
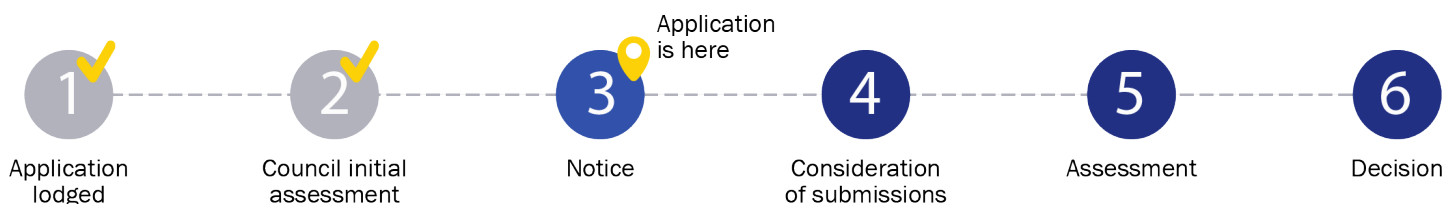


Notice of Application for a Planning Permit

The land affected by the application is located at:	L2 PS500067 64 Hope Street, Bunyip VIC 3815	
The application is for a permit to:	Buildings and works for a small second dwelling	
A permit is required under the following clauses of the planning scheme:		
35.07-4	Construct a building or construct or carry out works	
35.07-4	Construct a building within nominated setbacks	
APPLICATION DETAILS		
The applicant for the permit is:	P&J Milkins Building Designers	
Application number:	T240472	
<p>You may look at the application and any documents that support the application at the office of the responsible authority:</p> <p>Cardinia Shire Council, 20 Siding Avenue, Officer 3809.</p> <p>This can be done during office hours and is free of charge.</p> <p>Documents can also be viewed on Council's website at cardinia.vic.gov.au/advertisedplans or by scanning the QR code.</p>		
HOW CAN I MAKE A SUBMISSION?		
<p>This application has not been decided. You can still make a submission before a decision has been made. The Responsible Authority will not decide on the application before:</p>		28 January 2025
<p>WHAT ARE MY OPTIONS?</p> <p>Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.</p> <p>If you object, the Responsible Authority will notify you of the decision when it is issued.</p>	<p>An objection must:</p> <ul style="list-style-type: none"> • be made to the Responsible Authority in writing; • include the reasons for the objection; and • state how the objector would be affected. 	<p>The Responsible Authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.</p>



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Application for 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.

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

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

i Click for further information.

The Land **i**

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

Street Address *

Unit No.:	St. No.: 64	St. Name: HOPE STREET
Suburb/Locality: BUNYIP		Postcode: 3815

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.: 2 Lodged Plan Title Plan Plan of Subdivision No.: 500067E

OR

B Crown Allotment No.: Section No.:

Parish/Township Name:

The Proposal

⚠ You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application.

i For what use, development or other matter do you require a permit? *

SMALL SECOND HOME

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Provide additional information about the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

Cost \$ 95 000

⚠ You may be required to verify this estimate. Insert '0' if no development is proposed.

If the application is for land within metropolitan Melbourne (as defined in section 3 of the *Planning and Environment Act 1987*) and the estimated cost of the development exceeds \$1 million (adjusted annually by CPI) the Metropolitan Planning Levy must be paid to the State Revenue Office and a current levy certificate must be submitted with the application. Visit www.sro.vic.gov.au for information.

i Estimated cost of any development for which the permit is required *

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.

EXISTING RESIDENCE

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Provide a plan of the existing conditions. 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.

Applicant and Owner Details i

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

Applicant *

The person who wants the permit.

Name:			
Title: MR	First Name: PETER	Surname: MILKINS	
Organisation (if applicable): P+S MILKINS BUILDING DESIGNERS			
Postal Address:		If it is a P.O. Box, enter the details here:	
Unit No.:	St. No. [REDACTED]	St. Name: [REDACTED]	
Suburb/Locality: [REDACTED]		State: VIC	Postcode: [REDACTED]

Please provide at least one contact phone number *

Contact information for applicant OR contact person below			
Business phone: [REDACTED]	Email: [REDACTED]		
Mobile phone: [REDACTED]	Fax: [REDACTED]		

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

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

Owner *


The person or organisation who owns the land

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

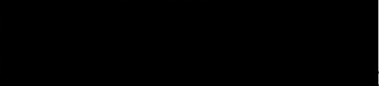
Name:			Same as applicant <input type="checkbox"/>
Title:	First Name: [REDACTED]	Surname: [REDACTED]	
Organisation (if applicable):			
Postal Address:		If it is a P.O. Box, enter the details here:	
Unit No.:	St. No.:	St. Name:	
Suburb/Locality: [REDACTED]		State: [REDACTED]	Postcode: [REDACTED]
Owner's Signature (Optional):			Date: [REDACTED]
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; and that all the information in this application is true and correct; and the owner (if not myself) has been notified of the permit application.

Signature: 

Date: 27/8/2024
day / month / year

Need help with the Application?

General information about the planning process is available at planning.vic.gov.au

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

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

No Yes

If 'Yes', with whom?: ALISHA YAN DIEM

Date: 19-7-2024


day / month / year


Checklist

Have you:

Filled in the form completely?

Paid or included the application fee?

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

 Provided all necessary supporting information and documents?

A full, current copy of title information for each individual parcel of land forming the subject site.

A plan of existing conditions.

Plans showing the layout and details of the proposal.

Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.

If required, a description of the likely effect of the proposal (for example, traffic, noise, environmental impacts).

If applicable, a current Metropolitan Planning Levy certificate (a levy certificate expires 90 days after the day on which it is issued by the State Revenue Office and then cannot be used). Failure to comply means the application is void.

Completed the relevant council planning permit checklist?

Signed the declaration?

Lodgement

Lodge the completed and signed form, the fee 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

Email: mail@cardinia.vic.gov.au

DX: 81006

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

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

Page 1 of 1

VOLUME 10746 FOLIO 307

Security no : 124116161450H
Produced 27/06/2024 09:03 AM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 500067E.
PARENT TITLE Volume 09157 Folio 873
Created by instrument PS500067E 28/08/2003

REGISTERED PROPRIETOR

Estate Fee Simple

J

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 set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE PS500067E FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 64 HOPE STREET BUNYIP VIC 3815

ADMINISTRATIVE NOTICES

NIL

DOCUMENT END

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Document Type	Plan
Document Identification	PS500067E
Number of Pages (excluding this cover sheet)	2
Document Assembled	27/08/2024 09:03

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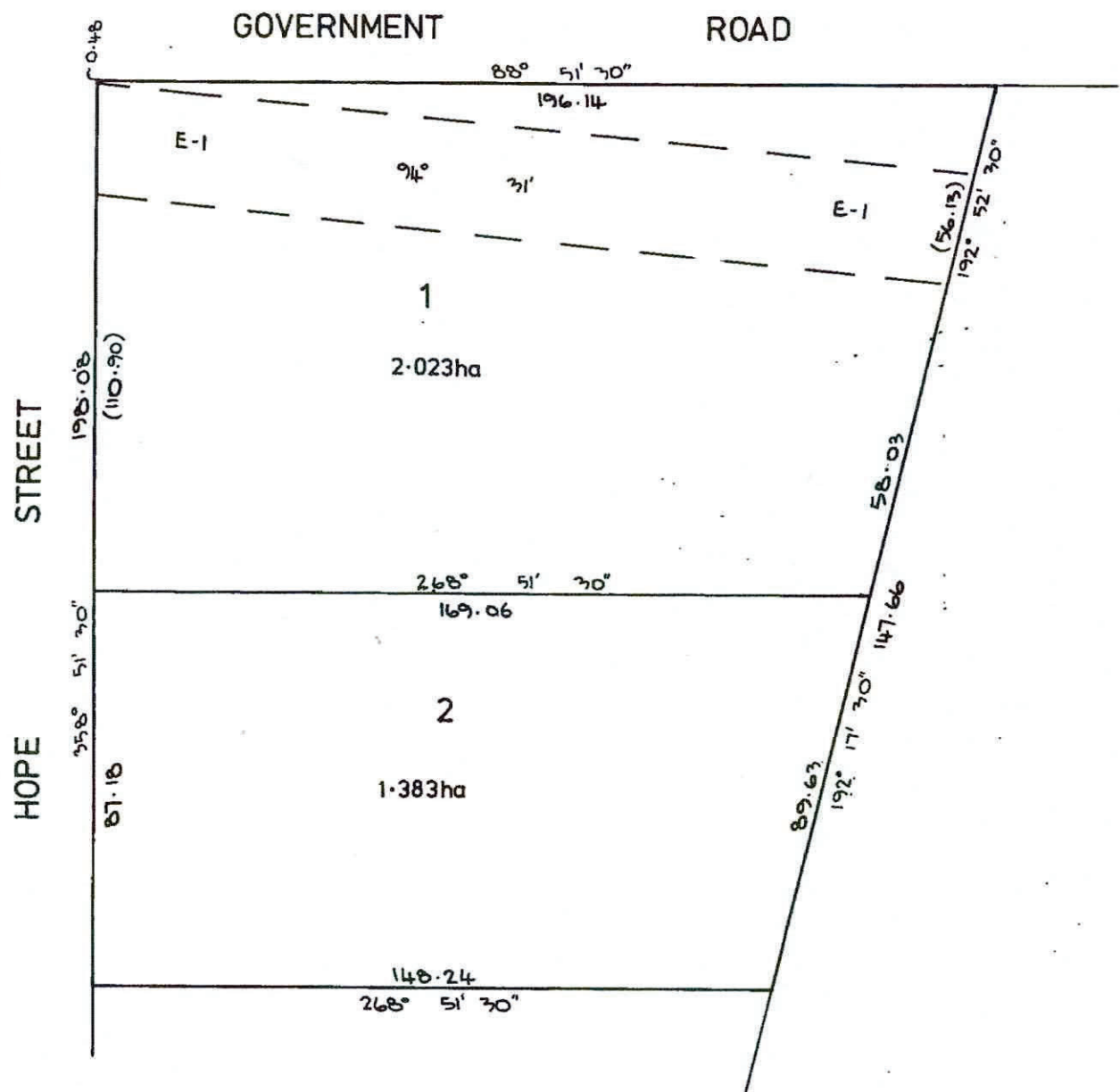
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PLAN OF SUBDIVISION	STAGE No. /	LTO USE ONLY EDITION 1	PLAN NUMBER PS 500067E	
LOCATION OF LAND PARISH: Bunyip TOWNSHIP: — SECTION: — CROWN ALLOTMENT: 300 CROWN PORTION: — LTO BASE RECORD: DCMB TITLE REFERENCES: Vol. 9157 Fol. 873 LAST PLAN REFERENCE/S: POSTAL ADDRESS: 70 Hope Street (At time of subdivision) BUNYIP 3815 AMG Co-ordinates (of approx centre of land in plan) E 387330 N 5783660 ZONE 55		COUNCIL CERTIFICATION AND ENDORSEMENT COUNCIL NAME: CARDINIA SHIRE COUNCIL REF: 502/110 1. This plan is certified under Section 6 of the Subdivision Act 1988. 2. This plan is certified under Section 11(7) of the Subdivision Act 1988. Date of original certification under Section 6: / / 3. This is a statement of compliance issued under Section 21 of the Subdivision Act 1988. OPEN SPACE (i) A requirement for public open space under Section 18 of the Subdivision Act 1988 has/has not been made. (ii) The requirement has been satisfied. — (iii) The requirement is to be satisfied in Stage — Council Delegate — Council Seal — Date 10/6/2003 Re-certified under Section 11(7) of the Subdivision Act 1988. Council Delegate — Council Seal — Date / /		
VESTING OF ROADS AND/OR RESERVES				
IDENTIFIER	COUNCIL/BODY/PERSON			
Nil.	Nil.			
NOTATIONS				
STAGING This is/ is not a staged subdivision. Planning permit No. T010836				
DEPTH LIMITATION 19.74				
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SURVEY THIS PLAN IS/IS NOT BASED ON SURVEY THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No.(s) 42 & 82 IN PROCLAIMED SURVEY AREA No.				
EASEMENT INFORMATION			LTO USE ONLY	
LEGEND A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road) Section 12(2) of the Subdivision Act 1988 applies to all land hereon.			STATEMENT OF COMPLIANCE/ EXEMPTION STATEMENT	
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	Transmission of Gas	24.38	Inst. D462145	4/ Vol. 8727 Fol. 144.
RECEIVED <input checked="" type="checkbox"/> DATE 22/8/03				
LTO USE ONLY PLAN REGISTERED TIME 2:29 pm DATE 18/08/03  Assistant Registrar of Titles				
SHEET 1 OF 2 SHEETS				
NOBELIUS LAND SURVEYOR'S P/L P.O. Box 461 PAKENHAM 3810 PHONE 59414112 FAX 59414330			LICENSED SURVEYOR (PRINT) P. P. NOBELIUS SIGNATURE DATE 19/9/02 REF B3221 VERSION	
DATE 10/6/2003 COUNCIL DELEGATE SIGNATURE ORIGINAL SHEET SIZE A3				

PLAN OF SUBDIVISION	STAGE No. _____	PLAN NUMBER PS 500067 E
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AMG ZONE 55
GRID NORTH



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

<p>LENGTHS ARE IN METRES</p>	ORIGINAL SCALE 1:1000 SHEET SIZE A3	LICENSED SURVEYOR (PRINT) <u>P. P. NOBELIUS</u> SIGNATURE DATE 19/9/02 REF <u>B 3221</u> VERSION	SHEET 2 OF 2 SHEETS DATE <u>10/6/2003</u> COUNCIL DELEGATE SIGNATURE
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Date: 14-11-2024

Cardinia Shire Council
PO Box 7, Pakenham VIC 3810

Attention: Planning Department – Frank Xu

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Dear Frank,

Re: Application No.: **T240472 PA**
 Property No.: **4403251890**
 Address: **L2 PS500067, 64 Hope Street, Bunyip VIC 3815**
 Proposal: **Small second home**

The following is our response to the decision guidelines clause 35.07-6 Farmzone.

General Issues:

The Municipal Planning Strategy and the Planning Policy Framework.

The proposed second small home is not prohibited or discouraged in either the Municipal Planning Strategy or Planning Policy Framework.

Any Regional Catchment Strategy and associated plan apply to the land.

There is no Regional Catchment Strategy or associated plan applicable to the land. The subject site does need to be considered under Clause 22.05-4 Western Port Green Wedge Policy, refer to the provided written response for that policy.

The capability of the land to accommodate the proposed use or development, including the disposal of effluent.

While a permit will be required from the responsible authority a recent inspection of the existing effluent disposal system shows it to be in good working order and should be suitable to take the existing loads from the proposed second small home.

The new roof area is very small (60M2) and catchment from the roof will be directed to water storage tanks and will predominately be re-used on site as potable water and for general garden use.

There is no indication the subject site would not be capable of accommodating the proposal.

How the use or development relates to sustainable land management.

The subject site is currently a primary place of residence. This proposal continues that use and provides another living option without encroaching further onto working farming land.

Whether the site is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses.

The subject site is currently used as a place of residence and this proposal continues that primary use. There has been no negative impact on the surrounding land uses from the existing use, we expect that this will continue if this proposal is approved.

How the use and development makes use of existing infrastructure and services.

This proposal will make use of all existing infrastructure including roads and electrical connection and will not require any new infrastructure to be created for either the use or development.

Agricultural Issues and the impacts from non-agricultural uses:

Whether the use or development will support and enhance agricultural production.

Not applicable. This proposal will have no impact on the existing agricultural uses surrounding the subject site.

Whether the use or development will adversely affect soil quality or permanently remove land from agricultural production.

This proposal will not adversely impact soil quality and the subject site is already not used for agricultural purposes.

The potential for the use or development to limit the operation and expansion of adjoining and nearby agricultural uses.

Neither the use nor development will limit the operation of nearby agricultural uses. As the subject site is already a place of residence, expansion onto the subject site would have been very unlikely.

The capacity of the site to sustain agricultural use.

Not applicable to this proposal.

The agricultural qualities of the land, such as soil quality, access to water and access to rural infrastructure.

Not applicable to this proposal.

Any integrated land management plan prepared for the site.

Not applicable to this project.

Whether Rural worker accommodation is necessary having regard to:

The nature and scale of the agricultural use.

The accessibility to residential areas and existing accommodation and the remoteness of the location.

The duration of the use of the land for rural worker accommodation.

This application is not related to rural worker accommodation.

Accommodation Issues:

Whether the dwelling will result in the loss or fragmentation of productive agricultural land.

The subject site is an existing lot and this proposal will not alter any existing title boundaries or change the surrounding rural land in any way.

Whether the dwelling will be adversely affected by agricultural activities on adjacent and nearby land due to dust, noise, odour, use of chemicals and farm machinery, traffic and hours of operation.

While this is possible the subject site has been used as a primary place of residence for more than 20 years without being impacted by the surrounding agricultural uses so we do not believe that this proposal would be any different.

Whether the dwelling will adversely affect the operation and expansion of adjoining and nearby agricultural uses.

The proposal will not impact the operation of adjoining or nearby agricultural uses. As the subject site is existing, expansion into the proposal would not have been possible anyway.

The potential for the proposal to lead to a concentration or proliferation of dwellings in the area and the impact of this on the use of the land for agriculture.

The proposal of the second small home will provide an important living option for this area. While the proposal does provide another dwelling in the area, it is taking advantage of an existing residential use rather than creating new residential sites.

The potential for accommodation to be adversely affected by noise and shadow flicker impacts if it is located within one kilometer from the nearest title boundary of land subject to:

A permit for a wind energy facility; or

An application for a permit for a wind energy facility; or

An incorporated document approving a wind energy facility; or

A proposed wind energy facility for which an action has been taken under section 8(1), 8(2), 8(3) or 8(4) of the Environment Effects Act 1978.

None of the above are applicable to this proposal.

The potential for accommodation to be adversely affected by vehicular traffic noise, dust and vibration from an existing or proposed extractive industry operation if it is located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the Mineral Resources (Sustainable Development) Act 1990.

Not applicable to this proposal.

Environmental Issues:

The impact of the proposal on the natural physical features and resources of the area, in particular on soil and water quality.

As a small second home on the subject site, this proposal is by its very nature, a small, compact building. There will be a small 600 mm deep excavation required to level the site of the development that will not impact soil or water quality.

The impact of the use or development on the flora and fauna on the site and its surrounds.

The area of the proposal is a green field. Once the construction is completed, further domestic garden will be developed around the building. This will enhance flora in the area and provide an improved environment for bird life in particular in the area.

The need to protect and enhance the biodiversity of the area, including the retention of vegetation and faunal habitat and the need to revegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge area.

No existing vegetation other than the existing grass area will be impacted by this proposal and as per the point above, additional and improved garden development will take place.

The location of on-site effluent disposal areas to minimize the impact of nutrient loads on waterways and native vegetation.

The new dwelling will be connected to the existing all waste septic tank system to the requirements of the local authority. These systems are managed and maintained to ensure they function in a safe and sustainable manner.

Design and siting issues:

The need to locate buildings in one area to avoid any adverse impacts on surrounding agricultural uses and to minimize the loss of productive agricultural land.

The subject site is used largely as a primary place of residence. The proposed small home is located adjacent to but separate from the main residence and will result in a very small reduction in land that could potentially have a farming use. We do not believe that the siting or design of the proposal will impact the surrounding rural use or create the loss of any productive agricultural land surrounding the subject site. The proposal is located 5 m from the shared fence line which is typical of the existing residence.

The impact of the siting, design, height, bulk, colours and materials to be used, on the natural environment, major roads, vistas and water features and the measures to be undertaken to minimize any adverse impacts.

This proposal is for a small, single story, second home. It is located out of view from the main road and it will be screened by existing trees along the nearest fence line. Colours of the proposal will be muted and non-reflective and are intended to blend with the existing area.

The impact on the character and appearance of the area or features of architectural, historic or scientific significance or of natural scenic beauty or importance.

This proposal is largely 'hidden' behind the existing residence and the existing domestic garden, for this reason, we do not believe the proposal will have an adverse impact on the character and appearance of the area in any way.

The location and design of existing and proposed infrastructure including roads, gas, water, drainage, telecommunications and sewerage facilities.

This proposed will not adversely impact any existing infrastructure.

Whether the use and development will require traffic management measures.

No change to the existing entry to the subject site is proposed and we do not believe that the proposed use will significantly increase traffic movements on and off the site.

The need to locate and design buildings used for accommodation to avoid or reduce noise and shadow flicker impacts from the operation of a wind energy facility if it is located within one kilometer from the nearest title boundary of land subject to:

A permit for a wind energy facility; or

An application for a permit for a wind energy facility; or

An incorporated document approving a wind energy facility; or

A proposed wind energy facility for which an action has been taken under section 8(1), 8(2), 8(3) or 8(4) of the Environment Effects Act 1978.

Not applicable to this application.

The need to locate and design buildings used for accommodation to be adversely affected by vehicular traffic noise, dust and vibration from an existing or proposed extractive industry operation if it is located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the Mineral Resources (Sustainable Development) Act 1990.

Not applicable to this application.

Conclusion:

We are confident that the proposed second small home would not be detrimental in the Farming Zone location proposed. If you have any queries or required any further clarification, please do not hesitate to contact the undersigned.

Yours faithfully,

Peter G Milkins.

Page 6 of 6

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Date: 14-11-2024

**Cardinia Shire Council
PO Box 7, Pakenham VIC 3810**

Attention: Planning Department – Frank Xu

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Dear Frank,

**Re: Application No.: T240472 PA
 Property No.: 4403251890
 Address: L2 PS500067, 64 Hope Street, Bunyip VIC 3815
 Proposal: Small second home**

The following is our response to the decision guidelines clause 22.05-4 Western Port Green Wedge Policy:

Demonstrate how the proposal responds to the Cardinia Western Port Green Wedge vision as detailed at Clause 22.05-1.

This proposal is for a small second dwelling on the subject site. The subject site is currently a primary place of residence for the owners. By making use of an existing site for another living option, this proposal helps reduce intrusion into areas that have agricultural, tourist or significant biodiversity habitat that need to be protected.

Existing infrastructure will be used and no new connections or works are required, this further defines the 'soft' nature of the proposed development on its surrounding areas.

Demonstrate how the proposal responds to the precinct vision and future directions/preferred land uses as detailed in Table 1 of this policy.

By not having to encroach on other land uses, this proposal makes best use of the existing residential nature of the site. It will therefore not impact or discourage in any way existing surrounding land uses.

How the application is consistent with the State and Local Policy Framework including policies on recreation, economic development, tourism and town development.

The use of a second small home on sites that are suitable is an important step in providing alternative living options. This use is encouraged by state and local policy. It is vital that proposals such as this happen on sites that are applicable and are not impacting adversely any surrounding uses.

We do not believe this proposal is in conflict with any policy on recreation, economic development, tourism or town development.

Conclusion:

We are confident that the proposed second small home would not be detrimental in the Western Port Green Wedge. If you have any queries or required any further clarification, please do not hesitate to contact the undersigned.

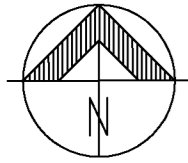
Yours faithfully,

Peter G Milkins.

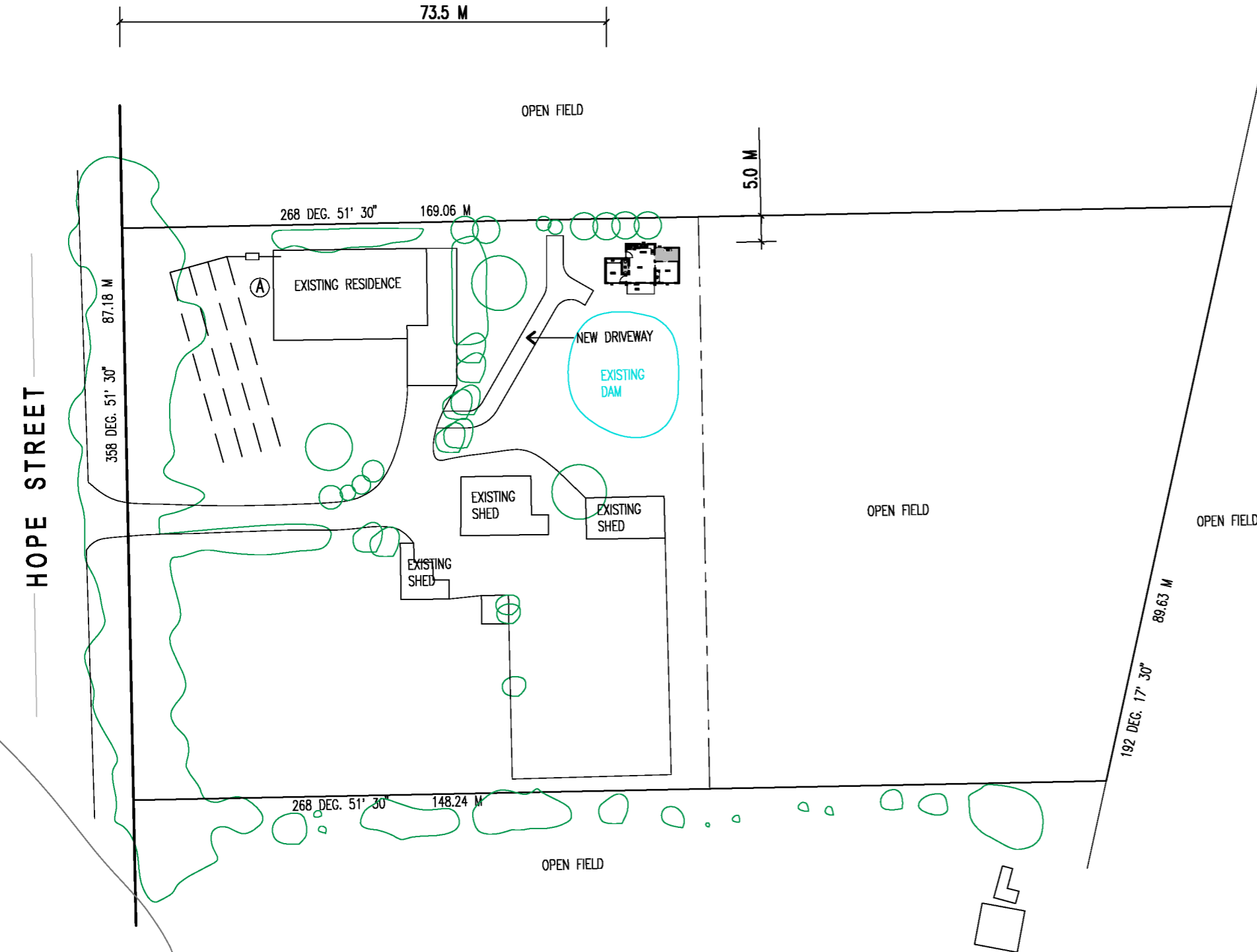
Page 2 of 2

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SMALL HOME PROJECT



RL 70.0



SITE INFORMATION:
 SITE AREA: 1.383 ha
 LOT NO.2
 PARISH OF BUNYIP
 PS 500067E

RL 60.0

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SITE PLAN SCALE 1:750 ON A3 PAPER
 PROPOSED SMALL HOME AT 64 HOPE STREET, BUNYIP

SITE PLAN NOTES:

CONTOUR LINES ARE AT 10 M INCREMENTS AND THE FALL IS GENERALLY IN A SOUTH-WESTERLY DIRECTION AT 1 IN 20.

(A) : INDICATES THE POSITION OF THE EXISTING ALL WASTE SEPTIC TANK SYSTEM.

NOTE THAT THERE ARE NO DWELLINGS OR PRIVATE OPEN SPACE ON ADJOINING PROPERTYS THAT ARE WITHIN 9 M OF THE PROPOSED WORKS SO OVERLOOKING OF ADJOINING PROPERTY AS NOT BEEN CONSIDERED.

SHEET INDEX:

- SHEET 1: SITE PLAN
- SHEET 2: DETAIL SITE PLAN
- SHEET 2: FLOOR PLAN
- SHEET 3: ELEVATIONS

PLANNING PERMIT:

TO BE CONFIRMED.

MUNICIPALITY:

CARDINIA SHIRE COUNCIL
 20 SIDING AVENUE, OFFICER VIC 3809
 PHONE: 1300 787 624

WATER AUTHORITY:

SOUTH EASTERN WATER
 PO BOX 2288 SEAFORD VIC 3198
 PHONE: 03 95523770

RELEVANT BUILDING SURVEYOR:

TO BE CONFIRMED

DESIGN GUST WIND SPEED / WIND CLASSIFICATION:

BUILDING TIE-DOWNS TO BE PROVIDED IN ACCORDANCE WITH AS 1684 - 2010 FOR AN ASSUMED DESIGN GUST WIND SPEED / WIND CLASSIFICATION OF N2 41 (SUBJECT TO CONFIRMATION ON SITE BY RELEVANT BUILDING SURVEYOR AT FIRST INSPECTION) REFER TO AS1684 FOR CONSTRUCTION REQUIREMENTS.

STORMWATER:

100 MM DIAMETER CLASS 6 UPBC STORMWATER LINE LAID TO A MIN. GRADE OF 1:100 AND CONNECTED TO THE LEGAL POINT OF STORMWATER DISCHARGE. PROVIDE INSPECTION OPENINGS AT 9000MM CENTRES AND AT EACH CHANGE OF DIRECTION.

THE COVER TO UNDER GROUND STORMWATER DRAINS SHALL BE NOT LESS THAN:

- 100 MM UNDER SOIL
- 50 MM UNDER PAVED OR CONCRETE AREAS
- 100 MM UNDER UNREINFORCED CONCRETE OR PAVED DRIVEWAYS.
- 75 MM UNDER REINFORCED CONCRETE DRIVEWAYS.

CORROSION PROTECTION OF BUILT-IN STRUCTURAL MEMBERS:

PROVIDE CORROSION PROTECTION OF BUILT-IN STRUCTURAL STEEL MEMBERS SUCH AS STEEL LINTELS, SHELF ANGLES, CONNECTORS, ACCESSORIES (OTHER THAN WALL TIES) IN ACCORDANCE WITH TABLE 4.1 OF AS 4773.1 - 2010 MASONRY IN SMALL BUILDINGS, PART 1: DESIGN SUITABLE FOR AN ENVIRONMENT CLASSIFICATION OF LOW.

CORROSION PROTECTION FOR SHEET ROOFING:

PROVIDE CORROSION PROTECTION FOR SHEET ROOFING IN ACCORDANCE WITH BCA TABLE 3.5.1.1a

BUSH FIRE PRONE AREA:

THIS PROJECT IS LOCATED IN A DESIGNATED BUSH FIRE PRONE AREA THERE FORE, SPECIFIC CONSTRUCTION METHODS AND/OR MATERIALS WILL BE REQUIRED.

GENERAL NOTES: (NCC 2022 BCA Vol 2)

ALL MATERIALS AND WORK PRACTICES SHALL COMPLY WITH, BUT NOT LIMITED TO THE BUILDING REGULATIONS 2018, NATIONAL CONSTRUCTION CODE SERIES 2022 BUILDING CODE OF AUSTRALIA Vol 2 AND ALL RELEVANT CURRENT AUSTRALIAN STANDARDS (AS AMENDED) REFERRED TO THEREIN.

UNLESS OTHERWISE SPECIFIED, THE TERM BCA SHALL REFER TO NATIONAL CONSTRUCTION CODE SERIES 2022 BUILDING CODE OF AUSTRALIA VOLUME 2.

ALL MATERIALS AND CONSTRUCTION PRACTICE SHALL MEET THE PERFORMANCE REQUIREMENTS OF THE BCA. WHERE AN ALTERNATIVE SOLUTION IS PROPOSED THEN, PRIOR TO IMPLEMENTATION OR INSTALLATION, IT FIRST MUST BE ASSESSED AND APPROVED BY THE RELEVANT BUILDING SURVEYOR AS MEETING THE PERFORMANCE REQUIREMENTS OF THE BCA.





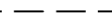


Preliminary

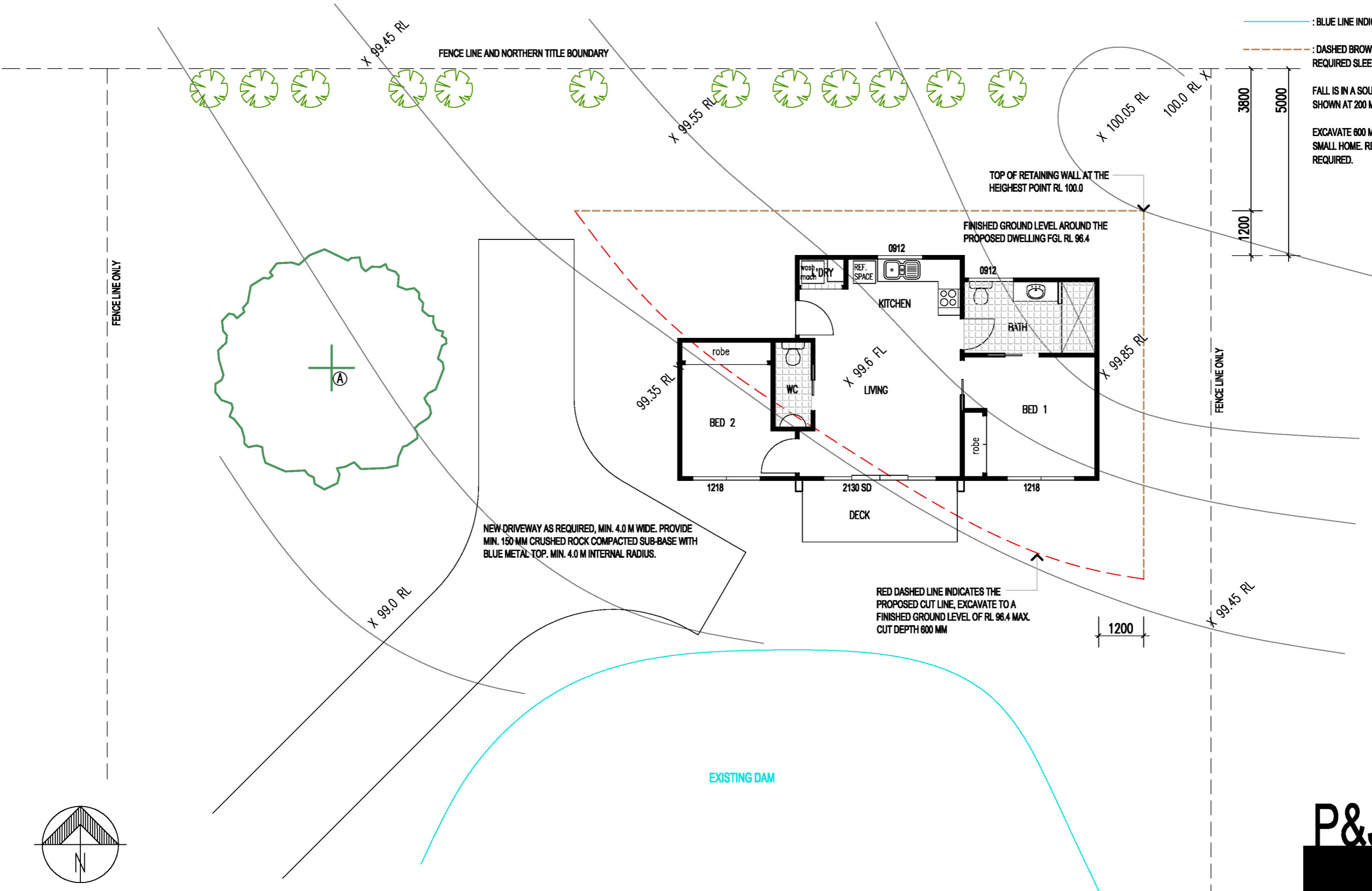
13-11-2024

SHEET 1 REF. 02 424

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PLAN NOTES:

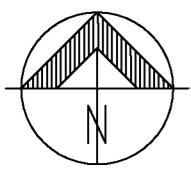
-  : EXISTING SMALL SHRUBS ON THE FENCE LINE, REMOVE AS REQUIRED FOR CONSTRUCTION.
 -  : INDICATES THE POSITION OF AN EXISTING OAK TREE TO REMAIN, APPROX. 6.0 M DIAMETER CANOPY.
 -  : DASHED LINE SHOWS EXISTING FENCE LINES.
 -  : BLUE LINE INDICATES THE EDGE OF THE EXISTING DAM.
 -  : DASHED BROWN LINE INDICATES THE POSITION OF THE REQUIRED SLEEPER RETAINING WALL, MAX. 600 MM HIGH.
- FALL IS IN A SOUTH-WEST DIRECTION, CONTOUR LINES ARE SHOWN AT 200 MM INCREMENTS.
- EXCAVATE 600 MM TO LEVEL THE AREA OF THE PROPOSED SMALL HOME. RETAIN WITH SELECTED SLEEPER WALL AS REQUIRED.



NEW DRIVEWAY AS REQUIRED, MIN. 4.0 M WIDE. PROVIDE MIN. 150 MM CRUSHED ROCK COMPACTED SUB-BASE WITH BLUE METAL TOP. MIN. 4.0 M INTERNAL RADIUS.

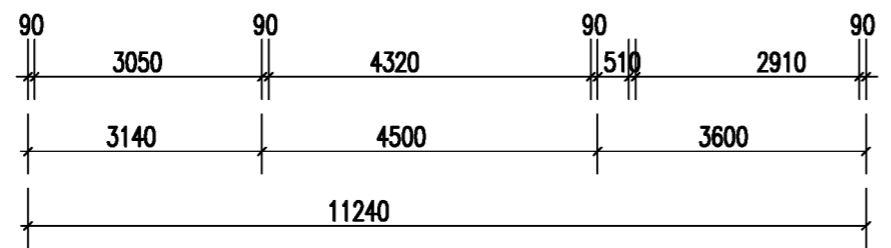
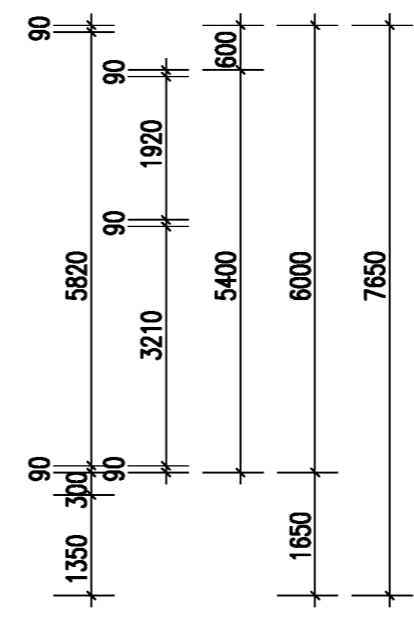
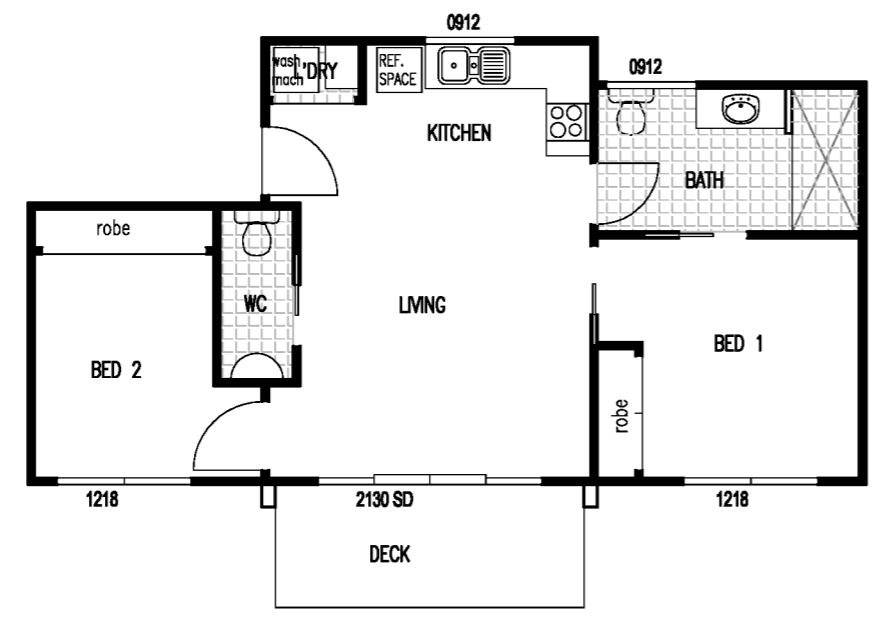
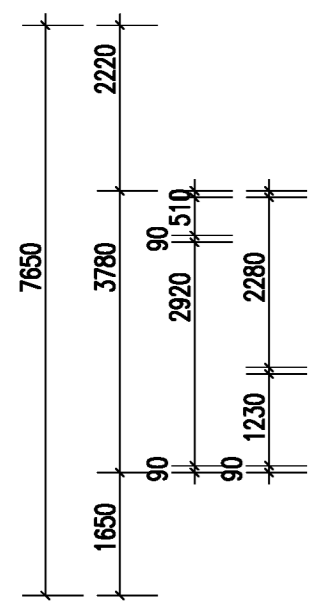
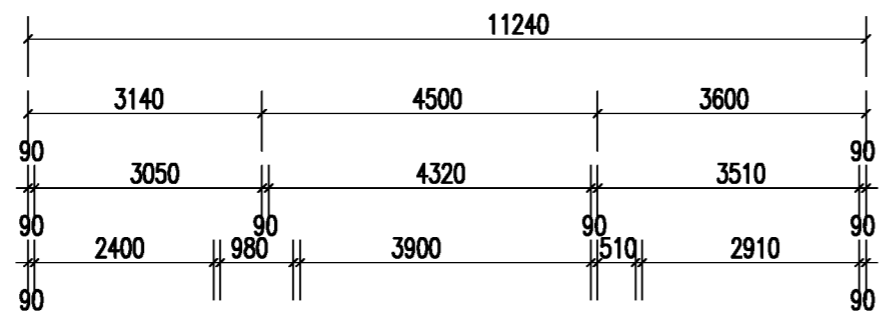
RED DASHED LINE INDICATES THE PROPOSED CUT LINE, EXCAVATE TO A FINISHED GROUND LEVEL OF RL 96.4 MAX. CUT DEPTH 600 MM

TOP OF RETAINING WALL AT THE HIGHEST POINT RL 100.0
FINISHED GROUND LEVEL AROUND THE PROPOSED DWELLING FGL RL 96.4



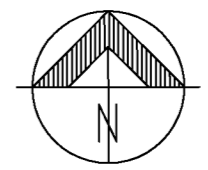
WINDOWS CODES:

WINDOW CODES ARE SHOWN HAS HEIGHT BY WIDTH WITH THE FIRST TWO FIGURES BEING HEIGHT AND THE SECOND TWO BEING WIDTH. IE: 0918 INDICATES A WINDOW 900H X 1800W
 ALL WINDOWS HAVE A NOM. 2100 MM HEAD HEIGHT UNLESS NOTED OTHERWISE.



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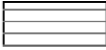
FLOOR AREA: 59.95 M2



ELEVATION NOTES:

 : INDICATES NEW COLOR BOND CORRUGATED CUSTOM ORB ROOFING AT 10 & 26.5 DEGREE PITCH. ALL ROOFING SHALL BE SUPPLIED AND INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS.

COLOR: WOODLAND GREY

 : INDICATES SELECTED HARDIES WEATHERBOARDS WITH SELECTED PAINT FINISH. COLOR: OFF WHITE

FL : NOMINATED FLOOR LEVEL

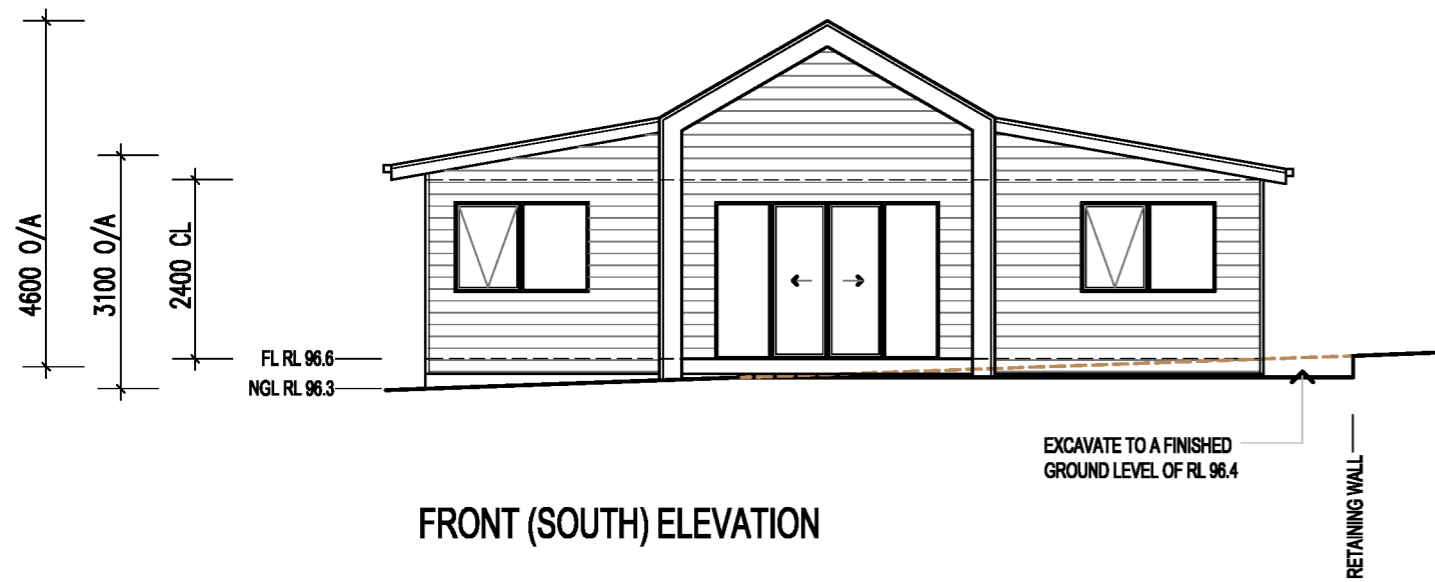
NGL : NATURAL GROUND LEVEL

FGL : FINISHED GROUND LEVEL

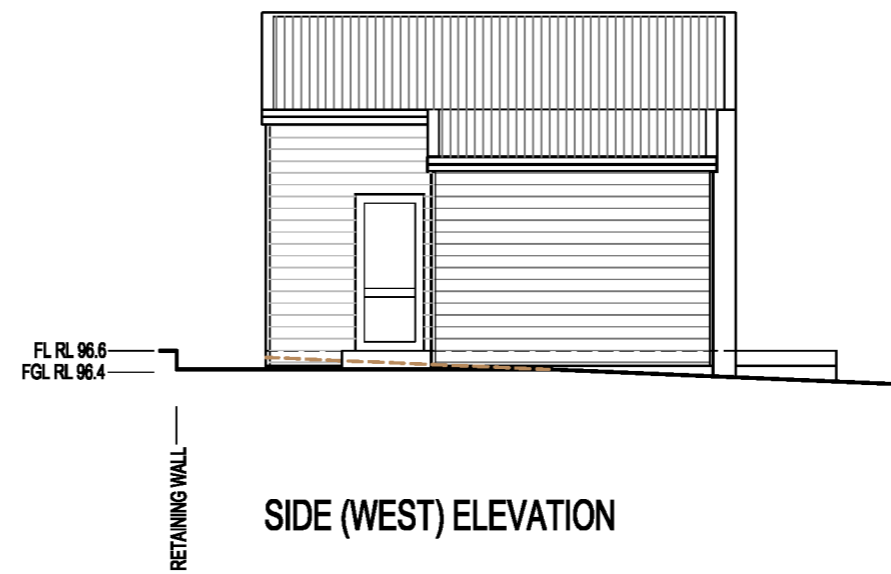
WINDOWS SHALL BE ALUMINIUM FRAMED CLEAR GLAZED WITH FLYSCREENS TO ALL OPENINGS.

EAVE LINING SHALL BE MIN. 4.5 MMM HARDIFLEX OR SIMILAR.

NOTE THAT 'O/A' INDICATES OVERALL HEIGHT MEASURED VERTICALLY FROM NATURAL GROUND LEVEL TO THE TOP OF THE STRUCTURE.

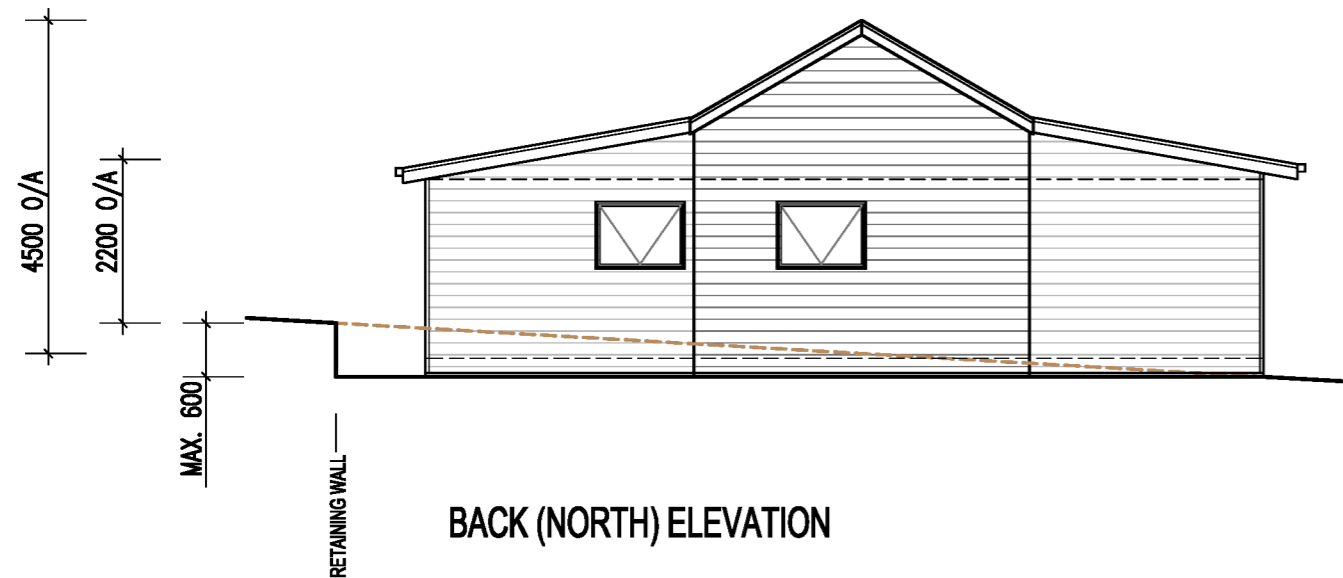


FRONT (SOUTH) ELEVATION



SIDE (WEST) ELEVATION

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BACK (NORTH) ELEVATION



SIDE (EAST) ELEVATION