots on trunk. Significant dieback in canopy.													
	Impact assessment: High. Proposed to be removed to facilitate dwelling footprint.													
13	*Eucalyptus goniocalyx*	Long-leaved Box	Indigenous	55	12	10	Fair / good	Good	Mature	Medium	High	15 > 40	6.6	2.7
	Notes: Leaning form but appears natural. Small stick nest in upper canopy.													
	Impact assessment: Low. Proposed works are outside of the TPZ.													
	Recommendations: Ensure no earthworks or trenching for underground services/utilities impact the TPZ.													
14	*Eucalyptus goniocalyx*	Long-leaved Box	Indigenous	98	17	16	Poor	Poor	Mature	Medium	Low	5 > 15	11.8	3.5
	Notes: Epicormic shoots on trunk. Fungal fruiting body on trunk. Significant dieback in canopy.													
	Impact assessment: High. Proposed to be removed to facilitate driveway.													
15	*Eucalyptus goniocalyx*	Long-leaved Box	Indigenous	27	9	5	Good	Fair	Juvenile	Low	Medium	15 > 40	3.2	2.1
	Notes: Minor deadwood.													
	Impact assessment: High. Proposed to be removed to facilitate driveway.													
16	*Eucalyptus goniocalyx*	Long-leaved Box	Indigenous	65	16	9	Fair	Poor	Mature	Low	Low	<5	7.8	3.0
	Notes: Trunk has been scorched by fire. Some mature foliage but canopy is dominated by mostly juvenile regrowth.													
	Impact assessment: High. Proposed to be removed to facilitate driveway.													
17	*Eucalyptus dives*	Broad-leaved Peppermint	Indigenous	38	13	7	Fair	Good	Semi-mature	Medium	Medium	15 > 40	4.6	2.4
	Notes: Narrow trunk wound from base to ~2.5m height, on compression side.													
	Impact assessment: High. Proposed to be removed to comply with defendable space requirements.													
18	*Eucalyptus goniocalyx*	Long-leaved Box	Indigenous	41	15	8	Good	Fair	Semi-mature	Medium	Medium	15 > 40	4.9	2.7
	Notes: Leaning away from adjacent trees. Canopy clearance achievable following removals.													
	Impact assessment: High. Proposed to be removed to facilitate driveway.													

TREE #	SPECIES	COMMON NAME	TYPE	DBH (CM)	HEIGHT (M)	SPREAD (M)	STRUCTURE	HEALTH	AGE	AMENITY VALUE	RETENTION VALUE	ULE (YRS)	TPZ (M)	SRZ (M)
19	*Eucalyptus dives*	Broad-leaved Peppermint	Indigenous	27	7	6	Poor	Fair	Juvenile / semi-mature	Low	Low	5 > 15	3.2	2.2
	Notes: Minor deadwood. Unable to achieve clearance with pruning.													
	Impact assessment: High. Proposed to be removed to comply with defendable space requirements.													
20	*Eucalyptus goniocalyx*	Long-leaved Box	Indigenous	52	15	9	Poor	Fair	Semi-mature / mature	Medium	Low	5 > 15	6.2	2.7
	Notes: Wound where codominant leader has failed. Large dead branch over proposed driveway.													
	Impact assessment: High. Proposed to be removed to comply with defendable space requirements.													
21	*Eucalyptus goniocalyx*	Long-leaved Box	Indigenous	33	11	8	Poor / fair	Good	Semi-mature	Low	Low	15 > 40	4.0	2.3
	Notes: Codominant stems from ~1.7m height. Leaning stem with wound on tension side. Major deadwood. Dead branch suspended in the canopy.													
	Impact assessment: High. Proposed to be removed to facilitate dwelling footprint.													
22	*Eucalyptus goniocalyx*	Long-leaved Box	Indigenous	34	15	8	Fair / good	Good	Semi-mature	Medium	High	15 > 40	4.1	2.3
	Notes: Small trunk wound at ~7.0m height. Single dead branch in upper canopy.													
	Impact assessment: High. Proposed to be removed to facilitate dwelling footprint.													
23	*Eucalyptus goniocalyx*	Long-leaved Box	Indigenous	35	15	8	Fair	Good	Semi-mature	Medium	Medium	5 > 15	4.2	2.5
	Notes: Trunk hollow at base. Major deadwood, particularly over the proposed driveway.													
	Impact assessment: High. Proposed to be removed to facilitate dwelling footprint.													
24	*Eucalyptus dives*	Broad-leaved Peppermint	Indigenous	32	10	4	Poor	Poor	Semi-mature	Low	Low	<5	3.8	2.2
	Notes: Wound at base. Epicormic growth throughout. Major deadwood.													
	Impact assessment: High. Proposed to be removed to comply with defendable space requirements.													
25	*Eucalyptus sp.*	Eucalyptus	Indigenous	19	10	2	Poor	Dead	Semi-mature	Low	Low	0	2.3	1.8
	Notes: No hollows observed.													
	Impact assessment: High. Proposed to be removed to comply with defendable space requirements.													
26	*Eucalyptus dives*	Broad-leaved Peppermint	Indigenous	24	7	4.5	Poor	Good	Juvenile / semi-mature	Low	Low	<5	2.9	2.0
	Notes: Wound at base. Trunk wound from 0.8m height, extends to central stem that has failed. Wound is on tension side and tree is leaning.													
	Impact assessment: High. Proposed to be removed to comply with defendable space requirements.													
27	*Eucalyptus goniocalyx*	Long-leaved Box	Indigenous	16	9	2.5	Good	Good	Juvenile	Low	Medium	>40	2.0	1.7
	Notes: Young tree extending into the canopy of Trees 28 and 29.													
	Impact assessment: High. Proposed to be removed to comply with defendable space requirements.													
28	*Eucalyptus goniocalyx*	Long-leaved Box	Indigenous	52	13	12	Good	Good	Mature	Low	Medium	15 > 40	6.2	2.9
	Notes: Codominant stems - union appears sound. Small dead stub in union.													
	Impact assessment: High. Proposed to be removed to comply with defendable space requirements.													

TREE #	SPECIES	COMMON NAME	TYPE	DBH (CM)	HEIGHT (M)	SPREAD (M)	STRUCTURE	HEALTH	AGE	AMENITY VALUE	RETENTION VALUE	ULE (YRS)	TPZ (M)	SRZ (M)
29	*Eucalyptus goniocalyx*	Long-leaved Box	Indigenous	28	13	7	Good	Good	Semi-mature	Low	Medium	15 > 40	3.4	2.1
	Notes: Growing close to Tree 30.													
	Impact assessment: High. Proposed to be removed to comply with defendable space requirements.													
30	*Eucalyptus goniocalyx*	Long-leaved Box	Indigenous	50	14	9	Good	Good	Mature	High	High	15 > 40	6.0	2.7
	Notes: Codominant stems - union appears sound.													
	Impact assessment: Low. Proposed works are outside of the TPZ.													
	Recommendations: Retain - No Action.													
31	*Eucalyptus goniocalyx*	Long-leaved Box	Indigenous	30	11	6	Poor	Good	Semi-mature	Low	Low	<5	3.6	2.2
	Notes: Fungal fruiting body on trunk. Significant lean. Trunk wound on tension side just below bend.													
	Impact assessment: High. Proposed to be removed to comply with defendable space requirements.													
32	*Eucalyptus dives*	Broad-leaved Peppermint	Indigenous	16	10	2	Good	Good	Juvenile	Low	Low	15 > 40	2.0	1.8
	Notes: Growing close to proposed driveway.													
	Impact assessment: High. Proposed to be removed to comply with defendable space requirements.													
33	*Eucalyptus dives*	Broad-leaved Peppermint	Indigenous	19	9	2.5	Fair / good	Good	Juvenile	Low	Medium	15 > 40	2.3	1.8
	Notes: Stub from small failed branch. Growing close to, and leaning over, proposed driveway.													
	Impact assessment: High. Proposed to be removed to comply with defendable space requirements.													
34	*Eucalyptus obliqua*	Messmate Stringybark	Indigenous	82	13	9	Fair	Good	Mature	Medium	Medium	15 > 40	9.8	3.4
	Notes: Trunk wound at base with wound wrapping up around trunk to ~3.5m height.													
	Impact assessment: Low. Proposed site cut will result in a minor 2.7% TPZ encroachment.													
	Recommendations: Ensure works are carried out as per approved plans and no further excavation or TPZ disturbance occurs (including trenching for underground services/utilities).													

3 Discussion

3.1 Defendable space

In accordance with Clause 53.02 – Bushfire Planning, a bushfire hazard assessment has identified a Bushfire Attack Level (BAL) rating and requirements for the management of vegetation within the defendable space have been defined based on the rating.

Required actions are assigned with consideration to the proximity of trees to one another, their species, health, structure, and useful life expectancy (ULE).

Where practicable, trees of lower value (exotics, weed species, etc.), reduced health, structure and/or shorter ULE are prioritised for removal ahead of trees of higher value (indigenous/native), better health, structure and/or longer ULE.

3.2 Encroachment/ Impacts on trees

Works such as site cut and fill, re-grading, trenching, installation of underground services, building footings, landscaping or reducing the rain catchment within Tree Protection Zones (TPZ) are considered as encroachment. These activities may damage trees; this may be via direct (physical wounding) or indirect (soil alteration) impacts. Encroachment may result in wounds, decay, increased deadwood, thinning foliage, decreased health, instability, failures and death.

Likely impacts are assessed based on the degree of encroachment, the type of proposed works, the tree, and surrounding conditions.

(see Appendix 7.3 - General comments for further detail).

3.3 Construction related activities

Trees without encroachment but in the vicinity of works may be impacted by construction related activities including, (but not limited to); compaction from vehicle parking, positioning of plant and/or foot traffic, and mechanical damage to trunk/branches from delivery/drop off of materials, etc.

Adequate tree protection measures including fencing or ground protection are important in preventing these impacts during construction.

3.4 Tennis court

The amended plans have pushed the tennis court downhill to the south-west to minimise impacts on retained Trees 13 and 34. With the exception of the minor encroachment for Tree 34, no other trees are in the vicinity of the proposed tennis court footprint, with the nearest trees further down hill to the south-west and well clear of works.

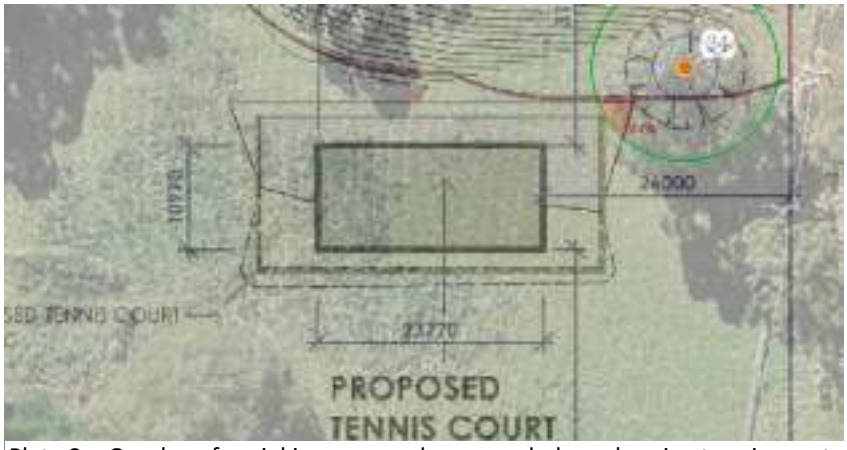

Plate 2 – Overlay of aerial imagery and proposed plans showing tennis court.

4 Conclusion

The arboricultural assessment undertaken at Lot 1 (TP412390) Bowman Road, Beaconsfield comprised 34 trees.

The table below provides a summary of the retention values of the assessed trees as well as management actions to comply with defendable space requirements.

Retention Value	Defendable Space summary		
	No action Compliant with defendable space requirements.	**Prune canopy** Canopy separation pruning required to isolate canopy from surrounding trees (see required distance in recommendations).	**Remove** Tree requires removal to comply with defendable space canopy separation requirements.
- **Low**	-	-	1, 4-9, 11, 12, 14, 16, 19-21, 24-26, 31 and 32
- **Medium**	34	-	3, 10, 15, 17, 18, 23, 27-29 and 33
- **High**	13 and 30	-	2 and 22

In addition to the defendable space related losses, a tennis court is proposed within proximity to Tree 34. Excavation (site cut) to achieve the flat playing surface will result in a minor 2.7% TPZ encroachment, which is unlikely to detrimentally impact this healthy mature tree.

All of the subject trees are Victorian native (indigenous to the site) and will trigger a planning permit and likely require offsetting under Clause 52.17 for removal, destruction, or lopping.

Routes for underground services and utilities are not identified on plans. Depending on their final location and installation method, the impact to retained trees may increase.

5 Recommendations

Tree removal -

Avoid stump grinding in proximity to Tree 30 to protect its root systems from unnecessary physical disturbance.

Underground services -

Ensure underground services/utilities are routed outside of TPZs. If they must pass through a TPZ, utilise low impact methods (hand tools, air spade/hydro) for the installation, ensuring larger roots are protected from cutting or damage.

General -

Design of any landscaping should be cognisant of root protection. Do not excavate within the nominated tree protection zones of retained trees including those trees on neighbouring properties unless permitted by the responsible authority.

6 References

Department of Transport and Planning. VicPlan, Accessed May 24, Available at: https://mapshare.vic.gov.au/vicplan/

Mattheck, C. and Breloer, H. (1994), *The Body Language of Trees: A Handbook for Failure Analysis*, London: HMSO.

Costermans, L. (1981), *Native Trees and Shrubs of South-Eastern Australia*, New Holland publishers (Australia) Pty Ltd, Sydney

Nicolle, D. (2022), *Native Eucalypts of Victoria and Tasmania - South Eastern Australia,* Printed by Lane Communications, Adelaide, Australia.

Standards Australia (2009), AS 4970-2009 *Protection of trees on development sites*

Standards Australia (2007), AS 4373-2007 *Pruning of amenity trees*

7 Appendix

7.1 Assumptions & Limitations

1. ***Treetec*** does not assume responsibility for legal matters, and assumes that legal descriptions, titles and ownerships are correct and good.
2. ***Treetec*** assumes that any property or project is not in violation of any applicable codes, ordinances, statutes or other government regulations.
3. ***Treetec*** takes all reasonable care to ensure all referenced material is accurate and quoted in correct context but does not take responsibility for information quoted or supplied.
4. ***Treetec*** shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including the payment of an additional fee for such services.
5. Loss or alteration of any part of this report invalidates the entire report.
6. Possession of this report, or a copy thereof, does not imply right of publication or use for any purpose by anyone but the person to whom it is addressed, without the prior written consent of ***Treetec***.
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9. This report and any values expressed herein represent the opinion of ***Treetec*** and ***Treetec's*** fee is in no way contingent upon the reporting of a specified value, the occurrence of a subsequent event, nor upon any finding to be reported.
10. Site plans, diagrams, graphs and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys.
11. Information in this report covers only those items that were examined in accordance with the Terms of Reference, and reflects the condition of those items that were examined at the time of the inspection.
12. Inspections are limited to visual examination of accessible components unless otherwise stated in the "Method of Inspection".
13. There is no warranty or guarantee, expressed or implied, that the problems or deficiencies of the plants or property in question may not arise in the future.
14. Due to the dynamic nature of trees and development there can be no guarantee that the Useful Life Expectancy (ULE) of the subject tree/s won't be adversely impacted.

7.2 Glossary

AGE CATEGORY	The age of the tree is represented as Juvenile, Semi-mature, Mature or Senescent.	
	Juvenile:	A young tree, given normal environmental conditions for that tree it will not yet flower or fruit.
	Semi-mature:	Able to reproduce but not yet nearly the size of a mature specimen in that location.
	Mature:	Has reached or nearly reached full size and spread for that species in the given location.
	Senescent:	Health and / or structure is being adversely impacted by the old age of the tree.
ARBORICULTURAL VALUES	Values assigned to a tree or group of trees to provide an overview of their significance with consideration to a range of factors (see below)	
RETENTION VALUE	A rating assigned to a tree or group of trees based on; Amenity Value, Useful Life Expectancy (ULE), suitability for the site, location, cultural or historical significance, legislative vegetation controls (such as Planning or Local Law). Age is a primary consideration as it is the determining factor when considering how long it would take to replace the amenity lost when trees are removed. For proposed development, the retention value may help shape decisions to ensure site amenity value is maximised. Tree removal may require a planning permit. Check with your local council prior to removing any vegetation.	
	Offsite:	Located outside of the subject site. Must be retained and protected regardless of other factors.
	High:	Worthy of retention and incorporation into any development proposal. Medium or High Amenity Value, 15>40 years or greater Useful Life Expectancy (ULE), rare or endangered/ ecologically valuable.
	Medium:	Should be considered for retention, if practicable. Low or Medium Amenity Value, 15-40 years or less ULE. May be minimal canopy cover in the local area (loss would be detrimental to the landscape).
	Low:	Low Amenity Value, 5-15 years or less ULE, may be problematic to retain. Retain if desired, otherwise consider removal.
CANOPY SPREAD	Overall size of the canopy as looking from a plan view. Recorded at the widest point.	
CODOMINANT STEMS	Two stems of approximately the same thickness and height originating from the same position in the tree.	
COMMON NAME	A non-scientific name commonly used for that tree.	
CROWN WIDTH	See 'Canopy spread'	
DEAD (AS DEAD)	Cessation of all metabolic processes (or very soon to be)	
DEADWOOD	Deceased above ground tree parts such as stems or branches. *Minor* deadwood – less than 40mm diameter *Major* deadwood – greater than 40mm diameter	
DEVELOPMENT	The use of land including; the subdivision of land, erection or demolition of a building or works, the carrying out of a work, road works, the installation of utilities and services, and any other act, matter or thing as defined by the relevant legislation.	
DIAMETER AT BREAST HEIGHT (**DBH**)	The diameter of the trunk measured at or near 1.4m above ground level. Where there is more than 1 stem originating below 1.4m the measurement recorded is calculated as described in AS 4970-2009.	

DIAMETER ABOVE ROOT BUTTRESS (**DARB**)	The diameter of the trunk measured above the root buttress. This measurement is used to calculate the structural root zone (see SRZ).	
EPICORMIC GROWTH	New shoots forming from dormant buds within the bark on the trunk and/or branches.	
FORM	Reference to the symmetry of the crown as observed from all angles and in accordance with the morphology of that species, and documented as Poor, Fair or Good.	
HEALTH	A trees vigour as exhibited by the crown density, leaf colour, seasonal extension growth, presence of stress indicators, ability to withstand diseases and pests, and the degree of dieback. Where a deciduous tree is inspected without foliage and health is undetermined a '?' will be noted.	
	Dead:	Cessation or near cessation of all metabolic processes.
	Poor:	Indicating symptoms of extreme stress such as minimal foliage, or extensively damaged leaves from pests and diseases. Death probable if condition of tree deteriorates.
	Fair:	Some minor deadwood or terminal dieback indicating a stressed condition. Minor leaf damage from pests.
	Good:	Usual for that species given normal environmental conditions – full canopy with only minor deadwood, normal leaf size and extension growth, minimal pest or disease damage
HEIGHT	The distance in metres from the ground to the highest point in the crown, calculated in the vertical plane. This measurement unless otherwise specified is an estimation only.	
INCLUDED BARK UNION	A union within a tree that has included bark (bark pressing on bark), these unions are usually poorly attached and more likely to fail as the included bark is equivalent to a split. Often characterized by an acute angle and sometimes forming ribs or flaring immediately below the union where the tree reacts to the weakness by placing secondary growth. Though these unions are weaker than a 'good' union, the risk of failure cannot be calculated and a poor union does not automatically justify the removal of the tree.	
LOPPING / TOPPING (includes coppicing)	The removal of parts of a tree giving no consideration to the trees natural defence systems.	
PRUNING	Systematic removal of branches of a plant whilst giving consideration to the trees natural defence systems.	
RESPONSIBLE AUTHORITY	Those bodies, such as councils, responsible for the area to which the report relates to	
STRUCTURAL ROOT ZONE (**SRZ**)	The area around the base of a tree required for the tree's stability in the ground. The woody root growth and soil cohesion in this area are necessary to hold the tree upright. The SRZ is nominally circular with the trunk at its centre and is expressed by its radius in metres. This zone considers a tree's structural stability only, this is different from the root zone required for a tree's vigour and long-term viability, which will usually be a much larger area.	
STRUCTURE	Reference to the structural integrity of the tree with consideration of the crown, trunk and roots. Determined using the Visual Tree Assessment (VTA) method (Mattheck and Breloer 1994). The failure of small (<60mm calliper) live or dead limbs is normal and not considered here.	
	Very poor:	Clear indications that a significant failure is likely in the near future
	Poor:	Obvious signs of structural weakness and a failure is likely, one might expect a significant failure event within the next 5 years, possibly tomorrow

	Fair:	Signs of weakness present though not obviously significant, likely to become worse over time
	Good:	No obvious signs of structural weakness
TREE	Long-lived, woody perennial plant with one or relatively few main, self-supporting, stems or trunks. Greater than (or usually greater than) 3m in height (or as defined by the responsible authority).	
TREE NUMBER	Identifying number allocated to individual trees or groups of trees, may be used to locate trees using site plans or tags on trees.	
TREE PROTECTION ZONE (**TPZ**)	An exclusion area radius measured from the centre of the trunk at ground level that allows for protection of canopy and roots; both the structural roots that give the tree stability and the smaller absorption roots. The radius of the TPZ is normally calculated for each tree by multiplying the DBH × 12. The minimum distance will be 2m and maximum 15 as stipulated in AS 4970-2009 – Protection of Trees on Development Sites.	
TREETEC REFERENCE	Unique identifier assigned to an individual report by Treetec	
TYPE	Status of the species as it relates to the location.	
	Indigenous:	Naturally occurring to the local area
	Victorian Native:	Naturally occurring within Victoria
	Australian Native:	Naturally occurring within Australia
	Exotic:	Introduced species to Australia
UNION	The point where a branch or stem is attached to another branch or stem.	
USEFUL LIFE EXPECTANCY (**ULE**)	Useful Life Expectancy is an estimation of how many years a tree can reasonably be retained in the landscape provided growing conditions do not significantly worsen and any recommended works are completed. It takes into consideration factors such as risk, species, age, health and site conditions. Usually represented as either **0, <5, 5 - 15, 15 - 40, or >40.**	
WORKS	Any physical activity in relation to development. See 'development'.	
WOUNDWOOD	Tissue that forms following wounding (sometimes referred to as callus tissue). Wounds include pruning cuts and the site of branch failures, etc.	

7.3 General comments

Pruning standards/Lopping

An Australian Standard exists to give guidance on pruning of trees (*AS 4373 2007 - Pruning of Amenity Trees*).

It is important that all remedial works are carried out by a competent contractor in accordance with the Australian Standard.

Lopping, as defined within the standard, is detrimental to trees and often results in decay and poorly attached epicormic shoots. Natural Target Pruning methods should be used wherever possible when removing sections from trees.

7.4 Impact on trees

Physical/Mechanical damage to trees

Physical damage to tree parts, particularly the trunk, provides entry points for pests and diseases such as fungal infections. This may cause long-term decay and can lead to partial or complete tree failure and death.

Alteration of soil levels

Alteration of soil levels around trees will affect the root zone and stability of a tree as well as tree metabolism. This may result in reduced tree health, excessive deadwood, thinning foliage and poor vigour. It can take years for impacts to become evident, at which time it is usually irreversible.

Works within a TPZ

Works such as site cut and fill, re-grading, installation of underground services, building footings or landscaping have the potential to damage tree roots.

It may be possible to work within a TPZ without significantly impacting a tree, however the size and number of roots in the area, and the specifics of the tree and its resilience to impacts, would all need to be reviewed prior to commencement. Design and construction methods may need alteration to minimise adverse impacts.

Site cut and fill has the potential to physically impact roots and thus should be located to ensure minimal disturbance within the TPZ of retained trees. If a shallow cut is proposed within a TPZ, consider increasing fill to eliminate the cut. If the grade is to be raised, the material should be coarser or more porous than the underlying material. If site cuts must occur, avoid batter cuts and instead design a vertical retaining wall to minimise disturbance.

Installation of underground services should also be routed outside TPZs; if there is no other option, they should be installed using non-destructive methods such as air or hydro excavation, or installed by boring under the TPZ at a depth of at least 700 mm (where practicable). The project arborist should assess the likely impacts of boring (including bore pit locations) on retained trees.

Driveways and pathways should not encroach into a TPZ; if encroachment is unavoidable, any hard surfaces should:

1) not involve any scraping or excavation – most small absorbing roots are within the upper 100mm of soil.
2) be constructed of a permeable material and laid on a base and sub-base specifically designed to allow the movement of water through and into the soil below.

If buildings are permitted within a TPZ, foundations should be suspended on piers leaving the ground undisturbed other than the careful placement of pier holes. The bottom of supporting beams should be above existing ground level or, if this is not possible, beams should run radially

away from the tree trunk. There should be no excavation of any description, including piers, within a Structural Root Zone (SRZ).

All works within TPZs must be approved by the responsible authority prior to commencement.

Description of TPZ encroachment

In accordance with *Australian Standard 4970-2009 (Protection of trees on development sites)* encroachment and TPZ variations is determined as per below.

General

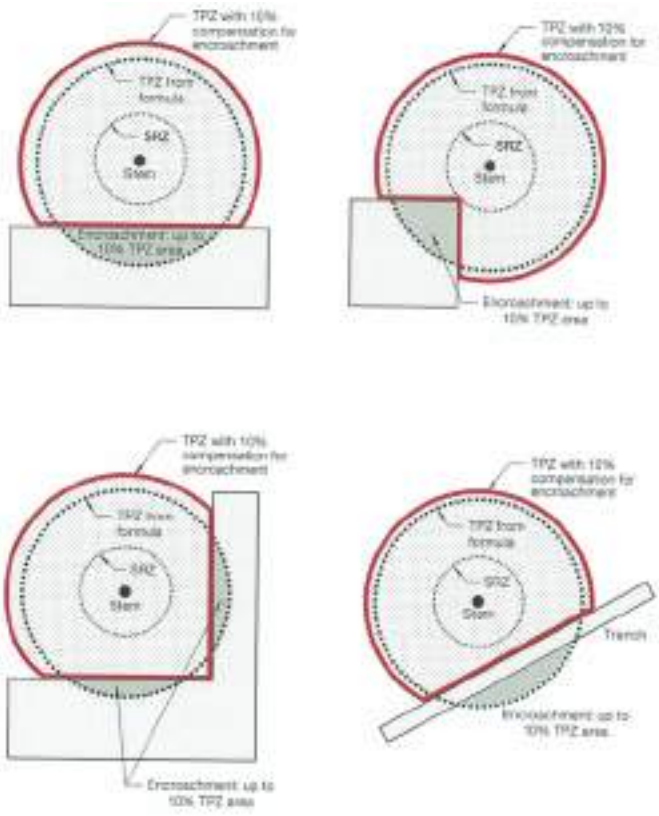
It may be possible to encroach into or make variations to the standard TPZ. Encroachment includes excavation, compacted fill and machine trenching.

Minor encroachment

If the proposed encroachment is less than 10% of the area of the TPZ and is outside the SRZ detailed root investigations should not be required. The area lost to this encroachment should be compensated for elsewhere and contiguous with the TPZ. Variations must be made by the project arborist considering relevant factors listed in (see standard)...

Major encroachment

If the proposed encroachment is greater than 10% of the TPZ or inside the SRZ, the project arborist must demonstrate that the tree(s) would remain viable. The area lost to this encroachment should be compensated for elsewhere and contiguous with the TPZ. This may require root investigation by non-destructive methods and consideration of relevant factors listed in (see standard)...



NOTE: Less than 10% TPZ area and outside SRZ. Any loss of TPZ compensated for elsewhere.

Any additional encroachment that becomes necessary as the site works progress should be reviewed by the project arborist and be approved by the Responsible Authority before being carried out.

Where the project arborist identifies roots to be pruned within or at the outer edge of the TPZ, they should be pruned with a final cut to undamaged wood. Pruning cuts should be made with sharp tools such as secateurs, pruners, handsaws or chainsaws. Pruning wounds should not be treated with dressings or paints.

It is not acceptable for roots within the TPZ to be severed with machinery such as backhoes or excavators.

7.5 Protection of retained trees

Establishment of Tree Protection Zones

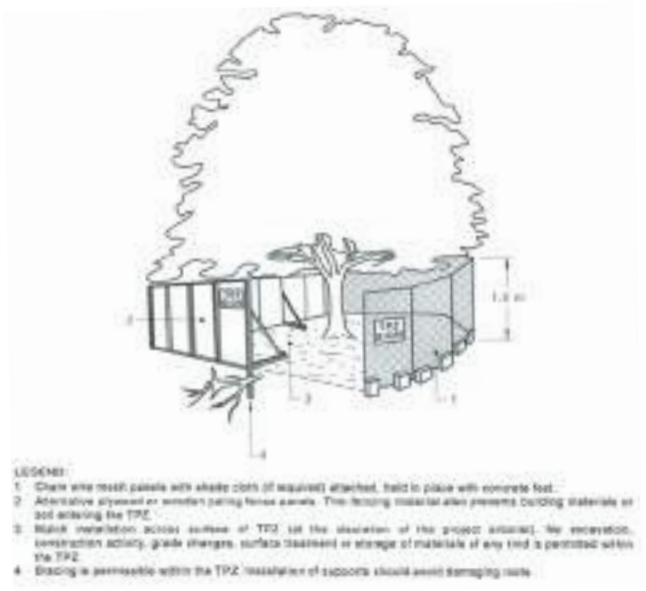
The tree protection zone (TPZ) is the principal means of protecting trees on development sites. Usually fencing will delineate the Tree Protection Zones (TPZ) as defined by *AS 4970-2009 Protection of trees on development sites.*

Fencing is installed following permitted vegetation removal and pruning, but prior to site establishment. Unless stated otherwise and approved by the responsible authority, fencing should be retained until completion of all construction related activity.

Tree protection zone fencing

The fence must provide high visibility and act as a physical barrier to construction activity. The fence should be adequately signed "Tree Protection Zone – No Access", be sturdy and prevent the entry of heavy equipment, vehicles, workers and the public.

Where feasible, tree protection fencing will consist of chain wire mesh panels held in place with concrete feet. Where chain mesh fencing is impractical to implement, alternate protection measures must be arranged.



Source – AS 4970-2009 Protection of trees on development sites
(Tree Protection)

Restricted activities within TPZ

A TPZ area may surround a single tree or group, or a patch of vegetation. Activities that must NOT be carried out within a TPZ unless permitted by the Responsible Authority include, but are not limited to, the following:

(a) machine excavation including trenching;
(b) excavation for silt fencing;
(c) cultivation;
(d) storage;
(e) preparation of chemicals, including preparation of cement products;
(f) parking of vehicles and plant;
(g) refuelling;
(h) dumping of waste;
(i) wash down and cleaning of equipment;
(j) placement of fill;
(k) lighting of fires;
(l) soil level changes;
(m) vehicle movement – access ways;
(n) changes of grade;
(o) temporary or permanent installation of utilities and signs, and
(p) damage to the tree.

7.6 Photographs

Tree 1

Tree 2

Tree 3

Tree 4

Tree 5

Tree 6

Tree 7

Tree 8

Tree 9

Tree 10

Tree 11

Tree 12

Tree 13

Tree 14

Tree 15

Tree 16

Tree 17

Tree 18

Tree 19

Tree 20

Tree 21

Tree 22

Tree 23

Tree 24

Tree 25

Tree 26

Tree 27

Tree 28

Tree 29

Tree 30

Tree 31

Tree 32

Tree 33

Tree 34

NATIVE VEGETATION REMOVAL REPORT (NVR)

SITE ADDRESS:
LOT 1, Bowman Road, Beaconsfield

REPORT DATE:
30th May 2024

TREETEC REFERENCE:
bowm0224tb_NVR

PREPARED FOR:
[redacted]

PREPARED BY:
[redacted]

Native Vegetation Removal Report

NVRR ID: 311_20240529_98C

This report provides information to support an application to remove, destroy or lop native vegetation in accordance with the *Guidelines for the removal, destruction or lopping of native vegetation* (the Guidelines). This report **is not an assessment by DEECA** of the proposed native vegetation removal. Offset requirements have been calculated using modelled condition scores.

Report details

Date created: 29/05/2024

Local Government Area: CARDINIA SHIRE

Registered Aboriginal Party: Bunurong

Coordinates: 145.39694, -38.02772

Address: BOWMAN ROAD BEACONSFIELD 3807

Summary of native vegetation to be removed

Assessment pathway	**Basic Assessment Pathway**		
Location category	**Location 1** The native vegetation extent map indicates that this area is not typically characterised as supporting native vegetation. It does not meet the criteria to be classified as Location Category 2 or 3. The removal of less than 0.5 hectares of native vegetation in this area will not require a Species Offset.		
Total extent including past and proposed removal (ha) *Includes endangered EVCs (ha): 0*	**0.166**	*Extent of past removal (ha)*	*0*
		Extent of proposed removal - Patches (ha)	*0.166*
		Extent of proposed removal - Scattered Trees (ha)	*0.000*
No. Large Trees proposed to be removed	**0**	*No. Large Patch Trees*	*0*
		No. Large Scattered Trees	*0*
No. Small Scattered Trees	0		

Offset requirements if approval is granted

Any approval granted will include a condition to secure an offset, before the removal of native vegetation, that meets the following requirements:

General Offset amount [1]	**0.126 General Habitat Units**
Minimum strategic biodiversity value score [2]	0.464
Large Trees	0
Vicinity	Melbourne Water CMA or CARDINIA SHIRE LGA

NB: values within tables in this document may not add to the totals shown above due to rounding

The availability of third-party offset credits can be checked using the Native Vegetation Credit Register (NVCR) Search Tool - https://nvcr.delwp.vic.gov.au

1. The General Offset amount required is the sum of all General Habitat Units in Appendix 1.
2. Minimum strategic biodiversity value score is 80 per cent of the weighted average score across habitat zones where a General Offset is required.

Application requirements

Applications to remove, destroy or lop native vegetation must include all the below information. If an appropriate response has not been provided the application is not complete.

Application Requirement 1 - Native vegetation removal information

If the native vegetation removal is mapped correctly, the information presented in this Native Vegetation Removal Report addresses Application Requirement 1.

Application Requirement 2 - Topographical and land information

This statement describes the topographical and land features in the vicinity of the proposed works, including the location and extent of any ridges, hilltops, wetlands and waterways, slopes of more than 20% gradient, low-lying areas, saline discharge areas or areas of erosion.

The site is located Bowman RD at the rear of another block. It is rectangular in shape and accessed by an existing gravel driveway, and the development proposal is to be on top of the hill, the highest part of the property, which is also the most level. The site slopes steeply towards the rear and front of the block, with native vegetation at the rear of the property and grazing pasture at the front. Two small dams exist onsite. EVCs onsite include EVC16 (development site), and EVCS 17 & 128 at the front and rear. The canopy trees onsite in the subject area are consistent with the mapped EVC 16.

Application Requirement 3 - Photographs of the native vegetation to be removed

Application Requirement 3 is not addressed in this Native Vegetation Removal Report. All applications must include recent, timestamped photos of each Patch, Large Patch Tree and Scattered Tree which has been mapped in this report.

Application Requirement 4 - Past removal

If past removal has been considered correctly, the information presented in this Native Vegetation Removal Report addresses Application Requirement 4.

Application Requirement 5 - Avoid and minimise statement

This statement describes what has been done to avoid and minimise impacts on native vegetation and associated biodiversity values.

The proposed dwelling has been sited in the best possible location for access utilising existing driveways and using the boundary to minimise the defendable space area and site cuts as the land slopes steeply towards the front and rear of the property. No large old trees are proposed for removal and the understorey in this location is predominantly exotic pasture grasses, modified from grazing history onsite. All development onsite avoids the more Vulnerable EVCs 17 & 128 which exist on other parts of the property. The site is location 1 and native vegetation removal has been minimised to less than 0.5Ha. Other more intact Native vegetation which exists onsite will be retained for habitat and conservation purposes.

Application Requirement 6 - Property Vegetation Plan

This requirement only applies if an approved Property Vegetation Plan (PVP) applies to the property
Does a PVP apply to the proposal?

No

Application Requirement 7 - Defendable space statement

Where the removal of native vegetation is to create defendable space, this statement:

- Describes the bushfire threat; and
- Describes how other bushfire risk mitigation measures were considered to reduce the amount of native vegetation proposed for removal (this can also be part of the avoid and minimise statement).

This statement is not required if, the proposed defendable space is within the Bushfire Management Overlay (BMO), and in accordance with the 'Exemption to create defendable space for a dwelling under Clause 44.06 of local planning schemes' in Clause 52.12-5.

The bushfire threat to the property is of significant concern and the dwelling has been constructed to BAL 29 in order to mitigate this risk and reduce the defendable space distance. Bushfire resistant dwelling design has been employed by reducingthe amount of recumbent corners and alcoves, roof design and the construction BAL. Designated firefighting water tanks will be installed as part of the bushfire planning.

Application Requirement 8 - Native Vegetation Precinct Plan

This requirement is only applicable if you are removing native vegetation from within an area covered by a Native Vegetation Precinct Plan (NVPP), and the proposed removal is not identified as 'to be removed' within the NVPP.
Does an NVPP apply to the proposal?

No

Application Requirement 9 - Offset statement

This statement demonstrates that an offset is available and describes how the required offset will be secured. The Applicant's Guide provides information relating to this requirement.

Third party offset will be purchased from the Vegetation Credit register through a broker to once the planning process has progressed. Third party OTC offsets area available and have been checked at the register. A first party offset is not applicable due to the proximity of neighbouring properties in the increased bushfire risk of the area.

Next steps

Applications to remove, destroy or lop native vegetation must address all the application requirements specified in the Guidelines. If you wish to remove the mapped native vegetation you are required to apply for approval from the responsible authority (e.g. local Council). This Native vegetation removal report must be submitted with your application and meets most of the application requirements. The following requirements need to be addressed, as applicable.

Application Requirement 3 - Photographs of the native vegetation to be removed

Recent, dated photographs of the native vegetation to be removed **must be provided** with the application. All photographs must be clear, show whether the vegetation is a Patch of native vegetation, Patch Tree or Scattered Tree, and identify any Large Trees. If the area of native vegetation to be removed is large, provide photos that are indicative of the native vegetation.

Ensure photographs are attached to the application. If appropriate photographs have not been provided the application is not complete.

Application Requirement 6 - Property Vegetation Plan

If a PVP is applicable, it must be provided with the application.

Appendix 1: Description of native vegetation to be removed

General Habitat Units for each zone (Patch, Scattered Tree or Patch Tree) are calculated by the following equation in accordance with the Guidelines.

General Habitat Units = extent without overlap x condition score x general landscape factor x 1.5, where the general landscape factor = 0.5 + (strategic biodiversity value score/2)

The General Offset amount required is the sum of all General Habitat Units per zone.

Native vegetation to be removed

Information provided by or on behalf of the applicant			Information calculated by NVR Map							
Zone	Type	DBH (cm)	EVC code (modelled)	Bioregional conservation status	Large Tree(s)	Condition score (modelled)	Polygon extent (ha)	Extent without overlap (ha)	SBV score	General Habitat Units
1	Patch	-	HSF_0010	Least Concern	-	0.648	0.198	0.198	0.580	0.126

Vista looking north, west to east (L-R) subject trees on hill crest

Vista looking east, north to south (L-R) subject trees to the left atop hill

Vista looking south, east to west (L-R)

Looking north trees 1-5

Looking west trees 7-12 & 14

Litter and ground layer – native litter, indigenous and weed species in ground layer

Looking west towards Trees 14-25

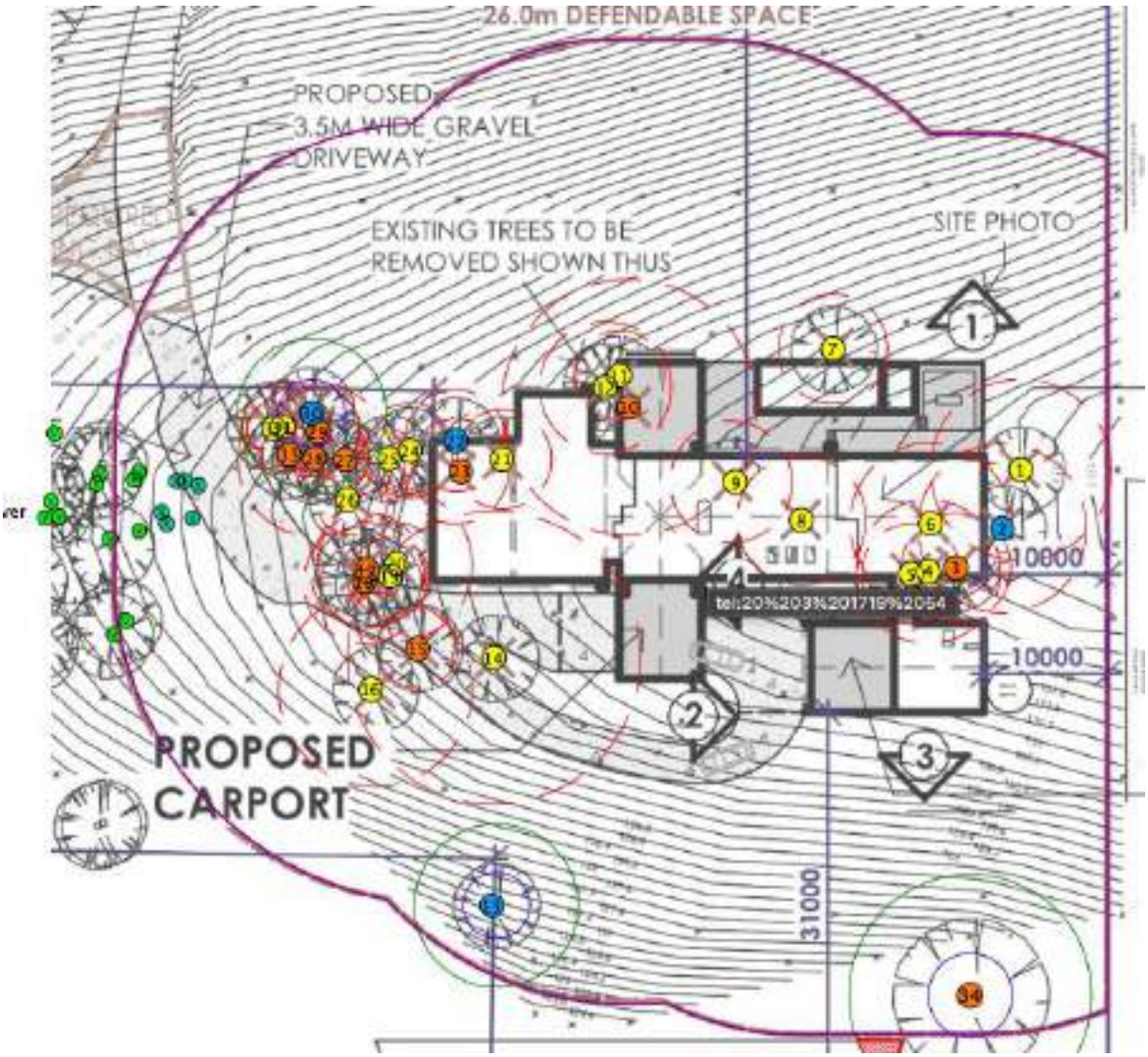
Looking west

Looking east, trees 26-33

Looking west, trees 14-25

Looking north-west, trees 21-30

Vista showing native vegetation beyond works being retained at rear of property (south)



Site plan detail showing development and tree management proposed (retain/remove)

Table 1: Trees assessed onsite (proposed for removal) showing DBH (arb report) and then DBH of largest trunk @ 1.3m above NGL in line with Native vegetation assessment guidelines

Tree #	Species	DBH cm - arb	DBH cm Largest trunk	Notes
1	*Eucalyptus goniocalyx*	61	47	Bifurcated
2	*Eucalyptus obliqua*	57	58	
3	*Eucalyptus goniocalyx*	37	38	
4	*Eucalyptus goniocalyx*	48	49	
5	*Eucalyptus goniocalyx*	33	34	
6	*Eucalyptus goniocalyx*	54	47	Bifurcated
7	*Eucalyptus dives*	37	37	
8	*Eucalyptus goniocalyx*	43	33	Bifurcated
9	*Eucalyptus dives*	41	28	Bifurcated
10	*Eucalyptus goniocalyx*	86	64	Bifurcated
11	*Eucalyptus radiata*	30	24	Bifurcated
12	*Eucalyptus goniocalyx*	44	37	Bifurcated
14	*Eucalyptus goniocalyx*	98	60	Bifurcated
15	*Eucalyptus goniocalyx*	27	26	
16	*Eucalyptus goniocalyx*	65	65	
17	*Eucalyptus dives*	38	37	
18	*Eucalyptus goniocalyx*	41	41	
19	*Eucalyptus dives*	27	27	
20	*Eucalyptus goniocalyx*	52	51	
21	*Eucalyptus goniocalyx*	33	33	
22	*Eucalyptus goniocalyx*	34	33	
23	*Eucalyptus goniocalyx*	55	30	Bifurcated
24	*Eucalyptus dives*	32	32	
25	*Eucalyptus sp. dead*	19	21	
26	*Eucalyptus dives*	24	24	
27	*Eucalyptus goniocalyx*	16	17	
28	*Eucalyptus goniocalyx*	52	42	Bifurcated
29	*Eucalyptus goniocalyx*	28	28	Bifurcated
30	*Eucalyptus goniocalyx*	50	38	
31	*Eucalyptus goniocalyx*	30	30	
32	*Eucalyptus dives*	16	22	
33	*Eucalyptus dives*	19	19	

*13 being retained

0 50 100m

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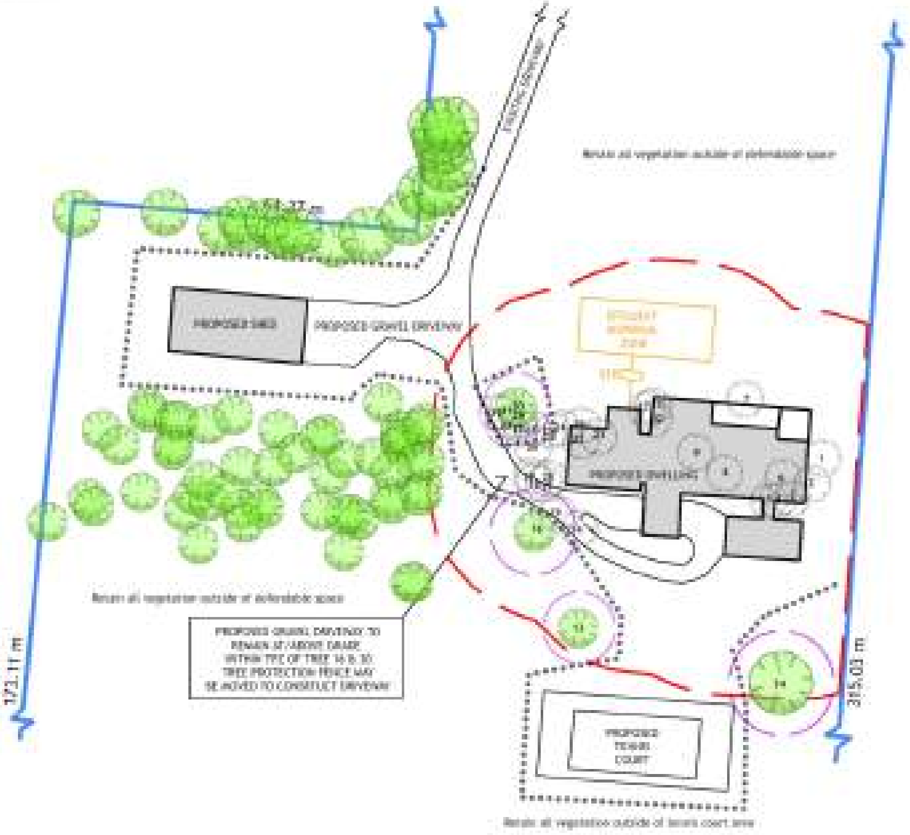

0 50 100m

Scale 1:1000 @ A3

No.	Species	Common name	DBH cm.	TPZ m R	Tree/ Shrub Retain	Tree/ Shrub Remove
1	*Eucalyptus goniocalyx*	Log-leaf Box	61	7.3		1
2	*Eucalyptus obliqua*	Messmate	57	6.8		1
3	*Eucalyptus goniocalyx*	Log-leaf Box	37	4.4		1
4	*Eucalyptus goniocalyx*	Log-leaf Box	48	5.8		1
5	*Eucalyptus goniocalyx*	Log-leaf Box	33	4.0		1
6	*Eucalyptus goniocalyx*	Log-leaf Box	54	6.5		1
7	*Eucalyptus dives*	Broad-leaved Peppermint	37	4.4		1
8	*Eucalyptus goniocalyx*	Log-leaf Box	42	5.2		1
9	*Eucalyptus dives*	Broad-leaved Peppermint	41	4.9		1
10	*Eucalyptus goniocalyx*	Log-leaf Box	86	10.3		1
11	*Eucalyptus radiata*	Narrow-leafed Peppermint	30	3.6		1
12	*Eucalyptus goniocalyx*	Log-leaf Box	44	5.3		1
13	*Eucalyptus goniocalyx*	Log-leaf Box	55	6.6	1	
14	*Eucalyptus goniocalyx*	Log-leaf Box	98	11.8		1
15	*Eucalyptus goniocalyx*	Log-leaf Box	27	3.2		1
16	*Eucalyptus goniocalyx*	Log-leaf Box	65	7.8	1	
17	*Eucalyptus dives*	Broad-leaved Peppermint	38	4.6		1
18	*Eucalyptus goniocalyx*	Log-leaf Box	41	4.9		1
19	*Eucalyptus goniocalyx*	Log-leaf Box	27	3.2		1
20	*Eucalyptus goniocalyx*	Log-leaf Box	52	6.3		1
21	*Eucalyptus goniocalyx*	Log-leaf Box	33	4.0		1
22	*Eucalyptus goniocalyx*	Log-leaf Box	34	4.1		1
23	*Eucalyptus goniocalyx*	Log-leaf Box	35	4.2		1
24	*Eucalyptus goniocalyx*	Log-leaf Box	32	3.8		1
25	*Eucalyptus sp.*	Eucalyptus	19	2.3		1
26	*Eucalyptus dives*	Broad-leaved Peppermint	24	2.9		1
27	*Eucalyptus goniocalyx*	Log-leaf Box	16	2.0		1
28	*Eucalyptus goniocalyx*	Log-leaf Box	52	6.3		1
29	*Eucalyptus goniocalyx*	Log-leaf Box	28	3.4		1
30	*Eucalyptus goniocalyx*	Log-leaf Box	50	6.0	1	
31	*Eucalyptus goniocalyx*	Log-leaf Box	30	3.6		1
32	*Eucalyptus dives*	Broad-leaved Peppermint	16	2.0		1
33	*Eucalyptus dives*	Broad-leaved Peppermint	19	2.3		1
34	*Eucalyptus obliqua*	Messmate Stringybark	82	9.8	1	

Existing trees/shrubs on subject land retained and removed for development, defendable space and access
Where the driveway is constructed within the Tree Protection Zones of tree 16 and 30 the driveway will be constructed above grade using permeable materials to avoid impacting tree roots,
unless an arborist report concludes the tree will survive other construction methods to the satisfaction of the Responsible Authority

Tree Protection Zones shown only for trees in close proximity to developement

DBH denotes Diameter at Breast Height in centimetres. TPZ denotes Tree Protection Zone to Australian standards AS4970 Protection of trees on development sites. TPZ in metres radius.
Trees on the subject land and adjoining land must be protected from damage during development in compliance with tree management process, tree protection zones and tree protection measures, including the erection of tree protection fencing, contained in Australian Standard AS 4970-2009 Protection of trees in development sites. All excavation within the Tree Protection Zones (TPZ) of trees located on the subject site and adjoining land must be undertaken using a manual method which is non-destructive to tree roots in compliance with Australian Standard AS 4970-2009 Protection of trees on development sites. Any tree roots which require pruning must be cut with a clean sharp cutting implement with a final cut to undamaged wood at an angle which minimises the size of the wound. No roots over 50mm in diameter are to be cut unless under the direct supervision of a qualified Arborist. Any pruning of trees on the subject site and adjoining land must be undertaken by a qualified arborist in compliance with the procedures and practices described in AS 4373-2007 Australian standard pruning of amenity trees.

PROPOSED FENCE

SUBJECT LAND

TREE/SHRUB RETAIN

TREE/SHRUB REMOVE

TREE PROTECTION ZONE

TREE PROTECTION FENCE
TO BE MAINTAINED DURING CONSTRUCTION TO AUSTRALIAN STANDARDS 4970

DEFENDABLE SPACE 26 METRES OR TO PROPERTY BOUNDARY
REFER BUSHFIRE MANAGEMENT PLAN

BUSHFIRE MITIGATION MEASURES
Defendable space is provided and managed in accordance with the following requirements:
-Grass must be short cropped and maintained during the declared fire danger period.
-All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
-Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.
-Plants greater than 10 centimetres in height must not be placed within 3 metres of a window or glass feature of the building.
-Shrubs must not be located under the canopy of trees.
-Individual and clumps of shrubs must not exceed 5 square metres in area and must be separated by at least 5 metres.
-Trees must not overhang or touch any elements of the building.
-The canopy of trees must be separated by at least 5 metres.
-There must be a clearance of at least 2 metres between the lowest tree branches and ground level

SPECIFICATION NOTES
Crushed rock, concrete spillage and other material [illegible] to plant growth shall be removed from the site of any planting beds and semi-advanced trees. All trees to be removed shall be [illegible] ground and all rubbish, building materials, [illegible] or vegetation spoil to be removed from site. Existing topsoil in planting areas is to be protected so it does not become compacted.
No imported topsoil to be used within the root zones of retained trees, no machinery or building materials to be stored in these areas. Any preparation of soils within these areas to be done by hand only.
Any imported topsoil is to be free of weeds, rubble and other materials damaging to plant growth and is to be of a medium texture [illegible] with a pH of 6.0 – 7.0. Topsoil is to be spread to the and cultivated to a depth of 150mm.
WEED REMOVAL
All weeds are to be removed including roots and rhizomes. Stumps of non-suckering perennial woody weeds to be [illegible] ground. All weed material appropriately disposed of off site which will not allow weed establishment elsewhere. Care must be taken to ensure that all retained trees are not damaged during weed removal or subject to herbicide drift.
PLANTING
All plants sourced from local indigenous nurseries. Prepare planting zones with spray discs. Tubestock to be planted at [illegible] with 30mm [illegible] for Natives. Protect all plants from herbivory and damage with installation of 450mm [illegible] and hardwood stake. All plants are to be thoroughly watered in after planting.
MULCH
Mulch to be clean native mulch to a minimum depth of 75mm, adequately weathered prior to delivery. All mulch kept 50mm away from plant stems to prevent collar rot.
GRAVEL PATHS
A gravel path or driveway must comprise a 50mm layer of gravel fines over a base course of 75mm deep gently compacted crushed rock. Each layer must be appropriately compacted.
PLANT ESTABLISHMENT PERIOD
After 13 weeks establishment period, any plants lost, damaged or dead must be replaced by the landscape contractor. This may require re-staking or re-installing treeguards.

INTEGRATED LAND MANAGEMENT PLAN
1 BOWMAN ROAD BEACONSFIELD
APPLICATION NUMBER T190449-2
9 MAY 2024

[redacted]

Bushfire Management Statement Pathway 2

Property Address:

Lot 1 Bowman Road Beaconsfield 3807

Prepared for [redacted]

Date: May 2024

Ref# 24230/2.0

BPAD Bushfire Planning & Design Accredited Practitioner Level 2

KEYSTONE ALLIANCE

BUSHFIRE ASSESSMENTS

Bushfire Assessments project: 24230/2.0

Bushfire Assessments
ABN 44 103 792 088
277 Plenty Road, Preston Vic
M: 0450 770 778

Version Control

Version	Date		Name
1.0	8/02/2024	Analysis, mapping and report compilation	[redacted] Manager, Bushfire Planning and Design
1.0	8/02/2024	Peer review	[redacted] Admin
1.0	8/02/2024	Bushfire Assessment and BMP reports	To client
2.0	16/05/2024	Revised to Council requirements	To client

Disclaimer
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Contents

1 Executive Summary

The property was assessed in **February 24** to determine the bushfire attack level.
The site is a **residential** lot in a **Rural Conservation Zone** of **Cardinia Shire**
The parcel to be developed has a total area of approximately **38,542m²**.
We are seeking development approval to **construct a dwelling and a shed exceeding 100sqm**.
On-site and surrounding area vegetation within the 150m assessment area is classified as **woodland** & **grassland**.
Classified vegetation **woodland** on a **7º downslope** constructing with a **BAL 29** defendable space around the building is **26m or to the property boundary, whichever is lesser** .
The area close to the site has a bushfire history, and in the event of a bushfire, the impact to the dwelling will be from **ember attack**.
There are several designated NSP in **Cardinia Shire** the **Narre Warren North Municipal Reserve** is the closest one.
A **10,000**-litre water tank will be required for firefighting purposes,
Access can meet BMO's access requirements (Appendix 4).

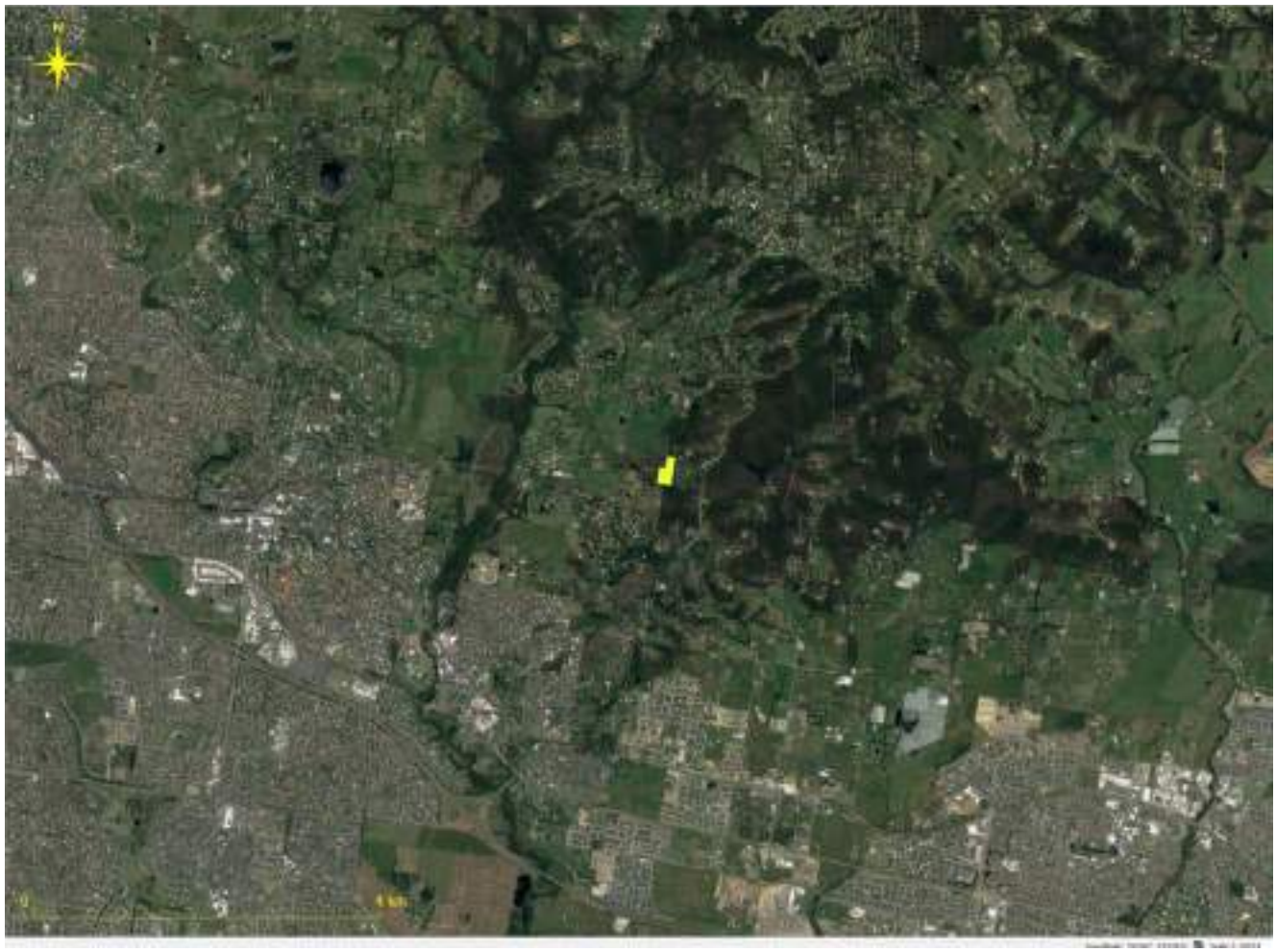


Figure 1 *Aerial view of site highlighted parcel to be developed* *QGIS, data.vic.gov.au, google maps & nearmap*

2 Introduction

The proposal seeks development approval to **construct a dwelling and a shed exceeding 100sqm** on the land known as; **Lot 1 Bowman Road Beaconsfield 3807.** The property comprises of one parcel as seen in *Figure 1& Figure 2*

Keystone Alliance Bushfire Assessments has been engaged by; [redacted] to provide a Bushfire Management Statement in accordance with Clause 44.06 Bushfire Management Overlay and 53.02 Bushfire Planning Requirements at which is to accompany the planning permit application lodged with **Cardinia Shire.**

This assessment describes the subject site and surrounding area in relation to the risk associated with the Bushfire Attack Level (BAL), together with the relevant planning controls, namely, Australian Standard 3959-2009, "Construction of buildings in bushfire-prone areas."

The parcel to be developed has **an irregular** shape and an area of approx. **38,542m²** it is located approximately **4.0 km** via road, **north-east from Beaconsfield's township** in one of **Cardinia Shire** rural areas. The property's static water supply will be from water tanks, it is provided with telecommunication services, and is connected to the sealed road network. Vehicular access to the land is via **Bowman Road.** *(as in Figures1&2)*

The purpose of the report is to assist in a decision of issuing a planning permit for the construction of the proposed development in a Bushfire Management Overlay.

3 Site Description

3.1 Site shape, dimensions, size and planning controls	
Local government:	Cardinia Shire
Lot and Plan Number:	1\TP412390
The shape of the site is:	irregular
The dimensions of the site are:	Please refer to *Image 2* Site area
The site has a total area of:	Approximately 38,542m²
The zoning of the site is:	RURAL CONSERVATION ZONE (RCZ) RURAL CONSERVATION ZONE - SCHEDULE 2 (RCZ2)
The overlays that apply to the site are: Effected:	BMO & ESO
Assessed by:	**Paul Apostolos Oikonomidis**

Figure 2 *Property's area* *QGIS data.vic.gov.au, google maps & nearmap*

4 Bushfire hazard site assessment

A vegetation hazard assessment was carried out within a 150m radius from the proposed development. Within this area our interest was directed on the type of vegetation surrounding the proposal the distance from the proposal and the effective slope it stood (*see Figure 3 below*).

Figure 3 **Assessment Area**

QGIS nearmap, google maps & data.vic.gov.au

4.1 Hazard Assessment

The proposed development has been assessed under Victoria's Planning Provisions Clause 44.06, 53.02 and AS 3959 – 2018 "Construction of buildings in bushfire prone areas."

Plot	Vegetation Classification	Effective Slope (degrees)		Separation (m)	BAL	Defendable Space (m)
1	Class B Woodland	5-10	N/A	40	BAL – 29	26
2	Class G Grassland	N/A	flat/upslope	10	BAL – 29	9
3	Class B Woodland	5-10	N/A	120	BAL – 29	26
4	Class B Woodland	0-5	N/A	120	BAL – 29	21

PB= property boundary

An assessment of the site conditions has categorized this site as **BAL-29** fire risk and a requirement of defendable space around the building is **26m or to the property boundary, whichever is lesser** .

4.2 Vegetation

Grassland

All forms, including situations with shrubs and trees, if the over storey foliage cover is <10%.
The understorey doesn't support a typical shrub layer, although there are often scattered shrubs in on deeper soils, in drainage lines or near rocky outcrops. The ground layer is dominated by perennial, mostly tufted or tussock-forming grasses (Kangaroo Grass, Tussock Grass, Spear Grass, Wallaby Grass, Windmill Grass) with some rhizomatous or stoloniferous species (Weeping Grass) and a few annuals (Blown Grass). In most areas the grasses are accompanied by a wide range of perennial and annual herbs (wood-sorrel, bindweed, sundew, woodruff, everlasting, bidgee-widgee, lobelia, trigger plant, blue devil), sedges (Carex, Schoenus), lilies (mat-rush, chocolate lily, milkmaids, early nancy) and small shrubs (rice-flower, sida, astroloma, peas).

Woodland

Heathland ecosystems are characterised by a dense layer of small-leafed shrubs, usually 1-2 m tall, over a ground layer of sedges, coarse lilies, rope-rushes, prostrate shrubs and herbs. In most places there are occasional small, short-trunked, spreading trees, to 15m tall, which may form a sparse canopy on deeper soils. The commonest tree species is Eucalyptus viminalis subsp. pryoriana (Coast Manna Gum) in the eastern part of the range, Eucalyptus baxteri (Brown Stringybark), Eucalyptus arenacea (Wimmera Scentbark) and Eucalyptus willisii (Shining Peppermint) in the west and south-east, and Eucalyptus pauciflora (Snow Gum) along the margins in the high country. Where the soils are relatively dry the dominant shrubs are usually tea-trees (Leptospermum) and stunted she-oaks (Allocasuarina); where the soils are waterlogged, paperbarks (Melaleuca) and large sedges (Gahnia, Lepidopserma) form dense thickets with occasional small trees such as Eucalyptus cephalocarpa (Mealy Stringybark) and Eucalyptus conspicua (Silver Swamp Stringybark). In the high country wet heathlands are dominated by a range of heaths (Epacris) and rope rushes (Restionaceae).

4.3 Photos of Assessment Area

PLOT1 *Northern vegetation*

PLOT2 *Eastern vegetation*

PLOT3 *Southern vegetation*

PLOT4 *Western vegetation.*

5 Bushfire Hazard Landscape Assessment

5.1 Location description

The area surrounding the subject site is known for its rural and semi-rural character, characterized by a mix of residential properties, farmland, and natural landscapes is located in an area of Victoria, known for its lush forests and natural beauty. The region experiences a temperate climate, with warm summers and cool winters. During the summer months, the area can be prone to bushfires, especially if dry conditions and strong winds are present.

When assessing the bushfire risk at any given time, it is important to consider factors such as weather conditions, topography, and the types of vegetation in the vicinity. From a bushfire perspective, the site is situated in an area that may be susceptible to bushfire risk due to its surroundings and the vegetation present in the region. It is known for its diverse landscapes, including farmland and bushland. Bushland regions contain a significant amount of fuel for fires, including trees, undergrowth, and leaf litter. The region experiences a climate with hot, dry summers and cool, wet winters, which can contribute to the potential for bushfires during the summer months.

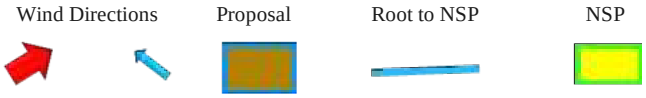
Considering the siting of the proposal within the landscape, likelihood of a bushfire event is considered **possible;** signifying the threat could take place sometime in the future. The consequences from a bushfire event are indicated as **insignificant,** no injuries, little or no damage, little or no financial loss.

Due to the type & extent of vegetation surrounding the proposal a potential fire run can take place in extreme weather conditions. A landscape fire is possible approaching from the north or the south.

The main driveway access into the site is from **Bowman Road**. This is a dual carriageway, linking to **Beaconsfield Upper's** closest CFA Fire Station located **4.0** km via road on **30 Beaconsfield-Emerald Road** north of the entrance driveway.

5.1.1 Location & Landscape Assessment

Figure 4 *Location of site.*



Cardinia Shire has **several** designated Neighbourhood Safe Places (NSP). The Narre Warren North Municipal Reserve at Skate Park and Basketball Courts is the closest NSP at approx. 3.1km as you can see in *Figure 4 above*.

5.1.2 Landscape risk

Clause 13.05 stipulates that new development is only permitted where 'the risk to human life, property and community infrastructure from bushfire can be reduced to an acceptable level'. To assist in defining the risk, four 'broader landscape types', representing different risk levels are described in *"Planning Permit Applications Bushfire Management Overlay Technical Guide Sep. 2017"*.

The four types range from low risk landscapes where there is little hazardous vegetation beyond 150m of the site and extreme bushfire behaviour is not credible, to extreme risk landscapes with limited or no evacuation options.

The Technical Guide outlines four Landscape Types. The local landscape character surrounding the property is most attributable to Landscape **Type 2**;

Table 1- Landscape risk

Broader Landscape Type 1	Broader Landscape Type 2	Broader Landscape Type 3	Broader Landscape Type 4
• There is little vegetation beyond 150m of the site (except grasslands and low-threat vegetation). • Extreme bushfire behaviour is not possible. • The type and extent of vegetation is unlikely to result in neighbourhood-scale destruction of property. • Immediate access is available to a place that provides shelter from bushfire.	• The type and extent of vegetation located more than 150 metres from the site may result in neighbourhood-scale destruction as it interacts with the bushfire hazard on and close to a site. • Bushfire can only approach from one aspect and the site is located in a suburban, township or urban m area managed in a minimum fuel condition. • Access is readily available to a place that provides shelter from bushfire. This will often be the surrounding developed area.	• The type and extent of vegetation located more than 150 metres from the site may result in neighbourhood-scale destruction as it interacts with the bushfire hazard on and close to a site. • Bushfire can approach from more than one aspect. • The site is in an area that is not managed in a minimum fuel condition. • Access to an appropriate place that provides shelter from bushfire is not certain.	• The broader landscape presents an extreme risk. • Evacuation options are limited or not available.

5.2 Bushfire History

Cardinia Shire areas are prone to bushfires, the area has been impacted by bushfires in the recent history, bushfires have been recorded in the wider area and in the immediate area surrounding the subject site.
Controlled burns have taken place and a wildfire history has been recorded in the wider areas surrounding the proposal as you can see on Map 2. The immediate area has a fire history, and the publicly available database indicates that the site itself has experienced bushfire in 1983.

Figure 5 Bushfire history & planned burns around the proposal *QGIS data.vic.gov.au, google maps & nearmap*

5.3 Bushfire Scenario

The most likely bushfire scenarios are those typically associated with the direction of the wind on severe or higher, fire danger days i.e. approach of bushfire from the north, northwest, west or southwest.

Hazard vegetation in this occasion is located **northeast & southeast** from the proposal, the development site will be impacted upon by a **landscape scale** fire approaching from the **northeast or southeast**. A fire from these directions would approach through the **forested** areas of driven by hot, dry **northern or southern** winds.

Whilst the **northeast or southeast forested** areas may intemperate the speed and intensity of the fire before it impacted the site, under the BMO conditions of low humidity, elevated temperatures and fierce winds, the development could be subjected to significant ember attack and possibly radiant heat. The cleared areas around the development are a considerable asset in this scenario and substantially reduce the threat of radiant heat and flame impacts.

The **forested** areas to the **northeast & southeast** of the site are a potential hazard to the development and could result in a fire approaching from the **north or south**, generating significant ember attack and radiant heat.

Whilst the **forested** area, can cause substantial amounts of embers and burning material to be blown long distances, the development site is sufficiently setback from the **hazard** such that it will be able to provide appropriate defendable space, commensurate with the risk and proposed construction standard of the building.

6 Bushfire Management Statement

6.1 Landscape, siting and design objectives

- *Development is appropriate having regard to the nature of the bushfire risk arising from the surrounding landscape.*
- *Development is sited to minimise the risk from bushfire.*
- *Development is sited to provide safe access for vehicles, including emergency vehicles. Building design minimises vulnerability to bushfire attack.*

Compliance with these objectives at Clause 53.02-4.1 is proposed via the following Approved measures.

6.1.1 Approved measure 2.1 Landscape

'The bushfire risk to the development from the landscape beyond the site can be mitigated to an acceptable level'.

As identified in Section 5 the landscape is not one of extreme bushfire risk. Whilst a landscape scale bushfire could impact the site, the speed and intensity of a fire approaching from the northern or southern, will be somewhat moderated by residential land managed to low fuel levels surroundings of the proposal and of areas of low threat and/or non-vegetated areas.

To the northeast and southeast at a distance there are large contiguous forested areas and the possibility of a potential fire run in extreme weather conditions of high temperatures and low humidity is feasible.

It is proposed that the risk can be mitigated to an acceptable level by implementing bushfire protection measures in compliance with the BMO requirements including BAL construction standard, commensurate defendable space, provision of a water supply for firefighting, ensuring good access and egress are available for occupants and emergency services and, most importantly, management planning in the form of a Bushfire Emergency Management Plan.

6.1.2 Approved measure 2.2 Siting

A building is sited to ensure the site best achieves the following:

- *The maximum separation distance between the building and the bushfire hazard.*
- *The building is in close proximity to a public road.*
- *Access can be provided to the building for emergency service vehicles.*

The proposed development is sited to have maximum distance from hazard vegetation from all aspects. Sufficiently distant to achieve **BAL-29** defendable space.

The building will be sufficiently distant from hazardous vegetation such that 'Table 2' to Clause 53.02-5 setbacks are achieved (please refer to Defendable Space Map 3).

The proposed development is close to a main public road enabling access and egress in compliance with BMO requirements for emergency vehicles and occupants/visitors.

6.1.3 Approved measure 2.3 Design

A building is designed to be responsive to the landscape risk and reduce the impact of bushfire on the building.

All BAL standards above BAL-Low are deemed to satisfy the building code requirement that buildings be designed and constructed to reduce the risk of ignition from a bushfire, appropriate to the:

(a) 'potential for ignition caused by embers, radiant heat or flame generated by a bushfire; and
(b) intensity of the bushfire attack on the building' (Building Code of Australia 2016).

The design of the buildings will aim to facilitate wind flow over the building and easy maintenance (e.g. cleaning of gutters) and avoid complex roof lines which may allow build-up of debris (e.g. accumulation of leaves and bark) and trap embers. Walls and eaves should similarly avoid or minimise re-entrant corners and other features that may trap debris and embers.
The proposal will be constructed with a **BAL-29.**

6.2 Defendable space and construction objectives

'Defendable space and building construction mitigate the effect of flame contact, radiant heat and embers on buildings'.
Compliance with this objective is proposed via the following Approved and Alternative measures.

Approved measure 3.1 (AM 3.1) *requires that: 'A building used for a dwelling (including an extension or alteration to a dwelling), a dependant person's unit, industry, office or retail premises is provided with defendable space in accordance with:*

- *Column A, B or C of Table 2 to Clause 53.02-5 wholly within the title boundaries of the land; or if there are significant siting constraints,*
- *Column D of Table 2 to Clause 53.02-5.*

The habitable building (dwelling) is constructed with a **BAL-29** the bushfire attack level that corresponds to the defendable space of **26m or to the property boundary, whichever is lesser** provided in accordance with Clause53.02-5 Table 2.

6.2.1 Building defendable space

The habitable building will be constructed with a **BAL-29** for vegetation classified as **woodland** on an effective slope of 7^{O} downslope, the required defendable space is **26m or to the property boundary, whichever is lesser** from the edges of the proposed dwelling as shown in *Figure 6* corresponding to Clause 53.02-5 Table 2.

Figure 6 *Defendable Space is within property complying with Table 6 standards.*

The non-habitable outbuilding ancillary to a dwelling has 10m of def. space but no construction requirements *(pls refer to Attachment 1 BMP non-habitable outbuilding)*.

6.3 Water supply and access objectives

'A static water supply is provided to assist in protecting the property.
Vehicle access is designed and constructed to enhance safety in the event of a bushfire'.

These objectives can be achieved via Approved measures 4.1 (AM 4.1):
'A building used for a dwelling (including an extension or alteration to a dwelling), a dependant person's unit, industry, office or retail premises is provided with:

- *A static water supply for firefighting and property protection purposes specified in Table 4 to Clause 53.02-5.*
- *Vehicle access that is designed and constructed as specified in Table 5 to Clause 53.02-5'.*

The water supply may be in the same tank as other water supplies if a separate outlet is reserved for firefighting water supplies.

It is proposed that a minimum total capacity of **10,000**-litres be provided as a dedicated static water supply for bushfire firefighting only.

Access
Internal roads will provide access in accordance with the vehicle access design and construction specifications in Table 5 to Clause 53.02-5 (detail provided as Appendix 4).

7 Clause 13.02-1S Bushfire

Clause 13.02-1S Bushfire has the objective to "*strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life*". This clause applies to land within the Bushfire Prone Area (BPA), BMO or proposed to be used or developed in a way that may create a bushfire hazard. Clause 13.02-1S contains five strategies to meet the objective, being:

- Protection of human life.
- Bushfire hazard identification and assessment.
- Settlement planning.
- Areas of high biodiversity conservation value; and
- Use and development control in a BPA.

This development addresses the requirements of Clause 13.02-1S in several ways. It is considered that the development can appropriately prioritise the protection of human life by ensuring that the proposed building within the development will not be exposed to a radiant heat flux of more than **29** kilowatts/square metre, which is commensurate to a BAL **29** construction standard.

The lot is **38,542** m^2 and is required to provide a minimum static water supply of **10,000** - litres as per Table 4 to Clause 53.02-5. Vehicles can easily access the development since it is on a main public road.

This report identifies the bushfire hazard and applies the standard site assessment methodology used in AS3959-2018 and Clause 53.02, which is applied to developments in the BMO and is based on the best available science. The bushfire modelling inputs that form the basis for this methodology factor in vegetation type (e.g., Woodland, Grassland), potential fuel-loads in a long-unburnt vegetation community, weather conditions on higher bushfire risk days (e.g. wind speed, fuel moisture content, days since last rainfall) and the effect of slope gradient on the way fire travels through unmanaged vegetation. The site assessment process and desktop assessment using GIS software has determined the most appropriate vegetation type and commensurate slope category for each section/aspect of unmanaged vegetation.

Non-vegetated areas such as dwellings, roads, driveways and footpaths are considered part of a landscape in which a building would be rated as BAL-LOW (AS3959- 2018). Occupants will be able to move towards areas rated as BAL-LOW by travelling in a generally **eastern** direction into a highly urbanised area, or at the more localised scale, directly **north and east** on **Bowman Road** leading to the closest NSP in **Narre Warren North Municipal Reserve**.

The CFA specify that areas where development should not proceed could include:

- Isolated settlements where the size and/or configuration of the settlements will be insufficient to modify fire behaviour and provide protection from a bushfire.
- Where bushfire protection measures will not reduce the risk to an acceptable level.
- Where evacuation (access) is severely restricted.
- Where the extent and potential impact of required bushfire protection measures may be incompatible with other environmental objectives or issues, e.g., vegetation protection, land subject to erosion or landslip' (CFA, 2015).

None of these criteria or characteristics are applicable to the area of the proposed.

8 Overall Conclusion

The proposed development has been assessed under Clause 53.02 & AS 3959 – 2018.

An assessment of the site conditions & adjoining property has categorised this site as ***"BAL 29"*** fire risk, with Sections 3 & **7** utilised for the building construction under AS3959 and is subject to the recommendations outlined above.

The proposed development has been sited and designed to avoid on and off-site constraints. AS3959 2018' Construction of buildings in a bushfire prone area' describes ***risk category for*:**

- BAL – 12.5 as: "Ember Attack"
- BAL – 19 as: "Increasing levels of Ember Attack and burning debris ignited by wind borne embers with increasing heat flux between 12.5-19KW"
- ***BAL – 29 as: "Increasing levels of Ember Attack and burning debris ignited by wind borne embers with increasing heat flux between 19-29KW"***
- BAL – 40 as: "Increasing levels of Ember Attack and burning debris ignited by wind borne embers with increasing heat flux with the increased likelihood of exposure to flames.
- BAL – FZ as: Direct exposure to flames from fire front in addition to heat flux and ember attack.

The final categorization of this site is subject to the relevant fire authority (CFA/MFB) review and approval.

Overall, the proposed development meets the requirements of the BMO and Clause 53.02– Bushfire Protection: Planning requirements.

Appendix 1: BMO vegetation management standards

Clause 53.02.5 Table 6 Vegetation management requirement

Vegetation management requirement

Defendable space is provided and is managed in accordance with the following requirements:

- Grass must be short cropped and maintained during the declared fire danger period.
- All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
- Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.
- Plants greater than 10 centimetres in height must not be placed within 3 metres of a window or glass feature of the building.
- Shrubs must not be located under the canopy of trees.
- Individual and clumps of shrubs must not exceed 5 square metres in area and must be separated by at least 5 metres.
- Trees must not overhang or touch any elements of the building.
- The canopy of trees must be separated by at least 5 metres.
- There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

Unless specified in a schedule or otherwise agreed in writing to the satisfaction of the relevant fire authority.

Apendix 2: BMO static water supply requirements

Table 4 from Clause 53.02-5

Table 4 Water supply

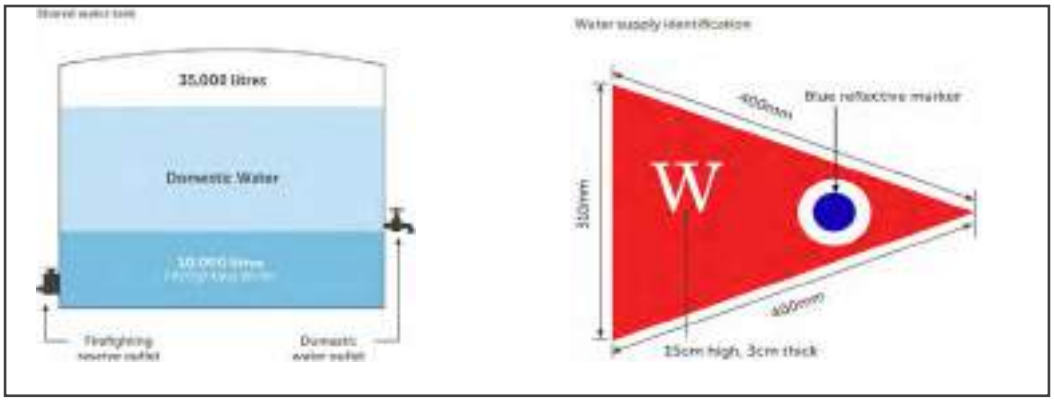
Lot sizes (square meters)	Hydrant available	Capacity (litres)	Fire authority fittings and access required
Less than 500	Not applicable	2,500	No
500-1,000	Yes	5,000	No
500-1,000	No	10,000	Yes
1,001 and above	Not applicable	10,000	Yes

Note 1: A hydrant is available if it is located within 120 metres of the rear of the building

Note 2: Fittings must be in accordance with the published requirements of the relevant fire authority.

Water tank requirements

'The water supply should be stored in an above ground water tank constructed of concrete, steel or corrugated iron. The water supply should be identified. The water supply may be provided in the same water tank as other water supplies



provided they are separated with different outlets'.

CFA Fittings (CFA, 2014b)

'If specified within Table 4 to Clause 53.02-5 (if fire brigade access to your water supply is required), CFA's standard BMO permit conditions require the pipe work, fittings and tank outlet to be a minimum size of 64 mm.

65 mm BSP (British Standard Pipe) is the most common size available. A 65mm fitting is equivalent to the old 21/2 inch. A 65 mm BSP (21/2 inch) fitting exceeds CFA's requirements and will therefore comply with CFA's standard permit conditions for the BMO.

Diagram1 below shows some common tank fittings available at most plumbing suppliers which meet the connection requirements. It includes a 65mm tank outlet, two 65 mm ball or gate valves with a 65mm male to 64 mm CFA 3 threads per inch male coupling. This is a special fitting which allows the CFA fire truck to connect to the water supply. An additional ball or gate valve will provide access to the water supply for the resident of the dwelling'

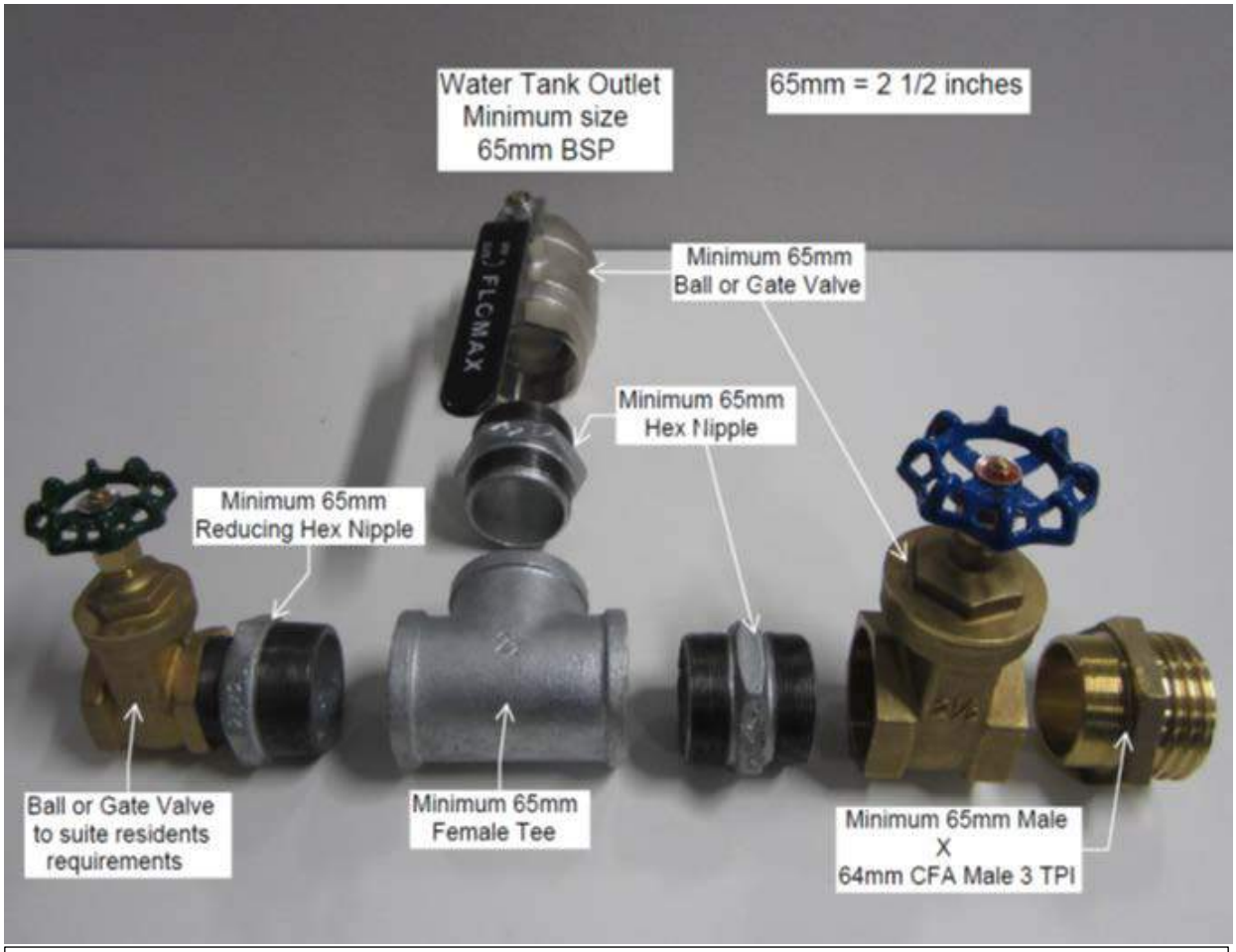


Diagram 1 CFA Standard permit conditions for water supply, in FRV areas pls check if they use same fittings** or **Storz Fitting apply.

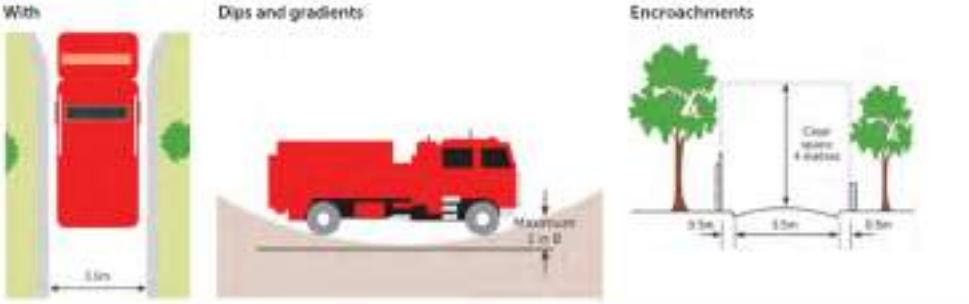
Conditions required for all applications
'Show [xx litres] of effective water supply for firefighting purposes which meets the following requirements:
• Is stored in an above ground water tank constructed of concrete or metal.
• All fixed above-ground water pipes and fittings required for firefighting purposes must be made of corrosive resistant metal'.

Additional conditions to apply if CFA fittings and access is required
'The water supply must also –
• Incorporate a ball or gate valve (British Standard Pipe (BSP) 65mm) and coupling (64 mm CFA 3 thread per inch male fitting).
• The outlet/s of the water tank must be within 4m of the access way and be unobstructed.
• Be readily identifiable from the building or appropriate identification signage to the satisfaction of CFA must be provided.
• Any pipework and fittings must be a minimum of 65 mm (excluding the CFA coupling)'.

Appendix 3: BMO access requirements

Where the length of access is greater than 30 metres the following design and construction requirements apply:

- Curves must have a rminimum inner radius of 10 metres.
- The average grade must be no more than 1 in 7 (14.4%) (8.1°) with a maximum of no more than 1 in 5 (20%) (11.3°) for no more than 50 metres.
- Dips must have no more than a 1 in 8 (12.5%) (7.1°) entry and exit angle.
- A load limit of at least 15 tonnes and be of all-weather construction.
- Provide a minimum trafficable width of 3.5 metres.
- Be clear of encroachments for at least 0.5 metres on each side and at least 4 metres vertically.
- A cleared area of 0.5 metres is required to allow for the opening of vehicle doors along driveways.



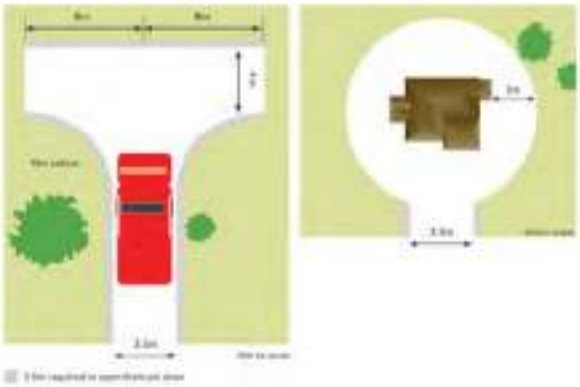
Practice Note 65 | Preparing and Assessing a Planning Application Under the Bushfire Provisions in Planning Schemes

Access between 100 metres to 200 metres in length

In addition to the above:

A turning area for fire fighting vehicles must be provided close to the building by one of the following:

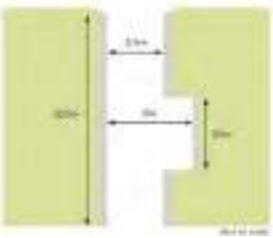
- a turning circle with a minimum radius of 8 metres
- a driveway encircling the dwelling
- other vehicle turning heads such as a T or Y head which meet the specification of Austroad Design for an 8.8 metre service vehicle.



Access greater than 200 metres in length

In addition to the above, passing bays are required at least every 200 metres that are:

- a minimum of 20 metres long
- with a minimum trafficable width of 6 metres.



development.

Bushfire Protection Measures

Mandatory Condition

The bushfire protection measures forming part of this permit or shown on the endorsed plans, including those relating to construction standards, defendable space, water supply and access, must be maintained to the satisfaction of the responsible authority on a continuing basis. This condition continues to have force and effect after the development authorised by this permit has been completed.

a) Defendable Space

Defendable space is provided for a distance around the building of 26m or to the property boundary, whichever is lesser and managed in accordance with the following:

- Grass must be short cropped and maintained during the declared fire danger period.
- All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
- Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.
- Plants greater than 10 centimetres in height must not be placed within 3m of a window or glass feature of the building.
- Shrubs must not be located under the canopy of trees.
- Individual and clumps of shrubs must not exceed 5 sq. metres in area and must be separated by at least 5 metres.
- Trees must not overhang or touch any elements of the building.
- The canopy of trees must be separated by at least 5 meters.
- There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

b) Construction Standard

Building designed and constructed to a minimum Bushfire Attack Level of BAL 29

c) Water Supply

The following requirements apply for Static Water Supply with a Remote Outlet

1. The static water supply must be stored in an above ground tank constructed of concrete or metal, and must have a minimum capacity of 10,000 ltrs.
2. The static water supply must include a separate outlet for the private use of the owner/occupier of the land that incorporates a ball or gate valve.
3. The static water supply must be provided with a separate outlet for the CFA (CFA outlet) that includes a 64 mm CFA 3 thread per inch male coupling.
4. The CFA outlet must be:
   a) easily accessible by a fire-fighter in the event of a bushfire
   b) Clear of all vegetation for a distance of 1.5 metres
   c) Setback from flammable objects (including timber fences and timber retaining walls) for a minimum distance of 1.5 metres
   d) Located a minimum distance of 10 metres (unless approved heat shielding is provided) and no more than 60 metres from the dwelling and
   e) Oriented horizontally.
5. The internal diameter of the CFA outlet at the tank to the pipeline must be greater than the internal diameter of the pipeline between the tank and the fire authority outlet.
6. The centreline of the CFA outlet must be:
   a) A minimum of 300mm and maximum 600mm in height above the finished ground level.
   b) Located below the level of the outlet on the tank.
7. The riser for the CFA outlet must be supported by a galvanised steel post at least 50mm x 50mm or equivalent which is concreted in the ground to a depth of at least 450mm.
8. A 65mm British Standard Pipe (BSP) ball or gate valve must be provided at the CFA outlet to control the flow of water to the CFA coupling. Any other valves between the CFA outlet and the tank must be locked in the open position.
9. The CFA outlet must be easily identifiable from the entrance to the property or signage must be provided that meets the following requirements:
   a) Has an arrow pointing to the location of the fire authority outlet.
   b) Has dimensions of not less than 310mm high and 400mm long.
   c) Is red in colour, with a blue reflective marker attached.
   d) Is labelled with a 'W' that is not less than 15cm high and 3cm thick.
10. The CFA outlet must include a fade-resistant or engraved sign that:
   a) Is to be fixed to the post supporting the fire authority outlet riser.
   b) Has a minimum height of at least 1.5m from the ground surface level.
   c) Includes the words "FIRE WATER TANK OUTLET" in lettering that is a minimum of 50mm in height and written in a colour contrasting with that of the background.
11. A blue reflective disc at least 50mm in diameter must be attached to the post holding the sign. The blue reflective disk must be located immediately below the sign.
12. All below-ground water pipes must be installed to provide at least the following cover below the finished surface; 300 mm for pipes subject to vehicle traffic; 75 mm for pipes under dwellings or concrete slabs; and 225 mm for all other locations.
13. The water pipes and fittings, including the tank outlet, to the remote outlet stand pipe must be a minimum of 80mm nominal diameter PVC class12 or Copper Class A and 100mm for HDPE pipe PN12.5

d) Access Required: Yes

The following design and construction requirements apply:
All-weather construction.
A load limit of at least 15 tonnes.
Provide a minimum trafficable width of 3.5 metres.
Be clear of encroachments for at least 0.5 metres on each side and at least 4 metres vertically.
Curves must have a minimum inner radius of 10 metres.
The average grade must be no more than 1 in 7 (14.4%) (8.1°) with a maximum grade of nom more than 1 in 5 (20%) (11.3°) for no more than 50 metres.
Dips must have no more than a 1 in 8 (12.5%) (7.10) entry and exit angle.

Length of access is greater 100 metres: Yes
• A turning circle with a minimum radius of eight metres, or
• A driveway encircling the building, or
• The provision of other vehicle turning heads – such as a T or Y Head-which meet the specification of Austroad Design for an 8.8 metre service vehicle.
Length of driveway is greater than 200 metres: Yes
Where length of access is greater than 100 metres the following design and construction requirements apply:
• Passing bays are required at least every 200 metres that are a minimum 20 metres long and a minimum trafficable width of 6 metres.

OUTBUILDING BUSHFIRE MANAGEMENT PLAN

LOT 1 BOWMAN ROAD BEACONSFIELD 3807

Ref# 24230/2.0

16 MAY 2024

KEYSTONE ALLIANCE BUSHFIRE ASSESSMENTS
M: 0450 770 778 paul@keystonealliance.com.au

16-May-24 Outbuilding Bushfire Management Plan **LOT 1 BOWMAN ROAD BEACONSFIELD 3807**

Bushfire Protection Measures

a) Defendable Space

Defendable space is provided for a distance around the building of 10m or to the property boundary, whichever is lesser and managed in accordance with the following:

- Grass must be short cropped and maintained during the declared fire danger period.
- All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
- Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.
- Plants greater than 10 centimetres in height must not be placed within 3m of a window or glass feature of the building.
- Shrubs must not be located under the canopy of trees.
- Individual and clumps of shrubs must not exceed 5 sq. metres in area and must be separated by at least 5 metres.
- Trees must not overhang or touch any elements of the building.
- The canopy of trees must be separated by at least 2 meters.
- There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

b) Construction Standard

1 ☒ Non habitable building '**shed**' ancillary to a dwelling is more than 10m from a dwelling has no construction requirements.

2 ☐ Non habitable building ancillary to a dwelling is less than 10m from a dwelling must meet the construction requirements of Table 7.

Table 7 Outbuilding construction requirement

Building construction condition
The proposed outbuilding is separated from the adjacent building by a wall that extends to the underside of a non-combustible roof covering and: • has a FRL of not less than 60/60/60 for loadbearing walls and -/60/60 for non-load bearing walls when tested from the attached structure side, or • is of masonry, earth wall or masonry-veneer construction with the masonry leaf of not less than 90 millimetres in thickness. Any openings in the wall shall be protected in accordance with the following: i. Doorways – by FRL -/60/30 self-closing fire doors ii. Windows – by FRL -/60/- fire windows permanently fixed in the closed position iii. Other openings – by construction with a FRL of not less than -/60/- Note: Control and construction joints, subfloor vents, weepholes and penetrations for pipes and conduits need not comply with Item iii.

Mandatory Condition

The bushfire protection measures forming part of this permit or shown on the endorsed plans, including those relating to construction standards, defendable space, water supply and access, must be maintained to the satisfaction of the responsible authority on a continuing basis. This condition continues to have force and effect after the development authorised by this permit has been completed

DRAWING INDEX	
SHEET NAME	**SHEET NUMBER**
COVER PAGE	1
LOCALITY PLAN	2
PROPOSED SITE PLAN	3
PROPOSED FLOOR PLAN	4
PROPOSED ELEVATIONS	5
PROPOSED ELEVATION & 3D'S	6
TENNIS COURT ELEVATIONS	7
SHED PLANS	8

HARGREAVES
DESIGN GROUP

PROPOSED: *DWELLING & GARAGE*
AT: *LOT 1 BOWMAN ROAD, BEACONSFIELD*
[redacted]

ISSUE	AMENDMENT DETAILS
A	TOWN PLANNING DRAWINGS 26.02.24 - SR
B	AMEND TOWN PLANNING DRAWINGS (CLIENT CHANGES) 20.03.24 - SR
C	AMEND TOWN PLANNING DRAWINGS (COUNCIL RFI) 08.05.24 - SR
D	
E	
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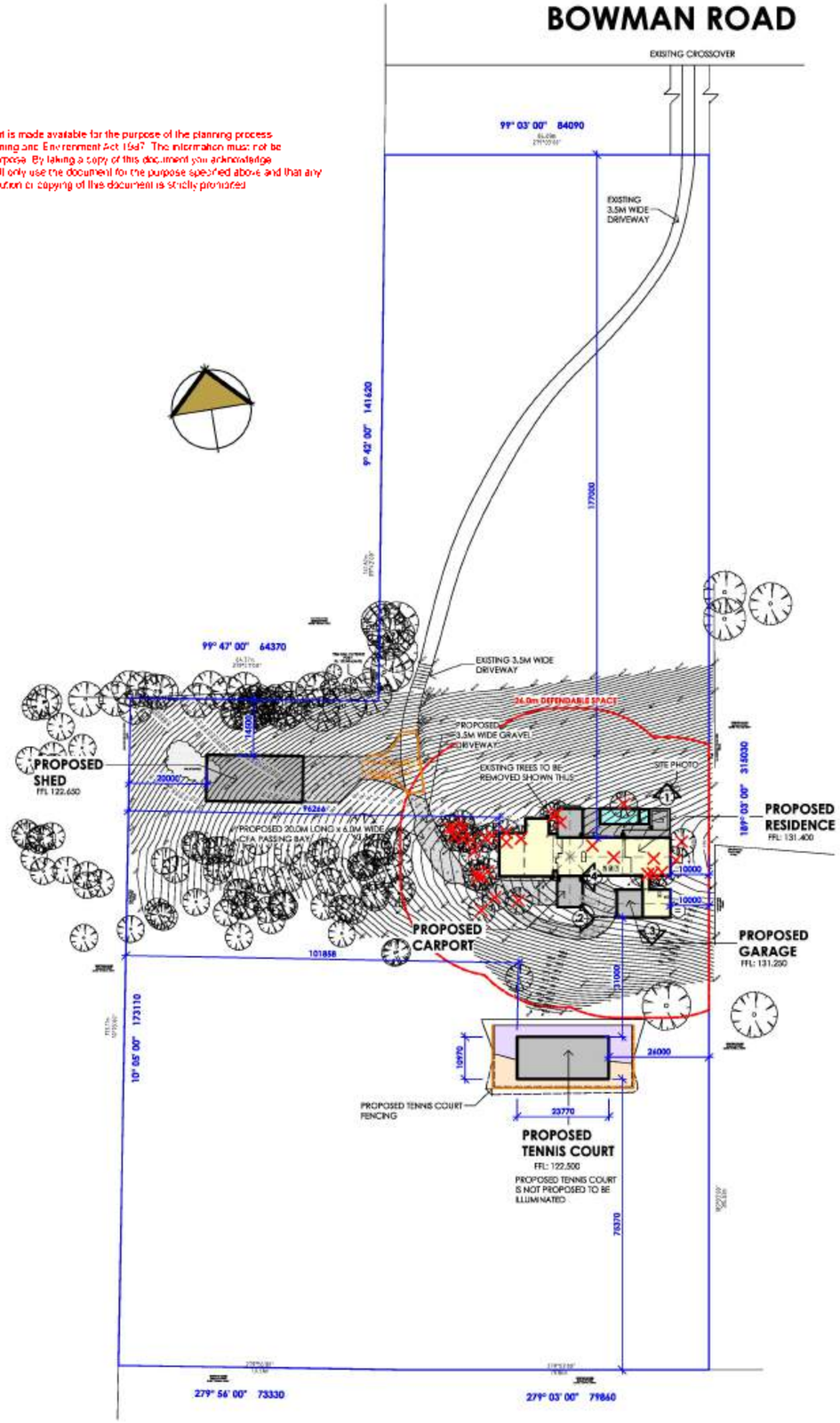

SITE PHOTO 1 - NORTH

SITE PHOTO 2 - EAST

SITE PHOTO 3 - SOUTH

SITE PHOTO 4 - WEST

AERIAL VIEW

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proposed: **HOUSE & GARAGE**

for: [redacted]

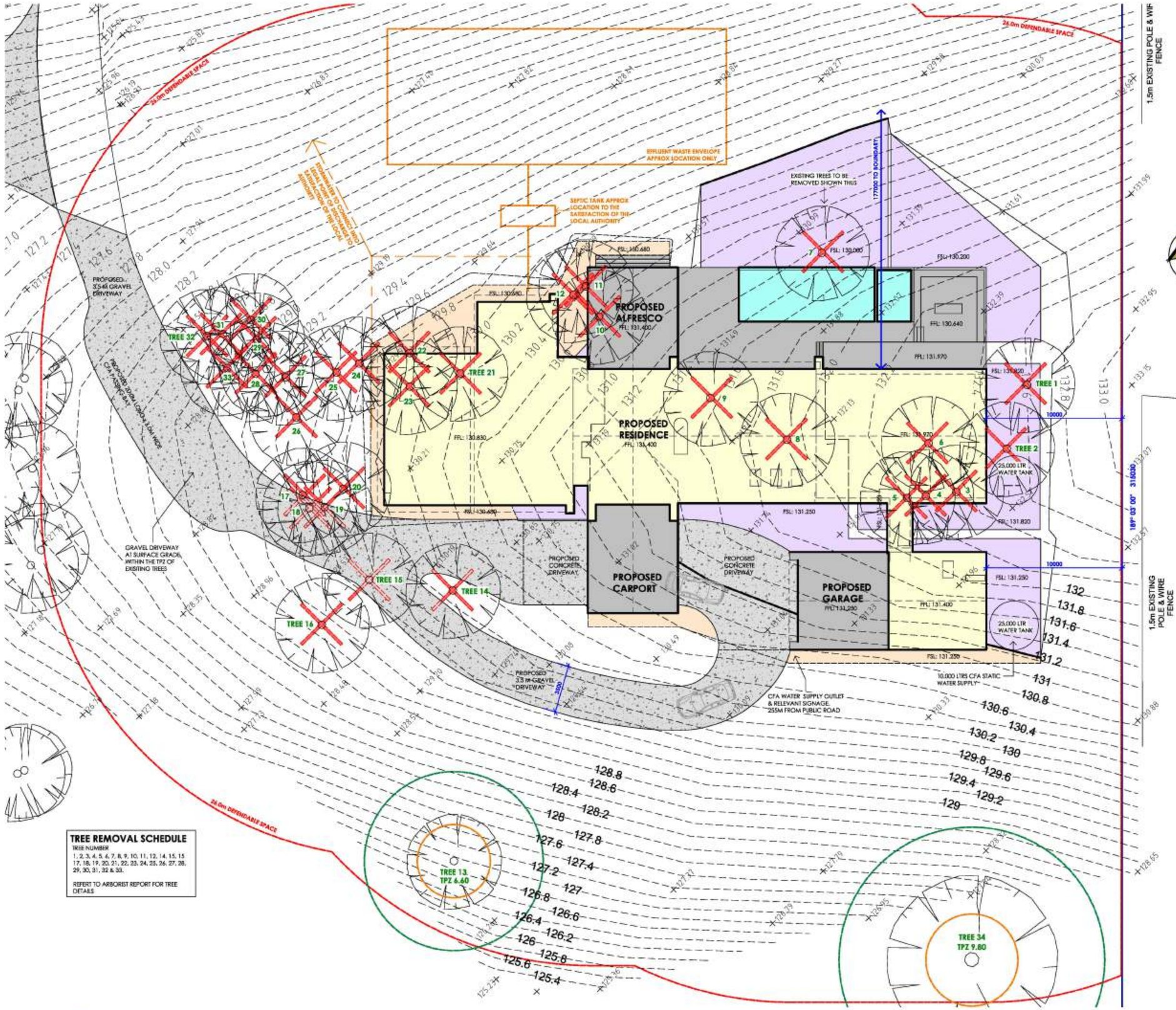
drawing: **LOCALITY PLAN**

drawn: SR date: **22/02/24** scale: **1 : 1000**

address: **Lot 1 BOWMAN ROAD BEACONSFIELD, 3807**

TP

sheet: **2** of **8** issue: **C** date: **08/05/24** job no. : **23-05251**



TREE REMOVAL SCHEDULE

TREE NUMBER
1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 14, 15, 15 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32 & 33.

REFERT TO ARBORIST REPORT FOR TREE DETAILS

TOWN PLANNING REQUIRED

SITE CUT/FILL LEGEND & NOTES

DENOTES AREA OF SITE CUT

DENOTES AREA OF SITE FILL

SITE CUT & FILL NOTE

PROVIDE SITE CUT OF 2400mm & FILL 1000mm OVER BUILDING AREA & PROVIDE AN ADDITION SCRAPE TO GARAGE TO ACCOMODATE A 150 mm STEPDOWN NOTE: 45° BATTER ANGLE

PRELIMINARY SITE PLAN NOTES

THIS SITING IS SUBJECT TO THE FOLLOWING:

- SOIL REPORT & SURVEY
- CLEAR COPY OF TITLE
- EASEMENT DETAILS (IF APPLICABLE)
- FALL OF LAND
- RES-CODE REQUIREMENTS
- DEVELOPER APPROVAL (IF APPLICABLE)
- COUNCIL BUILDING REGULATIONS

IMPORTANT NOTE : SITING MAY ALTER TO SUIT

DRAINAGE NOTES:

- SITE DRAINAGE SHALL COMPLY WITH NCC 3.1.2 DRAINAGE AND ASSSOCIATIONAL PLUMBING DRAINAGE CODE
- BASE OF CUT GRADED TO SLT TRAP AT 1:100 MIN. DRAINS SHALL BE PROTECTED BY GRAVEL FILTERS.
- TEMPORARY DOWNPIPES CONNECTED TO THE 250m² MAXIMUM ROOF AREA TO BE INSTALLED AS SOON AS ROOF COVER IS COMPLETED.
- STORMWATER DRAINS ARE INDICATIVE ONLY. DRAINER TO CONNECT TO LEGAL POINT OF DISCHARGE AT THEIR DISCRETION.

GRADE SURFACE AWAY FROM HOUSE FOOTINGS,MINIMUM FALL 1:20L

GRATED INLET PIT CONNECTED TO STORMWATER SYSTEM DIRECTED TO LEGAL POINT OF DISCHARGE.

PROVIDE AG DRAIN AT TOE OF CUT GRADED TO SLT PIT AT 1:100 MIN.

SLT PIT CONNECTED TO AG DRAIN & DIRECTED TO LEGAL POINT OF DISCHARGE VIA STORMWATER SYSTEM.

SITE ANALYSIS

GARDEN AREA REQ. FOR GRZ & NRZ ZONES ONLY: 400-500m2 = 25% | 501-650m2 = 30% | 650m2+ = 35%		
GARDEN AREA	36795.12 m²	96.07%
NON-COMPLIANT GARDEN AREA	0.00 m²	0.00%
TOTAL PERMEABLE SPACE	36795.12 m²	96.07%
SITE COVER	701.82 m²	1.83%
DECK AREA	0.00 m²	0.00%
DRIVEWAY AREA	801.94 m²	2.09%
TOTAL HARD COVER	1503.76 m²	3.93%

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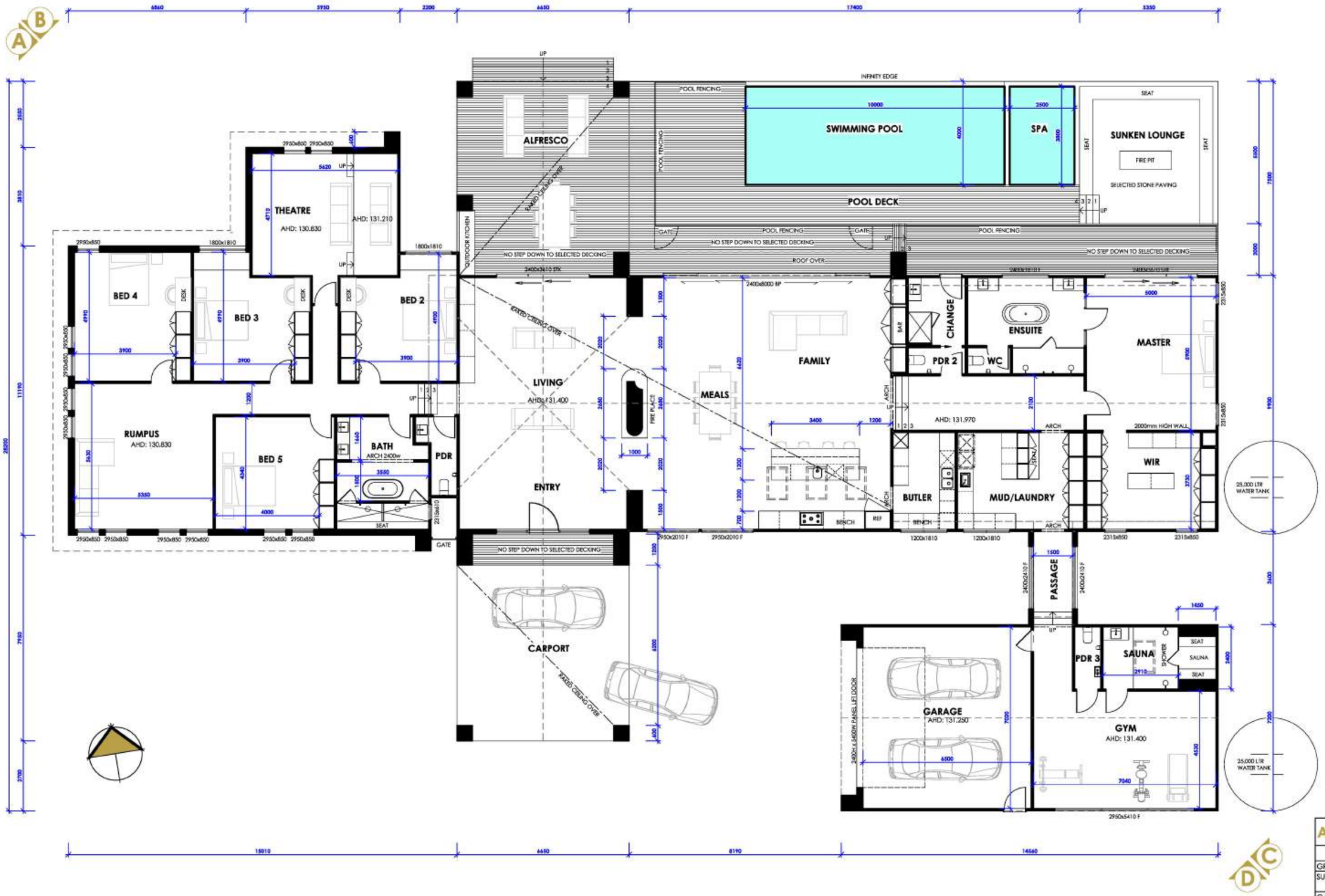
proposed: **HOUSE & GARAGE** for [redacted]

drawing: **PROPOSED SITE PLAN**

drawn: **SR** date: **22/02/24** scale: **1 : 200**

address: **Lot 1 BOWMAN ROAD BEACONSFIELD, 3807**

sheet: **3** of **8** issue: **C** date: **08/05/24** job no.: **23-05251** **TP**



AREAS TABLE

AREAS	(m²)	(SQ)
GROUND FLOOR	541.38 m²	58.28
SUB TOTAL:	541.38 m²	58.28
GARAGE	49.24 m²	5.30
ALFRESCO	49.79 m²	5.36
CARPORT	51.76 m²	5.57
TOTAL OTHER	150.79 m²	16.23
GRAND TOTAL	692.17 m²	74.51

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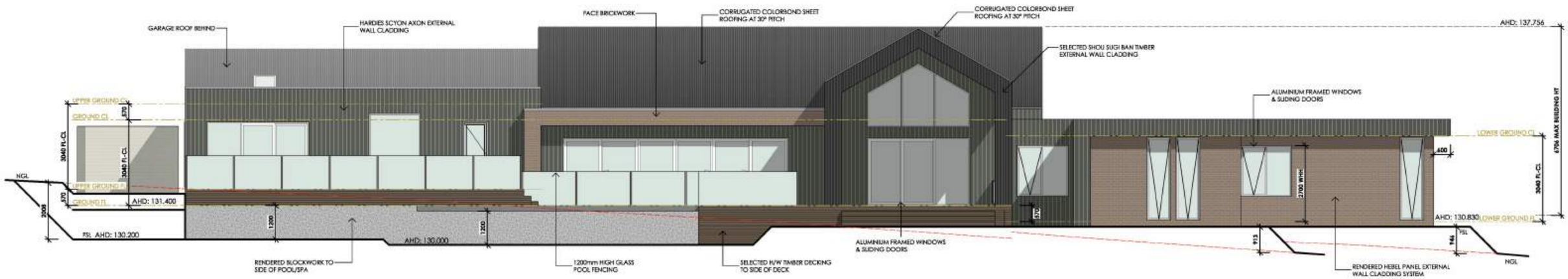
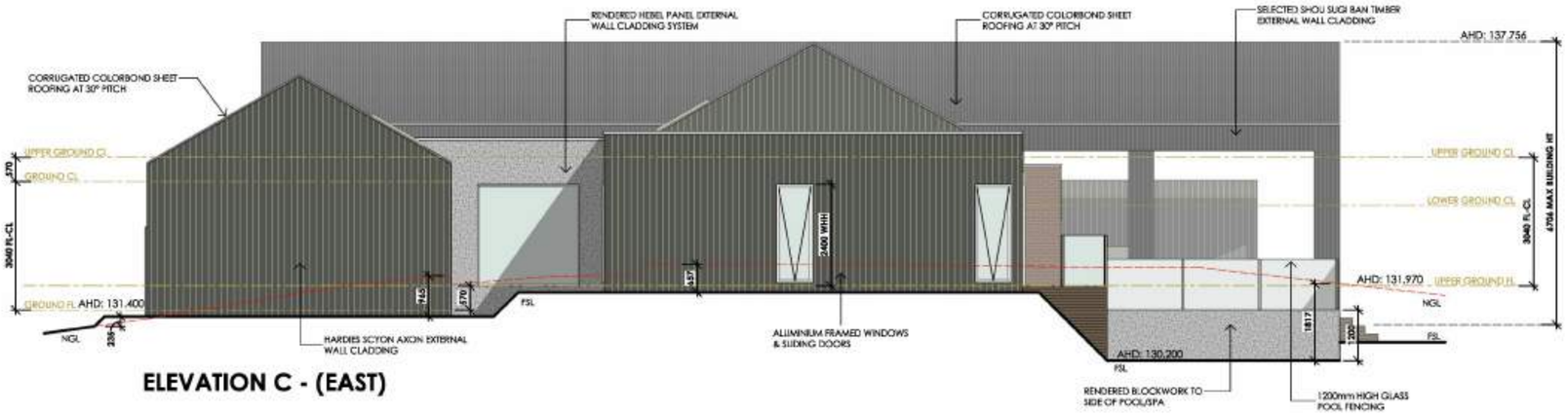
proposed: **HOUSE & GARAGE**
for: [redacted]
drawing: **PROPOSED FLOOR PLAN**
drawn: **SR** date: **22/02/24** scale: **1 : 100**
address: **Lot 1 BOWMAN ROAD BEACONSFIELD, 3807**
sheet: **4** of **8** issue: **C** date: **08/05/24**
TP
job no. : **23-05251**

ELEVATION A - (WEST)



ELEVATION B - (NORTH)



ELEVATION C - (EAST)

COLOUR/MATERIAL SCHEDULE

BRICKWORK
COLOUR : EARTHY/CLAY TONES

WINDOW & DOOR FRAMES, DOWN PIPES, ROOF FLASHINGS
COLOUR : DARK GREY TONES

CORRUGATED COLORBOND ROOFING
COLOUR : DARK GREY TONES

RENDERED HEBEL PANEL WALLS
COLOUR : GREY TONES

SCYON AXON WALL CLADDING
COLOUR : DARK GREY TONES

TIMBER DECKING
COLOUR : GREY/BROWN TONES

SHOU SUGI BAN TIMBER WALL CLADDING
COLOUR : CHARCOAL

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proposed: **HOUSE & GARAGE** for [redacted]

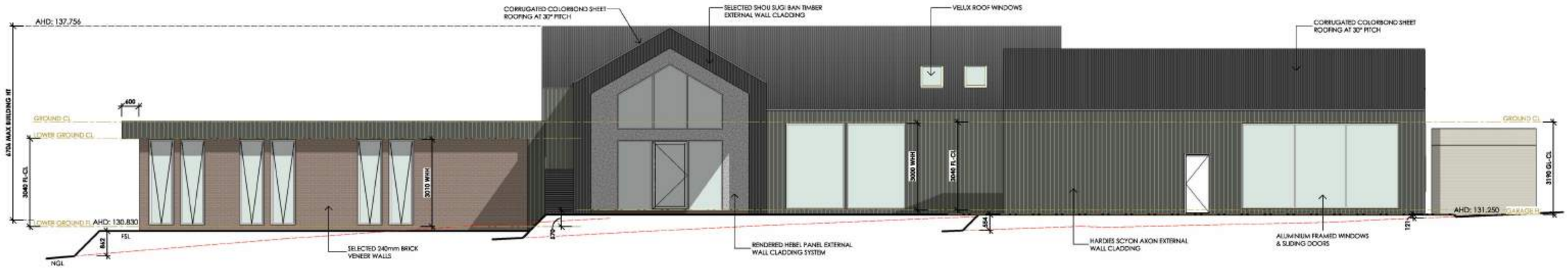
drawing: **PROPOSED ELEVATIONS**

address: **Lot 1 BOWMAN ROAD BEACONSFIELD, 3807**

TP

drawn: **SR** date: **22/02/24** scale: **1 : 100**

sheet: **5** of **8** issue: **C** date: **08/05/24** job no. : **23-05251**



ELEVATION D - (SOUTH)

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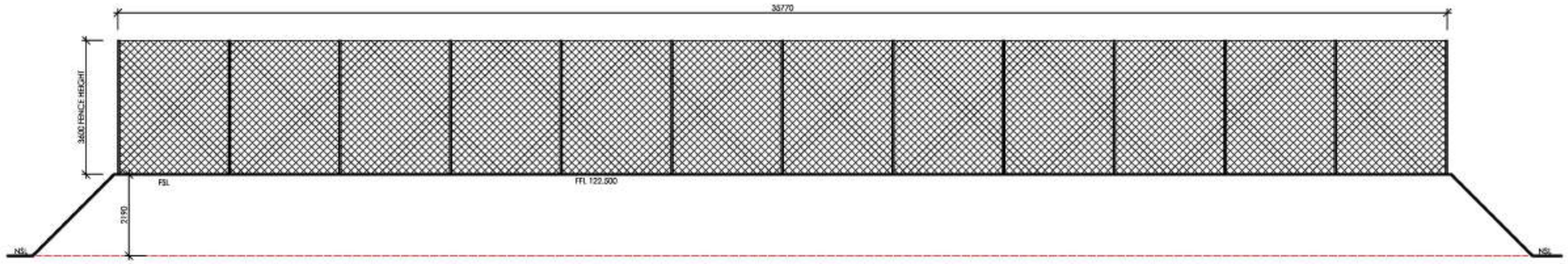
proposed: **HOUSE & GARAGE** for [redacted]

drawing: **PROPOSED ELEVATION & 3D'S**

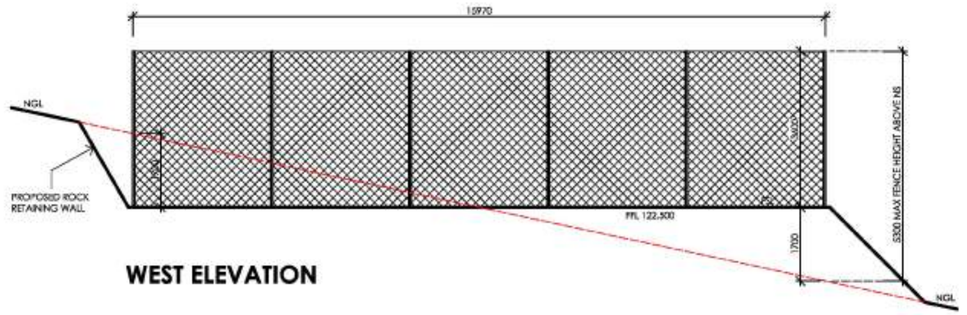
drawn: **SR** date: **22/02/24** scale: **1 : 100**

address: **Lot 1 BOWMAN ROAD BEACONSFIELD, 3807**

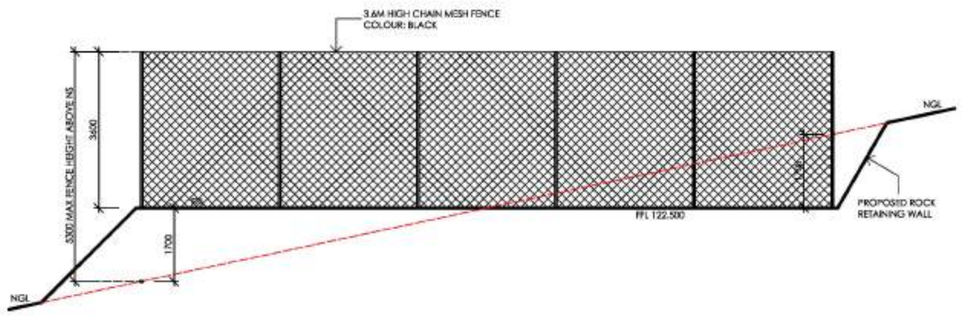
sheet: **6** of **8** issue: **C** date: **08/05/24** job no. : **23-05251** **TP**



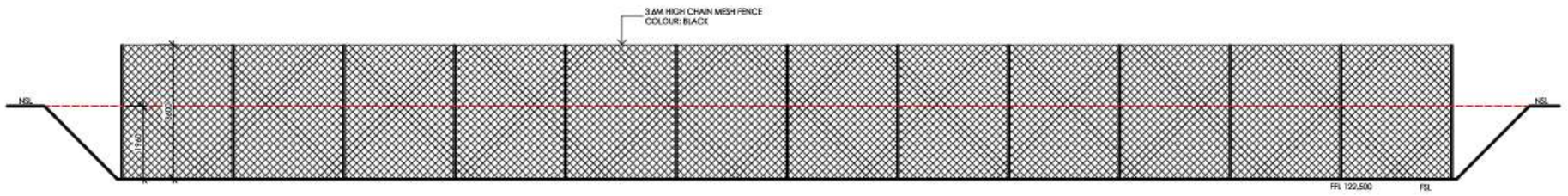
SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION

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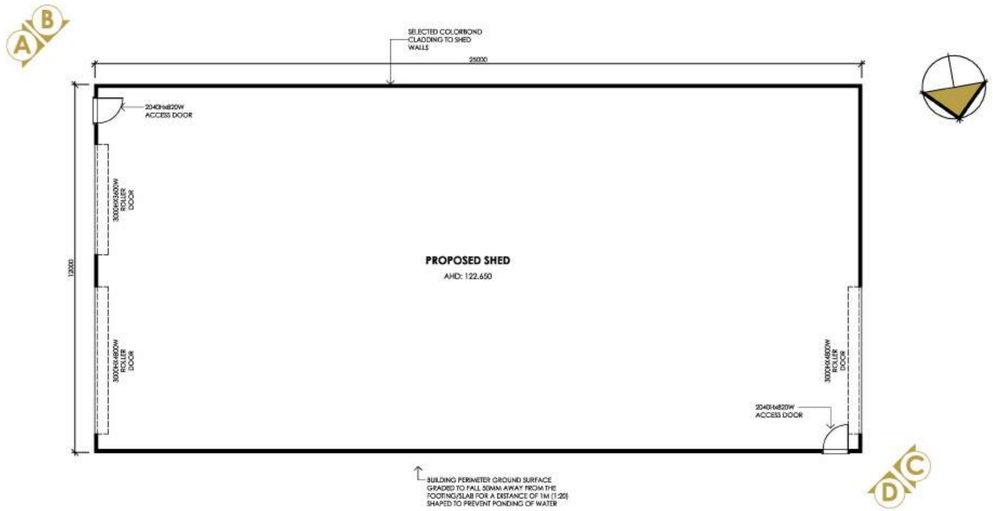
proposed: **HOUSE & GARAGE** for: [redacted]

drawing: **TENNIS COURT ELEVATIONS**

address: **Lot 1 BOWMAN ROAD BEACONSFIELD, 3807**

TP

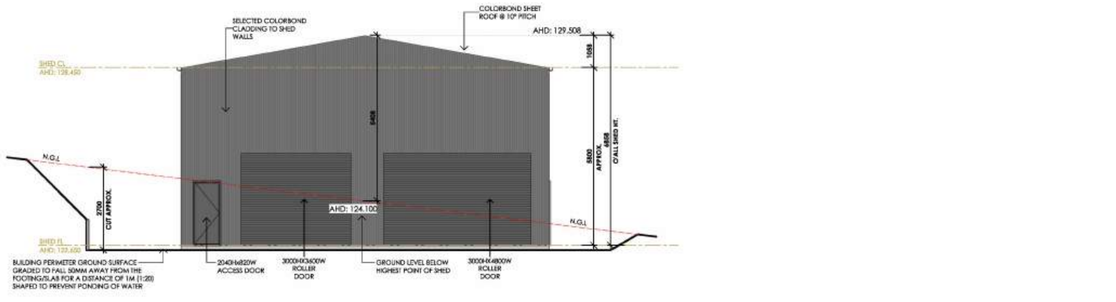
drawn: **SR** date: **22/02/24** scale: **1 : 100** sheet: **7** of **8** issue: **C** date: **08/05/24** job no. : **23-05251**



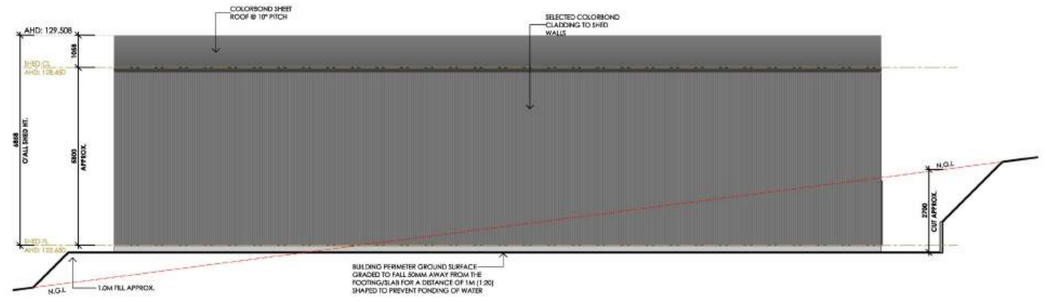
SHED FLOOR PLAN
1 : 100

NOTE: GARAGE DOOR OPENING SIZES & LOCATIONS INDICATIVE ONLY. TO BE CONFIRMED BY CLIENT/BUILDER

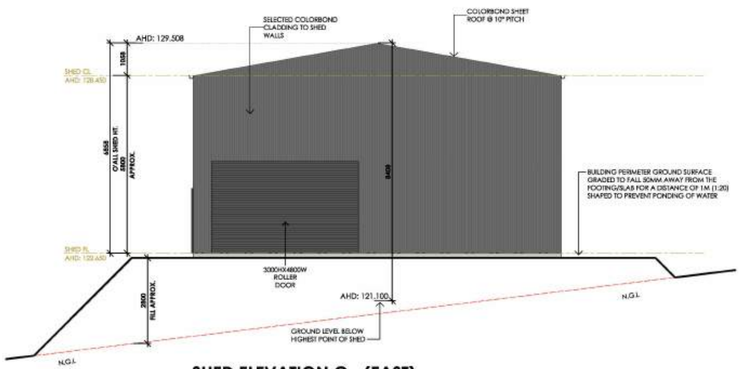
MATERIALS SCHEDULE			
NAME	CLADDING	ROOFING	CAPPINGS/ FLASHINGS/ GUTTERS
COLOR	MONUMENT	MONUMENT	MONUMENT
PHOTO			



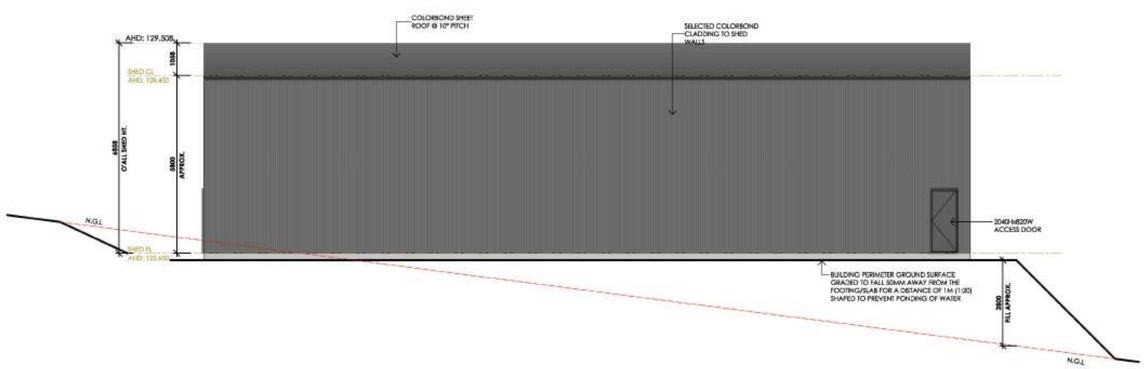
SHED ELEVATION A - (WEST)
1 : 100



SHED ELEVATION B - (SOUTH)
1 : 100



SHED ELEVATION C - (EAST)
1 : 100



SHED ELEVATION D - (NORTH)
1 : 100

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proposed: **SHED**
for: [redacted]
drawing: **SHED PLAN & ELEVATIONS**
drawn: **GS** date: **06/07/23** scale: **1 : 100**
address: **LOT 1 BOWMAN ROAD BEACONSFIELD, 3807**
sheet: **8** of **8** issue: **A** date: **08/05/24** job no.: **23-05251**

Property Report

Address: BOWMAN ROAD BEACONSFIELD 3807
Lot / Plan: Lot 1 TP412390
SPI (Standard Parcel Identifier): 1\TP412390
Local Government (Council): CARDINIA
Council Property Number: 1122450300
Directory Reference: Melway 212 E7

This property is in a designated bushfire prone area.
Special bushfire construction requirements apply. Planning provisions may apply.

Parcel Details
Lot/Plan or Crown Description: Lot 1 TP412390
SPI: 1\TP412390
State Electorates
Legislative Council: EASTERN VICTORIA
Legislative Assembly: GEMBROOK

Utilities
Rural Water Corporation: Southern Rural Water
Melbourne Water Retailer: South East Water
Melbourne Water: inside drainage boundary
Power Distributor: AUSNET

Planning Zone Summary
Planning Zone: RURAL CONSERVATION ZONE (RCZ)
RURAL CONSERVATION ZONE - SCHEDULE 2 (RCZ2)
Planning Overlays: BUSHFIRE MANAGEMENT OVERLAY (BMO)
ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)
ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 1 (ESO1)

LOCALITY MAP
NOT TO SCALE

AERIAL VIEW
NOT TO SCALE

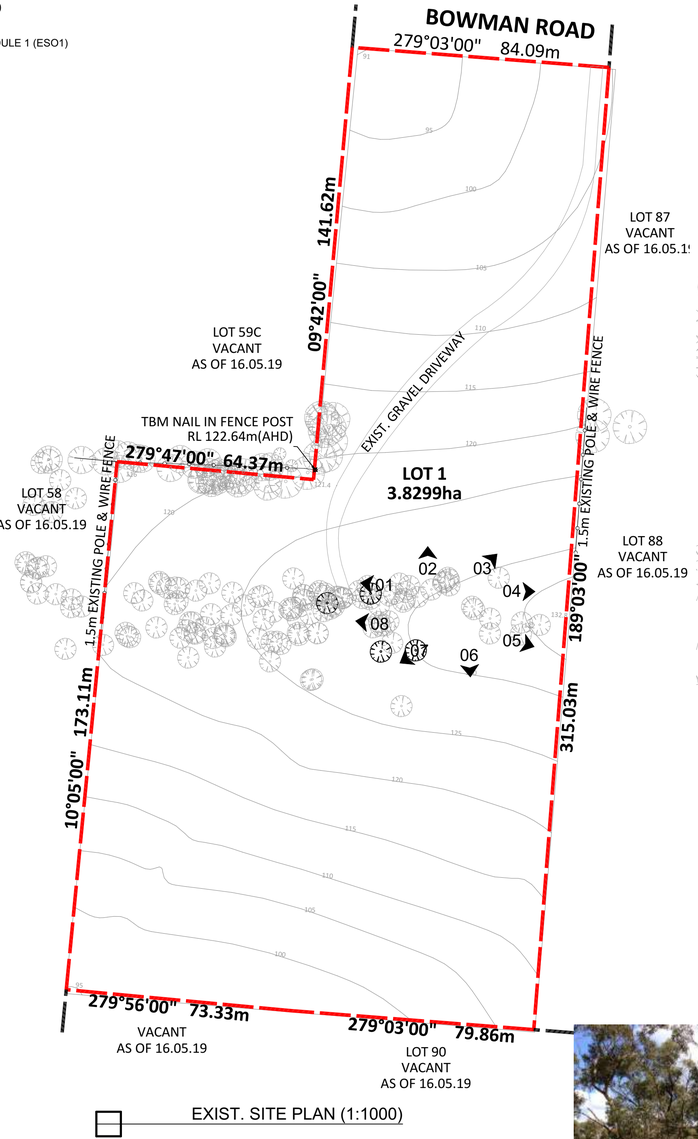
01 DENOTES SITE PHOTO LOCATION

SITE PHOTO 01
VIEW TO NORTH-WESTERN CORNER OF VACANT ALOTTMENT

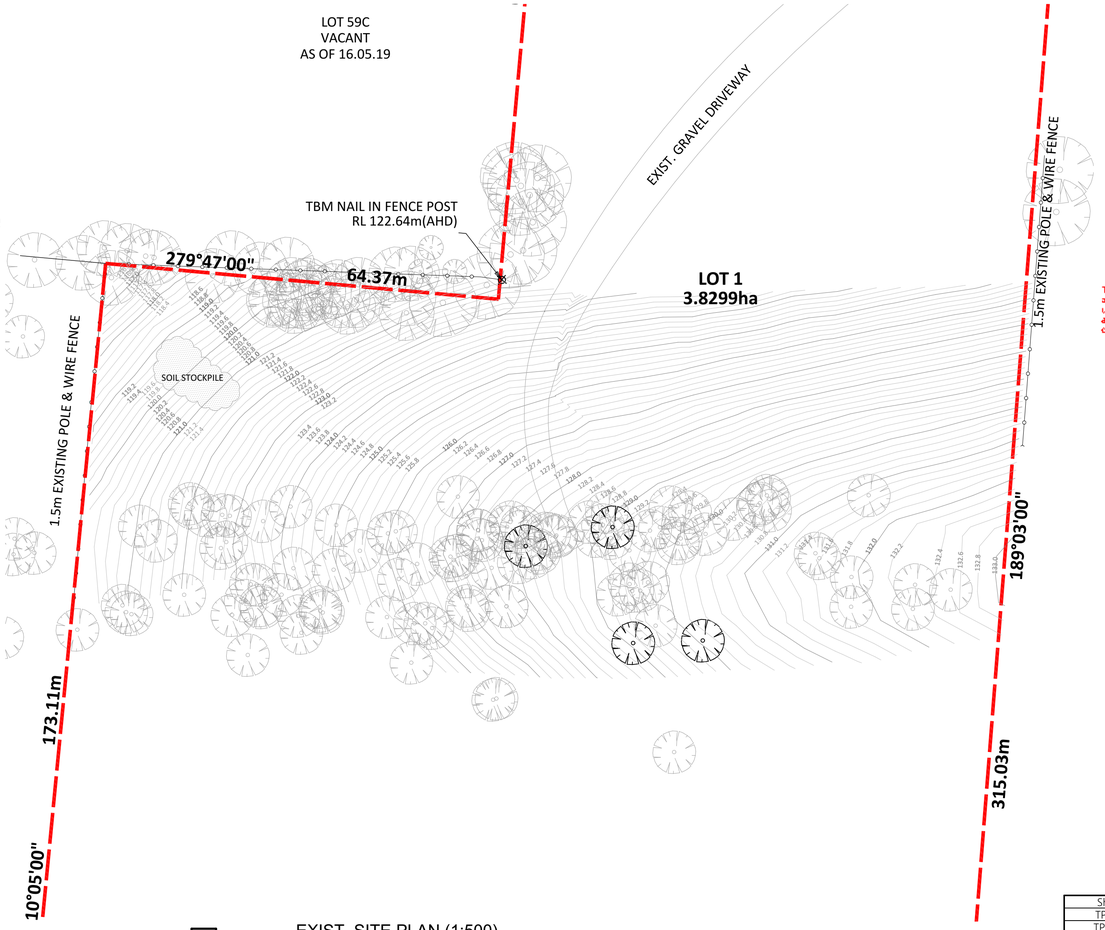
SITE PHOTO 02
VIEW TO NORTHERN ASPECT OF VACANT ALOTTMENT

SITE PHOTO 03
VIEW TO NORTH-EASTERN ASPECT OF VACANT ALOTTMENT

SITE PHOTO 04
VIEW TO EASTERN ASPECT OF VACANT ALOTTMENT



EXIST. SITE PLAN (1:1000)



EXIST. SITE PLAN (1:500)

PRELIMINARY ONLY

THIS DRAWING DOES NOT FORM ANY PART OF ANY CONTRACT. SIZES AND AREAS ARE APPROXIMATES ONLY.

Sheet Index
TP.01 SITE PLAN - EXISTING CONDITIONS
TP.02 SITE PLAN - PROPOSED
TP.03 GROUND FLOOR PLAN & WINDOW SCHEDULE
TP.04 UPPER FLOOR & ROOF PLAN
TP.05 ELEVATIONS & PERSPECTIVES
TP.06 SURVEY & PROPOSED SHED

SITE PHOTO 08
VIEW TO WESTERN ASPECT OF VACANT ALOTTMENT

SITE PHOTO 07
VIEW TO SOUTH-WESTERN ASPECT OF VACANT ALOTTMENT

SITE PHOTO 06
VIEW TO SOUTHERN ASPECT OF VACANT ALOTTMENT

SITE PHOTO 05
VIEW TO SOUTH-EASTERN ASPECT OF VACANT ALOTTMENT

designUNITY
Design Unity Pty. Ltd.
Building Design Consultants
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fax: 03 9769 4955
www.designunity.com.au

PROPOSED DWELLING

LOT 1 BOWMAN ROAD,
BEACONSFIELD, VIC, 3807.

REV.	DATE	AMENDMENTS	DRAWN
A.	06/02/20	REVISED PLANS AS PER COUNCILS REQUEST	SCM
B.	04/08/20	SETBACK ADDED	SCM
C.	09/01/24	COUNCIL RFI'S (IN GREEN)	SCM

PROJECT NO: DOM 375
DRAWN: SCM
CHECK: WDJ
DATE: 9/01/2024
SCALE: AS SHOWN @ A1

TP.01

G:\shortcut-targets-by-id\1Ok8gCGZbl_zeku0JZmotN9Xk1H08lmfSW\Projects (Cloud)\DOMESTIC HOUSES\DOM-375 LOT 1 BOWMAN ROAD BEACONSFIELD\06 - Drawings\Preliminary - Town Planning Drawings\DOM 375 - BOWMANS RD - TP01 - REV C 140823.pln

LAST PRINTED: 9/01/2024 10:16 AM

GENERAL NOTES (NCC 2016 BCA VOL 2) REVISED JUNE 2018
- ALL MATERIALS AND WORK PRACTICES SHALL COMPLY WITH, BUT NOT LIMITED TO THE BUILDING REGULATIONS 2018, NATIONAL CONSTRUCTION CODE SERIES 2016 BUILDING CODE OF AUSTRALIA VOL 2 AND ALL RELEVANT CURRENT AUSTRALIAN STANDARDS (AS AMENDED) REFERRED TO THEREIN.
- UNLESS OTHERWISE SPECIFIED, THE TERM BCA SHALL REFER TO NATIONAL CONSTRUCTION CODE SERIES 2016 BUILDING CODE OF AUSTRALIA VOLUME 2.
- ALL MATERIALS AND CONSTRUCTION PRACTICE SHALL MEET THE PERFORMANCE REQUIREMENTS OF THE BCA. WHERE A PERFORMANCE SOLUTION IS PROPOSED THEN, PRIOR TO IMPLEMENTATION OR INSTALLATION, IT FIRST MUST BE ASSESSED AND APPROVED BY THE RELEVANT BUILDING SURVEYOR AS MEETING T HE PERFORMANCE REQUIREMENTS OF THE BCA.
- GLAZING, INCLUDING SAFETY GLAZING, SHALL BE INSTALLED TO A SIZE, TYPE AND THICKNESS SO AS TO COMPLY WITH: - BCA PART 3.6 FOR CLASS 1 AND 10 BUILDINGS WITHIN A DESIGN WIND SPEED OF NOT MORE THAN N3; AND
- BCA VOL 1 PART B1.4 FOR CLASS 2 AND 9 BUILDINGS.
- WATERPROOFING OF WET AREAS, BEING BATHROOMS, SHOWERS, SHOWER ROOMS, LAUNDRIES, SANITARY COMPARTMENTS AND THE LIKE SHALL BE PROVIDED IN ACCORDANCE WITH AS 3740-2010: WATERPROOFING OF DOMESTIC WET AREAS.
- THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ANY HOUSE ENERGY RATING (HERS) REPORT AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STAMPED PLANS ENDORSED BY THE ACCREDITED THERMAL PERFORMANCE ASSESSOR WITHOUT ALTERATION.
- STEP SIZES (OTHER THAN FOR SPIRAL STAIRS) TO BE:
- RISERS (R) 190MM MAXIMUM AND 115MM MINIMUM
- GOING (G) 355MM MAXIMUM AND 240MM MINIMUM
- 2R + 1G = 700MM MAXIMUM AND 550MM MINIMUM
- WITH LESS THAN 125MM GAP BETWEEN OPEN TREADS.
- ALL TREADS, LANDINGS AND THE LIKE TO 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 SLIPRESISTANCE CLASSIFICATION OF P3 FOR DRY SURFACE CONDITIONS AND P4 FOR WET SURFACE CONDITIONS.
- PROVIDE BARRIERS WHERE CHANGE IN LEVEL EXCEEDS 1000MM ABOVE THE SURFACE BENEATH LANDINGS, RAMPS AND/OR TREADS. BARRIERS (OTHER THAN TENSIONED WIRE BARRIERS) TO BE:
- 1000MM MIN. ABOVE FINISHED SURFACE LEVEL OF BALCONIES, LANDINGS OR THE LIKE, AND
- 865MM MIN. ABOVE FINISHED SURFACE LEVEL OF STAIR NOSING OR RAMP, AND
- VERTICAL WITH LESS THAN 125MM GAP BETWEEN, AND
- ANY HORIZONTAL ELEMENT WITHIN THE BARRIER BETWEEN 150MM AND 760MM ABOVE THE FLOOR MUST NOT FACILITATE CLIMBING WHERE CHANGES IN LEVEL EXCEEDS 4000MM ABOVE THE SURFACE BENEATH LANDINGS, RAMPS AND/OR TREADS.
- WIRE BARRIER CONSTRUCTION TO COMPLY WITH NCC 2016 BCA PART 3.9.2.3 FOR CLASS 1 AND 10 BUILDINGS AND NCC 2016 BCA VOLUME 1 PART D2.16 FOR OTHER CLASSES OF BUILDINGS.
- TOP OF HAND RAILS TO BE MINIMUM 865MM VERTICALLY ABOVE STAIR NOSING AND FLOOR SURFACE OF RAMPS.
- WINDOW SIZES NOMINATED ARE NOMINAL ONLY. ACTUAL SIZE MAY VARY ACCORDING TO MANUFACTURER.WINDOWS TO BE FLASHED ALL AROUND. WHERE THE BUILDING (EXCLUDES A DETACHED CLASS 10) IS LOCATED IN A TERMITE PRONE AREA THE BUILDING IS TO BE PROVIDED WITH A TERMITE MANAGEMENT SYSTEM.
- CONCRETE STUMPS:
- UP TO 1400MM LONG TO BE 100MM X 100MM (1 NO. H.D. WIRE)
- 1401MM TO 1800MM LONG TO BE 100MM X 100MM (2 NO. H.D. WIRES)
- 1801MM TO 3000MM LONG TO BE 125MM X 125MM (2 NO. H.D. WIRES)
- 100MM X 100MM STUMPS EXCEEDING 1200MM ABOVE GROUND LEVEL TO BE BRACED WHERE NO PERIMETER BASE BRICKWORK PROVIDED.
- BUILDINGS IN MARINE OR OTHER EXPOSURE ENVIRONMENTS SHALL HAVE MASONRY UNITS, MORTAR AND ALL BUILT IN COMPONENTS AND THE LIKE COMPLYING WITH THE DURABILITY REQUIREMENTS OF TABLE 4.1 OF AS 4773.1-2010 'MASONRY IN SMALL BUILDINGS' PART 1: DESIGN.
- ALL STORMWATER TO BE TAKEN TO THE LEGAL POINT OF DISCHARGE TO THE RELEVANT AUTHORITIES APPROVAL.
- THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT STRUCTURAL AND ALL OTHER CONSULTANTS' DRAWINGS/DETAILS AND WITH ANY OTHER WRITTEN INSTRUCTIONS ISSUED IN THE COURSE OF THE CONTRACT.
- SITE PLAN MEASUREMENTS IN METRES - ALL OTHER MEASUREMENTS IN MILLIMETRES UNLESS NOTED OTHERWISE.
- FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- 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.
- THE BUILDER AND SUBCONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS, SETBACKS, LEVELS AND SPECIFICATIONS AND ALL OTHER RELEVANT DOCUMENTATION PRIOR TO THE COMMENCEMENT OF ANY WORKS. REPORT ALL DISCREPANCIES TO THIS OFFICE FOR CLARIFICATION.
- INSTALLATION OF ALL SERVICES SHALL COMPLY WITH THE RESPECTIVE SUPPLY AUTHORITY REQUIREMENTS.
- 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.
- THESE PLANS HAVE BEEN PREPARED FOR THE EXCLUSIVE USE BY THE CLIENT OF DESIGN UNITY ('THE DESIGNER') FOR THE PURPOSE EXPRESSLY NOTIFIED TO THE DESIGNER. ANY OTHER PERSON WHO USES OR RELIES ON THESE PLANS WITHOUT THE DESIGNER'S WRITTEN CONSENT DOES SO AT THEIR OWN RISK AND NO RESPONSIBILITY IS ACCEPTED BY THE DESIGNER FOR SUCH USE AND/OR RELIANCE.
- A BUILDING PERMIT IS REQUIRED PRIOR TO THE COMMENCEMENT OF THESE WORKS. THE RELEASE OF THESE DOCUMENTS IS CONDITIONAL TO THE OWNER OBTAINING THE REQUIRED BUILDING PERMIT.
- THE CLIENT AND/OR THE CLIENT'S BUILDER SHALL NOT MODIFY OR AMEND THE PLANS WITHOUT THE KNOWLEDGE AND CONSENT OF DESIGN UNITY EXCEPT WHERE A REGISTERED BUILDING SURVEYOR MAKES MINOR NECESSARY CHANGES TO FACILITATE THE BUILDING PERMIT APPLICATION AND THAT SUCH CHANGES ARE PROMPTLY REPORTED BACK TO DESIGN UNITY.
- THE APPROVAL BY THIS OFFICE OF A SUBSTITUTE MATERIAL, WORK PRACTICE, VARIATION OR THE LIKE IS NOT AN AUTHORISATION FOR ITS USE OR A CONTRACT VARIATION. ALL VARIATIONS MUST BE ACCEPTED BY ALL PARTIES TO THE AGREEMENT AND WHERE APPLICABLE THE RELEVANT BUILDING SURVEYOR PRIOR TO IMPLEMENTING ANY VARIATION.

STORMWATER
[INSERT STORMWATER SIZE] MM DIA. CLASS 6 UPVC STORMWATER LINE LAID TO A MINIMUM GRADE OF 1:100 AND CONNECTED TO THE LEGAL POINT OF STORMWATER DISCHARGE. PROVIDE INSPECTION OPENINGS AT 9000MM C/C AND AT EACH CHANGE OF DIRECTION.
THE COVER 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

SITE ENVIRONMENT DESIGN INFORMATION
SITE BUSHFIRE ATTACK ASSESSMENT (SIMPLIFIED METHOD) REFERENCE DOCUMENT 'AS 3959-2009 CONSTRUCTION OF BUILDINGS IN BUSH FIRE PRONE AREAS'
REFER TO REPORT NO: [INSERT SOIL REPORT NUMBER]
BY: XXXX
DETERMINATION OF BUSHFIRE ATTACK LEVEL (BAL)-[INSERT BAL]

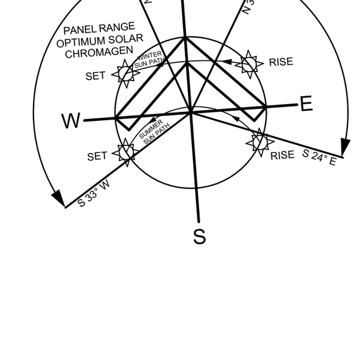
SITE CLASSIFICATION
SITE CLASSIFICATION AS CLASS: P
REFER TO SOIL REPORT NO: 101681 - REV A - SOIL
BY: INTRAX CONSULTING ENGINEERS PTY LTD.

DESIGN GUST WIND SPEED / WIND CLASSIFICATION
BUILDING TIE-DOWNS TO BE PROVIDED IN ACCORDANCE WITH AS1684-2010 FOR AN ASSUMED DESIGN GUST WIND SPEED / WIND CLASSIFICATION OF N1 (SUBJECT TO CONFIRMATION ON SITE BY RELEVANT BUILDING SURVEYOR AT FIRST INSPECTION) REFER TO AS1684 FOR CONSTRUCTION REQUIREMENTS.

CLIMATE ZONE
CLIMATE ZONE FOR THERMAL DESIGN / THERMAL PERFORMANCE
ASSESSMENT : ZONE 6

CORROSION PROTECTION OF BUILT-IN STRUCTURAL MEMBERS
PROVIDE CORROSION PROTECTION OF BUILT-IN STRUCTURAL STEEL MEMBERS SUCH AS STEEL LINTELS, SHELF ANGLES, CONNECTORS, ACCESSORIES (OTHER THAN WALL TIES) IN ACCORDANCE WITH TABLE 4.1 OF AS4773.1-2010 MASONRY IN SMALL BUILDINGS, PART 1: DESIGN SUITABLE FOR AN ENVIRONMENT CLASSIFICATION OF
[INSERT ENVIRONMENT CLASSIFICATION]

CORROSION PROTECTION FOR SHEET ROOFING
PROVIDE CORROSION PROTECTION FOR SHEET ROOFING IN ACCORDANCE WITH BCA TABLE 3.5.1.1A SUITABLE FOR AN ENVIRONMENT CLASSIFICATION OF [INSERT ENVIRONMENT CLASSIFICATION].



PRELIMINARY ONLY

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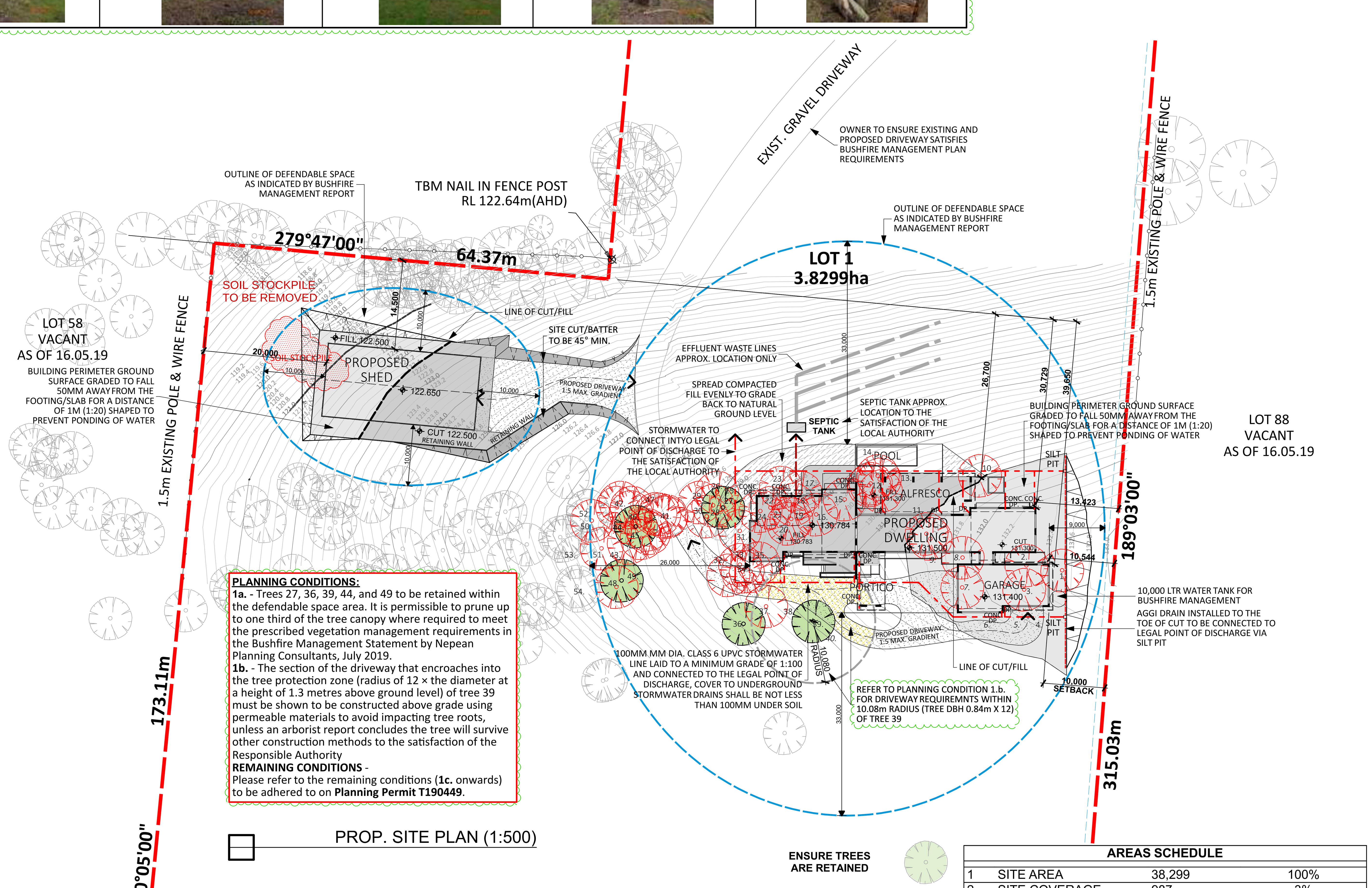
TREES TO BE RETAINED IN ACCORDANCE WITH PLANNING PERMIT T190449

Tree Number	27	36	39	44	49
Genus/ Species	*Eucalyptus goniocalyx*	*Eucalyptus radiata*	*Eucalyptus radiata*	*Eucalyptus radiata*	*Eucalyptus radiata*
Common Name	Long- leaf Box	Narrow-leaf Peppermint	Narrow-leaf Peppermint	Narrow-leaf Peppermint	Narrow-leaf Peppermint
Origin	Native	Native	Native	Native	Native
DBH (cm)	Multi = 50	62	Multi = 84	50	30
Height (m)	12	15	15	16	8
Spread N/S (m)	6x6	3x9	8x9	3x6	6x6
Health	Fair	Fair	Fair	Fair	Fair
Structure	Fair	Fair	Fair	Fair	Fair
Age Class	Medium	Mature	Medium	Semi mature	Young
Site Significance	Medium	High	High	High	Low
Retention Value	High	High	High	High	Medium
SRZ (m)	2.5	2.7	3.1	2.5	2
TPZ (m)	6	7.4	10.1	6	3.6
Incorporate/Retain	No	No	No	No	No
	Tree proposed for removal to facilitate the location of the dwelling. Tree has been included within the Native Vegetation Report (NVR) for offsetting.	Tree proposed for removal to facilitate the location of the dwelling. Tree has been included within the Native Vegetation Report (NVR) for offsetting.	Tree proposed for removal to facilitate the location of the dwelling. Tree has been included within the Native Vegetation Report (NVR) for offsetting.	Tree proposed for removal to meet the BMO defendable space. Tree has been included within the Native Vegetation Report (NVR) for offsetting.	Tree proposed for removal to facilitate the location of the dwelling. Tree has been included within the Native Vegetation Report (NVR) for offsetting.
					

PROP. SITE PLAN (1:1000)



PLANNING CONDITIONS:
1a. - Trees 27, 36, 39, 44, and 49 to be retained within the defendable space area. It is permissible to prune up to one third of the tree canopy where required to meet the prescribed vegetation management requirements in the Bushfire Management Statement by Nepean Planning Consultants, July 2019.
1b. - The section of the driveway that encroaches into the tree protection zone (radius of 12 × the diameter at a height of 1.3 metres above ground level) of tree 39 must be shown to be constructed above grade using permeable materials to avoid impacting tree roots, unless an arborist report concludes the tree will survive other construction methods to the satisfaction of the Responsible Authority
REMAINING CONDITIONS -
Please refer to the remaining conditions (**1c.** onwards) to be adhered to on **Planning Permit T190449**.

PROP. SITE PLAN (1:500)

ENSURE TREES ARE RETAINED

TREES TO BE REMOVED

AREAS SCHEDULE			
1	SITE AREA	38,299	100%
2	SITE COVERAGE	987	3%
3	PERMEABLE AREA	37,158	97%
4	GARDEN AREA	37,158	97%

SECTION 7 CONSTRUCTION FOR BUSHFIRE ATTACK LEVEL 29 (BAL-29)
7.1 GENERAL
A BUILDING ASSESSED IN SECTION 2 AS BEING BAL-29 SHALL COMPLY WITH SECTION 3 AND CLAUSES 7.2 TO 7.8. NOTE: THERE ARE A NUMBER OF STANDARDS THAT SPECIFY REQUIREMENTS FOR CONSTRUCTION; HOWEVER, WHERE THIS STANDARD DOES NOT PROVIDE CONSTRUCTION REQUIREMENTS FOR A PARTICULAR ELEMENT, THE OTHER STANDARDS APPLY. ANY ELEMENT OF CONSTRUCTION OR SYSTEM THAT SATISFIES THE TEST CRITERIA OF AS 1530.8.1 MAY BE USED IN LIEU OF THE APPLICABLE REQUIREMENTS CONTAINED IN CLAUSES 7.2 TO 7.8 (SEE CLAUSE 3.8). NOTE: BAL-29 IS PRIMARILY CONCERNED WITH PROTECTION FROM EMBER ATTACK AND RADIANT HEAT GREATER THAN 19 KW/M2 UP TO AND INCLUDING 29 KW/M2.
7.4 EXTERNAL WALLS
7.4.1 WALLS
WALLS SHALL BE ONE OF THE FOLLOWING:
(A) MADE OF NON-COMBUSTIBLE MATERIAL (E.G., FULL MASONRY, BRICK VENEER, MUD BRICK, CONCRETE, AERATED CONCRETE). OR
(B) MADE OF TIMBER-FRAMED OR STEEL-FRAMED WALLS THAT ARE SARKED ON THE OUTSIDE OF THE FRAME AND CLAD WITH-
(I) FIBRE-CEMENT EXTERNAL CLADDING, A MINIMUM OF 6 MM IN THICKNESS; OR
(II) STEEL SHEET; OR
(III) BUSHFIRE-RESISTING TIMBER (SEE APPENDIX F); OR
(IV) A COMBINATION OF ANY OF ITEMS (I), (II) OR (III) ABOVE. OR
(C) A COMBINATION OF ITEMS (A) AND (B) ABOVE.
7.4.2 JOINTS
ALL JOINTS IN THE EXTERNAL SURFACE MATERIAL OF WALLS SHALL BE COVERED, SEALED, OVERLAPPED, BACKED OR BUTT-JOINTED TO PREVENT GAPS GREATER THAN 3 MM. ALTERNATIVELY, SARKING-TYPE MATERIAL CAN BE APPLIED OVER THE FRAME PRIOR TO FIXING ANY EXTERNAL CLADDING.
7.4.3 VENTS AND WEEPHOLES
VENTS AND WEEPHOLES IN EXTERNAL WALLS SHALL BE SCREENED WITH A MESH WITH A MAXIMUM APERTURE OF 2 MM, MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM, EXCEPT WHERE THEY ARE LESS THAN 3 MM (SEE CLAUSE 3.6).
7.5 EXTERNAL GLAZED ELEMENTS AND ASSEMBLIES AND EXTERNAL DOORS
7.5.1 BUSHFIRE SHUTTERS
WHERE FITTED, BUSHFIRE SHUTTERS SHALL COMPLY WITH CLAUSE 3.7 AND BE MADE FROM-
(A) NON-COMBUSTIBLE MATERIAL; OR
(B) BUSHFIRE-RESISTING TIMBER (SEE APPENDIX F); OR
(C) A COMBINATION OF ITEMS (A) AND (B) ABOVE.
7.5.2 WINDOWS
WINDOWS SHALL COMPLY WITH ONE OF THE FOLLOWING:
(A) THEY SHALL BE COMPLETELY PROTECTED BY A BUSHFIRE SHUTTER THAT COMPLIES WITH CLAUSE 7.5.1. OR
(B) THEY SHALL COMPLY WITH THE FOLLOWING:
(I) WINDOW FRAMES AND WINDOW JOINERY AND SHALL BE MADE FROM ONE OF THE FOLLOWING:
(A) BUSHFIRE-RESISTING TIMBER (SEE APPENDIX F). OR
(B) METAL. OR
(C) METAL-REINFORCED PVC-U. THE REINFORCING MEMBERS SHALL BE MADE FROM ALUMINIUM, STAINLESS STEEL, OR CORROSION-RESISTANT STEEL, AND THE FRAME AND THE SASH SHALL SATISFY THE DESIGN LOAD, PERFORMANCE AND STRUCTURAL STRENGTH OF THE MEMBER.
(II) EXTERNALLY FITTED HARDWARE THAT SUPPORTS THE SASH IN ITS FUNCTIONS OF OPENING AND CLOSING SHALL BE METAL.
(III) GLAZING SHALL BE TOUGHENED GLASS MINIMUM 5 MM.
(IV) WHERE GLAZING IS LESS THAN 400 MM FROM THE GROUND OR LESS THAN 400 MM ABOVE DECKS, CARPORT ROOFS, AWNINGS AND SIMILAR ELEMENTS OR FITTINGS HAVING AN ANGLE LESS THAN 18 DEGREES TO THE HORIZONTAL AND EXTENDING MORE THAN 110 MM IN WIDTH FROM THE WINDOW FRAME (SEE FIGURE D3, APPENDIX D) THAT PORTION SHALL BE SCREENED WITH A MESH OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2 MM, MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM.
(V) THE OPENABLE PORTIONS OF WINDOWS SHALL BE SCREENED WITH A MESH WITH A MAXIMUM APERTURE OF 2 MM, MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM.
7.5.3 DOORS-SIDE-HUNG EXTERNAL DOORS (INCLUDING FRENCH DOORS, PANEL FOLD AND BI-FOLD DOORS)
SIDE-HUNG EXTERNAL DOORS, INCLUDING FRENCH DOORS, PANEL FOLD AND BI-FOLD DOORS, SHALL COMPLY WITH ONE OF THE FOLLOWING:
(A) THEY SHALL BE PROTECTED BY A BUSHFIRE SHUTTER THAT COMPLIES WITH CLAUSE 7.5.1. OR
(B) THEY SHALL BE COMPLETELY PROTECTED EXTERNALLY BY SCREENS WITH A MESH WITH A MAXIMUM APERTURE OF 2 MM, MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM OR
(C) THEY SHALL COMPLY WITH THE FOLLOWING:
(I) DOORS SHALL BE-
(A) NON-COMBUSTIBLE; OR
(B) A SOLID TIMBER DOOR, HAVING A MINIMUM THICKNESS OF 35 MM FOR THE FIRST 400 MM ABOVE THE THRESHOLD; OR
(C) A DOOR, INCLUDING A HOLLOW CORE DOOR, PROTECTED ON THE OUTSIDE BY A SCREEN DOOR OR A MESH OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2 MM, MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM; OR
(D) A FULLY FRAMED GLAZED DOOR, WHERE THE FRAMING IS MADE FROM NONCOMBUSTIBLE MATERIALS OR FROM BUSHFIRE-RESISTING TIMBER (SEE APPENDIX F).
(II) EXTERNALLY FITTED HARDWARE THAT SUPPORTS THE PANEL IN ITS FUNCTIONS OF OPENING AND CLOSING SHALL BE METAL.
(III) WHERE DOORS INCORPORATE GLAZING, THE GLAZING SHALL BE TOUGHENED GLASS, MINIMUM 5 MM.
(IV) WHERE GLAZING IS LESS THAN 400 MM FROM THE GROUND OR LESS THAN 400 MM ABOVE DECKS, CARPORT ROOFS, AWNINGS AND SIMILAR ELEMENTS OR FITTINGS HAVING AN ANGLE LESS THAN 18 DEGREES TO THE HORIZONTAL AND EXTENDING MORE THAN 110 MM IN WIDTH FROM THE DOOR (SEE FIGURE D3, APPENDIX D), THAT PORTION SHALL BE SCREENED WITH A MESH OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2 MM, MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM.
(V) DOORFRAMES SHALL BE MADE FROM ONE OF THE FOLLOWING:
(A) BUSHFIRE-RESISTING TIMBER (SEE APPENDIX F). OR
(B) METAL. OR
(C) METAL-REINFORCED PVC-U. THE REINFORCING MEMBERS SHALL BE MADE FROM ALUMINIUM, STAINLESS STEEL, OR CORROSION-RESISTANT STEEL AND THE DOOR ASSEMBLY SHALL SATISFY THE DESIGN LOAD, PERFORMANCE AND STRUCTURAL STRENGTH OF THE MEMBER.
(VI) DOORS SHALL BE TIGHT-FITTING TO THE DOORFRAME AND TO AN ABUTTING DOOR, IF APPLICABLE.
(VII) WEATHER STRIPS, DRAUGHT EXCLUDERS OR DRAUGHT SEALS SHALL BE INSTALLED AT THE BASE OF SIDE-HUNG EXTERNAL DOORS.
7.5.4 DOORS-SLIDING DOORS
SLIDING DOORS SHALL COMPLY WITH ONE OF THE FOLLOWING:
(A) THEY SHALL BE PROTECTED BY A BUSHFIRE SHUTTER THAT COMPLIES WITH CLAUSE 7.5.1. OR
(B) THEY SHALL BE COMPLETELY PROTECTED EXTERNALLY BY SCREENS WITH A MESH WITH A MAXIMUM APERTURE OF 2 MM, MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM. OR
(C) THEY SHALL COMPLY WITH THE FOLLOWING:
(I) DOORFRAMES SHALL BE OF BUSHFIRE-RESISTING TIMBER (SEE APPENDIX F) OR ALUMINIUM OR STEEL.
(II) EXTERNALLY FITTED HARDWARE THAT SUPPORTS THE PANEL IN ITS FUNCTIONS OF OPENING AND CLOSING SHALL BE METAL.
(III) WHERE SLIDING DOORS INCORPORATE GLAZING, THE GLAZED ASSEMBLY SHALL BE TOUGHENED GLASS MINIMUM 6 MM EXCEPT WHERE BOTH THE FIXED AND OPENABLE PORTIONS OF DOORS ARE SCREENED BY A MESH OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2 MM, MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM.
(IV) SLIDING DOORS SHALL BE TIGHT-FITTING IN THE FRAMES.
7.5.5 DOORS-VEHICLE ACCESS DOORS (GARAGE DOORS)
THE FOLLOWING APPLY TO VEHICLE ACCESS DOORS:
(A) VEHICLE ACCESS DOORS SHALL BE MADE FROM-
(I) NON-COMBUSTIBLE MATERIAL; OR
(II) BUSHFIRE-RESISTING TIMBER (SEE APPENDIX F); OR
(III) FIBRE-CEMENT SHEET, A MINIMUM OF 6 MM IN THICKNESS; OR
(IV) A COMBINATION OF ANY OF ITEMS (I), (II) OR (III) ABOVE.
(B) PANEL LIFT, TILT DOORS OR SIDE-HUNG DOORS SHALL BE FITTED WITH SUITABLE WEATHER STRIPS, DRAUGHT EXCLUDERS, DRAUGHT SEALS OR GUIDE TRACKS, AS APPROPRIATE TO THE DOOR TYPE, WITH A MAXIMUM GAP NO GREATER THAN 3 MM.
(C) ROLLER DOORS SHALL HAVE GUIDE TRACKS WITH A MAXIMUM GAP NO GREATER THAN 3 MM AND SHALL BE FITTED WITH A NYLON BRUSH THAT IS IN CONTACT WITH THE DOOR (SEE FIGURE D4, APPENDIX D).
(D) VEHICLE ACCESS DOORS SHALL NOT INCLUDE VENTILATION SLOTS.
7.6 ROOFS (INCLUDING VERANDA AND ATTACHED CARPORT ROOFS, PENETRATIONS, EAVES, FASCIAS, GABLES, GUTTERS AND DOWNPIPES)
7.6.1 GENERAL
THE FOLLOWING APPLY TO ALL TYPES OF ROOFS AND ROOFING SYSTEMS:
(A) ROOF TILES, ROOF SHEETS AND ROOF-COVERING ACCESSORIES SHALL BE NONCOMBUSTIBLE.
(B) THE ROOF/WALL JUNCTION SHALL BE SEALED, TO PREVENT OPENINGS GREATER THAN 3 MM, EITHER BY THE USE OF FASCIA AND EAVES LININGS OR BY SEALING BETWEEN THE TOP OF THE WALL AND THE UNDERSIDE OF THE ROOF AND BETWEEN THE RAFTERS AT THE LINE OF THE WALL.
(C) ROOF VENTILATION OPENINGS, SUCH AS GABLE AND ROOF VENTS, SHALL BE FITTED WITH EMBER GUARDS MADE OF NON-COMBUSTIBLE MATERIAL OR A MESH OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2 MM, MADE OF CORROSIONRESISTANT STEEL, BRONZE OR ALUMINIUM.
(D) A PIPE OR CONDUIT THAT PENETRATES THE ROOF COVERING SHALL BE NONCOMBUSTIBLE.
7.6.3 SHEET ROOFS
SHEET ROOFS SHALL-
(A) BE FULLY SARKED IN ACCORDANCE WITH CLAUSE 7.6.2, EXCEPT THAT FOIL-BACKED INSULATION BLANKETS MAY BE INSTALLED OVER THE BATTENS;
OR
(B) HAVE ANY GAPS GREATER THAN 3 MM UNDER CORRUGATIONS OR RIBS OF SHEET ROOFING AND BETWEEN ROOF COMPONENTS SEALED AT THE FASCIA OR WALL LINE AND AT VALLEYS, HIPS AND RIDGES BY-
(I) A MESH OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2 MM, MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM; OR
(II) MINERAL WOOL; OR
(III) OTHER NON-COMBUSTIBLE MATERIAL; OR
(IV) A COMBINATION OF ANY OF ITEMS (I), (II) OR (III) ABOVE.
7.6.4 VERANDA, CARPORT AND AWNING ROOFS
THE FOLLOWING APPLY TO VERANDA, CARPORT AND AWNING ROOFS:
(A) A VERANDA, CARPORT OR AWNING ROOF FORMING PART OF THE MAIN ROOF SPACE [SEE FIGURE D1(A), APPENDIX D] SHALL MEET ALL THE REQUIREMENTS FOR THE MAIN ROOF, AS SPECIFIED IN CLAUSES 7.6.1, 7.6.2, 7.6.3, 7.6.5 AND 7.6.6.
(B) A VERANDA, CARPORT OR AWNING ROOF SEPARATED FROM THE MAIN ROOF SPACE BY AN EXTERNAL WALL [SEE FIGURES D1(B) AND D1(C), APPENDIX D] COMPLYING WITH CLAUSE 7.4 SHALL HAVE A NON-COMBUSTIBLE ROOF COVERING AND THE SUPPORT STRUCTURE SHALL BE-
(I) OF NON-COMBUSTIBLE MATERIAL; OR
(II) BUSHFIRE-RESISTING TIMBER (SEE APPENDIX F); OR
(III) TIMBER RAFTERS LINED ON THE UNDERSIDE WITH FIBRE-CEMENT SHEETING A MINIMUM OF 6 MM IN THICKNESS, OR WITH MATERIAL COMPLYING WITH AS 1530.8.1; OR
(IV) A COMBINATION OF ANY OF ITEMS (I), (II) OR (III) ABOVE.
7.6.5 ROOF PENETRATIONS
THE FOLLOWING APPLY TO ROOF PENETRATIONS:
(A) ROOF PENETRATIONS, INCLUDING ROOF LIGHTS, ROOF VENTILATORS, ROOF-MOUNTED EVAPORATIVE COOLING UNITS, AERIALS, VENT PIPES AND SUPPORTS FOR SOLAR COLLECTORS, SHALL BE ADEQUATELY SEALED AT THE ROOF TO PREVENT GAPS GREATER THAN 3 MM. THE MATERIAL USED TO FLASH THE PENETRATION SHALL BE NON-COMBUSTIBLE.
(B) OPENINGS IN VENTED ROOF LIGHTS, ROOF VENTILATORS OR VENT PIPES SHALL BE FITTED WITH EMBER GUARDS MADE FROM A MESH OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2 MM, MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM.
(C) ALL OVERHEAD GLAZING SHALL BE GRADE A LAMINATED SAFETY GLASS COMPLYING WITH AS 1288.
(D) GLAZED ELEMENTS IN ROOF LIGHTS AND SKYLIGHTS MAY BE OF POLYMER PROVIDED A GRADE A SAFETY GLASS DIFFUSER, COMPLYING WITH AS 1288, IS INSTALLED UNDER THE GLAZING. WHERE GLAZING IS AN INSULATING GLAZING UNIT (IGU), GRADE A TOUGHENED SAFETY GLASS, MINIMUM 4 MM, SHALL BE USED IN THE OUTER PANE OF THE IGU.
(E) WHERE ROOF LIGHTS ARE INSTALLED IN ROOFS HAVING A PITCH OF LESS THAN 18 DEGREES TO THE HORIZONTAL, THE GLAZING SHALL BE PROTECTED WITH EMBER GUARDS MADE FROM A MESH OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2 MM, MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM.
(F) EVAPORATIVE COOLING UNITS SHALL BE FITTED WITH BUTTERFLY CLOSERS AT OR NEAR THE CEILING LEVEL, OR THE UNIT SHALL BE FITTED WITH NON-COMBUSTIBLE COVERS WITH A MESH OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2 MM, MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM.
7.6.6 EAVES LININGS, FASCIAS AND GABLES
THE FOLLOWING APPLY TO EAVES LININGS, FASCIAS AND GABLES:
(A) JOINTS IN EAVES LININGS, FASCIAS AND GABLES MAY BE SEALED WITH PLASTIC JOINING STRIPS OR TIMBER STORM MOULDS.
(B) GABLES SHALL COMPLY WITH CLAUSE 7.4.
(C) FASCIAS AND BARGEBOARDS SHALL-
(I) WHERE TIMBER IS USED, BE MADE FROM BUSHFIRE-RESISTING TIMBER (SEE APPENDIX F); OR
(II) WHERE MADE FROM METAL, BE FIXED AT 450 MM CENTRES; OR
(III) BE A COMBINATION OF ITEMS (I) AND (II) ABOVE.
(D) EAVES LININGS SHALL BE-
(I) FIBRE-CEMENT SHEET, A MINIMUM 4.5 MM IN THICKNESS; OR
(II) BUSHFIRE-RESISTING TIMBER (SEE APPENDIX F); OR
(III) A COMBINATION OF ITEMS (I) AND (II) ABOVE.
(E) EAVES PENETRATIONS SHALL BE PROTECTED THE SAME AS FOR ROOF PENETRATIONS (SEE CLAUSE 7.6.5).
(F) EAVES VENTILATION OPENINGS GREATER THAN 3 MM SHALL BE FITTED WITH EMBER GUARDS MADE OF NON-COMBUSTIBLE MATERIAL OR A MESH OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2 MM, MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM.
7.6.7 GUTTERS AND DOWNPIPES
THIS STANDARD DOES NOT PROVIDE CONSTRUCTION-SPECIFIC MATERIAL REQUIREMENTS FOR DOWNPIPES. IF INSTALLED, GUTTER AND VALLEY LEAF GUARDS SHALL BE NONCOMBUSTIBLE. WITH THE EXCEPTION OF BOX GUTTERS, GUTTERS SHALL BE METAL OR PVCU. BOX GUTTERS SHALL BE NON-COMBUSTIBLE AND FLASHED AT THE JUNCTION WITH THE ROOF, WITH NON-COMBUSTIBLE MATERIALS.
7.7.4 BALUSTRADES, HANDRAILS OR OTHER BARRIERS
THOSE PARTS OF THE HANDRAILS AND BALUSTRADES LESS THAN 125 MM FROM ANY GLAZING OR ANY COMBUSTIBLE WALL SHALL BE-
(A) OF NON-COMBUSTIBLE MATERIAL; OR
(B) BUSHFIRE-RESISTING TIMBER (SEE APPENDIX F); OR
(C) A COMBINATION OF ITEMS (I) AND (II) ABOVE.
THOSE PARTS OF THE HANDRAILS AND BALUSTRADES THAT ARE 125 MM OR MORE FROM THE BUILDING HAVE NO REQUIREMENTS.
7.8 WATER AND GAS SUPPLY PIPES
ABOVE-GROUND, EXPOSED WATER AND GAS SUPPLY PIPES SHALL BE METAL.

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PROPOSED DWELLING

LOT 1 BOWMAN ROAD,
BEACONSFIELD, VIC, 3807.

REV.	DATE	AMENDMENTS	DRAWN
A.	06/02/20	REVISED PLANS AS PER COUNCILS REQUEST	SCM
B.	04/08/20	SETBACK ADDED	SCM
C.	09/01/24	COUNCIL RFI'S (IN GREEN)	SCM

PROJECT NO: DOM 375
DRAWN: SCM
CHECK: WDJ
DATE: 9/01/2024
SCALE: AS SHOWN @ A1

TP.02

GENERAL NOTES FOR RESIDENTIAL INTERIOR WORKS
GENERAL NOTES (NCC 2016 BCA VOL 2) REVISED JUNE 2018

- ALL MATERIALS AND WORK PRACTICES SHALL COMPLY WITH, BUT NOT LIMITED TO THE BUILDING REGULATIONS 2018, NATIONAL CONSTRUCTION CODE SERIES 2016 BUILDING CODE OF AUSTRALIA VOL 2 AND ALL RELEVANT CURRENT AUSTRALIAN STANDARDS (AS AMENDED) REFERRED TO THEREIN.
- UNLESS OTHERWISE SPECIFIED, THE TERM BCA SHALL REFER TO NATIONAL CONSTRUCTION CODE SERIES 2016 BUILDING CODE OF AUSTRALIA VOLUME 2.
- ALL MATERIALS AND CONSTRUCTION PRACTICE SHALL MEET THE PERFORMANCE REQUIREMENTS OF THE BCA. WHERE A PERFORMANCE SOLUTION IS PROPOSED THEN, PRIOR TO IMPLEMENTATION OR INSTALLATION, IT FIRST MUST BE ASSESSED AND APPROVED BY THE RELEVANT BUILDING SURVEYOR AS MEETING THE PERFORMANCE REQUIREMENTS OF THE BCA.
- GLAZING, INCLUDING SAFETY GLAZING, SHALL BE INSTALLED TO A SIZE, TYPE AND THICKNESS SO AS TO COMPLY WITH: - BCA PART 3.6 FOR CLASS 1 AND 10 BUILDINGS WITHIN A DESIGN WIND SPEED OF NOT MORE THAN N3; AND - BCA VOL 1 PART B1.4 FOR CLASS 2 AND 9 BUILDINGS.
- WATERPROOFING OF WET AREAS, BEING BATHROOMS, SHOWERS, SHOWER ROOMS, LAUNDRIES, SANITARY COMPARTMENTS AND THE LIKE SHALL BE PROVIDED IN ACCORDANCE WITH AS 3740-2010: WATERPROOFING OF DOMESTIC WET AREAS.
- THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ANY HOUSE ENERGY RATING (HERS) REPORT AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STAMPED PLANS ENDORSED BY THE ACCREDITED THERMAL PERFORMANCE ASSESSOR WITHOUT ALTERATION.
- STEP SIZES (OTHER THAN FOR SPIRAL STAIRS) TO BE:
  - RISERS (R) 190MM MAXIMUM AND 115MM MINIMUM
  - GOING (G) 355MM MAXIMUM AND 240MM MINIMUM
  - 2R + 1G = 700MM MAXIMUM AND 550MM MINIMUM
  - WITH LESS THAN 125MM GAP BETWEEN OPEN TREADS.
- ALL TREADS, LANDINGS AND THE LIKE TO HAVE A SLIP-RESISTANCE CLASSIFICATION OF P3 OR R10 FOR DRY SURFACE CONDITIONS AND P3 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.
- PROVIDE BARRIERS WHERE CHANGE IN LEVEL EXCEEDS 1000MM ABOVE THE SURFACE BENEATH LANDINGS, RAMPS AND/OR TREADS. BARRIERS (OTHER THAN TENSIONED WIRE BARRIERS) TO BE: - 1000MM MIN. ABOVE FINISHED SURFACE LEVEL OF BALCONIES, LANDINGS OR THE LIKE, AND - 865MM MIN. ABOVE FINISHED SURFACE LEVEL OF STAIR NOSING OR RAMP, AND - VERTICAL WITH LESS THAN 125MM GAP BETWEEN, AND - ANY HORIZONTAL ELEMENT WITHIN THE BARRIER BETWEEN 150MM AND 760MM ABOVE THE FLOOR MUST NOT FACILITATE CLIMBING WHERE CHANGES IN LEVEL EXCEEDS 4000MM ABOVE THE SURFACE BENEATH LANDINGS, RAMPS AND/OR TREADS. WIRE BALUSTRADE CONSTRUCTION TO COMPLY WITH NCC 2016 BCA PART 3.9.2.3 FOR CLASS 1 AND 10 BUILDINGS AND NCC 2016 BCA VOLUME 1 PART D2.16 FOR OTHER CLASSES OF BUILDINGS.
- TOP OF HAND RAILS TO BE MINIMUM 865MM VERTICALLY ABOVE STAIR NOSING AND FLOOR SURFACE OF RAMPS.
- WINDOW SIZES NOMINATED ARE NOMINAL ONLY. ACTUAL SIZE MAY VARY ACCORDING TO MANUFACTURER. WINDOWS TO BE FLASHED ALL AROUND.
- THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT STRUCTURAL AND ALL OTHER CONSULTANTS' DRAWINGS/ DETAILS AND WITH ANY OTHER WRITTEN INSTRUCTIONS ISSUED IN THE COURSE OF THE CONTRACT.
- SITE PLAN MEASUREMENTS IN METRES - ALL OTHER MEASUREMENTS IN MILLIMETRES UNLESS NOTED OTHERWISE.
- FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- 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.
- THE BUILDER AND SUBCONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS, SETBACKS, LEVELS AND SPECIFICATIONS AND ALL OTHER RELEVANT DOCUMENTATION PRIOR TO THE COMMENCEMENT OF ANY WORKS. REPORT ALL DISCREPANCIES TO THIS OFFICE FOR CLARIFICATION.
- INSTALLATION OF ALL SERVICES SHALL COMPLY WITH THE RESPECTIVE SUPPLY AUTHORITY REQUIREMENTS.
- THESE PLANS HAVE BEEN PREPARED FOR THE EXCLUSIVE USE BY THE CLIENT OF [INSERT DRAFTING SERVICE] ('THE DESIGNER') FOR THE PURPOSE EXPRESSLY NOTED TO THE DESIGNER. ANY OTHER PERSON WHO USES OR RELIES ON THESE PLANS WITHOUT THE DESIGNER'S WRITTEN CONSENT DOES SO AT THEIR OWN RISK AND NO RESPONSIBILITY IS ACCEPTED BY THE DESIGNER FOR SUCH USE AND/OR RELIANCE.
- A BUILDING PERMIT IS REQUIRED PRIOR TO THE COMMENCEMENT OF THESE WORKS. THE RELEASE OF THESE DOCUMENTS IS CONDITIONAL TO THE OWNER OBTAINING THE REQUIRED BUILDING PERMIT.
- THE CLIENT AND/OR THE CLIENT'S BUILDER SHALL NOT MODIFY OR AMEND THE PLANS WITHOUT THE KNOWLEDGE AND CONSENT OF [BUILDING DESIGNER'S NAME] EXCEPT WHERE A REGISTERED BUILDING SURVEYOR MAKES MINOR NECESSARY CHANGES TO FACILITATE THE BUILDING PERMIT APPLICATION AND THAT SUCH CHANGES ARE PROMPTLY REPORTED BACK TO [BUILDING DESIGNER'S NAME].
- THE APPROVAL BY THIS OFFICE OF A SUBSTITUTE MATERIAL, WORK PRACTICE, VARIATION OR THE LIKE IS NOT AN AUTHORISATION FOR ITS USE OR A CONTRACT VARIATION. ALL VARIATIONS MUST BE ACCEPTED BY ALL PARTIES TO THE AGREEMENT AND WHERE APPLICABLE THE RELEVANT BUILDING SURVEYOR PRIOR TO IMPLEMENTING ANY VARIATION.

NOTES:

S.D.◇ HARDWIRED SMOKE ALARM WITH BATTERY BACKUP AS PER B.C.A REQUIREMENTS

D.P. SELECTED DOWNPIPE CONNECTED TO WATER TANKS TO THE RELEVANT AUTHORITIES APPROVAL

⊗ CEILING EXHAUST FAN (SELF SEALING)

ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

W.C DOORS TO OPEN OUT OR TO HAVE LIFT OFF HINGES.

PROVIDE ARTICULATION JOINTS SPACED AS RECOMMENDED BY ENGINEER/SOIL REPORT

PROVIDE FLYSCREENS TO ALL OPENABLE WINDOWS

NOTE:
ALL STRUCTURAL MEMBERS, BEAMS, LINTELS, LOAD BEARING WALL & CONNECTIONS TO ENGINEERS SPECIFICATIONS

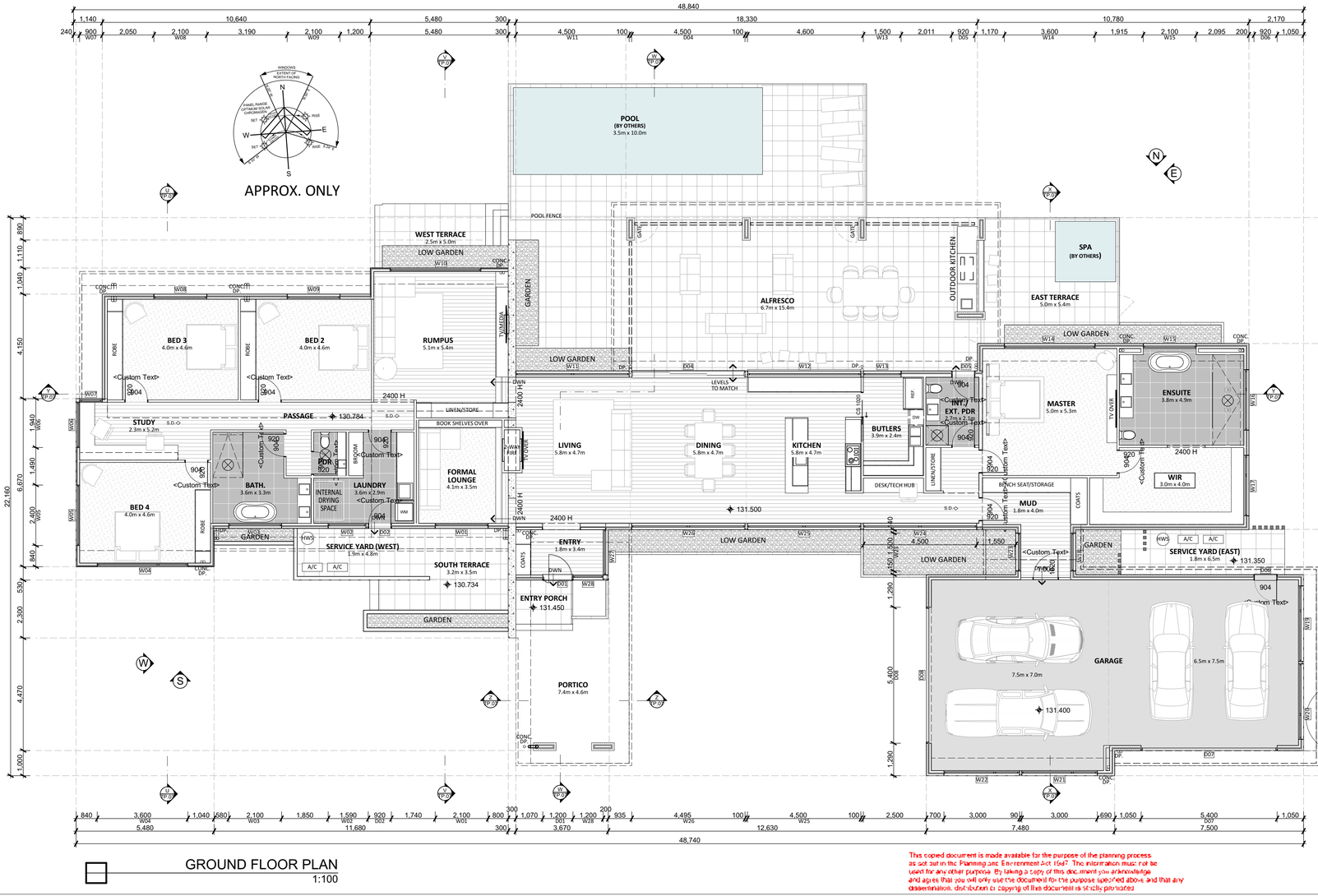
HEATING, COOLING & SERVICES TO BE CONFIRMED BY CONTRACTOR AT FRAME STAGE

FOR ALL ENERGY RATING REQUIREMENTS REFER TO NOTES & ENERGY RATING REPORT BY THE ENERGY ASSESSOR

DRY STAIR TO HAVE SLIP RESISTANCE OF R10 INTERGRAIN UTRAGRIP OR SIMILAR APPROVED INSTALLED TO MANUFACTURERS DETAILS

WET STAIR TO HAVE SLIP RESISTANCE OF R11 INTERGRAIN UTRAGRIP OR SIMILAR APPROVED INSTALLED TO MANUFACTURERS DETAILS

NOTE:
THE DOOR TO A FULLY ENCLOSED SANITARY COMPARTMENT MUST-
(A) OPEN OUTWARDS; OR
(B) SLIDE; OR
(C) BE READILY REMOVABLE FROM THE OUTSIDE OF THE COMPARTMENT, UNLESS THERE IS A CLEAR SPACE OF AT LEAST 1.2M BETWEEN THE CLOSET PAN WITHIN THE SANITARY COMPARTMENT AND THE NEAREST PART OF THE DOORWAY.



GROUND FLOOR PLAN
1:100

PRELIMINARY ONLY

THIS DRAWING DOES NOT FORM ANY PART OF ANY CONTRACT. SIZES AND AREAS ARE APPROXIMATES ONLY.

CONSTRUCTION NOTES (AS & NCC 2016)
TERMITE PROTECTION:
WHERE THE BUILDING (OTHER THAN A CLASS 10A) IS LOCATED IN A DESIGNATED TERMITE INFESTATION AREA, THE BUILDING SHALL BE PROTECTED IN ACCORDANCE WITH AS 3660, TERMITE PROTECTION.
WET AREAS:
PROVIDE IMPERVIOUS WALLS, FLOORS AND FLASHINGS IN ACCORDANCE WITH THE NCC AND AS 3740-2010, WATERPROOFING OF DOMESTIC WET AREAS.
WC NOTE:
WHERE A WC PAN IS LOCATED WITHIN 1.2M OF THE DOORWAY, THE DOOR MUST OPEN OUTWARDS, SLIDE OR BE READILY REMOVABLE FROM THE OUTSIDE AS SHOWN IN THE NCC PART 3.8.3.
TIMBER FRAMING:
FRAMING SHALL BE IN ACCORDANCE WITH AS 1684 SERIES:
• AS 1684.2-2010, RESIDENTIAL TIMBER-FRAMED CONSTRUCTION - NON-CYCLONIC AREAS
• AS 1684.4-2010, RESIDENTIAL TIMBER-FRAMED CONSTRUCTION - SIMPLIFIED - NON-CYCLONIC AREAS
MECHANICAL VENTILATION:
PROVIDE MECHANICAL VENTILATION TO EXTERIOR FOR BATHROOM, ENSUITE, POWDER OR LAUNDRY WHERE REQUIRED AS PER THE NCC PART 3.8.5 VENTILATION.
SMOKE DETECTION:
SMOKE DETECTORS SHALL BE HARD WIRED AND INSTALLED AS SHOWN IN ACCORDANCE WITH AS 3786-1993 SMOKE ALARMS.
POOL SAFTEY:
POOL SAFETY SHALL COMPLY WITH AS 1926 SWIMMING POOL SAFETY.
EXTERNAL WATERPROOFING:
WATERPROOFING SHALL BE CONDUCTED IN ACCORDANCE WITH AS/NZS 2904:1995, DAMP-PROOF COURSES AND FLASHINGS, AS 4654.2-2009, WATERPROOFING MEMBRANE SYSTEMS FOR EXTERIOR USE - ABOVE GROUND LEVEL - DESIGN AND INSTALLATION.
STEEL:
FOR BUILDINGS WITHIN PROXIMITY TO SALT WATER, ENSURE THAT ALL STEEL WORK, BRICK CAVITY TIES AND STEEL LINTELS ETC. ARE IMBEDDED OR FIXED INTO MASONRY BE PROTECTED IN ACCORDANCE WITH AS 1650 OR AS 3700-2001 TABLE 2.2 HOT DIPPED GALVANISED, STAINLESS STEEL OR CADIUM COATED.
BRICKWORK:
ENGAGED MASONRY PIERS TO SINGLE SKIN BRICKWORK @ 1.8M MAX CRS.
ARTICULATION JOINTS SHALL BE PROVIDED @ 6.0M MAX CRS AND WITHIN 4.0M OF EXTERNAL CORNERS. BRICK TIES SHALL BE IN ACCORDANCE WITH RELEVANT CODES. BRICKWORK INSTALLATION SHALL BE CONDUCTED IN ACCORDANCE WITH AS 3700- 2001, MASONRY STRUCTURES 2010, RESIDENTIAL TIMBER-FRAMED CONSTRUCTION - NON-CYCLONIC AREAS.
SKYLIGHTS:
SKYLIGHT DESIGN OR INSTALLATION SHALL BE CONDUCTED IN ACCORDANCE WITH
- AS 4285-2007, SKYLIGHTS
- AS 1288-2006, GLASS IN BUILDINGS - SELECTION AND INSTALLATION.
SERVICES:
SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH AS/NZS 3500 SERIES - PLUMBING CODE OF AUSTRALIA 2004, AS 3786-1993 SMOKE ALARMS, AS/NZS 3000:2007 ELECTRICAL INSTALLATIONS, AS/NZS 5033:2005 INSTALLATION OF PHOTOVOLTAIC (PV) ARRAYS.
PLASTER:
PLASTER LINING INSTALLATION SHALL BE CONDUCTED IN ACCORDANCE WITH AS/NZS 2589:2007, GYPSUM LINING - APPLICATION AND FINISHING.
ROOFING:
SHEET ROOFING DESIGN OR INSTALLATION SHALL BE CONDUCTED IN ACCORDANCE WITH:
- AS 1562.1-1992, DESIGN AND INSTALLATION OF SHEET ROOF AND WALL CLADDING - PARTS 1-3
TILED ROOFING DESIGN OR INSTALLATION SHALL BE CONDUCTED IN ACCORDANCE WITH:- AS 2050-2002, INSTALLATION OF ROOF TILES.
GLAZING:
GLAZING DESIGN OR INSTALLATION SHALL BE CONDUCTED IN ACCORDANCE WITH:
- AS 1288-2006, GLASS IN BUILDINGS - SELECTION AND INSTALLATION
- AS 2047-1999, WINDOWS IN BUILDINGS - SELECTION AND INSTALLATION.
SLABS & FOOTINGS:
SLABS & FOOTING DESIGN OR INSTALLATION SHALL BE CONDUCTED IN ACCORDANCE WITH AS 2870-2011 RESIDENTIAL SLABS AND FOOTINGS, AS 3610.1-2010 FORMWORK FOR CONCRETE - DOCUMENTATION AND SURFACE FINISH.
STAIRS & BALUSTRADES:
STEP SIZES (OTHER THAN SPIRAL STAIRS) ARE TO BE:
- RISERS (R) 190MM MAX AND 115MM MIN
- GOING (G) 355MM MAX AND 240MM MIN
- 125MM MAX GAP TO OPEN TREAD STEPS
BALUSTRADE ARE TO BE:
- 1M MINIMUM HEIGHT FROM FLOOR
- 865MM FROM NOSING LINE
- 125MM SPHERE MUST NOT PASS THROUGH BALUSTRADING
STAIRS & BALUSTRADES INCLUDING GLASS SHALL BE IN ACCORDANCE WITH THE NCC + REFERENCED STANDARDS, INCLUDING:
- AS 1657-1992, FIXED PLATFORMS, WALKWAYS, STAIRWAYS AND LADDERS - DESIGN, CONSTRUCTION AND INSTALLATION.
- AS 1288-2006, GLASS IN BUILDINGS - SELECTION AND INSTALLATION.
TIMBER FLOORING:
TONGUED, GROOVED STRIP, PLYWOOD AND PARTICLEBOARD FLOORING INSTALLATION SHALL BE CONDUCTED IN ACCORDANCE WITH AS 1684.-2010, RESIDENTIAL TIMBER-FRAMED CONSTRUCTION - NON-CYCLONIC AREAS.
SUB-FLOOR VENTILATION:
SUB-FLOOR VENTILATION SHALL COMPLY WITH NCC REG 3.4.1
- 6000MM² / M WALLS
TIMBER DECKING:
DECKING INSTALLATION SHALL BE CONDUCTED IN ACCORDANCE WITH AS 1684.2- 2010, RESIDENTIAL TIMBER-FRAMED CONSTRUCTION - NON-CYCLONIC AREAS.

WINDOW SCHEDULE

ID	W01	W02	W03	W04	W05	W06	W07	W08	W09	W10	W11	W12	W13	W14	W15	W16	W17
Type																	
Material																	
Height	2,100	2,100	2,100	600	2,100	900	900	2,100	2,100	2,400	2,400	1,500	2,400	2,400	2,100	600	600
Width	2,100	1,500	2,100	3,600	2,400	1,800	900	2,100	2,100	3,600	4,500	4,500	1,500	3,600	2,100	2,400	2,400

WINDOW SCHEDULE

ID	W18	W19	W20	W21	W22	W23	W24	W25	W26	W27	W28	W29	W30	W31	W32	W33	W34
Type																	
Material																	
Height	2,100	600	600	600	600	2,100	2,400	2,400	2,400	2,400	2,400	600	600	600	600	600	600
Width	1,500	3,000	3,000	3,000	3,000	1,500	4,500	4,500	4,500	1,800	1,200	4,500	4,500	4,500	4,500	4,500	4,500

DOOR SCHEDULE

ID	D01	D02	D04	D05	D06	D07	D07	D07	D08
Type									
Material									
Height	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400
Width	1,200	920	4,500	920	920	920	920	5,400	5,400

NOTE - WINDOW & DOOR SIZES ARE APPROXIMATE ONLY AND ARE TO BE CONFIRMED WITH WINDOW MANUFACTURER. ALL OPENABLE PANES ARE TO HAVE FLYSCREENS. ALL WINDOWS AND DOORS ARE TO BE BAL-29 COMPLIANT

FLOOR AREAS SCHEDULE

4	PORTICO	36	3.87 SQ
		36 m²	
			68.03 SQ

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PROPOSED DWELLING

LOT 1 BOWMAN ROAD,
BEACONSFIELD, VIC, 3807.

REV.	DATE	AMENDMENTS	DRAWN
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PROJECT NO: DOM 375
DRAWN: SCM
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DATE: 9/01/2024
SCALE: AS SHOWN @ A1

TP.03

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LAST PRINTED: 9/01/2024 10:17 AM

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- THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ANY HOUSE ENERGY RATING (HERS) REPORT AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STAMPED PLANS ENDORSED BY THE ACCREDITED THERMAL PERFORMANCE ASSESSOR WITHOUT ALTERATION.
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  - RISERS (R) 190MM MAXIMUM AND 115MM MINIMUM
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  - 2R + 1G = 700MM MAXIMUM AND 550MM MINIMUM
  - WITH LESS THAN 125MM GAP BETWEEN OPEN TREADS.
- ALL TREADS, LANDINGS AND THE LIKE TO HAVE A SLIP-RESISTANCE CLASSIFICATION OF P3 OR R10 FOR DRY SURFACE CONDITIONS AND P3 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.
- PROVIDE BARRIERS WHERE CHANGE IN LEVEL EXCEEDS 1000MM ABOVE THE SURFACE BENEATH LANDINGS, RAMPS AND/OR TREADS. BARRIERS (OTHER THAN TENSIONED WIRE BARRIERS) TO BE: - 1000MM MIN. ABOVE FINISHED SURFACE LEVEL OF BALCONIES, LANDINGS OR THE LIKE, AND - 865MM MIN. ABOVE FINISHED SURFACE LEVEL OF STAIR NOSING OR RAMP, AND - VERTICAL WITH LESS THAN 125MM GAP BETWEEN, AND - ANY HORIZONTAL ELEMENT WITHIN THE BARRIER BETWEEN 150MM AND 760MM ABOVE THE FLOOR MUST NOT FACILITATE CLIMBING WHERE CHANGES IN LEVEL EXCEEDS 4000MM ABOVE THE SURFACE BENEATH LANDINGS, RAMPS AND/OR TREADS. WIRE BALUSTRADE CONSTRUCTION TO COMPLY WITH NCC 2016 BCA PART 3.9.2.3 FOR CLASS 1 AND 10 BUILDINGS AND NCC 2016 BCA VOLUME 1 PART D2.16 FOR OTHER CLASSES OF BUILDINGS.
- TOP OF HAND RAILS TO BE MINIMUM 865MM VERTICALLY ABOVE STAIR NOSING AND FLOOR SURFACE OF RAMPS.
- WINDOW SIZES NOMINATED ARE NOMINAL ONLY. ACTUAL SIZE MAY VARY ACCORDING TO MANUFACTURER. WINDOWS TO BE FLASHED ALL AROUND.
- THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT STRUCTURAL AND ALL OTHER CONSULTANTS' DRAWINGS/ DETAILS AND WITH ANY OTHER WRITTEN INSTRUCTIONS ISSUED IN THE COURSE OF THE CONTRACT.
- SITE PLAN MEASUREMENTS IN METRES - ALL OTHER MEASUREMENTS IN MILLIMETRES UNLESS NOTED OTHERWISE.
- FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- THE BUILDER SHALL TAKE ALL STEPS NECESSARY TO ENSURE THE STABILITY AND GENERAL WATERTIGHTNESS OF ALL NEW AND/OR EXISTING STRUCTURES DURING ALL WORKS.
- THE BUILDER AND SUBCONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS, SETBACKS, LEVELS AND SPECIFICATIONS AND ALL OTHER RELEVANT DOCUMENTATION PRIOR TO THE COMMENCEMENT OF ANY WORKS. REPORT ALL DISCREPANCIES TO THIS OFFICE FOR CLARIFICATION.
- INSTALLATION OF ALL SERVICES SHALL COMPLY WITH THE RESPECTIVE SUPPLY AUTHORITY REQUIREMENTS.
- THESE PLANS HAVE BEEN PREPARED FOR THE EXCLUSIVE USE BY THE CLIENT OF [INSERT DRAFTING SERVICE] ('THE DESIGNER') FOR THE PURPOSE EXPRESSLY NOTIFIED TO THE DESIGNER. ANY OTHER PERSON WHO USES OR RELIES ON THESE PLANS WITHOUT THE DESIGNER'S WRITTEN CONSENT DOES SO AT THEIR OWN RISK AND NO RESPONSIBILITY IS ACCEPTED BY THE DESIGNER FOR SUCH USE AND/OR RELIANCE.
- A BUILDING PERMIT IS REQUIRED PRIOR TO THE COMMENCEMENT OF THESE WORKS. THE RELEASE OF THESE DOCUMENTS IS CONDITIONAL TO THE OWNER OBTAINING THE REQUIRED BUILDING PERMIT.
- THE CLIENT AND/OR THE CLIENT'S BUILDER SHALL NOT MODIFY OR AMEND THE PLANS WITHOUT THE KNOWLEDGE AND CONSENT OF [BUILDING DESIGNER'S NAME] EXCEPT WHERE A REGISTERED BUILDING SURVEYOR MAKES MINOR NECESSARY CHANGES TO FACILITATE THE BUILDING PERMIT APPLICATION AND THAT SUCH CHANGES ARE PROMPTLY REPORTED BACK TO [BUILDING DESIGNER'S NAME].
- THE APPROVAL BY THIS OFFICE OF A SUBSTITUTE MATERIAL, WORK PRACTICE, VARIATION OR THE LIKE IS NOT AN AUTHORISATION FOR ITS USE OR A CONTRACT VARIATION. ALL VARIATIONS MUST BE ACCEPTED BY ALL PARTIES TO THE AGREEMENT AND WHERE APPLICABLE THE RELEVANT BUILDING SURVEYOR PRIOR TO IMPLEMENTING ANY VARIATION.

NOTES:

S.D.O HARDWIRED SMOKE ALARM WITH BATTERY BACKUP AS PER B.C.A REQUIREMENTS

D.P SELECTED DOWNPIPE CONNECTED TO WATER TANKS TO THE RELEVANT AUTHORITIES APPROVAL

CEILING EXHAUST FAN (SELF SEALING)

ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

W.C DOORS TO OPEN OUT OR TO HAVE LIFT OFF HINGES.

PROVIDE ARTICULATION JOINTS SPACED AS RECOMMENDED BY ENGINEER/SOIL REPORT

PROVIDE FLYSCREENS TO ALL OPENABLE WINDOWS

NOTE:
ALL STRUCTURAL MEMBERS, BEAMS, LINTELS, LOAD BEARING WALL & CONNECTIONS TO ENGINEERS SPECIFICATIONS

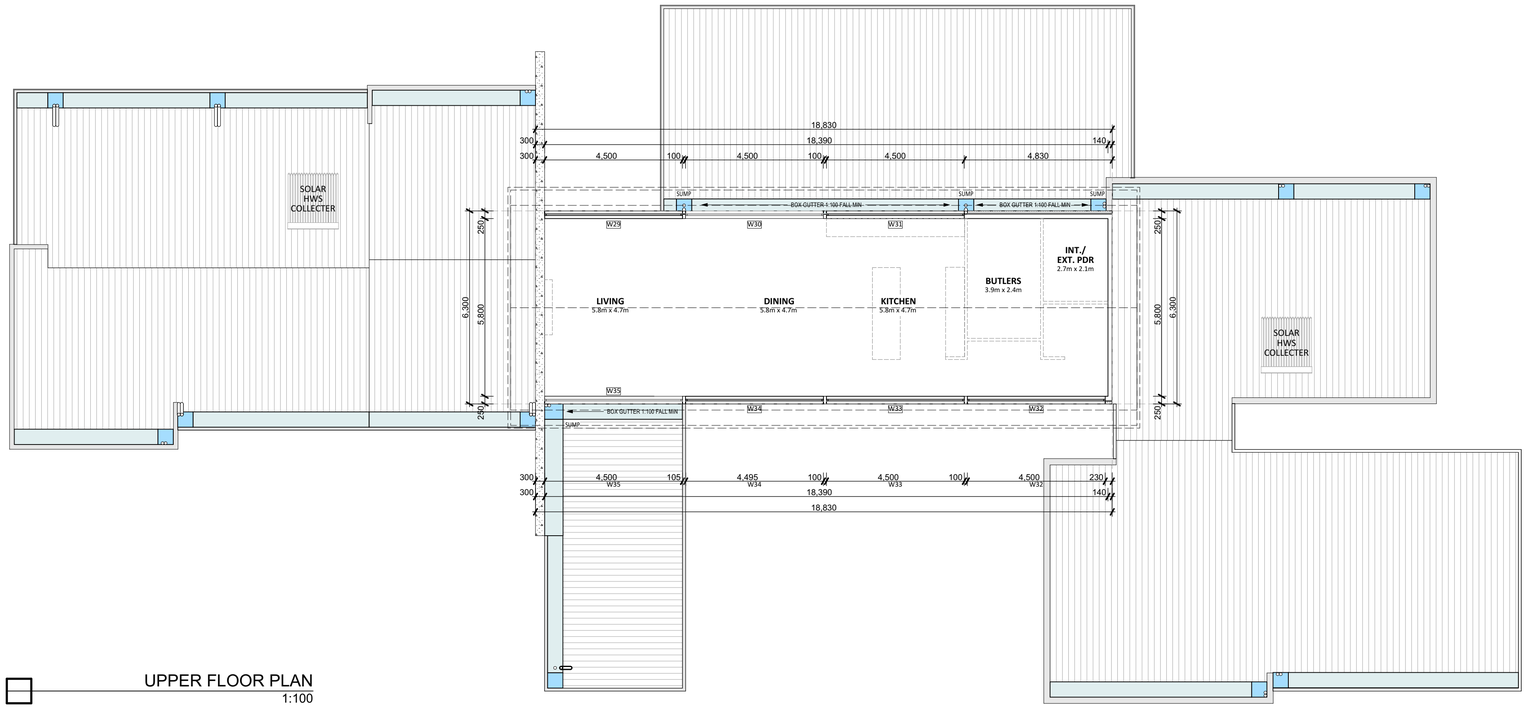
HEATING, COOLING & SERVICES TO BE CONFIRMED BY CONTRACTOR AT FRAME STAGE

FOR ALL ENERGY RATING REQUIREMENTS REFER TO NOTES & ENERGY RATING REPORT BY THE ENERGY ASSESSOR

DRY STAIR TO HAVE SLIP RESISTANCE OF R10 INTERGRAIN UTRAGRIP OR SIMILAR APPROVED INSTALLED TO MANUFACTURERS DETAILS

WET STAIR TO HAVE SLIP RESISTANCE OF R11 INTERGRAIN UTRAGRIP OR SIMILAR APPROVED INSTALLED TO MANUFACTURERS DETAILS

NOTE:
THE DOOR TO A FULLY ENCLOSED SANITARY COMPARTMENT MUST-
(A) OPEN OUTWARDS; OR
(B) SLIDE; OR
(C) BE READILY REMOVABLE FROM THE OUTSIDE OF THE COMPARTMENT, UNLESS THERE IS A CLEAR SPACE OF AT LEAST 1.2M BETWEEN THE CLOSET PAN WITHIN THE SANITARY COMPARTMENT AND THE NEAREST PART OF THE DOORWAY.



UPPER FLOOR PLAN
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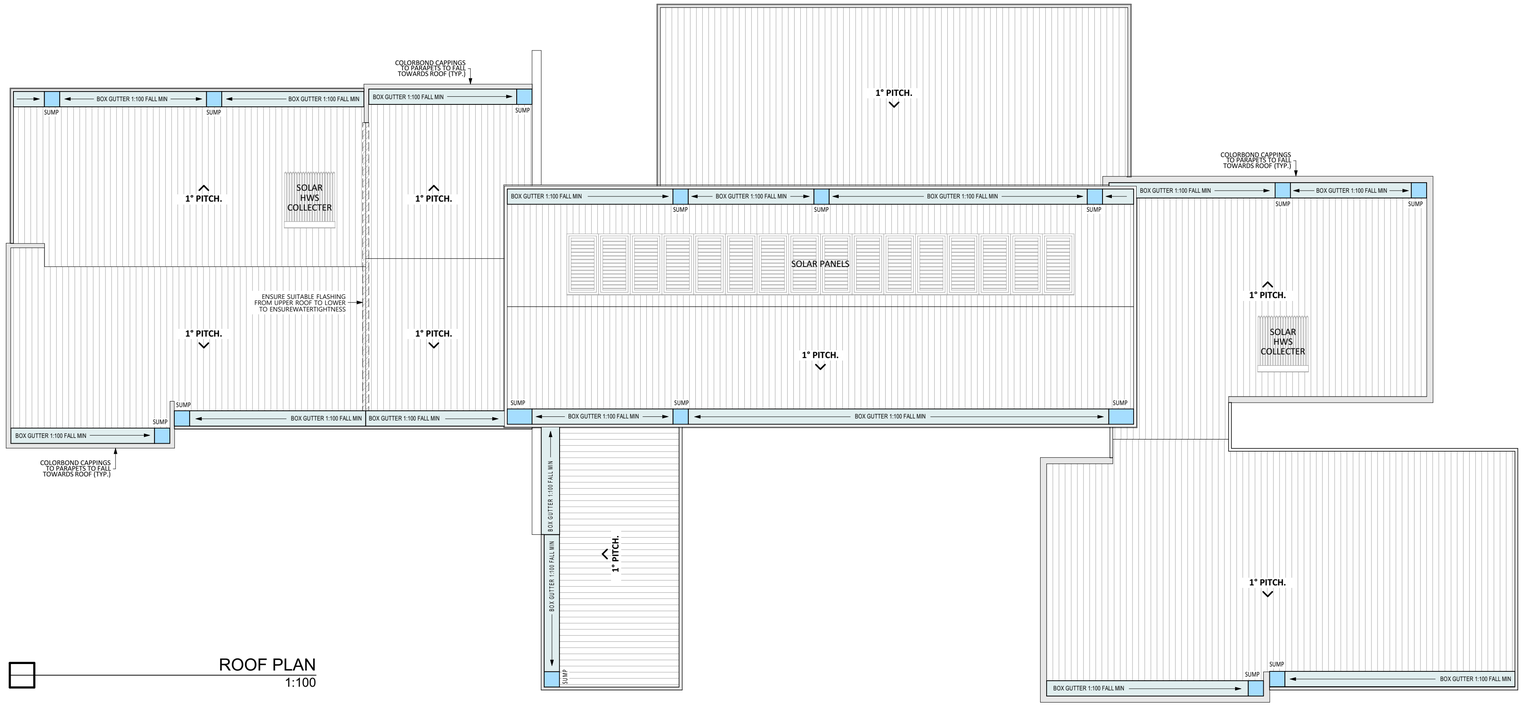

ROOF PLAN
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PRELIMINARY ONLY

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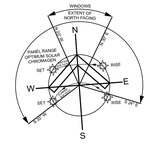
CONSTRUCTION NOTES (AS & NCC 2016)
TERMITE PROTECTION:
WHERE THE BUILDING (OTHER THAN A CLASS 10A) IS LOCATED IN A DESIGNATED TERMITE INFESTATION AREA, THE BUILDING SHALL BE PROTECTED IN ACCORDANCE WITH AS 3660, TERMITE PROTECTION.
WET AREAS:
PROVIDE IMPERVIOUS WALLS, FLOORS AND FLASHINGS IN ACCORDANCE WITH THE NCC AND AS 3740-2010, WATERPROOFING OF DOMESTIC WET AREAS.
WC NOTE:
WHERE A WC PAN IS LOCATED WITHIN 1.2M OF THE DOORWAY, THE DOOR MUST OPEN OUTWARDS, SLIDE OR BE READILY REMOVABLE FROM THE OUTSIDE AS SHOWN IN THE NCC PART 3.8.3.
TIMBER FRAMING:
FRAMING SHALL BE IN ACCORDANCE WITH AS 1684 SERIES:
• AS 1684.2-2010, RESIDENTIAL TIMBER-FRAMED CONSTRUCTION - NON-CYCLONIC AREAS
• AS 1684.4-2010, RESIDENTIAL TIMBER-FRAMED CONSTRUCTION - SIMPLIFIED - NON-CYCLONIC AREAS
MECHANICAL VENTILATION:
PROVIDE MECHANICAL VENTILATION TO EXTERIOR FOR BATHROOM, ENSUITE, POWDER OR LAUNDRY WHERE REQUIRED AS PER THE NCC PART 3.8.5 VENTILATION.
SMOKE DETECTION:
SMOKE DETECTORS SHALL BE HARD WIRED AND INSTALLED AS SHOWN IN ACCORDANCE WITH AS 3786-1993 SMOKE ALARMS.
POOL SAFTEY:
POOL SAFETY SHALL COMPLY WITH AS 1926 SWIMMING POOL SAFETY.
EXTERNAL WATERPROOFING:
WATERPROOFING SHALL BE CONDUCTED IN ACCORDANCE WITH AS/NZS 2904:1995, DAMP-PROOF COURSES AND FLASHINGS, AS 4654.2-2009, WATERPROOFING MEMBRANE SYSTEMS FOR EXTERIOR USE - ABOVE GROUND LEVEL - DESIGN AND INSTALLATION.
STEEL:
FOR BUILDINGS WITHIN PROXIMITY TO SALT WATER, ENSURE THAT ALL STEEL WORK,BRICK CAVITY TIES AND STEEL LINTELS ETC. ARE IMBEDDED OR FIXED INTO MASONRY BE PROTECTED IN ACCORDANCE WITH AS 1650 OR AS 3700-2001 TABLE 2.2 HOT DIPPED GALVANISED, STAINLESS STEEL OR CADIUM COATED.
BRICKWORK:
ENGAGED MASONRY PIERS TO SINGLE SKIN BRICKWORK @ 1.8M MAX CRS.
ARTICULATION JOINTS SHALL BE PROVIDED @ 6.0M MAX CRS AND WITHIN 4.0M OF EXTERNAL CORNERS. BRICK TIES SHALL BE IN ACCORDANCE WITH RELEVANT CODES. BRICKWORK INSTALLATION SHALL BE CONDUCTED IN ACCORDANCE WITH AS 3700- 2001, MASONRY STRUCTURES 2010, RESIDENTIAL TIMBER-FRAMED CONSTRUCTION - NON-CYCLONIC AREAS.
SKYLIGHTS:
SKYLIGHT DESIGN OR INSTALLATION SHALL BE CONDUCTED IN ACCORDANCE WITH
- AS 4285-2007, SKYLIGHTS
- AS 1288-2006, GLASS IN BUILDINGS - SELECTION AND INSTALLATION.
SERVICES:
SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH AS/NZS 3500 SERIES - PLUMBING CODE OF AUSTRALIA 2004, AS 3786-1993 SMOKE ALARMS, AS/NZS 3000:2007 ELECTRICAL INSTALLATIONS, AS/NZS 5033:2005 INSTALLATION OF PHOTOVOLTAIC (PV) ARRAYS.
PLASTER:
PLASTER LINING INSTALLATION SHALL BE CONDUCTED IN ACCORDANCE WITH AS/NZS 2589:2007, GYPSUM LINING - APPLICATION AND FINISHING.
ROOFING:
SHEET ROOFING DESIGN OR INSTALLATION SHALL BE CONDUCTED IN ACCORDANCE WITH:
- AS 1562.1-1992, DESIGN AND INSTALLATION OF SHEET ROOF AND WALL CLADDING - PARTS 1-3
TILED ROOFING DESIGN OR INSTALLATION SHALL BE CONDUCTED IN ACCORDANCE WITH:- AS 2050-2002, INSTALLATION OF ROOF TILES.
GLAZING:
GLAZING DESIGN OR INSTALLATION SHALL BE CONDUCTED IN ACCORDANCE WITH:
- AS 1288-2006, GLASS IN BUILDINGS - SELECTION AND INSTALLATION
- AS 2047-1999, WINDOWS IN BUILDINGS - SELECTION AND INSTALLATION.
SLABS & FOOTINGS:
SLABS & FOOTING DESIGN OR INSTALLATION SHALL BE CONDUCTED IN ACCORDANCE WITH AS 2870-2011 RESIDENTIAL SLABS AND FOOTINGS, AS 3610.1-2010 FORMWORK FOR CONCRETE - DOCUMENTATION AND SURFACE FINISH.
STAIRS & BALUSTRADES:
STEP SIZES (OTHER THAN SPIRAL STAIRS) ARE TO BE:
- RISERS (R) 190MM MAX AND 115MM MIN
- GOING (G) 355MM MAX AND 240MM MIN
- 125MM MAX GAP TO OPEN TREAD STEPS
BALUSTRADE ARE TO BE:
- 1M MINIMUM HEIGHT FROM FLOOR
- 865MM FROM NOSING LINE
- 125MM SPHERE MUST NOT PASS THROUGH BALUSTRADING
STAIRS & BALUSTRADES INCLUDING GLASS SHALL BE IN ACCORDANCE WITH THE NCC + REFERENCED STANDARDS, INCLUDING:
- AS 1657-1992, FIXED PLATFORMS, WALKWAYS, STAIRWAYS AND LADDERS - DESIGN, CONSTRUCTION AND INSTALLATION.
- AS 1288-2006, GLASS IN BUILDINGS - SELECTION AND INSTALLATION.
TIMBER FLOORING:
TONGUED, GROOVED STRIP, PLYWOOD AND PARTICLEBOARD FLOORING INSTALLATION SHALL BE CONDUCTED IN ACCORDANCE WITH AS 1684.-2010, RESIDENTIAL TIMBER-FRAMED CONSTRUCTION - NON-CYCLONIC AREAS.
SUB-FLOOR VENTILATION:
SUB-FLOOR VENTILATION SHALL COMPLY WITH NCC REG 3.4.1
- 6000MM² / M WALLS
TIMBER DECKING:
DECKING INSTALLATION SHALL BE CONDUCTED IN ACCORDANCE WITH AS 1684.2- 2010, RESIDENTIAL TIMBER-FRAMED CONSTRUCTION - NON-CYCLONIC AREAS.



FLOOR AREAS SCHEDULE			
4	PORTICO	36	3.87 SQ
		36 m²	
			68.03 SQ

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PROPOSED DWELLING
LOT 1 BOWMAN ROAD, BEACONSFIELD, VIC, 3807.

REV.	DATE	AMENDMENTS	DRAWN
A.	06/02/20	REVISED PLANS AS PER COUNCILS REQUEST	SCM
B.	04/08/20	SETBACK ADDED	SCM
C.	09/01/24	COUNCIL RFI'S (IN GREEN)	SCM

PROJECT NO: DOM 375
DRAWN: SCM
CHECK: WDJ
DATE: 9/01/2024
SCALE: AS SHOWN @ A1

TP.04

G:\.shortcut-targets-by-id\1DkBgCGZbI_zekuDZmotN8Xk1H08lmfSW\Projects (Cloud)\DOMESTIC HOUSES\DOM-375 LOT 1 BOWMAN ROAD BEACONSFIELD\06 - Drawings\Preliminary - Town Planning Drawings\DOM 375 - BOWMANS RD - TP01 - REV C 140823.pln

LAST PRINTED: 9/01/2024 10:17 AM

PRELIMINARY ONLY

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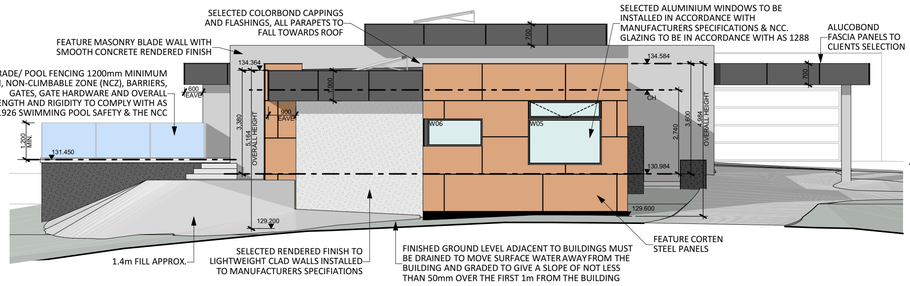
perspective - north west

perspective - north east



WEST ELEVATION
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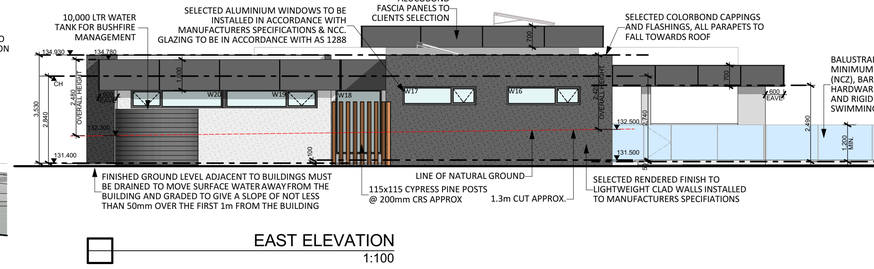

EAST ELEVATION
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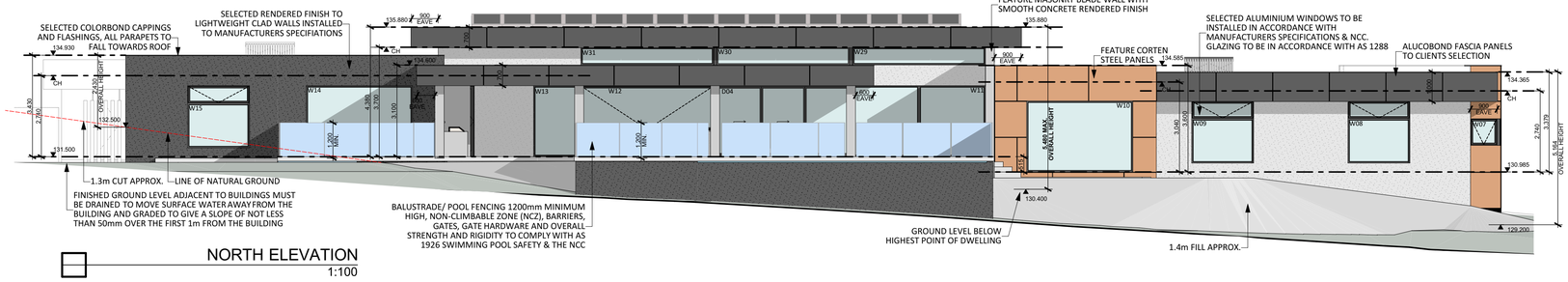

NORTH ELEVATION
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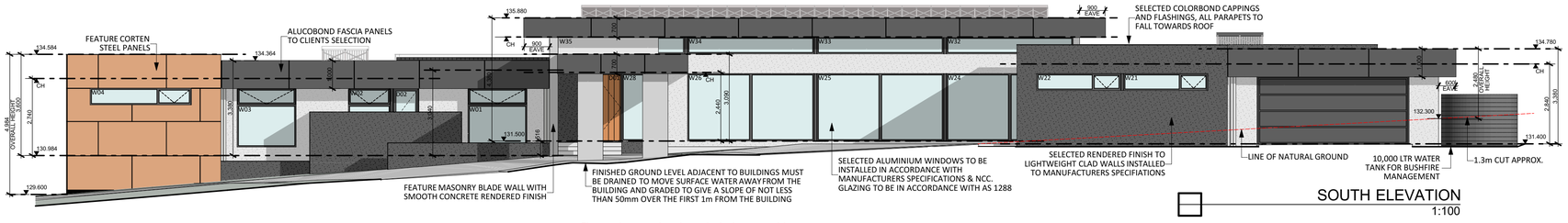

SOUTH ELEVATION
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perspective - south west

perspective - south east

SECTION 7 CONSTRUCTION FOR BUSHFIRE ATTACK LEVEL 29 (BAL - 29)

7.1 GENERAL
A BUILDING ASSESSED IN SECTION 2 AS BEING BAL-29 SHALL COMPLY WITH SECTION 3 AND CLAUSES 7.2 TO 7.8. NOTE: THERE ARE A NUMBER OF STANDARDS THAT SPECIFY REQUIREMENTS FOR CONSTRUCTION; HOWEVER, WHERE THIS STANDARD DOES NOT PROVIDE CONSTRUCTION REQUIREMENTS FOR A PARTICULAR ELEMENT, THE OTHER STANDARDS APPLY. ANY ELEMENT OF CONSTRUCTION OR SYSTEM THAT SATISFIES THE TEST CRITERIA OF AS 1530.8.1 MAY BE USED IN LIEU OF THE APPLICABLE REQUIREMENTS CONTAINED IN CLAUSES 7.2 TO 7.8 (SEE CLAUSE 3.8). NOTE: BAL-29 IS PRIMARILY CONCERNED WITH PROTECTION FROM EMBER ATTACK AND RADIANT HEAT GREATER THAN 19 KW/M2 UP TO AND INCLUDING 29 KW/M2.

7.4 EXTERNAL WALLS
7.4.1 WALLS
WALLS SHALL BE ONE OF THE FOLLOWING:
(A) MADE OF NON-COMBUSTIBLE MATERIAL (E.G., FULL MASONRY, BRICK VENEER, MUD BRICK, CONCRETE, AERATED CONCRETE). OR
(B) MADE OF TIMBER-FRAMED OR STEEL-FRAMED WALLS THAT ARE SARKED ON THE OUTSIDE OF THE FRAME AND CLAD WITH:
(I) FIBRE-CEMENT EXTERNAL CLADDING, A MINIMUM OF 6 MM IN THICKNESS; OR
(II) STEEL SHEET; OR
(III) BUSHFIRE-RESISTING TIMBER (SEE APPENDIX F); OR
(IV) A COMBINATION OF ANY OF ITEMS (I), (II) OR (III) ABOVE. OR
(C) A COMBINATION OF ITEMS (A) AND (B) ABOVE.

7.4.2 JOINTS
ALL JOINTS IN THE EXTERNAL SURFACE MATERIAL OF WALLS SHALL BE COVERED, SEALED, OVERLAPPED, BACKED OR BUTT-JOINTED TO PREVENT GAPS GREATER THAN 3 MM. ALTERNATIVELY, SARKING-TYPE MATERIAL CAN BE APPLIED OVER THE FRAME PRIOR TO FIXING ANY EXTERNAL CLADDING.

7.4.3 VENTS AND WEEPHOLES
VENTS AND WEEPHOLES IN EXTERNAL WALLS SHALL BE SCREENED WITH A MESH WITH A MAXIMUM APERTURE OF 2 MM, MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM, EXCEPT WHERE THEY ARE LESS THAN 3 MM (SEE CLAUSE 3.6).

7.5 EXTERNAL GLAZED ELEMENTS AND ASSEMBLIES AND EXTERNAL DOORS
7.5.1 BUSHFIRE SHUTTERS
WHERE FITTED, BUSHFIRE SHUTTERS SHALL COMPLY WITH CLAUSE 3.7 AND BE MADE FROM:
(A) NON-COMBUSTIBLE MATERIAL; OR
(B) BUSHFIRE-RESISTING TIMBER (SEE APPENDIX F); OR
(C) A COMBINATION OF ITEMS (A) AND (B) ABOVE.

7.5.2 WINDOWS
WINDOWS SHALL COMPLY WITH ONE OF THE FOLLOWING:
(A) THEY SHALL BE COMPLETELY PROTECTED BY A BUSHFIRE SHUTTER THAT COMPLIES WITH CLAUSE 7.5.1. OR
(B) THEY SHALL COMPLY WITH THE FOLLOWING:
(I) WINDOW FRAMES AND WINDOW JOINERY AND SHALL BE MADE FROM ONE OF THE FOLLOWING:
(A) BUSHFIRE-RESISTING TIMBER (SEE APPENDIX F). OR
(B) METAL. OR
(C) METAL-REINFORCED PVC-U. THE REINFORCING MEMBERS SHALL BE MADE FROM ALUMINIUM, STAINLESS STEEL, OR CORROSION-RESISTANT STEEL, AND THE FRAME AND THE SASH SHALL SATISFY THE DESIGN LOAD, PERFORMANCE AND STRUCTURAL STRENGTH OF THE MEMBER.
(II) EXTERNALLY FITTED HARDWARE THAT SUPPORTS THE SASH IN ITS FUNCTIONS OF OPENING AND CLOSING SHALL BE METAL.
(III) GLAZING SHALL BE TOUGHENED GLASS MINIMUM 5 MM.
(IV) WHERE GLAZING IS LESS THAN 400 MM FROM THE GROUND OR LESS THAN 400 MM ABOVE DECKS, CARPORT ROOFS, AWNINGS AND SIMILAR ELEMENTS OR FITTINGS HAVING AN ANGLE LESS THAN 18 DEGREES TO THE HORIZONTAL AND EXTENDING MORE THAN 110 MM IN WIDTH FROM THE WINDOW FRAME (SEE FIGURE D3, APPENDIX D) THAT PORTION SHALL BE SCREENED WITH A MESH OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2 MM, MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM.
(V) THE OPENABLE PORTIONS OF WINDOWS SHALL BE SCREENED WITH A MESH WITH A MAXIMUM APERTURE OF 2 MM, MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM.

7.5.3 DOORS-SIDE-HUNG EXTERNAL DOORS (INCLUDING FRENCH DOORS, PANEL FOLD AND BI-FOLD DOORS)
SIDE-HUNG EXTERNAL DOORS, INCLUDING FRENCH DOORS, PANEL FOLD AND BI-FOLD DOORS, SHALL COMPLY WITH ONE OF THE FOLLOWING:
(A) THEY SHALL BE PROTECTED BY A BUSHFIRE SHUTTER THAT COMPLIES WITH CLAUSE 7.5.1. OR
(B) THEY SHALL BE COMPLETELY PROTECTED EXTERNALLY BY SCREENS WITH A MESH WITH A MAXIMUM APERTURE OF 2 MM, MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM OR
(C) THEY SHALL COMPLY WITH THE FOLLOWING:
(I) DOORS SHALL BE:
(A) NON-COMBUSTIBLE; OR
(B) A SOLID TIMBER DOOR, HAVING A MINIMUM THICKNESS OF 35 MM FOR THE FIRST 400 MM ABOVE THE THRESHOLD; OR
(C) A DOOR, INCLUDING A HOLLOW-CORE DOOR, PROTECTED ON THE OUTSIDE BY A SCREEN DOOR OR A MESH OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2 MM, MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM; OR
(D) A FULLY FRAMED GLAZED DOOR, WHERE THE FRAMING IS MADE FROM NONCOMBUSTIBLE MATERIALS OR FROM BUSHFIRE-RESISTING TIMBER (SEE APPENDIX F)
(II) EXTERNALLY FITTED HARDWARE THAT SUPPORTS THE PANEL IN ITS FUNCTIONS OF OPENING AND CLOSING SHALL BE METAL.
(III) WHERE DOORS INCORPORATE GLAZING, THE GLAZING SHALL BE TOUGHENED GLASS, MINIMUM 5 MM.
(IV) WHERE GLAZING IS LESS THAN 400 MM FROM THE GROUND OR LESS THAN 400 MM ABOVE DECKS, CARPORT ROOFS, AWNINGS AND SIMILAR ELEMENTS OR FITTINGS HAVING AN ANGLE LESS THAN 18 DEGREES TO THE HORIZONTAL AND EXTENDING MORE THAN 110 MM IN WIDTH FROM THE DOOR (SEE FIGURE D3, APPENDIX D), THAT PORTION SHALL BE SCREENED WITH A MESH OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2 MM, MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM.
(V) DOORFRAMES SHALL BE MADE FROM ONE OF THE FOLLOWING:
(A) BUSHFIRE-RESISTING TIMBER (SEE APPENDIX F). OR
(B) METAL. OR
(C) METAL-REINFORCED PVC-U. THE REINFORCING MEMBERS SHALL BE MADE FROM ALUMINIUM, STAINLESS STEEL, OR CORROSION-RESISTANT STEEL AND THE DOOR ASSEMBLY SHALL SATISFY THE DESIGN LOAD, PERFORMANCE AND STRUCTURAL STRENGTH OF THE MEMBER.
(VI) DOORS SHALL BE TIGHT-FITTING TO THE DOORFRAME AND TO AN ABUTTING DOOR, IF APPLICABLE.
(VII) WEATHER STRIPS, DRAUGHT EXCLUDERS OR DRAUGHT SEALS SHALL BE INSTALLED AT THE BASE OF SIDE-HUNG EXTERNAL DOORS.

7.5.4 DOORS-SLIDING DOORS
SLIDING DOORS SHALL COMPLY WITH ONE OF THE FOLLOWING:
(A) THEY SHALL BE PROTECTED BY A BUSHFIRE SHUTTER THAT COMPLIES WITH CLAUSE 7.5.1. OR
(B) THEY SHALL BE COMPLETELY PROTECTED EXTERNALLY BY SCREENS WITH A MESH WITH A MAXIMUM APERTURE OF 2 MM, MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM. OR
(C) THEY SHALL COMPLY WITH THE FOLLOWING:
(I) DOORFRAMES SHALL BE OF BUSHFIRE-RESISTING TIMBER (SEE APPENDIX F) OR ALUMINIUM OR STEEL.
(II) EXTERNALLY FITTED HARDWARE THAT SUPPORTS THE PANEL IN ITS FUNCTIONS OF OPENING AND CLOSING SHALL BE METAL.
(III) WHERE SLIDING DOORS INCORPORATE GLAZING, THE GLAZED ASSEMBLY SHALL BE TOUGHENED GLASS MINIMUM 6 MM EXCEPT WHERE BOTH THE FIXED AND OPENABLE PORTIONS OF DOORS ARE SCREENED BY A MESH OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2 MM, MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM.
(IV) SLIDING DOORS SHALL BE TIGHT-FITTING IN THE FRAMES.

7.5.5 DOORS-VEHICLE ACCESS DOORS (GARAGE DOORS)
THE FOLLOWING APPLY TO VEHICLE ACCESS DOORS:
(A) VEHICLE ACCESS DOORS SHALL BE MADE FROM-
(I) NON-COMBUSTIBLE MATERIAL; OR
(II) BUSHFIRE-RESISTING TIMBER (SEE APPENDIX F); OR
(III) FIBRE-CEMENT SHEET, A MINIMUM OF 6 MM IN THICKNESS; OR
(IV) A COMBINATION OF ANY OF ITEMS (I), (II) OR (III) ABOVE.
(B) PANEL LIFT, TILT DOORS OR SIDE-HUNG DOORS SHALL BE FITTED WITH SUITABLE WEATHER STRIPS, DRAUGHT EXCLUDERS, DRAUGHT SEALS OR GUIDE TRACKS, AS APPROPRIATE TO THE DOOR TYPE, WITH A MAXIMUM GAP NO GREATER THAN 3 MM.
(C) ROLLER DOORS SHALL HAVE GUIDE TRACKS WITH A MAXIMUM GAP NO GREATER THAN 3 MM AND SHALL BE FITTED WITH A NYLON BRUSH THAT IS IN CONTACT WITH THE DOOR (SEE FIGURE D4, APPENDIX D).
(D) VEHICLE ACCESS DOORS SHALL NOT INCLUDE VENTILATION SLOTS.

7.6 ROOFS (INCLUDING VERANDA AND ATTACHED CARPORT ROOFS, PENETRATIONS, EAVES, FASCIAS, GABLES, GUTTERS AND DOWNPIPES)
7.6.1 GENERAL
THE FOLLOWING APPLY TO ALL TYPES OF ROOFS AND ROOFING SYSTEMS:
(A) ROOF TILES, ROOF SHEETS AND ROOF-COVERING ACCESSORIES SHALL BE NONCOMBUSTIBLE.
(B) THE ROOF/WALL JUNCTION SHALL BE SEALED, TO PREVENT OPENINGS GREATER THAN 3 MM, EITHER BY THE USE OF FASCIA AND EAVES LININGS OR BY SEALING BETWEEN THE TOP OF THE WALL AND THE UNDERSIDE OF THE ROOF AND BETWEEN THE RAFTERS AT THE LINE OF THE WALL.
(C) ROOF VENTILATION OPENINGS, SUCH AS GABLE AND ROOF VENTS, SHALL BE FITTED WITH EMBER GUARDS MADE OF NON-COMBUSTIBLE MATERIAL OR A MESH OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2 MM, MADE OF CORROSIONRESISTANT STEEL, BRONZE OR ALUMINIUM.
(D) A PIPE OR CONDUIT THAT PENETRATES THE ROOF COVERING SHALL BE NONCOMBUSTIBLE.

7.6.3 SHEET ROOFS
SHEET ROOFS SHALL:
(A) BE FULLY SARKED IN ACCORDANCE WITH CLAUSE 7.6.2, EXCEPT THAT FOIL-BACKED INSULATION BLANKETS MAY BE INSTALLED OVER THE BATTENS; OR
(B) HAVE ANY GAPS GREATER THAN 3 MM UNDER CORRUGATIONS OR RIBS OF SHEET ROOFING AND BETWEEN ROOF COMPONENTS SEALED AT THE FASCIA OR WALL LINE AND AT VALLEYS, HIPS AND RIDGES BY:
(I) A MESH OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2 MM, MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM; OR
(II) MINERAL WOOL; OR
(III) OTHER NON-COMBUSTIBLE MATERIAL; OR
(IV) A COMBINATION OF ANY OF ITEMS (I), (II) OR (III) ABOVE.

7.6.4 VERANDA, CARPORT AND AWNING ROOFS
(A) A VERANDA, CARPORT OR AWNING ROOF SEPARATED FROM THE MAIN ROOF SPACE (SEE FIGURE D1(A), APPENDIX D) SHALL MEET ALL THE REQUIREMENTS FOR THE MAIN ROOF, AS SPECIFIED IN CLAUSES 7.6.1, 7.6.2, 7.6.3, 7.6.5 AND 7.6.6.
(B) A VERANDA, CARPORT OR AWNING ROOF SEPARATED FROM THE MAIN ROOF SPACE BY AN EXTERNAL WALL (SEE FIGURES D1(B) AND D1(C), APPENDIX D) COMPLYING WITH CLAUSE 7.4 SHALL HAVE A NON-COMBUSTIBLE ROOF COVERING AND THE SUPPORT STRUCTURE SHALL BE:
(I) OF NON-COMBUSTIBLE MATERIAL; OR
(II) BUSHFIRE-RESISTING TIMBER (SEE APPENDIX F); OR
(III) TIMBER RAFTERS LINED ON THE UNDERSIDE WITH FIBRE-CEMENT SHEETING A MINIMUM OF 6 MM IN THICKNESS, OR WITH MATERIAL COMPLYING WITH AS 1530.8.1; OR
(IV) A COMBINATION OF ANY OF ITEMS (I), (II) OR (III) ABOVE.

7.6.5 ROOF PENETRATIONS
THE FOLLOWING APPLY TO ROOF PENETRATIONS:
(A) ROOF PENETRATIONS, INCLUDING ROOF LIGHTS, ROOF VENTILATORS, ROOF-MOUNTED EVAPORATIVE COOLING UNITS, AERIALS, VENT PIPES AND SUPPORTS FOR SOLAR COLLECTORS, SHALL BE ADEQUATELY
SEALED AT THE ROOF TO PREVENT GAPS GREATER THAN 3 MM. THE MATERIAL USED TO FLASH THE PENETRATION SHALL BE NON-COMBUSTIBLE.
(B) OPENINGS IN VENTED ROOF LIGHTS, ROOF VENTILATORS OR VENT PIPES SHALL BE FITTED WITH EMBER GUARDS MADE FROM A MESH OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2 MM, MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM.
(C) ALL OVERHEAD GLAZING SHALL BE GRADE A LAMINATED SAFETY GLASS COMPLYING WITH AS 1288.
(D) GLAZED ELEMENTS IN ROOF LIGHTS AND SKYLIGHTS MAY BE OF POLYMER PROVIDED A GRADE A SAFETY GLASS DIFFUSER, COMPLYING WITH AS 1288, IS INSTALLED UNDER THE GLAZING. WHERE GLAZING IS AN INSULATING GLAZING UNIT (IGU), GRADE A TOUGHENED SAFETY GLASS, MINIMUM 4 MM, SHALL BE USED IN THE OUTER PANE OF THE IGU.
(E) WHERE ROOF LIGHTS ARE INSTALLED IN ROOFS HAVING A PITCH OF LESS THAN 18 DEGREES TO THE HORIZONTAL, THE GLAZING SHALL BE PROTECTED WITH EMBER GUARDS MADE FROM A MESH OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2 MM, MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM.
(F) EVAPORATIVE COOLING UNITS SHALL BE FITTED WITH BUTTERFLY CLOSERS AT OR NEAR THE CEILING LEVEL OF THE UNIT SHALL BE FITTED WITH NON-COMBUSTIBLE COVERS WITH A MESH OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2 MM, MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM.

7.6.6 EAVES LININGS, FASCIAS AND GABLES
THE FOLLOWING APPLY TO EAVES LININGS, FASCIAS AND GABLES:
(A) JOINTS IN EAVES LININGS, FASCIAS AND GABLES MAY BE SEALED WITH PLASTIC JOINING STRIPS OR TIMBER STORM MOULDS.
(B) GABLES SHALL COMPLY WITH CLAUSE 7.4.
(C) FASCIAS AND BARGEBOARDS SHALL:
(I) WHERE TIMBER IS USED, BE MADE FROM BUSHFIRE-RESISTING TIMBER (SEE APPENDIX F); OR
(II) WHERE MADE FROM METAL, BE FIXED AT 450 MM CENTRES; OR
(III) BE A COMBINATION OF ITEMS (I) AND (II) ABOVE.
(D) EAVES LININGS SHALL BE:
(I) FIBRE-CEMENT SHEET, A MINIMUM 4.5 MM IN THICKNESS; OR
(II) BUSHFIRE-RESISTING TIMBER (SEE APPENDIX F); OR
(III) A COMBINATION OF ITEMS (I) AND (II) ABOVE.
(E) EAVES PENETRATIONS SHALL BE PROTECTED THE SAME AS FOR ROOF PENETRATIONS (SEE CLAUSE 7.6.5).
(F) EAVES VENTILATION OPENINGS GREATER THAN 3 MM SHALL BE FITTED WITH EMBER GUARDS MADE OF NON-COMBUSTIBLE MATERIAL OR A MESH OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2 MM, MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM.

7.6.7 GUTTERS AND DOWNPIPES
THIS STANDARD DOES NOT PROVIDE CONSTRUCTION-SPECIFIC MATERIAL REQUIREMENTS FOR DOWNPIPES. IF INSTALLED, GUTTER AND VALLEY LEAF GUARDS SHALL BE NONCOMBUSTIBLE. WITH THE EXCEPTION OF BOX GUTTERS, GUTTERS SHALL BE METAL OR PVCU.
BOX GUTTERS SHALL BE NON-COMBUSTIBLE AND FLASHED AT THE JUNCTION WITH THE ROOF, WITH NON-COMBUSTIBLE MATERIALS.

7.7.4 BALUSTRADES, HANDRAILS OR OTHER BARRIERS
THOSE PARTS OF THE HANDRAILS AND BALUSTRADES LESS THAN 125 MM FROM ANY GLAZING OR ANY COMBUSTIBLE WALL SHALL BE:
(A) OF NON-COMBUSTIBLE MATERIAL; OR
(B) BUSHFIRE-RESISTING TIMBER (SEE APPENDIX F); OR
(C) A COMBINATION OF ITEMS (I) AND (II) ABOVE
THOSE PARTS OF THE HANDRAILS AND BALUSTRADES THAT ARE 125 MM OR MORE FROM THE BUILDING HAVE NO REQUIREMENTS.

7.8 WATER AND GAS SUPPLY PIPES
ABOVE-GROUND, EXPOSED WATER AND GAS SUPPLY PIPES SHALL BE METAL.

MATERIALS SCHEDULE

NAME	RENDER 1	RENDER 2	RENDER 3	CORTEN STEEL CLADDING	ALUCOBOND FASCIA/ WINDOW FRAMES/ CAPPINGS & FLASHINGS	ROOFING
COLOR	WHITE	CHARCOAL	SMOOTH CONCRETE	RUST	MONUMENT	MONUMENT
PHOTO						

Design Unity Pty. Ltd.
Building Design Consultants
DP-AD-17217

ph: 03 9769 4933
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www.designunity.com.au

PROPOSED DWELLING

LOT 1 BOWMAN ROAD,
BEACONSFIELD, VIC, 3807.

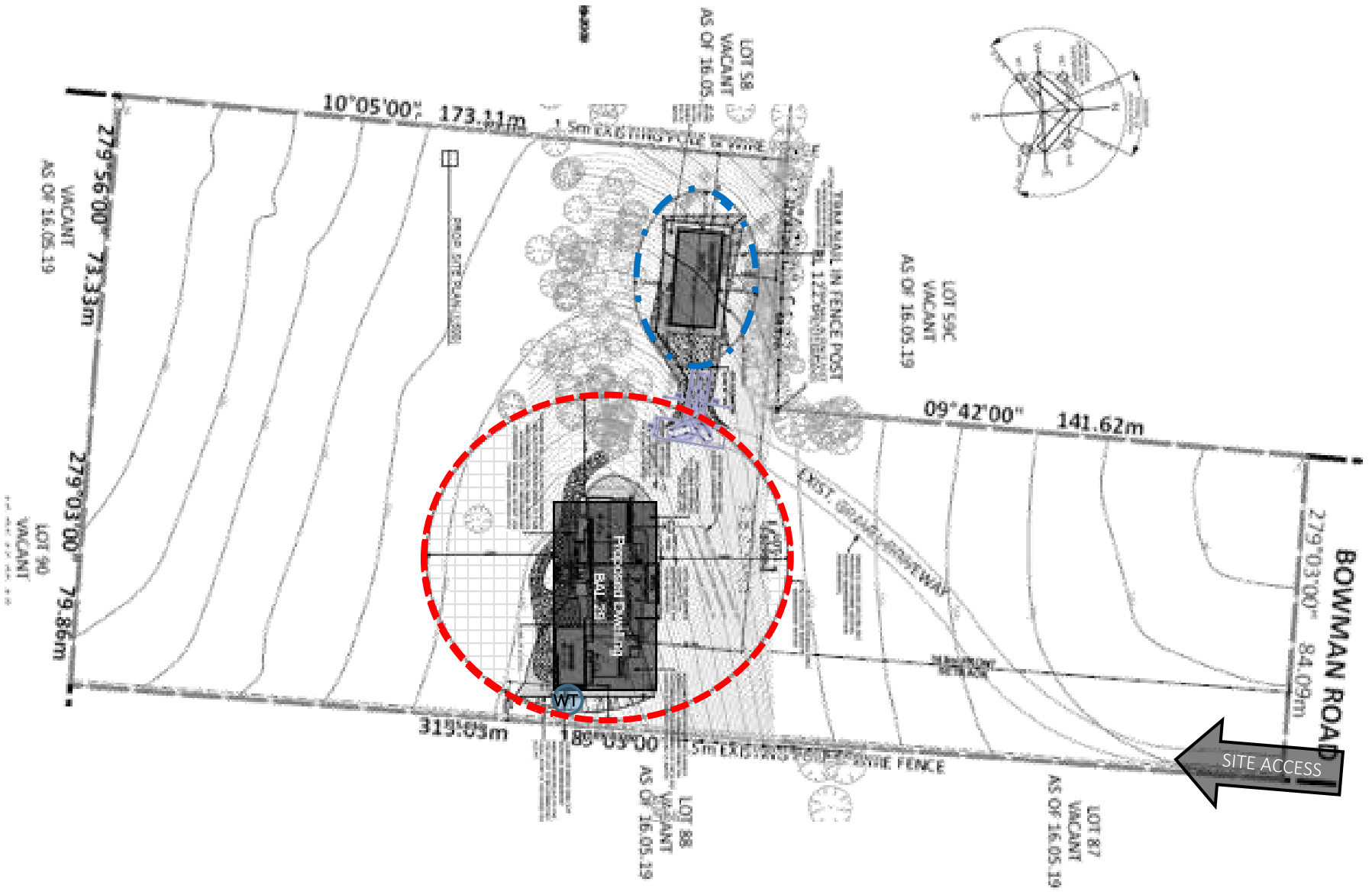
REV.	DATE	AMENDMENTS	DRAWN
A.	06/02/20	REVISED PLANS AS PER COUNCILS REQUEST	SCM
B.	04/08/20	SETBACK ADDED	SCM
C.	09/01/24	COUNCIL RFI'S (IN GREEN)	SCM

PROJECT NO: DOM 375
DRAWN: SCM
CHECK: WDJ
DATE: 9/01/2024
SCALE: AS SHOWN @ A1

TP.05

G:\shortcut-targets-by-id\1DkBgCGZbl_zekuDZnoiN9Xk1H08lmfSW\Projects (Cloud)\DOMESTIC HOUSES\DOM-375 LOT 1 BOWMAN ROAD BEACONSFIELD\06 - Drawings\Preliminary - Town Planning Drawings\DOM 375 - BOWMANS RD - TP01 - REV C 140823.pln

LAST PRINTED: 9/01/2024 10:17 AM



Legend:

Dwelling Defendable Space: Outbuilding Defendable Space: Water Supply: WT CFA Turning Area:

Mandatory Condition

The bushfire protection measures forming part of this permit or shown on the endorsed plans, including those relating to construction standards, defendable space, water supply and access, must be maintained to the satisfaction of the responsible authority on a continuing basis. This condition continues to have force and effect after the development authorised by this permit has been completed

a) **Defendable Space**

Defendable space is provided extending from the proposed dwelling *North* = 33 metres, *East* = 9 metres, *South* = 33 metres and *West* = 26 metres; and 10 metres around the proposed outbuilding, or the property boundary whichever is the lesser and managed in accordance with the following:

- Grass must be short cropped and maintained during the declared fire danger period.
- All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
- Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.
- Plants greater than 10 centimetres in height must not be placed within 3m of a window or glass feature of the building.
- Shrubs must not be located under the canopy of trees.
- Individual and clumps of shrubs must not exceed 5 sq. metres in area and must be separated by at least 5 metres.
- Trees must not overhang or touch any elements of the building.
- The canopy of trees must be separated by at least 5 metres.
- There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

b) **Construction Standard**

The new dwelling must be designed and constructed to a minimum Bushfire Attack Level of BAL – 29

✓ Non habitable outbuilding ancillary to a dwelling is more than 10 metres from a dwelling has no construction requirements.

☐ Non habitable outbuilding ancillary to a dwelling is less than 10 metres from a dwelling must meet the construction requirements of Table 7 to Clause 52.47

c) **Water Supply**

The following requirements apply:

- An effective capacity of 10,000 litres.
- Be stored in an above ground water tank constructed of concrete or metal.
- Have all fixed above ground water pipes and fittings required for firefighting purposes made of corrosive resistant metal.
- Include a separate outlet for occupant use.

Where a 10,000 litre water supply is required, the following fire authority fittings and access must be provided:

- Be readily identifiable from the building or appropriate identification signage to the satisfaction of the relevant fire authority.
- Be located within 60 metres of the outer edge of the approved building.
- The outlet/s of the water tank must be within 4 metres of the accessway and unobstructed.
- Incorporate a separate ball or gate valve (British Standard Pipe (BSP 65 millimetre) and coupling (64 millimetre CFA 3 thread per inch male fitting).
- Any pipework and fittings must be a minimum of 65 millimetres (excluding the CFA coupling).

d) **Access**

Access Required: No ☐
Yes ✓ The following design and construction requirements apply:

- All-weather construction.
- A load limit of at least 15 tonnes.
- Provide a minimum trafficable width of 3.5 metres.
- Be clear of encroachments for at least 0.5 metres on each side and at least 4 metres vertically.
- Curves must have a minimum inner radius of 10 metres.
- The average grade must be no more than 1 in 7 (14.4%) (8.1°) with a maximum grade of no more than 1 in 5 (20%) (11.3°) for no more than 50 metres.
- Dips must have no more than a 1 in 8 (12.5%) (7.1°) entry and exit angle.

Length of access is greater 100 metres: Yes ✓ No ☐

Where length of access is greater than 100 metres the following design and construction requirements apply:

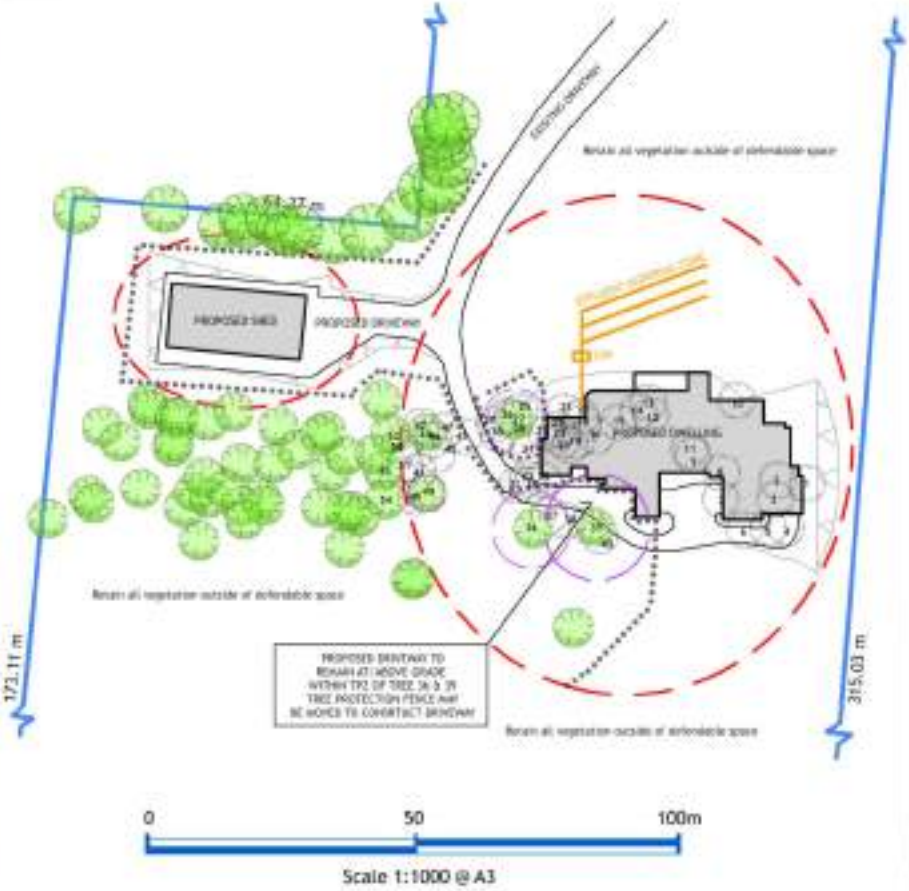
- A turning circle with a minimum radius of eight metres, or
- A driveway encircling the building, or
- The provision of other vehicle turning heads – such as a T or Y Head – which meet the specification of Austroad Design for an 8.8 metre Service Vehicle.

Length of driveway is greater than 200 metres: Yes ☐ No ✓

NEPEAN PLANNING CONSULTANTS, TOWN PLANNERS
Suite 1 / 364 Main Street Mornington VIC 3931
T: 03 5986 1323 E: info@nepeanplanning.com.au

0 50 100m

1:2000 @A3



0 50 100m

Scale 1:1000 @ A3

No.	Species	Common name	DBH cm.	TPZ m R	Trees/ Shrub Retain	Tree/ Shrub Remove
1	Eucalyptus gerrecolyx	Log leaf Box	30	3.6		1
2	Eucalyptus obliqua	Messmate	48	5.8		1
3	Eucalyptus radiata	Narrow-leafed Peppermint	39	4.7		1
4	Eucalyptus gerrecolyx	Log leaf Box	30	3.6		1
5	Eucalyptus gerrecolyx	Log leaf Box	40	5.3		1
6	Eucalyptus gerrecolyx	Log leaf Box	20	2.4		1
7	Eucalyptus gerrecolyx	Log leaf Box	31	3.8		1
8	Eucalyptus gerrecolyx	Log leaf Box	54	6.5		1
9	Eucalyptus gerrecolyx	Log leaf Box	31	3.8		1
10	Eucalyptus radiata	Narrow-leafed Peppermint	53	6.4		1
11	Eucalyptus radiata	Narrow-leafed Peppermint	32	3.8		1
12	Eucalyptus gerrecolyx	Log leaf Box	74	8.9		1
13	Eucalyptus radiata	Narrow-leafed Peppermint	32	3.8		1
14	Eucalyptus gerrecolyx	Log leaf Box	35	4.2		1
15	Eucalyptus gerrecolyx	Log leaf Box	30	3.6		1
16	Eucalyptus gerrecolyx	Log leaf Box	35	4.2		1
17	Eucalyptus gerrecolyx	Log leaf Box	20	2.4		1
18	Eucalyptus gerrecolyx	Log leaf Box	30	3.6		1
19	Eucalyptus gerrecolyx	Log leaf Box	20	2.4		1
20	Eucalyptus gerrecolyx	Log leaf Box	75	9.0		1
21	Eucalyptus radiata	Narrow-leafed Peppermint	20	2.4		1
22	Eucalyptus radiata	Narrow-leafed Peppermint	20	2.4		1
23	Eucalyptus radiata	Narrow-leafed Peppermint	20	2.4		1
24	Eucalyptus gerrecolyx	Log leaf Box	10	2.0		1
25	Eucalyptus radiata	Narrow-leafed Peppermint	90	6.0		1
26	Eucalyptus gerrecolyx	Log leaf Box	30	3.6		1
27	Eucalyptus gerrecolyx	Log leaf Box	90	6.0	1	
28	Eucalyptus gerrecolyx	Log leaf Box	20	2.4		1
29	Eucalyptus gerrecolyx	Log leaf Box	10	2.0		1
30	Eucalyptus gerrecolyx	Log leaf Box	10	2.0		1
31	Eucalyptus radiata	Narrow-leafed Peppermint	33	4.0		1
32	Eucalyptus radiata	Narrow-leafed Peppermint	35	4.2		1
33	Eucalyptus radiata	Narrow-leafed Peppermint	37	4.4		1
34	Eucalyptus radiata	Narrow-leafed Peppermint	20	2.4		1
35	Eucalyptus radiata	Narrow-leafed Peppermint	50	6.0		1
36	Eucalyptus radiata	Narrow-leafed Peppermint	62	7.4	1	Prune 5m
37	Eucalyptus radiata	Narrow-leafed Peppermint	15	2.0		1
38	Eucalyptus radiata	Narrow-leafed Peppermint	15	2.0		1
39	Eucalyptus radiata	Narrow-leafed Peppermint	84	10.1	1	Prune 5m Minor TPZ incursion 6% from construction of dwelling
40	Eucalyptus radiata	Narrow-leafed Peppermint	30	3.6		1
41	Eucalyptus gerrecolyx	Log leaf Box	15	2.0		1
42	Eucalyptus radiata	Narrow-leafed Peppermint	30	3.6		1
43	Eucalyptus radiata	Narrow-leafed Peppermint	20	2.4		1
44	Eucalyptus radiata	Narrow-leafed Peppermint	15	2.0	1	Prune 5m
45	Eucalyptus radiata	Narrow-leafed Peppermint	10	2.0		1
46	Eucalyptus radiata	Narrow-leafed Peppermint	10	2.0		1
47	Eucalyptus radiata	Narrow-leafed Peppermint	20	2.4		1
48	Eucalyptus radiata	Narrow-leafed Peppermint	10	2.0		1
49	Eucalyptus radiata	Narrow-leafed Peppermint	30	3.6	1	Prune 5m
50	Eucalyptus radiata	Narrow-leafed Peppermint	40	4.8		1
51	Eucalyptus gerrecolyx	Log leaf Box	40	4.8		1
52	Eucalyptus gerrecolyx	Log leaf Box	30	3.6	1	
53	Eucalyptus gerrecolyx	Log leaf Box	44	5.3	1	
54	Eucalyptus radiata	Narrow-leafed Peppermint	30	3.6	1	

Existing trees/shrubs on subject land retained and removed for defendable space
Prune 5m denotes tree retained with pruning to achieve 5 metre canopy separation to conform to Bushfire Mitigation Measures
Where the driveway is constructed within the Tree Protection Zones of tree 36 and 39 the driveway will be constructed above grade using permeable materials to avoid impacting tree roots.
unless an arborist report concludes the tree will survive other construction methods to the satisfaction of the Responsible Authority
Tree Protection Zones shown only for trees in close proximity to development

DBH denotes Diameter at Breast Height in centimetres . TPZ denotes Tree Protection Zone to Australian standards AS4970 Protection of trees on development sites. TPZ in metres radius.
Trees on the subject land and adjoining land must be protected from damage during development in compliance with AS4970 Protection of trees on development sites. tree protection zones and tree protection measures, including the erection of tree protection fencing, as shown scheduled AS 4970-2009 Protection of trees in development sites. All excavation within the Tree Protection Zones of trees on the subject site and adjoining land must be undertaken using a manual method which is non-destructive to tree roots in accordance with Australian Standard AS 4970-2009 Protection of trees on development sites. Any tree roots which are required to be cut with a clean sharp cutting implement, with a flat cut on undamaged wood at an angle which minimises the area of the wound. No roots over 50mm in diameter are to be cut unless under the direct supervision of a qualified Arborist.
Any pruning of trees on the subject site and adjoining land must be undertaken by a qualified arborist in compliance with the guidelines and practices described in AS 4373-2007 Australian standard pruning of amenity trees.

Previously Approved Plans

PROPOSED FENCE

SUBJECT LAND

DEFENDABLE SPACE
REFER BUSHFIRE MANAGEMENT PLAN

TREE/SHRUB RETAIN

TREE/SHRUB REMOVE

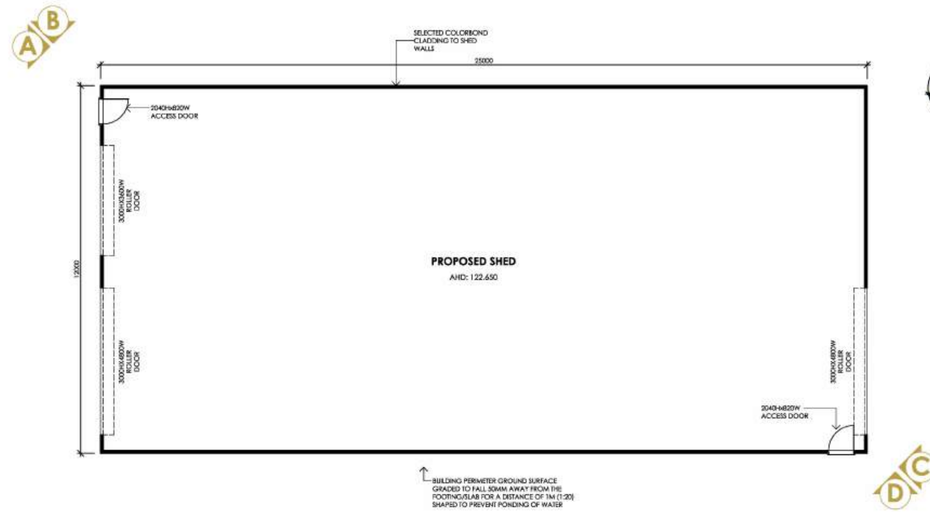
TREE PROTECTION ZONE

TREE PROTECTION FENCE
TO BE MAINTAINED DURING CONSTRUCTION TO AUSTRALIAN STANDARDS 4970

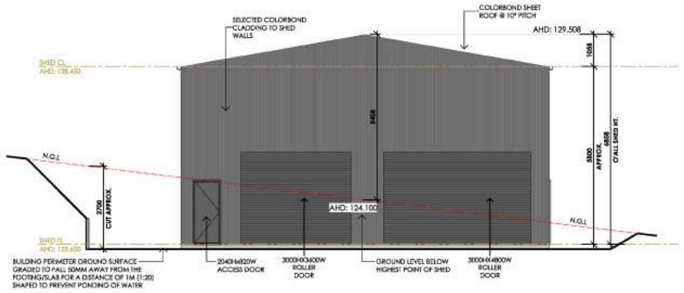
BUSHFIRE MITIGATION MEASURES
Defendable space is provided and managed in accordance with the following requirements:
-Grass must be short cropped and maintained during the declared fire danger period.
-All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
-Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.
-Plants greater than 10 centimetres in height must not be placed within 3 metres of a window or glass feature of the building.
-Shrubs must not be located under the canopy of trees.
-Individual and clumps of shrubs must not exceed 5 square metres in area and must be separated by at least 5 metres.
-Trees must not overhang or touch any elements of the building.
-The canopy of trees must be separated by at least 5 metres.
-There must be a clearance of at least 2 metres between the lowest tree branches and ground level

SPECIFICATION NOTES
Crushed rock, concrete and other impervious materials to be removed from any planting beds and semi-advanced trees. Allowance to be removed shall be stump ground and all rubbish, building materials, overburden or vegetative spoil is to be removed from site. Existing topsoil in planting areas is to be preserved as it does not become compacted.
No imported topsoil to be used within the root zones of retained trees, no machinery or building materials to be stored in these areas. Any preparation of soils within these areas to be done by hand only.
Any imported topsoil is to be free of weeds, rubble and other materials damaging to plant growth and is to be of a medium texture (sandy loam) with a pH of 6.0 – 7.0. Topsoil is to be spread to the mid cultivated to a depth of 150mm.
WEED REMOVAL
All weeds are to be removed including roots and rhizomes. Stumps of non-suckering perennial weeds weeds to be stump ground. All weed material appropriately disposed off site which will not allow weed establishment elsewhere. Care must be taken to ensure that all retained trees are not damaged during weed removal or subject to herbicide drift
PLANTING
All plants sourced from local indigenous nurseries. Prepare planting zones with spray deco. Fertilization to be planted at manual soil level with 30ml Dolmacote For Natives. Protect all plants from herbivory and damage with installation of 450mm Corflute triangular and hardwood stake. All plants are to be thoroughly watered in after planting.
MULCH
Mulch to be clean native mulch to a minimum depth of 75mm, adequately weathered prior to delivery. All mulch kept 50mm away from plant stems to prevent collar rot.
GRAVEL PATHS
A gravel path or driveway must comprise a 50mm layer of gravel base over a base course of 75mm deep gravel compacted crushed rock. Each layer must be appropriately compacted.
PLANT ESTABLISHMENT PERIOD
After 13 weeks establishment period, any plants lost, damaged or dead must be replaced by the landscape contractor. This may require re-stocking or re-installing treeguards.

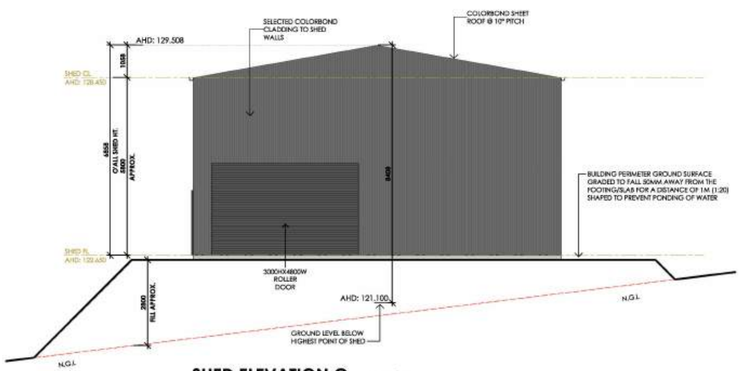
INTEGRATED LAND MANAGEMENT PLAN
1 BOWMAN ROAD
BEACONSFIELD
Planning Permit T190449
September 18 2023



SHED FLOOR PLAN
1 : 100



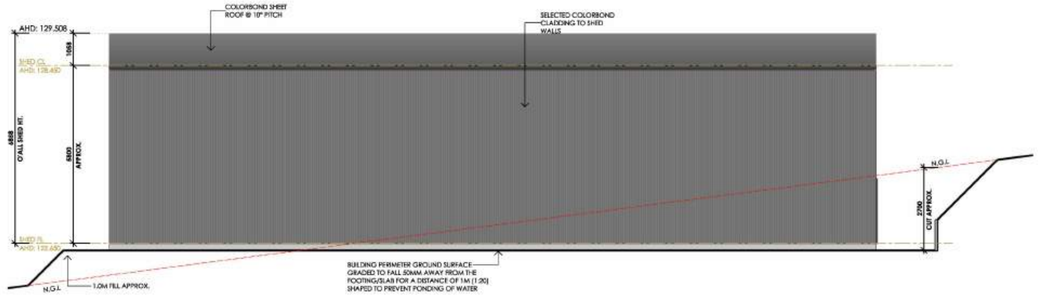
SHED ELEVATION A - EAST
1 : 100



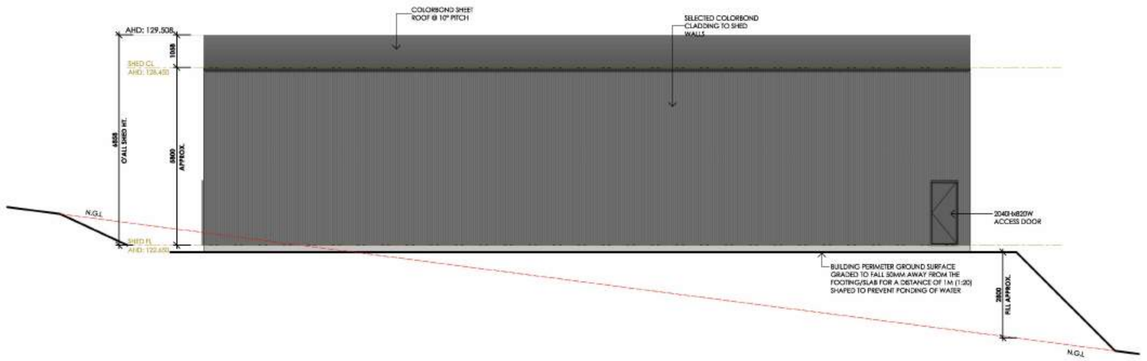
SHED ELEVATION C - WEST
1 : 100

NOTE: GARAGE DOOR OPENING SIZES & LOCATIONS INDICATIVE ONLY, TO BE CONFIRMED BY CLIENT/BUILDER

MATERIALS SCHEDULE			
NAME	CLADDING	ROOFING	CAPPINGS/ FLASHINGS/ GUTTERS
COLOR	MONUMENT	MONUMENT	MONUMENT
PHOTO			



SHED ELEVATION B - (SOUTH)
1 : 100



SHED ELEVATION D - (NORTH)
1 : 100

Previously Approved Plans

HARGREAVES DESIGN GROUP

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proposed: **SHED**
for [redacted]
drawing: **SHED PLAN & ELEVATIONS**
drawn: **GS** date: **06/07/23** scale: **1 : 100**
address: **LOT 1 BOWMAN ROAD BEACONSFIELD, 3807**
sheet: **1** of **1** issue: **A** date: **06/07/23** job no.: **23-05251**