

Notice of an Application for an Amendment to a Planning Permit

The land affected by the application is located at:	L2 PS530250 20 Clematis Park Road, Emerald VIC 3782
The application is to:	Section 72 Amendment to Planning Permit T230656 to allow for amendments to endorsed plans.

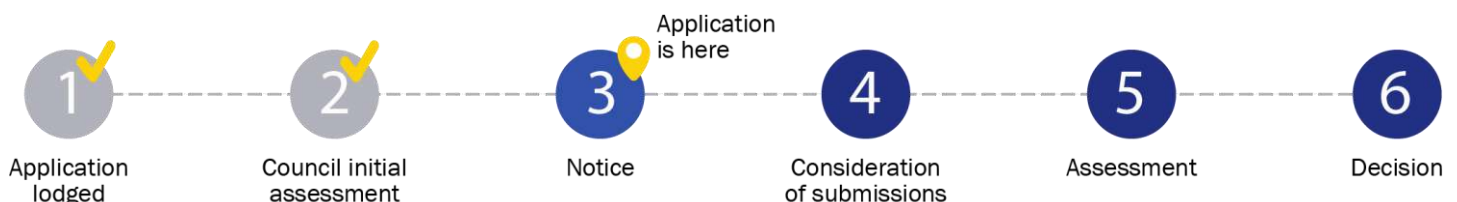
APPLICATION DETAILS

The applicant for the amendment to the permit is:	Town Planning & Co
Application number:	T230656 - 1
<p>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.</p>	



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:		23 October 2025
WHAT ARE MY OPTIONS? Any person who may be affected by the proposed amendment to permit may object or make other submissions to the responsible authority. If you object, the Responsible Authority will notify you of the decision when it is issued.	An objection must: <ul style="list-style-type: none">• be made to the Responsible Authority in writing;• include the reasons for the objection; and• state how the objector would be affected.	The Responsible Authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.



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ePlanning

Amendment Summary

Portal Reference	M325999Y
Reference No	T230656

Basic Information

Proposal Type	Subdivision, Advertising Has Occurred
Proposed Use	Use and development of the land for a dwelling, outbuilding, variation of restrictive covenant, removal of native and other vegetation
Current Use	Vacant Land
Cost of Works	\$900,000
Amended Cost of Works	\$0
Amendments	Plans Changed
Proposed Changes	Change in designer, minor changes. Refer to explanatory letter.
Site Address	20 Clematis Park Road Emerald VIC 3782

Covenant Disclaimer

Does the proposal breach, in any way, an encumbrance on title such as restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope? Yes, one or more encumbrances are breached

This proposal must include all details of request to change restrictive covenant, section 173 or other obligation to be considered.

Contacts

Type	Name	Address	Contact Details
Applicant	[REDACTED] Town Planning & Co.	63C Barkly Street, Mornington VIC 3931	W: 03-8765-2455 M: 0417-632-489 E: info@townplanningco.com.au
Preferred Contact	[REDACTED] Town Planning & Co.	63C Barkly Street, Mornington VIC 3931	W: 8765-2455 M: 0417-632-489 E: info@townplanningco.com.au

Fees

Regulation Fee Condition	Amount	Modifier	Payable
11 - Class 15 Amendment to a class 17 permit (To subdivide land into two lots)	\$1,496.10	100%	\$1,496.10
Total			\$1,496.10



Civic Centre
20 Siding Avenue, Officer, Victoria

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

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

Email: mail@cardinia.vic.gov.au

Monday to Friday 8.30am–5pm
Phone: 1300 787 624
After Hours: 1300 787 624
Fax: 03 5941 3784

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Documents Uploaded

Date	Type	Filename
03-07-2025	Additional Document	1. Amendment Form.pdf
03-07-2025	Additional Document	2. Title Documents.pdf
03-07-2025	Additional Document	3. Planning Explanatory Letter_Section 72 Amendment Application.pdf
03-07-2025	Additional Document	4. Development Plans.pdf
03-07-2025	Additional Document	5. Construction Environmental Management Plan.pdf

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



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

REGISTER SEARCH STATEMENT

VOLUME 10942 FOLIO 939

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Produced 03/07/2025 03:12 PM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 530250U.
PARENT TITLES :
Volume 04210 Folio 899 Volume 05404 Folio 742
Created by instrument PS530250U 19/05/2006

COVENANT PS530250U 19/05/2006

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 PS530250U 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: 20 CLEMATIS PARK ROAD EMERALD VIC 3782

ADMINISTRATIVE NOTICES

NIL

eCT Control 18418L IAN BROOKS
Effective from 10/11/2022

DOCUMENT END

Imaged Document Cover Sheet

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Document Type	Plan
Document Identification	PS530250U
Number of Pages (excluding this cover sheet)	3
Document Assembled	03/07/2025 15:13

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The document is invalid if this cover sheet is removed or altered.

<h1 style="margin: 0;">PLAN OF SUBDIVISION</h1>		Stage No. 	LTO use only EDITION	Plan Number <h2 style="margin: 0;">PS 530250 U</h2>										
Location of Land Parish: GEMBROOK Township: EMERALD Section: B Crown Allotment: 6 (PART) Crown Portion: _____ AND Parish: NARREE WORRAN Crown Allotment: 108 ^F (PART) Title References: VOL 5404 FOL 742 VOL 4210 FOL 899 Last Plan Reference: LOT 1 TP 2486230 Postal Address: 20 CLEMATIS PARK ROAD EMERALD, 3782 AMG Co-ordinates: E 362 020 Zone 55 (Of approx. centre of plan) N 5799 940		Council Certification and Endorsement Council Name: CARDINIA SHIRE COUNCIL Ref: 505/042 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 5/9/2006 Re-certified under Section 11(7) of the Subdivision Act 1988 Council Delegate Council seal Date / /												
Vesting of Roads or Reserves		Notations												
Identifier	Council/Body/Person	Staging: This is/is not a staged subdivision Planning Permit No. 1040540 Depth Limitation: 15.24m BELOW THE SURFACE APPLIES TO ALL THE LAND IN THIS PLAN <div style="border: 1px solid red; padding: 5px; margin: 5px 0;"> This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited. </div> Survey:- This plan is / is not based on survey. To be completed where applicable. This survey has been connected to permanent marks no(s). In proclaimed Survey Area no.												
NIT		NIT												
Easement Information		LTO use only Statement of Compliance / Exemption Statement Received Date 19/4/2006 LTO use only PLAN REGISTERED TIME 10:34am DATE 19/5/2006 Assistant Registrar of Titles SHEET 1 OF 3 SHEETS												
Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 10%;">Easement Reference</th> <th style="width: 20%;">Purpose</th> <th style="width: 10%;">Width (Metres)</th> <th style="width: 10%;">Origin</th> <th style="width: 50%;">Land Benefited/In Favour Of</th> </tr> <tr> <td style="height: 150px;"> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>			Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of					
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of										
NICHOLAS PETRIS & ASSOC. P/L ABN 50 005 633 081 ENVIRONMENTAL PLANNING & DEVELOPMENT CONSULTANTS LAND SURVEYORS Unit 1 1569 Burwood Highway, Belgrave 3160 Telephone: (03) 9754 3930 Fax: (03) 9752 5069		LICENSED SURVEYOR (PRINT): PETER CLYDE HANSEN SIGNATURE _____ DATE 28/6/05 REF 4648A VERSION 3		DATE 5/9/2005 COUNCIL DELEGATE SIGNATURE Original sheet size A3 4648D LCD										

PLAN OF SUBDIVISION

Stage No.

Plan Number

PS 530250 U

CREATION OF RESTRICTION

On registration of this plan the following is created:

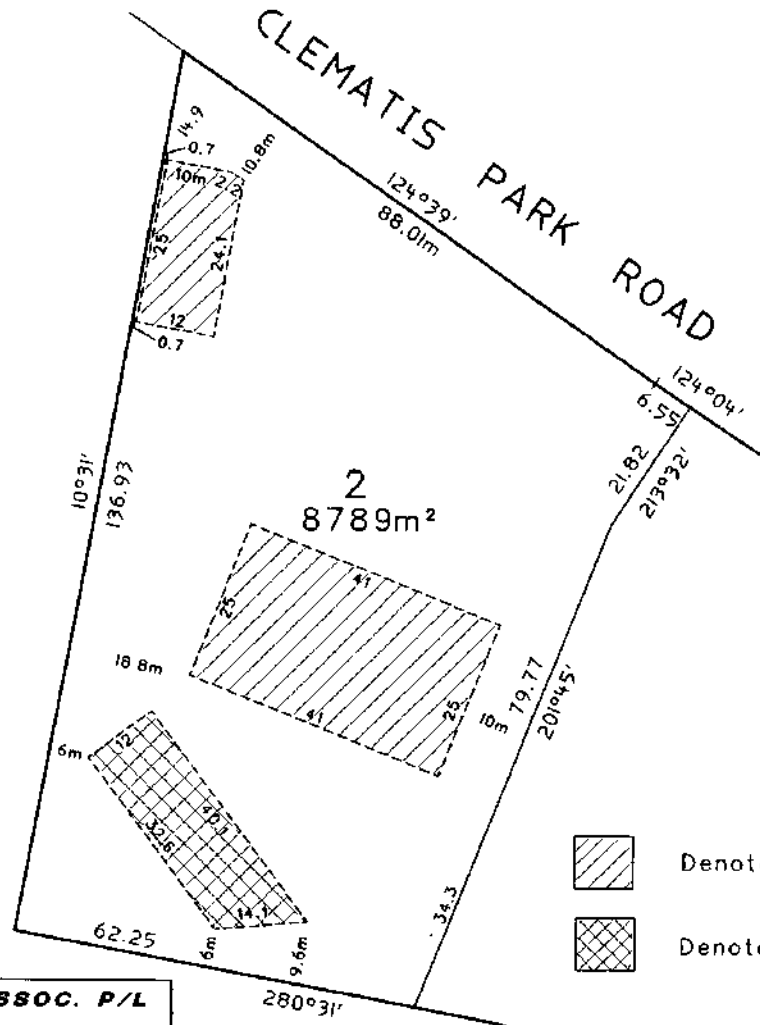
LAND TO BENEFIT: Lot 1 on this Plan of Subdivision

LAND TO BE BURDENED: Lot 2 on this Plan of Subdivision

DESCRIPTION OF RESTRICTION

1. The registered proprietor of Lot 2 shall not construct any dwelling or outbuilding outside the building envelope without the further consent of the Responsible Authority.
2. The registered proprietor of Lot 2 shall not construct any building or carry out any filling or excavation works within the effluent envelope except for works related to the installation and maintenance of on site absorption lines without the further consent of the Responsible Authority.

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NICHOLAS PETRIS & ASSOC. P/L

ABN 59 005 633 081

ENVIRONMENTAL PLANNING & DEVELOPMENT CONSULTANTS
LAND SURVEYORS

Unit 1 1569 Burwood Highway, Belgrave 3160

Telephone: (03) 9754 3530 Fax: (03) 9752 5069

SHEET 3 OF 3 SHEETS

ORIGINAL	SCALE
SHEET SIZE A3	1:800
	8 0 8 16 32
	LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) PETER CLYDE HANSEN

SIGNATURE

DATE 28/6/05

REF 4648A


VERSION 3


DATE 5/9/2005

COUNCIL DELEGATE SIGNATURE


Application to AMEND a Planning Permit

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

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

 This form cannot be used to:

- amend a permit or part of a permit if the Victorian Civil and Administrative Tribunal (VCAT) has directed under section 85 of the Act that the responsible authority must not amend that permit or that part of the permit (as the case requires); or
- amend a permit issued by the Minister under Division 6 of Part 4 of the Act (these applications must be made to the Minister under section 971 of the Act).

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

 Click for further information.

Clear Form

The Land


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

Street Address *

Unit No.:	St. No.: 20	St. Name: Clematis Park Road
Suburb/Locality: Emerald		Postcode: 3782

Formal Land Description *

Complete either A or B.

 This information can be found on the certificate of title.

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


A	Lot No.: 2	<input type="radio"/> Lodged Plan	<input type="radio"/> Title Plan	<input checked="" type="radio"/> Plan of Subdivision	No.: 530250U
OR					
B	Crown Allotment No.:		Section No.:		
Parish/Township Name:					

Planning Permit Details

What permit is being amended?*

Planning Permit No.: T230656


The Amended Proposal

 You must give full details of the amendment being applied for. Insufficient or unclear information will delay your application

What is the amendment being applied for?*

- Indicate the type of changes proposed to the permit.
- List details of the proposed changes.

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

This application seeks to amend:	
<input type="checkbox"/> What the permit allows	<input checked="" type="checkbox"/> Plans endorsed under the permit
<input type="checkbox"/> Current conditions of the permit	<input type="checkbox"/> Other documents endorsed under the permit
Details:	
Refer to accompanying explanatory letter.	
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 Provide plans clearly identifying all proposed changes to the endorsed plans, together with: any information required by the planning scheme, requested by Council or outlined in a Council checklist; and if required, include a description of the likely effect of the proposal.	

Development Cost

Estimate cost of development*

If the permit allows **development**, estimate the cost difference between the development allowed by the permit and the development to be allowed by the amended permit.

Cost of proposed amended development:

\$ 900,000


Cost of the permitted development:

\$ 900,000

Cost difference (+ or -):

\$ 0

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

 You may be required to verify this estimate.

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.

Have the conditions of the land changed since the time of the original permit application? ☐ Yes ☒ No

If yes, please provide details of the existing conditions.

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 Provide a plan of the existing conditions if the conditions have changed since the time of the original permit application. Photos are also helpful.

Title Information

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.

Please provide at least one contact phone number *

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

Owner *

The person or organisation who owns the land


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

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Name:		
Title:	First Name: Peter & Louise	Surname: Floyd
Organisation (if applicable): C/O Town Planning & Co. Pty Ltd		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.:	St. Name:
Suburb/Locality:		State: Postcode:
Contact information for applicant OR contact person below		
Business phone:		Email:
Mobile phone: 0417 632 489		Fax:
Contact person's details*		
Name: <input type="checkbox"/>		
Title:		
Organisation (if applicable): Town Planning & Co. Pty Ltd		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.: 63C	St. Name: Barkly Street
Suburb/Locality: Mornington		State: VIC Postcode: 3931
Same as applicant <input checked="" type="checkbox"/>		
Name:		
Title:	First Name:	Surname:
Organisation (if applicable):		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.:	St. Name:
Suburb/Locality:		State: Postcode:
Owner's Signature (Optional):		Date: day / month / year

Declaration

This form must be signed by the applicant*

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

I declare that I am the applicant; that all the information in this application is true and correct; that all changes to the permit and plan have been listed as part of the amended proposal and that the owner (if not the applicant) has consented to this permit application.

Signature: 	Date: 03/07/2025 day / month / year
--	--

Need help with the Application?

If you need help to complete this form, read More Information at the end of this form or contact Council's planning department. General information about the planning process is available at planning.vic.gov.au

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

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

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

Checklist

Have you:

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



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

Lodgement

Lodge the completed and signed form and all documents with:

Cardinia Shire Council
PO Box 7
Pakenham VIC 3810

In person: 20 Siding Avenue, Officer

Contact information:

Telephone: 1300 787 624

Fax: (03) 5941 3784

Email: mail@cardinia.vic.gov.au

DX: 81006

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

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MORE INFORMATION

The Land

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

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

Planning Permit Details

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

The Amended Proposal

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

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

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

Development Cost

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

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

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

Fees are exempt from GST.

The cost difference is calculated as follows:

Development cost related to the Application to Amend a Planning Permit	–	Development cost related to the Application for Planning Permit	=	Cost Difference
--	---	---	---	-----------------

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

Example 1

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


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

Example 2

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

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

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

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

Existing Conditions

How should land be described?

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

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

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

Title Information

What is an encumbrance?

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

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

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

What documents should I check to find encumbrances

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

What about caveats and notices?


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

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

What happens if the proposal contravenes an encumbrance on title?

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

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

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

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3 July 2025

Cardinia Shire Council
Statutory Planning Unit
Attention: The Planning Manager

Dear Sir / Madam,

SECTION 72 AMENDMENT APPLICATION
PLANNING PERMIT: T230656 PA
THE LAND: 20 CLEMATIS PARK ROAD, EMERALD

Town Planning & Co., continue to act on behalf of the permit applicant in relation to the above Planning Permit at 20 Clematis Park Road, Emerald.

We seek to amend the previously assessment development plans and bushfire management plan pursuant to Section 72 of the *Planning and Environment Act 1987* (Act).

To accompany the application, the following documents are provided:

- Development plans prepared by Roseleigh Homes
- Replanting Plan prepared by Roseleigh Homes, as contained within the development set on sheet 4 of 28
- Construction Environmental Management Plan prepared by INFRA Engineering

1.0 BACKGROUND

Planning Permit T230656 was issued on 15 January 2025 allowing for the use and development of land for a dwelling, construction of buildings and works, removal of vegetation and variation to building envelope.

Plans are yet to be endorsed.

The approved development is yet to commence construction.

2.0 THE PROPOSAL

Acknowledging that there has been a change to the designer (now Roseleigh Homes), largely the dwelling remains generally in accordance with the approved layout, siting and form as approved under the Planning Permit.

The Application seeks to amend the development plans to allow for the following changes, as summarised:

- Increase to front, northern boundary setback of the dwelling from 23.77m to 24.46m.
- Reduction to the eastern boundary setback of the dwelling from 10.79m to 10.32m.
- Marginal increases to the western boundary setback of the dwelling.
- Deletion of the parking area and associated retaining walls in front of the garage.
- Layout changes to the ground floor plan.
- Finished floor level to the middle and eastern sections of the dwelling increased from RL 295.03 to RL 295.40.
- Finished floor level to the stepped south-west section of the dwelling increased from RL 294.31 to RL 295.10.
- Reduction to extent of excavation towards the northern end of the dwelling area and batter incorporated.
- Addition of fill towards the southern end of the dwelling area, with batter incorporated.
- Modifications to elevation plans to reflect revised design.
- Cladding modifications.

We note that there are no changes to the approved building envelopes and no changes to the approved extent of tree removal.

3.0 PLANNING CONTROLS AND PERMIT TRIGGERS

We interpret that the planning controls affecting the Site have not changed since the date of issue of the Planning Permit.

The site is located within the Rural Conservation Zone, Schedule 2 (RCZ2) and affected by the following overlays:

- Environmental Significance Overlay, Schedule 1 (ESO1)
- Bushfire Management Overlay (BMO)

4.0 CONDITIONS OF PERMIT

We submit that the proposal does not contravene any condition of the Planning Permit.

We submit that the plans comply with the requirement of Condition 2 d), as the site plan includes the water tank and a notation for the sign required at the Y-junction, indicating the location of the water tank for fire-fighting purposes.

The replanting plan prepared by Roseleigh Homes on sheet 4 of 28 includes all required information set out at Condition 12, noting that the replanting area is outside of the defendable space envelope towards the rear of the Site.

The accompanying Construction Environmental Management Plan (CEMP) prepared by INFRA Engineering includes the information required at Condition 11 of the Planning Permit.

We note that prior to the removal of any native vegetation, evidence of a third-party native vegetation offset credit must be provided to Council. We expect that development plans and CEMP can be endorsed under the remaining conditions of the Planning Permit, without delay.

5.0 CONSIDERATION

We submit that the changes sought are generally in keeping with the as-approved development layout.

The design concept remains contemporary and incorporates cladding of muted tones (grey) which suitably blend with the surrounding landscape.

The single storey height is maintained and avoids any visual intrusion to the street and surrounding properties.

Vegetation removal as approved under the planning permit remains the same, with no further trees proposed for removal.

We note that a minor extent of batter to the northern side of the dwelling encroaches into the tree protection zone of Tree #48, however remains below the allowable 10% encroachment threshold, proposed at 3.3%.

We submit that the proposal responds to tree protection standards under AS 4970-2009.

When considering the objectives of the Environmental Significance Overlay, Schedule 1 (ESO1), we submit that the landscape character of the 'northern hills' area is maintained and that the dwelling does not interrupt any long-distant scenic views from the valley to the surrounding ranges. Existing canopy trees are to remain, consistent with the previously assessed plans.

We submit that the dwelling integrates appropriately with the surrounding landscape and does not cause any excessive visual bulk or dominance.

Minor changes to the dwelling layout are inconsequential. The setback changes are marginal and will be relatively imperceptible from external perspectives.

Overall, we submit that the changes bear no consequence to the planning controls and policy considerations at play. From a visual perspective, the dwelling remains generally consistent with the as-approved design concept.

6.0 PUBLIC NOTICE

As the proposed changes do not seek to substantially change the design concept and importantly the general siting of the dwelling, combined with the generous setback distances provided to neighbouring land, we say that public notice is not required in this instance.

It is not anticipated that the proposed changes would result in any material detriment to any person or property.



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info@townplanningco.com.au
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03 8765 2455
ABN 84 633 666 458

Should you have any question or seek any further clarification, I invite you to contact our office on T: 0417 632 489 or email info@townplanningco.com.au for a timely response.





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9 September 2025

Cardinia Shire Council
Statutory Planning Unit
Attention: Hamish Mival, Statutory Planner

Dear Hamish,

**PLANNING AMENDMENT APPLICATION T230656-1 APP
THE LAND: 20 CLEMATIS PARK ROAD, EMERALD
RESPONSE TO FURTHER INFORMATION REQUEST**

We refer to your request for additional information dated 31 July 2025 and provide the following response to be read in conjunction with the following documents:

- Development Plans, prepared by Roseleigh Homes
- Construction Environmental Management Plan, prepared by Infra Engineering
- Offset/Planting Management Plan, to be read in conjunction with the proposed re-planting plan, prepared by client

RESPONSE TO REQUEST FOR ADDITIONAL INFORMATION

1. Site Plans. Fully dimensioned plans clearly showing the following:
 - a) Finished site levels.
 - b) Location of any earthworks/retaining walls for outbuilding.
 - c) All trees approved for removal clearly marked.

Response: We refer to the accompanying development plans that have been updated to include all relevant information requested. The outbuilding plans have been incorporated within the development set, showing retaining wall locations and cut/fill extents. The cut and fill level is nominated on Sheet 3 of 30.

Additionally, the trees have now been revised to show those nominated for 'removal' and 'retention', to be consistent with the previously approved concept. We emphasise that no further changes are sought to tree removal and retention.

2. Elevation Plans

Fully dimensioned outbuilding elevation plans to be submitted and consistent with the originally assessed plans.

Response: Sheet 13 of 30 details the elevation plans of the outbuilding.

The following changes are sought to the outbuilding, noting that the boundary setbacks remain the same:

- Finished floor level increased from 293.82 AHD to 294.515 AHD.
- Cut and fill adjusted resulting from the above change.
- Overall height increased from approximately 297.82 AHD to 298.515 AHD.

We submit that the above changes bear no consequence and will be relatively imperceptible externally. The outbuilding maintains a generous setback from the western boundary at 3m and presents no adverse visual bulk in the landscape.

3. CEMP

...

Response: The CEMP has been revised to ensure tree retention and tree removal detail are consistent with the development plans.

4. Replacement planting plan

...

Response: The replacement planting plan now includes actions and timing of all planting preparation, as well as a separate planting/offset management plan prepared by our client. We expect that the level of detail is now sufficient in meeting the permit condition.

PRELIMINARY ASSESSMENT COMMENTS

We make the following submissions regarding Council's preliminary comments:

- Given the change in designer, we acknowledge that some detail which was previously shown on the development drawings will appear slightly different. We consider it reasonable for this to be taken into account by Council, whereby the design team have endeavoured as best as possible to capture all relevant plan detail, including heights, setbacks and the like.

We submit that given there is no substantial change to the proposed siting of the dwelling, nor to the extent of vegetation retention, the previously assessed Bushfire Management Plan (BMP) is still relevant and enforceable.

- Regarding the comments raised around earthworks, we submit that the extent of fill to the southern side of the dwelling is reasonable as it gradually grades down to natural ground level.

Whilst challenging to articulate in 2D form, we provide some conceptual/inspirational 3D drawings to better articulate the intention regarding the slope. The imagery is provided at Sheet 14 of 30 and extracted below, demonstrating the intention for the gradual fall of the fill to seamlessly blend with the surrounding landscape:

Inspirational design imagery:



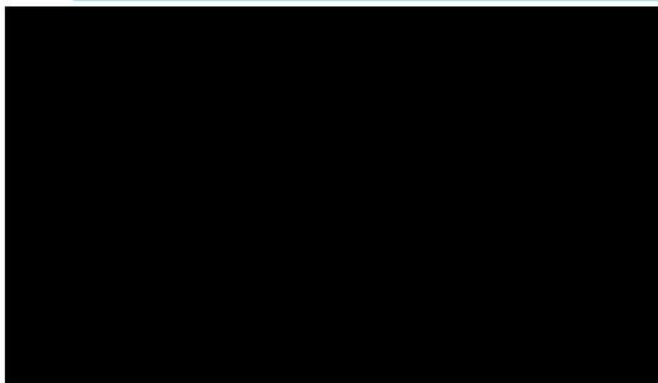
Trusting that you consider this response satisfactory we look forward to confirmation of timing for 'next steps' in the application process.

Should for whatever reason it be determined that this response is incomplete or unsatisfactory, we respectfully request no less than 30 additional days from advice of such to ensure adequate time to satisfy any outstanding matters.



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SHT No.	DESCRIPTION	REV NO.
1	COVER PAGE	PD-G
2	GENERAL NOTES	PD-G
3	SITE PLAN	PD-G
4	LOCALITY PLAN	PD-G
5	GARDEN AREA PLAN	PD-G
6	SLAB PLAN	PD-G
7	GF PLAN	PD-G
8	GF ELECTRICAL PLAN	PD-G
9	LOWER ROOF PLAN	PD-G
10	UPPER ROOF PLAN	PD-G
11	ELEVATIONS: E1, E2 &E3	PD-G
12	ELEVATIONS: E4, 54, E6 & E7	PD-G
13	SHED ELEVATIONS: E8, E9, E10 & E11	PD-G
14	3D PERSPECTIVES	PD-G
15	3D PERSPECTIVES	PD-G
16	SECTION 01, 02, 03	PD-G
17	SECTION 04, 05, 06	PD-G
18	JOINERY DRAWINGS - KITCHEN	PD-G
19	JOINERY DRAWINGS - KITCHEN 3D's	PD-G
20	JOINERY DRAWINGS - PANTRY	PD-G
21	JOINERY DRAWINGS - LAUNDRY	PD-G
22	JOINERY DRAWINGS - BATHROOM	PD-G
23	JOINERY DRAWINGS - ENSUITE 1 & WC	PD-G
24	JOINERY DRAWINGS - ENSUITE 2 & POWDER	PD-G
25	JOINERY DRAWINGS - LIVING FIREPLACE, RUMPUS TV UNIT & ENTRY MUD	PD-G
26	JOINERY DRAWINGS - ROBES	PD-G
27	JOINERY DRAWINGS - STORE & OUTDOOR FIREPLACE	PD-G
28	JOINERY DRAWINGS - LINEN & STUDY	PD-G
29	WINDOW & DOOR SCHEDULE (1/2)	PD-G
30	WINDOW & DOOR SCHEDULE (2/2)	PD-G

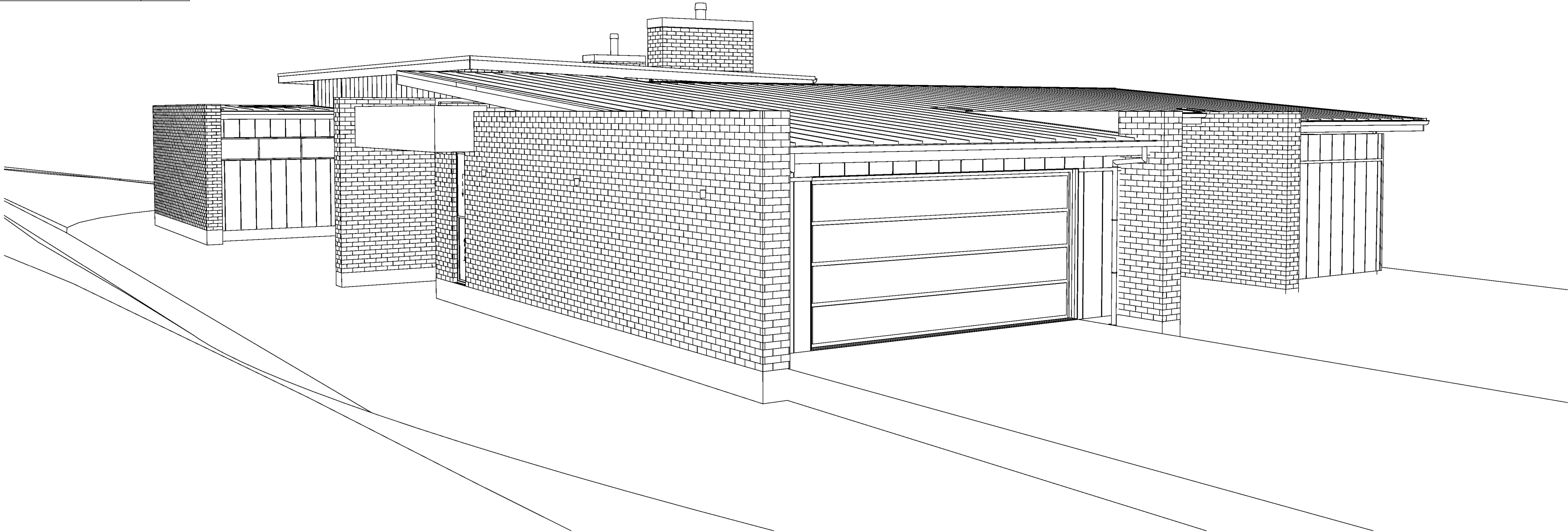
PROJECT DETAILS

PROPOSED SINGLE STOREY DWELLING
CLIENT: PETER & LOUISE FLOYD
At: 20 CLEMATIS PARK ROAD EMERALD VIC 3782

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PROJECT STAGE

PRELIMINARY DRAWINGS



PROPERTY DETAILS

Address: 20 CLEMATIS PARK ROAD, EMERALD
Lot and Plan Number: LOT 2 PS530250
Standard Parcel Identifier (SPI): 2/PS530250
Local Government Area (Council): BASS COAST
Council Property Number: 5000001840
Planning Scheme: CARDINIA
Directory Reference: MELWAY 127 C5

STATE ELECTORATES

Legislative Council: EASTERN VICTORIA
Legislative Assembly: MONBULK

UTILITIES

Rural Water Corporation: SOUTHERN RURAL WATER
Melbourne Water Retailer: YARRA VALLEY WATER
Melbourne Water: INSIDE DRAINAGE BOUNDARY
Power Distributor: AUSNET

ROSELEIGH
HOMES

P.O. BOX 309, WARRAGUL, VIC. 3820
OFFICE : 5622 6777 FAX : 6622 0266
Email: info@roseleighhomes.com.au
Web: www.roseleighhomes.com.au
A.C.N. 005 991 211 HIA & MBA DB-U7038

Project Title

Address
20 CLEMATIS PARK ROAD EMERALD VIC 3782

Drawing Title
COVER PAGE

AREA CALCULATIONS		REVISION:	PD-G	SHEET NUMBER:	1 of 30	PRELIMINARY DRAWINGS
GF LIVING (1)	229.5	DATE:	23/09/2025	CONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS AND VERIFY ALL ERRORS AND OMISSIONS TO THE BUILDER. DO NOT SCALE THE DRAWINGS. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ITS ISSUED BY THE BUILDER FOR CONSTRUCTION. THESE DRAWINGS ARE DEEMED TO COMPLY WITH ALL CURRENT STATUTORY BUILDING LEGISLATION, REGULATIONS & CODES RELEVANT TO THE SITE.		© COPYRIGHT THIS WORK IS EXCLUSIVELY OWNED BY ROSELEIGH HOMES AND CANNOT BE REPRODUCED OR COPIED EITHER WHOLLY OR IN PART, IN ANY FORM (GRAPHIC, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING) WITHOUT THE PERMISSION OF ROSELEIGH HOMES.
SHED	98.0	DRAWN BY:	FD			
GF LIVING (2)	56.8	CHECKED BY:	FD			
GARAGE	56.0	PROJECT #:	5003			
ALFRESCO	33.0	SCALE:	As Noted			
VERANDAH	6.6	PAGE SIZE:	A3			
PORCH	5.7					

GENERAL SPECIFICATION:
(NCC 2022 VOL. 2)
DESIGNED 01.05.24 ONWARDS

THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT CONSULTANTS DRAWINGS, DETAILS, SPECIFICATIONS AND ANY OTHER RELEVANT INSTRUCTIONS ISSUED AS PART OF THE CONTRACT WORKS.

ALL PREVIOUSLY ISSUED DRAWINGS MARKED 'PRELIMINARY' SHALL NOW BE CONSIDERED VOID AND SHALL NOT FORM PART OF THESE DOCUMENTATIONS AND/OR CONTRACT.

ALL MATERIALS & WORK PRACTICES SHALL COMPLY WITH, BUT NOT LIMITED TO THE CURRENT BUILDING REGULATIONS, NATIONAL CONSTRUCTIONS CODE OF AUSTRALIA AND ALL OTHER RELEVANT AND CURRENT AUSTRALIAN STANDARDS AND CODES AS AMENDED REFERRED TO THEREIN AND ANY LOCAL AUTHORITY BY-LAWS AND REQUIREMENTS.

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

REFER TO MANUFACTURERS SPECIFICATIONS FOR ALL BUILDING DETAILS FOR SELECTED MATERIALS AND FINISHES.

DO NOT SCALE DRAWINGS. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DRAWINGS. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.

THE BUILDER AND SUB-CONTRACTORS SHALL BE RESPONSIBLE TO CHECK AND VERIFY ALL DIMENSIONS, LEVELS, SPECIFICATIONS AND ALL OTHER RELEVANT DOCUMENTATIONS PRIOR TO COMMENCEMENT OF ANY WORKS, PREPARATION FOR SHOP DRAWINGS OR ORDERING MATERIALS. ALL DIMENSIONS TO BE CHECKED BY THE BUILDER ON SITE. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE BUILDER PRIOR TO CONSTRUCTION. IF THE DIMENSION IS NOT CLEAR IT IS THE BUILDERS RESPONSIBILITY TO CLARIFY THE DIMENSION WITH THE DESIGNER.

THE BUILDER SHALL BE RESPONSIBLE FOR CALLING ALL NECESSARY INSPECTIONS AS REQUIRED.

THESE NOTES ARE NEITHER EXHAUSTIVE NOR A SUBSTITUTE FOR REGULATIONS, STATUTORY REQUIREMENTS, BUILDING PRACTICE OR CONTRACTUAL OBLIGATIONS AND UNLESS EXPRESSLY STATED OTHERWISE, ARE PROVIDED ONLY AS GUIDELINES.

PLANS TO BE READ IN ACCORDANCE WITH: NCC VOL TWO 2022 - ABCB HOUSING PROVISIONS
STANDARD 2022 BUILDING REGULATIONS 2018

ROOF STORMWATER DRAINAGE TO COMPLY WITH AS 3500.3-2015 : AS 4773 - MASONRY FOR SMALL BUILDINGS

ALL MATERIALS AND METHOD OF CONSTRUCTION, TESTING, ETC. SHALL CONFORM TO THE RELEVANT S.A.A. CODES, VICTORIAN BUILDING REGULATIONS AS 1288-2016 BUILDING CODE OF AUSTRALIA (NCC) AND ANY BY-LAWS OF LOCAL AUTHORITY.

ALL HABITABLE ROOMS SHALL BE PROVIDED WITH NATURAL LIGHT OF NOT LESS THAN 10 PERCENT OF THE FLOOR AREA AND HAVING VENTILATION AT LEAST 5 PERCENT OF THE FLOOR AREA OPENABLE AS PER NCC VOL TWO PART 6 SPECIFICALLY.

VENTILATION: SUB-FLOOR VENTILATION SHALL BE PROVIDED TO GIVE AN UNOBSTRUCTED AREA OF NOT LESS THAN 7500mm²sqm OF EXTERNAL WALL AS PER NCC CLAUSE 10.6.2 PROVIDE MECHANICAL VENTILATION TO ALL TOILETS ETC. WITHOUT OPENABLE WINDOWS.

IF THRESHOLD SILL OF A DOORWAY IS GREATER THAN 190mm ABOVE THE FINISH SURFACE OF THE GROUND TO WHICH THE DOORWAY OPENS, A LANDING SHALL BE PROVIDED NO LESS THAN THE WIDTH OF THE DOOR LEAF.

EAVES TO WITHIN 900mm (BUT NO CLOSER THAN 450MM) OF THE BOUNDARY SHALL BE CONSTRUCTED OF NON COMBUSTIBLE MATERIALS AND EAVES EXPOSED TO WITHIN 450mm OF THE BOUNDARY SHALL BE PROTECTED BY EITHER A WING WALL OR CORBELLED BRICKWORK

LIGHT & VENTILATION: PROVIDE NATURAL LIGHT (10%) & VENTILATION (5%) DETAILS VIA AN APPROPRIATE SCHEDULE 10.5.1 & 10.6.2.

TOWN PLANNING DRAWINGS
THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENDORSED TOWN PLANNING DRAWINGS AND PERMIT CONDITIONS.

SITE PREPARATION
THE BUILDER SHALL BE RESPONSIBLE FOR SITE WORKS AND SUPERVISION OF CONSTRUCTION AND SHALL TAKE NECESSARY PRECAUTION BEFORE AND DURING DEMOLITION WORKS IN STRICT ACCORDANCE WITH AS 2601 AND ENSURE SAFETY OF THE BUILDING AND ALL ADJOINING PROPERTIES IN THE AFFECTED VICINITY.

PROTECTION WORKS
CARRY OUT ALL PROTECTION WORKS IN ACCORDANCE WITH ENGINEERS DOCUMENTATIONS AND RECOMMENDATIONS. THE BUILDER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ADJOINING PROPERTIES AND CONSTRUCTION WORKS AND SHALL REPLACE ANY DAMAGED WORK WITHOUT COST TO THE PROPRIETOR. THE BUILDER SHALL MAINTAIN THE SITE IN A CLEAN CONDITION BY REMOVING WASTE MATERIALS AT REGULAR INTERVALS. ENSURE THAT NO WASTE MATERIALS IS DUMPED ON ADJOINING PROPERTIES.

DEMOLITION AND SITE CLEARING
PRIOR TO UNDERTAKING DEMOLITION, THE CONTRACTOR IS TO PROVIDE A COPY OF THE EXISTING CONDITIONS DILAPIDATION SURVEY TO THE DESIGNER. REFER TO DILAPIDATION SURVEY FOR ALL ADJOINING PROPERTIES, BOUNDARIES, LANDSCAPING ETC.
DO NOT PROCEED WITH DEMOLITION AND SITE CLEARING WORK UNTIL ALL DEMOLITION AND TREE REMOVAL PERMITS HAVE BEEN OBTAINED. CARRY OUT ALL WORKS IN ACCORDANCE WITH PERMITS. REMOVE ALL BUILDING MATERIALS, INCLUDING IN-GROUND BUILDING SERVICES. AT COMPLETION OF WORKS THE SITE SHALL BE CLEAN AND SAFE.
DO NOT LEAVE ANY BUILDING MATERIALS ON SITE.
ALL FILL REQUIRED SHALL BE CLEAN FILL TO COMPLY WITH ENGINEERS DOCUMENTATIONS.

DRAINAGE
SITE DRAINAGE
THE GROUND IMMEDIATELY ADJACENT TO THE BUILDING SHALL BE GRADED 1:20 OR TO FALL 50mm OVER THE FIRST METER AWAY FROM THE BUILDING REGARDLESS OF WHETHER NOTED AS SUCH ON THE DRAWINGS. WHERE THIS IS IMPRACTICABLE (E.G. SLOPING SITES) WHERE THE ADJACENT NATURAL GROUND FALLS TOWARDS THE BUILDING, USE A.G. DRAINS OR SPOON DRAIN MIN. 1000mm AWAY FROM THE BUILDING TO DISCHARGE TO STORMWATER DRAINAGE. REFER TO CIVIL ENGINEERS DRAWINGS.

ALL DOWNPIPES AND SURFACE WATER RUN-OFF MUST BE CONTAINED WITHIN THE PROPERTY BOUNDARIES AS PER THE APPROVED STORMWATER SYSTEM AND CONNECTED TO THE LEGAL POINT OF DISCHARGE AS PER COUNCIL'S REQUIREMENTS. CONTRACTOR TO VERIFY ON SITE PRIOR TO COMMENCEMENT OF ANY WORKS.

REFER TO CIVIL ENGINEERS DRAINAGE DRAWINGS FOR ALL SITE AND ROOF DRAINAGE DETAILS, LOCATION OF ALL DOWNPIPES AND STORMWATER LAYOUT AND FOR ALL DRAINAGE PIT SIZES AND DETAILS. ENGINEERS DRAINAGE DETAILS TO TAKE PRECEDENCE OVER NOMINAL STORMWATER DRAINAGE LOCATIONS SHOWN ON DRAWINGS. PLUMBER IS TO PROVIDE INSPECTION OPENINGS (0.0') AT ALL JUNCTIONS AND BENDS AS REQUIRED.

SEWER OR SEPTIC SYSTEM SHALL BE IN ACCORDANCE WITH THE RELEVANT AUTHORITY'S REQUIREMENTS, NCC AND BUILDING REGULATIONS.

BUILDER AND SUBCONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS, SEWER PIPES AND THE LIKE ARE LOCATED AT A SUFFICIENT DISTANCE FROM ANY BUILDINGS FOOTINGS AND/OR SLAB EDGE BEAMS SO AS TO PREVENT GENERAL MOISTURE PENETRATIONS, DAMPNESS, WEAKENING AND UNDERMINING ANY BUILDING AND ITS FOOTING SYSTEM.

ROOF WATER DOWNPIPES (TEMPORARY OR PERMANENT) ARE TO BE CONNECTED TO THE STORMWATER DRAINAGE SYSTEM IMMEDIATELY AFTER THE ROOF AND GUTTERS ARE LAID OUT AND BEFORE ANY OTHER WORKS ARE UNDERTAKEN. TEMPORARY DRAINAGE AND SEDIMENT CONTROL MEASURES ARE TO REMAIN FUNCTIONAL THROUGHOUT CONSTRUCTION.

EXCAVATION
ALL EXCAVATIONS TO BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT AUTHORITIES' APPROVAL. EXCAVATE AS REQUIRED FOR THE CONSTRUCTION WORKS GENERALLY TO THE LEVELS SPECIFIED ON THE DOCUMENTATIONS. COMPLY WITH THE RECOMMENDATIONS IN THE SOIL REPORT AND THE ENGINEERS DOCUMENTATIONS.

SHORING
THE BUILDER SHALL ALLOW SHORING TO THE EXCAVATIONS AS REQUIRED TO PROVIDE A SAFE WORKING ENVIRONMENT AND TO RETAIN THE SIDES OF ALL EXCAVATIONS. ALL EXCAVATIONS SHALL COMPLY WITH ENGINEERS DOCUMENTATIONS AND GEOTECHNICAL REPORT.

TREES AND VEGETATION
OBTAIN APPROVAL FOR TREES WHICH REQUIRE A TREE PERMIT TO BE REMOVED, PRIOR TO COMMENCEMENT OF DEMOLITION. ALL EXISTING TREES ON SITE TO BE MARKED, NOTING THOSE WHICH ARE TO BE RETAINED WHERE APPLICABLE.
NOTE: THE TREE PROTECTION ZONE, WHERE ANY EXCAVATION WORK, TREE LOPPING OR TREE PRUNING SHALL BE UNDERTAKEN AND SUPERVISED BY A QUALIFIED ARBORIST.
REMOVE TREES AND VEGETATION ONLY AS NOTED ON THE DRAWINGS.
GRUB OUT ALL ROOTS AND CART AWAY ALL EXCAVATED MATERIALS.
REFER TO ENDORSED TOWN PLANNING DRAWINGS AND PERMIT CONDITIONS FOR TREE PROTECTION ZONE REQUIREMENTS.

BUILDING SETOUT
THE BUILDING SHALL BE SETOUT BY A LICENSED LAND SURVEYOR. BUILDING SETOUT TO BE TAKEN FROM TITLE BOUNDARY. DURING THE SETOUT, IF A DISCREPANCY IS FOUND IN THE DIMENSIONS OR THE LAND SURVEY, THE BUILDER SHALL CONTACT THE DESIGNER AND THE LAND SURVEYOR FOR CLARIFICATION. ENSURE WORKS ARE NOT BUILT OVER TITLE BOUNDARIES. EXISTING FENCE LINE AND SETBACK FROM EASEMENTS ARE MAINTAINED. REFER TO BUILD OVER EASEMENT APPROVAL DOCUMENTATIONS IF APPLICABLE.

CROSSOVER, STREET FOOTPATH
WHERE REQUIRED, CONSTRUCT THE NEW CROSSOVER TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY. REMOVE OLD CROSSOVERS AS SPECIFIED, TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY. MAKE GOOD NEIGHBORING FOOTPATHS, KERBS, CHANNELS AND CONSTRUCT THE NEW FOOTPATH, KERBS, CHANNELS AND ROADWAY TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY.

WHERE THE BUILDING IS LOCATED IN A DESIGNATED TERMITE PRONE AREA, A TERMITE MANAGEMENT SYSTEM IS REQUIRED FOR PROTECTION OF THE PERIMETER AROUND THE PRIMARY BUILDING ELEMENTS (EXCLUDES A DETACHED GLASS 10 BUILDING) AGAINST TERMITE ATTACK, AS REQUIRED BY LOCAL AUTHORITIES AND IN ACCORDANCE WITH NCC 2022, AND AS 3660.1

PERIMETER TREATMENT
ENSURE THAT ALL FOUR JOINTS ARE TREATED TO MANUFACTURERS/ INSTALLERS RECOMMENDATION AND GUARANTEE.

PENETRATIONS
ENSURE THAT ALL PENETRATIONS ARE PROTECTED TO MANUFACTURERS/ RECOMMENDATION AND GUARANTEE.

CONTROL/ POUR JOINTS
ENSURE THAT ALL FOUR JOINTS ARE TREATED TO MANUFACTURERS/ INSTALLERS RECOMMENDATION AND GUARANTEE. NOTE THAT CONTROL/ POUR JOINTS SHOULD BE CLEAN.

QUALITY AND STRENGTH OF CONCRETE
SLABS TO MEET AS 2870AND AS 3600 AND BE VIBRATED WHERE APPROPRIATE.

SUBFLOOR STRUCTURE
ALL PERS AND SUBFLOOR MASONRY TO BE FULLY STRIP SHIELDED TO AS 3660.1 WHERE SUBFLOOR CLEARANCE DOES NOT ALLOW FOR INSPECTION (AS 3660.1) PROVIDE FULL UNDERFLOOR TERMITE BARRIERS. CHECK THAT ANY AREAS OF CONTACT WITH NON-TERMITE PROOF MATERIALS ARE SEPARATED BY A MIN. INSPECTION ZONE AS PER AUSTRALIAN STANDARDS.

STORMWATER DRAINAGE SYSTEM MUST BE INSTALLED SO THAT ANY OVERFLOW DURING HEAVY RAIN PERIODS IS PREVENTED FROM FLOW BACK INTO THE BUILDING. THE BUILDER IS TO ENSURE THAT ADEQUATE DIPS ARE PROVIDED. THE COVER TO UNDERGROUND STORMWATER DRAINS SHALL BE NOT LESS THAN:
- 100mm UNDER SOIL
- 50mm UNDER PAVED OR CONCRETE AREAS
- 100mm UNDER UNREINFORCED CONCRETE OR PAVED DRIVEWAYS
- 75mm UNDER REINFORCED CONCRETE DRIVEWAYS

PLANTER BOX: INSTALL GEOTECHNICAL FILTER INSIDE BOXES TO PREVENT ORGANIC MATTER ENTERING STORMWATER DRAINAGE SYSTEM.

FOOTING AND SLAB
SOIL CLASSIFICATION: REFER TO GEOTECHNICAL REPORT FOR SOIL CLASSIFICATIONS. ALL FOUNDATIONS SHALL BE MAINTAINED IN ACCORDANCE WITH CURRENT AS 2870 AS REQUIRED THEREIN.

CONCRETE SLAB: ALL CONCRETE FOOTINGS AND SLAB TO COMPLY WITH AS 2870 AND MUST BE READ STRICTLY IN CONJUNCTION WITH THE RELEVANT SOIL REPORT AND ENGINEERING DOCUMENTATIONS PROVIDED.

NO FOOTINGS ARE TO ENDOACH TITLE BOUNDARIES AND EASEMENT LINES.
ALL OTHER CONCRETE WORKS MUST COMPLY WITH THE ENGINEERS DOCUMENTATIONS AND BE IN ACCORDANCE WITH AS 3660. ALL MASONRY CONSTRUCTION MUST COMPLY WITH AS 3700 AND THE NCC PART 4.2. BUILDERS AND CONTRACTORS TO FINISH SLAB SURFACE AT THE CORRECT LEVEL AND WITH AN APPROPRIATE FINISH TO RECEIVE THE INTENDED FLOOR FINISH OR COVERING.

DAMP PROOF COURSE
ALL DAMP PROOF COURSES AND FLASHING MUST BE INSTALLED IN ACCORDANCE WITH AS 2904 AND NCC PART 5.7.3.

FLOOR SUBSTRATE SET DOWN
UNLESS STATED OTHERWISE, PROVIDE 50mm SET DOWN TO TOILET, BATHROOM, ENSUITE AND LAUNDRY AREAS WHERE A FLOOR WASTE IS LOCATED. THE FLOOR OF THESE AREAS SHALL BE GRADED WITH A 1:100 FALL TO THE FLOOR WASTE.
BUILDERS AND CONTRACTORS TO CONFIRM AND CHECK ALL SET DOWNS ON SITE BEFORE ANY SET DOWNS FORMED. ALLOW FOR THE ACOUSTIC MATTING TO THE ACOUSTIC ENGINEERS ADVICE.

SUSPENDED FLOORS
STUMPS ARE REQUIRED TO BE BRAGED IN ACCORDANCE WITH AS 1684, IF THE HEIGHT OF THE STUMP FROM NATURAL GROUND LEVEL TO THE UNDERSIDE OF THE BEARER EXCEEDS THE RATIO OF 15 TIMES THE WIDTH OF THE STUMP, I.E. A 100 x 100 STUMP HAS A MAXIMUM HEIGHT OF 1500mm.

BRICKWORK
ALL BRICKWORK TO COMPLY WITH AS 3700 MASONRY IN BUILDINGS AND SAA MASONRY CODE, MASONRY RECOMMENDATIONS AND THE ENGINEERS DOCUMENTATIONS.

ALL BRICKWORK ON EXTERNAL FACADES TO BE FACE BRICKWORK AS SELECTED OR RENDERED WHERE SPECIFIED. PROVIDE WEEP HOLES AT 1200mm CTRS MAX AT BASE OF BRICKWORK AND AS REQUIRED.

PROVIDE SUB-FLOOR VENTILATION IN ACCORDANCE WITH NCC REQUIREMENTS WHERE REQUIRED.

PROVIDE ARTICULATION JOINTS IN BRICKWORK IN ACCORDANCE WITH NCC PART 10.7.3. REGARDLESS OF WHETHER THEY ARE SHOWN ON THE DRAWINGS.

A/J DENOTES BRICK CONTROL JOINTS - 10mm WIDE VERTICAL JOINT FILLED WITH FLEXIBLE SEALANT OR MASTIC TO EXTERNAL BRICK FACE AT EVERY 5 METRES WHERE THERE ARE OPENINGS IN THE WALL, OR 6M IN WALLS WITH NO OPENINGS.

PROVIDE FACE FRONG CAVITY TIES TO BRICKWORK TO AVOID HOLES IN FOIL INSULATION MATERIALS. INSTALLED AT 600mm CTRS MAX IN EACH DIRECTION AND WITHIN 500mm OF ARTICULATION JOINTS (TYPICAL) OR AS SPECIFIED BY ENGINEERS DETAILS.

BUILDING TIE-DOWNS TO BE PROVIDED IN ACCORDANCE WITH AS 1684. REFER TO ENGINEERS DETAILS AND BUILDING SURVEYOR TO CONFIRM ON SITE AT FIRST INSPECTION.

TIMBER FRAMING
ALL TIMBER FRAMING INCLUDING WALLS, FLOORS, UTILITY, STRUCTURES, ROOFS, FIXING AND ANCHORING MUST BE IN ACCORDANCE WITH AS 1684.1 AND AS 3660.1.

PROVIDE CLEARANCE FROM UNDERSIDE OF BEARER TO FINISHED GROUND LEVEL. SUB FLOOR VENTILATION SHALL COMPLY WITH NCC PART 6.2.1. THE GROUND BENEATH THE SUSPENDED FLOOR MUST BE GRADED SO THAT THE AREA BENEATH THE BUILDING IS ABOVE THE ADJACENT EXTERNAL FINISHED GROUND LEVEL AND SURFACE WATER IS PREVENTED FROM PONDING UNDER THE BUILDING. ALTERNATIVELY, AGRICULTURAL PIPES SHALL BE PROVIDED BENEATH THE BUILDING TO DRAIN PONDING SURFACE WATER.

ROOF
ALL ROOF TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS DETAILS AND SPECIFICATIONS. REFER TO ENGINEER'S DOCUMENTATIONS AND COMPUTATIONS FOR ALL TIMBER FRAMING SIZES AND LOCATIONS. PROVIDE ROOF BRACING TO COMPLY WITH AS 1684. WIND TERRAIN CATEGORY IN ACCORDANCE WITH CURRENT AS 4055.

ROOF BATTENS REFER TO STRUCTURE ENGINEERS DRAWINGS:
- SHEET ROOFING ONLY: 35 X 70 MIN. MPG12 @ 900mm MAX CTS.
- TILED ROOFING: 38X38 HARDWOOD TILE BATTENS @330mm MAX CTS

ROOF/ FLOOR TRUSS FRAMING
REFER TO AS 1720.1 AND TRUSS MANUFACTURERS DESIGN AND SPECIFICATIONS FOR ALL ROOF/ FLOOR TRUSS LAYOUT, SIZE AND LOCATION. TRUSSES SHALL BE HANDLED, ERECTED, INSTALLED AND BRACED IN ACCORDANCE WITH AS 4400. TRUSSES SHALL NOT BE SUPPORTED OFF INTERNAL WALLS UNLESS WALLS AND TRUSSES ARE SPECIFICALLY DESIGNED FOR THAT PURPOSE.
ROOF/ FLOOR TRUSSES DESIGN WITH COMPUTATIONS TO BE PROVIDED TO THE RELEVANT BUILDING SURVEYOR

STEEL WORK
REFER TO ENGINEERS DOCUMENTATIONS FOR ALL SIZES, LOCATIONS AND DETAILS OF ALL STRUCTURAL, STEEL MEMBERS. ALL STRUCTURAL STEEL MEMBERS TO BE PROTECTED AGAINST CORROSION IN ACCORDANCE WITH NCC TABLE 3.4.4.2 AND AS 4100. ALL EXPOSED METALWORK SHALL BE STAINLESS STEEL OR WHERE MILD STEEL IS SPECIFIED, SHALL BE HOT DIPPED GALVANIZED. PROVIDE CORROSION PROTECTION FOR SHEET ROOFING IN ACCORDANCE WITH NCC.

STAIRS
STAIRS, LANDING BALUSTRADE AND HANDRAIL CONSTRUCTION TO COMPLY WITH CURRENT NCC PART 11.2 OF NCC 2022

STAIRS (OTHER THAN SPIRAL) SHALL BE FABRICATED AS FOLLOWS:
- MAX 18 TREADS
- RISER (R), MIN: 115mm MAX: 190mm
- GOING (G), MIN: 240mm (PRIVATE) 305mm (PUBLIC) MAX: 355mm
- SLOPE: (2R+G), MIN: 550mm MAX: 700mm
- GAP ABOVE NOSING LINE AND BETWEEN OPEN TREADS, MAX: 125mm

ANY STAIRWAYS OR RAMP MUST HAVE SLIP-RESISTANT FINISH THROUGHOUT OR AN ADEQUATE NON-SKID STRIP NEAR THE EDGE OF NOSING. SLIP RESISTANT FINISH MUST BE IN ACCORDANCE WITH NCC PART 9.9.1, TABLE 02-14 AND AS 4586 WHEN TESTED.

BARRIERS (BALUSTRADE AND/ OR HANDRAIL) MUST BE INSTALLED IN ACCORDANCE WITH NCC PART 11.3 WHERE CHANGE IN LEVEL EXCEEDS 1000mm ABOVE FINISHED SURFACE LEVEL. HEIGHT REQUIREMENTS AS FOLLOWS:
- MIN. 865mm HIGH ABOVE FINISHED SURFACE OF STAIR NOSING, TREADS, 500mm MAX LANDING, OR RAMP
- MIN. 1000mm HIGH ABOVE FINISHED SURFACE LEVEL OF ANY ACCESS PATH, BALCONIES, LANDING OR THE LIKE
- MAX 120mm OPENINGS IN BARRIERS (INC. DECORATIVE BALUSTRADES)
- FOR FLOOR MORE THAN 4000mm ABOVE THE SURFACE BENEATH, ANY HORIZONTAL ELEMENTS WITHIN THE BARRIER BETWEEN 150mm AND 760mm ABOVE FINISHED SURFACE LEVEL MUST NOT FACILITATE CLIMBING

A LANDING NOT LESS THAN 750mm WIDE SHALL BE PROVIDED WHERE THE SILL OF A THRESHOLD OF A DOORWAY OPENS ON TO A STAIR THAT PROVIDES A CHANGE IN FLOOR LEVEL OR FLOOR TO GROUND LEVEL GREATER THAN 3 RISERS OR 5700mm. ENSURE MIN. HEAD HEIGHT OF 2000mm PROVIDED BETWEEN FINISH SURFACE LEVEL OF STAIR NOSING AND UNDERSIDE OF FINISH CEILING LEVEL. REFER TO NCC PART 10.3.1.

GLAZING
COMPLY WITH AS 1288 FOR SELECTION AND INSTALLATION OF GLASS IN BUILDING

GLAZED PANELS
REFER TO NCC PART 8.4.2 FOR IDENTIFICATION OF GLAZING REQUIREMENTS FOR GLAZED PANELS. ALL FRAMED GLAZED PANELS (OTHER THAN DOORS OR SIDE PANELS) WHERE THE LOWEST SET LINE OF THE GLAZING PANEL IS LESS THAN 900mm FROM THE HIGHEST ABUTTING FINISHED FLOOR LEVEL MUST BE:
- GRABE A SAFETY GLAZING MATERIALS IN ACCORDANCE WITH NCC TABLE 8.4.2
- ORDINARY ANNEALED GLASS NOT LESS THAN 5mm NOMINAL THICKNESS PROVIDED THAT THE AREA OF THE GLAZING PANEL IS LESS THAN 1.2m².

BATHROOMS/ ENSUITES/ SPA
(A) PROVIDE SAFETY GLASS FOR GLAZING IN BATHROOMS, ENSUITES, SPA ROOMS OR THE LIKE INC. SHOWER DOORS, SHOWER ENCLISURES AND ASSOCIATED WINDOWS
WHERE THE LOWEST GLASS LINE IS LESS THAN 2.0m ABOVE THE HIGHEST ABUTTING FINISHED LEVEL OF THE FLOOR, BOTTOM OF THE BATH OR SHOWER BASE MUST:
(i) FOR FRAMED PANELS, BE GLAZED WITH:
- GRABE A SAFETY GLAZING MATERIALS IN ACCORDANCE WITH TABLE 8.4.2, OR
(ii) FOR PANELS OR DOORS WITH ANY EDGE EXPOSED, BE TOUGHENED SAFETY GLASS IN ACCORDANCE WITH TABLE 8.4.2 WITH A MINIMUM NOMINAL THICKNESS OF 6mm.
(B) WINDOWS REFERRED TO IN (A) MAY INCORPORATE ANNEALED GLASS PANELS OF NOT LESS THAN 4 MM THICKNESS, PROVIDED THAT THEY ARE NOT MORE THAN 0.1 M² IN AREA.
(C) ORDINARY ANNEALED GLASS, INCLUDING MIRROR, MAY BE USED PROVIDED A FIXED VANITY OR BENCH WITH A HEIGHT OF NOT LESS THAN 760 MM, DEPTH OF NOT LESS THAN 500 MM AND EXTENDING THE FULL WIDTH OF THE GLASS OR MIRROR IS LOCATED IN FRONT OF THE GLASS OR MIRROR.

DOORS AND WINDOWS
WINDOW SIZES NOMINATED ARE NOMINAL ONLY. ACTUAL SIZES MAY VARY ACCORDING TO SELECTED MANUFACTURER.

WINDOWS TO BE FLASHED ALL AROUND AS PER MANUFACTURERS SPECIFICATIONS AND DETAILS. ALL DOORS, WINDOWS, GAPS AND CRACKS TO BE SEALED.
ALL EXTERNAL DOORS TO BE WEATHER STRIPPED.

ALL EXTERNAL GLAZED WINDOWS AND DOORS TO COMPLY WITH AS 1288 AND 2047, INCLUDING PROVISIONS FOR SUBSILLS AND FLASHINGS IN ANY PROPRIETARY SYSTEMS OFFERED FOR THE PROJECT.

ALL WINDOW BREAKUPS AND DIVISIONS ARE INDICATIVE ONLY. ACTUAL DIVISIONS MAY VARY ACCORDING TO MANUFACTURERS SPECIFICATIONS.

DOORS TO SANITARY COMPARTMENT
IN ACCORDANCE WITH NCC PART 10.3.1, UNLESS THERE IS A 1200mm CLEARANCE AROUND THE DOORWAY TAKEN FROM THE HINGE OF THE DOOR OF THE SANITARY COMPARTMENT, DOORS TO FULLY ENCLOSED SANITARY COMPARTMENTS MUST:
- OPEN OUTWARDS, OR
- SLIDE, OR
- BE REMOVABLE FROM THE OUTSIDE OF THE SANITARY COMPARTMENT.

JONERY
INTERIOR FITOUT DRAWINGS AND CABINERY DRAWINGS OVERRIDE PLANS IN REGARDS TO THE LOCATION AND SIZE OF CABINERY UNITS, FIXTURES AND APPLIANCES.

BEFORE ANY JOINERY CONSTRUCTION COMMENCES ENSURE THAT DIMENSIONS FOR SELECTED APPLIANCES ARE CORRECT AND IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS

SMOKE DETECTORS AND ALARM
SMOKE DETECTORS/ ALARMS TO BE INTERCONNECTED AND HARD WIRED TO MAINS POWER AND WITH BATTERY BACK-UP WHERE NOTED ON PLANS. SMOKE DETECTORS/ ALARMS TO COMPLY WITH AS 3786 AND NCC 2022 PART 9.5.1.

FOR PRIVATE AREAS, SMOKE DETECTORS AND ALARM SYSTEM TO BE INSTALLED ON OR NEAR THE CEILING IN:
- COMMON STAIRWAY ON EACH LEVEL.
- ANY STOREY CONTAINING BEDROOMS.

FOR PUBLIC AREAS, REFER TO FIRE SERVICES CONSULTANT DRAWINGS FOR ALL SMOKE DETECTOR LOCATIONS AND REQUIREMENTS IF APPLICABLE.

MECHANICAL VENTILATION
MECHANICAL VENTILATION OR AIR-CONDITIONING SYSTEM TO COMPLY WITH AS 1668.2 AND AS 3666.1 REFER TO MECHANICAL CONSULTANTS DRAWINGS FOR ALL MECHANICAL EXHAUST AND VENTILATION REQUIREMENTS IF APPLICABLE.

LAUNDRIES, BATHROOMS, ENSUITES AND POWDER ROOMS THAT ARE NOT NATURALLY VENTILATED, SHALL BE PROVIDED WITH MECHANICAL VENTILATION, CONNECTED TO LIGHT SWITCH AND DUCTED EXTERNALLY. ALL EXHAUST FANS SHALL BE PROVIDED WITH DAMPERS OR SELF CLOSING DEVICES SUCH AS DAMPERS, FILTERS, ETC. WHICH SEAL OR SHUT WHEN NOT IN USE.

SERVICES
ELECTRICAL CONNECTION
ALL WORKS MUST BE CARRIED OUT BY FULLY QUALIFIED AND REGISTERED ELECTRICAL CONTRACTOR IN STRICT ACCORDANCE WITH REGULATIONS OF RESPONSIBLE AUTHORITY AND AS 3000. REFER ELECTRICAL ENGINEERS DRAWINGS IF APPLICABLE.

METERS
SUPPLY AND INSTALL GAS, ELECTRICAL AND WATER METERS AS REQUIRED, TO THE SATISFACTION OF THE RELEVANT RESPONSIBLE AUTHORITIES. LOCATIONS INDICATED ON THE ARCHITECTURAL PLANS ARE INDICATIVE ONLY. REFER TO SERVICE ENGINEERS DRAWINGS.

ALL GAS AND WATER METERS TO BE MOUNTED BEHIND FRONT FENCE FACING THE STREET, UNLESS NOTED OTHERWISE ON THE PLANS.

MAIL BOXES
MAIL BOXES MADE IN ACCORDANCE WITH SUPPLIED DETAIL TO SUIT A4 SIZE ENVELOPES. CONFIRM LOCATION OF LETTERBOX WITH DESIGNER. REFER DRAWINGS AND SPECIFICATIONS IF APPLICABLE.

STREET NUMBER
A STREET NUMBER OF 100mm MIN. HEIGHT AND CONTRASTING IN COLOUR TO ITS BACKGROUND, MUST BE FIXED AT THE FRONT BOUNDARY OF THE PROPERTY AS NEAR AS PRACTICABLE TO, OR ON THE MAILBOX WITH NUMBER TO BE IN ACCORDANCE WITH COUNCIL'S STREET NUMBERING POLICY.

SEWER
CONNECT PROPERTY TO NEW SEWER POINT.
REFER TO SERVICE ENGINEERS DRAWINGS IF APPLICABLE.

WATER SUPPLY
CONNECT PROPERTY TO NEW WATER MAINS.
REFER TO SERVICE ENGINEERS DRAWINGS IF APPLICABLE.

GAS SUPPLY
ALLOW FOR GAS SUPPLY CONNECTION.
REFER TO SERVICE ENGINEERS DRAWINGS.
WORK: THERMAL INSULATION INSTALLATION

ACOUSTIC INSULATION
PROVIDE ACOUSTIC INSULATION INSTALLED AS PER MANUFACTURERS SPECIFICATIONS TO WALLS, FLOORS, CEILINGS IN ACCORDANCE WITH NCC PART 10.7 REGARDLESS OF WHETHER SPECIFIED AS SUCH OR NOT.
PROVIDE BULK INSULATION BETWEEN STUDIOS AND/ OR BETWEEN FLOOR, JOISTS TO PROVIDE NOISE REDUCTION IN INTERNAL WALLS. ALLOW LAGGING TO ALL INTERNAL PIPES, SOLI STACKS AND STORMWATER PIPES AS APPROVED.
ALL SERVICE PENETRATIONS THROUGH WALLS, FLOORS AND CEILINGS PASSING THROUGH DIFFERENT UNITS TO BE ACOUSTICALLY LAGGED TO MANUFACTURERS SPECIFICATIONS AND TO THE SATISFACTION OF THE RELEVANT BUILDING SURVEYOR.

THERMAL INSULATION
PROVIDE ALL THERMAL INSULATION IN ACCORDANCE WITH NCC PART 13.2.2, REFER TO ENERGY REPORT FOR ALL ENERGY RATING REQUIREMENTS THROUGHOUT.

ENERGY RATING REQUIREMENTS REFER TO ENERGY RATERS DOCUMENTATIONS PREPARED BY THE SELECTED CONSULTANT FOR ALL REQUIREMENTS.
THE ENERGY RATING REPORTS TAKE PRECEDENCE OVER THE DRAWINGS AND DOCUMENTATIONS FOR ALL WORK. THERMAL INSULATION INSTALLED MUST COMPLY WITH THIS REPORT. ENERGY REPORT SUMMARY:

ENERGY EFFICIENCY
UNLESS PERMITTED OTHERWISE ALL DESIGNS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS AS PROVIDED AND STAMPED BY THE ACCREDITED ENERGY RATER WITHOUT ALTERATION.
IF A RAINWATER TANK IS REQUIRED TO BE INSTALLED, COMPLY WITH ENERGY RATING REQUIREMENTS AND COUNCIL REQUIREMENTS FOR RAINWATER TANK SIZE AND REQUIREMENT OF ROOF CATCHMENTS AREA. IF SOLAR WATER HEATER IS INSTALLED, COMPLY WITH ENERGY RATING REQUIREMENTS AND MANUFACTURERS SPECIFICATIONS.

JONERY
INTERIOR FITOUT DRAWINGS AND CABINERY DRAWINGS OVERRIDE PLANS IN REGARDS TO THE LOCATION AND SIZE OF CABINERY UNITS, FIXTURES AND APPLIANCES.
BEFORE ANY JOINERY CONSTRUCTION COMMENCES ENSURE THAT DIMENSIONS FOR SELECTED APPLIANCES ARE CORRECT AND IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

PROJECT SITE NOTES:

ALL DIMENSIONS ARE IN METERS
DIMENSIONS ARE SHOWN ON THE SITE PLAN.
ALL DIMENSIONS ARE TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION.

THERE ARE NO TREES TO BE REMOVED IN THE CONSTRUCTION ZONE

LEVELS TO ARBITRARY HEIGHT DATUM, SEE SITE PLAN AND ELEVATIONS

NEW WORKS CONNECTION TO COUNCIL APPROVED STORM WATER SYSTEMS.

BUILDING OFFSETS ARE SHOWN ON SITE PLAN

SITE CUT TO BE CARRIED OUT - SILTATION CONTROL MAYBE REQUIRED.

PROJECT SPECIFIC NOTES:

EXTERNAL FRAMING TIMBERS TO BE MINIMUM DURABILITY OF H3

SITE SOIL CLASSIFICATION - 'E'

BAL RATING - 'BAL-29'

WIND LOAD CLASSIFICATION - 'N2'

FOOTING DEPTH - AS PER ENGINEERS DESIGN

SNOWLOADING
ROOF LOADING - 'N/A'
GROUND LOADING - 'N/A'

EXTERNAL WALL INSULATION :
'R2.7 WALL BATTS AND CLASS 4 WALL WRAP '

INTERNAL WALL INSULATION:
'R2.7 BATTS TO INTERNAL GARAGE WALL '

'R2.0 WALL BATTS TO INTERNAL WALL OF LAUNDRY, BATH & ENSUITE 2'

INTERNAL SOUND BATTS:
'N/A'

CEILING INSULATION -
'R7.0 CEILING BATTS WITH SISALATION TO UNDERSIDE OF ROOF TO DWELLING'

'R2.5 CEILING BATTS WITH SISALATION TO UNDERSIDE OF ROOF TO GARAGE'

☒ DENOTES SMOKE ALARM INSTALLED IN ACCORDANCE WITH AS 3786 - 2014

DP
SP
DENOTES DOWNPIPE
DENOTES DOWNPIPE & SPREADER

WSA
DENOTES WATER STOP ANGLE
INSTALLATION AS PER NCC 10.2

BAL RATING

BAL NOTES: (BAL-29)

SUBFLOOR SUPPORTS

ENCLOSED BY EXTERNAL WALL OR STEEL, BRONZE OR ALUMINIUM MESH, NON-COMBUSTIBLE SUPPORTS WHERE THE SUBFLOOR IS ENCLOSED. NATURALLY FIRE RESISTANT TIMBER STUMPS OR POSTS ON 75mm METAL STIRRUPS

FLOORS

CONCRETE SLAB ON GROUND OR ENCLOSED BY EXTERNAL WALL, METAL MESH AS ABOVE OR FLOORING LESS THAN 400mm ABOVE GROUND LEVEL TO BE NON-COMBUSTIBLE, NATURALLY FIRE RESISTANT TIMBER OR PROTECTED ON THE UNDERSIDE WITH SARKING OR MINERAL WOOL INSULATION

EXTERNAL WALLS

NON-COMBUSTIBLE MATERIAL (MASONARY), BRICK, VENEER, MUD BRICK, AERATED CONCRETE, CONCRETE), TIMBER FRAMED, STEEL FRAMED WALLS, SARKED ON THE OUTSIDE AND CLAD WITH 8mm FIBRE CEMENT SHEETING OR STEEL SHEETING OR BUSHFIRE RESISTANT TIMBER

EXTERNAL WINDOWS

5mm TOUGHENED GLASS WITH OPENEABLE PORTION SCREENED AND FRAME OF METAL OR METAL REINFORCED PVC-U, OR BUSHFIRE RESISTING TIMBER AND PORTION WITHIN 400mm OF GROUND, DECK, ETC. SCREENED

EXTERNAL DOORS

PROTECTED BY BUSHFIRE SHUTTER, OR SCREENED WITH STEEL, BRONZE OR ALUMINIUM MESH OR NON COMBUSTIBLE OR 35mm SOLID TIMBER FOR 400mm ABOVE THRESHOLD, METAL OR BUSHFIRE RESISTING TIMBER FRAMED TIGHT FITTING WITH WEATHER STRIPS AT BASE

ROOFS

NON-COMBUSTIBLE COVERING. ROOF/WALL JUNCTION SEALED. OPENINGS FITTED WITH NON-COMBUSTIBLE EMBER GUARDS. ROOF TO BE FULLY SARKED

VERANDAHS DECKS ETC

ENCLOSED SUB-FLOOR SPACE OR NON-COMBUSTIBLE OR BUSHFIRE RESISTANT TIMBER SUPPORTS. DECKING TO BE NON-COMBUSTIBLE OR BUSHFIRE RESISTING TIMBER

REVISION SUMMARY

#

PLANTING SCHEDULE

- 13 X THEMEDA TRIANDRA | KANGAROO GRASS
- 10 X BRUNONIA AUSTRALIS | BLUE PINCUSHION
- 10 X TETRATHECA CILIATA | PINK-BELLS
- 7 X EUCALYPTUS VIMINALIS SSP. VIMINALIS/MANNA OR RIBBON GUM

REVEGETATION PREPARATION & CARE PROGRAM

SITE SETUP (WEEKS 1-2)

WEED REMOVAL:

- CLEAR EXISTING WEEDS BY HAND OR SUITABLE METHOD.

SOIL WORKS:

- BREAK UP HARD OR COMPACTED GROUND TO ALLOW ROOT PENETRATION AND WATER MOVEMENT.
- ADD ORGANIC MATERIAL OR APPROVED SOIL IMPROVERS IF REQUIRED.

MULCHING (BEFORE PLANTING):

- SPREAD MULCH TO HELP RETAIN SOIL MOISTURE AND LIMIT WEED GROWTH.
- KEEP PLANTING HOLES FREE OF MULCH UNTIL PLANTS ARE INSTALLED.

PLANTING STAGE (WEEKS 3-4)

TREES & SHRUBS:

- DIG HOLES TWICE AS WIDE AS THE ROOT BALL BUT NO DEEPER.
- PLACE PLANTS UPRIGHT AND BACKFILL WITH LOCAL SOIL.

PROTECTION:

- INSTALL TREE GUARDS IMMEDIATELY TO PREVENT DAMAGE FROM WIND, ANIMALS, OR EQUIPMENT.
- PREFER BIODEGRADABLE OR REUSABLE GUARDS.

EARLY CARE (WEEKS 4-6)

WATERING:

- THOROUGHLY WATER IMMEDIATELY AFTER PLANTING.
- KEEP SOIL CONSISTENTLY MOIST FOR 4-6 WEEKS, PARTICULARLY IN DRY WEATHER.

MULCH RENEWAL:

- REAPPLY A 2-3 CM MULCH LAYER AROUND PLANTS, ENSURING MULCH DOES NOT TOUCH STEMS OR TRUNKS.

LONG-TERM MAINTENANCE (MONTHS 2-12 AND ONGOING)

WEED MANAGEMENT:

- CHECK REGULARLY (MONTHLY) AND REMOVE WEEDS BY HAND OR USE SUITABLE LOW-IMPACT HERBICIDES IF NEEDED.
- ADD FRESH MULCH YEARLY TO REDUCE REGROWTH.

WATERING:

- WATER WEEKLY DURING DRY SEASONS FOR THE FIRST YEAR.
- GRADUALLY REDUCE ONCE PLANTS HAVE ESTABLISHED.

TREE GUARDS:

- INSPECT EVERY THREE MONTHS AND FIX OR REMOVE DAMAGED GUARDS.
- REMOVE COMPLETELY AFTER 12-18 MONTHS OR WHEN PLANTS CAN STAND ALONE.

MULCH MANAGEMENT:





- REVIEW TWICE A YEAR AND TOP UP AS NECESSARY TO MAINTAIN EFFECTIVE COVER.

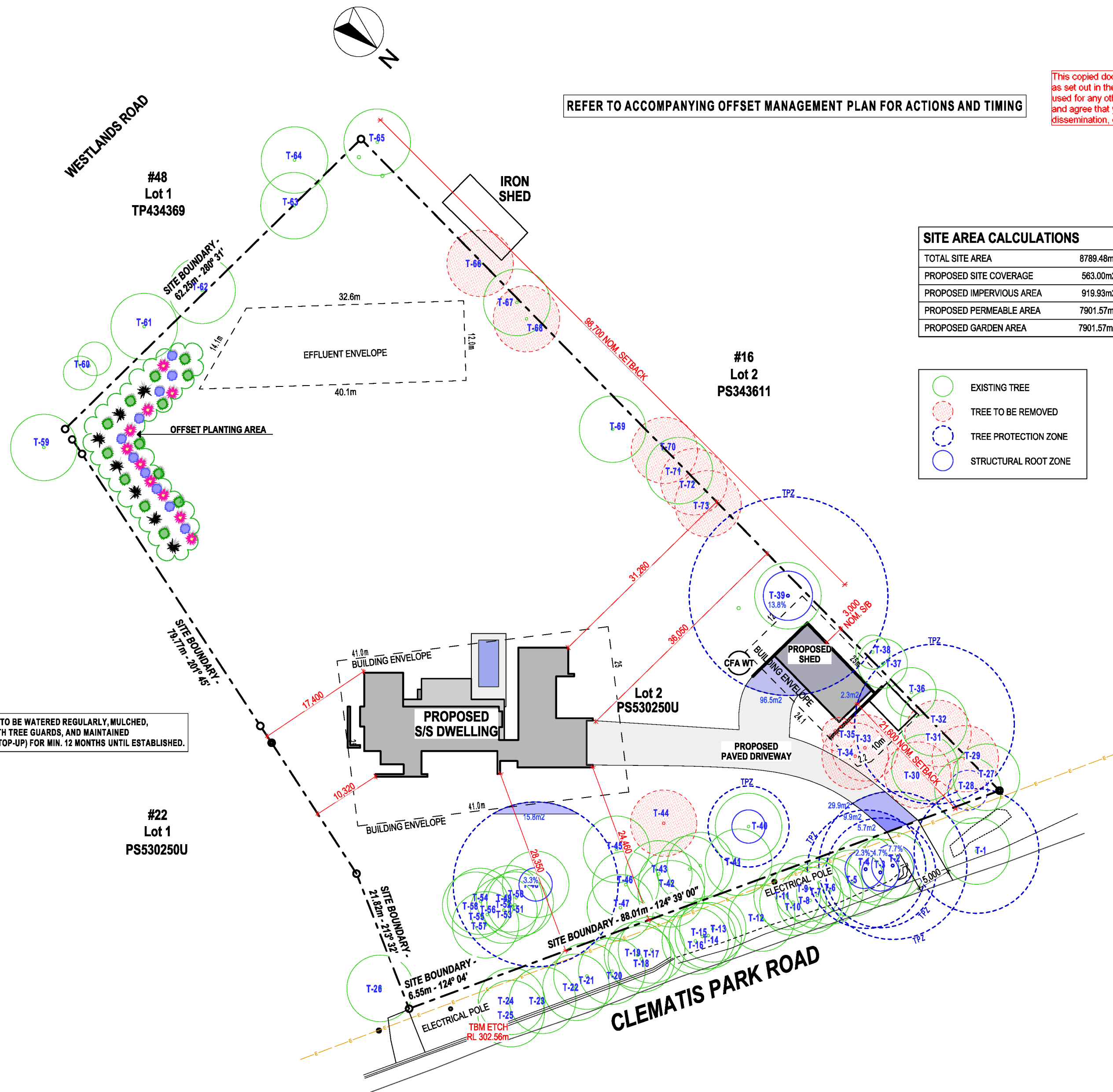
ALL NEW PLANTINGS TO BE WATERED REGULARLY, MULCHED, PROTECTED WITH TREE GUARDS, AND MAINTAINED (WEEDING, WATERING, MULCH TOP-UP) FOR MIN. 12 MONTHS UNTIL ESTABLISHED.

REFER TO ACCOMPANYING OFFSET MANAGEMENT PLAN FOR ACTIONS AND TIMING

SITE AREA CALCULATIONS

TOTAL SITE AREA	8789.48m2	100%
PROPOSED SITE COVERAGE	563.00m2	6.40%
PROPOSED IMPERVIOUS AREA	919.93m2	10.46%
PROPOSED PERMEABLE AREA	7901.57m2	89.89%
PROPOSED GARDEN AREA	7901.57m2	89.89%

	EXISTING TREE
	TREE TO BE REMOVED
	TREE PROTECTION ZONE
	STRUCTURAL ROOT ZONE



1

LOCATION PLAN
SCALE: 1:500ROSELEIGH
HOMES

P.O. BOX 309, WARRAGUL, VIC. 3820
OFFICE : 5622 6777 FAX : 5622 0266
Email: info@roseleighhomes.com.au
Web: www.roseleighhomes.com.au
A.C.N. 005 991 211 HIA & MBA DB-U7038

Address
20 CLEMATIS PARK ROAD EMERALD VIC 3782

Drawing Title
LOCALITY PLAN

AREA CALCULATIONS

GF LIVING (1)	229.5
SHED	98.0
GF LIVING (2)	56.8
GARAGE	56.0
ALFRESCO	33.0
VERANDAH	6.6
PORCH	5.7

REVISION: PD-G

DATE: 23/09/2025

DRAWN BY: FD

CHECKED BY: FD

PROJECT #: 5003

SCALE: As Noted

PAGE SIZE: A3

SHEET NUMBER: 4 of 30

CONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS AND VERIFY ALL ERRORS AND OMISSIONS TO THE BUILDER. DO NOT SCALE THE DRAWINGS. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ITS ISSUED BY THE BUILDER FOR CONSTRUCTION.

THESE DRAWINGS ARE DEEMED TO COMPLY WITH ALL CURRENT STATUTORY BUILDING LEGISLATION, REGULATIONS & CODES RELEVANT TO THE SITE.

PRELIMINARY DRAWINGS

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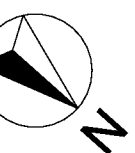
NOTES:

ALL LEVELS TO ARBITRARY DATUM.

ALL BOUNDARY FENCES ARE EXISTING UNLESS STATED OTHERWISE.

ALL LANDSCAPING CONCEPTUAL UNTIL LANDSCAPE PLAN IS REQUESTED.

NORTH POINT



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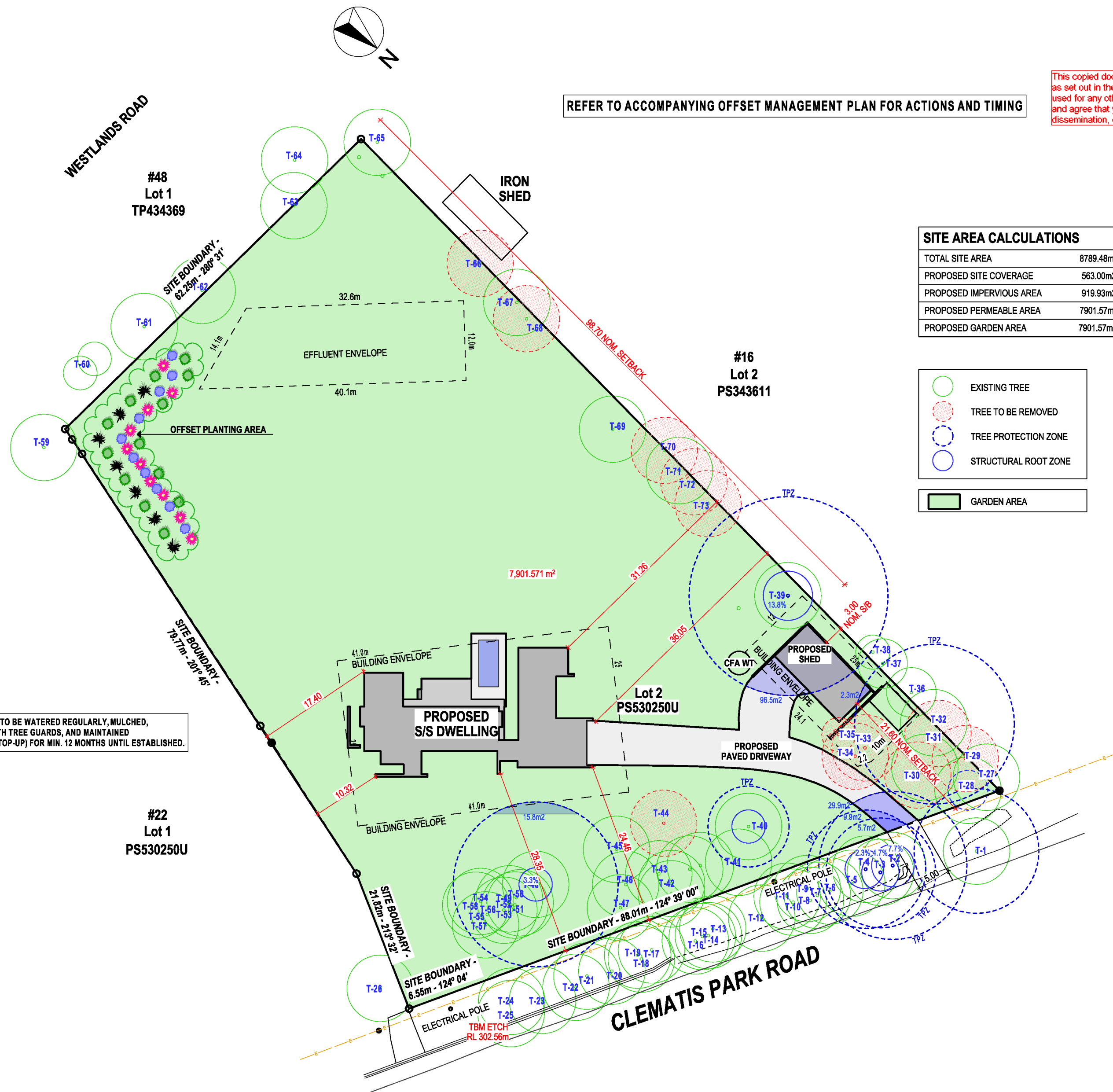
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	EXISTING TREE
	TREE TO BE REMOVED
	TREE PROTECTION ZONE
	STRUCTURAL ROOT ZONE
	GARDEN AREA



-2-

GARDEN AREA PLAN
SCALE: 1:500

ROSELEIGH
HOMES

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A.C.N. 005 991 211 HIA & MBA DB-U7038

Address
20 CLEMATIS PARK ROAD EMERALD VIC 3782

Drawing Title
GARDEN AREA PLAN

AREA CALCULATIONS

GF LIVING (1)	229.5
SHED	98.0
GF LIVING (2)	56.8
GARAGE	56.0
ALFRESCO	33.0
VERANDAH	6.6
PORCH	5.7

REVISION: PD-G

DATE: 23/09/2025

DRAWN BY: FD

CHECKED BY: FD

PROJECT #: 5003

SCALE: As Noted

PAGE SIZE: A3

SHEET NUMBER: 5 of 30

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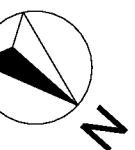
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NORTH POINT



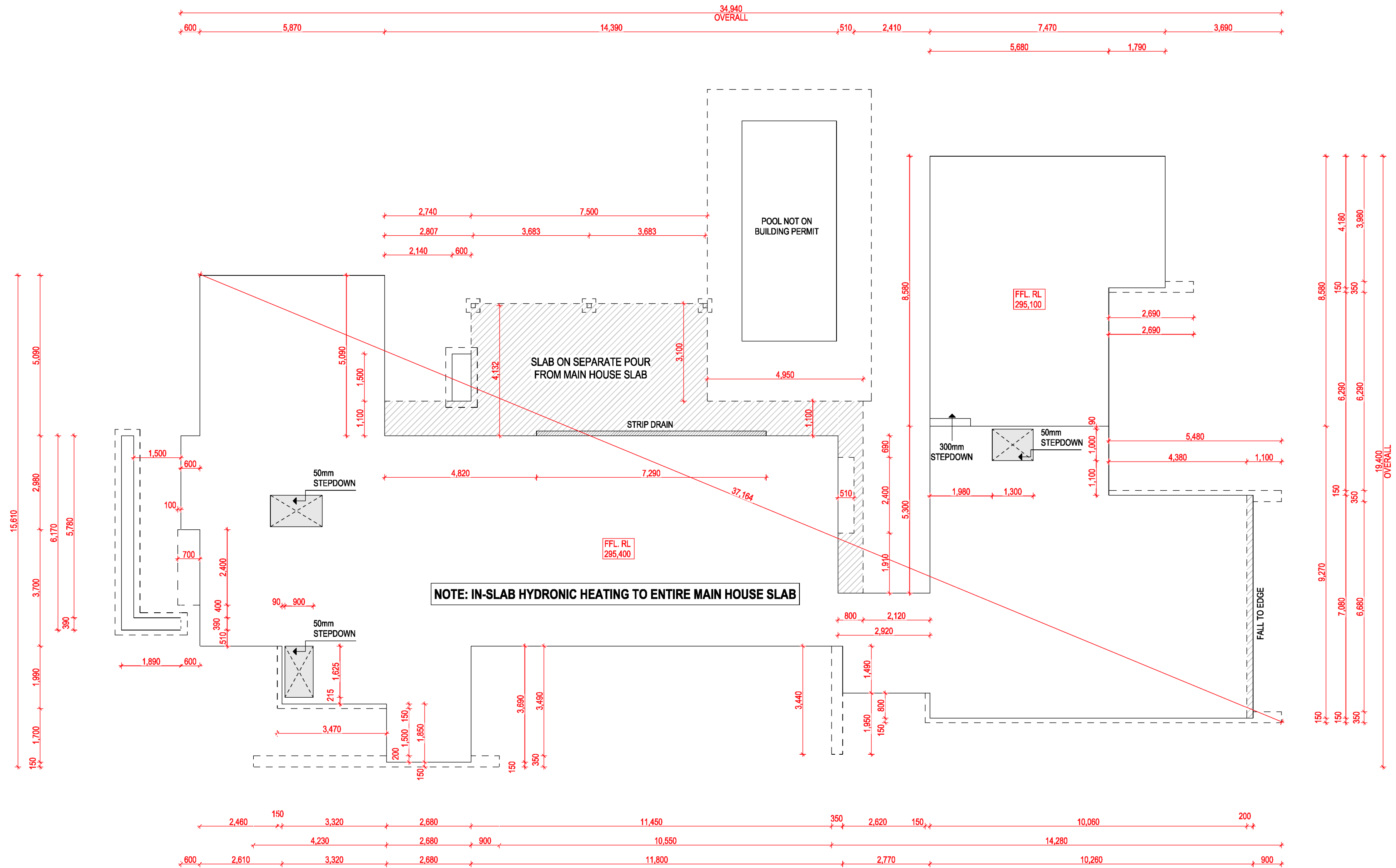
NOTES:

ALL LEVELS TO ARBITRARY DATUM.

ALL BOUNDARY FENCES ARE EXISTING UNLESS STATED OTHERWISE.

ALL LANDSCAPING CONCEPTUAL UNTIL LANDSCAPE PLAN IS REQUESTED.

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SLAB PLAN
SCALE: 1:100

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Drawing Title
SLAB PLAN

AREA CALCULATIONS

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REVISION: PD-G

DATE: 23/09/2025
DRAWN BY: FD
CHECKED BY: FD
PROJECT #: 5003
SCALE: As Noted
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SHEET NUMBER: 6 of 30

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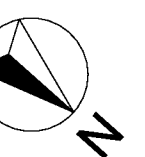
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SMOKE ALARMS CONNECTED TO MAINS POWER AND LOCATED IN ACCORDANCE WITH NCC VOL 2.3.7.5.3. SMOKE ALARMS TO BE INTERCONNECTED

PROVIDE BRICK ARTICULATION JOINS TO AS 3700 4.8.4

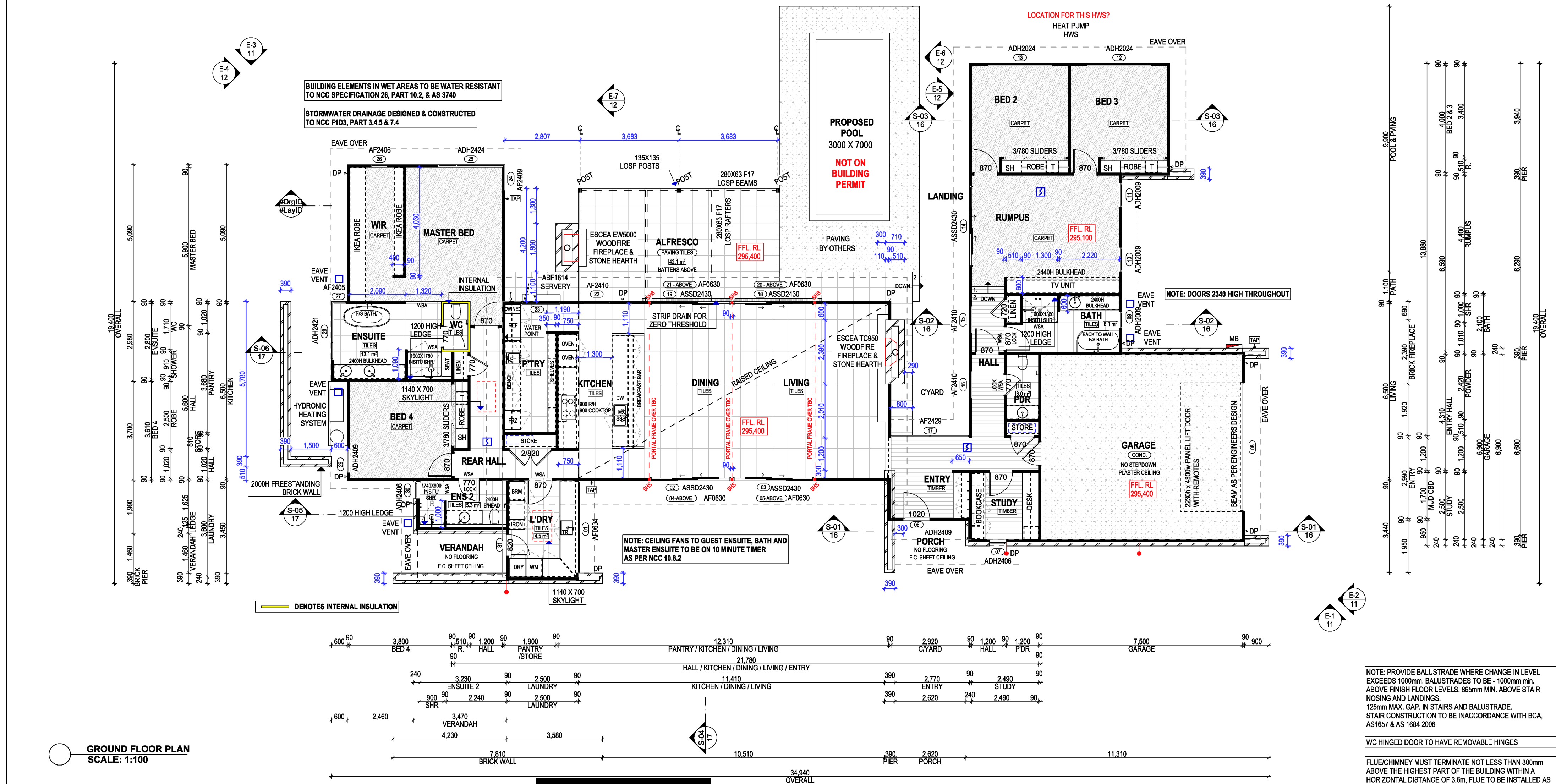
PROVIDE TERMITE TREATMENT IN ACCORDANCE WITH AS 3660.1

ALL STRUCTURAL MEMBERS INCLUDING BEAMS, LINTELS, BRACING AND TIE DOWNS AS PER ENGINEERS DESIGN

EXHAUST FANS TO BE FITTED WITH A SELF CLOSING DAMPER MIN. 25L/S TO BATHROOMS AND WC MIN. 40L/S TO KITCHEN AND LAUNDRY EXHAUST FROM BATHROOM, WC AND LAUNDRY TO EXTERNAL AIR

NOTE: PROVIDE SUB-FLOOR VENTILATION IN ACCORDANCE WITH B.C.A. cl.3.4.1.2 BY PROVIDING 6,000 square mm OF FREE AIR SPACE FOR EACH 1.0LMT OF EXTERNAL WALL

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FLOOR PLAN LEGEND:

- P.C. POLISHED CONCRETE SLAB
- TILES CERAMIC TILES
- CPT CARPET
- VP VINYL PLANK FLOORING
- OAK ENG. OAK FLOORING
- TD TIMBER DECKING
- DP DOWN PIPE
- SP SPREADER
- BRICK ARTICULATION JOIN
- WATER STOP ANGLE TO NCC 10.2
- EAVE VENT
- ⊙ EXHAUST FAN VENTED EXTERNALLY
- ⊗ RANGEHOOD VENTED EXTERNALLY

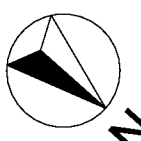
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Drawing Title
GF PLAN

NORTH POINT



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ARTIFICIAL LIGHTING	LIGHT FITTINGS			WATTS	GROUND FLOOR	FIRST FLOOR	TOTAL
CLASS 1 BUILDING - DWELLING	BATTEN HOLDER			14	0	0	0
	DOWNLIGHTS			10	0	0	0
	CABINET LIGHTS			5	0	0	0
	STEP LIGHTS			15	0	0	0
	FLOOR AREA	000.0 m2	Max. ALLOWABLE WATTS	0	TOTAL WATTS	0	0
PORCH, BALCONY & ALFRESCO	BATTEN HOLDER			0	0	0	0
Max. Allowable Wattage 4 W/m2	DOWNLIGHTS			10	0	0	0
	AREAS	000.0 m2	Max. ALLOWABLE WATTS	0	TOTAL WATTS	0	0
CLASS 10 BUILDING - GARAGE	FLUORESCENT LIGHT			36	2	0	0
Max. Allowable Wattage 3 W/m2	BATTEN LIGHT			14	0	0	0
	FLOOR AREA	000.0 m2	Max. ALLOWABLE WATTS	0	TOTAL WATTS	0	0

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NOTES:

ALL EXHAUST FANS TO BE SELF-SEALING TYPE

ALL RECESSED DOWNLIGHT ARE TO BE SEALED (EITHER TYPE OF FITTING OR APPROVED COVER) WITH AN IC RATING NO LESS THAN "COVERED" AND "ABUTTED"

ALL EXTERNAL DOORS, WINDOWS, GAPS, CRACKS, PLUMBING PENETRATIONS TO BE SEALED

ELECTRICIAN NOTES:

- GPO & LIGHT LOCATIONS ARE APPROX U.N.O
- GPO HEIGHTS FOR APPLIANCE TO SUIT MANUFACTURERS REQUIREMENTS
- GPO FOR CANOPY R/HOOD IN CEILING SPACE
- EXHAUST FAN LOCATIONS ARE APPROX & SHOULD BE POSITIONED TO SUIT ROOF / CEILING FRAMING
- ISOLATION SWITCHES AS PER PLAN TO BE MARKED TO IDENTIFY THE APPLIANCE CONTROLLED

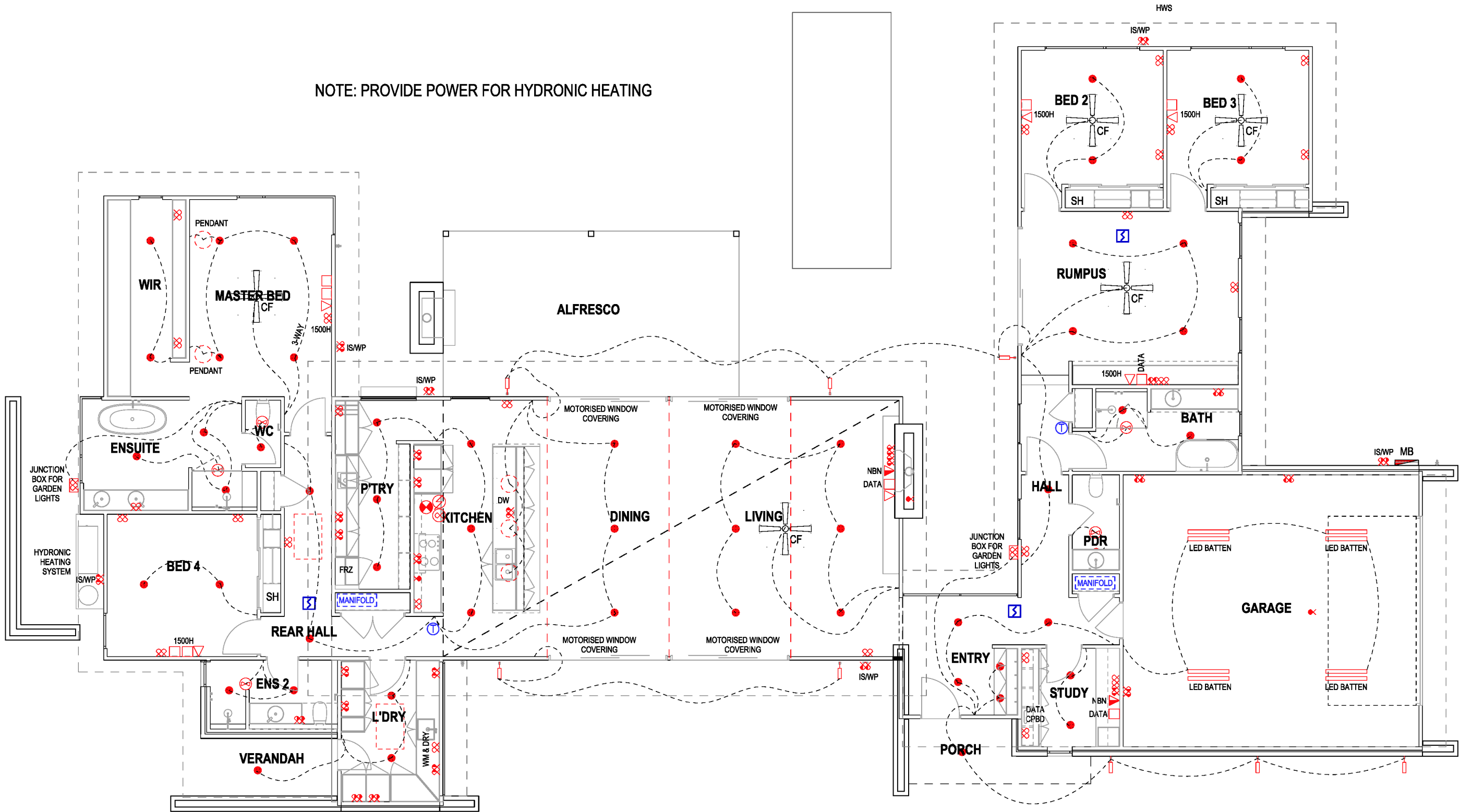
SMOKE ALARM NOTES:

- SMOKE ALARMS TO BE HARDWIRED TO CONSUMER MAINS POWER (WHERE CONSUMER POWER IS CONNECTED TO BUILDING) WITH BATTERY BACKUP IN ACCORDANCE WITH AS3788:2014
- ALL SMOKE ALARMS TO BE INTERCONNECTED
- SMOKE ALARMS TO BE POSITIONED AT A MIN 300mm FROM WALLS
- REFER TO NCC 2019 3.7.5.2

DISCLAIMER:

THE FINAL LOCATION OF ALL ELECTRICAL OUTLETS WILL BE DETERMINED ON SITE BY THE ELECTRICIAN. IN SOME INSTANCES THE FINAL POSITION MAY BE VARIED SLIGHTLY DUE TO THE DESIRED LOCATION CLASHING WITH THE POSITIONING OF STRUCTURAL FRAMING MEMBERS THAT OTHERWISE CANNOT BE MOVED OR ELECTRICAL REGULATIONS WHICH PROHIBIT THE DESIRED LOCATION.

- ELECTRICAL LEGEND:**
- DOWNLIGHT
 - BATTEN HOLDER CEILING LIGHT
 - PENDANT LIGHT
 - FLUORO DOUBLE FLURO
 - EXTERNAL/INTERNAL WALL LIGHT
 - CEILING UP LIGHT
 - SPOT LIGHT
 - 360 DEGREE LIGHT SENSOR
 - 180 DEGREE LIGHT SENSOR
 - EXHAUST FAN
 - IXL 3 IN 1 LED LIGHT AND EXHAUST FAN
 - NBN CONNECTION POINT
 - TELEVISION POINT
 - DATA CAT6
 - SECURITY CAMERA
 - HOT PLATE POWER
 - OVEN POWER
 - RANGEHOOD POWER
 - DOUBLE GPO 300 HIGH & 1150 HIGH
 - DOUBLE GPO W/ ISOLATION SWITCH
 - SINGLE GPO 300 HIGH & 1150 HIGH
 - WEATHER PROOF DOUBLE GPO
 - SMOKE ALARM
 - SUB-BOARD / NBN CABINET
 - METER BOX
 - CEILING ACCESS MANHOLE
 - WALL MOUNTED AIR-CONDITIONER UNIT - MOUNTED APPROX. 2300 AFFL UNO
 - AIR-CONDITIONER - OUTDOOR UNIT
 - EXIT SIGN - HARDWIRED
 - CEILING FAN - NO LIGHT
 - CEILING FAN - WITH LIGHT
 - HYDRONIC HEATING WALL PANEL




GF ELECTRICAL PLAN
SCALE: 1:100

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Drawing Title
GF ELECTRICAL PLAN

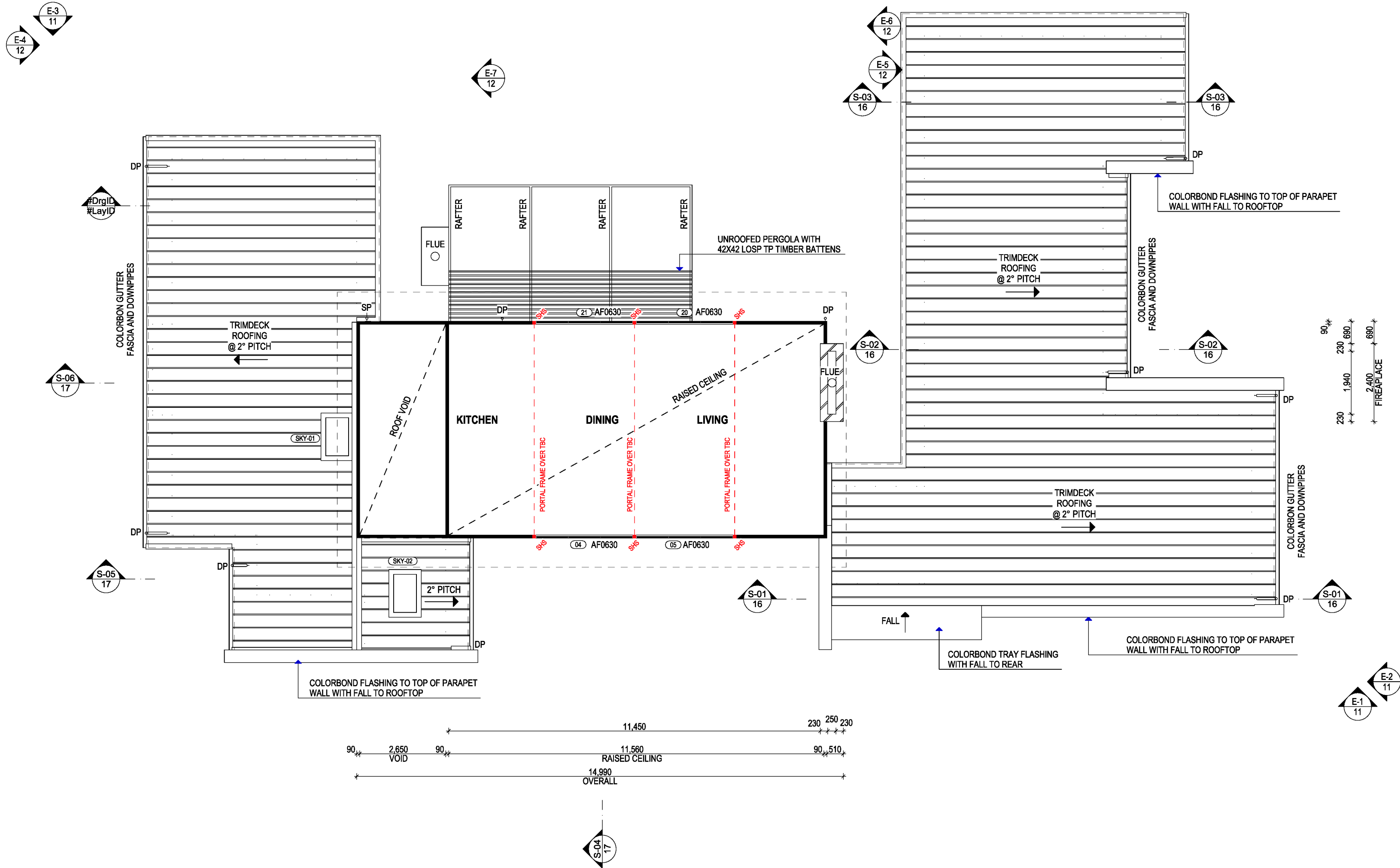
AREA CALCULATIONS		REVISION:	PD-G	SHEET NUMBER:	8 of 30	PRELIMINARY DRAWINGS	NORTH POINT
GF LIVING (1)	229.5	DATE: 23/09/2025 DRAWN BY: FD CHECKED BY: FD PROJECT #: 5003 SCALE: As Noted PAGE SIZE: A3		CONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS AND VERIFY ALL ERRORS AND OMISSIONS TO THE BUILDER. DO NOT SCALE THE DRAWINGS. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ITS ISSUED BY THE BUILDER FOR CONSTRUCTION.	© COPYRIGHT	THIS WORK IS EXCLUSIVELY OWNED BY ROSELEIGH HOMES AND CANNOT BE REPRODUCED OR COPIED EITHER WHOLLY OR IN PART, IN ANY FORM (GRAPHIC, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING) WITHOUT THE PERMISSION OF ROSELEIGH HOMES.	
SHED	98.0						
GF LIVING (2)	56.8						
GARAGE	56.0						
ALFRESCO	33.0						
VERANDAH	6.6						
PORCH	5.7						

FLOOR PLAN LEGEND:

- P.C POLISHED CONCRETE SLAB
- TILES CERAMIC TILES
- CPT CARPET
- VP VINYL PLANK FLOORING
- OAK ENG. OAK FLOORING
- TD TIMBER DECKING
- DP DOWN PIPE
- SP SPREADER
- BRICK ARTICULATION JOIN
- WSA WATER STOP ANGLE TO NCC 10.2
- EAVE VENT
- EXHAUST FAN VENTED EXTERNALLY
- RANGEHOOD VENTED EXTERNALLY

BAL-29

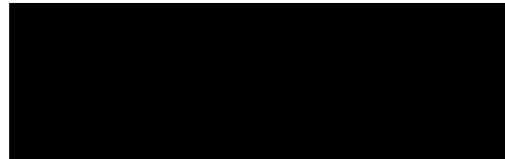
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LOWER ROOF PLAN
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Drawing Title
LOWER ROOF PLAN

AREA CALCULATIONS		REVISION:	PD-G	SHEET NUMBER:	9 of 30	PRELIMINARY DRAWINGS	NORTH POINT
GF LIVING (1)	229.5	DATE:	23/09/2025	CONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS AND VERIFY ALL ERRORS AND OMISSIONS TO THE BUILDER. DO NOT SCALE THE DRAWINGS. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ITS ISSUED BY THE BUILDER FOR CONSTRUCTION.		© COPYRIGHT	
SHED	98.0	DRAWN BY:	FD				
GF LIVING (2)	56.8	CHECKED BY:	FD				
GARAGE	56.0	PROJECT #:	5003				
ALFRESCO	33.0	SCALE:	As Noted				
VERANDAH	6.6	PAGE SIZE:	A3	THESE DRAWINGS ARE DEEMED TO COMPLY WITH ALL CURRENT STATUTORY BUILDING LEGISLATION, REGULATIONS & CODES RELEVANT TO THE SITE.		THIS WORK IS EXCLUSIVELY OWNED BY ROSELEIGH HOMES AND CANNOT BE REPRODUCED OR COPIED EITHER WHOLLY OR IN PART, IN ANY FORM (GRAPHIC, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING) WITHOUT THE PERMISSION OF ROSELEIGH HOMES.	
PORCH	5.7						

FLOOR PLAN LEGEND:

- P.C

POLISHED CONCRETE SLAB
- TILES

CERAMIC TILES
- CPT

CARPET
- VP

VINYL PLANK FLOORING
- OAK

ENG. OAK FLOORING
- TD

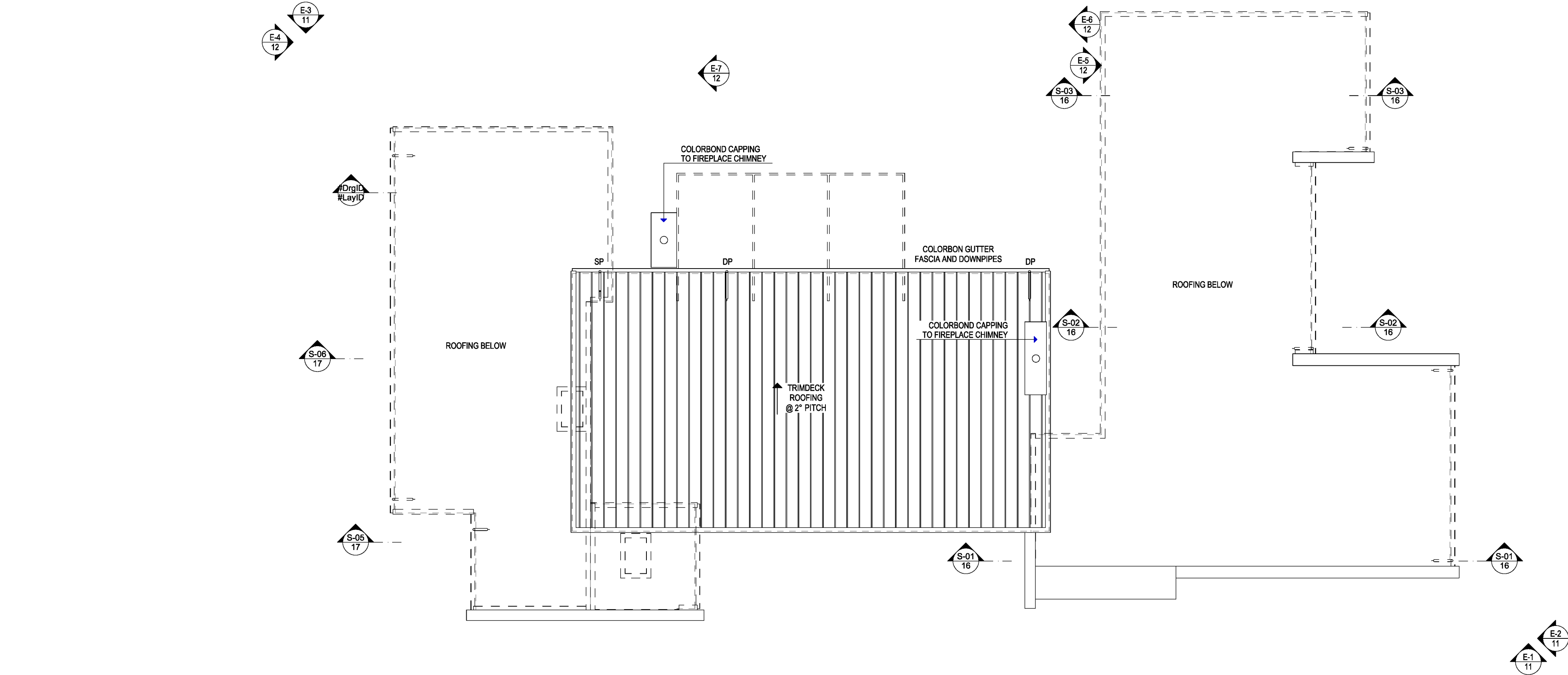
TIMBER DECKING
- DP

DOWN PIPE
- SP

SPREADER
- BRICK ARTICULATION JOIN
- WSA

WATER STOP ANGLE TO NCC 10.2
- EAVE VENT
- EXHAUST FAN VENTED EXTERNALLY
- RANGEHOOD VENTED EXTERNALLY

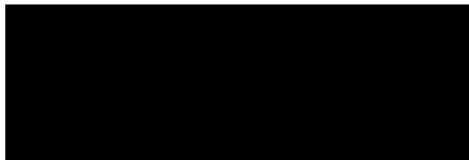
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UPPER ROOF PLAN
SCALE: 1:100


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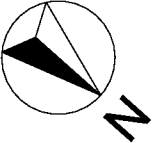


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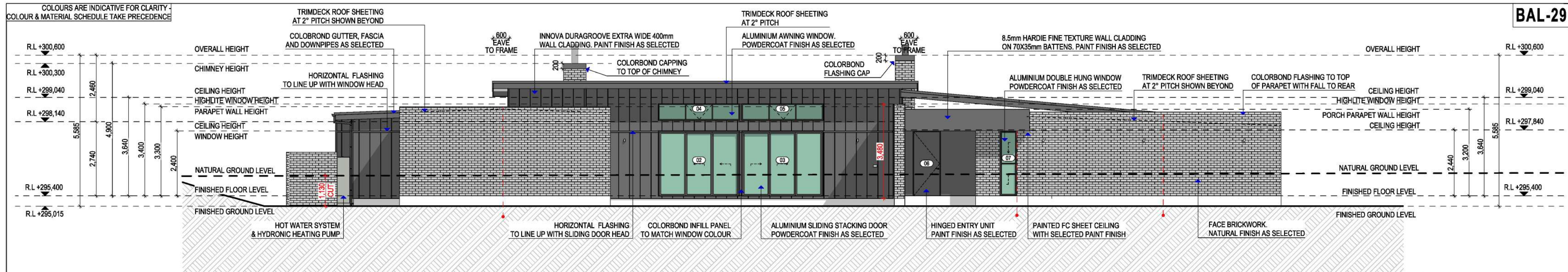
Drawing Title
UPPER ROOF PLAN

AREA CALCULATIONS		REVISION:	PD-G	SHEET NUMBER:	10 of 30	PRELIMINARY DRAWINGS	NORTH POINT
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ALFRESCO	33.0						
VERANDAH	6.6						
PORCH	5.7						

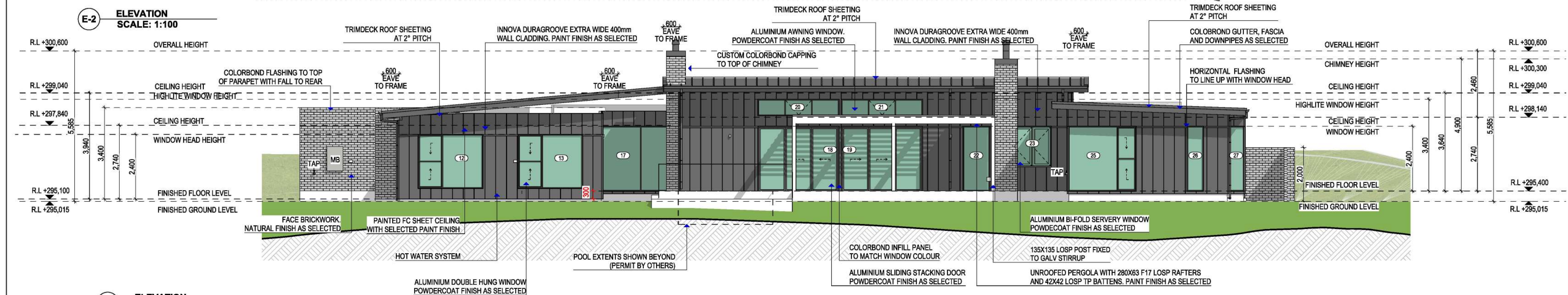
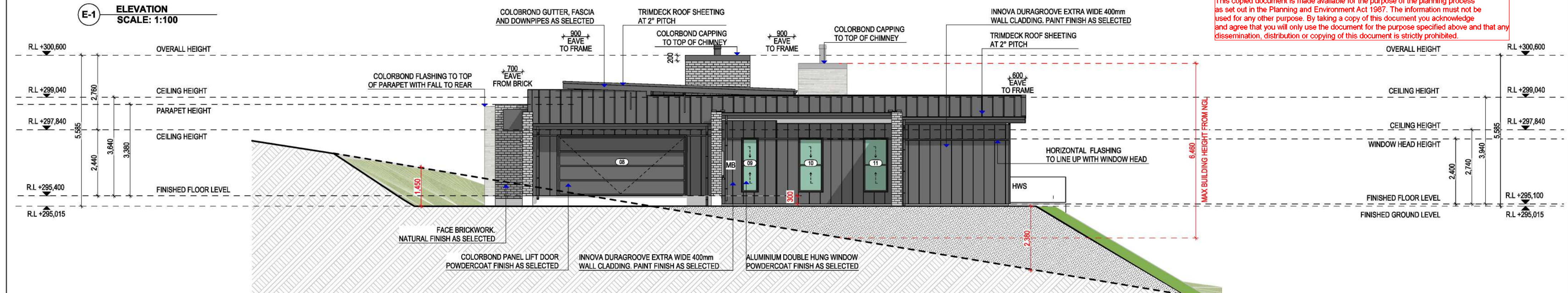
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Drawing Title
ELEVATIONS: E1, E2 & E3

AREA CALCULATIONS

GF LIVING (1)	229.5
SHED	98.0
GF LIVING (2)	56.8
GARAGE	56.0
ALFRESCO	33.0
VERANDAH	6.6
PORCH	5.7

REVISION: PD-G

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DRAWN BY:	FD
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PROJECT #:	5003
SCALE:	As Noted
PAGE SIZE:	A3

SHEET NUMBER: 11 of 30

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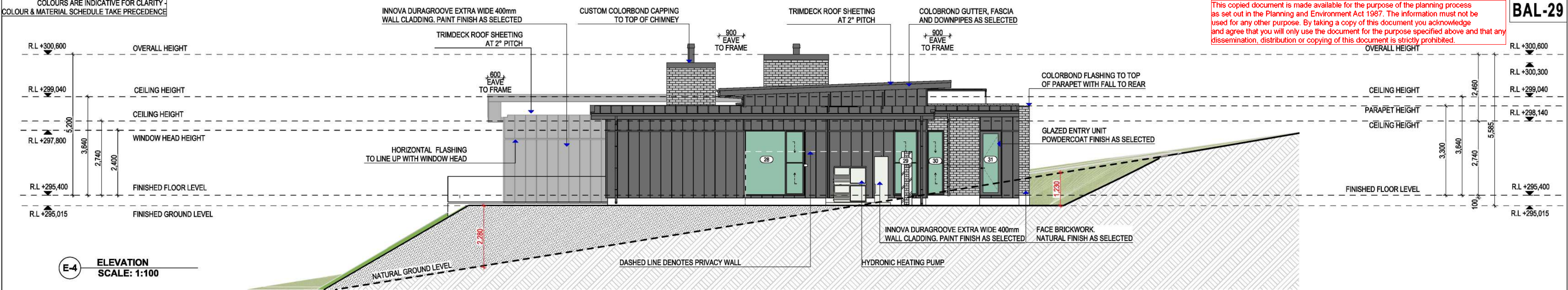
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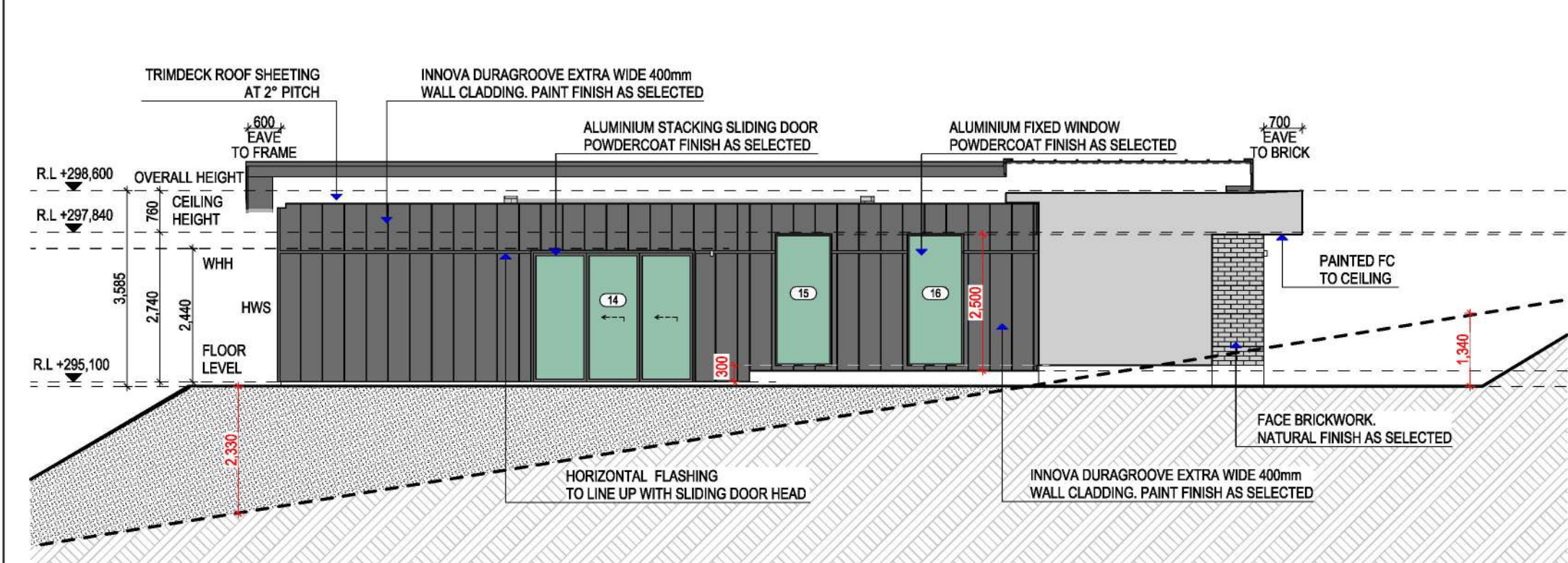
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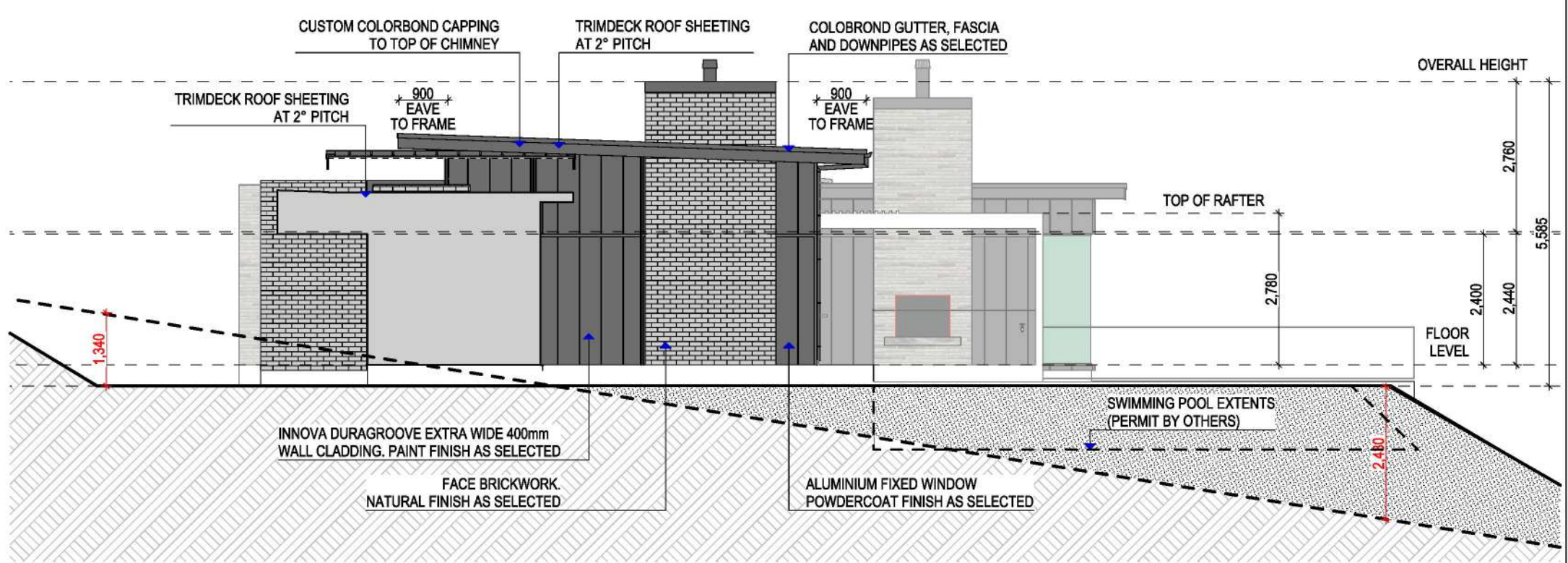
BAL-29



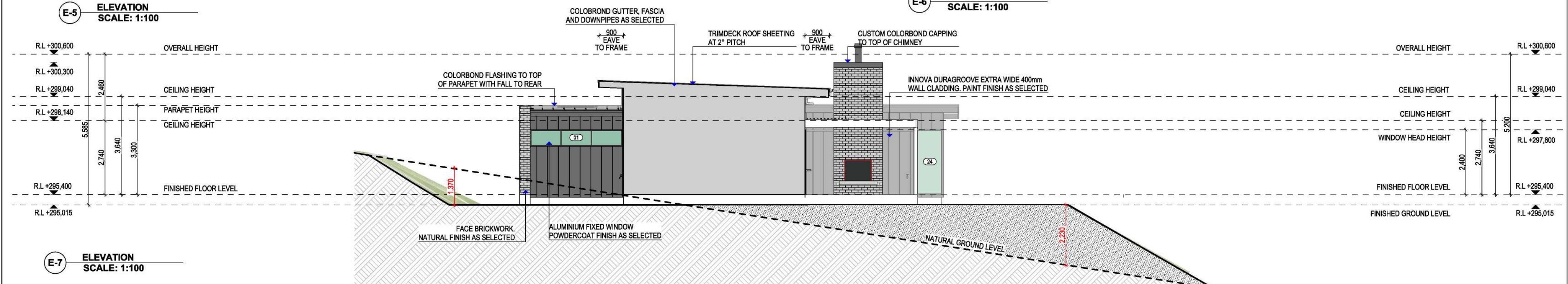
E-4 ELEVATION
SCALE: 1:100



E-5 ELEVATION
SCALE: 1:100



E-6 ELEVATION
SCALE: 1:100



E-7 ELEVATION
SCALE: 1:100

- WINDOWS & DOORS
ALUMINIUM POWDERCOAT
MONUMENT
- PANEL LIFT DOOR
ALUMINIUM POWDERCOAT
MONUMENT
- EXTERNAL WALLS
INNOVA DURAGROOVE
EXTRA WIDE 400MM
MONUMENT
- ROOFING
TRIMDECK
COLORBOND MONUMENT
- GUTTER, FASCIA
& DOWNPIPES
COLORBOND
MONUMENT
- PERGOLA POSTS &
RAFTERS
PAINTED - WHITE
- GLAZING
TINTED GLASS

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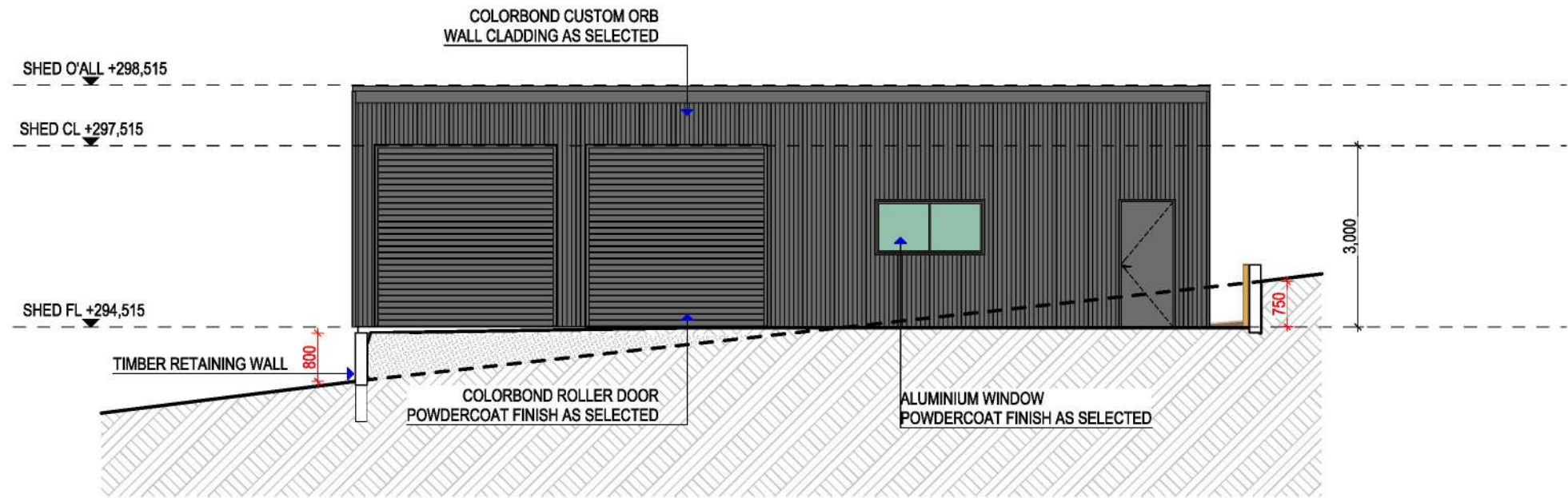
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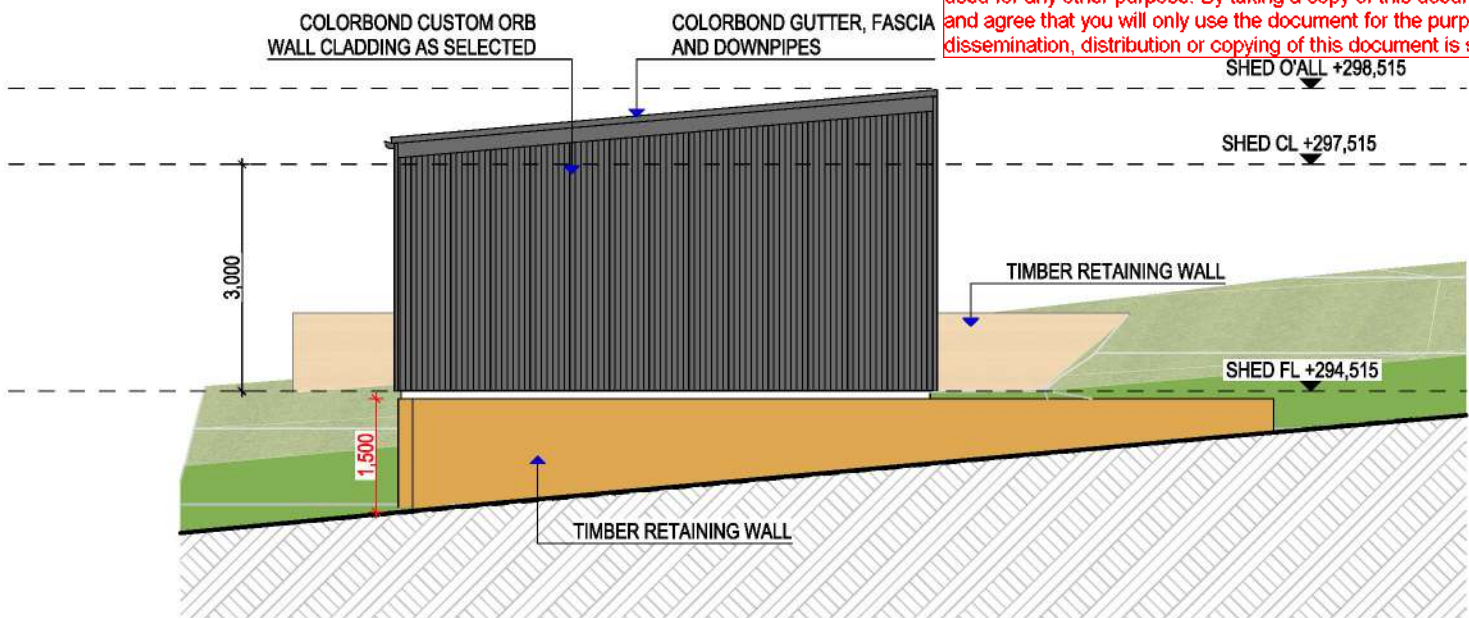
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Drawing Title
ELEVATIONS: E4, 54, E6 & E7

AREA CALCULATIONS		REVISION:	PD-G	SHEET NUMBER:	12 of 30	PRELIMINARY DRAWINGS
GF LIVING (1)	229.5	DATE:	23/09/2025	CONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS AND VERIFY ALL ERRORS AND OMISSIONS TO THE BUILDER. DO NOT SCALE THE DRAWINGS. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ITS ISSUED BY THE BUILDER FOR CONSTRUCTION. THESE DRAWINGS ARE DEEMED TO COMPLY WITH ALL CURRENT STATUTORY BUILDING LEGISLATION, REGULATIONS & CODES RELEVANT TO THE SITE.		© COPYRIGHT THIS WORK IS EXCLUSIVELY OWNED BY ROSELEIGH HOMES AND CANNOT BE REPRODUCED OR COPIED EITHER WHOLLY OR IN PART, IN ANY FORM (GRAPHIC, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING) WITHOUT THE PERMISSION OF ROSELEIGH HOMES.
SHED	98.0	DRAWN BY:	FD			
GF LIVING (2)	56.8	CHECKED BY:	FD			
GARAGE	56.0	PROJECT #:	5003			
ALFRESCO	33.0	SCALE:	As Noted			
VERANDAH	6.6	PAGE SIZE:	A3			
PORCH	5.7					

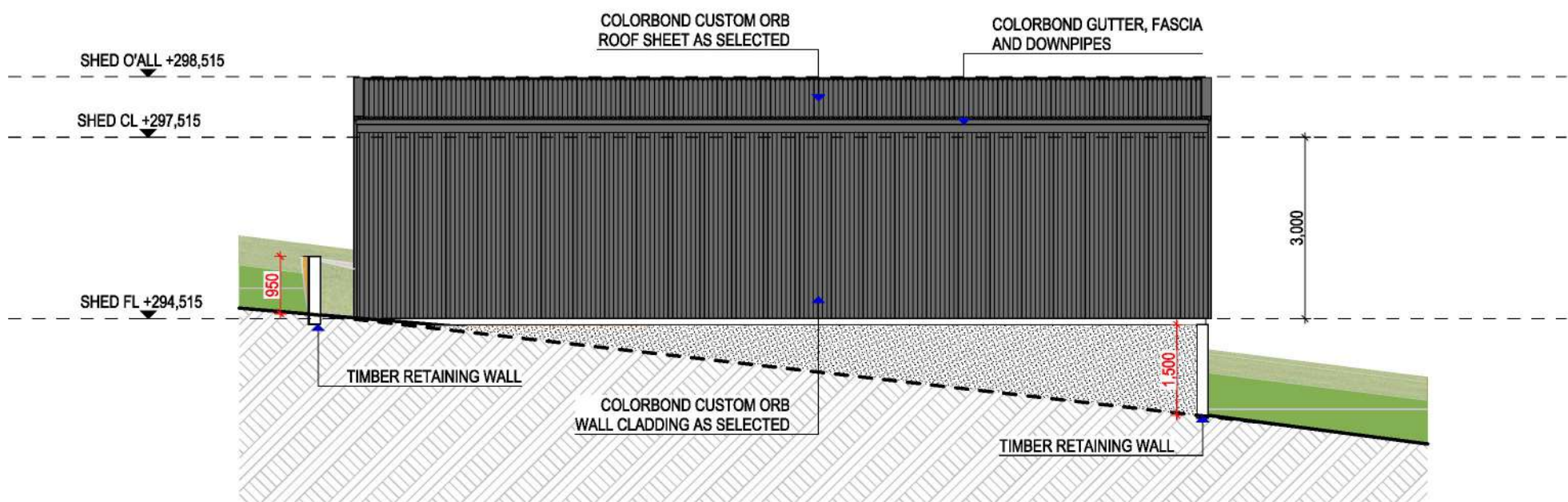
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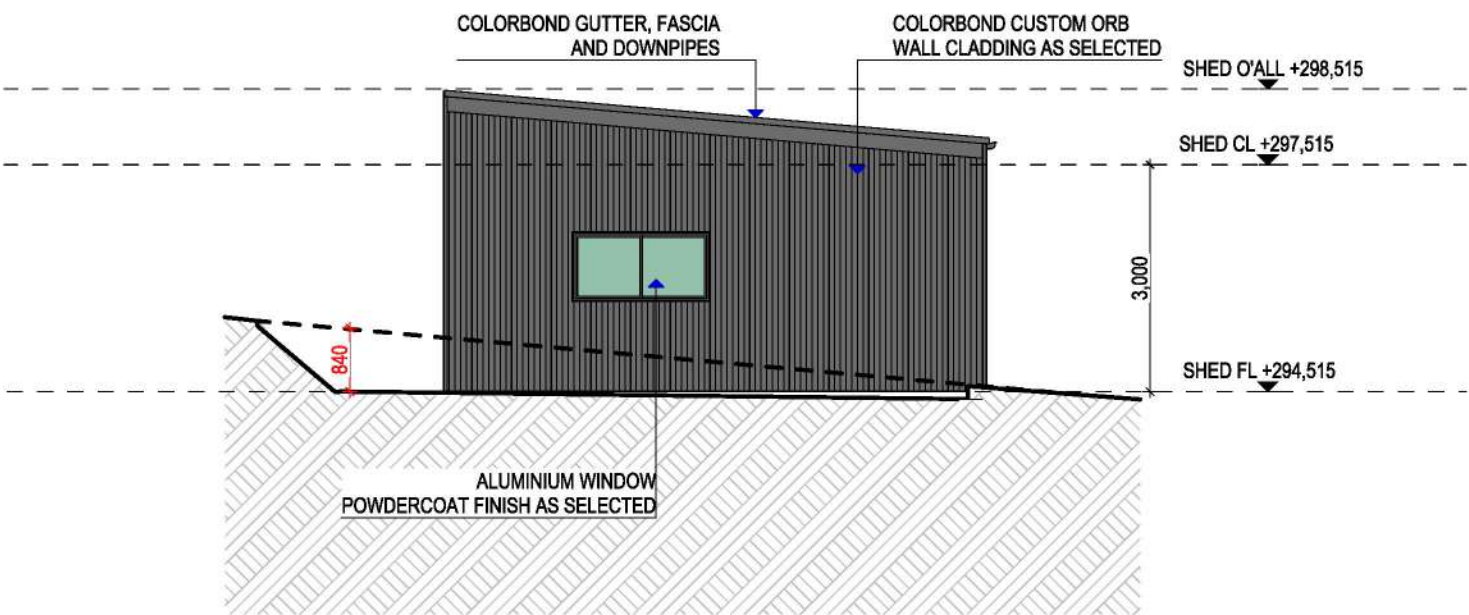
E-8 SHED EAST ELEVATION
SCALE: 1:100



E-9 SHED SOUTH ELEVATION
SCALE: 1:100



E-10 SHED WEST ELEVATION
SCALE: 1:100



E-11 SHED NORTH ELEVATION
SCALE: 1:100



SHED MATERIAL SELECTION



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Address
20 CLEMATIS PARK ROAD EMERALD VIC 3782

Drawing Title
SHED ELEVATIONS: E8, E9, E10 & E11

AREA CALCULATIONS		REVISION:	PD-G	SHEET NUMBER:	13 of 30	PRELIMINARY DRAWINGS
GF LIVING (1)	229.5	DATE: 23/09/2025 DRAWN BY: FD CHECKED BY: FD PROJECT #: 5003 SCALE: As Noted PAGE SIZE: A3		CONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS AND VERIFY ALL ERRORS AND OMISSIONS TO THE BUILDER. DO NOT SCALE THE DRAWINGS. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ITS ISSUED BY THE BUILDER FOR CONSTRUCTION. THESE DRAWINGS ARE DEEMED TO COMPLY WITH ALL CURRENT STATUTORY BUILDING LEGISLATION, REGULATIONS & CODES RELEVANT TO THE SITE.		© COPYRIGHT THIS WORK IS EXCLUSIVELY OWNED BY ROSELEIGH HOMES AND CANNOT BE REPRODUCED OR COPIED EITHER WHOLLY OR IN PART, IN ANY FORM (GRAPHIC, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING) WITHOUT THE PERMISSION OF ROSELEIGH HOMES.
SHED	98.0					
GF LIVING (2)	56.8					
GARAGE	56.0					
ALFRESCO	33.0					
VERANDAH	6.6					
PORCH	5.7					



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SLOPING EMBANKMENT LANDSCAPING INSPIRATION



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Address
20 CLEMATIS PARK ROAD EMERALD VIC 3782
Drawing Title
3D PERSPECTIVES

AREA CALCULATIONS		REVISION:	PD-G	SHEET NUMBER:	14 of 30	PRELIMINARY DRAWINGS
GF LIVING (1)	229.5	DATE: 23/09/2025 DRAWN BY: FD CHECKED BY: FD PROJECT #: 5003 SCALE: As Noted PAGE SIZE: A3		CONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS AND VERIFY ALL ERRORS AND OMISSIONS TO THE BUILDER. DO NOT SCALE THE DRAWINGS. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ITS ISSUED BY THE BUILDER FOR CONSTRUCTION THESE DRAWINGS ARE DEEMED TO COMPLY WITH ALL CURRENT STATUTORY BUILDING LEGISLATION, REGULATIONS & CODES RELEVANT TO THE SITE.	© COPYRIGHT THIS WORK IS EXCLUSIVELY OWNED BY ROSELEIGH HOMES AND CANNOT BE REPRODUCED OR COPIED EITHER WHOLLY OR IN PART, IN ANY FORM (GRAPHIC, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING) WITHOUT THE PERMISSION OF ROSELEIGH HOMES.	
SHED	98.0					
GF LIVING (2)	56.8					
GARAGE	56.0					
ALFRESCO	33.0					
VERANDAH	6.6					
PORCH	5.7					



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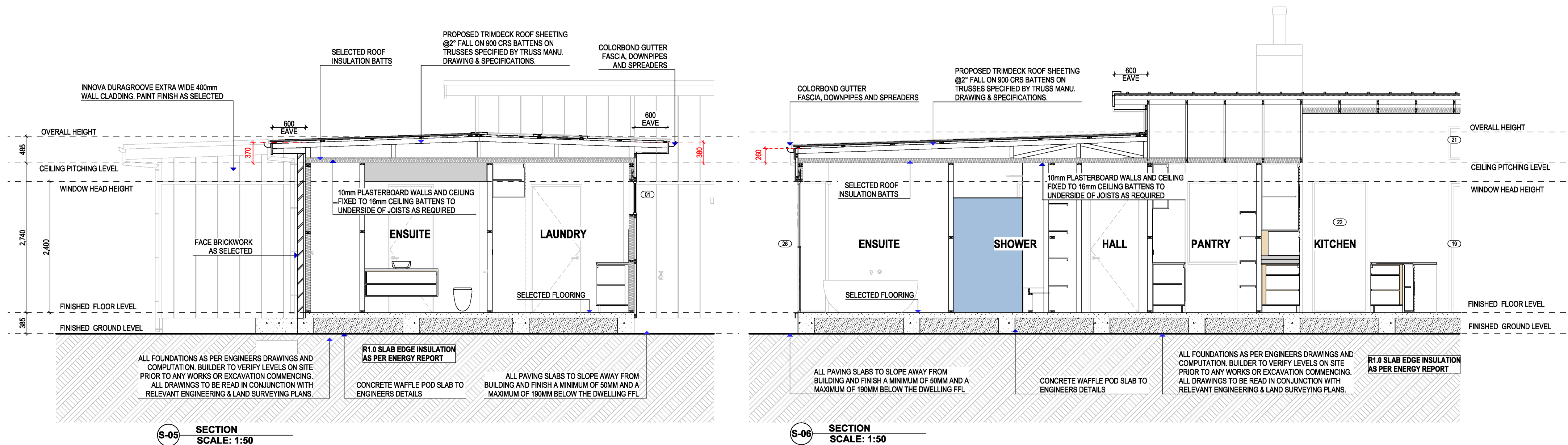
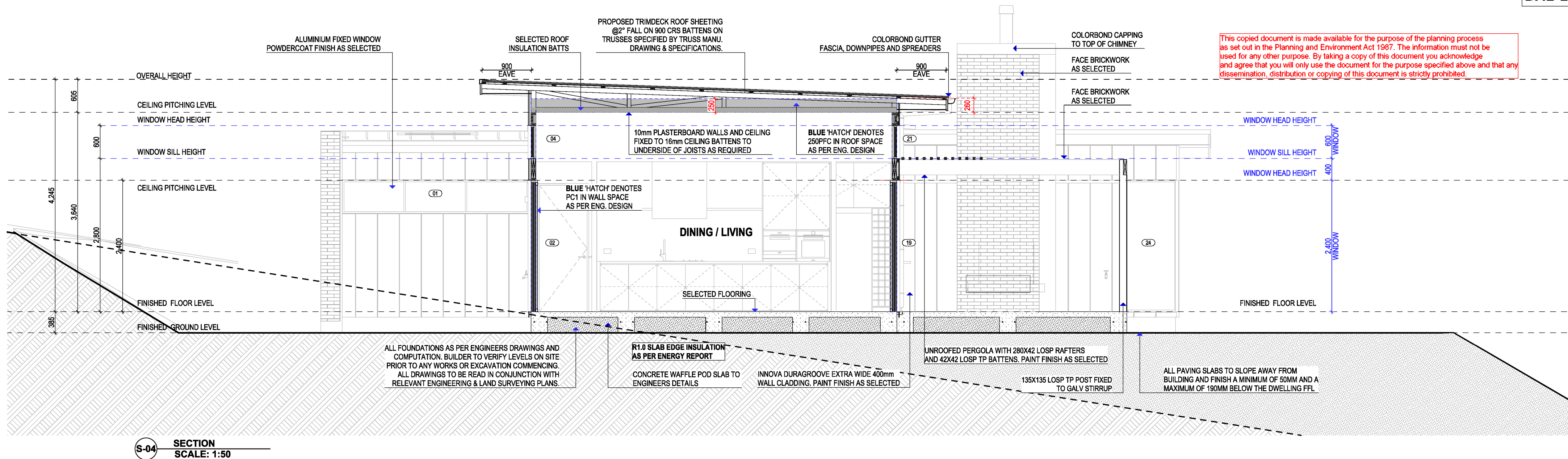
20 CLEMATIS PARK ROAD EMERALD VIC 3782

Drawing Title
3D PERSPECTIVES

AREA CALCULATIONS		REVISION:	PD-G	SHEET NUMBER:	15 of 30	PRELIMINARY DRAWINGS
GF LIVING (1)	229.5	DATE: 23/09/2025 DRAWN BY: FD CHECKED BY: FD PROJECT #: 5003 SCALE: As Noted PAGE SIZE: A3		CONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS AND VERIFY ALL ERRORS AND OMISSIONS TO THE BUILDER. DO NOT SCALE THE DRAWINGS. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ITS ISSUED BY THE BUILDER FOR CONSTRUCTION THESE DRAWINGS ARE DEEMED TO COMPLY WITH ALL CURRENT STATUTORY BUILDING LEGISLATION, REGULATIONS & CODES RELEVANT TO THE SITE.	© COPYRIGHT THIS WORK IS EXCLUSIVELY OWNED BY ROSELEIGH HOMES AND CANNOT BE REPRODUCED OR COPIED EITHER WHOLLY OR IN PART, IN ANY FORM (GRAPHIC, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING) WITHOUT THE PERMISSION OF ROSELEIGH HOMES.	
SHED	98.0					
GF LIVING (2)	56.8					
GARAGE	56.0					
ALFRESCO	33.0					
VERANDAH	6.6					
PORCH	5.7					



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Address
20 CLEMATIS PARK ROAD EMERALD VIC 3782

Drawing Title
SECTION 04, 05, 06

AREA CALCULATIONS

GF LIVING (1)	229.5
SHED	98.0
GF LIVING (2)	56.8
GARAGE	56.0
ALFRESCO	33.0
VERANDAH	6.6
PORCH	5.7

REVISION: PD-G

DATE:	23/09/2025
DRAWN BY:	FD
CHECKED BY:	FD
PROJECT #:	5003
SCALE:	As Noted
PAGE SIZE:	A3

SHEET NUMBER: 17 of 30

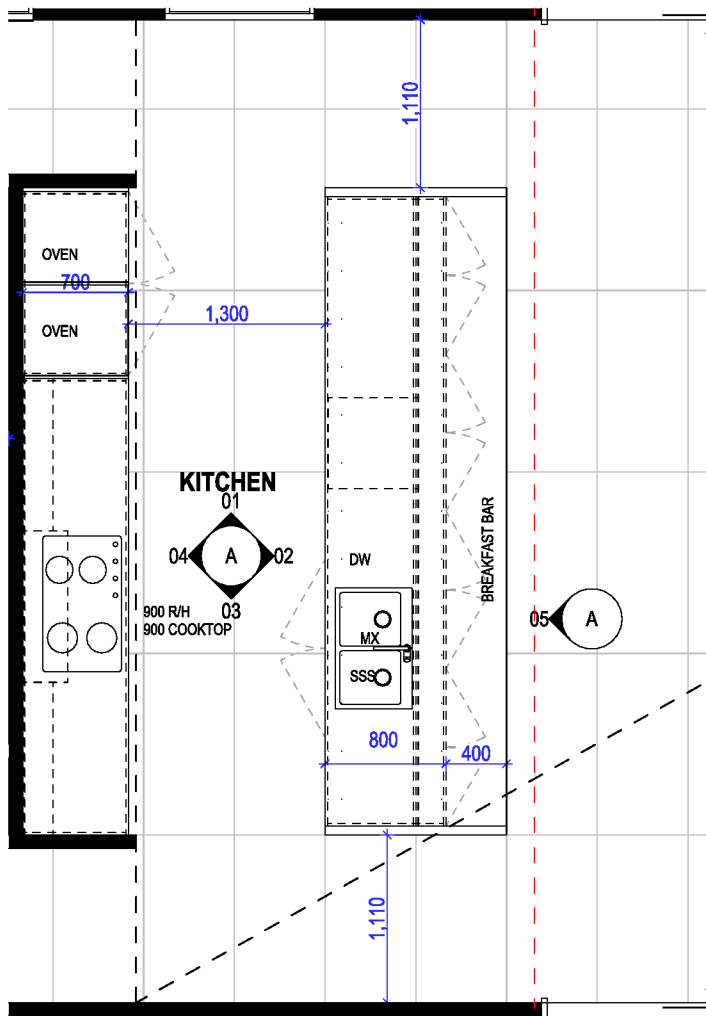
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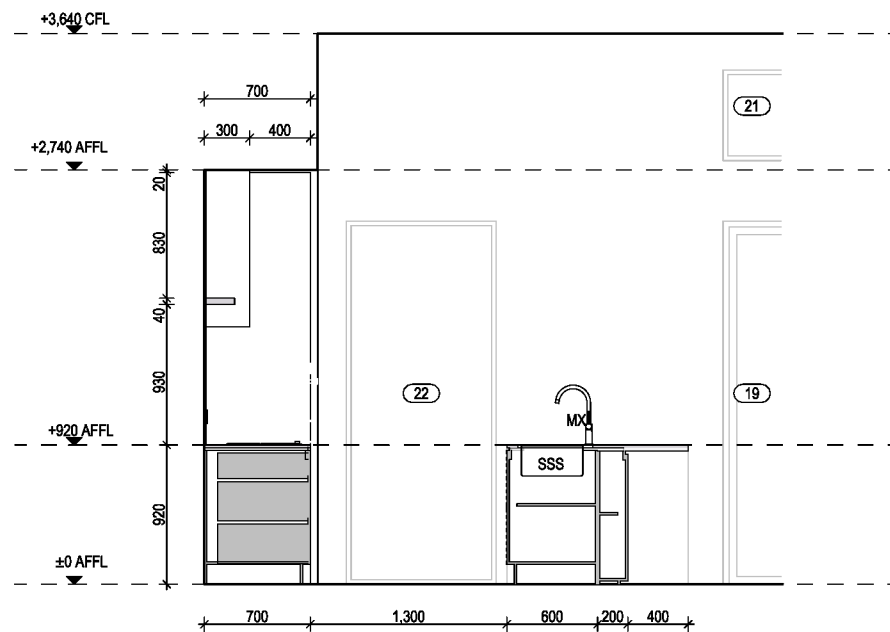
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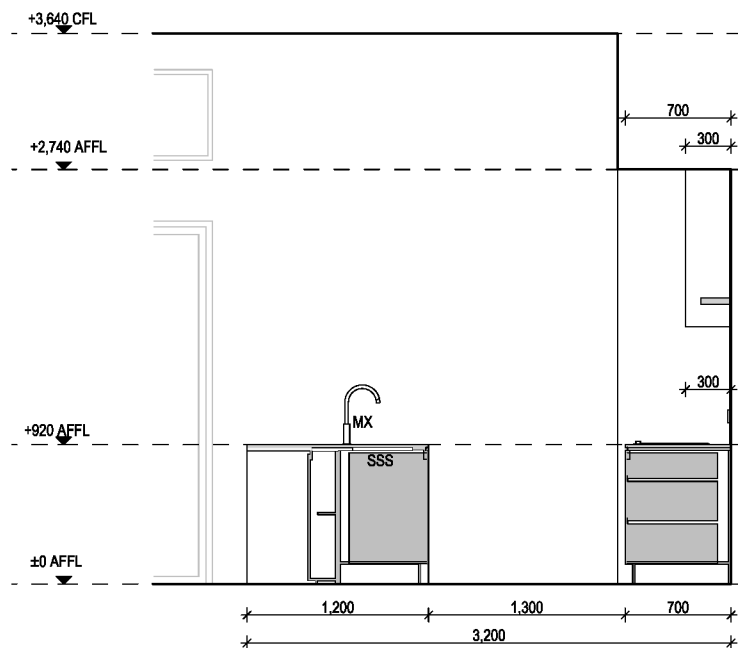
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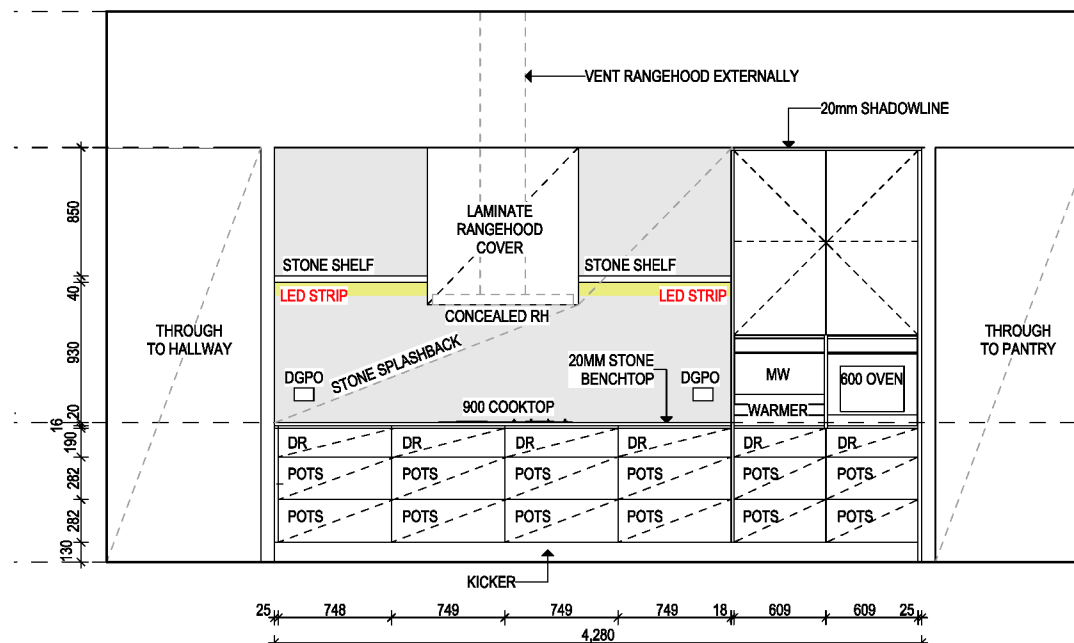
01 KITCHEN
SCALE: 1:50



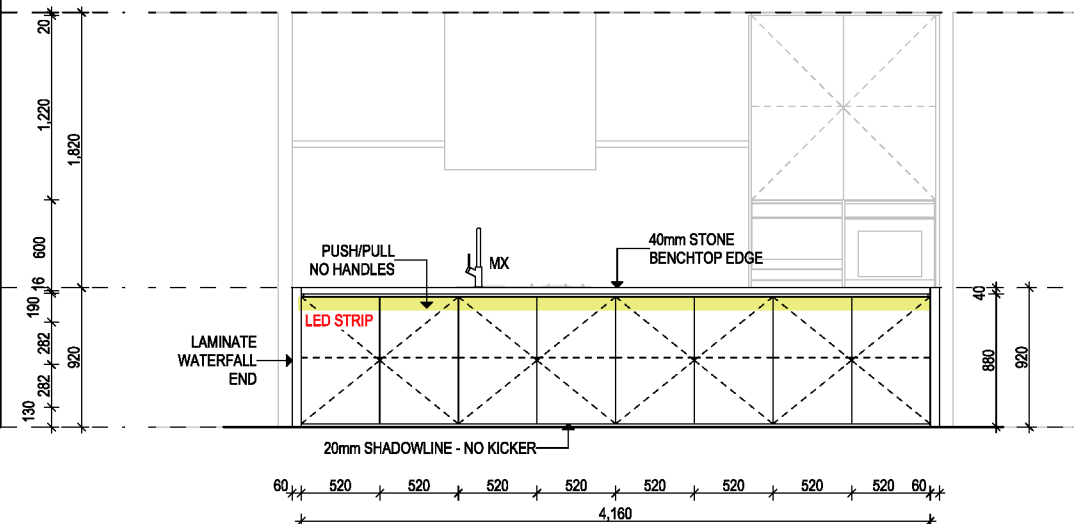
02 KITCHEN
SCALE: 1:50



03 KITCHEN
SCALE: 1:50



04 KITCHEN
SCALE: 1:50



05 KITCHEN
SCALE: 1:50

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PETER & LOUISE FLOYD
Address
20 CLEMATIS PARK ROAD
EMERALD VIC 3782
Drawing Title
JOINERY DRAWINGS - KITCHEN

AREA CALCULATIONS

GF LIVING (1)	229.5
SHED	98.0
GF LIVING (2)	56.8
GARAGE	56.0
ALFRESCO	33.0
VERANDAH	6.6
PORCH	5.7
195.6 m ²	

REVISION:

PD-G

SHEET NUMBER:

18 of 30

PRELIMINARY DRAWINGS

DATE: 23/09/2025
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CHECKED BY: FD
PROJECT #: 5003
SCALE: As Noted
PAGE SIZE: A3

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Address
20 CLEMATIS PARK ROAD
EMERALD VIC 3782
Drawing Title
JOINERY DRAWINGS - KITCHEN 3D's

AREA CALCULATIONS

GF LIVING (1)	229.5
SHED	98.0
GF LIVING (2)	56.8
GARAGE	56.0
ALFRESCO	33.0
VERANDAH	6.6
PORCH	5.7
195.6 m ²	

REVISION: **PD-G**

SHEET NUMBER: **19 of 30**

PRELIMINARY DRAWINGS

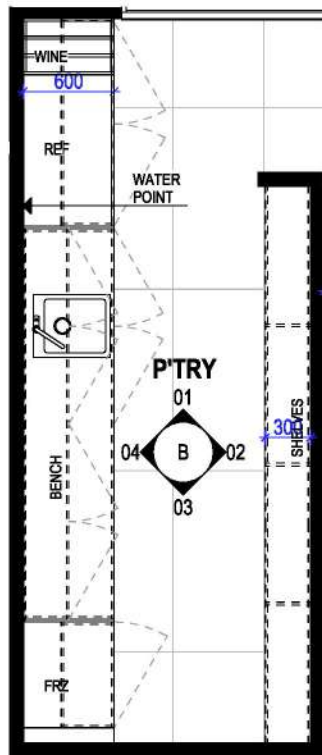
DATE: **23/09/2025**
DRAWN BY: **FD**
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PROJECT #: **5003**
SCALE: **As Noted**
PAGE SIZE: **A3**

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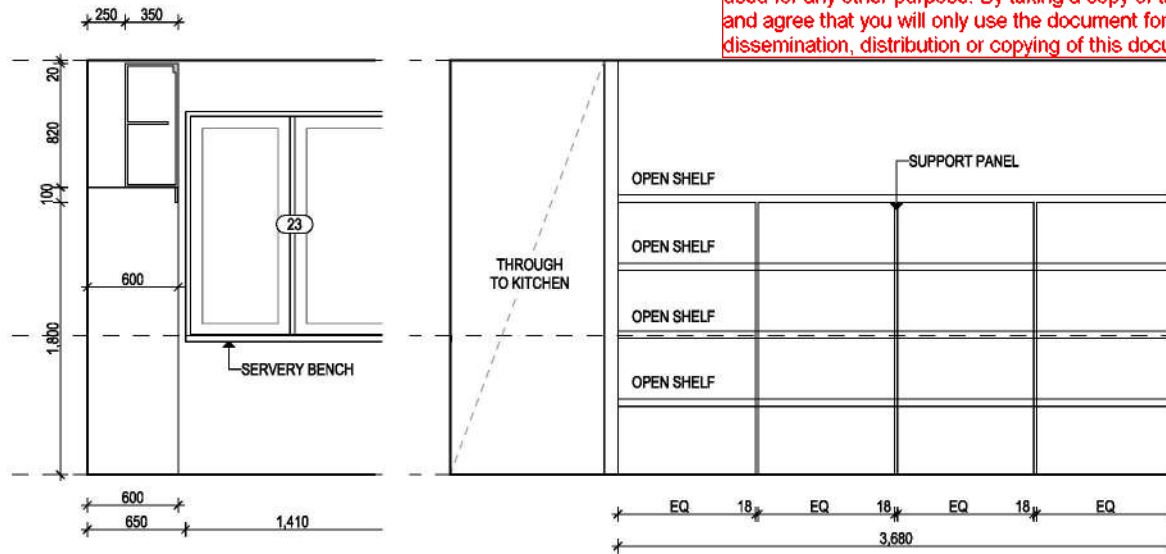
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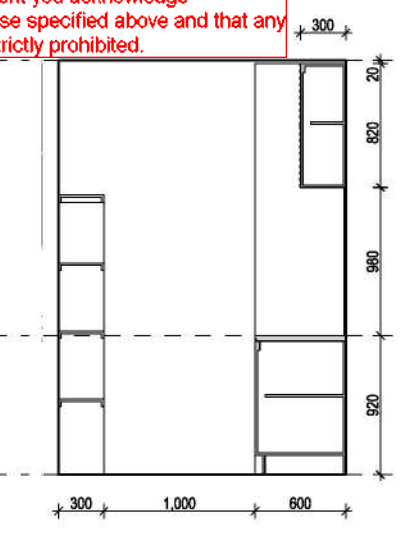
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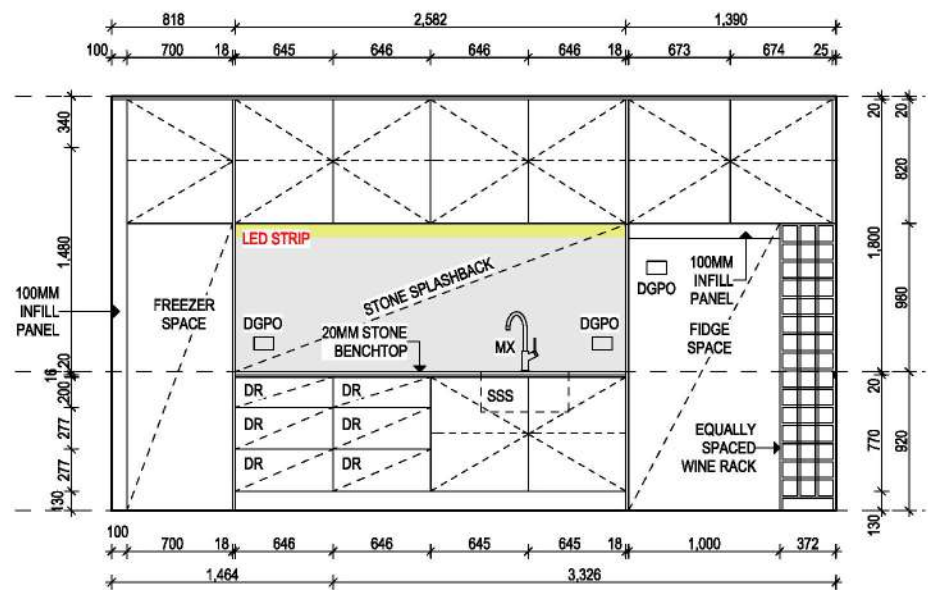
01 PANTRY
SCALE: 1:50



02 PANTRY
SCALE: 1:50



03 PANTRY
SCALE: 1:50



04 PANTRY
SCALE: 1:50

GROUND FLOOR 1:50
SCALE: 1:50



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Address
20 CLEMATIS PARK ROAD
EMERALD VIC 3782
Drawing Title
JOINERY DRAWINGS - PANTRY

AREA CALCULATIONS

GF LIVING (1)	229.5
SHED	98.0
GF LIVING (2)	56.8
GARAGE	56.0
ALFRESCO	33.0
VERANDAH	6.6
PORCH	5.7
195.6 m ²	

REVISION: PD-G

SHEET NUMBER: 20 of 30

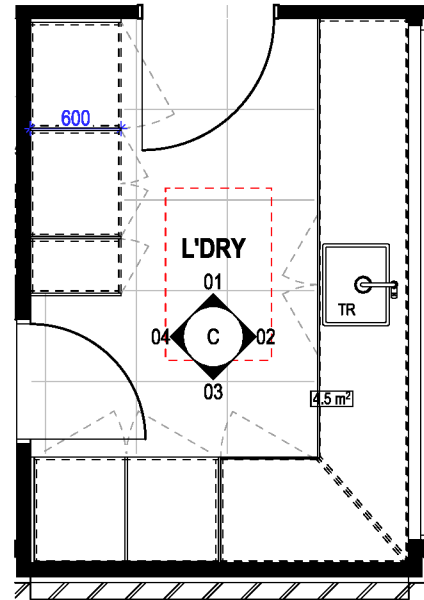
PRELIMINARY DRAWINGS

DATE: 23/09/2025
DRAWN BY: FD
CHECKED BY: FD
PROJECT #: 5003
SCALE: As Noted
PAGE SIZE: A3

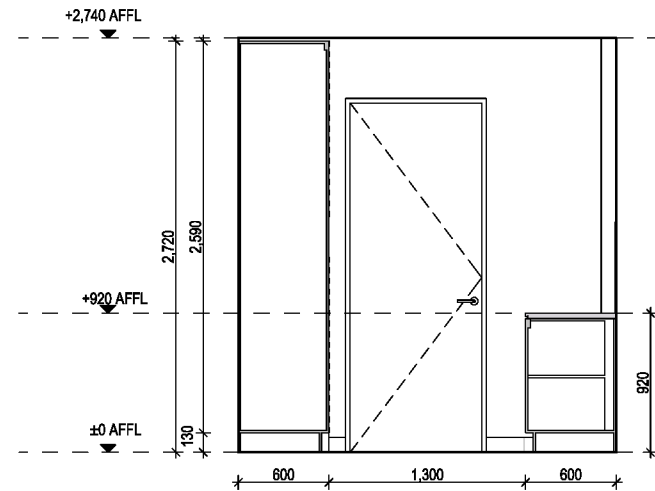
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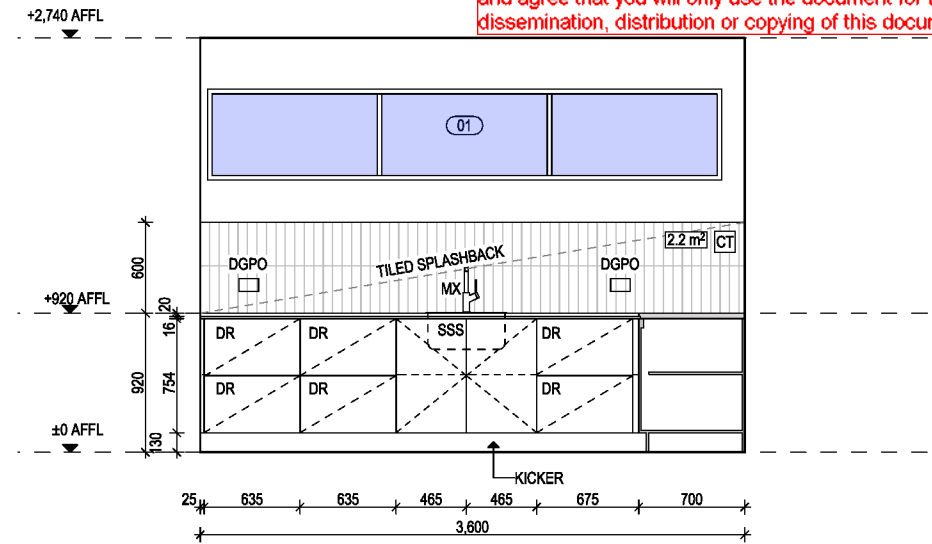
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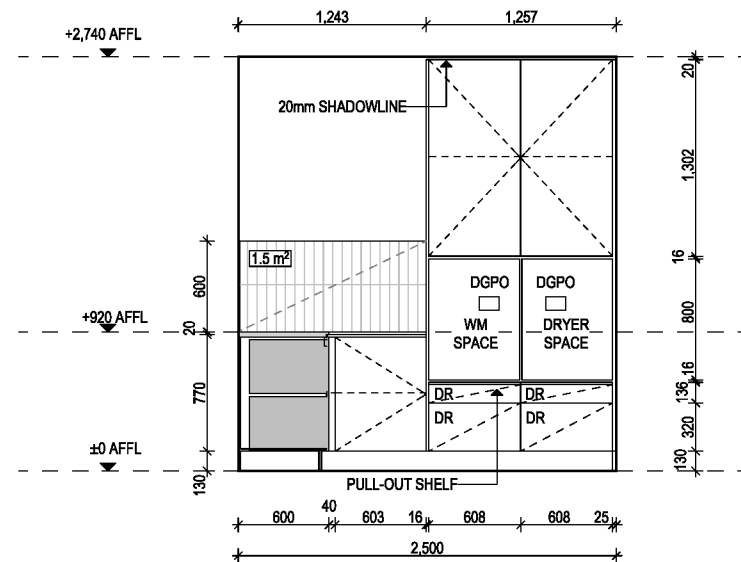
GROUND FLOOR 1:50
SCALE: 1:50



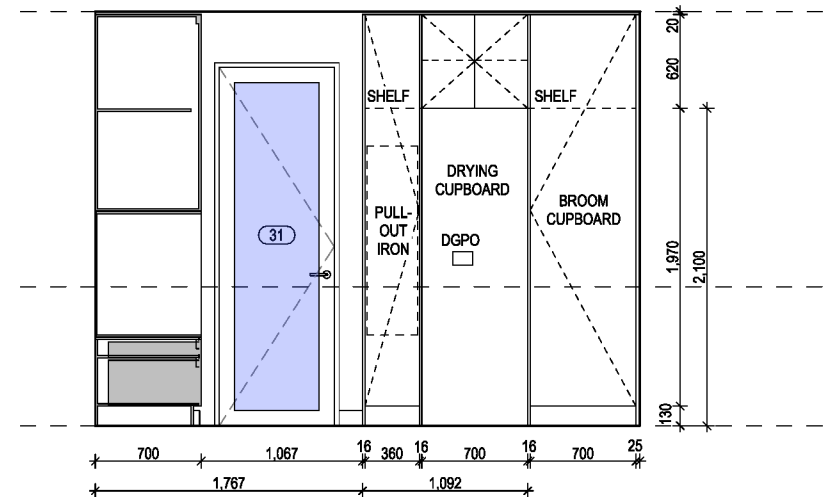
01 LAUNDRY
SCALE: 1:50



02 LAUNDRY
SCALE: 1:50



03 LAUNDRY
SCALE: 1:50



04 LAUNDRY
SCALE: 1:50

INTERNAL ELEVATION LEGEND

DW	DISHWASHER	FP	FINGER PULL
FR	REFRIGERATOR RECESS	SH	SHELF
HP	HOTPLATE	KR	KICKRAIL
MR	MICROWAVE RECESS	TWRL	TOWEL RAIL
RH	RANGEHOOD	HTWRL	HEATED TOWEL RAIL
SSS	STAINLESS STEEL SINK	TWRG	TOWEL RING
UBO	UNDER BENCH OVEN	TRH	TOILET ROLL HOLDER
BHO	BULKHEAD OVER	SH	SHOWER HEAD
OHC	OVERHEAD CUPBOARD	MX	SHOWER MIXER
DGPO	DOUBLE POWER POINT	SP	BATH SPOUT
DGPO/IS	DOUBLE POWER POINT - WITH ISOLATION SWITCH	BA	BASIN
GL SB	GLASS SPLASHBACK	VB	VANITY BASIN
CT SB	TILED SPLASHBACK	FW	FLOOR WASTE
SST	STAINLESS STEEL TROUGH	WC	TOILET
WM	WASHING MACHINE	GR	GRAB RAIL
DM	DRYING MACHINE	SU	SHELF UNIT
DR	DRAWERS	HRail	HANGING RAIL

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Address
20 CLEMATIS PARK ROAD
EMERALD VIC 3782
Drawing Title
JOINERY DRAWINGS - LAUNDRY

AREA CALCULATIONS

GF LIVING (1)	229.5
SHED	98.0
GF LIVING (2)	56.8
GARAGE	56.0
ALFRESCO	33.0
VERANDAH	6.6
PORCH	5.7
TOTAL	485.6 m²

REVISION: PD-G

DATE: **23/09/2025**
DRAWN BY: **FD**
CHECKED BY: **FD**
PROJECT #: **5003**
SCALE: **As Noted**
PAGE SIZE: **A3**

SHEET NUMBER: 21 of 30

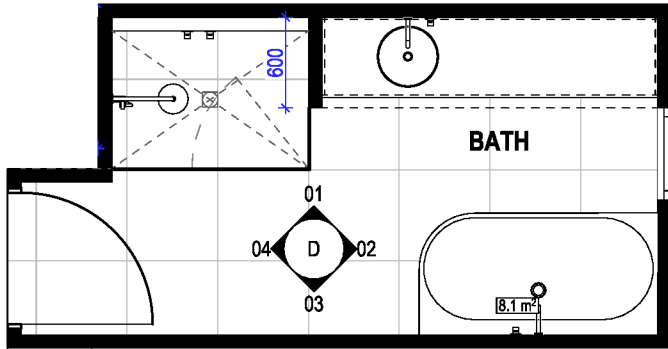
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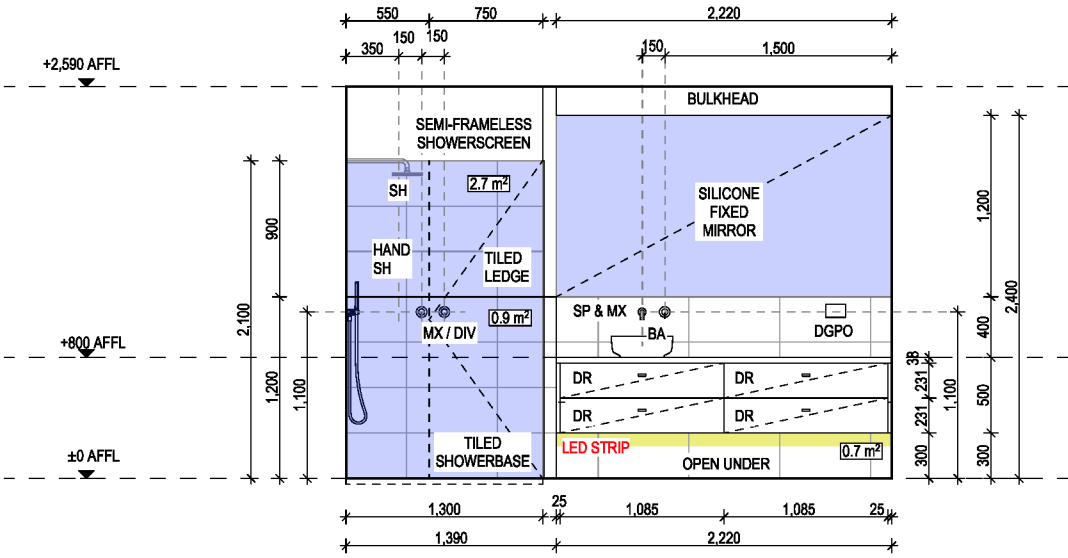
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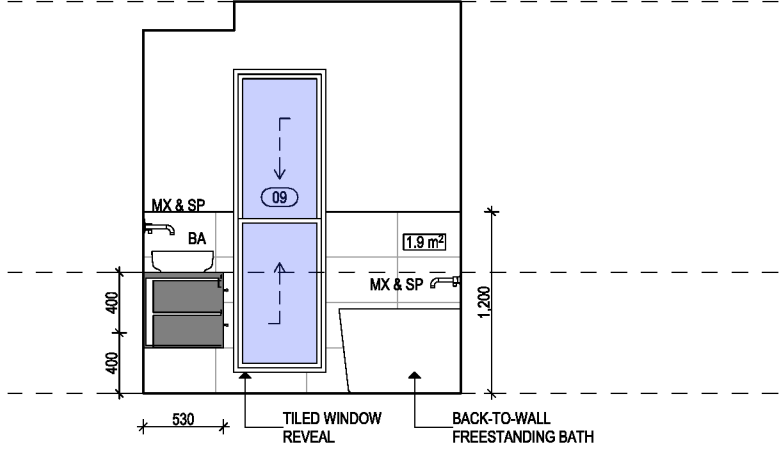
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GROUND FLOOR 1:50
SCALE: 1:50

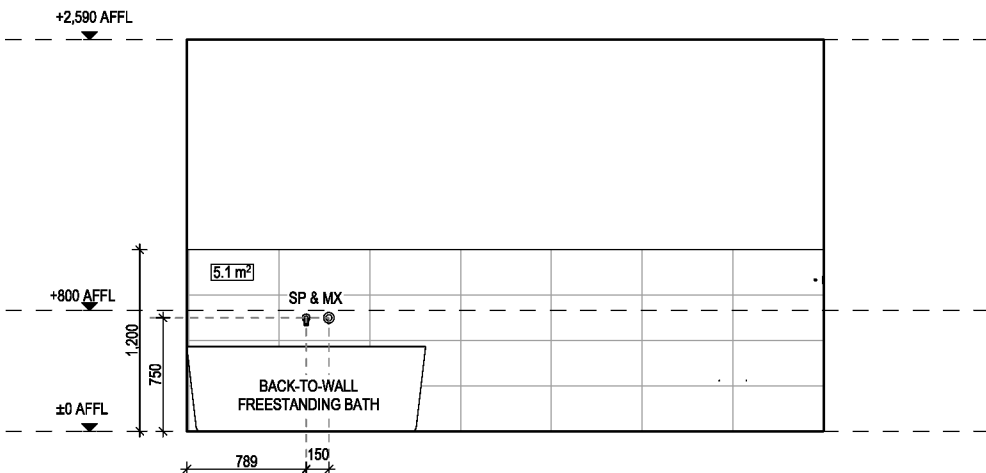


BATH
SCALE: 1:50

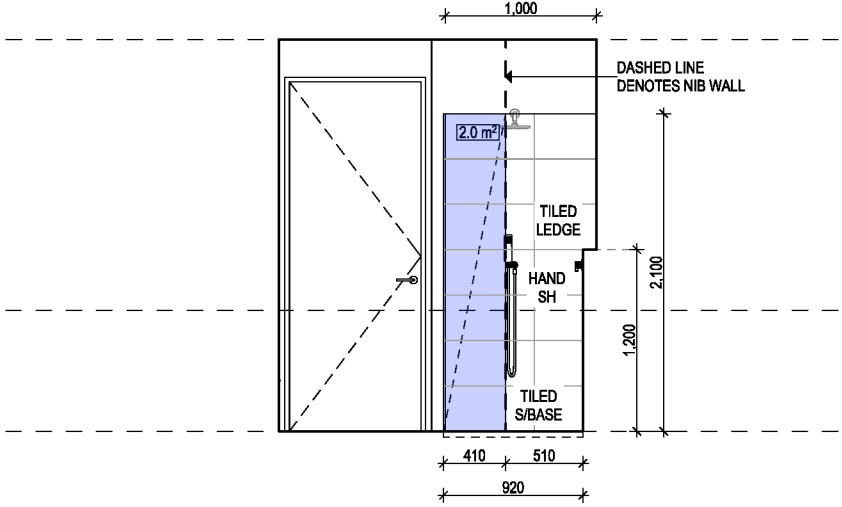


BATH
SCALE: 1:50

INTERNAL ELEVATION LEGEND			
DW	DISHWASHER	FP	FINGER PULL
FR	REFRIGERATOR RECESS	SH	SHELF
HP	HOTPLATE	KR	KICKRAIL
MR	MICROWAVE RECESS	TWRL	TOWEL RAIL
RH	RANGEHOOD	HTWRL	HEATED TOWEL RAIL
SSS	STAINLESS STEEL SINK	TWRG	TOWEL RING
UBO	UNDER BENCH OVEN	TRH	TOILET ROLL HOLDER
BHO	BULKHEAD OVER	SH	SHOWER HEAD
OHC	OVERHEAD CUPBOARD	MX	SHOWER MIXER
DGPO	DOUBLE POWER POINT	SP	BATH SPOUT
DGPO/IS	DOUBLE POWER POINT - WITH ISOLATION SWITCH	BA	BASIN
GL SB	GLASS SPLASHBACK	VB	VANITY BASIN
CT SB	TILED SPLASHBACK	FW	FLOOR WASTE
SST	STAINLESS STEEL TROUGH	WC	TOILET
WM	WASHING MACHINE	GR	GRAB RAIL
DM	DRYING MACHINE	SU	SHELF UNIT
DR	DRAWERS	HRAIL	HANGING RAIL



BATH
SCALE: 1:50



BATH
SCALE: 1:50

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Address
20 CLEMATIS PARK ROAD
EMERALD VIC 3782
Drawing Title
JOINERY DRAWINGS - BATHROOM

AREA CALCULATIONS

GF LIVING (1)	229.5
SHED	98.0
GF LIVING (2)	56.8
GARAGE	56.0
ALFRESCO	33.0
VERANDAH	6.6
PORCH	5.7
195.6 m ²	

REVISION: PD-G

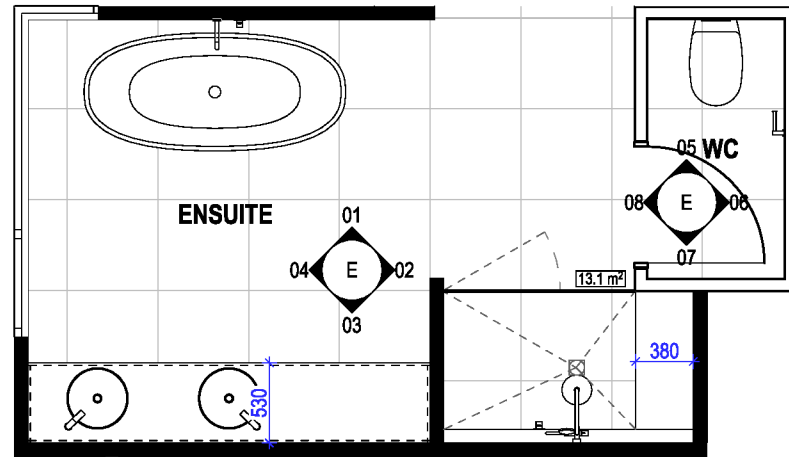
DATE: 23/09/2025
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CHECKED BY: FD
PROJECT #: 5003
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SHEET NUMBER: 22 of 30

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PRELIMINARY DRAWINGS

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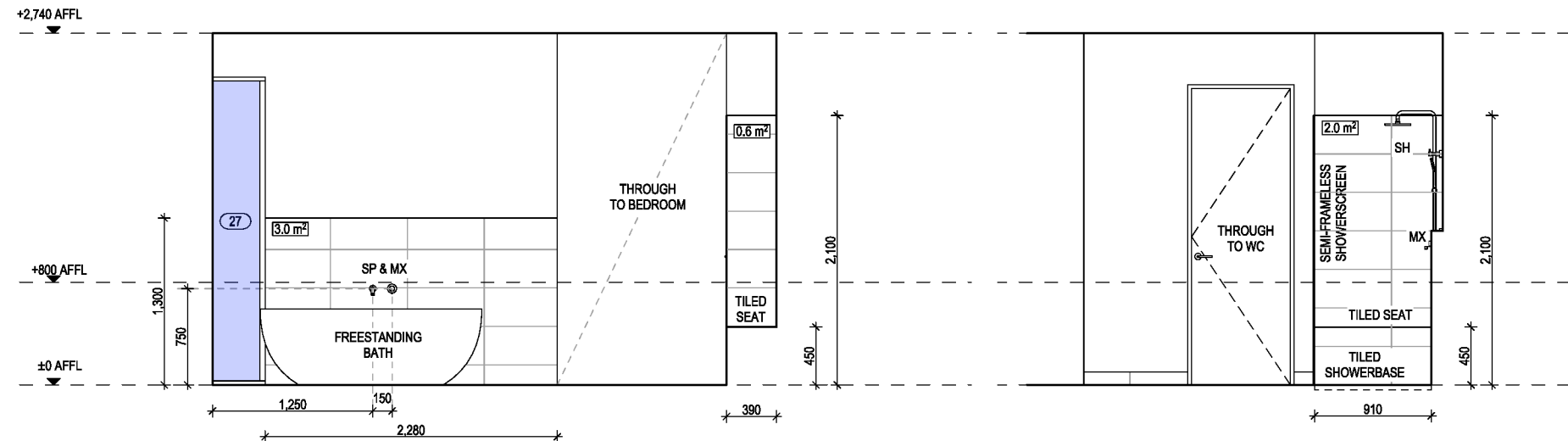


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SCALE: 1:50

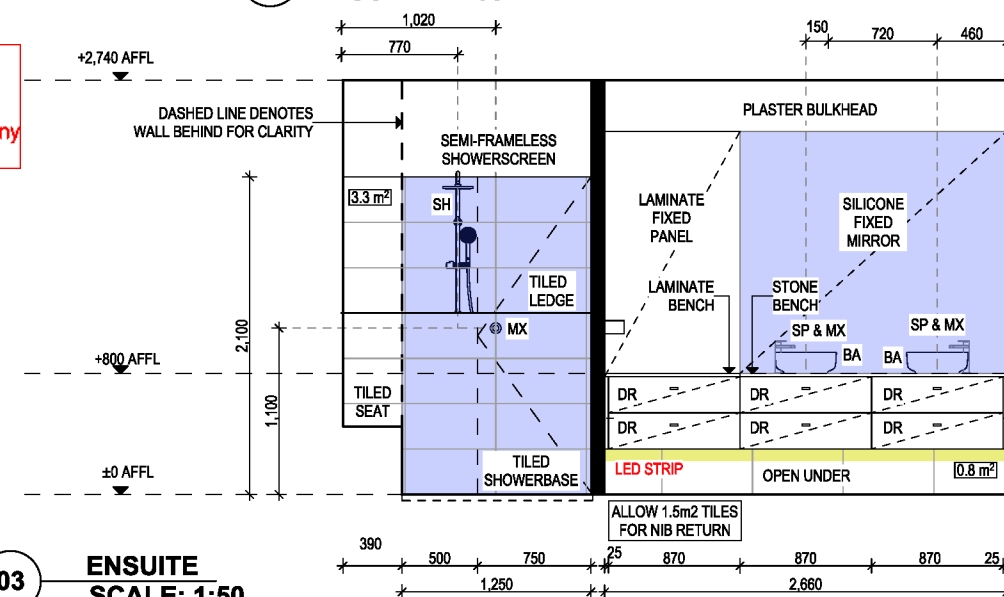
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INTERNAL ELEVATION LEGEND

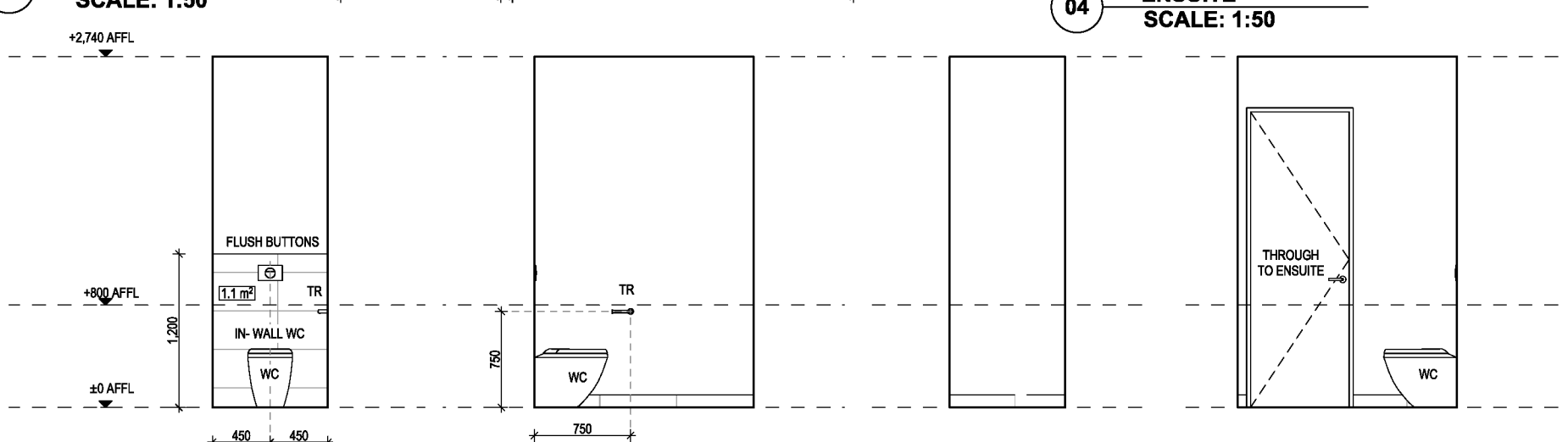
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FR	REFRIGERATOR RECESS	SH	SHELF
HP	HOTPLATE	KR	KICKRAIL
MR	MICROWAVE RECESS	TWRL	TOWEL RAIL
RH	RANGEHOOD	HTWRL	HEATED TOWEL RAIL
SSS	STAINLESS STEEL SINK	TWRG	TOWEL RING
UBO	UNDER BENCH OVEN	TRH	TOILET ROLL HOLDER
BHO	BULKHEAD OVER	SH	SHOWER HEAD
OHC	OVERHEAD CUPBOARD	MX	SHOWER MIXER
DGPO	DOUBLE POWER POINT	SP	BATH SPOUT
DGPO/IS	DOUBLE POWER POINT - WITH ISOLATION SWITCH	BA	BASIN
GL SB	GLASS SPLASHBACK	VB	VANITY BASIN
CT SB	TILED SPLASHBACK	FW	FLOOR WASTE
SST	STAINLESS STEEL TROUGH	WC	TOILET
WM	WASHING MACHINE	GR	GRAB RAIL
DM	DRYING MACHINE	SU	SHELF UNIT
DR	DRAWERS	HRAIL	HANGING RAIL



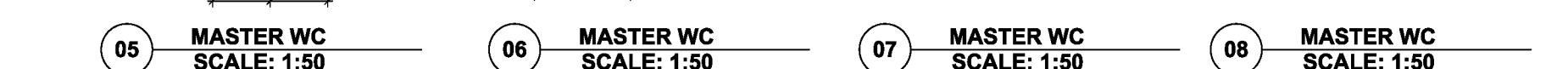
01 ENSUITE
SCALE: 1:50



02 ENSUITE
SCALE: 1:50



03 ENSUITE
SCALE: 1:50



04 ENSUITE
SCALE: 1:50



05 MASTER WC
SCALE: 1:50



06 MASTER WC
SCALE: 1:50



07 MASTER WC
SCALE: 1:50



08 MASTER WC
SCALE: 1:50

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A.C.N. 005 991 211 HIA & MBA DB-U7038

20 CLEMATIS PARK ROAD
EMERALD VIC 3782
Drawing Title
JOINERY DRAWINGS - ENSUITE 1 & WC

AREA CALCULATIONS

GF LIVING (1)	229.5
SHED	98.0
GF LIVING (2)	56.8
GARAGE	56.0
ALFRESCO	33.0
VERANDAH	6.6
PORCH	5.7
TOTAL	495.6 m²

REVISION: PD-G

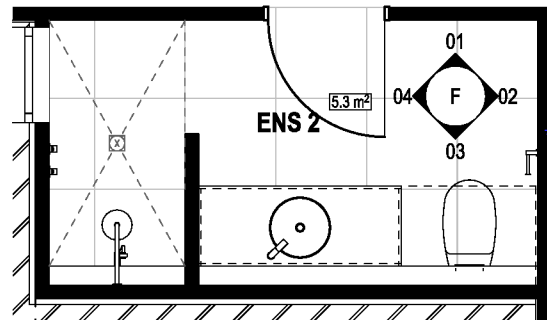
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PROJECT #:	5003
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SHEET NUMBER: 23 of 30

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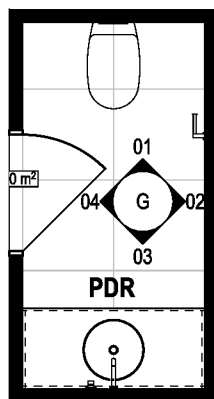
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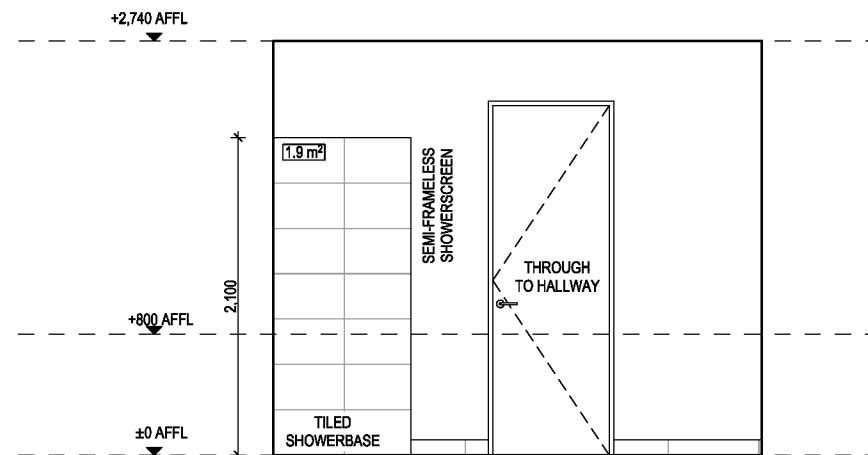
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INTERNAL ELEVATION LEGEND

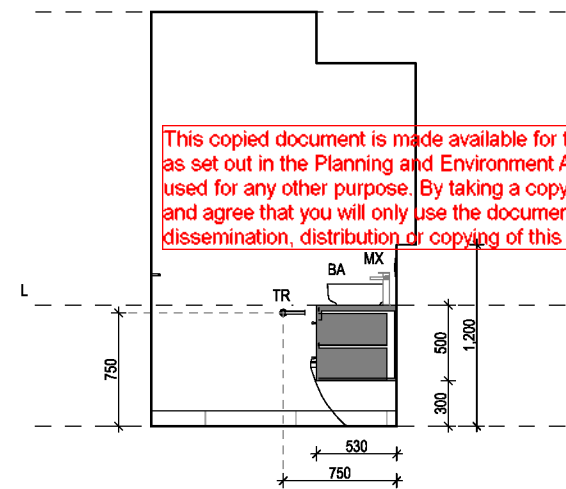
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FR	REFRIGERATOR RECESS	SH	SHELF
HP	HOTPLATE	KR	KICKRAIL
MR	MICROWAVE RECESS	TWRL	TOWEL RAIL
RH	RANGEHOOD	HTWRL	HEATED TOWEL RAIL
SSS	STAINLESS STEEL SINK	TWRG	TOWEL RING
UBO	UNDER BENCH OVEN	TRH	TOILET ROLL HOLDER
BHO	BULKHEAD OVER	SH	SHOWER HEAD
OHC	OVERHEAD CUPBOARD	MX	SHOWER MIXER
DGPO	DOUBLE POWER POINT	SP	BATH SPOUT
DGPO/IS	DOUBLE POWER POINT - WITH ISOLATION SWITCH	BA	BASIN
GL SB	GLASS SPLASHBACK	VB	VANITY BASIN
CT SB	TILED SPLASHBACK	FW	FLOOR WASTE
SST	STAINLESS STEEL TROUGH	WC	TOILET
WM	WASHING MACHINE	GR	GRAB RAIL
DM	DRYING MACHINE	SU	SHELF UNIT
DR	DRAWERS	HRAIL	HANGING RAIL



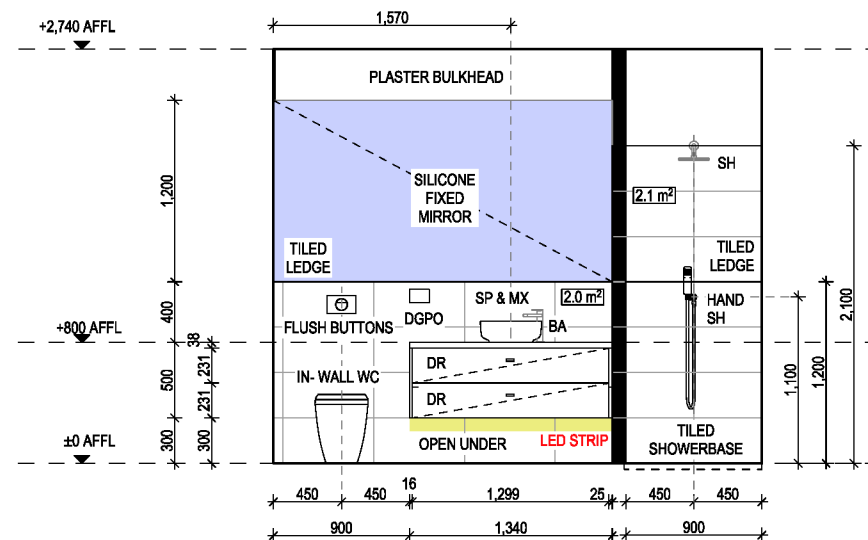
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SCALE: 1:50



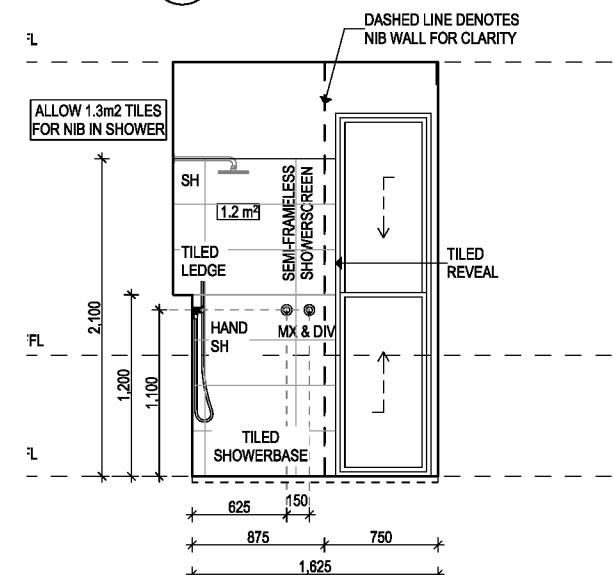
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SCALE: 1:50



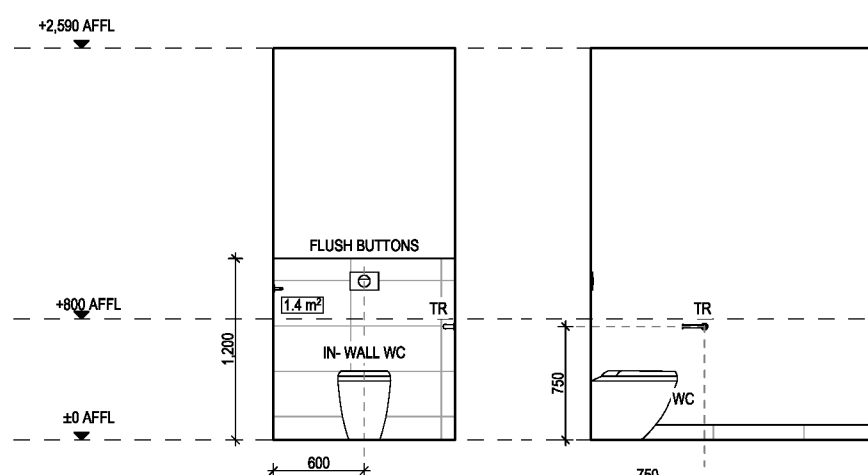
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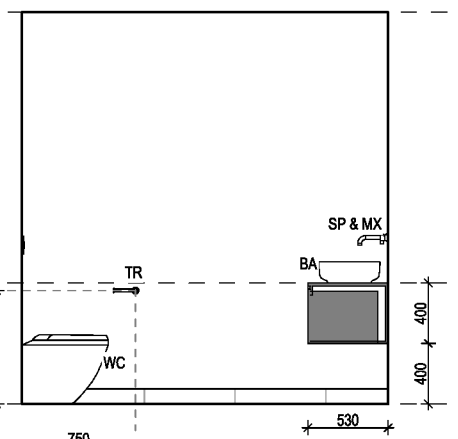
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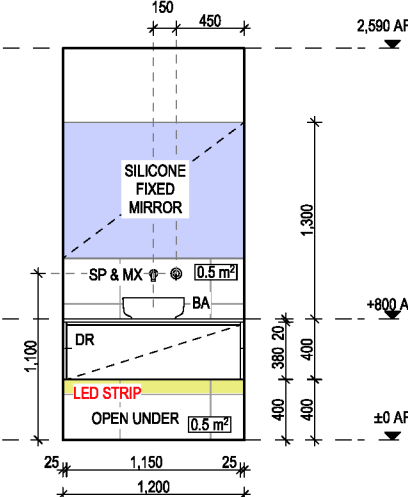
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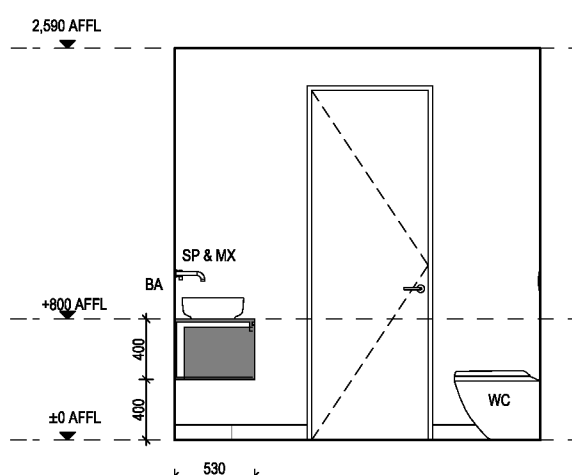
01 POWDER
SCALE: 1:50



02 POWDER
SCALE: 1:50



03 POWDER
SCALE: 1:50



04 POWDER
SCALE: 1:50

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Address
20 CLEMATIS PARK ROAD
EMERALD VIC 3782
Drawing Title
JOINERY DRAWINGS - ENSUITE 2 &
POWDER

AREA CALCULATIONS

GF LIVING (1)	229.5
SHED	98.0
GF LIVING (2)	56.8
GARAGE	56.0
ALFRESCO	33.0
VERANDAH	6.6
PORCH	5.7
TOTAL	485.6 m²

REVISION:

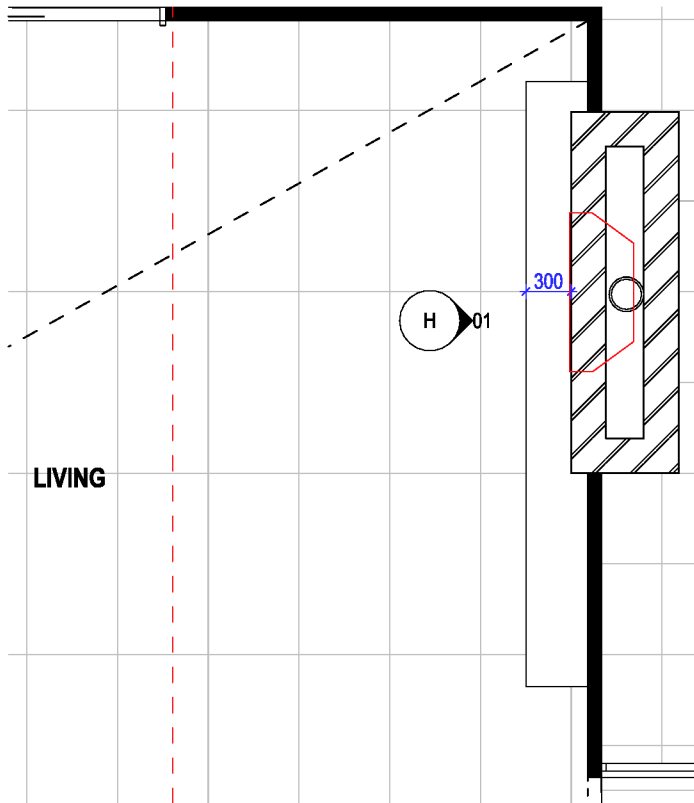
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DATE:	23/09/2025
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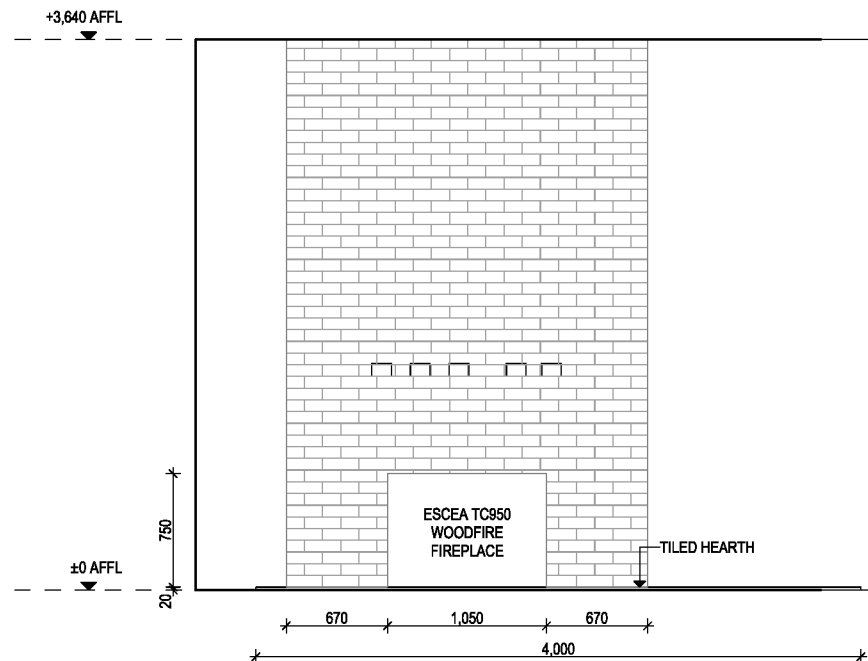
24 of 30	
CONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS AND VERIFY ALL ERRORS AND OMISSIONS TO THE BUILDER. DO NOT SCALE THE DRAWINGS. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ITS ISSUED BY THE BUILDER FOR CONSTRUCTION	
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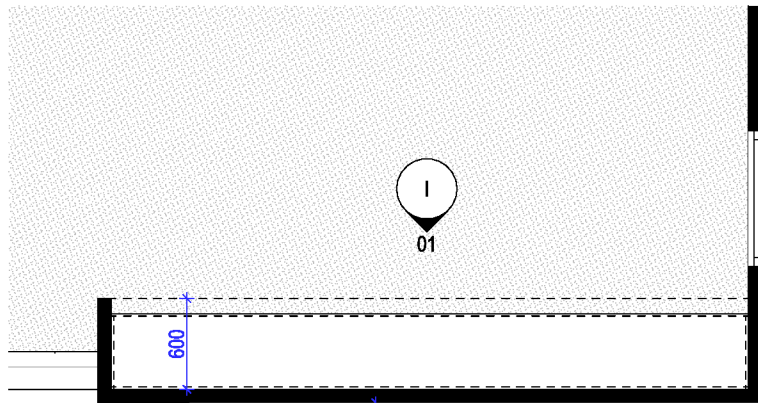
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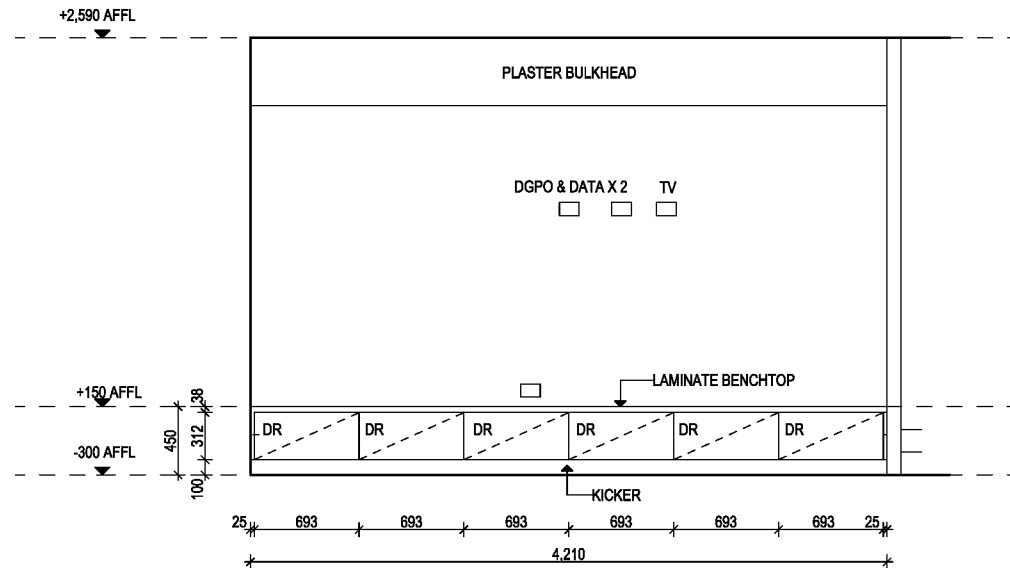
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SCALE: 1:50



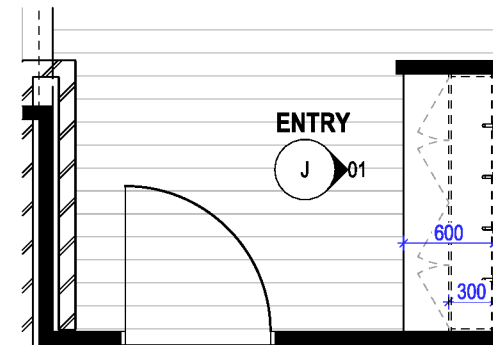
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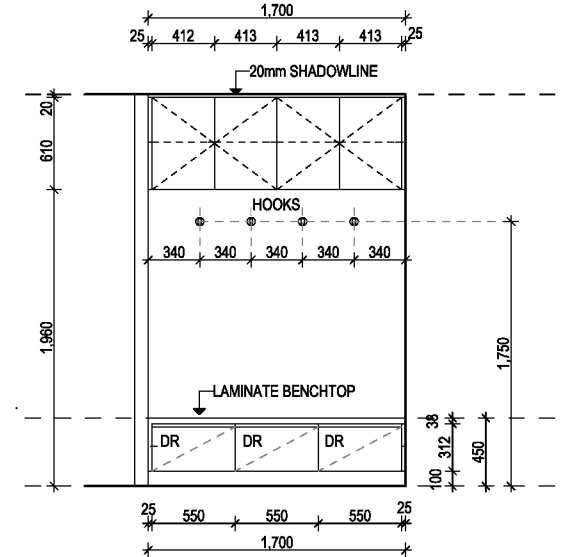
GROUND FLOOR 1:50
SCALE: 1:50



01 RUMPUS TV UNIT
SCALE: 1:50



GROUND FLOOR 1:50
SCALE: 1:50



01 ENTRY MUD CUPBOARD
SCALE: 1:50

INTERNAL ELEVATION LEGEND

DW	DISHWASHER	FP	FINGER PULL
FR	REFRIGERATOR RECESS	SH	SHELF
HP	HOTPLATE	KR	KICKRAIL
MR	MICROWAVE RECESS	TWRL	TOWEL RAIL
RH	RANGEHOOD	HTWRL	HEATED TOWEL RAIL
SSS	STAINLESS STEEL SINK	TWRG	TOWEL RING
UBO	UNDER BENCH OVEN	TRH	TOILET ROLL HOLDER
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DGPO/IS	DOUBLE POWER POINT - WITH ISOLATION SWITCH	BA	BASIN
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CT SB	TILED SPLASHBACK	FW	FLOOR WASTE
SST	STAINLESS STEEL TROUGH	WC	TOILET
WM	WASHING MACHINE	GR	GRAB RAIL
DM	DRYING MACHINE	SU	SHELF UNIT
DR	DRAWERS	HRAIL	HANGING RAIL

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Address

20 CLEMATIS PARK ROAD
EMERALD VIC 3782

Drawing Title

JOINERY DRAWINGS - LIVING
FIREPLACE, RUMPUS TV UNIT &

AREA CALCULATIONS

GF LIVING (1)	229.5
SHED	98.0
GF LIVING (2)	56.8
GARAGE	56.0
ALFRESCO	33.0
VERANDAH	6.6
PORCH	5.7
	195.6 m ²

REVISION:

PD-G

SHEET NUMBER:

25 of 30

PRELIMINARY DRAWINGS

DATE:

23/09/2025

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FD

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FD

PROJECT #:

5003

SCALE:

As Noted

PAGE SIZE:

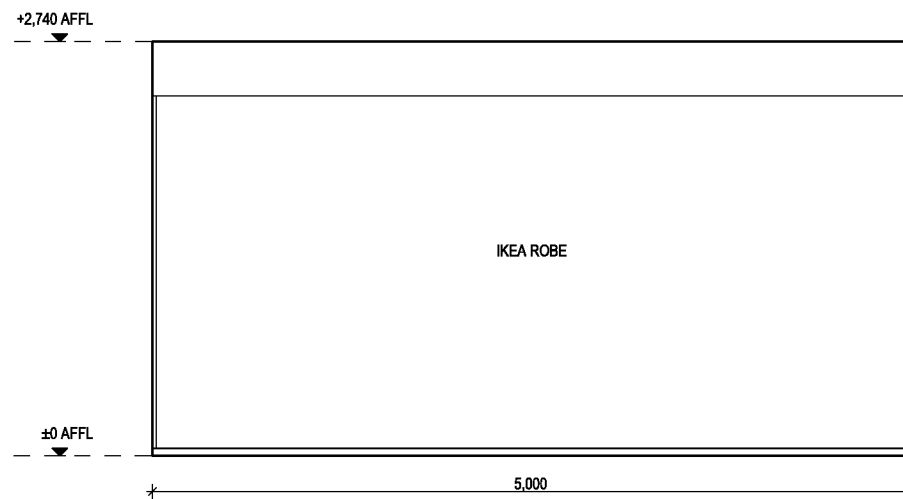
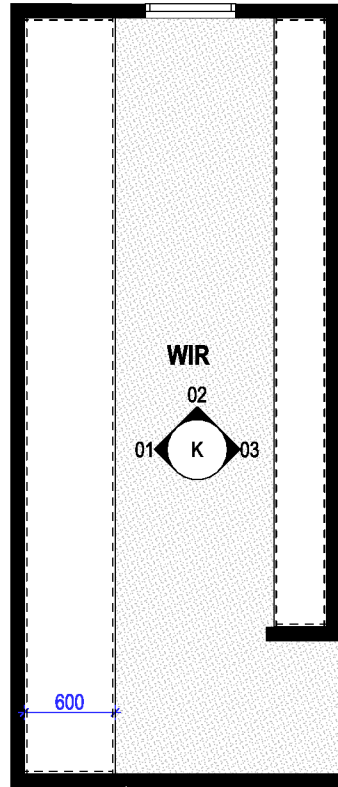
A3

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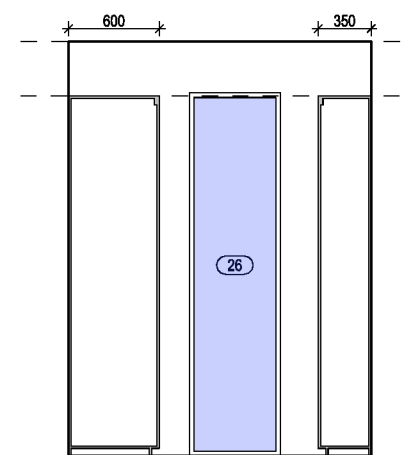
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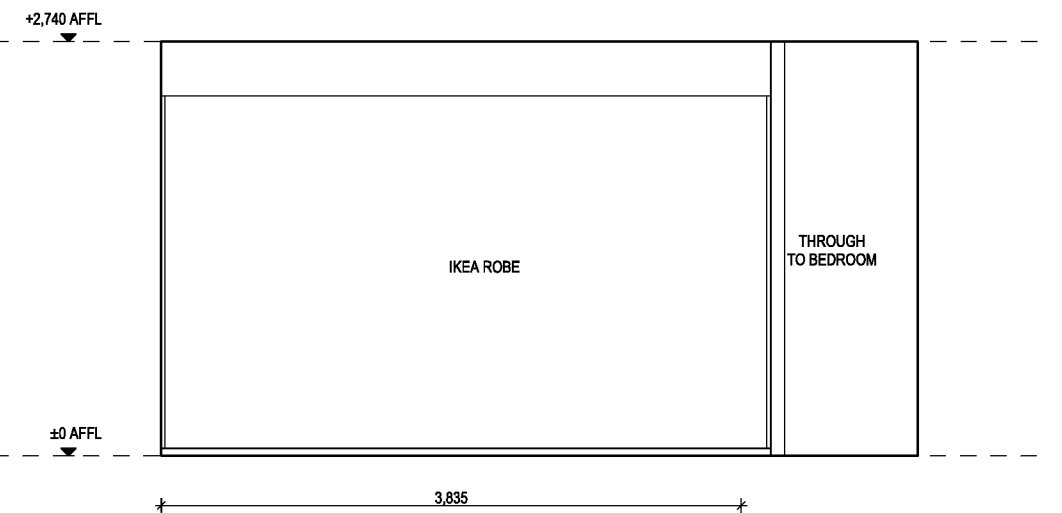
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01 MASTER WIR
SCALE: 1:50



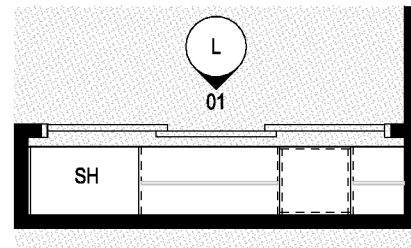
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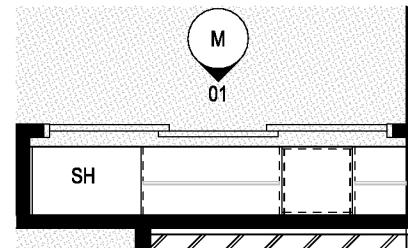
03 MASTER WIR
SCALE: 1:50

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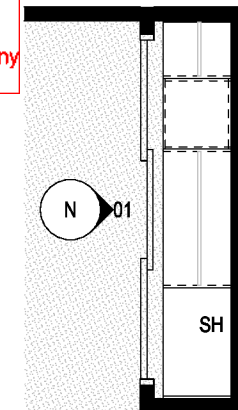
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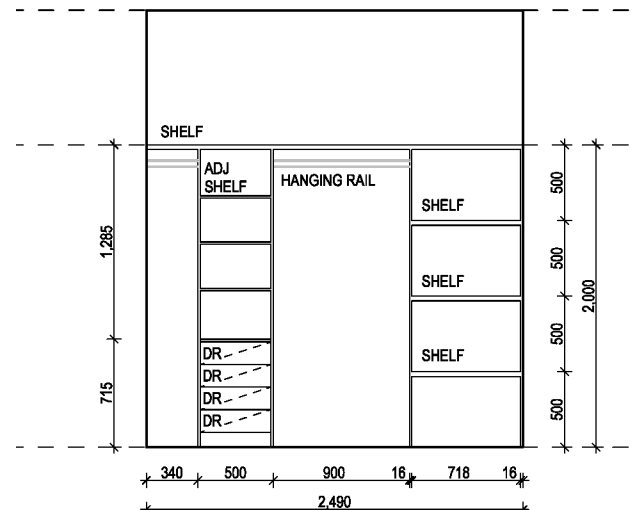
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SCALE: 1:50



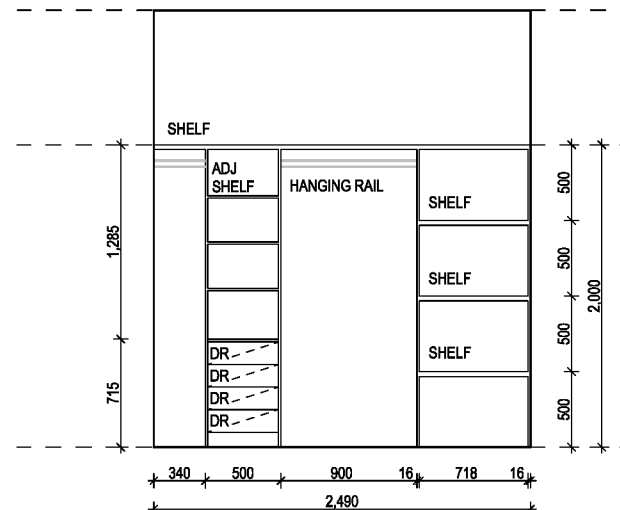
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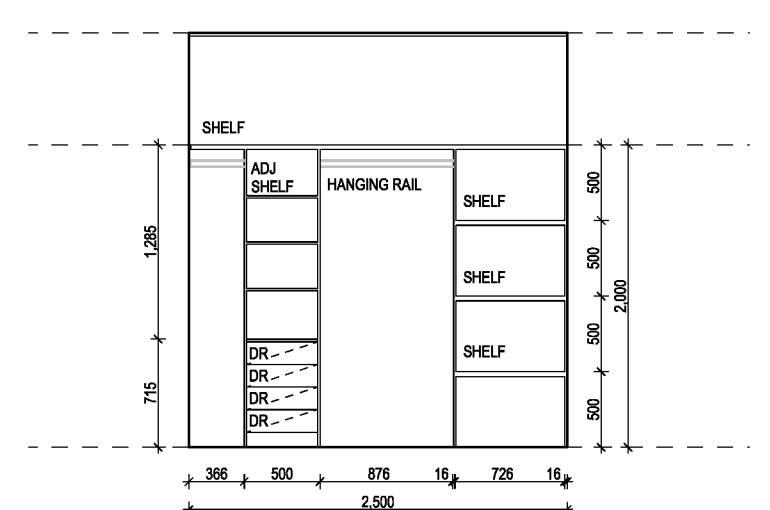
BED 4 ROBE
SCALE: 1:50



01 BED 2 ROBE
SCALE: 1:50



01 BED 3 ROBE
SCALE: 1:50



01 BED 4 ROBE
SCALE: 1:50

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EMERALD VIC 3782
Drawing Title
JOINERY DRAWINGS - ROBES

AREA CALCULATIONS

GF LIVING (1)	229.5
SHED	98.0
GF LIVING (2)	56.8
GARAGE	56.0
ALFRESCO	33.0
VERANDAH	6.6
PORCH	5.7
195.6 m ²	

REVISION:

PD-G

SHEET NUMBER:

26 of 30

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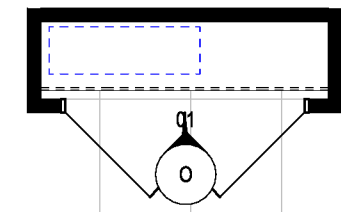
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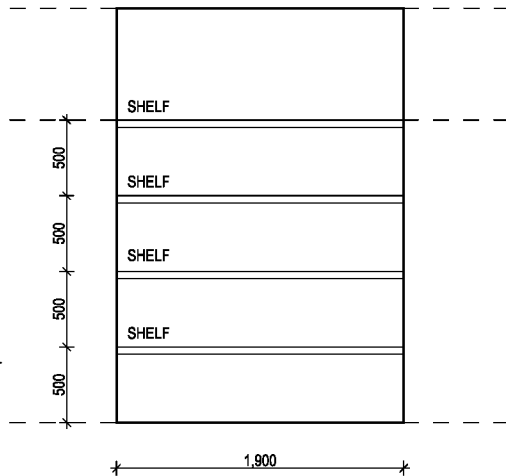
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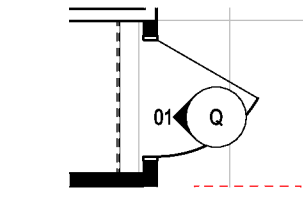
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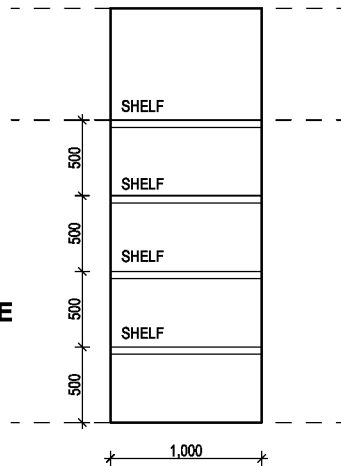
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SCALE: 1:50



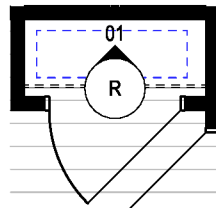
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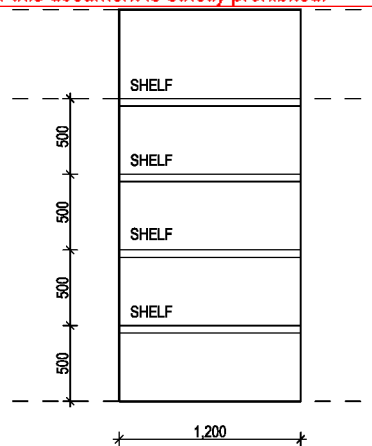
REAR HALLWAY STORE
SCALE: 1:50



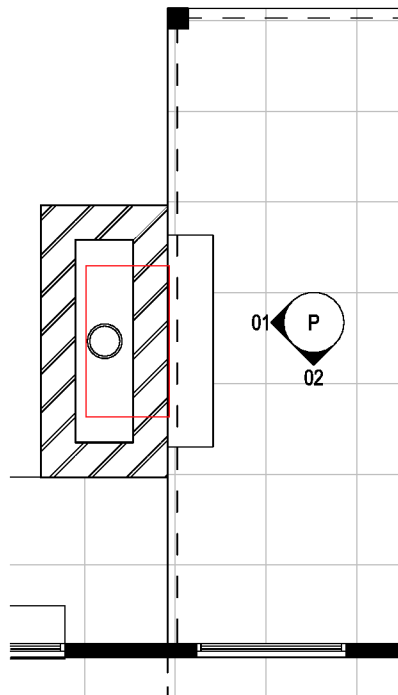
01 LINEN
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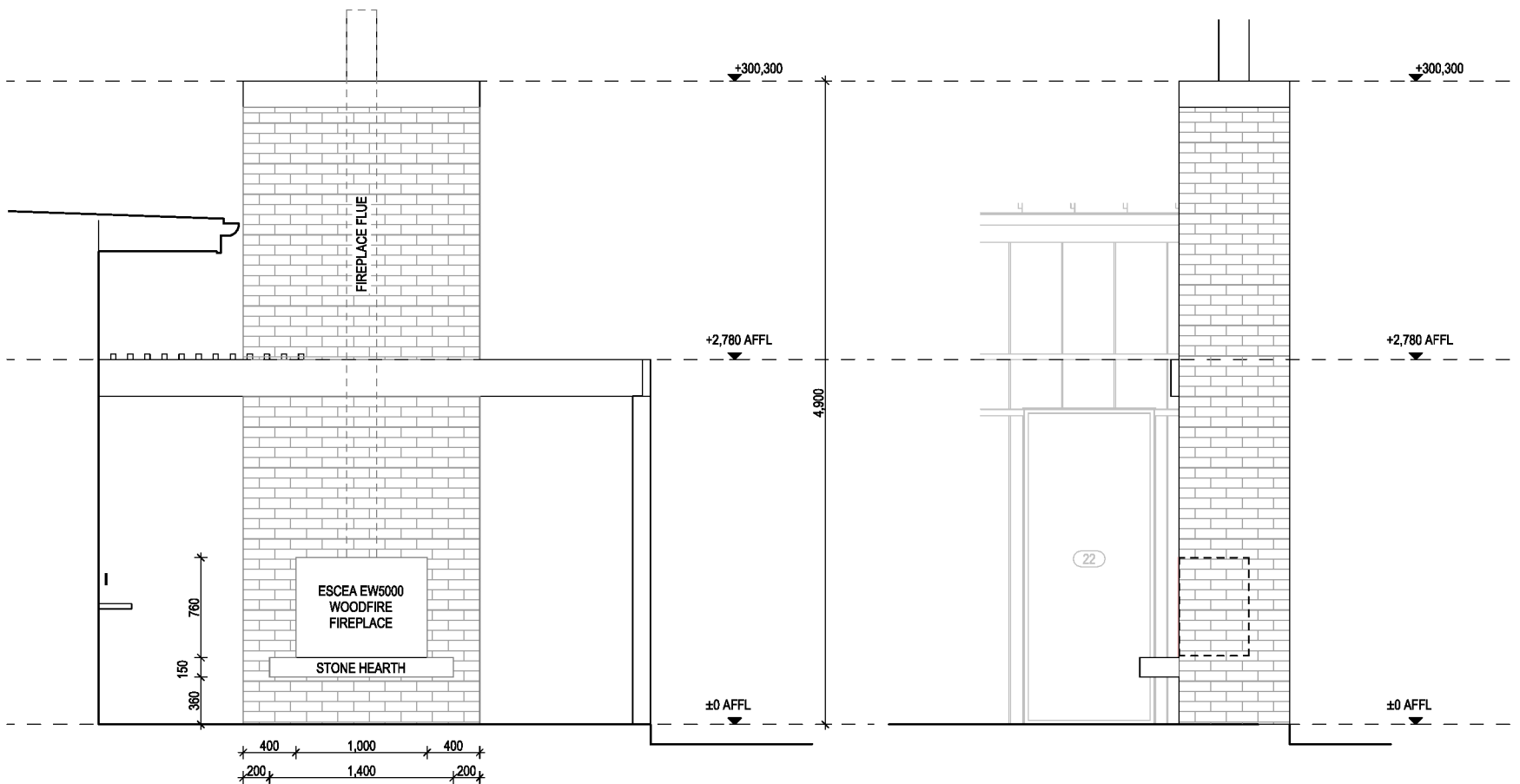
REAR HALLWAY STORE
SCALE: 1:50



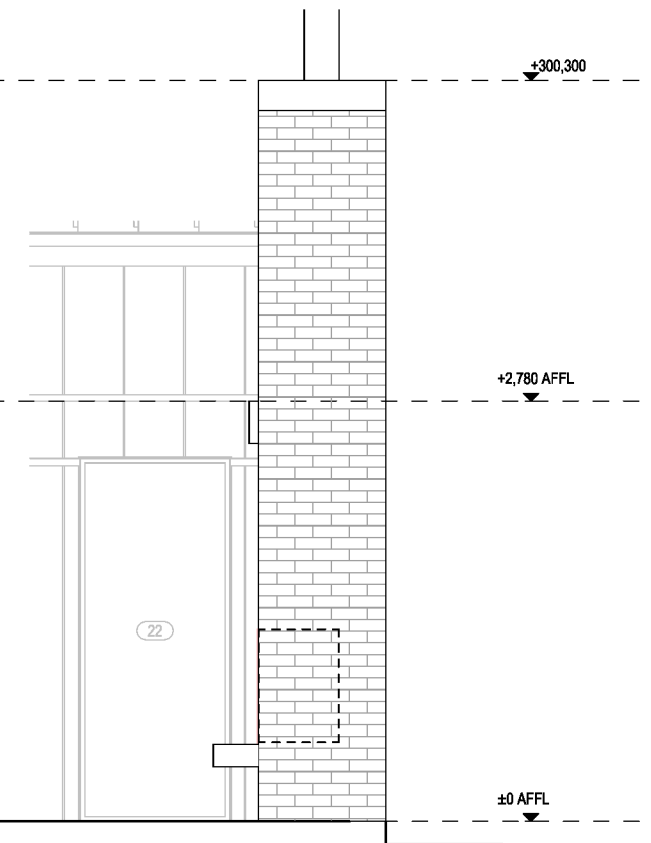
01 ENTRY STORE
SCALE: 1:50



OUTDOOR FIREPLACE
SCALE: 1:50



01 ALFRESCO FIREPLACE
SCALE: 1:50



02 ALFRESCO FIREPLACE
SCALE: 1:50

INTERNAL ELEVATION LEGEND

DW	DISHWASHER
FR	REFRIGERATOR RECESS
HP	HOTPLATE
MR	MICROWAVE RECESS
RH	RANGEHOOD
SSS	STAINLESS STEEL SINK
UBO	UNDER BENCH OVEN
BHO	BULKHEAD OVER
OHC	OVERHEAD CUPBOARD
DGPO	DOUBLE POWER POINT
DGPO/IS	DOUBLE POWER POINT - WITH ISOLATION SWITCH
GL SB	GLASS SPLASHBACK
CT SB	TILED SPLASHBACK
SST	STAINLESS STEEL TROUGH
WM	WASHING MACHINE
DM	DRYING MACHINE
DR	DRAWERS
FP	FINGER PULL
SH	SHELF
KR	KICKRAIL
TWRL	TOWEL RAIL
HTWRL	HEATED TOWEL RAIL
TWRG	TOWEL RING
TRH	TOILET ROLL HOLDER
SH	SHOWER HEAD
MX	SHOWER MIXER
SP	BATH SPOUT
BA	BASIN
VB	VANITY BASIN
FW	FLOOR WASTE
WC	TOILET
GR	GRAB RAIL
SU	SHELF UNIT
HRail	HANGING RAIL

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Address
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EMERALD VIC 3782
Drawing Title
JOINERY DRAWINGS - STORE &
OUTDOOR FIREPLACE

AREA CALCULATIONS

GF LIVING (1)	229.5
SHED	98.0
GF LIVING (2)	56.8
GARAGE	56.0
ALFRESCO	33.0
VERANDAH	6.6
PORCH	5.7
195.6 m ²	

REVISION: PD-G

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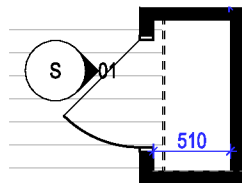
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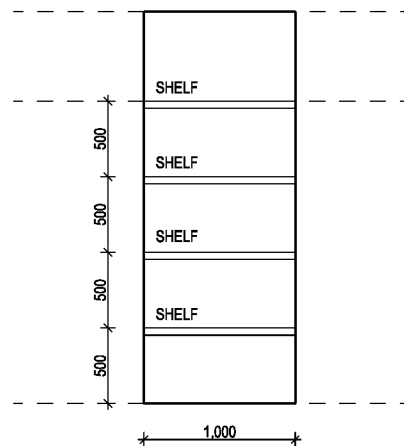
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BATHROOM LINEN
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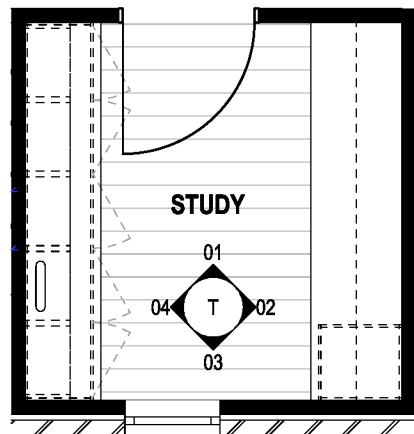


01 BATHROOM LINEN
SCALE: 1:50

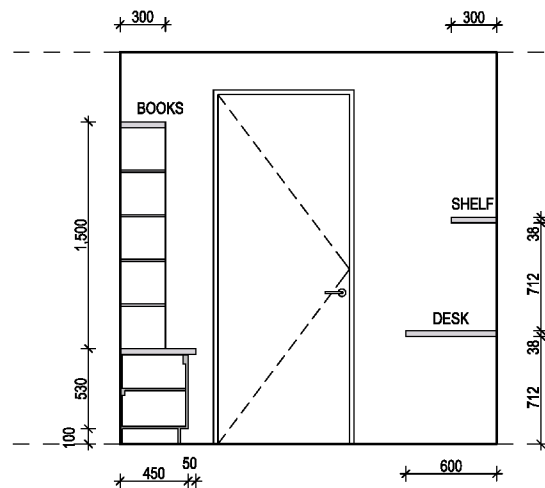
INTERNAL ELEVATION LEGEND

DW	DISHWASHER	FP	FINGER PULL
FR	REFRIGERATOR RECESS	SH	SHELF
HP	HOTPLATE	KR	KICKRAIL
MR	MICROWAVE RECESS	TWRL	TOWEL RAIL
RH	RANGEHOOD	HTWRL	HEATED TOWEL RAIL
SSS	STAINLESS STEEL SINK	TWRG	TOWEL RING
UBO	UNDER BENCH OVEN	TRH	TOILET ROLL HOLDER
BHO	BULKHEAD OVER	SH	SHOWER HEAD
OHC	OVERHEAD CUPBOARD	MX	SHOWER MIXER
DGPO	DOUBLE POWER POINT	SP	BATH SPOUT
DGPO/IS	DOUBLE POWER POINT - WITH ISOLATION SWITCH	BA	BASIN
GL SB	GLASS SPLASHBACK	VB	VANITY BASIN
CT SB	TILED SPLASHBACK	FW	FLOOR WASTE
SST	STAINLESS STEEL TROUGH	WC	TOILET
WM	WASHING MACHINE	GR	GRAB RAIL
DM	DRYING MACHINE	SU	SHELF UNIT
DR	DRAWERS	HRail	HANGING RAIL

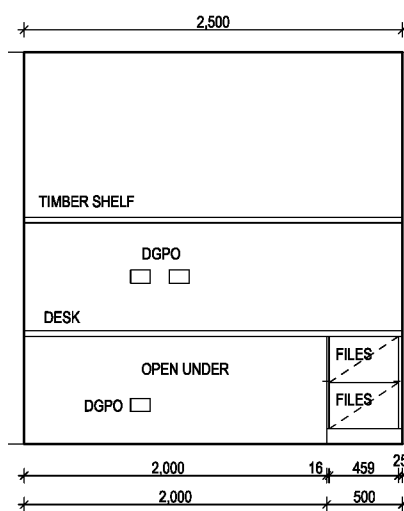
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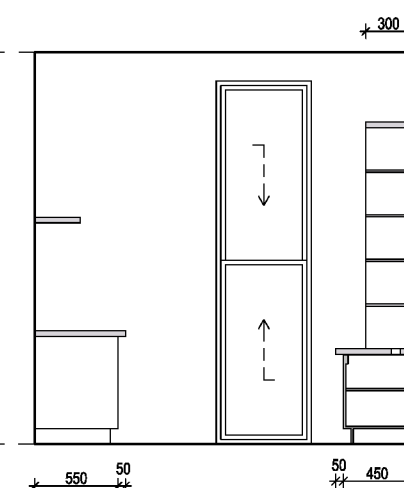
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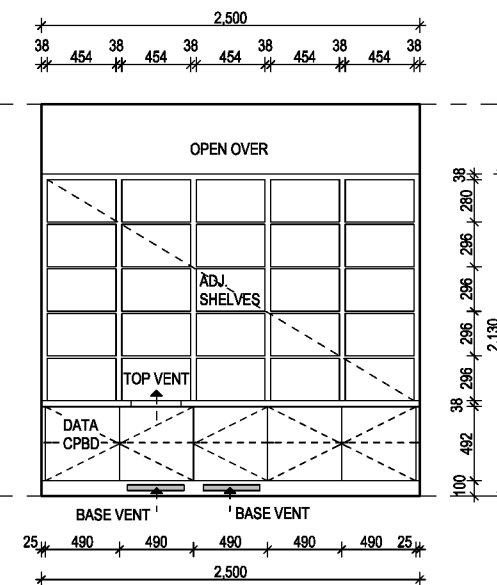
01 STUDY
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02 STUDY
SCALE: 1:50



03 STUDY
SCALE: 1:50



04 STUDY
SCALE: 1:50

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20 CLEMATIS PARK ROAD
EMERALD VIC 3782
Drawing Title
JOINERY DRAWINGS - LINEN &
STUDY

AREA CALCULATIONS

GF LIVING (1)	229.5
SHED	98.0
GF LIVING (2)	56.8
GARAGE	56.0
ALFRESCO	33.0
VERANDAH	6.6
PORCH	5.7
TOTAL	485.6 m²

REVISION:

PD-G

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WINDOW / DOOR SCHEDULE											
ROOM	L'DRY	DINING	LIVING	DINING	LIVING	ENTRY	STUDY	BATH	RUMPUS	RUMPUS	BED 3
ID	01	02	03	04	05	06	07	09	10	11	12
MATERIAL TYPE	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	TIMBER	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM
WINDOW / DOOR TYPE	FIXED	STACKING SLIDER	STACKING SLIDER	FIXED	FIXED	HINGED	DOUBLE HUNG	DOUBLE HUNG	DOUBLE HUNG	DOUBLE HUNG	DOUBLE HUNG
GLAZING TYPE	CLEAR	CLEAR	CLEAR	CLEAR	CLEAR	N/A	CLEAR	CLEAR	CLEAR	CLEAR	CLEAR
HEAD HEIGHT	2,400	2,400	2,400	3,400	3,400	2,400	2,400	2,140	2,440	2,440	2,400
SILL HEIGHT	1,800	0	0	2,800	2,800	0	0	140	440	440	400
OUTSIDE VIEW											
HEIGHT	600	2,400	2,400	600	600	2,400	2,400	2,000	2,000	2,000	2,000
WIDTH	3,400	3,000	3,000	3,000	3,000	1,020	630	610	900	900	2,400
LINTEL											
NOTES											

WINDOW / DOOR SCHEDULE											
ROOM	BED 2	RUMPUS	HALL	HALL	ENTRY	ALFRESCO	ALFRESCO	LIVING	DINING	KITCHEN	P'TRY
ID	13	14	15	16	17	18	19	20	21	22	23
MATERIAL TYPE	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM
WINDOW / DOOR TYPE	DOUBLE HUNG	STACKING SLIDER	FIXED	FIXED	FIXED	STACKING SLIDER	STACKING SLIDER	FIXED	FIXED	FIXED	BI-FOLD
GLAZING TYPE	CLEAR	CLEAR	CLEAR	CLEAR	CLEAR	CLEAR	CLEAR	CLEAR	CLEAR	CLEAR	CLEAR
HEAD HEIGHT	2,400	2,400	2,400	2,400	2,400	2,400	2,400	3,400	3,400	2,400	2,400
SILL HEIGHT	400	0	0	0	0	0	0	2,800	2,800	0	900
OUTSIDE VIEW											
HEIGHT	2,000	2,400	2,400	2,400	2,400	2,400	2,400	600	600	2,400	1,500
WIDTH	2,400	3,000	1,020	1,020	2,920	3,000	3,000	3,000	3,000	990	1,410
LINTEL											
NOTES											

DOUBLE GLAZING THROUGHOUT
FLYSCREENS TO ALL OPENABLE WINDOWS

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Address
20 CLEMATIS PARK ROAD
EMERALD VIC 3782
Drawing Title
WINDOW & DOOR SCHEDULE (1/2)

AREA CALCULATIONS

GF LIVING (1)	229.5
SHED	98.0
GF LIVING (2)	56.8
GARAGE	56.0
ALFRESCO	33.0
VERANDAH	6.6
PORCH	5.7
195.6 m²	

REVISION: PD-G


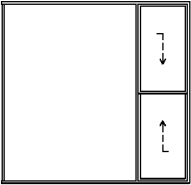


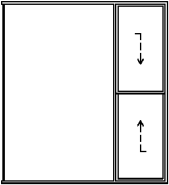
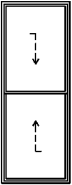
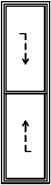
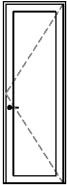
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WINDOW / DOOR SCHEDULE								
ROOM	MASTER BED	MASTER BED	WIR	ENSUITE	ENSUITE	BED 4	ENS 2	L'DRY
ID	24	25	26	27	28	29	30	31
MATERIAL TYPE	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM
WINDOW / DOOR TYPE	FIXED	DOUBLE HUNG	FIXED	FIXED	DOUBLE HUNG	DOUBLE HUNG	DOUBLE HUNG	HINGED
GLAZING TYPE	CLEAR	CLEAR	CLEAR	CLEAR	CLEAR	CLEAR	CLEAR	CLEAR
HEAD HEIGHT	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400
SILL HEIGHT	0	0	0	0	0	0	0	0
OUTSIDE VIEW								
HEIGHT	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400
WIDTH	940	2,440	600	505	2,140	900	630	820
LINTEL								
NOTES								

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DOUBLE GLAZING THROUGHOUT

FLYSCREENS TO ALL OPENABLE WINDOWS

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WINDOW & DOOR SCHEDULE (2/2)

AREA CALCULATIONS		REVISION: PD-G		SHEET NUMBER: 30 of 30		PRELIMINARY DRAWINGS		
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SHED	98.0	DRAWN BY:	FD					
GF LIVING (2)	56.8	CHECKED BY:	FD					
GARAGE	56.0	PROJECT #:	5003					
ALFRESCO	33.0	SCALE:	As Noted					
VERANDAH	6.6	PAGE SIZE:	A3					
PORCH	5.7							
195.6 m ²								

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Bushfire Management Statement

for the construction of a dwelling and shed
at 20 Clematis Park Road
Emerald VIC 3782

Prepared for



July 2024

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Terramatrix project code: Floyd-2023-01 BMO_P2-Emerald

Cover image: Looking south over the site.

Version Control

Version	Date	Comments	Name
0.1	28/09/2023	Analysis, mapping and report compilation	Angus Barbary, Analyst
0.1	29/09/2023	Peer review	Jon Boura, Managing Director
1.0	2/10/2023	Bushfire Management Statement (BMS)	To client
1.1	18/06/2024	Amended BMS	To client
1.2	17/07/2024	Amended BMS	To client

Terramatrix Pty. Ltd.

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1 Introduction

This Bushfire Management Statement (BMS) has been prepared on behalf of Peter and Louise Floyd, to show how the development of a dwelling and shed at 20 Clematis Park Road, Emerald VIC 3782 can comply with the Victorian planning and building controls that relate to bushfire, specifically the requirements of Clause 13.02-1S *Bushfire Planning*, Clause 44.06 *Bushfire Management Overlay* (BMO) and associated Clause 53.02 *Bushfire Planning* in the Cardinia Planning Scheme.

The site is in the Rural Conservation Zone - Schedule 2 (RCZ2). The development proposal is to construct a new dwelling and shed on the vacant lot. Accordingly, this report follows the BMO pathway 2, to demonstrate how the development responds to the relevant objectives of Clause 53.02-4 (Clause 53.02-4 Cardinia Planning Scheme).

The site is within a declared Bushfire Prone Area (BPA) and is covered by the BMO. In accordance with the application requirements of the BMO (Clause 44.06 Cardinia Planning Scheme), this report includes:

- A *Bushfire hazard site assessment*, including a plan that describes the bushfire hazard within 150m of the site in accordance with the site assessment methodology of AS 3959-2018 *Construction of buildings in bushfire-prone areas* and Clause 44.06
- A *Bushfire hazard landscape assessment*, including a plan that describes the bushfire hazard of the general locality more than 150m from the site
- A *BMO compliance* section, detailing how the development responds to the bushfire risk and the requirements and objectives of Clauses 44.06 and 53.02.

This report also includes a Bushfire Management Plan (BMP).

This report has been prepared consistent with guidance provided in the technical guide *Planning Permit Applications – Bushfire Management Overlay* (DELWP, 2017a).

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Address:	20 Clematis Park Road, Emerald VIC 3782
Property size:	8,700 m ²
Local Government Area:	Cardinia Shire Council
Zone/s	Rural Conservation Zone - Schedule 2 (RCZ2)
Overlay/s	Bushfire Management Overlay (BMO) Environmental Significance Overlay – Schedule 1 (ESO1)
Directory reference:	Melway 127 C5
Site assessment date:	27/09/2023
Assessed by:	Angus Barbary



Map 1 – Site overview.

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2 Bushfire hazard site assessment

2.1 Classified vegetation

Vegetation within the 150 m assessment zone around the site has been classified in accordance with the BMO/AS 3959 methodology. Classified vegetation is vegetation that is deemed hazardous from a bushfire perspective.

The classification system is not directly analogous to Ecological Vegetation Classes (EVCs) but uses a generalised description of vegetation based on the AUSLIG (Australian Natural Resources Atlas: No. 7 - Native Vegetation) classification system. The classification is based on the mature state of the vegetation and the likely fire behaviour that it will generate.

2.1.1 Forest

Treed vegetation to the west of the site best accords with the Forest group of AS 3959-2018. Forest vegetation comprises areas with trees to 30 m high or taller at maturity, typically dominated by eucalypts, with 30–70% foliage cover (may include understorey ranging from rainforest species and tree ferns to sclerophyllous low trees or shrubs). Includes pine and eucalypt plantations (Standards Australia, 2020).

2.1.2 Modified vegetation

'Modified vegetation is vegetation that doesn't fit into the vegetation classifications in AS 3959-2018 Construction of buildings in bushfire prone areas (the standard) because it:

- has been modified, altered or is managed due to urban development, or gardening,*
- has different fuel loads from those assumed in the standard,*
- has limited or no understorey vegetation, or*
- is not low-threat or low-risk vegetation as defined in the standard' (Clause 53.02-5 Cardinia Planning Scheme).*

Modified vegetation may occur where fuel loads are higher than typical residential gardens and therefore the vegetation cannot be excluded as low threat. However, because of the amount of disturbance and modification that has occurred (e.g. reduced or no understorey or surface vegetation), and/or the pattern and configuration of the vegetation (e.g. small, fragmented patches), the fuel load and anticipated fire behaviour is likely to be different from that presumed in the BMO/AS 3959 methodology.

This type of vegetation may not produce a 100m wide fire front moving at a quasi-steady state rate of forward spread, as presumed in the BMO/AS 3959 methodology, but may generate radiant heat and localised flame contact that needs to be fully considered (DELWP, 2017a).

Roadside vegetation to the north and east, comprising fragmented patches of mature eucalypts with a mainly mown grassy understory (see Map 2) is considered to be Modified vegetation due to its fragmentation and degree of fuel management.

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2.2 Excluded vegetation and non-vegetated areas

Areas of low threat vegetation and non-vegetated areas can be excluded from classification in accordance with Section 2.2.3.2 of AS 3959-2018, if they meet one or more of the following criteria:

- (a) *'Vegetation of any type that is more than 100 m¹ from the site.*
- (b) *Single areas of vegetation less than 1 ha in area and not within 100 m of other areas of vegetation being classified vegetation.*
- (c) *Multiple areas of vegetation less than 0.25 ha in area and not within 20 m of the site, or each other, or of other areas of vegetation being classified vegetation.*
- (d) *Strips of vegetation less than 20 m in width (measured perpendicular to the elevation exposed to the strip of vegetation) regardless of length and not within 20 m of the site or each other, or other areas of vegetation being classified vegetation.*
- (e) *Non-vegetated areas, that is, areas permanently cleared of vegetation, including waterways, exposed beaches, roads, footpaths, buildings and rocky outcrops.*
- (f) *Vegetation regarded as low threat due to factors such as flammability, moisture content or fuel load. This includes grassland managed in a minimal fuel condition², mangroves and other saline wetlands, maintained lawns, golf courses (such as playing areas and fairways), maintained public reserves and parklands, sporting fields, vineyards, orchards, banana plantations, market gardens (and other non-curing crops), cultivated gardens, commercial nurseries, nature strips and windbreaks' (Standards Australia, 2020).*

For the purposes of this report, it is assumed that all vegetation on the site will be managed in a low threat state (i.e. as non-classified vegetation), therefore Map 1 does not show any classified vegetation on the site.

Low-threat areas excluded from classification include the cultivated gardens and managed lawns of the surrounding properties. Non-vegetated areas include the roads, driveways and structures within the 150 m site assessment zone (see Map 2).

2.3 Topography

The BMO/AS 3959 methodology requires that the 'effective slope' be identified to determine the BAL and applicable defendable space or vegetation setback distances. This is the slope of land under the classified vegetation that will most significantly influence the bushfire attack on a building. Two broad types apply:

¹ This distance extends to 150 m in BMO areas.

² Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack, recognisable as short-cropped grass for example, to a nominal height of 100 mm (Standards Australia, 2020).

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- Flat and/or Upslope - land that is flat or on which a bushfire will be burning downhill in relation to the development. Fires burning downhill (i.e. on an upslope) will generally be moving more slowly with a reduced intensity.
- Downslope - land under the classified vegetation on which a bushfire will be burning uphill in relation to the development. As the rate of spread of a bushfire burning on a downslope (i.e. burning uphill towards a development) is significantly influenced by increases in slope, downslopes are grouped into five classes in 5° increments from 0° up to 20°.

The topography in the area comprises rolling hills and the land on and around the site within the 150 m assessment zone generally falls to the west. There are downslopes in the 'Downslope >10°-15°' slope class under Forest vegetation to the west, however as this is relatively distant from the site, it is not considered the applicable slope for purposes of BAL determination.

Land under Modified vegetation is in the 'All slopes' slope class.

For the purposes of determining the BAL and defendable space, the applicable slope class is 'All slopes' under the Modified vegetation to the north and east (see Map 1).

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Map 2 – Bushfire Hazard Site Assessment Plan.

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Figure 1 – Looking west from the southern boundary of the site managed lawn and Forest beyond.



Figure 2 – Managed lawn on the site and cultivated garden on a neighbouring property (background).

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Figure 3 – Modified vegetation along Clematis Road at the front of the property.



Figure 4 - Modified vegetation along Clematis Park Road at the front of the property.

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Figure 5 - Modified vegetation along Clematis Park Road to the north.



Figure 6 - Modified vegetation along Westlands Road to the south-east.

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Figure 7 – Low threat vegetation in the garden of a neighbouring property to the south.

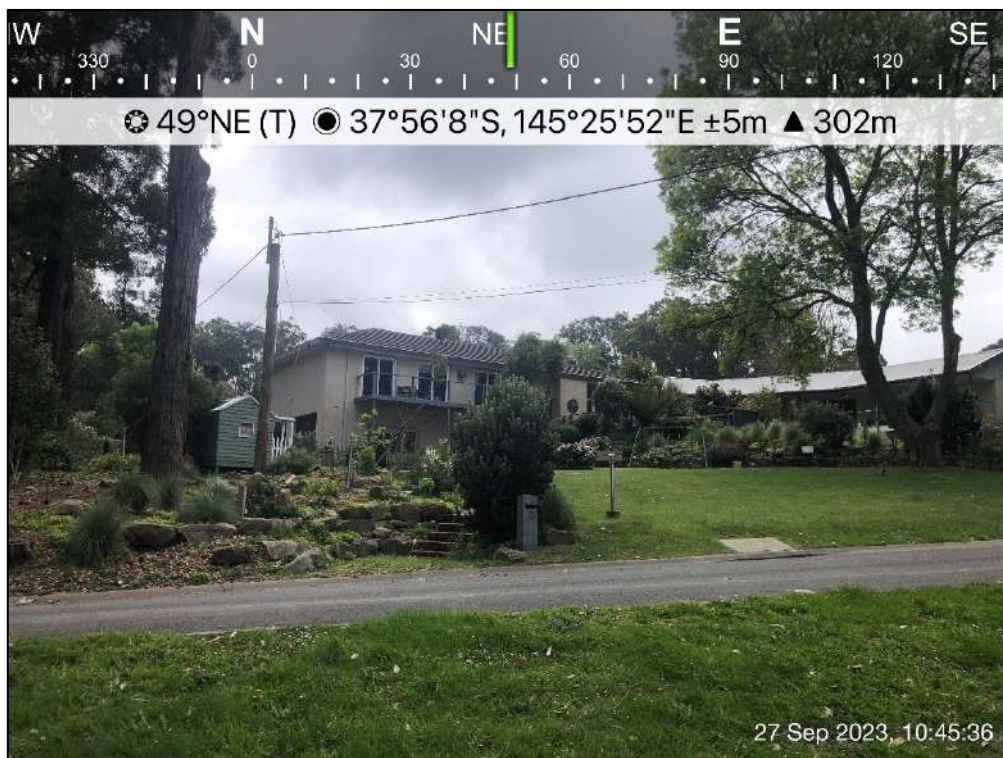


Figure 8 - Low threat vegetation in the garden of a neighbouring property to the north-east.

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3 Bushfire Hazard Landscape Assessment

3.1 Location description

The site is on the south-western edge of Emerald, approx. 2 km north of the Cardinia Reservoir, in the southern foothills of the Dandenong Ranges. To the south are remnant areas of bushland linking to the large area of Forest around the Cardinia Reservoir. To the north, east and west is primarily agricultural land extending for more than 5 km, with patches of remnant bushland also present. The Dandenong Ranges National Park is 5 km to the north-west, which comprises a very large area of contiguous forest.

The more developed residential areas of Emerald and other towns to the north-east are covered by BMO Schedules; BMO1 and BMO2, which designate BAL-12.5 and BAL-29 areas respectively.

3.2 Landscape risk

Clause 13.02-1S of the Planning Policy Framework prioritises the protection of human life over all other policy considerations. The policy stipulates that development must properly assess bushfire risk, including consideration of the hazard (and the resultant risk) beyond the site level (Clause 13.02-1S Cardinia Planning Scheme). BMO applications under Clause 53.02-4 must also have regard to the nature of the bushfire risk arising from the surrounding landscape (Clause 53.02-4 Cardinia Planning Scheme).

To assist in defining the risk beyond the site scale, four 'broader landscape types' are described in the DELWP technical guide *Planning Applications Bushfire Management Overlay*. They represent different landscape risk levels and are intended to streamline decision-making and support more consistent decisions based on the landscape risk (DELWP, 2017a).

The four types range from low risk landscapes where there is little hazardous vegetation beyond 150 m of the site and extreme bushfire behaviour is not credible, to extreme risk landscapes with limited or no evacuation options and where fire behaviour could exceed BMO presumptions.

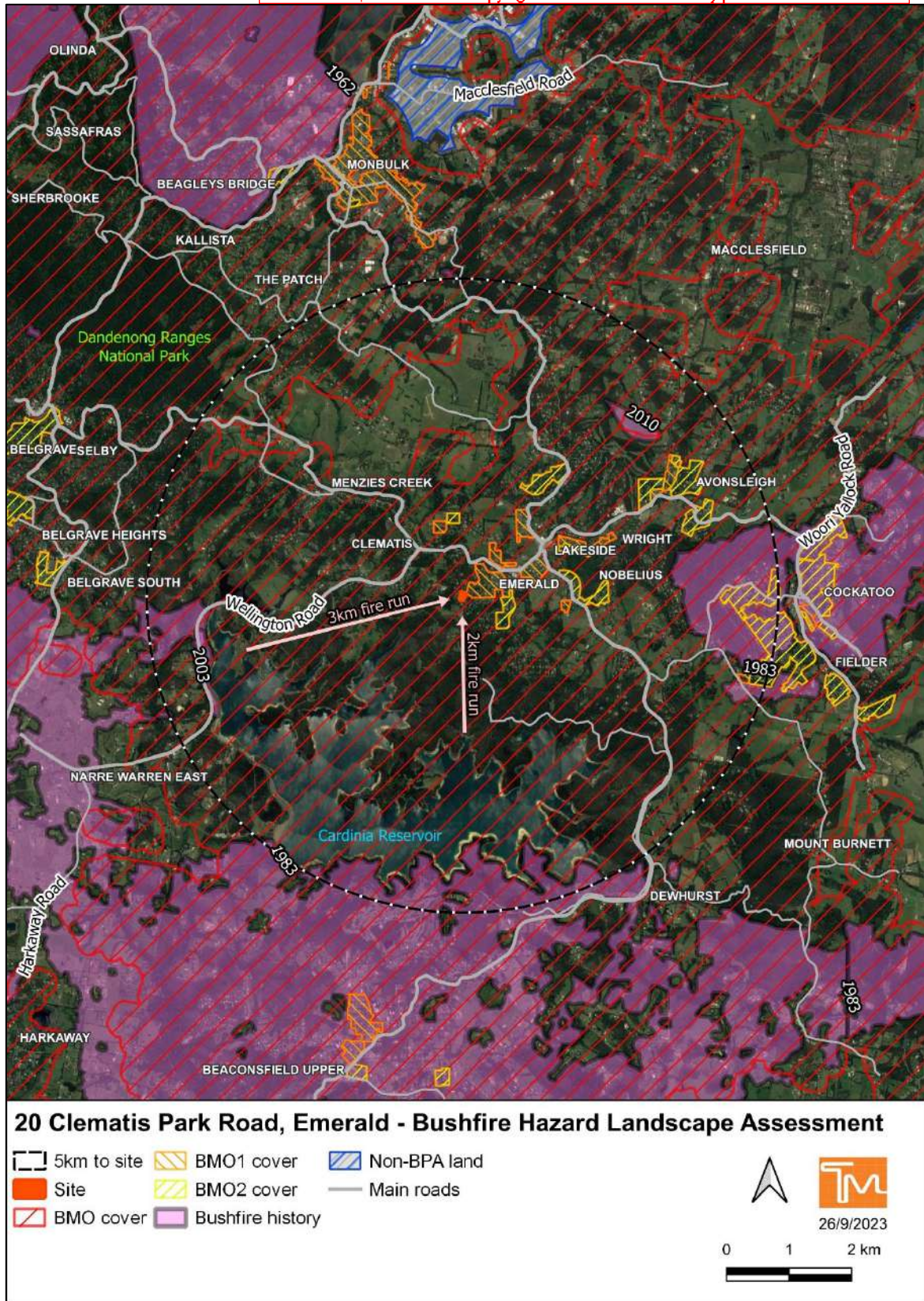
The site is in a high-risk landscape, that best accords with Broader Landscape Type 3 (see Table 1). Long fire runs are possible from the south and south-west through vegetation on the northern side of Cardinia Reservoir. Fire approaching from other directions is likely to be as a grassfire that occasionally burns through areas of remnant bushland that would generate ember attack and spotting cause localised increases in intensity.

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Table 1 - Landscape risk typologies (from DELWP, 2017a).

Broader Landscape Type 1	Broader Landscape Type 2	Broader Landscape Type 3	Broader Landscape Type 4
<ul style="list-style-type: none"> • There is little vegetation beyond 150 metres of the site (except grasslands and low-threat vegetation). • Extreme bushfire behaviour is not possible. • The type and extent of vegetation is unlikely to result in neighbourhood-scale destruction of property. • Immediate access is available to a place that provides shelter from bushfire. 	<ul style="list-style-type: none"> • The type and extent of vegetation located more than 150 metres from the site may result in neighbourhood-scale destruction as it interacts with the bushfire hazard on and close to a site. • Bushfire can only approach from one aspect and the site is located in a suburban, township or urban area managed in a minimum fuel condition. • Access is readily available to a place that provides shelter from bushfire. This will often be the surrounding developed area. 	<ul style="list-style-type: none"> • The type and extent of vegetation located more than 150 metres from the site may result in neighbourhood-scale destruction as it interacts with the bushfire hazard on and close to a site. • Bushfire can approach from more than one aspect. • The site is located in an area that is not managed in a minimum fuel condition. • Access to an appropriate place that provides shelter from bushfire is not certain. 	<ul style="list-style-type: none"> • The broader landscape presents an extreme risk. • Fires have hours or days to grow and develop before impacting. • Evacuation options are limited or not available.
<p style="text-align: center;">I N C R E A S I N G R I S K</p> 			

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Map 3 - Bushfire Hazard Landscape Assessment Plan.

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4 BMO compliance

This section identifies how the proposed development responds to the bushfire risk and the requirements of Clause 44.06 and associated Clause 53.02 of the Cardinia Planning Scheme.

4.1 Landscape, siting and design objectives

'Development is appropriate having regard to the nature of the bushfire risk arising from the surrounding landscape.

Development is sited to minimise the risk from bushfire.

Development is sited to provide safe access for vehicles, including emergency vehicles.

Building design minimises vulnerability to bushfire attack' (Clause 53.02-4.1 Cardinia Planning Scheme).

Compliance with these objectives can be achieved via the following approved measures.

4.1.1 Approved measure 2.1 – Landscape

'The bushfire risk to the development from the landscape beyond the site can be mitigated to an acceptable level' (Clause 53.02-4.1 Cardinia Planning Scheme).

As identified in Section 3, the landscape is high but not extreme. Bushfire behaviour is likely to be within BMO expectations and design parameters.

Accordingly, it is proposed that the risk can be mitigated to an acceptable level by applying a combination of approved and alternative measures to meet the BMO objectives.

4.1.2 Approved measure 2.2 - Siting

'A building is sited to ensure the site best achieves the following:

- *The maximum separation distance between the building and the bushfire hazard.*
- *The building is in close proximity to a public road.*
- *Access can be provided to the building for emergency service vehicles'* (Clause 53.02-4.1 Cardinia Planning Scheme).

The siting maximises the setback from hazardous vegetation as far as practicable and complies with the BMO requirements for defendable space (see Map 4). An adequate setback is provided from the Forest to the west, however as the Forest is relatively distant from the site, any possible alternative siting options will not appreciably influence the risk.

The proposed dwelling will provide a 24 m setback from the Modified vegetation on the roadside to the north.

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The proposed development is close to the road and access and egress can comply with the requirements for emergency vehicles.

4.1.3 4.1.3 Approved measure 2.3 Design

'A building is designed to be responsive to the landscape risk and reduce the impact of bushfire on the building' (Clause 53.02-4.1 Cardinia Planning Scheme).

It is noted that all BAL standards above BAL-Low, are 'deemed to satisfy' the National Construction Code performance requirement that:

'A Class 1 building or a Class 10a building or deck associated with a Class 1 building that is constructed in a designated bushfire prone area must be designed and constructed to—

- (a) reduce the risk of ignition from a design bushfire with an annual exceedance probability not more than 1:50 years; and*
- (b) take account of the assessed duration and intensity of the fire actions of the design bushfire; and*
- (c) be designed to prevent internal ignition of the building and its contents; and*
- (d) maintain the structural integrity of the building for the duration of the design bushfire (ABCB, 2022).*

The proposed construction standard of BAL-29 will provide an adequate level of robustness to reduce the risk of ignition from embers or localised flaming. Additionally the brick subfloors of the structure will be fully enclosed (Drake Design, 2023).

4.2 Defendable space and construction objective

'Defendable space and building construction mitigate the effect of flame contact, radiant heat and embers on buildings' (Clause 53.04.4.2 Cardinia Planning Scheme, 2020).

This objective will be met by approved measure (AM) 3.1.

4.2.1 Approved measure 3.1

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

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

The building is constructed to the bushfire attack level that corresponds to the defendable space provided in accordance with Table 2 to Clause 53.02-5' (Clause 53.02-4.2 Cardinia Planning Scheme).

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The development will achieve defensible space that responds to the Modified vegetation in accordance with Table 2 Column C to Clause 53.02-5, which equates to a BAL-29 construction standard and defensible space for 50 m around the dwelling or to the property boundary, whichever is the lesser distance.

Table 2 –BAL construction standard and defensible space distance (from Table 2 to Clause 53.02-5).

Vegetation	Slope class	BAL construction standard	Defensible space distance (m)
Modified vegetation	'All slopes'	BAL-29	50 (or to the property boundary)
Forest	'Downslope >10°-15°'	BAL-29	49

The applicable defensible space for the dwelling is stipulated in Table 1 above and the extent of this area is shown in Map 3.

The proposed shed is located more than 10 m from the dwelling. 10 m of defensible space around the shed must be provided but it does not need to be built to a BAL construction level, in accordance with DELWP requirements for outbuildings (DELWP, 2017b).

The defensible space on the property can meet the vegetation management requirements stipulated in Table 6 at Clause 53.02-5, as detailed in Appendix A of this report except for existing tree canopies, which are proposed to be retained as clumps. This is appropriate given the lack of elevated fuel present under the Modified vegetation at the northern boundary of the site and on Clematis Park Road reserve, which precludes the passage of a canopy fire onto the site. It is acknowledged that the mature stringybark eucalypts comprise a very high bark fuel (and ember attack) hazard, but that the bark fuels are unable to generate the intensity needed for activation of the canopy fuels. The proposed BAL-29 construction standard of the dwelling adequately addresses the increased risk of ember attack from the stringybarks.

The ongoing management of understory fuels (as mown grass beneath the trees) both on and off the site will therefore not increase the bushfire risk to the development, whilst being able to retain the mature tree canopies. No new trees are to be planted to the north of the dwelling.

This is consistent with the objectives of the RCZ, which states the following purpose:
"To encourage development and use of land which is consistent with sustainable land management and land capability practices, and which takes into account the conservation values and environmental sensitivity of the locality." (Clause 35.06 Cardinia Planning Scheme).

The tree canopies marked for retention are detailed in the Bushfire Management Plan provided as Map 3.

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4.2.2 Alternative measure 3.3

‘Adjoining land may be included as defendable space where there is a reasonable assurance that the land will remain or continue to be managed in that condition as part of the defendable space’ (Clause 53.02-4.2 Cardinia Planning Scheme).

Part of the 49 m of defendable space required in response to the Forest to the west will overlap the neighbouring property to the west. The overlap of defendable space (see Map 2) is onto the cultivated gardens of the residential properties to the east and west, and it is reasonable to assume that it will continue to be managed near or in a low threat state, consistent with the objective of providing defendable space.

4.3 Water supply and access objectives

‘A static water supply is provided to assist in protecting the property.

Vehicle access is designed and constructed to enhance safety in the event of a bushfire’ (Clause 53.02-4.3 Cardinia Planning Scheme).

These objectives can be met via approved measure 4.1.

4.3.1 Approved measure 4.1

‘A building used for a dwelling (including an extension or alteration to a dwelling), a dependent person’s unit, industry, office or retail premises is provided with:

- *A static water supply for firefighting and property protection purposes specified in Table 4 to Clause 53.02-5.*
- *Vehicle access that is designed and constructed as specified in Table 5 to Clause 53.02-5.*

The water supply may be in the same tank as other water supplies provided that a separate outlet is reserved for firefighting water supplies’ (Clause 53.02-4.3 Cardinia Planning Scheme).

Water

Table 4 to Clause 53.02-5 requires that a static water supply be provided, based on the property size and the proximity of the building to a hydrant, as detailed in Table 3 of this report.

Table 3 – Water supply requirements from Table 4 to Clause 53.02-5.

Property size (m ²)	Hydrant within 120 m of the rear of the building	Tank capacity (L)	CFA fittings and access required
Less than 500	Not applicable	2,500	No
500 – 1000	Yes	5,000	No
500 – 1000	No	10,000	Yes
1,001 and above	Not applicable	10,000	Yes

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As the property is 8,700 m² in area, it will be provided with a minimum 10,000 L capacity static water supply for fire fighting, located in an above ground, non-combustible tank/s.

The tank/s will be located within 60 m of the outer edge of the building and provided with a compliant fire authority outlet on the tank. The tank location shown in Map 3 is indicative only and can be varied, provided it complies with all the applicable specifications for signage, fittings and access as detailed in Appendix B of this report.

Access

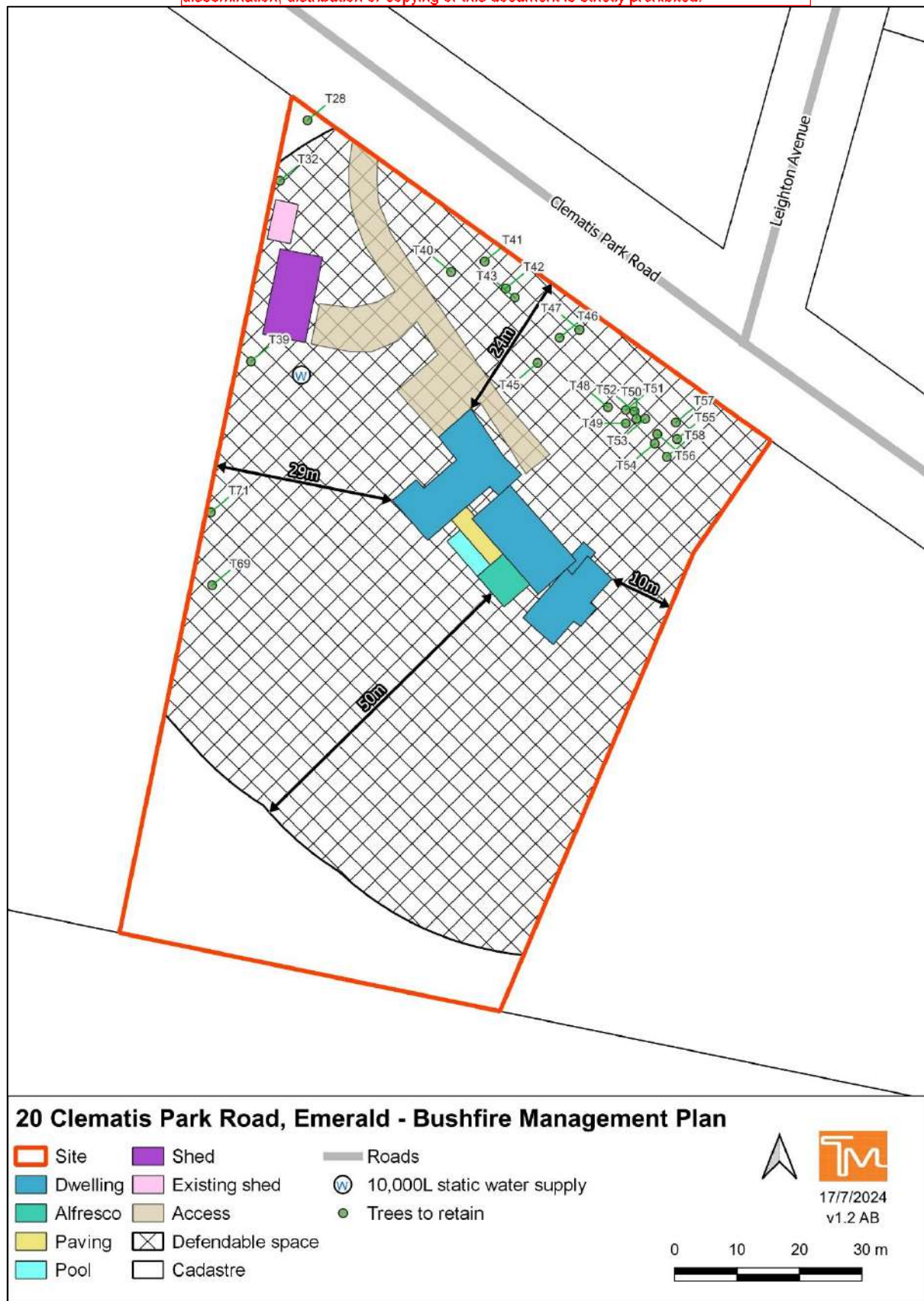
As access to the water supply is required, specific design and construction requirements apply.

The driveway and water outlet access will, therefore, be designed and constructed in accordance with the specifications provided in Table 5 to Clause 53.02-5 and detailed in Appendix C of this report.

4.4 Bushfire Management Plan

Map 3 comprises a Bushfire Management Plan (BMP) detailing the required bushfire protection measures for the development.

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Map 4 – Bushfire Management Plan.

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Construction Standard

The dwelling must be designed and constructed to a minimum BAL-29 standard. The shed is not required to be constructed to a BAL.

Water Supply

A minimum 10,000 L of effective water supply for fire fighting purposes must be provided in accordance with the following requirements:

- Be stored in an above ground water tank/s constructed of concrete or metal.
- Have all fixed above-ground water pipes and fittings required for fire fighting purposes made of corrosive resistant metal.
- Include a separate outlet for site occupant use.
- Be readily identifiable from the building or appropriate identification signage to the satisfaction of the CFA.
 - An extra sign is required to be installed at the access Y-junction to indicate the direction of the '10,000L water tank truck access'.
- Be located within 60 m of the outer edge of the approved building.
- The outlet/s of the water tank/s must be within 4 m of the accessway and unobstructed.
- Incorporate a separate ball or gate valve (British Standard Pipe (BSP) 65 mm) and coupling (64 mm CFA 3 thread per inch male fitting).
- Any pipework and fittings must be a minimum of 65 mm (excluding the CFA coupling).

Vehicle Access

Vehicle access to the dwelling and the water supply outlet must be provided in accordance with the following requirements:

- All-weather construction.
- A load limit of at least 15 T.
- Provide a minimum trafficable width of 3.5 m.
- Be clear of encroachments for at least 0.5 m on each side and at least 4 m vertically.
- Curves must have a minimum inner radius of 10 m.
- The average grade must be no more than 1 in 7 (14.4%) (8.1°) with a maximum grade of no more than 1 in 5 (20%) (11.3°) for no more than 50 m.
- Dips must have no more than a 1 in 8 (12.5 per cent) (7.1 degrees) entry and exit angle.

Defendable Space Management

Defendable space must be provided for a distance of 50 m around the dwelling (or to the property boundary, whichever is the lesser distance) and be managed in accordance with the following requirements:

- Grass must be short cropped and maintained during the declared fire danger period.
- All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
- Within 10 m of a building, flammable objects must not be located close to the vulnerable parts of the building.
- Plants greater than 10 cm in height must not be placed within 3 m of a window or glass feature of the building.
- Shrubs must not be located under the canopy of trees.
- Individual and clumps of shrubs must not exceed 5 m² in area and must be separated by at least 5 m.
- Trees must not overhang or touch any elements of the building.
- The canopy of trees must be separated by at least 5 m except for those nominated on the BMP, which are to be retained in clumps.
 - No new tree plantings north of the dwelling within the defendable space.
- There must be a clearance of at least 2 m between the lowest tree branches and ground level.

5 Conclusion

The proposed development of dwelling and shed at 20 Clematis Park Road, Emerald VIC 3782 was assessed for compliance with Clause 44.06 and Clause 53.02 of the Cardinia Planning Scheme. The site is in the Rural Conservation Zone - Schedule 2 (RCZ2). Accordingly, this report followed the BMO pathway 2 to demonstrate how the development responds to the relevant objectives of Clause 53.02-4 (Clause 53.02-4 Cardinia Planning Scheme).

The development is exposed to Modified vegetation in the 'All slopes' slope class and Forest in the 'Downslope >10°-15°' slope class.

The proposed siting maximises the setback from the Modified vegetation as far as is practicable. The development can provide defensible space for 50 m of defensible space or to the property boundary in all directions, commensurate with the proposed BAL-29 construction standard.

All vegetation within the defensible space on the property, will be managed in accordance with Table 6 to Clause 53.02-5 as detailed in Appendix A of this report with the exception of tree canopies nominated on the BMP, which are to be retained in clumps. Where the defensible space overlaps land beyond the property boundary, it can be reasonably assured that the land will stay near or in a low threat state consistent with the objective of defensible space.

Water supply and access will meet BMO requirements, including a tank of 10,000 L with compliant fire authority access and fittings. Access to the dwelling and water supply will be via a driveway that will be constructed to fire authority specifications.

The landscape risk is high but not extreme, and the bushfire protection measures detailed in this report can be deemed to provide acceptable safety, as they comply with BMO requirements. Accordingly, it is considered that the objective of Clause 13.02-1S *Bushfire Planning*, which is to strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life (Clause 13.02-1S Cardinia Planning Scheme), has also been met.

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Please note: The bushfire protection measures proposed in this document do not guarantee survival of the building or the occupants in the event of a bushfire. The client is strongly encouraged to develop and practice a bushfire survival plan including determining triggers for leaving early on days of severe or higher, fire danger. Information and assistance including a template for a Bushfire Survival Plan is provided on the CFA website at <http://www.cfa.vic.gov.au/plan-prepare/>

6 Appendices

6.1 Appendix A: Vegetation

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Table 6 Vegetation management requirement

'Defendable space is provided and is managed in accordance with the following requirements:

- *Grass must be short cropped and maintained during the declared fire danger period.*
- *All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.*
- *Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.*
- *Plants greater than 10 centimetres in height must not be placed within 3m of a window or glass feature of the building.*
- *Shrubs must not be located under the canopy of trees.*
- *Individual and clumps of shrubs must not exceed 5 sq. metres in area and must be separated by at least 5 metres.*
- *Trees must not overhang or touch any elements of the building.*
- *The canopy of trees must be separated by at least 5 metres.*
- *There must be a clearance of at least 2 metres between the lowest tree branches and ground level.*

Unless specified in a schedule or otherwise agreed in writing to the satisfaction of the relevant fire authority' (Clause 53.02-5 Cardinia Planning Scheme).

6.2 Appendix B: Water supply requirements

Table 4 Water supply requirements (Clause 53.02-5 Cardinia Planning Scheme)

Capacity, fittings and access			
Lot sizes (square meters)	Hydrant available	Capacity (litres)	Fire authority fittings and access required
Less than 500	Not applicable	2,500	No
500-1,000	Yes	5,000	No
500-1,000	No	10,000	Yes
1,001 and above	Not applicable	10,000	Yes

Note 1: A hydrant is available if it is located within 120 metres of the rear of the building

Fire Authority Requirements

'Unless otherwise agreed in writing by the relevant fire authority, the water supply must:

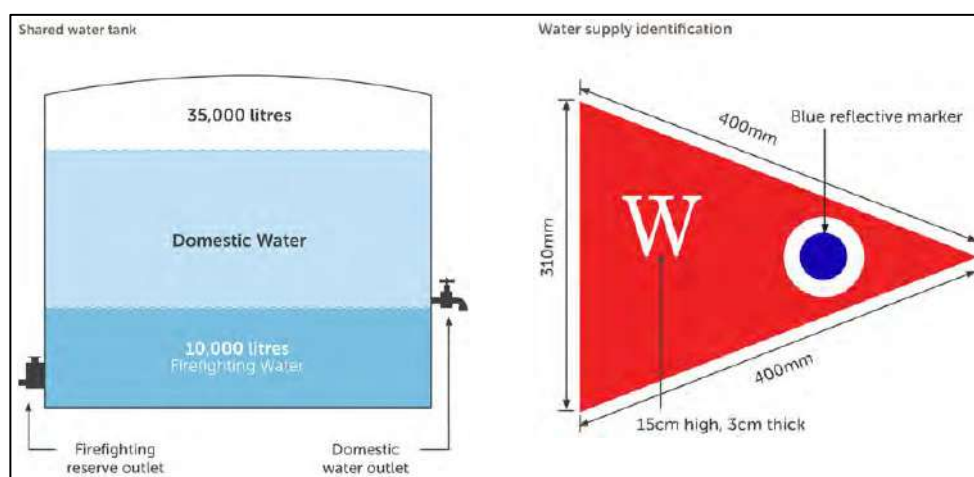
- *Be stored in an above ground water tank constructed of concrete or metal.*
- *Have all fixed above ground water pipes and fittings required for firefighting purposes made of corrosive resistant metal.*
- *Include a separate outlet for occupant use.*

Where a 10,000 litre water supply is required, fire authority fittings and access must be provided as follows:

- *Be readily identifiable from the building or appropriate identification signage to the satisfaction of the relevant fire authority.*

- Be located within 60 metres of the outer edge of the approved building.
- The outlet/s of the water tank must be within 4 metres of the accessway and unobstructed.
- Incorporate a separate ball or gate valve (British Standard Pipe (BSP 65 millimetre) and coupling (64 millimetre CFA 3 thread per inch male fitting).
- Any pipework and fittings must be a minimum of 65 millimetres (excluding the CFA coupling)' (Clause 53.02-5 Cardinia Planning Scheme).

The water supply may be provided in the same water tank as other water supplies, provided they are separated with different outlets. See figure below illustrating signage and an example of outlets where fire fighting water will be in the same tank as water for other use.



(DELWP, 2017a).

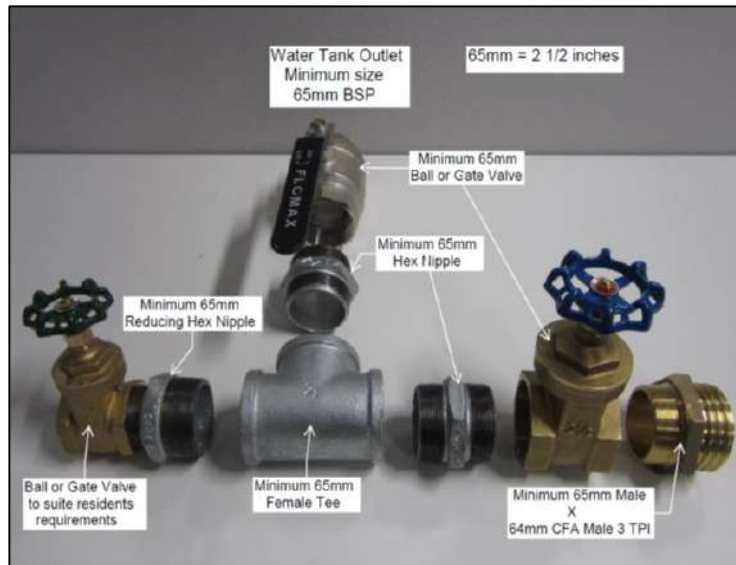
Fire authority fittings

'If specified within Table 4 to Clause 53.02-5 (if fire brigade access to your water supply is required), CFA's standard BMO permit conditions require the pipe work, fittings and tank outlet to be a minimum size of 64 mm.

65 mm BSP (British Standard Pipe) is the most common size available. A 65 mm fitting is equivalent to the old 2 1/2 inch. A 65 mm BSP (2 1/2 inch) fitting exceeds CFA's requirements and will therefore comply with CFA's standard permit conditions for the BMO.

The diagram below shows some common tank fittings available at most plumbing suppliers which meet the connection requirements. It includes a 65 mm tank outlet, two 65 mm ball or gate valves with a 65 mm male to 64 mm CFA 3 threads per inch male coupling. This is a special fitting which allows the CFA fire truck to connect to the water supply. An additional ball or gate valve will provide access to the water supply for the resident of the dwelling' (CFA, 2022).

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6.3 Appendix C: Access requirements

Table 5 Vehicle access design and construction (Clause 53.02-5 Cardinia Planning Scheme)

Length of access is less than 30 m

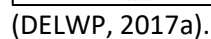
Driveways less than 30 m long have no specific requirements unless access to the water supply outlet is required, in which case the following apply as appropriate.

Length of access is between 30 m and 100 m

Where the length of access is greater than 30 m the following design and construction requirements apply (n.b. the length of access should be measured from a public road to either the building or the water supply outlet, whichever is longer):

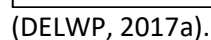
- Curves must have a minimum inner radius of 10 m.
- The average grade must be no more than 1 in 7 (14.4%) (8.1°) with a maximum of no more than 1 in 5 (20%) (11.3°) for no more than 50 m.
- Dips must have no more than a 1 in 8 (12.5%) (7.1°) entry and exit angle.
- A load limit of at least 15 T and be of all-weather construction.
- Provide a minimum trafficable width of 3.5 m.
- Be clear of encroachments for at least 0.5 m on each side and at least 4 m vertically.
- A cleared area of 0.5 m is required to allow for the opening of vehicle doors along driveways.
- Dips must have no more than a 1 in 8 (12.5 per cent) (7.1 degrees) entry and exit angle.

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In addition to the 30 m-100 m requirements above, a turning area for fire fighting vehicles must be provided close to the building by one of the following:

- a turning circle with a minimum radius of 8 m
- a driveway encircling the dwelling
- other vehicle turning heads such as a T or Y head which meet the specification of Austroad Design for an 8.8 m service vehicle.

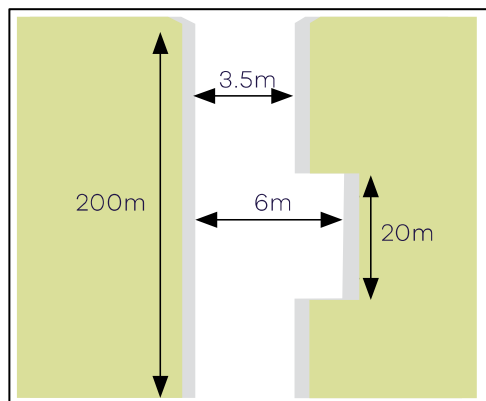


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Length of access is greater than 200 m

In addition to the requirements above, passing bays are required at least every 200 m that are:

- a minimum of 20 m long
- with a minimum trafficable width of 6 m.



(DELWP, 2017a).

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7 References

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DELWP (2017b) *Outbuildings in the Bushfire Management Overlay*. Department of Environment, Land, Water and Planning, Melbourne. Available at <<https://www.planning.vic.gov.au/guides-and>>.

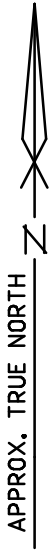
resources/guides/all-guides/building-in-the-bushfire-management-overlay/outbuildings,-sheds-and-similar-buildings>

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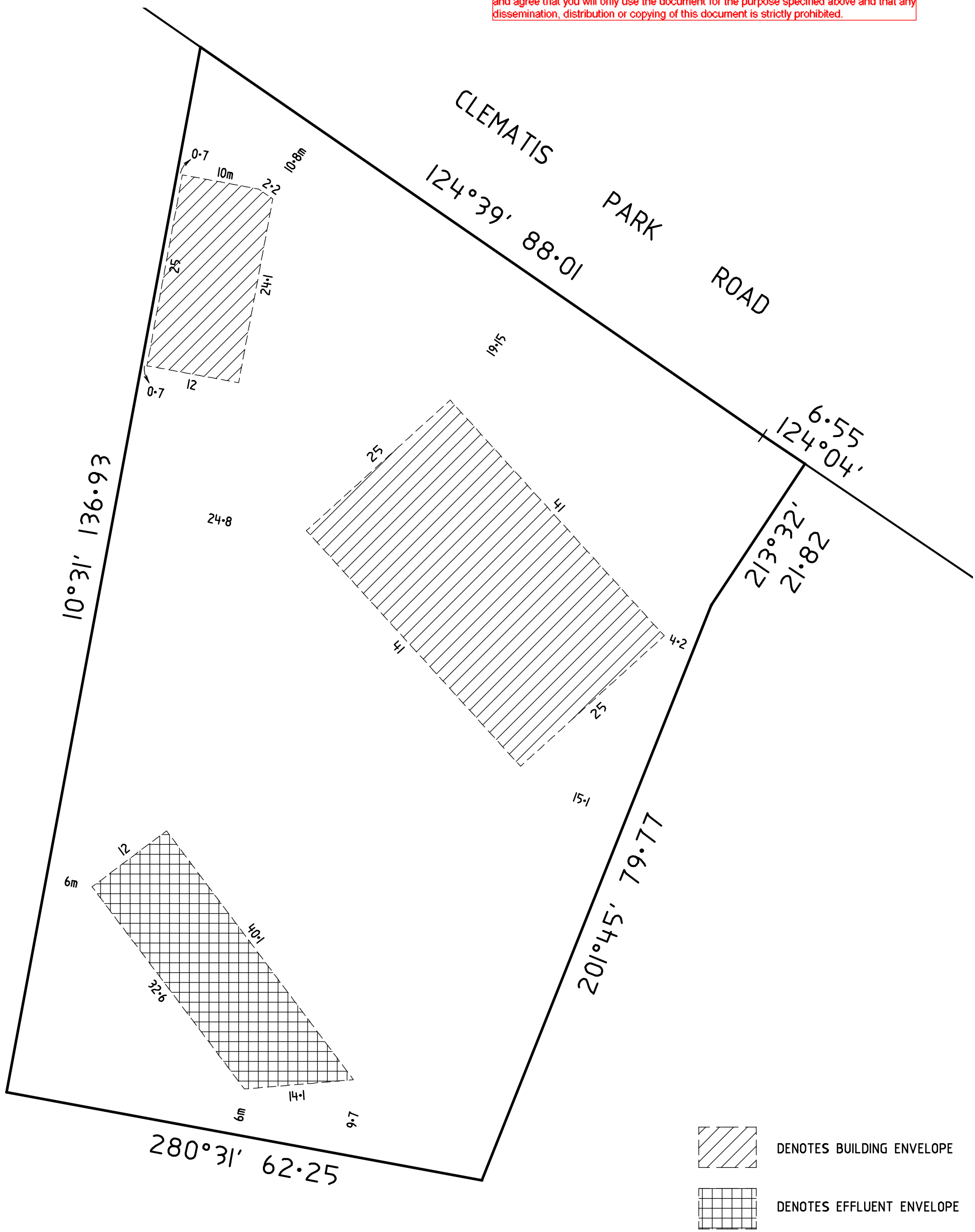
Standards Australia (2020) *AS 3959-2018 Construction of buildings in bushfire-prone areas*. Incorporating amendment no.2, Standards Australia, North Sydney.

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PLAN OF VARIATION OF RESTRICTION				EDITION 1			
LOCATION OF LAND PARISH: GEMBROOK TOWNSHIP: EMERALD SECTION: B CROWN ALLOTMENT: 6 (PART) AND PARISH: NARRE WORRAN CROWN ALLOTMENT: 108F (PART) TITLE REFERENCE: Vol 10942 Fol 939 LAST PLAN REFERENCE: Lot 2 on PS530250U POSTAL ADDRESS: 20 CLEMATIS PARK ROAD (at time of subdivision) EMERALD, 3782 MGA2020 Co-ordinates (of approx. centre of land in plan) E 362 100 ZONE 55 N 5800 150				COUNCIL NAME: CARDINIA SHIRE COUNCIL <div>This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.</div>			
VESTING OF ROADS AND/OR RESERVES				NOTATIONS			
IDENTIFIER		COUNCIL/BODY/PERSON		UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS TO BE VARIED. This variation is authorised by Planning Permit Number issued by the Cardinia Shire Council. LAND OVER WHICH THE RESTRICTION IS TO BE VARIED. Vol 10942 Fol 939 Lot 2 on PS530250U The restriction was created in PS530250U VARIATION: - Diagram showing the building envelope varied (Sheet 2). - The registered proprietor of Lot 2 shall not construct any dwelling or outbuilding outside the building envelope without the further consent of the Responsible Authority. - The registered proprietor of Lot 2 shall not construct any building or carry out any filling or excavation works within the effluent envelope except for works related to the installation and maintenance of on site absorption lines without the further further consent of the Responsible Authority.			
NIL.		NIL.					
NOTATIONS							
DEPTH LIMITATION: 15.24 metres below the surface							
SURVEY: This plan is/is not based on survey.							
EASEMENT INFORMATION							
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)							
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of			
NIL.							
<div>OnePlan</div> <div>LAND DEVELOPMENT GROUP</div> <div>LICENSED LAND SURVEYORS</div> <div>P:1300 853 157 M:0400 543 157 sks@oneplangroup.com.au www.oneplangroup.com.au GIPPSLAND - MELBOURNE</div>		SURVEYORS FILE REF: 232221 VR-I		ORIGINAL SHEET SIZE: A3		SHEET 1 OF 2 SHEETS	
		SCOTT CHARLES KIMM, VERSION 1					



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Planning Permit

Planning scheme: Cardinia Planning Scheme
Responsible authority: Cardinia Shire Council
Permit number: T230656
Address of the land: L2 PS530250, 20 Clematis Park Road, Emerald VIC 3782

THE PERMIT ALLOWS:

Planning scheme clause	Matter for which the permit has been granted
35.06-1	Use of the land for a dwelling
35.06-5	Construct a building within nominated setbacks
35.06-5	Construct a building or construct or carry out works
42.01-2	Construct a building or construct or carry out works
42.01-2	Remove, destroy or lop vegetation
44.06-2	Construct a building or construct or carry out works associated with accommodation
52.02	To proceed under Section 23 of the Subdivision Act 1988 to create, vary or remove an easement or restriction or vary or remove a condition in the nature of an easement in a Crown grant
52.17-1	Remove, destroy or lop native vegetation

The following conditions apply to this permit:

Compliance with documents approved under this permit

1. At all times what the permit allows must be carried out in accordance with the requirements of any document approved under this permit to the satisfaction of the responsible authority.

Approved and endorsed plans – changes required

2. Before the development starts, plans must be approved and endorsed by the responsible authority. The plans must:
 - a. be prepared to the satisfaction of the responsible authority
 - b. be drawn to scale with dimensions
 - c. submitted in electronic form
 - d. be generally in accordance with the plans forming part of the application and identified as *Proposed New Residence, TP1 Issue, April 2024* and prepared by Drake Design but amended to show the following details:
 - i. All water tanks, including for fire protection purposes.

Approved and Endorsed Plans – no document previously submitted

3. Before the development starts, plans must be approved and endorsed by the responsible authority. The plans must:

Permit number: T230656

Date issued: 15 January 2025

Signature for the responsible authority:

Cardinia Shire Council

Page 1 of 8

- a. be prepared to the satisfaction of the responsible authority
- b. be drawn to scale with dimensions
- c. submitted in electronic form
- d. show the following details:
 - i. Requirements of Conditions 10, 11 & 12.

Layout not altered

4. The layout of the use and development (including vegetation removal), as shown on the approved and endorsed plans, must not be altered or modified without the consent in writing of the Responsible Authority.

Variation of Restriction

5. The plan of variation of restriction must not be altered without the written consent of the Responsible Authority.
6. The plan of variation of restriction must be certified by Council under the *Subdivision Act 1988* and registered with the Office of Titles.
7. Following registration of the plan, a Copy of Title showing the dealing number issued by the Office of Titles must be submitted to Council.

Use of outbuilding

8. The outbuilding may only be used for the storage of vehicles and goods for domestic purposes, or purposes related to domestic activities being carried out on the property. The building may not be used for human habitation or for any business except in accordance with the home occupation provisions of the planning scheme

Visual Amenity

9. The exterior colour and cladding of the development must not result in any adverse visual impact on the environment of the area and all external cladding and trim of the building, including the roof, must be of a non-reflective nature.

Environment

Offsets

10. Before any native vegetation is removed, to offset the removal of 0.03 hectares of native vegetation and 1 large tree, the permit holder must secure a native vegetation offset in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (DELWP 2017). The offset requirement is defined in Native Vegetation Removal Report ID 311_20240715_HZM and specified below:
 - a. A general offset of 0.008 general habitat units:
 - i. located within the Melbourne Water CMA boundary or the Cardinia Shire municipal district;
 - ii. with a minimum strategic biodiversity score of at least 0.083; and
 - iii. and 1 large tree.
 - b. Evidence that the required offset for the development has been secured must be provided to the satisfaction of the Responsible Authority. This evidence is one or both of the following:
 - i. an established first party offset site including a security agreement signed by both parties, and a management plan detailing the 10 year management actions and ongoing management of the site. The applicant must provide the annual offset site report to the Responsible Authority by the anniversary date of the execution of the

offset security agreement, for a period of 10 consecutive years. After the tenth year, the landowner must provide a report at the reasonable request of a statutory authority.

AND/OR

- ii. credit extract(s) allocated to the permit from the Native Vegetation Credit Register. A copy of the offset evidence will be endorsed by the Responsible Authority and form part of this permit.
- c. Within 30 days of endorsement of the offset evidence by the Responsible Authority, a copy of the endorsed offset evidence must be provided to the Department of Environment, Land, Water and Planning.

CEMP

11. Prior to commencement of any works, a site-specific Construction Environmental Management Plan (CEMP) to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved the CEMP will be endorsed and will form part of the permit. All works must be undertaken in accordance with the approved CEMP. The CEMP must address all environmental values within the construction impact zone and include:
 - a. Site plan of construction impact area that shows the following:
 - i. Location and identifying numbers of all trees to be retained;
 - ii. Location of tree protection fencing at the boundary of tree protection zones for all trees to be retained and the boundary of all patches of understorey vegetation to be retained; and
 - iii. Location of materials, stock piling and vehicle access, which must not encroach into any tree protection zones or no-go zones for the duration of works.
 - b. Before works start, to the satisfaction of the Responsible Authority:
 - i. All trees approved for removal must be clearly demarcated from trees approved for retention, using barricade tape or similar.
 - ii. A fence must be erected around any tree and patch of vegetation shown for retention on the endorsed plan within the construction impact zone. This fence will protect the trees by demarcating the tree protection zone and must be erected at a radius of $12 \times$ the diameter at a height of 1.3 metres to a maximum of 15 metres but no less than 2 metres from the base of the trunk of the trees, excepting the approved area of encroachment for construction as shown on endorsed plans to the satisfaction of the Responsible Authority. The protection fence must be constructed of chain mesh or similar to the satisfaction of the Responsible Authority. The protection fence must remain in place until all works are completed to the satisfaction of the Responsible Authority. Except with the written consent of the Responsible Authority, within the tree protection zone, the following are prohibited:
 - vehicular access.
 - trenching or soil excavation.
 - storage or dumping of any soils, materials, equipment, vehicles, machinery or waste products.
 - entry and exit pits for underground services.
 - any other actions or activities that may result in adverse impacts to retained native vegetation.
 - c. Prior to commencement of any works, all contractors are to be provided a hard copy of the CEMP and to undertake a pre-construction induction for environmental values on site by the site manager.

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Date issued: 15 January 2025

Signature for the responsible authority: 

- d. For the duration of any tree removal works or pruning of tree limbs with hollows that are over 30cm diameter, a qualified zoologist or registered wildlife carer must be present onsite to manage any displaced native fauna.

Replacement Plantings

12. Prior to the commencement of any works, it must be demonstrated that the vegetation approved for removal will be replaced through the following method:
 - a. The permit holders must prepare and submit a Replacement Planting Plan to compensate for the removal of vegetation approved under this permit, to the satisfaction of the Responsible Authority. When approved by the Responsible Authority, the plan will be endorsed and will form part of this permit. The plan must show:
 - i. 40 indigenous plants are to be planted within three months of completion of development/works to compensate for the loss of 7 mature trees to the satisfaction of the Responsible Authority. All replacement plantings must be in accordance with any Bushfire Management Plan that may apply.
 - ii. Plantings must include a range of indigenous trees, shrubs and grasses with a minimum of one canopy tree planted per every tree removed.
 - iii. A list of indigenous plant species to be used and the name of the indigenous nursery where plants will be sourced from.
 - iv. Show area of replacement planting on a site plan.
 - v. Actions and timing of all planting preparation and follow up maintenance works including weed control, tree guards, watering and mulch.
13. Photographic evidence must be submitted to Council within three months of the completion of development that shows the indigenous plants have been planted to the satisfaction of the Responsible Authority.
14. The replacement planting must be maintained for a minimum of 2 years to the satisfaction of the Responsible Authority.

Engineering

15. All stormwater must be conveyed by means of drains to satisfactory points or areas of discharge approved by the Responsible Authority, so that it will have no detrimental effect on the environment or adjoining property owners.
16. Stormwater works must be provided on the subject land so as to prevent overflows onto adjacent properties.
17. Before the development is occupied the vehicle crossing as shown on the approved plans must be constructed in accordance with the approved plans and to the satisfaction of the Responsible Authority. If the construction of the proposed rural vehicle crossing requires the installation of a drainage culvert, it must be installed to the satisfaction of the Responsible Authority.
18. Earthworks must be undertaken in a manner that minimises soil erosion. Exposed areas of soil must be stabilised to prevent soil erosion. The time for which soil remains exposed and unestablished must be minimised to the satisfaction of the Responsible Authority.
19. Sediment control measures must be undertaken during construction to the satisfaction of the Responsible Authority to ensure that the development subject land is adequately managed in such a way that no mud, dirt, sand, soil, clay or stones are washed into or allowed to enter the stormwater drainage system.
20. The slope of batters, both cut and fill, must not exceed 2:1 (horizontal: vertical) or, where this is not practicable, batters must be stabilised by other means to the satisfaction of the Responsible Authority.

Wastewater

21. Before the development is occupied, all sewage from the proposed development must be discharged into a new, EPA approved, on-site wastewater treatment system as described in the Land Capability Assessment Report prepared by A.C. Geotechnical, Report Number 23397 on 8th October 2023 (or another system as approved by the responsible authority) to the satisfaction of the Responsible Authority.
22. Before the development starts, the area set aside for the wastewater envelope and purposes of distribution and absorption of wastewater must be protected to prevent soil disturbance during construction of the proposed development to the satisfaction of the Responsible Authority.

Country Fire Authority

Endorsement of Bushfire Management Plan

23. Before the development starts, the Bushfire Management Plan, prepared by Terramatrix, Version v1.2 AB, dated 17/7/2024 (2 pages), must be endorsed by the Responsible Authority. Once endorsed the plan must not be altered unless agreed to in writing by CFA and the Responsible Authority.

Mandatory Bushfire Management Overlay Conditions

24. The bushfire protection measures forming part of this permit or shown on the endorsed plans, including those relating to construction standards, defensible space, water supply and access, must be maintained to the satisfaction of the responsible authority on a continuing basis. This condition continues to have force and effect after the development authorised by this permit has been completed.

Residential Reticulated Gas Service Connection

25. Any new dwelling allowed by this permit must not be connected to a reticulated gas service (within the meaning of clause 53.03 of the relevant planning scheme). This condition continues to have force and effect after the development authorised by this permit has been completed.

Expiry – Use and Development:

26. This permit as it relates to use and development will expire if:
 - a. The development does not start within two (2) years after the issue of the permit; or
 - b. The development is not completed within four (4) years after the issue of the permit; or
 - c. The use does not start within two (2) years after the completion of the development; or
 - d. The use is discontinued for a period of two (2) years.

In accordance with Section 69 of the *Planning and Environment Act 1987*, an application may be submitted to the Responsible Authority for an extension of the periods referred to in this condition.

Expiry – Variation of Restriction

27. This permit as it relates to variation of a restriction will expire if:
 - a. The plan has not been certified under the *Subdivision Act 1988* within 2 years of the issued date of this permit.

In accordance with Section 69 of the *Planning and Environment Act 1987*, an application may be submitted to the responsible authority for an extension of the periods referred to in this condition.

End of conditions



Notes

These notes are for information only and do not constitute part of this permit or conditions of this permit.

- A Works Within a Road Reserve (WWRR) Permit must be obtained from Council prior to the commencement of any works within the road reserve.
- A Building Permit may be required before the development commences. For more information, contact Council's Building Department or a Registered Building Surveyor.

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Important information about this permit

What has been decided?

The responsible authority has issued a permit.

(Note: This is not a permit granted under Division 5 or 6 of Part 4 of the *Planning and Environment Act 1987*).

Can the responsible authority amend this permit?

The responsible authority may amend this permit under Division 1A of Part 4 of the *Planning and Environment Act 1987*.

When does a permit begin?

A permit operates:

- from the date specified in the permit; or
- if no date is specified, from:
 - the date of the decision of the Victorian Civil and Administrative Tribunal, if the permit was issued at the direction of the Tribunal; or
 - the date on which it was issued, in any other case.

When does the permit expire?

1. A permit for the development of land expires if—
 - the development or any stage of it does not start within the time specified in the permit; or
 - the development requires the certification of a plan of subdivision or consolidation under the *Subdivision Act 1988* and the plan is not certified within two years of the issue of the permit, unless the permit contains a different provision; or
 - the development or any stage is not completed within the time specified in the permit, or if no time is specified, within two years after the issue of the permit or in case of a subdivision or consolidation within five years of the certification of the plan of subdivision or consolidation under the *Subdivision Act 1988*.
2. A permit for the use of land expires if—
 - the use does not start within the time specified in the permit, or if no time is specified, within two years after the issue of the permit; or
 - the use is discontinued for a period of two years.
3. A permit for the development and use of the land expires if—
 - the development or any stage of it does not start within the time specified in the permit; or
 - the development or any stage of it is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit; or
 - the use does not start within the time specified in the permit, or, if no time is specified, within two years after the completion of the development; or
 - the use is discontinued for a period of two years.
4. If a permit for the use of land or the development and use of land or relating to any of the circumstances mentioned in section 6A(2) of the *Planning and Environment Act 1987*, or to any combination of use, development or any of those circumstances requires the certification of a plan under the *Subdivision Act 1988*, unless the permit contains a different provision—
 - the use or development of any stage is to be taken to have started when the plan is certified; and
 - the permit expires if the plan is not certified within two years of the issue of the permit.
5. The expiry of a permit does not affect the validity of anything done under that permit before the expiry.

What about reviews?

- The person who applied for the permit may apply for a review of any condition in the permit unless it was granted at the direction of the Victorian Civil and Administrative Tribunal, in which case no right of review exists.
- An application for review must be lodged within 60 days after the permit was issued, unless a notice of decision to grant a permit has been issued previously, in which case the application for review must be lodged within 60 days after the giving of that notice.
- An application for review is lodged with the Victorian Civil and Administrative Tribunal.
- An application for review must be made on the relevant form which can be obtained from the Victorian Civil and Administrative Tribunal and be accompanied by the applicable fee.
- An application for review must state the grounds upon which it is based.
- An application for review must also be served on the responsible authority.
- Details about applications for review and the fees payable can be obtained from the Victorian Civil and Administrative Tribunal.