

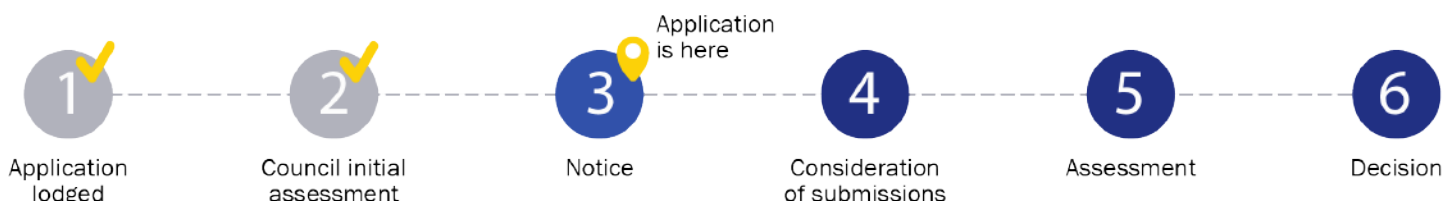
Notice of Application for a Planning Permit



The land affected by the application is located at:	L1 PS512522 65 Norris Road, Pakenham VIC 3810
The application is for a permit to:	Development of Land for a Replacement Dwelling

APPLICATION DETAILS	
The applicant for the permit is:	Lakeside Building Consultants
Application number:	T230601
<p>You may look at the application and any documents that support the application at the office of the Responsible Authority:</p> <p>Cardinia Shire Council, 20 Siding Avenue, Officer 3809.</p> <p>This can be done during office hours and is free of charge.</p> <p>Documents can also be viewed on Council's website: cardinia.vic.gov.au/advertisedplans or by scanning the QR code.</p>	

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:		13 December 2024
<p>WHAT ARE MY OPTIONS?</p> <p>Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.</p>	<p>An objection must:</p> <ul style="list-style-type: none"> • be made to the Responsible Authority in writing; • include the reasons for the objection; and • state how the objector would be affected. <p>If you object, the Responsible Authority will notify you of the decision when it is issued.</p>	<p>The Responsible Authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.</p>



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Application Summary

Portal Reference A4238447

Basic Information

Proposed Use Construction of replacement dwelling
Current Use rural lifestyle with dwelling and usual outbuildings
Cost of Works \$490,000
Site Address 65 Norris Road Pakenham 3810

Covenant Disclaimer

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

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

Contacts

Fees

Regulation Fee Condition	Amount	Modifier	Payable
9 - Class 4 More than \$100,000 but not more than \$500,000	\$1,383.30	100%	\$1,383.30
	Total		\$1,383.30

Meetings

Meeting Type	Officer Name	Date of Meeting
Pre Application	Mary Rush	16 Oct 2023



Civic Centre
20 Siding Avenue, Officer, Victoria

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

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

Email: mail@cardinia.vc.gov.au

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

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Documents Uploaded

Date	Type	Filename
04-12-2023	Site plans	6 Working Drawings (B).pdf
04-12-2023	Additional Document	aerial.docx
04-12-2023	Additional Document	1A Letter Cover.docx

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

Lodged By

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



Civic Centre
20 Siding Avenue, Officer, Victoria

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

Postal Address
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P.O. Box 7, Pakenham VC, 3810

Email: mail@cardinia.vic.gov.au

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5pm

Phone: 1300 787 624
After Hours: 1300 787 624
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Request to amend a current planning permit application

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

PERMIT APPLICATION DETAILS

Application No.:	T230601
Address of the Land:	65 Norris Rd - Pakenham
Under which section of the Act is this amendment being made? (select one)	
Section 50 – Amendment to application at request of applicant before notice:	<input checked="" type="checkbox"/>
Section 50A - Amendment to application at request of responsible authority before notice:	<input type="checkbox"/>
Section 57A – Amendment to application after notice is given:	<input type="checkbox"/>

AMENDMENT DETAILS

What is being amended? (select all that apply)		
What is being applied for <input type="checkbox"/>	Plans / other documents <input checked="" type="checkbox"/>	Applicant / owner details <input type="checkbox"/>
Land affected <input type="checkbox"/>	Other <input type="checkbox"/>	
Describe the changes. If you need more space, please attach a separate page.		
change of building plans		

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

DECLARATION

LODGEMENT

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

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

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

IMPORTANT INFORMATION

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

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

No application fee for s50/s50A requests unless the amendment results in changes to the relevant class of permit fee or introduces new classes of permit fees. The fee for a s57A request is 40% of the relevant class of permit fee, plus any other fees if the amendment results in changes to the relevant class (or classes) of permit fee or introduces new classes of permit fees. Refer to the *Planning and Environment (Fees) Regulations 2016* for more information.

The amendment may result in a request for more under section 54 of the Act and/or the application requiring notification (or re-notification). The costs associated with notification must be covered by the applicant.

Council may refuse to amend the application if it considers that the amendment is so substantial that a new application for a permit should be made.

Any material submitted with this request, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*.

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

VOLUME 10773 FOLIO 833

Security no : 124110973706K
Produced 04/12/2023 07:53 AM

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LAND DESCRIPTION

Lot 1 on Plan of Subdivision 512522P.
PARENT TITLE Volume 08399 Folio 444
Created by instrument PS512522P 17/12/2003



ENCUMBRANCES / CHARGES AND NOTICES
MORTGAGE AK295420T 17/04/2013
AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

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
AC358602J 24/09/2003

DIAGRAM LOCATION

SEE PS512522P 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: 65 NORRIS ROAD PAKENHAM VIC 3810

ADMINISTRATIVE NOTICES

NIL

eCT Control 16165A AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED
Effective from 22/10/2016

DOCUMENT END



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Document Type	Plan
Document Identification	PS512522P
Number of Pages (excluding this cover sheet)	2
Document Assembled	04/12/2023 07:53

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PLAN OF SUBDIVISION	STAGE No.	LTO USE ONLY EDITION 1	PLAN NUMBER PS 512522P
----------------------------	-----------	----------------------------------	----------------------------------

LOCATION OF LAND

PARISH: **Nar Nar Goon**

TOWNSHIP: **---**

SECTION: **---**

CROWN ALLOTMENT: **131A (Part)**

CROWN PORTION: **---**

LTO BASE RECORD: **DCMB**

TITLE REFERENCES: **Vol. 8399 Fol. 444**

LAST PLAN REFERENCE/S:

POSTAL ADDRESS: **69 Norris Road**
(At time of subdivision) **Pakenham 3810**

AMG Co-ordinates
(of approx centre of land in plan) **E 370100 N 5788450 ZONE: 55**

COUNCIL CERTIFICATION AND ENDORSEMENT

COUNCIL NAME: _____ REF: **502153**

- This plan is certified under Section 6 of the Subdivision Act 1988.
- ~~This plan is certified under Section 11(7) of the Subdivision Act 1988. Date of original certification under Section 6. / /~~
- ~~This is a statement of compliance issued under Section 21 of the Subdivision Act 1988.~~

OPEN SPACE

(i) A requirement for public open space under Section 18 of the Subdivision Act 1988 has/has not been made.

(ii) ~~The requirement has been satisfied.~~

(iii) ~~The requirement is to be satisfied in Stage~~

Council Delegate
Council Seat
Date **13 / 03 / 2003**

Re-certified under Section 11(7) of the Subdivision Act 1988.
Council Delegate
Council Seat
Date / /

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
Nil	Nil

NOTATIONS

STAGING This is/ is not a staged subdivision.
Planning permit No. **T020377**

DEPTH LIMITATION **15.24 m**

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SURVEY THIS PLAN IS/IS NOT BASED ON SURVEY
THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No.(s)
IN PROCLAIMED SURVEY AREA No.

EASEMENT INFORMATION

LEGEND	A - Appurtenant Easement			E - Encumbering Easement		R - Encumbering Easement (Road)	
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of			
E-1	Powerline	12	This Plan & Sec. 88 of the Eled. Industry Act 2000.	TXU Electricity Limited.			

LTO USE ONLY

STATEMENT OF COMPLIANCE/
EXEMPTION STATEMENT

RECEIVED

DATE **26 / 11 / 03**

LTO USE ONLY

PLAN REGISTERED
TIME **12:19**

SHEET 1 OF 2 SHEETS

NOBELIUS LAND SURVEYORS P/L
P.O. Box 461
PAKENHAM 3810
PHONE 59414112
FAX 59414330

LICENSED SURVEYOR (PRINT) **R. P. NOBELIUS**

SIGNATURE DATE **3/ 12 / 02**

REF **P 3628** VERSION

DATE **13 / 03 / 2003**

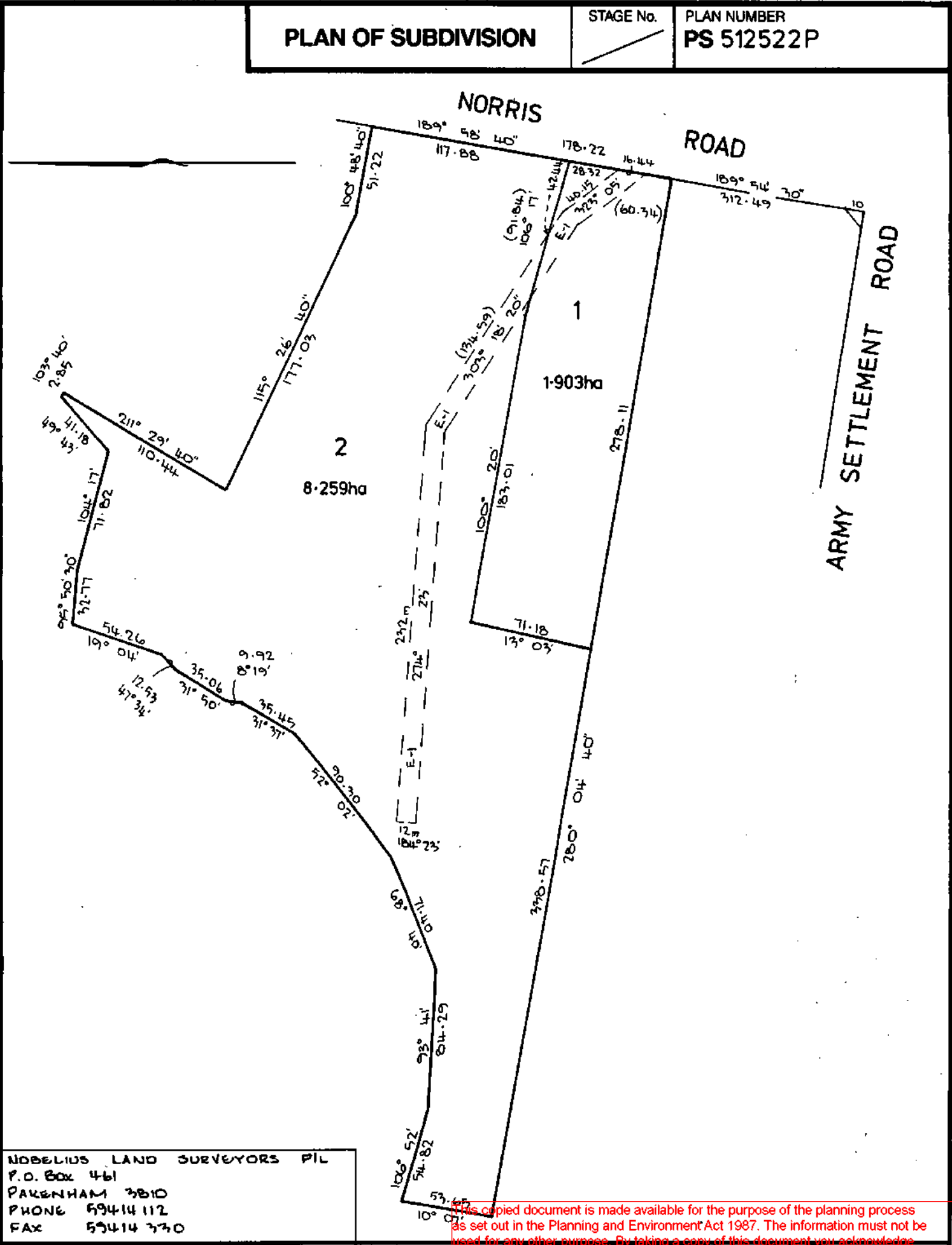
COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE **A3**

PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER
PS 512522P



NOBELIUS LAND SURVEYORS P/L
P.O. Box 461
PARKHAM 3810
PHONE 59414112
FAX 59414330

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<p>LENGTHS ARE IN METRES</p>	ORIGINAL SCALE 1: 1000 SHEET SIZE A3	LICENSED SURVEYOR SIGNATURE REF P 3628 VERSION	DATE 3 / 12 / 2002 DATE 13 / 03 / 2003 COUNCIL DELEGATE SIGNATURE
	SHEET 2 OF 2 SHEETS		



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Document Type	Instrument
Document Identification	AC358602J
Number of Pages (excluding this cover sheet)	4
Document Assembled	17/03/2024 16:55

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Planning and Environment Regulations 1998 No. 8

24/09/2003 \$59 173



Section 181

APPLICATION BY A RESPONSIBLE AUTHORITY FOR THE MAKING OF A RECORDING OF AN AGREEMENT

Planning and Environment Act 1987

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Lodged at the Land Titles Office by:

Name: • E Insudels
Phone: •
Address: •
Ref: • Customer Code: 2483^N.

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 (Insert Volume and Folio reference) (if part only, define the part)

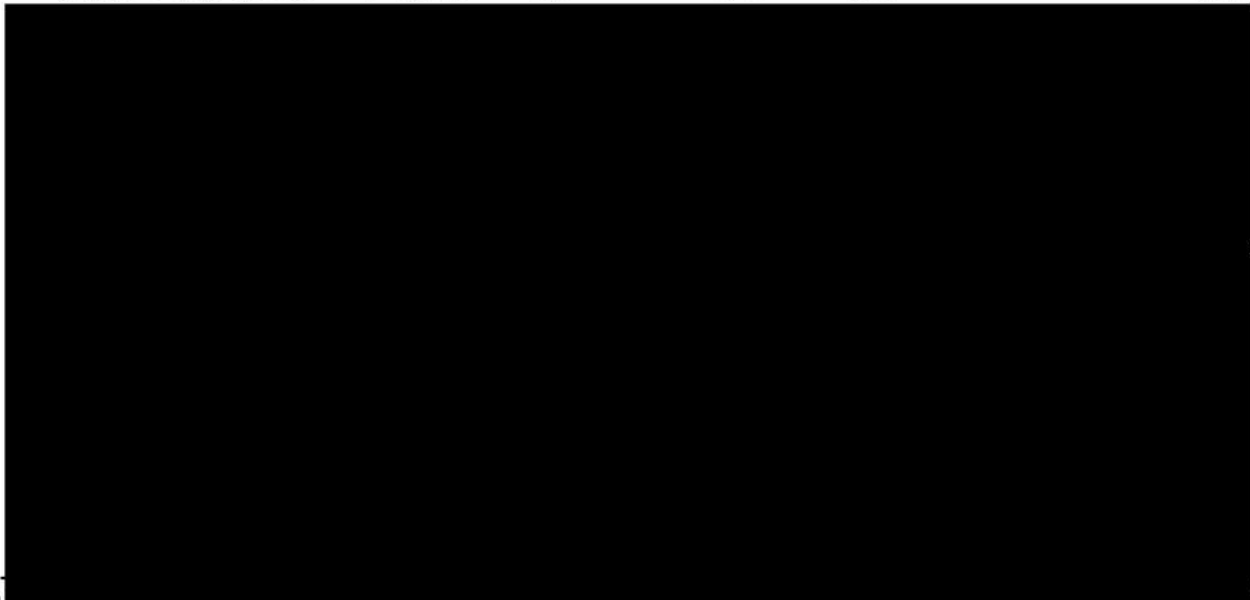
Certificate of Title Volume 8399 Folio 444

Authority (name and address)

Cardinia Shire Council, Henty Way, Pakenham 3810

Section and Act under which agreement made:

Section 173 of the Planning and Environment Act 1987



OPMENT

This Agreement is made on the 22nd day of January 2002

Between

Cardinia Shire Council of Henty Way, Pakenham, Victoria
("the Council")



Recital:

A. The Owners are registered as owners of the land in Certificate of Title Volume 8399 Folio 444, being Part of Crown Allotment 131^A, Parish of Nar-nar-noon and known as 65 Norris Road, Pakenham. ("the Land").

B. The Council is the Responsible Authority under the Planning and Environment Act 1987.



The Owners, made application to the Responsible Authority for the Land into two (2) lots.

D. The Responsible Authority granted Planning Permit No. T020377 ("the Permit") on 26 July 2002 for the Land to be subdivided into two (2) lots subject to a condition.

E. Condition 7 of the Permit provides that:

Prior to Statement of Compliance being issued, the permit holder must enter into an agreement with the responsible authority under section 173 of the Planning and Environment Act 1987 to prevent any further subdivision of both lots that creates additional lots. The permit holder must meet all costs in preparing and lodging the Agreement at the Titles Office.

The Agreement



1. Agreement to be binding on owners and their successors

- (1) The parties acknowledge and agree that this Agreement is made under Section 173 of the Planning and Environment Act 1987.
- (2) The obligations imposed on the Owners are binding on the successors, purchasers, transferees, mortgagees and assigns of the Owners and on any person obtaining possession of the Land or any part of the Land as if each of those persons had individually executed this Agreement.
- (3) The Owners must not sell, transfer, dispose of or part with possession of the Land or any part of it without first disclosing the existence and nature of this Agreement.

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2. Covenants

The Owner covenant and agree with the Council that:

- (1) There will be no further subdivision of either of the lots created by the subdivision authorised by planning permit TO20377, other than a subdivision which does not create any additional lots.

NOTE: This Agreement lapses upon any future rezoning of the land that allows the Land to be Subdivided.

3. Terms and registration of this Agreement

- (1) The terms of this Agreement come into force immediately on execution, and runs with the Land.
- (2) The Owner/s must use their best endeavours to have a memorandum of this Agreement registered on the title to the Land by the Registrar of Titles in accordance with Section 181 of the Planning and Environment Act 1987.

4. Cost

The Owner/s must bear the cost of and incidental to the making and the registration of this Agreement.

Mortgagee' Consent

The Bank of Melbourne as Mortgagee of the registered mortgage No. T69345Y consents to the Owner entering into this Agreement and in the event that the Mortgagee becomes Mortgagee-in-possession, agrees to be bound by the covenants and conditions of this Agreement.



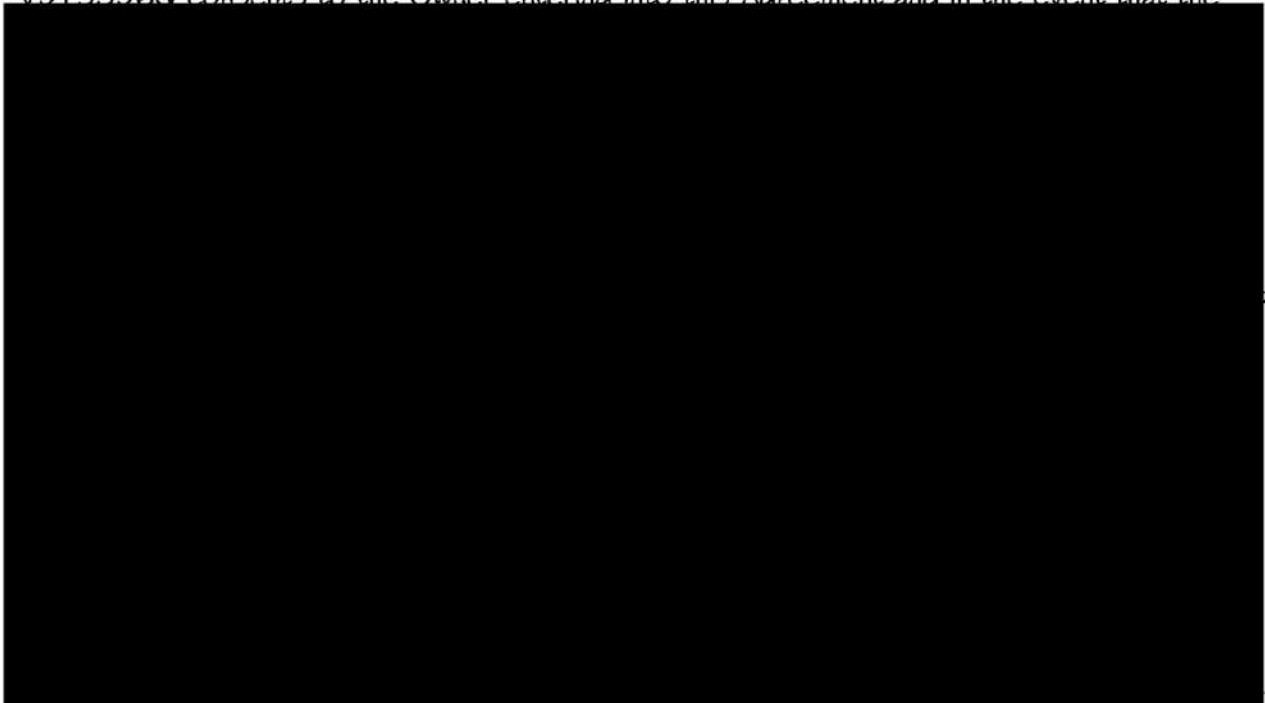
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24/09/2003 \$59 173

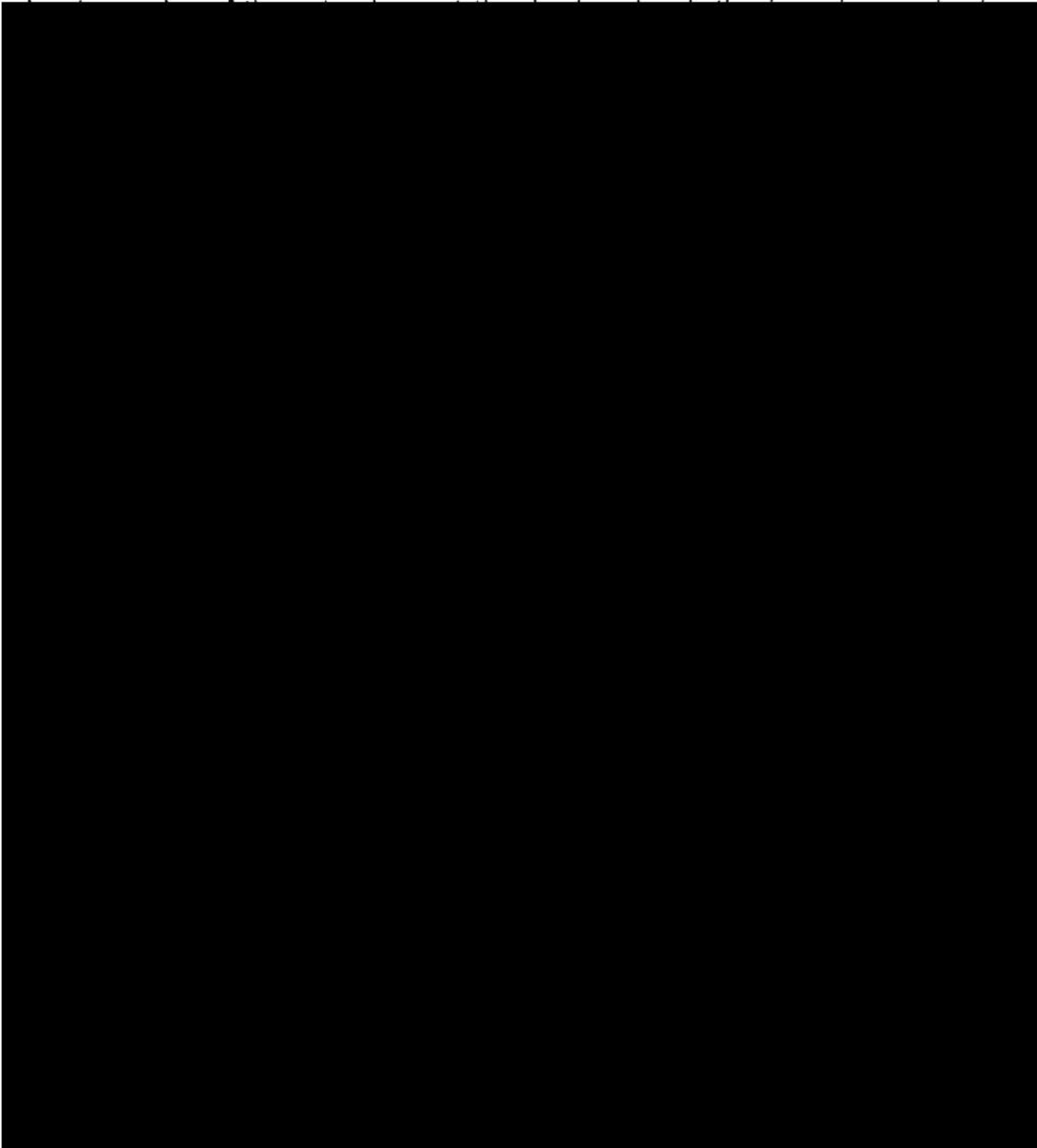


Mortgagee' Consent

The Westpac Banking Corporation as Mortgagee of the registered mortgage No. V915396Q consents to the Owner entering into this Agreement and in the event that the



2?



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24/09/2003 \$59 173



**REF: 65 Norris Rd Pakenham Upper
Construction of replacement dwelling
T230601**

I refer to above property and the proposed replacement dwelling to be constructed at the above site

I also refer to your RFI dated 20 Dec 2023 and wish to make the following comments

1. Estimated cost of works and quote is \$466,893 – extras have not been allowed for at this stage
2. Title documents as supplied 4/12/2023 covered all that was on the title and has not changed – included again for reference but may have been missed with online lodgement
3. site plan of existing conditions now included – all structures to be removed – new dwelling to be sited 4.0m behind the house and extends across the block north/south
the existing driveway to be extended to the new garage door but balance of driveway no change
there is a small easement at the road edge crossing the block east /north

Retaining walls/earthworks

There are no significant earthworks and the land is to be levelled to the highest point approx. 400mm at the north end approx.

A site visit has yielded three trees within 15m – an old pear tree (near clothes line), a mulberry in front the sheds and a very sick looking camellia in front of the verandah

On the north the tree next door is 21m away and to the south 15m – neither will be impacted by the works. Tree to the north has a TPZ of 7.2m and the 3 to the south – with the biggest 6.0m TPZ

4. All structures are to be removed – the dwelling is a 1920's home with 2 small bedrooms and 1 bath. It appears to have had some works done in 1936.
Adjacent to the dwelling (north side) is the old WC and then the larger shed is used for storage and vehicles
On the angle between dwelling and driveway is a carport structure used to store the quad bikes that are used on the land.
To the south side – a very sad greenhouse and support shed are well past their use before date.

5. no floor plan but as mentioned all structures to be removed. A new shed is in the pipeline and will be done once the house is built

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6. No cut /fill for this job as the site is relatively flat across and front to back, however the finished floor level of the house will be approx. 400-600 above NGL as house site is lower than the paddock behind and the property to the north which is causing some issues. This will be done as the slab for the dwelling

7A

GWZ - the owners of this site currently reside in the old house on the land with their 3 sons who occupy one bedroom. The land is 5acres in size and approx. 70m west of the house is a wonderful gum tree which is very old and worth protecting. They currently run some cattle on the land and lease land across the road for the rest of the cattle to roam. The replacement dwelling is a Sec 2 use and is connected to power, water and a septic waste system. Gas bottles provide for hot water. Existing dwelling to be demolished very soon after completion of the new

ESO - the dwelling is to be constructed in brick (with earthy tones) and a dark grey roof, Overall height of the dwelling is 6.0m approx.

There is no vegetation to be impacted by the development and the owners are to look at seeking to have a large gum protected for future (it is massive) and initial enquiries have been made to the shire. This tree is over 30m to the works

7b. The land currently has several cattle and the balance of the heard occupy lease land across the road. The owner has some machinery as part of his works and the sheds will be replaced soon after the house is built via another planning consent.

Due to the age of the building and condition of the building -it is well past it's use by date and the owners need to ensure that the new dwelling is commenced soon – existing dwelling is subject to water inundation in severe weather.

To ensure the land use is no disrupted the new dwelling is very close to the existing dwelling (only 4m). Currently a fence separates the domestic area from the working area and this fence will be pushed back by approx. 5m to ensure good clearance for bushfire prevention (grass)

The children of the house use this area to use up steam during the day. Currently the cattle are in the front paddock.

8. The existing access will be extended approx. 10m to allow access to the new garage and shed once constructed.

The existing septic will be decommissioned and a new system installed to the south west of the new dwelling

The house is connected to town water and water tanks will be installed in due course to collect rainwater.

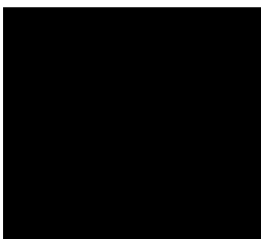
The power to the existing dwelling is to be moved to the new dwelling

9. A plumber is to be engaged to lodge and install a new septic and this matter will be done via the MHO in due course.

10. This office does not expect shire to be concerned with the removal of the 3 small trees – pear, mulberry and camellia. To the north one non-native is approx. 20m away just over the neighbours fence. To the south 3 gum trees are just on the 15m distance but the biggest @ 600mm dia has a TPZ of 6.0m only and is well away

This office believes that a site visit by the planner would have addressed these matters very quickly as this did for this office. A wide expanse of grass – relatively flat and lovely owners with a son who just wants his new bedroom to himself.

If you have any queries please do not hesitate to contact this office.





Lakeside Building Consultants

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**REF: 65 Norris Rd Pakenham Upper
Construction of replacement dwelling
T230601**

I refer to above property and the proposed replacement dwelling to be constructed at the above site

I also refer to your RFI dated 13 March and wish to make the following comments

1. Title documents as supplied 4/12/2023 covered all that was on the title and has not changed
The 173 does not change unless without planning approval but has been re done and is attached
2. Site plan of existing conditions now included – all structures to be removed – new dwelling to be sited 4.0m behind the house and extends across the block north/south
the existing driveway to be extended to the new garage door but balance of driveway no change
there is a small easement at the road edge crossing the block east /north. The driveway notes have been added. The SJD plan 2 of 4 has been deleted to make it easier for you to assess. This has been replaced with the other site plans provided.

The easement is shown on the title (plan of sub) as 16.44m and therefore this will be at the title boundary.
This is annotated on the plans.

The plans should be easier to use now that 2 of 4 has been deleted. I have never heard of trees being left to grow inside a home and it was assumed that you would have expected those trees to be removed. As per our earlier response to your RFI it was noted that this vegetation could hardly been called trees due to their poor condition and age.

At this time the new effluent field is not known and the plumber and the MHO will be able to sort this out in due course – existing septic to be replaced and it's hoped the new septic may be able to be located here but the plumber and MHO will sort that out.

3. the elevations has been adjusted and there is no cut but only fill to be done due to overland flow of water.
It is understood that the plans may change but this office will keep you in the loop. The land at the east is to be brought up to level with the land at the west as currently water runs into the existing dwelling during heavy rain.
4. ESO - As per the photos attached earlier and again – I would be amazed if these few trees needed an arborist report
a small but old Camelia not more than 50mm in dia and 1500mm in height
A very old pear tree that fruits with fruit that is very dry and a good size for a mouse and an
Old Mulberry tree – the fourth tree died and is gone
The trees to the south are to be retained and not native and being 13m to the edge of the dwelling with a trunk size of approx. 300-500 will have no impact on the works

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There is no other trees within 15m of the footprint of the dwelling

5 GWZ - the owners of this site currently reside in the old house on the land with their 3 sons who occupy one bedroom. The land is 5acres in size and approx. 70m west of the house is a wonderful gum tree which is very old and worth protecting. They currently run some cattle on the land and lease land across the road for the rest of the cattle to roam. The replacement dwelling is a Sec 2 use and is connected to power, water and a septic waste system. Gas bottles provide for hot water. Existing dwelling to be demolished very soon after completion of the new . The existing driveway is to remain and is done in crushed rock. Once the old shed is removed the new driveway will be connected from the existing to the house (approx. 20m length

6 – as previously mentioned the septic system is to be replaced – current system is over 40 years old and has long passed it's use before date – Plumber to liaise with the Shire Health office to ensure a permit to install is granted prior to the issuance of a building permit – a building permit cannot be issued if this is not in place

Please confirm with the health office is a LCA is going to be required as these take about 12 weeks to be done and provided It is planned at this time that works are to commence in August with a building permit in place

7 The vegetation to the south in not native vegetation and is at least 7m outside the TPZ to the edge of the dwelling – notes have been added to show what is and isn't being removed but only the old little trees behind the existing dwelling is to be removed

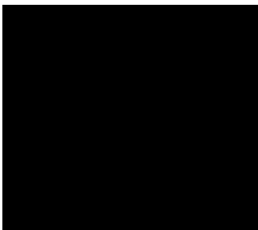
The existing access will be extended approx. 20m to allow access to the new garage and shed once constructed.
The existing septic will be decommissioned and a new system installed to the south west of the new dwelling
The house is connected to town water and water tanks will be installed in due course to collect rainwater.
The power to the existing dwelling is to be moved to the new dwelling

A plumber is to be engaged to lodge and install a new septic and this matter will be done via the MHO in due course.

10. This office does not expect shire to be concerned with the removal of the 3 small trees – pear, mulberry and camellia. To the north one non-native is approx. 20m away just over the neighbours fence. To the south 3 gum trees are just on the 15m distance but the biggest @ 600mm dia has a TPZ of 6.0m only and is well away

This office believes that a site visit by the planner would have addressed these matters very quickly as this did for this office. A wide expanse of grass – relatively flat and lovely owners with a son who just wants his new bedroom to himself. This office would welcome a visit by the planner to the site to allow a full understanding of the project proposed

If you have any queries please do not hesitate to contact this office.



65 Norris Rd – Pakenham 18/1/2024 overcast with slight rain



Via RE.Com



Trees to the south approx. 15m away 600mm dia max

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Tree on North boundary



Camelia – very sick little thing



Pear tree

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Length of build site from north to south

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Looking north across build site



Looking south across build site



From west to North East – Pear tree in front and Mulberry in front of shed



Build site toward house –
new house lines up with the tree



same location but looking south east



All to be demolished and replaced with one shed later this year

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Replacement dwelling

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GENERAL NOTES (NCC 2022 BCA Vol 2)

- ALL MATERIALS AND WORK PRACTICES SHALL COMPLY WITH, BUT NOT LIMITED TO THE BUILDING REGULATIONS 2022, NATIONAL CONSTRUCTION CODE SERIES 2022, THE 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 2022 BUILDING CODE OF AUSTRALIA VOLUME 2
- ALL MATERIALS AND CONSTRUCTION PRACTICE SHALL MEET THE PERFORMANCE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA. WHERE AN ALTERNATIVE 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 & 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 TO 9 BUILDINGS
- WATERPROOFING OF WET AREAS, BEING BATHROOMS, SHOWERS, SHOWER ROOMS, LAUNDRIES, SANITARY COMPARTMENTS AND THE LIKE SHALL BE PROVIDED IN ACCORDANCE WITH AS 3740-2021 WATERPROOFING OF DOMESTIC WET AREAS.

SUSTAINABILITY MEASURES FOR NEW CLASS 1 BUILDINGS.

THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ANY HOUSE ENERGY RATING REPORT (HERS) AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STAMPED PLANS ENDORSED BY THE ACCREDITED THERMAL PERFORMANCE ASSESSOR WITHOUT ALTERATION.

SITE BUSHFIRE ATTACK ASSESSMENT.

- REFERENCE DOCUMENT AS3959-2019 CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS.
- 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 MILLIMETRES - ALL OTHER MEASUREMENTS IN MILLIMETRES U.N.O.
 - 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.
- BUSHFIRE ATTACK LEVEL : BAL - 12.5. ALL HOMES TO COMPLY WITH AS3959-2018

DESIGN GUST WIND SPEED / WIND CLASSIFICATION.

BUILDING TIE-DOWNS TO BE PROVIDED IN ACCORDANCE WITH AS1684-2019 FOR AN ASSUMED DESIGN GUST WIND SPEED / WIND CLASSIFICATION OF N3. REFER TO AS1684-2019 FOR CONSTRUCTION REQUIREMENTS.

BUILDING PERIMETER DRAINAGE

- BUILDING PERIMETER GROUND SURFACE SLOPED AWAY
- FROM DWELLING (WITHOUT CAUSING A NUISANCE TO
- ADJOINING PROPERTIES) TYPICALLY MIN 50MM OVER THE
- FIRST 1M FROM BUILDING (IE. 1:20)
- FINISHED SLAB HEIGHT ABOVE NATURAL GROUND LEVEL
- TYPICALLY MIN 150MM. LOCATION OF DAMP PROOF
- COURSE/FLASHING TO MASONARY VENEER WALLS TYPICALLY
- MIN 150MM ABOVE THE ADJACENT GROUND SURFACE

STEPS & LANDINGS

- 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 MAXIMUM 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 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 BALUSTRADES) 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 BALUSTRADE 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 BCA PART 3.9.2.3 FOR CLASS 1 AND 10 BUILDINGS AND NCC 2022 BCA VOLUME 1 PART D2.16 FOR OTHER CLASSES OF BUILDINGS.
- TOP OF HAND RAILS TO BE 865MM MINIMUM 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 AREA TO UNDERSIDE OF BUILDING AND PERIMETER IS TO BE TREATED AGAINST TERMITE ATTACK.
- 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.
- FOR 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 AS4773.1-2019 MASONRY IN SMALL BUILDINGS PART 1:DESIGN
- EXTERNAL METAL CLADDING IN MARINE ENVIRONMENT TO HAVE CORROSION RESISTANCE LEVEL REQUIRED BY MANUFACTURER
- 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 MILLIMETRES - ALL OTHER MEASUREMENTS IN MILLIMETRES U.N.O.
- FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- ENSURE SUFFICIENT CLEARANCE PROVIDED B/N BRICK WALL & WINDOW & DOOR FRAMES WHERE ARTICULATION JOINT IS ADJACENT TO WINDOW/DOOR
- SOLAR HOT WATER SYSTEM IS TO BE GAS BOOSTED TYPE & MUST ACHIEVE MINIMUM 60% SOLAR GAIN
- FIXINGS & TIE DOWNS IN ACCORDANCE WITH AS 1684 FOR RELEVANT WIND SPEED CATEGORY (SEE NOTE THIS PAGE)
- WINDOW & DOOR GLAZING TO BE INSTALLED TO AS 2047 & AS 1288
- PROVIDE CAVITY FLASHING & WEEP HOLES OVER OPENINGS GREATER THAN 1000MM WIDE WITH BRICKWORK OVER
- EAVES WITHIN 900MM OF A BOUNDARY MUST BE LINED WITH NON COMBUSTIBLE MATERIAL
- ALL BRICK PIERS TO HAVE 125X125 F7 TP POST INSIDE FOR PITCHING OF BEAMS
- 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 AD DRAFTING SERVICES ('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 AD DRAFTING SERVICES EXCEPT WHERE A REGISTERED BUILDING SURVEYOR MAKES MINOR NECESSARY CHANGES TO FACILITATE THE APPLICATION AND THAT SUCH CHANGES ARE PROMPTLY REPORTED BACK TO

- 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. ANY SAID VARIATIONS MUST BE ACCEPTED BY ALL PARTIES TO THE AGREEMENT AND WHERE APPLICABLE THE RELEVANT BUILDING SURVEYOR PRIOR TO IMPLEMENTING THE SAID VARIATION.
- SMOKE ALARMS TO BE INTERCONNECTED AS PER BCA 3.7.5.2
- PROVIDE STEPS OR BUILD UP SOIL AROUND EXTERNAL DOORS WHERE THRESHOLD OF THE DOOR EXCEEDS 190MM
- SOLAR HOT WATER SYSTEM IS TO GAS BOOSTED TYPE & MUST ACHIEVE MINIMUM 60% SOLAR GAIN
- WHERE RECYCLED WATER IS AVAILABLE THE DWELLING TO BE CONNECTED FOR TOILET FLUSHING & GARDEN WATERING
- OPENABLE WINDOWS WITH A SILL HEIGHT OF LESS THAN 1.7M FROM THE UPPER FFL ARE TO BE FITTED WITH WITH A DEVICE OR SUITABLE SCREEN TO LIMIT OPENING SO A 125MM SPHERE CANNOT PASS THROUGH.
- ALL MECHANICAL VENTILATION TO BE DUCTED EXTERNALLY TO THE OUTSIDE AIR.

INTERNAL DIMENSIONS SHOWN ARE FRAME SIZE ONLY AND DO NOT INCLUDE PLASTER, SKIRTING, ETC. ACTUAL FRAME SIZES MAY VARY DUE TO ON-SITE CONDITIONS AND CONSTRUCTION REQUIREMENTS. THE DESIGNERS ARE NOT RESPONSIBLE FOR VARIATIONS BETWEEN THE PLANS AND THE FINAL BUILD.

STORMWATER

- 90MM 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 CLASSIFICATION

SITE CLASSIFICATION: P
SOIL CLASSIFICATION: M
REPORT NO: 240723
BY: HARDCORE GEOTECH P/L

AUTHORITIES/CONSULTANTS


MUNICIPALITY NAME: CARDINIA SHIRE COUNCIL
SEWERAGE AUTHORITY: SOUTH EAST WATER
CONSULTING STRUCTURAL ENGINEER: KCE CONSULTING ENGINEERS
GEOTECHNICAL ENGINEER: HARDCORE GEOTECH P/L
THERMAL PERFORMANCE ASSESSOR: ARROW ENERGY RATINGS

7 STAR ENERGY RATING REQUIREMENTS:

REQUIREMENTS AS PER 7 STAR ENERGY RATING REPORT.

- INSULATION TO CEILING(METAL ROOF): R??
- INSULATION TO EXTERNAL WALLS (INCL GAR/DWELLING STUD WALL): R??
- SEAL GAPS & CRACKS AROUND ALL EXTERNAL DOOR & WINDOW FRAMES: YES
- WEATHER SEALS TO ALL EXTERNAL HOUSE DOORS: YES
- WEATHER SEALS TO INTERNAL UTILITY DOORS: NO
- REFER TO WINDOW SCHEDULE FOR DOUBLE GLAZED WINDOWS IF REQUIRED (DG): YES
- WEATHER STRIP(S) TO FRONT ENTRY DOOR(S): YES
- WHIRLYBIRD ROOF VENTILATOR TO RIDGE: YES
- SISALATION TO ALL EXTERNAL WALLS & ROOF - STANDARD INCLUSION
- 100% SEALED ALUM. IMPROVED WINDOWS - STANDARD INCLUSION
- 100% SEALED CEILING EXHAUST FANS - STANDARD INCLUSION
- GAS BOOSTED SOLAR HOT WATER SERVICE SHALL ACHIEVE MINIMUM 60% SOLAR GAIN OR RAINWATER TANK (MIN.2000LT) MUST BE CONNECTED TO ALL THE SANITARY FLUSHING SYSTEMS OR RECYCLED WATER CONNECTION

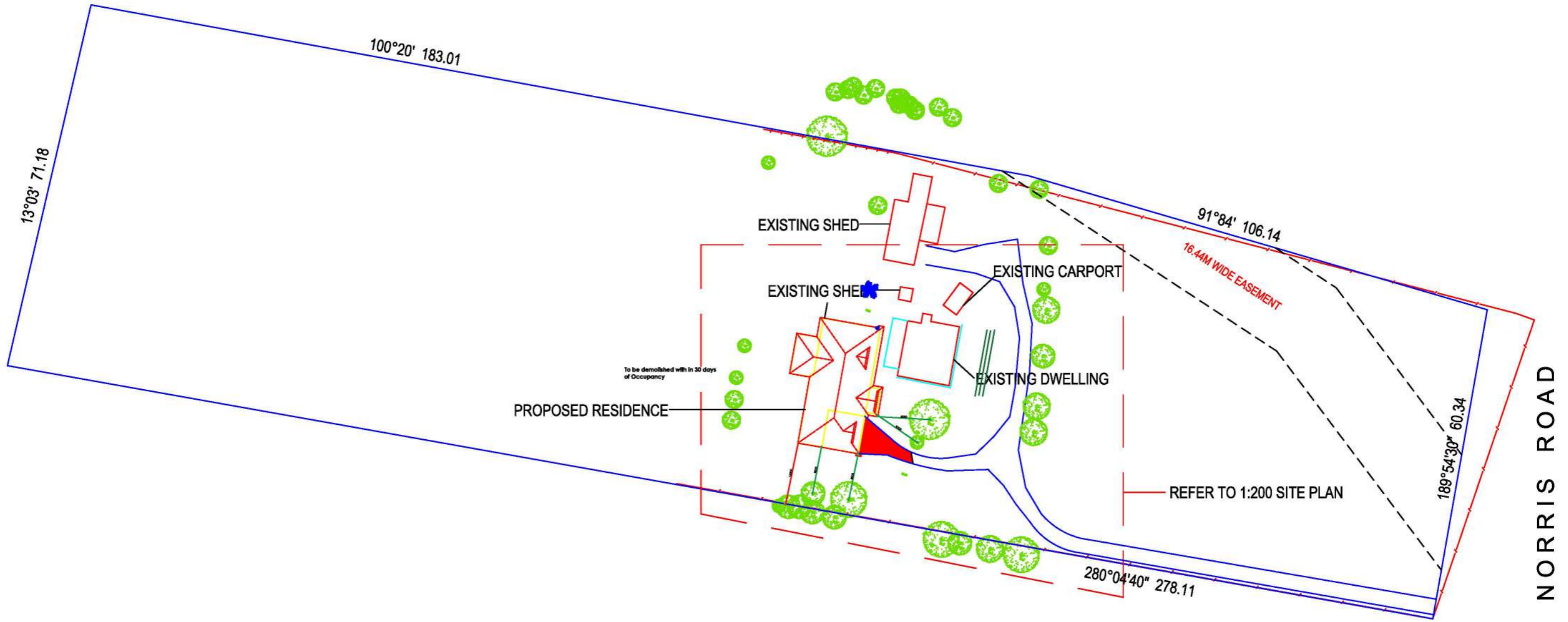
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REV	BY	DATE	DESCRIPTION	BUILDER:
				 KIALLA H P: 03 5941 3996 A: Factory 2 / 22 Embrey Court,



DESIGN GUST WIND SPEED / WIND CLASSIFICATION - N3

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LOCATION PLAN

REV	BY	DATE	DESCRIPTION



DESIGN GUST WIND SPEED / WIND CLASSIFICATION - N3

APPROX. 400mm SITE CUT TO RL 99.60

(MIN. 1.5m AROUND BUILDING BEFORE BATTER STARTS)

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Proposed Septic lines to MHO approval

30928 OFFSET

30976 OFFSET

To be demolished with in 30 days of Occupancy

SHED

CARPORT

VERANDAH TO BE REMOVED

EXISTING DWELLING To be demolished with in 30 days of Occupancy

RIDGE HEIGHT RL.103.81m

Existing Septic Lines

146566 SETBACK

146808 SETBACK

14133

13814

13623

PROPOSED RESIDENCE FFL 100.300

PROPOSED GARAGE FFL 100.250

Existing Shed

Proposed Drive Way

APPROX. 400mm SITE FILL TO RL 99.80 (MIN. 1.5m AROUND BUILDING BEFORE BATTER STARTS)

THE PROPERTY STORMWATER IS TO BE DIRECTED TO AN EASEMENT DRAIN OR ROADSIDE DRAIN WHERE POSSIBLE AS DIRECTED BY COUNCIL.

Proposed Shed

112023 PORCH SETBACK

114039 SETBACK

TBM: NAIL IN FENCE R.L. 101.01

NOTES

- 90MM UPVC STORMWATER DRAIN CONNECTED TO LEGAL POINT OF DISCHARGE TO DIRECTION OF LOCAL AUTHORITY. BUILDER TO CONFIRM DISCHARGE POINT PRIOR TO CONSTRUCTION.
- ALL WASTEWATER TO BE CONNECTED TO LEGAL POINT OF DISCHARGE TO DIRECTION OF LOCAL AUTHORITY.
- H - INDICATES HABITABLE ROOM WINDOW
- THE SITE CUT INDICATED IS APPROXIMATE ONLY. THE BUILDER SHALL ASSESS AND ADJUST THE CUTS AS NECESSARY TO ACCOMMODATE CONSTRUCTION VARIABLES SUCH AS:
 - SITE DRAINAGE
 - SLAB FORMING/BOXING SYSTEM
 - TERMITE TREATMENT/CONTROL SYSTEM
 - PROPOSED LANDSCAPE FEATURES INCLUDING FINISHED LEVELS, BACKFILLING, PAVEMENT DEPTHS, CROSS FALLS FOR DRAINAGE ETC...
- SITE CUTS SHOULD ALLOW FOR 100mm TOP SOIL BACK FILL TO LANDSCAPE AREAS UNLESS NOTED OTHERWISE. HOWEVER, CUTS ARE TO BE MINIMISED TO LIMIT THE NEED FOR EXCESSIVE BACKFILL.
- ON SITES WHERE LANDSCAPED AREAS REQUIRE IN EXCESS OF 100mm BACK FILL CLEAN EXCAVATED MATERIAL MAY BE USED IN 150mm COMPACTED LAYERS TO WITHIN 100mm OF F.G.L.
- BACKFILL UNDER SLABS SHALL BE TO ENGINEER DESIGN/DETAILS.
- ALL SITE CUTS ARE TO HAVE CROSS FALL TO PROVIDE POSITIVE DRAINAGE. THE TOE OF EVERY CUT BATTER TO BE PROVIDED WITH 90mm UPVC SLOTTED AGGI DRAIN CONNECTED TO STORMWATER SYSTEM VIA A SILT PIT.
- Denotes area of site cut
 - Denotes area of site fill

SITE AREAS

SITE AREA:	18991m ²
SITE COVERAGE:	1.7%
PERMEABILITY:	2.6%
GARDEN AREA:	97.5%

- Pear Tree to be Removed
- Camelia very sick to be removed

Trees:	Distance	DIA	TPZ
1:	8.0m	400	4.8m
2:	9.0m	300	3.6m
3:	9.0m	400	4.8m
4:	9.0m	300	3.6m

All shown on plan with TPZ

SURVEY BY: W:\HardCore_Geotech\hard_C_G.jpg

SITE PLAN

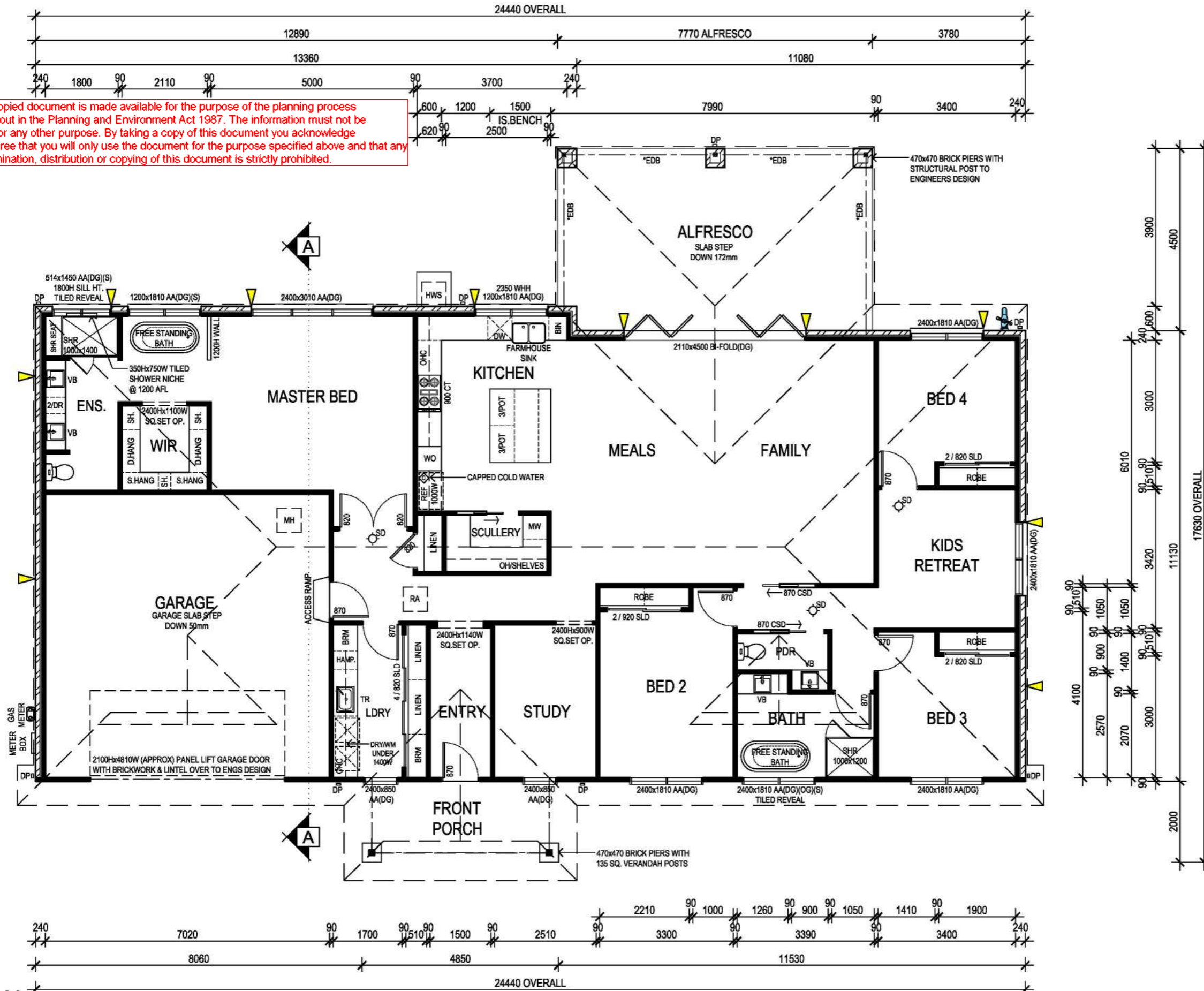
TAD DRAFTINGSERVICES
YOUR DREAM OUR PASSION
P: 0417 240 423 E: annette@addraftingservices.com.au

REV	BY	DATE	DESCRIPTION

BUILDER: **KIALLA HOMES**
P: 03 5941 3996 A: Factory 2 / 22 Embrey Court, Pakenham VIC



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- ### NOTES
- OWNER AND/OR BUILDER TO CHECK AND VERIFY ALL DIMENSIONS, SITE LEVELS, GRADES, ROOF PITCHES, ETC. PRIOR TO COMMENCING ANY WORKS. REPORT ANY DISCREPANCIES TO AD DRAFTING SERVICES FOR DIRECTIONS PRIOR TO ORDERING MATERIALS AND START OF BUILDING WORKS. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS ARE TO TAKE PRECEDENCE OVER SCALED DRAWINGS.
 - SD - SMOKE DETECTOR (INTERCONNECTED WITH BATTERY BACKUP)
 - DH - DOOR TO BE FITTED WITH DEMOUNTABLE HINGES WITHIN 1200mm OF PAN.
 - ROBES TO BE FITTED WITH ONE SHELF AND ONE HANGING RAIL UNLESS OTHERWISE SPECIFIED.
 - PROVIDE MIN. FALL AWAY FROM BUILDING OF 1:20 FOR STORM-WATER RUN-OFF TO ALL EXTERNAL PAVING AND TERRACES (50MM FOR THE 1ST METER).
 - BRICKWORK ARTICULATION JOINTS
 - *EDB - ENGINEERED DESIGN BEAM
 - GAS METER - 1m CLEARANCE TO OPENINGS & IGNITION SOURCES
 - MH - 600x600 CEILING ACCESS MANHOLE LOCATION
 - ALL DOORS TO BE 2040H (2340H NOTED WITH ASTERISK - *720)
 - EXTERNAL PLUMBING POINTS TO PLUMBER'S DISCRETION
 - BIB TAP RECYCLED TAP
 - HWS WATER SERVICE TO BE 500MM CLEAR OF BLDG OPENINGS

- ### WINDOW & DOOR NOTES
- NOTE: ALL ALUMINIUM WINDOW FRAMES TO BE ALUMINIUM IMPROVED. REFER TO ENERGY RATING FOR U-VALUE AND SHGC FOR ALL WINDOWS. SAFETY GLASS WHERE WINDOW IS WITHIN 2m OF SHR / BATH BASE. OPENABLE PORTION OF THE UPPER FLOOR BEDROOM WINDOWS MUST BE FITTED WITH SECURE FITTINGS TO RESTRICT OPENINGS TO MAXIMUM 125mm AND RESIST AN OUTWARD FORCE OF 250N.
- TDH - TIMBER DOUBLE HUNG
 - ASL - ALUMINIUM SLIDING
 - ASD - ALUMINIUM SLIDING DOOR
 - ST - SOLID TIMBER DOOR
 - HG - HALF GLAZED DOOR
 - FG - FULL GLAZED DOOR
 - (SG) - SINGLE GLAZED
 - (DG) - DOUBLE GLAZED
 - (OG) - OBSCURE GLAZED
 - (S) - SAFETY GLASS (GRADE A)

FLOOR AREAS

AREA	AREA (SQM)	AREA (SQFT)
GROUND FLOOR	228.55	24.60
GARAGE	51.47	5.54
OUTDOOR LIVING	34.68	3.73
PORCH	9.7	1.04
GRAND TOTAL:	324.40	34.92

FLOOR PLAN

AD DRAFTING SERVICES
YOUR DREAM OUR PASSION
P: 0417 240 423 E: annette@addraftingservices.com.au

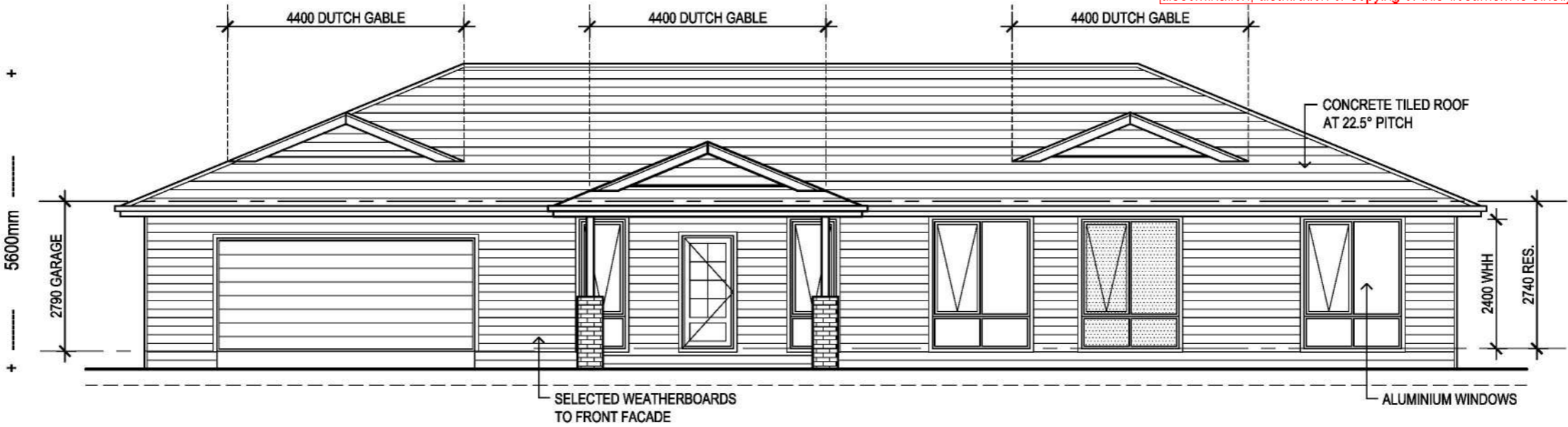
REV	BY	DATE	DESCRIPTION

BUILDER:

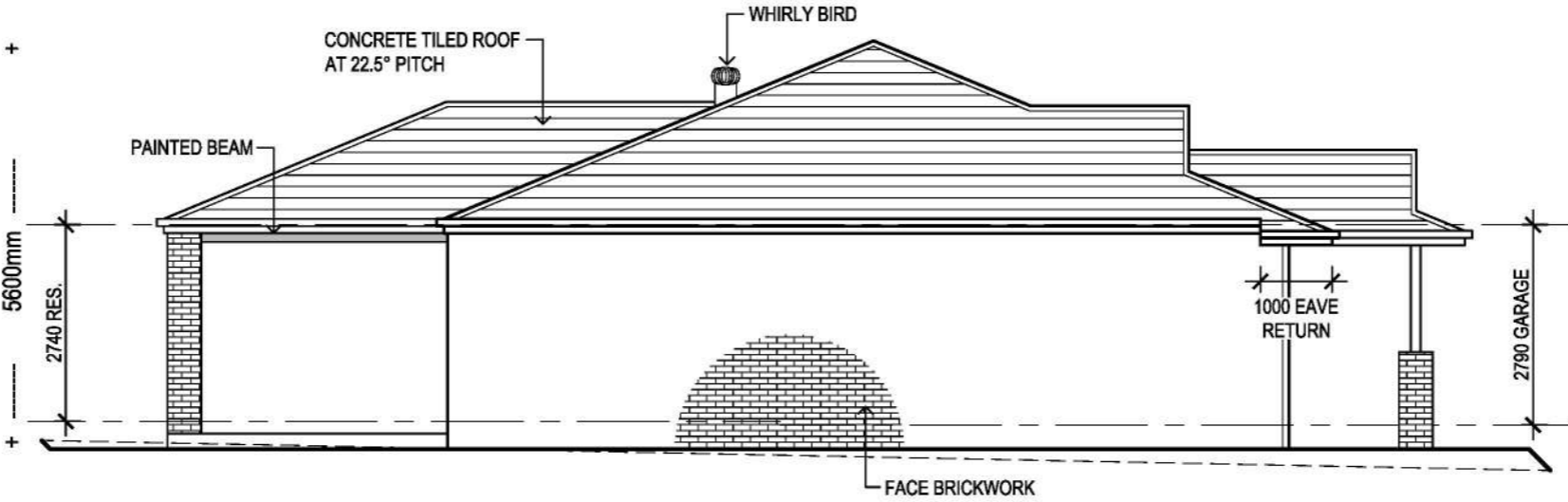
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up to 750mm fill to level site



EAST ELEVATION



SOUTH ELEVATION

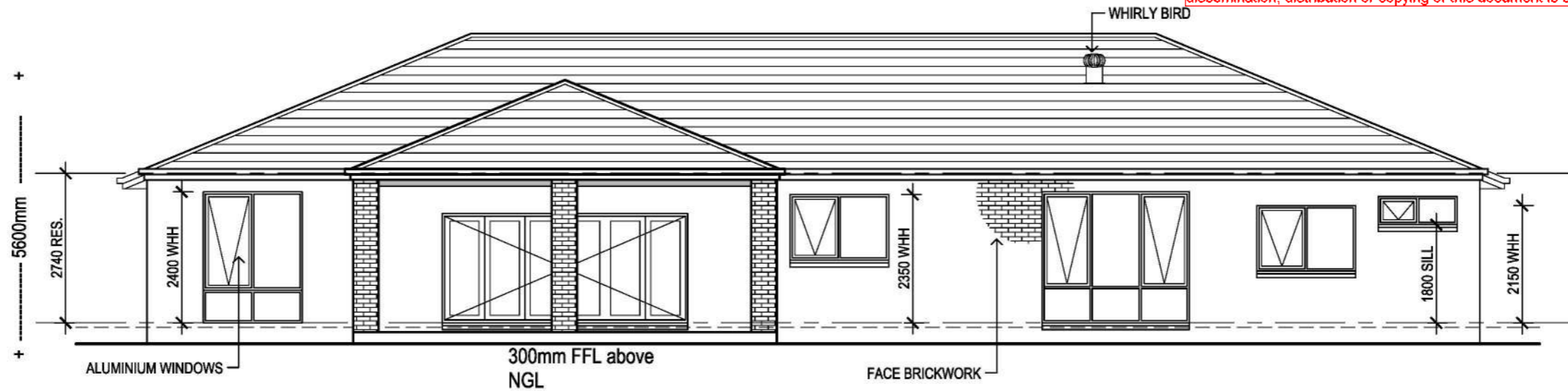
STAIRS/STEPS TO HAVE MAXIMUM 190 RISERS AND MINIMUM 240 TREADS. ALL TREADS TO HAVE NON-SLIP FINISH OR SUITABLE NON-SKID STRIP NEAR EDGE OF NOSING. CLASSIFICATION R11.

HUMAN IMPACT SAFETY GLAZING SHALL BE TO 3.6.4 AND AS 1288. SAFETY GLAZING SHALL BE USED IN THE FOLLOWING LOCATIONS:
 (a) ALL ROOMS - WITHIN 500mm VERTICAL OF FLOOR LEVEL.
 (b) BATHROOM - WITHIN 2000mm VERTICAL FROM THE BATH BASE. - WITHIN 500mm HORIZONTAL FROM BATH/SHOWER TO SHOWER DOORS, SHOWER SCREENS AND BATH ENCLOSURES.

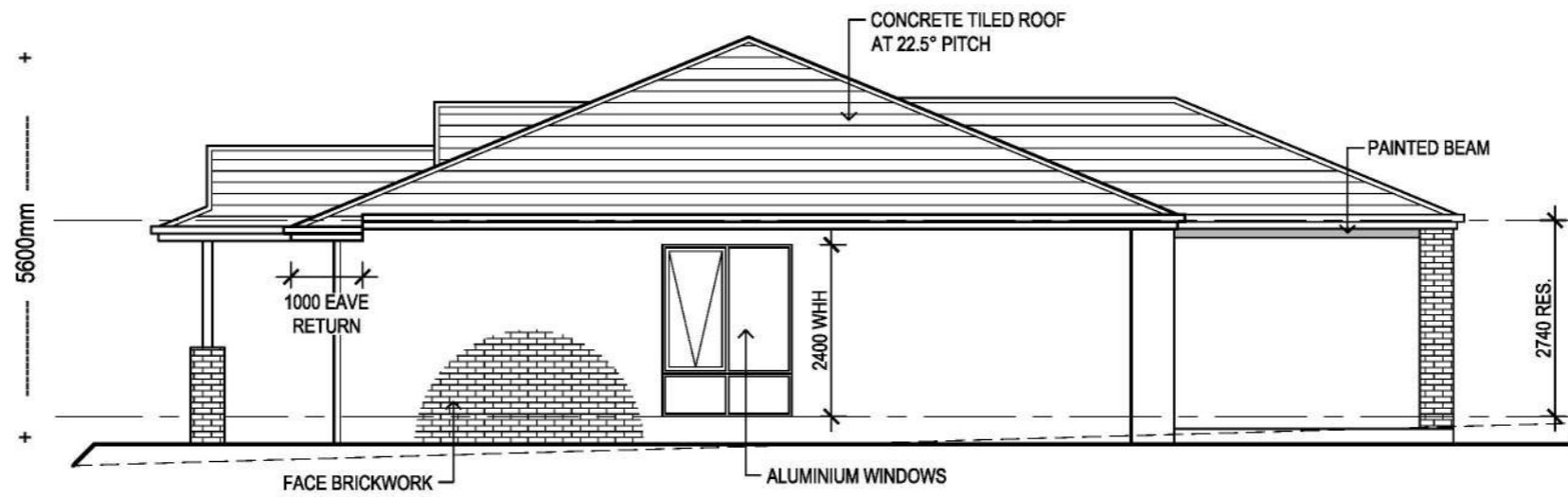
REV	BY	DATE	DESCRIPTION

up to 750mm fill to be used to level site

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WEST ELEVATION



NORTH ELEVATION

STAIRS/STEPS TO HAVE MAXIMUM 190 RISERS AND MINIMUM 240 TREADS. ALL TREADS TO HAVE NON-SLIP FINISH OR SUITABLE NON-SKID STRIP NEAR EDGE OF NOSING. CLASSIFICATION R11.

HUMAN IMPACT SAFETY GLAZING SHALL BE TO 3.6.4 AND AS 1288. SAFETY GLAZING SHALL BE USED IN THE FOLLOWING LOCATIONS:

- (a) ALL ROOMS - WITHIN 500mm VERTICAL OF FLOOR LEVEL.
- (b) BATHROOM - WITHIN 2000mm VERTICAL FROM THE BATH BASE. - WITHIN 500mm HORIZONTAL FROM BATH/SHOWER TO SHOWER DOORS, SHOWER SCREENS AND BATH ENCLOSURES.
- (c) LAUNDRY - WITHIN 1200mm VERTICAL FROM FLOOR LEVEL AND/OR WITHIN 300mm VERTICAL OF TROUGH.
- (d) DOORWAYS - WITHIN 300mm HORIZONTAL FROM ALL DOORS.

REV	BY	DATE	DESCRIPTION