


Notice of an Application for an Amendment to a Planning Permit

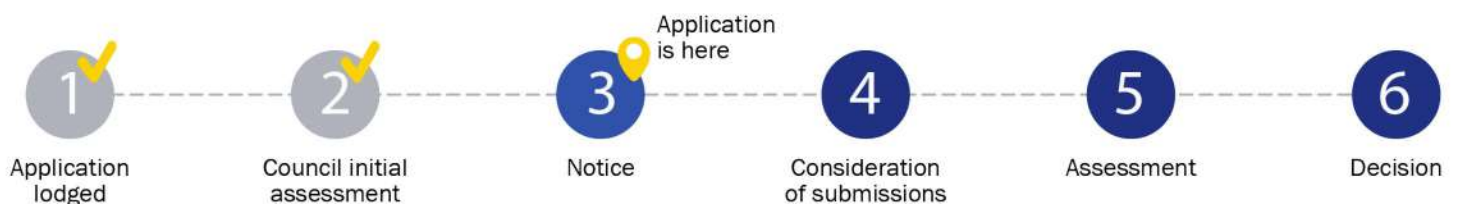
The land affected by the application is located at:	CP150103 V11687 F563 4 Auhi Road, Emerald VIC 3782
The application is to:	S72 Amendment to Alter the Approved Plans (Increase size of approved outbuilding and include an additional outbuilding)

APPLICATION DETAILS

The applicant for the amendment to the permit is:	[REDACTED]
Application number:	T220293 - 1
You may look at the application and any documents that support the application at the office of the Responsible Authority: Cardinia Shire Council, 20 Siding Avenue, Officer 3809. This can be done during office hours and is free of charge. Documents can also be viewed on Council's website at cardinia.vic.gov.au/advertisedplans or by scanning the QR code.	

HOW CAN I MAKE A SUBMISSION?

This application has not been decided. You can still make a submission before a decision has been made. The Responsible Authority will not decide on the application before:	28 January 2025	
WHAT ARE MY OPTIONS? Any person who may be affected by the proposed amendment to permit may object or make other submissions to the responsible authority. If you object, the Responsible Authority will notify you of the decision when it is issued.	An objection must: <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.	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.





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

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 971 of the Act).

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

 Click for further information.

Clear Form

The Land


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

Street Address *

Unit No.:	St. No.: 4	St. Name: Auhl Rd
Suburb/Locality: Emerald		Postcode: 3782

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.:	<input type="radio"/> Lodged Plan	<input type="radio"/> Title Plan	<input type="radio"/> Plan of Subdivision	No.:
OR					
B	Crown Allotment No.:	Section No.:			
Parish/Township Name:					

Planning Permit Details

What permit is being amended?*

Planning Permit No.: T220293


The Amended Proposal

 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:	
<input type="checkbox"/> What the permit allows	<input checked="" type="checkbox"/> Plans endorsed under the permit
<input type="checkbox"/> Current conditions of the permit	<input type="checkbox"/> Other documents endorsed under the permit
Details:	
<p>The current approved plans include a 6m x 6m garage. The proposed amendment is to replace this garage with a 6m(W) x 11m(L) car port. The engineering plans for this car port have been attached. The car port would be located in the same position as the proposed garage in the approved plans. A diagram illustrating this location has also been attached.</p>	
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<p> 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.</p>	

Development Cost i

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 -):
\$ NA	-	\$
=		\$

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

You may be required to verify this estimate.

Existing Conditions i

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 No

If yes, please provide details of the existing conditions.

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 i

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.)

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.

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Applicant and Owner Details

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

Applicant *

The person who wants the permit.

Please provide at least one contact phone number *

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

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.

Name:	<input type="text"/>
-------	----------------------


Contact information for applicant OR contact person below	
Business phone:	<input type="text"/>
<input type="text"/>	Fax: <input type="text"/>

Contact person's details*		Same as applicant <input type="checkbox"/>
Name:	<input type="text"/>	
Title:	First Name:	Surname:
<input type="text"/>	<input type="text"/>	<input type="text"/>
Organisation (if applicable): <input type="text"/>		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.:	St. Name:
<input type="text"/>	<input type="text"/>	<input type="text"/>
Suburb/Locality:	State:	Postcode:
<input type="text"/>	<input type="text"/>	<input type="text"/>

Name:		Same as applicant <input type="checkbox"/>
Title:	First Name:	Surname:
<input type="text"/>	<input type="text"/>	<input type="text"/>
Organisation (if applicable): <input type="text"/>		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.:	St. Name:
<input type="text"/>	<input type="text"/>	<input type="text"/>
Suburb/Locality:	State:	Postcode:
<input type="text"/>	<input type="text"/>	<input type="text"/>
Owner's Signature (Optional):	Date: <input type="text"/>	
<input type="text"/>	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.

<input type="text"/>	Date: 27-6-2024
	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

<input type="radio"/> No	<input type="radio"/> Yes	If 'Yes', with whom?: <input type="text"/>
		Date: <input type="text"/>
		day / month / year


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Checklist

Have you:

- Filled in the form completely?
- Paid or included the application fee?
- Attached all necessary supporting information and documents?
- Completed the relevant council planning permit checklist?
- Signed the declaration above?

 Most applications require a fee to be paid. Contact Council to determine the appropriate fee.

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.

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i MORE INFORMATION

The Land

It is important that your application to amend a planning permit includes details of the land, consistent with the Planning Permit. Refer to a copy of your Planning Permit, when completing the street address section of the form.

Also ensure you provide up-to-date details for the formal land description, using the current copy of the title.

Planning Permit Details

You must identify the permit being amended by specifying the permit number. This can be found at the beginning of the permit.

The Amended Proposal

First select the type of amendment being applied for. This may include an amendment to:

- the use and/or development allowed by the permit
- conditions of the permit.
- plans approved by the permit.
- any other document approved by the permit.

Then describe the changes proposed to the permit, including any changes to the plans or other documents included in the permit.

Development Cost

In most instances an application fee will be required. This fee must be paid when you lodge the application. The fee is set down by government regulations.

To help Council calculate the application fee, you must provide an accurate cost estimate of the proposed development to be allowed by the amended permit and the difference between the development allowed by the permit.

Council may ask you to justify your cost estimates. Costs are required solely to allow Council to calculate the permit application fee.

Fees are exempt from GST.

The cost difference is calculated as follows:

$$\begin{array}{r} \text{Development} \\ \text{cost related to} \\ \text{the Application to} \\ \text{Amend a Planning} \\ \text{Permit} \end{array} - \begin{array}{r} \text{Development} \\ \text{cost related to the} \\ \text{Application for} \\ \text{Planning Permit} \end{array} = \text{Cost Difference}$$

If the estimated cost of the proposed amended development is less than the estimated cost of the development allowed by the permit, show it as a negative number.

Example 1

Where the cost of the development to be allowed by the amended permit is lower than the cost of the development allowed by the permit:

$$\$180,000 - \$195,000 = -\$15,000$$

Example 2

Where the cost of the development to be allowed by the amended permit is higher than the cost of the development allowed by the permit:

$$\$250,000 - \$195,000 = \$55,000$$

▲ Costs for different types of development can be obtained from specialist publications such as Cordell Housing: Building Cost Guide or Rawlinsons: Australian Construction Handbook.

▲ Contact the Council to determine the appropriate fee. Go to planning.vic.gov.au to view a summary of fees in the Planning and Environment (Fees) Regulations.

Existing Conditions

How should land be described?

If the conditions of the land have changed since the time of the original permit application, you need to describe, in general terms, the way the land is used now, including the activities, buildings, structures and works that exist (for example, single dwelling, 24 dwellings in a three-storey building, medical centre with three practitioners and 8 car parking spaces, vacant land).

Please attach to your application a plan of the existing conditions of the land, if the conditions have changed since the time of the original permit application. Check with the local Council for the quantity, scale and level of detail required.

It is also helpful to include photographs of the existing conditions.

Title Information

What is an encumbrance?

An 'encumbrance' is a formal obligation on the land, with the most common type being a 'mortgage'. Other common examples of encumbrances include:

- **Restrictive Covenants:** A 'restrictive covenant' is a written agreement between owners of land restricting the use or development of the land for the benefit of others, (eg. a limit of one dwelling or limits on type of building materials to be used).
- **Section 173 Agreements:** A 'section 173 agreement' is a contract between an owner of the land and the Council which sets out limitations on the use or development of the land.
- **Easements:** An 'easement' gives rights to other parties to use the land or provide for services or access on, under or above the surface of the land.
- **Building Envelopes:** A 'building envelope' defines the development boundaries for the land.

Aside from mortgages, the above encumbrances can potentially limit or even prevent certain types of proposals.

What documents should I check to find encumbrances

Encumbrances are identified on the title (register search statement) under the header 'encumbrances, caveats and notices'. The actual details of an encumbrance are usually provided in a separate document (instrument) associated with the title. Sometimes encumbrances are also marked on the title diagram or plan, such as easements or building envelopes.

What about caveats and notices?

A 'caveat' is a record of a claim from a party to an interest in the land. Caveats are not normally relevant to planning applications as they typically relate to a purchaser, mortgagee or chargee claim, but can sometimes include claims to a covenant or easement on the land. These types of caveats may affect your proposal.

Other less common types of obligations may also be specified on title in the form of 'notices'. These may have an effect on your proposal, such as a notice that the building on the land is listed on the Heritage Register.

What happens if the proposal contravenes an encumbrance on title?

Encumbrances may affect or limit your proposal or prevent it from proceeding. Section 61(4) of the *Planning and Environment Act 1987* for example, prevents a Council from granting a permit if it would result in a breach of a registered restrictive covenant. If the proposal contravenes any encumbrance, contact the Council for advice on how to proceed.

You may be able to modify your proposal to respond to the issue. If not, separate procedures exist to change or remove the various types of encumbrances from the title. The procedures are generally quite involved and if the encumbrance relates to more than the subject property, the process will include notice to the affected party.

▲ You should seek advice from an appropriately qualified person, such as a solicitor, if you need to interpret the effect of an encumbrance or if you seek to amend or remove an encumbrance.

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Why is title information required?

Title information confirms the location and dimensions of the land specified in the planning application and any obligations affecting what can be done on or with the land.

As well as describing the land, a full copy of the title will include a diagram or plan of the land and will identify any encumbrances, caveats and notices.

What is a 'full' copy of the title?

The title information accompanying your application must include a 'register search statement' and the title diagram, which together make up the title. In addition, any relevant associated title documents, known as 'instruments', must also be provided to make up a full copy of the title.

Check the title to see if any of the types of encumbrances, such as a restrictive covenant, section 173 agreement, easement or building envelope, are listed. If so, you must submit a copy of the document (instrument) describing that encumbrance. Mortgages do not need to be provided with planning applications.

▲ Some titles have not yet been converted by Land Registry into an electronic register search statement format. In these earlier types of titles, the diagram and encumbrances are often detailed on the actual title, rather than in separate plans or instruments.

Why is 'current' title information required?

It is important that you attach a current copy of the title for each individual parcel of land forming the subject site. 'Current' title information accurately provides all relevant and up-to-date information.

Some councils require that title information must have been searched within a specified time frame. Contact the Council for advice on their requirements.

▲ Copies of title documents can be obtained from Land Registry: Level 10, 570 Bourke Street, Melbourne; 03 8636 2010; www.landata.vic.gov.au – go direct to "titles & property certificates"

Applicant and Owner Details

This section provides information about the permit applicant, the owner of the land and the person who should be contacted about any matters concerning the permit application.

The applicant is the person or organisation that wants the permit. The applicant can, but need not, be the contact person.

In order to avoid any confusion, the Council will communicate only with the person who is also responsible for providing further details. The contact may be a professional adviser (e.g. architect or planner) engaged to prepare or manage the application. To ensure prompt communications, contact details should be given.

Check with Council how they prefer to communicate with you about the application. If an email address is provided this may be the preferred method of communication between Council and the applicant/contact.

The owner of the land is the person or organisation who owns the land at the time the application is made. Where a parcel of land has been sold and an application made prior to settlement, the owner's details should be identified as those of the vendor. The owner can, but need not, be the contact or the applicant.

See **Example**.

Declaration

The declaration should be signed by the person who takes responsibility for the accuracy of all the information that is provided. This declaration is a signed statement that the information included with the application is true and correct at the time of lodgement.

The declaration can be signed by the applicant or owner. If the owner is not the applicant, the owner must either sign the application form or must be notified of the application which is acknowledged in the declaration

▲ Obtaining or attempting to obtain a permit by wilfully making or causing any false representation or declaration, either orally or in writing, is an offence under the *Planning and Environment Act 1987* and could result in a fine and/or cancellation of the permit

Need help with the Application?

If you have attended a pre-application meeting with a Council planner, fill in the name of the planner and the date, so that the person can be consulted about the application once it has been lodged. This will help speed up the processing of your application.

Checklist

You should provide sufficient supporting material with the application to describe the proposal in enough detail for the council to make a decision. It is important that copies of all plans and information submitted with the application are legible.

There may be specific application requirements set out in the planning scheme for the use or development you propose. The application should demonstrate how these have been addressed or met.

The checklist is to help ensure that you have:

- provided all the required information on the form
- included payment of the application fee
- attached all necessary supporting information and documents
- completed the relevant Council planning permit checklist
- signed the declaration on the last page of the application form.

▲ The more complete the information you provide with your application, the sooner Council will be able to make a decision.

Lodgement

The application must be lodged with the Council responsible for the planning scheme in which the land affected by the application is located. In some cases the Minister for Planning or another body is the responsible authority instead of Council. Ask the Council if in doubt.

Check with council how they prefer to have the application lodged. For example, they may have an online lodgement system, prefer email or want an electronic and hard copy. Check also how many copies of plans and the size of plans that may be required.

Contact details are listed in the lodgement section on the last page of the form.

▲ **Approval from other authorities:** In addition to obtaining a planning permit, approvals or exemptions may be required from other authorities or Council departments. Depending on the nature of your proposal, these may include food or health registrations, building permits or approvals from water and other service authorities.

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Applicant and Owner Details

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

Applicant *

The person who wants the permit.

Please provide at least one contact phone number *

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

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.

Name:		
Title: MR	First Name: LEN	Surname: BROWNING
Organisation (if applicable): RESPONSIBLE DEVELOPERS PTY LTD		
Postal Address: <small>If it is a P.O. Box, enter the details here:</small>		
Unit No.: 4	St. No.: 12	St. Name: ARDOUR LANE
Suburb/Locality: WYCHEPROOF	State: VIC	Postcode: 3527
Contact information for applicant OR contact person below		
Business phone: 9123 4567	Email: tcpl@bigpond.net.au	
Mobile phone: 0412 345 678	Fax: 9123 4567	
Contact person's details* Same as applicant <input type="checkbox"/>		
Name:		
Title: MR	First Name: ANDREW	Surname: HODGE
Organisation (if applicable): TOWN PLANNING CONSULTANTS		
Postal Address: <small>If it is a P.O. Box, enter the details here:</small>		
Unit No.:	St. No.:	St. Name: PO BOX 111
Suburb/Locality: PARKDALE	State: VIC	Postcode: 3194
Name: Same as applicant <input checked="" type="checkbox"/>		
Title:	First Name:	Surname:
Organisation (if applicable):		
Postal Address: <small>If it is a P.O. Box, enter the details here:</small>		
Unit No.:	St. No.:	St. Name:
Suburb/Locality:	State:	Postcode:
Owner's Signature (Optional):		Date: day / month / year

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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.:	T220293-1
Address of the Land:	4 Auhl Rd, Emerald, VIC

APPLICANT DETAILS

Name:	
Organisation:	
Address:	
Phone:	
Email:	

AMENDMENT TYPE

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

AMENDMENT DETAILS

What is being amended? (select all that apply)		
What is being applied for <input checked="" type="checkbox"/>	Plans / other documents <input type="checkbox"/>	Applicant / owner details <input type="checkbox"/>
Land affected <input type="checkbox"/>	Other <input type="checkbox"/>	
Describe the changes. If you need more space, please attach a separate page.		
Inclusion of a 3m x 3m garden shed and 11m x 6m car port.		

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Specify the estimated cost of any development for which the permit is required:		
Not applicable <input type="checkbox"/>	Unchanged <input type="checkbox"/>	New amount \$ 10,000

DECLARATION

I declare that all the information in this request is true and correct and the owner (if not myself) has been notified of this request to amend the application.	
Name:	[Redacted]
Signature:	[Redacted]
Date:	25/11/24

LODGEMENT

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

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

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

IMPORTANT INFORMATION

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

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

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

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

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

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

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

VOLUME 11687 FOLIO 563

Security no : 124096492685A
Produced 30/03/2022 10:16 AM

LAND DESCRIPTION

Land in Plan of Consolidation 150103.
PARENT TITLE Volume 09373 Folio 043
Created by instrument AM879545A 24/06/2016

REGISTERED PROPRIETOR



ENCUMBRANCES, CAVEATS AND NOTICES



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 or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE CP150103 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AV061366H (E)	TRANSFER	Registered	26/11/2021
AV061367F (E)	MORTGAGE	Registered	26/11/2021

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

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

Street Address: 4 AUHL ROAD EMERALD VIC 3782

ADMINISTRATIVE NOTICES

NIL



DOCUMENT END

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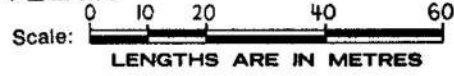
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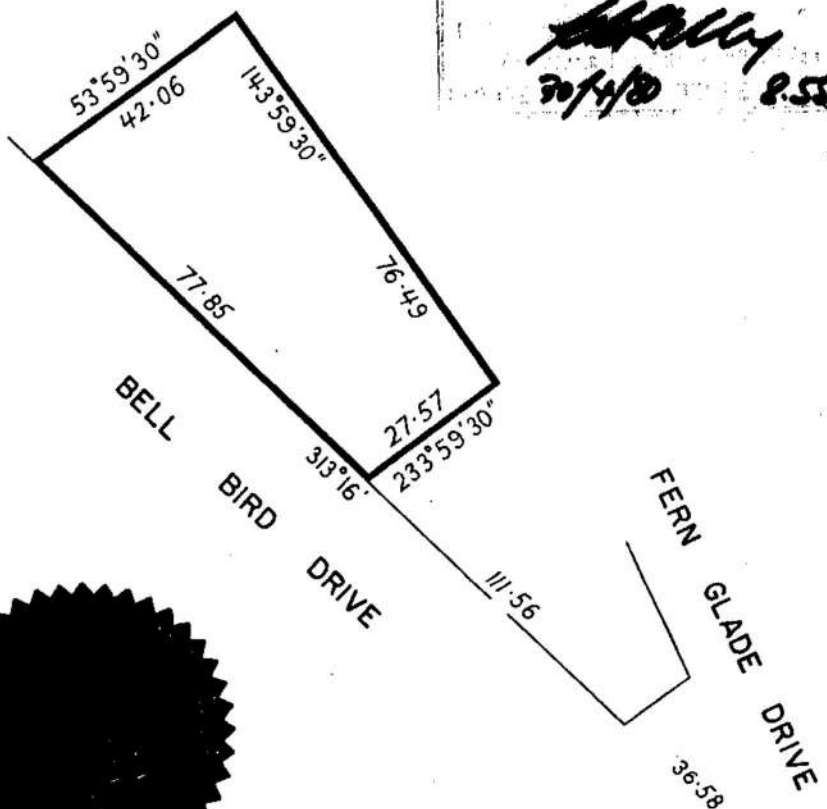
CP150103

PLAN OF CONSOLIDATION
 PART OF CROWN ALLOTMENT 43
PARISH OF GEMBROOK
 COUNTY OF EVELYN



C/Ts. 8436, Fols. 876 to 878

CHART No. 2



APPROVED
[Signature]
 30/4/10 8.55

ACCEPT
 \$ 26
 c/t in
 H 924646/
 31/3/10



VOL. 9373 FOL043

SHIRE OF PAKENHAM
 REF. NO. 68/1/24

SEAL & ENDORSEMENT OF MUNICIPALITY

Scaled Pursuant to the provisions of Sec. 569 A B of the Local Gov. Act

The Corporate Seal of the President, Councillors and Ratepayers of the SHIRE OF PAKENHAM was hereunto affixed in the presence of

PRESIDENT,

COUNCILLOR

SECRETARY,

Dated this 1979

SURVEYORS CERTIFICATION

I certify that this plan has been made by me or under my immediate supervision and accords with title.



Ref: C.O.S. 5491⁽³⁰⁾
 P4-18

1300 552 262

Bushfire Management Statement

Pathway 2 Application (Clause 52.02-4)

- Construction of a dwelling (including an extension or alteration to a dwelling)
- Dependant Persons Unit
- Industry
- Office
- Retail Premises
- Service Station
- Warehouse

Property Address:	4 Auhl Road Emerald VIC
Local Government Area:	Cardinia Shire Council
Assessment Date:	16th September 2025
Report Date:	17th September 2025

Prepared By:	Restwell Consulting Services
Name:	[REDACTED]
Telephone:	1300 552 262
Email:	info@restwell.com.au
Signature:	[REDACTED]

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Introduction

This Bushfire Management Statement has been prepared in response to the requirements of Clause 44.06 – Bushfire Management Overlay, and in accordance with the application requirements of Clause 53.02 – Bushfire Planning.

The statement contains four components:

1. A **bushfire hazard landscape assessment** including a plan that describes the bushfire hazard of the general locality more than 150 metres from the site.
2. A **bushfire hazard site assessment** including a plan that describes the bushfire hazard within 150 metres of the proposed development.
3. A **bushfire management statement** describing how the proposed development responds to the requirements of Clause 44.06 and 53.02.

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Bushfire Hazard Landscape Assessment

The bushfire hazard landscape assessment provides information on the bushfire hazard more than 150 metres away from a development site.

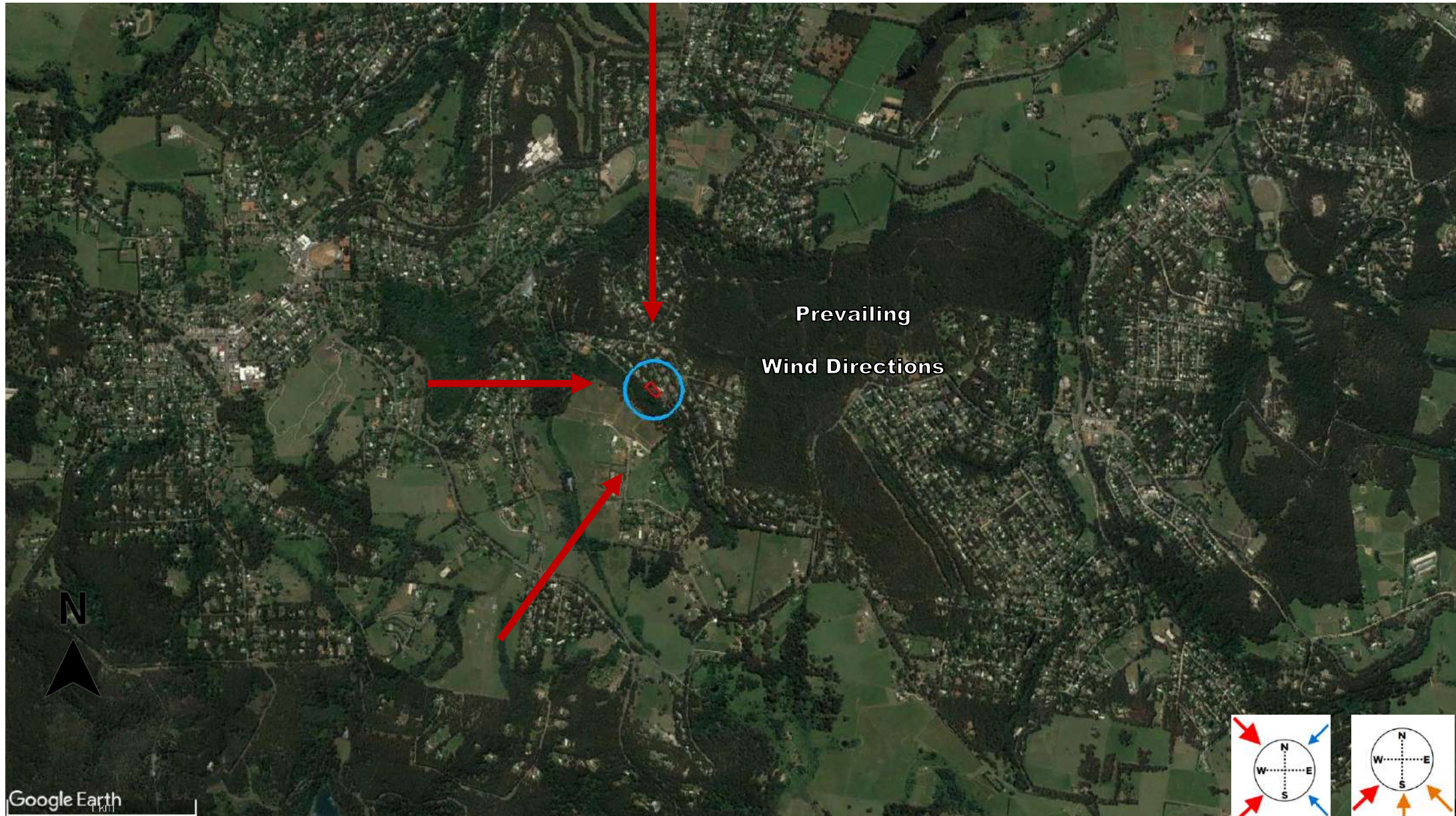
Considering bushfire from this broader landscape perspective is important as it affects the level of bushfire risk a development and its future occupants may be exposed to.

The landscape assessment:

- provides factual information on the bushfire hazard (vegetation extent and slope)
- provides information on key features of the general locality that are relevant to better understanding the protection provided by the location
- provides contextual information on a site

Landscape Scenario	Landscape Scenario 2
Description	<ul style="list-style-type: none"> • 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 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.

Bushfire Landscape Assessment Plan



Bushfire Hazard Assessment

The bushfire hazard site assessment (the site assessment) documents the bushfire hazard on and near a site.

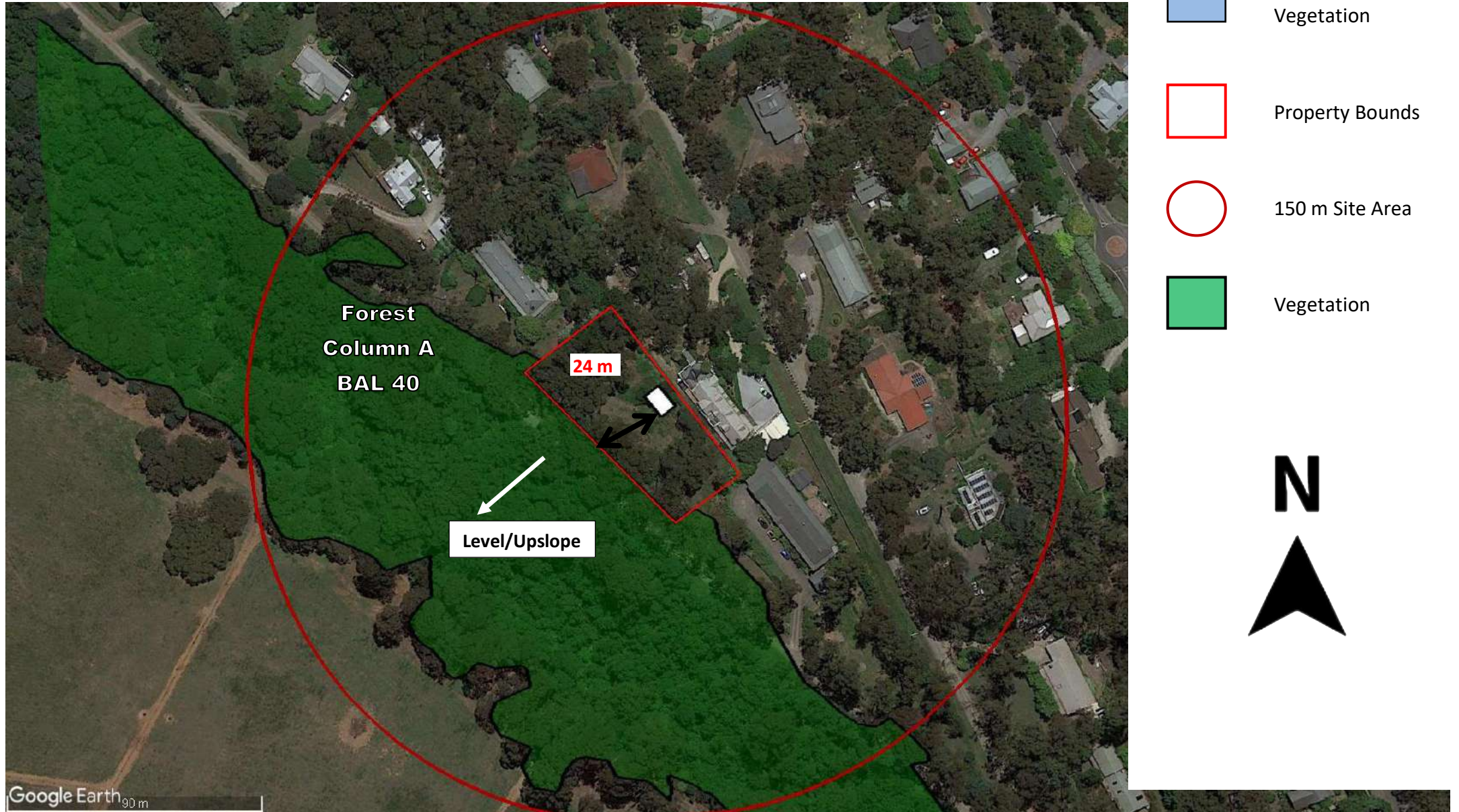
The assessment:

- provides factual information on the bushfire hazard (vegetation type and slope)
- informs defensible space and building construction requirements
- Is informed by the methodology contained in Australian Standard AS3959:2018 Construction of buildings in bushfire prone areas (AS3959) to provide contextual information on a site.

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Bushfire Site Hazard Plan

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Defendable Space and Water Tank Plan



-  Property
-  Defendable Space
-  Dwelling
-  Water Tank



BAL 40

Bushfire Management Statement

53.02-4.1 Landscape, Siting and design objective

- 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.

Approved Measures

Approved Measure (AM) 2.1 – Landscape

Requirement:

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

Has the requirements of AM 2.1 been met? Yes No

Approved Measure (AM) 2.2 – Siting

Requirement:

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**

Has the requirements of AM 2.2 been met? Yes No

Approved Measure (AM) 2.3 – Building Design

Requirement:

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

Has the requirements of AM 2.3 been met? Yes No

1300 552 262

53.02-4.2 Defendable Space and Construction Objective

Defendable space and building construction mitigate the effect of flame contact, radiant heat and embers on buildings.

Approved Measures

Approved Measure (AM) 3.1 – Bushfire Construction and Defendable Space

Requirement:

A building used for a dwelling (including an extension or alteration to a dwelling), a dependent person's unit, industry, office or retail premises is provided with defendable space in accordance with:

- Table 2 Columns A, B or C and Table 6 to Clause 53.02-5 wholly within the title boundaries of the land; or
- If there are significant siting constraints, Table 2 Column D and Table 6 to Clause 53.02-5.

The building is constructed to the bushfire attack level that corresponds to the defendable space provided in accordance with Table 2 to Clause 53.02-5.

The building will be provided with defendable space in accordance with **Column D (significant siting constraints will need to be demonstrated)**

The defendable space distance required is **19 metres or to the property boundary (whichever is lesser)**.

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Table 6 of Clause 53.02-5 – Vegetation management requirement:

Vegetation management requirement	CONFIRM ACCEPTANCE
<ul style="list-style-type: none"> • 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. 	<input checked="" type="checkbox"/>

Are there significant siting constraints that would allow Column D of Table 2 to Clause 53.02-5?

Yes No Not Applicable

A building is constructed to the bushfire attack level:

- That corresponds to the defensible space provided in accordance with Table 2 to Clause 53.02-5. The building will be constructed to **BAL 40**

Is the defensible space wholly contained within the boundaries of your property?

Yes No if no, see Alternative Measure 3.3

Has the requirements of AM 3.1 been met? Yes No



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Alternative Measures

Alternative Measure (AltM) 3.3 – Defendable Space on adjoining land

Requirement:

Adjoining land may be included as defendable space where there is reasonable assurance that the land will remain or continue to be managed in that condition as part of the defendable space.

Has Alternative Measure (AltM) 3.3 been met? **Yes** **No** **N/A**

Alternative Measure (AltM) 3.4 – Calculate defendable space using Method 2 of AS3959-2009

Requirement:

Defendable space and the bushfire attack level is determined using Method 2 of AS3959:2009 Construction of buildings in bushfire prone areas (Standards Australia) subject to any guidance published by the relevant fire authority.

Has Alternative Measure (AltM) 3.4 been met? **Yes** **No** **N/A**

Alternative Measure (AltM) 3.5 – Dwellings subject to direct flame contact

Requirement:

A building used for a dwelling (including an extension or alteration to a dwelling) may provide defendable space to the property boundary where it can be demonstrated that:

- The lot has access to urban, township or other areas where:
 - Protection can be provided from the impact of extreme bushfire behaviour
 - Fuel is managed in a minimum fuel condition
 - There is sufficient distance or shielding to protect people from direct flame contact or harmful levels of radiant heat
- Less defendable space and higher construction standard is appropriate having regard to the bushfire hazard landscape assessment
- The dwelling is constructed to a bushfire attack level of BAL-FZ

This alternative measure only applies where the requirements of Approved Measure 3.1 cannot be met.

Has Alternative Measure (AltM) 3.5 been met? **Yes** **No** **N/A**

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1300 552 262 53.02-4.3 – Water Supply and Access Objectives

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

Approved Measure (AM) 4.1 – Water Supply and Access

Water Supply Requirement

A building used for a dwelling (including an extension or alteration to a dwelling), a dependant person’s unit, industry, office, retail premises service station or warehouse is provided with a static water supply for fire fighting and property protection purposes as specified in Table 4 to Clause 53.02-5. The water supply may be in the same tank as other water supplies provided that a separate outlet is reserved for fire fighting water supplies.

Lot Size (m ²)	Hydrant Available	Capacity (litres)	Fire Authority Fittings & Access Required	Select Response
Less than 500	Not Applicable	2,500	No	<input type="checkbox"/>
500 – 1000	Yes	5,000	No	<input type="checkbox"/>
500 – 1000	No	10,000	Yes	<input type="checkbox"/>
1001 and above	Not Applicable	10,000	Yes	<input checked="" type="checkbox"/>

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

<p>Confirm Static Water Supply meets the following requirements</p>	<ul style="list-style-type: none"> <input checked="" type="checkbox"/> Is stored in an above ground water tank constructed of concrete or metal <input checked="" type="checkbox"/> All fixed above ground water pipes and fittings for fire fighting purposes must be made of corrosive resistant metal. <input checked="" type="checkbox"/> Include a separate outlet for occupant use <p>The following additional requirements apply when 10,000 litres of static water is required:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Be readily identifiable from the building or appropriate identification signage to the satisfaction of CFA must be provided. <input checked="" type="checkbox"/> Be located within 60 metres of the outer edge of the approved building. <input checked="" type="checkbox"/> The outlet/s of the water tank must be within 4 metres of the accessway and unobstructed <input checked="" type="checkbox"/> Incorporate a ball or gate valve (British Standard Pipe (BSP 65mm) and coupling (64mm CFA 3 thread per inch male fitting) <input checked="" type="checkbox"/> Any pipework and fittings must be a minimum of 65mm (excluding the CFA coupling)
--	--

Has Approved Measure (AM) 4.1 (Water Supply) been met? Yes No

Access Requirement

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30.05.2022
 Clause 53.02-5. used for a dwelling (including an extension or alteration to a dwelling), a dependant person's unit, industry, office, retail premises, service station or warehouse is provided with vehicle access designed and constructed as specified in Table 5 to Clause 53.02-5.

Column A	Column B
Length of access is less than 30 metres	<input type="checkbox"/> There are no design and construction requirements if fire authority access to water supply is not required under AM 4.1
Length of access is less than 30 metres	<input type="checkbox"/> Where fire authority access to the water supply is required under AM 4.1 fire authority vehicles must be able to get within 4 metres of the water supply outlet
Length of access is greater than 30 metres	<p>The following design and construction requirements apply:</p> <input checked="" type="checkbox"/> All weather construction <input checked="" type="checkbox"/> A load limit of at least 15 tonnes <input checked="" type="checkbox"/> Provide a minimum trafficable width of 3.5 metres <input checked="" type="checkbox"/> Be clear of encroachments for at least 0.5 metres on each side and at least 4 metres vertically <input checked="" type="checkbox"/> Curves must have a minimum inner radius of 10 metres <input checked="" type="checkbox"/> 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 <input checked="" type="checkbox"/> Dips must have no more than a 1 in 8 (12.5 per cent) (7.1 degrees) entry and exit angle.
Length of access is greater than 100 metres	<p>A turning area for fire fighting vehicles must be provided close to the building by one of the following:</p> <input type="checkbox"/> A turning circle with a minimum radius of eight metres <input type="checkbox"/> A driveway encircling the dwelling <input type="checkbox"/> The provision of other vehicle turning heads such as a T head or Y Head – which meet the specification of Austroad Design for an 8.8 metre service vehicle.
Length of access is greater than 200 metres	<input type="checkbox"/> Passing bays must be provided at least every 200 metres. <input type="checkbox"/> Passing bays must be a minimum of 20 metres long with a minimum trafficable width of six metres.

Has Approved Measure (AM) 4.1 (Access) been met? Yes No

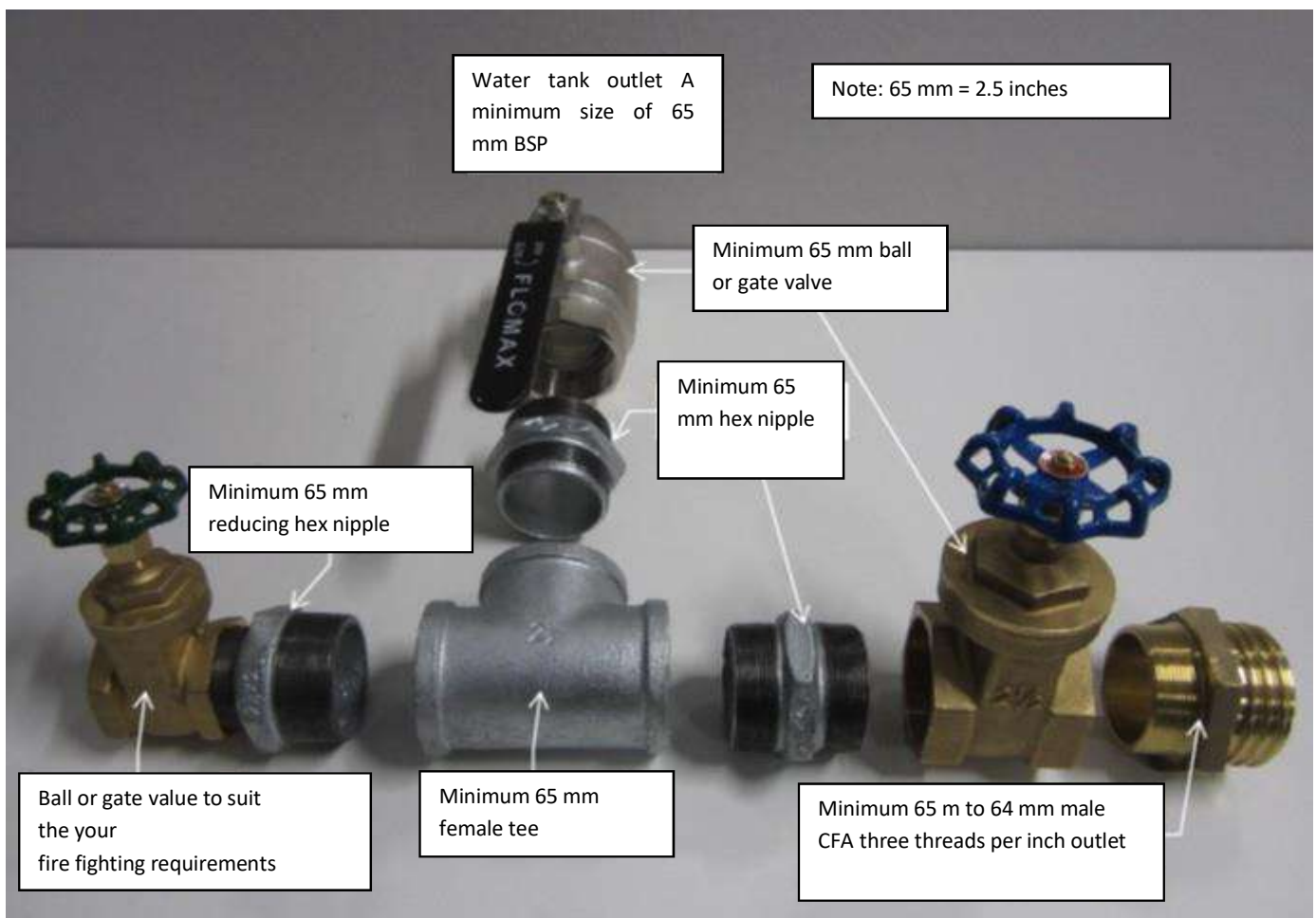
Attachment 1 – Water Tank Fittings

Connection Requirements

If specified within Table 4 to Clause 52.47-3 (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 65 mm fitting is equivalent to the old 2½ inch. A 65 mm BSP (2½ inch) fitting exceeds CFA's requirements and will therefore comply with CFA's standard permit conditions for the BMO.

The diagram below shows some common tank fittings available at most plumbing suppliers which meet the connection requirements. It includes a 65 mm tank outlet, two 65 mm ball or gate valves with a 65 mm 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.



This information is referenced from

<https://www.cfa.vic.gov.au/documents/20143/69511/FSG006-LUP-BMO-Water-Tank-Connections-Outlet-Pipe-Work-aug14.pdf/60cd506d-c469-eff6-1921-25b0544e2460>

Attachment 2 – Building Requirements of the Bushfire Attack Level

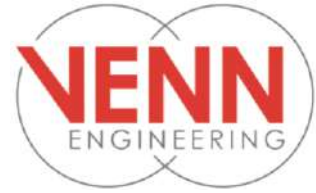
	BAL-LOW	BAL-12.5	BAL-19	BAL-29	BAL-40	BAL-FZ(FLAMEZONE)
SUBFLOOR SUPPORTS	No special construction requirements.	No special construction requirements.	No special construction requirements	Enclosure by external wall or by steel, bronze or aluminium mesh, non-combustible supports where the subfloor is unenclosed, naturally fire resistant timber stumps or posts on 75 mm metal stirrups	If enclosed by external wall refer below 'External Walls' section in table or non-combustible subfloor supports or tested for bushfire resistance to AS 1530.8.1	Subfloor supports - enclosure by external wall or non-combustible with FRL of 30/-/- or be tested for bushfire resistance to AS 1530.8.2
FLOORS	No special construction requirements.	No special construction requirements.	No special construction requirements	Concrete slab on ground, enclosure by external wall, metal mesh as above or flooring less than 400 mm above ground level to be non-combustible, naturally fire resistant timber or protected on the underside with sarking or mineral wool insulation	Concrete slab on ground, enclosure by external wall or protection of underside with a non-combustible material such as fibre cement sheet or be non-combustible or be tested for bushfire resistance to AS 1530.8.1	Concrete slab on ground or enclosure by external wall or an FRL of 30/30/30 or protection of underside with 30 minute incipient spread of fire system or be tested for bushfire resistance to AS 1530.8.2
EXTERNAL WALLS	No special construction requirements.	As for BAL-19	External Walls - Pats less than 400 mm above ground or decks etc to be of non-combustible material, 6 mm fibre cement clad or bushfire resistant/naturally fire resistant timber	Non-combustible material (masonry, brick veneer, mud brick, aerated concrete, concrete), timber framed, steel framed walls sarked on the outside and clad with 6 mm fibre cement sheeting or steel sheeting or bushfire resistant timber	Non-combustible material (masonry, brick veneer, mud brick, aerated concrete, concrete) or timber framed or steel framed walls sarked on the outside and clad with 9 mm fibre cement sheeting or steel sheeting or be tested for bushfire resistance to AS 1530.8.1	Non-combustible material (masonry, brick veneer, mud brick, aerated concrete, concrete) with minimum thickness of 90 mm or an FRL of -/30/30 when tested from outside or be tested for bushfire resistance to AS 1530.8.2
EXTERNAL WINDOWS	No special construction requirements.	As for BAL-19 except that mm Grade A safety glass can be used in place of 5mm toughened glass	Protected by bushfire shutter, completely screened with steel, bronze or aluminium mesh or 5 mm toughened glass or glass blocks within 400 mm of ground, deck etc. Open able portion metal screened with frame of metal or metal reinforced PVC-U or bushfire resisting timber.	Protected by bushfire shutter or completely screened with steel, bronze or aluminium mesh or 5 mm toughened glass with open able portion screened and frame of metal or metal reinforced PVC-U or bushfire resisting timber and portion within 400 mm of ground level screened.	Protected by bushfire shutter or 5 mm toughened glass. Openable portion screened with steel or bronze mesh	Protected by bushfire shutter or tight-fitting with weather strips at base and an FRL of -/30/-



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EXTERNAL DOORS	No special construction requirements.	As for BAL-19 except that door framing can be naturally fire resistant (high density) timber	Protected by bushfire shutter, or screened with steel, bronze or aluminium mesh or glazed with 5 mm toughened, non-combustible or 35 mm solid timber for 400 mm above threshold, metal or bushfire resisting timber framed for 400 mm above ground, decking, etc, tight-fitting with weather strips at base.	Protected by bushfire shutter, or screened with steel, bronze or aluminium mesh or glazed with 5 mm toughened, non-combustible or 35 mm solid timber for 400 mm above threshold, metal or bushfire resisting timber framed tight-fitting with weather strips at base.	Protected by bushfire shutter, non-combustible or 35 mm solid timber, metal framed tight-fitting with weather strips at base	Protected by bushfire shutter or tight-fitting weather strips at base and an FRL of -/30/-
	No special construction requirements.	As for BAL-19	Non-combustible covering. Roof/Wall junction sealed. openings fitted with non-combustible ember guards. roof to be fully sarked.	Non-combustible covering. Roof/Wall junction sealed. openings fitted with non-combustible ember guards. roof to be fully sarked.	Non-combustible covering. Roof/Wall junction sealed. openings fitted with non-combustible ember guards. roof to be fully sarked and no roof mounted evaporative coolers	Roof with FRL of 30/30/30 or tested for bushfire resistance to AS 1530.8.2. Roof/wall junction sealed. Openings fitted with non-combustible ember guards. No roof mounted evaporative coolers
	No special construction requirements.	As for BAL-19	Enclosed sub-floor space - no special requirement for materials except within 400 mm of ground. No special requirements for supports or framing. Decking to be non-combustible or bushfire resistant within 300 mm horizontally and 400 mm vertically from a glazed element.	Enclosed sub-floor space or non-combustible or bushfire resistant timber supports. Decking to be non-combustible	Enclosed sub-floor space or non-combustible supports. Decking to be non-combustible	Enclosed sub-floor space or non-combustible supports. Decking to have no gaps and be non-combustible.

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Building Act 1993
Section 238(1)(a)
Building Regulations 2018
Regulation 126

CERTIFICATE OF COMPLIANCE FOR PROPOSED BUILDING WORK

This certificate is issued to the relevant building surveyor.

This certificate is issued in relation to the proposed building work at:

Address 4 Auhl Rd, Emerald, VIC **Postcode** 3782

Nature of proposed building work

Construction of a new cold-formed steel building (shed) of size 11.000 m span x 6.000 m long x 3.000 m eaves height (3.970 m apex height) with a rise in storeys of 1.

Version of BCA applicable to certificate: 2022 NCC-BCA Volume 2 & Housing Provisions

Building classification

Part of building: Whole Building BCA Classification: 10a

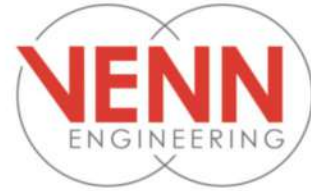
Prescribed class of building work for which this certificate is issued:

Design or part of the design of building work relating to structural aspects of the construction

Documents setting out the design that is certified by this certificate

Document no.	Document date	Type of document (e.g. drawings, computations, specifications, calculations etc.)	Number of pages	Prepared by
EALB 97211206	20-06-2024	Structural Drawings	1-7	Venn Engineering

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The design certified by this certificate complies with the following provisions of Building Act 1993, Building Regulations 2018 or National Construction Code

Act, Regulation or NCC	Section, Regulation, Part, Performance Requirement or other provision
2022 NCC-BCA Vol. 2 & Housing Provisions	Performance requirement H1P1(1)(2)(a), (b), (c), (d) & (e) by complying with the following deemed-to-satisfy provisions: <ul style="list-style-type: none">• Part H1D4(1)(a)(ii) for resistance of concrete (AS3600)• Housing provision 2.2.4 for resistance of fastenings in concrete (AS5216)• Part H1D6(3)(c) for resistance of cold-formed steel members (AS/NZS4600)• Housing provision 2.2.3(a), (b) & (c) for the following actions to AS/NZS1170 parts 1 to 4:<ul style="list-style-type: none">○ Imposed: 2.5 kPa to slab (light vehicles), where slab is shown.○ Wind: Importance level 2, Region A5, Terrain Cat. 2.69, Topographic (M_t) 1, Shielding (M_s) 1 and Site wind speed ($V_{sit,\beta}$) 38.5 m/s○ Snow: 0 kPa○ Earthquake: Design category I

I certify that the design set out in the documents listed above complies with the provisions set out above.

I believe that I hold the required skills, experience and knowledge to issue this certificate and can demonstrate this if requested to do so.

Structural Engineer

Name: [REDACTED]

Address [REDACTED]

Email: sheds@venn.engineering

Building practitioner registration category and class: Engineer, class of civil engineer

Building practitioner registration no.: PE0002499

Date of issue of certificate: 20-06-2024

Signature: [REDACTED]

For and on behalf of Venn Engineering Pty Ltd
ACN 647 628 402



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ARBORICULTURAL IMPACT ASSESSMENT

SITE ADDRESS: 4 Auhl Road, Emerald, Vic. 3782

REPORT DATE: 15 June 2022

TREETEC REFERENCE: auhl0122hw_AIA.V2

PREPARED FOR:



PREPARED BY:



Diploma Horticulture (Arb)
03 8644 8005
admin@treetec.net.au

DOCUMENT SUMMARY

STAGE	REPORT REF	PURPOSE	VERSION	DATE
	auhl0122hw_AIA	Impact assessment	1	24/01/22
✓	auhl0122hw_AIA.V2	Impact assessment	2	15/06/22

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1 Introduction

1.1 Purpose

Treetec have been engaged to undertake an assessment of the tree population at, or in close proximity to, 4 Auhl Road, Emerald (the site).

The purpose of this report is to identify and assess development related impacts relating to assessed trees, and to provide a summary of the assessment herein.

1.2 Background

The proposed works involve vegetation removal and construction of a single storey, residential dwelling on site. Plans do not show locations or routes for underground services/utilities, however, these are also expected to be installed on site.

This version 2 report has been updated in response to the request for further information, issued by Cardinia Shire Council (see section 3.5 for clarification).

1.3 Scope

- Based on the current proposal, determine which trees on or near the site (the subject trees) may be impacted by the development
- Provide details on the subject trees including their species, amenity value, condition and dimensions
- Assess the impact the proposed development is likely to have on the subject trees
- Comment on defensible space requirements relating to the assessed trees
- Comment on measures likely to be required to enable the protection of subject trees proposed to be retained.

1.4 Method

- An arboricultural assessment was undertaken by [REDACTED] on 19 January 2022
- All observations were taken at ground level, using stage 1 of the Visual Tree Assessment (VTA) method (Mattheck and Breloer 1994)
- Tree dimensions and condition have been categorised in line with 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 and canopy width were estimated
- Only noteworthy trees that might be significantly impacted by the proposed works (regardless of property boundaries) are included in this report
- Environmental weeds, shrubs, dead trees and juvenile exotic trees of low amenity/retention value were not assessed individually
- Diameter at Breast Height (DBH) of trees in groups was based on the largest tree in the group
- Exact locations of all works have not been defined on plans, therefore, impacts are based on the information available as of the date this report was prepared

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

1.6 Documents viewed

- Proposed site plan. Project number- B0977. Dated- 02/05/2022. Prepared by- Swanbuild Homes.
- Request for further information (RFI), issued by- Cardinia Shire Council, Ref- T220293, Dated- 24 May 2022.

1.7 Planning scheme and applicable overlays

The site is covered by the Cardinia Planning Scheme and is zoned Low Density Residential Zone – Schedule 2 (LDR2).

Local law

(None specified)

Relevant planning overlays

- Vegetation Protection Overlay – Schedule 1 (VPO1)
- Bushfire Management Overlay (BMO)

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2 Findings

2.1 Site summary

The ~2662sqm site is an undeveloped rural block on an unsealed road. The site is densely vegetated with non-indigenous, and indigenous species.

The understorey is comprised of genera such as *Pteridium*, *Rubus*, *Goodenia*, *Platylobium*, and various grasses.

Mid storey supports small establishing trees such as *Acacia elata*, *Eucalyptus* sp., *Acacia dealbata*, *Pomaderris aspera*, and *Prostanthera lasianthos*.

Canopy cover is dominated by predominantly *Eucalyptus radiata*, *E. dives*, *E. macrorhyncha*, *E. obliqua*, and scattered smaller canopy trees such as *Acacia dealbata* and *A. elata*.

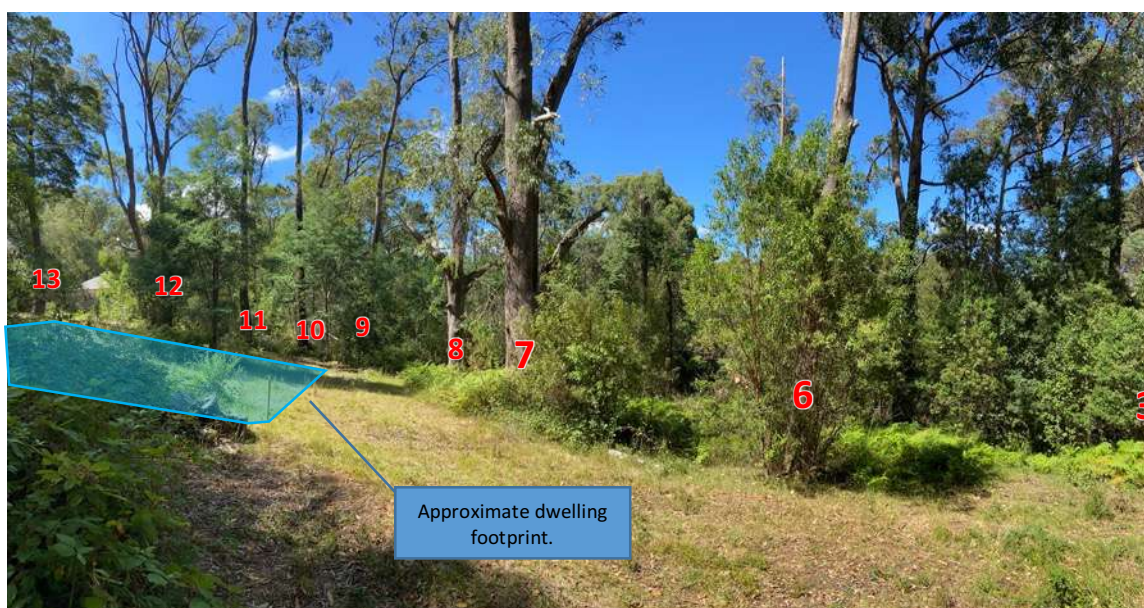


Plate 1 – Panoramic view of the area in front of the proposed dwelling.

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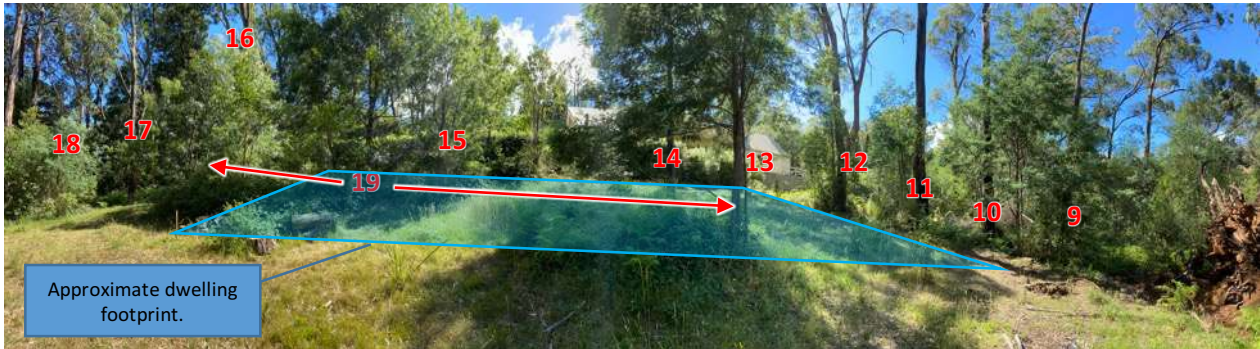


Plate 2 – Panoramic view of the area proposed for the dwelling (Tree group 19 visible from centre to left of frame).



Plate 3 – Existing access from Auhl Road (crossover works required to access site)



Plate 4 – Narrow access into the site (clearing required for suitable access)

2.2 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	Various natives (see notes)	N/A	Native	10	8	4	Good	Good	Juvenile	Low	Low	15 > 40	2.0	1.5
<p>Notes: Largest DBH of tree group. Left side of crossover (south west)- cluster of ~8 juvenile trees, <i>Acacia elata</i>, <i>Eucalyptus</i> sp., <i>Acacia dealbata</i>, <i>Pomaderris aspera</i>, and <i>Prostanthera lasianthos</i>.</p> <p>Impact assessment: High. Proposed to be removed to facilitate CFA access requirements.</p> <p>Recommendations: Remove all <i>Acacia elata</i>, retain any other native plants and trees not 'requiring' removal for the required 3.5m access clearance.</p>														
2	Various natives (see notes)	N/A	Native	10	8	4	Good	Good	Juvenile	Low	Low	15 > 40	2.0	1.5
<p>Notes: Largest DBH of tree group. Right side of crossover/driveway (north-east) cluster of ~15 juvenile trees, <i>Acacia elata</i>, <i>Acacia dealbata</i>, <i>Pomaderris aspera</i>, and <i>Prostanthera lasianthos</i>. Potential to be retained but may require removal for CFA access clearance along driveway.</p> <p>Impact assessment: High. Proposed to be removed to facilitate CFA access requirements.</p> <p>Recommendations: Remove all <i>Acacia elata</i>, retain any other native plants and trees not 'requiring' removal for the required 3.5m access clearance.</p>														
3	<i>Eucalyptus dives</i>	Broad-leaved Peppermint	Indigenous	27	13	5	Good	Fair	Juvenile / semi-mature	Medium	Medium	15 > 40	3.2	2.1
<p>Notes: ~2.0m from established access way. TPZ will be impacted.</p> <p>Impact assessment: High. Proposed to be removed to facilitate CFA access requirements.</p>														
4	<i>Eucalyptus macrorhyncha</i>	Red Stringybark	Indigenous	76	27	10	Poor / fair	Fair	Mature	High	Low	5 > 15	9.1	3.1
<p>Notes: Large trunk wound at base from stem failure. Slight lean due to canopy suppression from nearby Tree 5. Trunk wound is on the tension side. Some major deadwood.</p> <p>Impact assessment: High. Proposed to be removed to facilitate CFA access requirements.</p>														

TREE #	SPECIES	COMMON NAME	TYPE	DBH (CM)	HEIGHT (M)	SPREAD (M)	STRUCTURE	HEALTH	AGE	AMENITY VALUE	RETENTION VALUE	ULE (YRS)	TPZ (M)	SRZ (M)
5	<i>Eucalyptus obliqua</i>	Messmate Stringybark	Indigenous	76	27	9	Fair	Good	Mature	High	High	15 > 40	9.1	3.2
<p>Notes: Trunk seam (Helical/spiral crack – C. Mattheck) extending from ground up entire trunk into canopy - wraps around 180 degrees over entire length. Small opening at ~14m height. No obvious sign of structural weakness and unlikely to fail towards dwelling if failure did occur. Potential habitat tree long-term.</p> <p>Impact assessment: Low. Proposed driveway slightly impacts the TPZ, however, the majority of roots that would have colonised this area would be from Tree 4 which is proposed to be removed.</p> <p>Recommendations: Following clearing of approved vegetation and establishment the driveway alignment, erect protective fencing to isolate TPZ from site activities during construction.</p>														
6	<i>Eucalyptus radiata</i>	Narrow-leaved Peppermint	Indigenous	50	25	7	Good	Good	Semi-mature	Medium	Medium	>40	6.0	2.6
<p>Notes: Leaning towards driveway, away from dwelling footprint. ~8.0m from marker stakes. Canopy in contact with tree 4.</p> <p>Impact assessment: High. Proposed to be removed to facilitate CFA access and defensible space requirements (within driveway footprint). Other vegetation nearby is exempt due to 10/50 rule.</p>														
7	<i>Eucalyptus dives</i>	Broad-leaved Peppermint	Indigenous	106	30	16	Poor	Fair	Mature	High	Low	5 > 15	12.7	3.5
<p>Notes: Many stubs from branch/stem failures. Recent failed branch (still had green leaves) has evidence of termite activity. Further failures are likely. Close proximity to dwelling footprint.</p> <p>Impact assessment: High. Proposed to be removed to facilitate CFA access and defensible space requirements (within driveway footprint). Other vegetation nearby is exempt due to 10/50 rule.</p>														
8	<i>Eucalyptus dives</i>	Broad-leaved Peppermint	Indigenous	65	24	5	Poor	Poor	Semi-mature / mature	Low	Low	0	7.8	2.9
<p>Notes: Central stem is dead. Remaining live branches have developed as epicormic growth on failed stubs.</p> <p>Impact assessment: High. Proposed to be removed to facilitate CFA access and defensible space requirements (within driveway footprint). Other vegetation nearby is exempt due to 10/50 rule.</p>														
9	<i>Eucalyptus dives</i>	Broad-leaved Peppermint	Indigenous	49	29	7	Fair	Fair	Semi-mature	Medium	Medium	15 > 40	5.9	2.6
<p>Notes: Trunk wound on tension side of lean at ~10m height. Leaning away from dwelling but in close proximity.</p> <p>Impact assessment: High. Proposed to be removed for defensible space clearances. Other vegetation nearby is exempt due to 10/50 rule.</p>														

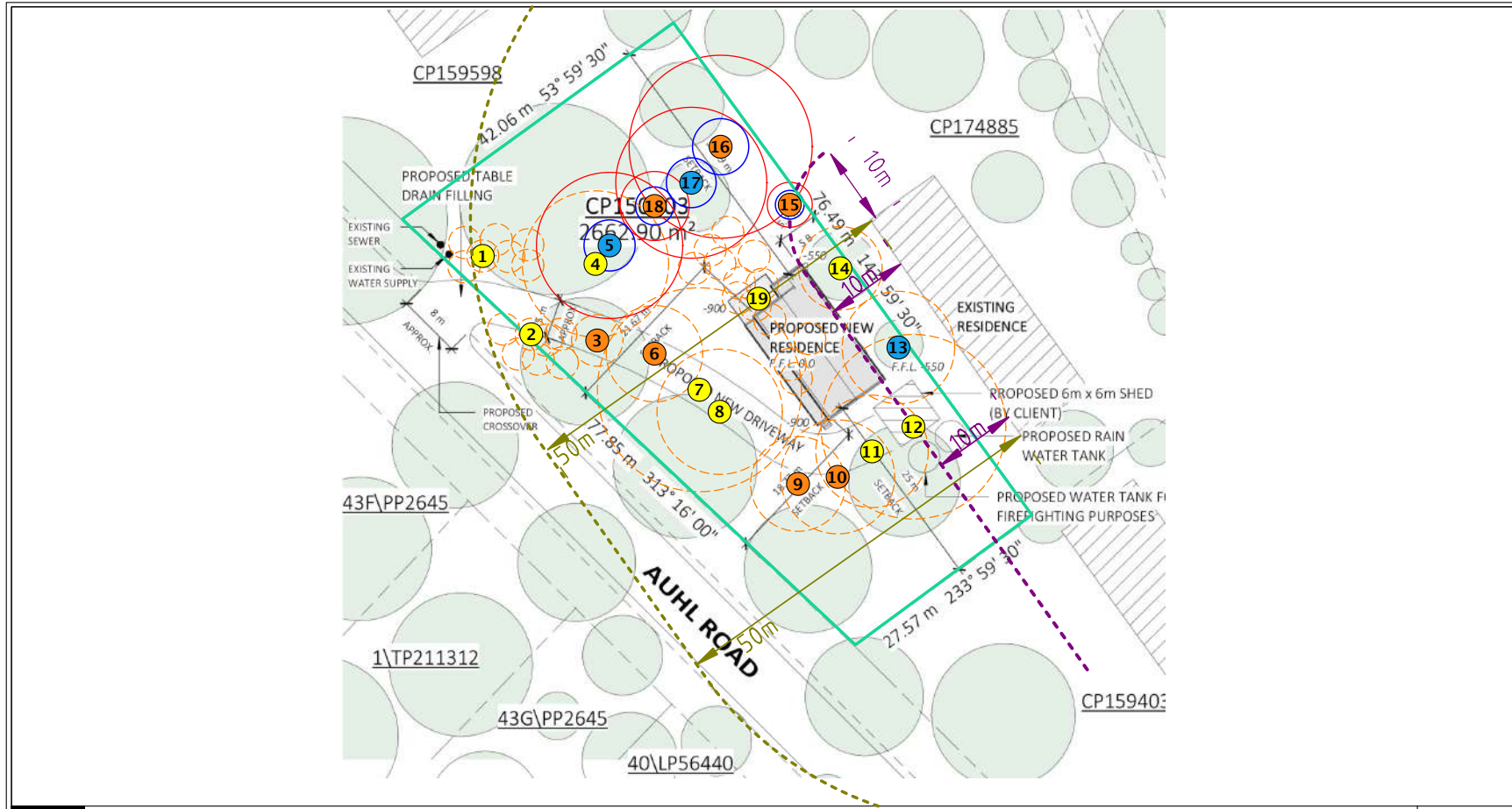
TREE #	SPECIES	COMMON NAME	TYPE	DBH (CM)	HEIGHT (M)	SPREAD (M)	STRUCTURE	HEALTH	AGE	AMENITY VALUE	RETENTION VALUE	ULE (YRS)	TPZ (M)	SRZ (M)
10	<i>Eucalyptus dives</i>	Broad-leaved Peppermint	Indigenous	59	30	9	Good	Good	Semi-mature / mature	Medium	Medium	15 > 40	7.1	2.8
Notes: Minor deadwood. Within close proximity to dwelling footprint.														
Impact assessment: High. Proposed to be removed for defensible space clearances. Other vegetation nearby is exempt due to 10/50 rule.														
11	<i>Eucalyptus radiata</i>	Narrow-leaved Peppermint	Indigenous	58	30	9	Fair	Poor	Semi-mature / mature	Medium	Low	15 > 40	7.0	2.8
Notes: Declining canopy. Multiple small branch failures. Within close proximity to dwelling footprint.														
Impact assessment: High. Proposed to be removed for defensible space clearances. Other vegetation nearby is exempt due to 10/50 rule.														
12	<i>Eucalyptus radiata</i>	Narrow-leaved Peppermint	Indigenous	96	30	15	Poor	Poor	Mature	Medium	Low	5 > 15	11.5	3.5
Notes: Declining canopy. Deadwood throughout. Mainly large stem and branch failures. Appears as though a codominant stem has failed at the base. Remaining stem leaning towards dwelling footprint. Whole tree failure is likely.														
Impact assessment: High. Proposed to be removed for defensible space clearances (within 10m of neighbouring dwelling – 10/50) Other vegetation nearby is exempt due to 10/50 rule.														
13	<i>Acacia melanoxylon</i>	Blackwood	Indigenous	58	18	8	Good	Good	Semi-mature / mature	High	High	>40	7.0	2.9
Notes: Proposed site cut 2.3m away (corner of dwelling area). Tree provides great shade over the proposed dwelling area. Unlikely to remain viable due to required site cut.														
Impact assessment: High. Proposed to be removed for defensible space clearances (within 10m of neighbouring dwelling – 10/50). Other vegetation nearby is exempt due to 10/50 rule.														
14	<i>Acacia dealbata</i>	Silver Wattle	Indigenous	43	19	9	Fair	Good	Mature	Medium	Low	5 > 15	5.2	2.6
Notes: Trunk wounds with borer activity, exuding sap.														
Impact assessment: High. Proposed to be removed for defensible space clearances (within 10m of neighbouring dwelling – 10/50). Other vegetation nearby is exempt due to 10/50 rule.														
15	<i>Eucalyptus dives</i>	Broad-leaved Peppermint	Indigenous	23	9	6	Good	Good	Juvenile	Low	Medium	>40	2.8	1.8
Notes: Good young tree. Will be High amenity value once mature.														
Impact assessment: Low. Proposed works are outside of the TPZ (within defensible space but small canopy well clear of dwelling). Other vegetation nearby is exempt due to 10/50 rule.														
Recommendations: Following clearing of approved vegetation, erect protective fencing to isolate TPZ from site activities during construction.														

TREE #	SPECIES	COMMON NAME	TYPE	DBH (CM)	HEIGHT (M)	SPREAD (M)	STRUCTURE	HEALTH	AGE	AMENITY VALUE	RETENTION VALUE	ULE (YRS)	TPZ (M)	SRZ (M)
16	<i>Eucalyptus dives</i>	Broad-leaved Peppermint	Indigenous	95	32	15	Fair / good	Fair	Mature	High	Medium	15 > 40	11.4	3.5
<p>Notes: Large failed branch suspended in stem closest to dwelling footprint. Neighbouring tree has failed from the base and is suspended in the canopy.</p> <p>Impact assessment: Low. Proposed works are outside of the TPZ. Well clear of dwelling footprint.</p> <p>Recommendations: Liaise with the neighbour regarding their failed tree which should be cleared from leaning into this tree as it poses a risk to the subject site.</p>														
17	<i>Eucalyptus dives</i>	Broad-leaved Peppermint	Indigenous	78	30	12	Poor / fair	Fair	Mature	Medium	Medium	5 > 15	9.4	3.1
<p>Notes: Declining canopy. History of branch failures. Numerous hollows. Well clear of dwelling footprint.</p> <p>Impact assessment: Low. Proposed works are outside of the TPZ. Well clear of dwelling footprint and appears outside of 19m clearance.</p>														
18	<i>Eucalyptus macrorhyncha</i>	Red Stringybark	Indigenous	36	13	5	Fair / good	Good	Juvenile	Low	Medium	>40	4.3	2.4
<p>Notes: Large dead branch from Tree 17 suspended in the canopy. Some deadwood epicormic growth. Mistletoe.</p> <p>Impact assessment: Low. Proposed works are outside of the TPZ. Well clear of dwelling footprint and appears outside of 19m clearance.</p> <p>Recommendations: Prune failed branch from canopy.</p>														
19	Various natives (see notes)	N/A	Native	20	9	5	Good	Good	Semi-mature / mature	Low	Low	15 > 40	2.4	1.8
<p>Notes: Cluster of ~15-20 juvenile trees growing within and near to the dwelling footprint. Largest DBH of tree group. <i>Acacia elata</i> x 6, <i>Acacia dealbata</i> x 4, <i>Pomaderris aspera</i> and <i>Prostanthera lasianthos</i> x ~10. Will require removal of cluster for dwelling footprint and bushfire clearances.</p> <p>Impact assessment: High. Proposed to be removed to clear building envelope (within defensible space). All 'other vegetation in this area is exempt due to 10/50 rule.</p>														

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2.3 Site plan



LEGEND					
Tree Number and Retention Value	<ul style="list-style-type: none"> # -High # -Medium # -Low 	<ul style="list-style-type: none"> Tree Protection Zone (TPZ) - to be retained Structural Root Zone (SRZ) Proposed for removal (Defendable space requirements) 	 Site boundary	 10m radius from neighbouring dwellings (Exempt trees - BMO - 10/50)	 50m radius from neighbouring dwellings (Exempt vegetation - BMO - 10/50)



SITE PLAN
4 Auhl Road
Emerald, Vic. 3782

Tree locations shown on plans provided do not align with tree locations on site. Trees have been plotted in approximate locations and impacts based on defendable space requirements rather than encroachments.

Date:
14/06/2022
Drawn to scale @ A3
(Not to print scale)
Treetec Ref:
auh10122hw_AIA.V2



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3 Discussion

3.1 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).

3.2 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.

3.3 Weed species

The site is densely vegetated with a variety of species; including a number of weeds listed in the schedule to the VPO. Throughout the site are large patches of Blackberry (*Rubus* sp.) which are overcoming native plants and grasses. A large portion of the trees on site are Cedar Wattle (*Acacia elata*) and although only a few are dominant canopy trees, there are many <6m in height that are emerging, which if allowed to grow will outcompete other establishing native trees.

Below is a simple comparison of the two dominant Acacia species on site. *Acacia elata* should be removed from the site entirely, and *Acacia dealbata* retained and protected.



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3.4 Defendable space and canopy separation

The Bushfire Management Plan that has been prepared for the site identifies a 19m (or property boundary, whichever is greater) defendable space. Under the requirements of the BMP, a number of trees will require removal to adhere to these requirements.

3.5 BMO – 10/50 rule (Clause 52.12)

Under the Victorian planning controls exists an exemption for clearing vegetation for bushfire protection (Clause 52.12). As a Bushfire Management Overlay (BMO) applies to the site, and neighbouring properties, the 10/50 rule is applicable. It is understood that the rule applies to neighbouring dwellings, and therefore, trees within 10m of the neighbouring dwelling and other vegetation within 50m of the neighbouring dwelling are exempt from the VPO permit requirements.

These radii (10m/50m) have been included on the site plan and cover the ‘other vegetation’ within the 19m defendable space (described in section 2.1 – site summary), that has not been individually assessed within this report.

4 Conclusion

The arboricultural assessment undertaken at 4 Auhl Road, Emerald comprised 19 trees (including 3 groups).

With the exception of *Acacia elata*, all of the vegetation assessed are indigenous to the area. Descriptors for tree values are provided in the appendix.

The table below shows the retention values of the trees assessed and the likely impacts resulting from the proposed development/defendable space requirements.

Tree Summary		Impact assessment	
		Retain and protect (well clear of works and adequate canopy clearance).	Proposed to be removed (Lower value and/or within works footprint. May be problematic to retain, or does not comply with defendable space requirements.).
Retention Value	Low	-	Group 1, 2, and 19. Trees 4, 7, 8, 11, 12 and 14
	Medium	Trees 15, 16, and 18	Trees 3, 6, 9 and 10
	High	Tree 5 and 17	Tree 13

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5 Recommendations

Driveway – If practicable (considering CFA requirements) construct the required driveway on-grade to minimise disturbance of root systems. Consider proposed materials and the potential for roots to influence the driveway over time.

Weeds- Remove all Cedar Wattle (*Acacia elata*) and Blackberry (*Rubus* sp.) from the site using approved methods of control (poisoning well in advance of physical removal would be ideal if chemical use is permitted). Grants may be available to assist with controlling weeds.

General/other works - Design of any underground services/utilities (Mains water, storm water, electricity, gas, data etc.) and landscaping should be cognisant of root protection. Do not excavate within close proximity to substantial trees to be retained as this will result in root severance and may de-stabilise trees, or cause premature decline.

Habitat – To minimise the loss of tree hollows, consider retaining larger trees that may, or do, contain hollows. Reduce these trees to a height that will avoid impacts to structures and other targets if a failure were to occur. Establish garden beds below to minimise use of the area.

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6 References

Department of Environment, Land, Water and Planning. VicPlan, Accessed January 2022, 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

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

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**.
7. All, or any part of the contents of this report, or any copy thereof, shall not be used for any purpose by anyone but the person to whom it is addressed, without the written consent of **Treetec**.
8. This report shall not be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales or other media, without the written consent of **Treetec**.
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.

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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)
AMENITY VALUE	Provides a summary of the general condition and also the overall significance contributed to the landscape (Visual appeal). Factors include; physical condition (health, structure, form), age, size, and species. Trees may possess one or more of the attributes listed.
Low:	Small common species, poor health and structure, insignificant in relation to the local landscape, environmental weed.
Medium:	Moderate size, fair health and/or structure, somewhat significant in relation to the local landscape, prominent location.
High:	Large size, good health and structure, significant in relation to the local landscape, prominent location.
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.
CALLUS	Tissue that forms over a cut or damaged plant surface immediately after wounding, usually followed by Cork (<i>woundwood</i>). Wounds include pruning cuts and the site of branch failures, etc.
CANKER	Localised dead areas in the bark or wood, primarily caused by fungal pathogens which kill the living tissue causing dysfunction.

CANOPY SPREAD	Overall size of the canopy as looking from a plan view. Recorded at the widest point.								
CO-DOMINANT 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 (varying in size). <ul style="list-style-type: none"> • 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 (also see coppice)	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. <table border="1" style="width: 100%; margin-top: 10px;"> <tr> <td>Dead:</td> <td>Cessation or near cessation of all metabolic processes.</td> </tr> <tr> <td>Poor:</td> <td>Indicating symptoms of extreme stress such as minimal foliage, or extensively damaged leaves from pests and diseases. Death probable if condition of tree deteriorates.</td> </tr> <tr> <td>Fair:</td> <td>Some minor deadwood or terminal dieback indicating a stressed condition. Minor leaf damage from pests.</td> </tr> <tr> <td>Good:</td> <td>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</td> </tr> </table>	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
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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.								
IMPACT ASSESSMENT	An assessment of adverse impact the proposed works are likely to have on a tree or tree group. May be short or long term; usually judged on the likely reduction in ULE directly attributable to the works. Impact usually relates to the level of TPZ encroachment, but also factors the type of impact. One or more factors may apply. <table border="1" style="width: 100%; margin-top: 10px;"> <tr> <td>Low:</td> <td>Proposed works are outside of the TPZ and impacts are likely to be nil. Or, minor damage may occur such as; smaller roots may be damaged or a small area of canopy pruned. Unlikely to significantly impact tree health, form, or ULE.</td> </tr> </table>	Low:	Proposed works are outside of the TPZ and impacts are likely to be nil. Or, minor damage may occur such as; smaller roots may be damaged or a small area of canopy pruned. Unlikely to significantly impact tree health, form, or ULE.						
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Moderate:	Direct (physical wounding), or indirect (environmental impacts) are possible, root damage may occur, canopy pruning likely, and an occurrence will reduce the ULE.
High:	Tree/s likely to be lost in the medium or short term, or adversely impacted so that tree health, and therefore, ULE are significantly reduced, or the tree will become unstable and/or present an unacceptable level of risk.
Proposed to be removed:	Trees that are within the footprint of works and proposed to be removed by the client, or are not viable to retain due to the factors listed in the conclusions of this report. Trees proposed for removal are not always required to be removed.
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.

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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'.

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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

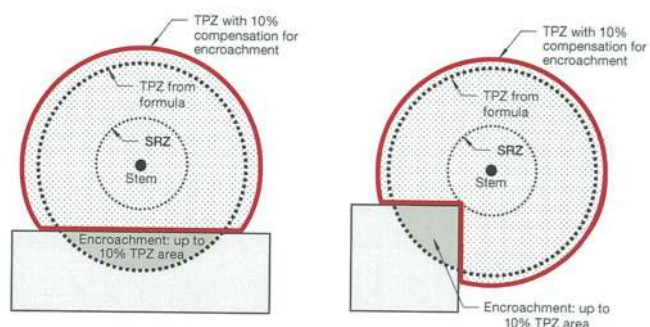
In accordance with *Australian Standard 4970-2009 (Protection of trees on development sites)* encroachment and TPZ variations is determined as per below.

General

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

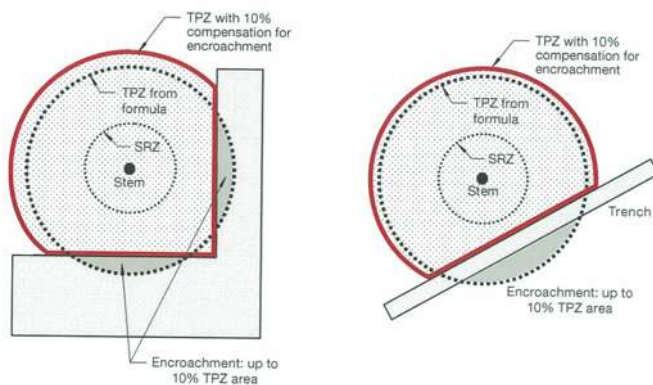
Minor encroachment

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.

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7.5 Protection of retained trees

Establishment of Tree Protection Zones

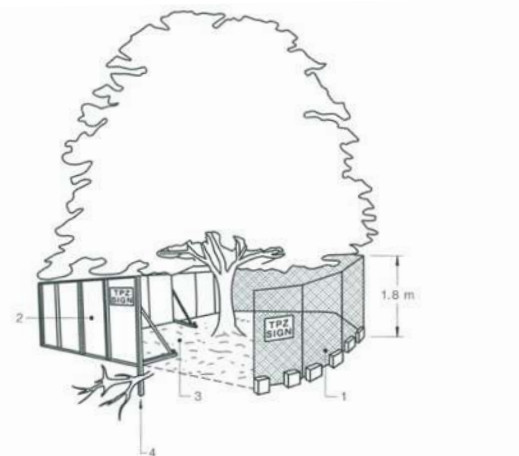
The tree protection zone (TPZ) is the principal means of protecting trees on development sites. Usually fencing will delineate the Tree Protection Zones (TPZ) as defined by *AS 4970-2009 Protection of trees on development sites*.

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.



LEGEND:
 1 Chain wire mesh panels with shade cloth (if required) attached, held in place with concrete feet.
 2 Alternative plywood or wooden paling fence panels. This fencing material also prevents building materials or soil entering the TPZ.
 3 Mulch installation across surface of TPZ (at the discretion of the project arborist). No excavation, construction activity, grade changes, surface treatment or storage of materials of any kind is permitted within the TPZ.
 4 Bracing is permissible within the TPZ. Installation of supports should avoid damaging roots.

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.

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

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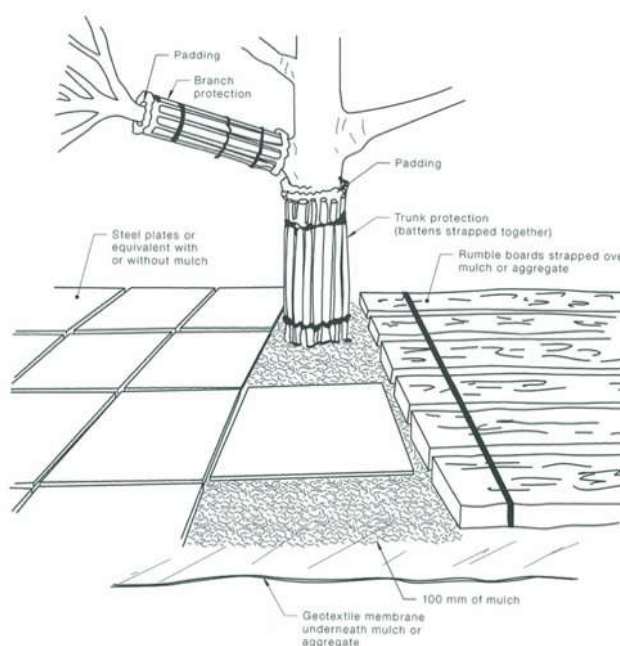
Alternative protection measures

If temporary access to the TPZ is required, protection for the trunk, branches or ground may be required. The materials and positioning of protection will be specified by the project arborist.

For temporary foot traffic through the TPZ, this may be facilitated using sheets of heavy plywood or similar material; this should not be considered a long term solution.

For machinery access within the TPZ, ground protection should be utilised to prevent root damage and soil compaction. Measures may include a permeable membrane such as geotextile fabric beneath a layer of mulch, or crushed rock below rumble boards or HPDE track mats. These measures may also be applied to root zones beyond the TPZ.

Where roots within the TPZ are exposed during approved works, temporary root protection should be installed to prevent them drying out. This may include jute mesh or hessian sheeting as multiple layers over any exposed roots and the excavated soil profile, extending to the full depth of the root zone. Root protection sheeting should be pegged in place and kept moist at all times.



NOTES:

- 1 For trunk and branch protection use boards and padding that will prevent damage to bark. Boards are to be strapped to trees, not nailed or screwed.
- 2 Rumble boards should be of a suitable thickness to prevent soil compaction and root damage.

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

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7.6 Photographs



Group 1



Group 2

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Tree 3



Tree 4



Tree 5



Tree 6



Tree 7



Tree 8



Tree 9



Tree 10



Tree 11



Tree 12





Tree 13



Tree 14



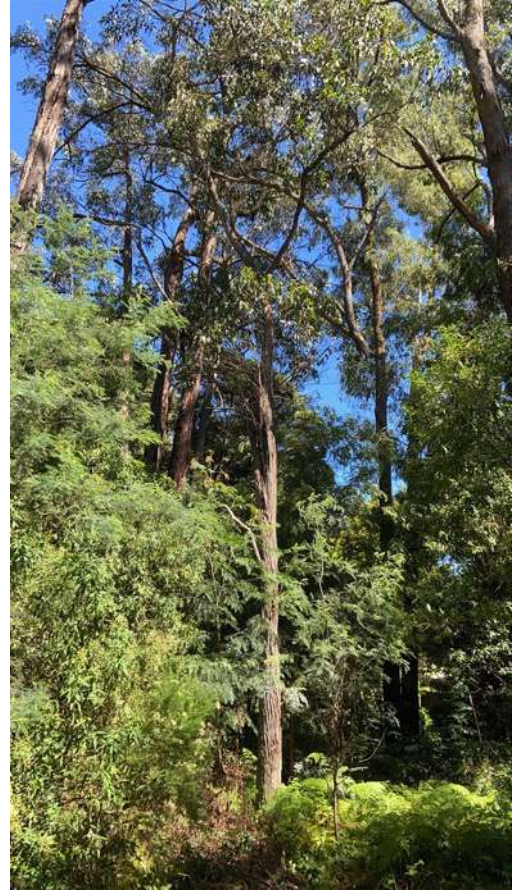
Tree 15



Tree 16



Tree 17



Tree 18



Group 19

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BUILDERS NOTES:

FLOOR LEVEL

PROPOSED FLOOR LEVEL IS NOMINATED ON PROPOSED SITE PLAN

FOOTING DESIGN

A SOIL TEST IS TO BE CARRIED OUT BY OWNER OR BUILDER. SHOULD THERE BE ANY EVIDENCE OF FILL DURING EXCAVATION NOTIFY ENGINEER. REFER TO FOOTING OR SLAB DESIGN BY ENGINEER FOR DETAILS OF CONCRETE FLOORS & FOOTINGS.

JOINERY

DETAILS OF JOINERY ARE TO BE PROVIDED BY CLIENT AT AN APPROPRIATE BUILDING STAGE. REFER TO DETAILS BY JOINERY FABRICATOR.

CARPENTRY

GENERALLY ALL DOORS SHALL BE 820 x 2040 UNLESS NOTED OTHER WISE ON PLANS. WC DOORS SHALL BE 720 x 2040. C.S DENOTES A CAVITY SLIDING DOOR. ALL TIMBER FRAMING, TIE DOWNS & BRACING SHALL COMPLY WITH AS 1684.

SANITARY COMPARTMENTS (WC'S & ENSUITES) SHALL COMPLY WITH THE B.C.A. WHICH STATES ALL SANITARY COMPARTMENTS MUST HAVE A MINIMUM DIMENSION OF 1200 mm FROM THE CLOSEST POINT OF THE TOILET TO THE NEAREST PART OF THE DOOR. IF THIS IS NOT THE CASE THEN THE DOOR MUST

- A. OPEN OUTWARDS. OR
- B. SLIDE. OR
- C. THE DOOR SHALL BE READILY REMOVED FROM THE OUTSIDE BY REMOVABLE HINGES.

SKIRTING, ARCHITRAVE'S & CORNICES

REFER TO BUILDER SPECIFICATIONS FOR TYPE AND SIZES.

WINDOWS

WINDOW SIZES NOMINATED ARE NOMINAL ONLY. ACTUAL SIZE MAY VARY ACCORDING TO SELECTED MANUFACTURER. A 18 15 WINDOW NOMINATED ON THE FLOOR PLAN REPRESENTS A WINDOW 1800 HIGH x 1500 WIDE. A SLIDING DOOR NOMINATED AS A 2118SGD REPRESENTS A 2100 HIGH x 1800 WIDE SLIDING GLASS DOOR. A WINDOW NOMINATED ON THE FLOOR PLAN WITH 'OBS' REPRESENTS AN OBSCURED GLAZED WINDOW. A WINDOW NOMINATED WITH 'F' REPRESENTS A FIXED WINDOW. A WINDOW NOMINATED 'DG' REPRESENTS A DOUBLE GLAZED WINDOW. A WINDOW NOMINATED 'DH' REPRESENTS A DOUBLE HUNG WINDOW. A WINDOW NOMINATED 'A' REPRESENTS A AWNING WINDOW. A WINDOW NOMINATED 'C' REPRESENTS A CASEMENT WINDOW. SAFETY GLAZING TO AREAS REQUIRED. ALL GLAZING IS TO BE SELECTED AND INSTALLED IN ACCORDANCE WITH A.S 1288 & A.S 2047.

DRAINS & TRENCHING

TRENCHES THAT CONTAIN PLUMBING ETC. SHOULD RUN PARALLEL TO THE MAIN FOOTING OF THE RESIDENCE. THESE TRENCHES SHOULD BE LOCATED SO THAT THE HORIZONTAL DISTANCE FROM THE FOOTING IS GREATER OR EQUAL TO THE TRENCHES DEPTH.

SMOKE DETECTORS

SMOKE DETECTORS SHALL BE INSTALLED TO AS 3786. ALL SMOKE DETECTORS TO BE INTERCONNECTED & HARDWIRED TO MAINS POWER AND LOCATED BETWEEN LIVING & SLEEPING AREAS REFER TO THE FLOOR PLAN FOR NUMBER AND LOCATION.

GENERAL NOTES

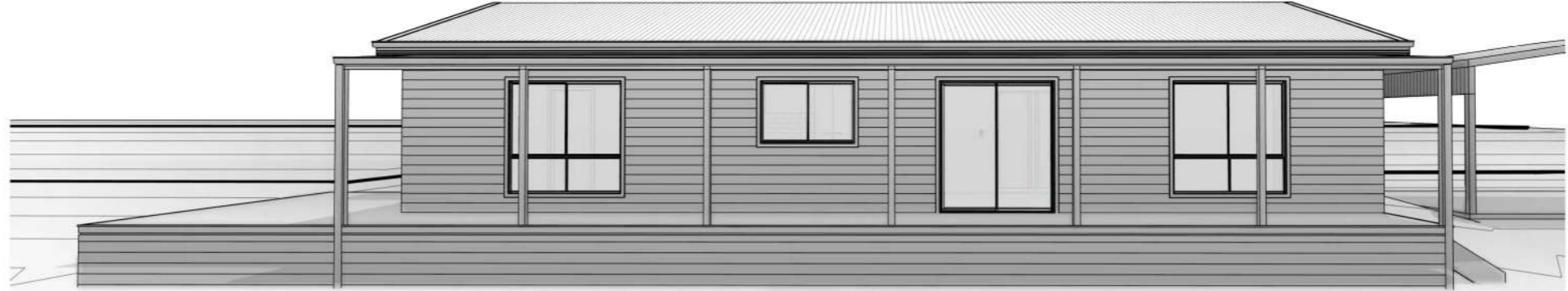
THE BUILDER SHALL TAKE ALL STEPS NECESSARY TO ENSURE THE STABILITY AND GENERAL WATER TIGHTNESS OF ALL NEW AND OR EXISTING STRUCTURES DURING BUILDING WORKS. THE BUILDER AND SUBCONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS, LEVELS AND SPECIFICATIONS AND ANY OTHER RELEVANT DOCUMENTATION PRIOR TO THE COMMENCEMENT OF ANY WORKS.

REPORT ALL DISCREPANCIES TO SWANBUILD FOR CLARIFICATION.

THE BUILDER AND SUBCONTRACTORS SHALL ENSURE THAT ALL STORM WATER DRAINS, SEWER PIPES AND THE LIKE ARE LOCATED AT A SUFFICIENT DISTANCE FROM ANY FOOTINGS ETC. SO AS TO PREVENT GENERAL MOISTURE PENETRATION, DAMPNES, WEAKENING AND UNDERMINING OF ANY BUILDING WORKS.

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PLANNING DRAWINGS SET	
SHEET NO.	DWG TITLE
01	COVER SHEET
02	EXISTING SITE PLAN
03	PROPOSED SITE PLAN
03-A	SITE ENLARGEMENT
04	FLOOR PLAN
04-A	CARPORT & SHED DETAILS
05	ELEVATIONS EAST & WEST
06	ELEVATIONS NORTH & SOUTH
07	PERSPECTIVE VIEWS

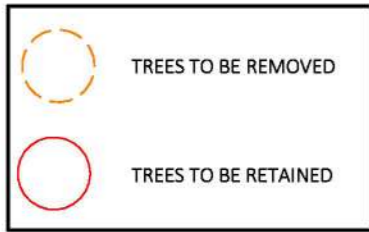


Head Office & Factory: 212-214 Karinie Street, Swan Hill VIC 3585
Phone 03 5036 0000 or 1800 008 024

Project Title PROPOSED NEW RESIDENCE		Revision		Current Revision: H
Client	[REDACTED]	DESCRIPTION	DATE	ISSUED
Address	4 AUHL ROAD, EMERALD VICTORIA 3782	A ENERGY REPORT	18/05/22	C Y
		B ENGINEERS REPORT	20/06/22	A K
Project No.	B0977	C VARIATION 1	10/07/22	N G
		D RFI	03/10/22	M R
Client Approval	BLACKWOOD 2 AMENDED	E PRODUCTION CHANGE	08/11/22	N G
		F RFI - BP	09/01/23	J M
		G CLIENT CHANGE	31/01/23	N G
		H CLIENT CHANGE	14/02/23	NG

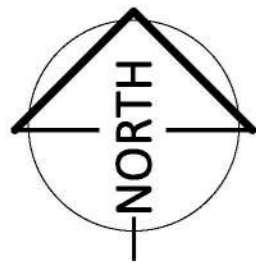
PLANNING DRAWINGS (ISSUED) 1/11/2024 12:27:07 PM

BAL 40 REQUIREMENTS
REFER TO PROPOSED
SITE PLAN FOR DETAILS



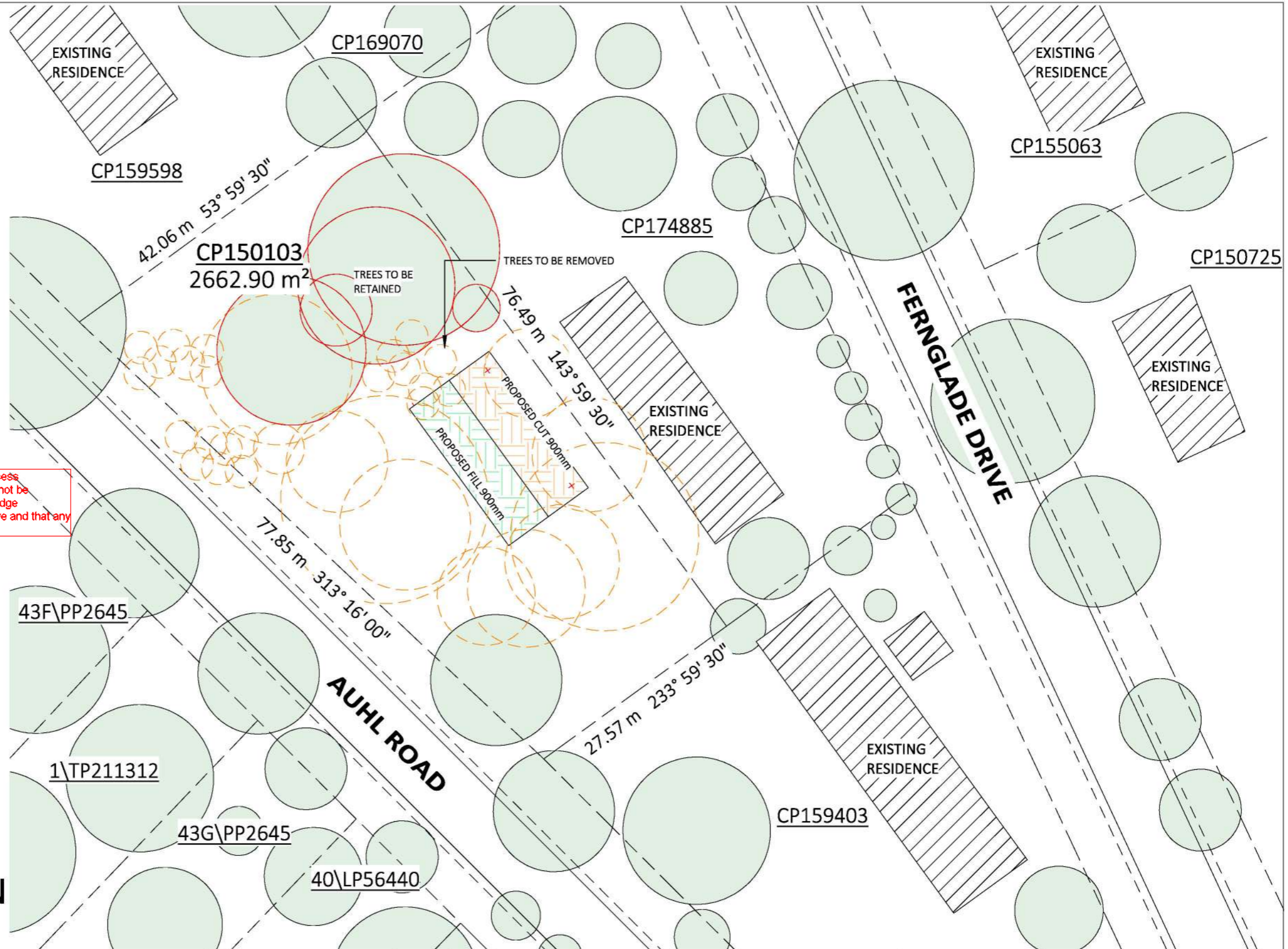
REFER TO ARBORIST REPORT
FOR CLARIFICATION OF
TREE REMOVAL PLAN

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EXISTING SITE PLAN

1 : 500



	Head Office & Factory: 212-214 Karine Street, Swan Hill VIC 3585 Phone 03 5036 0000 or 1800 008 024 Lic: Vic DB-U3234, N.S.W. 8932C ABN: 64 753 985 826 © Swanbuild	© COPYRIGHT These drawings are subject to copyright. Reproduction in whole or part is forbidden without written consent from Swanbuild All works finished as per contract & variation documents Figured dimensions take precedence over scaled dimensions DO NOT SCALE OFF DRAWING	DESCRIPTION D RFI	DATE 03/10/22	ISSUED M R	Project: PROPOSED NEW RESIDENCE Series: BLACKWOOD 2 AMENDED Scale: As indicated Client Manager: Drawn W S Project Manager: Checked By: J L - 11/07/22 Approved By: J P - 18/07/22	Drawing: EXISTING SITE PLAN Address: 4 AUHL ROAD, EMERALD VICTORIA 3782 Revision: D 1/11/2024 12:27:08 PM Project No. B0977 Sheet No. 02 OF 22
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PLANNING DRAWINGS (ISSUED)

BIM 360://Zadow T.Zadow, T.nt

STORMWATER
 90 mm Ø CLASS 6 UPVC STORM WATER LINE LAID TO A MINIMUM OF 1:100 AND CONNECTED TO THE LEGAL POINT OF DISCHARGE TO LOCAL AUTHORITIES REQUIREMENTS. PROVIDE INSPECTION OPENINGS AT 9000mm CTS AND AT EACH CHANGE OF DIRECTION. THE COVER TO UNDER GROUND 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

STORMWATER DRAINAGE TO COMPLY WITH AS/NZS 3500.3. LAYOUT SHOWN IS DIAGRAMATIC ONLY. BUILDER OR PLUMBER TO MODIFY LAYOUT PROVIDING DRAINAGE COMPLIES WITH AUSTRALIAN STANDARDS AND LOCAL AUTHORITIES REQUIREMENTS.

ENERGY RATING REQUIREMENTS:

UNLESS PERMITTED OTHERWISE, CLASS ONE BUILDINGS SHALL REACH A 6 STAR ENERGY RATING. 6 STAR RATED DESIGNS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STAMPED APPROVED PLANS AS PROVIDED BY THE ACCREDITED ENERGY RATER WITHOUT ALTERATION.

IN ORDER TO ACHIEVE A 6 STAR RATING, BUILDER IS TO:

- PROVIDE R2.5 INSULATION TO EXTERNAL WALLS.
- PROVIDE R4.0 INSULATION TO CEILINGS.
- WEATHERSTRIP EXTERNAL DOORS.
- SEAL GAPS & CRACKS
- EXHAUST FANS TO BE FITTED WITH "DRAFT STOPPA" OR APPROVED SIMILAR SEALING DEVICE.
- WINDOW SIZE, OPERATION, GLAZING TYPE AND MANUFACTURER (IF SPECIFIED) TO BE AS PER WINDOW SCHEDULE. ALL WINDOWS TO BE FITTED WITH WEATHER SEALS TO OPENABLE WINDOW SASHES.
- A MINIMUM 2000 LITRE RAINWATER TANK FILLED FROM A ROOF AREA NO LESS THAN 50m² CONNECTED TO WC'S FOR FLUSHING OR AN APPROVED SOLAR OR HEAT PUMP HOT WATER SERVICE TO BE PROVIDED AT A COST TO THE CLIENT.

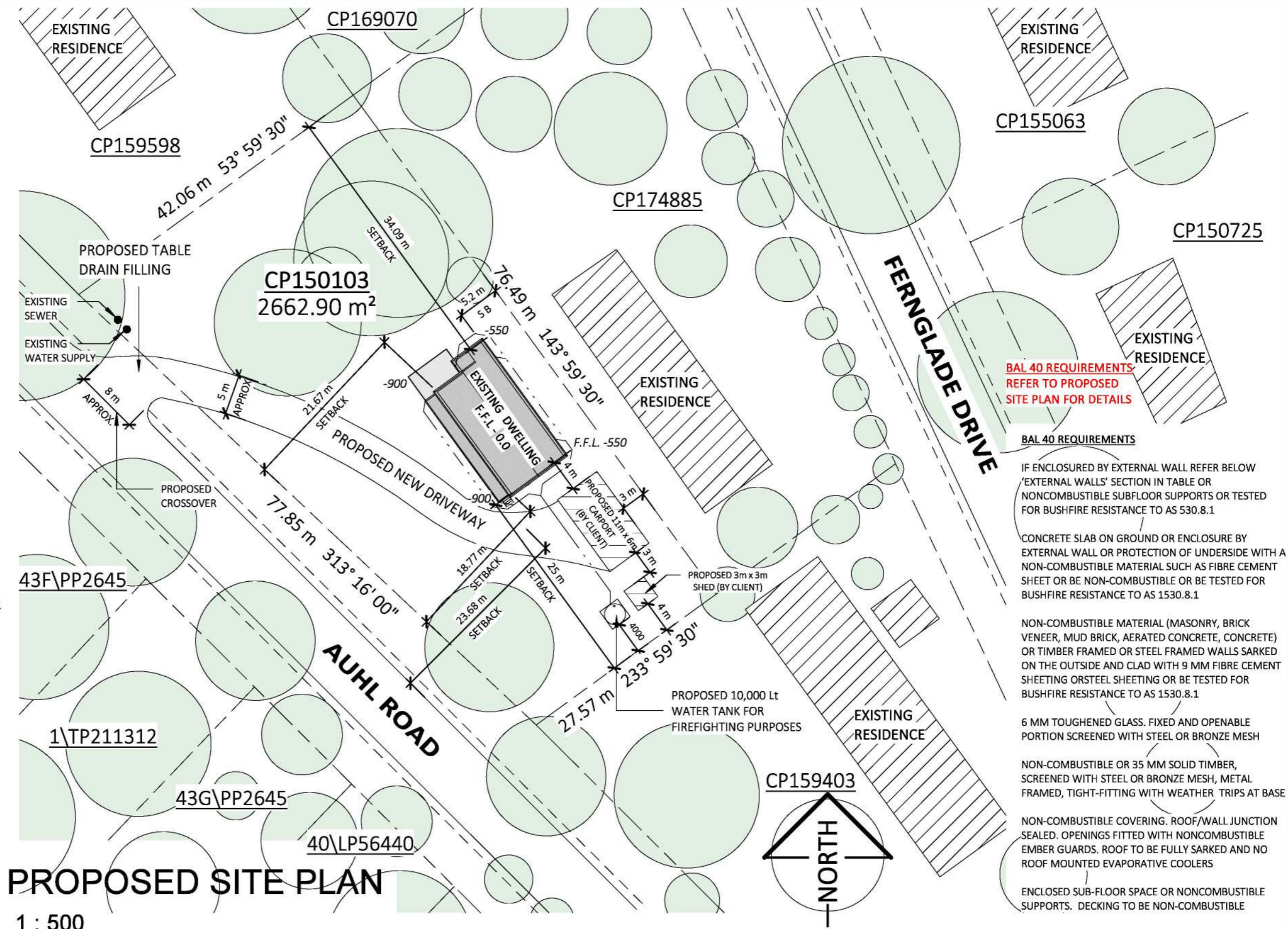
GAPS & CRACKS:

BUILDER TO PROVIDE A CONTINUOUS IMPERMEABLE BARRIER WITH THE DOUBLE SIDED SISALATION FOIL. PAY PARTICULAR ATTENTION TO:

- 1) TAPING JOINS AND AROUND PENETRATIONS (SUCH AS PLUMBING SERVICES).
- 2) ENSURE THAT THE MATERIAL COVERS THE GAP BETWEEN STUDS AND DOOR AND WINDOW FRAMES. IF FLASHING ATTACHES TO WINDOW FRAMES, FLASHING SHOULD BE TAPED OVER SISALATION FOIL.

SETOUT NOTE:

BUILDER TO ENSURE AT SETOUT STAGE THAT ALL DIMENSIONS (SPECIFICALLY SETBACKS FROM BOUNDARIES) ARE CORRECT PRIOR TO EXCAVATION AND ORDERING OF MATERIALS. REPORT ANY DISCREPANCIES TO SWANBUILD IMMEDIATELY



PROPOSED SITE PLAN
 1 : 500

BAL 40 REQUIREMENTS
 REFER TO PROPOSED SITE PLAN FOR DETAILS

BAL 40 REQUIREMENTS
 IF ENCLOSED BY EXTERNAL WALL REFER BELOW 'EXTERNAL WALLS' SECTION IN TABLE OR NONCOMBUSTIBLE SUBFLOOR SUPPORTS OR TESTED FOR BUSHFIRE RESISTANCE TO AS 530.8.1

CONCRETE SLAB ON GROUND OR ENCLOSURE BY EXTERNAL WALL OR PROTECTION OF UNDERSIDE WITH A NON-COMBUSTIBLE MATERIAL SUCH AS FIBRE CEMENT SHEET OR BE NON-COMBUSTIBLE OR BE TESTED FOR BUSHFIRE RESISTANCE TO AS 1530.8.1

NON-COMBUSTIBLE MATERIAL (MASONRY, BRICK VENEER, MUD BRICK, AERATED CONCRETE, CONCRETE) OR TIMBER FRAMED OR STEEL FRAMED WALLS SARKED ON THE OUTSIDE AND CLAD WITH 9 MM FIBRE CEMENT SHEETING OR STEEL SHEETING OR BE TESTED FOR BUSHFIRE RESISTANCE TO AS 1530.8.1

6 MM TOUGHENED GLASS. FIXED AND OPENABLE PORTION SCREENED WITH STEEL OR BRONZE MESH

NON-COMBUSTIBLE OR 35 MM SOLID TIMBER, SCREENED WITH STEEL OR BRONZE MESH, METAL FRAMED, TIGHT-FITTING WITH WEATHER TRIPS AT BASE

NON-COMBUSTIBLE COVERING. ROOF/WALL JUNCTION SEALED. OPENINGS FITTED WITH NONCOMBUSTIBLE EMBER GUARDS. ROOF TO BE FULLY SARKED AND NO ROOF MOUNTED EVAPORATIVE COOLERS

ENCLOSED SUB-FLOOR SPACE OR NONCOMBUSTIBLE SUPPORTS. DECKING TO BE NON-COMBUSTIBLE

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DESCRIPTION	DATE	ISSUED
A ENERGY REPORT	18/05/22	C Y
D RFI	03/10/22	M R
F RFI - BP	09/01/23	J M

Project: PROPOSED NEW RESIDENCE	Client Manager:
Series: BLACKWOOD 2 AMENDED	Project Manager:
Scale: 1 : 500	Checked By: JL - 11/07/22
Drawn: WS	Approved By: J P - 18/07/22

Drawing: PROPOSED SITE PLAN	
Address: 4 AUHL ROAD, EMERALD VICTORIA 3782	
Revision: F	1/11/2024 12:27:08 PM
Project No. B0977	Sheet No. 03 OF 22

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PROPOSED NEW RESIDENCE

Project title

BLACKWOOD 2 AMENDED

Series:

Client

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Address

SITE ENLARGEMENT

Drawing title

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Client Manager:

Project Manager:

Revision: Drawn W S

Sheet No. 03-A OF 22

Scale: 1 : 200

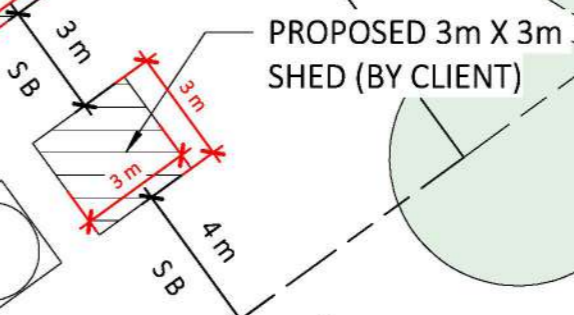
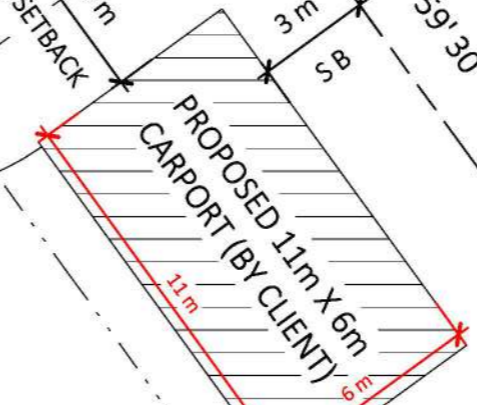
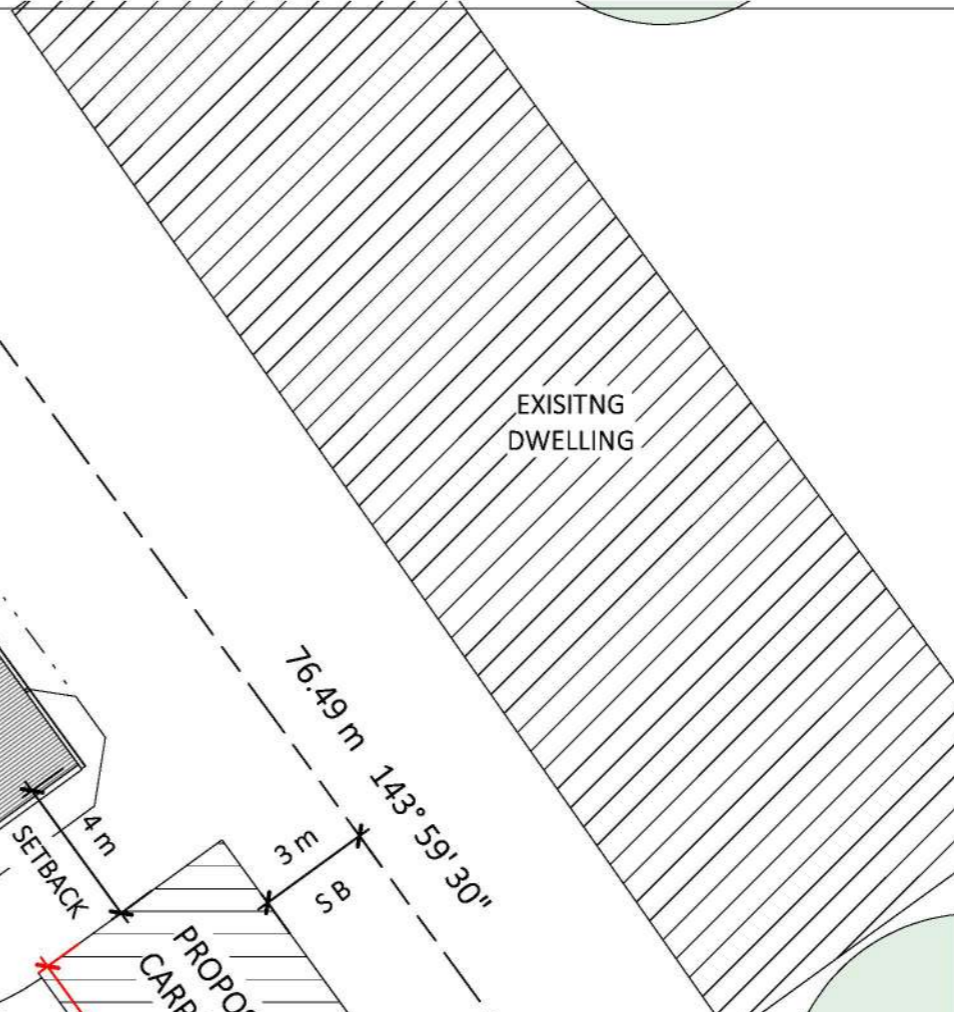
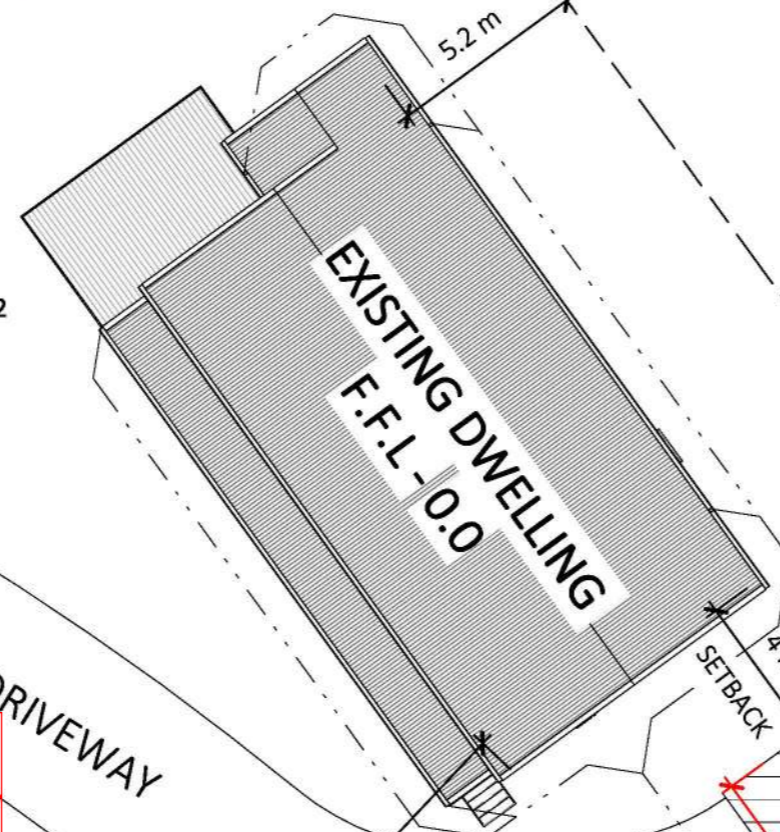
Project No. B0977

Client Approved: -

Date: -

DESCRIPTION	DATE	ISSUED

CP150103
2662.90 m²

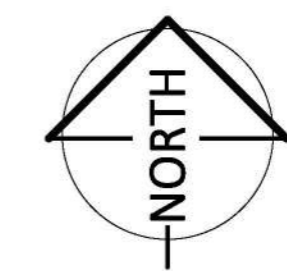


PROPOSED 10,000 Lt WATER TANK FOR FIREFIGHTING PURPOSES

PROPOSED NEW DRIVEWAY

AUHL ROAD

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SITE ENLARGEMENT

1 : 200

PLANNING DRAWINGS (ISSUED)

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SMARTROBE SYSTEM		
TYPE	STUD OPENING	WIDTH
2/ 620	1265	1260
2/ 620	1265	1260
3/ 620	1865	1860

KEYNOTE LEGEND	
0.9 x 0.9 SHWR	0.9m x 0.9m SHOWER
BR	BROOM CUPBOARD
BT 1650	1650mm BATH TUB
DP	DOWNPIPE
DW	DISH WASHER
HP	HOT PLATE
OHC	OVERHEAD CUPBOARD
OV	OVEN
PTRY	PANTRY
REF	REFRIGERATOR
RH	RANGE HOOD
SNK	SINK
SU	SHELVING UNIT
T	TROUGH
V750	750mm WIDE VANITY UNIT
V900	900mm WIDE VANITY UNIT
WM	WASHING MACHINE

BRACING REQUIREMENTS

WALLS - SOUTH-WEST - NORTH-EAST DIRECTION (INTERNAL & EXTERNAL)

PROVIDE 6mm OS PLY BRACE (3.4kN/m CAPACITY) TO ALL WALLS

WALL - NORTH-WEST - SOUTH-EAST DIRECTION

EXTERNAL WALLS

PROVIDE 6mm OS PLY BRACE TO ALL MODULE EXTERNAL WALLS (3.4kN/m CAPACITY)

INTERNAL WALLS

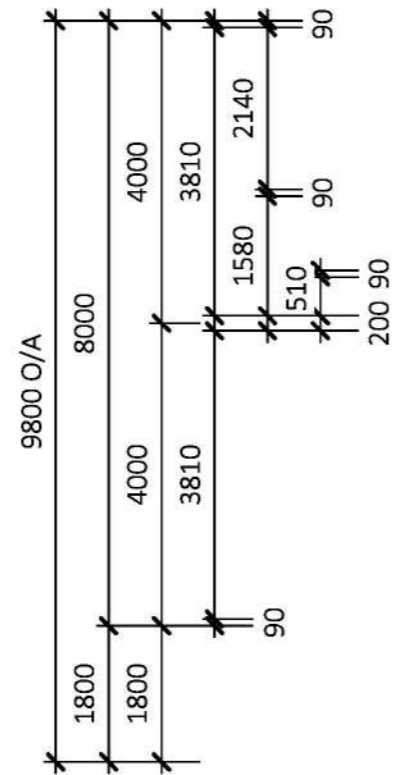
PROVIDE METAL ANGLE BRACING TO ALL AVAILABLE INTERNAL WALLS OF LENGTH 1800-2700mm (0.80kN/m CAPACITY)

AREA	m ²	SQ'S	LOCATION
LIVING AREA	132.0 m ²	14.2	LIVING
LIVING TOTAL	132.0 m ²	14.2	
VERANDAH AREA	49.0 m ²	5.3	OUTDOOR
OUTDOOR	49.0 m ²	5.3	
TOTAL	181.0 m ²	19.5	

STAIRS TO COMPLY WITH BCA 3.9.1.3 & 3.9.1.4

a) RISERS (R) TO BE BETWEEN 115mm & 190mm
 b) GOINGS (G) TO BE BETWEEN 240mm & 355mm
 c) R2 + G BETWEEN 550mm & 700mm
 d) NO OPENING ARE TO PERMIT A SPHERE WITH A MAXIMUM DIAMETER OF 125mm TO PASS THROUGH
 e) A CONTINUOUS, UNOBSTRUCTED HANDRAIL LOCATED ALONG AT LEAST ONE SIDE OF ALL STAIRS THAT PROVIDE A CHANGE IN FLOOR LEVEL OF AT LEAST 1m, AT A HEIGHT OF AT LEAST 865mm ABOVE THE STAIR NOSINGS
 f) STAIRS SHOULD HAVE A SLIP RESISTANCE CLASSIFICATION AS BELOW

APPLICATION	SITE CONDITION	
	DRY	WET
TREAD OR LANDING SURFACE	P3 OR R10	P4 OR R11
NOSING OR LANDING EDGE STRIP	P3	P4



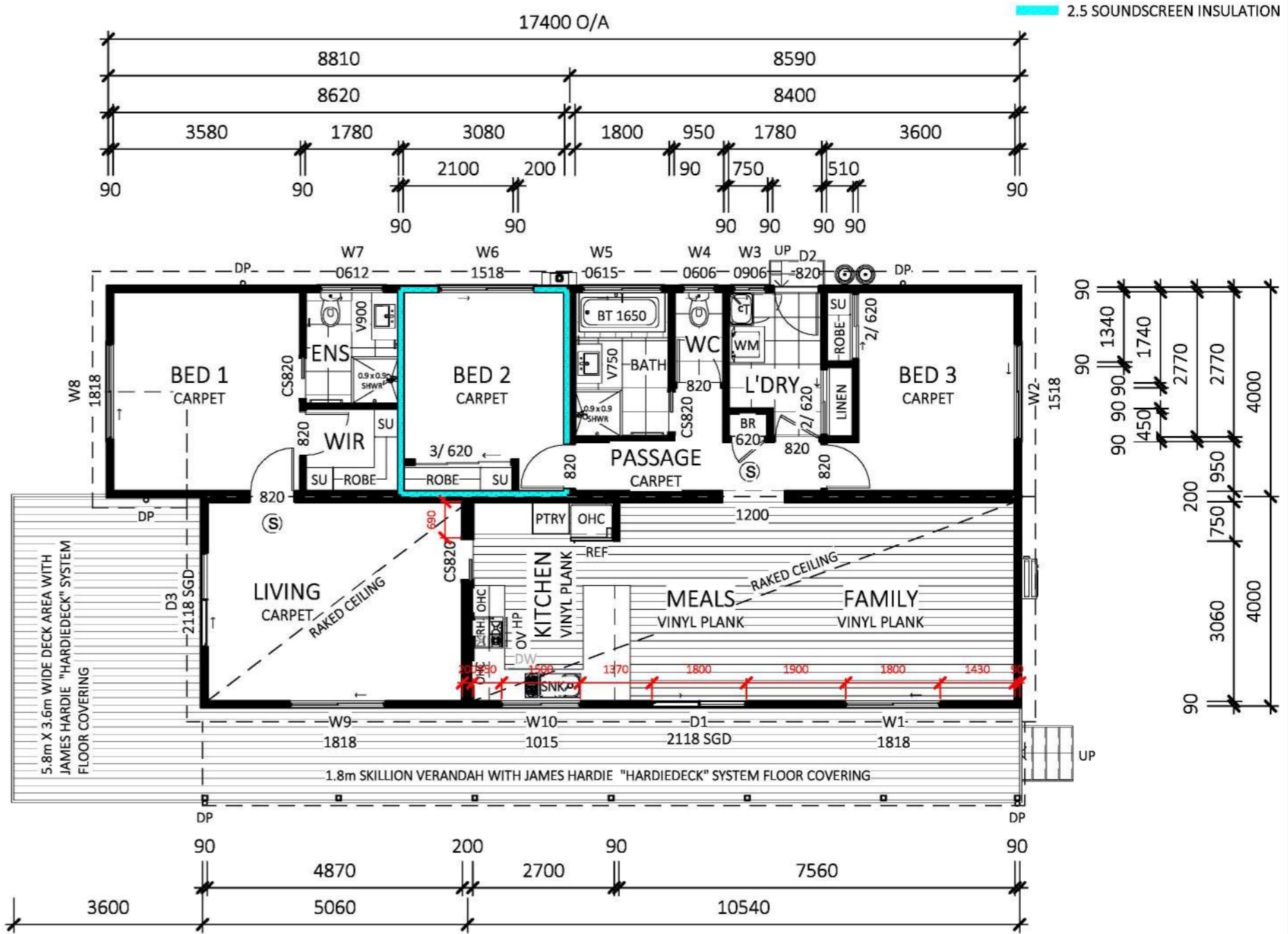
DRAWINGS TO BE READ IN CONJUNCTION WITH SOIL REPORT BY SOIL TEST EXPRESS REF: 8715

REFER TO ENGINEERS SPECIFICATIONS MRM GROUP REF: 22220 Comps-v1

BAL 40 REQUIREMENTS
 REFER TO PROPOSED SITE PLAN FOR DETAILS

FLOOR PLAN

1 : 100



ALL GLAZING TO COMPLY WITH AS 1288 AND AS 2047

ALL WET AREAS TO BE WATERPROOFED IN ACCORDANCE WITH AS 3740

LIFT OFF HINGES TO WC DOOR

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SMOKE DETECTORS TO BE INTERCONNECTED & HARD WIRED TO MAINS POWER. INSTALLATION TO COMPLY WITH AS 3786

VENTILATION
 EXHAUST FROM WET AREAS TO BE VENTED DIRECTLY TO ATMOSPHERE VIA DUCTING TO THE UNDERSIDE OF EAVES

BALUSTRADE
 BALUSTRADE TO BE PROVIDED TO STAIRS & FLOORS IF THE LEVEL OF SURFACE BENEATH IS MORE THAN 1m, AT A HEIGHT OF AT MINIMUM OF 1000mm ABOVE FLOOR AND 865mm ABOVE THE STAIR NOSINGS AND NO OPENINGS ARE TO PERMIT A SPHERE WITH A MAXIMUM DIAMETER OF 125mm TO PASS THROUGH.



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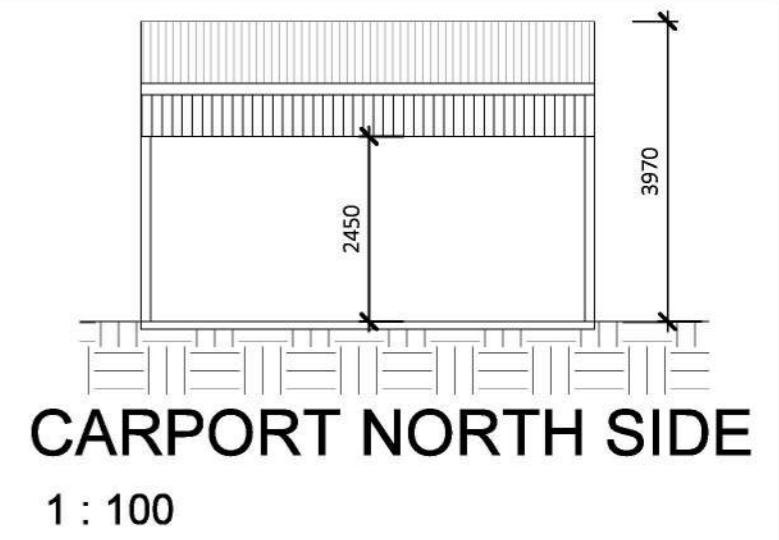
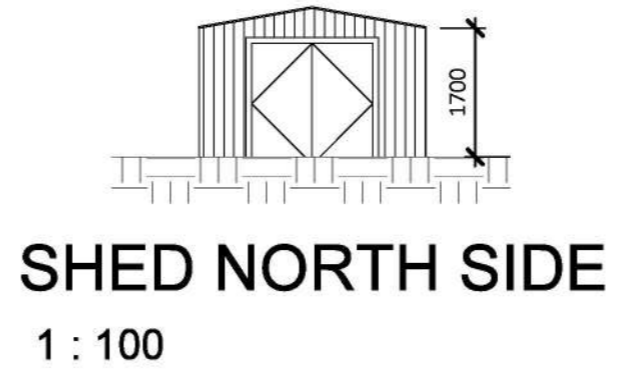
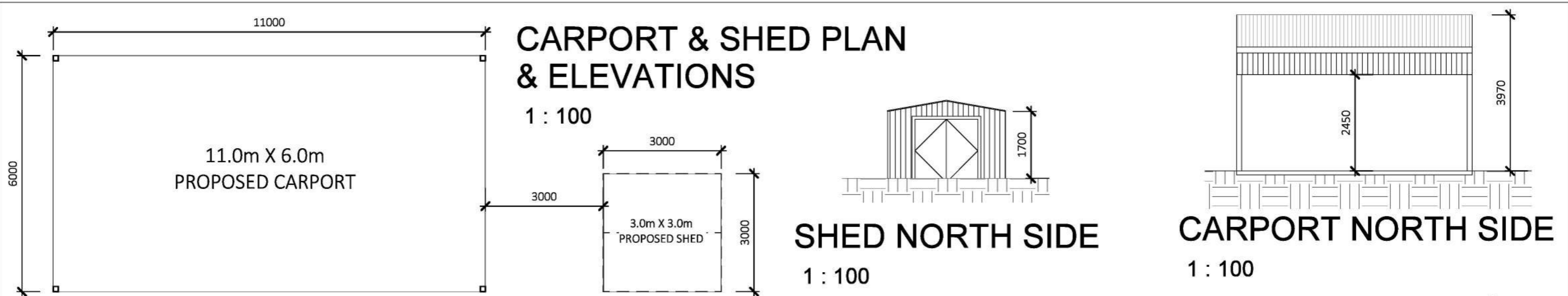
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E PRODUCTION CHANGE	08/11/22	N G
H CLIENT CHANGE	14/02/23	NG

Project:	PROPOSED NEW RESIDENCE
Series:	BLACKWOOD 2 AMENDED
Scale:	1 : 100
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Drawn	W S
Project Manager:	
Checked By:	J L - 11/07/22
Approved By:	J P - 18/07/22

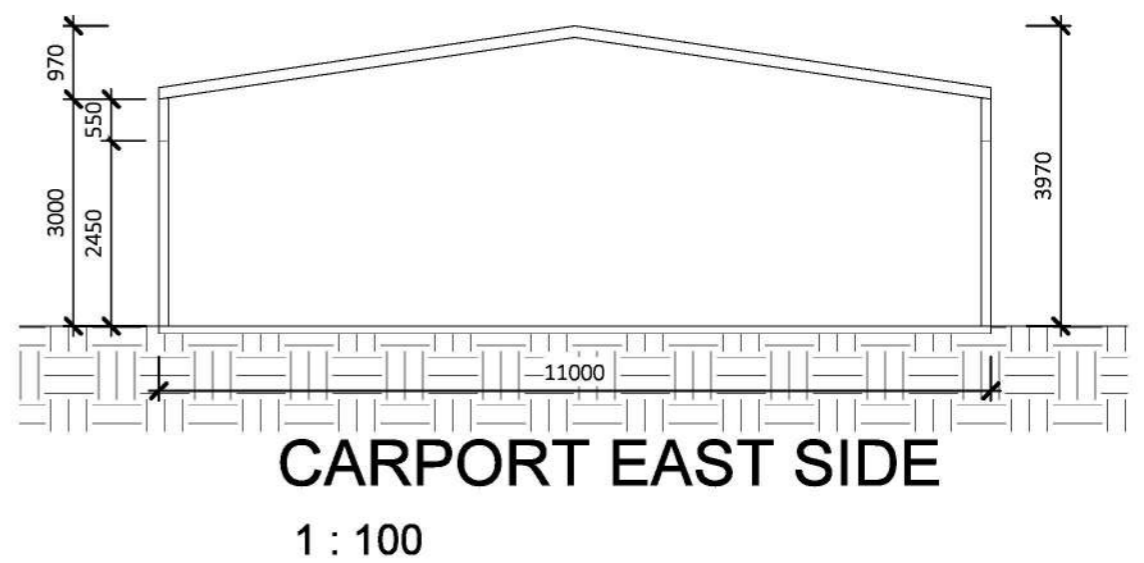
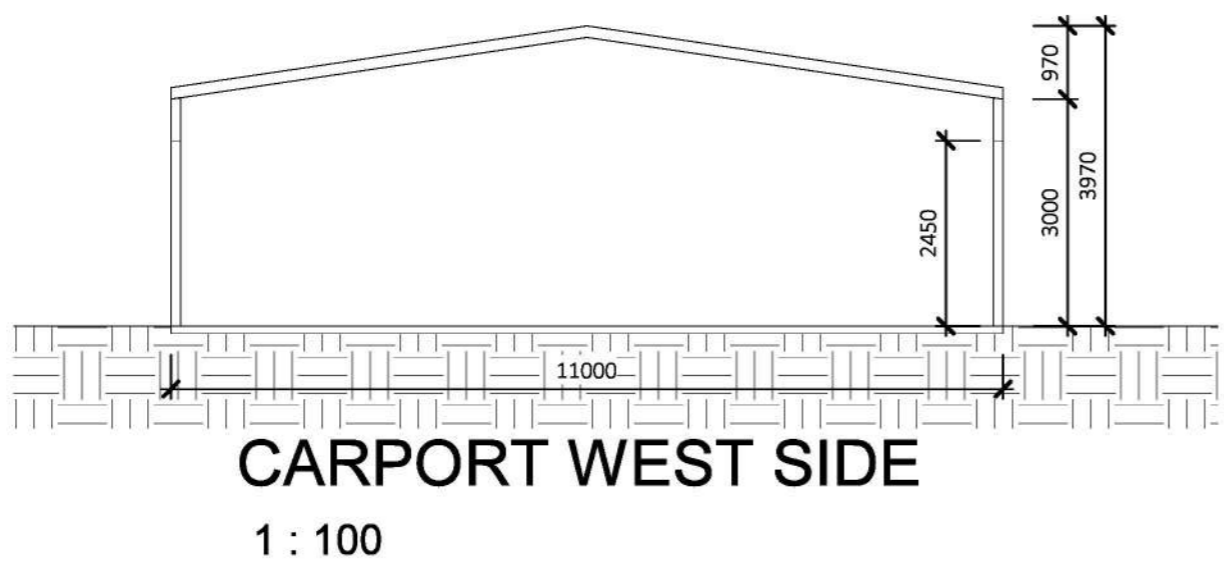
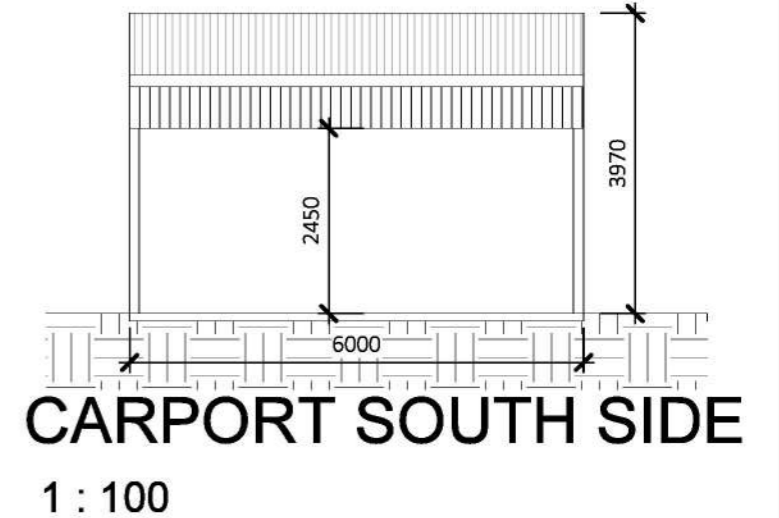
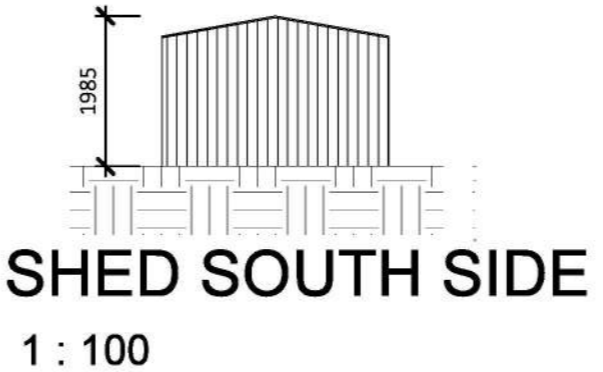
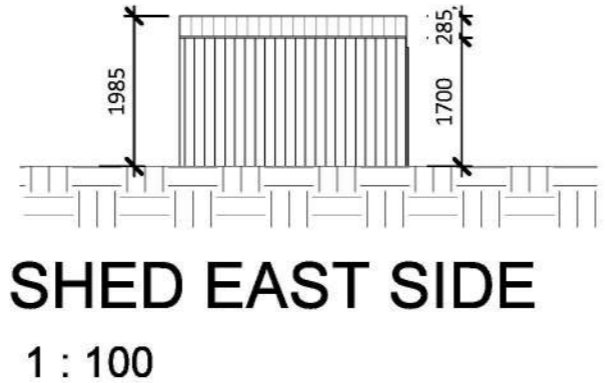
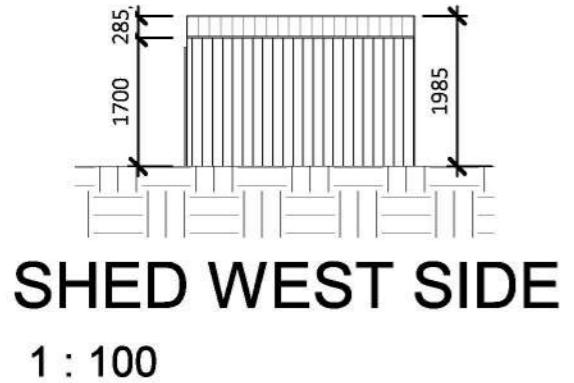
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Client:	
Address:	4 AUHL ROAD, EMERALD VICTORIA 3782
Revision:	H 1/11/2024 12:27:09 PM
Project No.	B0977
Sheet No.	04 OF 22

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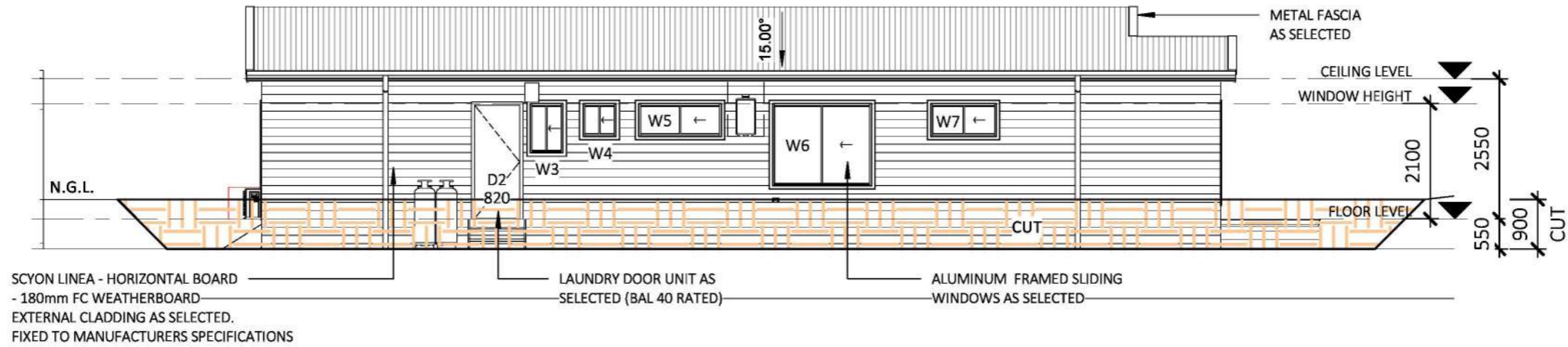
<p>Swanbuild HOMES</p>	<p>Head Office & Factory: 212-214 Karlinie Street, Swan Hill VIC 3585 Phone 03 5036 0000 or 1800 008 024 Lic: Vic DB-U3234, N.S.W. 8932C ABN: 64 753 985 826 © Swanbuild</p>	<p>© COPYRIGHT These drawings are subject to copyright. Reproduction in whole or part is forbidden without written consent from Swanbuild All works finished as per contract & variation documents Figured dimensions take precedence over scaled dimensions DO NOT SCALE OFF DRAWING</p>	DESCRIPTION	DATE	ISSUED	Project: PROPOSED NEW RESIDENCE	Drawing: CARPORT & SHED DETAILS	
						Series: BLACKWOOD 2 AMENDED	Client: [REDACTED]	
						Scale: 1 : 100	Client Manager:	Address: 4 AUHL ROAD, EMERALD VICTORIA 3782
						Drawn: MS	Project Manager:	
						Checked By: Checker	Revision:	1/11/2024 12:27:09 PM
						Approved By: Approver	Project No. B0977	Sheet No. 04-A OF 22

PLANNING DRAWINGS (ISSUED)

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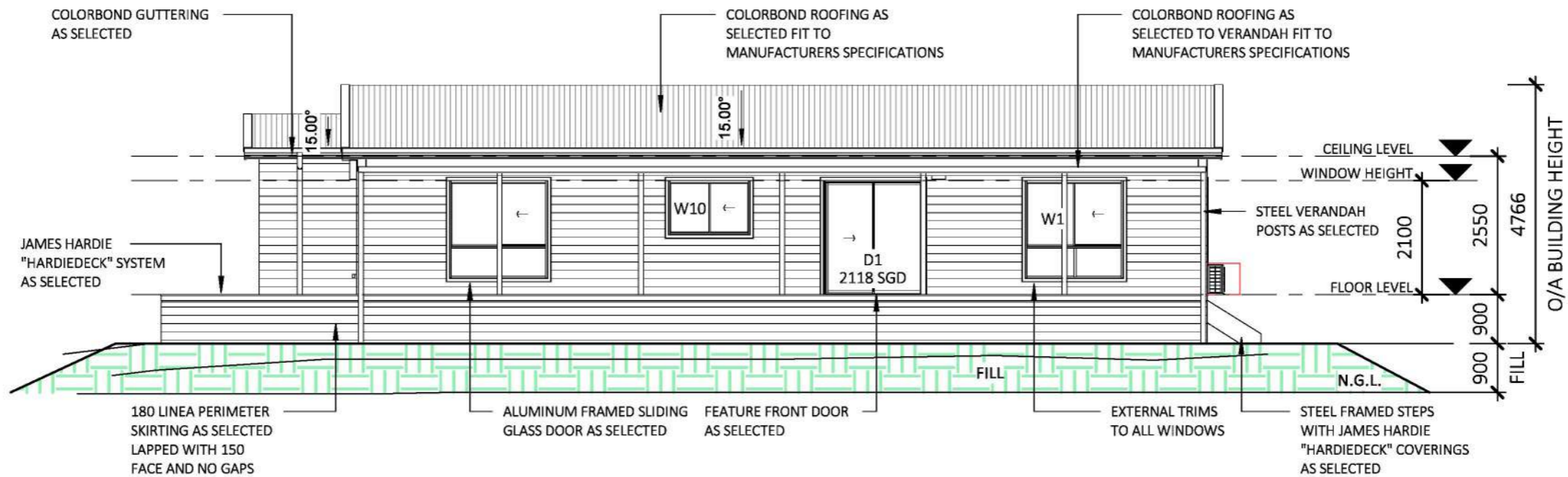
BAL 40 REQUIREMENTS
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ELEVATION EAST

1 : 100



ELEVATION WEST

1 : 100

NOTE:
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 DOCUMENT FOR ALL SELECTIONS,
 MATERIALS, COLOURS AND FINISHES.



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DESCRIPTION	DATE	ISSUED
E PRODUCTION CHANGE	08/11/22	N G

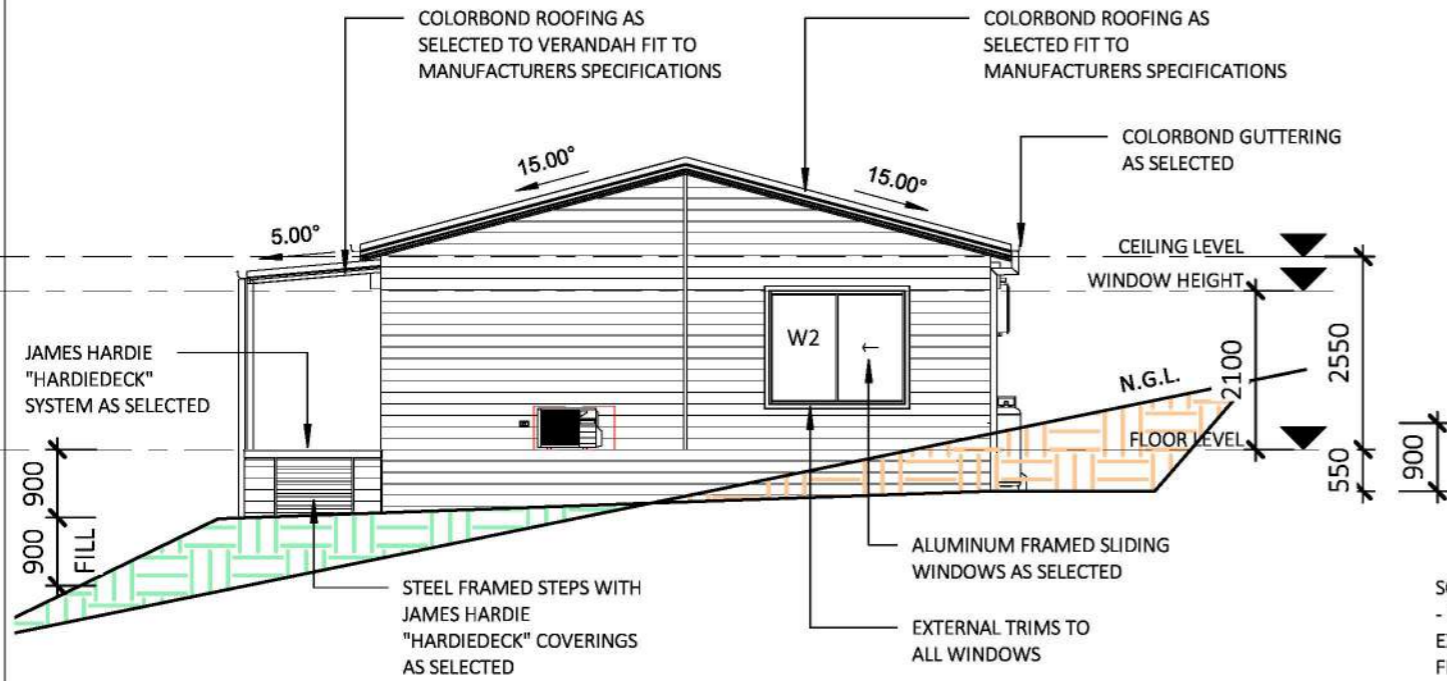
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Series: BLACKWOOD 2 AMENDED		Client: [REDACTED]	
Scale: 1 : 100	Client Manager:	Address: 4 AUHL ROAD, EMERALD VICTORIA 3782	
Drawn W S	Project Manager:	Revision: E	1/11/2024 12:27:10 PM
Checked By: J L - 11/07/22	Approved By: J P - 18/07/22	Project No. B0977	Sheet No. 05 OF 22

PLANNING DRAWINGS (ISSUED)

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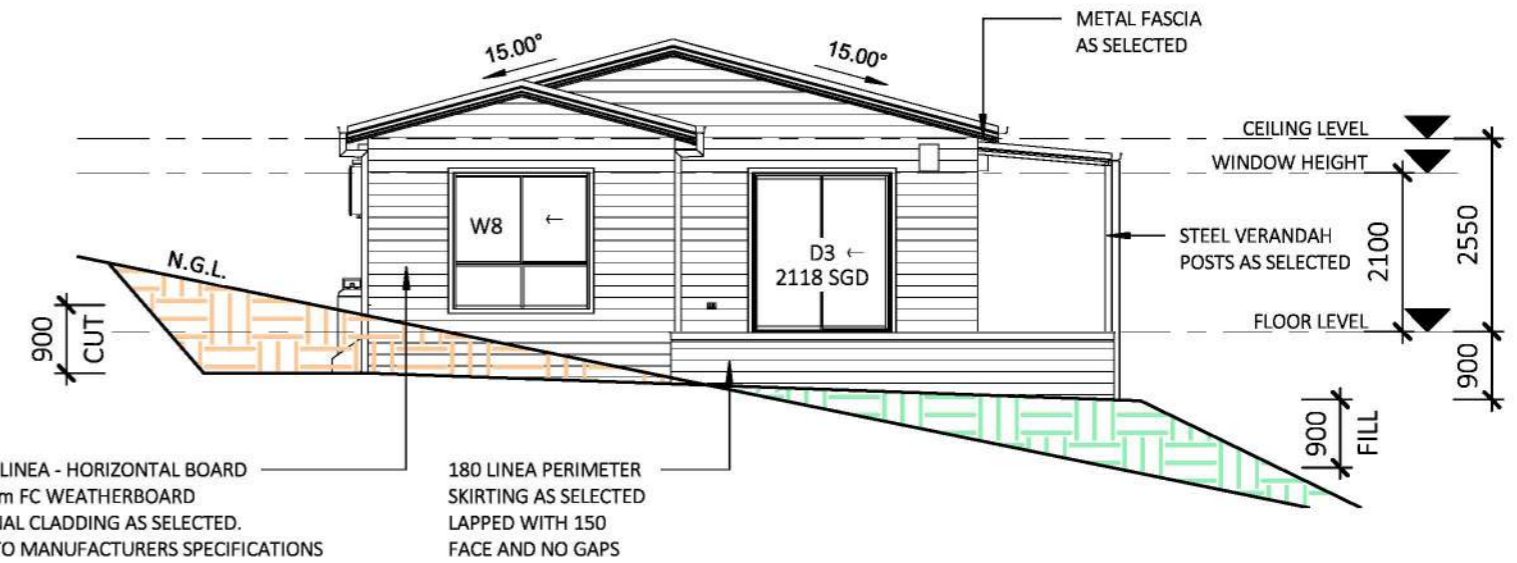
ELEVATION SOUTH

1 : 100

WALL SCHEDULE		
TYPE	AREA	INSULATION
90mm External walls	110.1 m ²	83.2 m ²
90mm External walls Axon 133	6.8 m ²	83.2 m ²
colorbond fence	18.7 m ²	83.2 m ²

WINDOW SIZES NOMINATED ARE NOMINAL ONLY. ACTUAL SIZE MAY VARY ACCORDING TO MANUFACTURER.
 WINDOWS TO BE FLASHED ALL AROUND.
 REFER TO FLOOR PLAN & ELEVATIONS FOR OPENING DIRECTION. ARROW DETONATES WHICH WAY THE DOOR OR WINDOW OPENS

NOTE:
 REFER TO COLOUR SELECTIONS DOCUMENT FOR ALL SELECTIONS, MATERIALS, COLOURS AND FINISHES.



ELEVATION NORTH

1 : 100

WINDOW & EXTERNAL DOORS SCHEDULE									
MARK	TYPE	DESCRIPTION	HEAD HEIGHT	HEIGHT	WIDTH	GLAZING	LOCATION	COMMENTS	AREA
W1	1818	ALUMINIUM SLIDING WINDOW	2100	1800	1800	DOUBLE CLEAR	FAMILY		3.2 m ²
W2	1518	ALUMINIUM SLIDING WINDOW	2100	1500	1800	DOUBLE CLEAR	BED 3		2.7 m ²
W3	0906	ALUMINIUM SLIDING WINDOW	2100	900	600	SINGLE CLEAR	L'DRY		0.5 m ²
W4	0606	ALUMINIUM SLIDING WINDOW	2100	600	600	SINGLE OBSCURED	WC		0.4 m ²
W5	0615	ALUMINIUM SLIDING WINDOW	2100	600	1500	SINGLE OBSCURED	BATH		0.9 m ²
W6	1518	ALUMINIUM SLIDING WINDOW	2100	1500	1800	DOUBLE CLEAR	BED 2		2.7 m ²
W7	0612	ALUMINIUM SLIDING WINDOW	2100	600	1200	SINGLE CLEAR	ENS		0.7 m ²
W8	1818	ALUMINIUM SLIDING WINDOW	2100	1800	1800	DOUBLE CLEAR	BED 1		3.2 m ²
W9	1818	ALUMINIUM SLIDING WINDOW	2100	1800	1800	DOUBLE CLEAR	LIVING		3.2 m ²
W10	1015	ALUMINIUM SLIDING WINDOW	2100	1000	1500	DOUBLE CLEAR	KITCHEN		1.5 m ²
									19.1 m ²
D1	2118 SGD	ALUMINIUM SLIDING GLASS DOOR	2100	2100	1800	DOUBLE CLEAR	MEALS		3.8 m ²
D2	820	TIMBER HINGED SINGLE DOOR	2065	2065	820		L'DRY		1.7 m ²
D3	2118 SGD	ALUMINIUM SLIDING GLASS DOOR	2100	2100	1800	DOUBLE CLEAR	LIVING		3.8 m ²
EXTERIOR: 3									9.3 m ²

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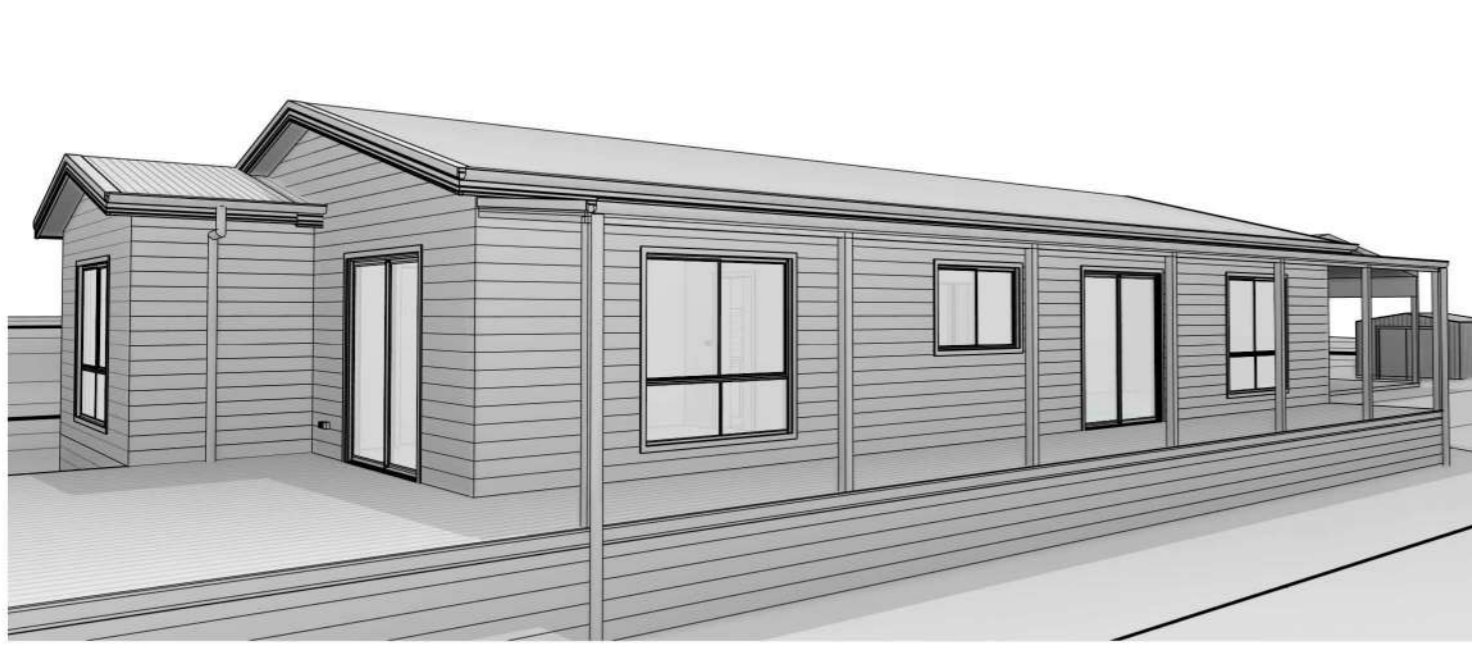
DESCRIPTION	DATE	ISSUED
E PRODUCTION CHANGE	08/11/22	N G

Project: **PROPOSED NEW RESIDENCE**
 Series: **BLACKWOOD 2 AMENDED**
 Scale: **1 : 100** Client Manager:
 Drawn **W S** Project Manager:
 Checked By: **J L - 11/07/22**
 Approved By: **J P - 18/07/22**

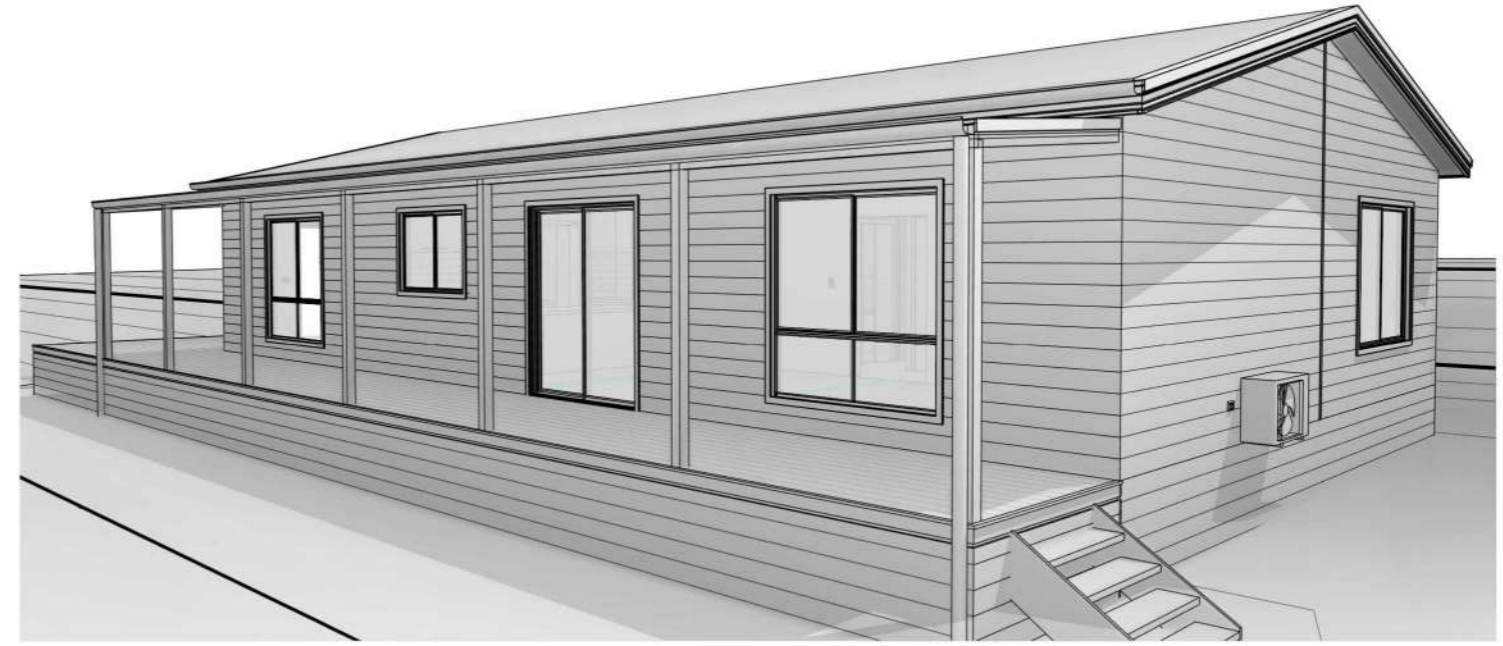
Drawing: **ELEVATIONS NORTH & SOUTH**
 Client: **[REDACTED]**
 Address: **4 AUHL ROAD, EMERALD VICTORIA 3782**
 Revision: **E** **1/11/2024 12:27:10 PM**
 Project No. **B0977** Sheet No. **06 OF 22**

PLANNING DRAWINGS (ISSUED)

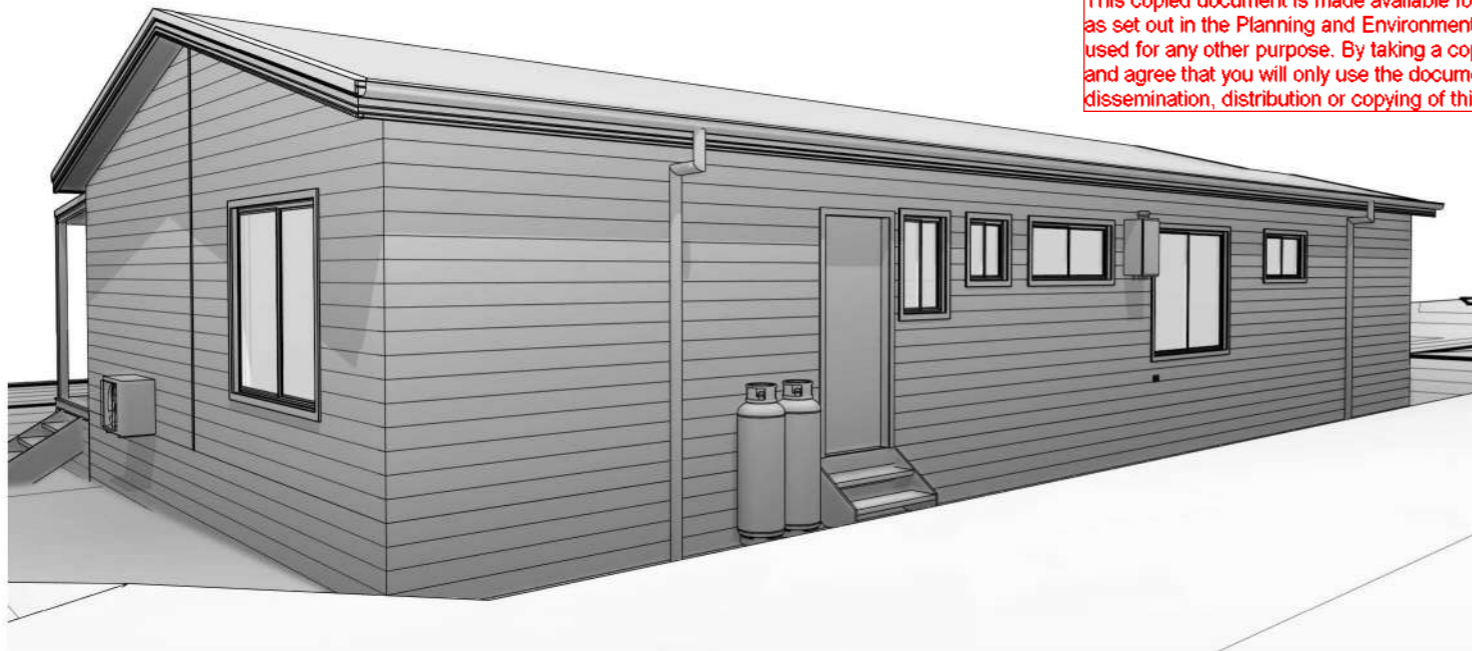
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3D VIEW 1



3D VIEW 2




3D VIEW 3



3D VIEW 4

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						Series: BLACKWOOD 2 AMENDED	Client: [REDACTED]	
						Scale:	Client Manager:	Address: 4 AUHL ROAD, EMERALD VICTORIA 3782
						Drawn W S	Project Manager:	Revision: 1/11/2024 12:27:14 PM
						Checked By: J L - 11/07/22	Approved By: J P - 18/07/22	Project No. B0977 Sheet No. 07 OF 22

PLANNING DRAWINGS SET

SHEET NO.	DWG TITLE
01	COVER SHEET
02	EXISTING SITE PLAN
03	PROPOSED SITE PLAN
04	FLOOR PLAN
05	ELEVATIONS EAST & WEST
06	ELEVATIONS NORTH & SOUTH
07	PERSPECTIVE VIEWS

Previously Approved

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Project Title PROPOSED NEW RESIDENCE		Revision		Current Revision: D
Client	[REDACTED]	DESCRIPTION	DATE	ISSUED
Address	4 AUHL ROAD, EMERALD VICTORIA 3782	A ENERGY REPORT	18/05/22	C Y
		B ENGINEERS REPORT	20/06/22	A K
		C VARIATION 1	10/07/22	N G
		D RFI	03/10/22	M R
Project No.	B0977			
Client Approval	BLACKWOOD 2 AMENDED			

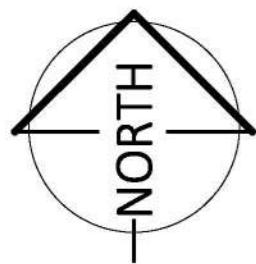
BAL 40 REQUIREMENTS
REFER TO PROPOSED
SITE PLAN FOR DETAILS



REFER TO ARBORIST REPORT
FOR CLARIFICATION OF
TREE REMOVAL PLAN

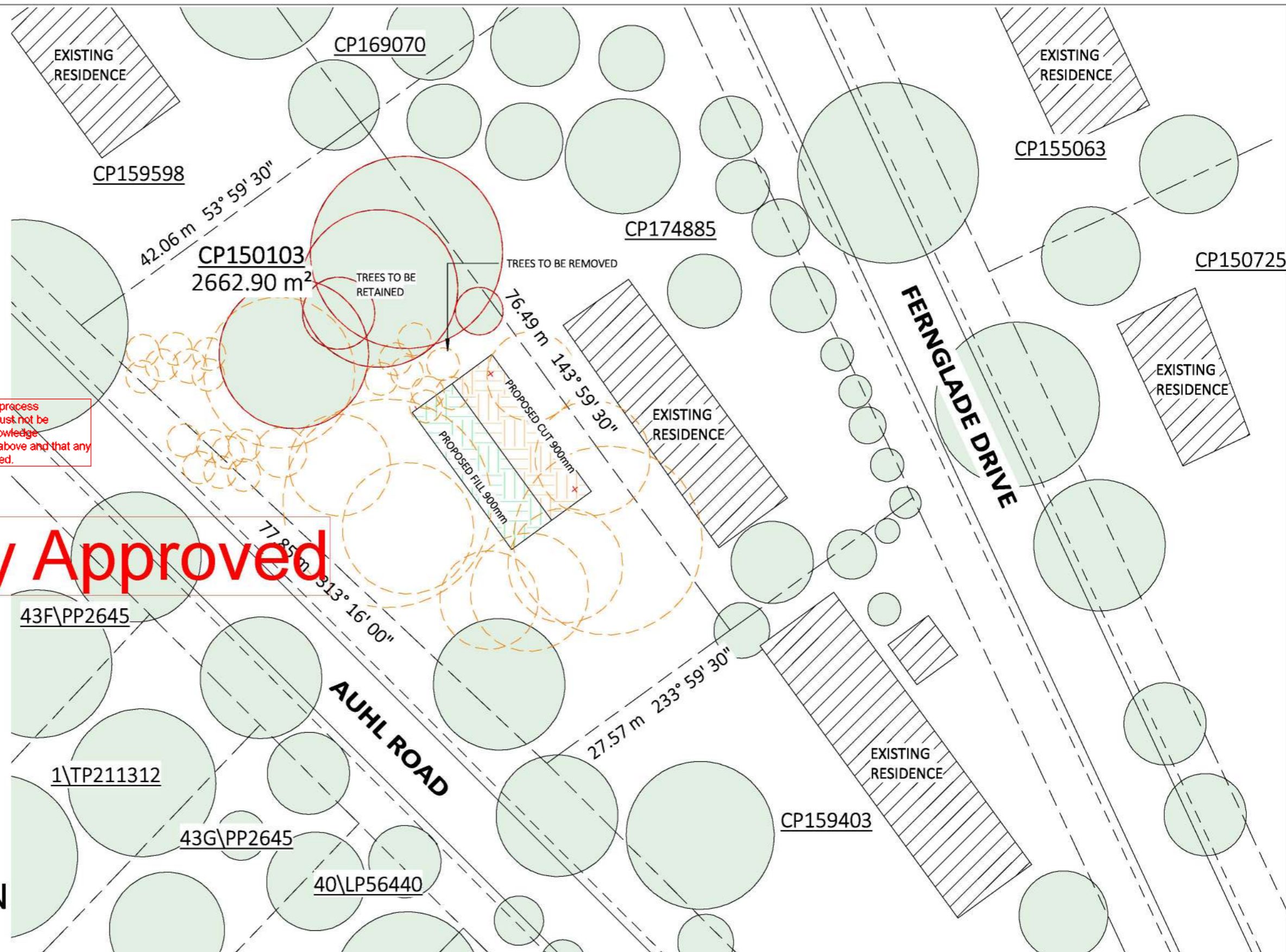
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EXISTING SITE PLAN

1 : 500



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D RFI	03/10/22	M R

Project: PROPOSED NEW RESIDENCE	
Series: BLACKWOOD 2 AMENDED	
Scale: As indicated	Client Manager:
Drawn: W S	Project Manager:
Checked By: J L - 11/07/22	
Approved By: J P - 18/07/22	

Drawing: EXISTING SITE PLAN	
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Revision: D	3/10/2022 1:37:32 PM
Project No. B0977	Sheet No. 02 OF 07

PLANNING DRAWINGS (ISSUED)

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STORMWATER
 90 mm Ø CLASS 6 UPVC STORM WATER LINE LAID TO A MINIMUM OF 1:100 AND CONNECTED TO THE LEGAL POINT OF DISCHARGE TO LOCAL AUTHORITIES REQUIREMENTS. PROVIDE INSPECTION OPENINGS AT 9000mm CTS AND AT EACH CHANGE OF DIRECTION. THE COVER TO UNDER GROUND 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

STORMWATER DRAINAGE TO COMPLY WITH AS/NZS 3500.3. LAYOUT SHOWN IS DIAGRAMATIC ONLY. BUILDER OR PLUMBER TO MODIFY LAYOUT PROVIDING DRAINAGE COMPLIES WITH AUSTRALIAN STANDARDS AND LOCAL AUTHORITIES REQUIREMENTS.

ENERGY RATING REQUIREMENTS:

UNLESS PERMITTED OTHERWISE, CLASS ONE BUILDINGS SHALL REACH A 6 STAR ENERGY RATING. 6 STAR RATED DESIGNS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STAMPED APPROVED PLANS AS PROVIDED BY THE ACCREDITED ENERGY RATER WITHOUT ALTERATION.

IN ORDER TO ACHIEVE A 6 STAR RATING, BUILDER IS TO:

- PROVIDE R2.5 INSULATION TO EXTERNAL WALLS.
- PROVIDE R4.0 INSULATION TO CEILINGS.
- WEATHERSTRIP EXTERNAL DOORS.
- SEAL GAPS & CRACKS
- EXHAUST FANS TO BE FITTED WITH "DRAFT STOPPA" OR APPROVED SIMILAR SEALING DEVICE.
- WINDOW SIZE, OPERATION, GLAZING TYPE AND MANUFACTURER (IF SPECIFIED) TO BE AS PER WINDOW SCHEDULE. ALL WINDOWS TO BE FITTED WITH WEATHER SEALS TO OPENABLE WINDOW SASHES.
- A MINIMUM 2000 LITRE RAINWATER TANK FILLED FROM A ROOF AREA NO LESS THAN 50m² CONNECTED TO WC'S FOR FLUSHING OR AN APPROVED SOLAR OR HEAT PUMP HOT WATER SERVICE TO BE PROVIDED AT A COST TO THE CLIENT.

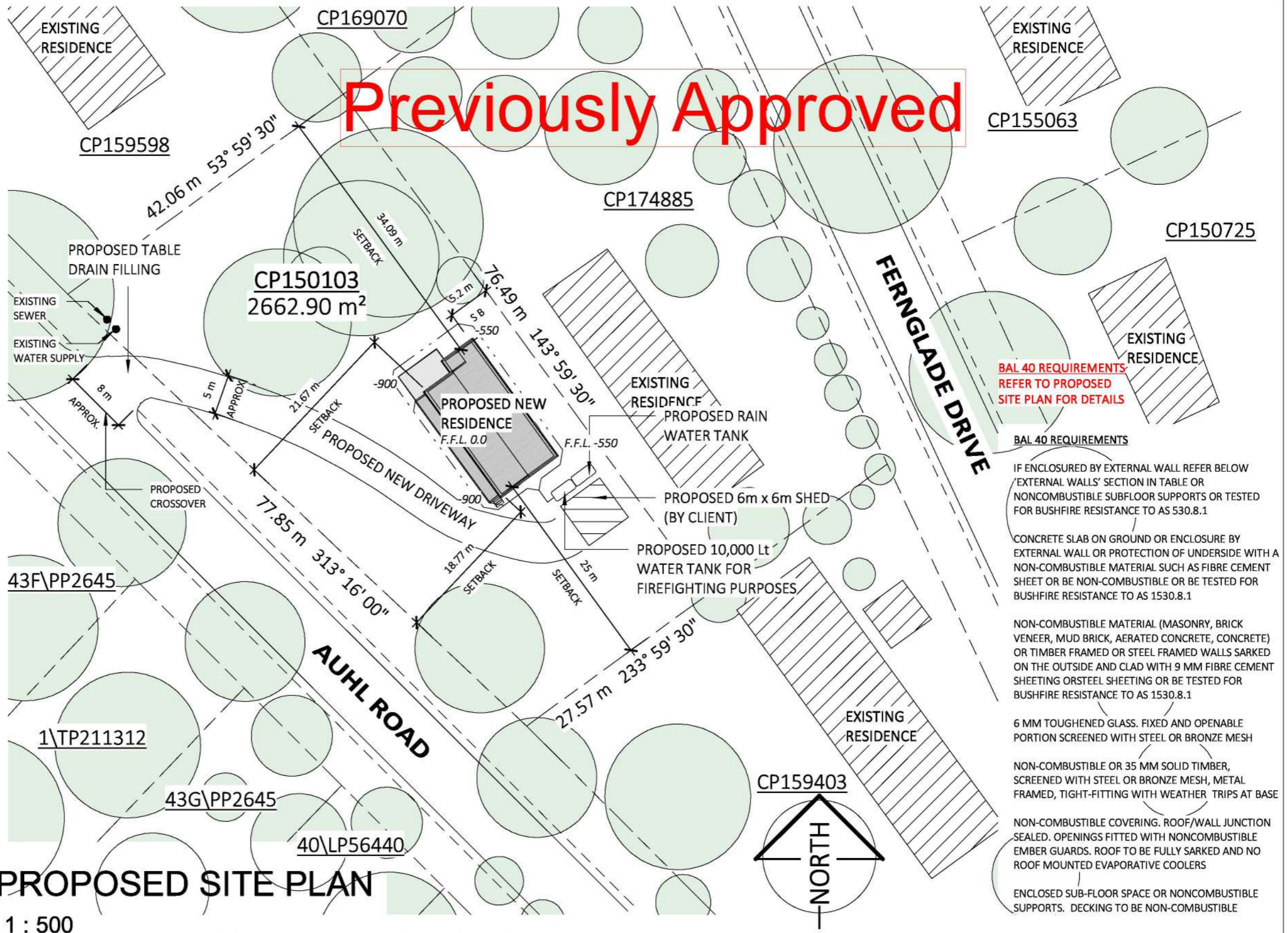
GAPS & CRACKS:

BUILDER TO PROVIDE A CONTINUOUS IMPERMEABLE BARRIER WITH THE DOUBLE SIDED SISALATION FOIL. PAY PARTICULAR ATTENTION TO:

- 1) TAPING JOINS AND AROUND PENETRATIONS (SUCH AS PLUMBING SERVICES).
- 2) ENSURE THAT THE MATERIAL COVERS THE GAP BETWEEN STUDS AND DOOR AND WINDOW FRAMES. IF FLASHING ATTACHES TO WINDOW FRAMES, FLASHING SHOULD BE TAPED OVER SISALATION FOIL.

SETOUT NOTE:

BUILDER TO ENSURE AT SETOUT STAGE THAT ALL DIMENSIONS (SPECIFICALLY SETBACKS FROM BOUNDARIES) ARE CORRECT PRIOR TO EXCAVATION AND ORDERING OF MATERIALS. REPORT ANY DISCREPANCIES TO SWANBUILD IMMEDIATELY



BAL 40 REQUIREMENTS REFER TO PROPOSED SITE PLAN FOR DETAILS

BAL 40 REQUIREMENTS

IF ENCLOSED BY EXTERNAL WALL REFER BELOW 'EXTERNAL WALLS' SECTION IN TABLE OR NONCOMBUSTIBLE SUBFLOOR SUPPORTS OR TESTED FOR BUSHFIRE RESISTANCE TO AS 530.8.1

CONCRETE SLAB ON GROUND OR ENCLOSURE BY EXTERNAL WALL OR PROTECTION OF UNDERSIDE WITH A NON-COMBUSTIBLE MATERIAL SUCH AS FIBRE CEMENT SHEET OR BE NON-COMBUSTIBLE OR BE TESTED FOR BUSHFIRE RESISTANCE TO AS 1530.8.1

NON-COMBUSTIBLE MATERIAL (MASONRY, BRICK VENEER, MUD BRICK, AERATED CONCRETE, CONCRETE) OR TIMBER FRAMED OR STEEL FRAMED WALLS SARKED ON THE OUTSIDE AND CLAD WITH 9 MM FIBRE CEMENT SHEETING OR STEEL SHEETING OR BE TESTED FOR BUSHFIRE RESISTANCE TO AS 1530.8.1

6 MM TOUGHENED GLASS. FIXED AND OPENABLE PORTION SCREENED WITH STEEL OR BRONZE MESH

NON-COMBUSTIBLE OR 35 MM SOLID TIMBER, SCREENED WITH STEEL OR BRONZE MESH, METAL FRAMED, TIGHT-FITTING WITH WEATHER TRIPS AT BASE

NON-COMBUSTIBLE COVERING. ROOF/WALL JUNCTION SEALED. OPENINGS FITTED WITH NONCOMBUSTIBLE EMBER GUARDS. ROOF TO BE FULLY SARKED AND NO ROOF MOUNTED EVAPORATIVE COOLERS

ENCLOSED SUB-FLOOR SPACE OR NONCOMBUSTIBLE SUPPORTS. DECKING TO BE NON-COMBUSTIBLE

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A ENERGY REPORT	18/05/22	C Y
D RFI	03/10/22	M R

Project: PROPOSED NEW RESIDENCE	Drawing: PROPOSED SITE PLAN
Series: BLACKWOOD 2 AMENDED	Client: [REDACTED]
Scale: 1 : 500	Client Manager:
Project Manager:	Address: 4 AUHL ROAD, EMERALD VICTORIA 3782
Approved By: J P - 18/07/22	Revision: D 3/10/2022 1:37:33 PM
	Project No. B0977 Sheet No. 03 OF 07

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PLANNING DRAWINGS (ISSUED)

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SMARTROBE SYSTEM		
TYPE	STUD OPENING	WIDTH
2/ 620	1265	1260
2/ 620	1265	1260
3/ 620	1865	1860

KEYNOTE LEGEND	
0.9 x 0.9 SHWR	0.9m x 0.9m SHOWER
BR	BROOM CUPBOARD
BT 1650	1650mm BATH TUB
DP	DOWNPIPE
DW	DISH WASHER
HP	HOT PLATE
OHC	OVERHEAD CUPBOARD
OV	OVEN
PTRY	PANTRY
REF	REFRIGERATOR
RH	RANGE HOOD
SNK	SINK
SU	SHELVING UNIT
T	TROUGH
V750	750mm WIDE VANITY UNIT
V900	900mm WIDE VANITY UNIT
WM	WASHING MACHINE

BRACING REQUIREMENTS

WALLS - SOUTH-WEST - NORTH-EAST DIRECTION (INTERNAL & EXTERNAL)

PROVIDE 6mm OS PLY BRACE (3.4kN/m CAPACITY) TO ALL WALLS

WALL - NORTH-WEST - SOUTH-EAST DIRECTION

EXTERNAL WALLS

PROVIDE 6mm OS PLY BRACE TO ALL MODULE EXTERNAL WALLS (3.4kN/m CAPACITY)

INTERNAL WALLS

PROVIDE METAL ANGLE BRACING TO ALL AVAILABLE INTERNAL WALLS OF LENGTH 1800-2700mm (0.80kN/m CAPACITY)

STAIRS TO COMPLY WITH BCA 3.9.1.3 & 3.9.1.4

a) RISERS (R) TO BE BETWEEN 115mm & 190mm
 b) GOINGS (G) TO BE BETWEEN 240mm & 355mm
 c) R2 + G BETWEEN 550mm & 700mm
 d) NO OPENING ARE TO PERMIT A SPHERE WITH A MAXIMUM DIAMETER OF 125mm TO PASS THROUGH
 e) A CONTINUOUS, UNOBSTRUCTED HANDRAIL LOCATED ALONG AT LEAST ONE SIDE OF ALL STAIRS THAT PROVIDE A CHANGE IN FLOOR LEVEL OF AT LEAST 1m, AT A HEIGHT OF AT LEAST 865mm ABOVE THE STAIR NOSINGS
 f) STAIRS SHOULD HAVE A SLIP RESISTANCE CLASSIFICATION AS BELOW

APPLICATION	SITE CONDITION	
	DRY	WET
TREAD OR LANDING SURFACE	P3 OR R10	P4 OR R11
NOSING OR LANDING EDGE STRIP	P3	P4

AREA	m ²	SQ'S	LOCATION
LIVING AREA	132.0 m ²	14.2	LIVING
LIVING TOTAL	132.0 m ²	14.2	
VERANDAH AREA	49.0 m ²	5.3	OUTDOOR
OUTDOOR	49.0 m ²	5.3	
TOTAL	181.0 m ²	19.5	

DRAWINGS TO BE READ IN CONJUNCTION WITH SOIL REPORT BY SOIL TEST EXPRESS REF: 8715

REFER TO ENGINEERS SPECIFICATIONS MRM GROUP REF: 22220 Comps v1

Previously Approved

FLOOR PLAN

1 : 100

BAL 40 REQUIREMENTS
 REFER TO PROPOSED SITE PLAN FOR DETAILS

ALL GLAZING TO COMPLY WITH AS 1288 AND AS 2047

ALL WET AREAS TO BE WATERPROOFED IN ACCORDANCE WITH AS 3740

LIFT OFF HINGES TO WC DOOR

SMOKE DETECTORS TO BE INTERCONNECTED & HARD WIRED TO MAINS POWER. INSTALLATION TO COMPLY WITH AS 3786

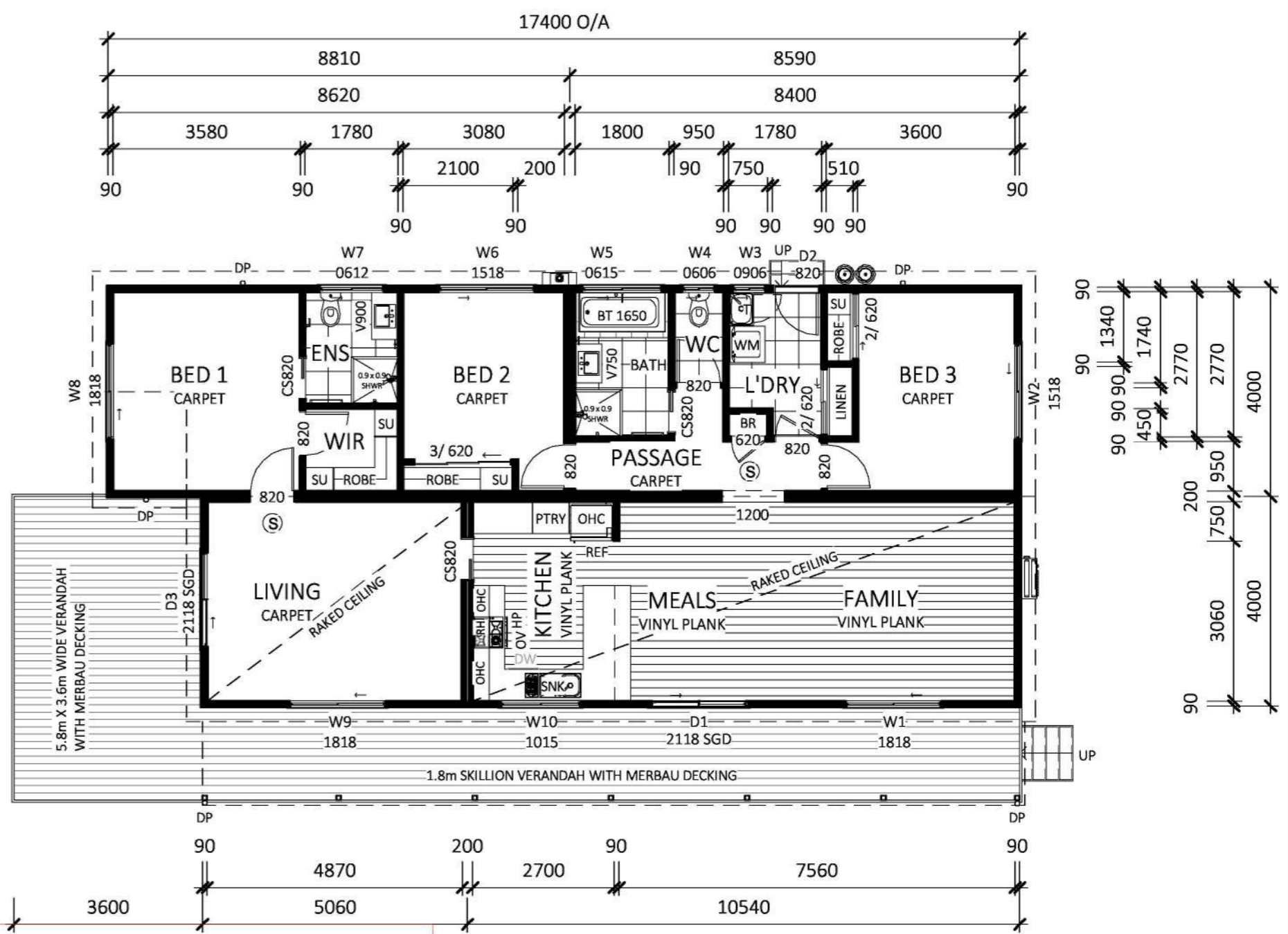
VENTILATION
 EXHAUST FROM WET AREAS TO BE VENTED DIRECTLY TO ATMOSPHERE VIA DUCTING TO THE UNDERSIDE OF EAVES

BALUSTRADE

BALUSTRADE TO BE PROVIDED TO STAIRS & FLOORS IF THE LEVEL OF SURFACE BENEATH IS MORE THAN 1m, AT A HEIGHT OF AT MINIMUM OF 1000mm ABOVE FLOOR AND 865mm ABOVE THE STAIR NOSINGS AND NO OPENINGS ARE TO PERMIT A SPHERE WITH A MAXIMUM DIAMETER OF 125mm TO PASS THROUGH.



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Phone 03 5036 0000 or 1800 008 024 Lic: Vic DB-U3234, N.S.W. 8932C ABN: 64 753 985 826 © Swanbuild		All works finished as per contract & variation documents Figured dimensions take precedence over scaled dimensions DO NOT SCALE OFF DRAWING					Series: BLACKWOOD 2 AMENDED	Client: [REDACTED]
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							Approved By: J P - 18/07/22	Revision: B
							Project No. B0977	3/10/2022 1:37:34 PM
							Sheet No.	04 OF 07

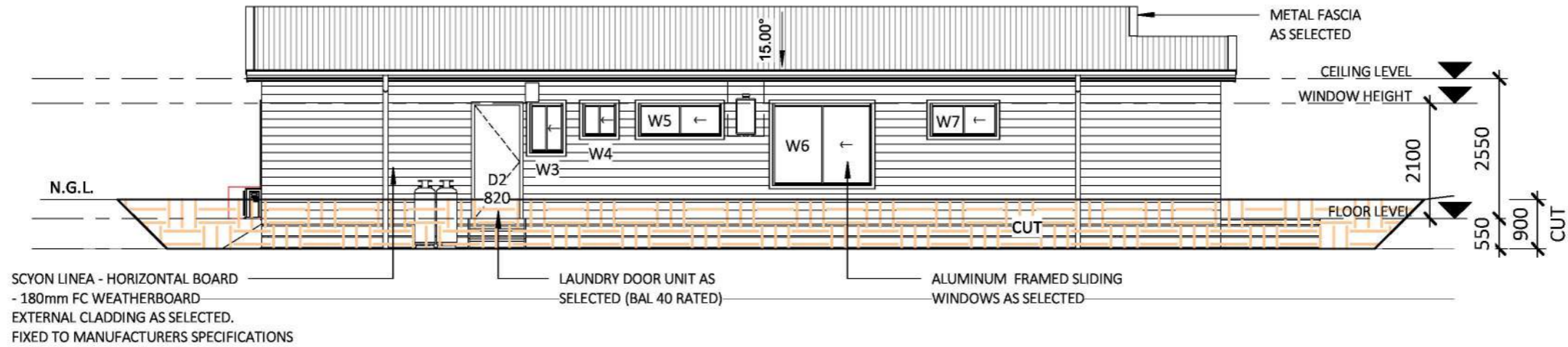


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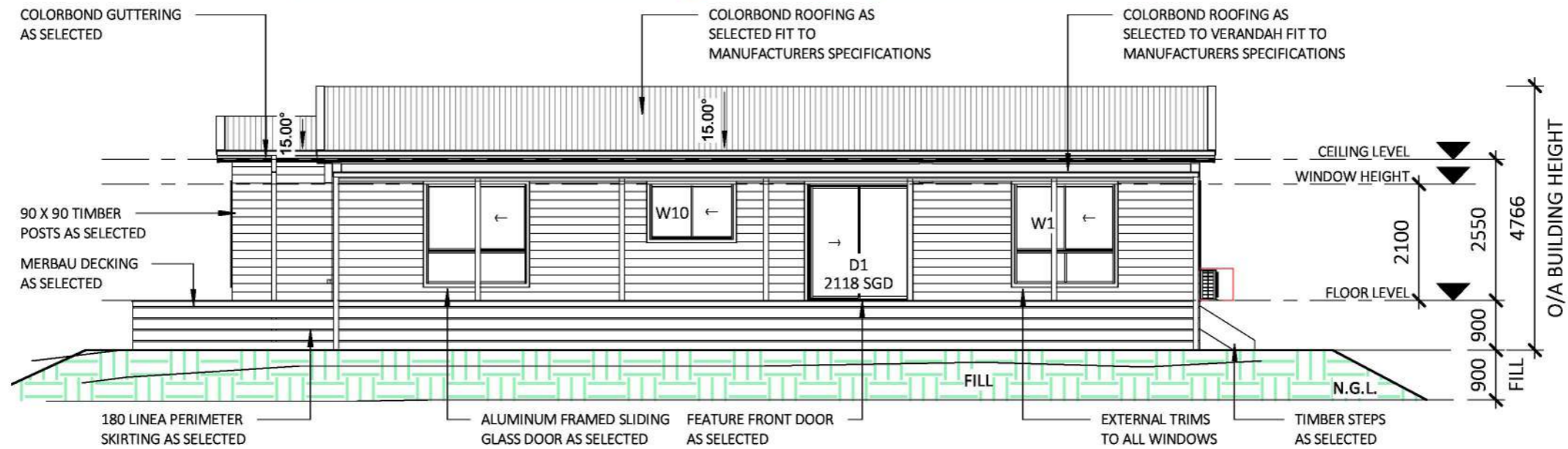
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ELEVATION EAST
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ELEVATION WEST
1 : 100

NOTE:
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 DOCUMENT FOR ALL SELECTIONS,
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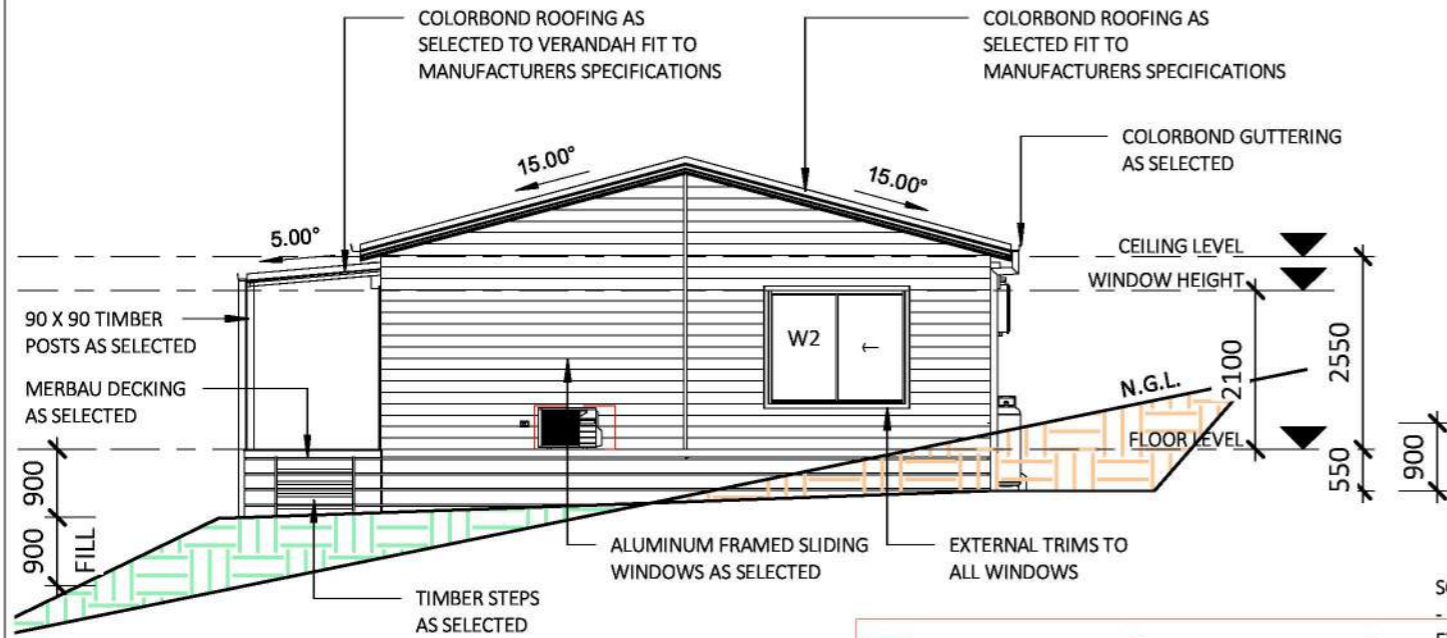
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Drawing: ELEVATIONS EAST & WEST
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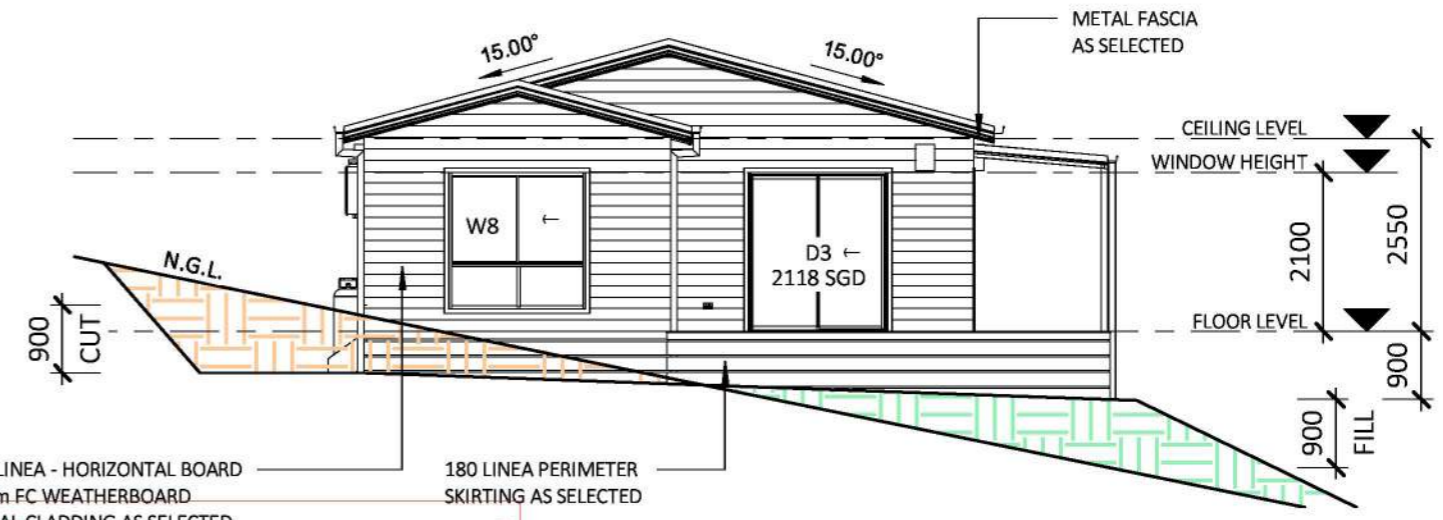
ELEVATION SOUTH

1 : 100

WALL SCHEDULE		
TYPE	AREA	INSULATION
90mm External walls	110.1 m ²	83.2 m ²

WINDOW SIZES NOMINATED ARE NOMINAL ONLY. ACTUAL SIZE MAY VARY ACCORDING TO MANUFACTURER.
 WINDOWS TO BE FLASHED ALL AROUND.
 REFER TO FLOOR PLAN & ELEVATIONS FOR OPENING DIRECTION. ARROW DETONATES WHICH WAY THE DOOR OR WINDOW OPENS

NOTE:
 REFER TO COLOUR SELECTIONS DOCUMENT FOR ALL SELECTIONS, MATERIALS, COLOURS AND FINISHES.




ELEVATION NORTH

1 : 100

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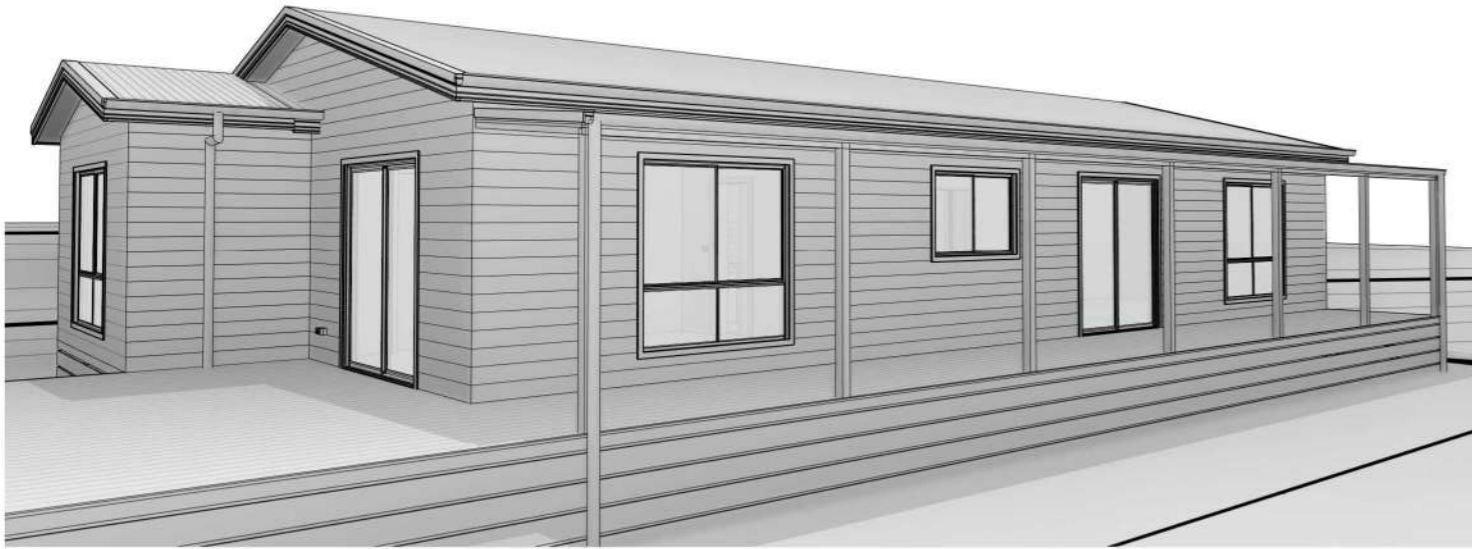
WINDOW & EXTERNAL DOORS SCHEDULE									
MARK	TYPE	DESCRIPTION	HEAD HEIGHT	HEIGHT	WIDTH	GLAZING	LOCATION	COMMENTS	AREA
W1	1818	ALUMINIUM SLIDING WINDOW	2100	1800	1800	DOUBLE CLEAR	FAMILY		3.2 m ²
W2	1518	ALUMINIUM SLIDING WINDOW	2100	1500	1800	DOUBLE CLEAR	BED 3		2.7 m ²
W3	0906	ALUMINIUM SLIDING WINDOW	2100	900	600	SINGLE CLEAR	L'DRY		0.5 m ²
W4	0606	ALUMINIUM SLIDING WINDOW	2100	600	600	SINGLE OBSCURED	WC		0.4 m ²
W5	0615	ALUMINIUM SLIDING WINDOW	2100	600	1500	SINGLE OBSCURED	BATH		0.9 m ²
W6	1518	ALUMINIUM SLIDING WINDOW	2100	1500	1800	DOUBLE CLEAR	BED 2		2.7 m ²
W7	0612	ALUMINIUM SLIDING WINDOW	2100	600	1200	SINGLE CLEAR	ENS		0.7 m ²
W8	1818	ALUMINIUM SLIDING WINDOW	2100	1800	1800	DOUBLE CLEAR	BED 1		3.2 m ²
W9	1818	ALUMINIUM SLIDING WINDOW	2100	1800	1800	DOUBLE CLEAR	LIVING		3.2 m ²
W10	1015	ALUMINIUM SLIDING WINDOW	2100	1000	1500	DOUBLE CLEAR	KITCHEN		1.5 m ²
									19.1 m ²
D1	2118 SGD	ALUMINIUM SLIDING GLASS DOOR	2100	2100	1800	DOUBLE CLEAR	MEALS		3.8 m ²
D2	820	TIMBER HINGED SINGLE DOOR	2065	2065	820		L'DRY		1.7 m ²
D3	2118 SGD	ALUMINIUM SLIDING GLASS DOOR	2100	2100	1800	DOUBLE CLEAR	LIVING		3.8 m ²
EXTERIOR: 3									9.3 m ²

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					Series: BLACKWOOD 2 AMENDED	Client: [REDACTED]	
		Scale: 1 : 100	Client Manager:		Address: 4 AUHL ROAD, EMERALD VICTORIA 3782		
		Drawn W S	Project Manager:		Revision: 3/10/2022 1:37:35 PM		
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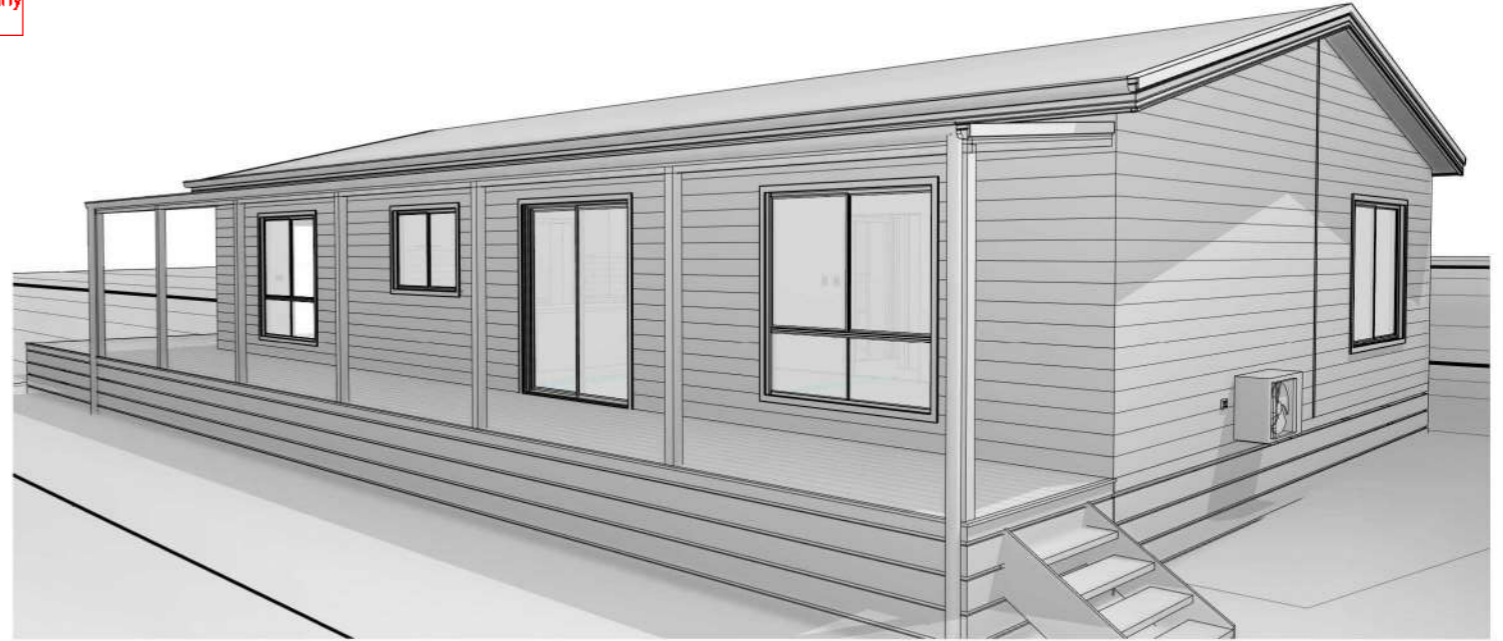
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3D VIEW 1



3D VIEW 2


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3D VIEW 3



3D VIEW 4

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						Series: BLACKWOOD 2 AMENDED	Client: [REDACTED]	
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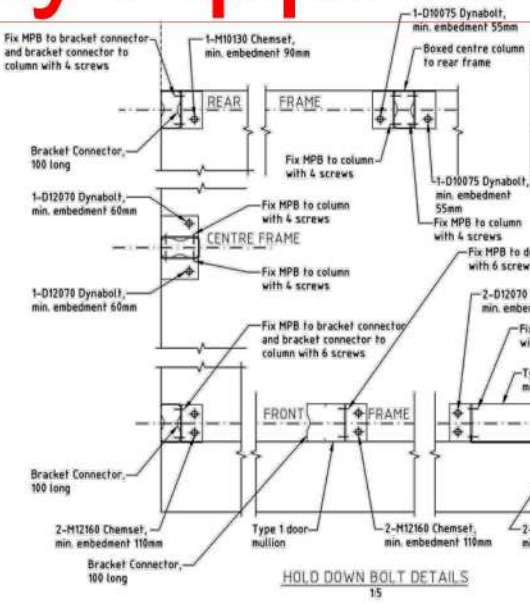
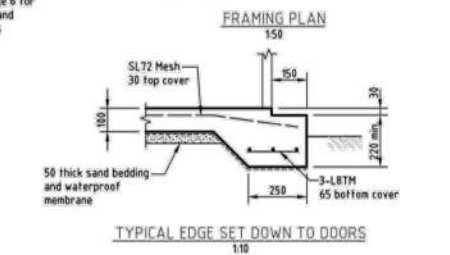
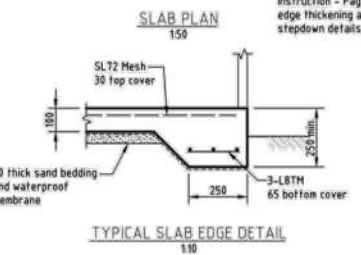
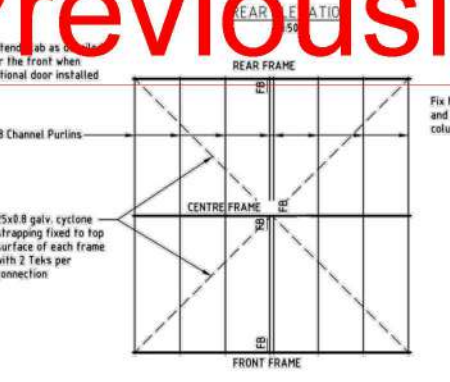
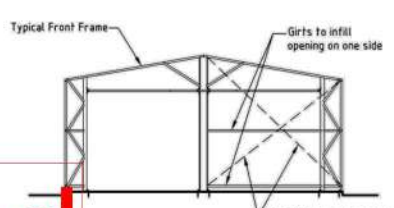
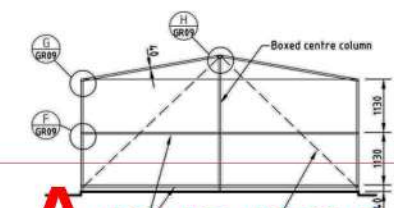
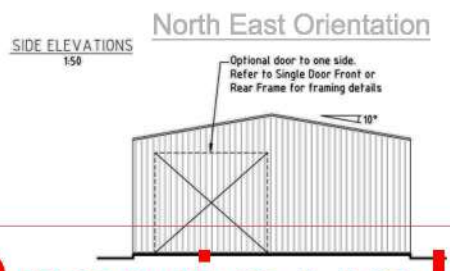
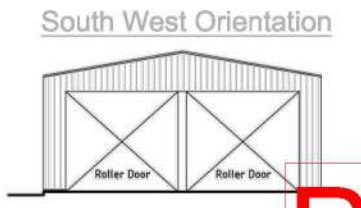
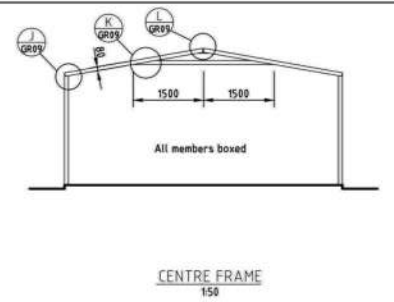
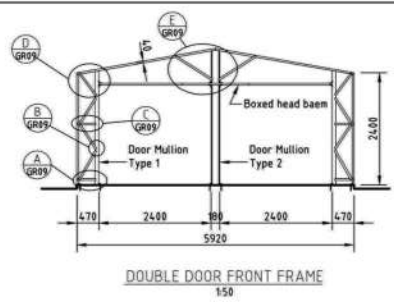
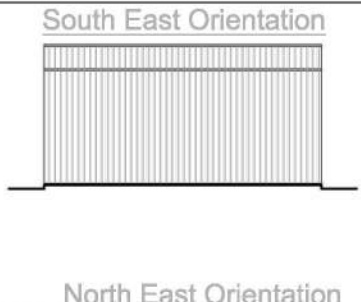
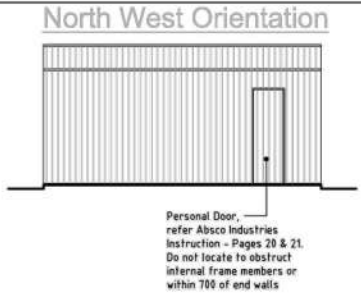


TABLE A

Group	AS1170.2:02 CLASSIFICATION	Ultimate Design Wind Pressure (Pu)	Ultimate Design Wind Speed (Vult.B)	Non-Cyclonic Regions A - B	EQUIVALENT AS 4055 CLASSIFICATION	EQUIVALENT AS1170.89 PERMISSIBLE STRESS CLASSIFICATION (SUPERSEDED) (m/s)
1		1.0 kPa	41 m/s	N2		W33N

RPEQ 5453 (OLD)
24619ES (INT)
EC25680 (VIC)
CC(LABIC) (TAS)
Signature: [Signature] Date: MAY 2013
FOR AND ON BEHALF OF: NJA CONSULTING PTY. LTD.

NOTE:
All members shall be 80x40 lipped channels unless shown otherwise.

50 0 50 100 150 200 250mm 1:5
100 0 100 200 300 400 500mm 1:10
500 0 500 1000 1500 2000 2500mm 1:50
SCALE BEFORE REDUCTION

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<p>NJA Consulting Pty Ltd Suite 15, Level 1 Pizza Chambers 7-9 Dennis Street, Springwood Post Office Box 54, Springwood QLD 4707</p>		<p>ABSCO INDUSTRIES</p> <p>6m x 6m x 2.4m GARAGE WITH ROLLER DOORS</p> <p>SHEET 1 OF 2</p> <p>GROUP 1</p>	<p>Scale AS SHOWN</p> <p>Designed Y</p> <p>Checked Y</p> <p>Drawn Y</p> <p>Checked Y</p>	<p>Drawing No: 06205-003-GR08</p> <p>Tech Approved [Signature]</p>	<p>Rev 01 X</p> <p>B</p>
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