
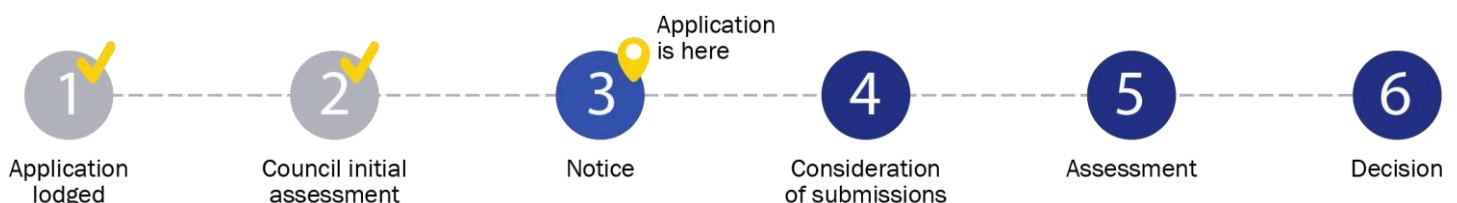


Notice of an Application for an Amendment to a Planning Permit

The land affected by the application is located at:	V8591 F293 CA 17 SEC P Parish of Koo-Wee-Rup East 50 Evans Road, Bunyip VIC 3815
The application is to:	Amendment to planning permit T220409 (issued for the use and development of the land for a dwelling and outbuilding) to amend the description of what the permit allows, delete and amend conditions and amend the endorsed plans)

APPLICATION DETAILS	
The applicant for the amendment to the permit is:	SD Planning
Application number:	T220409 - 1
<p>You may look at the application and any documents that support the application at the office of the Responsible Authority:</p> <p>Cardinia Shire Council, 20 Siding Avenue, Officer 3809.</p> <p>This can be done during office hours and is free of charge.</p> <p>Documents can also be viewed on Council's website at cardinia.vic.gov.au/advertisedplans or by scanning the QR code.</p>	

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



Amendment Summary

Portal Reference	M325465Q
Reference No	T220409

Basic Information

Proposal Type	Change Of Use, Other Development, Advertising Has Occurred
Proposed Use	Use and Development of the land for a dwelling and associated outbuilding and construction of buildings and works for an agricultural shed and greenhouse
Current Use	Vacant Farm Land
Cost of Works	\$400,000
Amended Cost of Works	\$80,000
Amendments	What the permit Allows Changed Permit Conditions Plans Changed
Proposed Changes	Amendment to planning permit T220409 to: â€¢ Amend the description of what the permit allows; â€¢ Deletion of Condition 1(a); â€¢ Variation/update of Melbourne Water Conditions 11 to 16 (as required); and â€¢ Amendment to endorsed plans.
Site Address	50 Evans Road Bunyip VIC 3815

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?	Not Applicable, no such encumbrances apply.
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Regulation Fee Condition

		Amount	Modifier	Payable
11 - Class 2	Amendment to a permit (other than a permit to develop land for a single dwelling per lot or to use and develop land for a single dwelling per lot or to undertake development ancillary to the use of land for a single dwelling per lot) to change the statement of what the permit allows or to change any or all of the conditions which apply to the permit.	\$1,496.10	100%	\$1,496.10
11 - Class 11	Amendment to a class 11, 12, 13, 14, 15 or 16 permit (change in cost of \$100,000.00 or less)	\$1,302.80	50%	\$651.40

Total **\$2,147.50**



Civic Centre
20 Siding Avenue, Officer, Victoria

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

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

Email: mail@cardinia.vc.gov.au

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

Documents Uploaded

Date	Type	Filename
13-08-2025	Site Plan	250813 Amended Plans Package.pdf
13-08-2025	Additional Document	250731 Cert of Title Compiled.pdf
13-08-2025	Additional Document	250813 Amended Permit Planning Report 50 Evans Rd.pdf

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

Lodged By



 20 Siding Avenue, Officer, Victoria
Council's Operations Centre (Depot)
Purton Road, Pakenham, Victoria

Cardinia Shire Council
P.O. Box 7, Pakenham VIC, 3810
Email: mail@cardinia.vic.gov.au

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

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

VOLUME 08591 FOLIO 293

Security no : 124126724535T
Produced 31/07/2025 02:24 PM

LAND DESCRIPTION

Crown Allotment 17 Section P Parish of Koo-wee-rup East.
PARENT TITLE Volume 03280 Folio 858
Created by instrument C326725 04/10/1965

REGISTERED PROPRIETOR



MORTGAGE AZ188339S 27/05/2025
NATIONAL AUSTRALIA BANK LTD

For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP410382J FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AZ144908B (E)	TRANSFER CONTROL OF ECT	Completed	14/05/2025
AZ188338U (E)	TRANSFER	Registered	27/05/2025
AZ188339S (E)	MORTGAGE	Registered	27/05/2025

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

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

Street Address: 50 EVANS ROAD BUNYIP VIC 3815

ADMINISTRATIVE NOTICES

NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LTD
Effective from 27/05/2025

DOCUMENT END



Imaged Document Cover Sheet

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Document Identification	TP410382J
Number of Pages (excluding this cover sheet)	1
Document Assembled	31/07/2025 14:24

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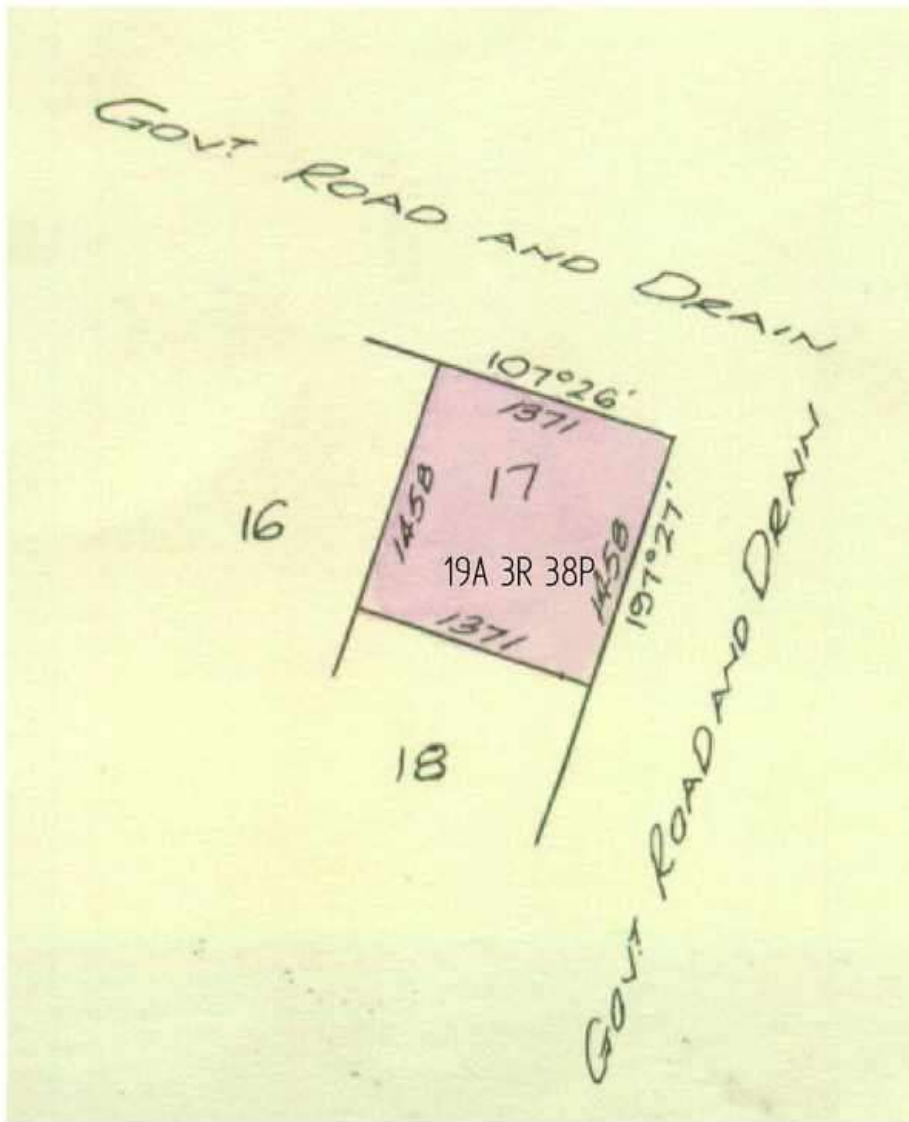
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TITLE PLAN		EDITION 1	TP 410382J
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<p>Location of Land</p> <p>Parish: KOO-WEE-RUP EAST Township: Section: P Crown Allotment: 17 Crown Portion:</p> <p>Last Plan Reference: Derived From: VOL 8591 FOL 293 Depth Limitation: 50 FEET</p>	<p>Notations</p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>
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<p>Description of Land / Easement Information</p>	<p>THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT</p> <p>COMPILED: 18/04/2000 VERIFIED: EWA</p>
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*This report
assesses an
application to
Amend Planning
Permit T220409*

APPLICATION TO AMEND PLANNING PERMIT

T220409:

50 Evans Road Bunyip 3815

August 2025

SD Planning
Strategy & Development

Planning Summary

Applicant	SD Planning
Address	50 Evans Road Bunyip 3815
Title Particulars	Crown Allotment 17 Section P Parish of Koo-wee-rup East
Zoning	Green Wedge Zone, Schedule 1
Overlays	Restructure Overlay, Schedule 51 Land Subject to Inundation Overlay
Particular Provisions	Clause 51.02 Metropolitan Green Wedge Land: Core Planning Provisions
Permit Triggers	Green Wedge Zone - Clause 35.04-1 & 35.04-5 – Use and development of a dwelling and buildings within 100m of a dwelling not in the same ownership Land Subject to Inundation Overlay - Clause 44.04-2 – Construct a building or construct or carry out works Restructure Overlay - Clause 45.05-2 - Dwellings and other outbuildings
Proposal	Amendment to planning permit T220409 to: <ul style="list-style-type: none">• Amend the description of what the permit allows;• Deletion of Condition 1(a);• Variation/update of Melbourne Water Conditions 11 to 16 (as required); and• Amendment to endorsed plans.
Total Area	8.29ha

1. Introduction

SD Planning has been engaged to prepare an application to Amend Planning Permit T220409.

The owner now seeks to construct a dwelling of a different design and siting, also making changes to the design and location of the shed, along with introducing a greenhouse and pool house.

This planning report should be read in conjunction with other information now submitted including:

- Planning Permit T220409 and Endorsed Plans (see Attachment 1 to this report);
- A current Copy of Certificate of Title;
- A Completed Form to Amend a Planning Permit; and
- Proposed Plans prepared by Jackson & Fapio Pty Ltd Building Design Services.

A review of the Cardinia Planning Scheme has been undertaken to identify if there have been any material changes relevant to the proposal in relation to planning scheme policy or provisions. Our assessment indicates that there have been no material changes that would alter the assessment of this proposal.

This planning report provides an assessment of the proposed amendments to the approved plans/permit.



2. Background

Planning permit T220409 was issued for use and development of the land for a dwelling and outbuilding, generally in accordance with the approved plans for 50 Evans Road, Bunyip on 27 March 2023. Endorsed plans were issued on 16 May 2023.

An extension of time was subsequently issued for the Planning Permit on 14th April 2025 which allowed the time for the commencement of the development until 27 March 2027 and the time for the completion of the development extended until 27 March 2029.

3. Site and Surrounds

The subject site is located approximately 2.5km south of Bunyip on the south side of Evans Road at the intersection with Murray Road. It is approximately 8.2 hectares, close to square in shape and virtually flat. The site is understood to have previously been used for ad-hoc grazing and fodder production. The site contains stock yards and is predominantly clear of vegetation. Vehicle access is provided off Evans Road where two existing crossovers/driveways exist.

A racing and equestrian services development adjoins the subject to the west comprising a dwelling, outbuildings, multiple horse shelters, segregated paddocks and training/exercise track. Other adjoining land contains a dwelling and appears to be used for low scale grazing. An equine training facility is also located to the west of the subject land on Bunyip Modella Road known as Ampulla Lodge.

The broader surrounding area is used for a mix of cropping and grazing. Allotment size in the area is predominantly under 40 hectares, with most properties less than 15 hectares. There have been no notable changes to the site and surrounds since the planning permit was issued.

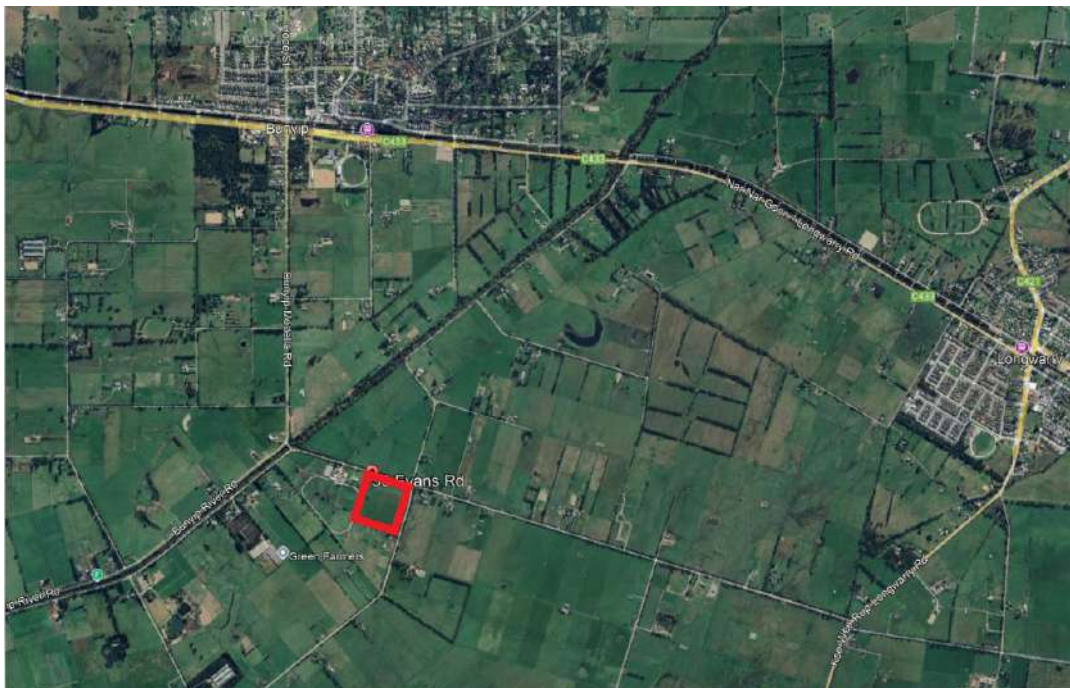


Figure 1: Aerial photograph of the subject site and surrounds, Source Google Earth





Figure 2: Aerial photograph of the subject site



Figure 3: Subject land western most vehicle access – Evans Road



Figure 4: Looking east along Evans Road from subject land western vehicle entry

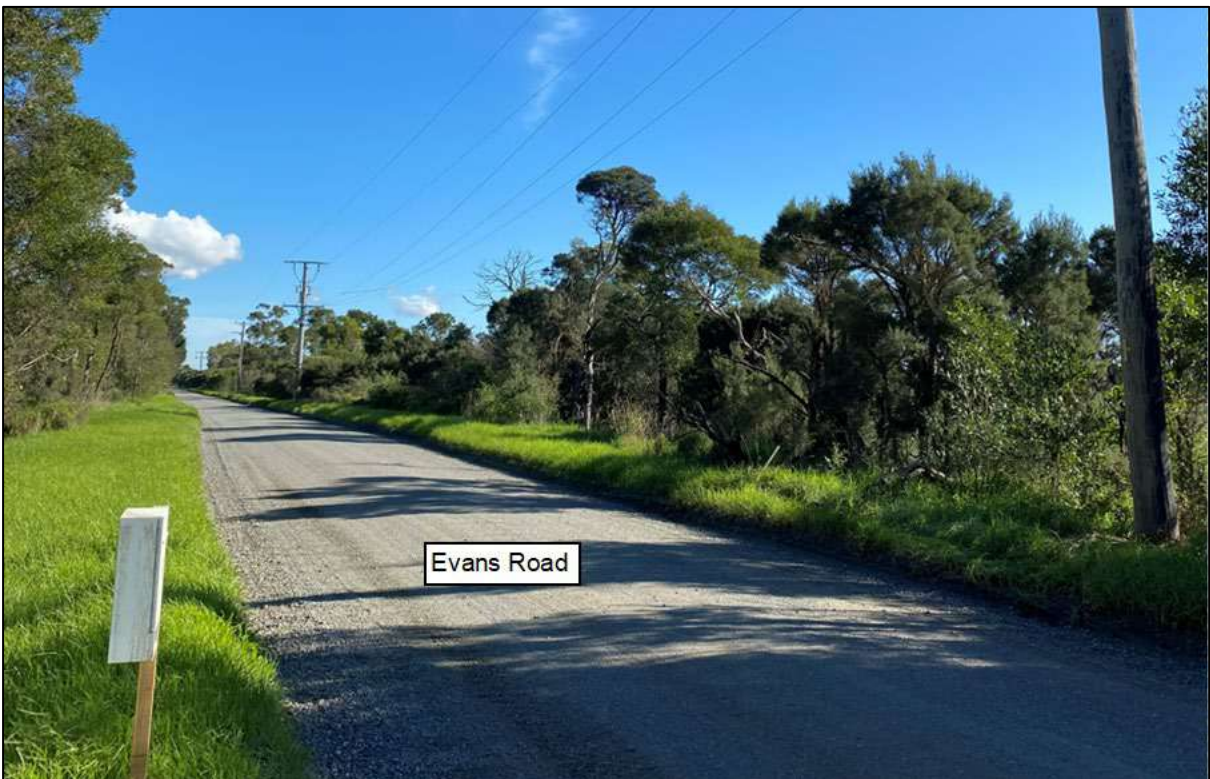


Figure 5: Looking west along Evans Road from subject land and western vehicle entry





Figure 6: Looking west internally across subject land



Figure 7: Looking south internally across subject land



Figure 8: Looking south-east internally across subject land



Figure 9: Eastern most existing accessway into site from Evans Road

4. Proposal

This application seeks to amend the planning permit by way of:

- Amend the description of what the permit allows;
- Deletion of Condition 1(a);
- Variation/update of Melbourne Water Conditions 11 to 16 (as required); and
- Amendment to endorsed plans.



The amendments broadly result from an amended dwelling design and location and an amended shed design and location along with adding a swimming pool, pool house, spa and greenhouse.

The previous approval allowed for a new dwelling with a total area (including verandahs and decking) of 670.8m² to be constructed at a finished floor level of 34.85m AHD on a fill pad that extended beyond the dwelling by 5 metres. The approved dwelling is located approximately 110m south of Evans Road and approximately 160m from the western property boundary.

An agricultural shed of 270m² with a FFL of 34.10 AHD was to be constructed to the west of the existing dwelling. An extract of the approved site layout plan is shown below:

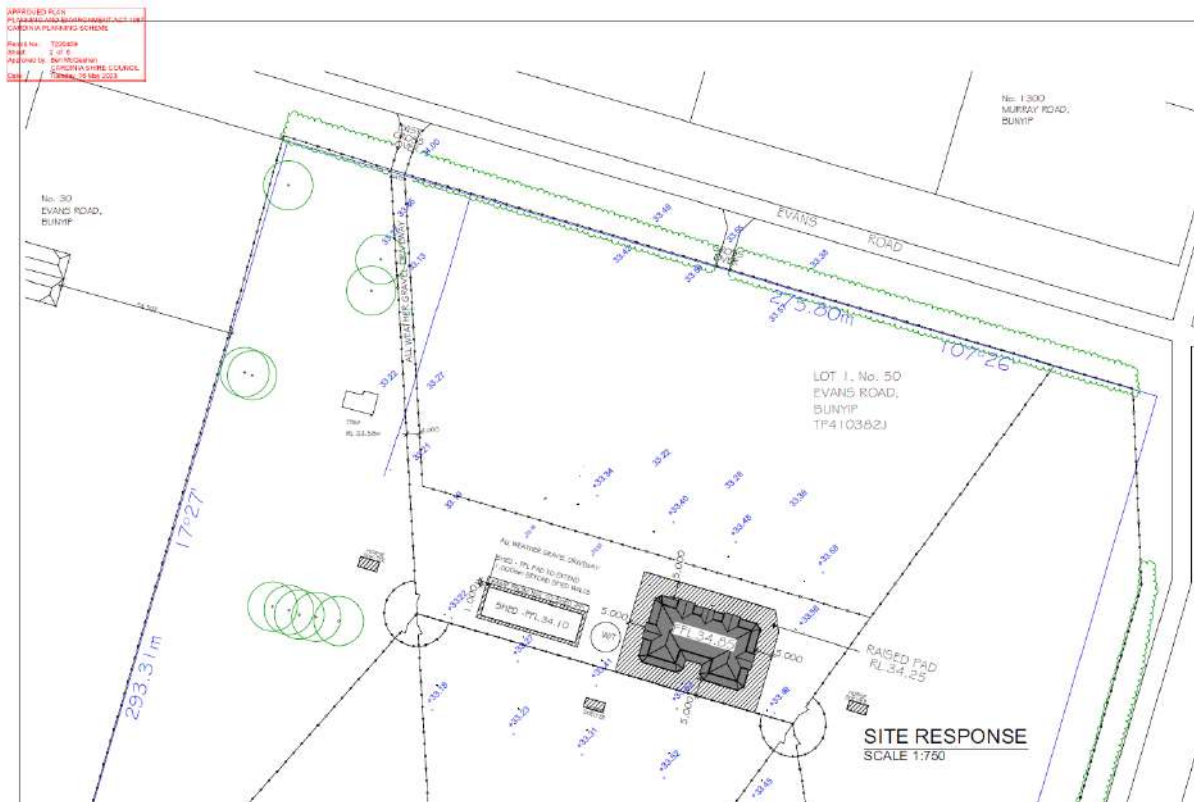


Figure 10: Extract of Endorsed Site Plan

The proposed amended plans seek an alternative dwelling design of 547.33m² (including porch, alfresco and garage), constructed to a finished floor level of 34.4 AHD (in accordance with Condition 12 of the Planning Permit).

The dwelling will be accessed via the eastern most accessway from Evans Road for which a new driveway will be constructed a minimum of 3.5m wide all weather construction.

The dwelling will be setback from Evans Road by approximately 50m and approximately 160m from the western property boundary. The dwelling will be constructed on a raised 34.25m AHD fill pad which is proposed to extend beyond 5m around the dwelling.

A below ground swimming pool, above ground spa and pool house will all be constructed to the rear of the dwelling (south) within the fill pad area. The spa will measure 3m x 3m and sit 1.2 metres above the ground attached to the northern side of the pool house. The pool house will measure 7.83m x 4.27m and sit at 34.4 AHD. The swimming pool will measure 10.5m x 4.1m. Fencing surrounding the

pool and the spa as required by building regulations will be open in style to allow any flood water passage (noted on the plans).

A shed and green house are proposed to be constructed in the north western corner of the site and will be accessed via the existing western most vehicle crossing from Evans Road. The shed will be setback 20m from the road frontage and 6m from the western side property boundary. The shed will have a total area of 150m² and will be constructed on a fill pad to 33.8 AHD and have a FFL of 34.1 AHD.

The greenhouse will be setback 15m from the western side boundary and to the south (behind) the proposed shed from Evans Road. The greenhouse will measure 20m long and 6.1m wide (122m²) and will be constructed using a galvanized steel structure, treated pine timbers, polythene covering and manual roll up side curtains. The greenhouse will have walls of approximately 1.6m high and an overall height of 3m. It will sit at natural ground level.

The paddock layout on the remainder of the site has been altered to accommodate the amended building siting. The amended proposal does not alter the horse husbandry enterprise which will remain unchanged.

The split entrance to the shed will separate floats etc delivering and collecting horses from the house for safety reasons as the owners have young children.

Horse shelters and open fencing will also be constructed as part of the development.

The colour and materials for the dwelling, pool house and shed will be predominantly grey tones. The dwelling and pool house will also include cream coloured weatherboards.

Extracts of the plans are shown below:



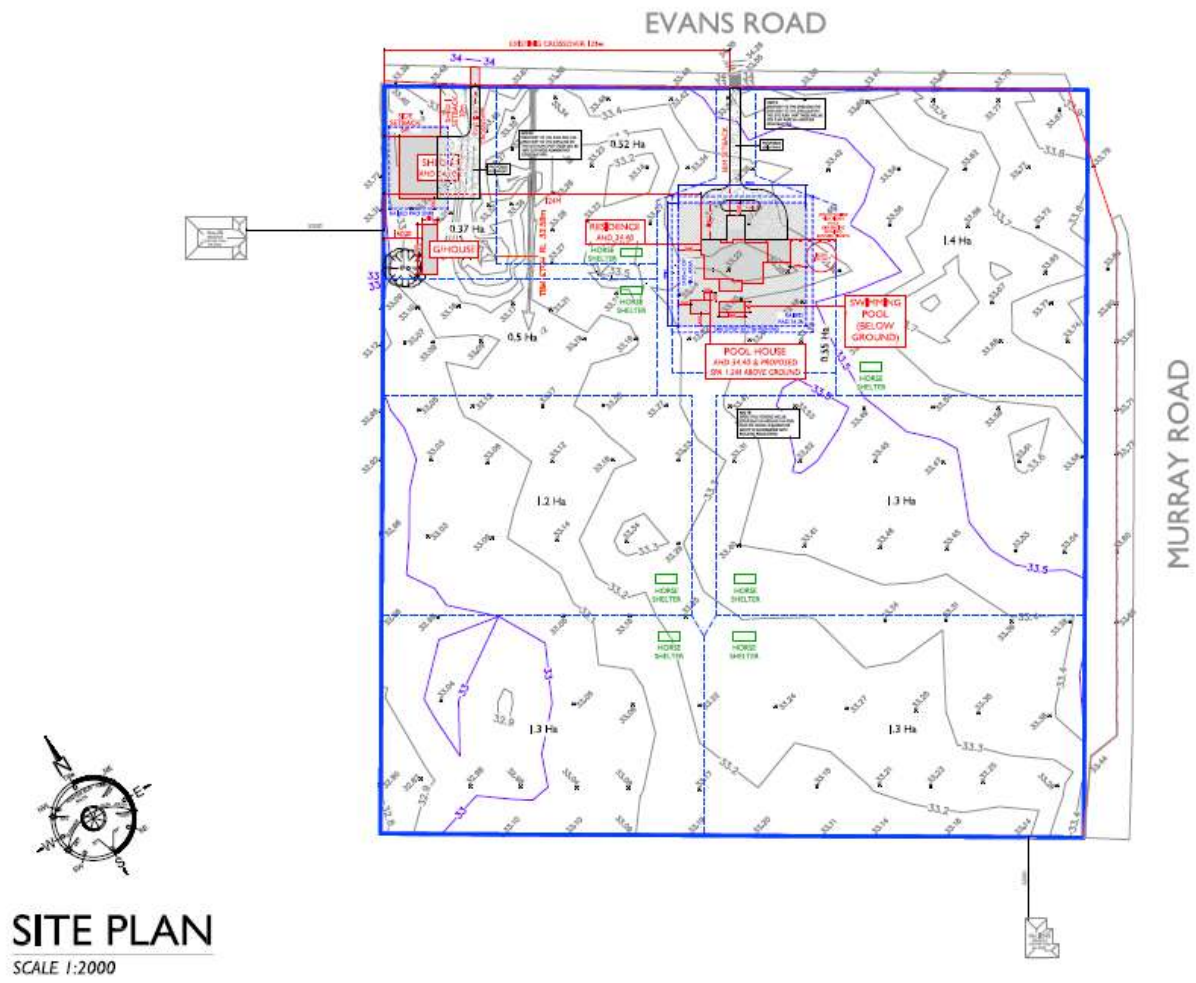


Figure 11: Extract of Site Plan, Jackson and Fapio Pty Ltd



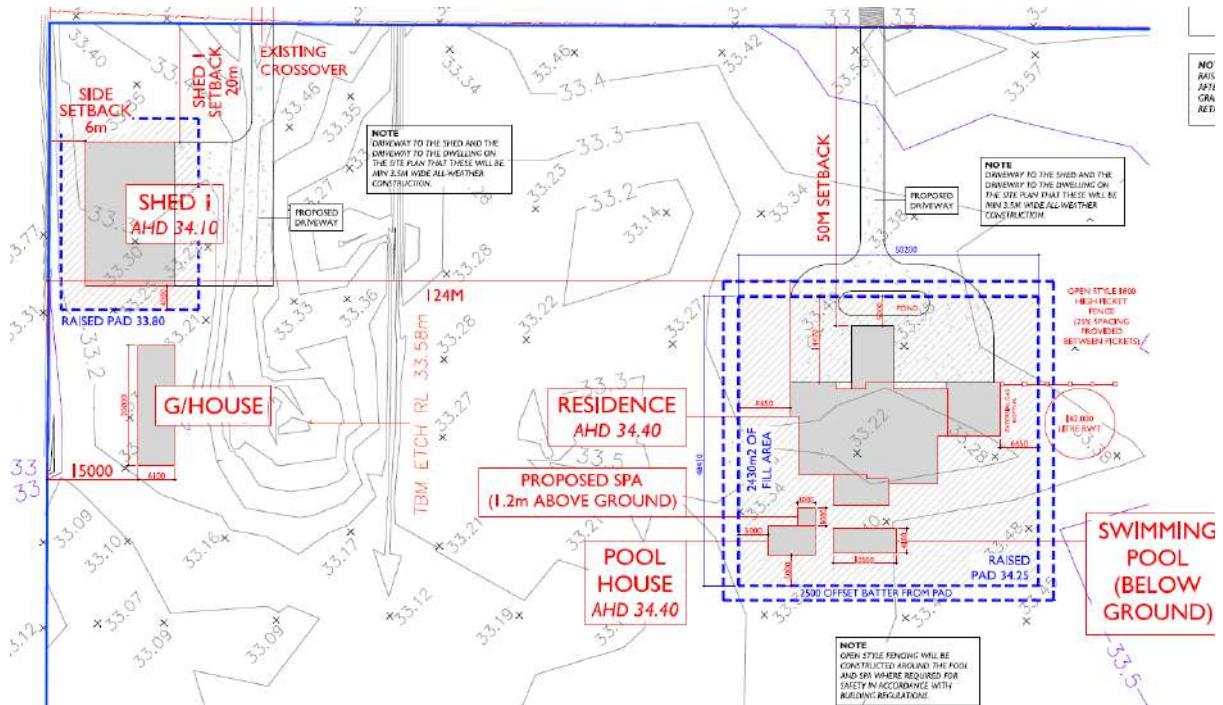


Figure 12: Extract of Localised Site Plan, Jackson and Fapio Pty Ltd

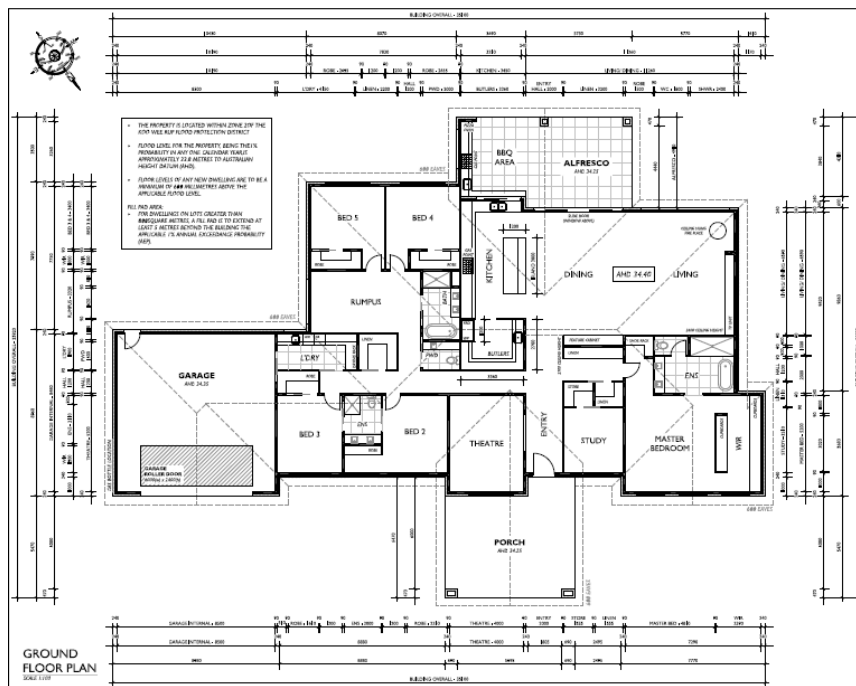


Figure 13: Extract Floor Plan Jackson and Fapio Pty Ltd



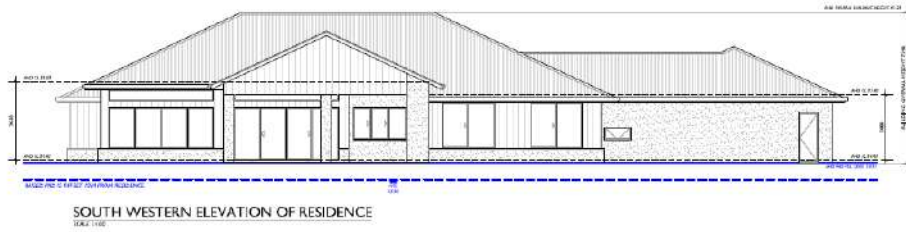


Figure 14: Extract Elevation Plans Jackson and Fapio Pty Ltd

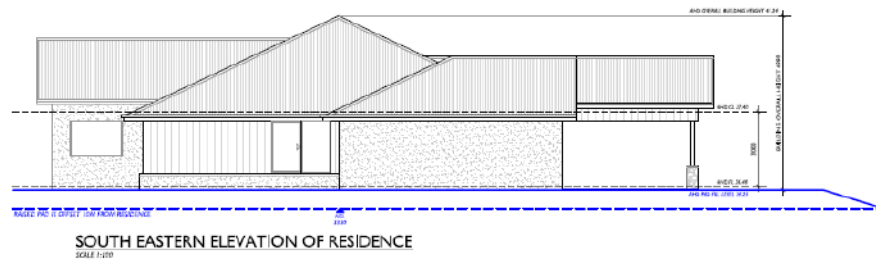
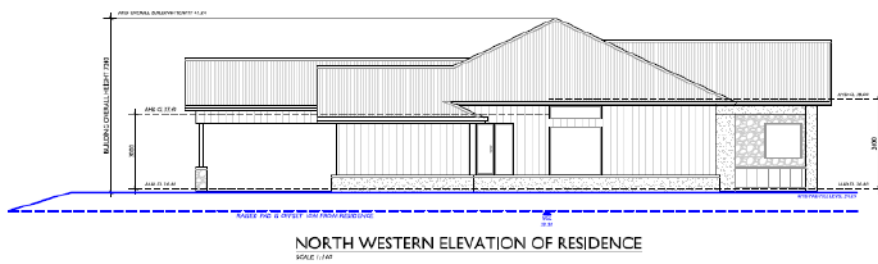


Figure 15: Extract Elevation Plans Jackson and Fapio Pty Ltd













SHED MATERIAL & FINISHES SCHEDULE		RESIDENCE/ POOL HOUSE MATERIAL & FINISHES SCHEDULE	
	EXTERNAL CLADDING DUALCLAD MATERIAL IRON GREY COLOUR or similar		GROUND FLOOR PORCH 75mm HEBEL PANELS TILED FINISH LIGHT BROWN COLOUR or similar
	GUTTERS & FASCIA, RAINHEADS, DOWNPIPES COLORBOND MATERIAL GUTTERS - IRON GREY COLOUR FASCIA - IRON GREY COLOUR		GROUND FLOOR EXTERNAL WALL 75mm HEBEL PANELS DULUX SURFAMIST COLOUR or similar
	TILED ROOF SELECTED COLORBOND ROOF MONUMENT COLOUR or similar		GROUND FLOOR EXTERNAL WALL JAMES HARDIE WEATHERBOARDS CREAM COLOUR or similar
	ROLLER & EXTERNAL DOORS ALUMINIUM MATERIAL GREY COLOUR or similar		GUTTERS & FASCIA, RAINHEADS, DOWNPIPES COLORBOND MATERIAL GUTTERS - MONUMENT COLOUR FASCIA - SURFAMIST COLOUR
			TILED ROOF SELECTED COLORBOND ROOF MONUMENT COLOUR or similar
			WINDOWS ALUMINIUM FRAME SURFAMIST COLOUR or similar

Figure 16: Materials and Finishes Schedule Extract Jackson and Fapio Pty Ltd

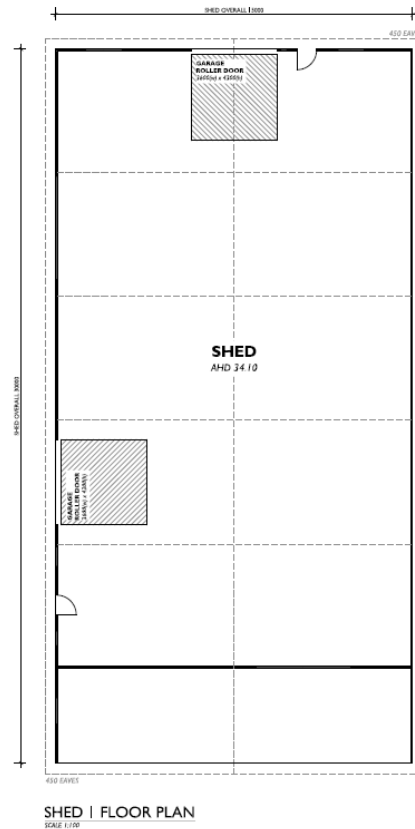
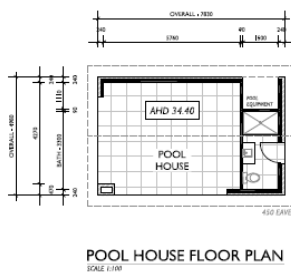


Figure 17: Pool House and Shed Floorplans Extract Jackson and Fapio Pty Ltd



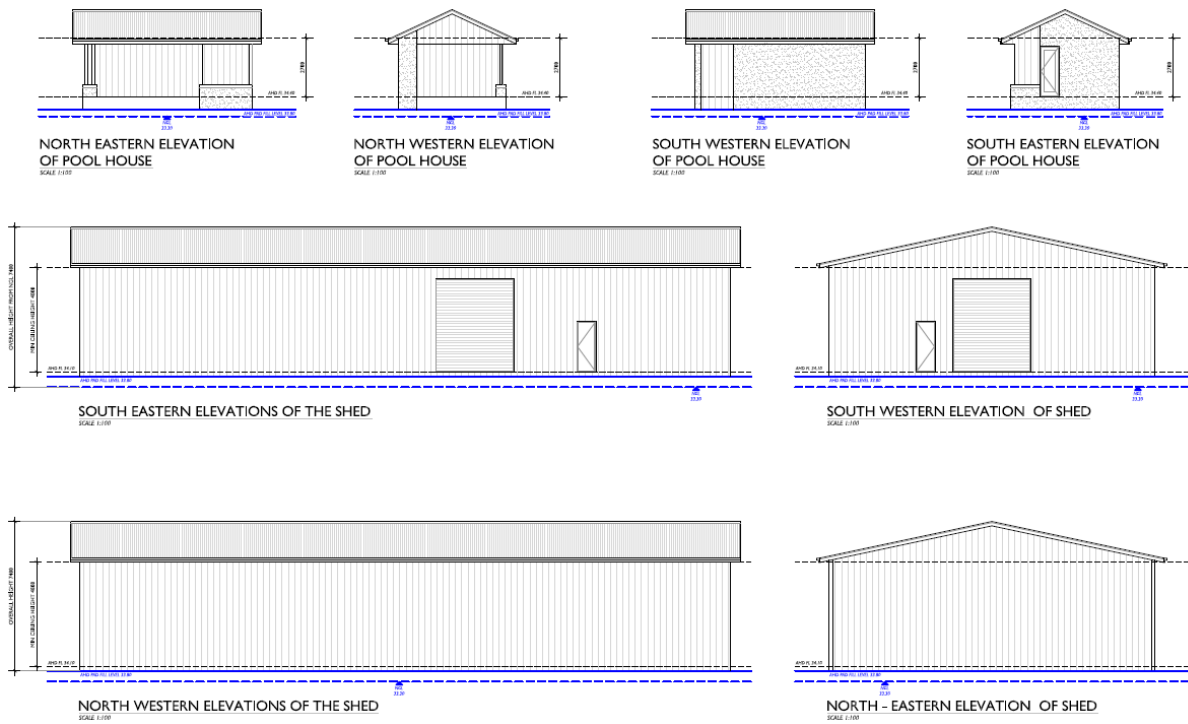


Figure 18: Pool House and Shed Elevations Extract Jackson and Fapio Pty Ltd

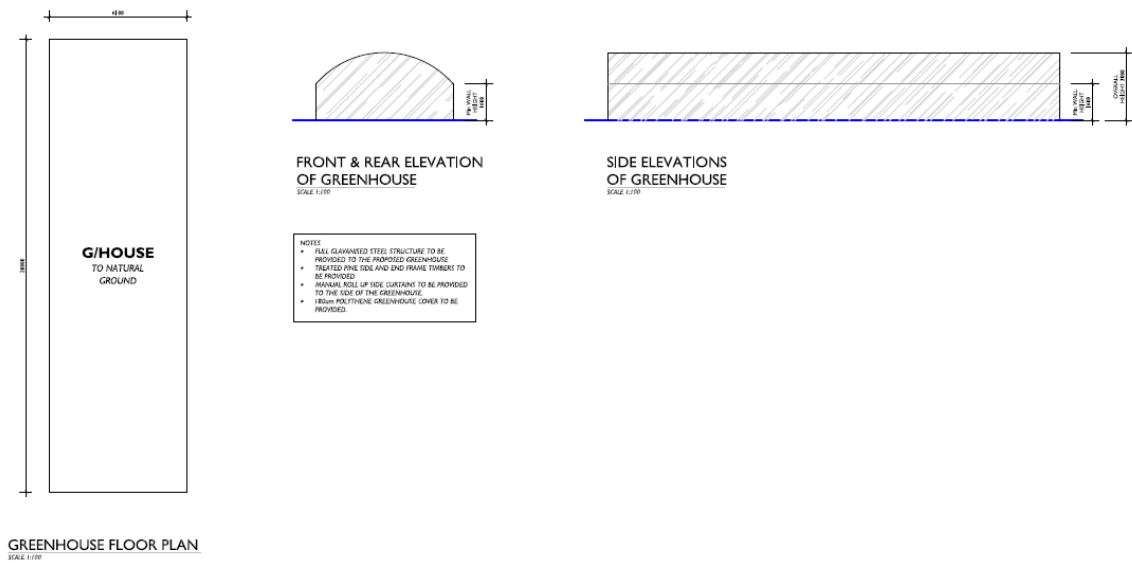


Figure 19: Greenhouse Floorplans and Elevations Extract Jackson and Fapio Pty Ltd

5. Planning Assessment

5.1. Planning Policy Framework

The following policies have not seen any notable changes since the original planning permit was issued and continue to provide support for the amended development proposal:

- Settlement – Green Wedges (Clause 11.01-1R)
- Floodplain Management (Clause 13.03-1S)
- Protection of Agricultural Land (Clause 14.01-1S)
- Sustainable Agricultural Land Use (Clause 14.01-2S)
- Design for Rural Areas (Clause 15.01-6S)
- Diversified Economy (Clause 17.01-1S)

The amended proposal is considered consistent with the PPF. It will support a high value agricultural land use which will result in significant infrastructure and pasture improvement/investment for the property to facilitate a high value horse husbandry business in the same way as the current approval. The agricultural plan for the site has not altered as a result of the change in dwelling and shed design and the introduction of other buildings/structures.

The amended proposal has been designed to respect the rural character of the area and has regard to flood risk, including measures to address Melbourne Water requirements.

5.2. Municipal Strategic Statement

As with the Planning Policy Framework, a review of the Cardinia Planning Scheme has not identified any material changes relevant to the proposal in relation to Council's Municipal Strategic Statement.

The amended proposal will support the use of the land for agriculture in accordance with the previously provided farm plan.

The amended dwelling, shed and design of other buildings including their location does not result in the removal of vegetation. The buildings have been designed to mitigate against flood risk. They have no identified impact on catchment management and all infrastructure proposed is adequately distanced from defined water courses. The amended proposal does not have any adverse impact on biodiversity.

5.3. Local Planning Policy Framework Clause 22.05 Western Port Green Wedge Policy

The amended proposal continues to be consistent with the strategic based precinct directions of the Cardinia Western Port Green Wedge Management Plan (May 2017) and with the vision and local policy for the Cardinia Western Port Green Wedge. The dwelling, its associated buildings, the and the agricultural shed remain associated with the use of the land for horse husbandry.



5.4. Zoning Controls – Green Wedge Zone

The subject site is located in the Green Wedge Zone, Schedule 1; a zoning map is shown below.

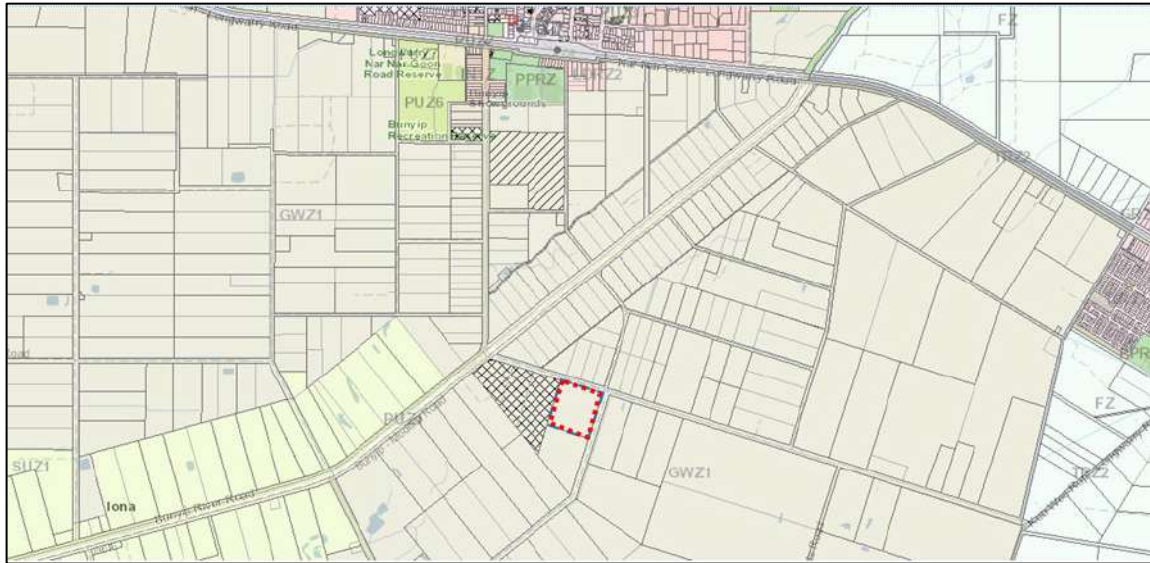


Figure 20: Green Wedge Zone, Schedule 1

The shed and greenhouse included on the amended plans now require a planning permit pursuant to Clause 35.04-5 because they are to be located within 100m of a dwelling not in the same ownership. The shed and greenhouse are to be a minimum of 60m away from the adjoining dwelling to the west not in the same ownership. There is some vegetation along the shared property boundary which will in part screen the view of the new buildings.

The shed has a maximum height of 7.4m above NGL and is to be constructed in grey tones. The greenhouse has a maximum height of 3m and is a light weight structure. These buildings are agricultural in nature and are anticipated within the Green Wedge Zone.

The proposed buildings are considered to provide an acceptable outcome having regard to the adjoining dwelling to the west which has open views from all sides and which will have oblique views of the shed given that the shed is set forward of and sited on an angle to the existing dwelling.





Figure 21: Relationship between the proposed shed and greenhouse location and the adjoining dwelling to the west

The shed and greenhouse have been located in order to separate the buildings from the new house and provide for an efficient layout for the equine use, including delivery and transport of horses to and from the property with easy access from Evans Road. The adjoining dwelling to the west is affected by its own equine operation and in that respect the proposed shed will not conflict. Further, the shed has a solid wall along its western elevation.

The changes to the dwelling (amended design), including the introduction of the pool house are considered benign having regard to the decision guidelines of the Green Wedge Zone. The changes associated with the dwelling design location/layout, including the introduction of the pool house do not give rise to any changes over and above the current approval having regard to land capability, relationship to rural land use, compatibility with adjoining uses, rural character and design, agricultural production and environmental impacts.

The amended proposal is therefore considered to continue to align with the objectives and decision guidelines of the Green Wedge Zone, Schedule 1.



5.5. Land Subject to Inundation Overlay

The land is affected by the Land Subject to Inundation Overlay, as shown in the overlay map below.

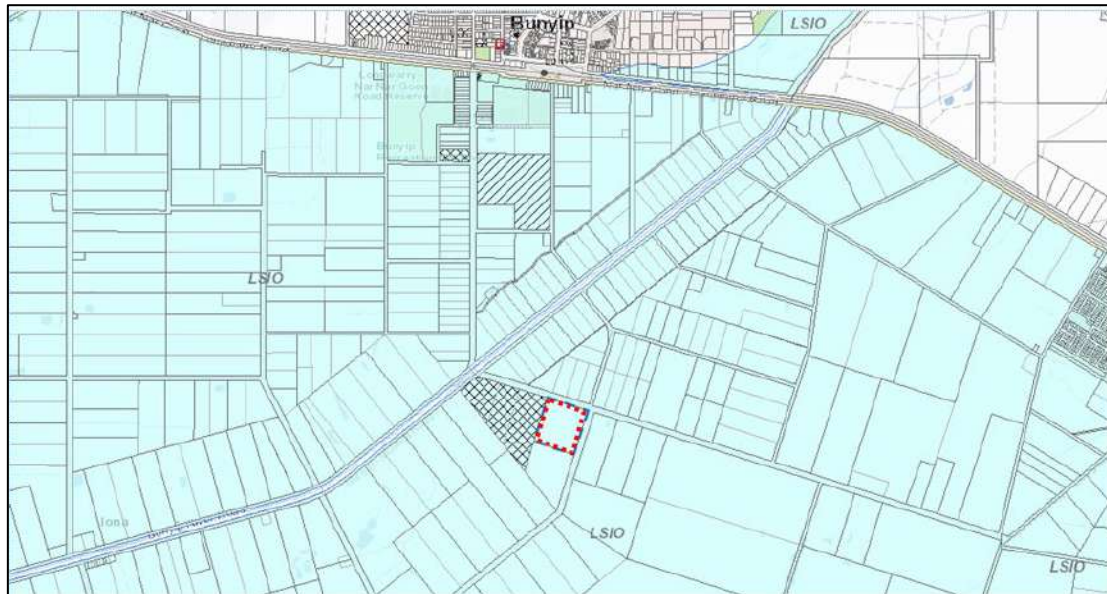


Figure 22: Land Subject to Inundation Overlay

The purpose of the of the Land Subject to Inundation Overlay (LSIO), as stated in Clause 44.04 of the scheme, is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To identify land in a flood storage or flood fringe area affected by the 1 in 100-year flood or any other area determined by the floodplain management authority.*
- *To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, is compatible with the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.*
- *To reflect any declaration under Division 4 of Part 10 of the Water Act, 1989 where a declaration has been made.*
- *To protect water quality in accordance with the provisions of relevant State Environment Protection Policies, particularly in accordance with Clauses 33 and 35 of the State Environment Protection Policy (Waters of Victoria).*
- *To ensure that development maintains or improves river and wetland health, waterway protection and flood plain health.*

Pursuant to Clause 44.04-2 a planning permit is required to construct a building or to construct or carry out works. 3.0 of the Schedule to the LSIO, exempts the following of relevance to the proposal:

- *An open-style fence.*



- *Earthworks for the purpose of constructing a swimming pool or spa and associated mechanical and safety equipment if associated with an existing dwelling on the same lot.”*
- *A non-habitable building or extension to a non-habitable building, with concrete floors, provided the floor levels are at least 300 mm above the flood level.*
- *An agricultural or farm building with permanent openings on all sides such as a hay shed, stockyards or covered horse stables.*

On this basis, it is considered that the components of the amended proposal requiring a planning permit by the Land Subject to Inundation Overlay are:

- The amended dwelling design and associated earthworks; and
- The greenhouse because it is constructed at natural ground level.

The agricultural shed is considered a non-habitable building and is proposed to have concrete floors at least 300mm above the flood level and therefore is not considered to trigger the requirement for a planning permit under the LSIO. The pool house is also considered to fall under this exemption and the spa, pool and horse shelters also have exemptions provided above.

The proposed fencing, including for the pool and spa will be in an open style in order to allow free passage of flood water and does not require planning permission. There are notes on the plans in relation to provision of open style fencing.

Conditions 12, 13 and 14 of the current planning permit required by Melbourne Water have been referenced for the redesign of the amended proposal to ensure its compliance with the LSIO. Those conditions read,

‘12. The dwelling must be constructed with finished floor levels set no lower than 34.4 metres to Australian Height Datum (AHD), which is 600 mm above the applicable flood level of 33.8 metres to AHD.

13. The shed must be constructed with finished floor levels set no lower than 34.1 metres to AHD, which is 300mm above the applicable flood level of 33.8 metres to AHD.

14. The dwelling must be constructed on a fill pad set no lower than 34.25 metres to AHD, which is 450mm above the applicable flood level of 33.8 metres to AHD. The fill pad must not extend any further than 5 metres from the building envelope.’

The amended proposal responds to Condition 12. The dwelling has a finished floor level of 34.4m AHD. The amended proposal includes a finished floor level for the shed of 34.1m AHD in accordance with Condition 13. The requirement of Condition 14 is met as the dwelling fill pad is set at 34.25m AHD. The property owner however wishes to extend the fill pad in some directions for more than 5m around the dwelling prior to graduating down to NGL. This will in part assist with the associated pool, spa and pool house construction.

The amended proposal has sought to address flood considerations, including having regard to the Melbourne Water conditions on the planning permit. The design is considered to minimise flood risk to an acceptable level.



5.6. Restructure Overlay

The subject site is affected by the by the Restructure Plan Overlay – Schedule 51 as shown in the overlay map below.

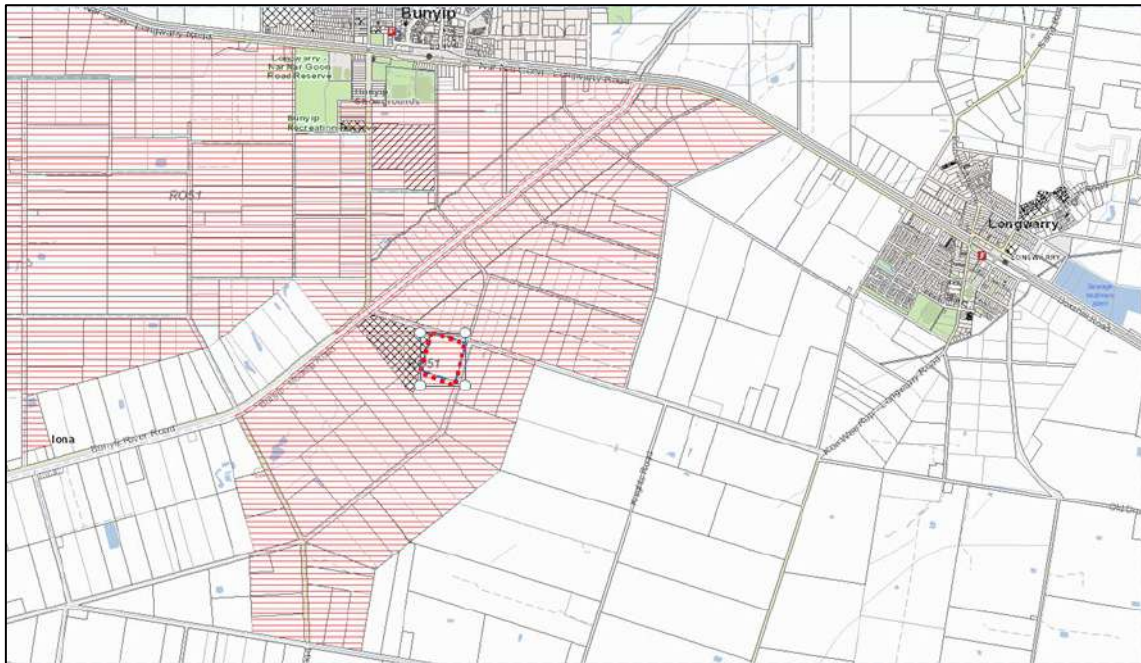


Figure 16: Restructure Overlay mapping

The amended proposal does not alter the outcome having regard to the current approval and the considerations of the Restructure Overlay.

5.7. Particular Provisions

Clause 51.02 Metropolitan green wedge land: Core planning provisions

The purpose is to protect green wedge land from use and development that would diminish its agricultural, environmental, cultural heritage, conservation, landscape, natural resources, or recreational values. Also relevantly, to protect productive agricultural land, ensure uses are compatible to the non-urban character and encourage urban activities to urban areas.

Clause 51.02 confirms that these provisions apply to the subject land.

The amended proposal delivers an outcome consistent with the current approved dwelling and shed and meets the particular considerations sought by this provision. Agricultural productivity will not alter as a result of the amended proposal. The amended proposal is consistent with the rural character of the area that will not undermine the core policy direction of green wedge land.



5.8. General Provisions and Decision Guidelines of Clause 65

The decision guidelines contained in Clause 65 set out matters that the responsible authority must consider as appropriate.

Clause 65.01 – Approval of an application or plan

Consideration is required of the matters set out in Section 60 of the Act, the planning policy framework, zone and overlay provisions, orderly planning, amenity, land degradation, water quality and native vegetation protection.

The amended proposal is considered entirely appropriate in the context of the considerations of Clause 65.01 and the current approved planning permit. The amended proposal is considered to represent consistency with all relevant matters and will deliver an orderly planning outcome.

6. Conclusion

The proposed amended application is considered reasonable as it is:

- Consistent with relevant Planning Policy and Local Planning Policy; and
- Consistent with purposes and decision guidelines of the relevant zone and overlay controls; and
- Is considered to deliver similar outcome to the current planning permit approval.

It is therefore respectfully requested that Cardinia Shire Council support this amended proposal, and accordingly approve an amended planning permit.



ATTACHMENT 1: Existing Planning Permit and Endorsed Plans



PLANNING PERMIT

Form 4

Planning Scheme: Cardinia Planning Scheme

Responsible Authority: Cardinia Shire Council

PLANNING PERMIT NUMBER: T220409

ADDRESS OF THE LAND: V8591 F293 CA 17 SEC P Parish of Koo-Wee-Rup East, 50 Evans Road, Bunyip VIC 3815

THIS PERMIT ALLOWS: Use and development of the land for a dwelling and outbuilding, generally in accordance with the approved plans

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

Amended plans

1. Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the plans submitted with the application but modified to show:
 - a. Changes to the plans to satisfy the requirements of Melbourne Water conditions 11 through 16 (inclusive).

General

2. The layout of the buildings and works, as shown on the approved plans, must not be altered or modified without the consent in writing of the Responsible Authority.
3. Once the development has started it must be continued and completed to the satisfaction of the Responsible Authority.
4. The exterior colours 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 to the satisfaction of the Responsible Authority.
5. Prior to the occupation of the dwelling:
 - a. Access to the dwelling must be provided via an all-weather road with dimensions adequate to accommodate emergency vehicles.
 - b. The dwelling must be connected to reticulated sewerage, if available. If reticulated sewerage is not available, all wastewater from the dwelling must be treated and retained within the lot in accordance with the requirements of the Environment Protection Regulations under the *Environment Protection Act 2017* for an on-site wastewater management system.
 - c. The dwelling must be connected to a reticulated potable water supply or have an alternative potable water supply with adequate storage for domestic use as well as for fire fighting purposes.
 - d. The dwelling must be connected to a reticulated electricity supply or have an alternative energy source.

Date Issued: 27 March 2023

Signature for the Responsible Authority:



Frances Stipkovic – Coordinator Statutory Planning

PLANNING PERMIT

Form 4

Planning Scheme: Cardinia Planning Scheme

Responsible Authority: Cardinia Shire Council

PLANNING PERMIT NUMBER: T220409

ADDRESS OF THE LAND: V8591 F293 CA 17 SEC P Parish of Koo-Wee-Rup East, 50 Evans Road, Bunyip VIC 3815

THIS PERMIT ALLOWS: Use and development of the land for a dwelling and outbuilding, generally in accordance with the approved plans

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

Engineering

6. Stormwater works must be provided on the subject land so as to prevent overflows onto adjacent properties.
7. Stormwater must not be discharged from the subject land other than by means of an underground pipe drain discharged to an outlet in the street or to an underground pipe drain to the satisfaction of the Responsible Authority.
8. 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.
9. 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.
10. 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.

Melbourne Water Conditions

11. Prior to the endorsement of plans under this permit, amended plans to the satisfaction of Melbourne Water and Council must be submitted to and approved by Melbourne Water and Council. The plans must be generally in accordance with the plans submitted with the application but modified to demonstrate compliance with Melbourne Water's conditions.
12. The dwelling must be constructed with finished floor levels set no lower than 34.4 metres to Australian Height Datum (AHD), which is 600 mm above the applicable flood level of 33.8 metres to AHD.
13. The shed must be constructed with finished floor levels set no lower than 34.1 metres to AHD, which is 300mm above the applicable flood level of 33.8 metres to AHD.
14. The dwelling must be constructed on a fill pad set no lower than 34.25 metres to AHD, which is 450mm above the applicable flood level of 33.8 metres to AHD. The fill pad must not extend any further than 5 metres from the building envelope.

Date Issued: 27 March 2023

Signature for the Responsible Authority:



Frances Stipkovic – Coordinator Statutory Planning

PLANNING PERMIT

Form 4

Planning Scheme: Cardinia Planning Scheme

Responsible Authority: Cardinia Shire Council

PLANNING PERMIT NUMBER: T220409

ADDRESS OF THE LAND: V8591 F293 CA 17 SEC P Parish of Koo-Wee-Rup East, 50 Evans Road, Bunyip VIC 3815

THIS PERMIT ALLOWS: Use and development of the land for a dwelling and outbuilding, generally in accordance with the approved plans

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

15. Prior to the commencement of works, a separate application direct to Melbourne Water must be made for any new or modified storm water connection to Melbourne Water's drains or watercourses. Prior to the commencement of any stormwater connection works, a separate application must be made direct to Melbourne Water. Evidence must be provided demonstrating that Council considers that it is not feasible to connect to the local drainage system. Note: If the development does not connect to Melbourne Water's assets, evidence must be provided that connection to Council's stormwater system has been approved. This evidence should be in the form of an endorsed drainage plan or legal point of discharge letter from Council.
16. The fill pad surrounding the shed must be deleted from the plans.

Expiry:

17. A permit for the development of land expires if-
- the development does not start within two (2) years after the issue of the permit; or
 - the development is not completed within four (4) years after the issue of the permit; or
 - the use does not start within two (2) years after the completion of the development; or
 - 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.

Notes:

- Prior to commencement of the proposed development a Building Permit must be obtained for the proposed works.
- This Planning Permit has not been assessed against the requirements of ResCode or Clause 54 of the Cardinia Planning Scheme.
- This Planning Permit does not represent the approval of other departments of Cardinia Shire Council or other authorities.

Date Issued: 27 March 2023

Signature for the Responsible Authority:



Frances Stipkovic – Coordinator Statutory Planning

PLANNING PERMIT

Form 4

Planning Scheme: Cardinia Planning Scheme

Responsible Authority: Cardinia Shire Council

PLANNING PERMIT NUMBER: T220409

ADDRESS OF THE LAND: V8591 F293 CA 17 SEC P Parish of Koo-Wee-Rup East, 50 Evans Road,
Bunyip VIC 3815

THIS PERMIT ALLOWS: Use and development of the land for a dwelling and outbuilding, generally in
accordance with the approved plans

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

Melbourne Water Advice

- The applicable 1% Annual Exceedance Probability (AEP) flood level for the property, being the 1% probability in any one calendar year, is approximately 33.8 metres to AHD.
- To access more information regarding other services or online applications that Melbourne Water offers please visit our website. For general development enquiries contact our Customer Service Centre on 131 722.

Date Issued: 27 March 2023

Signature for the Responsible Authority:



Frances Stipkovic – Coordinator Statutory Planning

IMPORTANT INFORMATION ABOUT THIS NOTICE

WHAT HAS BEEN DECIDED?

The Responsible Authority has issued a permit.

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

WHEN DOES A PERMIT BEGIN?

A PERMIT OPERATES:

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

WHEN DOES A PERMIT EXPIRE?

A PERMIT FOR THE DEVELOPMENT OF LAND EXPIRES IF:

- a) The development or any stage of it does not start within the time specified in the permit, or
- b) 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 (2) years of the issue of the permit, unless the permit contains a different provision, or
- c) 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 in case of a subdivision or consolidation within five (5) years of the certification of the certification of the plan of subdivision or consolidation under the *Subdivision Act 1988*.

A PERMIT FOR THE USE OF LAND EXPIRES IF:

- a) The use does not start within the time specified in the permit, or if no time is specified, within two (2) years of the issue of within two years after the issue of the permit; or
- b) The use is discontinued for a period of two (2) years.

A PERMIT FOR THE DEVELOPMENT AND USE OF THE LAND EXPIRES IF:

- a) The development or any stage of it does not start within the time specified in the permit, or
- b) 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.
- c) 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
- d) The use is discontinued for a period of two (2) years.

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:

- a) The use or development of any stage is to be taken to have started when the
- b) Plan is certified; and
- c) The permit expires if the plan is not certified within two years of the issue of the permit.

The expiry of a permit does not affect the validity of anything done under that permit before the expiry.

WHAT ABOUT APPEALS?

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

Victoria Civil and Administrative Tribunal, Planning List
55 King Street, MELBOURNE VIC 3000
Ph (03) 9628 9777 Fax: (03) 9628 9789

09 October 2025

Dean Haeusler
Principal Statutory Planner
Cardinia Shire Council

Lodged via email: mail@cardinia.vic.gov.au;

Dear Dean,

Re: Planning Permit Application T220409 - 1 APP

Address: 50 Evans Road, Bunyip, 3815

Proposal: Amendment to planning permit to Amend the description of what the permit allows, Deletion of Condition 1(a), Variation/update of Melbourne Water Conditions 11 to 16 (as required); and Amendment to endorsed plans.

We refer to Council's further information request dated 10th September 2025. Council's request for further information included a number of items which we have set out in italics for ease and have provided a response below.

1. *A written statement that explains the need/purpose for a separate access for the proposed shed and greenhouse.*

The change in building location has been revised to provide a more optimal layout for the running of the business having regard to operational procedure. The separate shed and dwelling access which both use existing crossovers, along with the alteration to move the shed (and dwelling separately) further forward towards the road frontage will reduce the amount of all-weather formalised driveway on the property. The arrangement now works better for the farm layout and also reduces driveway construction cost. In terms of farm layout it will reduce the need for people delivering and collecting horses and others associated with the farm enterprise from travelling deeper into the site which is better for bio-security and animal safety. The change is also considered optimal to separate the shed and dwelling so that conflict is avoided between loading/reversing vehicles etc and domestic vehicle movements. Safety is also significantly improved for young children associated with the dwelling with the revised layout.

2. *Further details of the horse husbandry enterprise including the number of horses to be kept on the land at any one time and what type of business they will be associated with.*

There is no change to the horse husbandry enterprise as part of the proposal, including the number of horses to be kept on the land at any one time.

3. *Updated elevation plans to show:*

- a. *Dimensioned maximum building heights for all buildings from Natural Ground Level.*
- b. *Correct conflicting overall height dimensions of the shed (south eastern and north western elevations).*
- c. *Dimensioned profiles of all proposed water tanks that exceed 10,000 litres capacity, including details of external materials and colours.*

The elevation plans have now been updated as requested.

4. *A Dimensioned indicative floor plan of the shed.*

A dimensioned indicative floor plan of the shed has been provided. Please note that the shed only requires planning approval as it is within 100m of a dwelling within the same ownership. The shed is for agricultural purposes and should the shed be located over 100m from a dwelling not in the same ownership, its size, whether increased or of a different layout would not require planning approval. As such, the increased size of the shed does not require justification. Notwithstanding this, a detailed review has led to identified need for more space. This includes more room for machinery storage (including horse floats), wider access isles between stables and also an area for undercover feed storage.

5. *Amended site plan updated to:*

- a. *Specific the surface treatment of the proposed driveways.*
- b. *Plot all vegetation to be removed and retained within 10 metres of the crossovers, including a numbered schedule that details: Species;*
- c. *Health/condition/useful life expectancy;*
- d. *DBH;*
- e. *Whether the vegetation is Victorian native; and*
- f. *Encroachment to the Tree Protection Zone from the driveway/vehicle crossing (where applicable).*

The site plan has been updated to show the surface treatment of the proposed driveways which will be crushed rock laid at grade. The vegetation band along the road frontage shown on the 2022 survey plan and the original endorsed plans has been now included on the site plan. This shows that the crossover proposed to be used for the dwelling is/was existing, including the culvert/drain, as was the break in the vegetation. I have been advised that cleaning of the culvert/drain has been undertaken but no roadside vegetation has been removed. There is a photo of this existing crossover included in the planning statement which was taken following the culvert/drain clearing and recent laying of crushed rock. Given that the crossover has been existing and no changes are proposed, the vegetation on the survey is considered to provide adequate information and that details regarding vegetation species etc is not justified. The crossover is available to be used in its existing form to access the property.

Preliminary Assessment Comments

1. *Council strongly encourages consolidation of built form and development footprints on rural properties to minimise fragmentation and loss of productive agricultural land. The revised siting of buildings and creation of large additional driveway areas is not consistent with policy that seeks to protect agricultural land (Clause 14.01-1S, 14.01-1R, 21.04-2 and 22.05).*

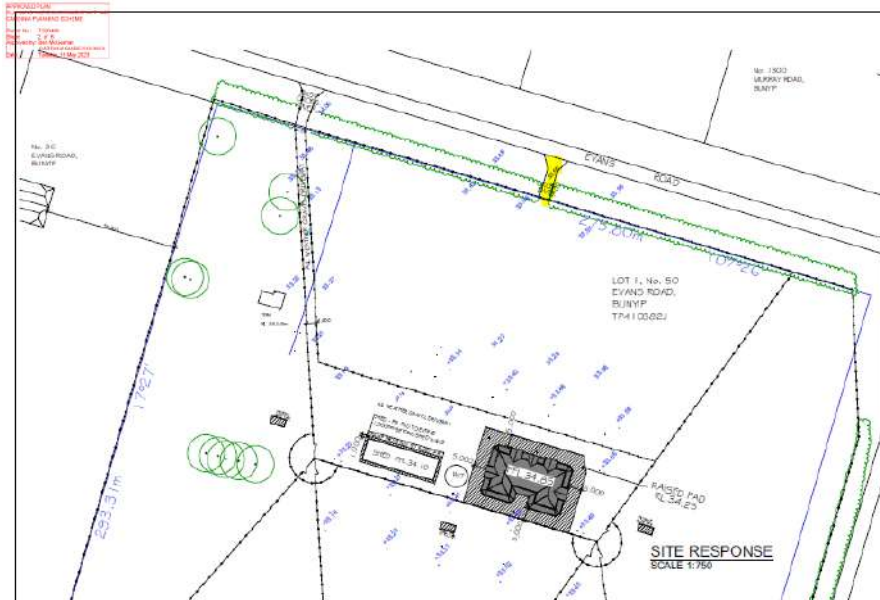
The change in layout is considered more optimal for the running of the business having reviewed operational procedure. The separate shed and dwelling access which both use existing crossovers and the alteration to move these buildings further forward towards the road frontage will reduce the amount of all-weather formalised driveway area on the property, not increase it. As a result there is considered to be no greater impact on fragmentation. The layout now works better for the farm layout and also reduces cost. Further, it will reduce the need for people delivering and collecting horses or visiting the property coming deeper into the site which is better for bio-security and animal safety. It is not uncommon in this locality for land holdings to separate the dwelling from the shedding/agricultural buildings.

Furthermore, the proposed shed is now increasing in size by 170m² to 450m² however it is not clear how the increased size furthers the purpose of the zone and underlying policy mentioned above.

The shed does not require approval for use. It is an agricultural shed and only requires a planning permit because it is within 100m of a dwelling not in the same ownership. There are no permit triggers associated with the shed floor area or use. Nevertheless an indicative floorplan has been included to show the anticipated layout of the shed.

II. Council is generally unresponsive of additional crossovers that may otherwise impact rural amenity and character unless sufficient justification is otherwise provided.

The crossover is existing and is not 'additional'. To confirm this, I refer Council to the previously approved endorsed plans (extract below) and also to a survey plan which I have attached to this RFI submission. The survey was undertaken in 2022 prior to the original application being submitted to Council.



III. Depending on the purpose of the shed, the application and permit preamble may need to be amended to more accurately reflect the purpose of the building.

The purpose of the shed is agricultural it is not an 'outbuilding' associated with a dwelling. We note that this application includes amending the permit preamble as part of this application to amend the planning permit.

IV. The application has been referred to Melbourne Water under Clause 66.03 of the Cardinia Planning Scheme as the relevant floodplain management authority. Following their response, further information and/or concerns may be raised by the authority.

Noted. We have reviewed the Melbourne Water response and the plans submitted are considered compliant with Melbourne Water conditions.

We trust that this information provides all that you require and clarifies your preliminary assessment queries. We now look forward to your continued processing of the application. Please do not hesitate to contact me should you have any questions.

Yours sincerely



Kate O'Reilly
Director

28 November 2025

[REDACTED] vic.gov.au;

Dear Dean,

Re: Planning Permit Application T220409 - 1 APP

Address: 50 Evans Road, Bunyip, 3815

Proposal: Amendment to planning permit to Amend the description of what the permit allows, Deletion of Condition 1(a), Variation/update of Melbourne Water Conditions 11 to 16 (as required); and Amendment to endorsed plans.

We refer to Council's further information request dated 11th November 2025. Council's request sought further information on vegetation to be removed and retained within 10 metres of the crossover.

As a result of the request, we have engaged an arborist to review and provide details of the vegetation within 10 metres of the upgraded crossover, review the estimated tree removal and consider the impact of the works on the vegetation either side of the crossover within the road reserve.

Please now find attached the arborist report prepared by Urban Forestry Victoria for your review in relation to these retrospective works. I have also attached an invoice provided to us in relation to the maintenance works undertaken by the contractor who undertook the works for this existing crossover.

I also note the table of exemptions for native vegetation removal under clause 52.17-7 for maintenance/construction of vehicle access from public roads.

[REDACTED] and look forward to receipt of advertising instructions.

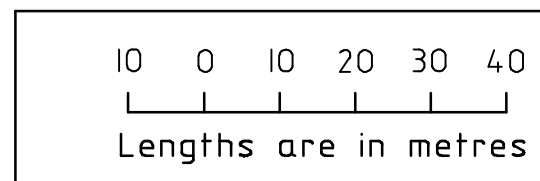
[REDACTED] and you have any questions.



Legend

95.300	top of gutter	gate
95.300	ridge	fence
95.300	parapet	u/ground pipe
PC	property connection	open drain
TP	telecom pit	foe of bank
HWS	hot water service	top of bank
FH	fire hydrant	concrete kerb
SV	stop valve	vegetation dripline
JP	junction pit	overhead telecom
GP	grated pit	overhead powerline

- This is not a title survey.
 - See Certificate of Title for Easement details.
 - Only significant trees are shown on this plan.
 - Whilst every effort has been made to locate all feature details within the surveyed area SK Spatial will not be held responsible for features hidden, obscured or under construction at the time of survey.
 - No underground features have been located unless specifically shown.
 - All data shown on this plan is an accurate representation of the subject site at the time of survey.
 - Data on this plan may only be manipulated with permission from SK Spatial Pty Ltd.



Notations
 Levels are to the Australian Height Datum (AHD) vide K00-WEE-RUP EAST PM 78 - RL 34,365m
 Contour interval: 0.1m
 Total site area: 8.089ha

Janice & Blair Tourk
 50 Evans Road, Bunyip, 3815
 Cardinia Shire Council

Plan No.	Scale	Drawn
211857 LF-1a	1:1000 - A1 1:2000 - A3	16/12/2021

Levels & Features Plan & Aerial
 Parish of Koo-Wee-Rup East
 Section P
 Crown Allotment 17
 Lot 1 on TP410382J
 Paracentroid (MGA94) : E 388 000, N 5780 130

Urban Forestry Victoria

Arboricultural Consultation



Arboricultural Impact Assessment



50 Evans Rd, Bunyip VIC 3815

Date of Report 27/11/2025

Report version **1.0 Retrospective Arboricultural Impact Assessment**

Prepared by Urban Forestry Victoria Pty. Ltd.

E: urbanforestrylvictoria@gmail.com

I Mr. Trevor Moulynox, consent to having my personal information (name, phone number) contained in this document submitted as part of an application for a planning permit, be made available electronically in accordance with the public availability requirements of the Planning and Environment Act 1987. I understand that if I wish to withdraw my consent at any time, I need to notify Council's Statutory Planning Unit in writing.

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Executive summary

There is a total of \approx twenty-five (25) trees^a are included in the assessment. The Arboricultural Impact Assessment makes the following conclusions based on the condition of the subject site after the completion of works.

The following observed and estimated total tree removals have occurred,

- Nine (9) Blackwood (*Acacia melanoxylon*)
- Nine (9) Swamp Paperbark (*Melaleuca ericifolia*)
- One (1) Sweet Pittosporum (*Pittosporum undulatum*)

The retained trees are unlikely to be deleteriously impacted by the upgraded crossover as it has been constructed above grade, with a permeable surface.

^a May include grouped trees (row, copse, or other).

Introduction

Report objective

The objective of this report is to identify and evaluate the occurrence of impact from the works that occurred, on trees within the area of assessment. The assessments conducted in this report adhere to the guidelines set forth by the Australian Standard, Protection of Trees on Development Sites (AS 4970-2025).

Methodology

Urban Forestry Victoria was engaged to retrospectively assess the construction impact from the upgrade of a crossover on trees that meet the following criteria.

- All trees within 10m of the crossover greater than 3m in height with one or relatively few main stems as defined in the Australian standard for the protection of trees on development sites (AS4970-2025).

Vegetation not meeting the above criterion is excluded from the scope of this assessment.

The site inspection was conducted on 25/11/2025.

Row, copse, or other grouped tree populations may be assessed as a single unit where form and function are sufficiently similar.

All data was obtained through ground-level visual inspection.

Trees were assigned identifiers by Urban Forestry Victoria, independent of any existing site documentation.

Assessments were conducted during the site inspection using the metrics defined in the Appendix Glossary.

Encroachment percentages are calculated using Microsoft Excel and Bluebeam Revu.

Limitations

All information provided by Urban Forestry Victoria is accurate to the best of our knowledge at the time of inspection.

External data is assumed to be correct.

Tree assessments may be limited by access, visibility, or seasonal factors affecting identification and accuracy.

Encroachment figures are approximate, based on the accuracy of provided plans and site measurements.

Risk assessment is general in methodology unless otherwise specified.

Observations

Subject site description

The subject site is located on the south side of Evans Rd. The assessment area is limited to a 10m section of the road reserve to the east of the upgraded crossover, and 10m section of the road reserve to the west of the upgraded crossover.

The road reserve within this area includes an open-air drain immediately to the north of the subject site north boundary, an approximately 6m wide section of predominantly Victorian native vegetation, and an approximately 6m wide section of grass.

FIGURE 1: AERIAL IMAGE (VERTICAL), NEARMAP, 29/09/25



Description of the works

An approximately 6m wide (at the narrowest point) crossover was improved on the north boundary. The upgrade of the crossover included the removal of some vegetation from the road reserve.

Reviewed documentation

- Levels & Features Plan & Aerial, 16/12/2021, One Plan Land Development Group

Municipal tree control

The area of assessment is located within a Green Wedge Zone (GWZ1) of Cardinia Shire.

Discussion

Within the 10m area to the east of the upgraded crossover were the following assessed trees.

Tree 1. A copse of mature, Victorian native Blackwood (*Acacia malanoxylon*) of medium retention value and moderate significance located in the road reserve of Evans Rd. (Copse x4) There is atypical dead wood throughout the crown and canopies.

Tree 2 is a copse of mature, Victorian native Swamp Paperbark (*Melaleuca ericifolia*) of low retention value and low significance located in the road reserve of Evans Rd. (Copse x4) There is atypical dead wood throughout the crown and canopies.

Tree 3 is a young, Victorian native Sweet Pittosporum (*Pittosporum undulatum*) of medium to low retention value and low significance located in the road reserve of Evans Rd. The tree is of typical health and structure for its species, age, and location.

The retained Trees (1-3) are unlikely to be deleteriously affected by the upgraded crossover as it has been constructed above grade, with a permeable surface.

Tree 4 is a copse of mature, Blackwood stumps located in the road reserve of Evans Rd. (Copse x3) The trees have been removed.

Tree 5 is a copse of mature, Swamp Paperbark stumps located in the road reserve of Evans Rd. (Copse x5) The trees have been removed.

Within the 10m area to the west of the upgraded crossover were the following assessed trees.

Tree 6 is a copse of mature, Victorian native Blackwood (*Acacia malanoxylon*) of medium retention value and moderate significance located in the road reserve of Evans Rd. (Copse x12) There is atypical dead wood throughout the crown and canopies.

Tree 7 is a copse of mature, Victorian native Swamp Paperbark (*Melaleuca ericifolia*) of low retention value and low significance located in the road reserve of Evans Rd. (Copse x3) There is atypical dead wood throughout the crown and canopies.

Tree 8 is a young, Victorian native Sweet Pittosporum (*Pittosporum undulatum*) of medium to low retention value and low significance located in the road reserve of Evans Rd. The tree is of typical health and structure for its species, age, and location.

The retained Trees (7-8) are unlikely to be deleteriously affected by the upgraded crossover as it has been constructed above grade, with a permeable surface.

Within the 6m area of the upgraded crossover.

Based on the average of the observed trees within the area of assessment, it was estimated that the following tree removal likely occurred.

- A total of eleven (11) trees, comprising six (6) Blackwood (*Acacia melanoxylon*), four (4) Swamp Paperbark (*Melaleuca ericifolia*), and one (1) Sweet Pittosporum (*Pittosporum undulatum*).

TABLE 1: CALCULATION OF ESTIMATED REMOVED VEGETATION

Section	Blackwood	Swamp Paperbark	Sweet Pittosporum
10m section East	7	9	1
10m section West	12	3	1
Average	9.5	6	1
6m section of average	5.7	3.6	0.6
Total estimated removals			
6m crossover rounded up	6	4	1

Conclusion

The Retrospective Arboricultural Impact Assessment makes the following conclusions based on the observations, and calculated estimations.

The following observed and estimated tree removal has occurred,

- Nine (9) Blackwood (*Acacia melanoxylon*)
- Nine (9) Swamp Paperbark (*Melaleuca ericifolia*)
- One (1) Sweet Pittosporum (*Pittosporum undulatum*)

The retained trees are unlikely to be deleteriously impacted by the upgraded crossover as it has been constructed above grade, with a permeable surface.

Appendices

Tree Data^a

Tree No.	Common Name	Botanical Name	Origin	Height (m)	Width (m)	DRF (cm)	SRZ (m)	DSH (cm)	NRZ (m)	TPZ (m)	Health	Canopy str.	Stem str.	Age Class	Significance	ELE	Retention Value	Location
1	Blackwood (x4)	<i>Acacia malanoxylon</i>	Vic. native	8	4	35e	2.13	30e	3.60	4.00	G	F	G	M	M	>15	M	Municipal
2	Swamp Paperbark (x4)	<i>Melaleuca ericifolia</i>	Vic. native	4	2	12e	1.50	10e	2.00	2.00	G	F	G	M	L	>15	L	Municipal
3	Sweet Pittosporum (x1)	<i>Pittosporum undulatum</i>	Vic. native	4	4	15e	1.50	9e	2.00	2.00	G	G	G	Y	L	>25	M-	Municipal
4	Blackwood stump (x3)	<i>Acacia malanoxylon</i>	Vic. native															Municipal
5	Swamp Paperbark stump (x5)	<i>Melaleuca ericifolia</i>	Vic. native															Municipal
6	Blackwood (x12)	<i>Acacia malanoxylon</i>	Vic. native	8	4	35e	2.13	30e	3.60	4.00	G	F	G	M	M	>15	M	Municipal
7	Swamp Paperbark (x3)	<i>Melaleuca ericifolia</i>	Vic. native	4	2	12e	1.50	10e	2.00	2.00	G	F	G	M	L	>15	L	Municipal
8	Sweet Pittosporum (x1)	<i>Pittosporum undulatum</i>	Vic. native	4	4	15e	1.50	9e	2.00	2.00	G	G	G	Y	L	>25	M-	Municipal

^a Refer to the Glossary below for item terminology.

Photos

East section



West section



East section



West section



Observed tree removal (Blackwood, east section)



Observed tree removal (Swamp Paperbark, east section)



Crossover construction



Glossary

Item	Terminology
Age class	Y- Young - Juvenile tree and/or recently planted. Will grow to the maximum amount the conditions allow. SM – Semi mature - Tree is steadily growing into its mature shape and structure. M – Mature - Specimen has reached approximately 70% full size in situation but can continue to grow at a reduced rate in the mature stage of its life, depending on conditions. LM – Late mature - Tree is senescent. Over mature and in decline, may still put-on small amounts of growth in some areas of the tree, or it may still be healthy with one or more major structural faults.
Botanical Name	The genus and species of the tree. sp. = species. ssp. = sub-species. var. = variety
Canopy Str.	G – The tree has no observable structural faults within the canopy. F – The tree has structural faults within the canopy that could likely be mitigated. The tree has some species typical structural faults within the canopy that may become deleterious. P – The tree has structural faults within the canopy that likely cannot be mitigated.
Circ. (cm)	Circumference at DSH expressed in centimetres.
Common Name	A name commonly associated with the tree, that may vary.
C. area (m²)	Compensatory area. The surface area of open space contiguous with the NRZ to the extent of the TPZ expressed in square meters.
DRF (cm)	Diameter of the stem measured at the top of the root flare using a diameter tape or tape measure. Expressed in centimetres. Where multiple trunks are present the measurement is taken at ground level. DRF with an ‘e’ following the number indicates an estimate due to access or site restrictions.
DSH (cm)	Diameter at Standard Height. Nominal trunk diameter at 1.4m above ground level. Expressed in centimetres. DSH with an ‘x’ following the number indicates a multi-stemmed tree. For trees where there are multiple stems, the combined stem DSH is calculated using the four largest stems. DSH with an ‘e’ following the number indicates an estimate due to access or sight restrictions.
ELE	Estimated Life Expectancy – in the trees current condition, without environmental changes or remedial works, it would (<) be reasonable to remove the tree within X years. (>) not be reasonable to remove the tree within X years. <i>This assessment is outside of the context of construction impact.</i>
Enc. (m²)	The area of proposed encroachment into the NRZ of a tree expressed in square meters.
Enc. (%)	The area of proposed encroachment into the NRZ of a tree expressed as a percentage of the NRZ area.
Existing encroachment	Prohibitive encroachment – Existing encroachment of the TPZ which is likely to have created a physical barrier to root growth. Root growth is unlikely to be present within or beyond the footprint of the built form. Semi-prohibitive encroachment – Existing encroachment of the TPZ which is likely to have created a partial physical barrier (horizontal within the soil profile) to root growth. Root growth may be present within (below) or beyond the footprint of the built form. Non-prohibitive encroachment – Existing encroachment of the TPZ which has not created a physical barrier to root growth. Root growth may be present within or beyond the footprint of the built form.
Health	G – The tree has no observable constraints to its typical physiology. F – The tree has physiological issues that could likely be remediated. P – The tree has physiological issues that likely cannot be remediated.
Height (m)	H= Estimated height to upper most point of canopy.
Location	Subject site - Tree is within the subject site. Neighbour - Tree is within a privately owned adjacent property. Municipal - Tree is within a municipal or state-owned adjacent property.
NRZ (m)	Notional Root Zone. Zone enclosed by a radius of 12 times DSH that is a primary trigger for arboricultural input on a development site.
NRZ area (m²)	The surface area within the NRZ expressed in square meters.
Origin	Aus. native (Native to Australia with no part of its natural range within Victoria) Vic. native (Native to Australia with all or part of its natural range within Victoria) Non-native (No part of its natural range within Australia)
Proposed encroachment	Prohibitive impact – Proposed encroachment into the NRZ which results in a physical barrier to root growth. Generally, more than 300mm below natural ground level. Semi-prohibitive impact – Proposed encroachment into the NRZ which results in a partial physical barrier to root growth, in which roots may still pass beneath the obstruction. Generally, less than 300mm below natural ground level. Non-prohibitive impact – Proposed encroachment into the NRZ which is above the natural grade and will not result in a physical barrier to root growth. No excavation of the natural grade necessary (excepting post holes to support above grade, built form).
Retention Value	H – High – The tree is worth retention and worth being a constraint on development of the subject site. M – Medium - The tree may be worth retention. L – Low - The tree is not worth retention and should not be a constraint on development of the subject site. A ‘+’ or ‘-’ – This means the description is in-between ratings e.g., M+ means the rating is medium to high, M- means the rating is medium to low.
SRZ (m)	Structural Root Zone: The minimum area of roots required for tree stability. The SRZ is measured as a radius out from the centre of the trunk. Expressed in meters.
Significance	L - Low – Declining health or structure. Generally considered to be a weed species. No aesthetic contribution to the landscape. Young and/or easily replaceable. Ubiquitous species. Problematically located within the environment. M - Moderate – Typical health or structure. Not commonly found on weed lists. Some aesthetic contribution to the landscape. Well established. Commonly planted natives and non-natives. H - High – Typical to good health or structure. Native/remnant trees of fair to good condition. Clear aesthetic contribution to the landscape. Trees of exceptional age, size, or condition for their species.
Stem Str.	G – The tree has no observable structural faults within the stem. F – The tree has structural faults within the stem that could likely be mitigated. The tree has some species typical structural faults within the stem that may become deleterious. P – The tree has structural faults within the stem that likely cannot be mitigated.

Item	Terminology
TPZ (m)	Tree Protection Zone. Specified zone above and below ground and at given offsets from the trunk set aside to protect a tree's roots and crown where these might be damaged by development.
Tree protection status or Status	Determination as to whether the removal of a tree is subject to a permit requirement or exempt from the necessity of obtaining such a permit. Trees marked with (N) are located on neighbouring properties, while those marked with (M) are situated on municipal land.
Width (m)	W= Estimated or measured width of canopy at its widest point. Expressed in meters.

Terms & Conditions

Accuracy of Information - The arborist relies on the accuracy of information provided by the client, including plans, boundaries, ownership details, and site history. Any inaccuracies or omissions may affect the report's findings and conclusions.

Scope of Inspection - Inspections are visual and non-invasive, unless otherwise stated. The assessment is limited to the trees specified in the report; other trees or vegetation on or near the site are not included unless explicitly noted. Inspections do not involve excavation, boring, aerial work, or internal decay testing unless agreed beforehand.

Limitations of the Report - The report reflects the condition of trees at the time of inspection. Trees are dynamic living organisms, and their condition may change due to environmental factors, pests, diseases, weather events, or site works. No guarantee can be provided regarding the future condition or safety of any tree.

Reliance and Use of the Report - The report is prepared solely for the client and the stated purpose. The report may not be reproduced or distributed without full disclosure of its content and without written consent from the arborist. The report is not a guarantee of planning approval, permit issue, or compliance with statutory requirements.

Copyright and Intellectual Property - All reports, photographs, diagrams, and data remain the property of the consulting arborist. The client is granted a license to use the report solely for the approved project.

Changes Post-Inspection - If significant changes occur on-site after the inspection (e.g., construction, tree damage, site alterations), the report may become invalid. The arborist must be notified of any site changes to reassess impacts and update findings if required.

Court and Tribunal Appearance - The client acknowledges that court or VCAT appearances (if required) are chargeable at the arborist's standard expert witness rates.

Indemnity and Liability - The arborist is not responsible for any damage, loss, or injury resulting from reliance on this report beyond the limitations stated. Liability is limited to the re-supply of services or refund of professional fees.

Compliance with Laws - The client remains responsible for ensuring that all relevant laws, regulations, and planning permit conditions are met, including local council overlays, vegetation protection controls, and state regulations.

Plan Markups

Scale markups of the following documents are attached below.

- Levels & Features Plan & Aerial, 16/12/2021, One Plan Land Development Group

The qualifications of the report author are as follows:





NCC 2022 - GENERAL NOTES

INTELLECTUAL PROPERTY AND USE OF THIS DOCUMENT

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

MATERIALS AND TRADE PRACTICES

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

VARIATIONS

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

MEASUREMENTS

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

SITE PROTECTION DURING THE CONSTRUCTION PERIOD

- PROTECTIVE OUTRIGGERS, FENCES, AWNINGS, HOARDING, BARRICADES AND THE LIKE SHALL BE INSTALLED WHERE NECESSARY TO GUARD AGAINST DANGER TO LIFE OR PROPERTY OR WHEN REQUIRED BY THE RELEVANT BUILDING SURVEYOR AND/OR COUNCIL.
- WHERE REQUIRED BY COUNCIL, THE BUILDER SHALL CONSTRUCT A TEMPORARY CROSSING PLACED OVER THE FOOTPATH.

- ALL PRACTICABLE MEASURES SHALL BE IMPLEMENTED TO MINIMISE WASTE TO LANDFILL. THE BUILDER MAY USE A CONSTRUCTION WASTE RECOVERY SERVICE, OR SORT AND TRANSPORT RECYCLABLE MATERIALS TO THE APPROPRIATE REGISTERED RECYCLER. MATERIALS SHALL NOT BE BURNED ON SITE.

- A SITE MANAGEMENT PLAN SHALL BE IMPLEMENTED FROM THE COMMENCEMENT OF WORKS, TO CONTROL SEDIMENT RUN-OFF IN ACCORDANCE WITH (INSERT RELEVANT STATE/COUNCIL GUIDELINES OR REGULATION). SILT FENCES SHALL BE PROVIDED TO THE LOW SIDE OF THE ALLOTMENT AND AROUND ALL SOIL STOCKPILES AND STORM WATER INLET FITS/SUMPS AND 'SILT STOP' FILTER BAGS OR EQUIVALENT SHALL BE PLACED OVER ALL STORM WATER ENTRY PITS. EROSION CONTROL FABRIC SHALL BE PLACED OVER GARDEN BEDS TO PREVENT SURFACE EROSION.

- DUST-CREATING MATERIAL SHALL BE KEPT SPRAYED WITH WATER SO AS TO PREVENT ANY NUISANCE FROM DUST.

- WASTE MATERIALS SHALL NOT BE PLACED IN ANY STREET, ROAD OR RIGHT OF WAY.

- EARTHWORKS (UNRETAINED) SHALL NOT EXCEED 2.00m.

- CUT AND FILL BATTERS SHALL COMPLY WITH BCA TABLE 3.2.1. PROTECTION OF THE BUILDING FABRIC.

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

- WINDOWS, DOORS AND SERVICE PENETRATIONS SHALL BE FLASHED ALL AROUND.

- ALL PLIABLE MEMBRANES SHALL BE INSTALLED TO COMPLY AND BE IN ACCORDANCE WITH BCA 10.8.1

- CUTTERS AND DRAINAGE SHALL BE SUPPLIED AND INSTALLED IN ACCORDANCE WITH AS3500.2.

- ANTI-PONDING DEVICES/BOARDS SHALL BE INSTALLED ACCORDING TO BCA 7.3.5.

- DAMP-COURSES WITH WEEPHOLES AND CAVITY FLASHINGS SHALL BE INSTALLED IN ACCORDANCE WITH AS4773.2.

- SURFACES AROUND THE PERIMETER OF A RESIDENTIAL SLAB SHALL FALL AWAY FROM THAT SLAB BY NOT LESS THAN 50mm OVER THE FIRST 1.00m. WHERE NOT STIPULATED IN THE GEOTECHNICAL REPORT, FREEBOARD SHALL BE NOT LESS THAN 50MM FROM AN IMPERMEABLE SURFACE OR 150MM FROM A PERMEABLE SURFACE.

- SUBFLOOR VENTS SHALL BE LOCATED >600mm FROM CORNERS AND BE INSTALLED BELOW BEARERS. SUCH VENTS SHALL PROVIDE A RATE PER 1000mm RUN OF EXTERNAL OR INTERNAL CROSS WALLS OF:
 - 7,500mm² CLEAR VENTILATION WHERE PARTICLE BOARD FLOORING IS USED; OR
 - 6,000mm² FOR OTHER SUBFLOOR TYPES.

- WHERE A BUILDING OTHER THAN DETACHED CLASS 10 IS LOCATED IN A TERMITE-PRONE AREA, THE BUILDING SHALL BE PROVIDED WITH A TERMITE MANAGEMENT SYSTEM COMPLIANT WITH AS3660.1 OR AS3660.2.

- IN SALINE OR INDUSTRIAL ENVIRONMENTS, MASONRY UNITS, MORTAR, AND ALL BUILT-IN COMPONENTS SHALL COMPLY WITH THE DURABILITY REQUIREMENTS OF TABLE 4.1 OF AS4773.1, PART 1: DESIGN.

- BUILDING TIE-DOWNS SHALL BE APPROPRIATE FOR THE SITE WIND CLASSIFICATION AND PROVIDED IN ACCORDANCE WITH BCA 5.6.6.

- CORROSION PROTECTION SHALL BE SUITED TO THE SITE CONTEXT AND PROVIDED FOR BUILT-IN STRUCTURAL STEEL MEMBERS SUCH AS STEEL LINTELS, SHELF ANGLES, CONNECTORS, ACCESSORIES (OTHER THAN WALL TIES) IN ACCORDANCE WITH TABLE 4.1 OF AS4773.1 MASONRY IN SMALL BUILDINGS, PART 1: DESIGN.

- SHEET ROOFING SHALL BE PROTECTED FROM CORROSION IN A MANNER APPROPRIATE TO THE SITE CONTEXT, IN ACCORDANCE WITH BCA TABLE 7.2.2A.

- SINGLE LEAF MASONRY WALLS SHALL BE WEATHERPROOFED PER BCA 5.7.6.

- IN CLIMATE ZONES 6, 7 AND 8 UNLESS EXCLUDED BY BCA 10.8.3(2) ROOFS SHALL BE PROVIDED WITH VENTILATION OPENINGS PER BCA 10.8.3.

- EXTERNAL WATERPROOFING FOR ON FLAT ROOFS, ROOF TERRACES, BALCONIES AND TERRACES AND OTHER SIMILAR HORIZONTAL SURFACES LOCATED ABOVE INTERNAL SPACES OF A BUILDING SHALL COMPLY WITH BCA 10.2.

- WATERPROOFING OF WET AREAS - BEING BATHROOMS, SHOWERS, SHOWER ROOMS, LAUNDRIES, SANITARY COMPARTMENTS AND THE LIKE - SHALL BE PROVIDED IN ACCORDANCE WITH BCA 10.2.

- BALCONY WATERPROOFING SHALL BE INSTALLED IN ACCORDANCE WITH AS4654.1 & AS4654.2.

SERVICES

- SOLAR COLLECTOR PANEL LOCATIONS ARE INDICATIVE ONLY. LOCATION AND SIZE ARE DEPENDENT ON MANUFACTURER'S/INSTALLER'S RECOMMENDATION.

- DUCTWORK FOR HEATING AND COOLING SYSTEMS SHALL COMPLY WITH AS4254 & ASINZS 4859.1 IN ACCORDANCE WITH CLIMATE ZONE REQUIREMENTS SET DOWN IN BCA TABLE 3.

GLAZING

- GLAZED UNITS SHALL BE INSTALLED IN ACCORDANCE WITH BCA 8.3.2.

- FULLY FRAMED GLAZING INSTALLED IN THE PERIMETER OF BUILDINGS SHALL COMPLY WITH BCA 8.3.3.

- GLASS - INCLUDING, BUT NOT LIMITED TO, WINDOWS, DOORS, SCREENS, PANELS, SPLASHBACKS AND BARRIERS - SHALL COMPLY WITH BCA 3.3.3.

- GLAZING SUBJECT TO HUMAN IMPACT SHALL COMPLY WITH BCA 8.4.

FOOTINGS

- FOOTINGS SHALL NOT, UNDER ANY CIRCUMSTANCE, ENCRoACH OVER TITLE BOUNDARIES OR EASEMENT LINES.

- WHERE CONCRETE STUMPS ARE TO BE USED, THESE SHALL BE:
 - 100 X 100mm (1 x 5mm HD WIRE) IF UP TO 1400mm LONG
 - 100 X 100mm (2 x 5mm HD WIRE) IF 1401mm TO 1800mm LONG
 - 125 X 125mm (2 x 5mm HD WIRES) IF 1801mm TO 3000mm LONG.

- 100mm X 100mm STUMPS THAT EXCEED 1200mm ABOVE GROUND LEVEL SHALL BE BRACED WHERE NO PERIMETER BASE BRICKWORK IS PROVIDED.

- ALL CONCRETE FOOTINGS SHALL BE FOUNDED AT A DEPTH TO A MINIMUM REQUIRED BEARING CAPACITY AND/OR IN ACCORDANCE WITH RECOMMENDATIONS CONTAINED IN SOIL REPORT (OR OTHERWISE AT ENGINEER'S DISCRETION).

STORMWATER ANNEWERS

- 90mm DIA. CLASS 6 UPVC STORMWATER LINE MIN GRADE 1:100 SHALL BE CONNECTED TO THE LEGAL POINT OF DISCHARGE TO THE RELEVANT AUTHORITY'S APPROVAL. PROVIDE INSPECTION OPENINGS AT 9.00m CENTRES AND AT EACH CHANGE OF DIRECTION.

- COVERS TO UNDERGROUND STORMWATER DRAINS SHALL BE NOT LESS THAN:
 - 100mm UNDER SOIL
 - 50mm UNDER PAVED OR CONCRETE AREAS
 - 100mm UNDER UNREINFORCED CONCRETE OR PAVED DRIVEWAYS
 - 75mm UNDER REINFORCED CONCRETE DRIVEWAYS

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

TIMBER FRAMING

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

SAFETY OF BUILDING USERS

- WHERE STAIRS, RAMPS AND BALUSTRADES ARE TO BE CONSTRUCTED, THESE SHALL COMPLY WITH ALL PROVISIONS OF BCA 11.2.

- OTHER THAN SPIRAL STAIRS:
 - RISERS SHALL BE 190mm MAX AND 115mm MIN
 - GOINGS SHALL BE 355mm MAX AND 240mm MIN
 - 2R+G SHALL BE 700mm MAX AND 550mm MIN
 - THERE SHALL BE LESS THAN 125mm GAP BETWEEN OPEN TREADS.

- ALL TREADS, LANDINGS AND THE LIKE SHALL HAVE A SLIP RESISTANCE CLASSIFICATION OF P3 OR R10 FOR DRY SURFACE CONDITIONS AND P4 OR R11 FOR WET SURFACE CONDITIONS, OR A NOSING STRIP WITH A SLIP-RESISTANCE CLASSIFICATION OF P3 FOR DRY SURFACE CONDITIONS AND P4 FOR WET SURFACE CONDITIONS.

- BARRIERS SHALL BE PROVIDED WHERE IT IS POSSIBLE TO FALL 1M OR MORE FROM THE LEVEL OF THE TRAFFICABLE SURFACE TO THE SURFACE BENEATH. SUCH BARRIERS (OTHER THAN TENSIONED WIRE BARRIERS) SHALL BE:
 - 1000mm MIN ABOVE FINISHED STAIR LEVEL (FSL) OF BALCONIES, LANDINGS ETC; AND
 - 865mm MIN ABOVE FSL OF STAIR NOSING OR RAMP; AND
 - VERTICAL, WITH GAPS OF NO MORE THAN 125mm.

- WHERE THE FLOOR BELOW A BEDROOM WINDOW IS 2.00m OR MORE ABOVE THE SURFACE BENEATH, THE WINDOW SHALL COMPLY WITH BCA CLAUSE 11.3.7.

- WHERE THE FLOOR BELOW A WINDOW OTHER THAN IN A BEDROOM IS 4.00m OR MORE ABOVE THE SURFACE BENEATH, THE WINDOW SHALL COMPLY WITH BCA CLAUSE 11.3.8.

- WHERE A BEDROOM WINDOW IS 2.00m OR MORE ABOVE THE SURFACE BENEATH, OR IT IS POSSIBLE TO FALL 4M OR MORE FROM THE LEVEL OF ANY TRAFFICABLE SURFACE TO THE SURFACE BENEATH, ANY HORIZONTAL ELEMENT WITHIN A BARRIER BETWEEN 150mm AND 740mm ABOVE THE FLOOR SHALL NOT FACILITATE CLIMBING.

- HANDRAILS SHALL BE CONTINUOUS, WITH TOPS SET >865MM VERTICALLY ABOVE STAIR NOSING AND FLOOR SURFACE OF RAMPS.

- WIRE BARRIERS SHALL COMPLY WITH BCA 11.3.4 AND 11.3.6.

- A GLASS BARRIER OR WINDOW SERVING AS A BARRIER SHALL COMPLY WITH BCA H108.

- CLASS 1 BUILDINGS WITH AIR PERMEABILITY OF NOT MORE THAN 5 M3/H.R/M2 AT 50 PA SHALL BE PROVIDED WITH A MECHANICAL VENTILATION SYSTEM COMPLYING WITH H6V3 INWARD-OPENING SWING DOORS TO FULLY ENCLOSED SANITARY COMPARTMENTS SHALL COMPLY WITH BCA CLAUSE 10.4.2.

- ALL SHOWER WALLS AND WALLS ADJACENT TO TOILET SHALL BE BRACED WITH 12MM PLY FOR FUTURE GRAB RAILS OR SUPPLY NOGGINGS WITH A THICKNESS OF AT LEAST 25MM IN ACCORDANCE WITH RECOMMENDATIONS OF LIVEABLE HOUSING DESIGN GUIDELINES.

- FLOORING IN WET AREAS, LAUNDRIES AND KITCHENS SHALL BE SLIP RESISTANT.

- DOOR HARDWARE SHALL BE INSTALLED 900mm - 1100mm ABOVE THE FINISHED FLOOR.

- THERE SHALL BE A LEVEL TRANSITION BETWEEN ABUTTING INTERNAL SURFACES (A MAXIMUM VERTICAL TOLERANCE OF 5MM BETWEEN ABUTTING SURFACES IS ALLOWABLE PROVIDED THE LIP IS ROUNDED OR BEVELLED).

BUILDING THERMAL PERFORMANCE

- WORKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STAMPED PLANS ENDORSED BY THE ACCREDITED THERMAL PERFORMANCE ASSESSOR.

- THE MATHERS ENERGY RATING CONTAINS INBUILT ASSUMPTIONS ABOUT THE INTEGRITY OF THE BUILDING FABRIC WITH REGARDS INSULATION, DRAUGHTPROOFING AND GLAZING. WORKS SHALL COMPLY WITH THE FOLLOWING MEASURES, TO ENSURE THAT THE AS-BUILT PERFORMANCE CORRESPONDS TO THAT MODELLED IN THE ENERGY RATING.

- INSULATION TO BE INSTALLED IN ACCORDANCE WITH BCA 13.2.2.

ELECTRICAL

- SMOKE DETECTORS SHALL BE FITTED WHERE NONE ARE PRESENT, OR WHERE EXISTING ARE NON-COMPLIANT WITH AS3786.

- NEW SMOKE DETECTORS SHALL BE INTERCONNECTED, MAINS-POWERED; AND LOCATED AND INSTALLED PER BCA 9.5.2 AND 9.5.4, IN A CLASS 10A PRIVATE GARAGE, AN ALTERNATIVE ALARM MAY BE INSTALLED PER BCA 9.5.1(B).

- LIGHT SWITCHES SHALL BE POSITIONED IN A CONSISTENT LOCATION 900MM - 1100MM ABOVE THE FINISHED FLOOR LEVEL, HORIZONTALLY ALIGNED WITH THE DOOR HANDLE AT THE ENTRANCE TO A ROOM.

- POWER POINTS SHALL NOT BE INSTALLED LOWER THAN 300MM ABOVE FINISHED FLOOR LEVEL.

- ALL ELECTRICAL PENETRATIONS SHALL BE SEALED USING MATERIAL APPROPRIATE TO THE RATING OF THE CABLE AND/OR DEVICE.

- ONLY STAMPED IC4-RATED DOWNLIGHTS SHALL BE INSTALLED AND INSULATION SHALL NOT BE PENETRATED FOR DOWNLIGHTS.

- DUCTWORK FOR EXHAUST FANS AND HEATING AND COOLING SYSTEMS SHALL COMPLY WITH AS4254 & ASINZS 4859.1 IN ACCORDANCE WITH CLIMATE ZONE REQUIREMENTS SET DOWN IN BCA 13.7.4.

- EXHAUST FROM A BATHROOM, SANITARY COMPARTMENT OR LAUNDRY SHALL BE DISCHARGED DIRECTLY VIA AN INSULATED SHAFT OR R1 INSULATED DUCTING TO OUTDOOR AIR. MINIMUM FLOW RATES SHALL BE:
 - 40 L/S FOR KITCHEN & LAUNDRY
 - 25 L/S FOR BATHROOM OR SANITARY COMPARTMENT.

- AN EXHAUST SYSTEM THAT IS NOT RUN CONTINUOUSLY AND IS SERVING A BATHROOM OR SANITARY COMPARTMENT THAT IS NOT VENTILATED IN ACCORDANCE WITH BCA 10.6.2(A) SHALL BE INTERLOCKED WITH THE ROOM'S LIGHT SWITCH, AND INCLUDE A 10 MINUTE RUN-ON TIMER.

- EXHAUST FANS, RANGEHOODS AND THE LIKE SHALL BE INSTALLED WITH SELF-CLOSING DAMPERS.

EXHAUST SYSTEMS

- 1) AN EXHAUST SYSTEM INSTALLED IN A KITCHEN, BATHROOM, SANITARY COMPARTMENT OR LAUNDRY MUST HAVE A MINIMUM FLOW RATE OF:
 - a) 25L/s FOR A BATHROOM OR SANITARY COMPARTMENT; AND
 - b) 40L/s FOR A KITCHEN OR LAUNDRY.

- 2) EXHAUST FROM A KITCHEN, KITCHEN RANGE COOD, BATHROOM, SANITARY COMPARTMENT OF LAUNDRY MUST DISCHARGE DIRECTLY OR VIA A SHAFT OR DUCT TO OUTDOOR AIR.

- 3) WHERE A VENTING CLOTHES DRYER IS INSTALLED, IT MUST DISCHARGE DIRECTLY OR VIA A SHAFT OR DUCT TO OUTDOOR AIR.

- 4) AN EXHAUST SYSTEM THAT IS NOT RUN CONTINUOUSLY AND IS SERVING A BATHROOM OR SANITARY COMPARTMENT THAT IS NOT VENTILATED IN ACCORDANCE WITH 10.6.2(a) MUST -
 - a) BE INTERLOCKED WITH THE ROOM'S LIGHT SWITCH; AND
 - b) INCLUDED A RUN-ON TIMER SO THAT THE EXHAUST SYSTEM CONTINUOUS TO OPERATE FOR 10 MINUTES AFTER THE LIGHT SWITCH IS TURNED OFF.

- 5) EXCEPT FOR ROOMS THAT ARE VENTILATED IN ACCORDANCE WITH 10.6.2(a), A ROOM WITH AN EXHAUST SYSTEM IN ACCORDANCE WITH (1) MUST BE PROVIDED WITH MAKE-UP AIR:
 - a) VIA OPENINGS TO AN ADJACENT ROOM WITH A FREE AREA OF 1,400mm², OR
 - b) IN ACCORDANCE WITH AS 1668.2.

VENTILATION OF ROOF SPACES

- 1) IN CLIMATE ZONES 6, 7 & 8, A ROOF MUST HAVE A ROOF SPACE THAT:
 - a) IS LOCATED:
 - i) IMMEDIATELY ABOVE THE PRIMARY INSULATION LAYER, OR
 - ii) IMMEDIATELY ABOVE SARKING WITH A VAPOUR PERMEANCE OF NOT LESS THAN 1.14 UGINs, WHICH IS IMMEDIATELY ABOVE THE PRIMARY INSULATION LAYER, OR
 - iii) IMMEDIATELY ABOVE THE CEILING INSULATION THAT MEETS THE REQUIREMENTS OF 13.2.3(3) AND 13.2.3(4)

- b) HAS A HEIGHT OF NOT LESS THAN 20mm; AND

- c) IS EITHER

- i) VENTILATED TO OUTDOOR AIR THROUGH EVENLY DISBURBED OPENINGS IN ACCORDANCE WITH TABLE 10.8.3; OR

- ii) LOCATED IMMEDIATELY UNDERNEATH THE ROOF TILES OF AN UNSARKED TILED ROOF.

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

SITE CLASSIFICATION
SITE CLASS: "CLASS -"
SOIL REPORT NO: RN-
COMPLETED BY: SOIL TEST EXPRESS PTY. LTD.

NOTE
ALL SLAB PENETRATIONS TO BE PROVIDED WITH TERMITE COLLARS IN ACCORDANCE WITH AS3660.1, ENTIRE PARAMETER TO BE PROVIDED WITH TERMITE RETICULATION SYSTEM IN ACCORDANCE WITH AS3660.1.

PROPERTY INFORMATION

Reg 150 & 151 - TERMITE PRONE -
Reg 152 - SNOWFALLS PRONE -
Reg 153 - FLOOD PRONE -
Reg 154 - OVERFLOW PRONE -

BUSHFIRE ATTACK LEVEL -
WIND SPEED -

GENERAL SITE NOTES

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

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

DOWNPIPES TO BE DETERMINED ON SITE BY PLUMBER AT Max. 1200mm CTS. OR AS PER DRAINAGE PLAN.

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

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

SITE LEVELS TO BE VERIFIED ON SITE BEFORE CONSTRUCTION COMMENCES.

AUTHORITIES AND CONSULTANTS

MUNICIPALITY NAME: —	PH: —
SEWERAGE AUTHORITY NAME: —	PH: —
BUILDING SURVEYOR NAME: —	PH: —
STRUCTURAL ENGINEER NAME: —	PH: —
GEOTECHNICAL ENGINEER NAME: —	PH: —
THERMAL PERFORMANCE ASSESSOR NAME: —	PH: —

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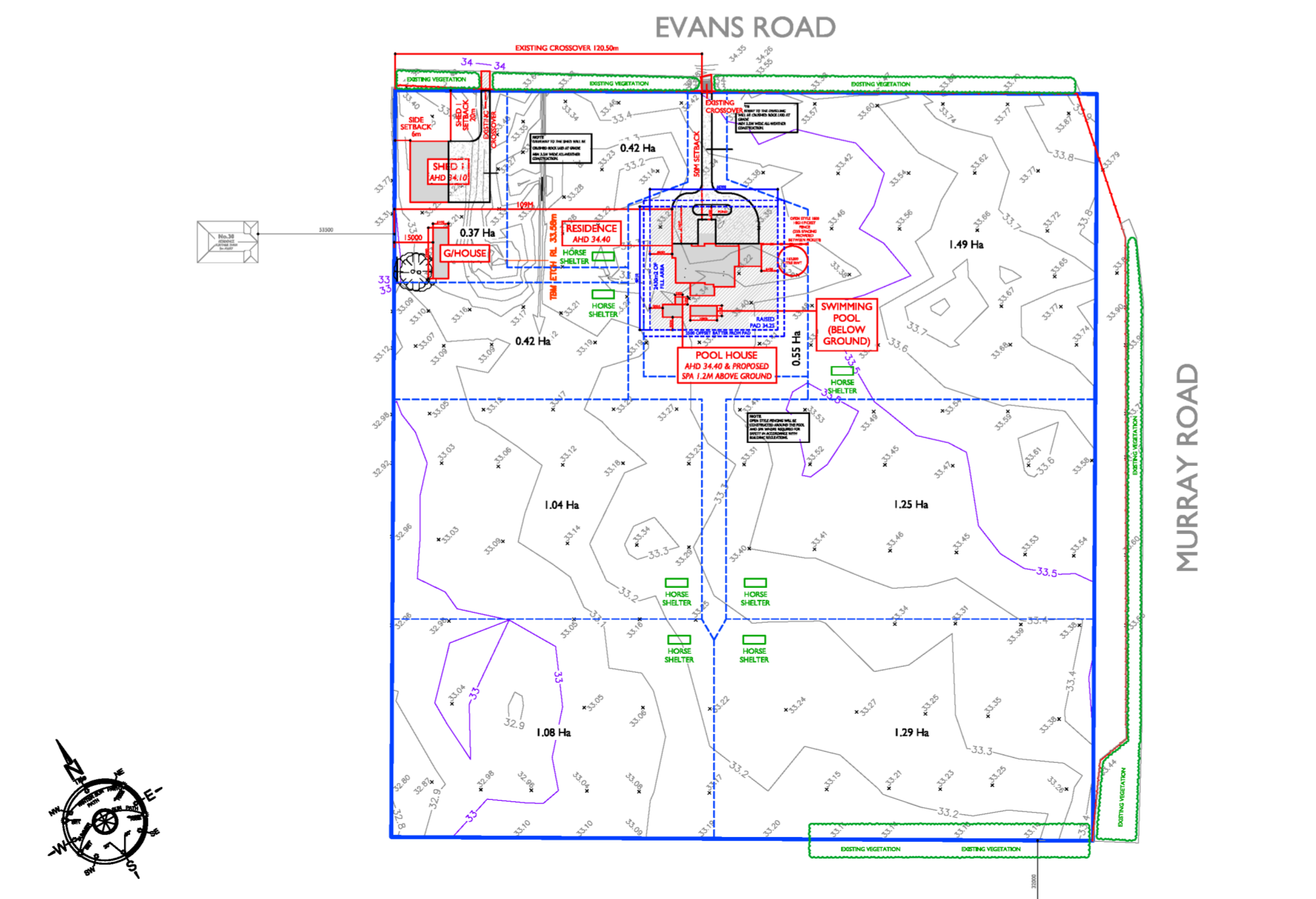
SITE COVERAGE

AREAS	M ²
SITE AREA	80896.00
BUILDING AREA	946.33
SITE BUILDING COVERAGE	1.17%

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

- THE PROPERTY IS LOCATED WITHIN ZONE 20F THE KOO WEE RUP FLOOD PROTECTION DISTRICT
 - FLOOD LEVEL FOR THE PROPERTY, BEING THE 1% PROBABILITY IN ANY ONE CALENDAR YEAR, IS APPROXIMATELY 33.8 METRES TO AUSTRALIAN HEIGHT DATUM (AHD).
 - FLOOR LEVELS OF ANY NEW DWELLING ARE TO BE A MINIMUM OF 600 MILLIMETRES ABOVE THE APPLICABLE FLOOD LEVEL.
- FILL PAD AREA:
- FOR DWELLINGS ON LOTS GREATER THAN 800 SQUARE METRES, A FILL PAD IS TO EXTEND AT LEAST 5 METRES BEYOND THE BUILDING THE APPLICABLE 1% ANNUAL EXCEEDANCE PROBABILITY (AEP).

NOTE
RAISED PAD TO BE OFFSET FROM THE HOUSE 10m, AFTER THE INITIAL 10m THE SOIL TO BE SLOPPED GRADUALLY TO THE NATURAL GROUND LEVEL. NO RETAINING WALLS TO BE PROPOSED.



SITE PLAN
SCALE 1:2000

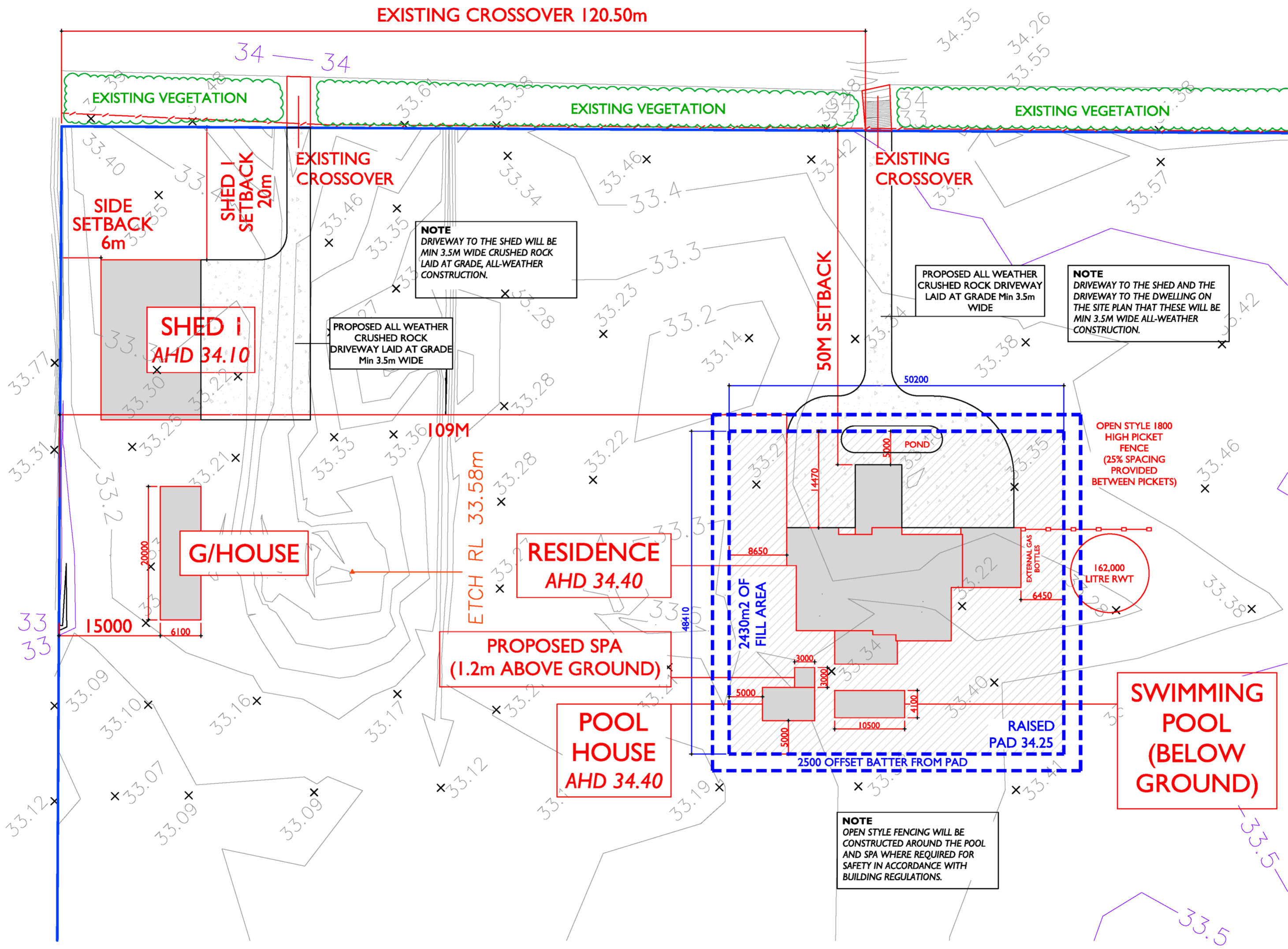
(@A2) 1:200 S.J. S.J. WD25:25

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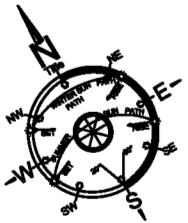
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EVANS ROAD



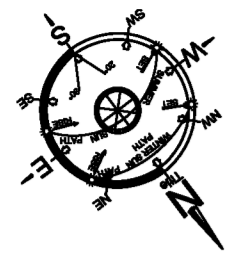
- THE PROPERTY IS LOCATED WITHIN ZONE 2 OF THE KOO WEE RUP FLOOD PROTECTION DISTRICT
 - FLOOD LEVEL FOR THE PROPERTY, BEING THE 1% PROBABILITY IN ANY ONE CALENDAR YEAR, IS APPROXIMATELY 33.8 METRES TO AUSTRALIAN HEIGHT DATUM (AHD).
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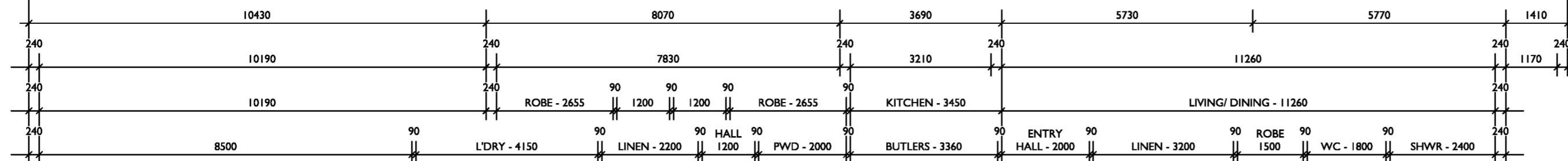


SITE PLAN
 SCALE 1:500

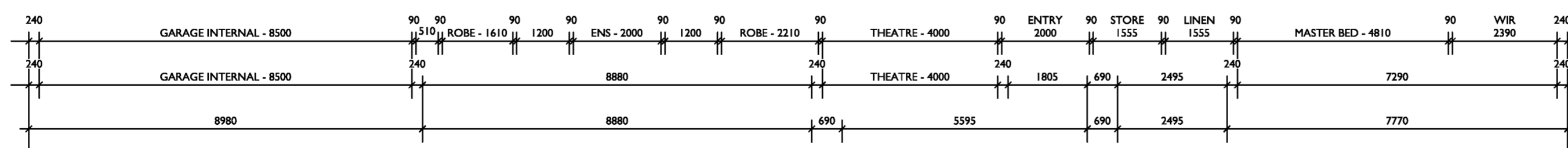
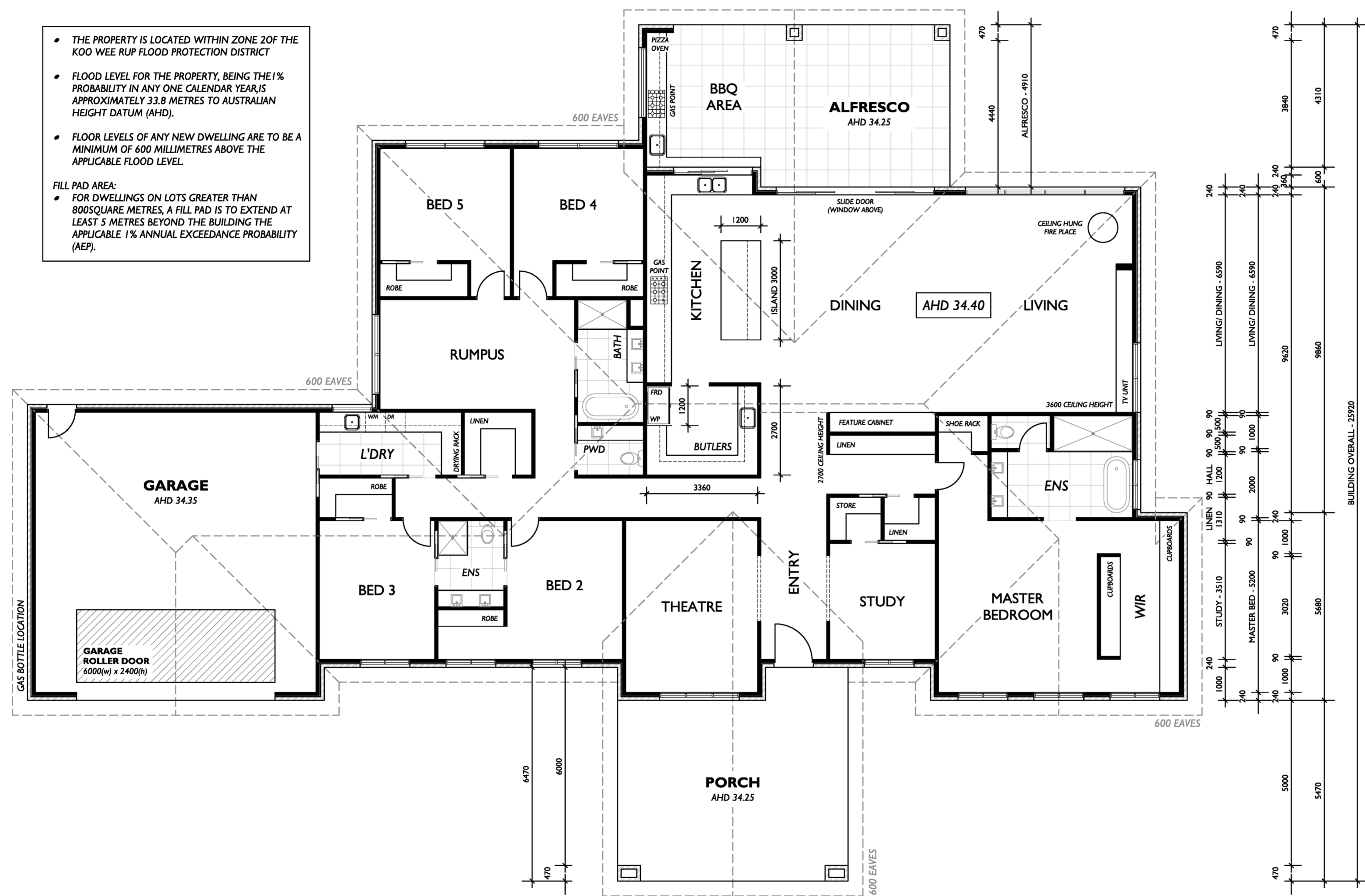
REV:	
E	



BUILDING OVERALL - 35100



- THE PROPERTY IS LOCATED WITHIN ZONE 2 OF THE KOO WEE RUP FLOOD PROTECTION DISTRICT
 - FLOOD LEVEL FOR THE PROPERTY, BEING THE 1% PROBABILITY IN ANY ONE CALENDAR YEAR, IS APPROXIMATELY 33.8 METRES TO AUSTRALIAN HEIGHT DATUM (AHD).
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GROUND FLOOR PLAN

GENERAL NOTES

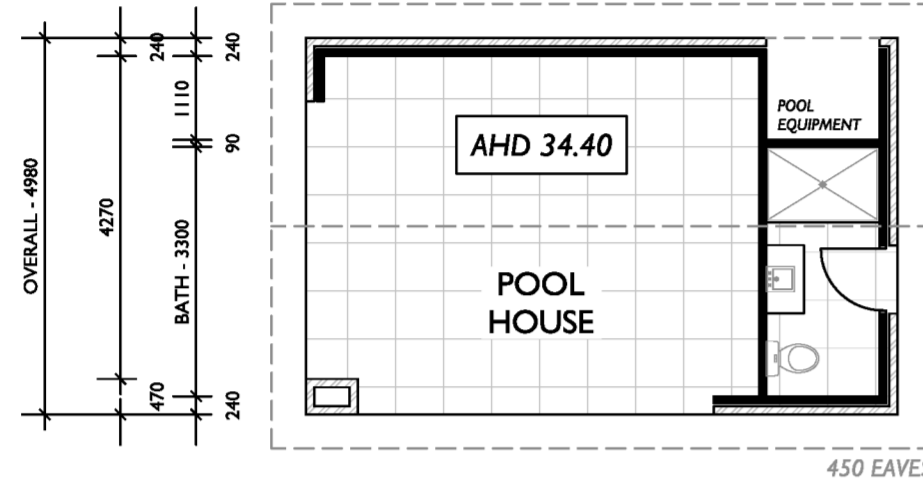
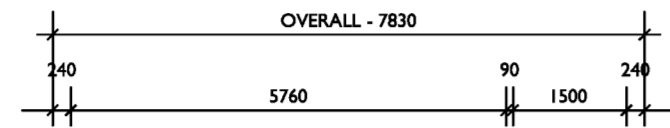
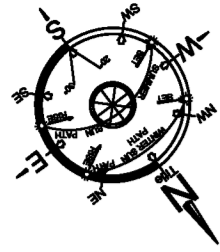
- WINDOWS TO BE READ WIDTH BY HEIGHT AND VERIFIED ON SITE PRIOR TO ORDERING.
- ALL SMOKE ALARMS ARE REQUIRED TO BE INTERCONNECTED IN ACCORDANCE WITH CLAUSE 3.7.2.2 OF BCA 2022.
- MECHANICAL VENTILATION TO BE PROVIDED TO LAUNDRY/POWDER ROOM, WC AND BATHROOM AND DUCTED TO THE ATMOSPHERE
- SANITARY FACILITIES TO BE CONNECTED TO RAINWATER TANKS IN ACCORDANCE WITH 7 STAR ENERGY REPORT.
- ALL BATHROOM, ENSUITE, OR THE LIKE WITHIN 2000MM ABOVE THE F.F.L MUST BE GLAZED WITH GRADE A SAFETY GLASS.
- WC DOORS ARE TO EITHER READILY REMOVABLE FROM THE OUTSIDE VIA LIFT OFF HINGES OR OPEN OUTWARDS WHERE CLOSET PLANS ARE LESS THEN 1200MM FROM THE DOORWAY.
- STAIR TREADS ARE TO BE NOTED TO HAVE A SLIP-RESISTANT FINISH OR A SUITABLE NON SKID STRIP NEAR THE EDGE OF THE NOSING.
- A CONTINUOUS BALUSTRADE IS REQUIRED ALONG THE SIDE OF THE STAIRWAY IN ACCORDANCE WITH CLAUSE 3.9.2.4 OF BCA 2022.
- FIRST FLOOR BEDROOM WINDOWS WHICH CONTAIN OPENINGS OF LESS THEN 1700MM ABOVE F.F.L REQUIRE TO BE RESTRICTED TO A MAX. OPENING OF 124MM IN ACCORDANCE WITH CLAUSE 3.9.2.5 OF BCA 2022.
- WATERPROOFING TO WALL AND FLOORS TO WET AREAS TO BE PROVIDED WHERE REQUIRED IN ACCORDANCE WITH AS3740.
- ENSURE THE RISERS ARE CONSISTENT AT 115mm - 190mm AND GOINGS TO BE CONSISTENT BETWEEN 240mm - 355mm WITH A QUANTITY 2R-G OF 550mm - 700mm, WITH MAXIMUM OF 18 RISERS TO ALL STAIRWAYS.
- ALL NEW GLAZING TO BE IN ACCORDANCE WITH AS1228 AND AS2047.

ENERGY EFFICIENCY RATING

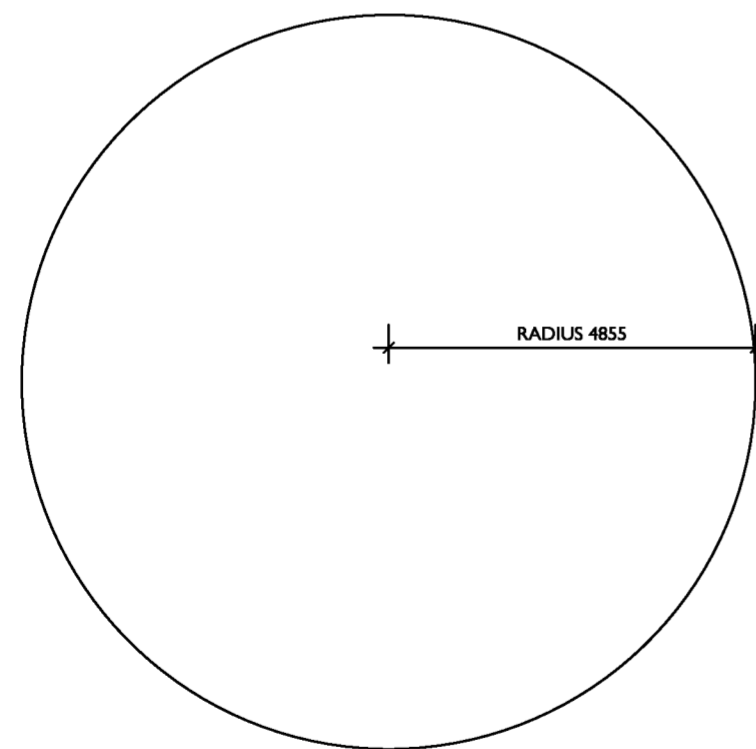
PLANS TO BE READ IN CONJUNCTION WITH ENERGY RATING REPORT (REPORT No.FCS ---) COMPLETED BY FRATER ENERGY ASSESSORS ON -/-/2025.

AREA SCHEDULE

AREAS	M ²	Sq
GROUND FLOOR	384.28	41.36
GARAGE	78.55	8.45
PORCH	40.65	4.37
ALFRESCO/ BBQ AREA	43.85	4.72



POOL HOUSE FLOOR PLAN
SCALE 1:100



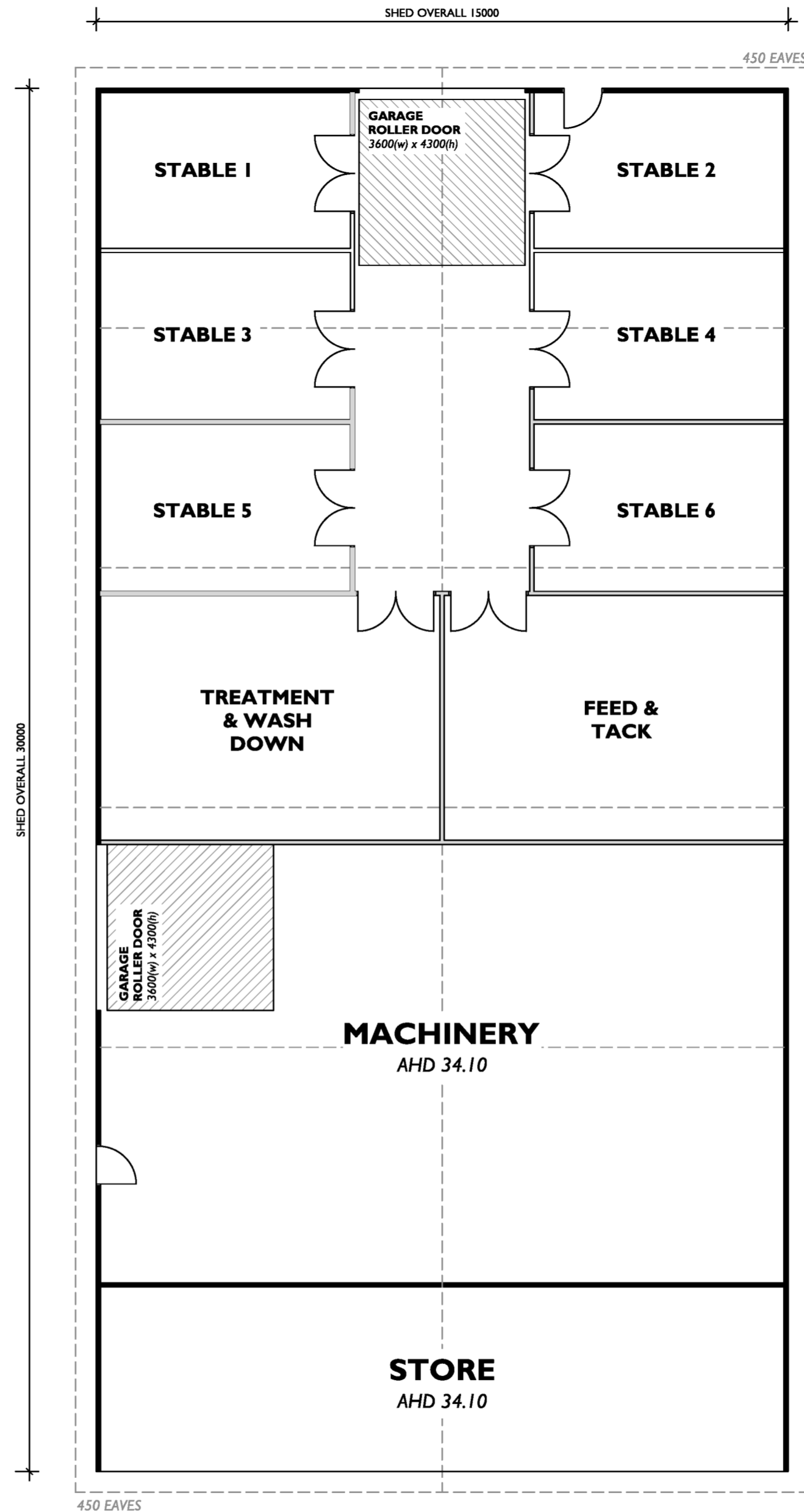
162,000 LITRE RAIN WATER TANK PLAN & ELEVATIONS
SCALE 1:100

SHED MATERIAL & FINISHES SCHEDULE

	EXTERNAL CLADDING DUALCLAD MATERIAL IRON GREY COLOUR or similar
	GUTTERS & FASCIA, RAINHEADS, DOWNPIPES COLORBOND MATERIAL GUTTERS - IRON GREY COLOUR FASCIA - IRON GREY COLOUR
	TILED ROOF SELECTED COLORBOND ROOF MONUMENT COLOUR or similar
	ROLLER & EXTERNAL DOORS ALUMINIUM MATERIAL GREY COLOUR or similar

WATERTANK MATERIAL & FINISHES SCHEDULE

	WATER TANK SELECTED COLORBOND CLADDING IRON GREY COLOUR or similar
--	--



SHED I FLOOR PLAN
SCALE 1:100

GENERAL NOTES

- WINDOWS TO BE READ WIDTH BY HEIGHT AND VERIFIED ON SITE PRIOR TO ORDERING.
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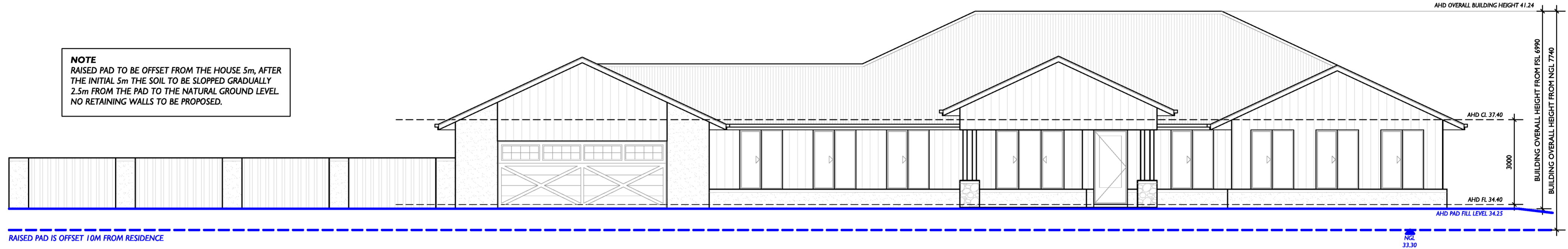
ENERGY EFFICIENCY RATING

PLANS TO BE READ IN CONJUNCTION WITH ENERGY RATING REPORT (REPORT No.FCS ---) COMPLETED BY FRATER ENERGY ASSESSORS ON -/-/2025.

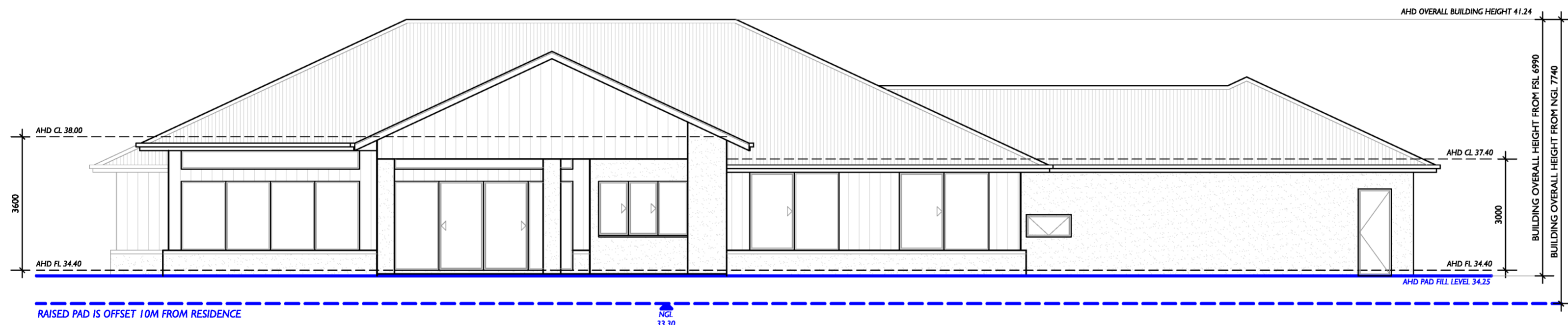
AREA SCHEDULE

AREAS	M ²	Sq
SHED I	360.00	38.75
POOL HOUSE	39.00	4.20

NOTE
 RAISED PAD TO BE OFFSET FROM THE HOUSE 5m, AFTER
 THE INITIAL 5m THE SOIL TO BE SLOPPED GRADUALLY
 2.5m FROM THE PAD TO THE NATURAL GROUND LEVEL.
 NO RETAINING WALLS TO BE PROPOSED.



NORTH EASTERN ELEVATION OF RESIDENCE
 SCALE 1:100



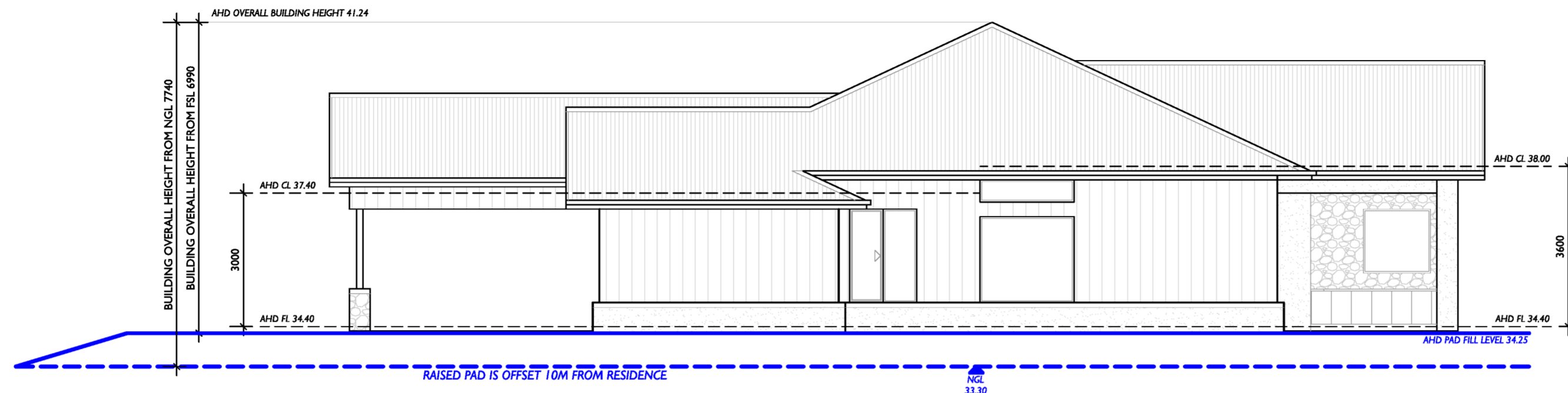
SOUTH WESTERN ELEVATION OF RESIDENCE
 SCALE 1:100

**RESIDENCE/ POOL
 HOUSE MATERIAL &
 FINISHES SCHEDULE**

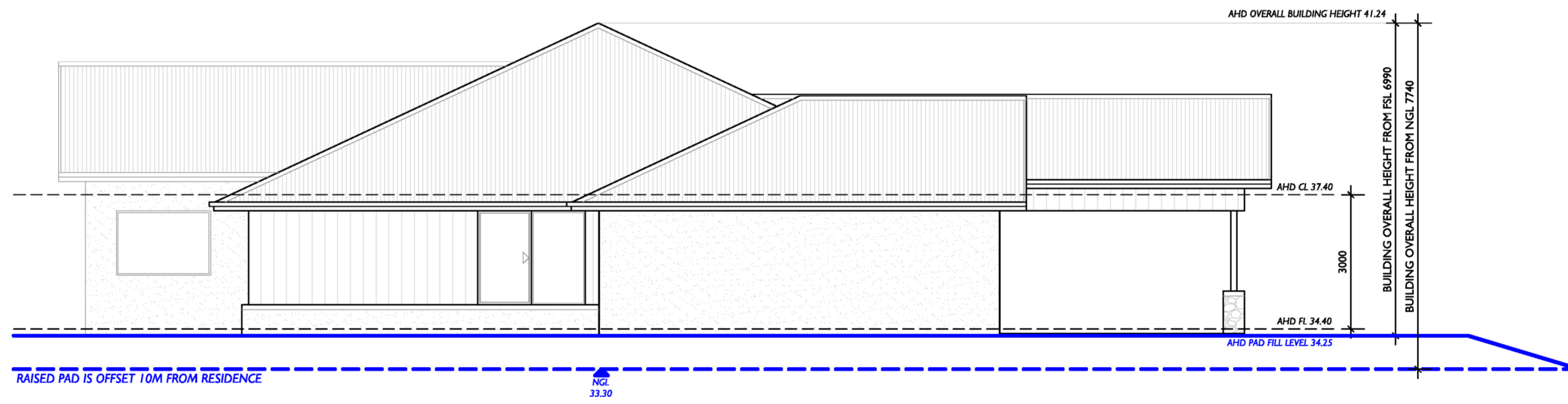
	GROUND FLOOR PORCH 75mm HEBEL PANELS TILED FINISH LIGHT BROWN COLOUR or similar
	GROUND FLOOR EXTERNAL WALL 75mm HEBEL PANELS DULUX SURFMIST COLOUR or similar
	GROUND FLOOR EXTERNAL WALL JAMES HARDIE WEATHERBOARDS CREAM COLOUR or similar
	GUTTERS & FASCIA, RAINHEADS, DOWNPIPES COLORBOND MATERIAL GUTTERS - MONUMENT COLOUR FASCIA - SURFMIST COLOUR
	TILED ROOF SELECTED COLORBOND ROOF MONUMENT COLOUR or similar
	WINDOWS ALUMINIUM FRAME SURFMIST COLOUR or similar

REV:

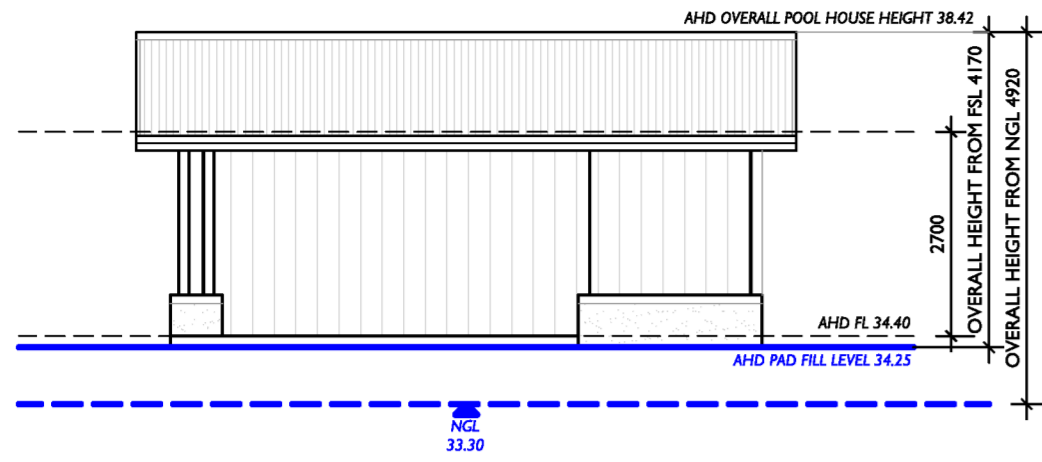
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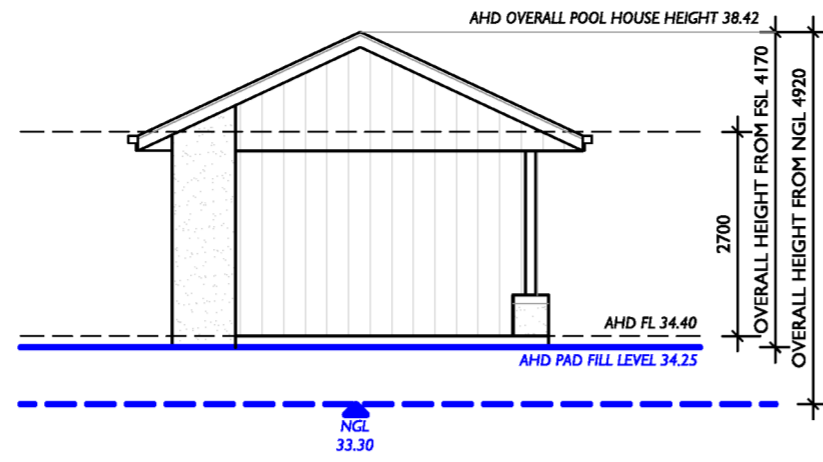
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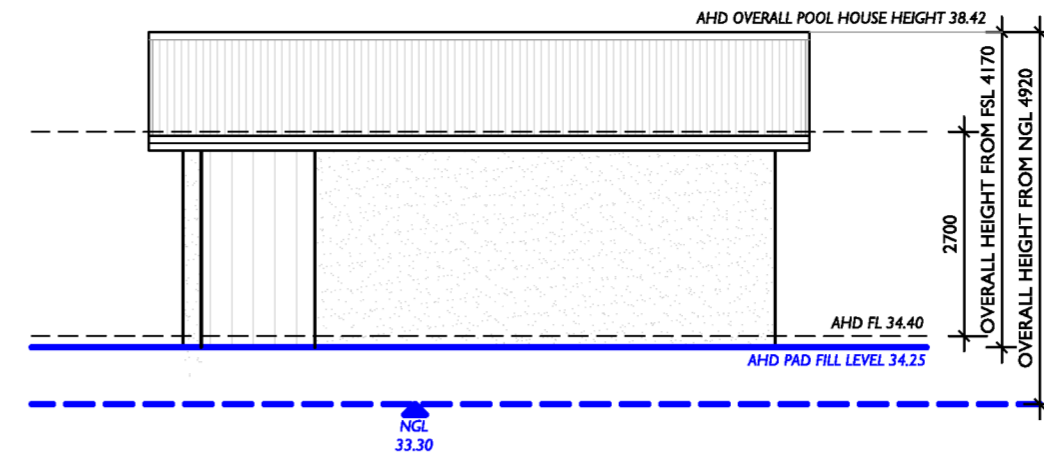
SOUTH EASTERN ELEVATION OF RESIDENCE
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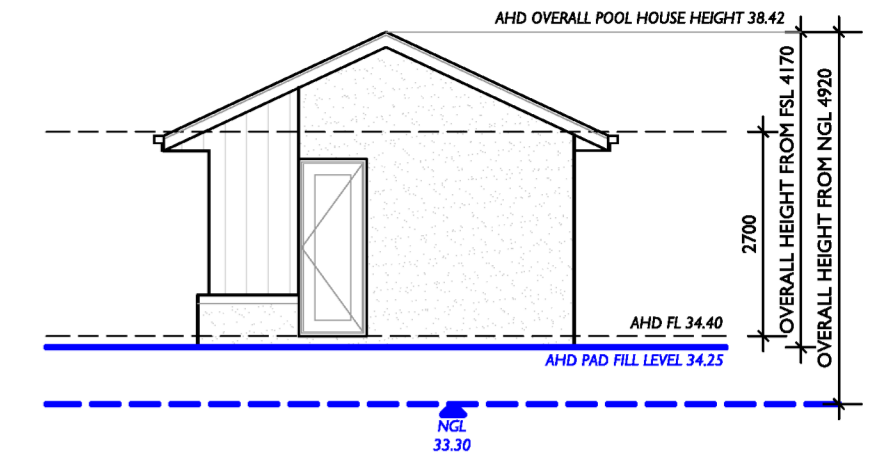
**NORTH EASTERN ELEVATION
OF POOL HOUSE**
SCALE 1:100



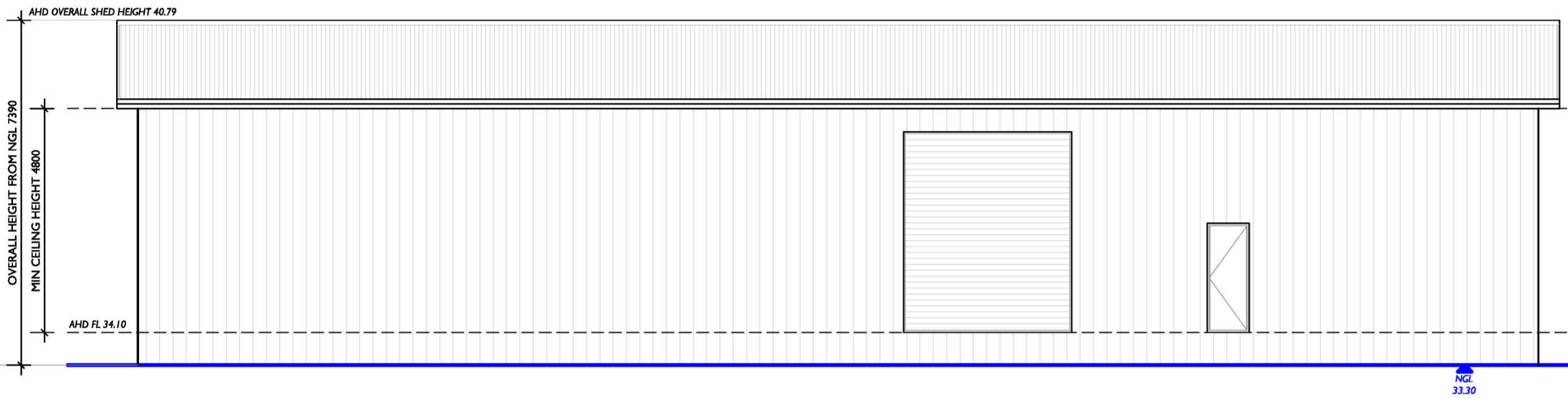
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SCALE 1:100



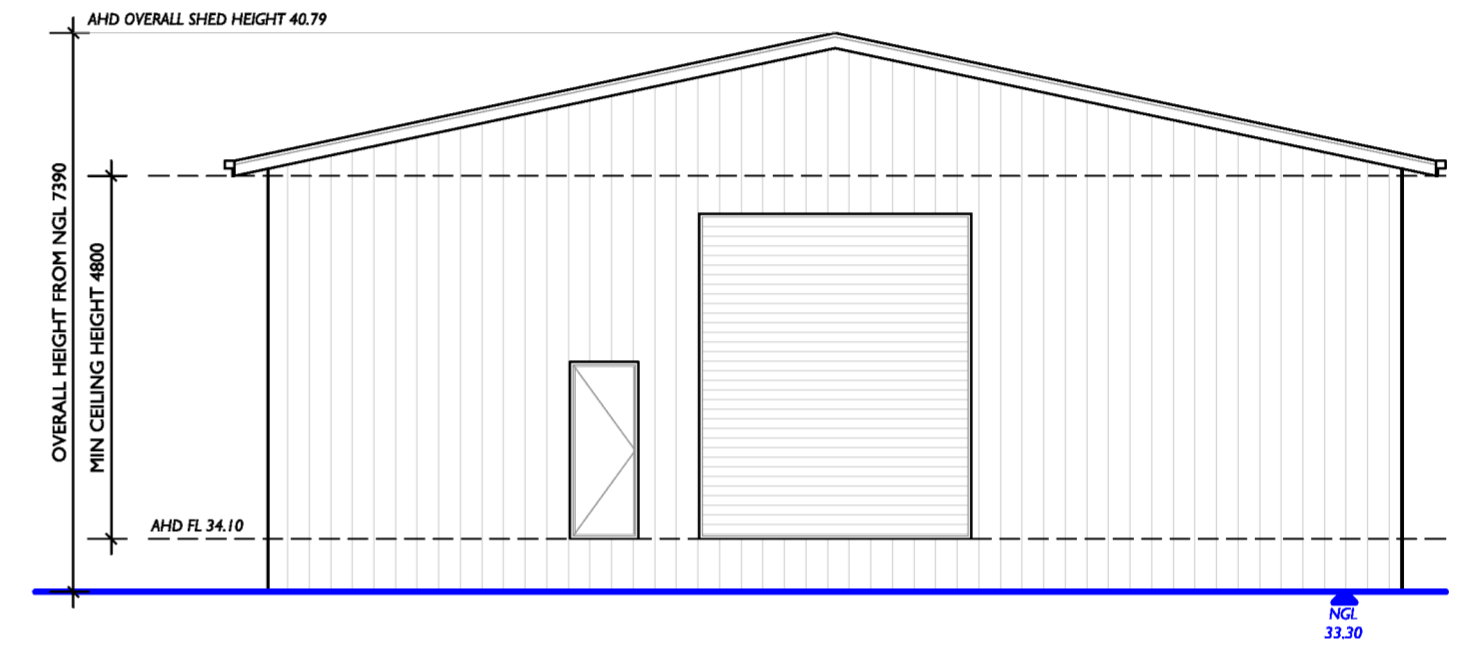
**SOUTH WESTERN ELEVATION
OF POOL HOUSE**
SCALE 1:100



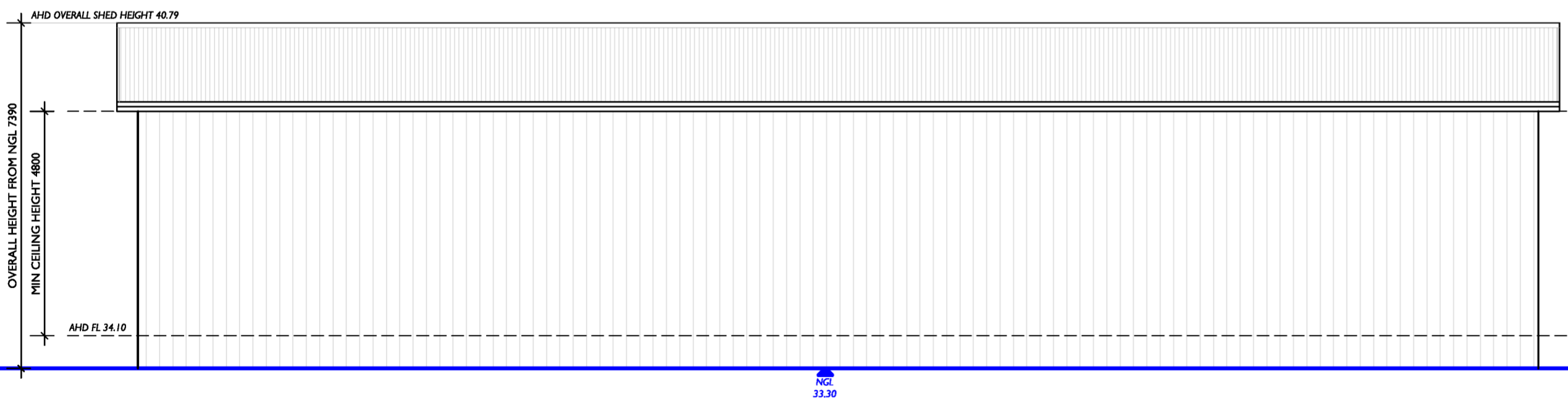
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OF POOL HOUSE**
SCALE 1:100



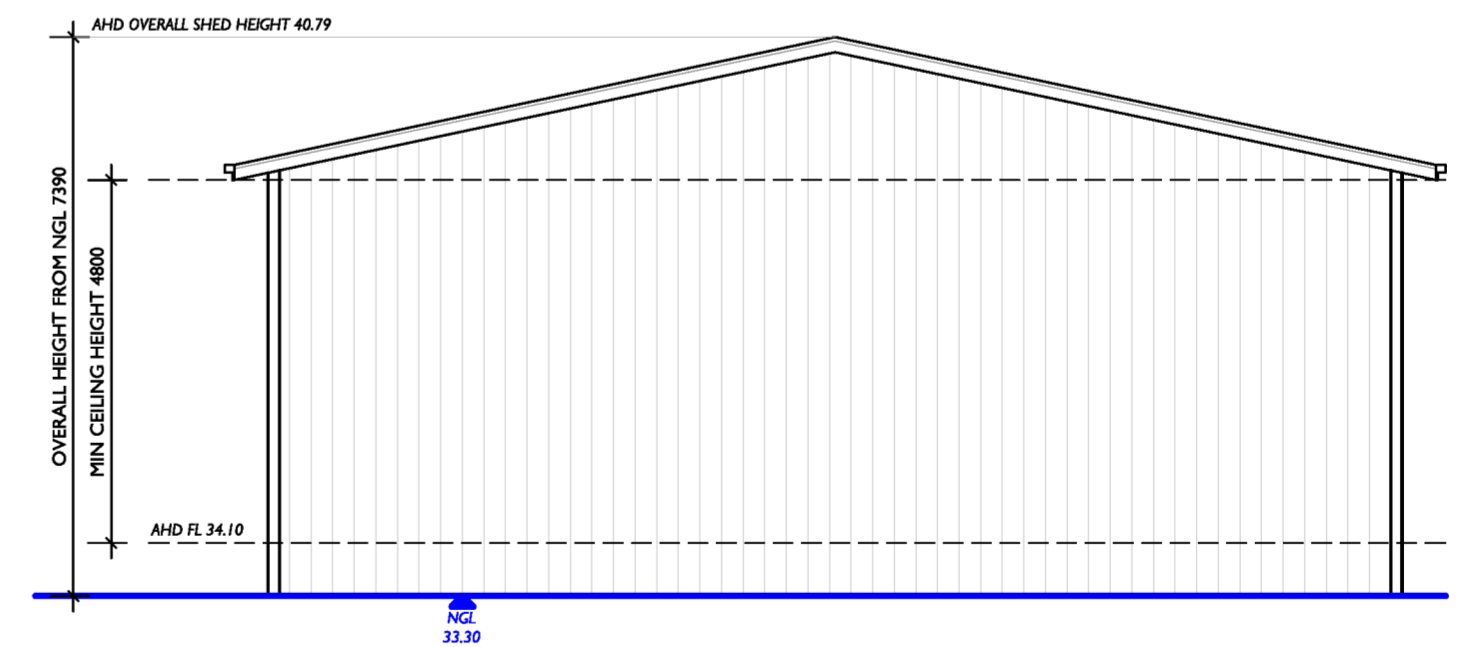
SOUTH EASTERN ELEVATIONS OF THE SHED
SCALE 1:100



SOUTH WESTERN ELEVATION OF SHED
SCALE 1:100



NORTH WESTERN ELEVATIONS OF THE SHED
SCALE 1:100



NORTH - EASTERN ELEVATION OF SHED
SCALE 1:100

