Notice of Application for a Planning Permit

Cardinia

The land affected by the application is located at:	L1 PS504184 V10698 F061 168 Officer Road, Officer VIC 3809
The application is for a permit to:	Buildings and works (dwelling extension and alterations)
A permit is required under the following clauses of the planning scheme:	
42.01-2	Construct a building or construct or carry out works

APPLICATION DETAILS

The applicant for the permit is:	Jova Drafting Consultants
Application number:	T250054

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:	22 August 2025

WHAT ARE MY OPTIONS?

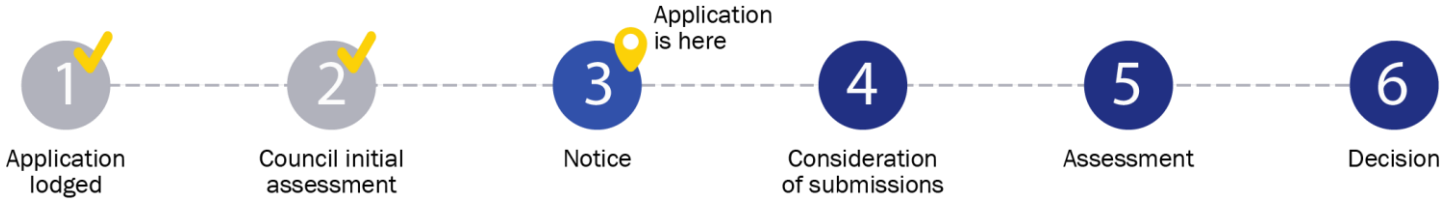
Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.

If you object, the Responsible Authority will notify you of the decision when it is issued.

An objection must:

- 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.



Cardinia

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

Office Use Only

Application No.: Date Lodged: / /

Application for a **Planning Permit**

If you need help to complete this form, read MORE INFORMATION at the end of this form.

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

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

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

i Click for further information.

Clear Form

The Land i

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

Street Address *

Unit No.: | St. No.: 168 | St. Name: Officer Road

Suburb/Locality: Officer | Postcode: 3809

Formal Land Description *
Complete either A or B.

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

If this application relates to more than one address, attach a separate sheet setting out any additional property details.

A Lot No.: 1 ○ Lodged Plan ○ Title Plan ○ Plan of Subdivision No.: 504184D

OR

B Crown Allotment No.: | Section No.:

Parish/Township Name:

The Proposal

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

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

Proposed alterations & extension of existing residence

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

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

Cost $ 300,000.00 ⚠ 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.

Existing Conditions

Describe how the land is used and developed now *

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

Residential dwelling with associated outbuildings

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

Title Information

Encumbrances on title *

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

○ Yes (If 'yes' contact Council for advice on how to proceed before continuing with this application.)

⊗ No

○ Not applicable (no such encumbrance applies).

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

Applicant and Owner Details

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

Applicant *

The person who wants the permit.

Name:

Title: Mr [redacted]

Organisation (if applicable): Jova Drafting Consultants

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

Unit No.: | St. No.: 4-5 | St. Name: Bethel Close

Suburb/Locality: Narre Warren North | State: VIC | Postcode: 3804

Please provide at least one contact phone number *

[redacted] **n below**

Email: admin@jovadrafting.com

Fax:

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

Contact person's details*

Same as applicant X

Name:

Title: | First Name: | Surname:

Organisation (if applicable):

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

Unit No.: | St. No.: | St. Name:

Suburb/Locality: | State: | Postcode:

Owner *

The person or organisation who owns the land

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

[redacted]

Declaration

This form must be signed by [redacted]

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

[redacted]

application is true and
application.

te: 03.02.2025

day / month / year

Need help with the Application?

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

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

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

(X) No ( ) Yes If 'Yes', with whom?:

Date: day / month / year

Checklist

Have you:

- [ ] Filled in the form completely?
- [ ] Paid or included the application fee? Most applications require a fee to be paid. Contact Council to determine the appropriate fee.
- [ ] Provided all necessary supporting information and documents?
  - [ ] A full, current copy of title information for each individual parcel of land forming the subject site.
  - [ ] A plan of existing conditions.
  - [ ] Plans showing the layout and details of the proposal.
  - [ ] Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.
  - [ ] If required, a description of the likely effect of the proposal (for example, traffic, noise, environmental impacts).
  - [ ] If applicable, a current Metropolitan Planning Levy certificate (a levy certificate expires 90 days after the day on which it is issued by the State Revenue Office and then cannot be used). Failure to comply means the application is void.
- [ ] Completed the relevant council planning permit checklist?
- [ ] Signed the declaration?

Lodgement

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

Cardinia Shire Council
PO Box 7
Pakenham VIC 3810

In person: 20 Siding Avenue, Officer

Contact information:
Telephone: 1300 787 624
Email: mail@cardinia.vic.gov.au
DX: 81006

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

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

VOLUME 10698 FOLIO 061

Security no : 124120056607R
Produced 22/11/2024 11:09 AM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 504184D.
PARENT TITLES :
Volume 05439 Folio 700 Volume 08863 Folio 250
Created by instrument PS504184D 30/12/2002

REGISTERED PROPRIETOR

[redacted]

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AW968764E 23/06/2023
MACQUARIE BANK LTD

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

DIAGRAM LOCATION

SEE PS504184D 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: 168 OFFICER ROAD OFFICER VIC 3809

ADMINISTRATIVE NOTICES

NIL

eCT Control 18440T MSA NATIONAL
Effective from 23/06/2023

DOCUMENT END

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	**PS504184D**
Number of Pages (excluding this cover sheet)	**2**
Document Assembled	**22/11/2024 11:09**

PLAN OF SUBDIVISION

Stage No. /

LTO use only
EDITION

Plan Number
PS504184D

Location of Land

Parish: Pakenham
Township: ———
Section: ———
Crown Allotment: 52 (Part)
Crown Portion: ———

LTO base record: DCMB
Title References C/T V.5439 F.700
C/T V.8863 F.250
Last Plan Reference: LP89360 (Lot 2)
Postal Address: 140 Officer Upper Beaconsfield Rd
(At time of subdivision) Officer 3809

AMG Co-ordinates E. 361 900
(Of approx centre of plan) N 5 788 650 ZONE 55

Council Certification and Endorsement

Council Name: Cardinia Shire Council Ref: S02/040

1. This Plan is certified under Section 6 of the Subdivision Act 1988

~~2. This plan is certified under section 11(7) of the Subdivision Act 1988~~
~~Date of original certification under section 6 ...../...../.....~~

~~3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988.~~

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

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

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

Council delegate
~~Council seal~~
Date 14 / 5 /2002

~~Re-certified under section 11(7) of the Subdivision Act 1988~~

~~Council delegate~~
~~Council seal~~
~~Date / /~~

Vesting of Roads or Reserves

Identifier	Council/Body/Person
Nil	

Notations

Depth Limitation : Does not apply

Staging This is not a staged subdivision
Planning permit No. T010965

Survey This plan is not based on survey

This survey has been connected to permanent marks no(s)
in Proclaimed Survey Area no

Easement Information

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

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	Powerline	See Sheet 2	This Plan - Sec 88 of the Electricity Industry Act 2000	TXU Networks Pty Ltd

LTO use only

Statement of compliance/
Exemption Statement

Received ✓

Date 24 / 12 / 02

LTO use only

PLAN REGISTERED

TIME 11 · 03

DATE 30 / 12 / 02

Assistant Registrar of Titles

Sheet 1 of 2 Sheets

LITTLE & BROSNAN PTY LTD
A.C.N 005 434 855
LAND SURVEYORS, PLANNERS
& DEVELOPMENT CONSULTANTS
189 JOHNSTON STREET, FITZROY, 3065.
TELEPHONE: (03)9417-7311 FAX: (03)9417-1813

LICENSED SURVEYOR Damian Leo Slattery

SIGNATURE — — — — — — — DATE

REF 3168-1 VERSION 08-05-02

3168-1a DWG

— — — — — — — — — —

DATE / /

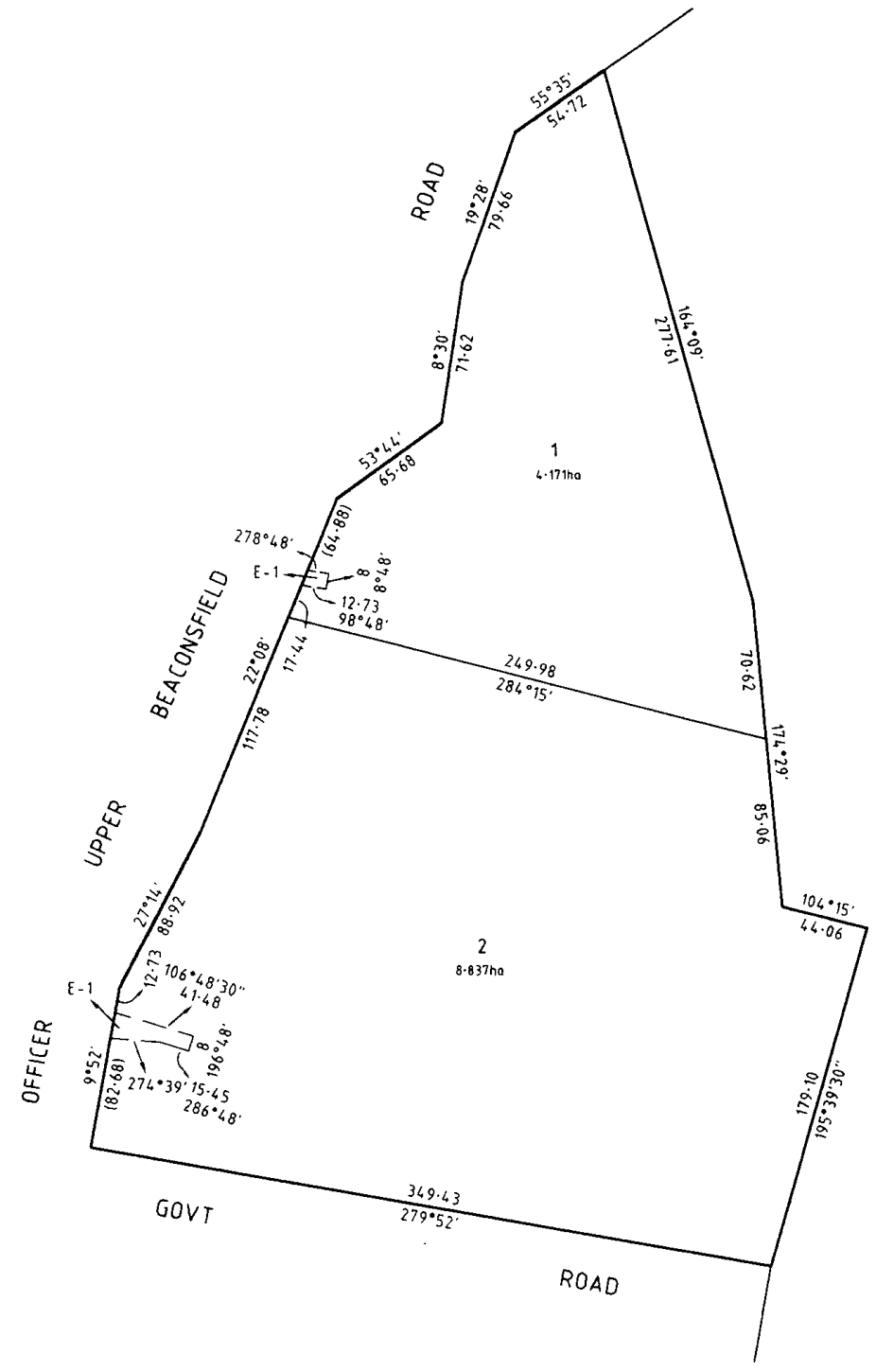
COUNCIL DELEGATE SIGNATURE

Original sheet size A3

PLAN OF SUBDIVISION

Stage No. /

Plan Number **PS504184D**



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Sheet 2 of 2 Sheets

SCALE
25 0 25 50 75 100
LENGTHS ARE IN METRES

ORIGINAL
SCALE 1:2500 | SHEET SIZE A3

LICENSED SURVEYOR Damian Leo Slattery

SIGNATURE _ _ _ _ _ _ _ DATE

REF. 3168-1 VERSION 08-05-02

3168-1b.DWG

DATE / /

COUNCIL DELEGATE SIGNATURE

NCC 2022 - GENERAL NOTES

INTELLECTUAL PROPERTY AND USE OF THIS DOCUMENT

- THESE PLANS HAVE BEEN PREPARED FOR THE EXCLUSIVE USE BY THE CLIENT OF **JACKSON & FAPIO PTY. LTD.** ('THE DESIGNER') FOR THE PURPOSE EXPRESSLY NOTIFIED TO THE DESIGNER. ANY OTHER PERSON WHO USES OR RELIES ON THESE PLANS WITHOUT THE DESIGNER'S WRITTEN CONSENT DOES SO AT THEIR OWN RISK AND NO RESPONSIBILITY IS ACCEPTED BY THE DESIGNER FOR SUCH USE AND/OR RELIANCE.
- THIS DOCUMENT IS TO BE READ IN CONJUNCTION WITH ALL DRAWINGS, DETAILS AND INFORMATION PROVIDED BY THE CONSULTANTS NAMED HEREIN, AND WITH ANY OTHER WRITTEN INSTRUCTIONS ISSUED IN THE COURSE OF THE CONTRACT.
- A BUILDING PERMIT IS REQUIRED PRIOR TO THE COMMENCEMENT OF THESE WORKS. THE RELEASE OF THIS DOCUMENT IS CONDITIONAL ON THE CLIENT OBTAINING THE REQUIRED BUILDING PERMIT.

MATERIALS AND TRADE PRACTICES

- ALL MATERIALS, CONSTRUCTION AND WORK PRACTICES SHALL COMPLY WITH BUT NOT BE LIMITED TO THE CURRENT ISSUE OF BUILDING REGULATIONS 2018, NATIONAL CONSTRUCTION CODE 2022 BUILDING CODE OF AUSTRALIA VOL. 2 (HEREAFTER REFERRED TO AS BCA), AND ALL RELEVANT CURRENT AUSTRALIAN STANDARDS REFERRED TO THEREIN.
- WORK AND SITE MANAGEMENT PRACTICES SHALL COMPLY WITH ALL RELEVANT LAWS AND BY-LAWS.
- IF ANY PERFORMANCE SOLUTION IS PROPOSED, IT SHALL BE ASSESSED AND APPROVED BY THE **RELEVANT BUILDING SURVEYOR/BUILDING CERTIFIER** AS MEETING BCA PERFORMANCE REQUIREMENTS PRIOR TO IMPLEMENTATION OR INSTALLATION.
- INSTALLATION OF ALL SERVICES SHALL COMPLY WITH THE RESPECTIVE SUPPLY AUTHORITY'S REQUIREMENTS.

VARIATIONS

- SHOULD ANY CONFLICT ARISE BETWEEN THESE PLANS AND BCA, AUSTRALIAN STANDARDS OR A MANUFACTURER'S INSTRUCTIONS, THIS DISCREPANCY SHALL BE REPORTED IMMEDIATELY TO THE DESIGNER, BEFORE ANY OTHER ACTION IS TAKEN.
- THE CLIENT AND/OR THE CLIENT'S BUILDER SHALL NOT MODIFY OR AMEND THE PLANS WITHOUT THE KNOWLEDGE AND CONSENT OF THE DESIGNER, EXCEPT WHERE THE **RELEVANT BUILDING SURVEYOR/BUILDING CERTIFIER** MAKES MINOR NECESSARY CHANGES TO FACILITATE THE BUILDING PERMIT APPLICATION, AND WHERE SUCH CHANGES ARE REPORTED BACK TO THE DESIGNER WITHIN 48 HOURS OF THEIR MAKING.
- THE APPROVAL BY THE DESIGNER OF A SUBSTITUTE MATERIAL, WORK PRACTICE OR THE LIKE IS NOT AN AUTHORISATION FOR ITS USE OR A CONTRACT VARIATION. ANY VARIATIONS AND/OR SUBSTITUTIONS TO MATERIALS OR WORK PRACTICES SHALL BE ACCEPTED BY ALL PARTIES TO THE BUILDING CONTRACT AND, WHERE APPLICABLE, THE **RELEVANT BUILDING SURVEYOR/BUILDING CERTIFIER**, PRIOR TO IMPLEMENTATION.

MEASUREMENTS

- FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- SITE PLAN MEASUREMENTS ARE IN METRES. ALL OTHER MEASUREMENTS ARE IN MILLIMETRES, UNLESS NOTED OTHERWISE.
- UNLESS NOTED OTHERWISE, DIMENSIONS ON FLOOR PLANS, SECTIONS AND EXTERNAL ELEVATIONS REPRESENT TIMBER FRAME AND STRUCTURAL MEMBERS, NOT FINISHED LININGS/CLADDING.
- WINDOW SIZES ARE NOMINAL ONLY. ACTUAL SIZE MAY VARY ACCORDING TO MANUFACTURER.
- THE BUILDER AND SUBCONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS, SETBACKS, LEVELS, SPECIFICATIONS, AND ALL OTHER RELEVANT DOCUMENTATION PRIOR TO THE COMMENCEMENT OF ANY WORKS. REPORT ALL DISCREPANCIES TO THE DESIGNER FOR CLARIFICATION.

SITE PROTECTION DURING THE CONSTRUCTION PERIOD

- PROTECTIVE OUTRIGGERS, FENCES, AWNINGS, HOARDING, BARRICADES AND THE LIKE SHALL BE INSTALLED WHERE NECESSARY TO GUARD AGAINST DANGER TO LIFE OR PROPERTY OR WHEN REQUIRED BY THE RELEVANT BUILDING SURVEYOR AND/OR COUNCIL.
- WHERE REQUIRED BY COUNCIL, THE BUILDER SHALL CONSTRUCT A TEMPORARY CROSSING PLACED OVER THE FOOTPATH.
- ALL PRACTICABLE MEASURES SHALL BE IMPLEMENTED TO MINIMISE WASTE TO LANDFILL. THE BUILDER MAY USE A CONSTRUCTION WASTE RECOVERY SERVICE, OR SORT AND TRANSPORT RECYCLABLE MATERIALS TO THE APPROPRIATE REGISTERED RECYCLER. MATERIALS SHALL NOT BE BURNED ON SITE.
- A SITE MANAGEMENT PLAN SHALL BE IMPLEMENTED FROM THE COMMENCEMENT OF WORKS, TO CONTROL SEDIMENT RUN-OFF IN ACCORDANCE WITH [INSERT RELEVANT STATE/COUNCIL GUIDELINES OR REGULATION]. SILT FENCES SHALL BE PROVIDED TO THE LOW SIDE OF THE ALLOTMENT AND AROUND ALL SOIL STOCKPILES AND STORM WATER INLET PITS/SUMPS AND 'SILT STOP' FILTER BAGS OR EQUIVALENT SHALL BE PLACED OVER ALL STORM WATER ENTRY PITS. EROSION CONTROL FABRIC SHALL BE PLACED OVER GARDEN BEDS TO PREVENT SURFACE EROSION.
- DUST-CREATING MATERIAL SHALL BE KEPT SPRAYED WITH WATER SO AS TO PREVENT ANY NUISANCE FROM DUST.
- WASTE MATERIALS SHALL NOT BE PLACED IN ANY STREET, ROAD OR RIGHT OF WAY.
- EARTHWORKS (UNRETAINED) SHALL NOT EXCEED 2.00m.
- CUT AND FILL BATTERS SHALL COMPLY WITH BCA TABLE 3.2.1. PROTECTION OF THE BUILDING FABRIC
- 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.
- WINDOWS, DOORS AND SERVICE PENETRATIONS SHALL BE FLASHED ALL AROUND.
- ALL PLIABLE MEMBRANES SHALL BE INSTALLED TO COMPLY AND BE IN ACCORDANCE WITH BCA 10.8.1
- GUTTERS AND DRAINAGE SHALL BE SUPPLIED AND INSTALLED IN ACCORDANCE WITH AS3500.3.

- ANTI-PONDING DEVICES/BOARDS SHALL BE INSTALLED ACCORDING TO BCA 7.3.5.
- DAMPCOURSES WITH WEEPHOLES AND CAVITY FLASHINGS SHALL BE INSTALLED IN ACCORDANCE WITH AS4773.2.
- SURFACES AROUND THE PERIMETER OF A RESIDENTIAL SLAB SHALL FALL AWAY FROM THAT SLAB BY NOT LESS THAN 50mm OVER THE FIRST 1.00m. WHERE NOT STIPULATED IN THE GEOTECHNICAL REPORT, FREEBOARD SHALL BE NOT LESS THAN 50MM FROM AN IMPERMEABLE SURFACE OR 150MM FROM A PERMEABLE SURFACE.
- SUBFLOOR VENTS SHALL BE LOCATED >600mm FROM CORNERS AND BE INSTALLED BELOW BEARERS. SUCH VENTS SHALL PROVIDE A RATE PER 1000mm RUN OF EXTERNAL OR INTERNAL CROSS WALLS OF:
  - 7,500mm² CLEAR VENTILATION WHERE PARTICLE BOARD FLOORING IS USED; OR
  - 6,000mm² FOR OTHER SUBFLOOR TYPES.
- WHERE A BUILDING OTHER THAN DETACHED CLASS 10 IS LOCATED IN A TERMITE-PRONE AREA, THE BUILDING SHALL BE PROVIDED WITH A TERMITE MANAGEMENT SYSTEM COMPLIANT WITH AS3660.1 OR AS3660.2.
- IN SALINE OR INDUSTRIAL ENVIRONMENTS, MASONRY UNITS, MORTAR, AND ALL BUILT-IN COMPONENTS SHALL COMPLY WITH THE DURABILITY REQUIREMENTS OF TABLE 4.1 OF AS4773.1, PART 1: DESIGN.
- BUILDING TIE-DOWNS SHALL BE APPROPRIATE FOR THE SITE WIND CLASSIFICATION AND PROVIDED IN ACCORDANCE WITH BCA 5.6.6.
- CORROSION PROTECTION SHALL BE SUITED TO THE SITE CONTEXT AND PROVIDED FOR BUILT-IN STRUCTURAL STEEL MEMBERS SUCH AS STEEL LINTELS, SHELF ANGLES, CONNECTORS, ACCESSORIES (OTHER THAN WALL TIES) IN ACCORDANCE WITH TABLE 4.1 OF AS4773.1 MASONRY IN SMALL BUILDINGS, PART 1: DESIGN.
- SHEET ROOFING SHALL BE PROTECTED FROM CORROSION IN A MANNER APPROPRIATE TO THE SITE CONTEXT, IN ACCORDANCE WITH BCA TABLE 7.2.2A.
- SINGLE LEAF MASONRY WALLS SHALL BE WEATHERPROOFED PER BCA 5.7.6.
- IN CLIMATE ZONES 6, 7 AND 8 UNLESS EXCLUDED BY BCA 10.8.3(2) ROOFS SHALL BE PROVIDED WITH VENTILATION OPENINGS PER BCA 10.8.3.
- EXTERNAL WATERPROOFING FOR ON FLAT ROOFS, ROOF TERRACES, BALCONIES AND TERRACES AND OTHER SIMILAR HORIZONTAL SURFACES LOCATED ABOVE INTERNAL SPACES OF A BUILDING SHALL COMPLY WITH BCA H2D8.
- WATERPROOFING OF WET AREAS - BEING BATHROOMS, SHOWERS, SHOWER ROOMS, LAUNDRIES, SANITARY COMPARTMENTS AND THE LIKE - SHALL BE PROVIDED IN ACCORDANCE WITH BCA 10.2.
- BALCONY WATERPROOFING SHALL BE INSTALLED IN ACCORDANCE WITH AS4654.1 & AS4654.2.

SERVICES

- SOLAR COLLECTOR PANEL LOCATIONS ARE INDICATIVE ONLY. LOCATION AND SIZE ARE DEPENDENT ON MANUFACTURER'S/INSTALLER'S RECOMMENDATION.
- DUCTWORK FOR HEATING AND COOLING SYSTEMS SHALL COMPLY WITH AS4254 & AS/NZS 4859.1 IN ACCORDANCE WITH CLIMATE ZONE REQUIREMENTS SET DOWN IN BCA TABLE 3.

GLAZING

- GLAZED UNITS SHALL BE INSTALLED IN ACCORDANCE WITH BCA 8.3.2.
- FULLY FRAMED GLAZING INSTALLED IN THE PERIMETER OF BUILDINGS SHALL COMPLY WITH BCA 8.3.3.
- GLASS - INCLUDING, BUT NOT LIMITED TO, WINDOWS, DOORS, SCREENS, PANELS, SPLASHBACKS AND BARRIERS - SHALL COMPLY WITH BCA 3.3.3.
- GLAZING SUBJECT TO HUMAN IMPACT SHALL COMPLY WITH BCA 8.4.

FOOTINGS

- FOOTINGS SHALL NOT, UNDER ANY CIRCUMSTANCE, ENCROACH OVER TITLE BOUNDARIES OR EASEMENT LINES.
- WHERE CONCRETE STUMPS ARE TO BE USED, THESE SHALL BE:
  - 100 X 100mm (1 x 5mm HD WIRE) IF UP TO 1400mm LONG
  - 100 X 100mm (2 x 5mm HD WIRES) IF 1401mm TO 1800mm LONG
  - 125 X 125mm (2 x 5mm HD WIRES) IF 1801mm TO 3000mm LONG.
- 100mm X 100mm STUMPS THAT EXCEED 1200mm ABOVE GROUND LEVEL SHALL BE BRACED WHERE NO PERIMETER BASE BRICKWORK IS PROVIDED.
- ALL CONCRETE FOOTINGS SHALL BE FOUNDED AT A DEPTH TO A MINIMUM REQUIRED BEARING CAPACITY AND/OR IN ACCORDANCE WITH RECOMMENDATIONS CONTAINED IN SOIL REPORT (OR OTHERWISE AT ENGINEER'S DISCRETION).

SITE CLASSIFICATION

SITE CLASSIFICATION:	CLASS 'M'
SOIL REPORT NO:	14433
COMPLETED BY:	SOIL TEST EXPRESS PTY LTD

AUTHORITIES AND CONSULTANTS

MUNICIPALITY
NAME: CARDINIA SHIRE COUNCIL *PH: 1300 787 624*

SEWERAGE AUTHORITY
NAME: SOUTH EAST WATER *PH: 13 16 94*

BUILDING SURVEYOR
NAME: JJNT BUILDING SURVEYORS *PH: 0420 790 930*

STRUCTURAL ENGINEER
NAME: KBT CONSULTING ENGINEERS *PH: 0430 721 624*

GEOTECHNICAL ENGINEER
NAME: SOIL TEST EXPRESS PTY LTD *PH: (03) 5997 1192*

THERMAL PERFORMANCE ASSESSOR
NAME: FRATER CONSULTING SERVICES *PH: (03) 9380 8263*

ALL DESIGN INFORMATION SUPPLIED BY OTHERS, JACKSON & FAPIO PTY. LTD. DISCLAIM ANY BREACH OF COPYRIGHT THAT MAY HAVE BEEN INFRINGED.

ARCHITECTURAL PLANS ARE NOT TO BE USED AS SHOP DRAWINGS FOR THE MANUFACTURING OF TRUSS ROOFS OR ANY OTHER PART OF FRAMING (WALLS, FLOOR, JOISTS. ETC.) ALL MANUFACTURING TO BE UNDER TAKEN BY SITE MEASURE OTHERWISE THE OFFICE OF JACKSON & FAPIO PTY LTD WILL NOT BE HELD RESPONSIBLE FOR ANY DISCREPANCIES ON DIMENSIONS SHOWN

BUILDER:

PROJECT: PROPOSED ALTERATION & EXTENSION OF EXISTING RESIDENCE
CLIENT: [redacted]
AT: Lot.1, No.168 OFFICER ROAD, OFFICER VIC 3809

JACKSON & FAPIO PTY LTD
BUILDING DESIGN SERVICE
PO Box 4156 Narre Warren South. VIC. 3805
m: 0433 535 264
w: jacksonandfapio.com.au
e: admin@jovadrafting.com

SHEET:	01/15
DATE:	JULY. 24
DRAWN:	S.J.
JOB NO.	REV
WD24:26	E

NCC 2022 - GENERAL NOTES

STORMWATER AND SEWERS

- 90mm DIA. CLASS 6 UPVC STORMWATER LINE MIN GRADE 1:100 SHALL BE CONNECTED TO THE LEGAL POINT OF DISCHARGE TO THE RELEVANT AUTHORITY'S APPROVAL. PROVIDE INSPECTION OPENINGS AT 9.00m CENTRES AND AT EACH CHANGE OF DIRECTION.
- COVERS 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
- THE BUILDER AND SUBCONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS, SEWER PIPES AND THE LIKE ARE LOCATED AT A SUFFICIENT DISTANCE FROM ANY BUILDINGS, FOOTING AND/OR SLAB EDGE BEAMS SO AS TO PREVENT GENERAL MOISTURE PENETRATION, DAMPNESS, WEAKENING AND UNDERMINING OF ANY BUILDING AND ITS FOOTING SYSTEM.

TIMBER FRAMING

- STANDARD TIMBER ROOFING AND WALL FRAMING SHALL BE PROVIDED IN ACCORDANCE WITH AS1684 (RESIDENTIAL TIMBER-FRAMED CONSTRUCTION) AND ALL RELEVANT SUPPLEMENTS.

SAFETY OF BUILDING USERS

- WHERE STAIRS, RAMPS AND BALUSTRADES ARE TO BE CONSTRUCTED, THESE SHALL COMPLY WITH ALL PROVISIONS OF BCA 11.2.
- OTHER THAN SPIRAL STAIRS:
  - RISERS SHALL BE 190mm MAX AND 115mm MIN
  - GOINGS SHALL BE 355mm MAX AND 240mm MIN
  - 2R+G SHALL BE 700mm MAX AND 550mm MIN
  - THERE SHALL BE LESS THAN 125mm GAP BETWEEN OPEN TREADS.
- ALL TREADS, LANDINGS AND THE LIKE SHALL HAVE A SLIP RESISTANCE CLASSIFICATION OF P3 OR R10 FOR DRY SURFACE CONDITIONS AND P4 OR R11 FOR WET SURFACE CONDITIONS, OR A NOSING STRIP WITH A SLIP-RESISTANCE CLASSIFICATION OF P3 FOR DRY SURFACE CONDITIONS AND P4 FOR WET SURFACE CONDITIONS.
- BARRIERS SHALL BE PROVIDED WHERE IT IS POSSIBLE TO FALL 1M OR MORE FROM THE LEVEL OF THE TRAFFICABLE SURFACE TO THE SURFACE BENEATH. SUCH BARRIERS (OTHER THAN TENSIONED WIRE BARRIERS) SHALL BE:
  - 1000mm MIN ABOVE FINISHED STAIR LEVEL (FSL) OF BALCONIES, LANDINGS ETC; AND
  - 865mm MIN ABOVE FSL OF STAIR NOSING OR RAMP; AND
  - VERTICAL, WITH GAPS OF NO MORE THAN 125mm.
- WHERE THE FLOOR BELOW A BEDROOM WINDOW IS 2.00m OR MORE ABOVE THE SURFACE BENEATH, THE WINDOW SHALL COMPLY WITH BCA CLAUSE 11.3.7.
- WHERE THE FLOOR BELOW A WINDOW OTHER THAN IN A BEDROOM IS 4.00m OR MORE ABOVE THE SURFACE BENEATH, THE WINDOW SHALL COMPLY WITH BCA CLAUSE 11.3.8.
- WHERE A BEDROOM WINDOW IS 2.00m OR MORE ABOVE THE SURFACE BENEATH, OR IT IS POSSIBLE TO FALL 4M OR MORE FROM THE LEVEL OF ANY TRAFFICABLE SURFACE TO THE SURFACE BENEATH, ANY HORIZONTAL ELEMENT WITHIN A BARRIER BETWEEN 150mm AND 760mm ABOVE THE FLOOR SHALL NOT FACILITATE CLIMBING.
- HANDRAILS SHALL BE CONTINUOUS, WITH TOPS SET >865MM VERTICALLY ABOVE STAIR NOSING AND FLOOR SURFACE OF RAMPS.
- WIRE BARRIERS SHALL COMPLY WITH BCA 11.3.4 AND 11.3.6.
- A GLASS BARRIER OR WINDOW SERVING AS A BARRIER SHALL COMPLY WITH BCA H1D8.
- CLASS 1 BUILDINGS WITH AIR PERMEABILITY OF NOT MORE THAN 5 M3/HR.M2 AT 50 PA SHALL BE PROVIDED WITH A MECHANICAL VENTILATION SYSTEM COMPLYING WITH H6V3.INWARD-OPENING SWING DOORS TO FULLY ENCLOSED SANITARY COMPARTMENTS SHALL COMPLY WITH BCA CLAUSE 10.4.2.
- ALL SHOWER WALLS AND WALLS ADJACENT TO TOILET SHALL BE BRACED WITH 12MM PLY FOR FUTURE GRAB RAILS OR SUPPLY NOGGINGS WITH A THICKNESS OF AT LEAST 25MM IN ACCORDANCE WITH RECOMMENDATIONS OF LIVEABLE HOUSING DESIGN GUIDELINES.
- FLOORING IN WET AREAS, LAUNDRY AND KITCHEN SHALL BE SLIP RESISTANT.
- DOOR HARDWARE SHALL BE INSTALLED 900mm - 1100mm ABOVE THE FINISHED FLOOR.
- THERE SHALL BE A LEVEL TRANSITION BETWEEN ABUTTING INTERNAL SURFACES (A MAXIMUM VERTICAL TOLERANCE OF 5MM BETWEEN ABUTTING SURFACES IS ALLOWABLE PROVIDED THE LIP IS ROUNDED OR BEVELLED).

ELECTRICAL

- SMOKE DETECTORS SHALL BE FITTED WHERE NONE ARE PRESENT, OR WHERE EXISTING ARE NON-COMPLIANT WITH AS3786.
- NEW SMOKE DETECTORS SHALL BE INTERCONNECTED; MAINS-POWERED; AND LOCATED AND INSTALLED PER BCA 9.5.2 AND 9.5.4.
- IN A CLASS 10A PRIVATE GARAGE, AN ALTERNATIVE ALARM MAY BE INSTALLED PER BCA 9.5.1(B).
- LIGHT SWITCHES SHALL BE POSITIONED IN A CONSISTENT LOCATION 900MM - 1100MM ABOVE THE FINISHED FLOOR LEVEL; HORIZONTALLY ALIGNED WITH THE DOOR HANDLE AT THE ENTRANCE TO A ROOM.
- POWER POINTS SHALL NOT BE INSTALLED LOWER THAN 300MM ABOVE FINISHED FLOOR LEVEL.
- ALL ELECTRICAL PENETRATIONS SHALL BE SEALED USING MATERIAL APPROPRIATE TO THE RATING OF THE CABLE AND/OR DEVICE.
- ONLY STAMPED IC4-RATED DOWNLIGHTS SHALL BE INSTALLED AND INSULATION SHALL NOT BE PENETRATED FOR DOWNLIGHTS.
- DUCTWORK FOR EXHAUST FANS AND HEATING AND COOLING SYSTEMS SHALL COMPLY WITH AS4254 & AS/NZS 4859.1 IN ACCORDANCE WITH CLIMATE ZONE REQUIREMENTS SET DOWN IN BCA 13.7.4.
- EXHAUST FROM A BATHROOM, SANITARY COMPARTMENT OR LAUNDRY SHALL BE DISCHARGED DIRECTLY VIA AN INSULATED SHAFT OR R1 INSULATED DUCTING TO OUTDOOR AIR. MINIMUM FLOW RATES SHALL BE:
  - 40 L/S FOR KITCHEN & LAUNDRY
  - 25 L/S FOR BATHROOM OR SANITARY COMPARTMENT.
- AN EXHAUST SYSTEM THAT IS NOT RUN CONTINUOUSLY AND IS SERVING A BATHROOM OR SANITARY COMPARTMENT THAT IS NOT VENTILATED IN ACCORDANCE WITH BCA 10.6.2(A) SHALL BE INTERLOCKED WITH THE ROOM'S LIGHT SWITCH; AND INCLUDE A 10 MINUTE RUN-ON TIMER.
- EXHAUST FANS, RANGEHOODS AND THE LIKE SHALL BE INSTALLED WITH SELF-CLOSING DAMPERS.

BUILDING THERMAL PERFORMANCE

- WORKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STAMPED PLANS ENDORSED BY THE ACCREDITED THERMAL PERFORMANCE ASSESSOR.
- THE NATHERS ENERGY RATING CONTAINS INBUILT ASSUMPTIONS ABOUT THE INTEGRITY OF THE BUILDING FABRIC WITH REGARDS INSULATION, DRAUGHTPROOFING AND GLAZING. WORKS SHALL COMPLY WITH THE FOLLOWING MEASURES, TO ENSURE THAT THE AS-BUILT PERFORMANCE CORRESPONDS TO THAT MODELLED IN THE ENERGY RATING.
- INSULATION TO BE INSTALLED IN ACCORDANCE WITH BCA 13.2.2:
- INSULATION SHALL BE INSTALLED TIGHT AND CONTINUOUS, WITHOUT GAPS AND CRACKS, HARD UP AGAINST INTERNAL LININGS (INCLUDING SUBFLOOR). THERE SHALL BE NO AIR GAP BETWEEN AN INTERNAL LINING AND INSULATION. JUNCTIONS BETWEEN INTERNAL AND EXTERNAL WALLS SHALL BE INSULATED.
- INSULATION SHALL NOT BE CRUSHED OR COMPRESSED.
- BOX GUTTERS AND MANHOLE COVERS SHALL BE INSULATED TO THE SAME R-VALUE AS THE ROOF, USING INSULATION BATTS OR BLANKET OR CLOSED-CELL FOAM.
- DOWNLIGHTS SHALL BE STAMPED AS IC4 RATED, AIRTIGHT AND COVERED BY INSULATION.
- IN CLIMATE ZONES 6, 7 AND 8 A VAPOUR PERMEABLE LAYER SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS IN ALL NEW EXTERNAL WALLS. THE MATERIAL SHALL BE OVERLAPPED AND FULLY TAPED ON THE EXTERNAL SIDE TO ENSURE A TIGHT SEAL. ALL PENETRATIONS IN THE MEMBRANE SHALL BE SEALED, ENSURING THAT THE MATERIAL COVERS GAPS BETWEEN STUDS AND DOORS AND WINDOW FRAMES. ANY FLASHING AROUND WINDOWS SHALL BE TAPED OVER THE BUILDING WRAP.
- WHERE A FOIL-BACKED MEMBRANE IS USED, TIMBER BATTENS SHALL BE USED TO MINIMISE THERMAL CONDUCTION.
- ALL TRADES SHALL BE INSTRUCTED TO REPLACE ANY INSULATION THEY HAVE REMOVED IN THE COURSE OF THEIR WORK AND TO TAPE ANY CUTS/PENETRATIONS IN BUILDING WRAP. ALL PENETRATIONS SHALL BE CAULKED USING A FIT-FOR-PURPOSE FLEXIBLE SEALANT.
- ALL REDUNDANT OPENINGS SUCH AS DECOMMISSIONED CHIMNEYS AND WALL VENTS SHALL BE SEALED OFF AT TOP AND BOTTOM, UNLESS AN UNFLUED GAS HEATER IS PRESENT.
- CAULKING PRODUCTS SHALL BE APPROPRIATE FOR THE INTENDED APPLICATION.
- BEFORE INSTALLING MOULDINGS, A FIT-FOR-PURPOSE, LONG-LASTING PROPRIETARY TAPE OR FLEXIBLE CAULKING PRODUCT SHALL BE USED TO SEAL JUNCTIONS OF:
  - PLASTERBOARD AND FLOOR
  - PLASTERBOARD AND TOP PLATE (FOR SQUARE SET CORNICES)
  - VERTICAL AND HORIZONTAL PLASTERBOARD
  - TOPS, BOTTOMS AND SIDES OF ARCHITRAVES AND PLASTERBOARD.
  - ALL EXHAUST FANS AND DUCTS, INCLUDING RANGEHOODS, SHALL BE FITTED WITH SELF-CLOSING MECHANISMS.
- WHERE IT IS NOT POSSIBLE TO INSULATE UNDER AN EXISTING TIMBER FLOOR, GAPS BETWEEN FLOORBOARDS SHALL BE SEALED BEFORE APPLYING FINISHES OR COVERINGS.
- EXTERNAL DOORS AND WINDOWS SHALL BE DRAUGHTPROOFED PER BCA 13.4.4 USING A DURABLE, FIT-FOR-PURPOSE SEAL.
- CAVITY SLIDER POCKETS SHALL BE SEALED BEFORE INSTALLATION, EITHER BY WRAPPING WITH VAPOUR PERMEABLE MEMBRANE, OR BY SCREWING PLASTER SECURELY TO THE FRAME AND APPLYING A SILICON BEAD.
- CONDITIONED CLASS 1 AND UNCONDITIONED CLASS 10A SPACES SHALL BE SEPARATED BY INSULATION. ANY OPENINGS BETWEEN SUCH SPACES SHALL BE WEATHER-STRIPPED.
- THE CLIENT RETAINS THE RIGHT TO IMPLEMENT A BLOWER DOOR TEST TO TEST FOR AIR TIGHTNESS PRIOR TO PAINTING. TARGET AIR PERMEABILITY IS NOT MORE THAN [INSERT] M3/HR.M2 AT 50 PA.
- WINDOW SIZES NOMINATED ARE NOMINAL. ACTUAL SIZE MAY VARY MINIMALLY ACCORDING TO MANUFACTURER; HOWEVER, OPENING STYLES, OVERALL SIZE, U-VALUE AND SHGC VALUES ARE INBUILT INTO THE ENERGY RATING AND MAY NOT BE ALTERED WITHOUT THE EXPRESS APPROVAL OF THE PROJECT'S ENERGY RATER.
- GLAZED DOORS AND WINDOWS SHALL BE [INSERT] WIND RATED, DOUBLE-GLAZED, WEATHER-STRIPPED AND FLASHED ALL AROUND.
- OPENABLE WINDOWS SHALL BE PROVIDED WITH FLYSCREENS.

ADVISORY NOTE

- MONOLITHIC ANNEALED GLASS MAY BE USED FOR MIRRORS PROVIDED A FIXED VANITY OR BENCH WITH A HEIGHT OF NOT LESS THAN 760mm, DEPTH OF NOT LESS THAN 300mm AND EXTENDING THE ENTIRE WIDTH OF THE MIRROR IN FRONT OF THE MIRROR. MONOLITHIC ANNEALED GLASS MAY BE USED FOR SPLASH BACKS PROVIDED IT IS FULLY BACKED BY AND CONTINUOUSLY ADHERED TO A SOLID WALL MATERIAL OR A FIXED CABINET OR BENCH, THAT IS:
  - A HEIGHT NOT LESS THAN 760mm; AND
  - A DEPTH NOT LESS THAN 300mm; AND
  - EXTENDING THE ENTIRE WIDTH OF THE SPLASH BACK; AND
  - LOCATED IN FRONT OF THE SPLASH BACK

ARCHITECTURAL PLANS ARE NOT TO BE USED AS SHOP DRAWINGS FOR THE MANUFACTURING OF TRUSS ROOFS OR ANY OTHER PART OF FRAMING (WALLS, FLOOR, JOISTS. ETC.) ALL MANUFACTURING TO BE UNDER TAKEN BY SITE MEASURE OTHERWISE THE OFFICE OF JACKSON & FAPIO PTY LTD WILL NOT BE HELD RESPONSIBLE FOR ANY DISCREPANCIES ON DIMENSIONS SHOWN

BUILDER:

PROJECT: PROPOSED ALTERATION & EXTENSION

CLIENT [redacted]

AT: Lot.1, No.168 OFFICER ROAD, OFFICER VIC 3809

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DRAWN:	S.J.
JOB NO.	REV
WD24:26	E

G E N E R A L   N O T E S - (BAL 12.5)

7.1 GENERAL
A BUILDING ASSESSED IN SECTION 2 AS BEING BAL-29 SHALL COMPLY WITH SECTION 3 AND CLAUSES 7.2 TO 7.8 IN AS 3959-2009 (CURRENT EDITION).

ANY ELEMENT OF CONSTRUCTION OR SYSTEM THAT SATISFIES THE TEST CRITERIA OF AS1530.8.1 MAY BE USED IN LIEU OF THE APPLICABLE REQUIREMENTS CONTAINED IN CL
NOTE: BAL-12.5 IS PRIMARILY CONCERNED WITH PROTECTION FROM EMBER ATTACK AND RADIANT HEAT UP TO AND INCLUDING 12.5 KW/M² WHERE THE SITE IS LESS THAN 100M FROM THE SOURCE OF BUSHFIRE ATTACK.

7.2 SUBFLOOR SUPPORTS
THIS STANDARD DOES NOT PROVIDED CONSTRUCTION REQUIREMENTS FOR SUBFLOOR SUPPORT POSTS, COLUMNS, STUMP, PIERS AND POLES.

NOTE: THE EXCLUSION OF REQUIREMENTS FOR SUBFLOOR APPLIES TO THE PRINCIPAL BUILDING ONLY AND NOT TO VERANDAS, DECKS, STEPS, RAMPS AND LANDINGS (SEE CLAUSE 5.7)

7.3 FLOORS
- 7.3.1 CONCRETE SLABS ON GROUND:
THIS STANDARD DOES NOT PROVIDE CONSTRUCTION REQUIREMENTS FOR CONCRETE SLABS ON THE GROUND.
- 7.3.2 ELEVATED FLOORS:
N/A TO THIS PROJECT.

7.4 EXTERNAL WALLS
- 7.4.1 WALLS:
THE EXPOSED COMPONENTS OF EXTERNAL WALLS SHALL BE:
(A) NON-COMBUSTIBLE MATERIAL.
- 7.4.2 JOINTS:
ALL JOINTS IN THE EXTERNAL SURFACE MATERIAL OF WALLS SHALL BE COVERED, SEALED, OVERLAPPED, BACKED OR BUTT-JOINTED TO PREVENT GAPS GREATER THAN 3MM.
- SARKING TO BE PROVIDED TO THE EXTERNAL TIMBER FRAME OF THE FIBRE CEMENT CLADDING AREA AS PER CLAUSE 7.4.1 OF AS3959-2018.

7.4.3 VENTS AND WEEPHOLES
VENTS AND WEEPHOLES IN EXTERNAL WALLS SHALL BE SCREENED WITH A MESH WITH A MAXIMUM APERTURE OF 2MM, MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM, EXCEPT WHERE THE VENTS AND WEEPHOLES ARE LESS THAN 3MM (SEE CLAUSE 3.6), OR ARE LOCATED IN AN EXTERNAL WALL OF A SUBFLOOR SPACE.

7.5 EXTERNAL GLAZED ELEMENTS AND ASSEMBLIES AND EXTERNAL DOORS
- 7.5.1 BUSHFIRE SHUTTER:
N/A TO THIS PROJECT.

- 7.5.1A SCREENS FOR WINDOWS AND DOORS:
WHERE FITTED, SCREENS FOR WINDOWS AND DOORS SHALL HAVE A MESH OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2MM, MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM. GAPS BETWEEN THE PERIMETER OF THE SCREEN ASSEMBLY AND THE BUILDING ELEMENT TO WHICH IT IS FITTED SHALL NOT EXCEED 3MM. THE FRAME SUPPORTING THE MESH OR PERFORATED SHEET SHALL BE MADE FROM METAL.
- 7.5.2 WINDOWS:
WINDOWS ASSEMBLIES SHALL COMPLY WITH ONE OF THE FOLLOWING:
(A) THEY SHALL COMPLY WITH THE FOLLOWING:
(I) WINDOW FRAMES AND WINDOW JOINERY AND SHALL BE MADE FROM:
(B) METAL
(II) EXTERNALLY FITTED HARDWARE THE SUPPORTS THE SASH IN ITS FUNCTIONS OF OPENING AND CLOSING SHALL BE METAL.
(III) GLAZING SHALL BE TOUGHENED GLASS MINIMUM 5MM.

(NOTE)
(V) THE OPENABLE PORTIONS OF WINDOWS SHALL BE SCREENED INTERNALLY OR EXTERNALLY WITH SCREENS THAT COMPLY WITH CLAUSE 5.5.1A.
C7.5.2 NOTE: SCREENING OF THE OPENABLE PORTIONS OF ALL WINDOWS IS REQUIRED IN ALL BALS TO PREVENT THE ENTRY OF EMBERS TO THE BUILDING WHEN THE WINDOW IS OPEN. SCREENING OF THE OPENABLE AND FIXED PORTIONS OF SOME WINDOWS IS REQUIRED IN SOME BALS TO REDUCE THE EFFECTS OF RADIANT HEAT ON SOME TYPES OF GLASS.
IF THE SCREENING IS REQUIRED TO REDUCE THE EFFECTS OF RADIANT HEAT ON THE GLASS, THE SCREENING HAS TO BE EXTERNAL SO THAT THE GLASS IN THE OPENABLE PORTION OF THE WINDOW WILL BE 'PROTECTED' WHEN IT IS SHUT. IF THE SCREENING IS REQUIRED **ONLY** TO PREVENT THE ENTRY OF EMBERS, THE SCREENING MAY BE FITTED EXTERNALLY OR INTERNALLY.

-7.5.3 DOORS - SIDE-HUNG EXTERNAL DOORS (INCLUDING FRENCH DOORS, PANEL FOLD AND BI-FOLD DOORS):
SIDE-HUNG EXTERNAL DOORS, INCLUDING FRENCH DOORS,, PANEL FOLD AND BI-FOLD DOORS, SHALL COMPLY WITH ONE OF THE FOLLOWING:
(A) DOORS AND DOOR FRAME SHALL BE PROTECTED BY BUSHFIRE SHUTTERS THAT COMPLY WITH CLAUSE 7.5.1. OR
(B) DOORS AND DOOR FRAMES SHALL BE PROTECTED EXTERNALLY BY SCREENS THAT COMPLY WITH CLAUSE 7.5.1A. OR
(C) DOORS AND DOOR FRAMES SHALL COMPLY WITH THE FOLLOWING:
(I) DOORS SHALL BE -
(A) NON-COMBUSTIBLE; OR
(B) A SOLID TIMBER, LAMINATED TIMBER OR RECONSTITUTED TIMBER DOOR, HAVING A MINIMUM THICKNESS OF 35MM FOR THE FIRST 400MM ABOVE THE THRESHOLD; OR
(C) A DOOR, INCLUDING A HOLLOW CORE DOOR, PROTECTED EXTERNALLY BY A SCREEN THAT COMPLIES WITH CLAUSE 7.5.1A; OR
(D) A FULLY FRAMED GLAZED DOOR, WHERE THE FRAMING IS MADE FROM NON-COMBUSTIBLE MATERIALS OR FROM BUSHFIRE-RESISTING TIMBER (SEE APPENDIX F).
(II) EXTERNALLY FITTED HARDWARE THAT SUPPORTS THE PANEL IN ITS FUNCTIONS OF OPENING AND CLOSING SHALL BE METAL.
(III) WHERE DOORS INCORPORATE GLAZING, THE GLAZING SHALL BE TOUGHENED GLASS MINIMUM 6MM IN THICKNESS.
(IV) WHERE GLAZING IS LESS THAN 400MM FROM THE GROUND OR LESS THAN 400MM ABOVE DECKS, CARPORT ROOFS, AWNINGS AND SIMILAR ELEMENTS OR FITTINGS HAVING AN ANGLE LESS THAN 18 DEGREES TO THE HORIZONTAL AND EXTENDING MORE THAN 110MM IN WIDTH FROM THE DOOR (SEE FIGURE D3, APPENDIX D), THAT PORTION SHALL BE SCREENED EXTERNALLY WITH SCREENS THAT COMPLY WITH CLAUSE 7.5.1A.
(V) DOOR FRAMES SHALL BE MADE FROM BUSHFIRE-RESISTIG TIMBER (SEE APPENDIX F) OR METAL.
(VI) DOORS SHALL BE TIGH-FITTING TO THE DOOR FRAME AND TO AN ABUTTING DOOR, IF APPLICABLE.
(VII) WEATHER STRIPS, DRAUGHT EXCLUDERS OR DRAUGHT SEALS SHALL BE INSTALLED AT THE BASE OF SIDE-HUNG EXTERNAL DOORS.
- 7.5.4 DOORS - SLIDING DOORS:
SLIDING DOORS SHALL COMPLY WITH ONE OF THE FOLLOWING:

-7.5.3 DOORS - SIDE-HUNG EXTERNAL DOORS (INCLUDING FRENCH DOORS, PANEL FOLD AND BI-FOLD DOORS):
SIDE-HUNG EXTERNAL DOORS, INCLUDING FRENCH DOORS,, PANEL FOLD AND BI-FOLD DOORS, SHALL COMPLY WITH ONE OF THE FOLLOWING:
(A) DOORS AND DOOR FRAME SHALL BE PROTECTED BY BUSHFIRE SHUTTERS THAT COMPLY WITH CLAUSE 7.5.1.
OR
(B) DOORS AND DOOR FRAMES SHALL BE PROTECTED EXTERNALLY BY SCREENS THAT COMPLY WITH CLAUSE 7.5.1A. OR
(C) DOORS AND DOOR FRAMES SHALL COMPLY WITH THE FOLLOWING:
(I) DOORS SHALL BE -
(A) NON-COMBUSTIBLE; OR
(B) A SOLID TIMBER, LAMINATED TIMBER OR RECONSTITUTED TIMBER DOOR, HAVING A MINIMUM THICKNESS OF 35MM FOR THE FIRST 400MM ABOVE THE THRESHOLD; OR
(C) A DOOR, INCLUDING A HOLLOW CORE DOOR, PROTECTED EXTERNALLY BY A SCREEN THAT COMPLIES WITH CLAUSE 7.5.1A; OR
(D) A FULLY FRAMED GLAZED DOOR, WHERE THE FRAMING IS MADE FROM NON-COMBUSTIBLE MATERIALS OR FROM BUSHFIRE-RESISTING TIMBER (SEE APPENDIX F).
(II) EXTERNALLY FITTED HARDWARE THAT SUPPORTS THE PANEL IN ITS FUNCTIONS OF OPENING AND CLOSING SHALL BE METAL.
(III) WHERE DOORS INCORPORATE GLAZING, THE GLAZING SHALL BE TOUGHENED GLASS MINIMUM 6MM IN THICKNESS.
(IV) WHERE GLAZING IS LESS THAN 400MM FROM THE GROUND OR LESS THAN 400MM ABOVE DECKS, CARPORT ROOFS, AWNINGS AND SIMILAR ELEMENTS OR FITTINGS HAVING AN ANGLE LESS THAN 18 DEGREES TO THE HORIZONTAL AND EXTENDING MORE THAN 110MM IN WIDTH FROM THE DOOR (SEE FIGURE D3, APPENDIX D), THAT PORTION SHALL BE SCREENED EXTERNALLY WITH SCREENS THAT COMPLY WITH CLAUSE 7.5.1A.
(V) DOOR FRAMES SHALL BE MADE FROM BUSHFIRE-RESISTIG TIMBER (SEE APPENDIX F) OR METAL.
(VI) DOORS SHALL BE TIGH-FITTING TO THE DOOR FRAME AND TO AN ABUTTING DOOR, IF APPLICABLE.
(VII) WEATHER STRIPS, DRAUGHT EXCLUDERS OR DRAUGHT SEALS SHALL BE INSTALLED AT THE BASE OF SIDE-HUNG EXTERNAL DOORS.
- 7.5.4 DOORS - SLIDING DOORS:
SLIDING DOORS SHALL COMPLY WITH ONE OF THE FOLLOWING:

(C) THEY SHALL COMPLY WITH THE FOLLOWING:
(I) BOTH THE DOOR FRAME SUPPORTING THE SLIDING DOOR AND THE FRAMING SURROUNDING ANY GLAZING SHALL BE MADE FROM BUSHFIRE-RESISTING TIMBER (SEE APPENDIX F) OR METAL.
(II) EXTERNALLY FITTED HARDWARE THAT SUPPORTS THE PANEL IN ITS FUNCTIONS OF OPENING AND CLOSING SHALL BE METAL.
(III) WHERE SLIDING DOORS INCORPORATE GLAZING, THE GLAZING SHALL BE TOUGHENED GLASS MINIMUM 6MM.
(IV) SLIDING DOORS SHALL BE TIGHT-FITTING IN THE FRAMES.
- 7.5.5 DOORS - VEHICLE ACCESS DOORS (GARAGE DOORS):
THE FOLLOWING APPLY TO VEHICLE ACCESS DOORS:
(A) VEHICLE ACCESS DOORS SHALL BE MADE FROM:
(I) NON-COMBUSTABLE MATERIAL; OR
(II) BUSHFIRE-RESISTING TIMBER (SEE APPENDIX F); OR
(III) FIBRE-CEMENT SHEET, A MINIMUM OF 6MM IN THICKNESS; OR
(IV) A COMBINATION OF ANY OF ITEMS (I), (II) OR (III) ABOVE.
(B) PANEL LIFT, TILT DOORS OR SIDE-HING DOORS SHALL BE FITTED WITH SUITABLE WEATHER STRIPS, DRAUGHT EXCLUDERS, DRAUGHT SEALS OR GUIDE TRACKS, AS APPROPRIATE TO THE DOOR TYPE, WITH A MAXIMUM GAP NO GREATER THAN 3MM.

(A) ROLLER DOORS SHALL HAVE GUIDE TRACKS WITH A MAXIMUM GAP NO GREATER THAN 3MM AND SHALL BE FITTED WITH A NYLON BRUSH THAT IS IN CONTACT WITH THE DOOR (SEE FIGURE D4, APPENDIX D).
(B) VEHICLE ACCESS DOORS SHALL NOT INCLUDE VENTILATION SLOTS.

7.5 ROOFS (INCLUDING VERANDA AND ATTACHED CARPORT ROOFS, PENETRATIONS, EAVES, FASCIAS, GABLES, GUTTERS AND DOWNPIPES)
- 7.6.1 GENERAL:
THE FOLLOWING APPLY TO ALL TYPES OF ROOFS AND ROOFING SYSTEMS:
(A) ROOF TILES, ROOF SHEETS AND ROOF-COVERING ACCESSORIES SHALL BE NON-COMBUSTIBLE.
(B) THE ROOF/WALL JUNCTION SHALL BE SEALED, TO PREVENT OPENINGS GREATER THAN 3MM, EITHER BY THE USE OF FASCIA AND EAVES LININGS OR BY SEALING BETWEEN THE TOP OF THE WALL AND THE UNDERSIDE OF THE ROOF AND BETWEEN THE RAFTERS AT THE LINE OF THE WALL.
(C) ROOF VENTILATION OPENINGS, SUCH AS GABLE AND ROOF VENTS, SHALL BE FITTED WITH EMBER GUARDS MADE OF NON-COMBUSTIBLE MATERIAL OR A MESH OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2MM, MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM.

(D) A PIPE OR CONDUIT THAT PENETRATES THE ROOF COVERING SHALL BE NON-COMBUSTIBLE.
- 7.6.2 TILE ROOFS:
TILED ROOFS SHALL BE FULLY SARKED. THE SARKING SHALL:
(A) BE LOCATED ON TOP OF THE ROOF FRAMING, EXCEPT THAT THE ROOF BATTENS MAY BE FIXED ABOVE THE SARKING;
(B) COVER THE ENTIRE ROOF AREA INCLUDING RIDGES AND HIPS; AND
(C) EXTEND INTO GUTTERS AND VALLEYS.
- 7.6.3 SHEET ROOFS:
SHEET ROOFS SHALL: N/A
- 7.6.4 VERANDA, CARPORT AND AWNING ROOFS:
THE FOLLOWING APPLY TO VERANDA, CARPORT AND AWNING ROOFS:
(A) A VERANDA, CARPORT OR AWNING ROOF FORMING PART OF THE MAIN ROOF SPACE [SEE FIGURE D1(A), APPENDIX D] SHALL MEET ALL THE REQUIREMENTS FOR THE A MIN ROOF, AS SPECIFIED IN CLAUSE 7.6.1, 7.6.2, 7.6.3, 7.6.5 AND 7.6.6.
(B) A VERANDA, CARPORT OR AWNING ROOF SEPARATED FROM THE MAIN ROOF SPACE BY AN EXTERNAL WALL [SEE FIGURES D1(B) AND D1(C), APPENDIX D] COMPLYING WITH CLAUSE 7.4 SHALL HAVE A NON-COMBUSTIBLE ROOF COVERING AND THE SUPPORT STRUCTURE SHALL BE-
(I) OF NON-COMBUSTIBLE MATERIALS; OR
(II) BUSHFIRE-RESISTING TIMBER (SEE APPENDIX F); OR

(III) TIMBER RAFTERS LINED ON THE UNDERSIDE WITH FIBRE-CEMENT SHEETING A MINIMUM OF 6MM IN THICKNESS, OR WITH MATERIAL COMPLYING WITH AS 1530.8.1; OR
(IV) A COMBINATION OF ANY OF ITEMS (I), (II) OR (III) ABOVE.
- 7.6.5 ROOF PENETRATIONS:
THE FOLLOWING APPLY TO ROOF PENETRATIONS: N/A
- 7.6.6 EAVES LINING, FASCIAS AND GABLES:
THE FOLLOWING APPLY TO EAVES LININGS, FASCIAS AND GABLES:
(A) GABLES SHALL COMPLY WITH CLAUSE 7.4.
(B) FASCIAS AND BARGEBOARDS SHALL:
(I) WHERE TIMBER IS USED, BE MADE FROM BUSHFIRE-RESISTING TIMBER (SEE APPENDIX F); OR
(II) WHERE MADE FROM METAL, BE FIXED AT 450MM CENTRES; OR
(III) BE A COMBINATION OF ITEMS (I) AND (II) ABOVE.
(C) EAVES LININGS SHALL BE:
(I) FIBRE-CEMENT SHEET, A MINIMUM 4.5MM IN THICKNESS; OR
(II) BUSHFIRE-RESISTING TIMBER (SEE APPENDIX F); OR
(III) A COMBINATION OF ITEMS (I) AND (II) ABOVE.

(D) EAVES PENETRATIONS SHALL BE PROTECTED THE SAME AS FOR ROOF PENERATIONS, AS SPECIFIED IN CLAUSE 7.6.5.
(E) EAVES VENTILATION OPENINGS GREATER THAN 3MM SHALL BE FITTED WITH EMBER GUARDS MADE OF NON-COMBUSTIBLE MATERIAL OR A MESH OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2MM, MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM.
(F) JOINTS IN EAVES LININGS, FASCIAS AND GABLES MAY BE SEALED WITH PLASTIC JOINING STRIPS OR TIMBER STORM MOULDS.
- 7.6.7 GUTTERS AND DOWNPIPES:
THIS STANDARD DOES NOT PROVIDE REQUIREMENTS FOR DOWNPIPES.
IF INSTALLED, GUTTER AND VALLEY LEAF GUARDS SHALL BE NON-COMBUSTIBLE.
WITH THE EXCEPTION OF BOX GUTTERS, GUTTERS SHALL BE METAL OR PVC-U.
BOX GUTTERS SHALL BE NON-COMBUSTIBLE AND FLASHED AT THE JUNCTION WITH THE ROOF, WITH NON-COMBUSTIBLE MATERIALS.

7.7 VERANDAS, DECKS, STEPS, RAMPS AND LANDINGS
- 7.7.1 GENERAL:
DECKING MAY BE SPACED.
THERE IS NO REQUIREMENT TO ENCLOSE THE SUBFLOOR SPACES OF VERANDAS, DECKS STEPS, RAMPS OR LANDINGS.
- 7.7.2 ENCLOSED SUBFLOOR SPACES OF VERANDAS, DECKS, STEPS, RAMPS AND LANDINGS:
- 7.7.2.1 MATERIALS TO ENCLOSE A SUBFLOOR SPACE:
THE SUBFLOOR SPACES OF VERANDAS, DECKS, STEPS, RAMPS AND LANDINGS ARE DEEMED TO BE 'ENCLOSED' WHEN:
(A) THE MATERIAL USED TO ENCLOSE THE SUBFLOOR SPACE COMPLIES WITH CLAUSE 7.4, EXCEPT THAT SARKING IS NOT REQUIRED WHERE SPECIFIED IN CLAUSE 7.4.1 (C); AND
(B) ALL OPENINGS GREATER THAN 3MM ARE SCREENED WITH A MESH OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2MM, MADE OF CORROSION-RESISTENAT STEEL, BRONZE OR ALUMINIUM.
- 7.7.2.2 SUPPORTS:
THIS STANDARD DOES NOT PROVIDE CONSTRUCTION REQUIREMENTS FOR SUPPORT POSTS, COLUMNS, STUMPS, STRINGERS, PIERS AND POLES.
- 7.7.2.3 FRAMING
THIS STANDARD DOES NOT PROVIDE CONSTRUCTION REQUIREMENTS FOR THE FRAMING OF VERANDAS, DECKS, RAMPS, OR LANDINGS (I.E., BEARERS AND JOISTS).

- 7.7.2.4 DECKING, STAIR TREADS AND TRAFFICABLE SURFACES OF RAMPS AND LANDINGS:
DECKING, STAIR TREADS AND THE TRAFFICABLE SURFACES OF RAMPS AND LANDINGS SHALL BE:
(A) OF NON-COMBUSTBLE MATERIAL; OR
(B) OF BUSHFIRE-RESISTING TIMBER (SEE APPENDIX F); OR
(C) A COMBINATION OF ITEMS (A) AND (B) ABOVE.
- 7.7.3 UNENCLOSED SUB-FLOOR SPACES OF VERANDAS, DECKS, STEPS, RAMPS AND LANDINGS
- 7.7.3.1 SUPPORTS:
SUPPORT POSTS, COLUMNS, STUMPS, STRINGERS, PIERS AND POLES SHALL BE:
(A) OF NON-COMBUSTIBLE MATERIAL; OR
(B) OF BUSHFIRE-RESISTING TIMBER (SEE APPENDIX F); OR
(C) A COMBINATION OF ITEMS (A) AND (B) ABOVE.
- 7.7.3.2 FRAMING:
FRAMING OF VERANDAS, DECKS, RAMPS OR LANDINGS (I.E., BEARERS AND JOISTS) SHALL BE:
(A) OF NON-COMBUSTIBLE MATERIAL; OR
(B) OF BUSHFIRE-RESISTING TIMBER (SEE APPENDIX F);

(A) A COMBINATION OF ITEMS (A) AND (B) ABOVE.
- 7.7.3.2 FRAMING:
FRAMING OF VERANDAS, DECKS, RAMPS OR LANDINGS (I.E., BEARERS AND JOISTS) SHALL BE:
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(B) OF BUSHFIRE-RESISTING TIMBER (SEE APPENDIX F); OR
(C) A COMBINATION OF ITEMS (A) AND (B) ABOVE.

- 7.7.3.3 DECKING, STAIR TREADS AND THE TRAFFICABLE SURFACES OF RAMPS AND LANDINGS:
DECKING, STAIR TREADS AND THE TRAFFICABLE SURFACES OF RAMPS AND LANDINGS:
(A) OF NON-COMBUSTIBLE MATERIALS; OR
(B) OF BUSHFIRE-RESISTING TIMBER (SEE APPENDIX F); OR
(C) A COMBINATION OF ITEMS (A) AND (B) ABOVE.
- 7.7.4 BALUSTRADES, HANDRAILS OR OTHER BARRIERS:
THOSE PARTS OF THE HANDRAILS AND BALUSTRADES LESS THAN 125MM FROM ANY GLAZING OR ANY COMBUSTIBLE WALL SHALL BE:
(A) OF NON-COMBUSTIBLE MATERIALS; OR
(B) BUSHFIRE-RESISTING TIMBER (SEE APPENDIX F); OR
(C) A COMBINATION OF ITEMS (A) AND (B) ABOVE.
THOSE PARTS OF THE HANDRAILS AND BALUSTRADES THAT ARE 125M OR MORE FROM THE BUILDING HAVE NO REQUIREMENTS.

7.8 WATER AND GAS SUPPLY PIPES
ABOVE-GROUND, EXPOSED WATER AND GAS SUPPLY PIPES SHALL BE METAL.

ARCHITECTURAL PLANS ARE NOT TO BE USED AS SHOP DRAWINGS FOR THE MANUFACTURING OF TRUSS ROOFS OR ANY OTHER PART OF FRAMING (WALLS, FLOOR, JOISTS. ETC.) ALL MANUFACTURING TO BE UNDER TAKEN BY SITE MEASURE OTHERWISE THE OFFICE OF JACKSON & FAPIO PTY LTD WILL NOT BE HELD RESPONSIBLE FOR ANY DISCREPANCIES ON DIMENSIONS SHOWN

BUILDER:

PROJECT: PROPOSED ALTERATION & EXTENSION OF EXISTING RESIDENCE

CLIENT: [redacted]

AT: Lot.1, No.168 OFFICER ROAD, OFFICER VIC 3809

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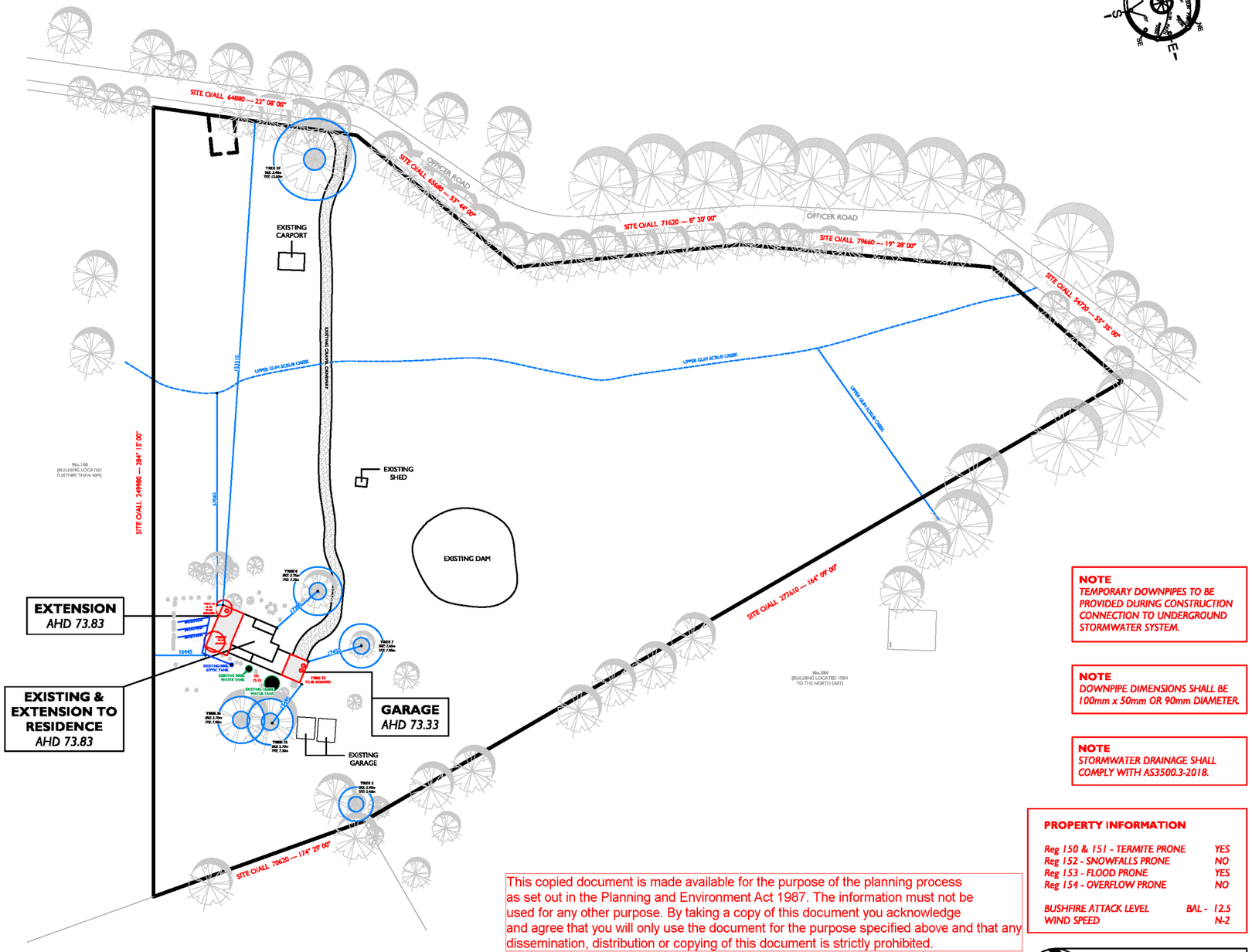

SITE PLAN

SCALE 1:1500

NOTE
TEMPORARY DOWNPIPES TO BE PROVIDED DURING CONSTRUCTION CONNECTION TO UNDERGROUND STORMWATER SYSTEM.

NOTE
DOWNPIPE DIMENSIONS SHALL BE 100mm x 50mm OR 90mm DIAMETER.

NOTE
STORMWATER DRAINAGE SHALL COMPLY WITH AS3500.3-2018.

PROPERTY INFORMATION

Reg 150 & 151 - TERMITE PRONE	*YES*
Reg 152 - SNOWFALLS PRONE	*NO*
Reg 153 - FLOOD PRONE	*YES*
Reg 154 - OVERFLOW PRONE	*NO*
BUSHFIRE ATTACK LEVEL	*BAL - 12.5*
WIND SPEED	*N-2*

NEAREST INTERSECTION PETERSON ROAD: 190m

GENERAL SITE NOTES

SITE LEVELS TO BE VERIFIED ON SITE PRIOR TO ANY EXCAVATION WORKS.

NO PORTION OF FOOTINGS, WALLS OR ROOF TO ENCROACH OVER PROPERTY TITLE BOUNDARIES

DOWNPIPES TO BE DETERMINED ON SITE BY PLUMBER AT Max. 12000mm CTS. OR AS PER DRAINAGE PLAN.

LEGAL POINT OF DISCHARGE TO BE VERIFIED ON SITE BEFORE CONSTRUCTION COMMENCES.

STORM WATER DISCHARGE TO BE VERIFIED ON SITE BEFORE CONSTRUCTION COMMENCES.

LANDSCAPING, MAIL BOX + METER BOX & FENCING TO HAVE A Max. 1.0m HEIGHT WITHIN THE FRONT 2.5m SETBACK.

NO PORTION OF THE PROPOSED DWELLING OR EXTERNAL SERVICES TO BE BUILT WITHIN 600mm OF THE EXISTING SEWER PIPE, UNLESS APPROVAL FROM RELEVANT AUTHORITIES IS OBTAINED.

ALL STRUCTURES (INCLUDING FENCES, LETTERBOXES AND METER BOXES) MUST BE CONSTRUCTED TO A MAXIMUM HEIGHT OF 900mm OR RELOCATED CLEAR OF A SPLAYED AREA NEAR THE ACCESS WAY TO ENSURE SAFE SIGHT DISTANCES.

INSTALLATION DAMP-PROOF COURSES AND FLASHING TO COMPLY WITH 3.3.5.8 OF THE BCA
a) 150mm ABOVE ADJACENT GROUND LEVEL or
b) 75mm ABOVE THE FINISHED SURFACE LEVEL ADJACENT PAVED, CONCRETED OR LANDSCAPE AREA THAT SLOP AWAY FROM THE WALL OR
c) 50mm ABOVE FINISHED PAVED, CONCRETE OR LANDSCAPE AREA COMPLYING WITH 3.1.3.3(b)(ii) OF THE BCA AND PROTECTED FROM THE DIRECT EFFECTS OF THE WEATHER BY A CARPROT, VERANDAH OR THE LIKE.

SITE COVERAGE

AREAS	M²
SITE AREA	41689.88
BUILDING AREA INC. GARAGE	351.95
SITE COVERAGE	**00.08%**
AREA OF CONCRETE D/WAY/PATHWAY	650.00
TOTAL SITE AREA	1001.95
TOTAL SITE COVERAGE	0.24%

NOTE
PERMEABLE: 99.76% *TOTAL: 40687.93m²*
NOTE: 35% TO BE PERMEABLE ie NOT COVERED

ARCHITECTURAL PLANS ARE NOT TO BE USED AS SHOP DRAWINGS FOR THE MANUFACTURING OF TRUSS ROOFS OR ANY OTHER PART OF FRAMING (WALLS, FLOOR, JOISTS. ETC.) ALL MANUFACTURING TO BE UNDER TAKEN BY SITE MEASURE OTHERWISE THE OFFICE OF JACKSON & FAPIO PTY LTD WILL NOT BE HELD RESPONSIBLE FOR ANY DISCREPANCIES ON DIMENSIONS SHOWN

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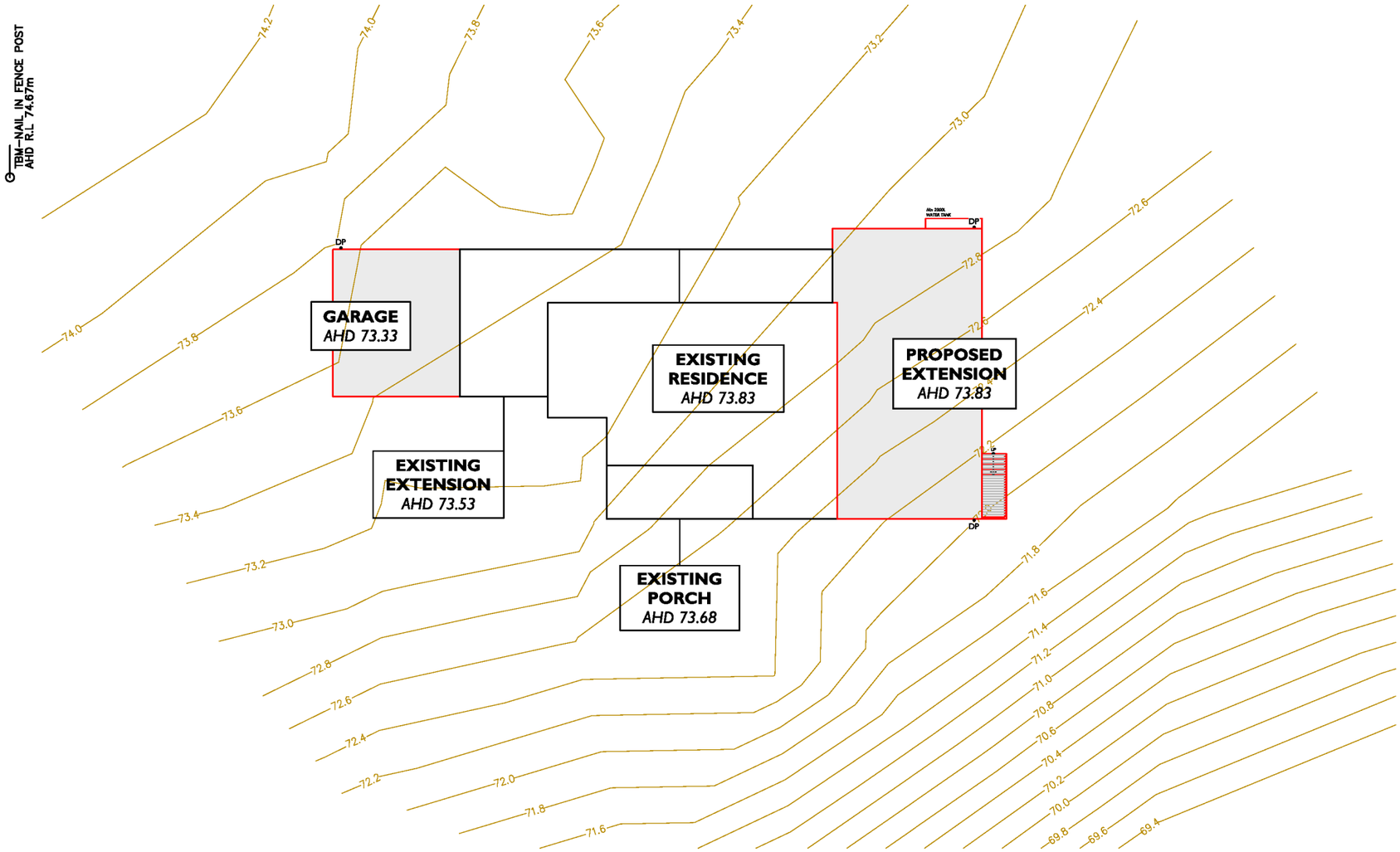

SITE PLAN

SCALE 1:250

GENERAL SITE NOTES

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STORM WATER DISCHARGE TO BE VERIFIED ON SITE BEFORE CONSTRUCTION COMMENCES.

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SITE COVERAGE

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NOTE
PERMEABLE: 99.76% *TOTAL: 40687.93m²*

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ENERGY EFFICIENCY RATING

CEILING
- R5.0 BULK INSULATION IN THE CEILING OF THE NEW ROOF.
- R2.5 BULK INSULATION WHERE THERE IS A BOX GUTTER ABOVE IN THE NEW ROOF.
- NO INSULATION HAS BEEN MODELED TO THE EXISTING HOUSE BUT BEST PRACTICE WOULD BE TO ADD R5.0 BULK INSULATION IN THE CEILING OF THE EXISTING ROOF EXCLUDING THE GARAGE WHERE EVER ACCESS TO THE ROOF IS NOT IMPEDED.

FLOORS
- R2.0 INSULATION TO THE NEW TIMBER SUBFLOOR THROUGHOUT.
- NO INSULATION HAS BEEN MODELLED WITHIN THE EXISTING TIMBER SUB-FLOOR. BEST PRACTICE WOULD BE TO ADD R2.0 INSULATION TO THE SUBFLOOR WHEREVER ACCESS IS NOT IMPEDED.

WALLS
- R2.5 BULK INSULATION WITH 1 LAYER OF BREATHABLE MEMBRANE WRAP TO EXTERNAL WALLS EXCLUDING THE GARAGE.
- R2.5 BULK INSULATION IN THE INTERNAL WC AND BATHROOM WALLS I THE NEW PORTION BEING UNDERTAKEN.
- BEST PRACTICE WOULD BE TO ADD R2.5 INSULATION TO THE INTERNAL GARAGE/ FAMILY WALLS IF ACCESS IS NOT IMPEDED.

WINDOWS

THE SKYLIGHTS IN THE BED 2 IN THE EXISTING HOUSE IS TO BE ALUMINIUM FRAMED SINGLE GLAZED GLASS OR EQUIVALENT WITH A MINIMUM U-VALUE & SHGC AS LISTED BELOW.

WINDOW TYPE	U-VALUE	SHGC
SKYLIGHT	7.30	0.73

THE NEW WC AND BATHROOM WINDOWS ARE TO BE ALUMINIUM FRAMED SINGLE GLAZED GLASS OR EQUIVALENT WITH A MINIMUM U-VALUE & SHGC AS LISTED BELOW

WINDOW TYPE	U-VALUE	SHGC
AWNING	6.70	0.50
FIXED, SLIDING	6.70	0.70

ALL REMAINING WINDOW AND GLAZED DOORS ARE TO BE ALUMINIUM FRAMED DOUBLE GLAZED GLASS OR EQUIVALENT WITH A MINIMUM U-VALUE & SHGC AS LISTED BELOW;

WINDOW TYPE	U-VALUE	SHGC
AWNING	3.90	0.51
FIXED, SLIDING	3.90	0.59

PLANS TO BE READ IN CONJUNCTION WITH ENERGY RATING REPORT COMPLETED BY FRATER ENERGY ASSESSORS ON 11/12/2024

AREA SCHEDULE

AREAS	M²	Sq
EXISTING GROUND FLOOR	166.05	17.87
PROPOSED GROUND FLOOR	102.25	11.00
PROPOSED GARAGE	45.05	4.85
EXISTING PORCH	18.90	2.03
EXISTING VERANDAH	19.70	2.12
TOTAL	351.95	37.87

NOTE
HARD WIRED + INTERCONNECTED SMOKE DETECTORS TO BE PROVIDED WITHIN 1.5m OF HABITABLE ROOMS AND TOP + BOTTOM OF STAIRWAY IN ACCORDANCE WITH AS 3786.

NOTE
TERMITE MANAGEMENT SYSTEM IS TO BE INSTALLED IN ACCORDANCE WITH AS3660.1-2014 AND THE REQUIREMENT OF BCA CLAUSE 3.1.3.3.

NOTE
GROUND FLOOR INTERNAL DOORS ARE TO BE 2140mm HEIGHT SELECTED PAINTED TIMBER DOOR UNLESS SPECIFIED ON THE FLOOR PLANS.

NOTE
CONTINUOUS HANDRAILS TO BE PROVIDED TO BOTH SIDES OF STAIRS.

NOTE
EXTERNAL SURFACES AROUND BUILDING ARE TO BE GRADED AWAY FROM DWELLING IN ACCORDANCE WITH Clause 3.1.2.3 OF THE BCA

NOTE
PROVIDE REMOVABLE HINGES TO ALL WC DOORS LOCATED LESS THAN 1200mm FROM TOILET PAN

WINDOW GENERAL NOTES

- ALL EXTERNAL WINDOWS ARE ALUMINIUM FRAME AND OPENING TYPE AS SHOWN.
- ALL DOORS ARE TIMBER FRAMED AT SELECTED STYLE.
- PROVIDE PRIVACY LOCKS TO ALL BATHROOM, WC EXCEPT FOR SUITE.
- PROVIDE SECURITY DEAD LOCKS TO ALL EXTERNAL DOORS.
- PROVIDE SECURITY LOCKS TO ALL OPEN-ABLE EXTERNAL WINDOWS.
- GROUND FLOOR INTERNAL DOOR ARE TO BE SELECTED PAINTED TIMBER DOORS AT 2340mm HEIGHT.
- ALL WINDOWS AND DOORS SHOWN IS VIEWED FROM OUTSIDE. ALLOW FOR ARRANGEMENT TO BE MIRRORED, REFER TO ELEVATIONS, SECTIONS AND PLANS.
- ALL SIZES SHOWN ARE OPENINGS MUST BE VERIFIED AGAINST ACTUAL OPENING SIZES MEASURED ON SITE BEFORE FABRICATION BEGINS.
- DOOR STYLES DRAWN ARE INDICATIVE ONLY. DOOR STYLES ARE TO BE SELECTED BY OWNER.
- ALL GLAZING ASSEMBLIES ARE TO COMPLY WITH A.S 2047 & 1288.
- THICKNESS OF GLASS SHALL BE DETERMINED IN ACCORDANCE WITH REQUIREMENTS OF AS1288.
- BRICK COURSES DIMENSION ARE APPROXIMATE ONLY.
- WHERE FULL HEIGHT GLAZING IS CAPABLE OF BEING MISTAKEN FOR AN OPENING, GLAZING MANIFESTATIONS/DECALS ARE REQUIRED TO BE PROVIDED. THESE MUST MEASURE MINIMUM 20MM IN HEIGHT AND BE LOCATED BETWEEN 700-1200MM ABOVE FINISHED FLOOR LEVEL. A BROKEN LINE/PATTERN IS PERMISSIBLE.
- GRADE A SAFETY GLASS TO WINDOWS WHERE WITHIN 2.0M OF FFL IN WET AREAS, WHERE SITUATED IN A STAIRCASE AND WHERE SITUATED WITHIN 500MM OF THE FFL IN ALL OTHER AREAS.

GENERAL NOTES

- WINDOWS TO BE READ WIDTH BY HEIGHT AND VERIFIED ON SITE PRIOR TO ORDERING.
- ALL SMOKE DETECTORS ARE REQUIRED TO BE INTERCONNECTED IN ACCORDANCE WITH CLAUSE 3.7.2.2 OF BCA 2014.
- MECHANICAL VENTILATION TO BE PROVIDED TO LAUNDRY/POWDER ROOM, WC AND BATHROOM AND DUCTED TO THE ATMOSPHERE.
- SANITARY FACILITIES TO BE CONNECTED TO RAINWATER TANKS IN ACCORDANCE WITH 6 STAR ENERGY REPORT.
- INTERNAL BATH & L'DRY TO BE PROVIDED WITH MECHANICAL VENTILATION DUCTED TO ATMOSPHERE.
- ALL BATHROOM, ENSUITE, OR THE LIKE WITHIN 2000MM ABOVE THE F.F.L MUST BE GLAZED WITH GRADE A SAFETY GLASS.
- WC DOORS ARE TO EITHER READILY REMOVABLE FROM THE OUTSIDE VIA LIFT OFF HINGES OR OPEN OUTWARDS WHERE CLOSET PLANS ARE LESS THEN 1200MM FROM THE DOORWAY.
- STAIR TREAD SURFACE OR NOSING STRIP MUST BE PROVIDED WITH A MINIMUM SLIP RESISTANT CLASSIFICATION AS PER NCC 2016 TABLE 3.9.1.3 WHEN TESTED IN ACCORDANCE WITH AS4586. P3 OR R10 SLIP RESISTANCE INTERNALLY AND P4 OR R11 EXTERNALLY.
- A CONTINUOUS BALUSTRADE IS REQUIRED ALONG THE SIDE OF THE STAIRWAY IN ACCORDANCE WITH CLAUSE 3.9.2.4 OF BCA 2014.
- WATER RESISTANT FLOOR TO THE LAUNDRY IN ACCORDANCE WITH TABLE 3.8.1.1 OF THE NCC VOLUME 2.
- FIRST FLOOR BEDROOM WINDOWS WHICH CONTAIN OPENINGS OF LESS THEN 1700MM ABOVE F.F.L REQUIRE TO BE RESTRICTED TO A MAX. OPENING OF 125MM IN ACCORDANCE WITH CLAUSE 3.9.2.5 OF BCA 2014.
- WATERPROOFING TO WALL AND FLOORS TO WET AREAS TO BE PROVIDED WHERE REQUIRED IN ACCORDANCE WITH AS3740.
- ENSURE THE RISERS ARE CONSISTENT AT 115mm -190mm AND GOINGS TO BE CONSISTENT BETWEEN 240mm - 355mm WITH A QUANTITY 2R-G OF 550mm - 700mm, WITH MAXIMUM OF 18 RISERS TO ALL STAIRWAYS.
- ALL GLAZING TO BE IN ACCORDANCE WITH AS1288 AND AS2047. GRADE A SAFETY GLAZING TO BE PROVIDED TO ALL BATH, WC + ENSUITE WINDOWS, SLIDING DOORS

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BUILDER:

PROJECT: PROPOSED ALTERATION & EXTENSION OF EXISTING RESIDENCE

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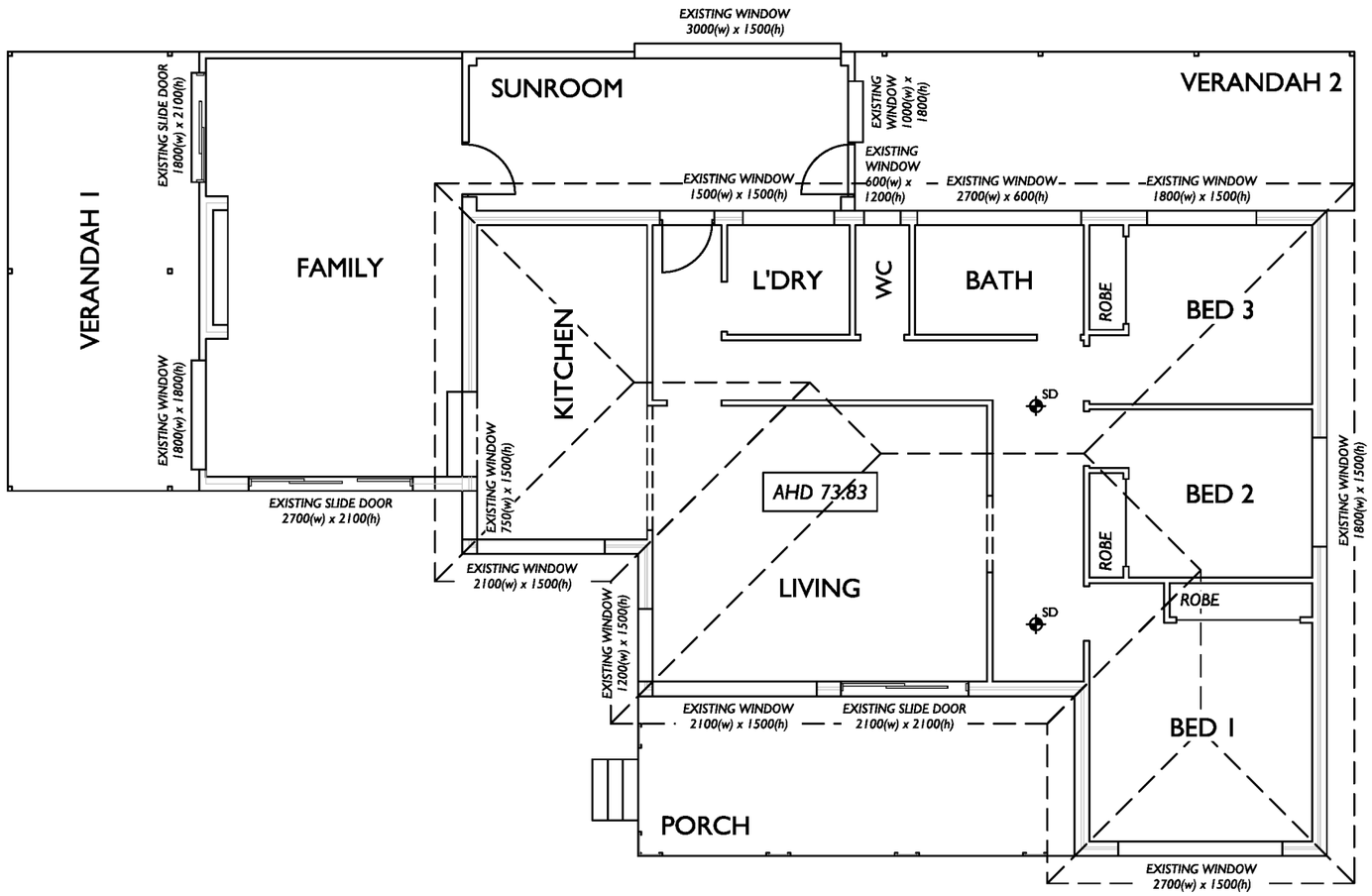

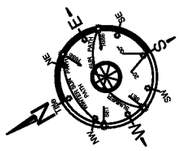

EXISTING FLOOR PLAN

SCALE 1:100

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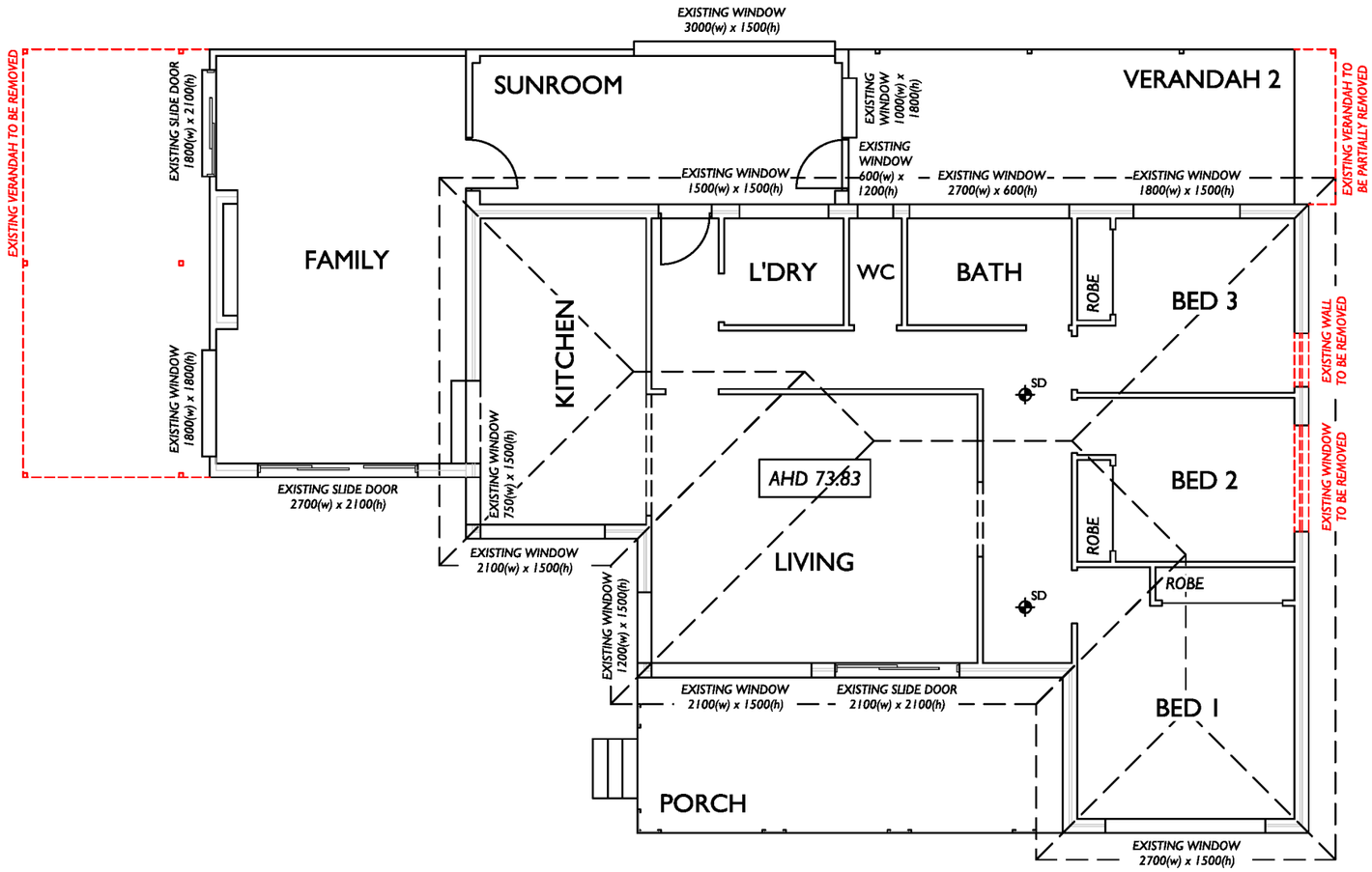

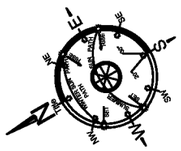

DEMOLITION PLAN

SCALE 1:100

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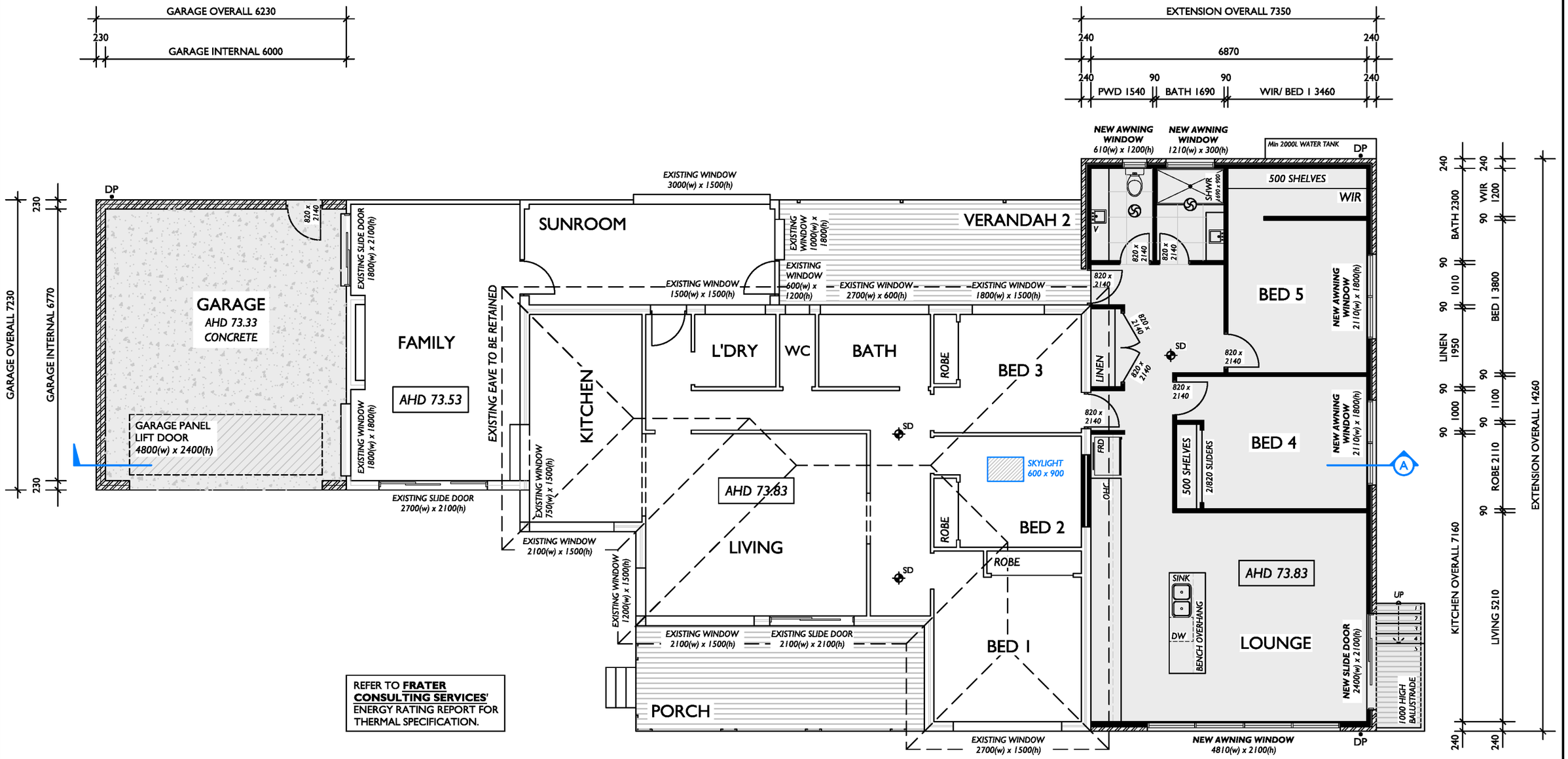
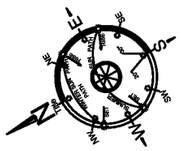
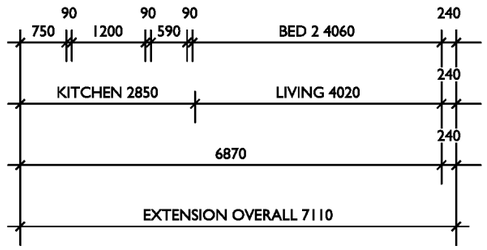


REFER TO **FRATER CONSULTING SERVICES'** ENERGY RATING REPORT FOR THERMAL SPECIFICATION.



PROPOSED GROUND FLOOR PLAN

SCALE 1:100



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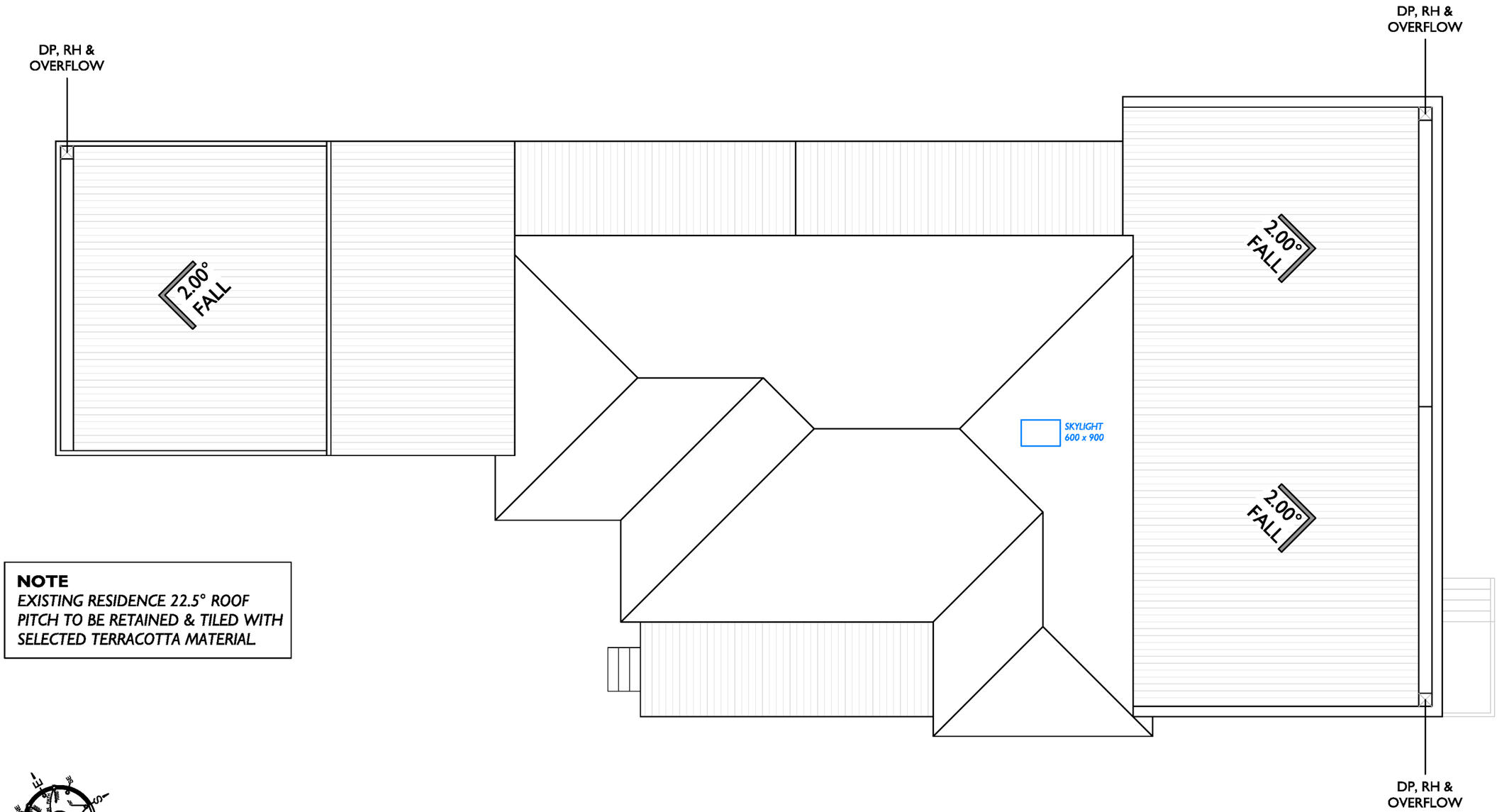
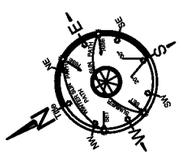
DATE:	JULY. 24
DRAWN:	S.J.
JOB NO.	REV
WD24:26	E



NOTE
EXISTING RESIDENCE 22.5° ROOF PITCH TO BE RETAINED & TILED WITH SELECTED TERRACOTTA MATERIAL



PROPOSED ROOF PLAN

SCALE 1:100

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BUILDER:

PROJECT: PROPOSED ALTERATION & EXTENSION OF EXISTING RESIDENCE
[redacted]

AT: Lot.1, No.168 OFFICER ROAD, OFFICER VIC 3809

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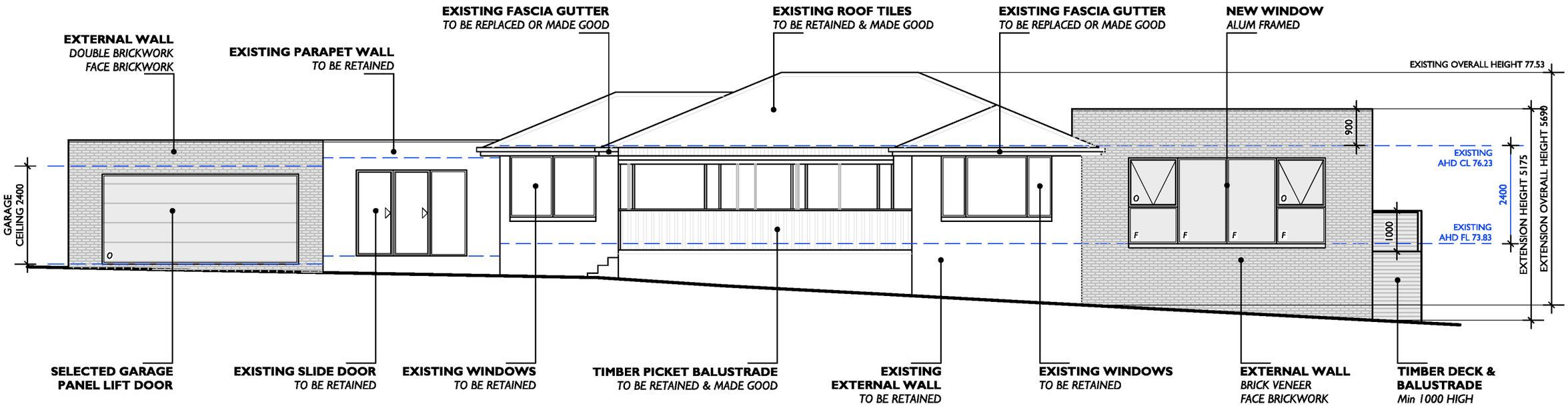
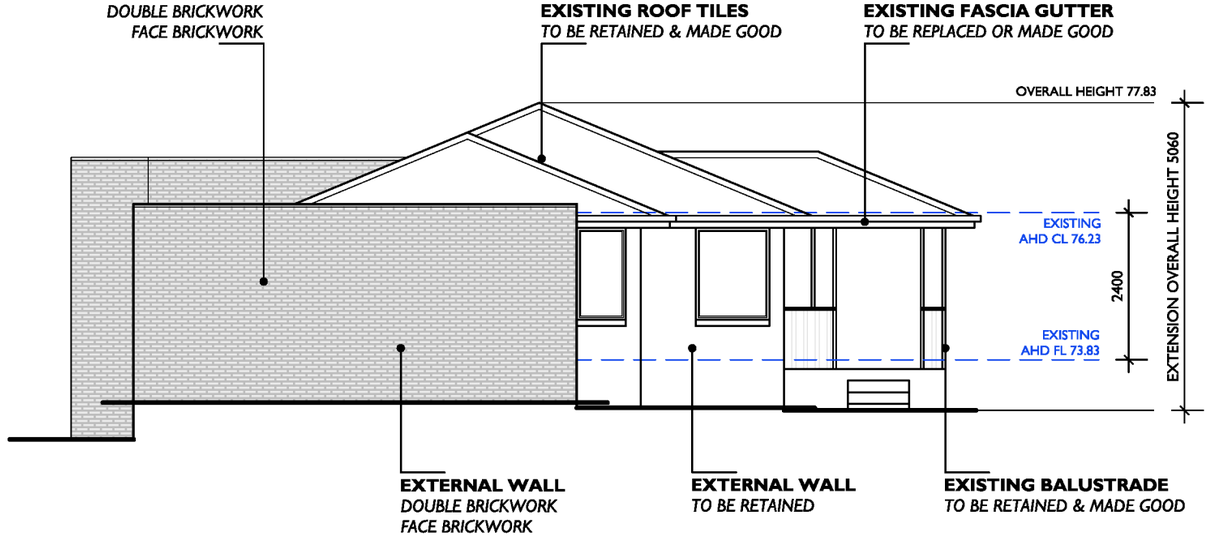


NORTH - WESTERN ELEVATION

SCALE 1:100



SOUTH - WESTERN ELEVATION

SCALE 1:100

BUILDING MATERIAL & FINISHES SCHEDULE

	GROUND FLOOR WALL 240mm BRICK VENEER *AUSTRAL BRICK CHARCOAL CLASSIC FINISH or similar*
	ROOF *SELECTED COLORBOND ROOFING CHARCOAL COLOUR or similar*
	GUTTER, FASCIA, RAINHEADS & DOWNPIPES *COLOURBOND CHARCOAL COLOUR or similar*
	WINDOWS *ALUMINIUM FRAME MONUMENT COLOUR or similar*

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BUILDER:

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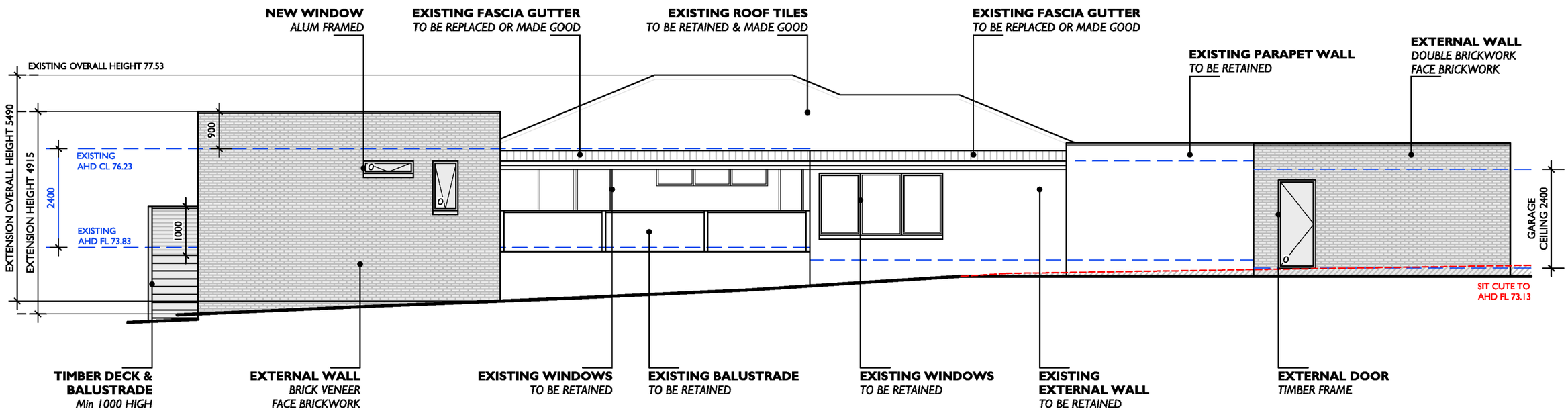
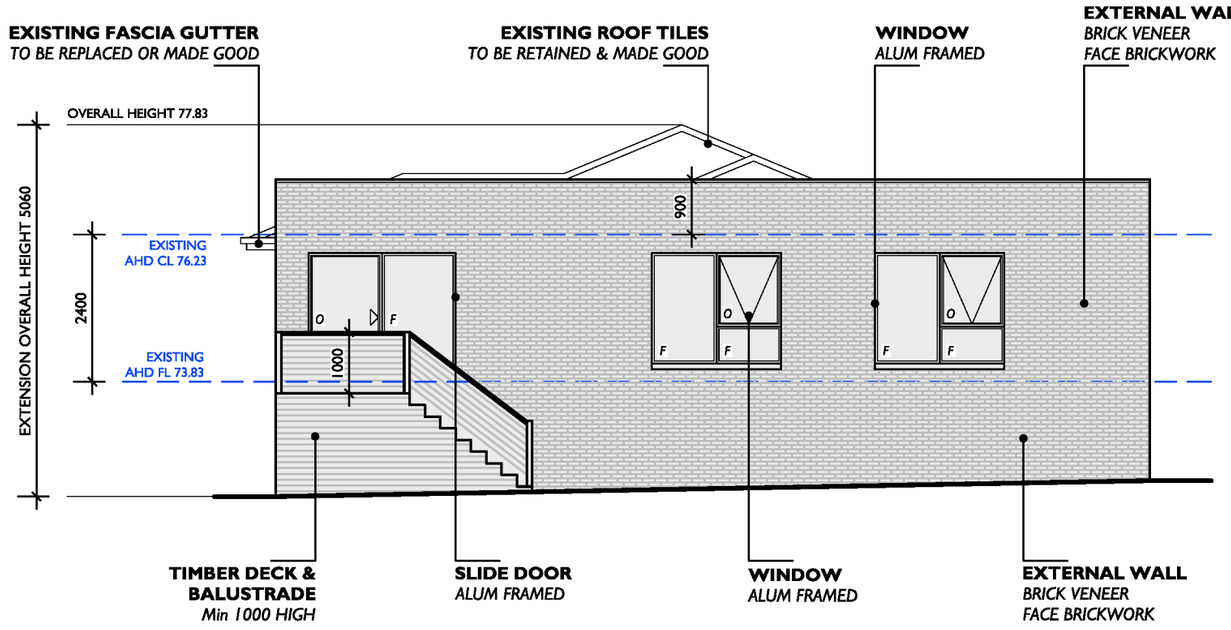


SOUTH - EASTERN ELEVATION

SCALE 1:100



NORTH - EASTERN ELEVATION

SCALE 1:100

BUILDING MATERIAL & FINISHES SCHEDULE

	GROUND FLOOR WALL 240mm BRICK VENEER *AUSTRAL BRICK CHARCOAL CLASSIC FINISH or similar*
	ROOF *SELECTED COLORBOND ROOFING CHARCOAL COLOUR or similar*
	GUTTER, FASCIA, RAINHEADS & DOWNPIPES *COLOURBOND CHARCOAL COLOUR or similar*
	WINDOWS *ALUMINIUM FRAME MONUMENT COLOUR or similar*

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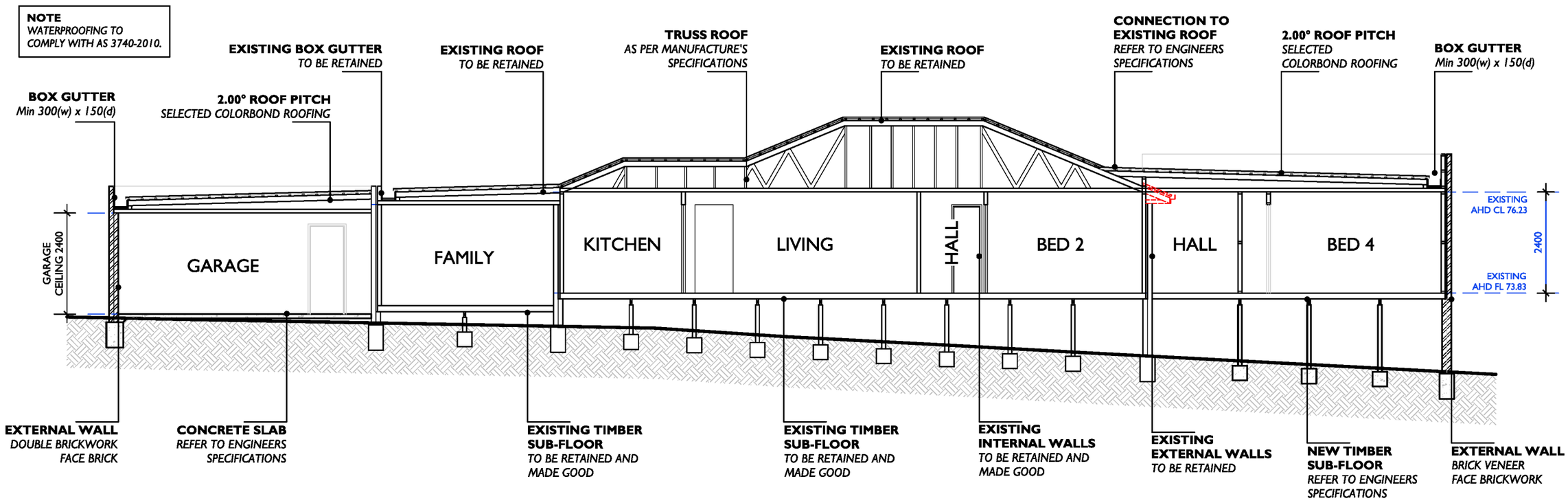
NOTE
WATERPROOFING TO COMPLY WITH AS 3740-2010.



TYPICAL SECTION - A

SCALE 1:100

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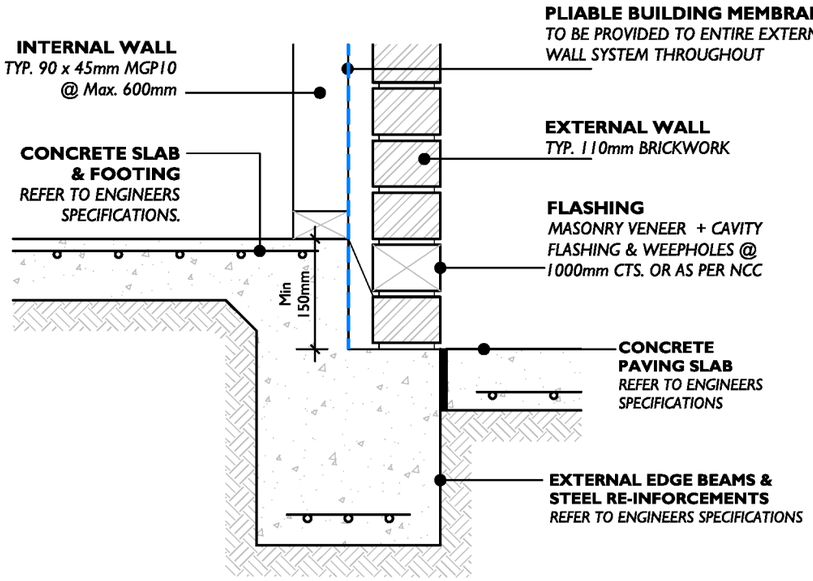


TYPICAL EDGE BEAM DETAIL

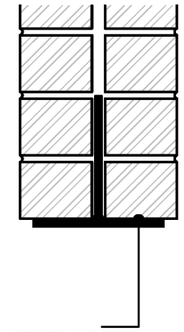
SCALE 1:10

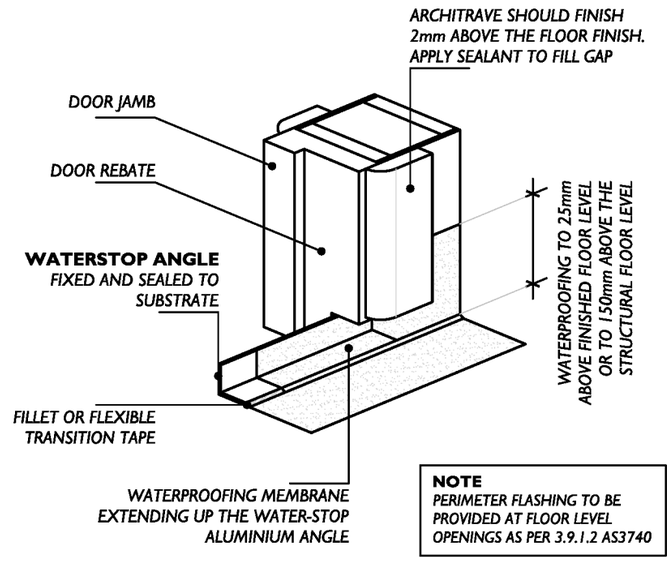
NOTE
- WHERE THE FLOOR BELOW THE WINDOWS IS MORE THAN 2m ABOVE THE SURFACE BENEATH, OPENABLE WINDOWS MUST BE FITTED WITH A DEVICE TO LIMIT OPENING OR A SUITABLE SCREEN SO A 125mm SPHERE CANNOT PASS THROUGH.
- PROTECTION OF AN OPENING IS NOT REQUIRED FOR WINDOWS 1.7m OR MORE ABOVE FLOOR LEVELS.

NOTE
WEEPHOLES MUST BE CREATED IN THE COURSE IMMEDIATELY ABOVE ANY DPC OR FLASHING AT THE CENTERS NOT EXCEEDING 1.2m THAT IS 150mm ABOVE THE ADJACENT GROUND LEVEL, OR 75mm ABOVE PAVED, CONCRETE OR LANDSCAPED AREAS AND 50mm ABOVE COVERED PACED, CONCRETED OR LANDSCAPED AREAS ON ACCORDANCE WITH AS4773.2.

NOTE
WALL TIES TO BRICKWORK AT MAXIMUM 600mm CENTERS IN BOTH DIRECTION AND WITHIN 300mm OF ARTICULATION JOINTS.

NOTE
WATERPROOFING TO COMPLY WITH AS 3740-2010.

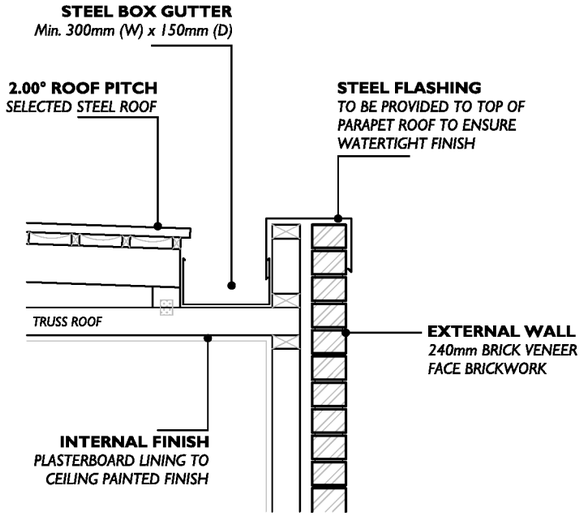




NOTE
PERIMETER FLASHING TO BE PROVIDED AT FLOOR LEVEL OPENINGS AS PER 3.9.1.2 AS3740

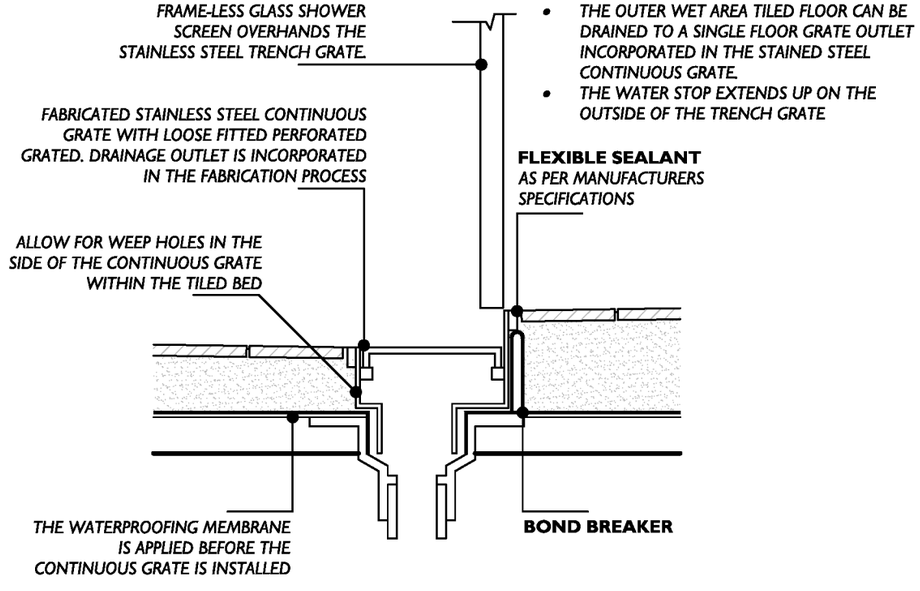
NOTE: WATERSTOP ANGLE MAY BE LOCATED AT THE FACE OF THE DOOR JAMB OR AT THE REBATE.

FIGURE 4.9.1(A) - EXAMPLE OF LIQUID WATERPROOFING AT DOOR OPENING FRAMEWORK



TYPICAL GROUND FLOOR PARAPET DETAIL

SCALE 1:20



- THE OUTER WET AREA TILED FLOOR CAN BE DRAINED TO A SINGLE FLOOR GRATE OUTLET INCORPORATED IN THE STAINED STEEL CONTINUOUS GRATE.
- THE WATER STOP EXTENDS UP ON THE OUTSIDE OF THE TRENCH GRATE

SHOWER GRATE DETAIL

NOT TO SCALE

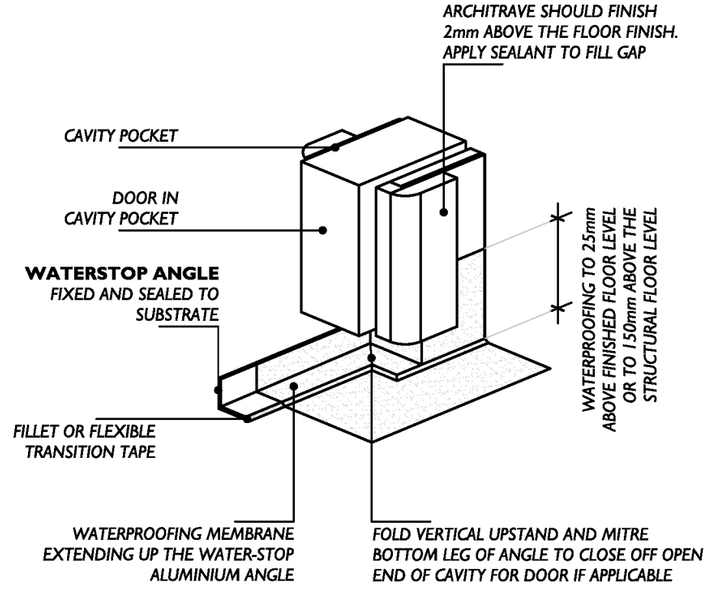


FIGURE 4.9.1(B) - WATERPROOFING AT DOOR OPENING CAVITY SLIDER

PERIMETER FLASHING DETAIL

NOT TO SCALE

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NOTE
ELECTRICAL CONTRACTOR SHALL CONFORM WITH BUILDER THE NUMBER LOCATION OF TELEPHONE, DATA POINTS AND POWER POINTS WITHIN WAREHOUSE (LAYOUT NOT SHOWN ON ELECTRICAL PLAN).

NOTE
HARD WIRED + INTERCONNECTED SMOKE DETECTORS TO BE PROVIDED WITHIN 1.5m OF HABITABLE ROOMS AND TOP + BOTTOM OF STAIRWAY IN ACCORDANCE WITH AS 3786.

NOTE
POWER POINT TO BE PROVIDED TO THE SIDE OF THE ISLAND BENCH.

NOTE
INTERNAL WC + BATH + L'DRY TO BE PROVIDED WITH MECHANICAL VENTILATION DUCTED TO ATMOSPHERE.

NOTE
ELECTRICAL LAYOUT INDICATIVE ONLY, ELECTRICAL CONTRACTOR SHALL CONFIRM LAYOUT AND TYPE OF FITTINGS WITH PROPRIETOR.

NOTE
DOWNLIGHTS ARE TO BE SEALED TO PREVENT THE MOVEMENT OF AIR BETWEEN A ZONE AND ANOTHER ZONE OR ATTIC SPACE.

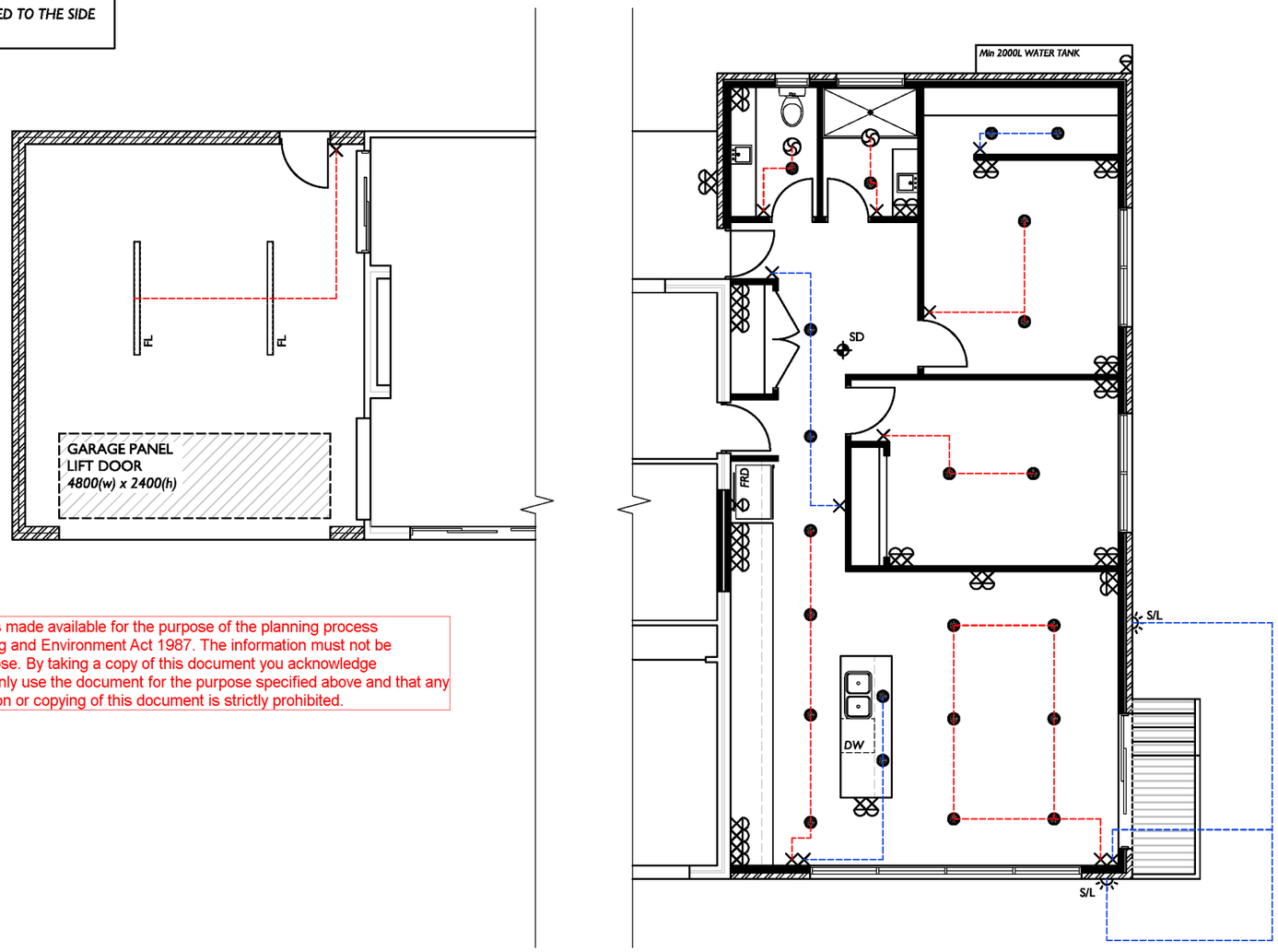
NOTE
POWER POINT TO BE PROVIDED FOR COOKTOP + OVEN UNDER.

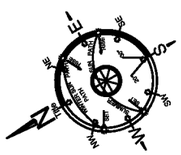
NOTE
EXTERNAL POWER POINT TO BE PROVIDED FOR H.W.S + WATER TANK.

NOTE
POWER POINT TO BE PROVIDED UNDER BENCH FOR D/W.

NOTE
POWER POINT TO BE PROVIDED BEHIND FRIDGE.

NOTE
POWER POINT TO BE PROVIDED UNDER BENCH FOR MICROWAVE.





ELECTRICAL PLAN
SCALE 1:100

ELECTRICAL LEGEND

×	LIGHT SWITCH
	SINGLE POWER POINT
	DOUBLE POWER POINT
	BATTEN LIGHT HOLDER
	DOWNLIGHT
	WALL LIGHT
	EXHAUST FAN
	SMOKE DETECTOR
WA	WATER POINT
PH	PH POINT
TV	TV POINT
INT	INTERNET POINT
S/L	SENSOR LIGHT
FL	FLUORESCENT LIGHT

ARTIFICIAL LIGHTING SCHEDULE
BCA Part 3.12.5.5

CLASS 1 (RESIDENCE)	**5W / m²**
TOTAL AREA	268.30m²
Max. WATTS TO BE USED	1341.50W
PORCH + VERANDAH	**4W / m²**
TOTAL AREA	38.60m²
Max. WATTS TO BE USED	154.40W
GARAGE	**3W / m²**
TOTAL AREA	45.05m²
Max. WATTS TO BE USED	135.15W

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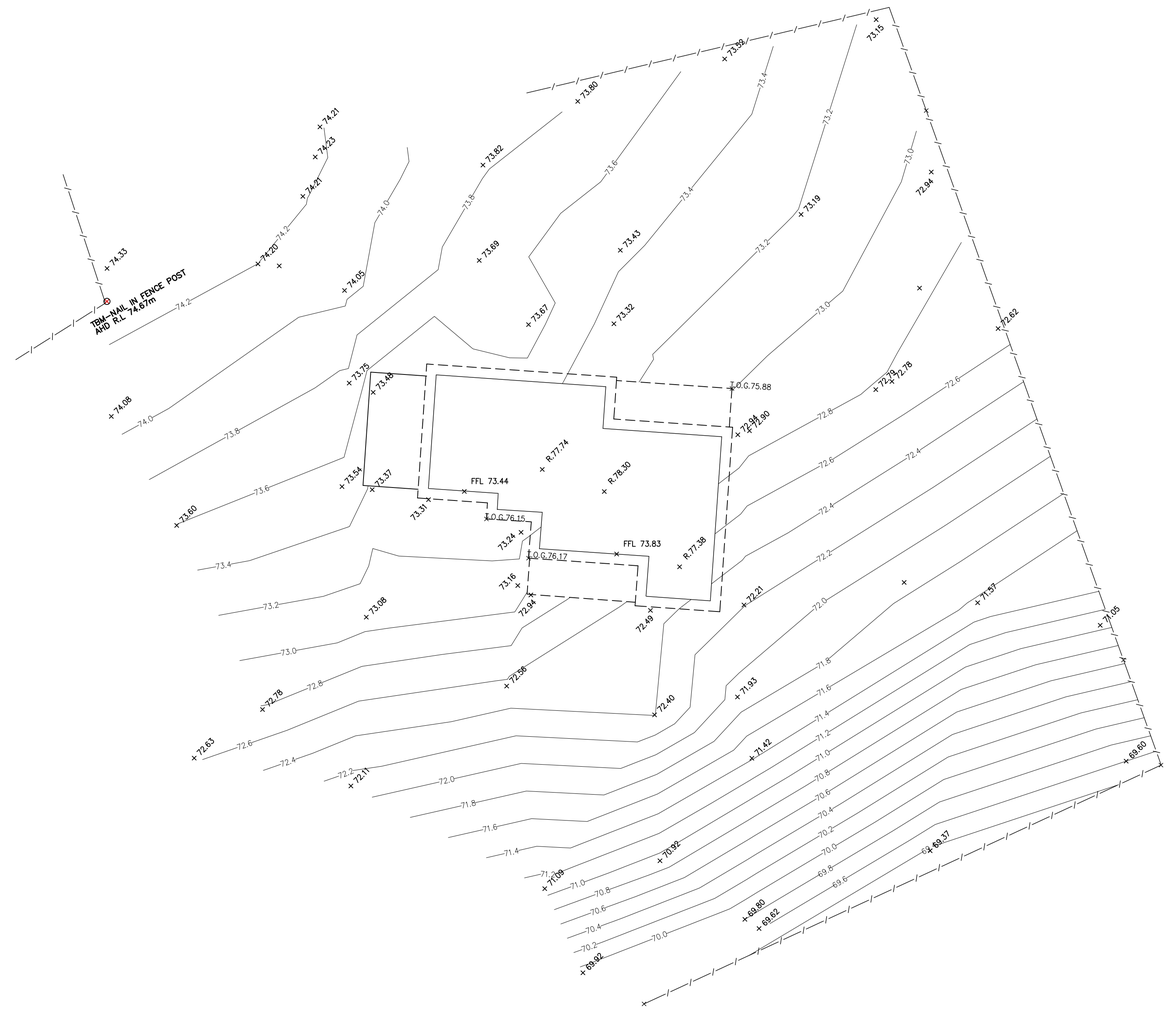

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ACCURACY OF DETAIL LOCATION ±0.05m
ACCURACY OF REDUCED LEVELS ±0.03m
CONNECTION TYPE GNSS

NOTE

LEVELS ARE TO AN AUSTRALIAN HEIGHT DATUM
CONTOUR INTERVAL IS 0.200m

SERVICE NOTE

SERVICES SHOWN HEREON HAVE BEEN LOCATED BY FIELD SURVEY. OTHER HIDDEN UNDERGROUND SERVICES MAY EXIST & PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON SITE, THE RELEVANT AUTHORITIES SHOULD BE CONTACTED.

TREE NOTE

TREE'S SHOWN ON THIS DRAWING ARE SHOWN AS APPROXIMATE SIZES AND APPROXIMATE HEIGHTS NOTED. OTHER NONE SIGNIFICANT VEGETATION MAY BE PRESENT.

OFFSET NOTE

OFFSETS TO ADJOINING BUILDINGS ARE APPROXIMATE DISTANCES TAKEN FROM FENCE LINE.

CLIENT
JOVA DRAFTING

SITE ADDRESS
168 OFFICER ROAD
OFFICER VIC

JOB NO	PAPER SIZE
2257	A0
SCALE: 1:200	DATE STARTED: 05-06-23

DRAWN	FIELD	CHECKED
RB	RB	RB

[redacted]
pete.bourke@theprojectarborist.com.au
ABN: 41 292 315 347
www.theprojectarborist.com.au

Arboricultural Construction Impact Assessment

Project Site Address:

168 Officer Road, Officer

Report Commissioned by:

Jova Drafting Consultants

Assessment conducted & Report prepared by:

[redacted]
Grad. Cert. VIII. Arb.
AQF. Cert. V. Dip. Arb.
AQF Cert. III. Arb.

Thursday, 1 May 2025

Ref: P0348 250501 CIA 168 Officer Rd Officer

Table of contents

1. Summary 3
2. Scope 3
3. Methodology 4
4. Revisions 4
5. Documents reviewed 4
6. Planning controls 5
   - 6.1. Bushfire Management Overlay - BMO. 5
   - 6.2. Environmental Significance Overlay – ESO1. 5
   - 6.3. Clause 52.17 – Native Vegetation. 6
7. Notes 6
8. Site plan - Existing 7
9. Site plan – Proposed 8
10. Tree assessment data 9
11. TPZ Encroachment 11
    - 11.1. Trees 24 & 33 11
12. Recommendations 11
13. Tree removal 11
14. Tree images 12
15. General tree protection 19
16. References 21
17. VTA 21
18. Tree root zones 22
    - 18.1. Structural Root Zone (SRZ) 22
    - 18.2. Tree Protection Zone (TPZ) 22
    - 18.3. Construction impacts on trees 22
19. Explanation of terms 23
    - 19.1. Health 23
    - 19.2. Structure 23
    - 19.3. Useful Life Expectancy (ULE) 24
    - 19.4. Retention value 24
    - 19.5. Origin 24
20. Additional information 25
21. Arborist details 26
    - 21.1. Declaration 26

1. Summary

This report was commissioned by Jova Drafting Consultants to assess the condition of 37 trees located within the project site at 168 Officer Road, Officer.

This is a construction impact assessment that is primarily designed to evaluate the impacts on these trees arising from the proposed development on the project site.

Of the trees assessed:

1. Trees 24 & 33 will incur a Low and Moderate impact from the proposed works.
    a. These trees are of very low retention value and should not constrain the proposed works.
2. Trees 25, 26, 27 & 32 are of Very Low retention value and are proposed to be removed.
3. The remaining thirty-one trees assessed are not expected to be impacted by the proposed works.
    a. Works outside the TPZ.

2. Scope

All trees are assessed within the project site where it is considered likely that these trees could be affected by development within the project site.

All trees greater than 3.0m in height or with a diameter at breast height (DBH) of 15.0cm are assessed. Trees smaller than this may be assessed in certain instances i.e – Council specifications.

Specifically, the report addresses the following issues:

1. The health and structural condition of the tree.
2. Assessment of the amenity that the tree provides within the landscape and its retention value.
3. The impact of the proposed development within the project site on the tree.
4. Recommendations for the protection of these trees.
5. Relevant planning controls associated with the site as they relate to trees.

3. Methodology

Peter Bourke, trading as The Project Arborist, conducted a visual assessment of the trees on Monday the 28th of April, 2025.

The Visual Tree Assessment (VTA) method was used for this assessment.

The following fields of information were documented for each tree assessed:

1. Genus / species & common name.
2. Height, canopy width and DBH (Diameter at Breast Height).
3. Origin of the species (Indigenous, Native, or Exotic).
4. Assessment of health, structure, and overall condition.
5. Estimate of Useful Life Expectancy (ULE).
6. Photos were taken of each tree assessed.
7. DBH measurements were taken using a diameter tape.
8. Distances and tree heights were measured using a laser range finder and inclinometer.

4. Revisions

Date	Reference	Revisions
01/05/2025	*P0348 CIA*	Original document (Construction impact assessment)

5. Documents reviewed

It is assumed that all documents reviewed in the preparation of this report are current and accurate. This report may be invalidated and require revision where documents reviewed are found to be outdated or inaccurate.

Date	Title	Author	Company
14/04/2025	Feature and levels survey (Ref: 2257-2)	RB	Next Level Surveying
July 2024	Site plan, demolition, proposed ground & elevations (Ref: WD24:26 Rev D)	SJ	Jova Drafting Consultants

6. Planning controls

The project site falls within a Green Wedge Zone (GWZ1) within the Cardinia municipality.

The following town planning overlays pertaining to trees are applicable to this site:

6.1. Bushfire Management Overlay - BMO.

6.2. Environmental Significance Overlay – ESO1.

A permit is not required to construct a building or construct or carry out works provided all of the following requirements are met:

VEGETATION

1. The buildings and works must not result in the removal or destruction of native vegetation (including trees, shrubs, herbs, sedges and grasses) within an area of botanical or zoological significance as shown on the mapped information provided by the Department of Sustainability and Environment, with the exception of Sweet Pittosporum (*Pittosporum undulatum*).

- **There is no Native Vegetation proposed to be removed as part of the proposed works.**

In addition to the exemptions under Clause 52.12 (Bushfire protection exemptions), a permit is not required to remove, destroy or lop any vegetation if:

1. The vegetation is a tree overhanging the roof of a building used for Accommodation. This exemption only allows the removal, destruction, or lopping of that part of the tree which is overhanging the building and which is necessary for fire protection.
2. The vegetation is dead as a result of natural circumstances or the spread of noxious weeds and which has been assessed as being suitable for removal by an authorised officer of the responsible authority. This exemption does not apply to standing dead trees with a trunk diameter of 40 centimetres or more at a height of 1.3 metres above ground level.
3. It is the minimum extent necessary to maintain utility services for the transmission of water, sewage, gas, electricity, electronic communications or the like, provided that the removal, destruction or lopping is undertaken with the written consent of the responsible authority.
4. It is necessary for maintenance by the Cardinia Shire Council of works including any road, drain, essential service or public facility.
5. The vegetation is seedlings or regrowth less than 5 years old, the land has previously been lawfully cleared and the land is being maintained for cultivation or pasture.
6. The vegetation is to be removed, destroyed or lopped by cutting only to obtain reasonable amounts of wood for personal use by the owner or occupier of the land. Personal use is wood used for firewood, the construction of fences on the same land and hobbies such as craft. This exemption does not apply to:
    a. Standing living and dead trees with a trunk diameter of 40 centimetres of more at a height of 1.3 metres above natural ground level.
    b. Living native vegetation on contiguous land in the same ownership with an area less than 10 hectares.
7. It is the removal of any vegetation from an existing dam wall where the vegetation may impact on the structural stability of the dam wall.
8. It is within 6 metres of an existing dwelling on a lot less than 0.4 hectares.
9. It is necessary for the works associated with the normal operation of Puffing Billy Tourist Railway as defined in the Schedule to the Public Use Zone under Clause 36.01 of this
10. The vegetation is to be pruned or lopped (but not removed) as part of normal domestic or horticultural practice for the species.
11. The vegetation is an environmental weed contained in the table below; that is not listed under the Schedule to Clause 43.01 (Heritage Overlay) and there is no condition listed in the table.

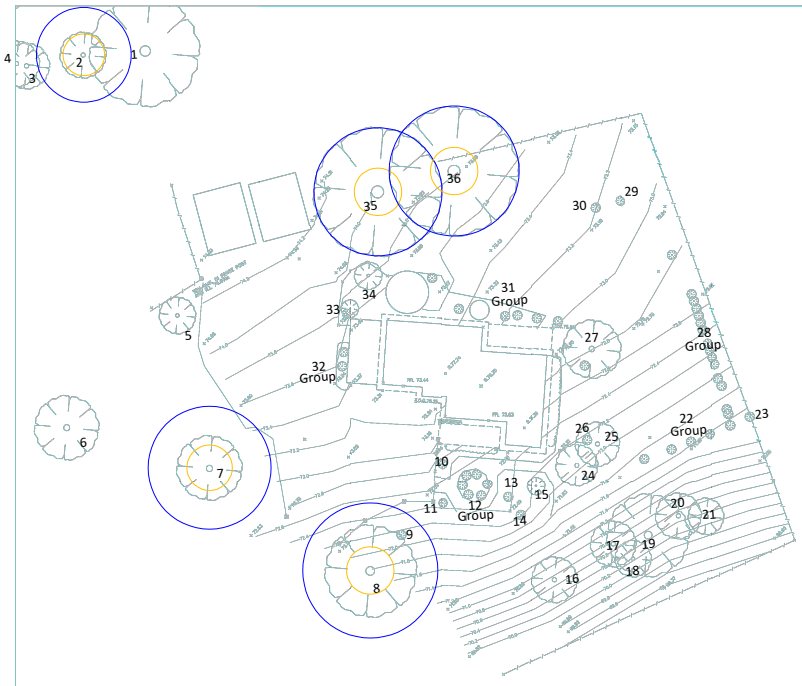
- **The following nine (9) trees are exempt under the ES01 (Weeds):**
    - Trees 10, 11, 16, 18, 23, 24, 25, 27 & 30.

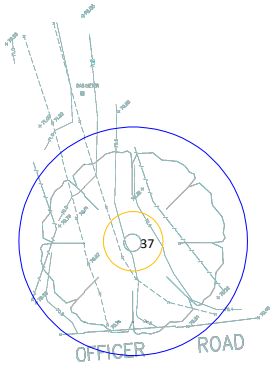
6.3. Clause 52.17 – Native Vegetation.

1. The following trees have been identified as Locally Indigenous (Melbourne):
    a. Trees 2 & 4.
        i. It is highly likely that these trees are naturally occurring (Not Planted).
2. The following tree has been identified as Native to Australia:
    a. Tree 28.
        i. This tree has been Planted.
3. The remaining thirty-four (34) trees have been identified as Exotic.

7. Notes

1. The following trees have been assessed as groups. These trees are groups of the same species and are of very low retention value:
    a. Trees 12, 22, 28, 31 & 32.
2. The enclosed site plans show the Tree Protection Zones (TPZ) & Structural Root Zones (SRZ) for trees within the project site that are assessed as Moderate, or higher, Retention Value.
    a. TPZ & SRZ is not shown for trees assessed as Low or Very Low Retention Value, or trees that are recommended for removal within the project site.
3. TPZ & SRZ are shown for all trees assessed on properties adjoining the project site and within road reserves. Trees located outside the project site should be protected.





Site Plan - Existing

168 Officer Rd, OFFICER

Drawn by: P. Bourke

Drawing 1 of 1

Date: 02/05/2025

Source Plan Ref: 2257-2 - Next Level Surveying

Legend

TPZ

SRZ

*TPZ/SRZ not shown for Low/Very Low RV trees

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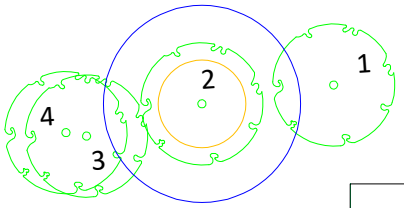

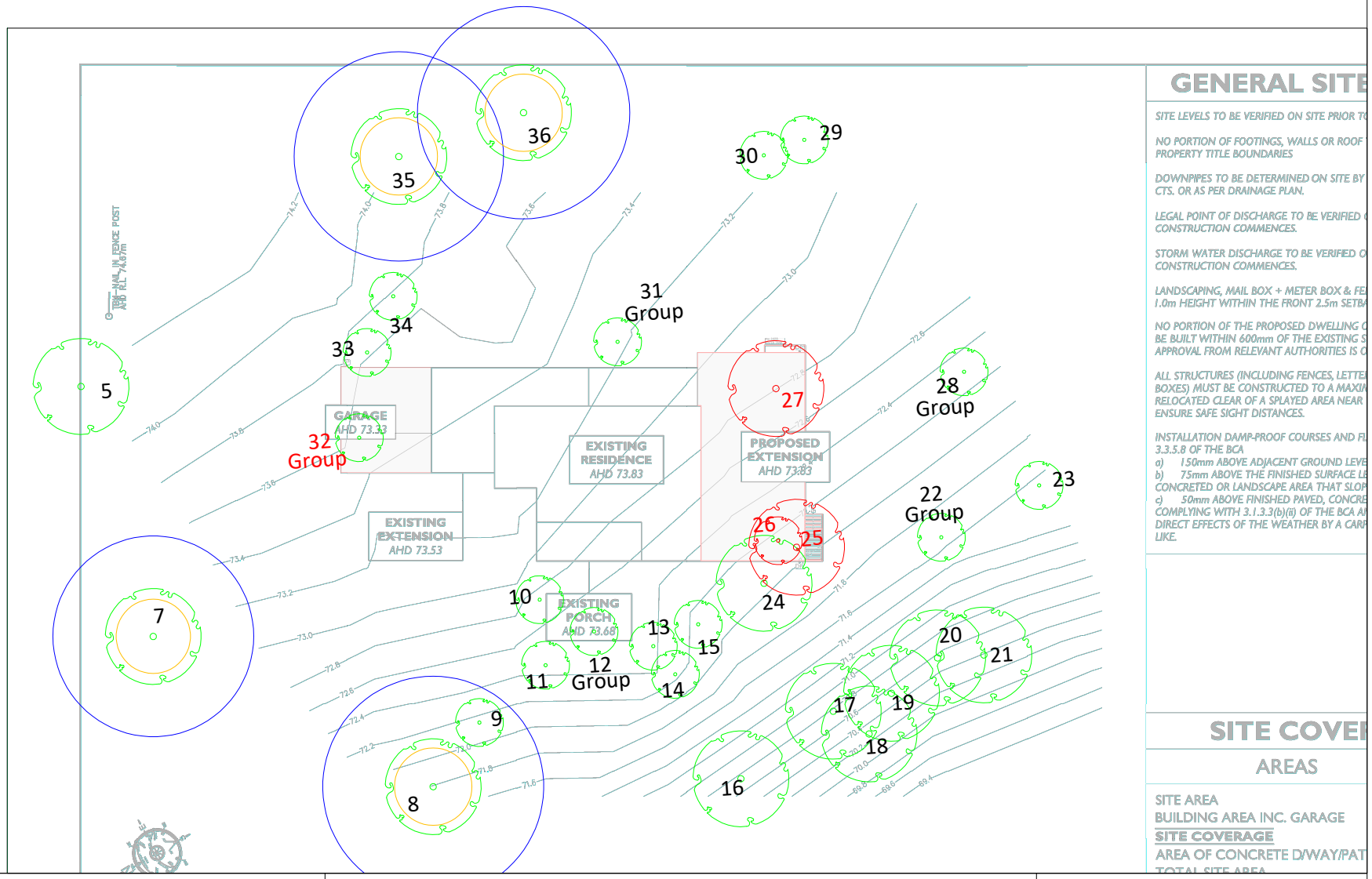

GENERAL SITE

SITE LEVELS TO BE VERIFIED ON SITE PRIOR TO

NO PORTION OF FOOTINGS, WALLS OR ROOF PROPERTY TITLE BOUNDARIES

DOWNPIPES TO BE DETERMINED ON SITE BY CTS. OR AS PER DRAINAGE PLAN.

LEGAL POINT OF DISCHARGE TO BE VERIFIED CONSTRUCTION COMMENCES.

STORM WATER DISCHARGE TO BE VERIFIED CONSTRUCTION COMMENCES.

LANDSCAPING, MAIL BOX + METER BOX & FE 1.0m HEIGHT WITHIN THE FRONT 2.5m SETB

NO PORTION OF THE PROPOSED DWELLING BE BUILT WITHIN 600mm OF THE EXISTING S APPROVAL FROM RELEVANT AUTHORITIES IS

ALL STRUCTURES (INCLUDING FENCES, LETTE BOXES) MUST BE CONSTRUCTED TO A MAXI RELOCATED CLEAR OF A SPLAYED AREA NEAR ENSURE SAFE SIGHT DISTANCES.

INSTALLATION DAMP-PROOF COURSES AND FL 3.3.5.8 OF THE BCA
a) 150mm ABOVE ADJACENT GROUND LEVE
b) 75mm ABOVE THE FINISHED SURFACE LE CONCRETED OR LANDSCAPE AREA THAT SLOP
c) 50mm ABOVE FINISHED PAVED, CONCRE COMPLYING WITH 3.1.3.3(b)(ii) OF THE BCA A DIRECT EFFECTS OF THE WEATHER BY A CARP LIKE.

SITE COVER

AREAS

SITE AREA
BUILDING AREA INC. GARAGE
SITE COVERAGE
AREA OF CONCRETE D/WAY/PAT
TOTAL SITE AREA

Site Plan - Proposed

168 Officer Rd, OFFICER

Drawn by: P. Bourke
Drawing 1 of 1
Date: 02/05/2025
Source Plan Ref: WD24:26 Rev D - Jova Drafting Consultants

P0348 250502 CIA 168 Officer Rd Officer

Legend

TPZ

SRZ

*TPZ/SRZ not shown for Low/Very Low RV trees

Tree removal

N

THE PROJECT ARBORIST

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10. Tree assessment data

Number of trees: 37

1. Tree height and canopy spread diameter in metres (m).

2. Diameter at Breast Height (DBH) and Trunk Circumference (Circ) in centimetres (cm).

3. Tree Protection Zone (TPZ) and Structural Root Zone (SRZ) shown as a radius in metres (R)(m), as per AS4970 2009 - Protection of Trees on Development Sites.

4. ULE = Useful Life Expectancy in Years.

5. Retention Value of "Remove" is based on the arboricultural attributes of the tree.

6. Trees off site or within the road reserve should be protected.

7. Origin.

MELB = Melbourne.

VIC = Victoria.

AUS = Australia

EXO = Exotic

ID	Genus / species	Common Name	Height	Canopy Spread	DBH	Circ	Health	Structure	ULE	TPZ	SRZ	Retention Value	Site	Origin
1	*Pinus radiata*	Monterey Pine	16	12	95	298.5	Dead	Very poor	0	11.4	3.2	Remove	Site	EXO
2	*Eucalyptus ovata*	Swamp Gum	13	8	45	141.4	Good	Good	> 60	5.4	2.4	Moderate	Site	MELB
3	*Pinus radiata*	Monterey Pine	13	8	54	169.7	Very poor	Fair	1 - 5	6.5	2.6	Remove	Site	EXO
4	*Eucalyptus ovata*	Swamp Gum	7	4	44	138.2	Good	Very poor	1 - 5	5.3	2.3	Remove	Site	MELB
5	*Fraxinus excelsior 'Aurea'*	Golden Ash	7	6	31	97.4	Good	Good	30 - 60	3.7	2	Low	Site	EXO
6	*Gleditsia triacanthos*	Honey Locust	9	8	31	97.4	Good	Good	30 - 60	3.7	2	Low	Site	EXO
7	*Ulmus glabra 'Lutescens'*	Golden Elm	8	12	58	182.2	Good	Good	> 60	7	2.6	Moderate	Site	EXO
8	*Quercus robur*	English Oak	16	12	64	201.1	Good	Good	> 60	7.7	2.7	High	Site	EXO
9	*Camellia japonica*	Camellia	2	2	8	25.1	Good	Good	15 - 30	2	1.5	Very low	Site	EXO
10	*Prunus serrulata*	Japanese Flowering Cherry	2	1	10	31.4	Good	Good	15 - 30	2	1.5	Very low	Site	EXO
11	*Prunus serrulata*	Japanese Flowering Cherry	2	1	5	15.7	Good	Good	15 - 30	2	1.5	Very low	Site	EXO
12	*Rosa sp.*	Rose	1	1	3	9.4	Good	Good	15 - 30	2	1.5	Very low	Site	EXO
13	*Camellia sasanqua*	Sasanqua Camellia	1	1	4	12.6	Good	Good	15 - 30	2	1.5	Very low	Site	EXO
14	*Camellia japonica*	Camellia	2	1	10	31.4	Fair	Good	5 - 15	2	1.5	Very low	Site	EXO
15	*Camellia sasanqua*	Sasanqua Camellia	4	2	13	40.8	Fair	Good	5 - 15	2	1.5	Very low	Site	EXO
16	*Acer negundo*	Box Elder	6	5	20	62.8	Good	Fair	15 - 30	2.4	1.7	Low	Site	EXO
17	*Fraxinus excelsior 'Aurea'*	Golden Ash	7	4	20	62.8	Good	Good	30 - 60	2.4	1.7	Low	Site	EXO
18	*Salix babylonica*	Weeping Willow	7	3	24	75.4	Fair	Very poor	1 - 5	2.9	1.8	Remove	Site	EXO
19	*Salix babylonica*	Weeping Willow	9	8	67	210.5	Good	Poor	1 - 5	8	2.8	Very low	Site	EXO
20	*Salix babylonica*	Weeping Willow	7	4	44	138.2	Fair	Very poor	1 - 5	5.3	2.3	Remove	Site	EXO
21	*Salix babylonica*	Weeping Willow	7	6	41	128.8	Fair	Poor	5 - 15	4.9	2.3	Very low	Site	EXO

ID	Genus / species	Common Name	Height	Canopy Spread	DBH	Circ	Health	Structure	ULE	TPZ	SRZ	Retention Value	Site	Origin
22	*Pyrus calleryana*	Callery Pear	3	1	5	15.7	Good	Good	15 - 30	2	1.5	Very low	Site	EXO
23	*Acer negundo*	Box Elder	2	1	5	15.7	Good	Good	30 - 60	2	1.5	Very low	Site	EXO
24	*Acer palmatum*	Japanese Maple	4	3	22	69.1	Fair	Fair	5 - 15	2.6	1.8	Very low	Site	EXO
25	*Acer palmatum*	Japanese Maple	4	3	22	69.1	Good	Good	30 - 60	2.6	1.8	Very low	Site	EXO
26	*Camellia japonica*	Camellia	1	1	3	9.4	Fair	Fair	5 - 15	2	1.5	Very low	Site	EXO
27	*Acer palmatum*	Japanese Maple	5	5	28	88	Good	Good	30 - 60	3.4	1.9	Low	Site	EXO
28	*Waterhousea floribunda*	Weeping Lilly Pilly	1	1	2	6.3	Good	Good	15 - 30	2	1.5	Very low	Site	AUS
29	*Pyrus calleryana*	Callery Pear	3	1	8	25.1	Good	Good	15 - 30	2	1.5	Very low	Site	EXO
30	*Prunus serrulata*	Japanese Flowering Cherry	3	1	13	40.8	Good	Good	15 - 30	2	1.5	Very low	Site	EXO
31	*Camellia japonica*	Camellia	2	1	5	15.7	Good	Good	15 - 30	2	1.5	Very low	Site	EXO
32	*Rosa sp.*	Rose	1	1	5	15.7	Good	Good	15 - 30	2	1.5	Very low	Site	EXO
33	*Pyrus calleryana*	Callery Pear	4	3	16	50.3	Good	Good	15 - 30	2	1.5	Very low	Site	EXO
34	*Pyrus calleryana*	Callery Pear	4	4	20	62.8	Good	Good	15 - 30	2.4	1.7	Very low	Site	EXO
35	*Quercus robur*	English Oak	14	12	61	191.7	Good	Good	> 60	7.3	2.7	Moderate	Site	EXO
36	*Quercus robur*	English Oak	15	12	62	194.8	Good	Good	> 60	7.4	2.7	High	Site	EXO
37	*Pinus radiata*	Monterey Pine	20	14	108	339.3	Good	Good	30 - 60	13	3.4	Moderate	Road res	EXO

11. TPZ Encroachment

This section outlines the trees that are proposed to be retained that will incur an encroachment into the tree protection zone (TPZ) from the proposed development.

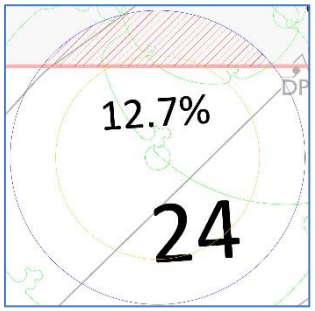
1. Under *AS4970 2009 – Protection of Trees on Development Sites,* where development encroaches into the TPZ by more than 10% of the TPZ area, it must be demonstrated that the tree will remain viable.
2. Where development encroaches into the TPZ by 10% or less of the TPZ area, it is generally the case that no further action is required for the tree to remain viable.

The recommendations of this report should be adopted and effectively implemented to minimize the impact on tree health and longevity from development within the TPZ.

ID	Genus / species	Ret. Value	TPZ (R)(m)	SRZ (R)(m)	Distance to Works (m)	Comments	TPZ Enc%	Impact	Site
24	*Acer palmatum*	Very low	2.6	1.8	1.6	Extension footing	12.7%	Low	Site
33	*Pyrus calleryana*	Very low	2	1.5	1	Garage footinig	19.1%	Moderate	Site

Number of trees: 2

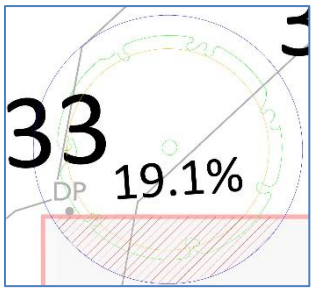
11.1. Trees 24 & 33



These trees are of very low retention value.

The plans provided indicate that the new extension footing is proposed within the TPZ of Tree 24 and the new garage footing is proposed within the TPZ of Tree 33.

These are small, planted exotic trees of low retention value and should not constrain development.



12. Recommendations

1. There are no specific recommendations for the trees to be retained at this site.
2. General tree protection guidelines should be implemented as appropriate.

13. Tree removal

This section outlines the trees that are proposed to be removed as part of the proposed development. It is assumed that trees within the building footprint are proposed to be removed.

ID	Genus / species	Common Name	Height (m)	DBH (cm)	Retention Value	Origin	ESO1 or 52.17?
25	*Acer palmatum*	Japanese Maple	4	22	Very low	EXO	No - Weed List
26	*Camellia japonica*	Camellia	1	3	Very low	EXO	No - 52.12 - Bushfire
27	*Acer palmatum*	Japanese Maple	5	28	Low	EXO	No - Weed List
32	*Rosa sp.*	Rose	1	5	Very low	EXO	No - 52.12 - Bushfire

14. Tree images

Total Number of Trees: 37

Tree No: 1

Genus / species: *Pinus radiata*

Common Name: Monterey Pine

Site

Tree No: 2

Genus / species: *Eucalyptus ovata*

Common Name: Swamp Gum

Site

Tree No: 3

Genus / species: *Pinus radiata*

Common Name: Monterey Pine

Site

Tree No: 4

Genus / species: *Eucalyptus ovata*

Common Name: Swamp Gum

Site

Tree No: 5

Genus / species: *Fraxinus excelsior 'Aurea'*

Common Name: Golden Ash

Site

Tree No: 6

Genus / species: *Gleditsia triacanthos*

Common Name: Honey Locust

Site

Tree No: 7

Genus / species: *Ulmus glabra 'Lutescens'*

Common Name: Golden Elm

Site

Tree No: 8

Genus / species: *Quercus robur*

Common Name: English Oak

Site

Tree No: 9

Genus / species: *Camellia japonica*

Common Name: Camellia

Site

Tree No: 10

Genus / species: *Prunus serrulata*

Common Name: Japanese Flowering Cherry

Site

Tree No: 11

Genus / species: *Prunus serrulata*

Common Name: Japanese Flowering Cherry

Site

Tree No: 12

Genus / species: *Rosa sp.*

Common Name: Rose

Site

Tree No: 13

Genus / species: *Camellia sasanqua*

Common Name: Sasanqua Camellia

Site

Tree No: 14

Genus / species: *Camellia japonica*

Common Name: Camellia

Site

Tree No: 15

Genus / species: *Camellia sasanqua*

Common Name: Sasanqua Camellia

Site

Tree No: 16

Genus / species: *Acer negundo*

Common Name: Box Elder

Site

Tree No: 17

Genus / species: *Fraxinus excelsior 'Aurea'*

Common Name: Golden Ash

Site

Tree No: 18

Genus / species: *Salix babylonica*

Common Name: Weeping Willow

Site

Tree No: 19

Genus / species: *Salix babylonica*

Common Name: Weeping Willow

Site

Tree No: 20

Genus / species: *Salix babylonica*

Common Name: Weeping Willow

Site

Tree No: 21

Genus / species: *Salix babylonica*

Common Name: Weeping Willow

Site

Tree No: 22

Genus / species: *Pyrus calleryana*

Common Name: Callery Pear

Site

Tree No: 23

Genus / species: *Acer negundo*

Common Name: Box Elder

Site

Tree No: 24

Genus / species: *Acer palmatum*

Common Name: Japanese Maple

Site

Tree No: 25

Genus / species: *Acer palmatum*

Common Name: Japanese Maple

Site

Tree No: 26

Genus / species: *Camellia japonica*

Common Name: Camellia

Site

Tree No: 27

Genus / species: *Acer palmatum*

Common Name: Japanese Maple

Site

Tree No: 28

Genus / species: *Waterhousea floribunda*

Common Name: Weeping Lilly Pilly

Site

Tree No: 29

Genus / species: *Pyrus calleryana*

Common Name: Callery Pear

Site

Tree No: 30

Genus / species: *Prunus serrulata*

Common Name: Japanese Flowering Cherry

Site

Tree No: 31

Genus / species: *Camellia japonica*

Common Name: Camellia

Site

Tree No: 32

Genus / species: *Rosa sp.*

Common Name: Rose

Site

Tree No: 33

Genus / species: *Pyrus calleryana*

Common Name: Callery Pear

Site

Tree No: 34

Genus / species: *Pyrus calleryana*

Common Name: Callery Pear

Site

Tree No: 35

Genus / species: *Quercus robur*

Common Name: English Oak

Site

Tree No: 36

Genus / species: *Quercus robur*

Common Name: English Oak

Site

Tree No: 37

Genus / species: *Pinus radiata*

Common Name: Monterey Pine

Road res

15. General tree protection

The following general tree protection guidelines should be adopted and effectively implemented as appropriate to the project. Where it is not possible to comply with these recommendations, arboricultural advice should be sought to ensure the trees are adequately protected.

1. Retained trees should be clearly marked as being retained on the site to avoid confusion during the tree removal phase.
2. The stumps of removed trees should be ground out rather than pulled to avoid injury to adjacent trees.
3. Construction specifications should include a plan showing the location of retained trees and their TPZ/SRZ.
4. Retained should be enclosed with a minimum 1.8-metre-high temporary chain link fence, in accordance with an endorsed Tree Management Plan.
    a. The fencing should be free-standing, with no part of the fencing attached to the trunk or branches of retained trees.
        i. Tree protection fencing should enclose, at a minimum, the entire SRZ and as much of the TPZ as possible.
    b. Access should be restricted within the areas of the TPZ enclosed with tree protection fencing for the duration of the project.
    c. Tree protection fencing should be installed prior to demolition where practicable.
    d. The TPZ area inside the fence should be mulched to a depth of approximately 75mm-100mm with mulch comprised of approximately 50% wood chip and 50% leaf matter.
5. Where construction clearance is required and areas of the Tree Protection Zone cannot be fenced, ground protection should be installed.
    a. Ground Protection should consist of any constructed platform that prevents point loads on the soil within the Tree Protection Zone. These could include:
        i. TrakMat, MaxTrack or similar ground protection.
        ii. 12 mm plywood joined together to form a platform.
        iii. Timber rumble boards.
        iv. GeoFabric base layer, 250mm layer of 200mm crushed rock, layer of compacted 200mm crushed rock.
    b. Ground Protection should be constructed to remain effective for the entire construction process.
    c. Ground Protection should be installed at the same time as the tree protection fencing.

6. Excavation within the Structural Root Zone should be avoided unless it can be demonstrated that structural tree roots will not be impacted.
7. Excavation within the Tree Protection Zone should be avoided unless specified in this report or the Tree Management Report/Plan.
    a. Any excavation within the Tree Protection Zone should be conducted under arboricultural supervision.
    b. Any tree roots encountered should be documented and, where determined by the attending arborist, neatly pruned.
        i. Roots should be pruned using sharp hand tools by the attending arborist, in accordance with AS4373 2007 – Pruning of Amenity Trees
8. Concrete and other washout or waste disposal areas should be kept well away from trees to be retained.
9. Where there is expected TPZ encroachment from the proposed development, the TPZ of retained trees should be irrigated as required throughout the project.
    a. A fully automated drip irrigation system should be installed over the hotter and dryer months of the year.
10. Any pruning works that might be required to provide vehicular or construction clearance should be conducted by a minimum AQF Level 3 (or higher) qualified arborist.
    a. Pruning should be conducted in accordance with AS 4373 2007 – Pruning of Amenity Trees.

16. References

Coder, K.D 1996, Construction Damage Assessments, University of Georgia. http://www.forestry.uga.edu/warnell/service/library/for96-039a/index.html

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Society for Growing Australian Plants Maroondah, 1991, *Flora of Melbourne*, *a guide to the indigenous plants of the greater Melbourne area,* Society for Growing Australian Plants, Maroondah.

Mattheck, C., Bethge, K. & Weber, K., 2015, *The body language of trees*, Karlsruhe Institute of Technology – Campus North, KS Druck GmbH, Germany.

Standards Australia, 2009, *AS 4970 - 2009 Protection of trees on development sites*, Standards Australia, Sydney.

17. VTA

The assessment of the trees was carried out from the ground using the Visual Tree Assessment (VTA) methodology, developed by Claus Mattheck (*Mattheck, C*). The three stages of VTA are as follows:

1. Stage 1 – Visual inspection of the tree for defect symptoms and overall vitality. If there are no signs of any problems, the assessment is concluded.
2. Stage 2 – If a defect is suspected based on the symptoms, the presence or absence of that defect must be confirmed by thorough examination.
3. Stage 3 – If the defect is confirmed, it must be quantified and the strength of the remaining part of the tree evaluated. This stage is beyond the scope of this assessment and further investigation may be required, including a separate climbing assessment.

18. Tree root zones

18.1. Structural Root Zone (SRZ)

The SRZ is an estimate of the radius that is likely to contain the larger, scaffold roots of the tree. These roots are generally responsible for anchoring the tree in the ground. Encroachment into the SRZ should be avoided entirely as damaging these roots may increase the likelihood of uprooting failure. The SRZ is calculated based off the measured trunk diameter at the base (DAB).

18.2. Tree Protection Zone (TPZ)

The TPZ is an estimate of the radius that is likely to contain the majority of the tree's root system that is responsible for the absorption of water and nutrients. The majority of the TPZ should be preserved so that tree health and longevity is not significantly impacted. The TPZ is calculated based off the measured trunk diameter at breast height (DBH)

18.3. Construction impacts on trees

A level of tree root damage, or a change to the root zone, is almost inevitable where construction on development sites occurs around trees. The primary goal of providing construction impact analysis is to minimise root damage, or changes to root zones, to enable trees to be successfully retained within the proposed development over the long term.

Examples of negative impacts to trees from construction activities include:

- Root severance from trenching and grading activities. Damage to the transport and absorbing root system may deprive the tree of the ability to absorb nutrients and water and damage to the structural scaffold roots that support the tree may result in instability and uprooting. Depending on the percentage of the root plate affected and proximity to the tree, the affects can range from minor degradation of health through to total root plate failure (i.e. uprooting).
- Compaction and root injury. Most trees require a well aerated and friable soil to allow normal physiological processes to occur and to allow root growth. Soil compaction from pedestrian or vehicular traffic can result in direct injury to the roots, indirect injury through soil drainage changes, reduced soil aeration or decreased soil penetrability. If severe enough soil compaction can lead to a rapid decline in many tree species and may eventually result in instability and uprooting.
- Changes in drainage patterns. Changes in drainage patterns may result from hard surfacing, trenching, land shaping and other construction activities. These can result in either drought stress or waterlogging, both of which can cause a rapid decline in trees and may result in instability and uprooting.

19. Explanation of terms

The assessment of Health, Structure, U.L.E. (Useful Life Expectancy), Retention Value and Origin are based on the following definitions. In the case of health and structure, these definitions encompass only the more common indicators for these assessments.

19.1. Health

Good	Crown full, with good foliage density. Foliage is entire with average colour, minimal or no pathogen damage. Above average growth indicators such as extension growth, leaf size and canopy density. Little or no canopy die-back. Generally, no dead wood on the perimeter of the canopy. Good wound wood development.
Fair	Tree may have more than 30% dead wood or may have minor canopy dieback. Foliage density may be slightly below average for the species. Foliage colour may be slightly lower than average, and some discolouration may be present. Typical growth indicators, e.g., extension growth, leaf size, canopy density for species in location. Average wound wood development.
Poor	Tree may have more than 30% dead wood and canopy die back may be present. Leaves may be discoloured and/or distorted, often small, and excessive epicormic growth may be present. Pathogens and/or stress agents may be present that could lead, or are leading to, the decline of tree. Poor wound wood development.
Very Poor	The tree has more than 30% dead wood. Extensive canopy die back is present. Canopy is very sparse. Pathogens and/or stress agents are present that are leading to the decline of the tree. Very poor wound wood development.
Dead	**Tree is dead and generally should be removed.**

19.2. Structure

Good	The tree has a well-defined and balanced crown. Branch unions appear to be strong with no defects evident in the trunk or the branches. The tree is unlikely to suffer trunk or branch failure under normal conditions.
Fair	The tree has some minor problems in the structure of the crown. The crown may be slightly out of balance and some branch unions may exhibit minor structural faults or have the potential to create faults. If the tree is single trunked, this may be on a slight lean or be exhibiting minor defects. **These defects are not likely to result in catastrophic trunk or branch failure although some branch failure may occur under normal conditions.**
Poor	The tree has significant problems in the structure of the scaffold limbs or trunk. It may be lop-sided or have few branches on one side or have large gaps in the crown. Large branches may be rubbing or crossing over. Branch unions may be poor, and faults at the point of attachment or along the branches may be evident. The tree may have a substantial lean. The tree may have suffered significant root damage. The tree may have some degree of basal or trunk damage. **These defects may predispose the tree to major trunk or branch failure.**
Very Poor	The tree has some very significant problems in the structure of the crown. It may be lop-sided or have few branches on one side or have large gaps in the crown. Branches may be rubbing or crossing over and causing damage to each other. Branch unions may be poor, and faults at the point of attachment or along the branches may be evident. The tree may have a substantial lean. The tree may have suffered major root damage. The tree may have extensive basal or trunk damage. **These defects are likely to predispose the tree to trunk or scaffold limb failure.**

19.3. Useful Life Expectancy (ULE)

>60	The tree may be in good to excellent condition and a long-lived species. likely to provide useful amenity for up to 60 years.
30 - 60	Tree may be in fair to good condition with a moderate lifespan. Likely to provide useful amenity for up to 60 years.
15 - 30	Tree may be in moderate decline or a shorter-lived species. Unlikely to provide useful amenity for longer than 30 years.
5 - 15	Tree in decline or short-lived species. Unlikely to provide useful amenity for longer than 15 years.
1 - 5	Tree is dying or structurally defective. Unlikely to provide useful amenity for longer than 5 years.
0	Dead tree or presents an immediate and unacceptable hazard.

19.4. Retention value

Very High	Significant effort should be made to retain & protect tree.
High	Significant effort should be made to retain & protect tree if possible.
Moderate	Tree should be retained and protected if it does not significantly constrain development.
Low	Tree should not constrain development and should be removed if they conflict with the design.
Very Low	Tree less than 5.0m in height or exhibits poor condition. Should not constrain development.
Remove	Tree is not suitable for retention and should be removed.

Each tree assessed is assigned a Retention Value (RV). The Retention Value is based on several cumulative factors including:

- The size of the tree and the amenity it provides to the surrounding landscape.
    - Generally, the larger the tree, the higher the retention value.
- The overall condition of the tree.
    - Generally, trees that exhibit good health and structure would be assigned a higher retention value than trees in poor condition.
- The estimated Useful Life Expectancy (ULE).
    - Generally, trees with a longer expected life span would have a higher retention value.
- Where known, trees listed on a heritage or significant tree register will be noted in the report and assigned a higher retention value.
    - The overall condition of the tree will also be taken into account for these trees.

19.5. Origin

Melbourne	Native or Indigenous to the greater Melbourne metropolitan area as defined by Flora of Melbourne (S. G. A. P. M., 1991).
Victorian	Native to Victoria but not Indigenous the greater Melbourne Metropolitan area.
Australian	Native to Australia but not Victoria.
Exotic	Not native to Australia.

20. Additional information.

Tree Protection Zone (TPZ)	Is based on AS 4970-2009 *Protection of trees on development sites* and defines the soil volume that is likely to be required to encompass enough of the trees absorbing root system to ensure the long-term survival of the tree. The radius specified as the TPZ is an estimate of the minimum distance from the tree that excavation or other activities that might result in root damage should occur to avoid negative impacts on the health and longevity of the tree. AS 4970 states that intrusion of up to 10% of the surface area of the TPZ may occur without further assessment or analysis.
Structural Root Zone (SRZ)	Is based on AS 4970-2009 (Protection of trees on development sites) and defines the likely spread of the trees scaffold root system. These roots are the primary anchoring roots for the tree and damage to these roots may render the tree liable to uprooting. SRZ is based on measurement of the trunk above the root flair (AS 4970)
DBH (Diameter at Breast Height)	Is the diameter of the tree at approximately 1.4 meters above ground level. Where a trunk is divided at or near 1.4 meters above ground the DBH is generally measured at the narrowest point of the trunk between ground level and 1.4 meters. Alternatively, where a higher level of accuracy is required with multi stemmed trees, DBH is derived from the combined cross-sectional area of all trunks. The DBH of all accessible trees is measured unless otherwise stated in the Tree Data section of this report. The DBH of trees on adjoining properties is measured where access can be readily gained to the property, otherwise it is estimated.
Height & canopy spread	Tree height is generally measured for moderate, high and very high value trees and is measured with a laser range finder. The height of low and very low value trees is usually estimated. Canopy width is estimated unless otherwise stated.
Genus / species	The identification of trees is based on accessible visual characteristics and given that key identifying features are often not available at the time of assessment the accuracy of identification is not guaranteed. Where the species of any tree is not known, **sp.** is used.

21. Arborist details

Peter Bourke, trading as, The Project Arborist.

22 Blackburn Road, Mooroolbark, 3138.

- AQF Certificate III Arboriculture. (NMIT)
- AQF Certificate V Diploma of Arboriculture. (Melbourne Polytechnic)
- Graduate Certificate of Arboriculture. (University of Melbourne)
- Quantified Tree Risk Assessment (QTRA) Registered User ID: 4876.
- International Society of Arboriculture (ISA) Tree Risk Assessment Qualification (TRAQ).
- 16 years' experience in arboriculture.
  - 7 years as a practical arborist for both local government and private industry.
  - 9 years as a consulting arborist.

Peter Bourke provides specialist technical advice in the field of arboriculture. This includes the provision of technical expertise relating to problem diagnosis, management programs, tree appraisal and valuation and the relationship between trees and the built environment.

[redacted] has, by training, education, experience and research, considerable knowledge relating to the care, maintenance, and management of trees in a wide variety of contexts.

Significant areas of operation and expertise include the provision of tree and built structure conflict reports, hazard assessment, tree condition appraisal and broad scale tree inventories.

Considerable effort is expended in research to remain current with the latest advances in all areas relating to tree care.

21.1. Declaration

"I have made all the inquiries that I believe are desirable and appropriate and that no matters of significance which I regard as relevant have to my knowledge been withheld from this report."

[redacted]

THE PROJECT ARBORIST

Grad. Cert. VIII. Arb.
AQF. Cert. V. Dip. Arb.
AQF Cert. III. Arb.

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DESLUDGE REPORT

[redacted]
168 Officer Rd
Officer VIC 3809

Job Type:
Quote, Septic Inspection & Condition Report

Request Number:

EPA Number:

Job Attended Date:
Wed 28 May 2025

Purchase Order Number:

Job Number:
23425

Driver / Technician Name:
9S Sub Contractor

[redacted]

Septic location and condition report, as per Item description

Please note, items included are subject to time on site and vary per site.

Mark Yeats - 03:08PM 23 May 2025

Technician Notes:
Site Report – Plumbing Inspection
Date Completed: 28/05/2025
Completed By: Subcontractor
Site Address: 168 Officer Road, Officer VIC

Report Summary:
Attended site and located three (3) distribution pits situated at the side of the property.

Pit 1:
Found to be at full capacity and discharging into Pit 2.
The effluent drain leading from Pit 1 is approximately 13 metres in length.

Pit 2:
Also at full capacity and discharging into Pit 3.
Drain length measured at approximately 12.5 metres.

Pit 3:
Actively receiving effluent but not at capacity.
Drain length measured at approximately 14 metres.

Further Investigation:
Conducted a CCTV inspection of the drain from Pit 1 back to the septic tank. The line is in good condition with no apparent defects.

Septic Tank: