

Notice of Application for a Planning Permit

The land affected by the application is located at:	CA 64 Parish of Gembrook 245 Woori Yallock Road, Cockatoo VIC 3781
The application is for a permit to:	Buildings and Works (Construction of an Agricultural Shed)
A permit is required under the following clauses of the planning scheme:	
35.06-5	Construct a building or construct or carry out works associated with a use in Section 2 (Agricultural Shed)
35.06-5	Construct a building within nominated setbacks,
42.01-2	Construct a building or construct or carry out works
APPLICATION DETAILS	
The applicant for the permit is:	<div style="background-color: black; width: 100px; height: 1.2em;"></div>
Application number:	T250545
<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?	
<p>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:</p>	
<p>WHAT ARE MY OPTIONS?</p> <p>Any person who may be affected by the granting of the 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>	



Application Summary

Portal Reference A32544RG

Basic Information

Proposed Use	The permit is sought for the construction of an open storage shed intended for the secure accommodation of hay produced on the property. The proposed shed, approximately 190m ² will be situated within an existing cleared section of the site, ensuring that no vegetation removal or significant earthworks will be necessary. The location, adjacent to the current packaging shed, provides ample space for the new facility without requiring further site preparation. This addition will enhance operational efficiency by safeguarding valuable feedstock from adverse weather conditions.
Current Use	The property encompasses 68 acres and operates as a commercially established, mixed-use rural enterprise. Existing dwellings consist of one family home, one packaging shed and one machinery shed. For over 40 years, the site has served as a working farm and market garden, producing a variety of fresh fruit and, more recently, high-quality hay and feedstock as part of ongoing diversification efforts. The proposed storage shed is essential to protect valuable agricultural output from adverse weather, ensuring continued operational efficiency and product integrity.
Cost of Works	\$45,000
Site Address	245 Woori Yallock Road Cockatoo 3781

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.



ADVERTISED MATERIAL
Planning Application: T250545
Date Prepared: 04 December 2025

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Contacts

Type	Name	Address	Contact Details

Fees

Regulation Fee Condition		Amount	Modifier	Payable
9 - Class 8	VicSmart application more than \$10, 000	\$487.50	100%	\$487.50
		Total		\$487.50



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.vic.gov.au

Monday to Friday 8.30am–
5pm

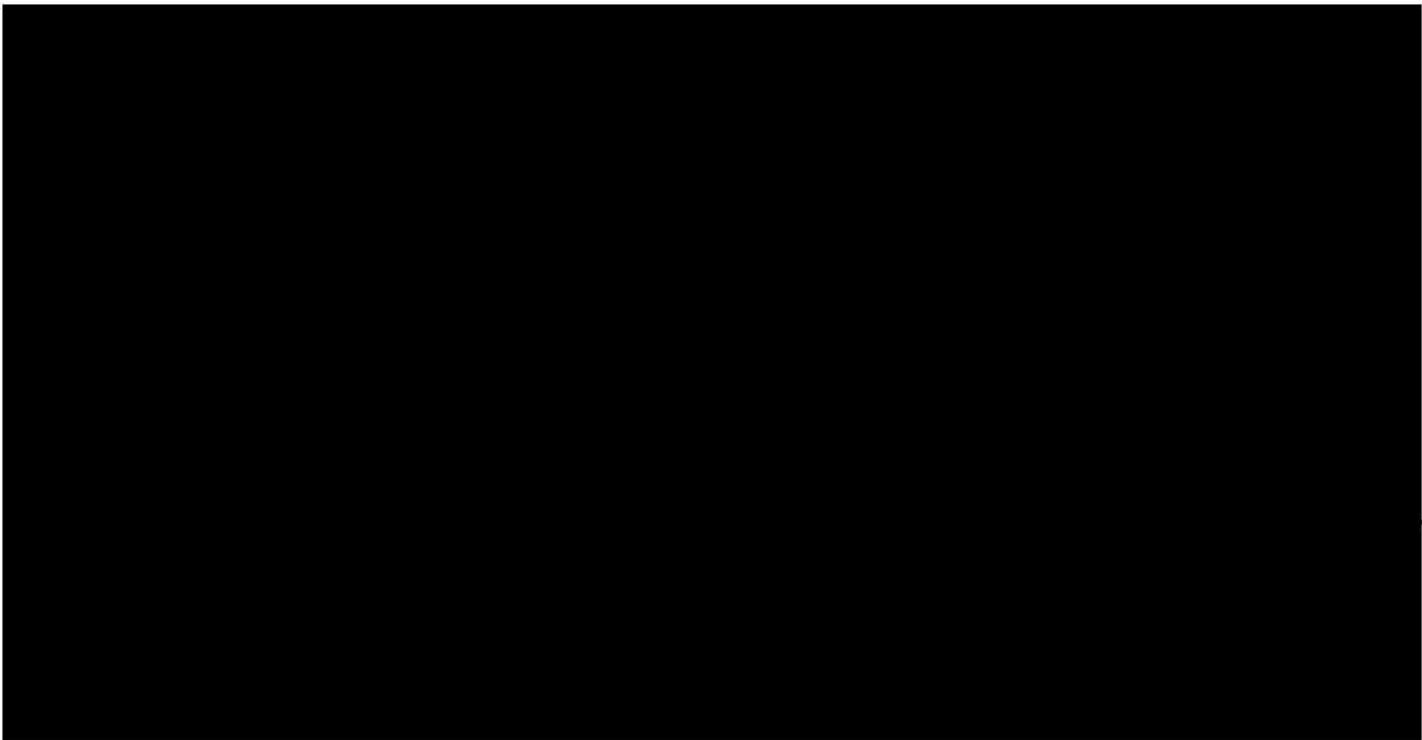
Phone: 1300 787 624

After Hours: 1300 787 624

Fax: 03 5941 3784

Documents Uploaded

Date	Type	Filename
08-09-2025	A Copy of Title	Titles for 245 Woori Yallock Road, Cockatoo.pdf
08-09-2025	A Copy of Title	245-Woori-Yallock-Road-Cockatoo-(ID52358754)-Vicplan-Planning-Property-Report (1).pdf
08-09-2025	Additional Document	Shed dimensions, quote and site plans.pdf
08-09-2025	Additional Document	Engineering Letter (Apex Engineering Group PTY LTD) SMLN250008.pdf
08-09-2025	Additional Document	Sheet Design Document SMLN250008.pdf
08-09-2025	Additional Document	PlanDocumentation SMLN250008 Part 1.pdf
08-09-2025	Additional Document	PlanDocumentation SMLN250008 Part 2.pdf
08-09-2025	Additional Document	Email from Cardinia Shire Council - VicSmart application eligibility query.txt




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Request to amend a current planning permit application

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Planning Application: T250545

Date Prepared: 04 December 2025

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

PERMIT APPLICATION DETAILS

Application No.:	T250545 PA
Address of the Land:	245 Woorri Yallock Rd Cockatoo 3781

APPLICANT DETAILS

Name:	
Organisation:	
Address:	
Phone:	
Email:	

AMENDMENT TYPE

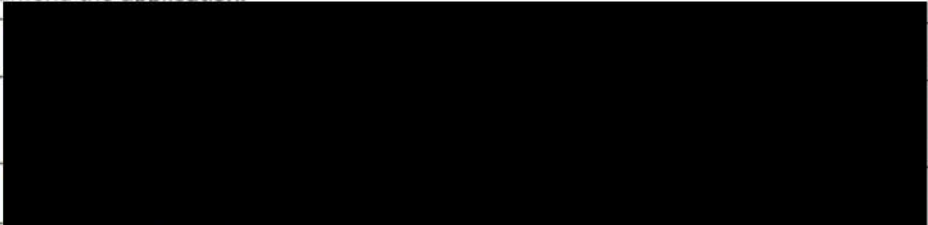
Under which section of the Act is this amendment being made? (select one)	
Section 50 – Amendment to application at request of applicant before notice:	<input checked="" type="checkbox"/>
Section 50A – Amendment to application at request of responsible authority before notice:	<input type="checkbox"/>
Section 57A – Amendment to application after notice is given:	<input type="checkbox"/>

AMENDMENT DETAILS

What is being amended? (select all that apply)		
What is being applied for <input type="checkbox"/>	Plans / other documents <input type="checkbox"/>	Applicant / owner details <input type="checkbox"/>
Land affected <input type="checkbox"/>	Other <input checked="" type="checkbox"/>	
Describe the changes. If you need more space, please attach a separate page.		
Change application from Vic Smart to standard planning application.		

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

DECLARATION

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

LODGEMENT

<p>Please submit this form, including all amended plans/documents, to mail@cardinia.vic.gov.au</p> <p>You can also make amendments to your application via the Cardinia ePlanning Portal at https://eplanning.cardinia.vic.gov.au/</p> <p>If you have any questions or need help to complete this form, please contact Council's Statutory Planning team on 1300 787 624.</p>	 ADVERTISED MATERIAL Planning Application: T250545 Date Prepared: 04 December 2025 <small>This copied document is made available for the purpose of the planning process as set-out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.</small>
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IMPORTANT INFORMATION

<p>It is strongly recommended that before submitting this form, you discuss the proposed amendment with the Council planning officer processing the application.</p> <p>Please give full details of the nature of the proposed amendments and clearly highlight any changes to plans (where applicable). If you do not provide sufficient details or a full description of all the amendments proposed, the application may be delayed.</p> <p>No application fee for s50/s50A requests unless the amendment results in changes to the relevant class of permit fee or introduces new classes of permit fees. The fee for a s57A request is 40% of the relevant class of permit fee, plus any other fees if the amendment results in changes to the relevant class (or classes) of permit fee or introduces new classes of permit fees. Refer to the <i>Planning and Environment (Fees) Regulations 2016</i> for more information.</p> <p>The amendment may result in a request for more under section 54 of the Act and/or the application requiring notification (or re-notification). The costs associated with notification must be covered by the applicant.</p> <p>Council may refuse to amend the application if it considers that the amendment is so substantial that a new application for a permit should be made.</p> <p>Any material submitted with this request, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the <i>Planning and Environment Act 1987</i>.</p>
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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

Page 1 of 1

VOLUME 12237 FOLIO 025

Security no : 124129792299S
Produced 11/11/2025 12:50 PM

LAND DESCRIPTION

Crown Allotment 64 Parish of Gembrook.
PARENT TITLE Volume 01266 Folio 097A
Created by instrument AT395798E 02/07/2020

REGISTERED PROPRIETOR

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE TP765067K FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 245 WOORI YALLOCK ROAD COCKATOO VIC 3781

See MI307091B for WATER FRONTAGE LICENCE details

ADMINISTRATIVE NOTICES

NIL

eCT Control 18217W FALCONE & ADAMS LAWYERS
Effective from 04/06/2024

DOCUMENT END



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Document Identification	TP765067K
Number of Pages (excluding this cover sheet)	2
Document Assembled	11/11/2025 12:50

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TITLE PLAN

TP 765067K

LAND DESCRIPTION INCLUDING RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS SHOWN ON THE CROWN GRANT

*All THAT PIECE OF LAND in the said Colony containing Forty six acres and fifteen perches more or less being allotment
sixty four in the parish of Hambrook County of Evelyn*

delineated with the measurements and abutments thereof in the map drawn in the margin of these presents and therein colored yellow

EXCEPTING however unto us our heirs and successors all gold and auriferous earth or stone and all mines containing gold within the boundaries of the said land AND ALSO reserving to us our heirs and successors free liberty and authority for us our heirs and successors and our and their agents and servants at any time or times hereafter to enter upon the said land and to search and mine therein for gold and to extract and remove therefrom any gold and any auriferous earth or stone and for the purposes aforesaid to sink shafts erect machinery carry on any works and do any other things which may be necessary or usual in mining PROVIDED ALWAYS that it shall be lawful for us our heirs and successors at any time on paying full compensation to the said GRANTEE

And our heirs executors administrators or assigns for the full value other than auriferous of the said piece of land or so much thereof as may be resumed as hereinafter mentioned and of the improvements upon the said piece of land or the part so resumed such value in case of disagreement to be ascertained by arbitration to resume the said piece of land or any part thereof for mining purposes

AND THAT the terms conditions and events upon which such land may be resumed and the manner in which such arbitration may be conducted may be determined by regulations in such manner as the Governor in Council may from time to time direct or if at any time no such regulations shall be in force then by the regulations concerning the resumption of land for mining purposes in force at the date of this Grant unless Parliament shall otherwise determine



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LENGTHS ARE IN
LINKS

Metres = 0.3048 x Feet

Metres = 0.201168 x Links

Sheet 2 of 2 sheets

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

Page 1 of 1

VOLUME 02788 FOLIO 586

Security no : 124129792306K
Produced 11/11/2025 12:50 PM

LAND DESCRIPTION

Crown Allotment 65 Parish of Gembrook.
PARENT TITLE Volume 01559 Folio 742
Created by instrument 0425039 30/07/1900

REGISTERED PROPRIETOR

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE TP916080F FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 245 WOORI YALLOCK ROAD COCKATOO VIC 3781

See MI307091B for WATER FRONTAGE LICENCE details

ADMINISTRATIVE NOTICES

NIL

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Document Type	Plan
Document Identification	TP916080F
Number of Pages (excluding this cover sheet)	1
Document Assembled	11/11/2025 12:50

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TITLE PLAN		EDITION 1	TP 916080F
LOCATION OF LAND Parish : GEMBROOK Township: - Section: - Crown Allotment: 65 Crown Portion: - Last Plan Reference : - Derived From: VOL. 2788 FOL. 586 Depth Limitation : NIL		Notations WATERWAY NOTATION: LAND IN THIS PLAN MAY ABUT CROWN LAND THAT MAY BE SUBJECT TO A CROWN LICENCE TO USE ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN	
Description of Land/ Easement Information ENCUMBRANCES <i>As to the land colored blue: The reservation contained in Instrument of Transfer Nbd AR5039 in the Register Book of a right of carriage way over the said land colored blue</i>		THIS PLAN HAS BEEN PREPARED BY LAND REGISTRY, LAND VICTORIA FOR TITLE DIAGRAM PURPOSES COMPILED: Date: 10/06/08 VERIFIED: A. DALLAS Assistant Registrar of Titles	
		COLOUR CODE BL=BLUE G=GREEN BR=BROWN P=PURPLE Y=YELLOW R=RED	
LENGTHS ARE IN LINKS		Metres = 0.3048 x Feet Metres = 0.201168 x Links	
		Sheet 1 of 1 Sheets	

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SITE LEGEND	
	PROPERTY BOUNDARY
	EASEMENT
	WATERWAY
	CONTOURS
	SEPTIC SYSTEM
	UNSEALED DRIVEWAY
	SITE FILL
	SITE CUT



DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY. THE OWNER/BUILDER/SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, SETTINGS AND SPECIFICATIONS PRIOR TO THE COMMENCEMENT OF ANY WORKS OR ORDERING OF MATERIALS AND SHALL BE RESPONSIBLE FOR THE ENSURING THAT ALL BUILDING WORKS CONFORM TO THE BUILDING CODE OF AUSTRALIA, AS CODES, BUILDING REGULATIONS, LOCAL BY-LAWS AND TOWN PLANNING REQUIREMENTS. REPORT ANY DISCREPANCIES TO THIS OFFICE FOR CLARIFICATION.

BIANCA MACEY

RBP: DP-AD 42382

ABN: 56 133 699 607

3 BELAIR CL SEVILLE 3139

M: 0419529652

E: bianca.macey@gmail.com

DATE: 13/11/2025

PROJECT ADDRESS:

245 WOORI YALLOK ROAD

COCKATOO 3781

DRAWING TITLE:

SITE PLAN 1-500

DRAWING NUMBER:

A02

REVISION:

-

DESCRIPTION

DATE

REV

SCALE:

As Indicated

DO NOT SCALE DRAWINGS. USE METRIC DIMENSIONS ONLY.

THE DIMENSIONS SHOWN ON THIS DRAWING ARE THE DIMENSIONS OF THE PROPOSED WORK. THE DIMENSIONS OF ANY EXISTING WORK SHOWN ON THIS DRAWING ARE FOR INFORMATION ONLY. THE DIMENSIONS OF ANY EXISTING WORK SHOWN ON THIS DRAWING ARE NOT TO BE USED FOR ANY OTHER PURPOSE. THE DIMENSIONS OF ANY EXISTING WORK SHOWN ON THIS DRAWING ARE NOT TO BE USED FOR ANY OTHER PURPOSE. THE DIMENSIONS OF ANY EXISTING WORK SHOWN ON THIS DRAWING ARE NOT TO BE USED FOR ANY OTHER PURPOSE.

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A1 SHEET

The site plan illustrates a property with several key features. At the top, a dashed line indicates a boundary with a length of 158.32m and an angle of 81°40'. A large cyan-colored area labeled 'DAM' is situated in the upper center. To the right, 'COCKATOO CREEK RECREATION RESERVE EAST' and 'COCKATOO CREEK RECREATION RESERVE WEST' are labeled. A road, 'WOORI YALLOK ROAD', runs along the right side. The plan shows three existing buildings: a main 'EXISTING DWELLING' at the bottom left, an 'EXISTING OUT-BUILDING' in the center, and another 'EXISTING OUT-BUILDING' to the right. A 'PROPOSED 8.0m x 24.0m OPEN SIDED OUT-BUILDING ON EXISTING LEVEL GRADE. NO SITE CUT OR FILL' is shown in pink. A 'SEPTIC SYSTEM' is indicated by a dashed rectangle on the left. Various dimensions and bearings are provided for boundaries and internal features, such as 104.41m, 332°04', and 170.8m. A note states 'NO SIGNIFICANT TREES WITHIN 15.0 METRES OF THE PROPOSED BUILDING'. Another note mentions 'DOWNPIPES TO BE CONNECTED TO EXISTING STORMWATER BY LICENSED PLUMBER TO VERIFY LOCATION OF LPD'. A small box with the number '245' is located near the bottom center.

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1

SITE PLAN - 1-500

1 : 500

SITE LEGEND	
	PROPERTY BOUNDARY
	EASEMENT
	WATERWAY
	CONTOURS
	SEPTIC SYSTEM
	UNSEALED DRIVEWAY
	SITE FILL
	SITE CUT

GENERAL NOTES

INTELLECTUAL PROPERTY AND USE OF THIS DOCUMENT

- This document has been prepared for the exclusive use of the client of 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, and with any other written instructions issued in the course of the contract.
- These plans are neither exhaustive or a substitute for regulations, statutory requirements, building practice or contractual obligations, and unless expressly stated otherwise, are provided only as guidelines. No responsibility is accepted for their use.
- Whilst every effort has been made and care taken in the preparation of this document / drawings, the accuracy of its contents relies upon information supplied by others. Therefore no liability for errors or omissions will be accepted by the designer.
- 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 Victorian Building Regulations 2018, National Construction Code 2022 Building Code Of Australia Vol. 2 (NCC), 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 NCC 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 NCC, 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 advisers shall not alter 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.
- The approval by the designer of a substitute material, work practice or the like is not an authorisation for its use or a contract variation. Any variations and/or substitutions to materials or work practices shall be accepted by all parties to the building contract and, where applicable, the relevant building surveyor/building certifier, prior to implementation.

MEASUREMENTS

- Figured dimensions take precedence over scaled dimensions.
- Site plan measurements are in metres. All other measurements are in millimetres, unless noted otherwise.
- Unless noted otherwise, dimensions on floor plans, sections and external elevations represent timber frame and structural members, not finished linings/cladding.
- Window sizes are nominal only. Actual size may vary according to manufacturer.
- The builder and subcontractors shall check and verify all dimensions, setbacks, levels, specifications, and all other relevant documentation prior to the commencement of any works. Report all discrepancies to the designer for clarification.

SITE PROTECTION DURING THE CONSTRUCTION PERIOD

- Protective outcriers, fences, sawings, 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 alignment and around all soil stockpiles and storm water inlet pits/pumps 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 (unexcavated) shall not exceed 2m.

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 NCC H4D9 & HPS 10.8.1
- Gutters and drainage shall be supplied and installed in accordance with AS3500.3.
- Anti-ponding devices/boards shall be installed according to HPS 7.3.5.
- Dampcourses with weepholes and cavity flashings shall be installed in accordance with AS4773.2.
- Surfaces around the perimeter of a residential slab shall fall away from that slab by not less than 50mm over the first 1m. 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 1a is located in a termite-prone area the building shall be provided with a termite management system compliant with AS3602.1 or AS3860.2.
- 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 HPS 5.6.6.
- Corrosion protection shall be suited to the site content 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.
- All metal roofing to comply with NCC-H4D7 & HPS Part 7.2
- Sheet roofing shall be protected from corrosion in a manner appropriate to the site context, in accordance with HPS Table 7.2.2a.
- Maximum span of metal roofing in accordance with HPS Table 7.2.4
- Single leaf masonry walls shall be waterproofed per HPS 5.7.6.
- In climate zones 6, Unless excluded by HPS 10.8.3(i), roofs shall be provided with ventilation openings per HPS 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 NCC H2D8.
- Waterproofing of wet areas - being bathrooms, showers, shower rooms, laundries, sanitary compartments and the like - shall be provided in accordance with HPS 10.2.
- Balcony waterproofing shall be installed in accordance with AS4654.1 & AS4654.2.
- All plumbing joints to comply with AS2070 clause 5.6.4 on Class H1 to P tables.

GLAZING

- Glazed units shall be installed in accordance with HPS 8.3.2.
- Fully framed glazing installed in the perimeter of buildings shall comply with HPS 8.3.3.
- Glass - including, but not limited to windows, doors, screens, panels, splashbacks and barriers - shall comply with HPS 3.3.3.
- Glazing subject to human impact shall comply with HPS 8.4.

FOOTINGS

- Footings shall not, under any circumstance, encroach over title boundaries or easement lines.
- Where concrete slumps are to be used, these shall be:
 - 100 x 100mm (1x 5mm HD wire) if up to 1400mm long
 - 100 x 100mm (2x 5mm HD wire) if 1401mm to 1800mm long
 - 125 x 125mm (2x 5mm HD wire) if 1801mm to 3000mm long
- 100mm x 100mm slumps 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 AND SEWERS

- 90 mm 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 9m 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.

SAFETY OF BUILDING USERS

- Where stairs, ramps and balustrades are to be constructed, these shall comply with all provisions of HPS 11.2.
- Other than spiral stairs:
 - Risers shall be 150mm max and 115mm min
 - Gaugings shall be 355mm max and 240mm min
 - 2-ryg 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 2m or more above the surface beneath, the window shall comply with HPS Clause 11.3.7.
- Where the floor below a window other than in a bedroom is 4m or more above the surface beneath, the window shall comply with HPS Clause 11.3.8.
- Where a bedroom window is 2m or more above the surface beneath, or it is possible to fall 4m or more from the level of any trafficable surface to the surface beneath, any horizontal element within a barrier between 150mm and 760mm above the floor shall not facilitate climbing.
- Handrails shall be continuous, with tops set >865mm vertically above stair nosing and floor surface of ramps.
- Wire barriers shall comply with HPS 11.3.4 and 11.3.6.
- A glass barrier or window setting as a barrier shall comply with NCC H1D8.
- Class 1 buildings with air permeability of not more than 5 m³/m²/hr at 50 Pa shall be provided with a mechanical ventilation system complying with HBV3. Inward-opening swing doors to fully enclosed sanitary compartments shall comply with HPS Clause 10.4.2.
- All shower walls and walls adjacent to toilet shall be braced with 12mm ply for future grab rails or supply noggings with a thickness of at least 25mm in accordance with recommendations of Liveable Housing Design Guidelines.
- Flooring in wet areas, laundry and kitchen shall be slip resistant.
- Door hardware shall be installed 910mm - 1110mm 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).

SERVICES

- Solar collector panel locations are indicative only. Location and size are dependent on manufacturer's/installer's recommendation.
- Ductwork for heating and cooling systems shall comply with AS4254 & AS/NZS 4855.1 in accordance with climate zone requirements set down in NCC Table 3.

TIMBER FRAMING

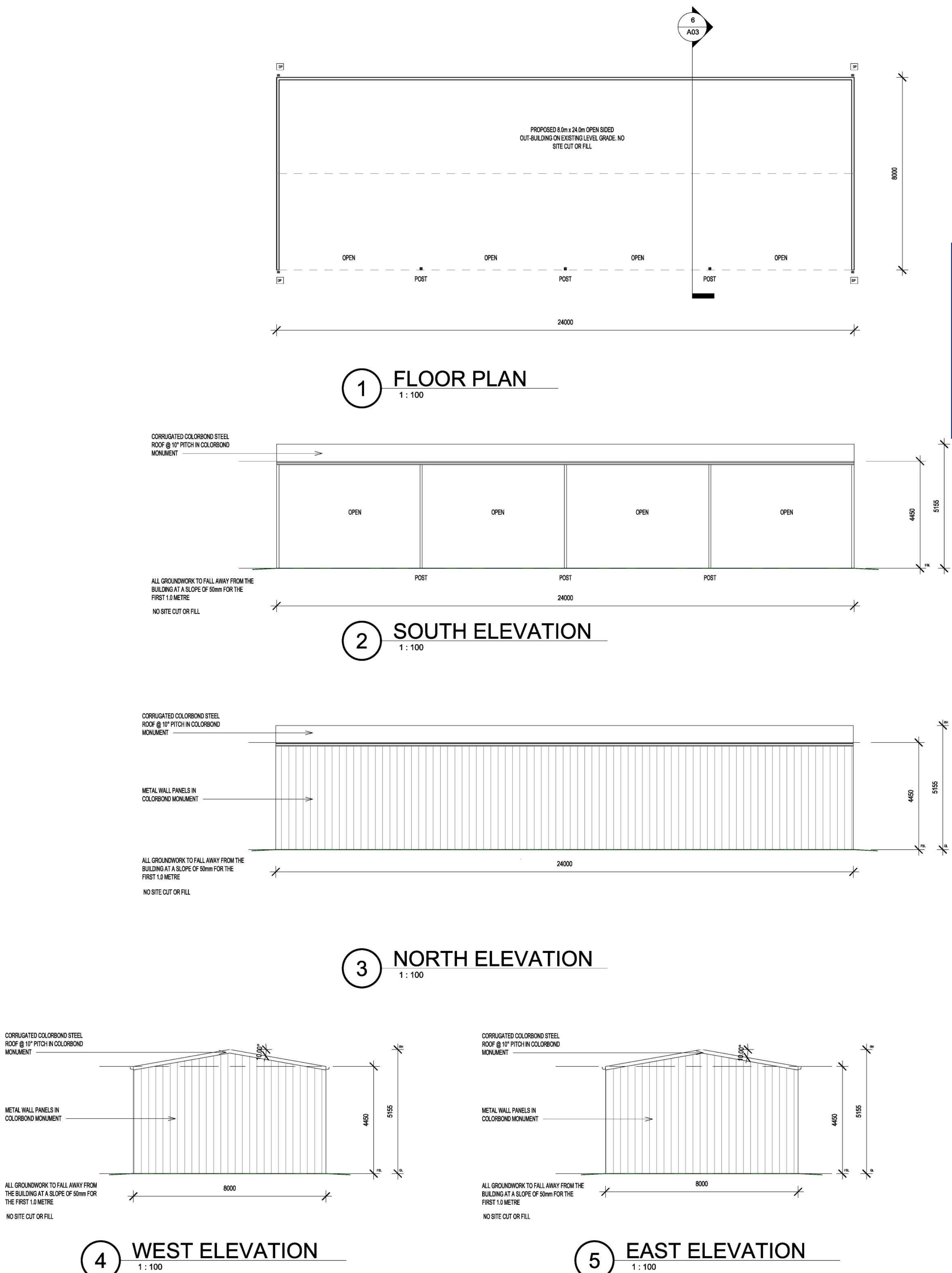
- Standard timber roofing and wall framing shall be provided in accordance with AS1684 (Residential Timber-Framed Construction) and all relevant supplements.

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 HPS 9.5.2 and 9.5.4.
- In a Class 1ba private garage, an alternative alarm may be installed per HPS 9.5.1(b).
- Light switches shall be positioned in a convenient location 900mm - 1100mm above the finished floor level, horizontally aligned with the door handle at the entrance to a room.
- Power points shall not be installed lower than 300mm above finished floor level.
- All electrical penetrations shall be sealed using material appropriate to the rating of the cable and/or device.
- Only stamped IC4-rated downlights shall be installed and insulation shall not be penetrated for downlights.
- Ductwork for exhaust fans and heating and cooling systems shall comply with AS4254 & AS/NZS 4855.1 in accordance with climate zone requirements set down in HPS 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 HPS 10.6.2(a) shall be interlocked with the room's light switch; and include a 10 minute run-on timer.
- Exhaust fans, rangehoods and the like shall be installed with self-closing dampers.

BUILDING THERMAL PERFORMANCE

- Works shall be constructed in accordance with the stamped plans endorsed by the accredited thermal performance assessor without alteration.
- The NatHERS energy rating contains inbuilt assumptions about the integrity of the building fabric with regards insulation, draughtproofing and glazing. Works shall comply with the following measures, to ensure that the as-built performance corresponds to that modelled in the energy rating.
- Insulation as follows shall be installed in accordance with HPS 13.2.2:
 - Insulation shall be installed tight and continuous, without gaps and cracks, hard up against internal linings (including outdoor). There shall be no air gap between an internal lining and insulation. Junctions between internal and external walls shall be insulated.
 - Insulation shall not be crushed or compressed.
 - Box gutters and marble covers shall be insulated to the same R-value as the roof, using insulation batts or blanket or closed-cell foam.
 - Downlights shall be stamped IC4 rated, airtight and covered by insulation.
 - In climate zones 6, a vapour permeable layer shall be installed per manufacturer's instructions in all new external walls. The material shall be overlapped and fully taped on the external side to ensure a tight seal. All penetrations in the membrane shall be sealed, ensuring that the material covers gaps between studs and doors and window frames. Any flashing around windows shall be taped over the building wrap.
 - Where a foil-backed membrane is used, timber battens shall be used to minimise thermal conduction.
 - All trades shall be instructed to replace any insulation they have removed in the course of their work and to tape any sub-penetrations in building wrap. All penetrations shall be caulked using a R4-for-purpose flexible sealant.
 - All redundant openings such as de-commissioned chimneys and wall vents shall be sealed off at top and bottom, unless an unfired gas heater is present.
 - Caulking products shall be appropriate for the intended application.
- Before installing mouldings, a R4-for-purpose, long-lasting proprietary tape or flexible caulking product shall be used to seal junctions of:
 - Plasterboard and floor
 - Plasterboard and top plate (for square set cornice)
 - Vertical and horizontal plasterboard
 - Tops, bottoms and sides of architraves and plasterboard.
 - All exhaust fans and ducts, including rangehoods, shall be fitted with self-closing mechanisms.
- Where it is not possible to insulate under an existing timber floor, gaps between floorboards shall be sealed before applying finishes or coverings.
- External doors and windows shall be draughtproofed per HPS 13.4.4 using a durable, R4-for-purpose seal.
- Cavity slider pockets shall be sealed before installation, either by wrapping with vapour permeable membrane, or by screwing plaster securely to the frame and applying a silicon bead.
- Conditioned Class 1 and unconditioned Class 10a spaces shall be separated by insulation. Any openings between such spaces shall be weather-stopped.
- Window sizes nominal are nominal. Actual size may vary minimally according to manufacturer; however, opening styles, overall size, U-value and SHGC values are inbuilt into the energy rating and may not be altered without the express approval of the project's energy rater.
- Glazed doors and windows shall be N2 wind rated, double-glazed, double-glazed, weather-stopped and flashed all around.
- Operable windows shall be provided with flyscreens.






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DRAWING TITLE:
FLOOR PLAN, ELEVATIONS & SECTION

DRAWING NUMBER: A03

REVISION: -

REV	DATE	DESCRIPTION
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SCALE: 1:100

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A1 SHEET



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