

Application for Planning Permit

If you need help to complete this form, read [How to complete the Application for Planning Permit form.](#)

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

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

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

Planning Enquiries
Phone: 03 9205 2200
Web: <http://www.hume.vic.gov.au>

Clear Form

The Land i ① Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address *

Unit No.:	St. No.:	St. Name:
	26	BARRINGTON CRES
Suburb/Locality: GRADSTONE PARK		Postcode: 3043

Formal Land Description *
Complete either A or B.

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

A Lot No.: 824 Lodged Plan Title Plan Plan of Subdivision No.: 82298

OR

B Crown Allotment No.: Section No.:

Parish/Township Name:

If this application relates to more than one address, please click this button and enter relevant details. Add Address

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

② i For what use, development or other matter do you require a permit? *

If you need help about the proposal, read:

[How to Complete the Application for Planning Permit Form](#)

Select the focus of this application and describe below: ▼

SINGLE STOREY DWELLING.

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

③ i Estimated cost of development for which the permit is required *

Cost \$ 380,000 ⚠ You may be required to verify this estimate. Insert '0' if no development is proposed.

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


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Existing Conditions i

④ Describe how the land is used and developed now *

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

EXISTING DWELLING TO BE DEMOLISHED

 Provide a plan of the existing conditions. Photos are also helpful.

Title Information i


⑤ Encumbrances on title *

If you need help about the title, read:

[How to complete the Application for Planning Permit form](#)

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

- Yes. (If 'yes' contact Council for advice on how to proceed before continuing with this application.)
- No
- Not applicable (no such encumbrance applies).

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

Applicant and Owner Details i

⑥ Provide details of the applicant and the owner of the land.

Applicant *

The person who wants the permit.

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

Please provide at least one contact phone number *

Name:

Title:

First Name:

Surname:

Organisation (if applicable):

Postal Address:

Unit No.:

St. No.:

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

St. Name:

Suburb/Locality:

State:

Postcode:

Contact person's details *

Same as applicant (if so, go to 'contact information')

Name:

Title:

First Name:

Surname:

Organisation (if applicable):

Postal Address:

Unit No.:

St. No.:

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

St. Name:

Suburb/Locality:

State:

Postcode:

Contact information

Business Phone:

Email:

Mobile Phone:

Fax:

Owner *

The person or organisation who owns the land

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



Declaration i

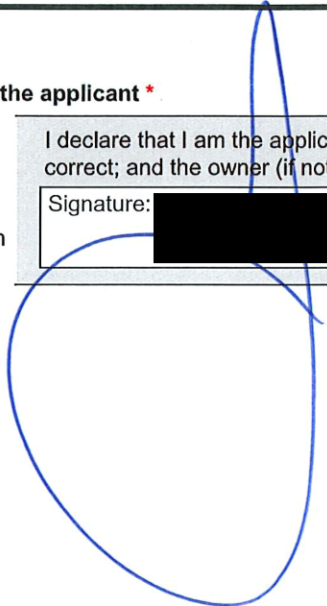
⑦ **This form must be signed by the applicant ***

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

I declare that I am the applicant; and that all the information in this application is true and correct; and the owner (if not myself) has been notified of the permit application.

Signature: 

Date: 24/2/23
day / month / year



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Need help with the Application?

If you need help to complete this form, read [How to complete the Application for Planning Permit form](#)
General information about the planning process is available at www.delwp.vic.gov.au/planning

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

8 **Has there been a pre-application meeting with a Council planning officer?**

No Yes

If 'yes', with whom?:


Date: _____ day / month / year


Checklist

9 **Have you:**

Filled in the form completely?

Paid or included the application fee?

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

 Provided all necessary supporting information and documents?

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

A plan of existing conditions.

Plans showing the layout and details of the proposal

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

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

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

Completed the relevant Council planning permit checklist?

Signed the declaration (section 7)?

Lodgement

Lodge the completed and signed form, the fee payment and all documents with:

Hume City Council
PO Box 119 Dallas VIC 3047
Pascoe Vale Road Broadmeadows VIC 3047

Contact information:

Telephone: 61 03 9205 2200

Email: email@hume.vic.gov.au

DX: 94718

Translation: 03 9205 2200 for connection to Hume Link's multilingual telephone information service

Deliver application in person, by fax, or by post:

Print Form

Make sure you deliver any required supporting information and necessary payment when you deliver this form to the above mentioned address. This is usually your local council but can sometimes be the Minister for Planning or another body.

Save Form:

Save Form To You

You can save this application form to your computer to complete or review later or email it to others to complete relevant sections.

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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

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

VOLUME 08825 FOLIO 920 Security no : 124105646495G
Produced 27/04/2023 09:30 AM

LAND DESCRIPTION

Lot 824 on Plan of Subdivision 082298.
PARENT TITLE Volume 08551 Folio 749
Created by instrument LP082298 05/05/1970

REGISTERED PROPRIETOR



ENCUMBRANCES, CAVEATS AND NOTICES



COVENANT E349721 06/04/1972

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

DIAGRAM LOCATION

SEE LP082298 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 26 BARRINGTON CRESCENT GLADSTONE PARK VIC 3043

ADMINISTRATIVE NOTICES

NIL

eCT Control 16320Q WESTPAC BANKING CORPORATION
Effective from 22/10/2016

DOCUMENT END

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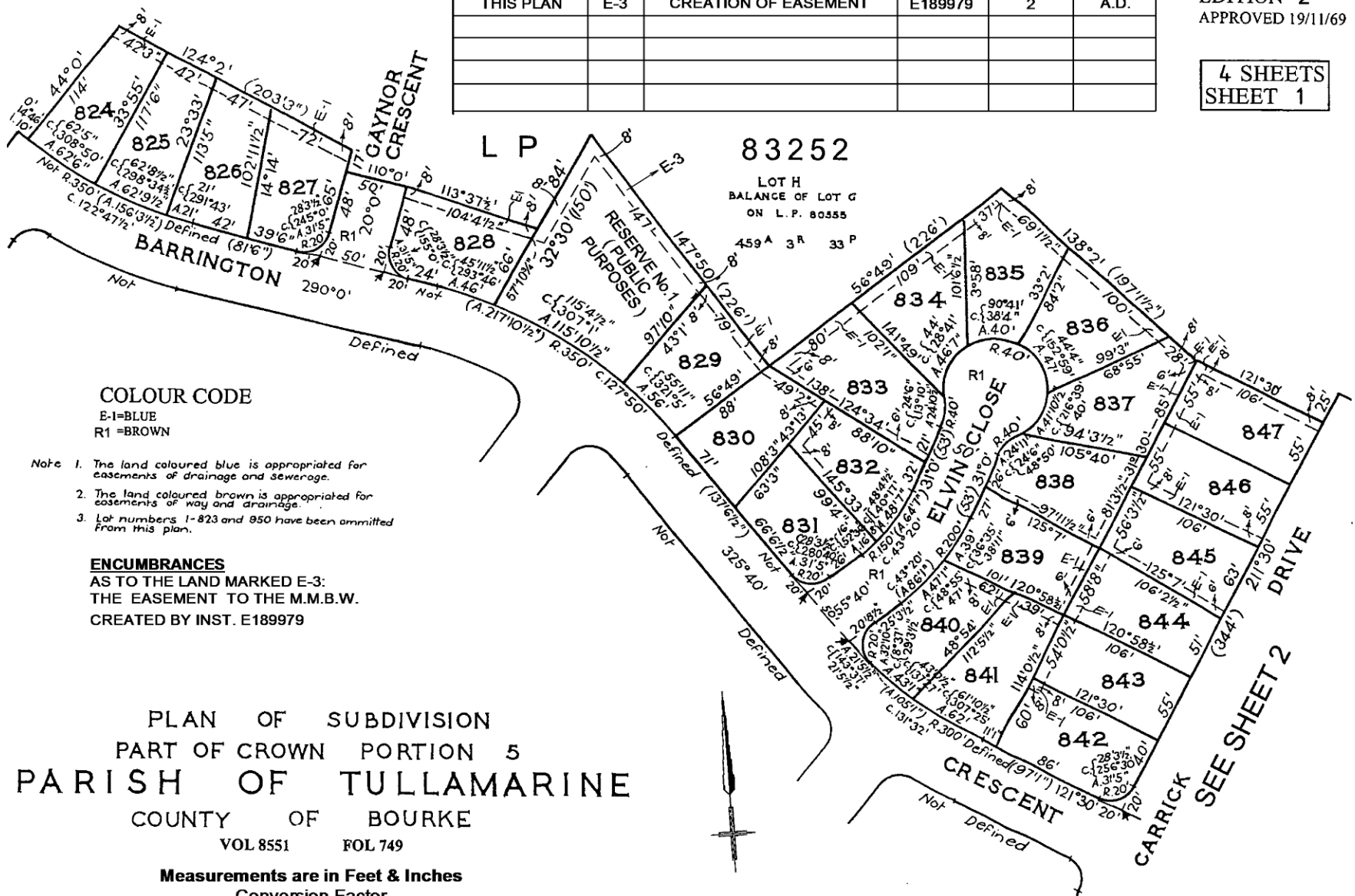
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LAND	I.D.	MODIFICATION	DEALING NUMBER	EDITION	ASSISTANT REGISTRAR OF TITLES
THIS PLAN	E-3	CREATION OF EASEMENT	E189979	2	A.D.

LP 82298
EDITION 2
APPROVED 19/11/69

4 SHEETS
SHEET 1



COLOUR CODE
E-1=BLUE
R1 =BROWN

- Note
1. The land coloured blue is appropriated for easements of drainage and sewerage.
 2. The land coloured brown is appropriated for easements of way and drainage.
 3. Lot numbers 1-823 and 850 have been omitted from this plan.

ENCUMBRANCES
AS TO THE LAND MARKED E-3:
THE EASEMENT TO THE M.M.B.W.
CREATED BY INST. E189979

PLAN OF SUBDIVISION
PART OF CROWN PORTION 5
PARISH OF TULLAMARINE
COUNTY OF BOURKE
VOL 8551 FOL 749

Measurements are in Feet & Inches
Conversion Factor
FEET X 0.3048 = METRES

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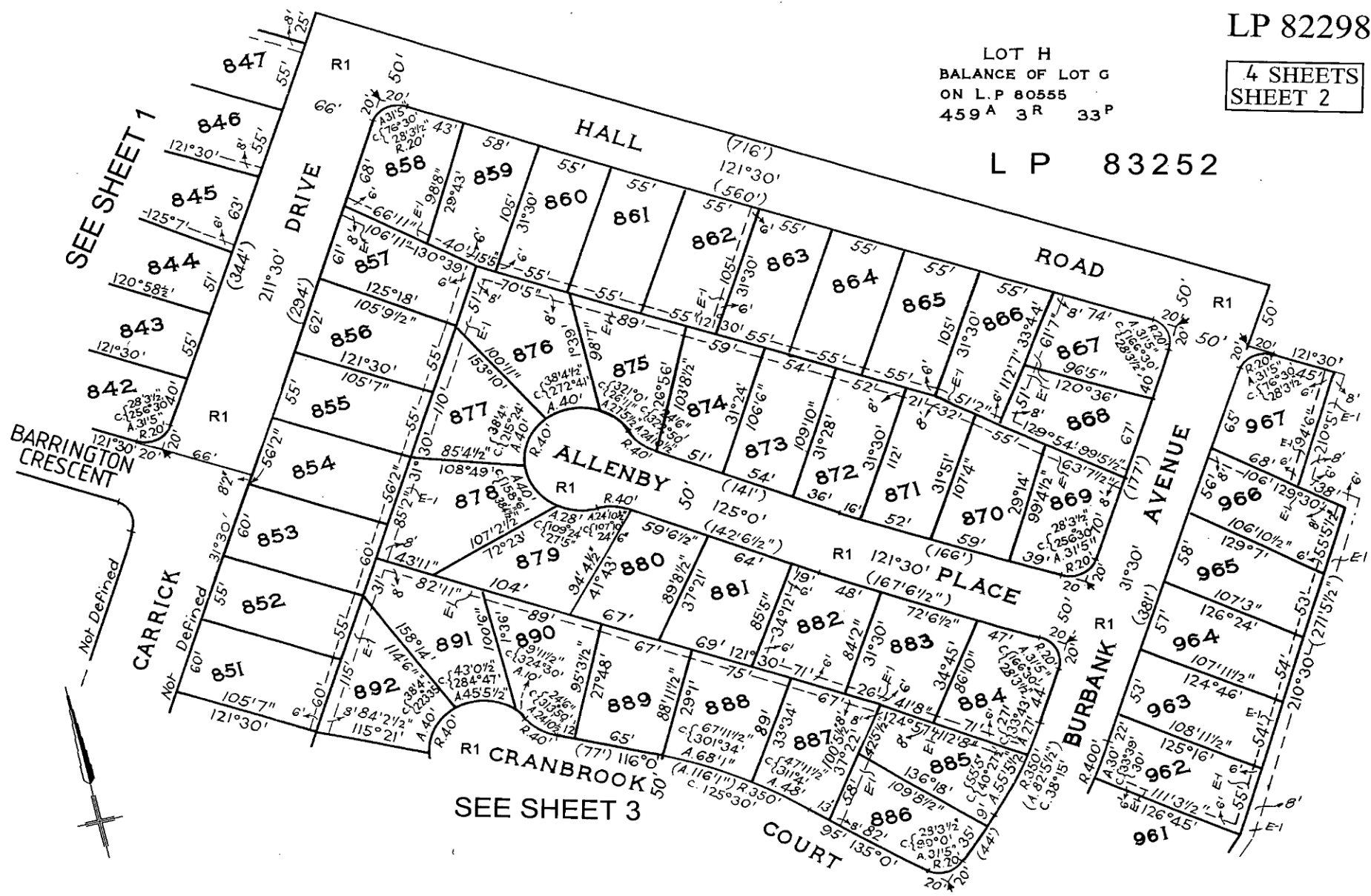
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LP 82298

4 SHEETS
SHEET 2

LOT H
BALANCE OF LOT G
ON L.P 80555
459 A 3 R 33 P

L P 83252



SEE SHEET 1

BARRINGTON CRESCENT

Not Defined

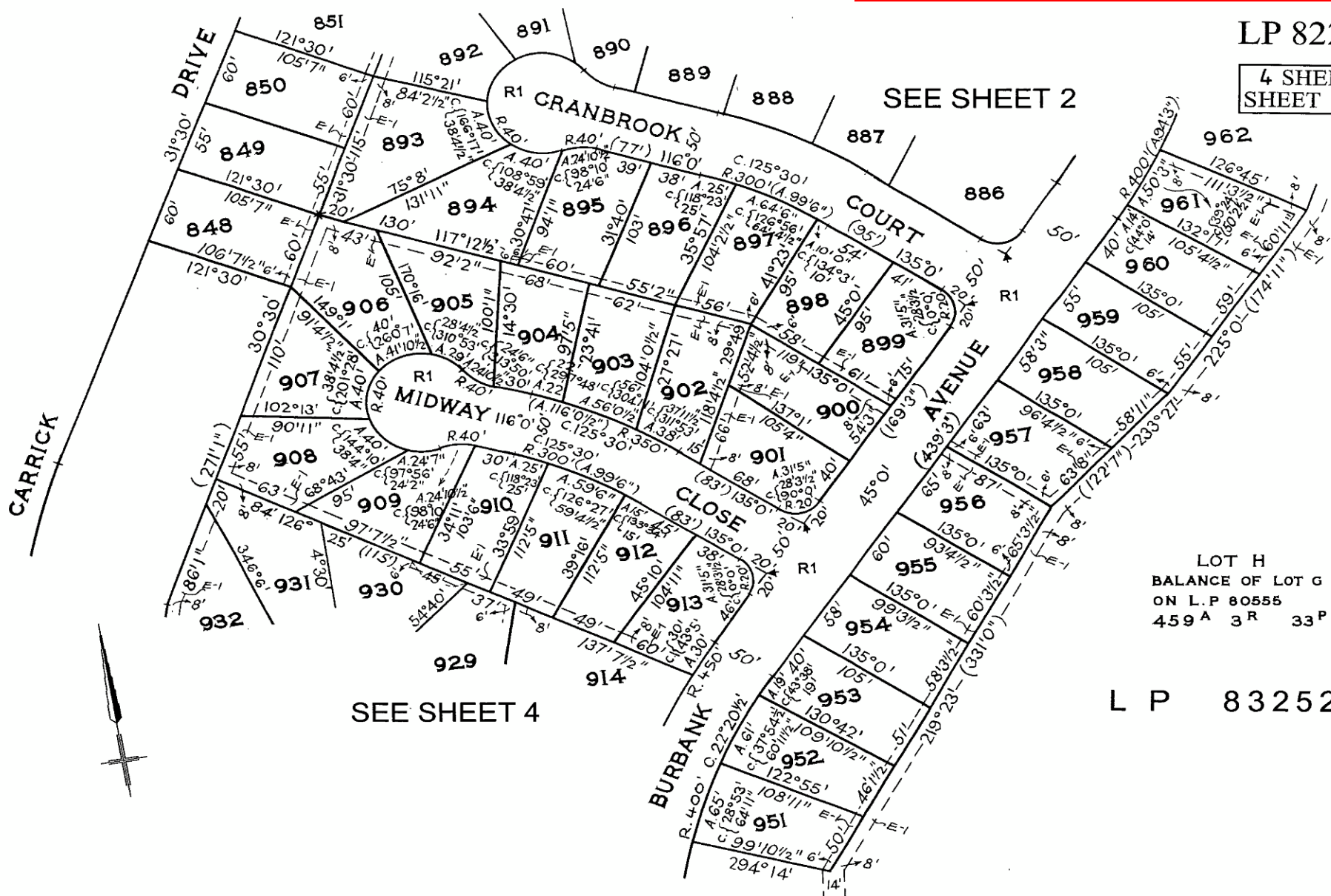
SEE SHEET 3

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LP 82298

4 SHEETS
SHEET 3



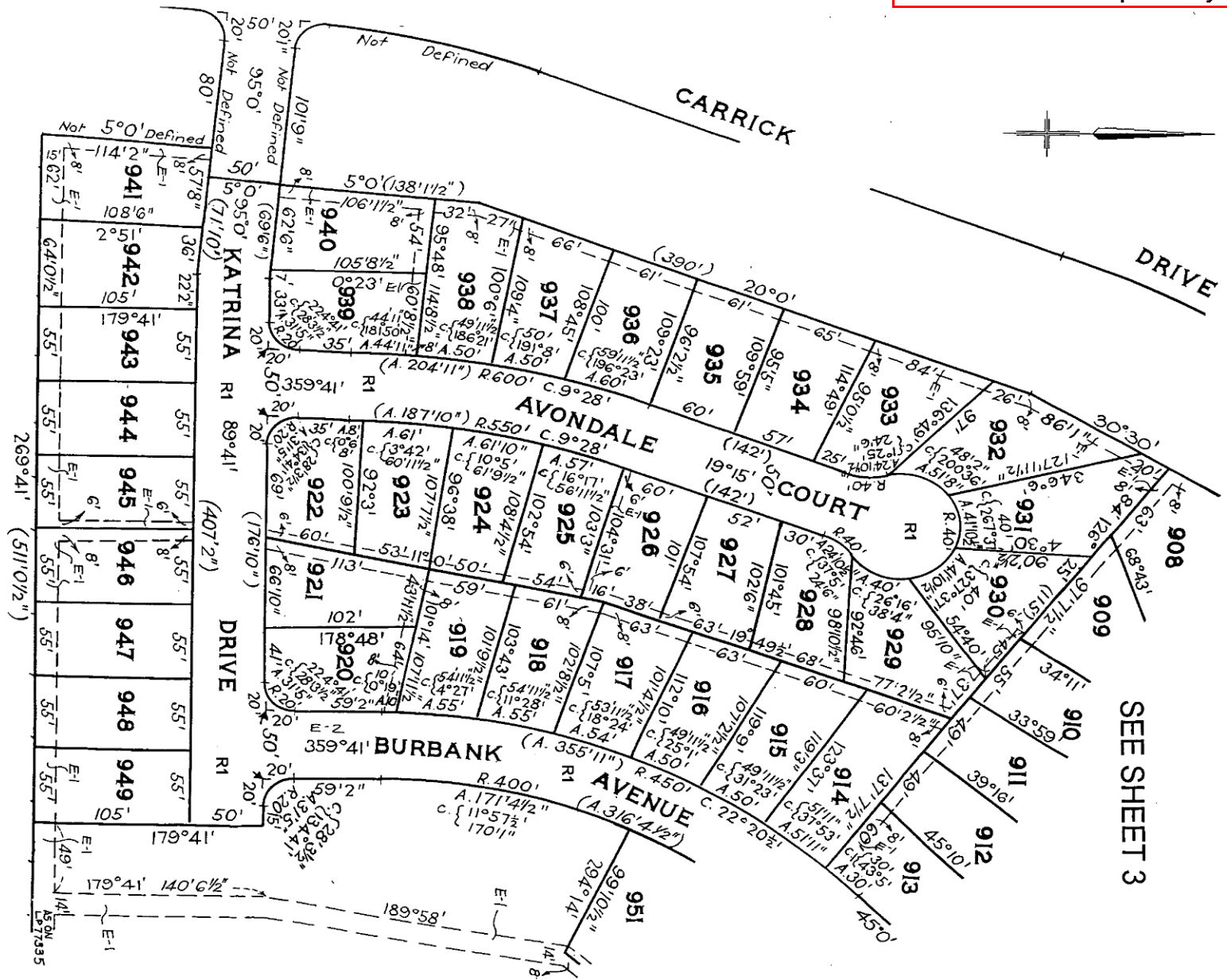
SEE SHEET 2

SEE SHEET 4

LOT H
BALANCE OF LOT G
ON L.P 80555
459 A 3 R 33 P

L P 83252

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4 SHEETS
SHEET 4

LP 82298

SEE SHEET 3

\$ 12

E349721

DOCUMENT

9-39 564659 APR-6-72

E349721

D. CONDON & CO.

VICTORIA

TRANSFER OF LAND

REGD

Smile
please initial
AL
XXXX

\$ 63



VICTORIA STRATA PTY

APR-5-72 446157 32694

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LEA1013****05-00

formerly
COSTAIN DEVELOPMENTS (AUSTRALIA) PROPRIETARY LIMITED of 461 St. Kilda Road but now of 147 Eastern Road South Melbourne Melbourne/being registered as the proprietor of an estate in fee simple in the land hereinafter described subject to the encumbrances notified hereunder in consideration of the sum of FOUR THOUSAND ONE HUNDRED AND FIFTY DOLLARS (\$4,150.00) paid to it by TREVOR ALLAN PEARCE Motor Mechanic and MARLENE JOY PEARCE Bank Clerk both of 4 Irma Road Pascoe Vale DOITH HEREBY TRANSFER to the said TREVOR ALLAN PEARCE and MARLENE JOY PEARCE ALL its estate and interest in ALL THAT piece of land being Lot 824 on Plan of Subdivision No. 82298 lodged in the Office of Titles Parish of Tullamarine and being the whole of the land more particularly described in Certificate of Title Volume 8825 Folio 920 AND the said TREVOR ALLAN PEARCE and MARLENE JOY PEARCE with the intent that the benefit of this covenant shall be attached to and run at law and in equity with each and every Lot on the aforesaid Plan of Subdivision (other than the Lot hereby transferred) and that the burden of this covenant shall be annexed to and run at law and in equity with the land hereby transferred and every part thereof DO HEREBY for themselves their heirs executors administrators and transferees the registered proprietor or proprietors for the time being of the land hereby transferred or any part thereof and as separate covenants COVENANT with the said Costain Developments (Australia) Proprietary Limited and its assigns and other the registered proprietor or proprietors for the time being of the land comprised in the said Plan of Subdivision and every part or parts thereof (other than the land hereby transferred) that the said Trevor Allan Pearce and Marlene Joy Pearce their heirs executors administrators and transferees the registered proprietor or proprietors of the land hereby transferred will not at any time:-

- (a) commence the erection or construction of any building (other than fencing) on the Lot hereby transferred unless and until the design thereof and the proposed specifications of construction have been approved by Costain Developments (Australia) Proprietary Limited;
- (b) erect any fencing on the front boundary of the Lot hereby transferred or within twenty-five feet of such front boundary on the side boundaries or in the case of corner allotments within ten feet of the front boundary on the side street boundary other

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than a fence of not more than three feet above ground level;

AND IT IS INTENDED that the above covenants shall appear as an encumbrance on the Certificate of Title to issue in respect of the said land and run with the land hereby transferred.

DATED this 5th day of April 1972.

THE COMMON SEAL of COSTAIN DEVELOPMENTS
(AUSTRALIA) PROPRIETARY LIMITED was
hereto affixed by the authority of a
resolution of a Board of Directors in
the presence of:



[Handwritten signature]

Director

[Handwritten signature]

Secretary

~~SIGNED~~ in Victoria by the said ~~TREVOR~~

ALLAN PEARCE in the presence of:

[Handwritten signature]

} *Trevor A. Pearce*

SIGNED in Victoria by the said MARLENE

JOY PEARCE in the presence of:

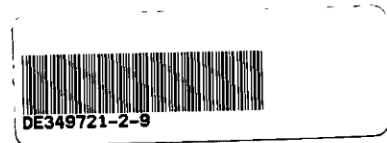
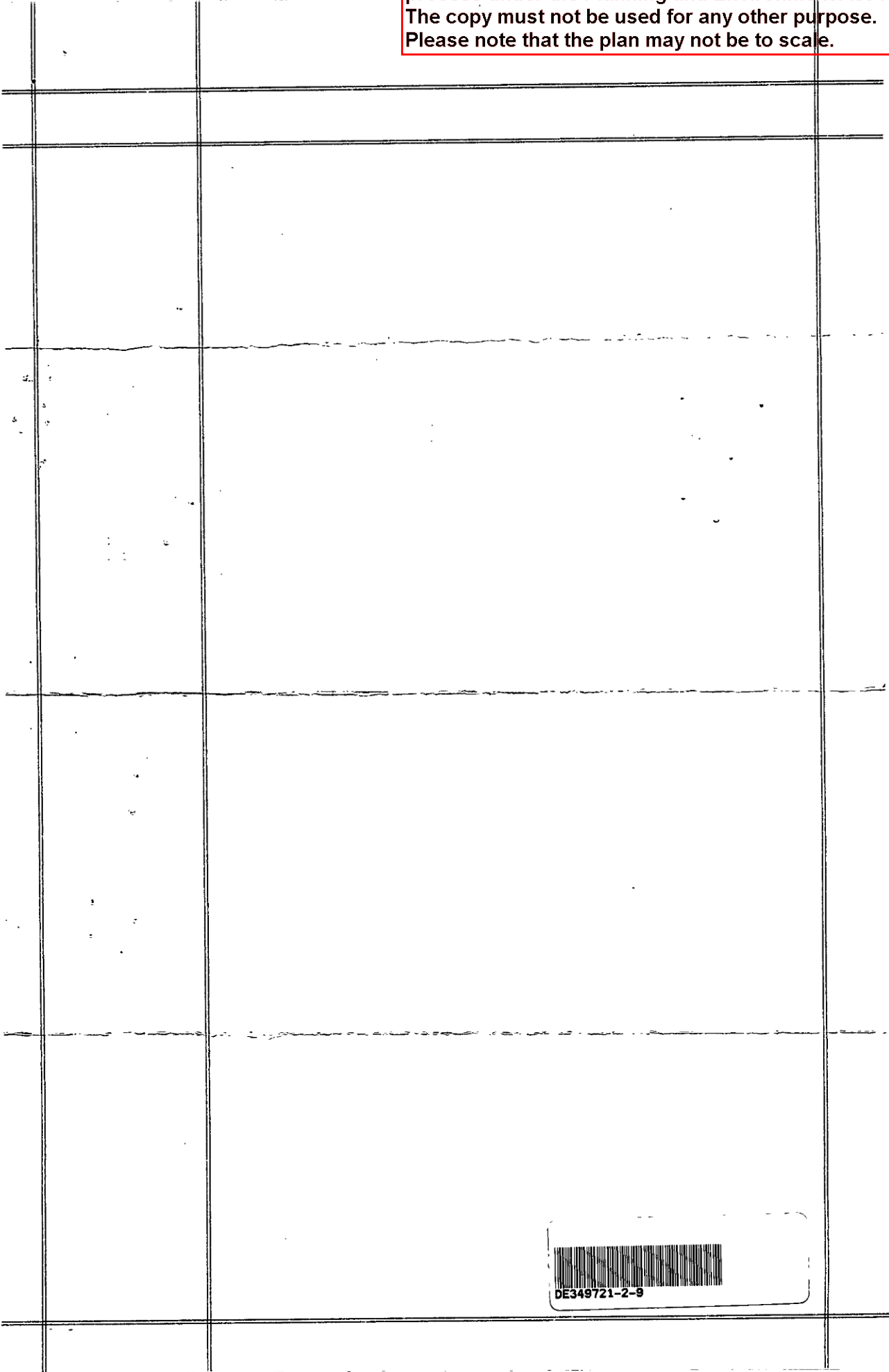
[Handwritten signature]

} *Marlene Pearce*

ENCUMBRANCES REFERRED TO

The Encumbrances and easements (if any) as set out at the foot of the said Certificate of Title.

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A memorandum of the within instrument
has been entered in the Register Book.



DATED

12.08
1972

COSTAIN DEVELOPMENTS (AUSTRALIA)
PROPRIETARY LIMITED

to

TREVOR ALLAN PEARCE
and
MARLENE JOY PEARCE

=====

TRANSFER OF LAND

D. CONDON & CO.
Solicitors,
83 William Street,
Melbourne.
62.1888

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This form is only to be used for changes made to a current planning permit application

DECLARATION FOR AMENDMENT TO A PLANNING PERMIT APPLICATION



PLANNING PERMIT NO:

P25114

Office Use Only:

DATE RECEIVED:

FEE PAID: \$

Planning and Environment Act 1987 Sections 50 & 50A & 57A. Planning and Environment Regulations, Regulation 16. Council is collecting the information on this form so that it may consider your application in accordance with Part IV of the Planning and Environment Act 1987. Council must make a copy of this application available for any person to inspect free of charge in accordance with Section 51 of the Act.

Please print clearly. Please read the notes on the back before completing this form.

THE APPLICANT: Who is making this amendment

Name: JONTIAN GROUP PLC

Tel.: 9331 2811

Address: 15/37 KEILOR PARK DRIVE KEILOR PARK 3036

THE LAND: Give the address and title particulars of the land.

26 BARRINGTON CREES
GLADSTONE PARK VIC

PROPOSED AMENDMENTS: what changes are being requested since lodging the original application for planning permit (attach letter if required)

TO REMOVE COVENANT E349721.

THE OWNER: The owner must be notified of these proposed changes

Name: Tel. Bus. hours:

Address:

DECLARATION TO BE COMPLETED FOR ALL APPLICATIONS

This form must be signed. Please complete A, B or C

A	I declare that I am the Application and Owner of this land that all information given is true and correct	Owner/Applicant Signature: Date:
B	I am the Owner of the land. I have seen this application	Owner Signature: Date:
	I/We the Applicant declare that all information given is true and correct	Applicant Signature: Date:
C	I/We the Applicant declare that I/We have notified the owner about this application and that all information given is true and correct	Applicant Signature Date:

JOSEPH LOGNOCCE

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DEALING SEARCH Land Use Victoria

Produced 27/04/2023 09:26 AM

DEALING E349721 COVENANT

DEALING STATUS Registered DATE: 06/04/1972 IMAGED

Controlling Party

Further Details
DATE LODGED 06/04/1972

FIRST IN CASE E349721

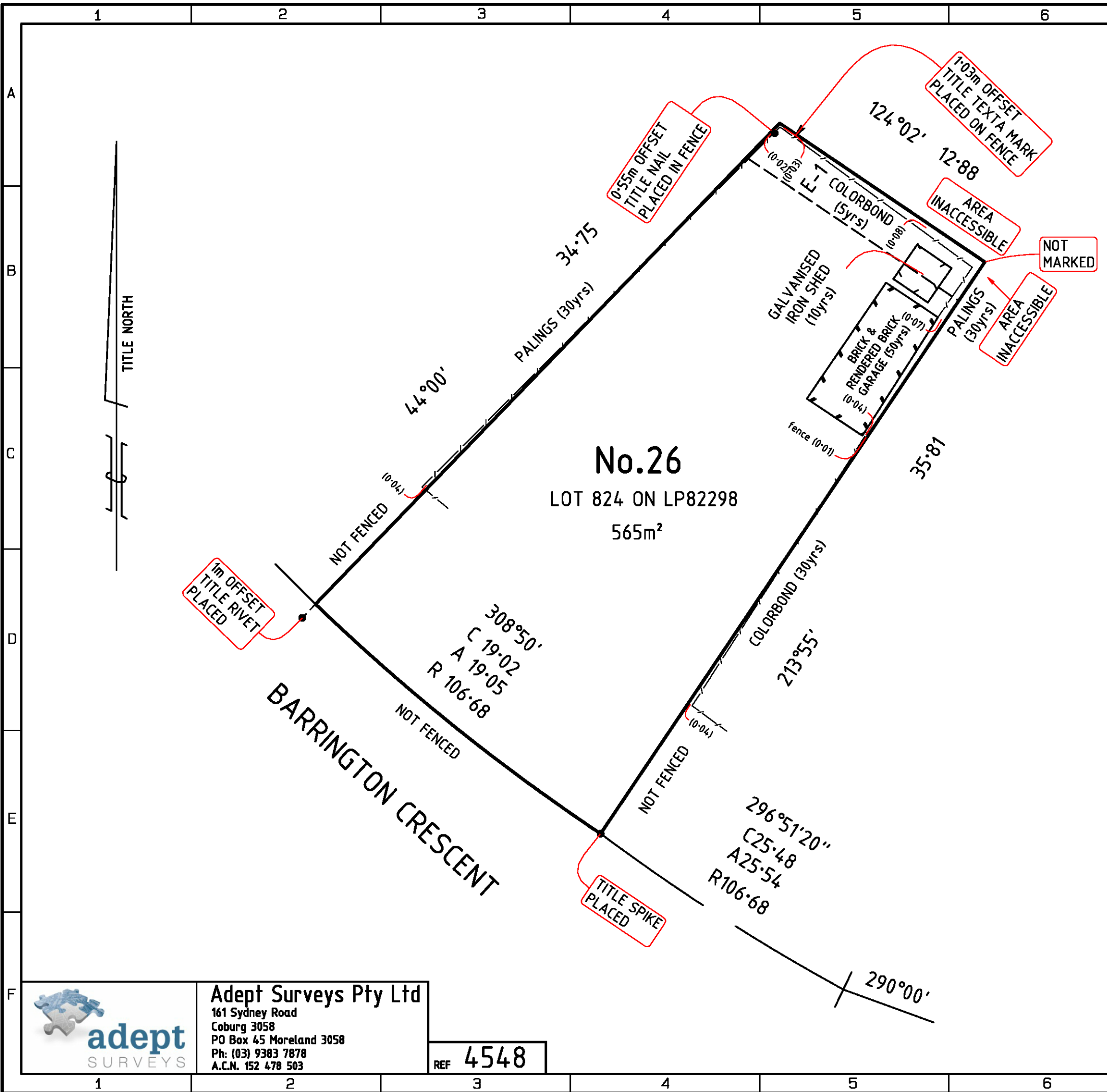
AFFECTED FOLIOS
FOLIOS COFT SUPPLIED
8825/920 NONE

STATEMENT END

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NOTATIONS

LAND SUBJECT TO ENCUMBRANCE
 E-1 DRAINAGE & SEWERAGE EASEMENT (2-44m WIDE)
 COVENANT E349721 AFFECTS THE LAND IN THIS PLAN

OTHER
 FENCING IS NOT SHOWN TO SCALE
 TITLE BOUNDARIES ARE THICK LINES

CERTIFICATION BY SURVEYOR

I, JEREMY C. PEARCE
 of 161 SYDNEY ROAD, COBURG, 3058
 certify that this plan has been prepared from a survey made under my direction and supervision in accordance with the *Surveying Act 2004* and completed on 14/09/2021. that this plan is accurate and correctly represents the adopted boundaries and that the survey accuracy accords with that required by regulation 7(1) of the Surveyors (Cadastral Surveys) Regulations 2015.

LICENSED SURVEYOR
Surveying Act 2004

Date: 29/09/2021

TO BE COMPLETED WHERE APPLICABLE
 THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS NOS:
 IN PROCLAIMED SURVEY AREA NO.

THE LAND IN THE SURVEY IS SHOWN ENCLOSED BY CONTINUOUS THICK LINES
 TITLE REF: VOL 8825 FOL 920
 LAST PLAN REF: LOT 824 ON LP82298

PLAN OF SURVEY

COUNTY BOURKE
 PARISH TULLAMARINE
 CROWN PORTION 5 (PART)

NUMBER OF SHEETS IN PLAN : 1
 NUMBER OF THIS SHEET : 1

SCALE
 2 0 4 8
 LENGTHS ARE IN METRES

ORIGINAL SCALE SHEET SIZE
 1:200 A3

OFFICE USE ONLY
 VICTORIA



Adept Surveys Pty Ltd
 161 Sydney Road
 Coburg 3058
 PO Box 45 Moreland 3058
 Ph: (03) 9383 7878
 A.C.N. 152 478 503

REF 4548

GENERAL NOTES:

THESE PLANS HAVE BEEN PREPARED FOR THE EXCLUSIVE USE BY THE CLIENT OF 'JONTIAN GROUP,' (THE DESIGNER) FOR THE PURPOSE EXPRESSLY NOTIFIED TO THE DESIGNER. ANY OTHER PERSON WHO RELIES ON THESE PLANS WITHOUT THE DESIGNERS WRITTEN CONSENT DOES SO AT THEIR OWN RISK AND NO RESPONSIBILITY IS ACCEPTED BY THE DESIGNER FOR SUCH USE AND/OR RELIANCE.

THIS PLAN IS THE PROPERTY OF 'JONTIAN GROUP,' AND IS SUBJECT TO COPYRIGHT. IT IS NOT TO BE COPIED OR VARIED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT.

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.

FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

THE APPROVAL BY THIS OFFICE OF A SUBSTITUTE MATERIAL, WORK PRACTICE, VARIATION OR THE LIKE IS NOT AN AUTHORISATION FOR ITS USE OR A CONTRACT VARIATION. ANY SAID VARIATIONS MUST BE ACCEPTED BY ALL PARTIES TO THE AGREEMENT AND WHERE APPLICABLE THE RELEVANT BUILDING SURVEYOR PRIOR TO IMPLEMENTING THE SAID VARIATION.

ALL MATERIALS AND WORK PRACTICES SHALL COMPLY WITH, BUT NOT LIMITED TO: THE BUILDING REGULATIONS 2018, THE BUILDING CODE OF AUSTRALIA/NCC 2019 & ALL RELEVANT CURRENT AUSTRALIAN STANDARDS (AS AMENDED) REFERRED TO THEREIN.

THE BUILDER SHALL TAKE ALL NECESSARY STEPS TO ENSURE THE STRUCTURAL STABILITY AND GENERAL WATER TIGHTNESS OF ALL NEW AND/OR EXISTING STRUCTURES DURING ALL WORKS.

THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT STRUCTURAL AND ALL OTHER CONSULTANT(S) DRAWINGS/DETAILS AND WITH ANY OTHER WRITTEN INSTRUCTIONS ISSUED IN THE COURSE OF THE CONTRACT.

SITE PLAN MEASUREMENTS ARE IN METRES - ALL OTHER MEASUREMENTS ARE IN MILLIMETRES (O.N.O.) INSTALLATION OF ALL SERVICES SHALL COMPLY WITH THE RESPECTIVE SUPPLY AUTHORITY REQUIREMENTS.

WET AREAS - ALL WET AREAS TO COMPLY WITH PART 3.8.1 & TABLE 3.8.1 OF THE NCC/BCA 2019 VOL 2 & THE BUILDING REGULATIONS 2018 & AS3740-2010 & EXTERNAL AREAS TO AS/NZS4654.1-2012 AS/NZS4654.2-2012. WALL FINISHES SHALL BE WATER RESISTANT TO A HEIGHT OF 1800MM ABOVE FLOOR LEVEL TO SHOWER ENCLOSURES & 150MM ABOVE BATHS, BASINS, SINKS & TROUGHS IF WITHIN 75MM OF THE WALL. TIMBER FLOORS INCLUDING PARTICLEBOARD & PLYWOOD IN AREAS ADJACENT TO BATHS & SPAS & OUTSIDE SHOWER AREAS TO BE WATERPROOFED AS PER PART 3.8.1 NCC/BCA 2019 VOL 2 & THE BUILDING REGULATIONS 2018 & AS/NZS4654 PARTS 1 & 2 2012.

UNENCLOSED SHOWERS ARE TO HAVE A WATER STOP INSTALLED WITH THE VERTICAL LEG FINISHING FLUSH WITH THE FINISHED SURFACE OF THE FLOOR, HAVING JUNCTIONS WATERPROOFED IN ACCORDANCE WITH AS3740

THERMAL INSULATION TO BE PROVIDED IN ACCORDANCE WITH: VICTORIAN BUILDING REGULATION MINIMUM INSTALLATION REQUIREMENTS OR ACCOMPANYING ENERGY RATING REPORT.

CONCRETE STUMPS - UP TO 1400mm LONG TO BE 100mm X 100mm (1 No H.D. WIRE) 1401mm TO 1800mm LONG TO BE 100mm X 100mm (2 No H.D. WIRES) 1801mm TO 3000mm LONG TO BE 125mm X 125mm (2 No H.D. WIRES) 100mm X 100mm STUMPS EXCEEDING 1200mm ABOVE GROUND LEVEL TO BE BRACED WHERE NO PERIMETER BASE BRICKWORK PROVIDED.

CONCRETE STRUCTURES TO BE IN ACCORDANCE WITH AS 3600 - 2018. RESIDENTIAL SLABS AND FOOTING CONSTRUCTION TO BE IN ACCORDANCE WITH AS 2870 - 2011.

WHERE THE BUILDING (excludes class 10) IS LOCATED IN A TERMITE PRONE AREA, THE AREA TO UNDERSIDE OF BUILDING AND PERIMETER IS TO BE TREATED AGAINST TERMITE ATTACK IN ACCORDANCE WITH AS 3680.1 - 2000 OR 2014: PROTECTION OF BUILDING AGAINST SUBTERRANEAN TERMITES PART 1 OF NEW BUILDINGS

FOOTINGS NOT TO ENCRATCH TITLE BOUNDARIES AND EASEMENT LINES. SUB-FLOOR VENTS TO PROVIDE A RATE OF 7500mm SQ CLEAR VENTILATION PER 1000mm RUN OF EXTERNAL MASONRY WALL AND 2200mm SQ CLEAR VENTILATION PER 1000mm RUN OF INTERNAL DWARF WALLS. PROVIDE CLEARANCE FROM USIDE OF BEARER TO F.G.L. OF 150mm (300mm IN TERMITE PRONE AREAS) FOR FLOOR WITH STRIP FLOORING OR 200mm FOR FLOORS WITH PARTICLE BOARD FLOORING. INSTALLATION OF PARTICLE BOARD FLOORING IN ACCORDANCE WITH AS 1860 - 1998.

GLAZING TO BE IN ACCORDANCE WITH NCC/BCA 2019 PART 3.6 & THE BUILDING REGULATIONS 2018, A.S.2047-2014-WINDOWS IN BUILDING - SELECTION & INSTALLATION & A.S.1288-2008 GLASS IN BUILDINGS-SELECTION & INSTALLATION FULLY FRAMED GLAZING GREATER THAN 0.5M² (OTHER THAN LEAD-LIGHTING) USED IN DOORS (OTHER THAN SHOWER / BATH SCREENS) & SIDE LIGHTS LESS THAN 1200mm VERTICAL FROM FINISHED FLOOR LEVEL &/OR WITHIN 300mm HORIZONTAL FROM ALL DOORS TO BE GRADE A. UNFRAMED DOORS & SHOWER SCREENS TO BE GRADE A TOUGHENED SAFETY GLASS AS STANDARD. FULL HEIGHT GLAZED PANELS LESS THAN 500mm FROM THE HIGHEST ABUTTING FINISHED FLOOR LEVEL TO NCC/BCA 2019 TABLE 3.6.5 & THE BUILDING REGULATIONS 2018 FRAMED GLAZING FOR SHOWER DOORS, SHOWER SCREENS AND BATH ENCLOSURES AS WELL AS WINDOWS WITHIN BATHROOMS TO BE EITHER GRADE A SAFETY GLASS IN ACCORDANCE WITH NCC/BCA 2019 TABLE 3.6.6; & THE BUILDING REGULATIONS 2018 OR GRADE B SAFETY GLASS IN ACCORDANCE ACCORDANCE WITH NCC/BCA 2019 TABLE 3.6.6; & THE BUILDING REGULATIONS 2018 OR GRADE B SAFETY GLASS.

EDGES MUST BE TOUGHENED SAFETY GLASS IN ACCORDANCE WITH NCC/BCA 2019 TABLE 3.6.4 & THE BUILDING REGULATIONS 2018 WITH A MINIMUM NOMINAL THICKNESS OF 5mm. ALL EXTERNAL PERIMETER WINDOWS TO BE FLASHED AND SEALED RIGHT AROUND. ALL WINDOW SIZES WITHIN THESE PLANS ARE NOMINAL AND MAY VARY ACCORDING TO WINDOW / DOOR MANUFACTURER.

STEEL LINTELS TO EACH 110 BRICK SKIN OVER ALL OPENINGS NOT OTHERWISE SPECIFIED

OPENING	SIZE	MATERIAL
UP TO 950	75 x 10	MS FLAT
950 TO 1200	75 x 80 (horiz) x 8	MS ANGLE
1200 TO 1650	90 x 90 (horiz) x 8	MS ANGLE
1650 TO 2400	100 x 100 (horiz) x 8	MS ANGLE
2400 TO 3000	150 x 90 (horiz) x 8	MS ANGLE

PROVIDE 150mm END BEARING TO ALL LINTELS.

PROVIDE MASONRY CONTROL JOINTS @ 5.00 M MAX CTRS TO BUILDING PERIMETER AND IN STRICT ACCORDANCE WITH TECHNICAL NOTE CN 9 OF CEMENT & CONCRETE ASSOCIATION OF AUSTR. AS 2904 - 1995: DAMP PROOF COURSES AND FLASHINGS. USE BRICKS AS SELECTED AND M3 (1:1:6) MORTAR. USE OF FACE FINISH CAVITY TIES TO AVOID HOLES IN FOIL INSULATION. BUILDINGS IN MARINE OR OTHER EXPOSURE ENVIRONMENTS SHALL HAVE MASONRY UNITS. MORTAR AND ALL BUILT IN COMPONENTS AND THE LIKE COMPLYING WITH THE DURABILITY REQUIREMENTS OF TABLE 5.1 OF AS3700-2018: MASONRY STRUCTURES.

MASONRY - 1. MASONRY TO COMPLY WITH AS3700-2018 OR AS4773.1-2015 & AS4773.2-2015 2. PROVIDE WALL TIES TO BRICKWORK AS PER 3.3.3.2. NCC/BCA 2019 & THE BUILDING REGULATIONS 2018 GENERALLY WALL TIES TO BE 6000MM CTRS IN EACH DIRECTION FOR CAVITY MASONRY, FOR MASONRY VENEER: 600X450 FOR 450 STUD WALLS AND 600X600 FOR 600 STUD WALLS AND WITHIN 300MM OF ARTICULATION JOINTS. 3. PROVIDE WALL TIES TO BRICKWORK AT MAXIMUM 5000MM CTRS IN EACH DIRECTION AND WITHIN 300MM OF ARTICULATION JOINTS 2200MM SQ. CLEAR VENTILATION PER 1000MM RUN OF INTERNAL DWARF WALLS 4. SPACING OF WALL TIES TO TOP AND SIDES OF OPENING TO BE HALVED. 4.7.4 SINGLE LEAF & SOLID WALLS WHERE THE PREVENTION OF MOISTURE PENETRATION IS REQUIRED, EXTERNAL SINGLE-LEAF WALLS AND SOLID WALLS SHALL BE PROTECTED ON THE OUTSIDE FACE BY A SUITABLE WEATHER-RESISTANT COATING.WHERE A COATING IS TO BE APPLIED FOR THE PURPOSE OF THIS CLAUSE, ALL MORTAR JOINTS SHALL BE TOOLED AND BE FREE OF CRACKS AND HOLES, OR THE SURFACE TO BE COATED SHALL BE BAGGED OR RENDERED.THE FOLLOWING WEATHER-RESISTANT COATING SYSTEMS ARE DEEMED TO BE SATISFACTORY:(A) THREE COATS OF 100% ACRYLIC-BASED EXTERIOR QUALITY PAINT.

THE FIRST COAT SHALL BE WORKED THOROUGHLY INTO THE TEXTURE OF THE MASONRY BY BRUSH TO ENSURE COMPLETE COVERAGE OF ALL VOIDS AND IRREGULARITIES (SEE NOTE 1). (B) A FIRST COAT OF WATERPROOF CEMENT PAINT, WORKED INTO THE SURFACE AND OVER-COATED WITH TWO COATS OF 100% ACRYLIC-BASED PAINT (SEE NOTE 1).(C) WHERE THE MASONRY TEXTURE AND JOINTING ARE TO BE OBSERVED, RENDERING WITH A PROPRIETARY CEMENT-BASED HIGH-BUILD WATERPROOF RENDER, FOLLOWED BY AN ELASTOMERIC ACRYLIC POLYMER COATING. (D) CLEAR WATER REPELLENT COATINGS, PROVIDED THERE IS A WEATHERPROOF OVERHANG OF NOT LESS THAN 1500 MM.

STAIRS STAIRWAYS AND BALUSTRADES TO COMPLY WITH NCC/BCA 2019 3.9.1 AND 3.9.2 & THE BUILDING REGULATIONS 2018 STAIRS MUST BE OF SOLID CONSTRUCTION WHERE THE STAIRWAY IS MORE THAN 10M HIGH & CONNECTS MORE THAN 3 STOREYS 3.9.1.2 STAIRWAY CONSTRUCTION - A STAIRWAY MUST BE DESIGNED TO TAKE LOADING FORCES IN ACCORDANCE WITH AS/NZS 1170.1 & MUST HAVE NOT MORE THAN 18 & NOT LESS THAN 2 RISERS EACH FLIGHT & GOINGS (G) RISERS (R) & A SLOPE RELATIONSHIP QUANTITY (2R + G) IN ACCORDANCE WITH TABLE 3.9.1.1 EXCEPT AS PERMITTED BY (B) & (C) & IN THE CASE WITH STAIRS WITH WINDERS - A MAXIMUM OF 3 CONSECUTIVE WINDERS IN LIEU OF A QUARTER LANDING IN A FLIGHT & A MAXIMUM OF 6 CONSECUTIVE WINDERS IN LIEU OF A HALF LANDING IN A FLIGHT & THE GOING (G) OF ALL WINDERS IN LIEU OF A QUARTER OF HALF LANDING MAY VARY FROM THE GOING OF THE STRAIGHT TREADS WITHIN THE SAME FLIGHT PROVIDED THAT THE GOING (G) OF SUCH WINDERS IS CONSISTENT. STAIRS SERVING NON HABITABLE ROOMS SUCH AS ATTICS, STOREROOMS AND THE LIKE THAT ARE NOT USED ON A REGULAR OR DAILY BASIS ARE TO COMPLY WITH TABLE 3.9.1.2.

3.9.1.1 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
120mm MAXIMUM GAP TO OPEN TREADS PRIVATE STAIRS (AND 250MM FOR PUBLIC STAIRS), RISERS AND TREADS TO BE CONSTANT IN SIZE THROUGHOUT.

THE GOING (G) SHALL BE NOT MORE THAN THE TREAD DEPTH PLUS A MAXIMUM GAP OF 30MM BETWEEN THE REAR EDGE OF ONE TREAD & THE NOSING OF THE TREAD ABOVE.

3.9.1.3 RAMPS - AN EXTERNAL RAMP SERVING AN EXTERNAL DOORWAY OR RAMP WITHIN A BUILDING MUST - BE DESIGNED TO TAKE LOADING FORCES IN ACCORDANCE WITH AS/NZS 1170.01 & HAVE A GRADIENT NOT STEEPER THAN 1:8 & BE PROVIDED WITH LANDINGS COMPLYING WITH 3.9.1.5 AT THE TOP & BOTTOM OF THE RAMP & AT INTERVALS NOT GREATER THAN 15M.

ALL TREADS, LANDINGS AND THE LIKE TO HAVE NON SLIP FINISH OR SUITABLE NON-SKID STRIP NEAR EDGE OF NOSING. SUITABLE NON-SKID SLIP RESISTANCE CLASSIFICATION OF NEW PEDESTRIAN SURFACE MATERIALS IN ACCORDANCE WITH AS 4586 - 2013 AND PART 3.9.1.4 AND TABLE 3.9.1.3 OF THE NCC/BCA 2019 & THE BUILDING REGULATIONS 2018 TEST REPORTS PREPARED AFTER THE NCC/BCA 2019 & THE BUILDING REGULATIONS 2018 REFERENCE DATE OF THE 2013 EDITION OF AS 4586 MUST BE BASED ON THAT VERSION. FOR THE PURPOSES OF ASSESSING COMPLIANCE, THE SLIP-RESISTANCE CLASSIFICATIONS OF V, W AND X IN REPORTS BASED ON THE 2004 EDITION OF AS/NZS 4586 MAY BE CONSIDERED TO BE EQUIVALENT TO SLIP-RESISTANCE CLASSIFICATIONS OF P5, P4 AND P3 RESPECTIVELY IN THE 2013 EDITION OF AS 4586. THE SLIP RESISTANCE RECOMMENDATIONS FOR A RANGE OF 'WET FLOOR LOCATIONS' IS PRESENTED WITHIN TABLE 3B OF STANDARDS AUSTRALIA HANDBOOK HB198:2014

PROVIDE BALUSTRADES WHERE CHANGE IN LEVEL EXCEEDS 1000mm ABOVE THE SURFACE BENEATH LANDINGS, RAMPS AND/OR TREADS.

BALUSTRADES (OTHER THAN TENSIONED WIRE BALUSTRADES) TO BE:

- 1050mm 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 A 120mm MAXIMUM GAP BETWEEN, AND
- ANY HORIZONTAL ELEMENT WITHIN THE BALUSTRADE BETWEEN 150mm AND 780mm ABOVE THE FLOOR MUST NOT FACILITATE CLIMBING WHERE CHANGES IN LEVEL EXCEEDS 4000mm ABOVE THE SURFACE BENEATH LANDINGS, RAMPS AND/OR TREADS.

WIRE BALUSTRADE CONSTRUCTION TO COMPLY WITH NCC/BCA 2019 VOLUME 2 PART 3.9.2.3 & THE BUILDING REGULATIONS 2018 FOR CLASS 1 AND 10 BUILDINGS AND NCC/BCA 2019 VOLUME 1 PART D2.16 & THE BUILDING REGULATIONS 2018 FOR OTHER CLASSES OF BUILDINGS. HAND RAILS TO BE 865mm MINIMUM ABOVE STAIR NOSING AND LANDINGS.

3.9.1.5 LANDINGS - (A) MUST BE NOT LESS THAN 750MM LONG & WHERE THIS INVOLVES A CHANGE IN DIRECTION THE LENGTH IS MEASURED 500MM FROM THE INSIDE EDGE OF THE LANDING (FIGURE 3.9.1.3 DIAGRAM A) & (B) HAVE A GRADIENT NOT STEEPER THAN 1:50 AND (C) BE PROVIDED WHERE THE SILL OF A THRESHOLD OF A DOORWAY OPENS ONTO A STAIRWAY OR RAMP THAT PROVIDES A CHANGE IN FLOOR LEVEL OR FLOOR TO GROUND LEVEL GREATER THAN 3 RISERS OR 570MM (FIGURE 3.9.1.3 DIAGRAM B)& (D) EXTEND ACROSS THE FULL WIDTH OF A DOORWAY & (E) IN THE CASE OF A STAIRWAY SERVING ONLY NON-HABITABLE ROOMS SUCH AS ATTICS STOREROOMS & THE LIKE THAT ARE NOT USED ON A REGULAR OR DAILY BASIS THE REQUIREMENTS OF (A) MAY BE SUBSTITUTED WITH A MINIMUM LENGTH OF LANDING BEING NOT LESS THAN 600MM LONG THE MAXIMUM GRADIENT FOR RAMPS SERVING AN EXTERNAL DOORWAY OR A RAMP WITHIN A BUILDING FOR CLASS 1 AND 10 BUILDINGS NOW CANNOT EXCEED 1:8. LANDINGS NOT LESS THAN 750MM LONG MUST BE PROVIDED WHERE A DOORWAY OPENS ONTO A RAMP, AT THE BOTTOM OF A RAMP AND AT INTERVALS NOT EXCEEDING 15M.

CEILING HEIGHTS MUST NOT BE LESS THAN -

- i IN A HABITABLE ROOM EXCLUDING A KITCHEN - 2.4M, AND
- ii IN A KITCHEN - 2.1M, AND
- iii IN A CORRIDOR, PASSAGEWAY OR THE LIKE - 2.1M, AND
- iv IN A BATHROOM, SHOWER ROOM, LAUNDRY, SANITARY COMPARTMENT, AIRLOCK, PANTRY, STOREROOM, GARAGE, CAR PARKING AREA OR THE LIKE - 2.1M, AND
- v 2.2M IN AN ATTIC ROOM, ROOM WITH A SLOPING CEILING OR PROJECTION BELOW CEILING LINE OR A NON-HABITABLE ROOM OR SIMILAR SPACE - A HEIGHT THAT DOES NOT UNDULY INTERFERE WITH THE PROPER FUNCTIONING OF THE ROOM OR SPACE, AND
- vi IN A STAIRWAY - 2.1M MEASURED VERTICALLY ABOVE THE NOSING LINE

LOCATION OF SMOKE ALARMS TO BE PROVIDED AND INSTALLED IN ACCORDANCE WITH AS3786-2014 AND PART 3.7.5 OF THE NCC 2019 & THE BUILDING REGULATIONS 2018 EXCEPT THAT IN A CLASS 10A PRIVATE GARAGE WHERE THE USE OF THE AREA IS LIKELY TO RESULT IN SMOKE ALARMS CAUSING SPURIOUS SIGNALS, ANY OTHER ALARM DEEMED SUITABLE IN ACCORDANCE WITH AS 1670.1 MAY BE INSTALLED PROVIDED THAT SMOKE ALARMS COMPLYING AS 3786 ARE INSTALLED ELSEWHERE IN THE CLASS 1 BUILDING; AND SHALL BE HARD WIRED WITH BATTERY BACKUP AND INTERCONNECTED.

FLOW RATE AND DISCHARGE OF EXHAUST SYSTEMS TO BE IN ACCORDANCE WITH NCC 2019 VOLUME TWO CLAUSE 3.8.7.3

VENTILATION OF ROOF SPACES TO BE IN ACCORDANCE WITH NCC 2019 VOLUME TWO CLAUSE 3.8.7.4

BUILDING TIE-DOWNS TO BE PROVIDED IN ACCORDANCE WITH AS 1684.2-2010 & AS 1720.1-2010 FOR AN ASSUMED DESIGN GUST WIND SPEED / WIND CLASSIFICATION AS ADVISED BY RELEVANT LOCAL AUTHORITY (SUBJECT TO CONFIRMATION ON SITE BY RELEVANT BUILDING SURVEYOR AT FIRST INSPECTION) REFER TO AS 1684.2-2010 & AS 1720.1-2010 FOR CONSTRUCTION REQUIREMENTS. WIND LOADS FOR HOUSING TO BE IN ACCORDANCE WITH AS 4055 - 2012.

3.9.2.2 BARRIERS TO PREVENT FALLS - (A) A CONTINUOUS BARRIER MUST BE PROVIDED ALONG THE SIDE OF - (i) ANY ROOF TO WHICH GENERAL ACCESS IS PROVIDED, & (ii) ANY STAIR OR RAMP, & (iii) A FLOOR, CORRIDOR, HALLWAY, BALCONY, DECK, VERANDAH, MEZZANINE, ACCESS BRIDGE OR THE LIKE; & (iv) ANY DELINEATED PATH OF ACCESS TO A BUILDING, IF THE TRAFFICABLE SURFACE IS 1M OR MORE ABOVE THE SURFACE BENEATH (FIGURE 3.9.2.3) (B) THE REQUIREMENTS OF (A) DO NOT APPLY TO - (i) A RETAINING WALL UNLESS THE RETAINING WALL FORMS PART OF OR IS DIRECTLY ASSOCIATED WITH A DELINEATED PATH OF ACCESS TO A BUILDING FROM THE ROAD OR A DELINEATED PATH OF ACCESS BETWEEN BUILDINGS OR (ii) A BARRIER PROVIDED TO AN OPENABLE WINDOW COVERED BY 3.9.2.5.

3.9.2.3 CONSTRUCTION OF BARRIERS TO PREVENT FALLS - (A) THE HEIGHT OF A BARRIER REQUIRED BY 3.9.2.2 MUST BE IN ACCORDANCE WITH THE FOLLOWING: (i) THE HEIGHT MUST NOT BE LESS THAN 865MM ABOVE THE NOSING OF THE STAIR TREADS OR THE FLOOR OF A RAMP, (ii) THE HEIGHT MUST NOT BE LESS THAN - (A) 1M ABOVE THE FLOOR OF ANY ACCESS PATH, BALCONY, LANDING OR THE LIKE (FIGURE 3.9.2.1); OR (B) 865MM ABOVE THE FLOOR OF A LANDING TO A STAIR OR RAMP WHERE THE BARRIER IS PROVIDED ALONG THE INSIDE EDGE OF THE LANDING & DOES NOT EXCEED A LENGTH OF 500MM. (B) A TRANSITION ZONE MAY BE INCORPORATED WHERE THE BARRIER HEIGHT CHANGES FROM 865MM ON THE STAIR FLIGHT OR RAMP TO 1M AT THE LANDING (FIGURE 3.9.2.2) (C) OPENINGS IN BARRIERS (INCLUDING DECORATIVE BALUSTRADES) MUST BE CONSTRUCTED SO THAT THEY DO NOT PERMIT A 120MM SPHERE TO PASS THROUGH IT AND FOR STAIRS THE OPENING IS MEASURED ABOVE THE NOSING LINE OF THE STAIR TREADS. (D) A BARRIER TO A STAIRWAY SERVING A NON-HABITABLE ROOM SUCH AS AN ATTIC STOREROOM OR THE LIKE THAT IS NOT USED ON A REGULAR BASIS NEED NOT COMPLY WITH (C) IF - (i) OPENINGS ARE CONSTRUCTED SO THEY DO NOT PERMIT A 300MM SPHERE TO PASS THROUGH; OR (ii) WHERE RAILS ARE USED THE BARRIER CONSISTS OF A TOP RAIL & AN INTERMEDIATE RAIL WITH THE OPENINGS BETWEEN RAILS NOT MORE THAN 460MM. (E) A BARRIER EXCEPT A WINDOW SERVING AS A BARRIER MUST BE DESIGNED TO TAKE LOADING FORCES IN ACCORDANCE WITH AS/NZS 1170.1. (F) FOR FLOORS MORE THAN 4M ABOVE THE SURFACE BENEATH ANY HORIZONTAL ELEMENTS WITHIN THE BARRIER BETWEEN 150MM & 780MM ABOVE THE FLOOR MUST NOT FACILITATE CLIMBING. (G) WHERE A REQUIRED BARRIER IS CONSTRUCTED OF WIRE IT IS DEEMED TO MEET THE REQUIREMENTS OF (C) IF IT IS NOT CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING: (i) FOR HORIZONTAL WIRE SYSTEMS - (A) WHEN MEASURED WITH A STRAIN INDICATOR IT MUST BE IN ACCORDANCE WITH THE TENSION VALUES IN TABLE 3.9.2.1 OR (B) MUST NOT EXCEED THE MAXIMUM DEFLECTIONS IN TABLE 3.9.2.3. (ii) FOR NON CONTINUOUS VERTICAL WIRE SYSTEMS WHEN MEASURED WITH A STRAIN INDICATOR MUST BE IN ACCORDANCE WITH THE TENSION VALUES IN TABLE 3.9.2.1 (SEE NOTE 4). (iii) FOR CONTINUOUS VERTICAL OR CONTINUOUS NEAR VERTICAL SLOPED WIRE SYSTEMS - (A) MUST HAVE WIRES OF NO MORE THAN 2.5MM DIAMETER WITH A LAY OF 7x7 OR 7x19 CONSTRUCTION & (B) CHANGES IN DIRECTION AT SUPPORT RAILS MUST PASS AROUND A PULLEY BLOCK WITHOUT CAUSING PERMANENT DEFORMATION TO THE WIRE & (C) MUST HAVE SUPPORTING RAILS CONSTRUCTED WITH A SPACING OF NOT MORE THAN 900MM OF A MATERIAL THAT DOES NOT ALLOW DEFLECTION THAT WOULD DECREASE THE TENSION OF THE WIRE UNDER LOAD & (D) WHEN THE WIRE TENSION IS MEASURED WITH A STRAIN INDICATOR IT MUST BE IN ACCORDANCE WITH THE TENSION VALUES IN TABLE 3.9.2.2 AND MEASURED IN THE FURTHERMOST SPAN FROM THE TENSIONING DEVICE.

3.9.2.4 HANDRAILS TO A STAIRWAY OR RAMP MUST - (i) BE LOCATED ALONG AT LEAST ONE SIDE OF THE FLIGHT OR RAMP & (ii) BE LOCATED ALONG THE FULL LENGTH OF THE FLIGHT OR RAMP EXCEPT IN THE CASE WHERE A HANDRAIL IS ASSOCIATED WITH A BARRIER THE HANDRAIL MAY TERMINATE WHERE THE BARRIER TERMINATES; & (iii) HAVE THE TOP SURFACE OF THE HANDRAIL NOT LESS THAN 865MM VERTICALLY ABOVE THE NOSING OF THE STAIR TREADS OR THE FLOOR SURFACE OF THE RAMP; & (iv) HAVE NO OBSTRUCTION ON OR ABOVE THEM THAT WILL TEND TO BREAK A HANDHOLD EXCEPT FOR NEWEL POSTS BALL TYPE STANCHIONS OR THE LIKE. (B) THE REQUIREMENTS OF (A) DO NOT APPLY TO - (i) A STAIRWAY OR RAMP PROVIDING A CHANGE IN ELEVATION OF LESS THAN 1M; OR (ii) A LANDING; OR (iii) A WINDER WHERE A NEWEL POST IS INSTALLED TO PROVIDE A HANDHOLD; OR (iv) A STAIRWAY OR RAMP IN A CLASS 10 BUILDING.

THRESHOLDS - IF THE THRESHOLD OF A DOORWAY IS GREATER THAN 230MM ABOVE THE ADJOINING SURFACE IT MUST INCORPORATE STEPS WITH COMPLIANT RISER AND GOING DIMENSIONS AND A LANDING IN ACCORDANCE WITH PART 3.9.1.6 OF THE NCC/BCA 2019 & THE BUILDING REGULATIONS 2018 WHERE MORE THAN 3 STAIRS OR 570MM IN HEIGHT.

THE DOOR TO AN ENCLOSED SANITY COMPARTMENT MUST OPEN OUTWARDS, SLIDE, OR BE READILY REMOVABLE FROM THE OUTSIDE OF THE COMPARTMENT.

ROOF TILE INSTALLATION TO BE IN ACCORDANCE WITH AS 2049-2002 & AS 2050-2018.

DESIGN AND INSTALLATION OF SHEET ROOFING AND WALL CLADDING. PART 1 METAL TO BE IN ACCORDANCE WITH AS 1662.1 - 2018.

STEEL STRUCTURES TO BE IN ACCORDANCE WITH AS 4100 - 1998.

PLASTIC ROOF AND WALL CLADDING MATERIALS TO BE IN ACCORDANCE WITH AS 4256 - 2006.

CORROSION - WHERE BUILDINGS ARE LOCATED IN CLOSE PROXIMITY TO SALTWATER OR BREAKING SURF THEY WILL BE CONSTRUCTED TO COMPLY WITH THE FOLLOWING. MASONRY SHALL BE DESIGNED FOR DURABILITY IN ACCORDANCE WITH SECTION 5 OF AS3700 - 2018 RELATIVE TO THE ENVIRONMENT & TABLE 5.1 INCLUDING APPLICATION OF MORTAR TYPES M2 - M4 AS APPLICABLE TO THE EXPOSURE ENVIRONMENT.

3.5.1.3 METAL SHEET ROOFING - (A) THE DESIGN & INSTALLATION OF METAL SHEET ROOFING MUST COMPLY WITH THE RELEVANT PROVISIONS OF THIS PART. (B) METAL SHEET ROOFING MUST BE PROTECTED FROM CORROSION IN ACCORDANCE WITH TABLE 3.5.1.1A.

3.4.4.4 CORROSION PROTECTION - STRUCTURAL STEEL MEMBERS THAT ARE NOT BUILT INTO A MASONRY WALL MUST BE PROTECTED AGAINST CORROSION IN ACCORDANCE WITH TABLE 3.4.4.4.

HOUSING INSTALLATIONS TO BE IN ACCORDANCE WITH AS/NZS33500

PLIABLE MEMBRANES & UNDERLAYS TO BE IN ACCORDANCE WITH AS/NZS4200 PARTS 1 & 2 - 2017

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Please note that the PROPOSED DWELLING & GARAGE

CLIENT : M. KIZARTICI

ADDRESS : 26 BARRINGTON CRESCENT,
GLADSTONE PARK

DRAWING No. : PRELIM 1

DATE : 26/08/2022

REVISIONS / AMENDMENTS:

BY:	DATE:	COMMENTS:
J.L.	03/02/2023	PORCH HEIGHT NOMINATED
C.L.	08/02/2023	AMENDED AS PER COMMENTS
C.L.	27/03/2023	GARDEN AREA PLAN ADDED

BUILDER :

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH:

TOWN PLANNING PERMIT NO. & ENDORSED PLANS DATED

N/A

ENGINEERING DETAILS & COMPUTATIONS BY: JOB NO:

SOIL REPORT & FOOTING RECOMMENDATIONS BY: JOB NO:

'FIRSTRATE' HOUSE ENERGY RATING BY: RATING: JOB NO:



REGISTERED
Building Practitioner
Reg DPAD 1537 Joseph Lo Giudice
Draftsperson Build. Des. (Architectural)



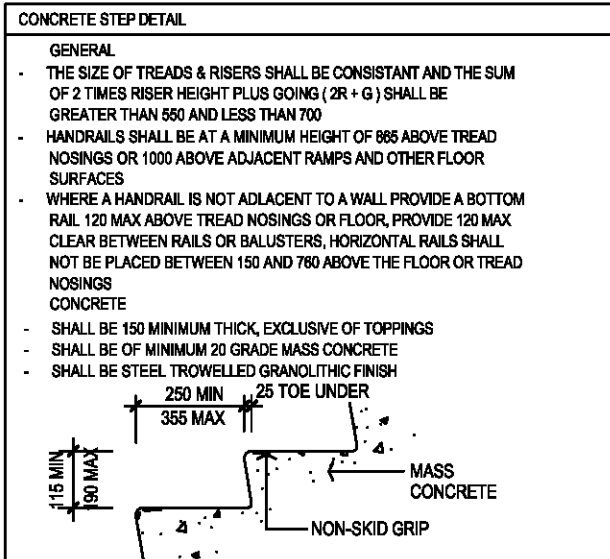
JONTIAN GROUP

building design

15/37 Kellor Park Drive, Kellor Park Victoria 3042
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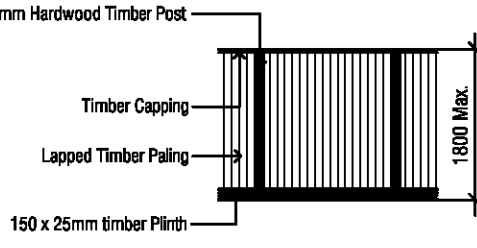


SITE PLAN GENERAL NOTES:

IMPERMEABLE SITE COVERAGE IS TO BE 80% MAX.
SEWER OR SEPTIC SYSTEM TO BE IN ACCORDANCE WITH THE RELEVANT AUTHORITIES REQUIREMENTS PLASTICIZED PVC (UPVC) DOWNPIPE & FITTINGS FOR RAINWATER TO COMPLY WITH AS 1273-1991.
EAVES & GUTTERS MUST BE - SUPPORTED BY BRACKETS SECURELY FIXED AT STOP ENDS & AT NOT MORE THAN 1.20M CENTRES; & BE CAPABLE OF REMOVING OVERFLOW VOLUME SPECIFIED IN TABLE 3.5.2.3 OF THE NCC/BCA 2019 & THE BUILDING REGULATIONS 2018
- DOWNPIPES MUST BE SECURELY FIXED TO WALLS
- THE SPACING BETWEEN DOWNPIPES IS NOT TO EXCEED 12 METRES
- DOWNPIPES MUST BE FIXED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS AND IF THE DOWNPIPE IS MORE THAN 1.2 M FROM A VALLEY, PROVISION FOR OVERFLOW MUST BE MADE.
- WHERE HIGH FRONTED GUTTERS ARE INSTALLED, PROVISION MUST BE MADE TO AVOID ANY OVERFLOW FROM FLOWING BACK INTO THE ROOF OR BUILDING STRUCTURE BY INSTALLING SLOTTED GUTTERS OR THE LIKE.
- STORMWATER INCLUDING AGI DRAINS SHALL BE TAKEN TO LEGAL POINT OF DISCHARGE TO THE SATISFACTION OF THE RELEVANT AUTHORITY.
THE BUILDER OR SUB-CONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS, SEWER PIPES AND THE LIKE ARE LOCATED AT A SUFFICIENT DISTANCE FROM ANY BUILDINGS FOOTING AND / OR SLAB EDGE BEAMS SO AS TO PREVENT GENERAL MOISTURE PENETRATION, DAMPNESS, WEAKENING AND UNDERMINING OF ANY BUILDING AND ITS FOOTING SYSTEM.
- ALL STORMWATER DRAINAGE & CONNECTION TO BE IN ACCORDANCE WITH AS/NZS 3500.3-2015 & AS2870 - 2011 EAVES AND GUTTER SYSTEMS, INCLUDING DOWNPIPES SHALL BE DESIGNED AND INSTALLED SO THAT WATER WILL NOT FLOW BACK INTO THE BUILDING.

Areas Analysis :

Site :	565.30 m2	
Site coverage :	256.75 m2	54.42%
Dwelling :	190.52 m2	20.50sqgs
Garage :	39.77 m2	
Porch :	5.46 m2	
Alfresco :	21.00 m2	
Total :	256.75 m2	27.63 sqgs
Permeability :	272.55 m2	48.21%
Impermeability :	292.75 m2	51.78%
Garden Area :	247.18 m2	43.72%



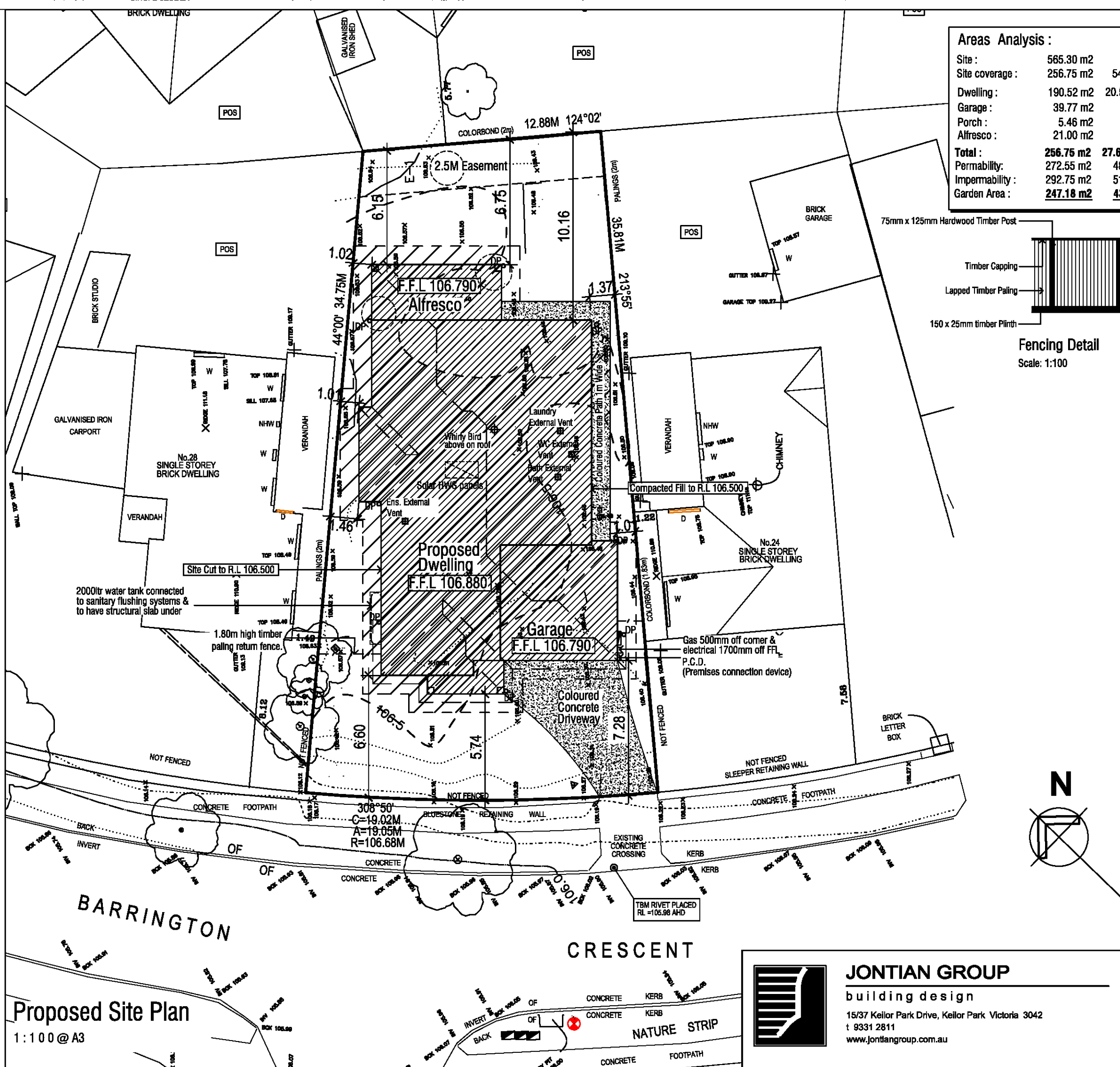
Fencing Detail
Scale: 1:100

DRAINAGE NOTES:

- A. ALL SURFACE DRAINAGE WORKS SHALL BE INSTALLED IN ACCORDANCE WITH THE ENGINEERS DESIGN DETAIL FOR THE SELECTED FOOTING SYSTEM AND SOIL CLASSIFICATION AND IN ACCORDANCE WITH CLAUSE 5.6.3 DRAINAGE REQUIREMENTS OF AS2870 - 2011, WHEREIN FOR BUILDINGS ON MODERATELY, HIGHLY AND REACTIVE SITES: SURFACE DRAINAGE SHALL BE CONTROLLED THROUGHOUT CONSTRUCTION AND BE COMPLETED BY THE FINISH OF CONSTRUCTION. THE BASE OF TRENCHES SHALL SLOPE AWAY FROM THE BUILDING. WHERE PIPES PASS UNDER THE FOOTING SYSTEMS, CLAY PLUGS ARE ADOPTED TO PREVENT THE INGRESS OF WATER.
- B. FOR BUILDINGS ON HIGHLY REACTIVE SITES, THE PLUMBER / DRAINER SHALL PROVIDE DRAINAGE ARTICULATION TO ALL STORMWATER, SANITARY PLUMBING DRAINS AND DISCHARGE PIPES IN ACCORDANCE WITH CLAUSE 5.6.4 PLUMBING REQUIREMENTS, WHEREIN FLEXIBLE JOINTS IMMEDIATELY OUTSIDE THE FOOTING AND COMMENCING WITHIN 1M OF THE BUILDING PERIMETER ARE REQUIRED TO ACCOMMODATE THE REQUIRED DIFFERENTIAL MOVEMENT BASED ON THE SOIL CLASSIFICATION.
- C. SURFACE WATER MUST BE DIVERTED AWAY FROM THE DWELLING AND GRADED AWAY FROM ALL FOUNDATIONS TO GIVE A SLOPE OF NOT LESS THAN 50MM OVER THE FIRST 1000MM FROM THE DWELLING.
- D. SUBSURFACE DRAINS TO REMOVE GROUND OR TABLE WATER SHALL BE DETAILED BY THE DESIGN ENGINEER. FURTHERMORE, DAMP-PROOFING MEMBRANE IN ACCORDANCE WITH 5.3.3 SHALL BE INSTALLED FOR GROUNDWATER OR AGGRESSIVE SOILS.
- E. UPVC STORMWATER LINE LAID TO A MINIMUM GRADE OF 1:100 AND CONNECTED TO LEGAL POINT OF DISCHARGE. PROVIDE INSPECTION OPENINGS AT 9.00M CENTERS AND AT EACH CHANGE OF DIRECTION.

SURVEY LEGEND

▲ TBM	Site Level Benchmark	W	Window - Ground Floor
■	Title peg	W1	Window - First Floor
⊕	Electricity pit	H	Habitable
■	Stop Valve	NH	Non Habitable
SEP	Side entry pit	D	Door
⊠	Stormwater junction pit	P.O.S.	Private Open Space
■	Grated pit	EP	Electricity Pole
⊠	Unclassified pit	WG	Water/Gas Kerb Marker
⊙	Property inlet	HDM	House Drain Kerb Marker
■	Fire hydrant	HD	House Drain Outlet
○	Water meter	— E —	Powerlines
□	Sewer pit	— / —	Fence line
○	Telstra pit	⊗	Tree
TW	Top Of Wall	* UC	Unclassified Conduit



Proposed Site Plan

1:100 @ A3



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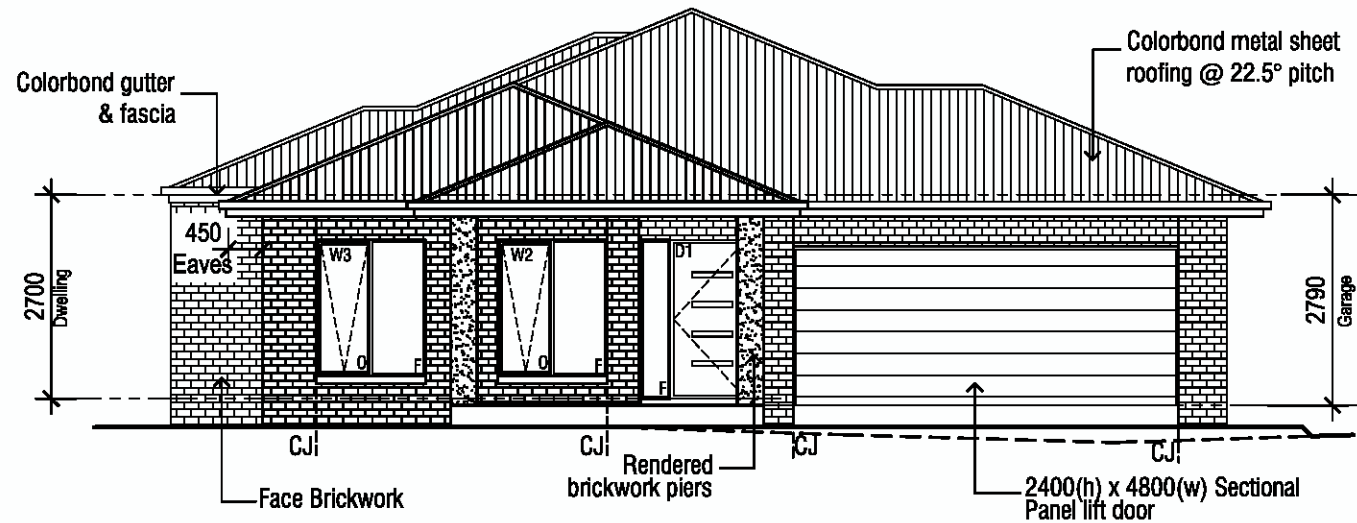
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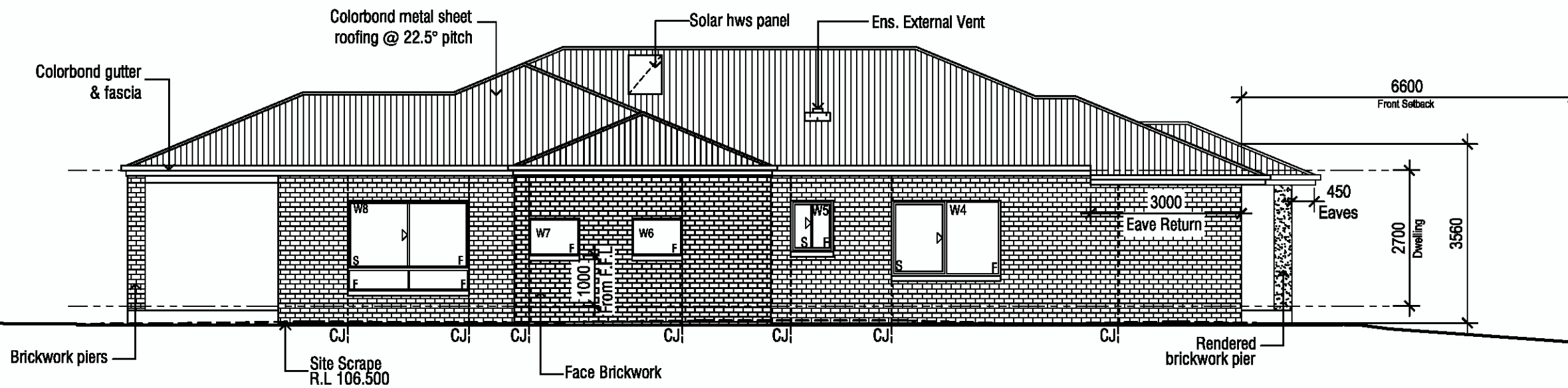
DATE: 26/08/2022 SCALE: AS SHOWN DRAWN: C.L SHEET: 2 OF 7

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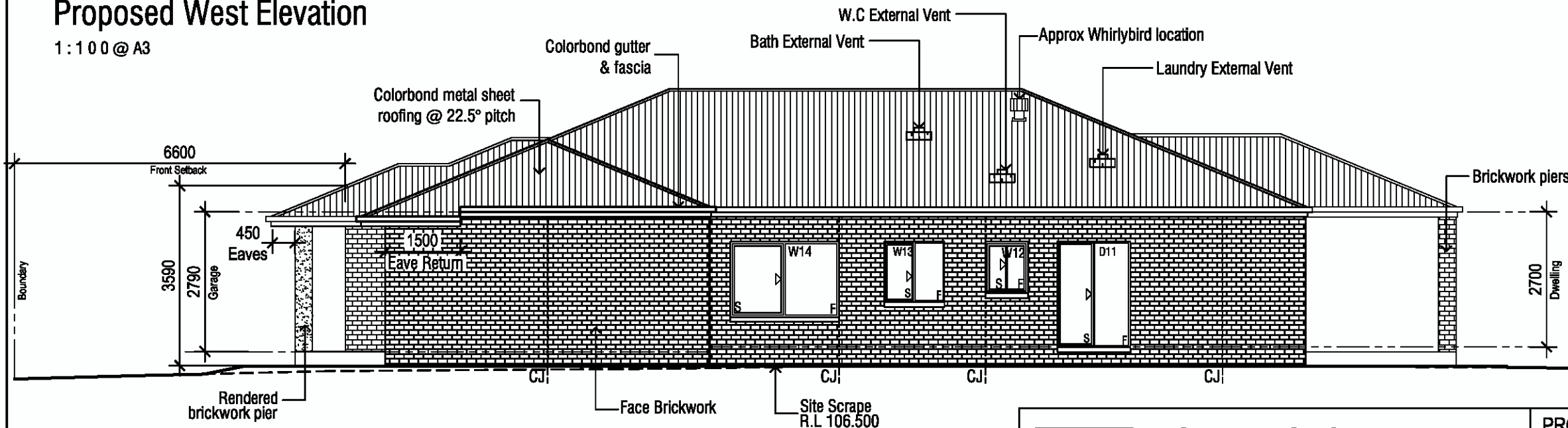
Proposed South Elevation

1 : 1 0 0 @ A3



Proposed West Elevation

1 : 1 0 0 @ A3



Proposed East Elevation

1 : 1 0 0 @ A3

WINDOW / DOOR SCHEDULE			
No.	HEIGHT	WIDTH	COMMENTS
D1	2100	1500	2040 X 820 FEATURE ENTRY DOOR
W2	1800	1450	ALUMINIUM 'ARMADALE' AWNING WINDOW
W3	1800	1450	ALUMINIUM 'ARMADALE' AWNING WINDOW
W4	1500	2170	ALUMINIUM SLIDING WINDOW
W5	1027	850	ALUMINIUM SLIDING WINDOW OBSCURED SAFETY GLASS
W6	740	1000	ALUMINIUM FIXED SPLASHBACK WINDOW (SINGLE GLAZING) SAFETY GLASS
W7	740	1000	ALUMINIUM FIXED SPLASHBACK WINDOW (SINGLE GLAZING) SAFETY GLASS
W8	1800	2410	ALUMINIUM SLIDING WINDOW
D9	2110	3590	ALUMINIUM SLIDING DOOR UNIT
W10	1500	2170	ALUMINIUM SLIDING WINDOW
D11	2100	1500	ALUMINIUM SLIDING DOOR UNIT SAFETY GLASS
W12	1027	850	ALUMINIUM SLIDING WINDOW OBSCURED SAFETY GLASS
W13	1200	1200	ALUMINIUM SLIDING WINDOW OBSCURED SAFETY GLASS
W14	1500	2170	ALUMINIUM SLIDING WINDOW
D15	2100	900	2040 X 820 EXTERNAL DOOR

GLAZING NOTES :
 TO BE READ IN CONJUNCTION WITH ASSOCIATED ENERGY RATING REPORT
 CLEAR GLAZING TO BE USED THROUGHOUT - UNO
 ALUMINIUM 'IMPROVED WINDOW FRAMES TO BE USED THROUGHOUT
 ALL GLAZING TO COMPLY WITH AS1288 - 2006 & AS2047 - 2014.
 WINDOW SIZES NOMINATED ARE NOMINAL ONLY. ACTUAL SIZES MAY VARY ACCORDING TO MANUFACTURER.
 WINDOWS ARE TO BE FLASHED AND SEALED ALL AROUND
 PROVIDE LAMINATED SAFETY GLASS TO WINDOWS WITHIN 500mm OF FLOOR LEVEL

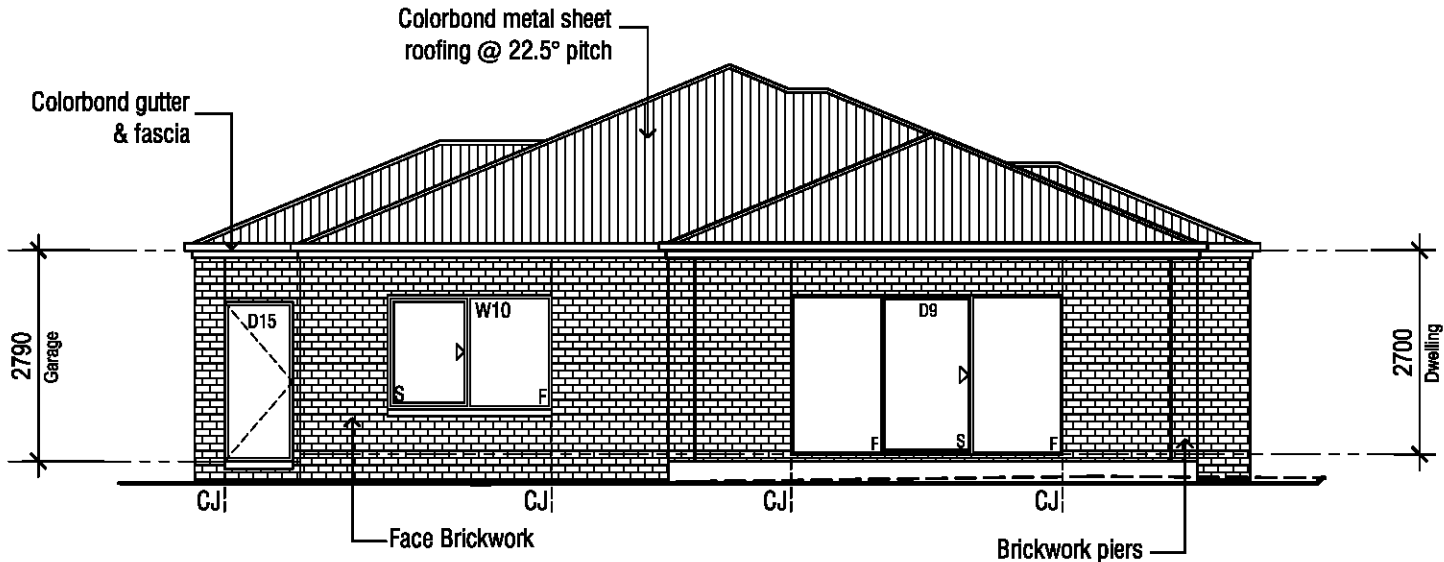
CJ — DENOTES 10mm WATERPROOF EXPANSION / CONTROL JOINTS TO BRICKWORK AT:
 6.00 M ctrs - TO 'BLANK' WALLS WITH OPENINGS LESS THAN 900mm x 900mm
 5.00 M ctrs - TO WALLS WITH OPENINGS GREATER THAN 900mm x 900mm
 ALL EXPANSION / CONTROL JOINTS TO TN61 OF CEMENT & CONCRETE ASSOCIATION
 SOLID BRICK WALLS TO HAVE EXPANSION / CONTROL JOINTS AT 4.00 M ctrs
 CONTROL JOINTS TO FOAM OR HEBEL PANELS TO MANUFACTURERS DETAILS



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Proposed North Elevation

1:100 @ A3



FirstRate5
house energy rating software

Energy Rating Summary

The following specification is to be incorporated into the rating for this development:

STAR RATING:

Footing type:
External walls:

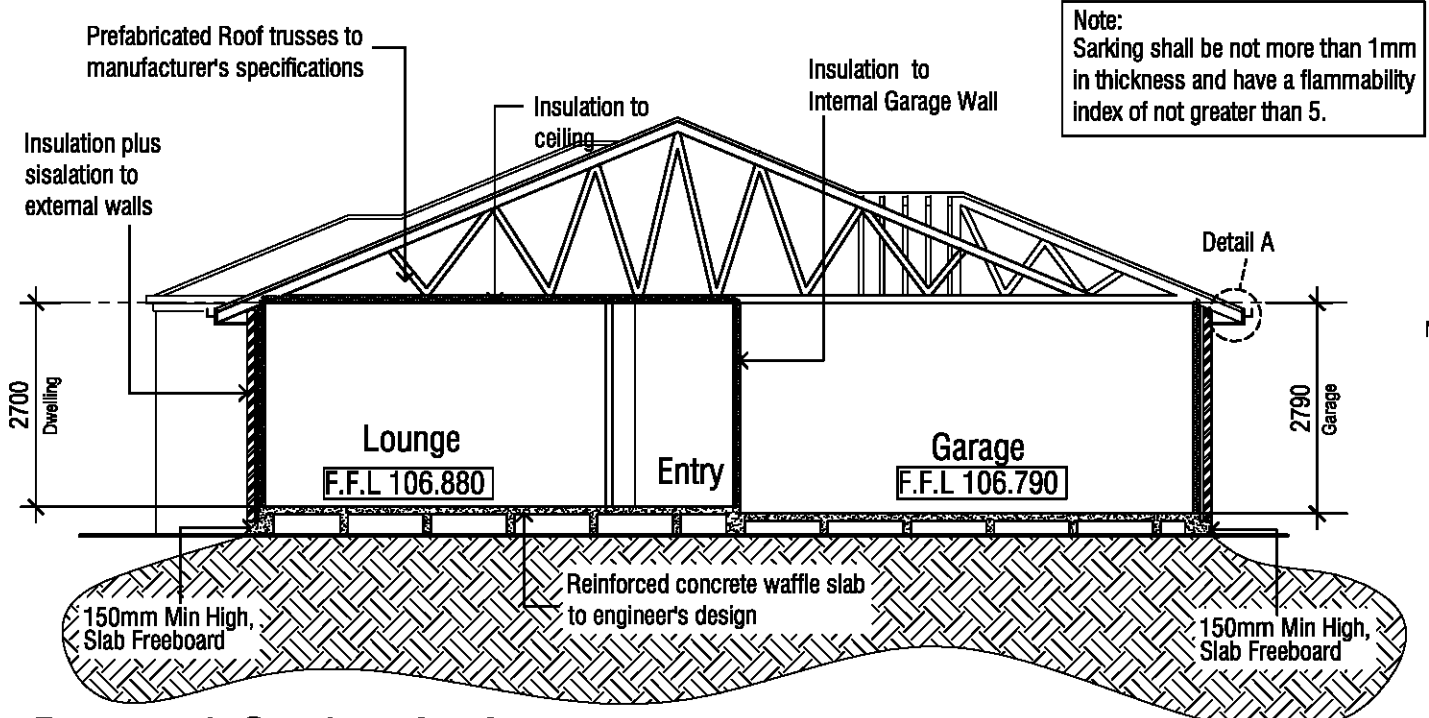
Internal walls:

Window-door frames:

Glazing:

Roofing:

Roof insulation:



Note:
Sarking shall be not more than 1mm in thickness and have a flammability index of not greater than 5.

Proposed Section A - A

1:100 @ A3

Explanatory information:
Table 3.0.3a provides a generic description of building types to which Importance Levels have been assigned. The "Importance Level" concept is applicable to building structural safety only. More specific examples are provided in the following Table. The examples are indicative and not exhaustive.

Importance Level	Examples of building types
1	Isolated minor Class 10a buildings and Class 10b structures.
2	Class 1 buildings, Class 10a buildings and Class 10b structures associated with Class 1 buildings.

Note: Importance Levels must be assigned on a case by case basis and relate to the hazards to human life and other property in the event of the structure's failure. For example—
(a) Importance Level 1 is for minor isolated structures that rarely contain people, are not required as part of normal infrastructure and present a low risk to life and other property.
(b) Importance Level 2 includes domestic housing and structures intended to contain reasonable numbers of people under normal operations.

Table 3.5.2.2 Sarking requirements for tiled roofs

Roof pitch	Maximum rafter/truss top chord length without sarking (mm) ^{Note 1}
<18°	N/A ^{Note 2}
>18° <20°	4 500
>20° <22°	5 500
>22°	6 000

Notes to Table 3.5.2.2:
1. The maximum rafter/truss top chord length is measured from the topmost point of the rafter/truss i.e. the apex downwards. Where the maximum length is exceeded, sarking must be installed over the remainder of the rafter/truss top chord length towards the eave line of the roof, or equivalent where the building has no eaves.

Table 3.5.2.4 Roof and Wall Cladding

Item	Requirement
1	All tiled roofs with a pitch less than 18 degrees must be provided with sarking, regardless of rafter/truss chord length.

And with regards to Item 9: the below table needs to be nominated

Table 3.0.3a Importance Levels of buildings and structures

Importance Level	Building types
1	Buildings or structures presenting a low degree of hazard to life and other property in the case

TIMBER NOTES

ALL WORKS TO BE CARRIED OUT IN STRICT ACCORDANCE WITH AS 1684.2-2010 & AS 1720.1-2010 "TIMBER FRAMING CODE" TO THE SATISFACTION OF LOCAL COUNCIL & RELEVANT BUILDING SURVEYOR

SELECT ALL SIZES NOT NOTED ON DRAWING FROM REFERENCES BELOW :

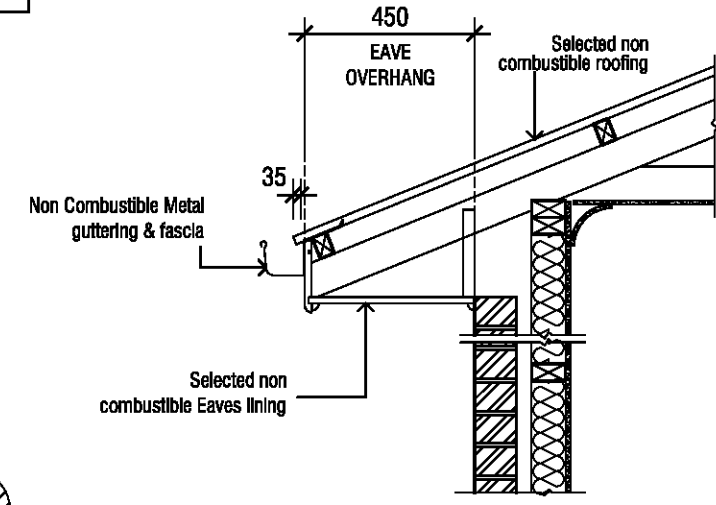
- WALLS**
- STUDS TO BE 90 x 35 F5 PINE AT 450 CTRS
 - STUDS OVER 2700 IN HEIGHT TO BE 90 x 45 F5 PINE AT 450 CTRS
 - STUDS MORE THAN 3000 IN HEIGHT TO BE 90 x 70 F5 PINE AT 600 CTRS
 - TOP & BOTTOM PLATES TO BE 90 x 45 F5 PINE
 - BRACING TO BE PERFORATED METAL ANGLE
 - INTERNAL LINING: DRY AREAS 10 THICK PLASTERBOARD, WET AREAS "HARDIES" VILLABOARD 6 THICK
 - STUDS AT SIDES OF OPENINGS MORE THAN 1500 WIDE TO BE 90 x 90 F5 PINE
- D.S. - DENOTES, DOUBLE STUDS

TIMBER LINTELS - SINGLE STOREY & UPPER FLOOR WALLS ONLY
REFER TO ENGINEERS DRAWINGS FOR LOWER STOREY OF 2 STOREY CONSTRUCTION

ALL TIMBER TO BE F17 SEASONED HARDWOOD UNLESS NOTED OTHERWISE. MAX STUD LENGTH 3000 / MAX EL 12000.

LINTELS NOT DESIGNED TO RECEIVE ROOF POINT LOADS

SPAN	SIZE	GRADE
0 TO 900	90mm x 45mm	F17 KDHW
900 TO 1100	140mm x 45mm	F17 KDHW
1100 TO 1600	140mm x 45mm	F17 KDHW
1600 TO 2100	190mm x 45mm	F17 KDHW
2100 TO 2400	240mm x 35mm	F17 KDHW
2400 TO 2600	240mm x 45mm	F17 KDHW
2600 TO 3100	290mm x 45mm	F17 KDHW



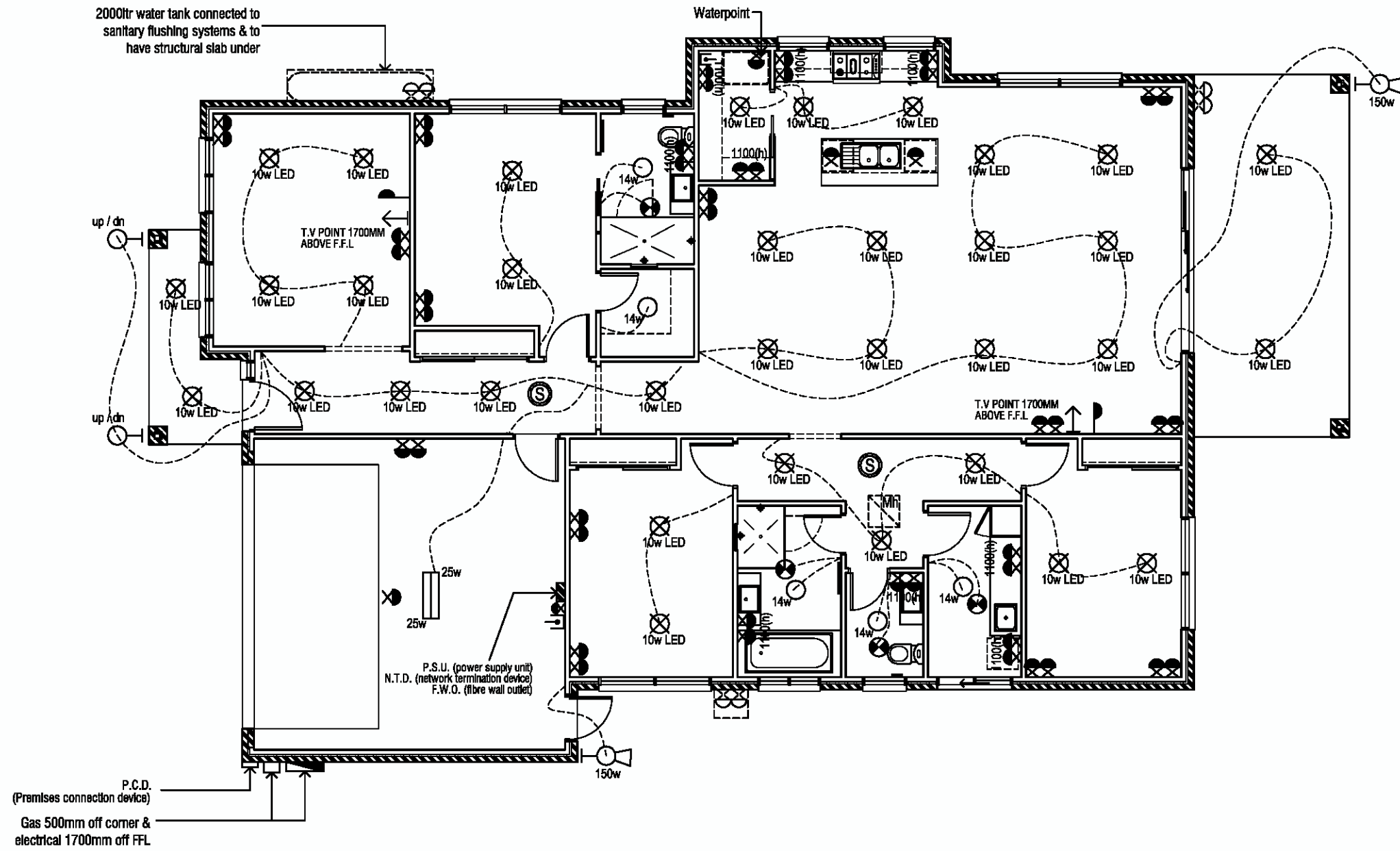
Eave Overhang Detail A 1:20



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Electrical Legend	
	LOCATION OF SMOKE ALARMS TO BE PROVIDED AND INSTALLED IN ACCORDANCE WITH AS3786-2014 AND PART 3.7.5 OF THE NCC 2018 & THE BUILDING REGULATIONS 2018 EXCEPT THAT IN A CLASS 10A PRIVATE GARAGE WHERE THE USE OF THE AREA IS LIKELY TO RESULT IN SMOKE ALARMS CAUSING SPURIOUS SIGNALS, ANY OTHER ALARM DEEMED SUITABLE IN ACCORDANCE WITH AS 1870.1 MAY BE INSTALLED PROVIDED THAT SMOKE ALARMS COMPLYING AS 3786 ARE INSTALLED ELSEWHERE IN THE CLASS 1 BUILDING; AND SHALL BE HARD WIRED WITH BATTERY BACKUP AND INTERCONNECTED.
	Electrical meter box
	Circuit breaker panel
	Ceiling mounted Light point
	Ceiling mounted 14 watt globe light outlet
	Ceiling mounted 14 watt fluoro light outlet
	Ceiling mounted 10 watt LED downlight
	Low Voltage Downlight
	12v Joinery light
	Ceiling mounted 14 watt compact fluoro pendant
	Feature light outlet
	Wall mounted light outlet
	Wall mounted feature up / down light outlet
	Wall mounted stair light outlet
	Wall mounted external flood light with 150 watt globe
	Ceiling mounted external flood light with 150 watt globe
	Wall mounted external sensor flood light with 150 watt globe
	Ceiling mounted external sensor flood light with 150 watt globe
	Motion sensor
	Single 25 watt fluorescent light outlet
	Double 25 watt fluorescent light outlets
	Ceiling Fan
	Ceiling Fan with globe light
	Ceiling Fan with fluorescent globe
	3 in 1 - Exhaust Fan with 'draft stopper', Light & 4 x Heat globes
	3 in 1 - Exhaust Fan with 'draft stopper', Light & 2 x Heat globes
	Exhaust Fan - with 'draft stopper'
	Exhaust Fan & Light - with 'draft stopper'
	Weatherproof External Double GPO
	Weatherproof External Single GPO

Proposed Electrical Plan
1 : 100 @ A3

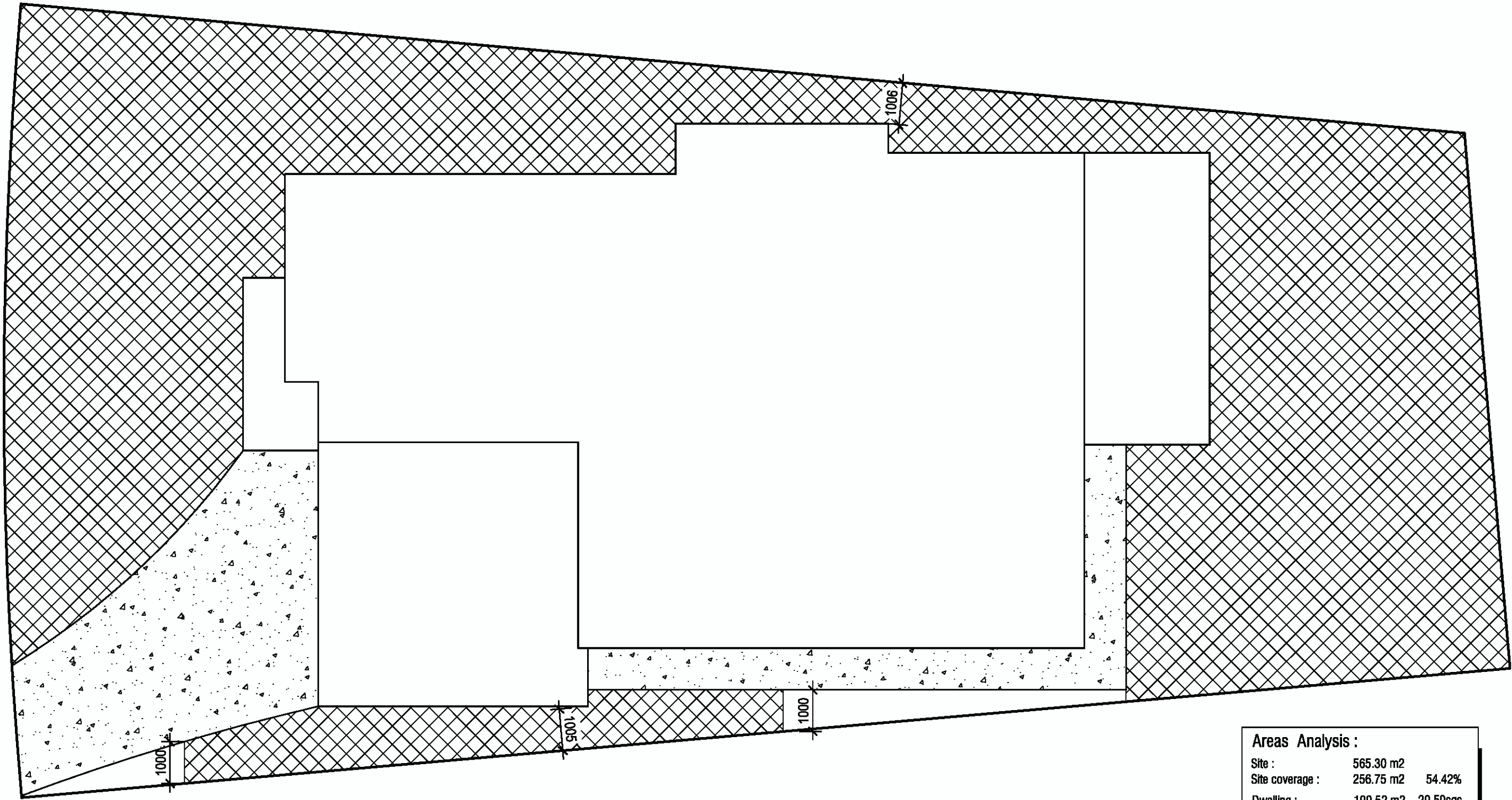
Artificial Lighting Compliance	
(To comply with AS/NZS 1680.0 - 2009 & to be installed in accordance Part 3.12.5.5 NCC/BCA 2019 & the building regulations 2018)	
Internal of dwelling - (Class 1)	
Dwelling floor area:	m ²
Proposed total wattage of light fittings:	w
Max allowable wattage (5W/m ²):	w/m ²
Internal of garage - (Class 10)	
Garage floor area:	m ²
Proposed total wattage of light fittings:	w
Max allowable wattage (3W/m ²):	w/m ²
Porch, Alfresco, Balconies etc.. - (Class 1)	
Combined external floor area:	m ²
Proposed total wattage of light fittings:	w
Max allowable wattage (4W/m ²):	w/m ²

Electrical Legend	
	Double GPO
	Single GPO
	Dimmer switch
	TV point
	Foxtel / Pay TV Connection point
	Phone point
	Door bell Position
	Isolator junction box
	Cooling duct
	Heating duct - 6"
	Heating duct - 8"
	Vacuum point
	Volume control
	Alarm box
	Data Point



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Proposed Garden Area Plan

1:100 @ A3

Areas Analysis :		
Site :	565.30 m2	
Site coverage :	256.75 m2	54.42%
Dwelling :	190.52 m2	20.50sq
Garage :	39.77 m2	
Porch :	5.46 m2	
Alfresco :	21.00 m2	
Total :	256.75 m2	27.63 sq
Permeability:	272.55 m2	48.21%
Impermeability :	292.75 m2	51.78%
Garden Area :	247.18 m2	43.72%



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