
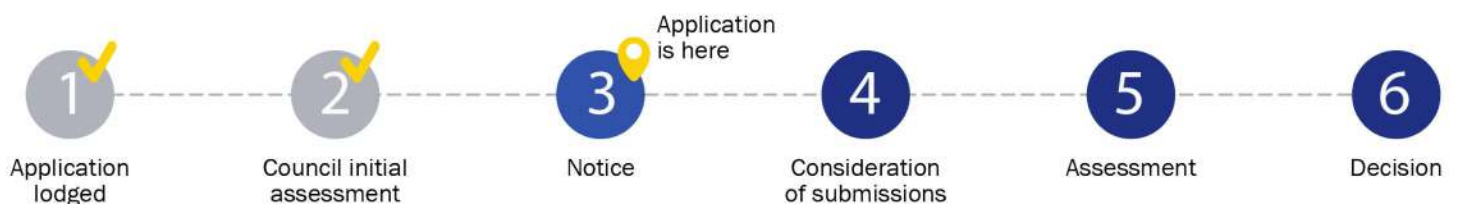


Notice of Application for a Planning Permit

The land affected by the application is located at:	L234 PS902144 V12580 F652 4 Kookaburra Rise, Pakenham VIC 3810	
The application is for a permit to:	Buildings and works (Construction of a Dwelling and a Fence)	
A permit is required under the following clauses of the planning scheme:		
42.01-2	Construct a building or construct or carry out works,	
42.01-2	Construct a fence	
APPLICATION DETAILS		
The applicant for the permit is:	[REDACTED]	
Application number:	T250047	
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:		21 March 2025
WHAT ARE MY OPTIONS? Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority. 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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Application Summary

Portal Reference A12528LJ

Basic Information

Proposed Use	The construction of a new single dwelling which will be used as our new family home. Single Dwelling will consist of, Tiled Roof, Double Garage, Feature Render, 4 Bedrooms, Master with ENS & WIR, Family/Meals, Theatre & Outdoor Living.
Current Use	Vacant
Cost of Works	\$300,000
Site Address	4 Kookaburra Rise Pakenham 3810

Covenant Disclaimer

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

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

Contacts

Type	Name	Address	Contact Details

Fees

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

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Civic Centre
20 Siding Avenue, Officer, Victoria

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

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

Email: mail@cardinia.vc.gov.au

Monday to Friday 8.30am–
5pm

Phone: 1300 787 624
After Hours: 1300 787 624
Fax: 03 5941 3784

Documents Uploaded

Date	Type	Filename
02-02-2025	A Copy of Title	Title Register Search Statement.pdf
02-02-2025	Encumbrance	Section 173 Planning and Enviromental Act.pdf
02-02-2025	Site plans	Approved Developer Plans.pdf
02-02-2025	Proposed elevation plan	Engineering Documents.pdf
02-02-2025	Additional Document	Planning Permit Application Letter.pdf

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

Declaration



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Purton Road, Pakenham, Victoria

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ePlanning

Application Summary

Portal Reference	D125700Q
Reference No	T250047

Basic Information

Cost of Works	\$300,000
Site Address	4 Kookaburra Rise Pakenham VIC 3810

Covenant Disclaimer

Does the proposal breach, in any way, an encumbrance on title such as restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?	No such encumbrances are breached
<input type="checkbox"/> Note: During the application process you may be required to provide more information in relation to any encumbrances.	

Documents Uploaded

Date	Type	Filename
23-02-2025	Additional Document	Response Letter.pdf
23-02-2025	Additional Document	Developer Letter of Approval and Stamped Plans.pdf
23-02-2025	Additional Document	Lot 234, Kookaburra Rise, Pakenham_Rev F CV.pdf
23-02-2025	Additional Document	Plan of Subdivision 902144W.pdf
23-02-2025	Additional Document	Section 50 Request to Amend an Application.pdf

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

Lodged By

Site User	Christina Ross	24 Mather Rd, Noble Park VIC 3174	M: 0432-805-459 E: christina.ross@outlook.com.au
Submission Date	23 February 2025 - 05:26:PM		

Declaration

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

Civic Centre Postal Address Monday to Friday



Civic Centre
20 Siding Avenue, Officer, Victoria

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

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

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(Depot)**
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5pm

Phone: 1300 787 624
After Hours: 1300 787 624
Fax: 03 5941 3784



Request to amend a current planning permit application

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

PERMIT APPLICATION DETAILS

Application No.:	T250047 PA
Address of the Land:	4 KOOKABURRA RISE, PAKENHAM VIC 3810

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.		
The current proposal description did not include the construction of a fence. The updated proposal description is; The construction of a new single dwelling which will be used as our new family home. Single Dwelling will consist of, Tiled Roof, Double Garage, Feature Render, 4 Bedrooms, Master with ENS & WIR, Family/Meals, Theatre & Outdoor Living and the construction of a Fence.		

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

DECLARATION

I declare that all the information in this request is true and correct and the owner (if not myself) has been notified of this request to amend the application.	
Name:	[Redacted]
Signature:	[Redacted]
Date:	23/02/2025

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 12580 FOLIO 652

Security no : 124121623127B
Produced 30/01/2025 09:57 PM

LAND DESCRIPTION

Lot 234 on Plan of Subdivision PS902144W
PARENT TITLES :
Volume 12330 Folio 800
Created by instrument PS902144W 01/11/2024

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REGISTERED PROPERTIES



ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AY601218R 15/11/2024
AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

COVENANT PS902144W 01/11/2024

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

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

DIAGRAM LOCATION

SEE PS902144W FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
PS902144W (B)	PLAN OF SUBDIVISION	Registered	01/11/2024
AY601216V (E)	DISCHARGE OF MORTGAGE	Registered	15/11/2024
AY601217T (E)	TRANSFER	Registered	15/11/2024
AY601218R (E)	MORTGAGE	Registered	15/11/2024

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

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

Street Address: 4 KOOKABURRA RISE PAKENHAM VIC 3810

ADMINISTRATIVE NOTICES

NIL

eCT Control 16165A AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED
Effective from 15/11/2024

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

DOCUMENT END

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Imaged Document Cover Sheet

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

Document Type	Plan
Document Identification	PS902144W
Number of Pages (excluding this cover sheet)	5
Document Assembled	23/02/2025 16:25

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PLAN OF SUBDIVISION	EDITION 1	PS902144W
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<p>LOCATION OF LAND</p> <p>PARISH: NAR NAR GOON TOWNSHIP: PAKENHAM SECTION: —</p> <p>CROWN ALLOTMENT: 32(PT), 33(PT) & 34(PT)</p> <p>TITLE REFERENCE: VOL. 12580 FOL. 422 VOL. 12330 FOL. 800</p> <p>LAST PLAN REFERENCE: PS848743W (LOT A) LP86652 (LOT 2)</p> <p>POSTAL ADDRESS: 14 SUNNY VISTA (at time of subdivision) PAKENHAM ROAD PAKENHAM 3810</p> <p>MGA CO-ORDINATES: E: 366 200 ZONE: 55 (of approx centre of land in plan) N: 5 786 450 GDA 2020</p>	<p>Council Name: Cardinia Shire Council</p> <p>Council Reference Number: S21-147 Planning Permit Reference: T160690-2 SPEAR Reference Number: S182118A</p> <p>Certification</p> <p>This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6 of the Subdivision Act 1988: 16/08/2023</p> <p>Public Open Space</p> <p>A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has been made and the requirement has not been satisfied at Certification</p> <p>Digitally signed by: Sonia Higgins for Cardinia Shire Council on 27/06/2024</p> <p>Statement of Compliance issued: 28/10/2024</p> <p>Public Open Space</p> <p>A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has been made and the requirement has been satisfied at Statement of Compliance</p>
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VESTING OF ROADS AND/OR RESERVES	NOTATIONS
----------------------------------	-----------

IDENTIFIER	COUNCIL/BODY/PERSON	
ROAD R1	CARDINIA SHIRE COUNCIL	LOTS 1 TO 200 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. LOTS IN THIS PLAN MAY BE AFFECTED BY ONE OR MORE RESTRICTIONS. FOR DETAILS OF RESTRICTIONS INCLUDING BURDENED LOTS & BENEFITING LOTS, SEE CREATION OF RESTRICTIONS ON SHEET 5 OTHER PURPOSE OF PLAN: TO REMOVE THAT PART OF THE SEWERAGE EASEMENT CREATED AS E-3 ON PS848743W CONTAINED WITHIN MONTEREY WAY ON THIS PLAN.

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<p>NOTATIONS</p> <p>DEPTH LIMITATION: DOES NOT APPLY</p> <p>This is a SPEAR plan.</p> <p>STAGING: This is not a staged subdivision. Planning Permit No. T160690</p> <p>SURVEY: This plan is based on survey. This survey has been connected to permanent marks No(s). 89, 199, 213, 285, 286, 287, 295, 319, 320, 354, 355, 363, 674, 675</p> <p>Estate: The Rise - Pakenham Phase No.: 02 No. of Lots: 34 + Lot B PHASE AREA: 1.772ha</p>	<p>AGREEMENT FROM ALL INTERESTED PARTIES (SECTION 61UK SUBDIVISION ACT 1988)</p> <p>WARNING: The restrictive covenant(s)/restriction(s) in this plan may have been varied or removed. For current information, please refer to the relevant folio(s) of the Register, noting section 88(3) of the Transfer of Land Act 1958</p>
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EASEMENT INFORMATION

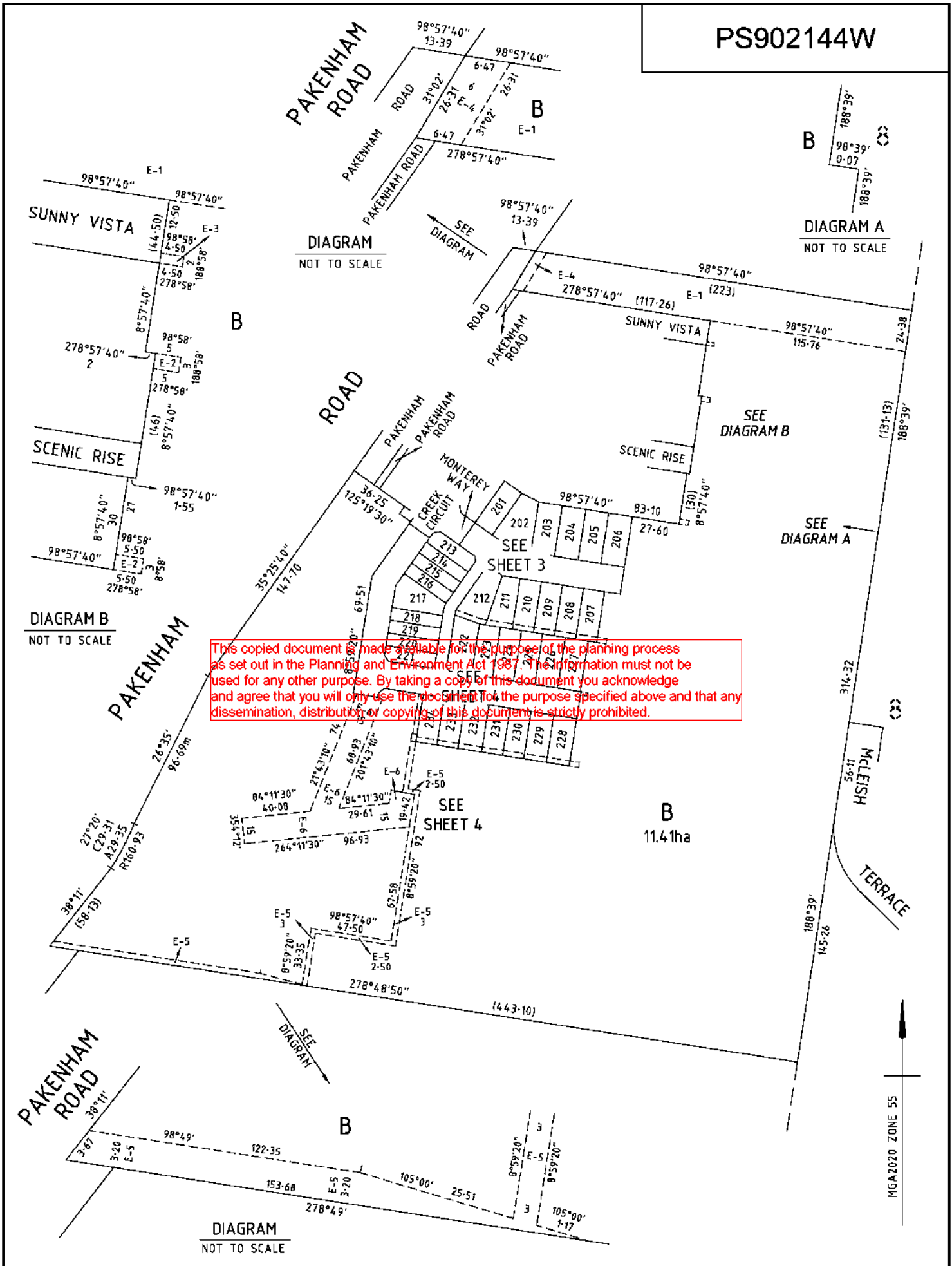
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

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

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

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

PS902144W



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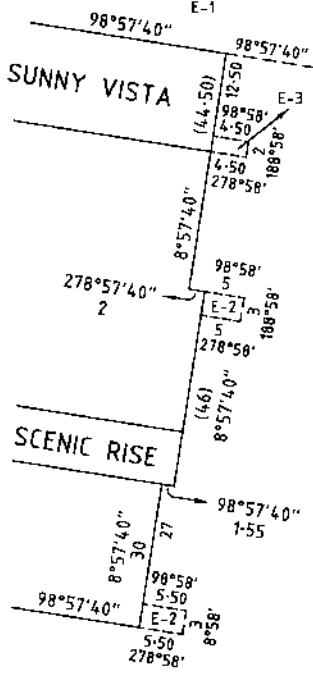
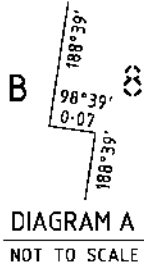


DIAGRAM NOT TO SCALE

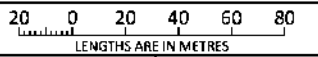
DIAGRAM B NOT TO SCALE



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

SURVEYORS REF
2000490/02

SCALE
1 : 2000



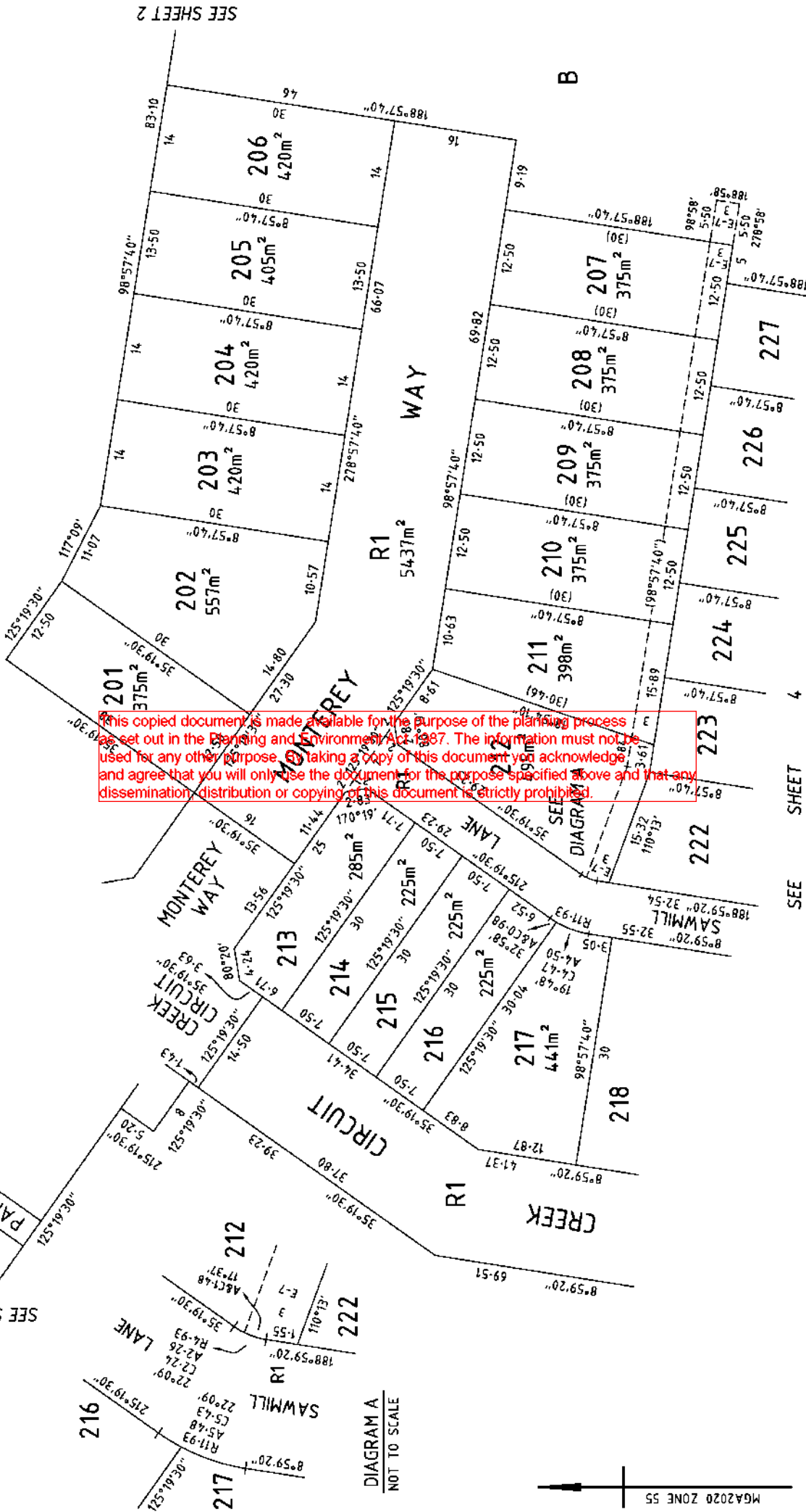
ORIGINAL SHEET
SIZE: A3

SHEET 2

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

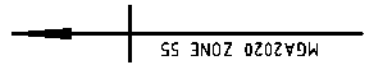
Digitally signed by: Cardinia Shire Council, 27/06/2024, SPEAR Ref: S182118A

PS902144W




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DIAGRAM A
NOT TO SCALE



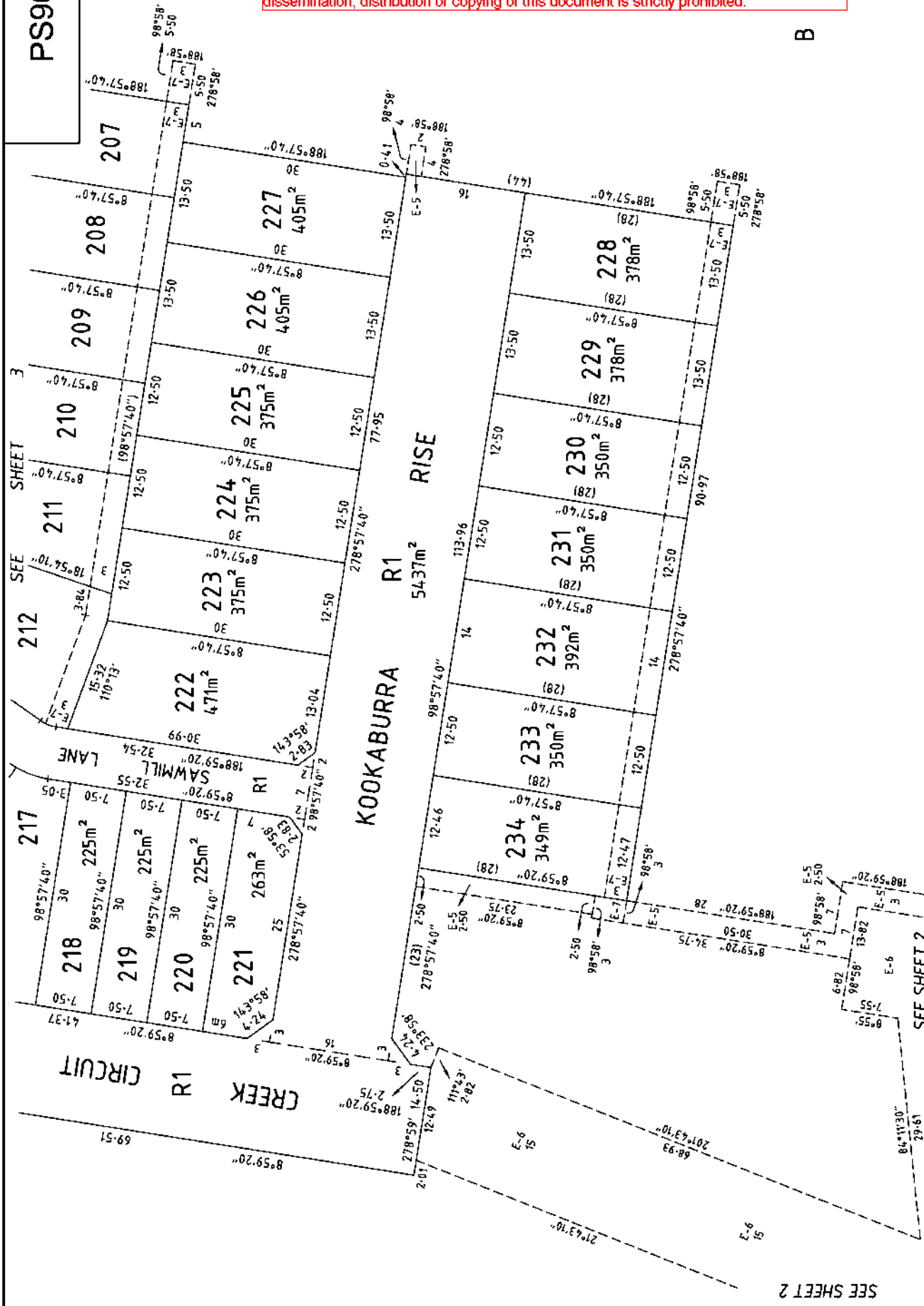
SEE SHEET 4


 Beveridge Williams development & environment consultants Melbourne ph : 03 9524 8888 www.beveridgewilliams.com.au	SURVEYORS REFERENCE 2000490 /02	SCALE 1 : 500 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 3
	Digitally signed by: ADRIAN JAMES FREEMAN, Licensed Surveyor, Cardinia Shire Council, Surveyor's Plan Version (6), 27/06/2024, SPEAR Ref: S182118A			

PS902144W

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B



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

SUBDIVISION ACT 1988
CREATION OF RESTRICTION 'A'

PS902144W

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

LAND TO BENEFIT & TO BE BURDENED:

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

DESCRIPTION OF RESTRICTION:

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

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

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

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

VARIATION:

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

EXPIRY:

THIS RESTRICTION CEASES TO HAVE EFFECT FOLLOWING AFTER EITHER;

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

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CREATION OF RESTRICTION 'B'

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

LAND TO BENEFIT & TO BE BURDENED:

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

DESCRIPTION OF RESTRICTION:

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

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

EXPIRY:

THIS RESTRICTION CEASES TO HAVE EFFECT FOLLOWING AFTER EITHER;

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



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

SURVEYORS REF 2000490/02			ORIGINAL SHEET SIZE: A3	SHEET 5
Digitally signed by: ADRIAN JAMES FREEMAN, Licensed Surveyor, Surveyor's Plan Version (6), 03/06/2024, SPEAR Ref: S182118A		Digitally signed by: Cardinia Shire Council, 27/06/2024, SPEAR Ref: S182118A		



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

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

Lodger Details

Lodger Code	21884L
Name	[REDACTED]
Address	[REDACTED]
Lodger Box	
Phone	
Email	
Reference	Cardinia (12330/801)

APPLICATION TO RECORD AN INSTRUMENT

Jurisdiction	VICTORIA
--------------	----------

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Estate and/or Interest

FEE SIMPLE

Land Title Reference

12330/800
12330/801

Instrument and/or legislation

RECORD - AGREEMENT - SECTION 173
Planning & Environment Act - section 173

Applicant(s)

Name	CARDINIA SHIRE COUNCIL
Address	
Property Name	CARDINIA SHIRE OFFICE
Street Number	20
Street Name	SIDING
Street Type	AVENUE
Locality	OFFICER
State	VIC

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Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Postcode

3809

Additional Details

Refer Image Instrument

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

Execution

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



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HWL
EBSWORTH
LAWYERS

Deed of Agreement

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

Cardinia Shire Council

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hwlebsworth.com.au

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Deed of Agreement

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Date 06/10/2023

Parties

Cardinia Shire Council

of 20 Siding Avenue, Officer 3809

(Council)

BNG (PAKENHAM) PTY LTD (ACN 640125686)

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

(Owner)

Recitals

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

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

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

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

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

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

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

1. Definitions and interpretation clauses

1.1 Definitions

In this deed the following definitions apply:

Act means the *Planning and Environment Act 1987* (Vic).

Agreement means this Deed of Agreement and any Agreement executed by the Parties expressed to be supplemental to this Agreement.

Building Design Guidelines means the Building Design Guidelines required by conditions 6 and 7 of the Planning Permit.

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Building Envelopes	means the building envelopes for the lots abutting the plantation reserve on the eastern boundary of the Subject Land.
Building Envelope Plan	means the plan showing the location and dimensions of the Building Envelopes attached at Schedule 1.
Business Day	means a day that is not a Saturday, Sunday or public holiday in Melbourne.
Claim	means any claim, action, proceeding or demand made against the person concerned, however it arises and whether it is present or future, fixed or unascertained, actual or contingent.
Council	means Cardinia Shire Council in its capacity as responsible authority.
Development	means the buildings and works authorised under the Planning Permit.
Endorsed Plans	means the plans and/or other documents that are endorsed pursuant to the Planning Permit from time to time.
Loss	means any loss, damage, cost, expense or liability incurred by the person concerned, however it arises and whether it is present or future, fixed or unascertained, actual or contingent.
Owner	means the person or persons registered or entitled from time to time to be registered by the Registrar of Titles as proprietor or proprietors of an estate in fee simple in the Subject Land or any part of it and includes a Mortgagee-in-possession.
Party or Parties	means the Owner and Council under this Agreement as appropriate.
Planning Permit	means Planning Permit No. T160690 issued by Council on 19 December 2017 referred to in Background C of this Agreement, and as amended from time to time (currently T160690-2 issued on 9 June 2021) and including any Endorsed Plans.

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

1.2 Interpretation

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

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

2. Owner's obligations

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

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

2.2 Maintenance of the Plantation Reserve

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

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

2.3 Fencing within the Plantation Reserve

The Owner covenants and agrees to construct all fencing within the Plantation Reserve of wire or similar material to the satisfaction of the Responsible Authority.

2.4 Building Design Guidelines

The Owner covenants and agrees that the construction of buildings on each lot affected by the Plantation Reserve must comply with the Building Design Guidelines.

3. Further obligations

3.1 Notice and registration

The Owner will bring this Agreement to the notice of all prospective purchasers, Mortgagees, lessees, charges, transferees and assigns of the Subject Land.

3.2 Giving effect to this Agreement

The Owner will do all things necessary to give effect to this Agreement, including executing any further documents and will comply with its obligations under this Agreement.

3.3 Recording by Registrar of Titles

The Owner will consent to Council making application to the Registrar of Titles to make a recording of this Agreement in the Register on the Certificate of Title of the Subject Land in accordance with s181 of the Act and do all things necessary to enable Council to do so including signing any further agreement, acknowledgement or document or procuring the consent to this Agreement of any Mortgagee or caveator to enable the recording to be made in the Register under that section.

3.4 Council's costs to be paid

- (a) The Owner will immediately pay to Council, Council's reasonable costs and expenses (including legal expenses) of and incidental to the preparation, drafting, finalisation, engrossment, execution, registration and enforcement of this Agreement which are and until paid will remain a debt due to Council by the Owner.
- (b) If in dispute, Council may have the costs assessed by the Law Institute of Victoria Costing Service and the Parties will be bound by any assessment, and the cost of any assessment will be paid equally by the Parties.

3.5 Mortgagee to be Bound

The Owner covenants to obtain the consent of any Mortgagee to be bound by the covenants in this Agreement if the Mortgagee becomes Mortgagee in possession of the Subject Land.

3.6 Covenants run with the Subject Land

The Owner's obligation in this Agreement are intended to take effect as covenants which shall be annexed to and run at law and in equity with the Subject Land and every part of it, and bind the Owner and its successors, assignees and transferees, the registered proprietor or proprietors for the time being of the Subject Land and every part of the Subject Land.

4. Agreement under Section 173 of the Act

Council and the Owner agree without limiting or restricting their respective powers to enter into this Agreement and, insofar as it can be so treated, this Agreement is made pursuant to section 173 of the Act.

5. Owner's warranties

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

6. Successors in title

6.1 Successors in title

Without limiting the operation or effect which this Agreement has, the Owner must ensure that until such time as a memorandum of this Agreement is registered on the title to the Subject Land, successors in title shall be required to:

- (a) give effect to and do all acts and sign all documents which will require those successors to give effect to this Agreement; and
- (b) execute a deed agreeing to be bound by the terms of this Agreement.

7. Notices

7.1 Service

A notice or other communication required or permitted to be served by a Party on another Party must be in writing and may be served:

- (a) by delivering it personally to that Party;
- (b) by sending it by prepaid post addressed to that Party at the address set out in this Agreement or subsequently notified to each Party from time to time; or
- (c) by sending it by electronic mail to that Party using the email address set out in this Agreement or subsequently notified to each Party from time to time.

7.2 Time of service

A notice or other communication is deemed served:

- (a) if delivered, on the following business day;
- (b) if posted, on the expiration of two business days after the date of posting; or
- (c) if emailed, when the electronic communication becomes capable of being retrieved by the addressee at an electronic address designated by the addressee.

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8. Miscellaneous

8.1 Commencement of Agreement

Unless otherwise provided in this Agreement, this Agreement commences from the date of this Agreement.

8.2 Default

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

8.3 Ending of Agreement

This Agreement ends:

- (a) on the date that the Council confirms in writing that this Agreement can be ended; or
- (b) otherwise in accordance with the Act.

8.4 Application to Registrar

As soon as reasonably practicable after the Agreement has ended, Council will, at the request and at the cost of the Owner make application to the Registrar of Titles under s183(2) of the Act to cancel the recording of this Agreement on the register.

8.5 No fettering of Council's powers

It is acknowledged and agreed that this Agreement does not fetter or restrict the power or discretion of Council to make any decision or impose any requirements or conditions in connection with the granting of any planning approval or certification of any plans of subdivision applicable to the Subject Land or relating to any use or development of the Subject Land.

8.6 No waiver

Any time or other indulgence granted by Council to the Owner or any variation of the terms and conditions of this Agreement or any judgment or order obtained by Council against the Owner will not in any way amount to a waiver of any of the rights or remedies of Council in relation to the terms of this Agreement.

8.7 Severability

- (a) If a court, arbitrator, tribunal or other competent authority determines that a word, phrase, sentence, paragraph or clause of this Agreement is unenforceable, illegal or void then it must be severed and the other provisions of this Agreement will remain operative.
- (b) Clause 8.7(a) will not apply if to do so will materially affect the commercial arrangement formed by this Agreement.

8.8 Proper law

This Agreement is governed by and the Owner submits to the laws of the State of Victoria.

8.9 Counterparts

This Agreement may be executed in counterparts, and is binding on the parties upon the counterparts being exchanged. A copy of the original executed counterpart sent by email is to be treated as an original counterpart for all intents and purposes.

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Schedule

Mortgagee's Consent

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

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



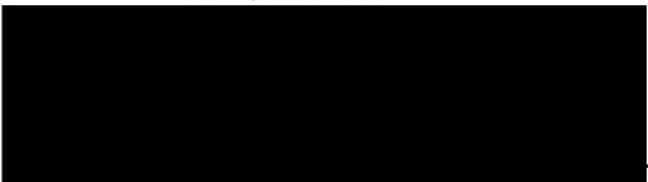
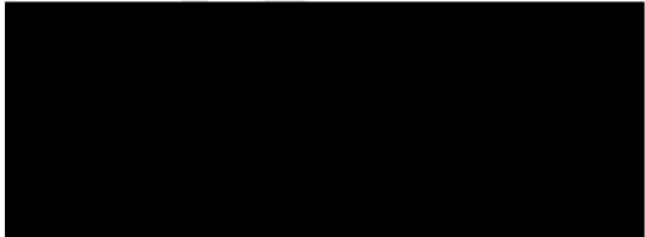
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Executed as a deed

Signed, sealed and delivered as a deed by the parties

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

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



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



(BLOCK LETTERS)

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



Full name (print)

Full name (print)

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Schedule 1

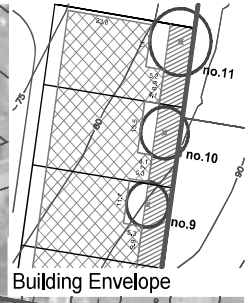
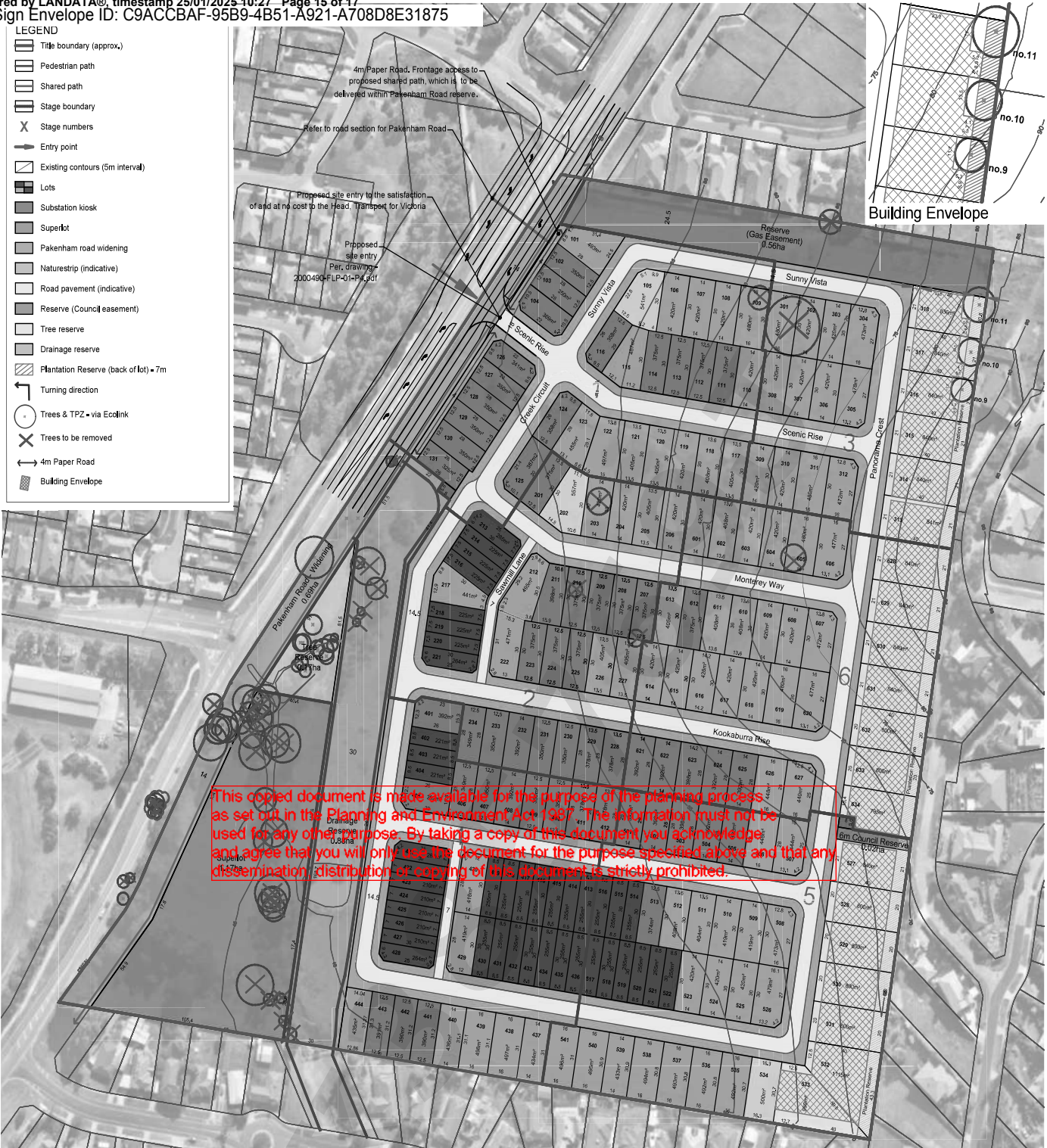
Building Envelope Plan

AX385769J

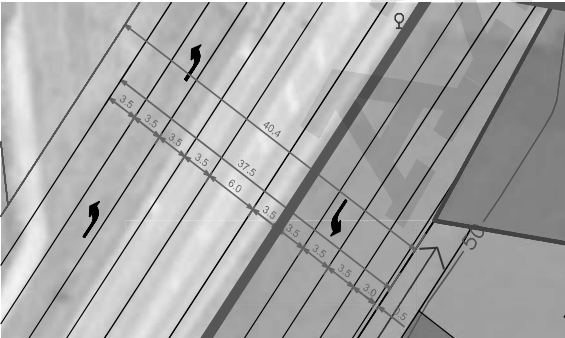
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LEGEND

- Title boundary (approx.)
- Pedestrian path
- Shared path
- Stage boundary
- Stage numbers
- Entry point
- Existing contours (5m interval)
- Lots
- Substation kiosk
- Superlot
- Pakenham road widening
- Naturestrip (indicative)
- Road pavement (indicative)
- Reserve (Council easement)
- Tree reserve
- Drainage reserve
- Plantation Reserve (back of lot) = 7m
- Turning direction
- Trees & TPZ - via Ecdlink
- Trees to be removed
- 4m Paper Road
- Building Envelope



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Pakenham Road - Cross Section

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

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

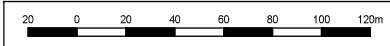
* Stage includes 1 Superlot

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

* Table does not include superlot

Site (Approx.)	15,307 ha
* Standard Density Lots	7,515 ha
* Medium Density Lots	1,021 ha
* Superlot	1,168 ha
* Kiosk	0,009 ha
* Tree Reserve	0,165 ha
* Non-Arterial Roads	3,274 ha
Arterial Roads (Pakenham road widening)	0,693 ha
Reserve (Council Easement)	0,580 ha
Drainage Reserve	0,894 ha
Net Developable Area	13,150 ha
Lot Yield (Standard Density)	160 lots 470m ² average lot size
Lot Yield (Medium Density)	42 Lots 243m ² average lot size
** Lot Yield (Overall)	202 lots @ 16.9 lots per ha 423m ² average lot size
Superlot	1
Total Number of Lots (Inc. 1 superlot)	203

* Indicates inclusion in NDA



Subdivision Plan
 110 Pakenham Road, Pakenham
 BNG Group

APPROVED AMENDED PLAN
 PLANNING AND ENVIRONMENT ACT 1987
 CARDINA PLANNING SCHEME
 PERMIT No. T160690-2
 SHEET 1 OF 1
 APPROVED BY: Dean Haeusler
 CARDINA SHIRE COUNCIL
 DATE: Monday, 10 October 2022

Version	Date	Description	Drafted	Approved
12		Pakenham road layout	KT	KT
13		Added building envelopes	KT	KT
14		Updated road and staging boundary	KT	KT
15		Updated staging boundary	KT	KT
16		Updated lot numbers, building envelope and roads	OX	KT

Date: 01.09.2022
 Version No: **16**
 Job No: 2000490
 Scale (A1): 1:1000
 (A3): 1:2000

Schedule 2

Vegetation Plan

AX385769J

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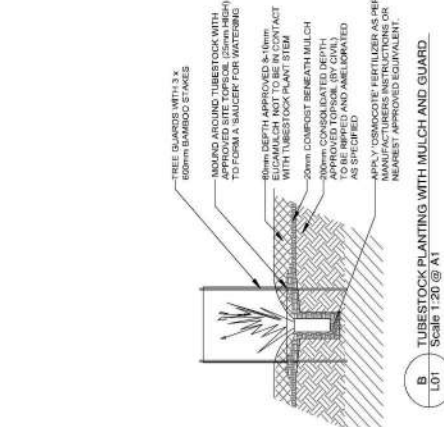
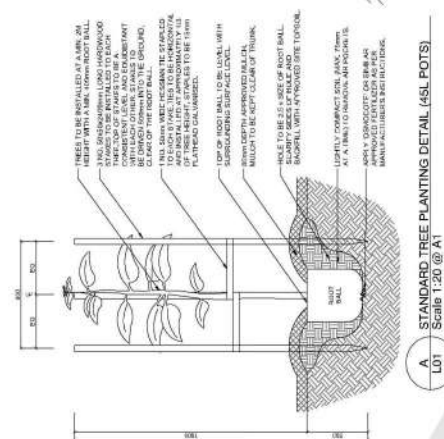
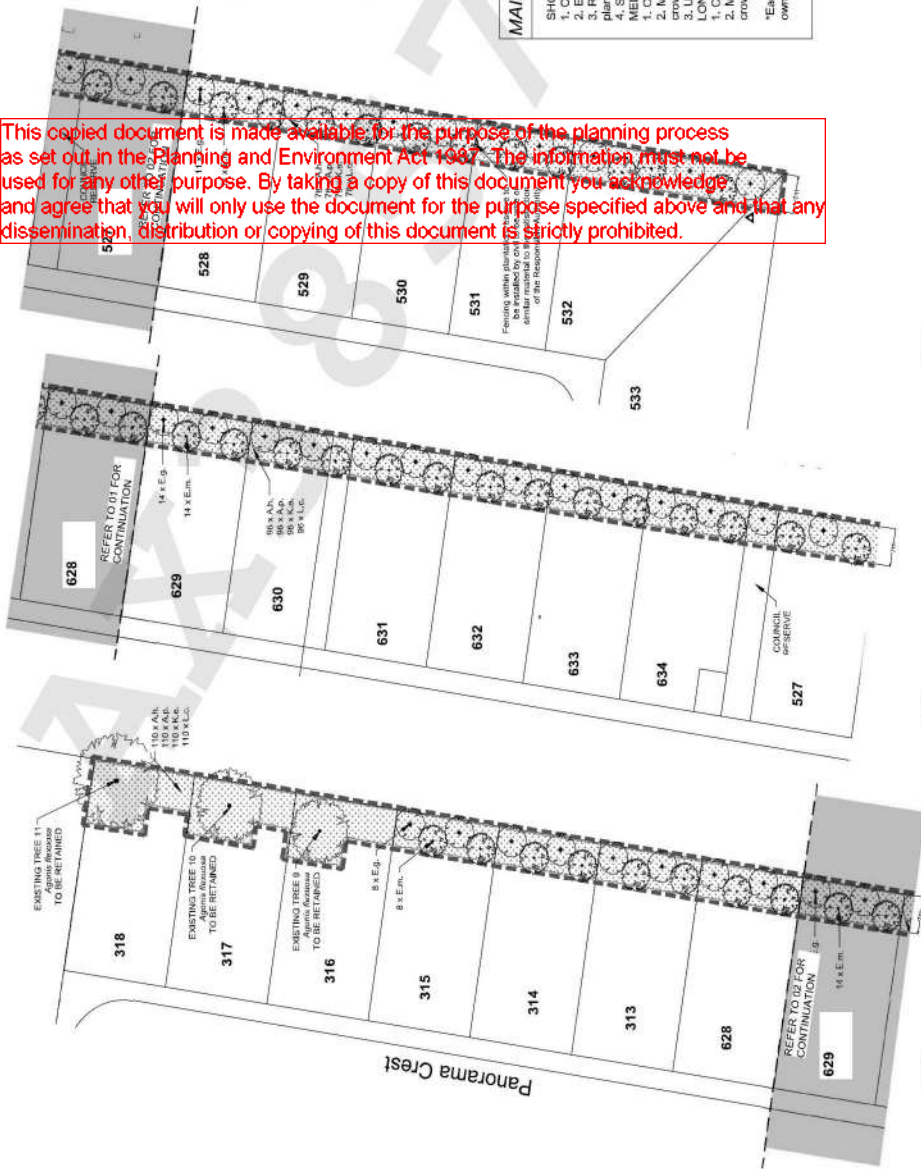


CODE	BOTANICAL NAME	COMMON NAME	VALUING HEIGHT (M)	INSTALLMENT HEIGHT (M)	QTY
TREES					
1.1	Small trees	Small trees	1.5 - 3.0	1.5 - 3.0	10
1.2	Medium trees	Medium trees	3.0 - 4.5	3.0 - 4.5	10
1.3	Large trees	Large trees	4.5 - 6.0	4.5 - 6.0	10
1.4	Very large trees	Very large trees	6.0 - 7.5	6.0 - 7.5	10
1.5	Shrubs	Shrubs	0.5 - 1.5	0.5 - 1.5	10
1.6	Small shrubs	Small shrubs	0.5 - 1.0	0.5 - 1.0	10
1.7	Medium shrubs	Medium shrubs	1.0 - 1.5	1.0 - 1.5	10
1.8	Large shrubs	Large shrubs	1.5 - 2.0	1.5 - 2.0	10
1.9	Very large shrubs	Very large shrubs	2.0 - 2.5	2.0 - 2.5	10
1.10	Palms	Palms	1.5 - 3.0	1.5 - 3.0	10
1.11	Other palms	Other palms	1.5 - 3.0	1.5 - 3.0	10
1.12	Other palms	Other palms	1.5 - 3.0	1.5 - 3.0	10
1.13	Other palms	Other palms	1.5 - 3.0	1.5 - 3.0	10
1.14	Other palms	Other palms	1.5 - 3.0	1.5 - 3.0	10
1.15	Other palms	Other palms	1.5 - 3.0	1.5 - 3.0	10
1.16	Other palms	Other palms	1.5 - 3.0	1.5 - 3.0	10
1.17	Other palms	Other palms	1.5 - 3.0	1.5 - 3.0	10
1.18	Other palms	Other palms	1.5 - 3.0	1.5 - 3.0	10
1.19	Other palms	Other palms	1.5 - 3.0	1.5 - 3.0	10
1.20	Other palms	Other palms	1.5 - 3.0	1.5 - 3.0	10

CODE	BOTANICAL NAME	COMMON NAME	DBH (mm)	TPZ (m)
TREES				
1.1	Small trees	Small trees	50	1.5
1.2	Medium trees	Medium trees	75	2.0
1.3	Large trees	Large trees	100	2.5
1.4	Very large trees	Very large trees	125	3.0
1.5	Shrubs	Shrubs	50	1.5
1.6	Small shrubs	Small shrubs	50	1.5
1.7	Medium shrubs	Medium shrubs	75	2.0
1.8	Large shrubs	Large shrubs	100	2.5
1.9	Very large shrubs	Very large shrubs	125	3.0
1.10	Palms	Palms	50	1.5
1.11	Other palms	Other palms	50	1.5
1.12	Other palms	Other palms	50	1.5
1.13	Other palms	Other palms	50	1.5
1.14	Other palms	Other palms	50	1.5
1.15	Other palms	Other palms	50	1.5
1.16	Other palms	Other palms	50	1.5
1.17	Other palms	Other palms	50	1.5
1.18	Other palms	Other palms	50	1.5
1.19	Other palms	Other palms	50	1.5
1.20	Other palms	Other palms	50	1.5



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



MAINTENANCE / WEED CONTROL SCHEDULE

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

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

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

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

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

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

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

GENERAL NOTES

1. The Contractor must verify all dimensions on site and immediately report any discrepancies to the Project Manager.
2. The site is to be cleared of all debris and builder's rubble.
3. All weed species on site shall be eradicated.
4. All plants shall be established prior to planting.
5. All plant species shall be true to type and there should be no alterations or substitutions of nominated species or cultivars without the written consent of the Landscape Architect.
6. All plant stock must be checked by the Contractor and must be healthy and disease free.
7. Planting must be undertaken in accordance with sound horticultural practices.
8. Supply and install 20mm diameter water 80mm depth approved fine grade eucamulch to all tree watering bowls.
9. All plants must be thoroughly hand watered immediately after planting. The Contractor must check current water restrictions and ensure there is an adequate supply of water suitable for plants.

FOR APPROVAL

01 NORTHERN PLAN (01) Scale 1:500 @ A1
 02 MIDDLE PLAN (02) Scale 1:500 @ A1
 03 SOUTHERN PLAN (03) Scale 1:500 @ A1

The Rise - Pakenham
Plantation Reserve Landscape Plan

Scale: 1:500 @ A1
 Drawing No: 2000490-01 L01 B
 Project Ref: 2000490-01 L01 B
 Date: 17/12/2024
 Author: [Redacted]
 Designer: [Redacted]
 Checker: [Redacted]
 Approver: [Redacted]
 Date: 17/12/2024

Beveridge Williams
 development & environment consultants
 1 Glenelg Road
 Glenelg VIC 3144
 Phone: 03 9324 8888
 www.beveridgewilliams.com.au

Scale: 1:500 @ A1
 Drawing No: 2000490-01 L01 B
 Project Ref: 2000490-01 L01 B
 Date: 17/12/2024
 Author: [Redacted]
 Designer: [Redacted]
 Checker: [Redacted]
 Approver: [Redacted]
 Date: 17/12/2024

Our Ref: 2000490
29 July 2024

ACN 006 197 235
ABN 38 006 197 235

[REDACTED]
Company/Builder: Sjd Homes
Email: pbewicke@sjdhomes.com.au

Melbourne Office
1 Glenferrie Road
PO Box 61
Malvern VIC 3144
Tel: (03) 9524 8888

Dear Sir/Madam,

beveridgewilliams.com.au

**RE: Lot 234 Kookaburra Rise, Pakenham
THE RISE DESIGN ASSESSMENT PANEL APPROVAL**

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

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

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

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

Please note;

- **All lots require a planning permit under the ESO placed on the overall Estate. An application must be approved by council before construction commences. The Building envelopes are to be used as a guide only, the planning permit will override all siting recommendations by the DAP team.**
- **Mandated endorsed building envelopes are applicable for lots 313-318, 527-533, 628-634.**
- **Any lot under 300m² in size, requires a planning permit for being under 300m² in addition to the ESO planning permit.**
- **There is no connections to Recycled Water (purple taps) in the estate therefore, other water saving requirements are to be met as per the current building regulations.**

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

[REDACTED]

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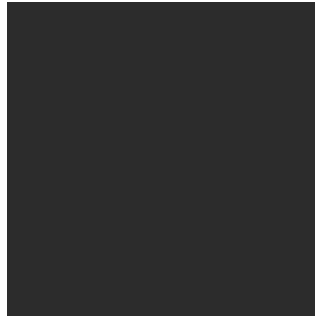
DEVELOPER APPROVAL

ADDRESS:



BRICKS

Selkirk Tawny
Heritage



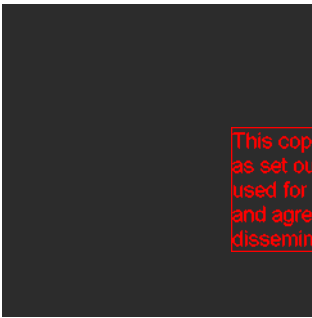
WINDOW FRAMES

Aluminium Monument



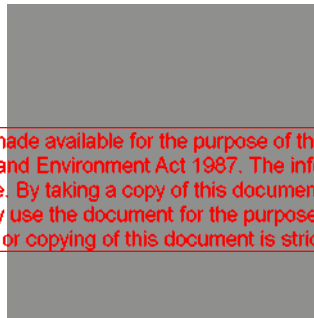
ROOF

Bristle – Cool Smoke



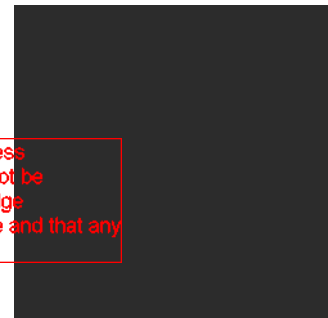
RENDER TO PIERS

Colorbond – Monument



RENDER TO FRONT

Haymes – City Stone



DOWNPIPES

Colorbond – Monument



GUTTERS/FASCIAS

Colorbond – Monument



FRONT DOOR

Haymes - Classic Grey 5
PMAD 104



GARAGE

Colorbond – Monument
Flatline profile

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DESIGN ASSESSMENT PANEL

PLAN APPROVAL DATE: 29.07.2024

REVIEWED BY: Belinda Blythe

Name | Phone | Email

BW homes

DEVELOPER APPROVAL

ADDRESS:



DRIVEWAY

Exposed Aggi
driveway Day Break



LETTERBOX

Concrete
Charcoal – BY OWNER
AFTER HANDOVER

DESIGN ASSESSMENT PANEL

PLAN APPROVAL DATE: 29.07.2024

REVIEWED BY: Belinda Blythe



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- DRAINAGE NOTES:**
- SITE DRAINAGE SHALL COMPLY WITH NCC 3.1.2 DRAINAGE AND AS3500 NATIONAL PLUMBING DRAINAGE CODE.
 - BASE OF CUT GRADED TO SILT TRAP AT 1:100 MIN. DRAINS SHALL BE PROTECTED BY GRAVEL FILTERS.
 - TEMPORARY DOWNPIPES CONNECTED TO THE STORM WATER SYSTEM TO BE INSTALLED AS SOON AS ROOF COVER IS COMPLETED.
 - STORMWATER DRAINS ARE INDICATIVE ONLY. DRAINER TO CONNECT TO LEGAL POINT OF DISCHARGE AT THEIR DISCRETION.
 - GRADE SURFACE AWAY FROM HOUSE FOOTINGS (MINIMUM FALL 1:20).
 - GRADED INLET PIT CONNECTED TO STORMWATER SYSTEM DIRECTED TO LEGAL POINT OF DISCHARGE.
 - PROVIDE AG DRAIN AT BASE OF CUT GRADED TO SILT PIT AT 1:100 MIN.
 - SILT PIT CONNECTED TO AG DRAIN & DIRECTED TO LEGAL POINT OF DISCHARGE VIA STORMWATER SYSTEM.

- BUSHFIRE REQUIREMENTS - BAL 12.5**
- ALL JOINTS IN THE EXTERNAL WALL MATERIAL ARE TO BE SEALED COVERED OR OVERLAPPED TO PREVENT GAPS GREATER THAN 3mm.
 - GAPS BETWEEN DOORS AND DOOR JAMBS, HEADS AND SILLS (THRESHOLDS ARE TO BE MAX 3mm. ALTERNATIVELY INSTALL DRAFT EXCLUDERS.
 - PROVIDE INTERNAL OR EXTERNAL SCREENS TO ALL OPENABLE PORTIONS OF WINDOWS. SCREENS SHALL HAVE MESH WITH A MAX. APERTURE OF 2mm. MADE OF CORROSION RESISTANT STEEL, BRONZE OR ALUMINIUM.
 - ENTRANCE & ALL EXTERNAL DOORS TO COMPLY WITH ONE OF THE FOLLOWING:
 - PROVIDE EXTERNAL SCREENS TO THE DOORS. SCREENS SHALL HAVE MESH WITH MAX. 2mm APERTURE AND MADE OF CORROSION RESISTANT STEEL, BRONZE OR ALUMINIUM.
 - DOORS MUST BE:
 - 35mm THICK SOLID TIMBER FOR THE FIRST 400mm ABOVE THRESHOLD, OR;
 - BE PROVIDED WITH A NON-COMBUSTIBLE KICK PLATE ON THE OUTSIDE FOR THE FIRST 400mm ABOVE THE THRESHOLD.
 - MUST BE TIGHT FITTING TO THE DOOR FRAME
 - PROVIDE BUSHFIRE RESISTANT TIMBER TO PART OF THE DOOR FRAME WHICH IS LESS THAN 400mm FROM THE GROUND. INSTALL WEATHER STRIPS, DRAUGHT EXCLUDERS/SEALS TO THE BASE OF THE DOORS.
 - PROVIDE EXTERNAL GLASS SLIDING DOORS WITH ONE OF THE FOLLOWING MEASURES:
 - PROVIDE EXTERNAL SCREENS WITH A MAX. APERTURE OF 2mm MADE OF CORROSION RESISTANT STEELS, BRONZE OR ALUMINIUM
 - GLAZING TO BE MIN 5mm SAFETY GLASS. DOOR FRAME SHALL BE METAL OR BUSHFIRE RESISTANT TIMBER AND SLIDING DOORS MUST BE TIGHT FITTING IN THE FRAMES.
 - GARAGE ROLLER/PANEL LIFT DOOR TO BE PROTECTED WITHIN 400mm OF GROUND WITH ONE OF THE FOLLOWING MEASURES:
 - NON-COMBUSTIBLE MATERIAL OR;
 - BUSH-FIRE RESISTANT TIMBER OR;
 - MIN 6mm THICK FC SHEET
 - GARAGE DOOR TO BE FITTED WITH WEATHER STRIPS, DRAUGHT EXCLUDERS/SEALS OR GUIDE TRACKS WITH MAX. 3mm GAP. ROLLER DOOR SHALL HAVE A NYLON BRUSH WHICH IS IN CONTACT WITH THE DOOR
 - ROOF SHALL BE FULLY SARKED, INCLUDING RIDGE AND EXTENDED TO FASCIAS AND GUTTERS
 - ROOF PENETRATIONS TO BE SEALED WITH NON-COMBUSTIBLE MATERIAL TO PREVENT GAPS GREATER THAN 3mm.
 - ANY ROOF OPENINGS, VENT PIPES ECT. ARE TO BE FITTED WITH EMBER GUARDS WITH MAX. 2mm APERTURE AND MADE OF CORROSION RESISTANT STEEL, BRONZE OR ALUMINIUM.
 - ANY ABOVE GROUND, EXPOSED WATER & GAS SUPPLY LINES TO BE METAL.
- WHERE APPLICABLE, THE PROPOSED DEVELOPMENT MUST COMPLY WITH ANY BUSHFIRE MANAGEMENT PLAN REQUIREMENT.

BUILDERS TO ALLOW FOR NBN CONNECTION (FIBRE OPTIC)

SITE CUT/FILL LEGEND & NOTES

DENOTES AREA OF SITE CUT
 DENOTES AREA OF SITE FILL

NOTE:
PENETRATIONS THROUGH THE SISALATION PAPER ARE TO BE TAPED AROUND CAREFULLY TO ENSURE ANY GAPS ARE SEALED.

NOTE:
BUILDER RESERVES THE RIGHT TO ALTER THE SITE CUT HEIGHT TO THEIR DISCRETION, PENDING CONDITIONS ON SITE

SITE SCRAPE NOTE
SCRAPE SITE TO REMOVE ALL SURFACE VEGETATION & PROVIDE LEVEL BUILDING PLATFORM. PROVIDE ADDITIONAL SCRAPE TO GARAGE TO ACCOMMODATE A 86 mm STEPDOWN. NOTE: 45 ° BATTER ANGLE

STORMWATER LAYOUT
STORMWATER DRAIN LAYOUT IS FOR INDICATIVE PURPOSES ONLY & WILL BE INSTALLED AS PER THE DRAINAGE SUB-CONTRACTORS DISCRETION.

TERMITE TREATMENT REQUIRED
PROVIDE TERMITE TREATMENT IN ACCORDANCE WITH AS 3660

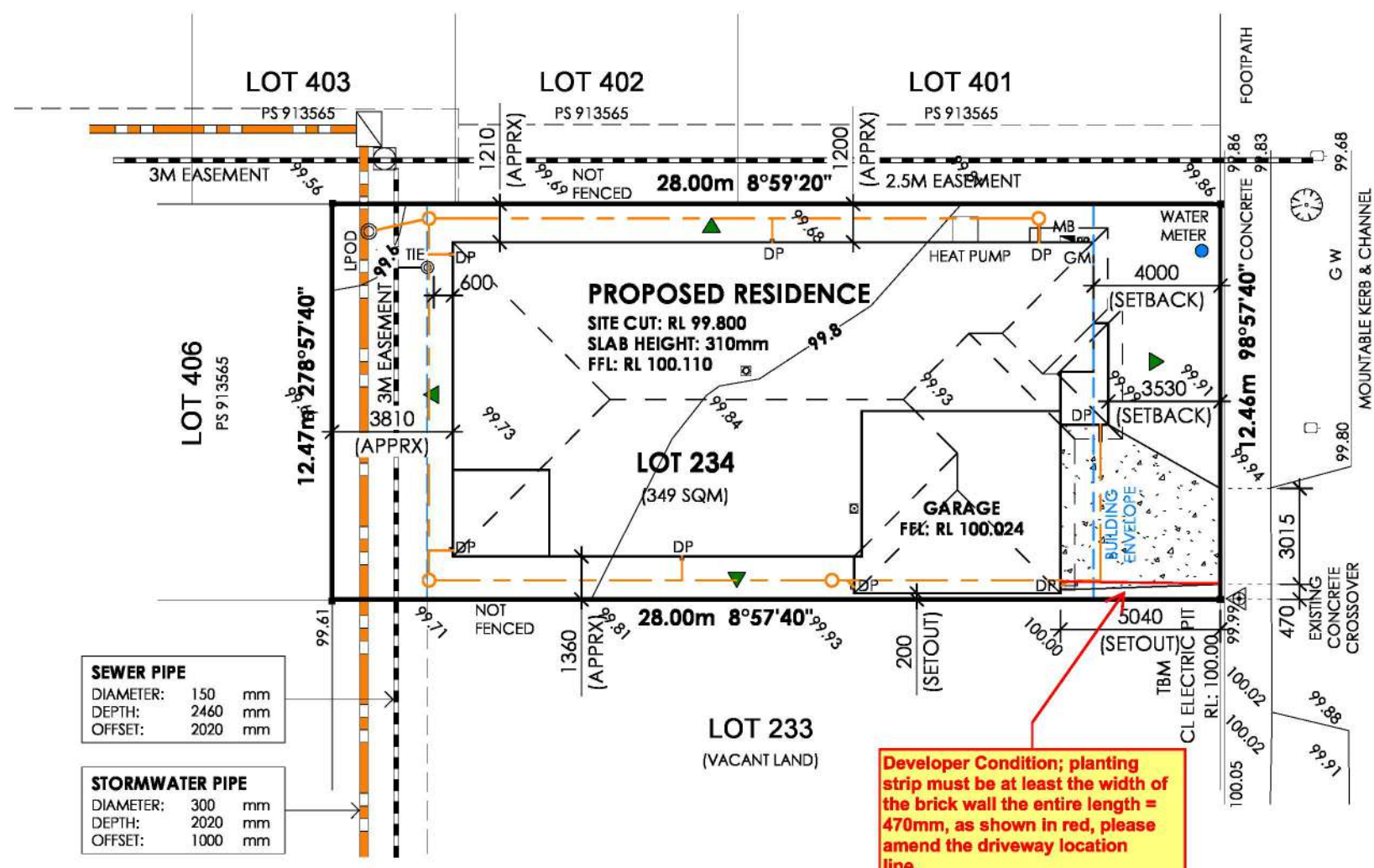
EXTERNAL STEPS
PROVIDE STEPS OR BUILD UP SOIL AROUND EXTERNAL DOORS WHERE THRESHOLD OF THE DOOR EXCEEDS 190MM

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

DESIGN ASSESSMENT PANEL
PLAN APPROVAL DATE: 13.01.2025
REVIEWED BY: Belinda Blythe



re-approval due to increased rear setback due to sewer tie location



SEWER PIPE
DIAMETER: 150 mm
DEPTH: 2460 mm
OFFSET: 2020 mm

STORMWATER PIPE
DIAMETER: 300 mm
DEPTH: 2020 mm
OFFSET: 1000 mm

Developer Condition; planting strip must be at least the width of the brick wall the entire length = 470mm, as shown in red, please amend the driveway location line.

SITE COVERAGE ANALYSIS

Category	Area (m²)	Percentage
BUILDING AREA	204.61	58.62%
PERMEABLE AREA	144.41	41.38%
TOTAL SITE AREA	349.02	100%

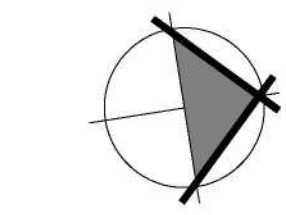
GARDEN AREA ANALYSIS

Category	Area (m²)	Percentage
DRIVEWAY AREA	65.24	m2
GARDEN AREA	79.17	22.68 %

LESS THAN 400 SQM: GARDEN AREA IS NOT APPLICABLE

NOTE: GARDEN AREA DOES NOT INCLUDE A DRIVEWAY, ANY AREA SET ASIDE FOR CAR PARKING, ANY BUILDING OR ROOFED AREA AND ANY AREA THAT HAS A DIMENSION OF LESS THAN 1M

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haven BY SJDhomes

433 Princes Hwy
Officer VIC 3809
Ph: 9095 8000
Fax: 9095 8010
info@sjdhomes.com.au

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PROPOSED:
HOUSE & GARAGE

HOUSE TYPE:
SAVANNA 223 - LH

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SIGNED BUILDER:
.....
SIGNED OWNER:
.....
DATE:
.....

DRAWING TITLE:
SITE PLAN

ISSUE: D
ISSUE DATE: 06.01.25
SCALE: 1 : 200
DRAWN: TLG
SHEET NO: 02

MASTER DATE: 12.04.23
CHECKED: TLG
OF: 12

ADDRESS:
**LOT 234, KOOKABURRA RISE
PAKENHAM, 3810**

DESIGN ASSESSMENT PANEL

PLAN APPROVAL DATE: 13.01.2025

REVIEWED BY: Belinda Blythe

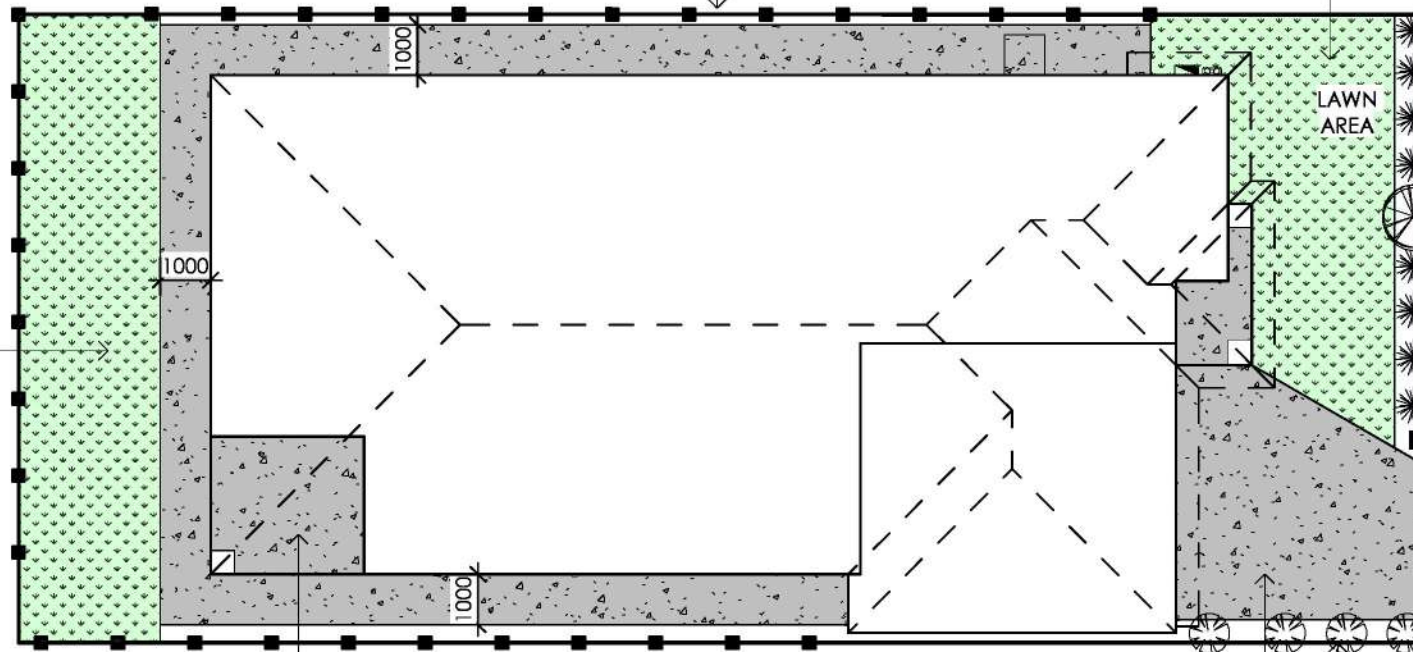


re-approval due to increased rear setback due to sewer tie location

1.8M HIGH LAPPED TIMBER PALING FENCE WITH EXPOSED POSTS AND CAPPING TO SIDE AND REAR OF SITE AS PER DEVELOPER REQUIREMENTS

INSTANT TURF TO FRONT YARD (26 SQM)

INSTANT TURF TO BACKYARD (35 SQM)



COLOURED 'CHARCOAL' PAVING TO SIDES AND ODL OF HOUSE TO BE COMPLETED BY SJD HOMES (51.3 SQM)

EXPOSED AGGREGATE CONCRETE TO DRIVEWAY AND PORCH TO BE COMPLETED BY SJD HOMES (24.6 SQM)

470mm MINIMUM GARDEN BED BETWEEN BOUNDARY AND DRIVEWAY

COMBINATION OF SMALL TREES AND SHRUBS

1x MATURE TREE, 2m AT HEIGHT OF PLANTING

GARDEN BEDS TO BE FILLED WITH PINE MULCH

LETTERBOX BY SJD HOMES

LANDSCAPE LEGEND

	GRASS AREA
	CONCRETE DRIVEWAY/PATH
	PROPOSED FENCING

PLANTING SCHEDULE

	1x WEEPING SILVER BIRCH, 2M AT PLANTING
	8x LOMANDRA GRASS, 150mm POT
	4x DIETES IRIDIODES, 150mm POT



LETTERBOX DESIGN AS PER DEVELOPER REQUIREMENTS

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haven
BY SJDhomes

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Ph: 9095 8000
Fax: 9095 8010
info@sjdhomes.com.au

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PROPOSED:
HOUSE & GARAGE

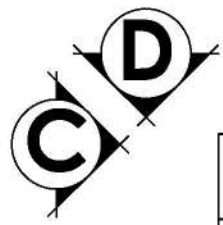
HOUSE TYPE:
SAVANNA 223 - LH

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SIGNED BUILDER:
.....
SIGNED OWNER:
.....
DATE:
.....

SITE ADDRESS:
**LOT 234, KOOKABURRA RISE
PAKENHAM, 3810**

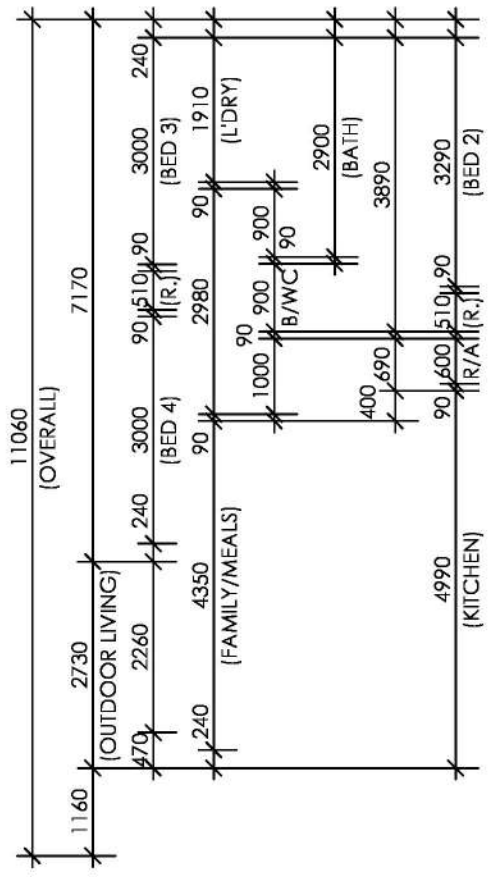
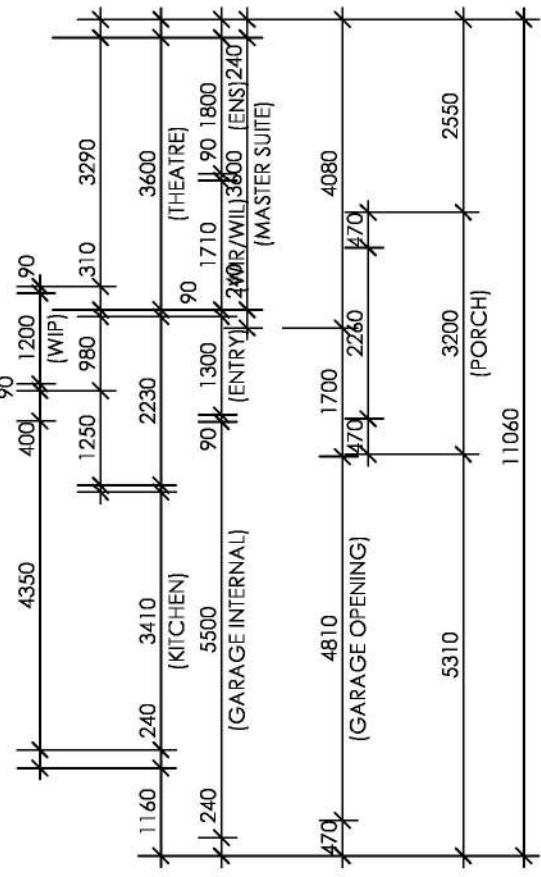
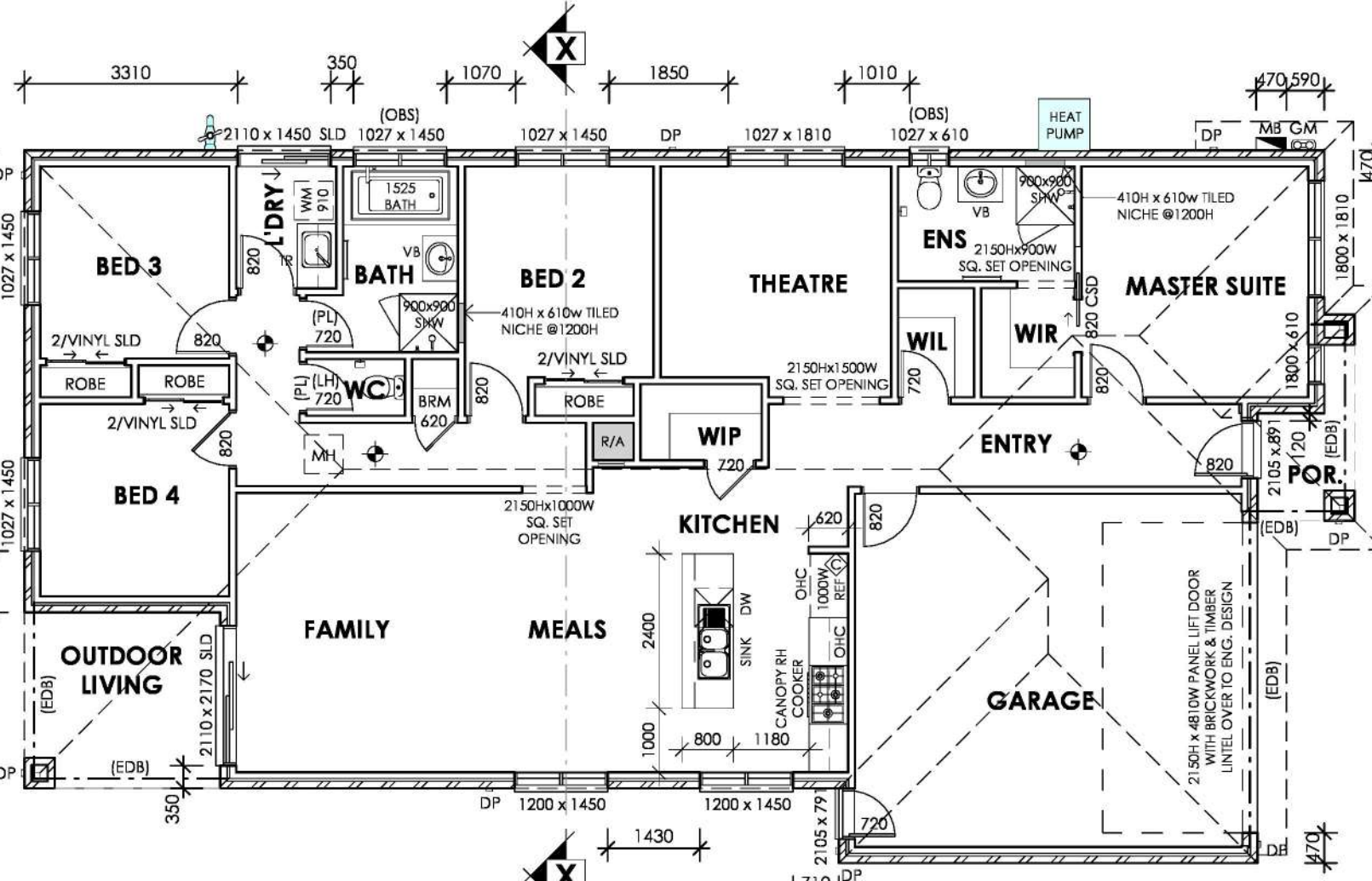
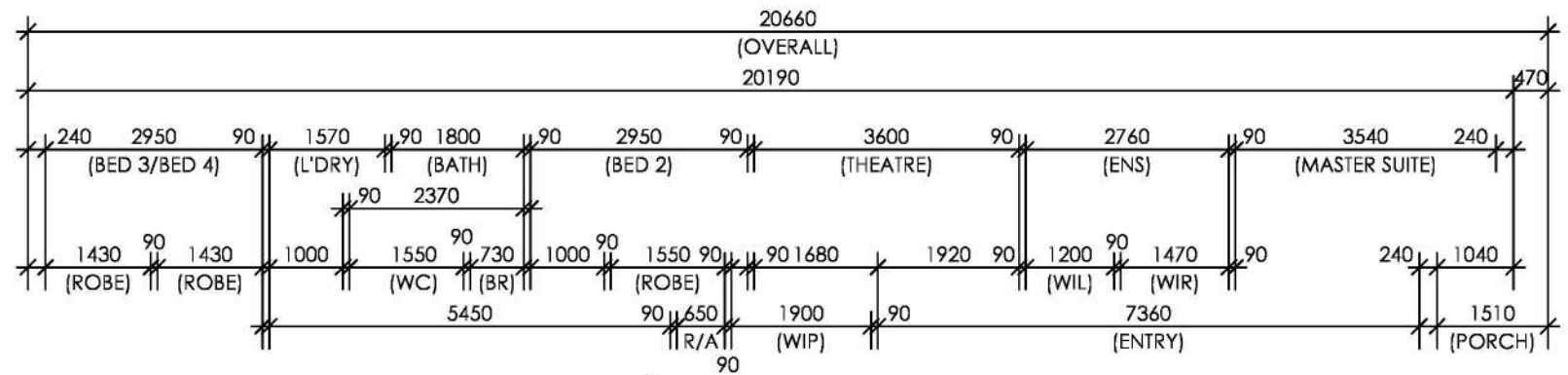
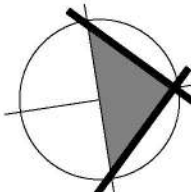
DRAWING TITLE: LANDSCAPE PLAN	
ISSUE: D	
ISSUE DATE: 06.01.25	
SCALE: 1 : 150	MASTER DATE: 12.04.23
DRAWN: TLG	CHECKED: TLG
SHEET NO: 02A	OF: 12



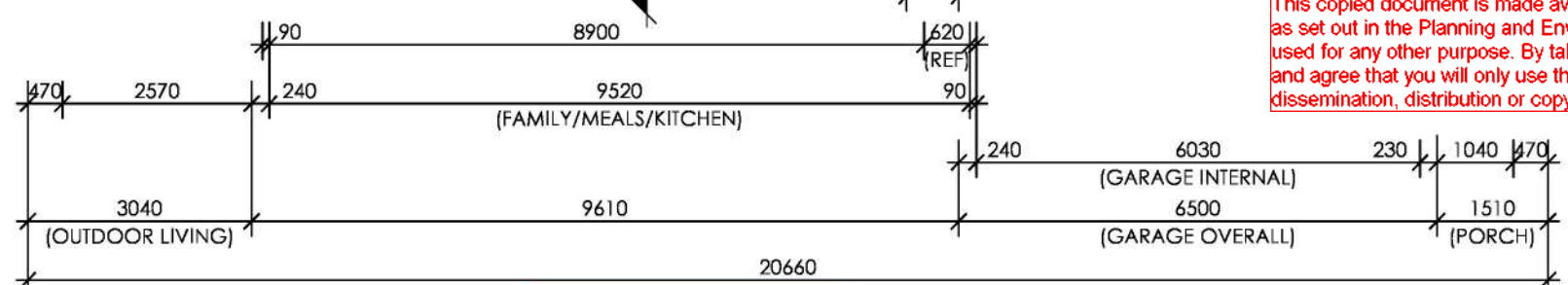
IMPORTANT NOTE:
 DENOTES A SERVICE VOID SPACE THAT CANNOT BE REMOVED, REDUCED OR RELOCATED
 TRUSS LAYOUT DESIGN TO BE CLEAR OF ALL VOID LOCATIONS AS PER FLOOR PLAN

PROVIDE 50mm RECESS TO SLAB FOR FLUSH TILED SHR BASES IN BATHROOM AND ENSUITE

- GENERAL NOTES**
- WRITTEN DIMENSIONS ALWAYS TAKE PREFERENCE OVER SCALE
 - BUILDER MAY ADJUST GARAGE DOOR HEIGHT AND WIDTH ON SITE AS REQUIRED
 - UNLESS OTHERWISE INDICATED ALL WALL DIMENSIONS ARE:
 - * EXTERNAL 240mm = 110 BRICK, 40 CAVITY, 90 STUD
 - * INTERNAL 90mm STUD
 - ALL INTERNAL DOORS TO BE 2040H (2340H NOTED WITH ASTERISK - *)
 - PROVIDE REMOVABLE HINGES TO HINGED WC & POWDER ROOM DOORS WHERE INDICATED (LH)
 - PROVIDE WEATHER STRIPS TO FRONT ENTRY DOOR
 - 600x600 CEILING ACCESS MANHOLE LOCATION
 - SMOKE DETECTOR (INTERCONNECTED WITH BATTERY BACKUP)
 - CEILING EXHAUST FAN SWITCHED/COMBINED WITH LIGHT
 - ENGINEER DESIGNED BEAM - (EDB)
 - DOUBLE GLAZING - (DG)
 - BRICKWORK ARTICULATION JOINT
 - EXTERNAL PLUMBING POINTS TO PLUMBER'S DISCRETION
 - SAFETY GLASS WHERE WINDOW IS WITHIN 2m OF SHR/BATH BASE
 - BIB TAP
 - RECYCLED TAP
 - GAS METER - 1m CLEARANCE TO OPENINGS & IGNITION SOURCES
 - HWS WATER SERVICE TO BE 500mm CLEAR OF BLDG OPENINGS



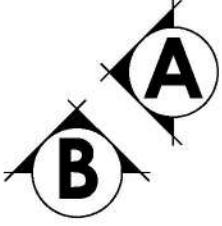
AREAS TABLE		
AREA	m2	SQ
GROUND FLOOR	156.86 m ²	16.88
SUB TOTAL:	156.86 m ²	16.88
OUTDOOR LIVING	8.30 m ²	0.89
GARAGE	36.21 m ²	3.90
PORCH	3.24 m ²	0.35
SUB TOTAL:	47.75 m ²	5.14
GRAND TOTAL:	204.61 m²	22.02



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CAPPED COLD WATER POINT TO REF SPACE @2000mm HIGH, 150mm FROM SIDE WALL

re-approval due to increased rear setback due to sewer tie location



haven BY SJDhomes

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 Officer VIC 3809
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 Fax: 9095 8010
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PROPOSED:
HOUSE & GARAGE

HOUSE TYPE:
SAVANNA 223 - LH

DESIGN ASSESSMENT PANEL

PLAN APPROVAL DATE: 13.01.2025

REVIEWED BY: Belinda Blythe

THIS OR WITHOUT WRITTEN PERMISSION FROM SJD HOMES

SIGNED BUILDER:

SIGNED OWNER:

DATE:

SITE ADDRESS:
**LOT 234, KOOKABURRA RISE
 PAKENHAM, 3810**

DRAWING TITLE:
GROUND FLOOR PLAN

ISSUE: D

ISSUE DATE: 06.01.25

SCALE: 1 : 100

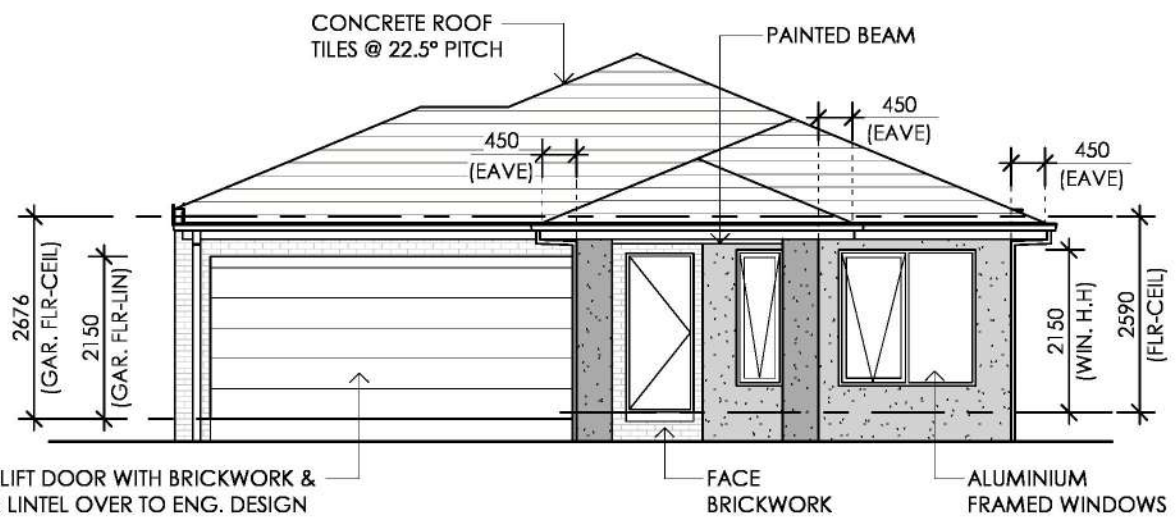
DRAWN: TLG

SHEET NO: 03

MASTER DATE: 12.04.23

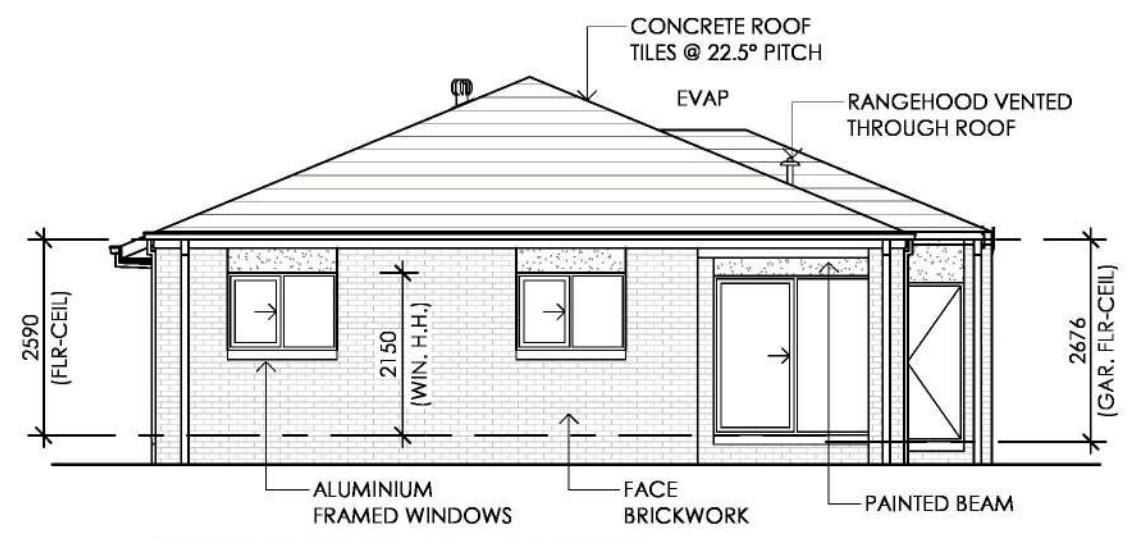
CHECKED: TLG

OF: 12



ELEVATION A - NORTH

1 : 100



ELEVATION C - SOUTH

1 : 100

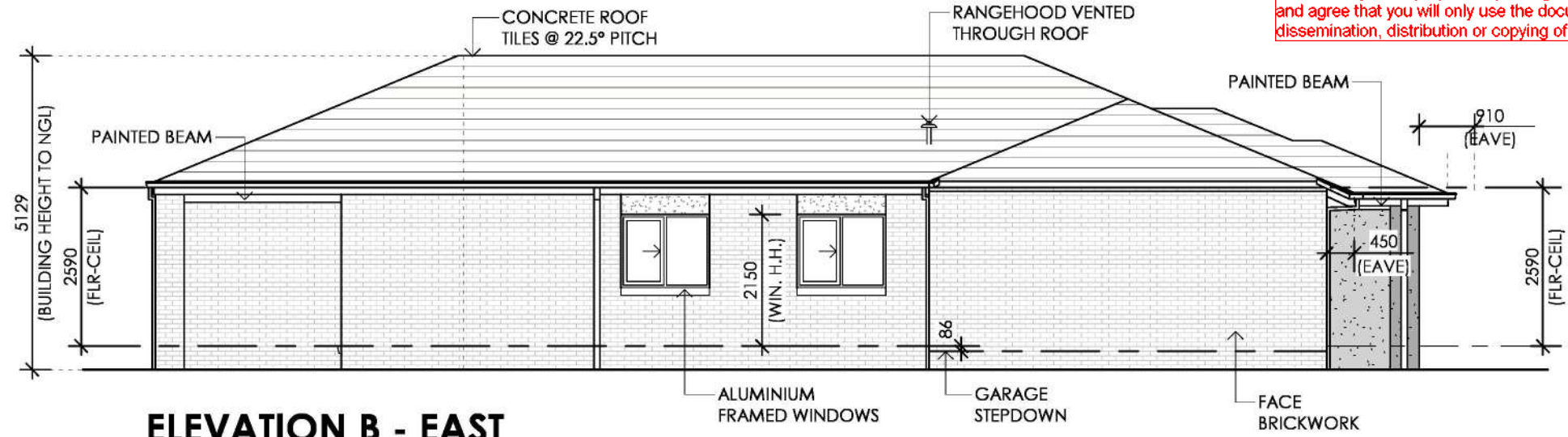
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FACADE MATERIAL COVERAGE		
FACE BRICKWORK	4.20 m ²	36.36 %
RENDER	7.35 m ²	63.64 %

- FC SHEET
- RENDERED BRICKWORK COLOUR 1
- RENDERED BRICKWORK COLOUR 2

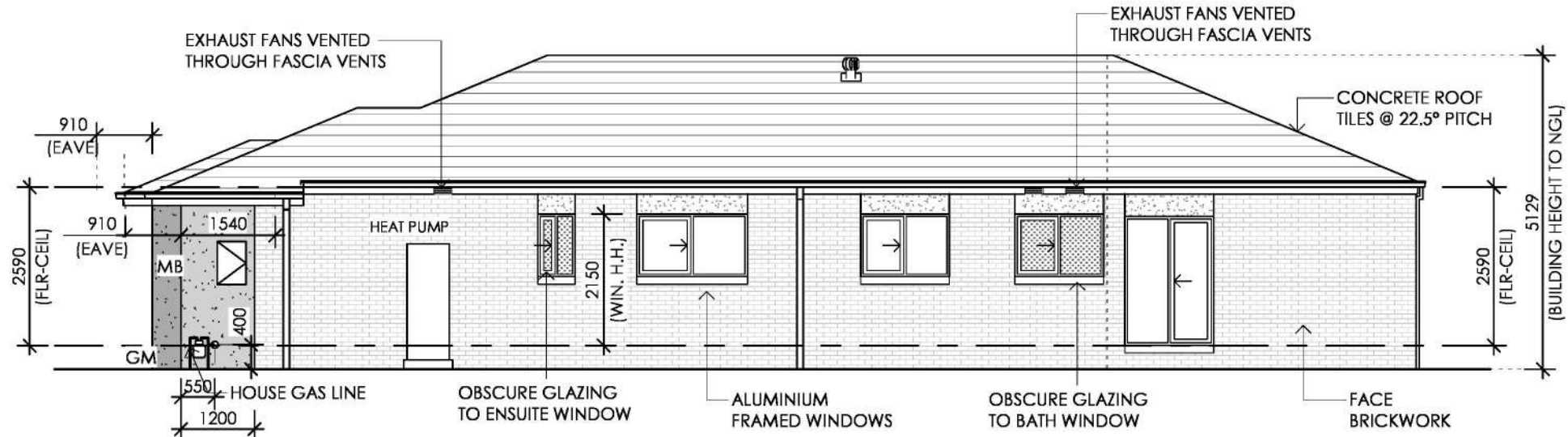
Material Description

Bricks Selkirk Tawny Heritage
 Roof Bristle Cool Smoke
 Windows Aluminum Monument.
 Render to Piers Monument
 Render to main front Haymes City Stone.
 Garage Monument



ELEVATION B - EAST

1 : 100



ELEVATION D - WEST

1 : 100

re-approval due to increased rear setback due to sewer tie location

DESIGN ASSESSMENT PANEL

PLAN APPROVAL DATE: 13.01.2025

REVIEWED BY: Belinda Blythe

8741 FOR OFFICE USE ONLY

433 Princes Hwy
 Officer VIC 3809
 Ph: 9095 8000
 Fax: 9095 8010
 info@sjdhomes.com.au

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PROPOSED:
HOUSE & GARAGE

HOUSE TYPE:
SAVANNA 223 - LH

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SIGNED BUILDER:

SIGNED OWNER:

DATE:

SITE ADDRESS:
**LOT 234, KOOKABURRA RISE
 PAKENHAM, 3810**

DRAWING TITLE: ELEVATIONS	
ISSUE: D	
ISSUE DATE: 06.01.25	
SCALE: 1 : 100	MASTER DATE: 12.04.23
DRAWN: TLG	CHECKED: TLG
SHEET NO: 04	OF: 12

Mrs Christina Ross
24 Mather Rd, Noble Park
043280545

To whom this may concern,

I am writing to formally submit a planning permit application for the construction of a New Single House which is to be constructed at Lot 234, 4 Kookaburra Rise, Pakenham. This lot is currently vacant and is located within The Rise estate Pakenham.

We have been informed that a planning permit is required for this build, and as such, we are providing the necessary documentation to support our application.

Purpose and Intended Use

The purpose is to build a new home and use it as our family home.

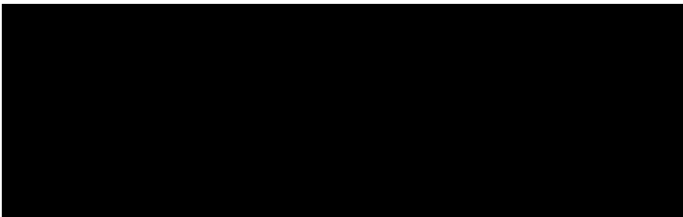
Description of Building Works

Single Dwelling, Tiled Roof, Double Garage, Feature Render, 4 Bedrooms, Master with ENS & WIR, Family/Meals, Theatre & Outdoor Living

We appreciate your consideration of our application and look forward to your response.

Should you require any further information or clarification, please do not hesitate to contact me.

Thank you for your time and attention.



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Dear Lori Zhang,

Thank you for your email regarding the planning permit application for 4 Kookaburra Rise, Pakenham (Application No. T250047 PA).

I appreciate the detailed information provided and would like to respond to your request for further information as follows:

Further Information

1 Please see attached a current copy of Plan of Subdivision 902144W.

2

2.1 Please see attached developer stamped plans and letter of approval.

2.2 Please see attached developer stamped plans and letter of approval.

2.3 There is no envelope, and lot is not affected by plantation reserve, therefore compliant.

3

3.1 See page 2 siting plan showing contours to ADH.

3.2 See page 2 siting plan for FFL to AHD.

3.3 See page 5 elevations plan for NGL to AHD for fence height.

3.4 See page 2 siting page and page 5 elevations page.

3.5 See page 2 siting page for site cut and fill.

3.6 No existing or proposed retainer wall.

4

4.1 See page 5 elevations plan for NGL to AHD.

4.2 See page 5 elevations plan for FFL to AHD.

4.3 See page 5 elevations plan for Maximum height of building from NGL and FFL.

4.4 See page 2 siting page for proposed site cut and fill - there is not retainer wall.

4.5 See page 2 siting page for fence height and type, see page 5 elevations.

4.6 See page 5 elevations page for external material schedule.

5.

5.1 See page 5 elevations page for fence heights.

5.2 No retainer walls required.

Preliminary Assessment Comments

1 Please see completed Section 50 form which now includes the construction of a fence.

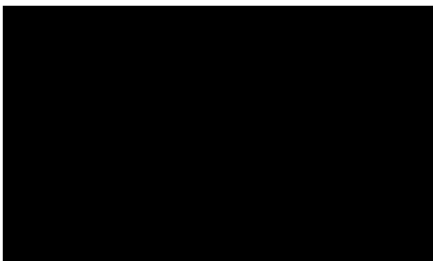
This is now adequately achieved with fencing description on page 2 and elevations on page 5.

2. Due to restrictions in block length with sewer tie reach and location, this cannot be achieved.

3. No outbuilding proposed.

4. All requirements and setback from easements and drainage have been taken into consideration.

Thank you for your assistance.



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Further Information

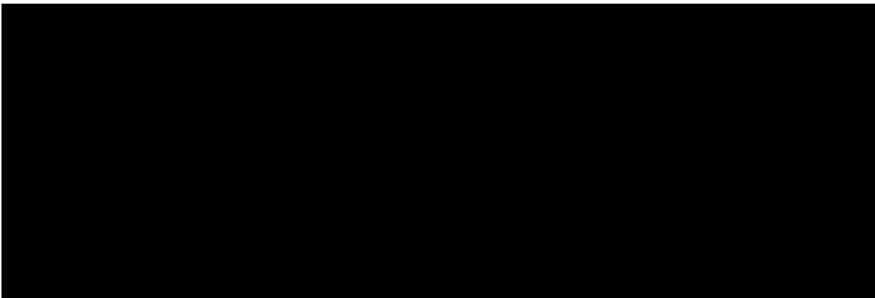
1. Please see attached updated plans, page 2 showing amended site plan.
 - 1.1 See page 2 showing boundary fencing in blue and notation.
 - 1.2 See page 2 showing updated proposed driveway.
 - 1.3 See page 2 notation specifying there are no existing retaining walls on site

2. Please see attached updated plans, page 3 showing amended landscape plan.
 - 2.1 See page 3 notation specifying there is no side access gate proposed.

Preliminary Assessment Comments

1. See page 3 showing concrete path in backyard has been removed and updated.

Thank you for your assistance.



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GENERAL NOTES (NCC 2019 BCA Vol 2)

- ALL MATERIALS AND WORK PRACTICES SHALL COMPLY WITH, BUT NOT LIMITED TO THE BUILDING REGULATIONS 2018, NATIONAL CONSTRUCTION CODE SERIES 2019, THE BUILDING CODE OF AUSTRALIA VOL.2 AND ALL RELEVANT CURRENT AUSTRALIAN STANDARDS (AS AMENDED) REFERRED TO THEREIN.
- UNLESS OTHERWISE SPECIFIED THE TERM BCA SHALL REFER TO NATIONAL CONSTRUCTION CODE SERIES 2019 BUILDING CODE OF AUSTRALIA VOLUME 2
- ALL MATERIALS AND CONSTRUCTION PRACTICE SHALL MEET THE PERFORMANCE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA. WHERE AN ALTERNATIVE SOLUTION IS PROPOSED THEN, PRIOR TO IMPLEMENTATION OR INSTALLATION, IT FIRST MUST BE ASSESSED AND APPROVED BY THE RELEVANT BUILDING SURVEYOR AS MEETING THE PERFORMANCE REQUIREMENTS OF THE BCA.
- GLAZING INCLUDING SAFETY GLAZING SHALL BE INSTALLED TO A SIZE, TYPE & THICKNESS SO AS TO COMPLY WITH:
 - BCA PART 3.6 FOR CLASS 1 AND 10 BUILDINGS WITHIN A DESIGN WIND SPEED OF NOT MORE THAN N3, AND
 - BCA VOL 1 PART B1.4 FOR CLASS 2 TO 9 BUILDINGS
- WATERPROOFING OF WET AREAS, BEING BATHROOMS, SHOWERS, SHOWER ROOMS, LAUNDRIES, SANITARY COMPARTMENTS AND THE LIKE SHALL BE PROVIDED IN ACCORDANCE WITH AS 3740-2010: WATERPROOFING OF DOMESTIC WET AREAS.

SUSTAINABILITY MEASURES FOR NEW CLASS 1 BUILDINGS.
 THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ANY HOUSE ENERGY RATING (HERS) REPORT AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STAMPED PLANS ENDORSED BY THE ACCREDITED ENERGY RATER.

- SITE BUSHFIRE ATTACK ASSESSMENT.**
 REFERENCE DOCUMENT AS 3959-2018 CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS.
- THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT STRUCTURAL AND ALL OTHER CONSULTANTS DRAWINGS/ DETAILS AND WITH ANY OTHER WRITTEN INSTRUCTIONS ISSUED IN THE COURSE OF THE CONTRACT.
 - SITE PLAN MEASUREMENTS IN MILLIMETRES - ALL OTHER MEASUREMENTS IN MILLIMETRES U.N.O.
 - FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
 - THE BUILDER SHALL TAKE ALL STEPS NECESSARY TO ENSURE THE STABILITY AND GENERAL WATER TIGHTNESS OF ALL NEW AND/OR EXISTING STRUCTURES DURING ALL WORKS.
 - THE BUILDER AND SUBCONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS, SETBACKS, LEVELS AND SPECIFICATIONS AND ALL OTHER RELEVANT DOCUMENTATION PRIOR TO THE COMMENCEMENT OF ANY WORKS. REPORT ALL DISCREPANCIES TO THIS OFFICE FOR CLARIFICATION

SITE CLASSIFICATION

SITE CLASSIFICATION AS CLASS:	
REFER TO SOIL REPORT NO:	
BY:	

- STORMWATER**
 90mmØ (UPTO 250m2) OR 100mmØ (OVER 250m2) CLASS 6 UPVC STORMWATER LINE LAID TO A MINIMUM GRADE OF 1:100 AND CONNECTED TO THE LEGAL POINT OF STORMWATER DISCHARGE. PROVIDE INSPECTION OPENINGS AT 9000MM C/C AND AT EACH CHANGE OF DIRECTION. THE COVER TO UNDERGROUND STORMWATER DRAINS SHALL BE NOT LESS THAN
- 100MM UNDER SOIL
 - 50MM UNDER PAVED OR CONCRETE AREAS
 - 100MM UNDER UNREINFORCED CONCRETE OR PAVED DRIVEWAYS
 - 75MM UNDER REINFORCED CONCRETE DRIVEWAYS

AUTHORITIES / CONSULTANTS

MUNICIPALITY NAME:	
SEWERAGE AUTHORITY:	
CONSULTING STRUCTURAL ENGINEER:	
GEOTECHNICAL ENGINEER:	
THERMAL PERFORMANCE ASSESSOR:	

STEP AND LANDINGS

- STEP SIZES (OTHER THAN FOR SPIRAL STAIRS) TO BE:
 - RISERS (R) 190MM MAXIMUM AND 115MM MINIMUM
 - GOING (G) 355MM MAXIMUM AND 240MM MINIMUM
 - 2R + 1G = 700MM MAXIMUM AND 550MM MINIMUM
- WITH LESS THAN 125MM MAXIMUM GAP BETWEEN OPEN TREADS
- ALL TREADS, LANDINGS AND THE LIKE TO HAVE A SLIP-RESISTANCE CLASSIFICATION OF P3 OR R10 FOR DRY SURFACE CONDITIONS AND P4 OR R11 FOR WET SURFACE CONDITIONS, OR A NOSING STRIP WITH A SLIPRESISTANCE CLASSIFICATION OF P3 FOR DRY SURFACE CONDITIONS AND P4 FOR WET SURFACE CONDITIONS.
- PROVIDE BARRIERS WHERE CHANGE IN LEVEL EXCEEDS 1000MM ABOVE THE SURFACE BENEATH LANDINGS, RAMPS AND/OR TREADS. BARRIERS (OTHER THAN TENSIONED WIRE BALUSTRADES) TO BE:
 - 1000MM MIN. ABOVE FINISHED SURFACE LEVEL OF BALCONIES, LANDINGS OR THE LIKE, AND
 - 865MM MIN. ABOVE FINISHED SURFACE LEVEL OF STAIR NOSING OR RAMP, AND
 - VERTICAL WITH LESS THAN 125MM GAP BETWEEN, AND
 - ANY HORIZONTAL ELEMENT WITHIN THE BALUSTRADE BETWEEN 150MM AND 760MM ABOVE THE FLOOR MUST NOT FACILITATE CLIMBING WHERE CHANGES IN LEVEL EXCEEDS 4000MM ABOVE THE SURFACE BENEATH LANDINGS, RAMPS AND/OR TREADS.
- WIRE BARRIER CONSTRUCTION TO COMPLY WITH BCA PART 3.9.2.3 FOR CLASS 1 AND 10 BUILDINGS AND NCC 2019 BCA VOLUME 1 PART D2.16 FOR OTHER CLASSES OF BUILDINGS.
- TOP OF HAND RAILS TO BE 865MM MINIMUM ABOVE STAIR NOSING AND FLOOR SURFACE OF RAMPS.
- WINDOW SIZES NOMINATED ARE NOMINAL ONLY. ACTUAL SIZE MAY VARY ACCORDING TO MANUFACTURER. WINDOWS TO BE FLASHED ALL AROUND.
- WHERE THE BUILDING (EXCLUDES A DETACHED CLASS 10) IS LOCATED IN A TERMITE PRONE AREA THE AREA TO UNDERSIDE OF BUILDING AND PERIMETER IS TO BE PROVIDED WITH A TERMITE MANAGEMENT SYSTEM.
- CONCRETE STUMPS: UP TO 1400MM LONG TO BE 100MM X 100MM (1 NO. H.D. WIRE) 1401MM TO 1800MM LONG TO BE 100MM X 100MM (2 NO. H.D. WIRES) 1801MM TO 3000MM LONG TO BE 125MM X 125MM (2 NO. H.D. WIRES) 100MM X 100MM STUMPS EXCEEDING 1200MM ABOVE GROUND LEVEL TO BE BRACED WHERE NO PERIMETER BASE BRICWORK PROVIDED

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SAVANNA 223 - LH

BUSHFIRE ATTACK LEVEL:- (BAL)
 BAL-12.5 - EMBER ATTACK

ALL HOMES TO COMPLY WITH AS 3959-2009 (BAL)

WIND SPEED ASSESSMENT:

MAXIMUM DESIGN GUST WIND SPEED FOR THIS SITE IS:

IMPORTANT NOTE:
 THE WIND SPEED CALCULATION IS TAKEN FROM THE JOB SPECIFIC SOIL REPORT (FRONT PAGE)
 STANDARD HOMES ARE DESIGNED TO SUIT A MINIMUM WIND GUST SPEED OF 33 m/s

ISSUE	AMENDMENT DETAILS
A	INITIAL WORKING DRAWINGS ISSUED TLG (23.02.24)
B	SURVEY ADDED TO PLANS BB (21.06.24)
C	MINOR PLAN CHANGES FOR DA BB (18.07.24)
D	STRUCTURAL CHANGES TLG (06.01.25)
E	PLAN CHANGES FOR CONTRACTS & ENGINEERING ADDED TO PLANS - TLG (03.02.25)
F	AHD SURVEY AND DA CHANGES ADDED TLG (21.02.25)
G	
H	
I	
J	
K	
L	
M	
N	
O	
P	

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 Officer VIC 3809
 Ph: 9095 8000
 Fax: 9095 8010
 info@sjdhomes.com.au

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PROPOSED:
HOUSE & GARAGE

HOUSE TYPE:
SAVANNA 223 - LH

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SIGNED BUILDER:

SIGNED OWNER:

DATE:

SITE ADDRESS:
**LOT 234, KOOKABURRA RISE
 PAKENHAM, 3810**

DRAWING TITLE:
GENERAL NOTES

ISSUE: F

ISSUE DATE: 21.02.25

SCALE: _____ MASTER DATE: 12.04.23

DRAWN: TLG CHECKED: TLG

SHEET NO: 01 OF: 12

DRAINAGE NOTES:

- SITE DRAINAGE SHALL COMPLY WITH NCC 3.1.2 'DRAINAGE' AND AS3500 NATIONAL PLUMBING DRAINAGE CODE.
 - BASE OF CUT GRADDED TO SLOPE AT 1:100 MIN. DRAINS SHALL BE PROTECTED BY GRASS/BIOTOS.
 - TEMPORARY DOWNPIPES CONNECTED TO THE STORM WATER SYSTEM TO BE INSTALLED AS SOON AS ROOF COVER IS COMPLETED.
 - STORMWATER DRAINS ARE INDICATIVE ONLY. DRAINER TO CONNECT TO LEGAL POINT OF DISCHARGE AT THEIR DISCRETION.
- ▲ GRADE SURFACE AWAY FROM HOUSE FOOTINGS (MINIMUM FALL 1:20).
- GRADED INLET PIT CONNECTED TO STORMWATER SYSTEM DIRECTED TO LEGAL POINT OF DISCHARGE.
- PIPES AND DRAINS AT BASE OF CUT GRADDED TO SLOPE AT 1:100 MIN.
- SUMP CONNECTED TO AG DRAIN & DIRECTED TO LEGAL POINT OF DISCHARGE VIA STORMWATER SYSTEM.

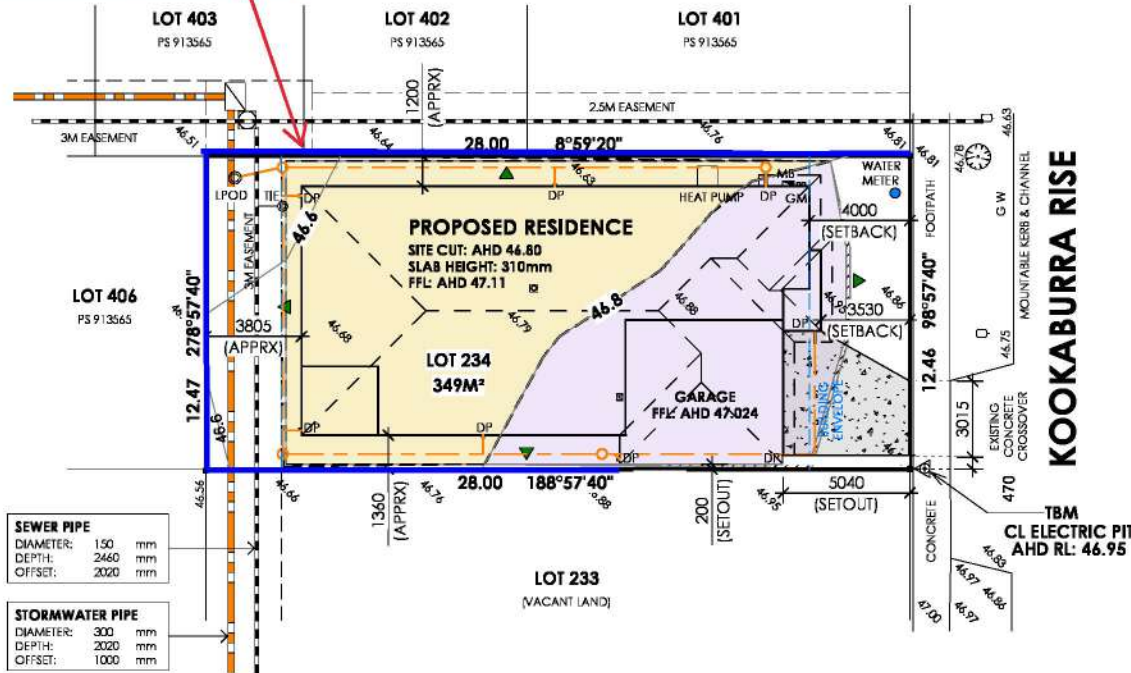
BUSHFIRE REQUIREMENTS - BAL 12.5

1. ALL JOINTS IN THE EXTERNAL WALL MATERIAL ARE TO BE SEALED COVERED OR OVERLAPPED TO PREVENT GAPS GREATER THAN 2mm.
2. GAPS BETWEEN DOORS AND DOOR JAMBS, HEADS AND SILLS (THRESHOLDS ARE TO BE MAX 3mm). ALTERNATIVELY INSTALL DRAFT EXCLUDERS.
3. PROVIDE INTERNAL OR EXTERNAL SCREENS TO ALL OPENABLE PORTIONS OF WINDOWS. SCREENS SHALL HAVE MESH WITH A MAX. APERTURE OF 2mm, MADE OF CORROSION RESISTANT STEEL, BRONZE OR ALUMINIUM.
4. ENTRANCE & ALL EXTERNAL DOORS TO COMPLY WITH ONE OF THE FOLLOWING:
 - A. PROVIDE EXTERNAL SCREENS TO THE DOORS. SCREENS SHALL HAVE MESH WITH MAX. 2mm APERTURE AND MADE OF CORROSION RESISTANT STEEL, BRONZE OR ALUMINIUM.
 - B. DOORS MUST BE:
 - a. 36mm THICK SOLID TIMBER FOR THE FIRST 400mm ABOVE THRESHOLD, OR
 - b. BE PROVIDED WITH A NON-COMBUSTIBLE RICK PLATE ON THE OUTSIDE FOR THE FIRST 400mm ABOVE THE THRESHOLD.
 - C. MUST BE TIGHT FITTING TO THE DOOR FRAME.
 - D. PROVIDE BUSHFIRE RESISTANT TIMBER TO PART OF THE DOOR FRAME WHICH IS LESS THAN 400mm FROM THE GROUND. INITIAL WEATHER STRIPS, DRAUGHT EXCLUDERS/SEALS TO THE BASE OF THE DOORS.
5. PROVIDE EXTERNAL GLASS SLIDING DOORS WITH ONE OF THE FOLLOWING MEASURES:
 - A. PROVIDE EXTERNAL SCREENS WITH A MAX. APERTURE OF 2mm MADE OF CORROSION RESISTANT STEEL, BRONZE OR ALUMINIUM.
 - B. GLAZING TO BE MIN 3mm SAFETY GLASS. DOOR FRAME SHALL BE METAL OR BUSHFIRE RESISTANT TIMBER AND SLIDING DOORS MUST BE TIGHT FITTING IN THE FRAMES.
6. GARAGE ROLLER PANELS (IF DOORS) TO BE PROTECTED WITH IN 400mm OF GROUND WITH ONE OF THE FOLLOWING MEASURES:
 - A. NON-COMBUSTIBLE MATERIAL OR;
 - B. BUSHFIRE RESISTANT TIMBER OR;
 - C. MIN 6mm THICK FC SHEET.
7. GARAGE DOOR TO BE FITTED WITH WEATHER STRIPS, DRAUGHT EXCLUDERS/BREAKS OR GLETS. TRACKS WITH MAX. 3mm GAP. ROLLER DOOR SHALL HAVE A NYLON BRUSH WHICH IS IN CONTACT WITH THE DOOR.
8. ROOF SHALL BE FULLY PARDED, INCLUDING RIDGE AND EXTENDED TO PARGAS AND GUTTERS.
9. ROOF PENETRATIONS TO BE SEALED WITH NON-COMBUSTIBLE MATERIAL TO PREVENT GAPS GREATER THAN 2mm.
10. ANY ROOF OPENINGS, VENT PIPES ECT. ARE TO BE FITTED WITH TIMBER GUARDS WITH MAX. 2mm APERTURE AND MADE OF CORROSION RESISTANT STEEL, BRONZE OR ALUMINIUM.
11. ANY ABOVE GROUND, EXPOSED WATER & GAS SUPPLY LINES TO BE METAL.

WHERE APPLICABLE, THE PROPOSED DEVELOPMENT MUST COMPLY WITH ANY BUSHFIRE MANAGEMENT PLAN REQUIREMENT.

Note - No retaining wall or side gate required

1.8M HIGH LAPPED TIMBER PALING FENCE WITH EXPOSED POSTS AND CAPPING TO SIDE AND REAR OF SITE AS PER DEVELOPER REQUIREMENTS (BY SJD HOMES)



BUILDERS TO ALLOW FOR NBN CONNECTION (FIBRE OPTIC)

SITE CUT/FILL LEGEND & NOTES

- DENOTES AREA OF SITE CUT
- DENOTES AREA OF SITE FILL

NOTE: PENETRATIONS THROUGH THE SISALATION PAPER ARE TO BE TAPED AROUND CAREFULLY TO ENSURE ANY GAPS ARE SEALED.

NOTE: BUILDER RESERVES THE RIGHT TO ALTER THE SITE CUT HEIGHT TO THEIR DISCRETION, PENDING CONDITIONS ON SITE

SITE CUT & FILL NOTE
 PROVIDE SITE CUT OF 150 mm & FILL 200 mm OVER BUILDING AREA & PROVIDE AN ADDITIONAL SCRAPE TO GARAGE AREA TO ACCOMMODATE 86 mm STEPDOWN. NOTE: 45 ° BATTER ANGLE

STORMWATER LAYOUT
 STORMWATER DRAIN LAYOUT IS FOR INDICATIVE PURPOSES ONLY & WILL BE INSTALLED AS PER THE DRAINAGE SUB-CONTRACTORS DISCRETION.

TERMITE TREATMENT REQUIRED
 PROVIDE TERMITE TREATMENT IN ACCORDANCE WITH AS 3660

EXTERNAL STEPS
 PROVIDE STEPS OR BUILD UP SOIL AROUND EXTERNAL DOORS WHERE THRESHOLD OF THE DOOR EXCEEDS 190MM

SITE COVERAGE ANALYSIS

BUILDING AREA	204.61 m ²	58.68%
PERMEABLE AREA	144.10 m ²	41.32%
TOTAL SITE AREA	348.70 m ²	100%

GARDEN AREA ANALYSIS

DRIVEWAY AREA	65.24 m ²	
GARDEN AREA	79.17 m ²	22.68 %

LESS THAN 400 SQM: GARDEN AREA IS NOT APPLICABLE

NOTE: GARDEN AREA DOES NOT INCLUDE A DRIVEWAY, ANY AREA SET ASIDE FOR CAR PARKING, ANY BUILDING OR ROOFED AREA AND ANY AREA THAT HAS A DIMENSION OF LESS THAN 1M

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PROPOSED:
HOUSE & GARAGE

HOUSE TYPE:
SAVANNA 223 - LH

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SIGNED BUILDER:

SIGNED OWNER:

DATE:

SITE ADDRESS:
**LOT 234, KOOKABURRA RISE
 PAKENHAM, 3810**

DRAWING TITLE:
SITE PLAN

ISSUE: F

ISSUE DATE: 21.02.25

SCALE: 1:200 MASTER DATE: 12.04.23

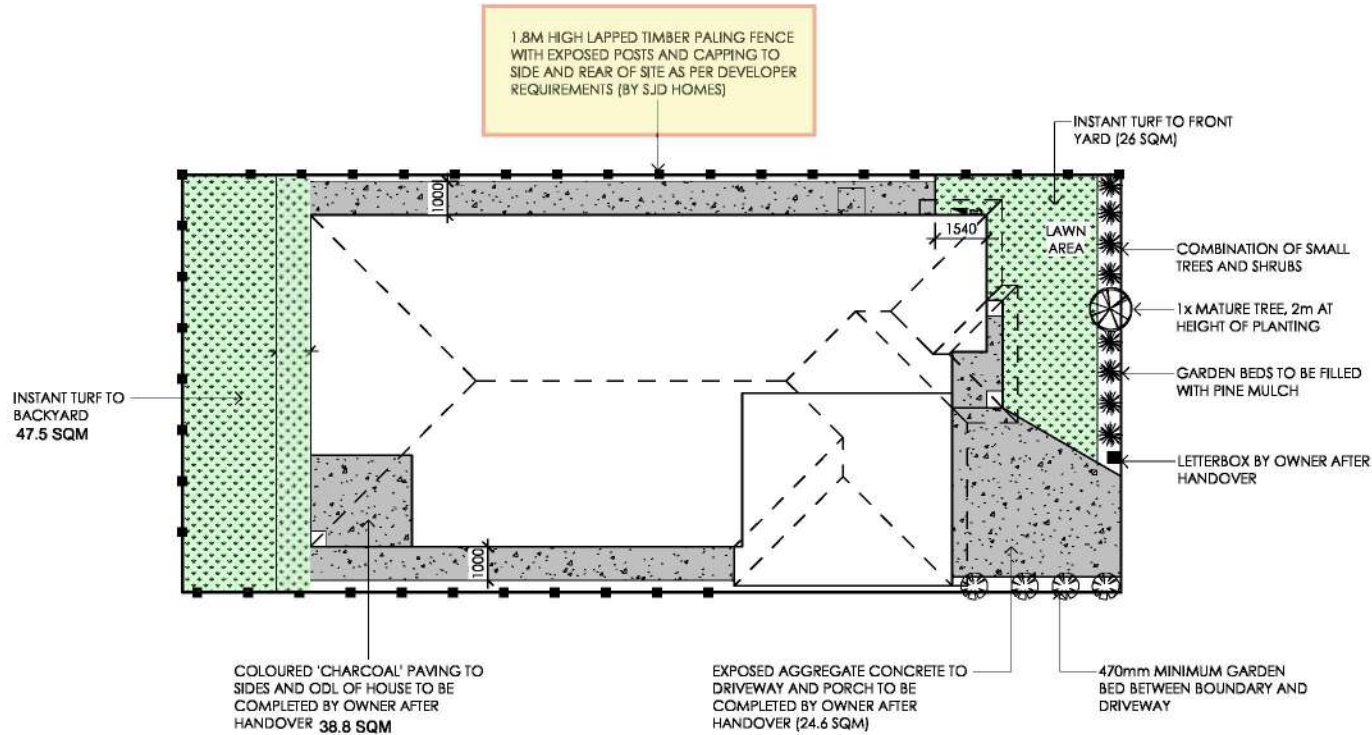
DRAWN: TLG CHECKED: TLG

SHEET NO: 02 OF: 12

NOTE: LANDSCAPE PLAN IS INDICATIVE ONLY AND IS SUBJECT TO DEVELOPER APPROVAL

NOTE: ALL LANDSCAPING IS TO BE COMPLETED BY CLIENT AFTER HANDOVER

Note - No retaining wall or side gate required



LANDSCAPE LEGEND	
	GRASS AREA
	CONCRETE DRIVEWAY/PATH
	PROPOSED FENCING

PLANTING SCHEDULE	
	1x WEEPING SILVER BIRCH, 2M AT PLANTING
	8x LOMANDRA GRASS, 150mm POT
	4x DIETES IRIDIODES, 150mm POT

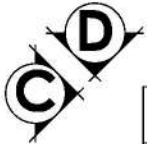


LETTERBOX DESIGN AS PER DEVELOPER REQUIREMENTS

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	<p>HOUSE TYPE: SAVANNA 223 - LH</p>			<p>ISSUE: F</p> <p>ISSUE DATE: 21.02.25</p> <p>SCALE: 1 : 150</p> <p>DRAWN: TLG</p> <p>SHEET NO: 02A</p>

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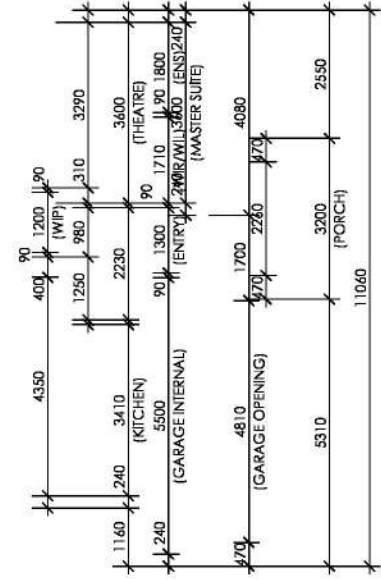
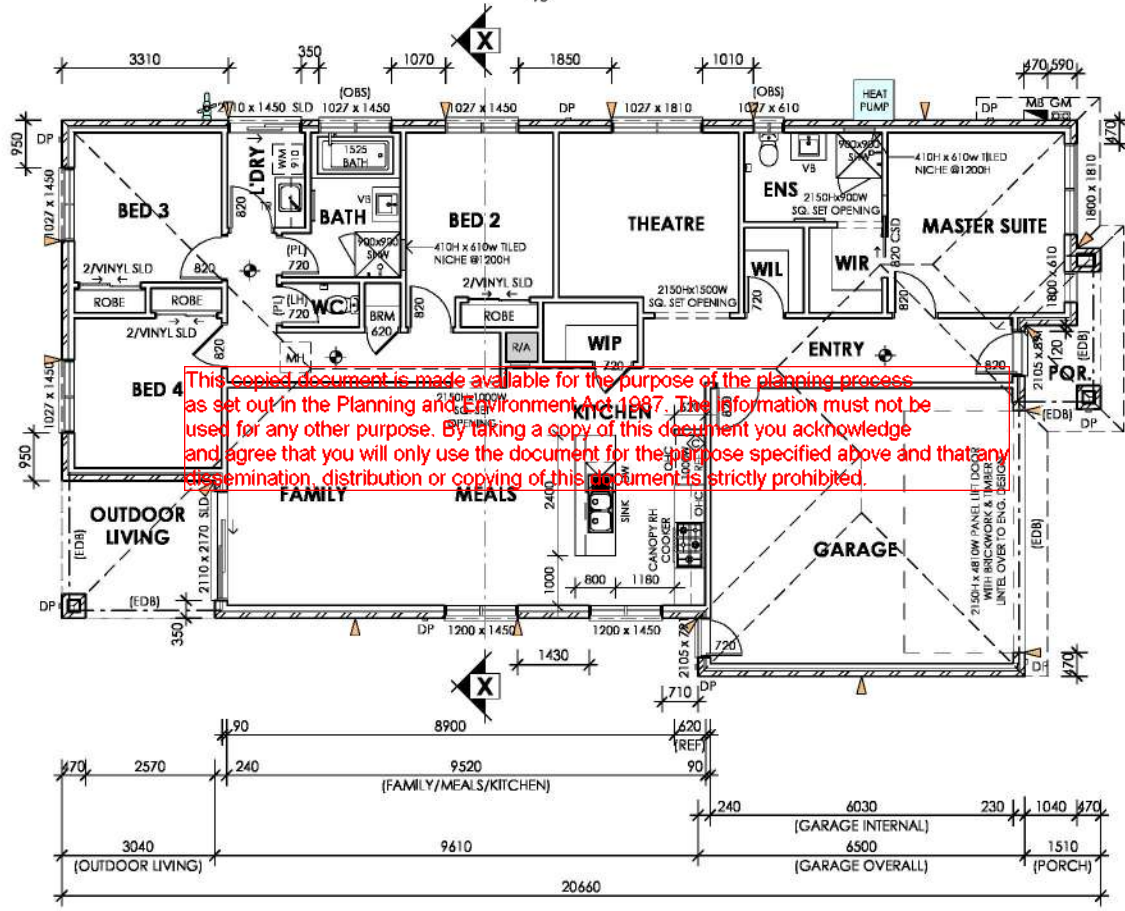
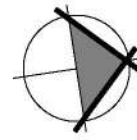
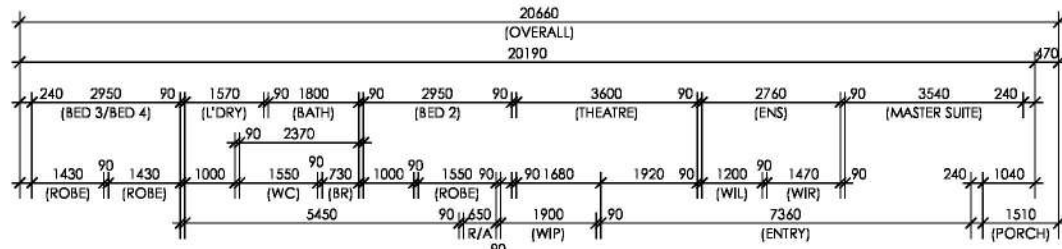


IMPORTANT NOTE:

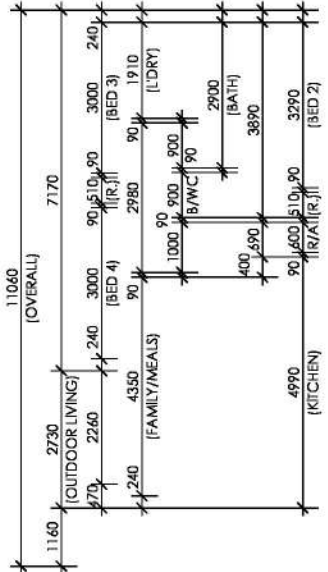
□ DENOTES A SERVICE VOID SPACE THAT CANNOT BE REMOVED, REDUCED OR RELOCATED
 TRUES LAYOUT DESIGN TO BE CLEAR OF ALL VOID LOCATIONS AS PER FLOOR PLAN

PROVIDE 50mm RECESS TO SLAB FOR FLUSH TILED SHR BASES IN BATHROOM AND ENSUITE

- GENERAL NOTES**
- WRITTEN DIMENSIONS ALWAYS TAKE PREFERENCE OVER SCALE
 - BUILDER MAY ADJUST GARAGE DOOR HEIGHT AND WIDTH ON SITE AS REQUIRED
 - UNLESS OTHERWISE INDICATED ALL WALL DIMENSIONS ARE AS REQUIRED
 - * EXTERNAL 240mm x 110 BRICK, 40 CAVITY, 90 SLID
 - * INTERNAL 90mm SLID
 - ALL INTERNAL DOORS TO BE 304H (2240H NOTED WITH ASTERISK *)
 - PROVIDE REMOVABLE HINGES TO HANG WIC & POWDER ROOM DOORS WHERE INDICATED (W)
 - PROVIDE MEASLES SCREEN TO FRONT ENTRY DOOR (M)
 - 400000 CEILING ACCIDER MANHOLE LOCATION (M)
 - SMOKE EXTRACTOR (N) RECONNECTED WITH SAFETY & BACKUP
 - CEILING EXHAUST FAN SWITCHED/COMBINED WITH LIGHT
 - DOUBLE GLAZING - (DGL)
 - ENGINEER DESIGNED BEAM - (EDB)
 - BASIC TWO-KC ARTICULATION JOINT
 - INTERNAL FLOORING POINTS TO FLOORBER'S DISCRETION
 - SAFETY CLASS WHERE WINDOWS WITHIN 2M OF 9-10'4" H BASE
 - 88 TAP (D) RECYCLED TAP (D)
 - GAS METER 1m CLEARANCE TO OPENINGS & IGNITION SOURCES
 - HWV WATER SERVICE TO BE 500mm CLEAR OF BLDG OPENINGS

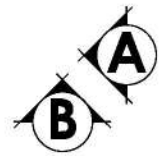


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AREAS TABLE		
AREA	m2	SQ
GROUND FLOOR	156.86 m²	16.88
SUB TOTAL:	156.86 m²	16.88
OUTDOOR LIVING	8.30 m²	0.89
GARAGE	36.21 m²	3.90
PORCH	3.24 m²	0.35
SUB TOTAL:	47.75 m²	5.14
GRAND TOTAL:	204.61 m²	22.02

◇ CAPPED COLD WATER POINT TO REF SPACE @2000mm HIGH, 150mm FROM SIDE WALL



haven BY SJDhomes

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PROPOSED:
HOUSE & GARAGE

HOUSE TYPE:
SAVANNA 223 - LH

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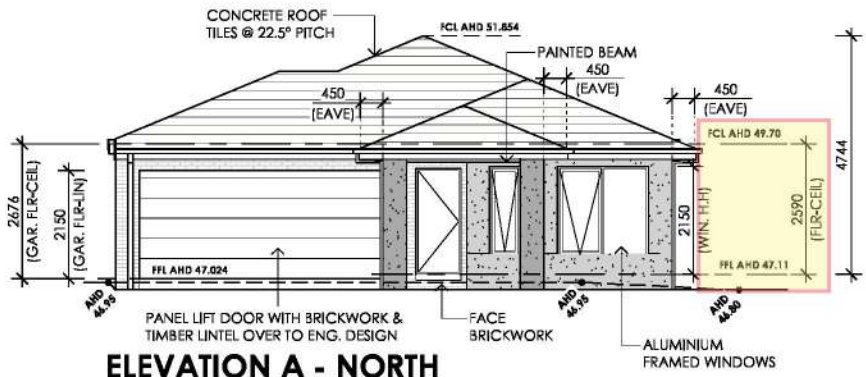
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SIGNED OWNER:

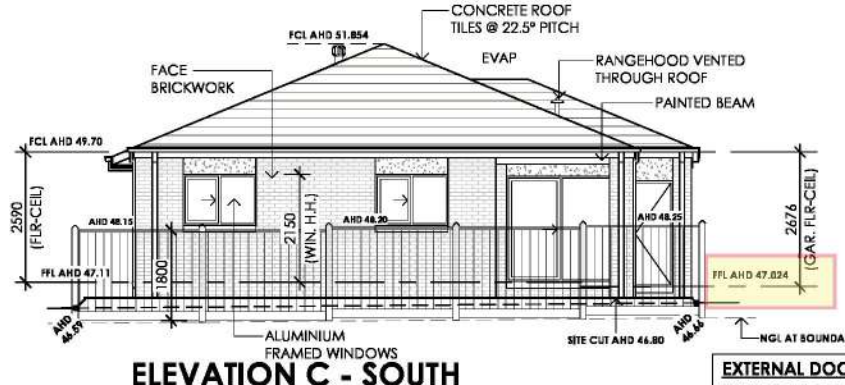
DATE:

SITE ADDRESS:
**LOT 234, KOOKABURRA RISE
 PAKENHAM, 3810**

DRAWING TITLE: GROUND FLOOR PLAN	
ISSUE: F	
ISSUE DATE: 21.02.25	MASTER DATE: 12.04.23
SCALE: 1 : 100	
DRAWN: TLG	CHECKED: TLG
SHEET NO: 03	OF: 12



ELEVATION A - NORTH
1 : 100



ELEVATION C - SOUTH
1 : 100

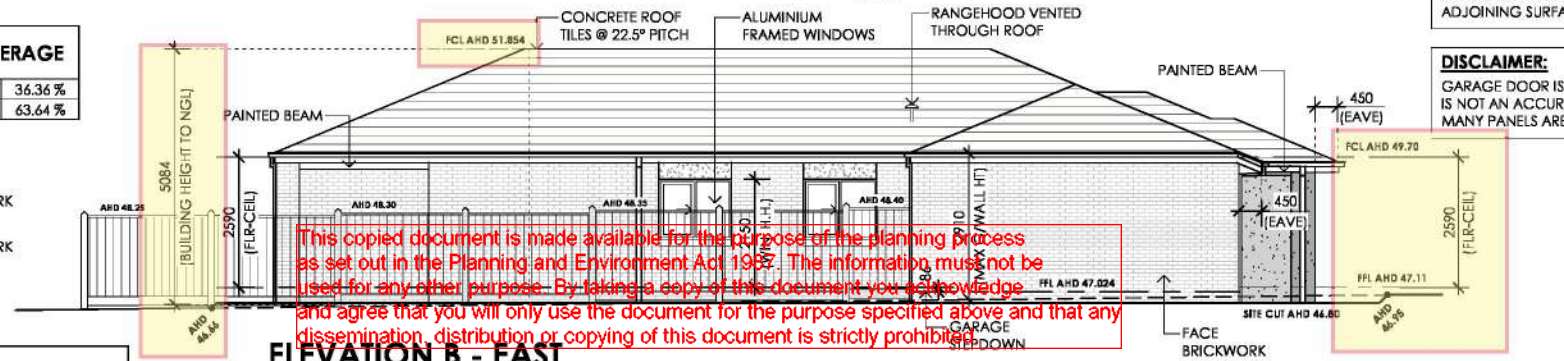
EXTERNAL DOOR THRESHOLDS:
THRESHOLDS OF EXTERNAL DOORS TO BE NO GREATER THAN 230mm ABOVE THE ADJOINING SURFACE

DISCLAIMER:
GARAGE DOOR IS INDICATIVE ONLY AND IS NOT AN ACCURATE DEPICTION OF HOW MANY PANELS ARE ON DOOR

FACADE MATERIAL COVERAGE

FACE BRICKWORK	4.20 m ²	36.36 %
RENDER	7.35 m ²	63.64 %

- FC SHEET
- RENDERED BRICKWORK COLOUR 1
- RENDERED BRICKWORK COLOUR 2

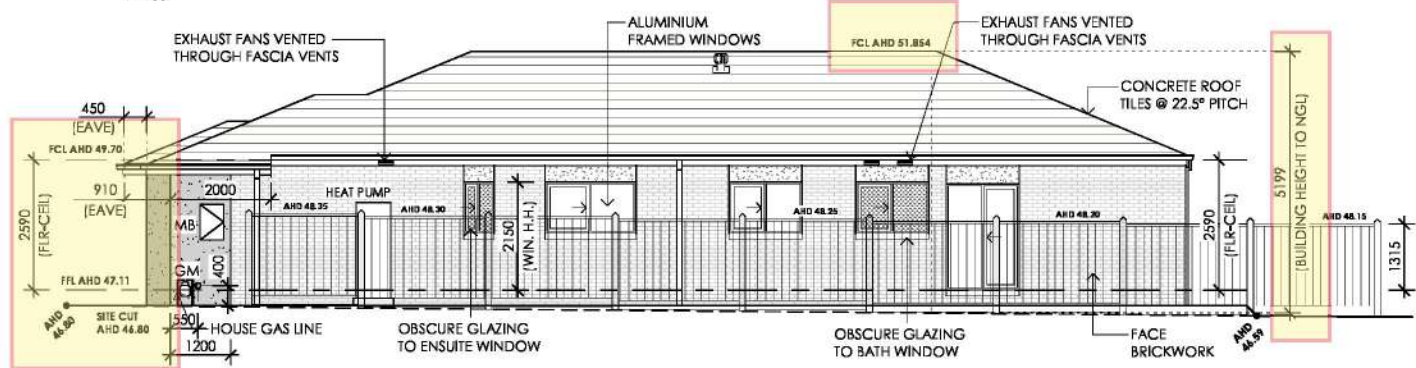


ELEVATION B - EAST
1 : 100

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EXTERNAL MATERIAL SCHEDULE

TYPE	DESCRIPTION/COLOUR	IMAGE
FACE BRICKWORK	SELKIRK TAWNY	
ROOF	BRISILE 'COOL SMOKE' ROOF TILES	
WINDOWS DOWNPIPES GUTTER/FASCIA	COLORBOND 'MONUMENT'	
RENDERED BRICK	PIERS - COLORBOND MONUMENT MASTER SUITE - HAYMES CITY STONE	

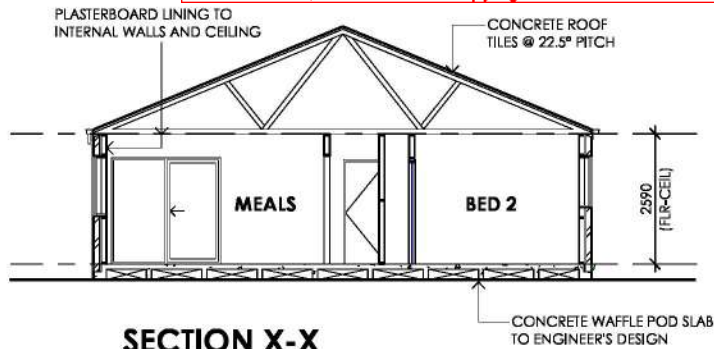


ELEVATION D - WEST
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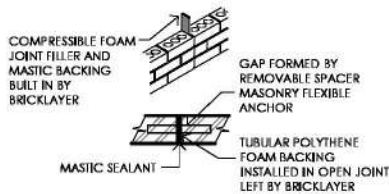
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<p>BY SJDhomes</p>	<p>433 Princes Hwy Officer VIC 3809 Ph: 9095 8000 Fax: 9095 8010 info@sjdhomes.com.au</p>	<p>PROPOSED: HOUSE & GARAGE</p> <p>HOUSE TYPE: SAVANNA 223 - LH</p>	<p>SIGNED BUILDER: [REDACTED]</p> <p>SIGNED OWNER: [REDACTED]</p> <p>DATE: [REDACTED]</p>	<p>DRAWING TITLE: ELEVATIONS</p> <p>ISSUE: F</p> <p>ISSUE DATE: 21.02.25</p> <p>SCALE: 1 : 100</p> <p>DRAWN: TLG MASTER DATE: 12.04.23</p> <p>CHECKED: TLG</p> <p>SHEET NO: 04 OF: 12</p>
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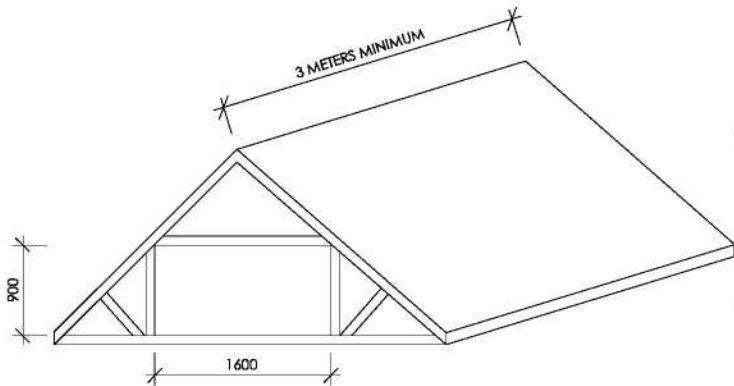
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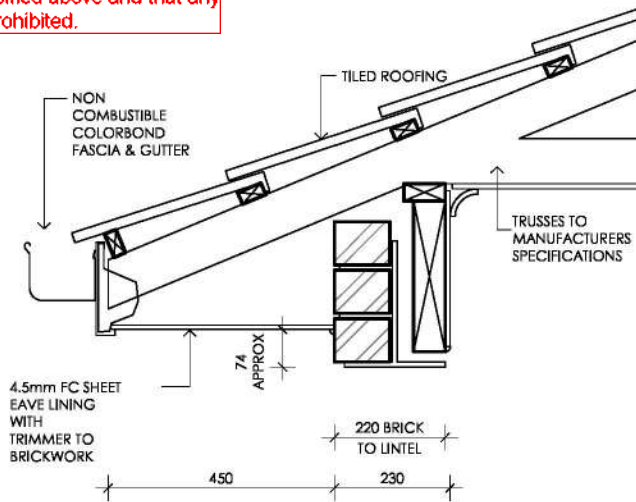
SECTION X-X
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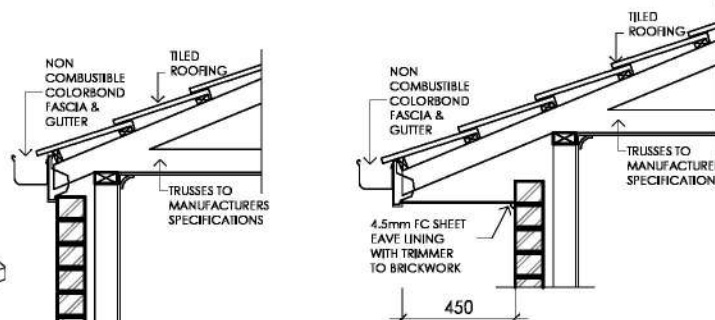
ARTICULATION JOINT
SCALE 1:20



CLEAR TRUSS DETAIL
SCALE 1:20



GARAGE LINTEL DETAIL
2590 CEILING
SCALE 1:10



FASCIA GUTTER
SCALE 1:20

450 EAVE SCALE 1:20
NOTE: EAVES LINING WITHIN 900mm OF BOUNDARY TO BE NON-COMBUSTIBLE

TIMBER FRAMING SCHEDULE RLW : 6000
SINGLE STOREY OR UPPER STOREY LOADBEARING WALLS
CONCRETE TILED ROOF - TRUSSES @ 600 CTS

MEMBER	SIZE	G	SPAN	CTRS
WAFFLE POD CONCRETE SLAB FLOOR				
Blm. plate	90x35	MGP10		
Top plate	2/90x35	MGP10		
Studs	90x35	MGP10	600	
Jamb studs 1	90x45	MGP10	1300	
Jamb studs 2	2/90x45	MGP10	3100	
Wall bracing	IN ACCORDANCE WITH AS 1684-2010			
Noggings	70x35	MGP10	1350	
Lintel 1	190x35	LVL15	1850	
Lintel 2	2/200x35	LVL15	2500	
Lintel 3	2/300x35	LVL15	3550	
Porch Beam	AS PER ENG.			
LINTELS IN LOWER STOREY WALLS OF A TWO STOREY TO ENGINEERS DESIGN				
TRUSSED ROOF				
TIMBER FABRICATED AS PER MANUF. SPECIFICATIONS @ MAX 600 CTS				

* Sizes may be built up using vertical nail lamination

NON LOADBEARING WALLS

MEMBER	SIZE	G	SPAN	CTRS
WAFFLE POD CONCRETE SLAB FLOOR				
Blm. plate	90x35	MGP10		
Top plate	2/90x35	MGP10		
Studs	90x35	MGP10	600	
Jamb studs 1	90x45	MGP10	1300	

EXTERNAL LINTEL SCHEDULE
Upper Floor lintels - Based on 500mm of veneer over

Span (up to)	Size	Angle
1200mm	75x75x8	MS angle
2100mm	75x100x8	MS angle
3000mm	100x100x8	MS angle

Lower Floor lintels - Based on 3000mm of veneer over

Span (up to)	Size	Angle
1200mm	75x100x8	MS angle
2100mm	100x100x8	MS angle
3000mm	150x100x10	MS angle

First Dimension Vertical 120mm min. end bearing to lintel

6 STAR ENERGY REQ'MENTS:

REQUIREMENTS AS PER 6 STAR ENERGY RATING REPORT.

-INSULATION TO CEILING:	R3.5
-INSULATION TO EXTERNAL WALLS:	R2.0
-INSULATION TO GARAGE INTERNAL WALLS:	R2.0
-INSULATION TO WET AREAS:	N/A
-SEAL GAPS & CRACKS AROUND ALL EXTERNAL DOOR & WINDOW FRAMES:	Y
-WEATHER SEALS TO ALL EXTERNAL DOORS:	Y
-WEATHER SEALS TO INTERNAL UTILITY DOORS:	Y
-REFER FLOOR PLAN & ELEVATIONS FOR DOUBLE GLAZED WINDOWS IF REQUIRED (DG):	Y
-WEATHER STRIP(S) TO FRONT ENTRY DOOR(S):	Y
-FULLY SEALED CEILING EXHAUST FANS:	Y
-AG SISATION TO ALL EXTERNAL WALLS - STD INCLUSION	
-100% SEALED ALUM. IMPR WINDOWS - STD INCLUSION	
-WINDOWS & SLIDING DOORS TO DETAILS AS PER ENERGY RATING REPORT	

haven
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PROPOSED:
HOUSE & GARAGE

HOUSE TYPE:
SAVANNA 223 - LH

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.....

SIGNED OWNER:
.....

DATE:
.....

SITE ADDRESS:
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PAKENHAM, 3810**

DRAWING TITLE:
SECTION

ISSUE: F

ISSUE DATE: 21.02.25

SCALE: 1 : 100
DRAWN: TLG
SHEET NO: 05

MASTER DATE: 12.04.23
CHECKED: TLG
OF: 12

IMPORTANT NOTE: ALL ELECTRICAL ITEMS ARE IN APPROXIMATE LOCATIONS ONLY AND MAY BE VARIED TO SUIT TRUSS AND FRAME LOCATIONS

HEATING/COOLING NOTE: ALL DUCT LOCATIONS ARE INDICATIVE ONLY AND ARE SUBJECT TO CHANGE IN LINE WITH SUPPLIER'S SPECIFICATION AND HEATING/COOLING LAYOUT

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ARTIFICIAL LIGHTING TABLE

FLOOR AREA	158.98 m ²	WATTAGE ALLOWED	794.9 W
PORCH/OUT. AREA	12.31 m ²	WATTAGE ALLOWED	49.24 W
GARAGE	36.22 m ²	WATTAGE ALLOWED	108.66 W
TOTAL AREA	207.51 m²	ALLOWABLE WATTS	952.8 W
HOUSE 5 W/m²		NO. OF GLOBES USED	TOTAL WATTS
LED GLOBES	6 w	2	12 w
LED DOWNLIGHTS	9 w	25	225 w
FLUORO TUBES	36 w	0	0 w
		HOUSE TOTAL	237 w
POR./ OUT 4 W/m²			
LED GLOBES	6 w	0	0 w
LED DOWNLIGHTS	9 w	2	18 w
FLUORO TUBES	36 w	0	0 w
		PORCH TOTAL	18 w
GARAGE 3 W/m²			
LED GLOBES	6 w	0	0 w
LED DOWNLIGHTS	9 w	1	9 w
FLUORO TUBES	36 w	0	0 w
		GARAGE TOTAL	9 w

LIGHTING LEGEND

- CEILING LIGHT BATTEN HOLDER
- IC4 90mm DOWNLIGHT
- WALL STAIR LIGHT
- EXTERNAL LIGHT POINT
- HEATER/FAN & LIGHT - 2 GLOBE
- HEATER/FAN & LIGHT - 4 GLOBE
- JUNCTION BOX
- CEILING FAN
- CEILING FAN WITH LIGHT
- PARA FLOOD LIGHT - SINGLE
- PARA FLOOD LIGHT - DOUBLE
- ROUND LED FLUORO
- 1200 LED FLUORO - SINGLE
- 1200 LED FLUORO - DOUBLE
- WALL LIGHT BATTEN HOLDER
- CEILING EXHAUST FAN
- CEILING EXHAUST FAN SWITCHED WITH LIGHT
- SUSPENDED PENDANT
- MOTION SENSOR
- DIMMER SWITCH

HEAT/COOL LEGEND

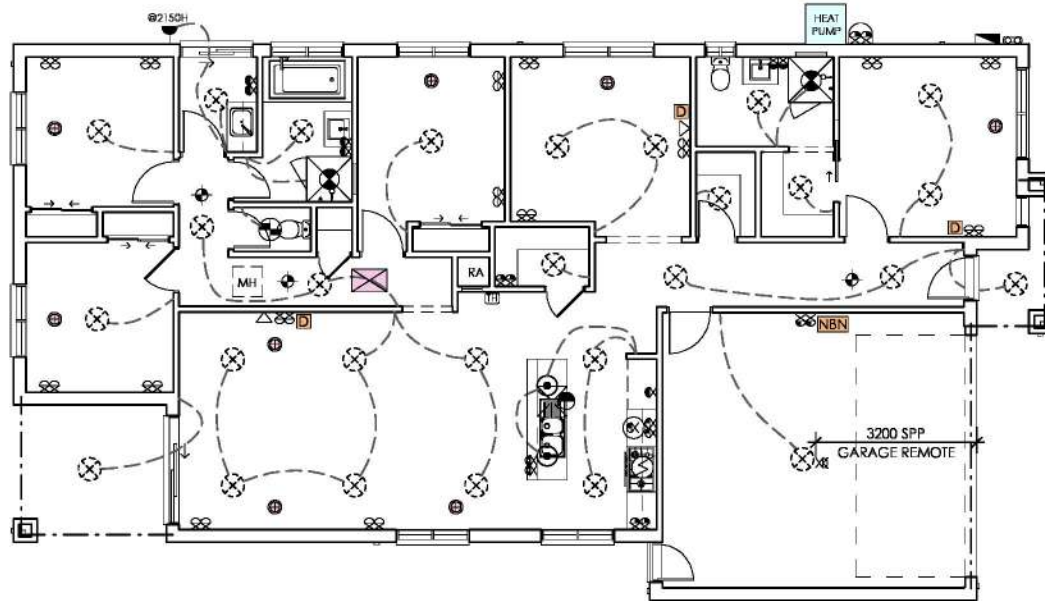
- CEILING HEATING DUCT (APPROX)
- DUCTED HEATING UNIT IN CEILING
- CEILING HEAT/COOL DUCT
- REV CYCLE DUCTED HEAT/COOL UNIT
- THERMOSTAT
- RETURN AIR
- EVAPORATIVE COOLING DUCT
- EVAPORATIVE COOLING UNIT
- AC CONDENSER UNIT
- AC HEAD UNIT

POWER LEGEND

- SINGLE GPO - 300mm
- SINGLE GPO - 1100mm
- SINGLE GPO - 1400mm
- SINGLE GPO - TO CEILING
- SINGLE GPO - HI VARIES
- SINGLE GPO - EXTERNAL
- DOUBLE GPO - 300mm
- DOUBLE GPO - 1100mm
- DOUBLE GPO - 1400mm
- DOUBLE GPO - TO CEILING
- DOUBLE GPO - HI VARIES
- DOUBLE GPO - EXTERNAL
- SINGLE GPO - FOR DISHWASHER
- SINGLE GPO - FOR MICROWAVE
- TELEVISION POINT
- TELEPHONE POINT
- METER BOX
- SMOKE DETECTORS (INTERCONNECTED)
- UBO & RHOOD CONNECTIONS
- DATA POINT WIRED TO NBN
- NBN BOX

DUCTED VACUUM

- DUCTED VACUUM UNIT & SGPO
- DUCTED VACUUM OUTLET



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PROPOSED:
HOUSE & GARAGE

HOUSE TYPE:
SAVANNA 223 - LH

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SITE ADDRESS:
**LOT 234, KOOKABURRA RISE
PAKENHAM, 3810**

DRAWING TITLE:
ELECTRICAL PLAN

ISSUE: F

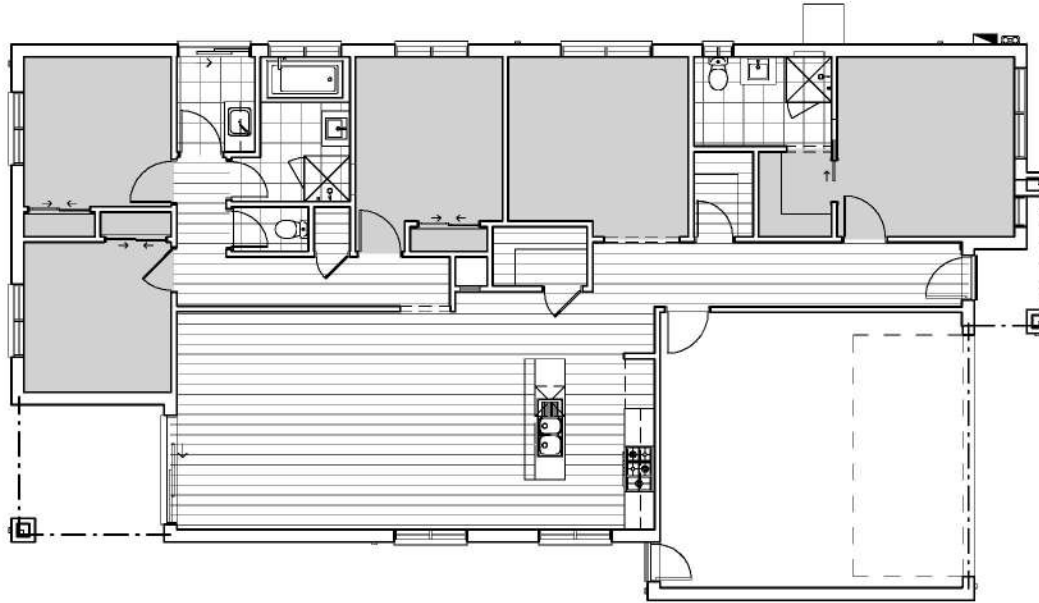
ISSUE DATE: 21.02.25

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FLOOR COVERINGS LEGEND

	CARPET
	TILES
	TIMBER LAMINATE

FLOOR COVERINGS

FLOOR FINISH	AREA m2
CARPET	57.11 m ²
TILES	14.78 m ²
TIMBER	63.78 m ²



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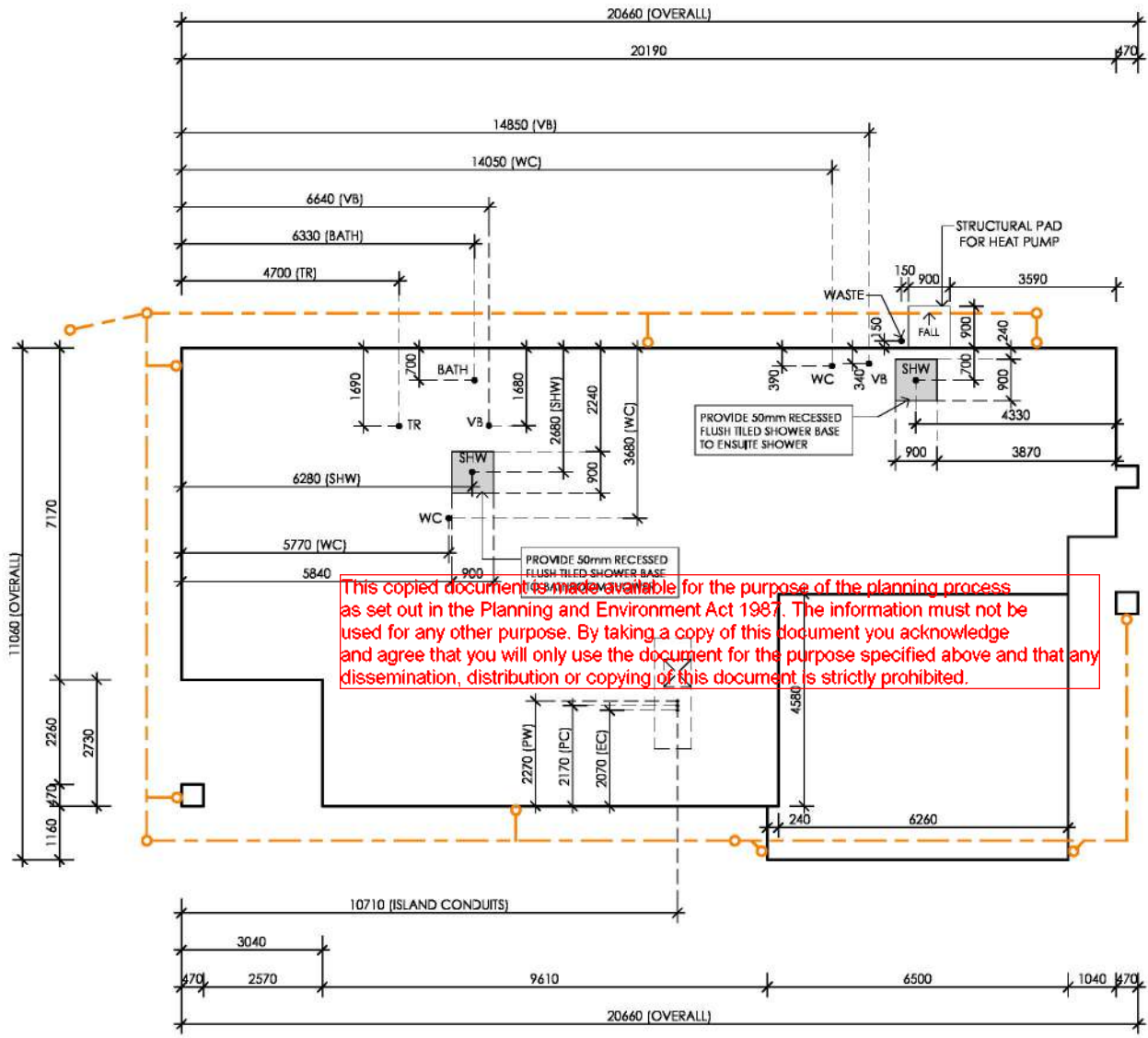
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DATE:

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DRAWING TITLE:
FLOOR COVERINGS

ISSUE: F	
ISSUE DATE: 21.02.25	
SCALE: 1:100	MASTER DATE: 12.04.23
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IMPORTANT NOTE
ALL DIMENSIONS ARE TO EXTERNAL WALLS

IMPORTANT NOTE
CONCRETES TO CLEAR CONCRETE FROM TOP OF ALL WC, SHOWER AND BATH WASTE POINTS

IMPORTANT NOTE
CONCRETES TO ENSURE APPROPRIATE FALL AWAY FROM HOUSE TO CONCRETE PADS FOR ALL SERVICES AND WATER TANKS WHERE APPLICABLE

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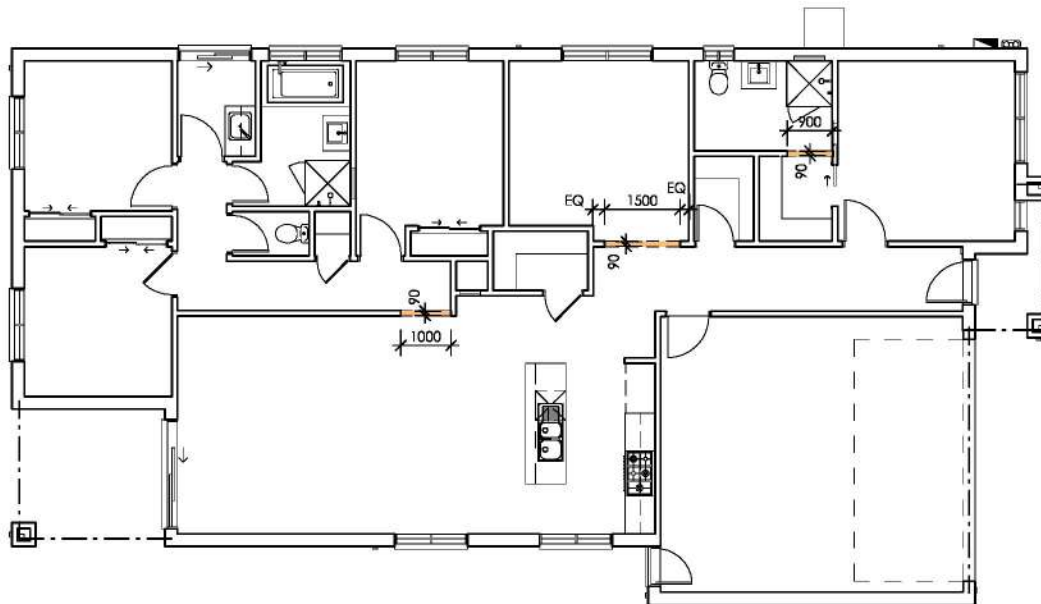
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HOUSE & GARAGE

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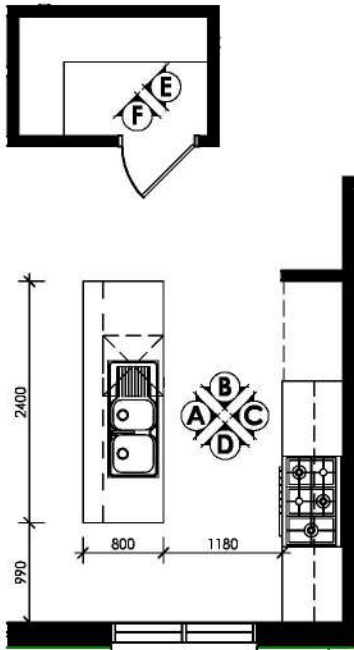
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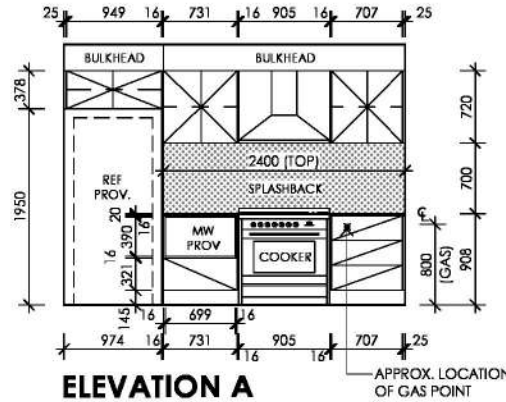
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BULKHEAD PLAN

ISSUE: F	
ISSUE DATE: 21.02.25	
SCALE: 1 : 100	MASTER DATE: 12.04.23
DRAWN: TLG	CHECKED: TLG
SHEET NO: 09	OF: 12



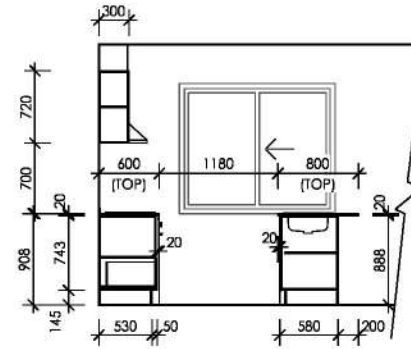
KITCHEN

1 : 50

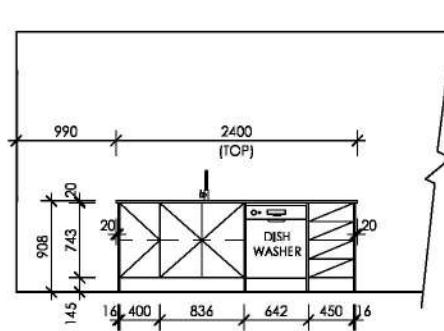


ELEVATION A

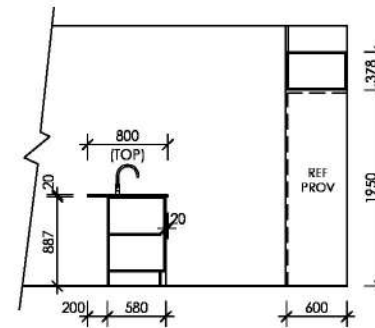
APPROX. LOCATION OF GAS POINT



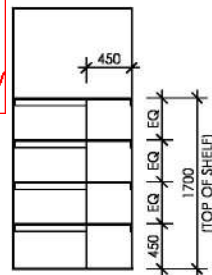
ELEVATION B



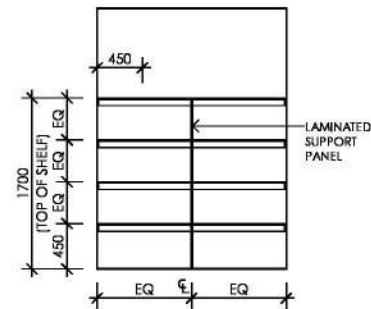
ELEVATION C



ELEVATION D



ELEVATION E



ELEVATION F

GENERAL NOTES

- DIMENSIONS OF TAPWARE/WATER/GAS POINTS ARE APPROXIMATE ONLY AND ARE AT THE DISCRETION OF THE PLUMBER.
- CABINETRY DIMENSIONS ARE APPROXIMATE ONLY AND MAY BE ALTERED BY CABINET MAKER TO SUIT.
- KITCHEN/WIP INTERNAL ELEVATIONS ARE DIMENSIONED TO PLASTER, NOT FRAME.
- CONFIRM SPECIFICATION OF TOILET FOR HEIGHT OF WATER POINT.
- WALL TILING HEIGHTS ARE NOMINAL ONLY AND ARE SUBJECT TO SELECTED WALL TILE SIZE.

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PROPOSED:
HOUSE & GARAGE

HOUSE TYPE:
SAVANNA 223 - LH

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SIGNED BUILDER:

SIGNED OWNER:

DATE:

SITE ADDRESS:
**LOT 234, KOOKABURRA RISE
PAKENHAM, 3810**

DRAWING TITLE:
KITCHEN INTERNALS

ISSUE: F

ISSUE DATE: 21.02.25

SCALE: 1 : 50

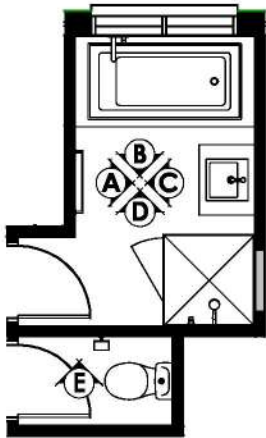
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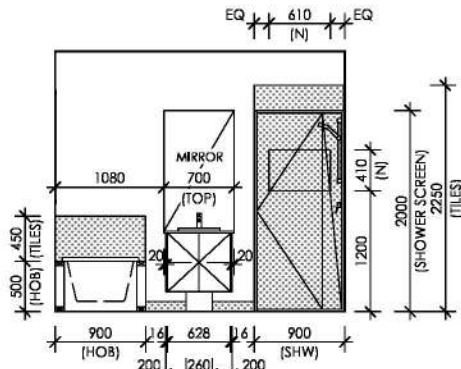
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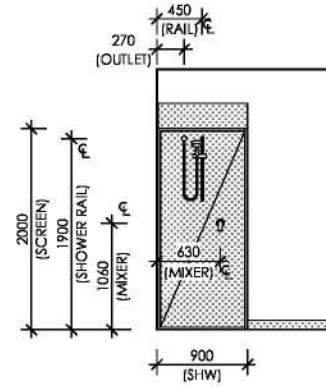


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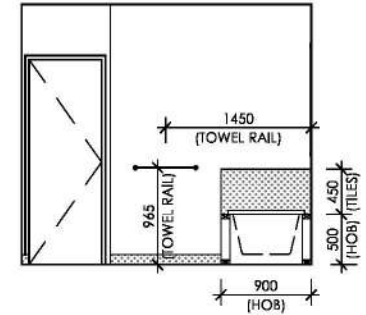
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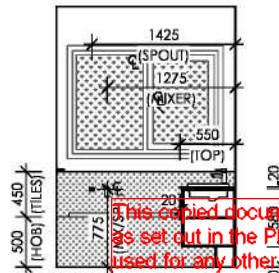
ELEVATION A



ELEVATION B



ELEVATION C



ELEVATION D

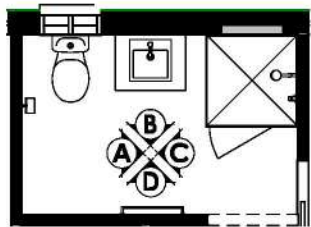


ELEVATION E

GENERAL NOTES

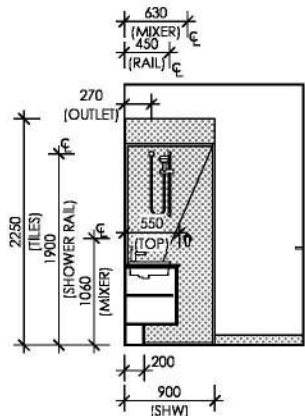
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- CABINETRY DIMENSIONS ARE APPROXIMATE ONLY AND MAY BE ALTERED BY CABINET MAKER TO SUIT
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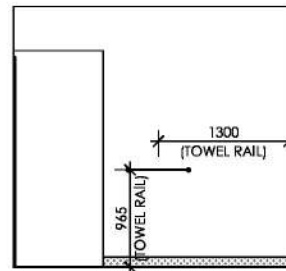


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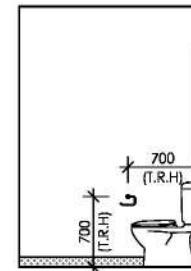
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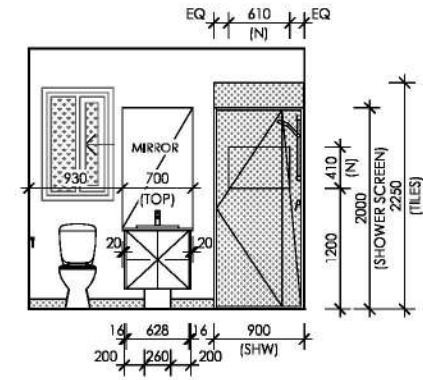
ELEVATION A



ELEVATION B



ELEVATION C



ELEVATION D



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SIGNED OWNER:

DATE:

LOT 234, KOOKABURRA RISE
PAKENHAM, 3810

DRAWING TITLE:
INTERNAL ELEVATIONS

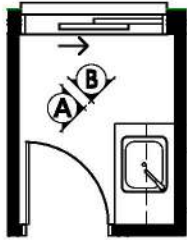
ISSUE: F

ISSUE DATE: 21.02.25

SCALE: 1 : 50 MASTER DATE: 12.04.23

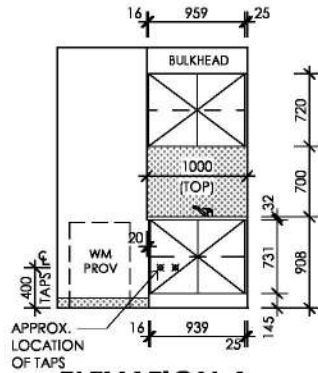
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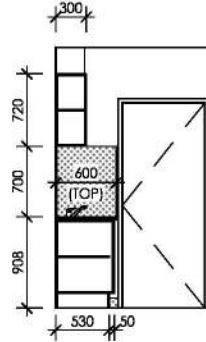


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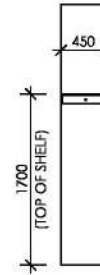
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ELEVATION A



ELEVATION B

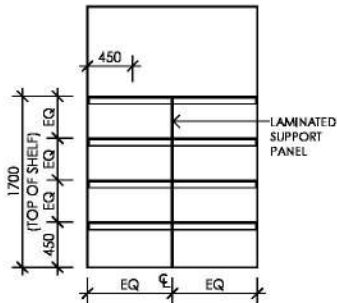


ROBE
(TYPICAL)

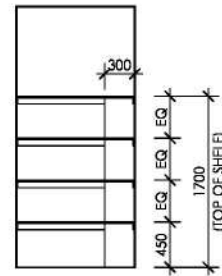


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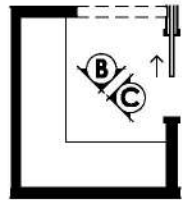
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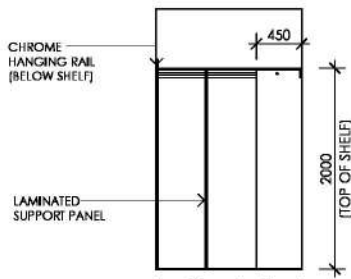
GENERAL NOTES

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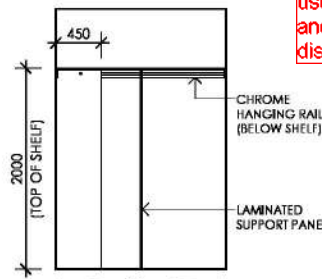


WIR

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ELEVATION B



ELEVATION C

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INTERNAL ELEVATIONS

ISSUE: F

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SHEET NO: 12 OF: 12



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N/C DENOTES DRAWING SHEETS THAT ARE NOT CERTIFIED

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A
 FOR CONSTRUCTION
 SUBJECT TO APPROVAL BY THE
 RELEVANT BUILDING SURVEYOR
 OR STATUTORY AUTHORITY.

APPROVED GERVASE PURICH ENDORSED BUILDING ENGINEER: CIVIL ENDORSED ENGINEER REGISTRATION NO: PE0003141	CLIENT SJD HOMES [REDACTED] PLAN ISSUE_D	SHEET COVER SHEET	PROJECT ADDRESS LOT 234 KOOKABURRA RISE, PAKENHAM		DESIGN BY DVTR	REVISION A	PROJECT NO. 171790
					CHECKED MK/RB	DATE 17/01/25	SHEET NO. S-000

GENERAL NOTES:

- G1. IT IS THE RESPONSIBILITY OF THE CLIENT IN CONSULTATION WITH THEIR BUILDER TO CHECK AND VERIFY THE BUILDABILITY OF THE DESIGN AS PRESENTED AND REFER ANY CONCERNS BACK TO THE ENGINEER PRIOR TO CONSTRUCTION. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE PROJECT ARCHITECTURAL AND OTHER CONSULTANTS' DRAWINGS AND SPECIFICATIONS. IT IS ASSUMED THAT THE USER OF THESE DETAILS HAS A LEVEL OF FAMILIARITY AND COMPETENCY TO UNDERSTAND AND EXECUTE THE WORKS. PLEASE CONTACT THIS OFFICE FOR FURTHER ADVICE IF REQUIRED.
- G2. THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL & OTHER CONSULTANTS' DRAWINGS & SPECIFICATIONS & WITH SUCH OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ALL DISCREPANCIES SHALL BE REFERRED TO THE ARCHITECT/ENGINEER FOR DECISION BEFORE PROCEEDING WITH THE WORK.
- G3. THESE DRAWINGS ARE COPYRIGHT TO STRUCTERRE CONSULTING AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN OR FORMAL PERMISSION FROM STRUCTERRE CONSULTING.
- G4. DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THE STRUCTURAL DRAWINGS. ALL DIMENSIONS SHOWN ARE MILLIMETRES U.N.D.
- G5. SETTING OUT DIMENSIONS SHOWN ON THE DRAWINGS SHALL BE VERIFIED BY THE BUILDER.
- G6. DURING CONSTRUCTION THE STRUCTURE SHALL BE MAINTAINED IN A STABLE CONDITION & NO PART SHALL BE OVERSTRESSED.
- G7. ALL WORKMANSHIP & MATERIALS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT EDITIONS OF THE AS CODES & THE BY-LAWS & ORDINANCES OF THE RELEVANT BUILDING STATE AUTHORITY.
- G8. THIS REPORT IS BASED ON INFORMATION SUPPLIED BY THE CLIENT. IF ANY ASPECT OF THE SITE PREPARATION OR PROPOSED CONSTRUCTION CHANGES FROM THAT ORIGINALLY ADVISED, THE ENGINEER MUST BE NOTIFIED SO THAT ANY NECESSARY AMENDMENTS CAN BE MADE.
- G9. BUILDING PERMIT - FOR WORK REQUIRING BUILDING APPROVAL, A COPY OF THE BUILDING PERMIT ISSUED BY COUNCIL OR PRIVATE BUILDING SURVEYOR MUST BE FORWARDED TO STRUCTERRE PRIOR TO ARRANGING ANY INSPECTIONS WITH THIS OFFICE.
- G10. THE ENGINEER'S APPROVAL SHALL BE SOUGHT PRIOR TO MAKING ANY SUBSTITUTIONS.

SITE CLASSIFICATION NOTES:

- C1. THIS DESIGN HAS BEEN BASED UPON INFORMATION PROVIDED TO OUR OFFICE &/OR GATHERED BY OUR STAFF.
- C2. THIS DESIGN HAS BEEN PREPARED IN ACCORDANCE WITH AS 2870 & RELEVANT STATE LEGISLATION.
- C3. SHOULD SOIL CONDITIONS ENCOUNTERED ON SITE DIFFER SIGNIFICANTLY FROM THOSE INDICATED IN THE SOIL TEST NOTED IN THIS DESIGN, THE ENGINEER MUST BE NOTIFIED BEFORE PROCEEDING AS THE SITE CLASSIFICATION MAY NEED REVISING & MODIFICATIONS TO THE DESIGN MAY BE REQUIRED.
- C4. THE SITE INVESTIGATION MAY BE RENDERED IRRELEVANT IF THE LOCATION OF PROPOSED STRUCTURES VARY FROM THAT SPECIFIED AT THE TIME OF THIS DESIGN. THIS DESIGN RELATES TO THE CONDITIONS EXISTING ON THE LAND AT THE TIME OF THE SITE INVESTIGATION. THIS DESIGN IS BASED UPON THE PROPOSED CUT / FILL INFORMATION PROVIDED BY THE CLIENT. ANY UNADVISED EXTENSIVE CUTTING OR FILLING MAY RENDER THIS DESIGN IRRELEVANT.
- C5. WHILE A REASONABLE EFFORT IS MADE TO ASSESS THE SITE'S SUITABILITY FOR THE PROPOSED CONSTRUCTION, THIS DESIGN DOES NOT TAKE INTO ACCOUNT SLOPE STABILITY. IF REQUIRED BY THE COUNCIL, A SUITABLY QUALIFIED PERSON SHOULD BE ENGAGED TO UNDERTAKE A SLOPE STABILITY ASSESSMENT.

MISCELLANEOUS NOTES:

- M1. AREA BETWEEN SWIMMING POOL AND DWELLING TO BE PAVED WITH CONCRETE AND GRADED TO ENSURE ALL WATER IS DIRECTED VIA SECURE CONNECTIONS TO THE LEGAL POINT OF DISCHARGE (LPoD). ALL JOINTS BETWEEN PAVING, POOL AND DWELLING TO BE MADE WATER TIGHT. ALL BRICKWORK WITHIN SPLASH ZONE OF POOL TO BE SEALED TO STOP INGRESS OF WATER. REFER TO BUILDING CONTRACTOR FOR PRODUCT.
- M2. SUITABLE QUARRY PRODUCT (20-80mm MAX IN DEPTH) MAY BE USED AS A LEVELLING/BEDDING LAYER TO LEVEL THE BUILDING PLATFORM PRIOR TO SLAB CONSTRUCTION. THE BEDDING LAYER SHALL BE COMPACTED TO THE SATISFACTION OF THE BUILDING INSPECTOR.
- M3. UNDER NO CIRCUMSTANCE IS ANYTHING (INCLUDING BASKETBALL HOOPS) TO BE FIXED TO THE WALL ABOVE LINTELS. OWNERS TO BE NOTIFIED IN WRITING.
- M4. WHERE LARGE AREAS OF BRITTLE FLOOR COVERINGS ARE SPECIFIED IN THE RESIDENCE. IN ACCORDANCE WITH AS 2870-2011 CLAUSE 5.3.7 AN APPROPRIATE FLEXIBLE BEDDING MORTAR SHALL BE USED. ONE OR MORE OF THE OTHER MEASURES PROVIDED IN CLAUSE 5.3.7 MAY ALSO BE ADOPTED TO ACCOUNT FOR CONCRETE CRACKING.
- M5. WHERE TREES HAVE BEEN REMOVED FROM THE BUILDING PLATFORM, ALL ROOTS ARE TO BE THOROUGHLY GRUBBED OUT. ALL RESULTING HOLES SHALL BE BACKFILLED WITH CLEAN SITE-BORNE MATERIAL TO MATCH THE SOIL LAYERS INDICATED IN THE SOIL BORELOGS AND COMPACTED IN 150 MM LAYERS BY REPEATED ROLLING WITH AN EXCAVATOR IN ORTHOGONAL DIRECTIONS.
- M6. ALL WATERPROOFING TO ARCHITECTURAL DETAILS (U.N.D)

DRAINAGE NOTES:

- D1. ALL WORKMANSHIP & MATERIAL SHALL BE IN ACCORDANCE WITH AS2870.
- D2. THE PRESENCE OF GROUND WATER WITH SURFACE SOIL MAY LEAD TO CONSTRUCTION DIFFICULTIES DURING WET WEATHER. DRAINAGE SHALL BE CONSTRUCTED TO AVOID WATER PONDING AGAINST OR NEAR THE FOOTING. THE GROUND IN THE IMMEDIATE VICINITY OF THE PERIMETER FOOTING, INCLUDING THE GROUND UPHILL FROM THE SLAB ON CUT & FILL SITES, SHALL BE GRADED TO FALL 50mm MINIMUM AWAY FROM THE FOOTING OVER A DISTANCE OF 1.0m. WATER RUN-OFF SHALL BE COLLECTED AND CHANNELLED AWAY FROM THE HOUSE DURING CONSTRUCTION VIA SURFACE OR SUBSURFACE DRAINS CONNECTED TO THE LEGAL POINT OF DISCHARGE (LPoD). ANY PAVING SHALL ALSO BE SUITABLY SLOPED AND DRAINED. ATTENTION TO SITE GRADING/SITE DRAINAGE IS REQUIRED FROM THE START OF CONSTRUCTION.
- D3. WHERE FILLING IS PLACED ADJACENT TO THE BUILDING, THE FILLING SHALL BE COMPACTED & GRADED TO ENSURE DRAINAGE OF WATER AWAY FROM THE FOOTINGS.
- D4. DISCHARGE FROM THE DOWNPIPES MUST BE DIRECTED AWAY FROM THE BUILDING DURING CONSTRUCTION TO ENSURE WATER DOES NOT DISCHARGE OR POND ADJACENT TO THE FOOTINGS.
- D5. PLUMBING TRENCHES SHALL BE SLOPED AWAY FROM THE HOUSE & SHALL BE BACKFILLED WITH CLAY IN THE TOP 300mm WITHIN 1.5m OF THE HOUSE. THE CLAY USED FOR BACKFILLING SHALL BE COMPACTED. WHERE PIPES PASS UNDER THE FOOTING SYSTEM, THE TRENCH SHALL BE BACKFILLED WITH MOST CLAY OR BENTONITE AT THE HIGH END OF THE FLOW TO RESTRICT THE INGRESS OF WATER BENEATH THE FOOTING SYSTEM.
- D6. EXCAVATIONS NEAR THE EDGE OF THE FOOTING SYSTEM SHALL BE BACKFILLED IN SUCH A WAY AS TO PREVENT ACCESS OF WATER TO THE FOUNDATION. FOR EXAMPLE, EXCAVATIONS SHOULD BE BACKFILLED ABOVE OR ADJACENT THE FOOTING WITH MOIST CLAY, COMPACTED BY HAND-RODDING/TAMPING. POROUS MATERIAL SUCH AS SAND, GRAVEL OR BUILDING RUBBLE SHOULD NOT BE USED.
- D7. PENETRATIONS OF THE EDGE BEAMS & FOOTING BEAMS ARE TO BE AVOIDED, BUT WHERE NECESSARY SHALL BE SLEEVED USING CLOSED-CELL POLYETHYLENE LAGGING OR SIMILAR TO ALLOW FOR MOVEMENT.
- D8. CONNECTION OF STORMWATER DRAINS & WASTE DRAINS SHALL INCLUDE FLEXIBLE CONNECTIONS (AS NECESSARY).
- D9. ADDITIONAL PLUMBING REQUIREMENTS ARE NEEDED FOR MODERATELY, HIGHLY & EXTREMELY RELUCTIVE SITES IN ACCORDANCE WITH CLAUSE 6.6 FROM AS 2870.

- D10. PLUMBING & DRAINAGE UNDER THE SLAB SHOULD BE AVOIDED WHERE PRACTICAL. REFER AS 2870 CLAUSE 5.6.4 (d).
- D11. ALL PIPEWORK INCLUDING STORMWATER FITTINGS & ADAPTERS SHOULD BE PROTECTED FROM MECHANICAL DAMAGE.
- D12. PROVISIONS SHOULD BE MADE FOR THE CONNECTION OF OVERFLOW OR WATER DISCHARGE FROM FIXTURES SUCH AS HOT WATER SYSTEMS & AIR CONDITIONERS TO THE LEGAL POINT OF DISCHARGE (LPoD).
- D13. STORMWATER SYSTEMS THAT COLLECT ROOF WATER & SURFACE WATER ARE REQUIRED TO BE DESIGNED & CONSTRUCTED IN ACCORDANCE WITH AS/NZS 3500 PART 5.

PROPERTY MAINTENANCE NOTES:

- P9. APPENDIX A OF AS 2870 DEFINES THE OWNER AS THE PERSON OR ORGANISATION RESPONSIBLE FOR THE MAINTENANCE OF THE BUILDING & THE SITE.
- P10. THE OWNER'S ATTENTION IS DRAWN TO APPENDIX B 'PERFORMANCE CRITERIA & FOUNDATION MAINTENANCE' & APPENDIX C 'CLASSIFICATION OF DAMAGE DUE TO FOUNDATION MOVEMENTS' OF AS 2870-2011.
- P11. AS PER CLAUSE 1.3.1 BUILDINGS DESIGNED & CONSTRUCTED TO AS 2870 ON A NORMAL SITE DOES NOT GUARANTEE A DISTRESS FREE DWELLING. BUILDINGS ARE EXPECTED TO EXPERIENCE EITHER NO DAMAGE, A LOW INCIDENCE OF DAMAGE CATEGORY 1 & OCCASIONAL INCIDENCE OF DAMAGE CATEGORY 2 AS SHOWN IN TABLE BELOW.

SUMMARY OF AS2870-2011 - APPENDIX C TABLES C1 & C2

DAMAGE CATEGORIES	WALL CRACKS	SLAB CRACKS	LEVEL CHANGES OVER 3m
0 - Negligible	< 0.1mm	< 0.3mm	< 8mm
1 - Very Slight	< 1mm	< 1mm	< 10mm
2 - Slight	< 5mm	< 2mm	< 15mm
3 - Moderate	5mm to 15mm	2mm to 4mm	15mm to 25mm
4 - Severe	15mm to 25mm	4mm to 10mm	> 25mm

- P12. THIS DESIGN IS BASED UPON THE NORMAL FOOTING PERFORMANCE CRITERIA PROVIDED IN TABLE 2.2 OF AS2870-2011 WITH DAMAGE CATEGORIES DETAILED IN APPENDIX C. IF THESE PERFORMANCE CRITERIA ARE UNSUITABLE FOR THIS DWELLING PLEASE CONSULT THIS OFFICE FOR ADDITIONAL ENGINEERING ADVICE & DESIGN SERVICES.
- P13. THE LONG TERM PERFORMANCE OF THE FOOTINGS AS DESIGNED IS DEPENDANT ON THE ONGOING SITE MAINTENANCE BY OWNER INCLUDING FACTORS SUCH AS SITE DRAINAGE, VEGETATION & WATERING OF AREAS ADJACENT TO THE DWELLING.
- P14. WATERING OF LAWNS & GARDENS SHOULD BE CONSISTENT. OVER WATERING CAN DAMAGE FOOTINGS. EQUALLY FOOTINGS MAY BE DAMAGED BY PROLONGED PERIODS OF NEGLECT AFTER YEARS OF CAREFUL WATERING. LEAKING TAPS & PIPES & BLOCKED DRAINS & GUTTERS SHOULD BE REPAIRED PROMPTLY. PROLONGED NEGLECT CAN LEAD TO DAMAGED FOOTINGS.
- P15. TREES / SHRUBS PROVIDED AS PART OF ANY PROPOSED LANDSCAPING SHALL BE PLANTED A MIN. DISTANCE AWAY FROM THE FOOTINGS EQUAL TO THE MATURE HEIGHT OF THE TREE/SHRUB. THE PROVISION OF NON-NATIVE SPECIES PLANTED AS SINGLE TREES/SHRUBS RATHER THAN IN GROUPINGS IS HIGHLY RECOMMENDED.
- P16. IT IS HIGHLY RECOMMENDED THAT CONCRETE PAVING BE INSTALLED AROUND THE ENTIRE PERIMETER OF THE DWELLING. ALL CONCRETE PATHS & THE GROUND ON WHICH THEY ARE LAID SHALL SLOPE AWAY FROM THE BUILDING & BE DRAINED. DRAINAGE IN THE FORM OF SPOON DRAINS &/OR PITS, CONNECTED TO THE LEGAL POINT OF DISCHARGE (LPoD) SHALL BE PROVIDED. ALL CONCRETE PATHS SHALL BE SEPARATED FROM STRUCTURES WITH A 10mm LAYER OF "ABLEFLEX" OR SIMILAR.
- P17. WHERE SEAL COATS HAVE BEEN APPLIED TO EXTERNAL SLABS WITHIN 1km OF SALT WATER, THE CONDITION OF THE SEALANT IS TO BE MONITORED & MAINTAINED THROUGH THE LIFE OF THE SLAB.
- P18. WE ALSO DIRECT THE OWNER TO THE CSIRO PUBLICATION BITF 19 'FOUNDATION MAINTENANCE & FOOTING PERFORMANCE: A HOMEOWNER'S GUIDE'. COPIES OF THIS PUBLICATION ARE AVAILABLE FROM CSIRO PUBLISHING ON PH: 1300-788-000 OR AT <http://www.publish.csiro.au/pid/7076.htm>. THIS REPORT MAY BE RENDERED INVALID IF THE PROPERTY IS NOT MAINTAINED AS RECOMMENDED IN THIS PUBLICATION.

FOUNDATIONS & FOOTINGS NOTES:

- F1. FOOTINGS AND SLAB CONSTRUCTION TOLERANCES AND METHODOLOGIES MAY VARY FROM WHAT IS SHOWN ON THESE DRAWINGS, THE NCC AND AS2870, IF ASSESSED AND CERTIFIED BY STRUCTERRE IN ACCORDANCE WITH THE NCC, AS3600, AS2870 AND ENGINEERING PRINCIPLES.
- F2. FOOTINGS SHALL BE PLACED CENTRALLY UNDER WALLS & COLUMNS UNLESS OTHERWISE NOTED.
- F3. ALL WORKMANSHIP & MATERIALS SHALL BE IN ACCORDANCE WITH AS 2870 & NATIONAL CONSTRUCTION CODE (N.C.C.)
- F4. THE FOOTING DETAILS SHOWN ARE FOR THE SITE CLASSIFICATION STIPULATED. WHILE EVERY CARE HAS BEEN TAKEN TO VERIFY THAT THE INFORMATION SHOWN IS CORRECT, STRUCTERRE CONSULTING ENGINEERS TAKE NO RESPONSIBILITY FOR VARIATIONS WHICH MAY OCCUR DUE TO VARIATIONS IN SITE CONDITIONS.
- F5. FILL USED IN THE CONSTRUCTION OF A SLAB EXCEPT WHERE THE SLAB IS SUSPENDED SHALL CONSIST OF CONTROLLED FILL OR ROLLED FILL IN ACCORDANCE WITH AS 2870:
 - F5.1 ROLLED FILL CONSISTS OF MATERIAL COMPACTED IN LAYERS BY REPEATED ROLLING WITH AN EXCAVATOR. ROLLED FILL SHALL NOT EXCEED 600mm COMPACTED IN LAYERS NOT MORE THAN 300mm FOR SAND MATERIAL OR 300mm COMPACTED IN LAYERS NOT MORE THAN 150mm FOR OTHER MATERIAL.
 - F5.2 CONTROLLED FILL CONSISTS OF WELL GRADED SAND FILL UP TO 800mm DEEP, WELL COMPACTED. IN NOT MORE THAN 300mm LAYERS BY VIBRATING PLATE OR VIBRATING ROLLER. NON SAND FILL UP TO 400mm DEEP, WELL COMPACTED IN NOT MORE THAN 150mm LAYERS BY A MECHANICAL ROLLER. CLAY FILL SHOULD BE MOIST DURING COMPACTION. THE DEPTHS OF FILL GIVEN ABOVE ARE DEPTHS MEASURED AFTER COMPACTION. FOR COMPACTED DEPTHS GREATER THAN THAT GIVEN ABOVE THE FILL SHALL BE SUBJECT TO CONTROL & TESTING. IF TEST FAILS THEN PIERS ARE REQUIRED. CONTACT THIS OFFICE PRIOR TO FURTHER CONSTRUCTION.
- F6. TOP SOIL CONTAINING GRASS ROOTS OR OTHER ORGANIC MATERIAL SHALL BE REMOVED FROM THE AREA ON WHICH THE SLAB IS TO REST.
- F7. IF ANY FOOTING IS LOCATED SUCH THAT A LINE DRAWN AT 45 DEGREES (FOR CLAY & 30 DEGREES FOR SAND) FROM ITS BASE INTERSECTS A PRIVATE SERVICE TRENCH, THEN PIERS ARE REQUIRED. REFER TO THE PRIVATE TRENCH SERVICE DETAIL FOR EXAMPLE.
- F8. EDGE BEAMS SHALL NOT BE FOUNDED ON ROLLED OR UNCONTROLLED FILL. REFER EDGE BEAM FOUNDING DEPTH NOTE.
- F9. WHERE PIERS ARE USED TO SUPPORT A SLAB ON UNCONTROLLED FILL, PLUMBING & DRAINAGE PIPES FOUNDED WITHIN SUCH FILL SHALL BE HUNG FROM THE SLAB MESH WITH CORROSIVE RESISTANT STRIPS.
- F10. FOR SATISFACTORY RESULTS, CONCRETE MUST BE CURED FOR AT LEAST 7 DAYS. CURING MAY BE ACHIEVED BY KEEPING THE CONCRETE MOIST, BY APPLYING A CURING MEMBRANE, OR BY COVERING THE CONCRETE WITH A MOISTURE BARRIER. MANY BUILDERS FIND THAT THE MOST SATISFACTORY WAY TO CURE A SLAB IS TO COVER IT WITH SHEETS OF POLYETHYLENE AS SOON AS POSSIBLE AFTER FINISHING. IF A SLAB IS MOIST WHEN COVERED & THE POLYETHYLENE IS HELD SECURELY ONTO THE CONCRETE, THIS SYSTEM PROVIDES SATISFACTORY CURING OF THE CONCRETE.

THIS DESIGN IS IN ACCORDANCE WITH AS2870 SECTIONS 4.4 AND 4.6, AND THE EXPECTED PERFORMANCE IS AS PER CLAUSE 1.3 OF AS2870.

CONCRETE WORK NOTES:

- C1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS 3600 & AS 2870. U.N.D.
 - C2. CONCRETE QUALITY FOR CEMENT TYPE A & EXPOSURE CLASSIFICATION A1 SHALL BE AS TABULATED AND SHALL BE VERIFIED BY TESTS (REFER TABLE BELOW). U.N.O, SEE SLAB PLAN FOR AZ, B & C CATEGORIES.
- | ELEMENT | SLUMP | AGG | CONCRETE GRADE | COVER U.N.O (mm) |
|-----------------|-------|------|----------------|---|
| SLABS ON GROUND | 100mm | 20mm | 20N | 20 TOP
30 BTM & SIDES
40 TOP (EXT.) |
| FOOTINGS | 100mm | 20mm | 20N | 50 TYPICAL
30 TOP |
| SUSPENDED SLAB | 80mm | 20mm | 32N | 20 BTM & SIDES
30 TOP |
| BEAMS | 80mm | 20mm | 32N | 45 TYPICAL
45 TOP |
| STAIRS | 80mm | 20mm | 32N | 35 BTM.
30 SIDES (INT.) |
| WALLS | 80mm | 20mm | 32N | 40 SIDES (EXT.) |
| COLUMN | 80mm | 20mm | 32N | 40 TYPICAL |

- C3. SAMPLE AND TEST IN ACCORDANCE WITH AS 3600.
- C4. CONSOLIDATE BY VIBRATION.
- C5. THOROUGHLY SCABBLE CONCRETE ON WHICH NEW CONCRETE IS TO BE POURED.
- C6. ALL CONCRETE SHALL BE PLACED AND CURED IN ACCORDANCE WITH AS3600. WHERE CURING COMPOUNDS ARE USED IT MUST BE APPLIED AS FOLLOWS:
 - C6.2. ONTO SLAB WITHIN 2HRS OF FINISHING OPERATION.
 - C6.3. ONTO WALLS AND COLUMNS IMMEDIATELY AFTER REMOVAL OF FORMWORK.
- C7. SIZES OF CONCRETE ELEMENTS DO NOT INCLUDE THICKNESS OF APPLIED FINISHES.
- C8. CONSTRUCTION JOINTS WHERE NOT SHOWN SHALL BE TO THE APPROVAL OF THE ENGINEER.
- C9. BEAM DEPTHS ARE WRITTEN FIRST AND INCLUDE SLAB THICKNESS, IF ANY.
- C10. CONCRETE SHALL BE KEPT FREE OF SUPPORTING BRICKWORK WITH 2 LAYERS OF MALTHOID. HORIZONTAL FORMWORK SHALL BE STRIPPED WHEN APPROVED BY THE ENGINEER.
- C11. SLABS ON GROUND SHALL BE PROVIDED WITH A VAPOUR BARRIER IN ACCORDANCE WITH AS 2870 U.N.O.
- C12. U.N.O NO ALLOWANCE HAS BEEN MADE FOR STACKED MATERIALS OR MACHINERY ON THE CONCRETE STRUCTURE.
- C13. NO HOLES OR CHASES OTHER THAN THOSE SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE MADE IN CONCRETE ELEMENTS WITHOUT THE PRIOR APPROVAL OF THE ENGINEER.
- C14. REINFORCEMENT IS REPRESENTED DIAGMATICALLY, IT IS NOT NECESSARILY SHOWN IN TRUE PROJECTION.
- C15. SPLICES IN REINFORCEMENT MADE IN POSITIONS OTHER THAN SHOWN SHALL BE TO THE APPROVAL OF THE ENGINEER. WHERE THE LAP LENGTH IS NOT SHOWN IT SHALL BE SUFFICIENT TO DEVELOP THE FULL STRENGTH OF THE REINFORCEMENT.
- C16. WELDING OF REINFORCEMENT SHALL NOT BE PERMITTED UNLESS SHOWN ON THE STRUCTURAL DRAWINGS.
- C17. PIPES OR CONDUITS SHALL NOT BE PLACED WITHIN THE CONCRETE COVER TO REINFORCEMENT WITHOUT THE APPROVAL OF THE ENGINEER.
- C18. ALL REINFORCING BARS SHALL COMPLY WITH AS 4671. ALL FABRIC SHALL COMPLY WITH AS 4671 AND SHALL BE SUPPLIED IN FLAT SHEETS.
- C19. REINFORCEMENT SYMBOLS:
 - R - DENOTES GRADE D500 HIGH STRENGTH DEFORMED BARS TO AS 4671
 - SL - DENOTES HARD DRAWN WIRE STRUNG FABRIC TO AS 4671
 - RD - DENOTES HARD DRAWN WIRE TRENCH MESH TO AS 4671
 - L - DENOTES HARD DRAWN WIRE TRENCH MESH TO AS 4671
- C20. FABRIC OR TRENCH MESH SHALL BE SUPPLIED TO THE MANUFACTURER'S NOMINAL POSITIONS OF MAXIMUM MOMENT ARE NOT PERMITTED.
- C21. ALL REINFORCEMENT SHALL BE FIRMLY SUPPORTED ON INSULATED STEEL, PLASTIC OR CONCRETE CHAIRS GENERALLY AT NOT GREATER THAN 800 CENTRES BOTH WAYS. ROOFS SHALL BE TIED AT ALTERNATE INTERSECTIONS.
- C22. ALL TENSILE REINFORCEMENT TO BE LAPPED AS SHOWN IN TABLE BELOW:

REINFORCEMENT BAR	N12	N16	N20	N24
LAP LENGTH	400	600	700	800

ARTICULATED MASONRY NOTES:

- A1. THIS DESIGN ASSUMES THAT MASONRY ARTICULATION JOINTS WILL BE INSTALLED TO AS 4773 UNLESS NOTED OTHERWISE. ANY MASONRY ARTICULATION JOINTS SHALL BE POSITIONED IN ACCORDANCE WITH AS 4773 & AS 3700 SECTION 12.16.4 AND AS FOLLOWS:
 - A1.1. MAXIMUM JOINT SPACING = 5.0m U.N.O
 - A1.2. WITHIN 2.0m - 4.5m OF EXTERNAL CORNERS
 - A1.3. CHANGES OF WALL HEIGHT & MASONRY WALL THICKNESS
 - A1.4. JUNCTION OF DIFFERENT MASONRY MATERIALS
 - A1.5. WHERE OLD BRICKWORK MEETS NEW BRICKWORK
 - A1.6. ABOVE JOINTS IN FOOTINGS & SLABS & SLIP JOINT LOCATIONS
 - A1.7. ABOVE JUNCTION OF STRIP FOOTINGS TO SLABS
 - A1.8. FOR MASONRY WALLS OVER 3.0m HIGH, REFER ENGINEER.
- A2. WHERE MASONRY ARTICULATION IS SHOWN BESIDE OPENINGS, THE JOINT IS TO CONTINUE BETWEEN THE WINDOW/DOOR FRAME & THE BRICKWORK TO THE FULL HEIGHT OF THE WALL. AT THESE LOCATIONS, THE FRAMES ARE TO BE FIXED WITH FASTENERS THAT WILL ALLOW MOVEMENT OF THE JOINT.
- A3. WHERE MASONRY ARTICULATION IS SHOWN BESIDE OPENINGS WITH BRICKWORK ABOVE THE OPENING, CARE SHOULD BE TAKEN TO PROVIDE A SLIP JOINT AROUND THE END OF THE LINTEL.
- A4. TO ENSURE FULL COMPLIANCE WITH AS 4773 & LOCAL REQUIREMENTS (I.E. OBC SUBSIDENCE POLICY) STRUCTERRE RECOMMENDS A MASONRY ARTICULATION LAYOUT IS PREPARED PER DESIGN. THE TABLE BELOW IS TO BE CONSIDERED ONLY IF NO PLAN IS PROVIDED BY AN ENGINEER.

SITE CLASS	MAX SPACING OF ARTICULATION JOINTS TO AS 4773 (UNREINFORCED MASONRY) U.N.O	
	CONSTRUCTION & SURFACE FINISH	10mm JOINT SPACING (m)
A & S	EXPANSION JOINTS ONLY	7.0 6.0
	EXTERNAL FACE FINISH	5.0 4.2
M & P-U	EXTERNAL RENDERED/PAINTED	5.0 3.9
	EXTERNAL FACE FINISH	5.0 3.5
H1, H2, P, E, E-D	EXTERNAL RENDERED/PAINTED	4.5 3.2
	REFER NOTE 2 / LOCATIONS	4.0 U.N.O 3.0 U.N.O

- 1. THE SITE CLASS REFERS TO THE SOIL CLASSIFICATION AS DEFINED IN AS 2870
- 2. JOINTS ON CLASS E, E-D & P SITES, REFER TO ENGINEER FOR ADVICE
- 3. IF 15mm JOINTS ARE TO BE USED, SPACINGS MAY BE RELAXED AS PER AS 4773

STRUCTURAL STEELWORK NOTES:

- S1. ALL STEELWORK USED ON THIS PROJECT IS TO BE THIRD-PARTY CERTIFIED.
- S2. CONSTRUCTION CATEGORY C2 REQUIRED FOR ALL WORK IN ACCORDANCE WITH AS/NZS 5131 UNLESS NOTED OTHERWISE.
- S3. DESIGN CONFORMS TO THE FOLLOWING STANDARDS:
 - AS 4100 - STEEL STRUCTURES.
 - AS/NZS 4600 - COLD-FORMED STEEL STRUCTURES.
 - FABRICATION AND ERECTION IN ACCORDANCE WITH THE PROVISIONS OF AS/NZS 5131.
- S4. ALL STEELWORK SHALL BE TEMPORARILY BUT SECURELY BRACED UNTIL ALL FINAL BRACING, CLADDING AND STABILISING BRICK OR BLOCKWORK HAVE BEEN COMPLETED, TO MAINTAIN THE STRUCTURE IN A SAFE AND STABLE CONDITION DURING CONSTRUCTION. ALL BRICK LINTELS TO BE PROPPED AT MID SPAN UNTIL BRICKWORK OVER IS A MINIMUM 3 DAYS OLD.
- S5. BASE PLATES SHALL BE GROUDED BEFORE THE MEMBER IS SUBSTANTIALLY LOADED. GROUT SHALL HAVE A MINIMUM STRENGTH Fc OF 25 MPa AND SHALL BE DRY PACK MORTAR RAMMED IN, OR AN APPROVED NON-SHRINK GROUT.
- S6. U.N.O. ALL MATERIAL SHALL BE. GRADE 250 HOT-ROLLED PLATES COMPLYING WITH AS/NZS 3678. GRADE 300 UB, UC, PFC, EA, UA, FLATS & ROUNDS COMPLYING WITH AS/NZS 3679.1. GRADE 300 WB, W COMPLYING WITH AS/NZS 3679.2. GRADE C350 CHS COMPLYING WITH AS 1163. GRADE C450 RHS, SHS COMPLYING WITH AS 1163.
- S7. WELDING SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF AS/NZS 1554.1. WELDING CONSUMABLES SHALL BE GRADE E480X OR W50X U.N.O. ALL WELDS SHALL BE 6mm CPW SP CATEGORY U.N.O. ALL BUTT WELDS SHALL BE AS PER CATEGORY U.N.O. INSPECTION IS REQUIRED IN ACCORDANCE WITH AS/NZS 1554.1. ALL GP / SP WELDS SHALL BE 100% VISUALLY SCANNED. U.N.O. SP FILLET WELDS SHALL HAVE 10% VISUAL EXAMINATION U.N.O. SP BUTT WELDS SHALL HAVE 50% VISUAL EXAMINATION U.N.O. ALL GP WELDS SHALL HAVE 10% VISUAL EXAMINATION.
- S8. BOLTS SHALL BE M16 DIAMETER U.N.O. BOLT CATEGORY TO BE 8.8/S COMPLYING WITH AS 4100, AS/NZS 1252 & AS/NZS 4291.1. U.N.O. PROVIDE ENGINEER WITH EVIDENCE OF COMPLIANCE WITH THESE CODES. HOLDING DOWN BOLTS SHALL BE CATEGORY 4.6/S U.N.O. THREADS MAY BE INCLUDED IN THE SHEAR PLANES U.N.O. ALL BOLTS, NUTS AND WASHERS SHALL BE HOT DIP GALVANISED. BOLTS DENOTED 4.6/S ARE COMMERCIAL BOLTS OF STRENGTH GRADE 4.6 TO AS1111 SNUG TIGHT.
- S9. BOLTS DENOTED 8.8/S, 8.8/TB AND 8.8/TF ARE HIGH STRENGTH STRUCTURAL BOLTS OF STRENGTH GRADE 8.8 TO AS/NZS 1252 & AS/NZS 4291.1. 8.8/S DENOTES BOLTS SNUG TIGHT. 8.8/TB DENOTES BOLTS FULLY TENSIONED IN BEARING, TO AS 4100. 8.8/TF DENOTES BOLTS FULLY TENSIONED IN FRICTION, TO AS 4100 - MATING SURFACES MUST NOT BE PAINTED.
- S10. BOLT DETAILS, GAUGE LINES ETC. (WHERE NOT SPECIFICALLY SHOWN) ARE TO BE IN ACCORDANCE WITH AISC PUBLICATIONS "DESIGN CAPACITY TABLES FOR STRUCTURAL STEEL" & "STANDARDISED STRUCTURAL CONNECTIONS". PLATES ARE TO BE 10MM THICK, CUT FROM STANDARD PLAT BARS U.N.O. ENDS OF HOLLOW SECTIONS SHALL BE SEALED WITH NOMINAL THICKNESS PLATES AND CONTINUOUSLY WELDED TO SEAL ENDS, U.N.O.
- S11. CORROSION PROTECTION: ALL STEELWORK (INCLUDING FASTENERS) TO BE TREATED IN ACCORDANCE WITH THE NCC OR TO AS3700, AS APPLICABLE.

TIMBER NOTES:

- T1. ALL WORK IN STRUCTURAL TIMBER TO BE IN ACCORDANCE WITH THE CURRENT EDITION OF AS 1684. SAA TIMBER FRAMING CODE AS 1720. SAA TIMBER ENGINEERING CODE AS 1320 - GLUED LAMINATED STRUCTURAL TIMBER.
- T2. TIMBER MEMBERS PARALLEL TO MASONRY WALLS SHALL BE SEPARATED FROM THE MASONRY WITH A GAP OR WATERPROOF MEMBRANE.
- T3. TIMBER MEMBER SUPPORTED BY TIMBER POST OR BRICKWORK SHALL HAVE 50mm MIN. CLEARANCE FROM SURROUNDING BRICKWORK AT TOP & SIDES. DO NOT FILL GAP WITH MORTAR. FLASH SECURELY TO PREVENT INGRESS OF WATER.
- T4. ALL MULTIPLE SAWN MEMBERS TO BE NAIL LAMINATED IN ACCORDANCE WITH REQUIREMENTS OF AS 1684. FOR MULTIPLE LVL MEMBERS REFER TO MANUFACTURER'S SPECIFICATIONS.
- T5. BOLTS, ALL NUTS & BOLTS TO BE PROVIDED WITH WASHERS. ALL BOLTS TO BE TIGHTENED FINALLY BEFORE HANDOVER. BOLT HOLES TO BE 2mm OVERSIZE IN UNSEASONED TIMBER.
- T6. UNLESS DETAILED OTHERWISE TIMBER MEMBERS TO BE FIXED WITH NOMINAL NAILING AS SPECIFIED IN AS 1684. ALL THE TOWN OF ROOF MEMBERS (INCLUDING LINTELS) IN ACCORDANCE WITH AS 1684.
- T7. SIZES AND DETAILS NOT SHOWN SHALL COMPLY WITH AS 1684. ALL OPENINGS TO BE FULLY FLASHED.
- T8. ALL BOLTS TO HAVE MILD STEEL GALVANISED WASHERS. BOLTS UP TO 12mm DIA - 50x50x3 WASHERS (or 55 DIA. x 3) BOLTS UP TO 16mm DIA - 57x57x4 WASHERS (or 65 DIA. x 4) BOLTS UP TO 20mm DIA - 65x65x5 WASHERS (or 75 DIA. x 5)
- T9. WHERE TERMITE PROTECTION IS REQUIRED, INSTALL IN ACCORDANCE WITH AS3660. BUILDER SHALL CONFIRM WITH OWNER THE PREFERRED METHOD OF TERMITE MANAGEMENT. OWNER IS RESPONSIBLE FOR ONGOING INSPECTION OF STRUCTURAL ELEMENTS & ENSURING THAT TERMITE MANAGEMENT SYSTEMS ARE NOT BREACHED.
- T10. ALL BEAMS, LINTELS, ROOF MEMBERS DESIGNED BY STRUCTERRE TO HAVE 25 STUD SUPPORT TO EACH END UNLESS NOTED OTHERWISE. REFER FRAMING SUPPORT TABLES.
- T11. SMARTFRAME LVL15, MEYSPAN+ (F17 GRADED LVL) OR E-BEAM+ (F17) MAY BE USED AS AN ALTERNATIVE TO F17 JOINT.
- T12. E-BEAM+ (F17) MAY BE USED AS AN ALTERNATIVE TO MEYSPAN+ (F17 GRADED LVL).
- T13. EQUIVALENT SMART FRAME LVL 15 OR MEYSPAN MAY BE USED AS AN ALTERNATIVE TO E-BEAM.
- T14. EXTERNAL WALLS AND INTERNAL LOAD BEARING WALL LOADS FROM ROOF MEMBERS AND/OR FLOOR JOISTS ARE TO BE LOCATED DIRECTLY ABOVE STUDS OR WITHIN 1.5 x DEPTH OF PLATE FROM THE STUD.
- T15. LOADS FROM DOUBLE STUDS OR GREATER FROM UPPER LEVEL TO BE TRANSFERRED TO LOWER STORY SUPPORTS VIA COMPRESSION BLOCKS. REFER TO MANUFACTURER'S DETAIL. SAME SIZE STUDS TO BE PROVIDED ON THE LOWER FLOORS. THESE STUDS WILL NOT BE NOMINATED ON PLAN.

CLAY MASONRY NOTES:

- CM1. MASONRY CONSTRUCTION TOLERANCES AND METHODOLOGIES MAY VARY FROM WHAT IS SHOWN ON THESE DRAWINGS, THE NCC AND AS4773, IF ASSESSED AND CERTIFIED BY STRUCTERRE IN ACCORDANCE WITH THE NCC, AS3700 AND ENGINEERING PRINCIPLES.
- CM2. DESIGN CONFORMS TO AS 3700 - MASONRY STRUCTURES. CONSTRUCT IN ACCORDANCE WITH THE PROVISIONS OF AS 3700. STRENGTH, F_{cd} = 12 MPa SALT RESISTANCE GRADE = EXPOSURE.
- CM3. CORE-FILLING GROUT TO BRICK PIERS = 20 MPa. U.N.O.
- CM4. JOINTS TO BE TOOLED. REFER ARTICULATION MASONRY NOTES FOR ARTICULATION JOINT REQUIREMENTS.
- CM5. WEEPHOLES SHALL BE PROVIDED WHEREVER IT IS NECESSARY TO DRAIN MOISTURE FROM OR THROUGH MASONRY CONSTRUCTION. WHERE FLASHINGS ARE INCORPORATED IN THE MASONRY, WEEPHOLES SHALL BE PROVIDED IN THE MASONRY COURSE IMMEDIATELY ABOVE THE FLASHING, AT CENTRES NOT EXCEEDING 1200mm.

WIND/WALL TIE CLASSIFICATION				
WIND CLASS	(Vp)	WALL TIE	HORIZONTAL SPACING	VERTICAL SPACING
N1	W28N1	LIGHT DUTY	600	600
N2	W32N2	MEDIUM DUTY	600	600
N3	W43N3	MEDIUM DUTY	600	430

WALL TIE SPACINGS AROUND OPENINGS 300 CTS. EACH WAY. (Vp) = PERMISSIBLE STRESS METHOD. WALL TIE FIXINGS TO HAVE 50 MM EMBEDMENT INTO MORTAR. FACE PROVED VENTILATES TO BE SURE FIXED.

DURABILITY CLASSIFICATION			
CATEGORY (DURABILITY)	WALL TIES AS 3700	GRADE OF BRICKS AS/NZ 4456.10	*MORTAR AS 3700
SEVERE MARINE	R4 (STAINLESS OR POLYMER)	EXPOSURE	M4 (1:4)
MARINE	R3	GENERAL PURPOSE	M3 (1:1.5)
EXTERIOR	R2	GENERAL PURPOSE	M2 (1:2.8)

ROOF TRUSS NOTES:

- RT1. THE BASIS OF DESIGN SHALL BE SAA LOADING CODE AS 1170.1; AS 1170.2 & SAA TIMBER STRUCTURE CODE AS 1720.1.
- RT2. DESIGN TO THE ROOF TRUSSES AS PER THE WIND CLASSIFICATION AS SPECIFIED.
- RT3. ALL TRUSS SUPPORTS BY OTHERS U.N.O. INTERNAL LOAD BEARING WALLS TO HAVE STUDS LOCATED DIRECTLY BELOW EACH TRUSS.
- RT4. IN ADDITION TO THE NOMINATED PERMANENT BRACING, PROVIDE ANY ADDITIONAL PERMANENT BRACINGS REQUIRED FOR STRUCTURAL SUFFICIENCY OF THE TRUSS SYSTEM.
- RT5. PROVIDE ANY TEMPORARY BRACING REQUIRED TO MAINTAIN THE STABILITY OF THE TRUSSES AT ALL STAGES OF ERECTION.
- RT6. MAKE ALLOWANCES FOR SIZE AND LOCATION OF MECHANICAL SERVICES/AIR CONDITIONING DUCTWORK IF APPLICABLE.
- RT7. SPAN TRUSSES ONLY BETWEEN THE NOMINATED SUPPORTS AND HOLDING DOWN POINTS INDICATED.
- RT8. LOCATION & LOAD OF GIRDER TRUSSES ARE ASSUMED - TRUSS LAYOUT HAS NOT BEEN SIGHTED U.N.O. THESE PLANS SHALL BE PROVIDED TO TRUSS MANUFACTURER FOR CONFIRMATION. THIS OFFICE SHALL BE ADVISED OF ANY DISCREPANCIES AS REVISED DESIGN MAY BE REQUIRED AT ADDITIONAL COST.

GENERAL SAFETY NOTES:

IT IS THE CLIENT'S RESPONSIBILITY TO PROVIDE THIS 'SAFETY' IN DESIGN REPORT TO THE BUILDER OR PROJECT MANAGER OR PRINCIPAL CONTRACTOR IN ACCORDANCE WITH THE WORK HEALTH AND SAFETY ACT AND REGULATIONS 2011, BELOW IS THE LIST OF POTENTIAL CONSTRUCTION HAZARDS ASSOCIATED WITH IMPLEMENTING THE DESIGN IS DOCUMENTED.

HEALTH HAZARDS:

- H1. MANUAL MATERIAL HANDLING: THE BUILDER IS TO ENSURE THE COMPONENTS WITHIN THIS DESIGN WITH A MASS IN EXCESS OF 25 KG ARE LIFTED BY TWO OR MORE WORKERS OR USE MECHANICAL LIFTING DEVICE. WHERE THIS IS NOT PRACTICAL, SUPPLIERS OR FABRICATORS SHOULD BE REQUIRED TO LIMIT THE COMPONENT MASS.
- H2. HAZARDOUS SUBSTANCES: THE BUILDER IS TO ENSURE DANGEROUS SITE MATERIALS INCLUDING CONTAMINATED SOILS AND ASBESTOS ARE ADEQUATELY TREATED AND DISPOSED IN ACCORDANCE WITH AUTHORITY REGULATIONS, INDUSTRY STANDARDS & PRACTICES.

SAFETY HAZARDS:

SLAB DESIGN SUMMARY (U.N.O)	
BOX SIZE	1090 x 1090
BOX HEIGHT	'bh' 225mm
SLAB THICKNESS	'st' 85mm
OVERALL DEPTH	'od' 310mm
EDGE BEAM WIDTH	'bw' 300mm
INTERNAL RIB WIDTH	'rw' 110mm
INTERNAL BEAM WIDTH	'ib' 300mm
SLAB REINFT	SL82 MESH TOP
INTERNAL RIB REINFT	1-N12 BAR BTM.
EDGE BEAM REINFT	3-L11TM or 3-N12 BARS BTM
INTERNAL BEAM REINFT	3-L11TM or 3-N12 BARS BTM

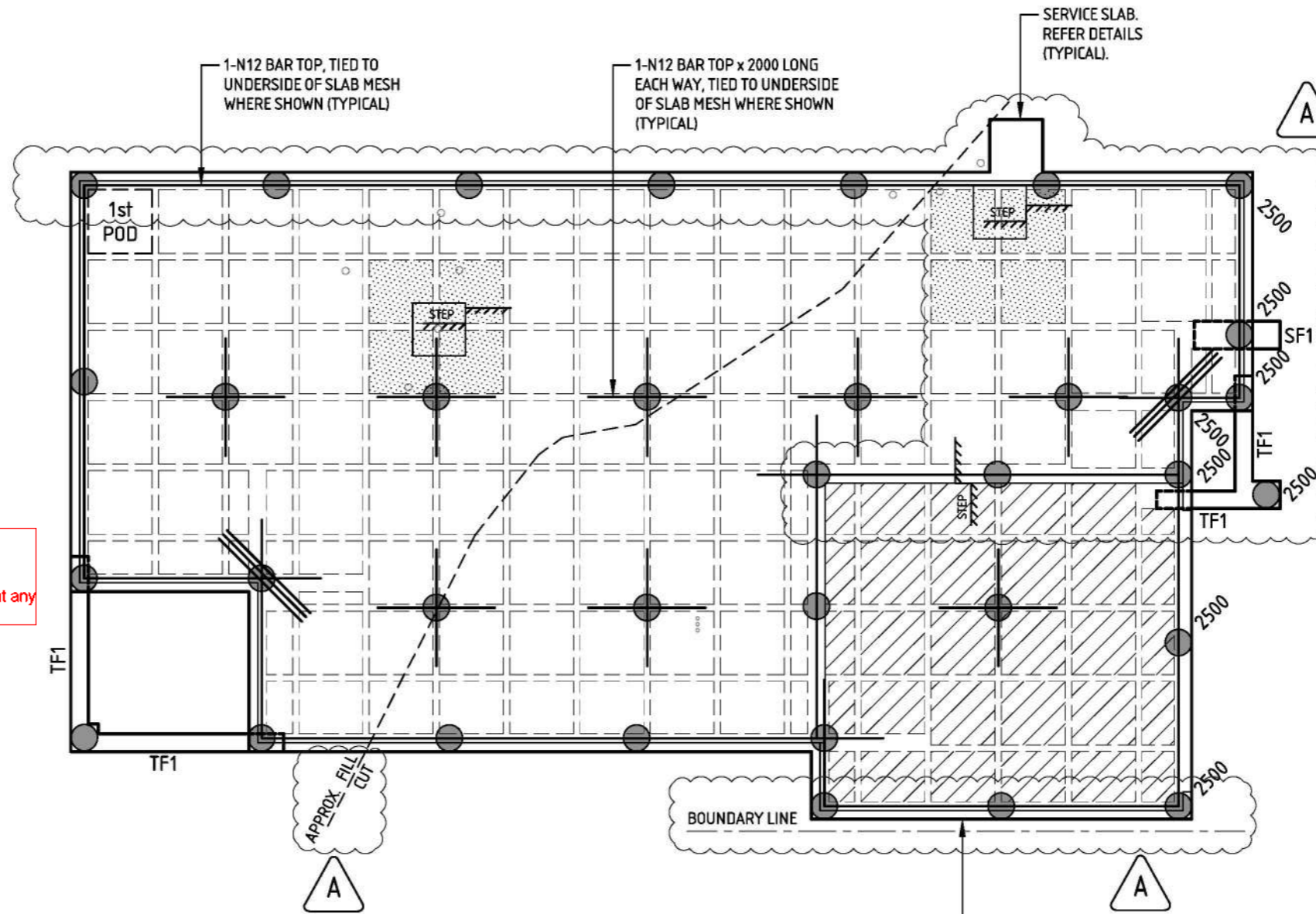
GEOTECHNICAL INFORMATION	
SITE CLASSIFICATION	P
DATE	28/06/24
REFERENCE NO	171790
LEVEL 1 COMPACTION	N/A
MIN. BEARING CAPACITY	50 kPa

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LEGEND	
	DENOTES 2000 LONG 3-N12 or 3-L11TM CRACK CONTROL or CANTILEVER BARS, TO BE TIED TO UNDERSIDE OF TOP SLAB MESH.
	DENOTES WAFFLE POD TO BE SETDOWN. REFER FOOTING DETAILS.
	DENOTES STEP IN SLAB. REFER FOOTING DETAILS.
	DENOTES REDUCED DEPTH WAFFLE BOX DUE TO SHOWER RECESS. REFER FOOTING DETAILS.
TF1	300 WIDE x 300 MIN. DEEP TIE FOOTING WITH 3-L12TM TOP & BOTTOM. LOCALLY WIDEN FOOTING UNDER BRICKWORK.
SF1	470 WIDE x 450 MIN. DEEP STRIP FOOTING WITH 4-L11TM or 4-N12 BARS TOP & BOTTOM. LOCALLY WIDEN FOOTING UNDER BRICKWORK.
	450 DIA. MASS CONCRETE BORED PIER FOUNDED 700 MIN. INTO STIFF NATURAL CLAY AS NOTED IN BORELOGS AND TO MINIMUM DEPTH BELOW FINISHED GROUND LEVEL WHERE INDICATED or ONTO/INTO NATURAL SOLID ROCK or CLOSELY PACKED FLOATERS IF ENCOUNTERED.

PILE ALTERNATIVE
STEEL PILES MUST BE FOUNDED INTO NATURAL STIFF SOIL AND SHALL NOT BE FOUNDED/TERMINATED IN FILL. THE MINIMUM FOUNDED DEPTH SHALL BE 2300 BELOW GROUND LEVEL (UNLESS A GREATER DEPTH IS SPECIFIED) WHICH MAY NEED TO BE INCREASED/DEEPER TO ACHIEVE A SAFE WORKING LOAD OF 75 kN (TYPICAL) IN NATURAL SOIL. ALTERNATIVELY PILES MAY BE TERMINATED BY REFUSAL ONTO/INTO NATURAL SOLID ROCK. REFER DETAILS. IT IS RECOMMENDED THAT THE PILING CONTRACTOR UNDERTAKE TESTING TO CONFIRM PILE DEPTHS REQUIRED TO ACHIEVE DESIGN REQUIREMENTS.

BACKHOE ALTERNATIVE
300 WIDE x 1200 LONG MIN. BACKHOE PIERS CAN BE USED AS AN ACCEPTABLE ALTERNATIVE FOUNDED AS PER BORED PIER SPECIFICATIONS.



BEAM & RIB REINFORCEMENT
 ALL BEAMS or INTERNAL RIBS WIDER THAN SPECIFIED IN SLAB DESIGN SUMMARY SHALL BE REINFORCED WITH AN ADDITIONAL BAR TOP & BTM. FOR EVERY 100 INCREASE IN WIDTH. REFER INTERNAL RIB REINFT FOR BAR SIZE. ENSURE ALL EDGE BEAM REINFT CONTINUES TO FIRST INTERNAL RIB OR AS SHOWN ON PLAN (TYPICAL).

EASEMENT DETAILS SUPPLIED
 THIS FOOTING DESIGN HAS TAKEN INTO CONSIDERATION THE SERVICES LOCATED WITHIN ADJACENT EASEMENT/S AS INDICATED ON THE SITE PLAN OR SEWER SDO PLAN PROVIDED BY BUILDER.

SITE PREPARATION NOTES

- 1) REMOVE SURFACE SOIL CONTAINING GRASS, ROOTS AND ORGANIC MATTER FROM THE BUILDING AREA .
- 2) ROLL THE WORKING SURFACE. IF SOFT SPOTS ARE ENCOUNTERED, THIS OFFICE SHALL BE CONTACTED IMMEDIATELY FOR ADDITIONAL REQUIREMENTS.
- 3) CUT AND/OR FILL (OR SITE SCRAPE) SITE TO FORM A LEVEL BENCH RL 99.800
- 4) ANY FILLING PLACED AS PART OF CUT/FILL OPERATIONS SHALL BE COMPACTED AT OPTIMUM MOISTURE CONTENT IN 150mm MAXIMUM LAYERS BY REPEATED ROLLING IN ORTHOGONAL DIRECTIONS, IN ACCORDANCE WITH AS2870-2011 Clause 6.4.2.
 IF BUILDING PLATFORM IS SOFT OR SUSPECT THEN CONTACT THIS OFFICE FOR ADDITIONAL REQUIREMENTS.
- 5) UNPROTECTED BATTER SLOPES (HEIGHT H : LENGTH L) SHALL BE CONSTRUCTED AT H:L OF 1:2 FOR SAND, 1:4 FOR SILT, 1:2 FOR COMPACTED CLAY FILL AND 1:1 FOR NATURAL CLAY CUT BATTERS. WHERE MULTIPLE SOIL TYPES EXIST USE SHALLOWEST SLOPE. APPROPRIATE SITE DRAINAGE SHOULD BE PROVIDED AS NECESSARY TO PREVENT SOIL EROSION.

APPROVED
 GERVAISE PURICH
 ENDORSED BUILDING ENGINEER: CIVIL
 ENDORSED ENGINEER REGISTRATION NO: PE0003141

CLIENT
 SJD HOMES
 PLAN ISSUE_D

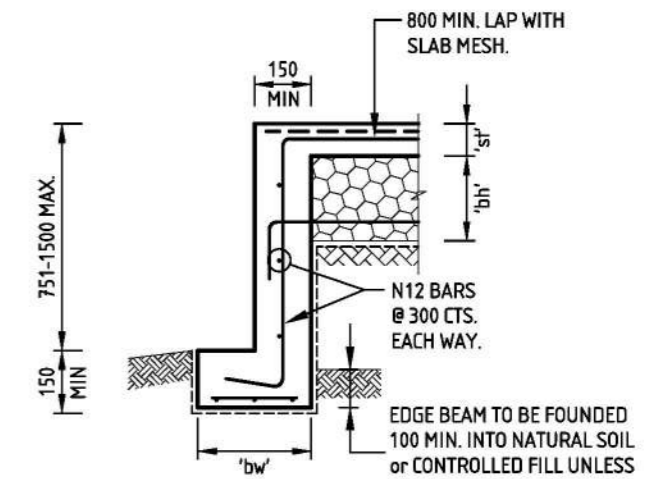
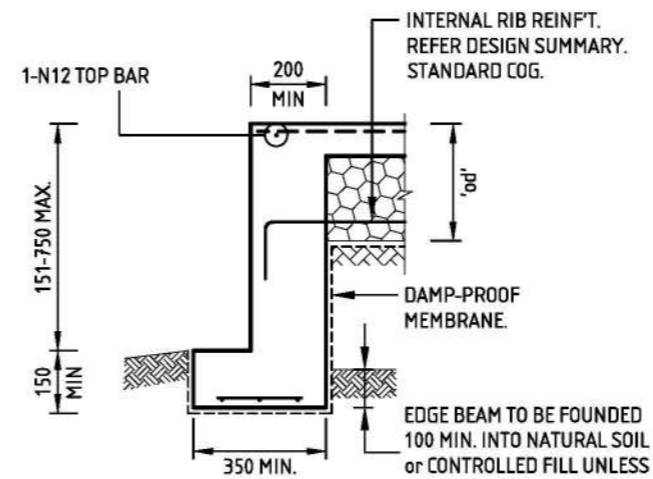
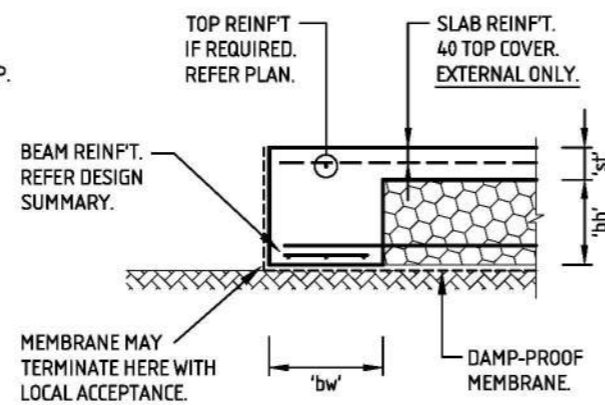
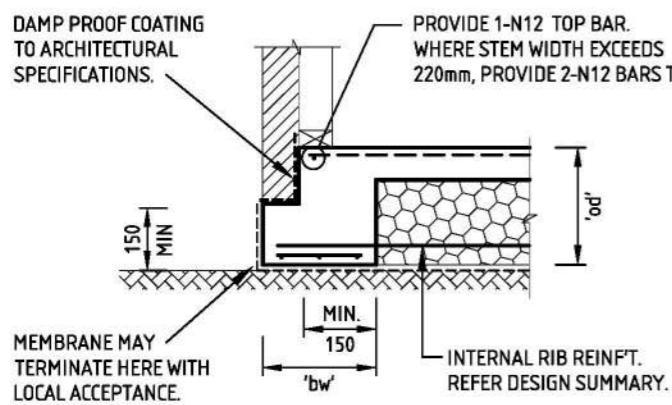
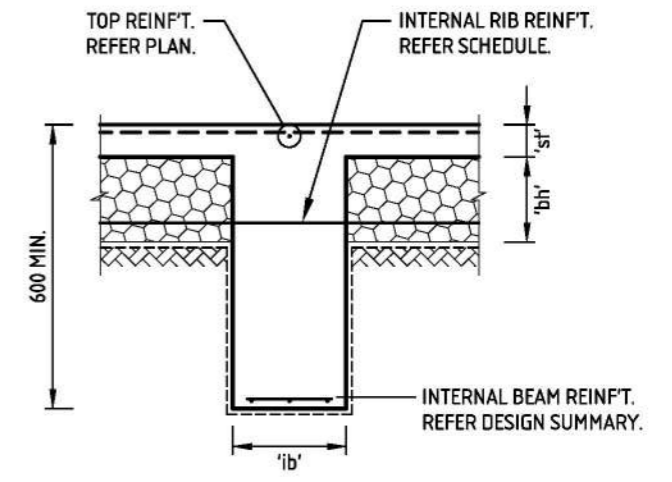
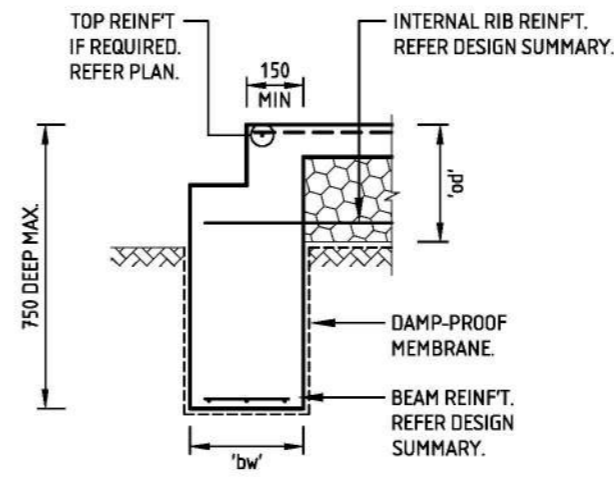
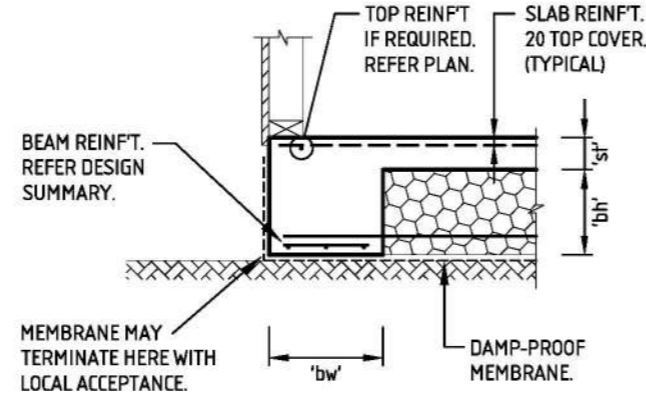
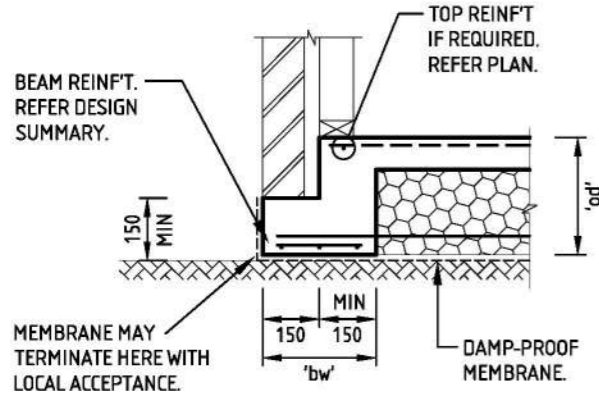
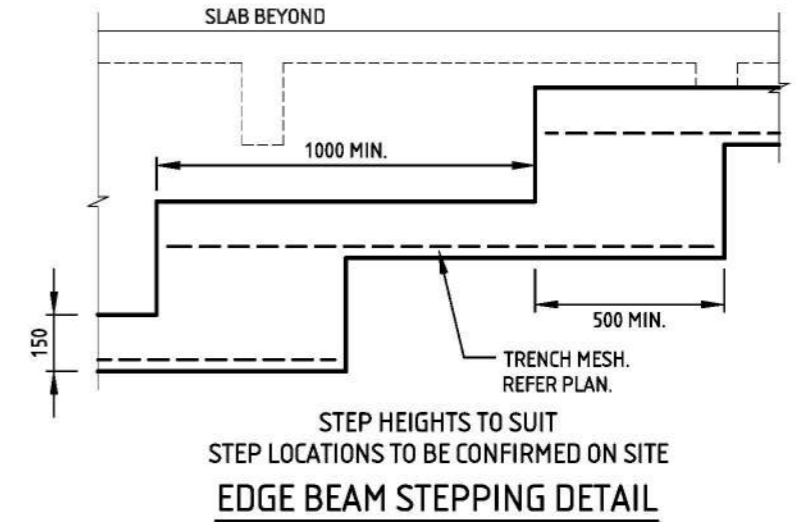
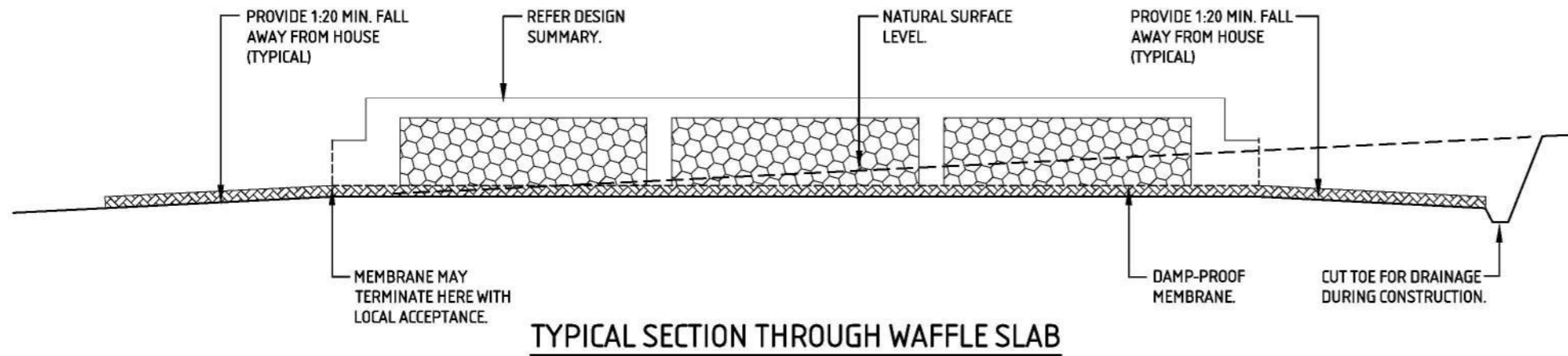
SHEET
 FOOTING & SLAB PLAN
 SCALE 1:100 @ A3

PROJECT ADDRESS
 LOT 234 KOOKABURRA RISE, PAKENHAM



DESIGN BY	REVISION	PROJECT NO.
DVTR	A	171790
CHECKED	DATE	SHEET NO.
MK/RB	17/01/25	S-100

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APPROVED
GERVASE PURICH
ENDORSED BUILDING ENGINEER: CIVIL
ENDORSED ENGINEER REGISTRATION NO: PE0003141

CLIENT
SJD HOMES
PLAN ISSUE_D

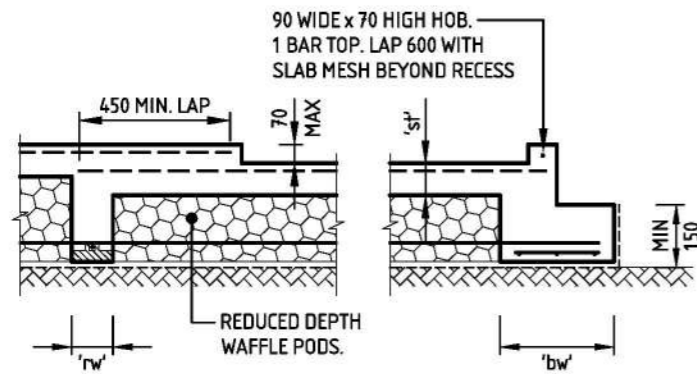
SHEET
FOOTING & SLAB DETAILS - SHEET 1
SCALE N.T.S @ A3

PROJECT ADDRESS
LOT 234 KOOKABURRA RISE, PAKENHAM

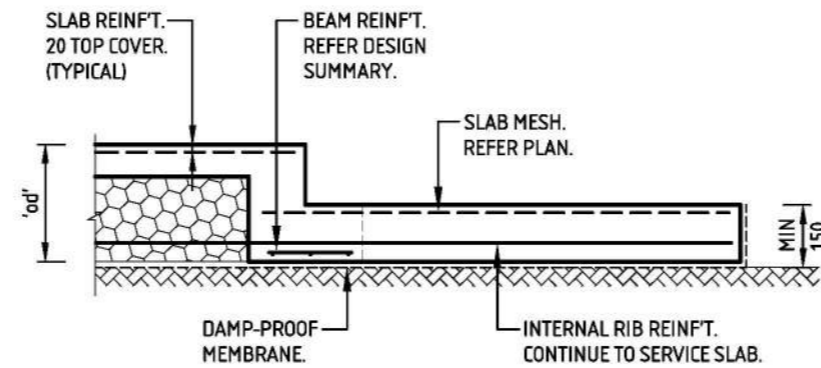


DESIGN BY DVTR	REVISION A	PROJECT NO. 171790
CHECKED MK/RB	DATE 17/01/25	SHEET NO. S-200

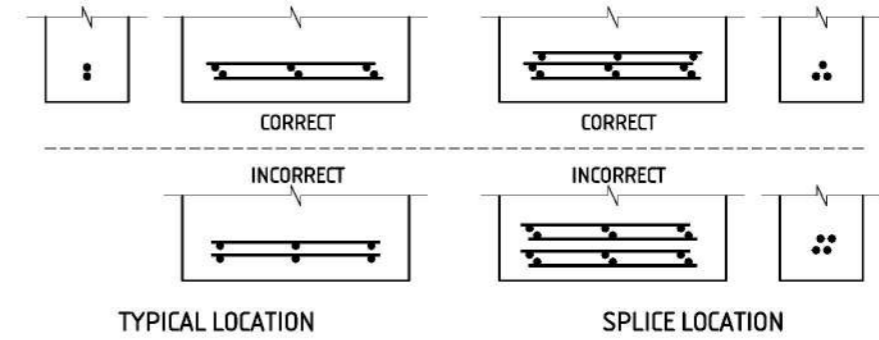
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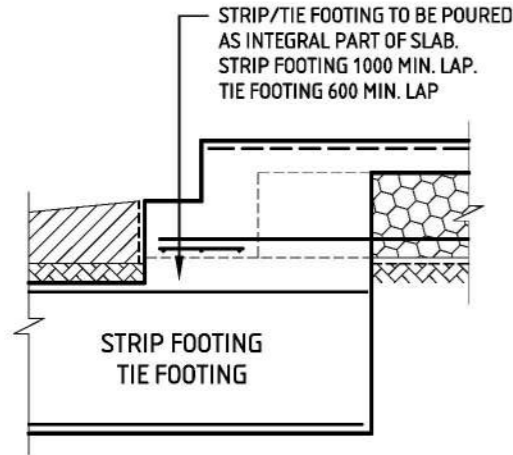
70mm MAXIMUM STEPDOWN.
REFER SLAB PLAN FOR LOCATION IF REQUIRED.
SHOWER RECESS



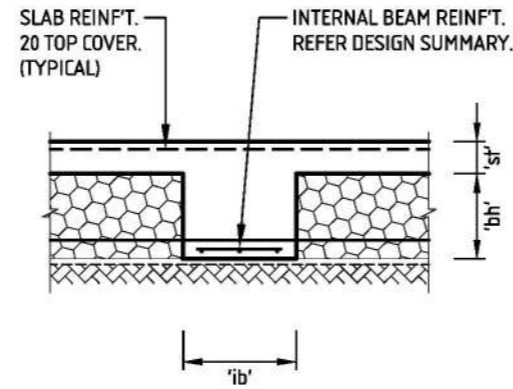
REFER SLAB PLAN FOR LOCATION IF REQUIRED
NOT SUITABLE FOR WATER TANKS
SERVICE SLAB



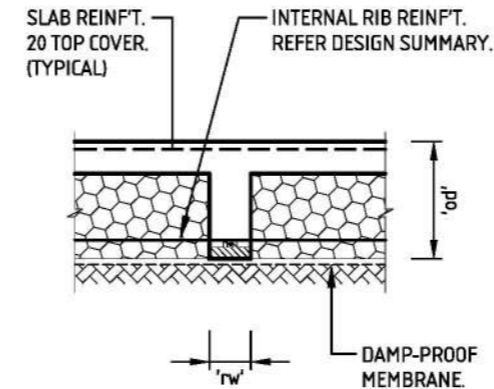
STAGGER SPLICES. DO NOT ALLOW MORE THAN 3 BUNDLED BARS IN ANY LOCATION.
2 LAYERS OF REINFORCEMENT PLACEMENT REQUIREMENT



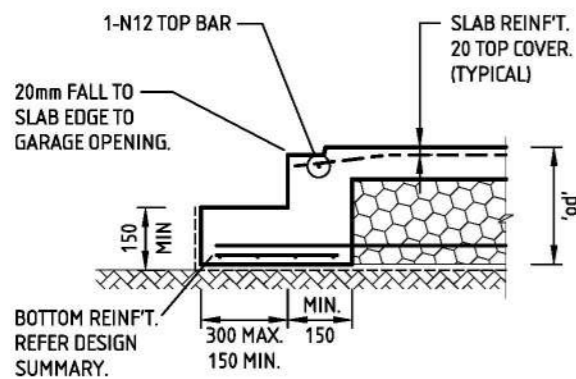
STRIP/TIE FOOTING LAPPING



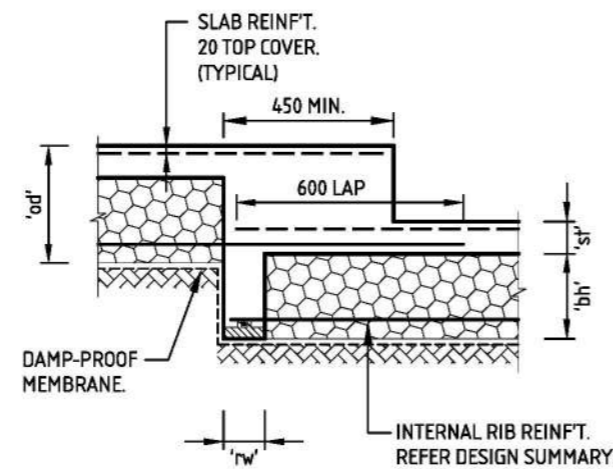
WHERE REQUIRED INTERNAL BEAM



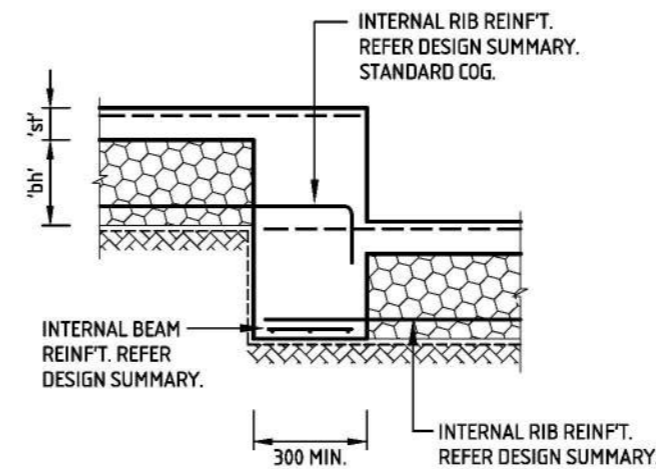
TYPICAL INTERNAL RIB



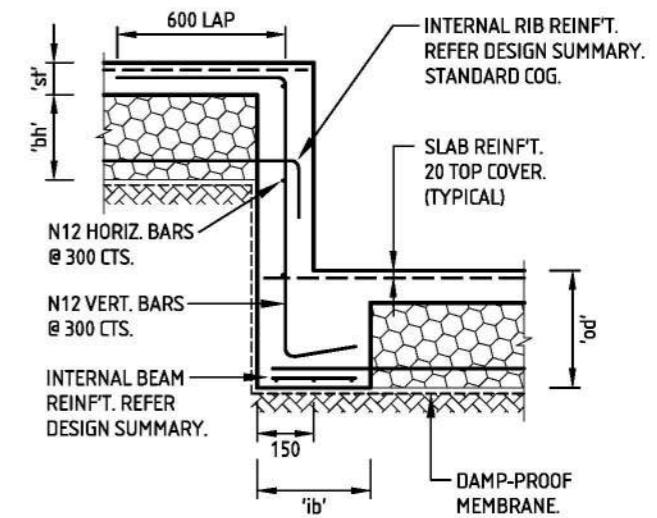
REFER SLAB PLAN FOR LOCATION IF REQUIRED.
WIDENED GARAGE EDGE BEAM



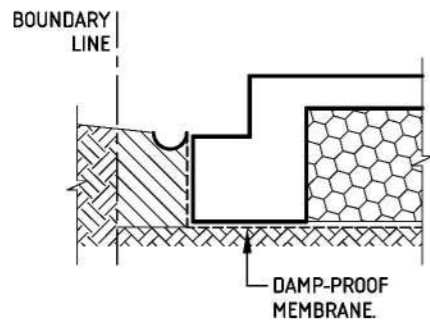
200mm MAXIMUM STEPDOWN
SLAB STEPDOWN



344mm MAXIMUM STEPDOWN
SLAB STEPDOWN



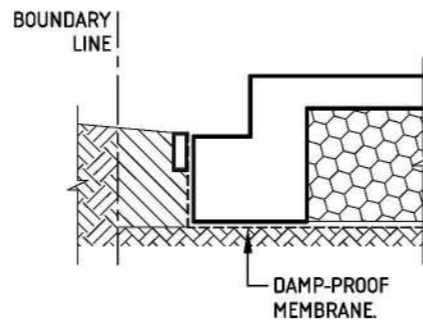
345-1200mm MAXIMUM STEPDOWN
SLAB STEPDOWN



PROVIDE SPOON DRAIN OR SPLIT PVC PIPE OR EQUIVALENT PRODUCT OVER COMPACTED CLAY CONNECTED TO LEGAL POINT OF DISCHARGE. DETAIL ONLY REQUIRED WHEN GROUND SLOPES TOWARDS EDGE BEAM OR ADJACENT GROUND LEVEL IS FLAT.

EDGE BEAM ON BOUNDARY

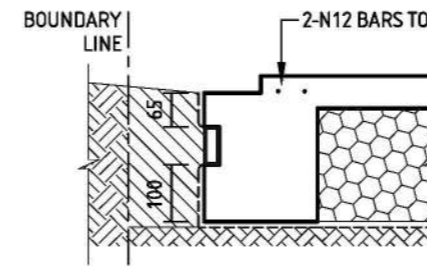
OPTION A



PROVIDE 100mm DEEP STRIP DRAIN OR EQUIVALENT PRODUCT WITH GEOTEXTILE OVER COMPACTED CLAY CONNECTED TO LEGAL POINT OF DISCHARGE. DETAIL ONLY REQUIRED WHEN GROUND SLOPES TOWARDS EDGE BEAM OR ADJACENT GROUND LEVEL IS FLAT.

EDGE BEAM ON BOUNDARY

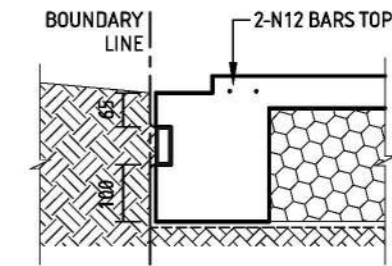
OPTION B



PROVIDE 100mm DEEP STRIP DRAIN OR EQUIVALENT PRODUCT WITH GEOTEXTILE CONNECTED TO LEGAL POINT OF DISCHARGE. PROVIDE REBATE TO SUIT AND DEEPEN EDGE BEAM TO ACHIEVE MINIMUM DIMENSIONS AS REQUIRED.

EDGE BEAM ON BOUNDARY

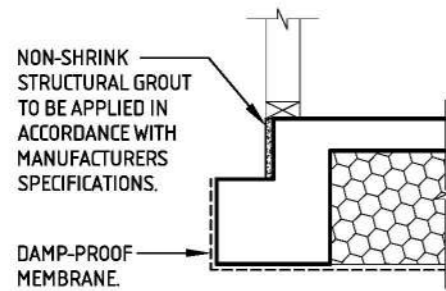
OPTION C



PROVIDE 100mm DEEP STRIP DRAIN OR EQUIVALENT PRODUCT WITH GEOTEXTILE CONNECTED TO LEGAL POINT OF DISCHARGE. PROVIDE REBATE TO SUIT AND DEEPEN EDGE BEAM TO ACHIEVE MINIMUM DIMENSIONS AS REQUIRED.

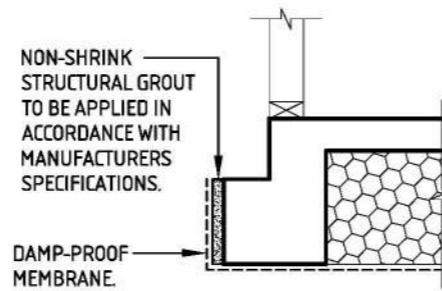
EDGE BEAM ZERO LOT LINE

OPTION D



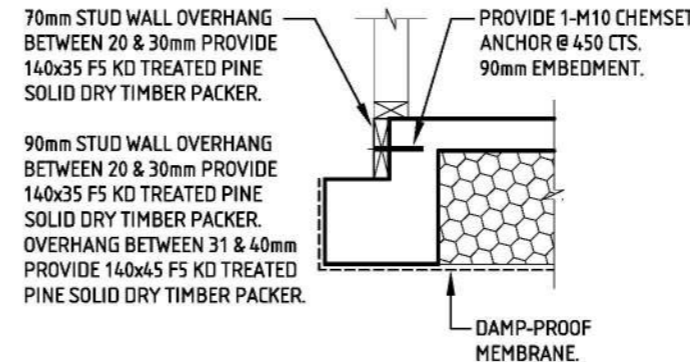
EDGE BEAM RECTIFICATION

15-20mm FRAME OVERHANG



EDGE BEAM RECTIFICATION

15-30mm BRICK/CLADDING OVERHANG

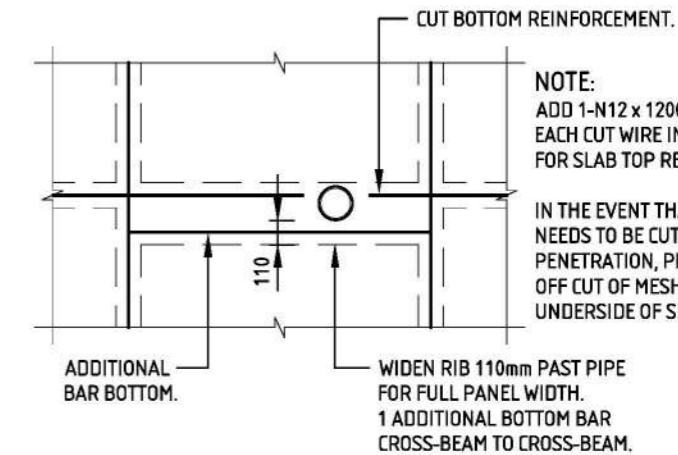


70mm STUD WALL OVERHANG BETWEEN 20 & 30mm PROVIDE 140x35 F5 KD TREATED PINE SOLID DRY TIMBER PACKER. PROVIDE 1-M10 CHEMSET ANCHOR @ 450 CTS. 90mm EMBEDMENT.

90mm STUD WALL OVERHANG BETWEEN 20 & 30mm PROVIDE 140x35 F5 KD TREATED PINE SOLID DRY TIMBER PACKER. OVERHANG BETWEEN 31 & 40mm PROVIDE 140x45 F5 KD TREATED PINE SOLID DRY TIMBER PACKER.

EDGE BEAM RECTIFICATION

20-40mm FRAME OVERHANG



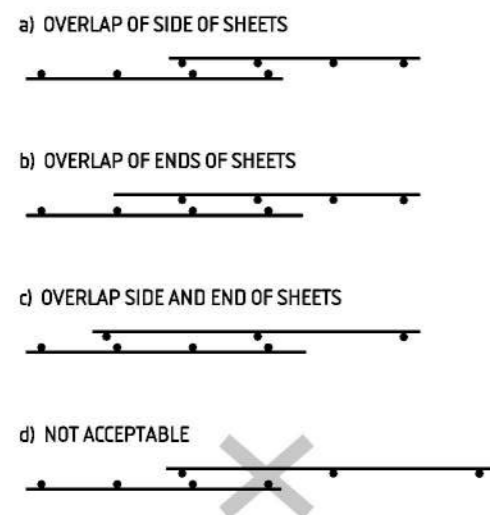
NOTE: ADD 1-N12 x 1200 LONG BAR FOR EACH CUT WIRE IN EACH DIRECTION FOR SLAB TOP REINFORCEMENT.

IN THE EVENT THAT THE SLAB MESH NEEDS TO BE CUT DUE TO PIPE PENETRATION, PROVIDE A 600x600 OFF CUT OF MESH, LAP & TIE TO UNDERSIDE OF SLAB MESH.

SLAB PIPE PENETRATION DETAIL

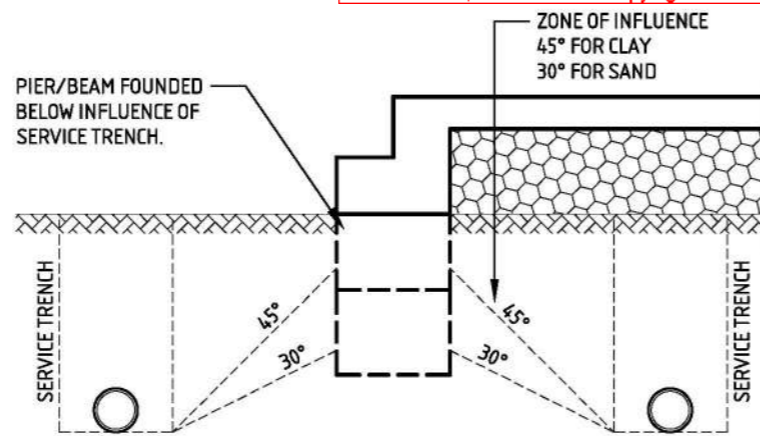
REINFT BAR	N12	N16	N20	N24
LAP LENGTH	400	600	700	800

REINFT BAR LAPPING



MESH TO BE LAPPED AS SHOWN ABOVE

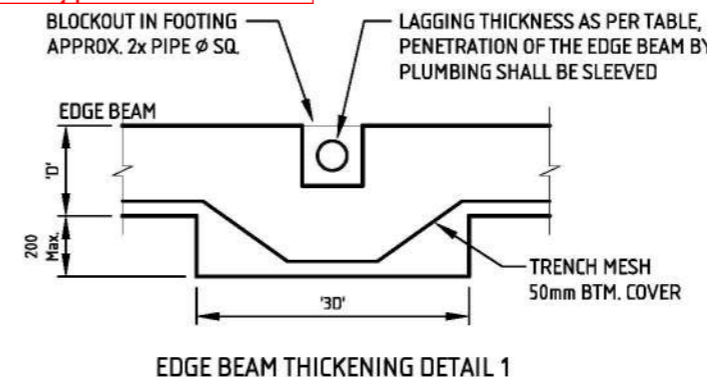
MESH LAPPING



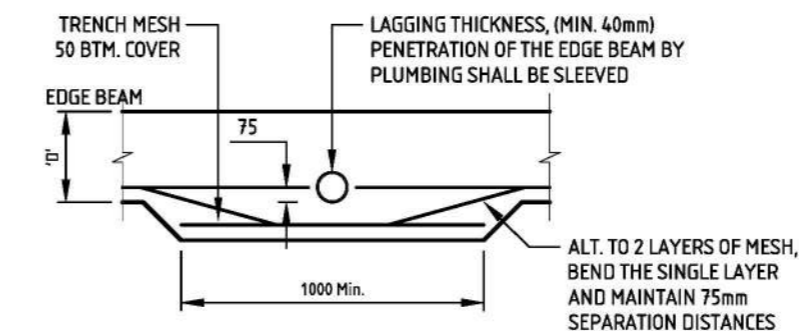
PRIVATE SERVICE TRENCH NOTES

- ST.1. PLUMBING AND DRAINAGE TRENCHES SHALL BE LOCATED OUTSIDE THE INFLUENCE OF THE FOOTINGS. THE HORIZONTAL DISTANCE TO ANY TRENCH EXCAVATION MUST BE GREATER THAN THE TRENCH DEPTH IN ACCORDANCE WITH CLAUSE 6.3 FROM AS 2870-2011. THIS HORIZONTAL CLEARANCE TO BE INCREASED MORE THAN TWICE THE TRENCH DEPTH FOR SAND SITES. FOOTING PIERS WILL BE NECESSARY UNDER ALL EDGE BEAMS IF THESE CONDITIONS ARE NOT MET.
- ST.2. TRENCH BACKFILL SHALL BE COMPACTED IN ACCORDANCE WITH CLAUSE 5.5 OF AS/NZS 3500.2-2003 OR CLAUSE 7.2.13 OF AS/NZS 3500.3-2003. SAND BEDDING AND SURROUND SHALL BE BLOCKED WITH A CLAY PLUG WHEREVER TRENCHES PASS UNDER THE EDGE OF ANY SLAB.

PRIVATE SERVICE TRENCH DETAIL

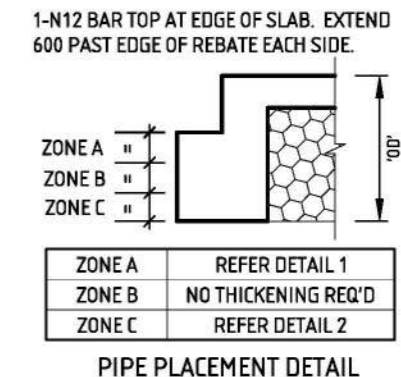


EDGE BEAM THICKENING DETAIL 1



EDGE BEAM THICKENING DETAIL 2

PLUMBING PIPE PENETRATION DETAILS

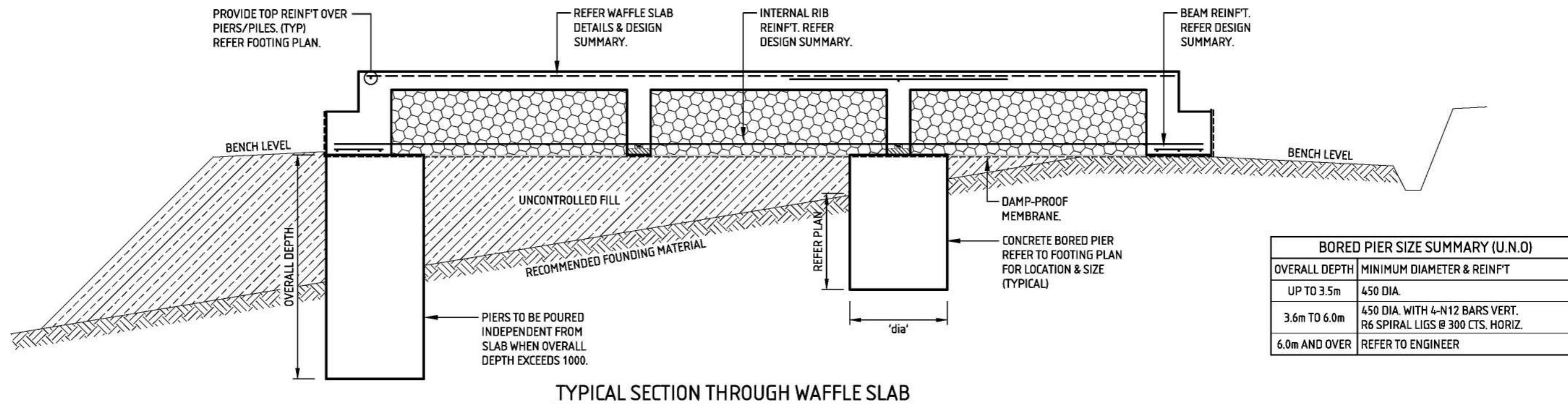


ZONE A	REFER DETAIL 1
ZONE B	NO THICKENING REQ'D
ZONE C	REFER DETAIL 2

PIPE PLACEMENT DETAIL

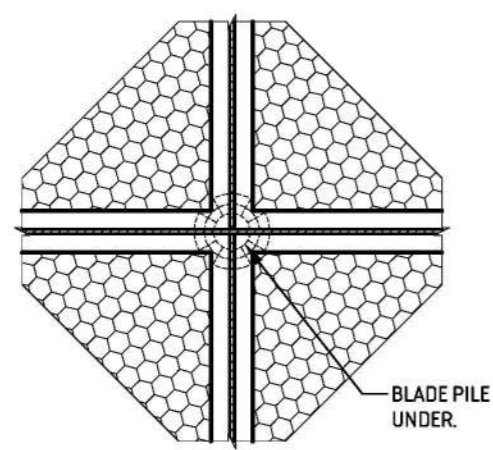
MIN. REQUIREMENTS FOR LAGGING THICKNESS	
SITE CLASS	MIN. LAGGING THICKNESS (mm)
"M"	20
"H1"	20
"H2"	40
"E"	40
"P"	40

STEEL REINFT ON SOME DETAILS ON THIS SHEET HAS BEEN OMITTED FOR CLARITY. REFER SLAB DESIGN SUMMARY FOR REINFT.

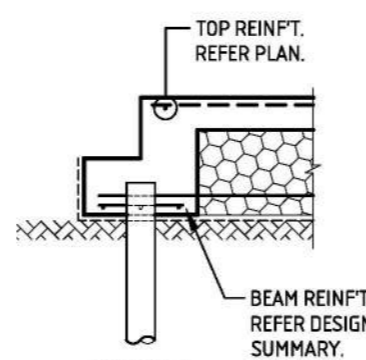


BORED PIER SIZE SUMMARY (U.N.O)	
OVERALL DEPTH	MINIMUM DIAMETER & REINFT
UP TO 3.5m	450 DIA.
3.6m TO 6.0m	450 DIA. WITH 4-N12 BARS VERT. R6 SPIRAL LIGS @ 300 CTS. HORIZ.
6.0m AND OVER	REFER TO ENGINEER

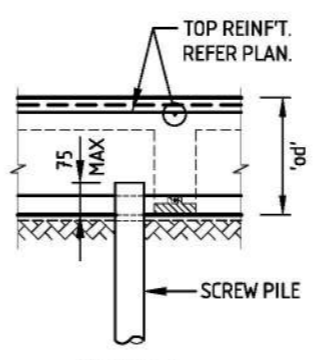
TYPICAL SECTION THROUGH WAFFLE SLAB



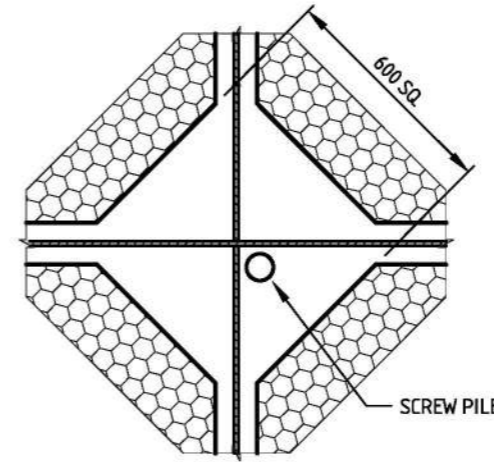
PLAN VIEW AT INTERNAL RIB INTERSECTION



SECTION VIEW AT EDGE BEAM OPTION A



SECTION VIEW AT INTERNAL RIB INTERSECTION OPTION A

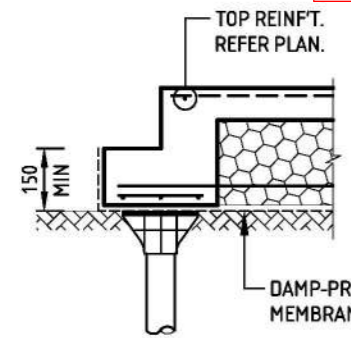


PLAN VIEW AT INTERNAL RIB INTERSECTION OPTION A

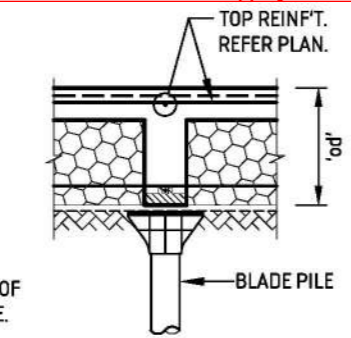
SCREW PILE/BLADE PILE NOTES
 SCREW PILE LOCATION, LOADS AND MINIMUM DEPTH INDICATED ONLY. SCREW PILES HAVE NOT BEEN DESIGNED UNDER THE SCOPE OF THIS PROJECT. THE PILE DESIGN IS THE RESPONSIBILITY OF THE PILING CONTRACTOR U.N.O. STRUCTERRE IS ABLE TO PROVIDE THIS DESIGN SERVICE IF REQUIRED.

- PILES ARE TO BE DESIGNED IN ACCORDANCE WITH AS 2159-2009. THE PILE CERTIFICATE AND DESIGN DOCUMENTATION SHALL BE SUBMITTED TO THE CLIENT PRIOR TO INSTALLATION. WE WOULD RECOMMEND A COPY IS ALSO PROVIDED TO STRUCTERRE FOR REFERENCE PRIOR TO INSTALLATION. THE PILE DESIGN DOCUMENTATION AND CERTIFICATE SHALL REFERENCE FACTORS SUCH AS:
 - ULTIMATE GEOTECHNICAL STRENGTH (RD,UG)
 - GEOTECHNICAL STRENGTH REDUCTION FACTOR (Φ G)
 - ARR
 - SHAFT SIZE & THICKNESS
 - HELIX SIZE & THICKNESS
 - DEPTH
 - CORROSION
 - SOIL PROPERTIES
 - GROUND WATER (IF APPROPRIATE)
 - PILE TESTING
- PILES ARE TO BE INSTALLED ACCORDING TO AS2159-2009 BY A CONTRACTOR, WITH SUFFICIENT EXPERIENCE AND APPROPRIATE INDUSTRY QUALIFICATIONS AND ACCREDITATIONS.
- PILE INSTALLATION PARAMETERS SHALL BE USED TO DETERMINE CONSISTENCY BETWEEN PILES AND TO CONFIRM IF THE PILE IS INSTALLED IN THE DESIGN FOUNDING MATERIAL. IF PILE INSTALLATION PARAMETERS ARE INCONSISTENT, THEN PILES ARE TO GO DEEPER UNTIL READINGS ARE CONSISTENT.
- IF THE INSTALLATION PARAMETERS REDUCE OR THE PILE DEPTH BECOMES EXCESSIVE, CONTACT THE ENGINEER.
- PILES INSTALLED TO ROCK ARE TO BE CONFIRMED BY AN EXPERIENCED CONTRACTOR, WITH SUFFICIENT EXPERIENCE AND APPROPRIATE INDUSTRY QUALIFICATIONS AND ACCREDITATIONS.
- ALL PILES ARE TO BE 350 GRADE U.N.O.
- NO RECYCLED STEEL TUBE SHALL BE USED
- ADDITIONAL REINFORCEMENT IS TO BE PROVIDED IN THE TOP OF THE SLAB OVER SCREW PILES. REFER TO FOOTING PLAN.
- PROVIDE PILES TO THE MINIMUM DEPTH AND TO THE WORKING LOADS INDICATED ON THE FOOTING PLAN.
- PROVIDE HELIX TO SCREW PILES ONLY AS REQUIRED.

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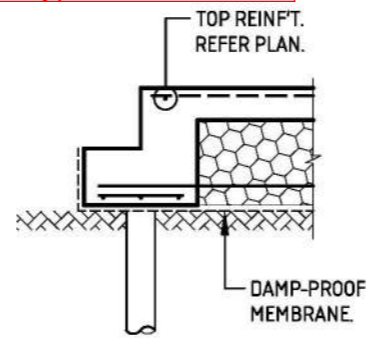


SECTION VIEW AT EDGE BEAM OPTION B

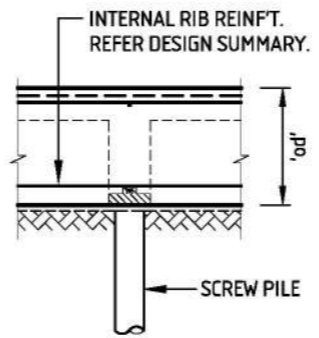


SECTION VIEW AT INTERNAL RIB INTERSECTION OPTION B

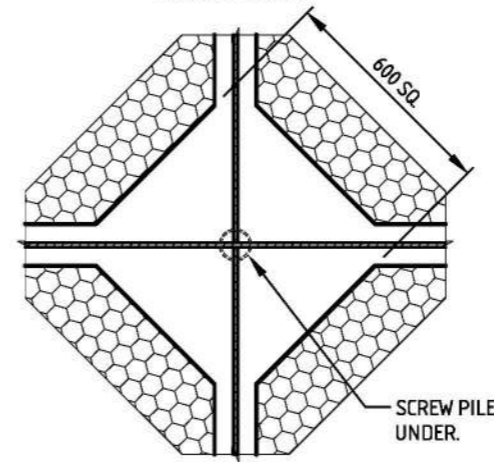
TYPICAL BLADE PILE DETAILS



SECTION VIEW AT EDGE BEAM OPTION B



SECTION VIEW AT INTERNAL RIB INTERSECTION OPTION B



PLAN VIEW AT INTERNAL RIB INTERSECTION OPTION B

TYPICAL SCREW PILE DETAILS




MEMBER SCHEDULE		
LABEL	MEMBER SIZE	COMMENTS
RL1	2/360x42 SMARTFRAME LVL15 or 2/360x45 E-BEAM & 200x10 PL (H) + 200x10 PL (V)	REFER DETAILS
RL2	170x42 SMARTFRAME LVL 15 or 200x45 E-BEAM	
RL3	170x42 SMARTFRAME LVL 15 or 200x45 E-BEAM	
RL4	170x42 SMARTFRAME LVL 15 or 200x45 E-BEAM	
RL5	130x42 SMARTFRAME LVL 15 or 150x45 E-BEAM	NON LOAD BEARING
RL6	90x45 MGP10	NON LOAD BEARING
RL7	130x42 SMARTFRAME LVL 15 or 150x45 E-BEAM	
RL8	90x45 MGP10	
RL9	150x42 SMARTFRAME LVL 15 or 150x45 E-BEAM	
RL10	130x42 SMARTFRAME LVL 15 or 150x45 E-BEAM	
RL11	130x42 SMARTFRAME LVL 15 or 150x45 E-BEAM	
RL12	130x42 SMARTFRAME LVL 15 or 150x45 E-BEAM	
RL13	130x42 SMARTFRAME LVL 15 or 150x45 E-BEAM	
RL14	130x42 SMARTFRAME LVL 15 or 150x45 E-BEAM	
RL15	240x42 SMARTFRAME LVL 15 or 240x45 E-BEAM	
RL16	240x42 SMARTFRAME LVL 15 or 240x45 E-BEAM	
RL17	130x42 SMARTFRAME LVL 15 or 150x45 E-BEAM	NON LOAD BEARING
RL18	130x42 SMARTFRAME LVL 15 or 150x45 E-BEAM	
RL19	130x42 SMARTFRAME LVL 15 or 150x45 E-BEAM	
RL20	130x42 SMARTFRAME LVL 15 or 150x45 E-BEAM	
RL21	130x42 SMARTFRAME LVL 15 or 150x45 E-BEAM	
RL22	130x42 SMARTFRAME LVL 15 or 150x45 E-BEAM	
RL23	170x42 SMARTFRAME LVL 15 or 170x45 E-BEAM	
RL24	130x42 SMARTFRAME LVL 15 or 150x45 E-BEAM	
P1	90x90 F5 TREATED PINE	TIMBER POST ON PRYDA 75mm STEM HEIGHT STIRRUP OR PRYDA PS85 ADJUSTABLE STIRRUP TO MANUFACTURER'S SPECIFICATIONS OR EQUIVALENT
TG	TRUNCATED GIRDER TRUSS (LOCATION ASSUMED)	REFER MANUFACTURER'S DESIGN & SPECIFICATIONS
GT	GIRDER TRUSS (LOCATION ASSUMED)	REFER MANUFACTURER'S DESIGN & SPECIFICATIONS
AG	APEX GIRDER TRUSS (LOCATION ASSUMED)	REFER MANUFACTURER'S DESIGN & SPECIFICATIONS

A

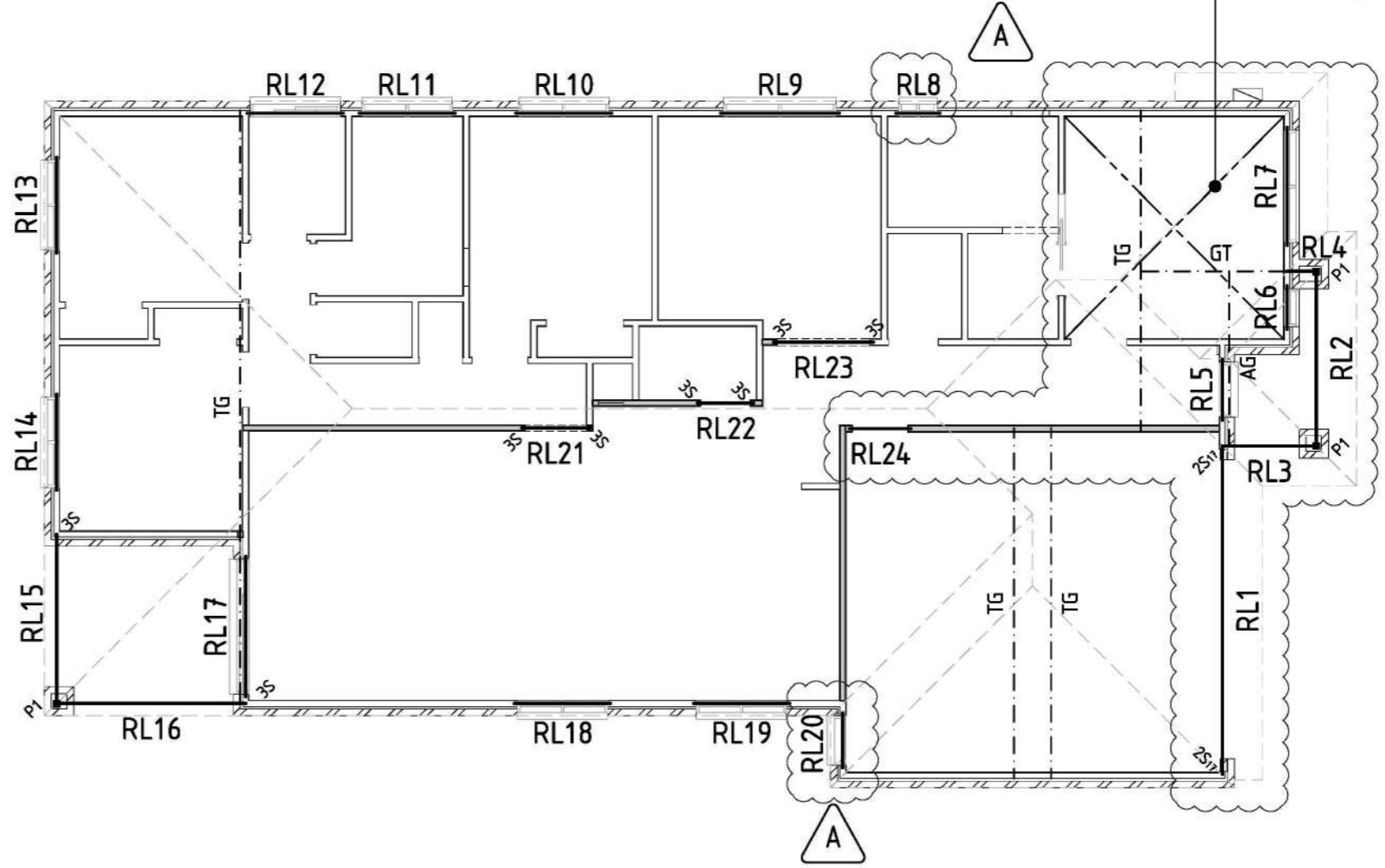
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TIMBER PROPPING
RL1 (TIMBER MEMBER) TO BE PROPPED AT MID SPAN AND TO REMAIN PROPPED UNTIL A DRY TIMBER PACKER IS WEDGED BETWEEN TIMBER MEMBER AND BRICKWORK.

INTERNAL LOAD BEARING WALL
DENOTED AS  ON PLAN. ALL TIMBER FRAMING IS TO BE IN ACCORDANCE WITH AS1684 AND AS1720.

TIMBER TO BRICK ENCASED POST TIE-DOWN
WHERE A ROOF BEAM/LINTEL IS SUPPORTED BY TIMBER POST, PROVIDE 1 HEAVY DUTY HOOP IRON STRAP OVER BEAM/LINTEL WITH 3/2.8 DIA. CONNECTOR NAILS TO SIDE, 1/2.8 DIA. CONNECTOR NAIL TO TOP AND TAKE DOWN 12 MIN. BRICK COURSES AND TRIPLE BEND INTO MORTAR BED. ALTERNATIVELY TAKE DOWN THE STRAP 600 MIN. AND USE 3/2.8 DIA. CONNECTOR NAILS INTO SIDE OF POST.

PROVIDE 30 x 1.0 PRYDA STRAP TO UNDERSIDE OF TRUSSES. WRAP AND FIX TO TOP PLATE USING 11/3.15φ NAILS PER STRAP PER END. FIX ALSO TO TRUSSES AT EACH INTERSECTION USING 2/3.15φ FH NAILS TO MANUFACTURER'S SPECIFICATIONS (TYPICAL)



FRAMING DESIGN BASED ON
TILED ROOF LOADS

APPROVED
GERVASE PURICH
ENDORSED BUILDING ENGINEER: CIVIL
ENDORSED ENGINEER REGISTRATION NO: PE0003141

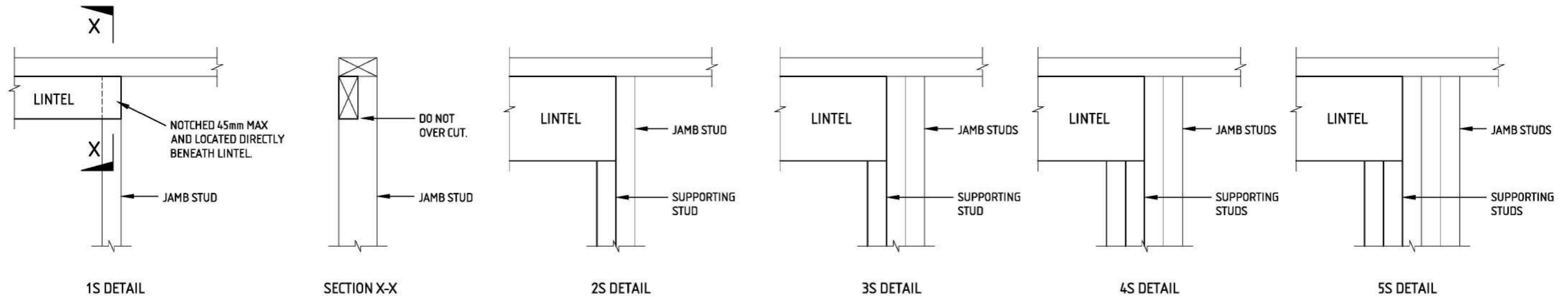
CLIENT
SJD HOMES
PLAN ISSUE_D

SHEET
ROOF FRAMING PLAN
SCALE 1:100 @ A3

PROJECT ADDRESS
LOT 234 KOOKABURRA RISE, PAKENHAM



DESIGN BY DVTR	REVISION A	PROJECT NO. 171790
CHECKED MK/RB	DATE 17/01/25	SHEET NO. S-300



ALL 45mm THICK STUDS TO BE NAIL LAMINATED WITH 3.12φ x 90mm FH NAILS @ 600 CTS. MAX.
 ALL 35mm THICK STUDS TO BE NAIL LAMINATED WITH 3.12φ x 75mm FH NAILS @ 600 CTS. MAX.

LINTEL SUPPORT DETAILS
 (UNLESS NOTED OTHERWISE)



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QR CODE INSTRUCTIONS/INFORMATION

VIEW PRIOR TO OPENING/VIEWING ANY 3D DETAILS.

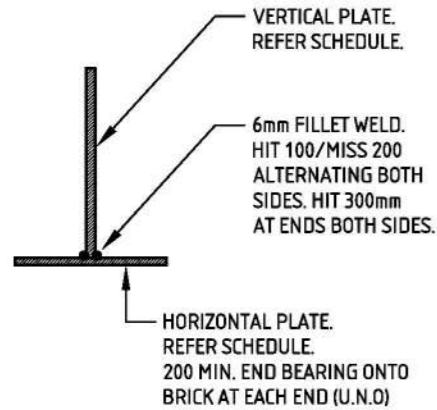
BRICKWORK LINTEL TABLE										
HEIGHT OF BRICKWORK SUPPORTED	SPAN OF OPENING (mm)									
	1200	1500	1800	2100	2400	2700	3000	3300	3600	>3600
500	A	A	A	A	A	B	C	D	D	E
1000	A	A	A	A	B	D	D	D	D	E
1500	A	A	A	B	D	D	D	D	E	E
2000	A	A	B	D	D	D	D	E	E	E
2500	A	A	B	D	D	D	E	E	E	E
3000	A	A	C	D	D	E	E	E	E	E
3500	B	C	D	E	E	E	E	E	E	E
LINTEL TYPE	SIZE		COMMENTS		MINIMUM END BEARING (mm)					
A	100x6 EA.				150 (U.N.O)					
B	100x8 EA.				150 (U.N.O)					
C	100x10 EA.				150 (U.N.O)					
D	150x100x10 UA.		150 LEG VERTICAL.		150 (U.N.O)					
E	ENGINEER TO DESIGN									

NOTES:
 1. THIS BRICKWORK LINTEL TABLE APPLIES ONLY TO LINTELS SUPPORTING BRICKWORK ONLY.
 2. ALL STEEL ANGLES TO BE HOT DIPPED GALVANISED.
 3. WHERE LINTEL SPAN ≤ 1.0m, PROVIDE 100 MIN. END BEARING TO EACH END.

LINTEL SUPPORT TABLE		
LABEL	SUPPORTING STUDS	JAMB STUDS
1S	1/90x45 MGP10 (notching)	
2S	1/90x45 MGP10	1/90x45 MGP10
3S	1/90x45 MGP10	2/90x45 MGP10
4S	2/90x45 MGP10	2/90x45 MGP10
5S	2/90x45 MGP10	3/90x45 MGP10
1S35	1/90x35 MGP10 (notching)	
2S35	1/90x35 MGP10	1/90x35 MGP10
3S35	1/90x35 MGP10	2/90x35 MGP10
4S35	2/90x35 MGP10	2/90x35 MGP10
5S35	2/90x35 MGP10	3/90x35 MGP10
1S17	1/90x45 F17 (notching)	
2S17	1/90x45 F17	1/90x45 F17
3S17	1/90x45 F17	2/90x45 F17
4S17	2/90x45 F17	2/90x45 F17
5S17	2/90x45 F17	3/90x45 F17

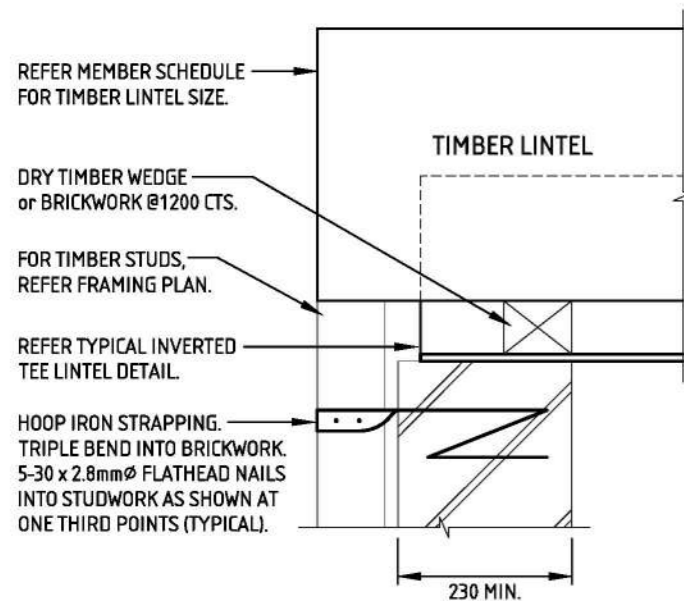
BEAM & TRUSS SUPPORT TABLE	
LABEL	SUPPORTING STUDS
1S	1/90x45 MGP10
2S	2/90x45 MGP10
3S	3/90x45 MGP10
4S	4/90x45 MGP10
5S	5/90x45 MGP10
1S35	1/90x35 MGP10
2S35	2/90x35 MGP10
3S35	3/90x35 MGP10
4S35	4/90x35 MGP10
5S35	5/90x35 MGP10
1S17	1/90x45 F17
2S17	2/90x45 F17
3S17	3/90x45 F17
4S17	4/90x45 F17
5S17	5/90x45 F17

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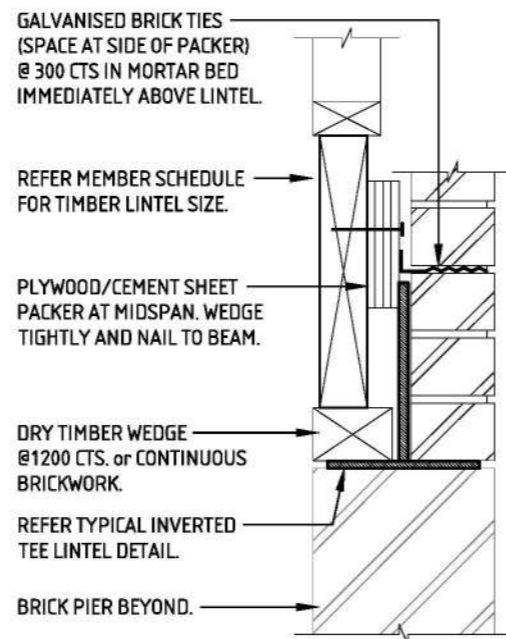


WHERE OVERALL LENGTH EXCEEDS 2.5m PROP AT MID SPAN UNTIL BRICKWORK OVER IS A MINIMUM OF 3 DAYS OLD

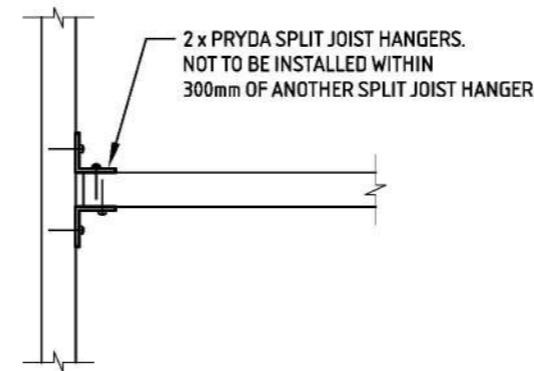
TYPICAL 'INVERTED TEE'
(UNLESS NOTED OTHERWISE)



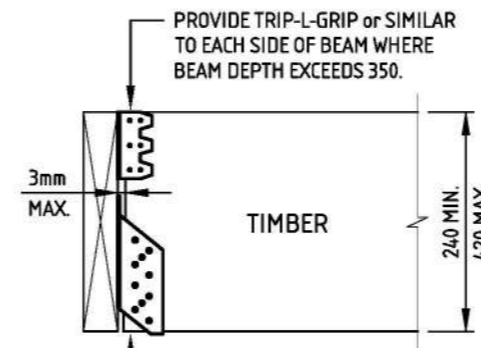
TIMBER & TEE LINTEL STRAPPING DETAIL



TIMBER & TEE LINTEL DETAIL

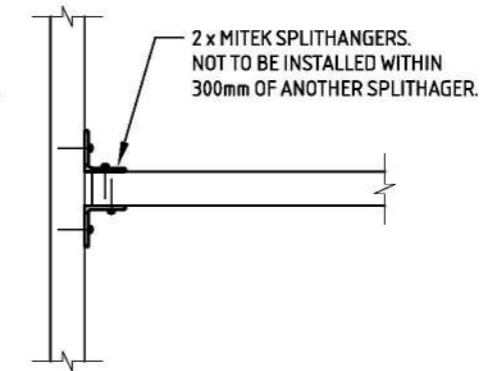


PLAN VIEW

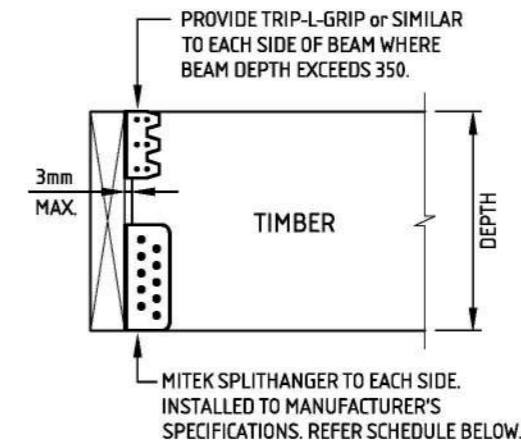


SPLIT JOIST HANGER CONNECTION

(UNLESS NOTED OTHERWISE)



PLAN VIEW

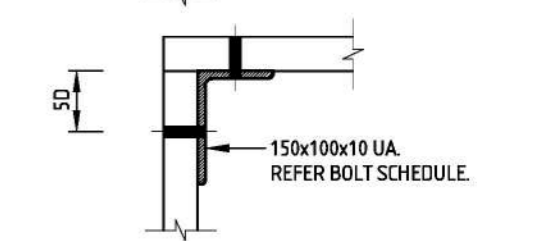
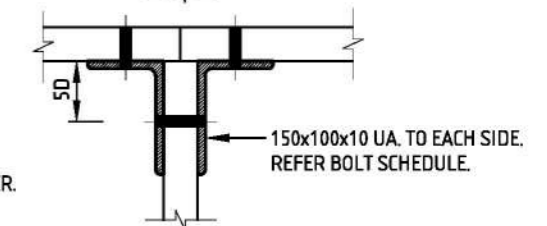
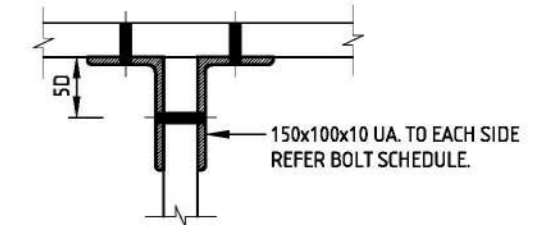


SPLITHANGER SCHEDULE		
BEAM DEPTH	SPLITHANGER	NO. OF *SCREWS
170 - 190	SPH140	6
200	SPH180	8
240 - 420	SPH220	10

*SINGLE MEMBERS ADOPT MITEK MSA1430 x 30mm SCREWS TO EACH FACE OF SPLITHANGER.
*DOUBLE MEMBERS ADOPT MITEK MSA1465 x 65mm SCREWS TO EACH FACE OF SPLITHANGER.

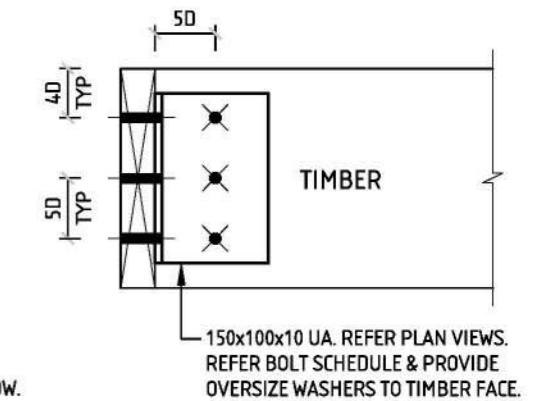
SPLITHANGER CONNECTION

(UNLESS NOTED OTHERWISE)



PLAN VIEWS

D = BOLT DIAMETER



BOLT SCHEDULE	
BEAM DEPTH	BOLTS
130 to 150	2-M10 4.6/S
170 to 200	2-M12 4.6/S
230 to 250	3-M12 4.6/S
290 to 360	3-M16 4.6/S
> 360	4-M16 4.6/S

STEEL ANGLE CONNECTION

(UNLESS NOTED OTHERWISE)



APPROVED
GERVASE PURICH
ENDORSED BUILDING ENGINEER: CIVIL
ENDORSED ENGINEER REGISTRATION NO: PE0003141

CLIENT
SJD HOMES
PLAN ISSUE_D

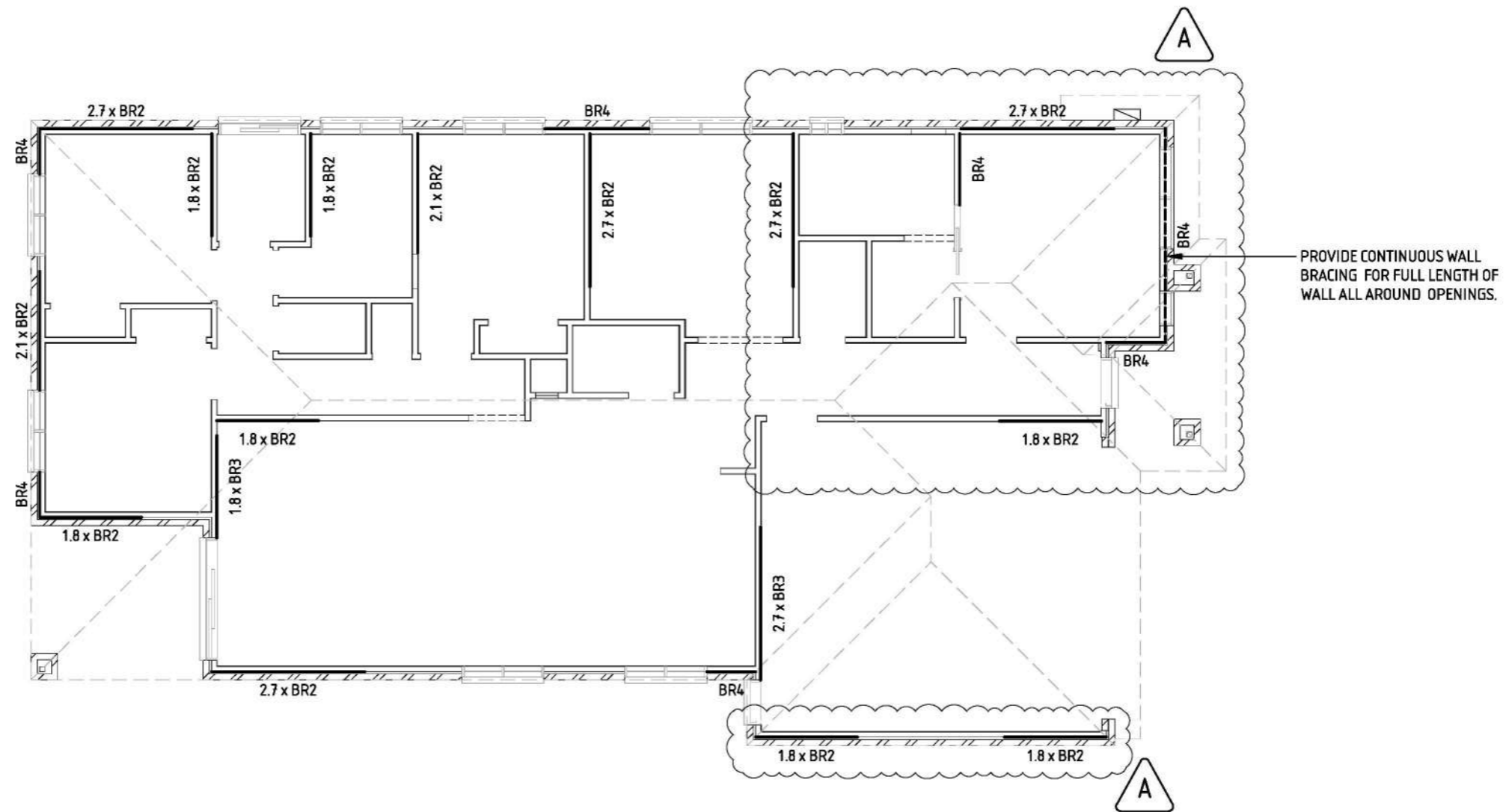
SHEET
FRAMING DETAILS - SHEET 2
SCALE N.T.S @ A3

PROJECT ADDRESS
LOT 234 KOOKABURRA RISE, PAKENHAM



DESIGN BY DVTR	REVISION A	PROJECT NO. 171790
CHECKED MK/RB	DATE 17/01/25	SHEET NO. S-401

THIS BUILDING HAS BEEN
DESIGNED FOR A WIND
CLASSIFICATION OF N2.



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LEGEND	
BR1-BR5	REFER BRACING DETAIL SHEETS. BRACED SECTION OF WALL TO BE INSTALLED PRIOR TO ANY PERPENDICULAR WALLS.

APPROVED
GERVASE PURICH
ENDORSED BUILDING ENGINEER: CIVIL
ENDORSED ENGINEER REGISTRATION NO: PE0003141

CLIENT
SJD HOMES
[REDACTED]
PLAN ISSUE_0

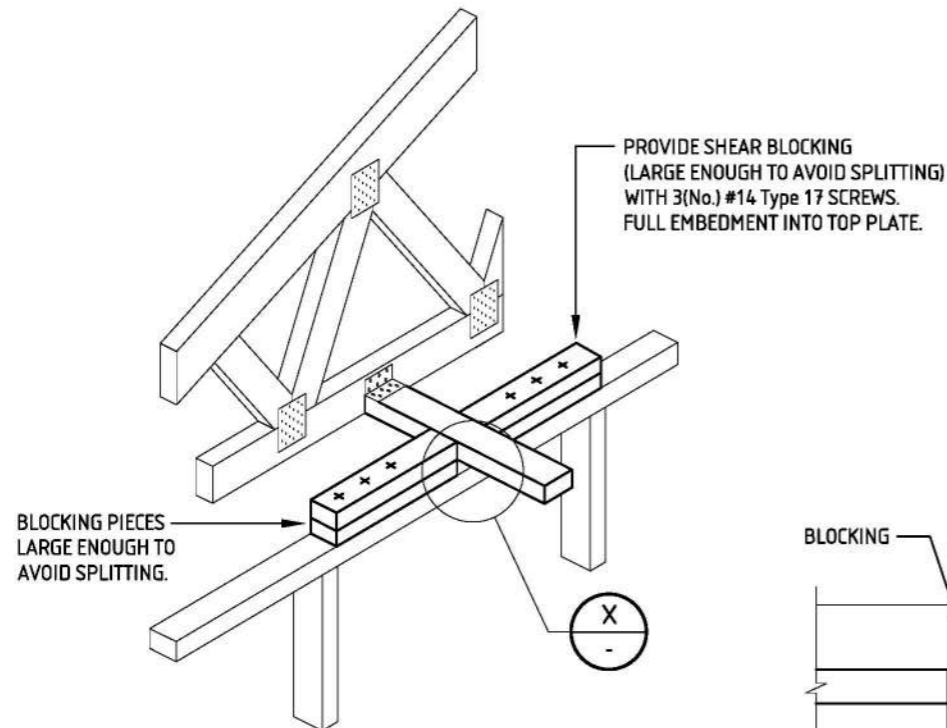
SHEET
GROUND FLOOR WIND BRACING PLAN
SCALE 1:100 @ A3

PROJECT ADDRESS
LOT 234 KOOKABURRA RISE, PAKENHAM



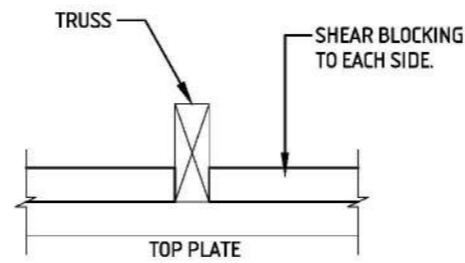
DESIGN BY DVTR	REVISION A	PROJECT NO. 171790
CHECKED MK/RB	DATE 17/01/25	SHEET NO. S-500

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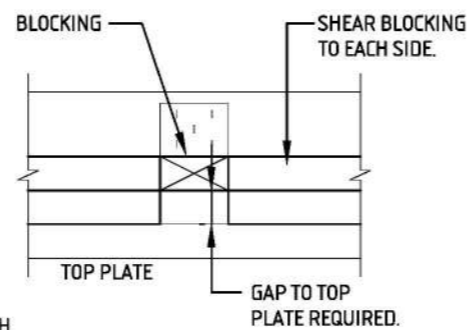


TRUSS PARALLEL TO BRACED NON-LOAD BEARING WALL

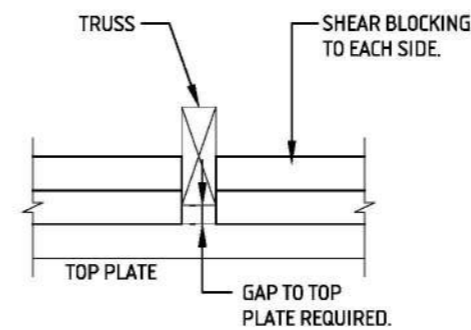
INSTALL ONE SHEAR BLOCK TO INTERNAL WALLS WITH BR3 BRACING
 INSTALL ONE SHEAR BLOCK TO INTERNAL WALLS BRACED WITH BR4 FOR EVERY 2200mm IN LENGTH
 INSTALL ONE SHEAR BLOCK TO INTERNAL WALLS BRACED WITH BR5 FOR EVERY 1200mm IN LENGTH
 NOMINAL AND OTHER BRACING WALLS WITH BRACING CAPACITY UP TO 1.5 KN/M (BR1 & BR2) REQUIRE NOMINAL FIXING ONLY AT TOP (TOP PLATE) OF BRACING WALLS AS PER AS1684 (I.E., NO ADDITIONAL SHEAR BLOCK FIXING IS REQUIRED).



DETAIL Z
SCALE: N.T.S.

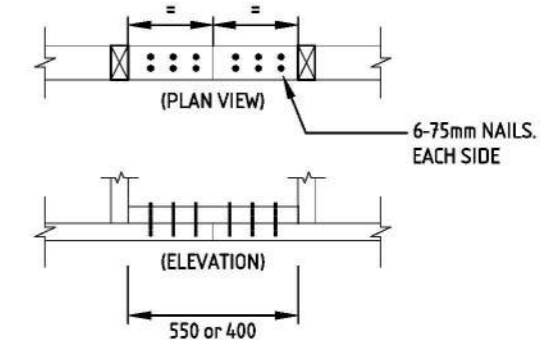


DETAIL X
SCALE: N.T.S.

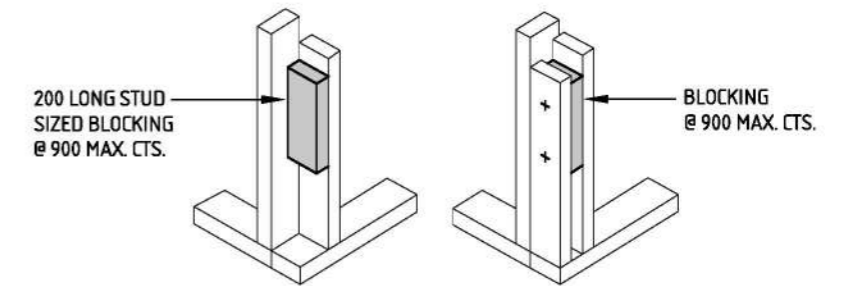


DETAIL Y
SCALE: N.T.S.

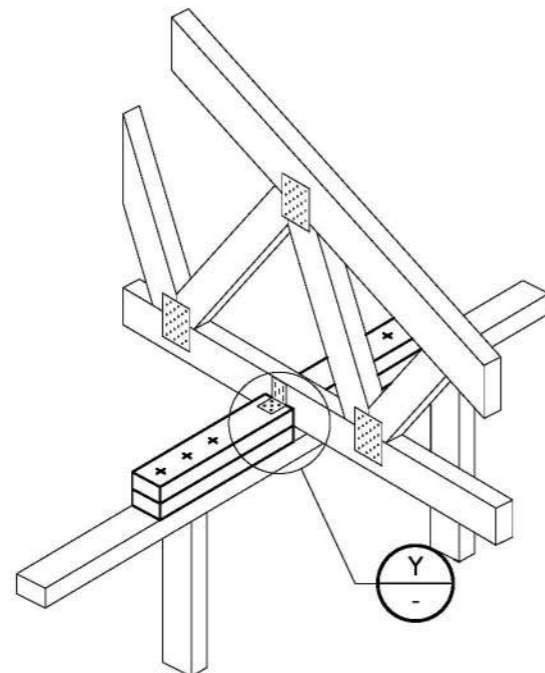
WHERE TOP AND BOTTOM PLATES IN BRACED SECTIONS ARE NOT CONTINUOUS THEY MUST BE SPLICED AS SHOWN IN THIS DETAIL. SPLICE PLATE MUST BE OF SAME SIZE AND STRESS GRADE AS TOP AND BOTTOM PLATES



SPLICE DETAIL FOR TOP & BOTTOM PLATES

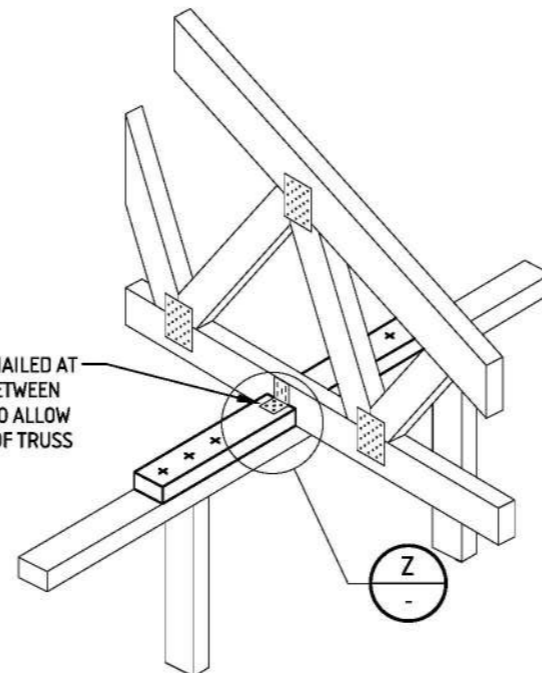


(APPLIES TO ALL BRACING TYPES)
CORNER WALL DETAIL



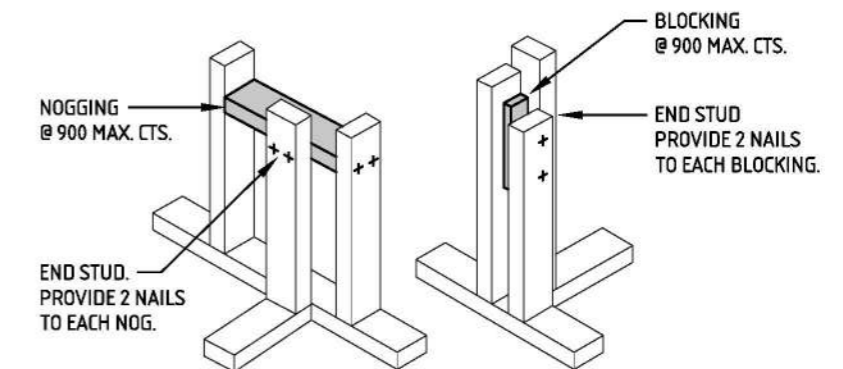
TRUSS PERPENDICULAR TO BRACED NON-LOAD BEARING WALL

INTERNAL WALL BRACKET NAILED AT TOP OF SLOT. LEAVE GAP BETWEEN NAIL HEAD AND BRACKET TO ALLOW FOR VERTICAL MOVEMENT OF TRUSS ON LOADING.



TRUSS PERPENDICULAR TO BRACED LOAD BEARING WALL

INTERNAL WALL SHEAR BLOCK DETAIL



(APPLIES TO ALL BRACING TYPES)
INTERSECTING WALL DETAIL

APPROVED
 GERVAISE PURICH
 ENDORSED BUILDING ENGINEER: CIVIL
 ENDORSED ENGINEER REGISTRATION NO: PE0003141

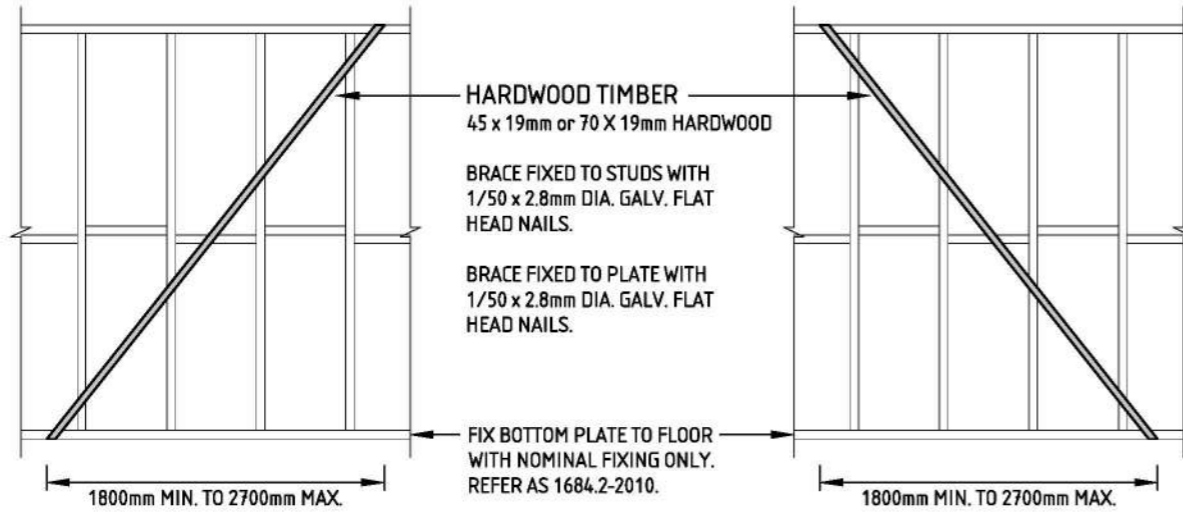
CLIENT
 SJD HOMES
 PLAN ISSUE_D

SHEET
 WIND BRACING DETAILS - SHEET 1
 SCALE N.T.S @ A3

PROJECT ADDRESS
 LOT 234 KOOKABURRA RISE, PAKENHAM



DESIGN BY DVTR	REVISION A	PROJECT NO. 171790
CHECKED MK/RB	DATE 17/01/25	SHEET NO. S-600

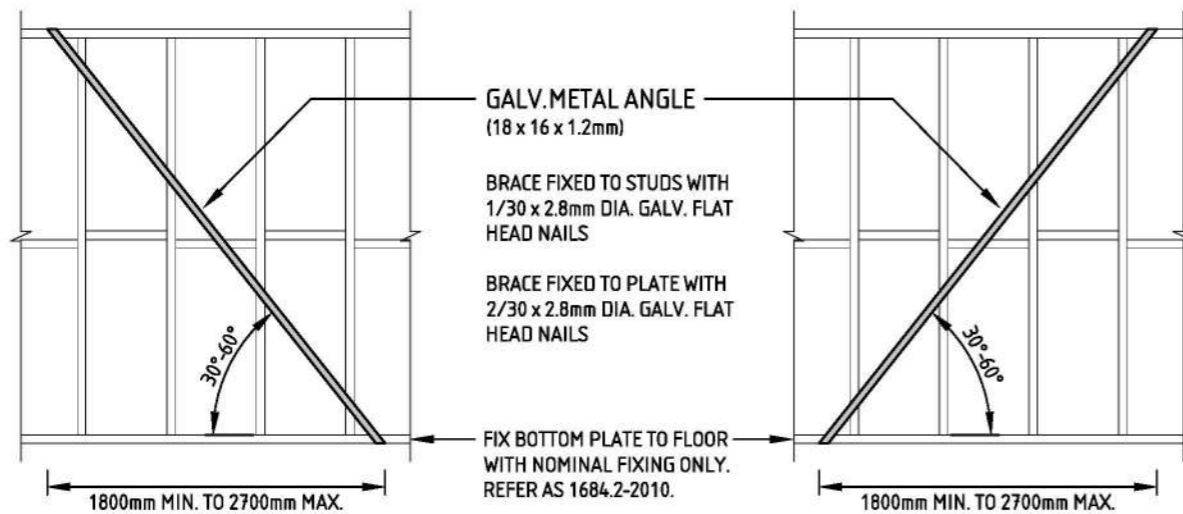


OPTION A
TYPE 'A' TIMBER BRACING AS PER TABLE 8.18(A) OF AS 1684.2-2021

BR1 BRACE DETAILS

1. ENSURE BRACING WALLS FIXED TO FLOOR/CEILING OVER AND FLOOR BELOW IN ACCORDANCE WITH AS1684.2 RESIDENTIAL TIMBER FRAMED CONSTRUCTION PART 2: NONE CYCLONIC.
2. RECOMMENDED BRACING/FIXING MAY BE REPLACED WITH BRACING/FIXINGS OF EQUIVALENT CAPACITY FROM AS1684.2 OR TO MANUFACTURER'S SPECIFICATION (ENSURING BRACING LOCATIONS ARE MAINTAINED).

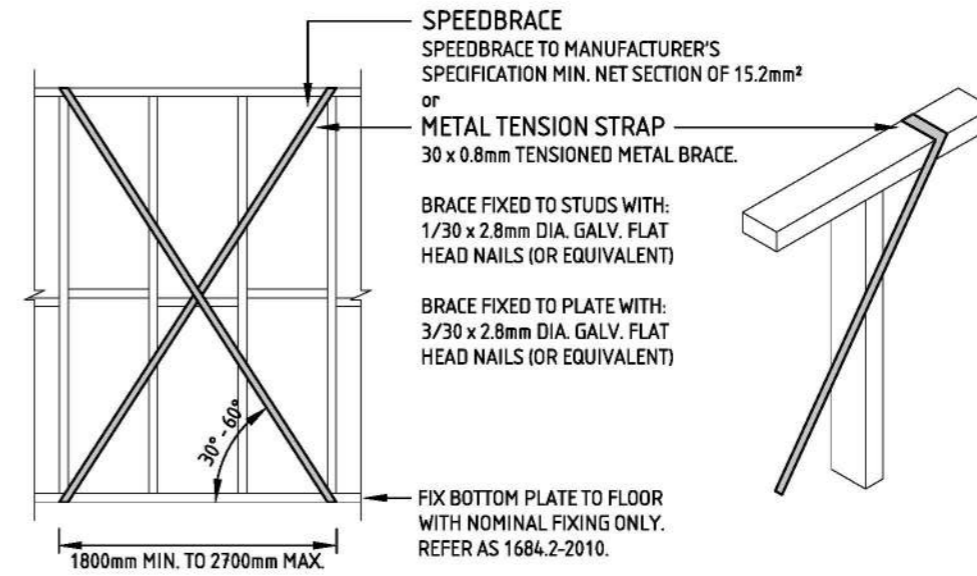
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OPTION B
TYPE 'A' METAL ANGLE BRACING AS PER TABLE 8.18(A) OF AS 1684.2-2021

BR1 BRACE DETAILS

1. ENSURE BRACING WALLS FIXED TO FLOOR/CEILING OVER AND FLOOR BELOW IN ACCORDANCE WITH AS1684.2 RESIDENTIAL TIMBER FRAMED CONSTRUCTION PART 2: NONE CYCLONIC.
2. RECOMMENDED BRACING/FIXING MAY BE REPLACED WITH BRACING/FIXINGS OF EQUIVALENT CAPACITY FROM AS1684.2 OR TO MANUFACTURER'S SPECIFICATION (ENSURING BRACING LOCATIONS ARE MAINTAINED).



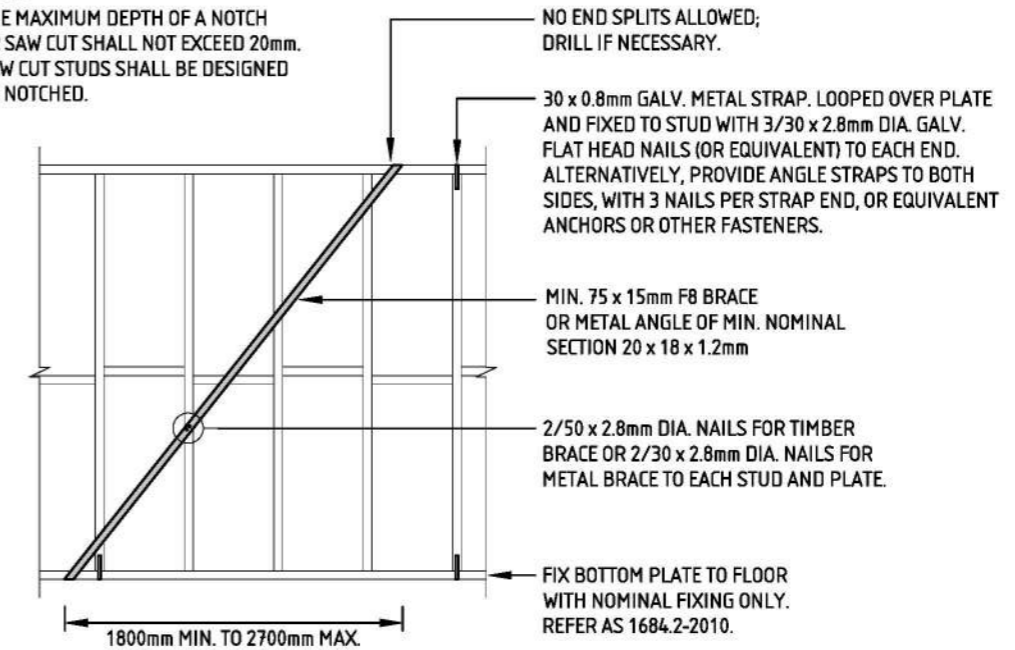
OPTION A
TYPE 'B' METAL STRAP BRACING AS PER TABLE 8.18(B) OF AS 1684.2-2021

BR2 BRACE DETAILS

1. ENSURE BRACING WALLS FIXED TO FLOOR/CEILING OVER AND FLOOR BELOW IN ACCORDANCE WITH AS1684.2 RESIDENTIAL TIMBER FRAMED CONSTRUCTION PART 2: NONE CYCLONIC.
2. RECOMMENDED BRACING/FIXING MAY BE REPLACED WITH BRACING/FIXINGS OF EQUIVALENT CAPACITY FROM AS1684.2 OR TO MANUFACTURER'S SPECIFICATION (ENSURING BRACING LOCATIONS ARE MAINTAINED).

NOTE

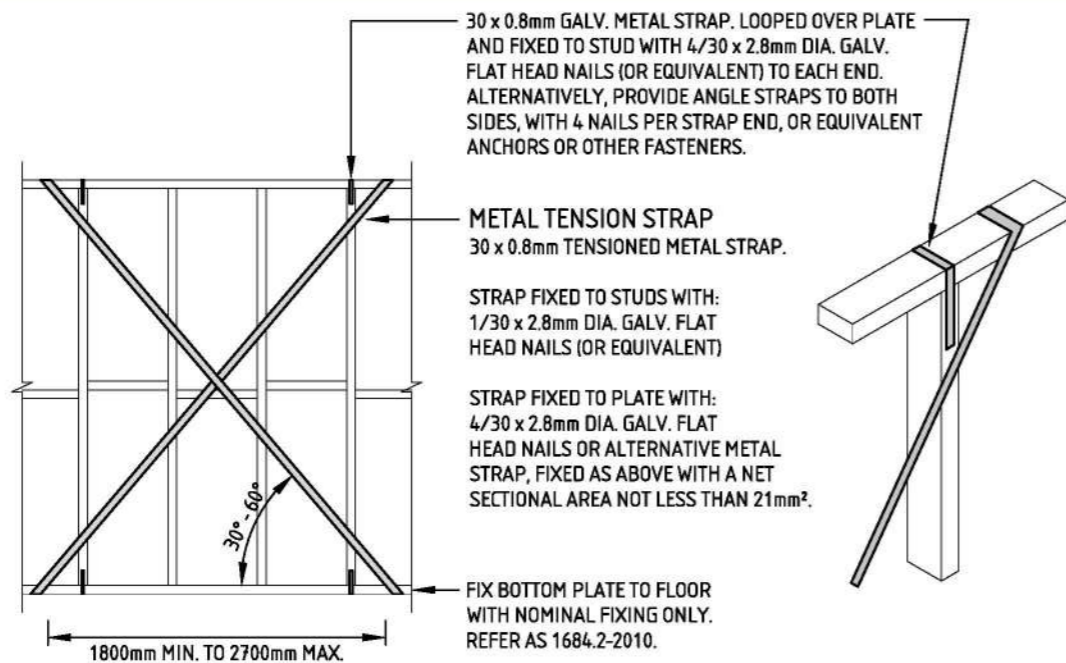
THE MAXIMUM DEPTH OF A NOTCH OR SAW CUT SHALL NOT EXCEED 20mm. SAW CUT STUDS SHALL BE DESIGNED AS NOTCHED.



OPTION B
TYPE 'C' METAL STRAP BRACING AS PER TABLE 8.18(C) OF AS 1684.2-2021

BR2 BRACE DETAILS

1. ENSURE BRACING WALLS FIXED TO FLOOR/CEILING OVER AND FLOOR BELOW IN ACCORDANCE WITH AS1684.2 RESIDENTIAL TIMBER FRAMED CONSTRUCTION PART 2: NONE CYCLONIC.
2. RECOMMENDED BRACING/FIXING MAY BE REPLACED WITH BRACING/FIXINGS OF EQUIVALENT CAPACITY FROM AS1684.2 OR TO MANUFACTURER'S SPECIFICATION (ENSURING BRACING LOCATIONS ARE MAINTAINED).



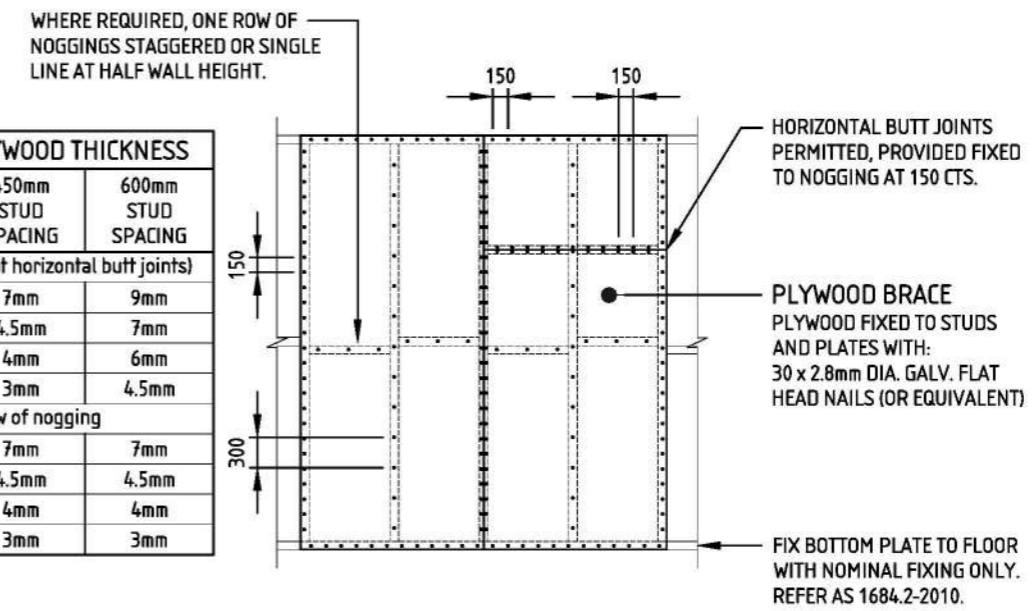
OPTION A
TYPE 'D' METAL STRAP BRACING AS PER TABLE 8.18(D) OF AS 1684.2-2021

BR3 BRACE DETAILS

1. ENSURE BRACING WALLS FIXED TO FLOOR/CEILING OVER AND FLOOR BELOW IN ACCORDANCE WITH AS1684.2 RESIDENTIAL TIMBER FRAMED CONSTRUCTION PART 2: NONE CYCLONIC.
2. RECOMMENDED BRACING/FIXING MAY BE REPLACED WITH BRACING/FIXINGS OF EQUIVALENT CAPACITY FROM AS1684.2 OR TO MANUFACTURER'S SPECIFICATION (ENSURING BRACING LOCATIONS ARE MAINTAINED).

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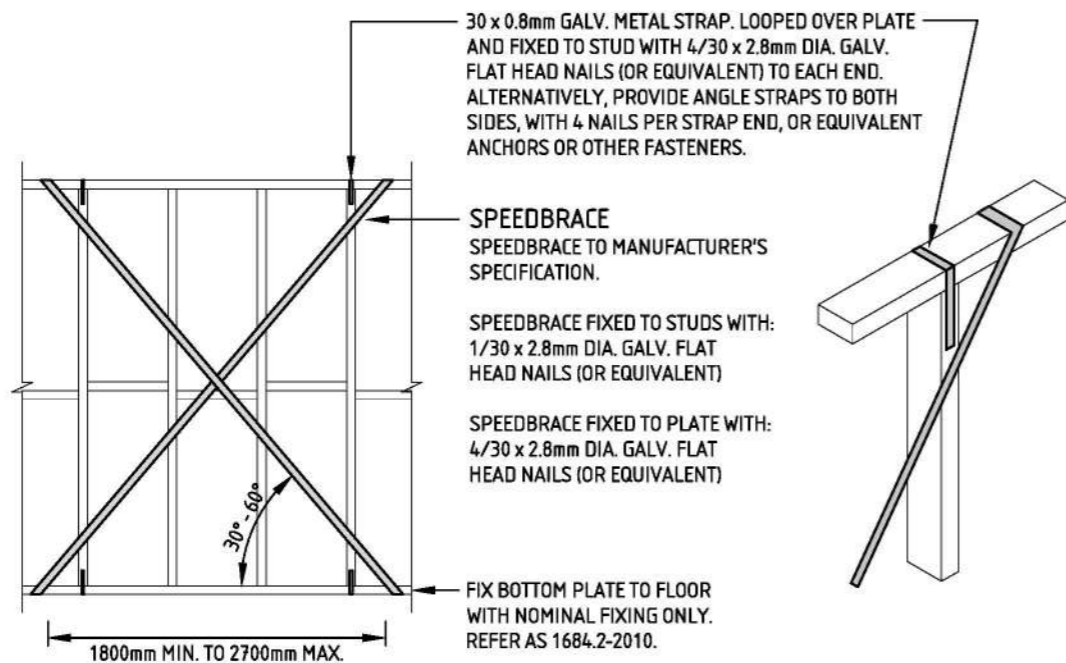
MINIMUM PLYWOOD THICKNESS		
PLYWOOD STRESS GRADE	450mm STUD SPACING	600mm STUD SPACING
No nogging (except horizontal butt joints)		
F8	7mm	9mm
F11	4.5mm	7mm
F14	4mm	6mm
F27	3mm	4.5mm
One row of nogging		
F8	7mm	7mm
F11	4.5mm	4.5mm
F14	4mm	4mm
F27	3mm	3mm



OPTION A
TYPE 'G' PLYWOOD BRACING AS PER TABLE 8.18(G) OF AS 1684.2-2021

BR4 BRACE DETAILS

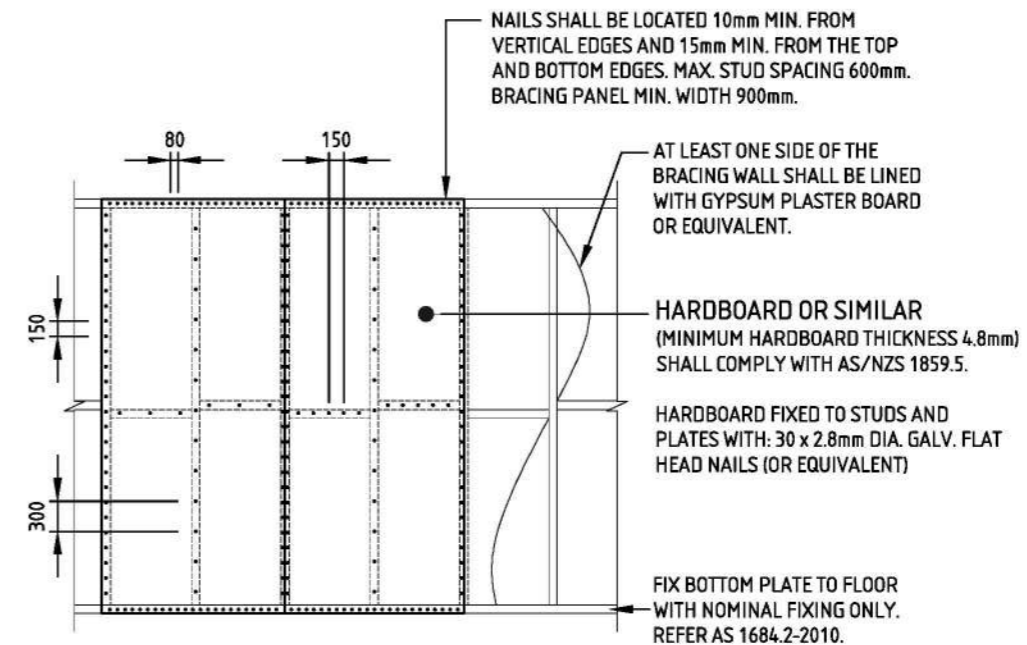
1. ENSURE BRACING WALLS FIXED TO FLOOR/CEILING OVER AND FLOOR BELOW IN ACCORDANCE WITH AS1684.2 RESIDENTIAL TIMBER FRAMED CONSTRUCTION PART 2: NONE CYCLONIC.
2. RECOMMENDED BRACING/FIXING MAY BE REPLACED WITH BRACING/FIXINGS OF EQUIVALENT CAPACITY FROM AS1684.2 OR TO MANUFACTURER'S SPECIFICATION (ENSURING BRACING LOCATIONS ARE MAINTAINED).



OPTION B
(BRACING CAPACITY - 3.0 kN/m)

BR3 BRACE DETAILS

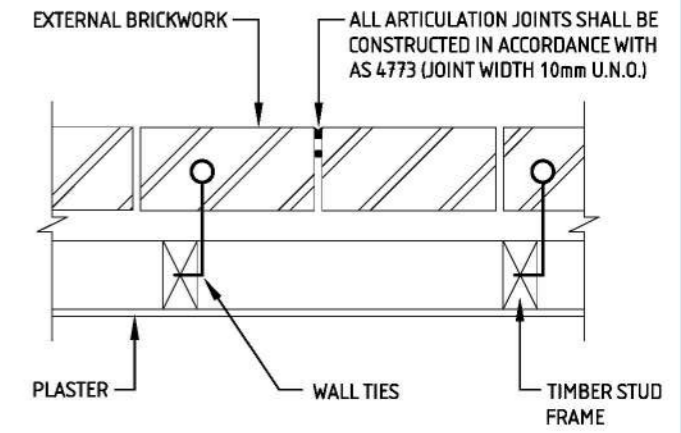
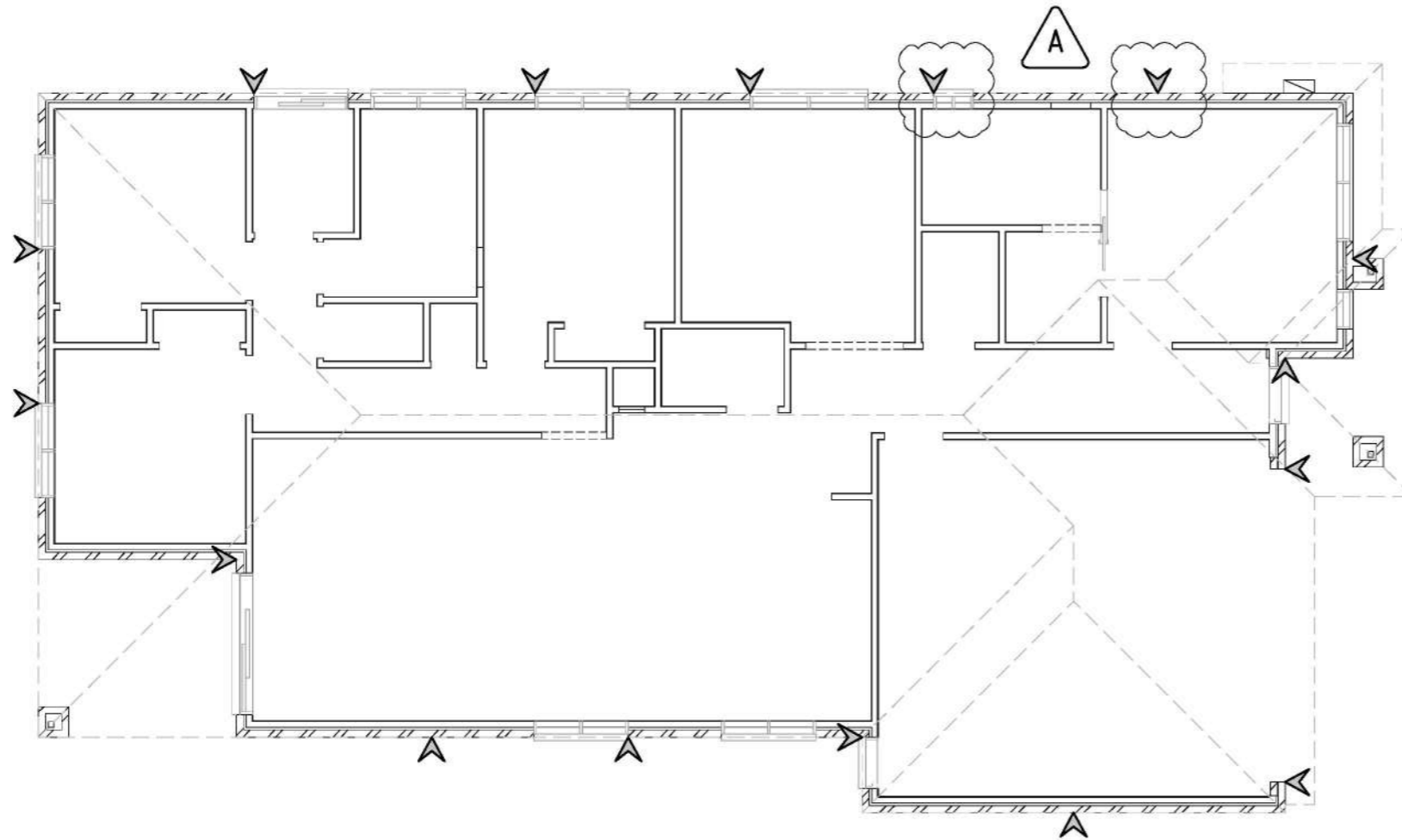
1. ENSURE BRACING WALLS FIXED TO FLOOR/CEILING OVER AND FLOOR BELOW IN ACCORDANCE WITH AS1684.2 RESIDENTIAL TIMBER FRAMED CONSTRUCTION PART 2: NONE CYCLONIC.
2. RECOMMENDED BRACING/FIXING MAY BE REPLACED WITH BRACING/FIXINGS OF EQUIVALENT CAPACITY FROM AS1684.2 OR TO MANUFACTURER'S SPECIFICATION (ENSURING BRACING LOCATIONS ARE MAINTAINED).



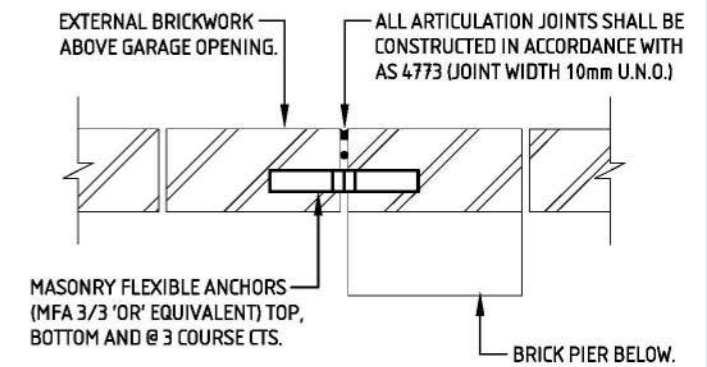
OPTION B
ONLY FOR MINIMUM BRACING LENGTH OF 900
TYPE 'L' HARDBOARD (TYPE A) BRACE AS PER TABLE 8.18(L) OF AS 1684.2-2021

BR4 BRACE DETAILS

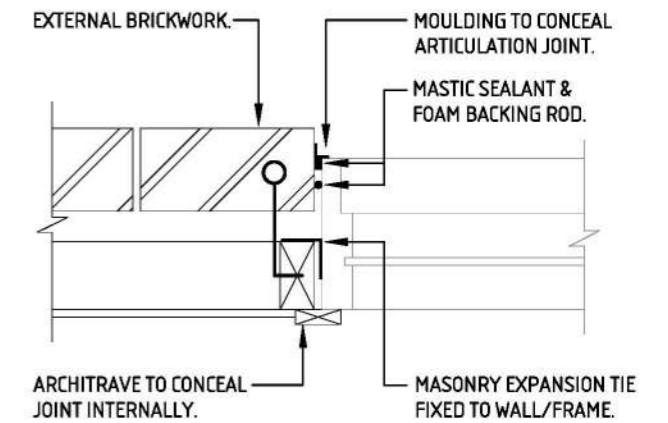
1. ENSURE BRACING WALLS FIXED TO FLOOR/CEILING OVER AND FLOOR BELOW IN ACCORDANCE WITH AS1684.2 RESIDENTIAL TIMBER FRAMED CONSTRUCTION PART 2: NONE CYCLONIC.
2. RECOMMENDED BRACING/FIXING MAY BE REPLACED WITH BRACING/FIXINGS OF EQUIVALENT CAPACITY FROM AS1684.2 OR TO MANUFACTURER'S SPECIFICATION (ENSURING BRACING LOCATIONS ARE MAINTAINED).



**BRICK VENEER EXTERNAL WALL
ARTICULATION JOINT DETAIL**



WHERE 2 COURSES OF BRICKWORK EXIST
THE OUTER COURSE SHALL BE TIED
**GARAGE OPENING
ARTICULATION JOINT DETAIL**



BESIDE OPENINGS
**BRICK VENEER EXTERNAL WALL
ARTICULATION JOINT DETAIL**

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LEGEND	
	DENOTES LOCATION OF ARTICULATION JOINTS IN THE MASONRY WALLS (DO NOT SCALE). ALL ARTICULATION JOINTS SHALL BE CONSTRUCTED FOR THE FULL HEIGHT OF THE WALL. REFER TO ARTICULATED MASONRY NOTES.

APPROVED
GERVASE PURICH
ENDORSED BUILDING ENGINEER: CIVIL
ENDORSED ENGINEER REGISTRATION NO: PE0003141

CLIENT
SJD HOMES
[REDACTED]
PLAN ISSUE_D

SHEET
GROUND FLOOR ARTICULATION PLAN
SCALE 1:100 @ A3

PROJECT ADDRESS
LOT 234 KOOKABURRA RISE, PAKENHAM



DESIGN BY DVTR	REVISION A	PROJECT NO. 171790
CHECKED MK/RB	DATE 17/01/25	SHEET NO. S-900

Timber Alternative Sizes to SmartLVL15

Smart LVL15		F7 (Equivalent)			F17 (Equivalent)			F27 (Equivalent)			GL13S (Equivalent)				GL15S (Equivalent)		GL10S (Equivalent)
1/130x42	=	1/190x45	2/140x45	=	1/140x45		=	1/140x35		=	1/168x55	1/126x65	1/126x85	=		=	
1/130x58	=	1/190x45		=	1/190x45	2/140x45	=	1/190x35	2/140x35	=	1/168x55	1/168x65	1/126x85	=		=	
2/130x42	=	1/240x45	2/190x45	=	1/190x45	2/140x45	=	1/190x35	2/140x35	=	1/168x55	1/168x65	1/168x85	=		=	
1/150x42	=	1/190x45		=	1/190x45	2/140x45	=	1/190x35	2/140x35	=	1/168x55	1/168x65	1/168x85	=		=	
1/150x58	=	1/240x45	2/190x45	=	1/190x45	2/140x45	=	1/190x35	2/140x35	=	1/168x55	1/168x65	1/168x85	=		=	
2/150x42	=	1/240x45	2/190x45	=	1/240x45	2/190x45	=	1/240x35	2/190x35	=	1/210x55	1/210x65	1/168x85	=		=	
1/170x42	=	1/240x45	2/190x45	=	1/190x45	2/140x45	=	1/190x35	2/140x35	=	1/168x55	1/168x65	1/168x85	=		=	
1/170x58	=	1/240x45	2/190x45	=	1/240x45	2/190x45	=	1/240x35	2/190x35	=	1/210x55	1/210x65	1/168x85	=		=	
2/170x42	=	1/290x45	2/240x45	=	1/240x45	2/190x45	=	1/240x35	2/190x35	=	1/210x55	1/210x65	1/210x85	=		=	
1/200x42	=	1/290x45	2/240x45	=	1/240x45	2/190x45	=	1/240x35	2/190x35	=	1/210x55	1/210x65	1/168x85	=		=	
1/200x58	=	1/290x45	2/240x45	=	1/240x45	2/190x45	=	1/240x35	2/190x35	=	1/252x55	1/210x65	1/210x85	=		=	
2/200x42	=	N/A	2/290x45	=	1/290x45	2/240x45	=	1/290x35	2/240x35	=	1/252x55	1/252x65	1/252x85	=		=	
1/240x42	=	N/A	2/240x45	=	1/290x45	2/240x45	=	1/290x35	2/240x35	=	1/252x55	1/252x65	1/210x85	=		=	1/252x85
1/240x58	=	N/A	2/290x45	=	1/290x45	2/240x45	=	1/290x35	2/240x35	=	1/294x55	1/252x65	1/252x85	=		=	1/294x85
2/240x42	=	N/A	N/A	=	N/A	2/290x45	=	N/A	2/290x35	=	1/294x55	1/294x65	1/294x85	=		=	1/294x85
1/300x42	=	N/A	N/A	=	N/A	2/290x45	=	N/A	2/240x35	=	1/294x55	1/294x65	1/252x85	=		=	1/336x85
1/300x58	=	N/A	N/A	=	N/A	2/290x45	=	N/A	2/290x35	=	1/336x55	1/336x65	1/294x85	=		=	1/336x85
2/300x42	=	N/A	N/A	=	N/A	N/A	=	N/A	N/A	=	1/378x55	1/378x65	1/336x85	=	1/340x90	=	1/378x85
1/360x42	=	N/A	N/A	=	N/A	2/290x45	=	N/A	2/290x35	=	1/378x55	1/336x65	1/336x85	=	1/340x90	=	1/378x85
1/360x58	=	N/A	N/A	=	N/A	N/A	=	N/A	N/A	=	1/420x55	1/378x65	1/336x85	=	1/340x90	=	1/420x85
2/360x42	=	N/A	N/A	=	N/A	N/A	=	N/A	N/A	=	N/A	1/420x65	1/378x85	=	1/380x90	=	N/A
1/400x58	=	N/A	N/A	=	N/A	N/A	=	N/A	N/A	=	N/A	1/420x65	1/378x85	=	1/380x90	=	N/A
1/400x75	=	N/A	N/A	=	N/A	N/A	=	N/A	N/A	=	N/A	N/A	1/420x85	=		=	N/A

NOTES:

- ALL SHADED SECTIONS TO HAVE MIN. 60mm BEARING.
- ALL SINGLE 35mm THICK MEMBER DEEPER THAN 190mm MUST BE INSTALLED DIRECTLY BENEATH TOP PLATE FOR LINTEL APPLICATION. FIXED TO TOP PLATE USING 3.15 DIA x 75 NAILS OR 12g x 75 TYPE 17 SCREWS @600C/C MAX.
- THIS TABLE MUST NOT BE USED FOR SUBSTITUTING WIND BEAM.
- ALL PFC MEMBERS MUST BE SUPPORTED BY 89 x 89 x 3.5 SHS COLUMN AT PORCH AND ALFRESCO, RATHER THAN TIMBER POST.
- PFC MEMBERS MUST NOT BE SUPPORTED BY TIMBER BEAMS (U.N.O).
- IT IS BUILDER RESPONSIBLE TO ENSURE THAT SUBSTITUTE DEEPER MEMBER COMPARE TO THE ORIGINAL SPECIFIED, CAN FIT INTO THE ALLOWABLE FRAMING SPACE FOR LINTEL APPLICATION. (PLEASE ALLOW 15mm GAP BETWEEN THE BOTTOM EDGE OF THE LINTEL AND THE WINDOW/DOOR FRAME)

DISCLAIMER:

THIS TABLE HAS BEEN PREPARED AT THE REQUEST OF SJD HOMES FOR SUBMISSION TO THEIR BUILDING SURVEYOR AND NO LIABILITY IS ACCEPTED BY STRUCterre CONSULTING TO ANY OTHER PERSON READING OR RELYING UPON THE TABLE ABOVE, NOT WITHSTANDING ANY RULE OF LAW AND/OR EQUITY TO THE CONTRARY, AND THAT THIS TABLE IS STRICTLY CONFIDENTIAL AND INTENDED TO BE READ AND RELIED UPON ONLY BY SJD HOMES AND THEIR BUILDING SURVEYOR.

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APPROVED GERVASE PURICH ENDORSED BUILDING ENGINEER: CIVIL ENDORSED ENGINEER REGISTRATION NO: PE0003141	CLIENT SJD HOMES [REDACTED] PLAN ISSUE_D	SHEET TIMBER ALTERNATIVE SIZES SCALE 1:100 @ A3	PROJECT ADDRESS LOT 234 KOOKABURRA RISE, PAKENHAM		DESIGN BY DVTR	REVISION A	PROJECT NO. 171790
					CHECKED MK/RB	DATE 17/01/25	SHEET NO. S-1000