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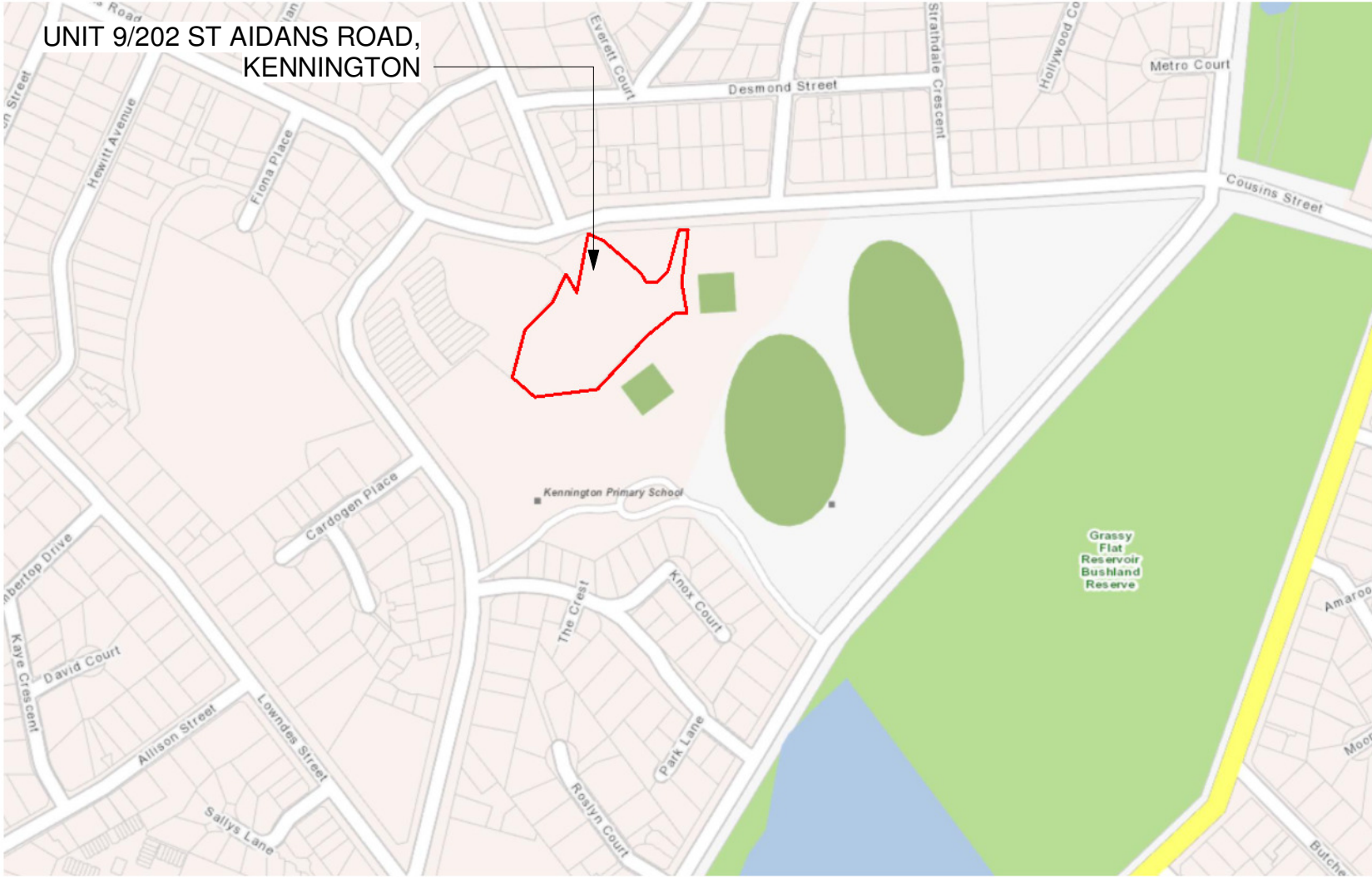
CLASS 2, NCC VOL. 1, TYPE A CONSTRUCTION

9/202 St Aidans Road Kennington
PROJECT INTERNAL FITOUT UNIT 9



REVISION TABLE			
DATE	SHEET	REV.	DISCRIPTION

UNIT 9/202 ST AIDANS ROAD,
KENNINGTON



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CLIENT: Chevy & Caitlyn St Adins unit
ADDRESS: 9/202 St Aidans Road
STATUS: PRELIMINARY PLANS
JOB NO: 12345

DATE: SHEET: REVISION:

DATED: BUILDER: PROPRIETOR: PRINT DATE: 24/03/2025 4:12:40 PM

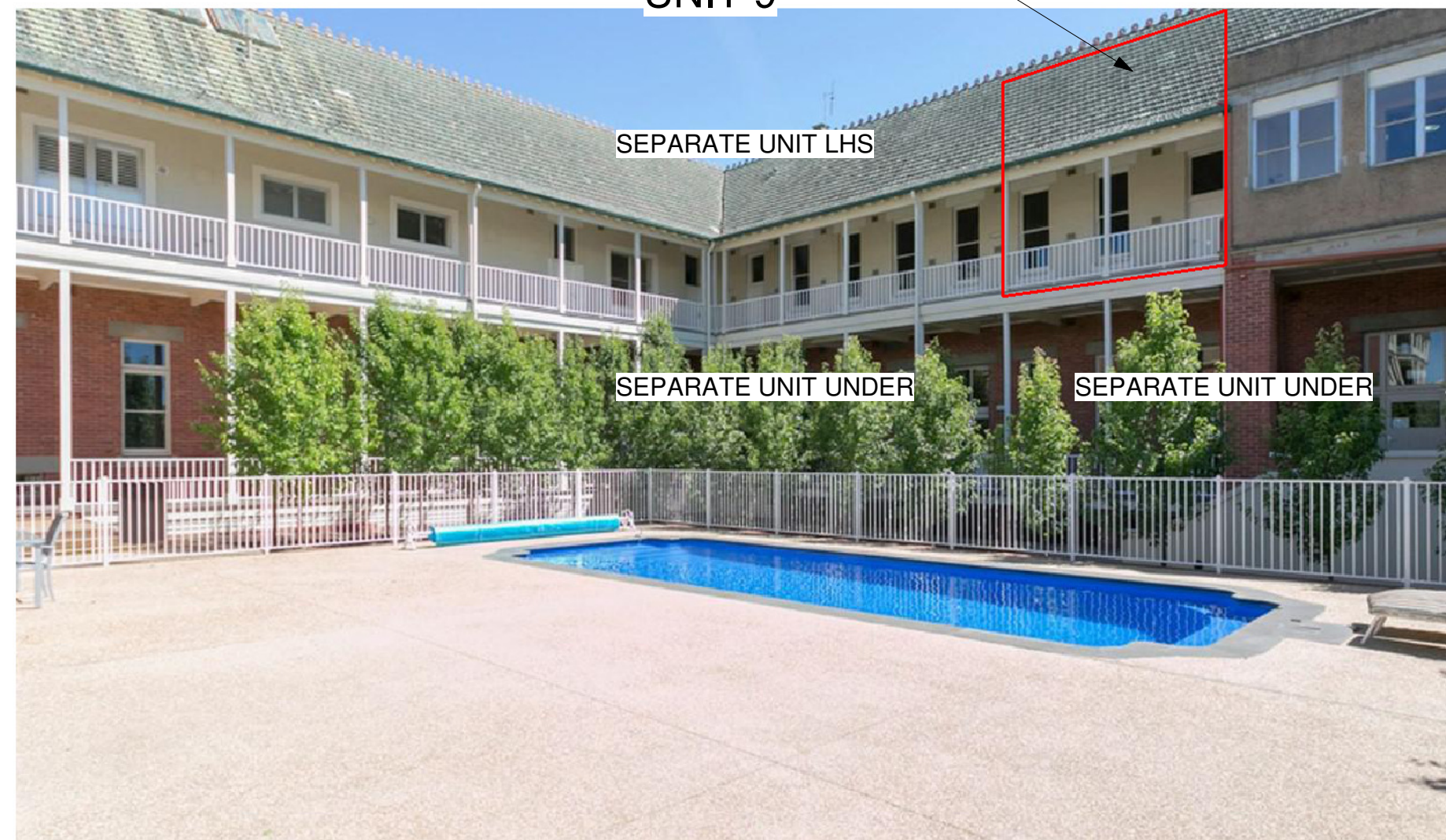
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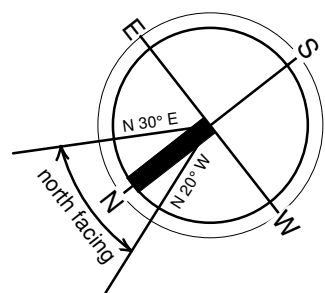
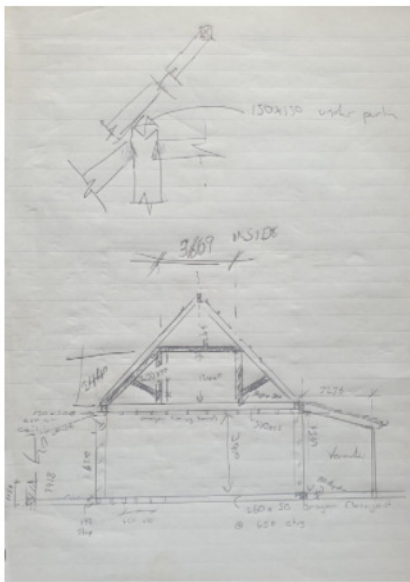
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DRAWN BY:	Brendon
SHEET NO:	0
REGISTRATION NO:	RBP DP-AD 39913

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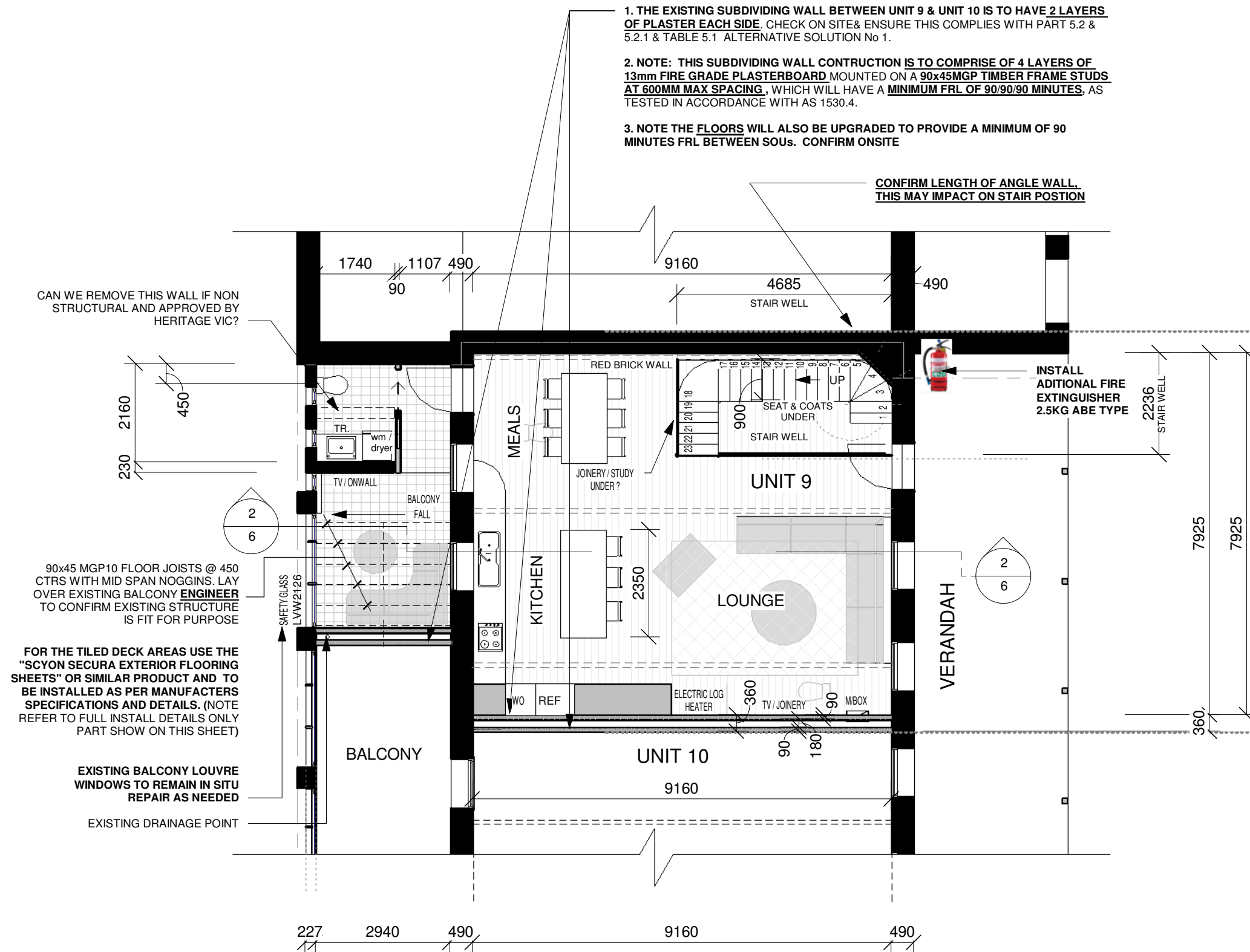
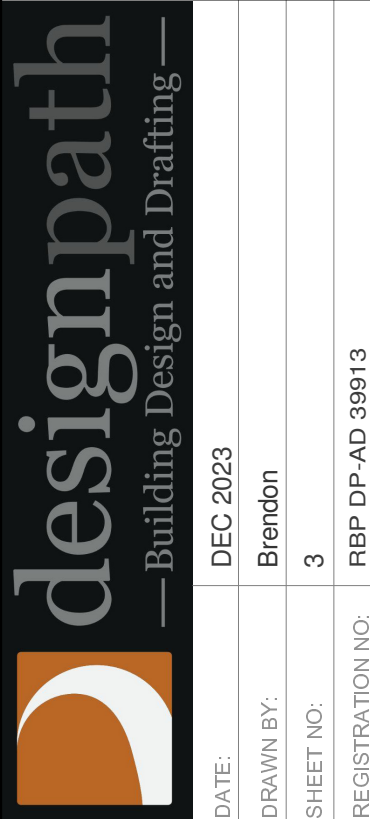
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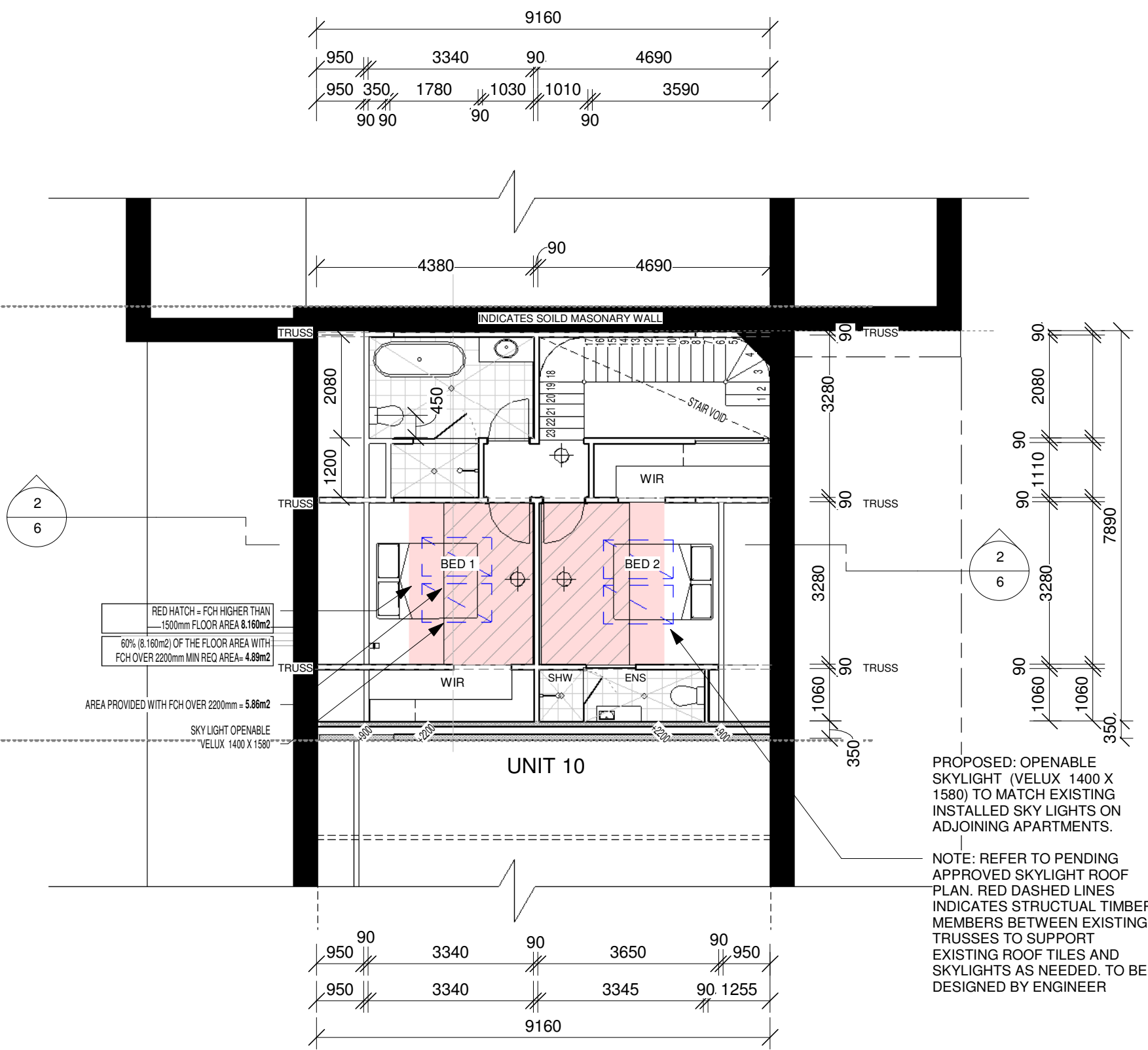
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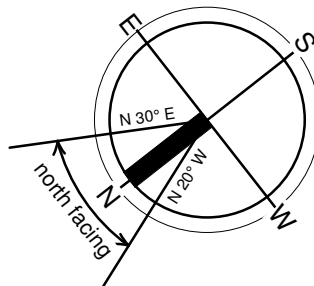
CLASS 2 BUILDING



1 FLOOR PLAN
1 : 100



2 UPPER FFL ROOF SPACE
1 : 100



GRADE FINISHED SURFACE LEVEL AWAY FROM BUILDING 1 IN 50 FOR 1000mm MIN. TO PREVENT WATER PONDING AGAINST DWELLING. **ENGINEERS RECOMMENDATIONS TAKE PRECEDENCE OVER MIN REQUIREMENT. REFER TO ENGINEERS SOIL REPORT FOR SITE SPECIFIC DRAINAGE AND/OR SURFACE GRADING REQUIREMENTS.**

ALL WINDOW CODES SHOWN ARE NOMINAL ONLY. VERIFICATION OF WINDOW MANUFACTURER IS REQUIRED FOR FINAL SIZES.

TRUSS LAYOUT REQUIRED FOR CONFIRMATION OF LINTEL SIZES.

PROVIDE LIFT-OFF DOOR & HINGE SYSTEM TO WC DOOR TO COMPLY WITH NCC CL. 3.8.3.3.

PROVIDE DOUBLE STUD OR BRICK PIER UNDER ALL GIRDER TRUSS SUPPORT LOCATIONS.

TERMITE ZONED LAND, THE BUILDING IS TO BE TREATED AGAINST TERMITE ATTACK IN ACCORDANCE WITH AUSTRALIAN STANDARD CODES & AS DIRECTED BY LOCAL COUNCIL AND/OR MUNICIPAL/AUTHORISED BUILDING SURVEYOR. REFER TO CONTRACT FOR DETAILS.

SMOKE DETECTORS TO BE INSTALLED AS PER NCC VOL. 2 PART 3.7.2 AND TO COMPLY WITH A.S 3786. AND WIRED DIRECTLY TO MAIN SWITCHBOARD.

STAIR DETAILS

*MAXIMUM RISE	190 mm
*MINIMUM TREAD	240 mm
*MAXIMUM SPACING OF BALUSTERS HORIZONTAL & VERTICAL (COMPLY WITH BCA PART 3.9.1)	125 mm

*MINIMUM VERTICAL HEIGHT OF HANDRAIL (COMPLY WITH BCA PART 3.9.2)
*FROM LANDINGS: 1000 mm
*FROM STAIR NOSING: 865 mm

*HORIZONTAL BALUSTRADE OR VERTICAL WIRE BALUSTRADE SYSTEMS. WIRE
BALUSTRADE CONSTRUCTION TO COMPLY WITH NCC VOLUME 1 PART 3.9.2.3
FOR CLASS 1 AND 10 BUILDINGS AND NCC VOLUME 1 PART D2.16 FOR OTHER
CLASSES OF BUILDINGS.

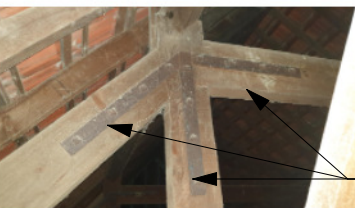
*USE 1x19 @ 32 mm DIAMETER STAINLESS STEEL WIRE CABLES @ 80mm SPACING
1500mm SPAN MAX WITH 6mm OR LESS DEFLECTION

Area Schedule			
	Meter ²	Perimeter	Squares
LOWER LEVEL	72.48 m ²	34.14	7.80
BALCONY	16.98 m ²	17.44	1.83
UPPER LEVEL	72.48 m ²	34.14	7.80
Grand total	161.94 m ²		17.43

1. SAFETY GLASS TO BATH ROOM AND ENSUITE WINDOWS
2. SAFETY GLASS TO COMPLY NCC PART B1.4 FOR CLASS 2 AND 9 BUILDINGS

TREATED TIMBER HAZARD LEVEL GUIDE	
H1 -	INSIDE, ABOVE GROUND, DRY.
H2 -	INSIDE, ABOVE GROUND, DRY. - TERMITES HAZARD.
H3 -	OUTSIDE, ABOVE GROUND. - TERMITES & MODERATE FUNGAL (ROT).
H4 -	OUTSIDE, IN-GROUND. - TERMITES & HIGH FUNGAL (ROT).

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SEPARATE APARTMENT

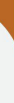
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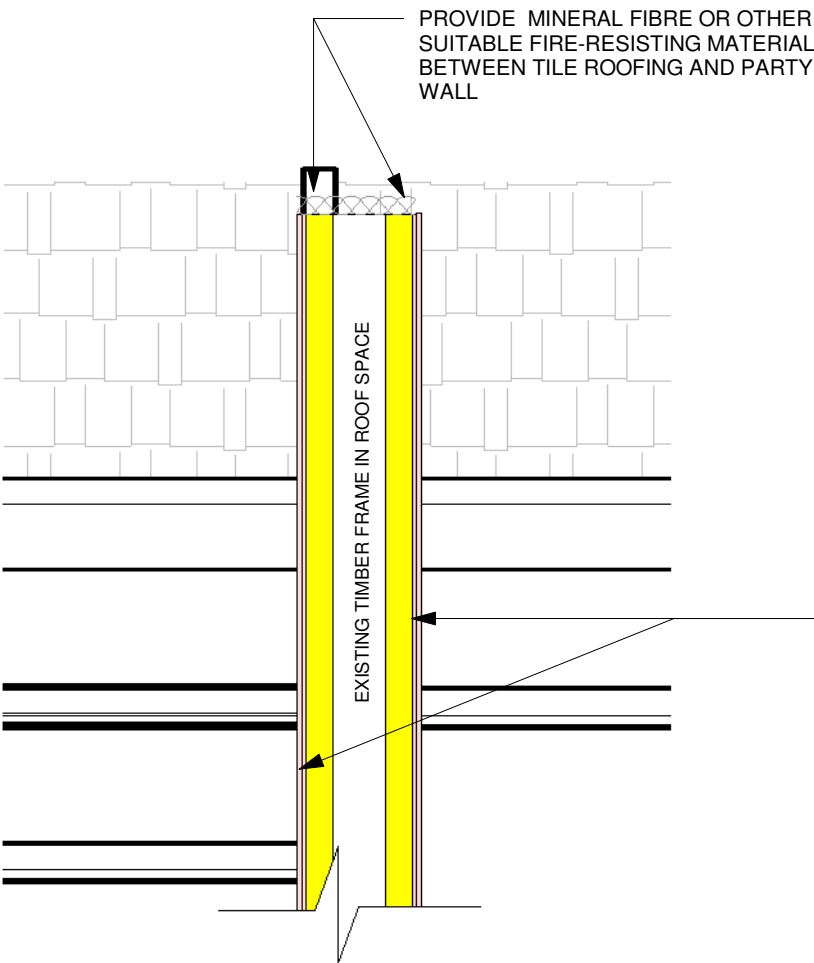
designpath
—Building Design and Drafting—

DEC 2023

Brendon

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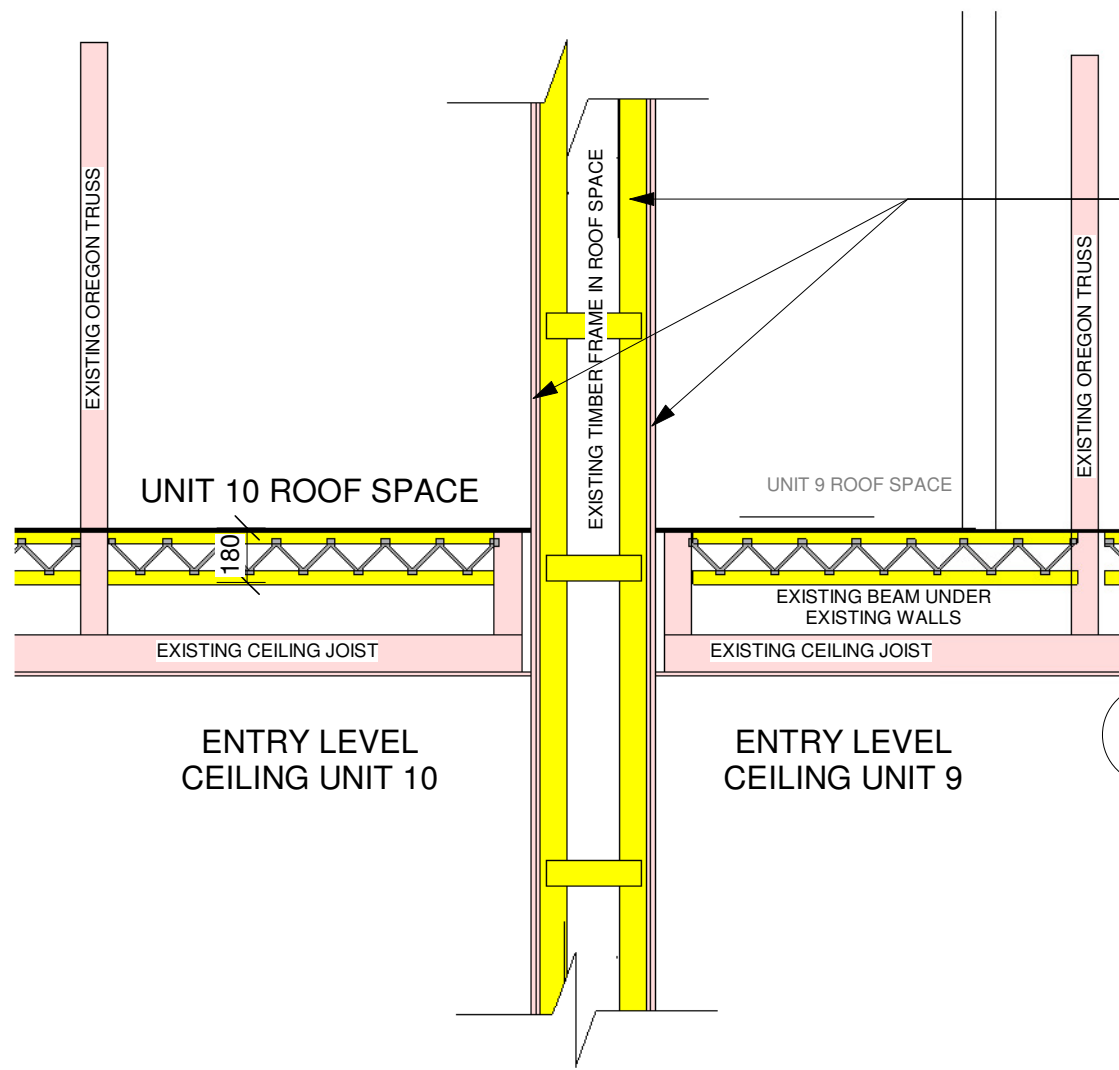
RBP DP-AD 39913



THE EXISTING DIVING WALL CONSTRUCTION MUST **COMPRISE OF 4 LAYERS OF 13MM FIRE GRADE PLASTERBOARD MOUNTED ON A TIMBER FRAME MIN.** WHICH WILL HAVE A MINIMUM FLR OF 90 MUNUTES IN ACCORDANCE WITH AS1530.4 REFER TO PHOTOS

2 UNIT 10 ROOF

1 : 25

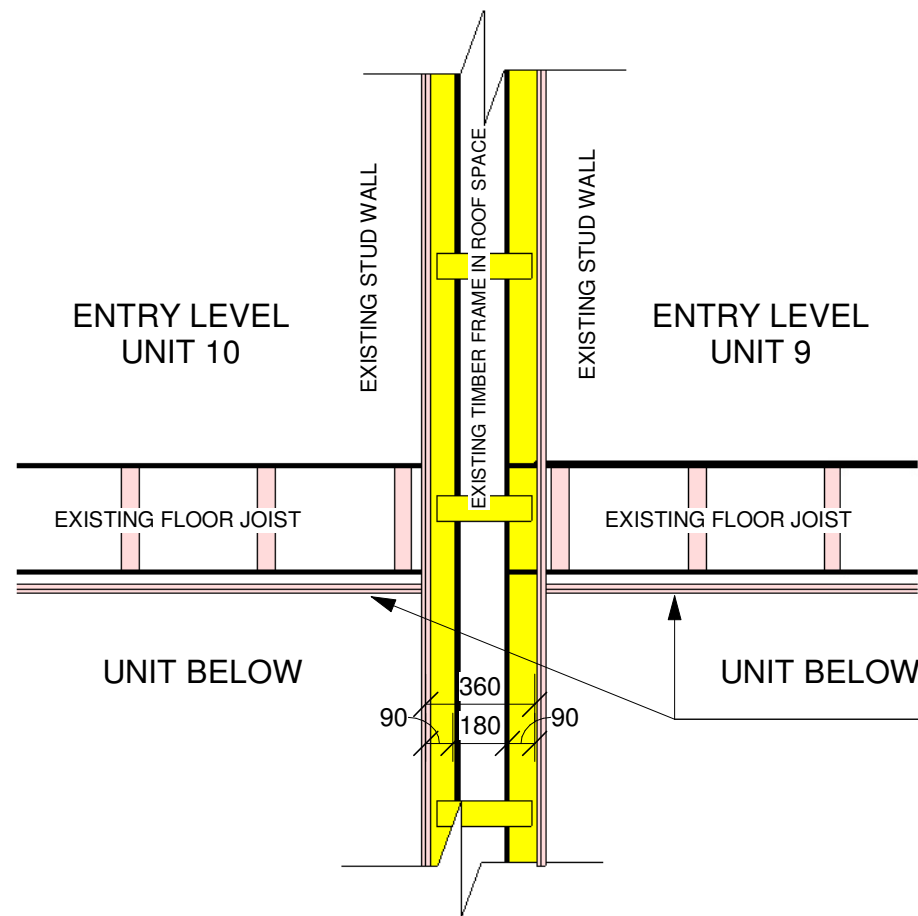


THE THE EXISTING DIVING WALL CONSTRUCTION **COMPRISE OF 4 LAYERS OF 13MM FIRE GRADE PLASTERBOARD MOUNTED ON A TIMBER FRAME** WHICH WILL HAVE A MINIMUM FLR OF 90 MUNUTES IN ACCORDANCE WITH AS1530.4 REFER TO PHOTOS

1. THE EXISTING SUBDIVIDING WALL BETWEEN UNIT 9 & UNIT 10 IS TO HAVE **2 LAYERS OF PLASTER EACH SIDE.** CHECK & ENSURE THIS COMPLIES WITH PART 5.2 & 5.2.1 & TABLE 5.1 ALTERNATIVE SOLUTION No 1.
2. NOTE: THIS SUBDIVIDING WALL CONSTRUCTION **IS TO COMPRISE OF 4 LAYERS OF 13mm FIRE GRADE PLASTERBOARD** MOUNTED ON A **90x45MGP TIMBER FRAME STUDS AT 600MM MAX SPACING**, WHICH WILL HAVE A **MINIMUM FRL OF 90/90/90 MINUTES**, AS TESTED IN ACCORDANCE WITH AS 1530.4.
3. NOTE THE **FLOORS** WILL ALSO BE UPGRADED TO PROVIDE A MINIMUM OF 90 MINUTES FRL BETWEEN SOUs.

4 UNIT 10 CEILING

1 : 25

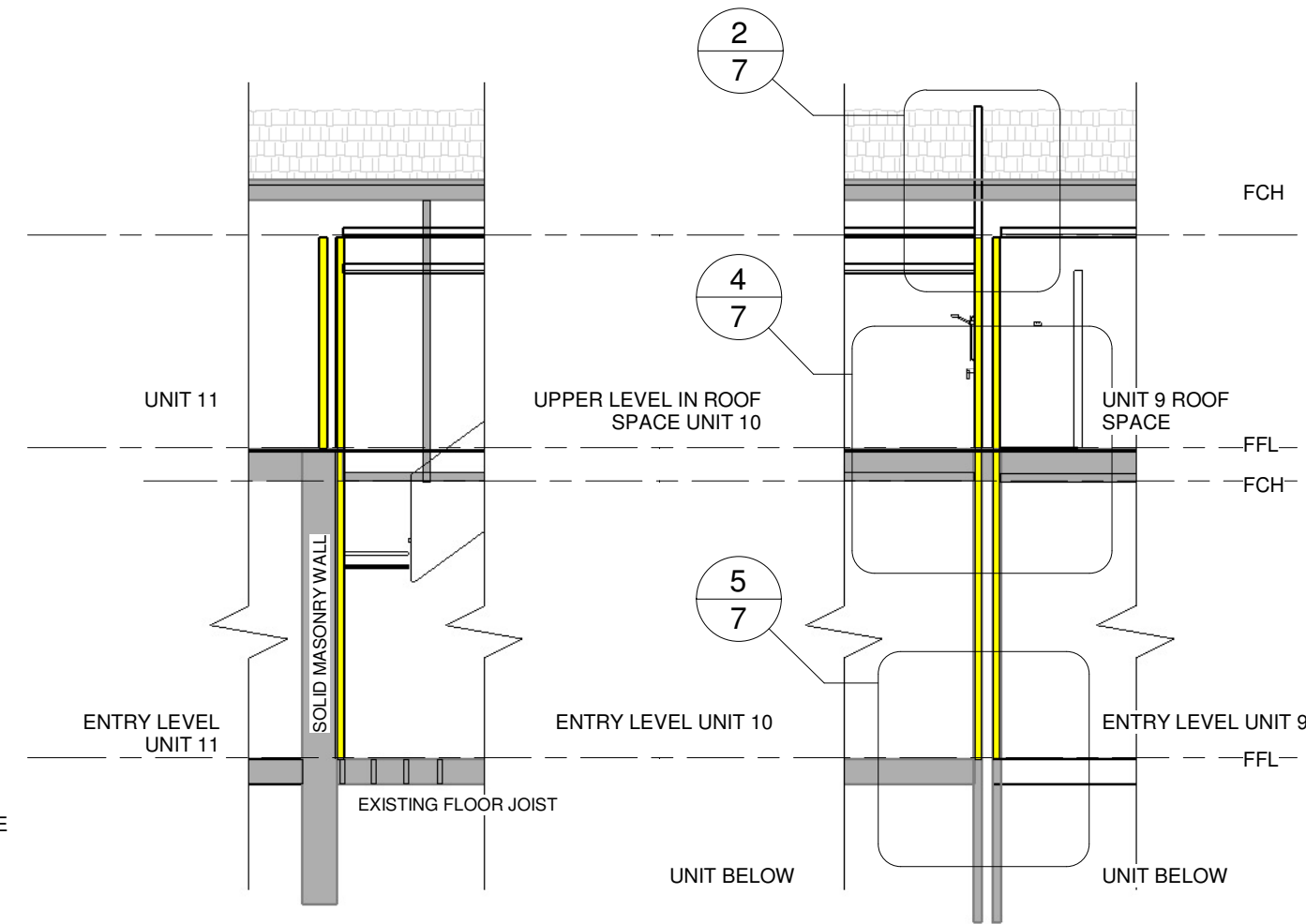


INTERNAL PARTY WALL OUR SIDE 2 LAYERS OF 13MM FIRE GRADE PLASTER BOARD OUR SIDE CONTINUOUS TO UNDERSIDE OF ROOF TILE

5 UNIT 10 ENFTRY LEVEL

1 : 25

CONSTRUCTION OF THE DIVING CEILING BETWEEN UNITS TO **COMPRISE OF 2 LAYERS OF 13MM FIRE GRADE PLASTERBOARD MOUNTED ON A TIMBER / STEEL FRAME** WHICH WILL HAVE A MINIMUM FLR OF 90 MUNUTES IN ACCORDANCE WITH AS1530.4



3 Section 6 - Callout 1

1 : 100



INTERNAL PARTY WALL OUR SIDE (2 LAYERS OF PLASTER OUR SIDE)



BALCONY EXISTING FIRE SEPARATION WALL (2 LAYERS OF PLASTER OUR SIDE)



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GENERAL ELECTRICAL NOTES

ALL LIGHT POINTS WILL BE CENTRALLY LOCATED IN CEILINGS UNLESS SPECIFICALLY REQUESTED OTHERWISE. THE POSITION OF DOWNLIGHTS WILL BE AS CLOSE AS POSSIBLE TO THE MARKED POSITION, HOWEVER IT IS SUBJECT TO THE POSITION OF ROOF TRUSSES AND OTHER INSTALLATIONS IN THE CEILING.

THE LOCATION OF ALL HEATING AND COOLING VENTS ARE DETERMINED BY THE SUPPLIER OF THAT UNIT. HOWEVER THE LOCATIONS MARKED ON THIS PLAN ARE SUBJECT TO THE POSITION OF ROOF TRUSSES AND OTHER INSTALLATIONS IN THE CEILING.

**WE INSTALL ALL POINTS AT HEIGHTS AS SHOWN IN THIS TABLE
CLIENT TO INDICATE ANY SPECIAL HEIGHT REQUIREMENTS**

Electrical Fixture Schedule			
Item	Count	Watts Per Point	Total Watts
4 GLOBE HEAT-FAN-LIGHT	2	60	120
EXHAUST FAN SELF CLOSING	3		0
LIGHT - CEILING	4	18	72
LIGHT - DOWN LIGHT	20	10	200
SMOKE DETECTOR.	3		0

RESIDENCE LIGHTING			
Name	Area	Allowable light wattage	Light wattage

EXTERNAL LIGHTING (UNDER ROOFING)			
Name	Area	Allowable light wattage	Light wattage

- Light Switch Line
- Light Switch
- Two Way Light Switch Line
- Three Way Light Switch Line
- Dimmer Switches
- Single GPO
- Double GPO
- 4 Gang GPO
- Double Gpo external
- Smoke Detector
- Internal Ceiling Lights
- Down Lights
- Round Fluor
- Internal Wall Mounted Light
- Strip Fluor 600mm
- Strip Fluor 1200mm
- External Wall Mounted Light
- Spot Light
- 2 Globe Heat-Fan-Light
- 4 Globe Heat-Fan-Light
- Exhaust Fan
- Exhaust Fan With Light
- TV Point
- Phone Point
- Vacuum Point
- Ceiling Cooling Outlet
- Ceiling Heating Outlet
- Ceiling A/C Outlet
- Ceiling Fan
- Ceiling Fan With Light

Preferred Aerial location is on south side of house facing Mount Alexander

NATURAL VETALATION IS NOT POSSIBLE & NEED TO PROVIDE VENTILATION TO INTERNAL SANITY COMPARTMENT BY AN MECHANICAL EXHAUST FAN DUCTED DIRECTLY TO ATMOSPHERE VIA A ROOF VENT. TO COMPLY WITH NCC PART 3.8.5.2

ARTIFICIAL LIGHTING TO COMPLY WITH PART J6 ARTIFICIAL LIGHTING & POWER

J6.2 ARTIFICIAL LIGHTING

(i) IN A **SOU CLASS 2 BUILDING**, 5W/M2; AND

(ii) ON VERANDAH OR BALCONY ATTACHED TO A **CLASS 2 BUILDING**, 4 W/m2; AND

(iii) IN A CLASS 10 BUILDING, 3W/m2

(e) ARTIFICIAL LIGHTING AROUND THE PERIMETER OF A BUILDING MUST-

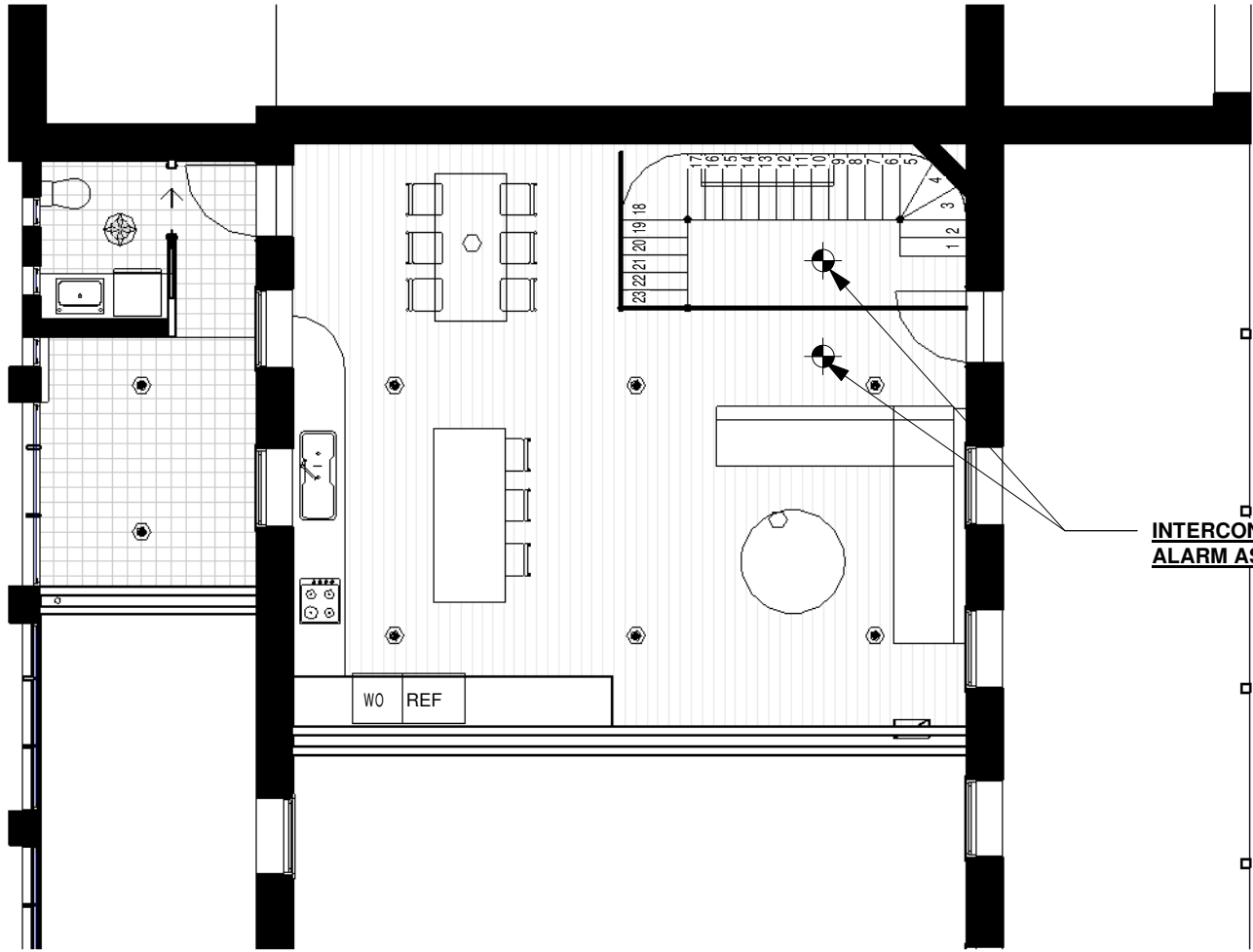
(i) BE CONTROLLED BY A DAYLIGHT SENSOR; OR

(ii) HAVE AN AVERAGE LIGHT SOURCE EFFICACY OF NOT LESS THAN 40 LUMENS/W

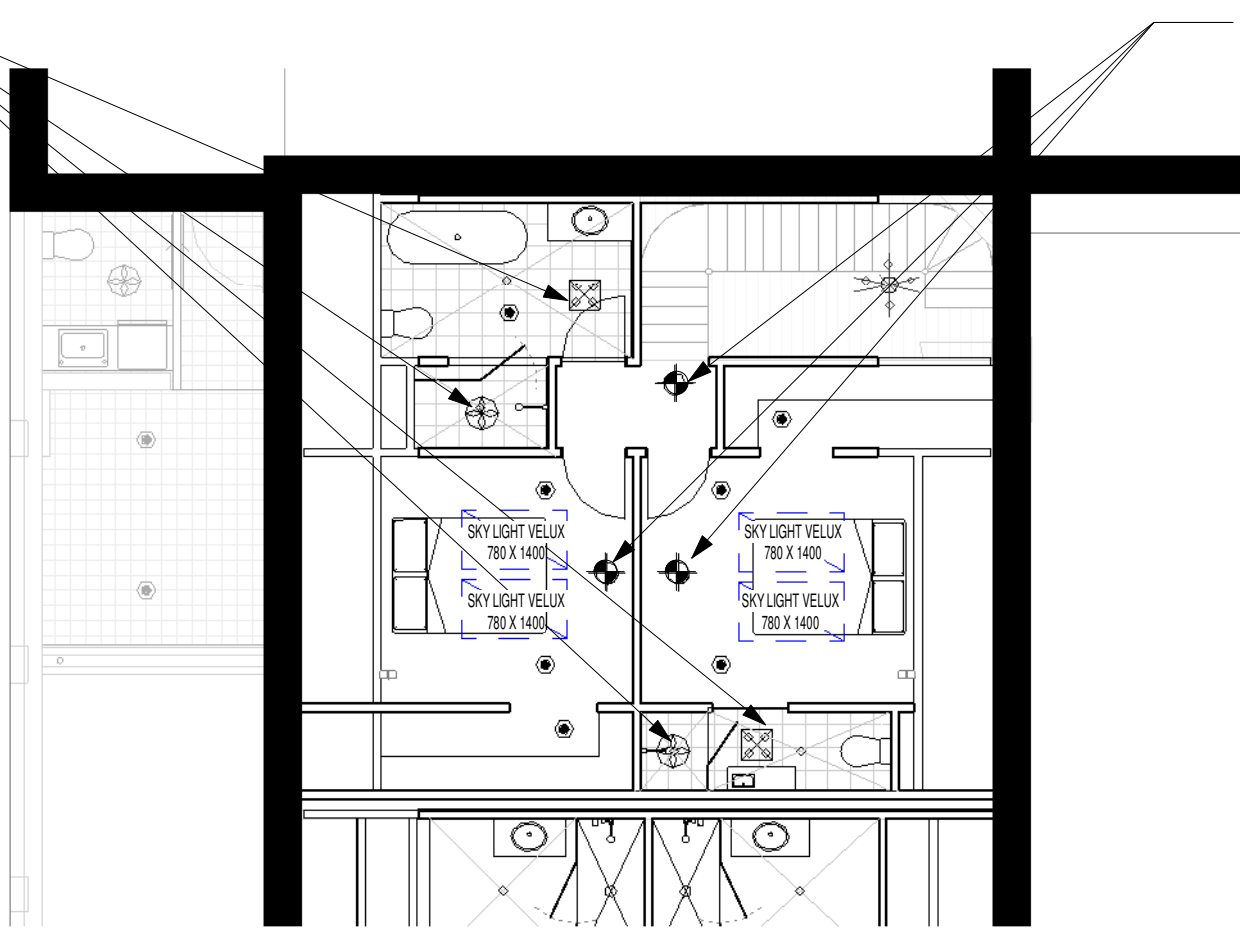
NOTE:

ARTIFICIAL LIGHTING AROUND THE PERIMETER OF THE BUILDING WILL BE CONTROLLED BY DAYLIGHT SENSORS OR BE EFFICIENT.

NATURAL VETALATION IS NOT POSSIBLE & NEED TO PROVIDE VENTILATION TO INTERNAL SANITY COMPARTMENT BY AN MECHANICAL EXHAUST FAN DUCTED DIRECTLY TO ATMOSPHERE VIA A ROOF VENT. TO COMPLY WITH NCC PART 3.8.5.2



1 ELECTRICAL LOWER LEVEL
1 : 100



4 ELECTRICAL UPPER LEVEL
1 : 100

INTERCONNECTED SMOKE ALARM AS PER AS1670.1

system, to be measured at the bed head and intended to rouse sleeping occupants and to encourage occupants from remaining in bed in the event of the alarm.

AS1670.1 requires the occupant warning sound system to achieve 75dBA at the bed head for sleeping accommodation, with all doors closed - however, the standard also notes that 'baffles may not be adequate to awaken all sleeping occupants'.

It is recommended a sound pressure level of between 75dBA to 105dBA be provided at the bed head, subject to the limitations of AS1670.1 and the discretion of the system's designer.

Based upon the above provisions, the fire proposed fire detection and alarm system is considered to provide a high level of reliability and to encourage occupant response during the allowing for rapid evacuation.

REFER TO FIRE ENGINEERS REPORT FOR FULL DETAILS

1. ACTIVATION OF **THE MULTI-SENSOR DETECTOR (SMOKE)** WITHIN AN **SOU** WILL SOUND AN ALARM WITHIN THE **SOU ONLY**

2. ACTIVATION OF **THE MULTI-SENSOR DETECTOR (HEAT)** WITHIN AN **SOU** WILL WILL BE CONECTED TO AND SOUND **A BUILDING WIDE ALARM, INCLUDING CFA NOTIFICATION**

NOTE: SELECTED SMOKE ALARMS NEED TO BE CONNECTED TO THE MAIN FIRE ALARM SYSTEM. IF A FIRE STARTS IN ANY SOU THE MAIN FIRE ALARM SYSTEM FOR THE ENTIRE BUILDING IS ACTIVATED

A MULTI-SENSOR DETECTORS (SMOKE AND HEAT) ARE TO BE PROVIDED WITHIN EACH ROOM OF THE SOUs, WHICH SHALL HACE THE FOLLOWING ADDECT UPON THE BUILSINGS ECACUATION

To increase the reliability of the system and to improved detection times, it is proposed to provide detection within each room of the SOUs (but excluding toilets and bathrooms less than 3m² - and other areas excluded areas defined in AS1670.1).

Chevy & Caitlyn St Adins unit
9/202 St Aidans Road
PRELIMINARY PLANS
12345

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ALTERNATIVE SOLUTION No.3

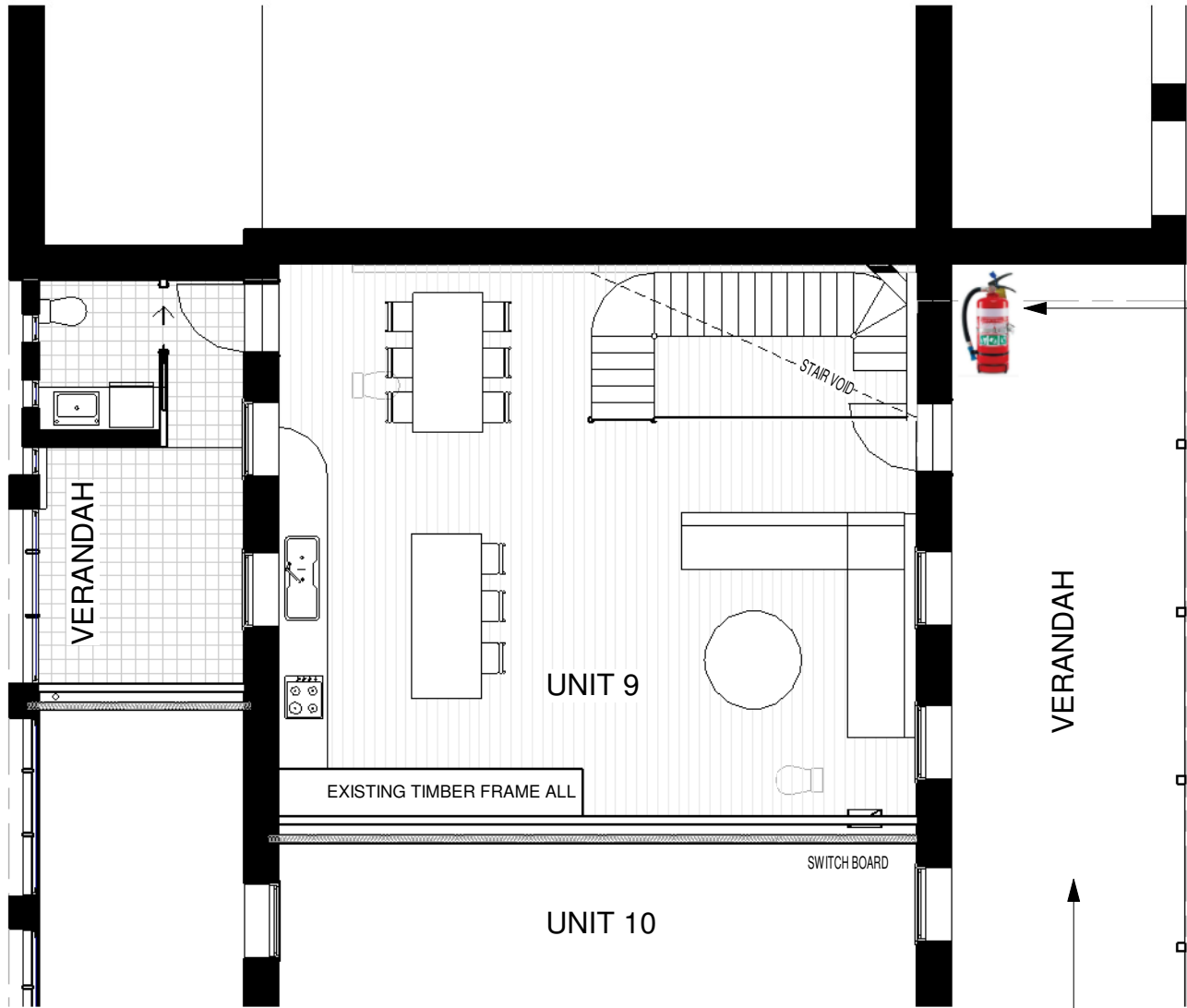
The bounding construction of the residential apartments (where not abutting another apartment) generally face onto the external verandahs, the external facades, or into the internal enclosed stairs.

Where the apartments face onto the external verandahs (required exits) it is proposed to maintain the heritage existing doors and windows, although some openings may be sealed behind the external façade (i.e. blocked up).

This section presents an assessment of the following Alternative Solution:

Assessment BCA Deemed-to-Satisfy Provisions C3.11

BCA Clause	BCA Deemed-to-Satisfy Provisions	Alternative Solution	Relevant Performance Requirement	Assessment Method
C3.11 (a) & (g)	Bounding Construction: Class 2, 3 & 4 buildings	Doorways and windows facing onto balconies It is proposed to assess fire-isolated construction to the residential apartments where they abut the existing verandahs (i.e. open air) – provided that sufficient escape provisions are provided to the affected apartments.	CP2, DP4	A0.5(b)(i) & A0.9(b)(ii) & (d)



However, the existing SOUs are also provided with doors and windows facing onto the external verandah, which are to be maintained in accordance with the heritage listing requirements.

The BCA defines public corridor as: '...an enclosed corridor, hallway or the like'. As the external verandahs are unenclosed, the requirements of Section 3.11(a) are not considered to be relevant and the existing doors considered as DIS compliant, however, the requirement has been further considered below.

The existing construction of the external walls facing onto the verandah is double to triple brick depth construction and is considered to provide substantial fire resistance at least equivalent to a DIS fire protective covering.

The existing solid core doors (understood to be provided without smoke seals or door closing devices) have not been tested, but are unlikely to provide ~60/30 minutes FRL. However, where the doors are closed, they are considered likely to provide some initial resistance to fire within an apartment.

In the event of a developed fire within an apartment, the potential for the existing doors to leak smoke or to fail FRL levels on integrity & insulation criteria is not considered to adversely affect evacuation of the building's occupants, as the verandah is unenclosed at all levels; therefore there will be no significant accumulation of smoke along the egress routes.

Additionally, multiple egress routes are provided to all apartments (either directly into a stair, or along the verandah / link bridge to another exit). Therefore, in the event of fire or smoke issuing from an apartment door, occupants are able to turn their back to the fire and evacuate via another exit.

Based upon the above, the existing heritage doors along the verandah are not considered to adversely affect the life safety of the occupants and are therefore considered to be reasonable as unprotected openings.

The existing windows along the external verandahs are generally situated between 1070mm and 1150mm above the verandah level, set into the existing masonry walls.

Although a 1500mm crawlspace cannot be provided below the windows⁵, occupants will still be able to escape from all areas of the building without having to pass an unprotected door or window.

Therefore the same principle applies as the non-fire isolated doors, i.e. all occupants are provided with an alternative means of egress via the unenclosed walkway (or directly into a stair's enclosure from their apartment). Based upon this provision, the existing windows are considered to be in accordance with the DIS provisions of the BCA as unprotected openings.

An illustration of the external doors and windows is provided in Figure 5.1 (St Aidan's building, 1st floor shown).

Table 5.1 – Summary of DIS and proposed FRLs

Building Element	FRL (mins)
Common Walls & Fire Walls INCLUDES ATTIC COMMON WALL	90/90/90
Internal Walls (bounding SOUs) ⁵	90/90/90 (loadbearing) ~60/60 (non-loadbearing)
Internal Walls (separating SOUs from common areas)	90/90/90 (loadbearing) ~60/60 (non-loadbearing)
Floors	90/90/90
Roofs ⁵	~60/60

The buildings have a rise in stories greater than 3, however; the fourth storey of the buildings will comprise the upper levels of duplex apartments only and are not provided with direct access or egress to common areas.

The conversion of the attic stories to residential accommodation is not considered to increase the level of risk to the occupants of the remainder of the building, as the accommodation will be situated at the highest storey (which will therefore not affect any stories below) and will comprise an additional level of internal accommodation only – not additional apartments.

Additionally, the concession in Specification C1.1-3.10(a) relates to residential buildings only, which is considered to be recognition of the requirement being onerous for low rise residential buildings, which would be less viable to construct out of concrete / masonry or wholly non-combustible materials.

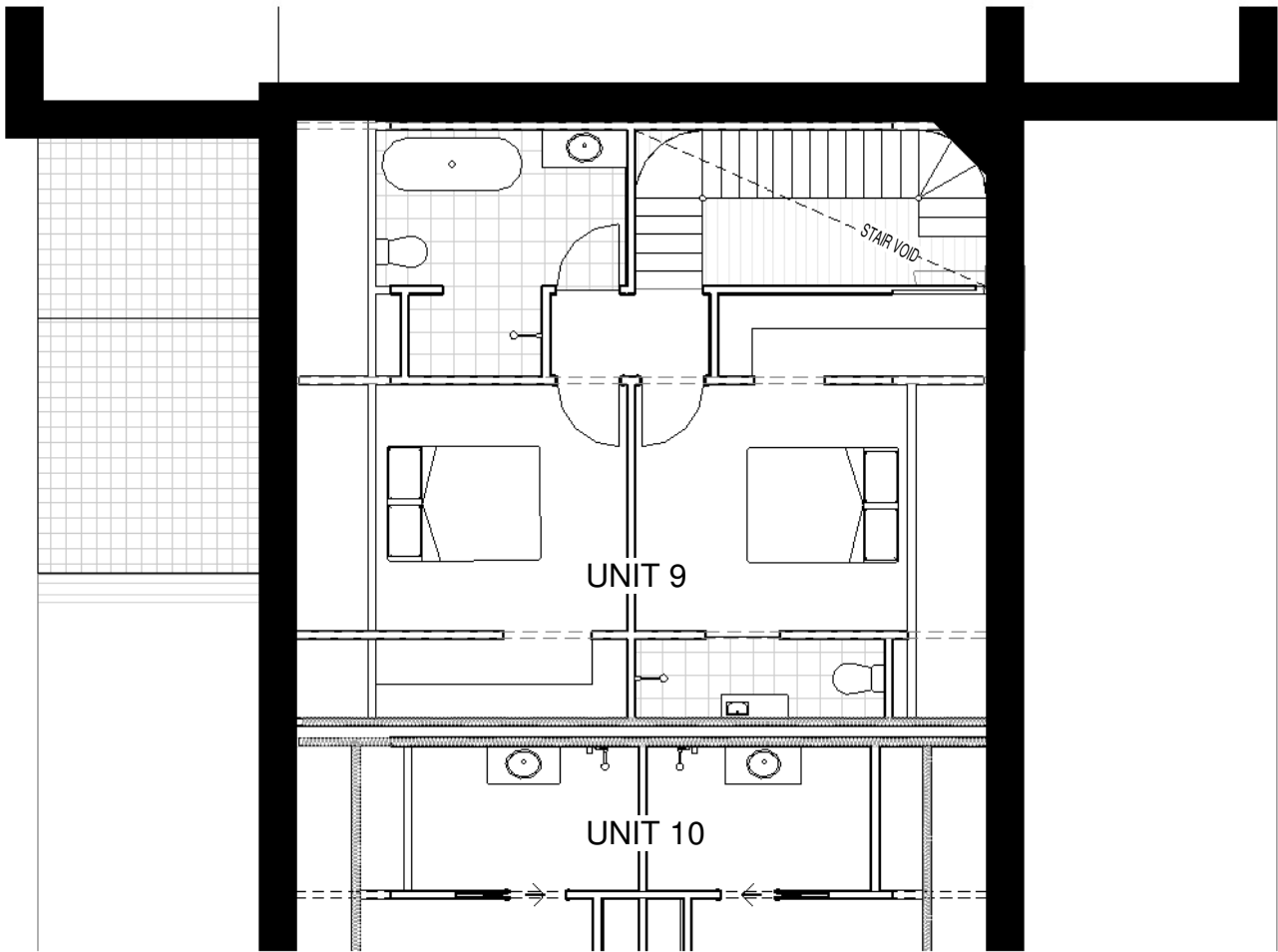
The new subdividing wall construction is to comprise four layers of 13mm fire grade plasterboard mounted on a timber frame, which will have a minimum FRL of 90 minutes, as tested in accordance with AS1530.4. The floors will also be upgraded to provide a minimum of 90 minutes FRL between SOUs.

Although the internal (timber) construction would not be considered as non-combustible under the BCA's definition, the FRL achievement of the proprietary lightweight construction systems is considered to provide equal and adequate protect for the overall wall system.

Additionally, the requirement for concrete/masonry construction and non-combustibility arises from the construction type of the building, which is a function of the number stories. However, the BCA recognises concessions for low rise residential buildings.

The provision of a habitable fourth floor forms part of the duplex apartments of the floor below only (i.e. under the same ownership as the third storey) and is not considered to significantly increase the risk of fire within the building, when compared to a three storey construction.

In summary, the proposed refurbishment of the existing buildings is considered to be reasonable where using internal lightweight (timber framed plasterboard) construction to provide fire separation between SOUs. The relevant Performance Requirements are also discussed in Section 6.



The provision of additional residential accommodation at the attic level within each building is not considered to present a significant increase in risk to the building with regards to life safety.

however; the facilities for first-fire fighting at this level are considered to be below the DIS benchmark standard for a comparable modern building.

Due to the existing layout and the heritage provisions placed upon the buildings, it is not possible to provide DIS hose reel coverage to the attic level without omitting the use of the attic level as accommodation.

Due to the shortfall, it is recommended to provide water based fire extinguishers adjacent to the internal stairs at the 1st floor level of the Maryfield Building, in accordance with the requirements of AS2444.

The provision of hose reel coverage shortfall for the attic levels is considered to be reasonable based upon the constraints of the existing building's layout, however; this issue remains subject to consent by the CFA under Building Regulation 309.

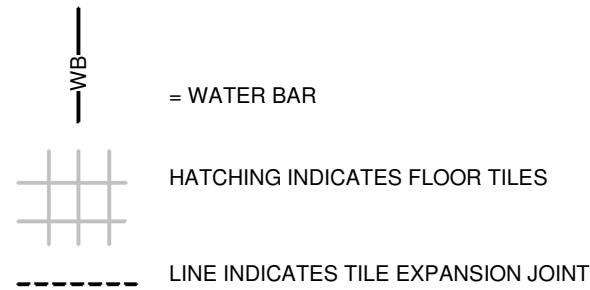
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9/202 St Aidans Road
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proprietor: _____

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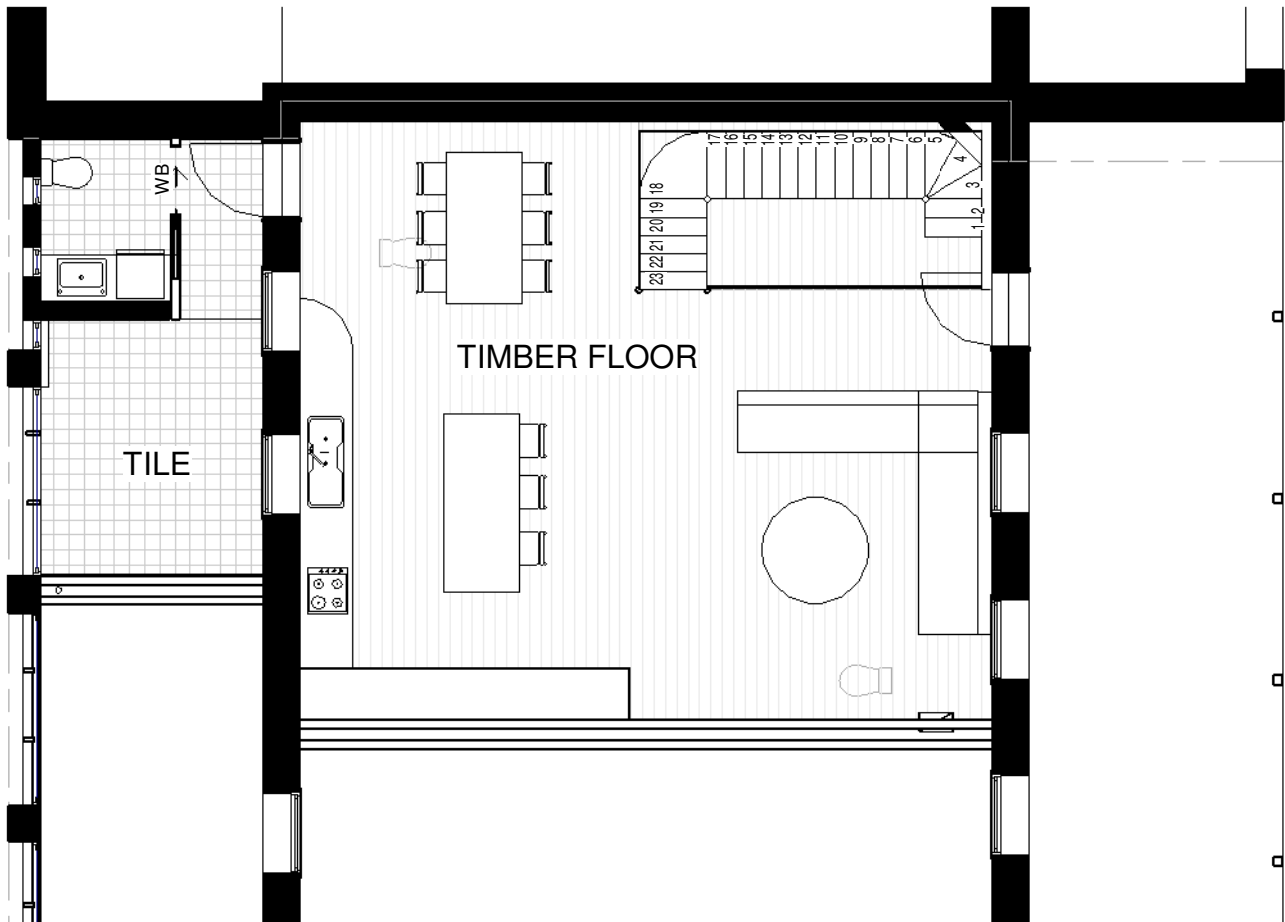
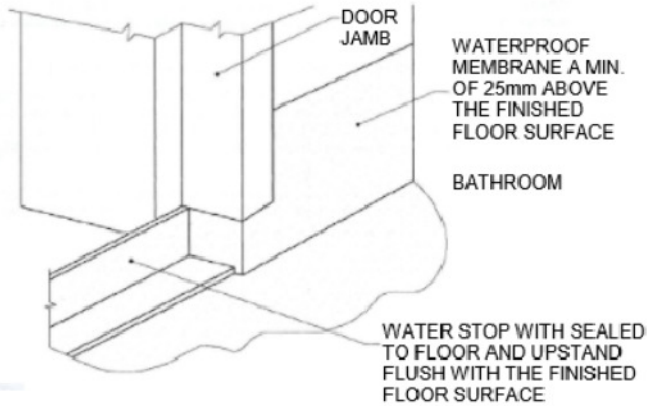
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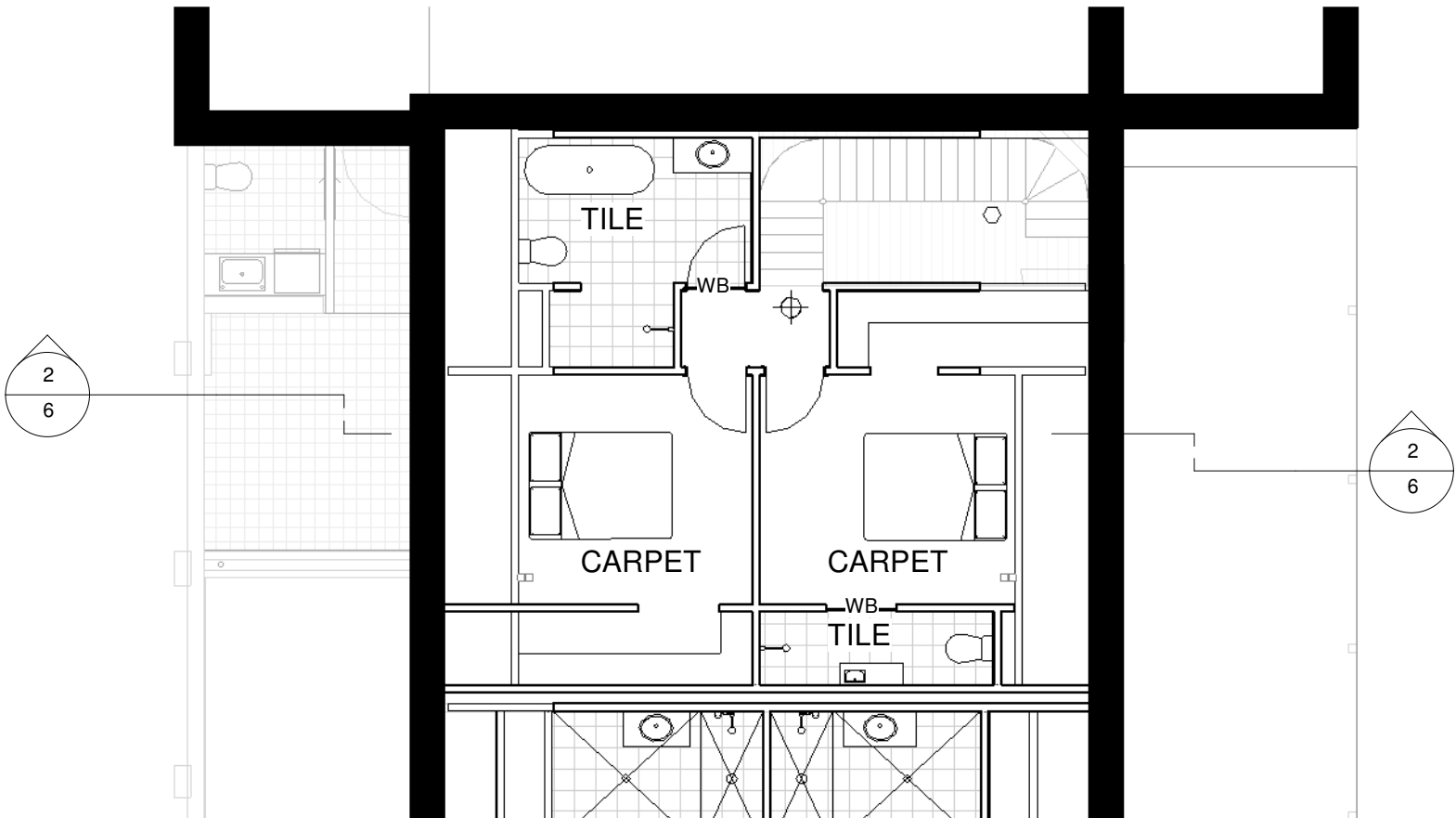


WATERPROOFING AND WATER RESISTANCE REQUIREMENTS TO BUILDING ELEMENTS IN WET AREAS ALL BATHROOMS, WC, AND LAUNDRY TO COMPLY WITH NCC 2019 VOL.1 NCC CLASS 2 & 9 & AS 3740.

TYPICAL WET AREA DOOR DETAILS FOR WATERPROOFING



1 FLOOR COVERING PAGE
1 : 100

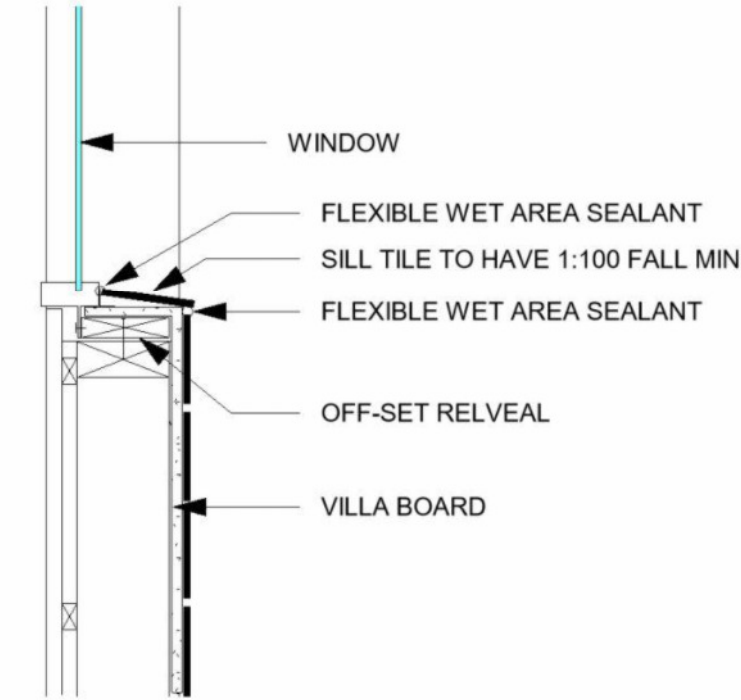


2 UPPER FFL FLOOR COVERING PLAN
1 : 100

FLOOR; CONCRETE WALLS; BRICK VENEER ROOF; CUSTOM ORB SHEET CEILING HEIGHT; 2700 ROOF LOAD WIDTH (RLW); 6000 WIND SPEED; N2					
TOP PLATE	PINE (MGP 10) TERMITE RESISTANT	2/35x90	PROVIDE SOLID SUPPORT TO ALL LOAD POINTS		
BOTTOM PLATE		ON SLAB	ON TIMBER SUB-FLOOR		
STUDS		35x90	45x90		
		90x35		450 CTRS LOADBEARING 600 CTRS NON-LOADBEARING	
JAMB STUDS		OPENING WIDTH			
	90x45 & 90x35 2/90x45 & 90x35	TO 3000 TO 4500			
LINTELS	'HYSPAN' LVL TERMITE RESISTANT		OPENING WIDTH		
		130x45	TO 1500	NOTE: REFER TO TRUSS MANUFACTURERS COMPUTATIONS FOR LINTELS SUPPORTING GIRDER TRUSSES.	
		150x45	TO 2000		
		200x45	TO 2100		
		240x45	TO 2400		
	300x45	TO 3000			

INSITU SHOWER DETAILS

BALCONY DETAILS



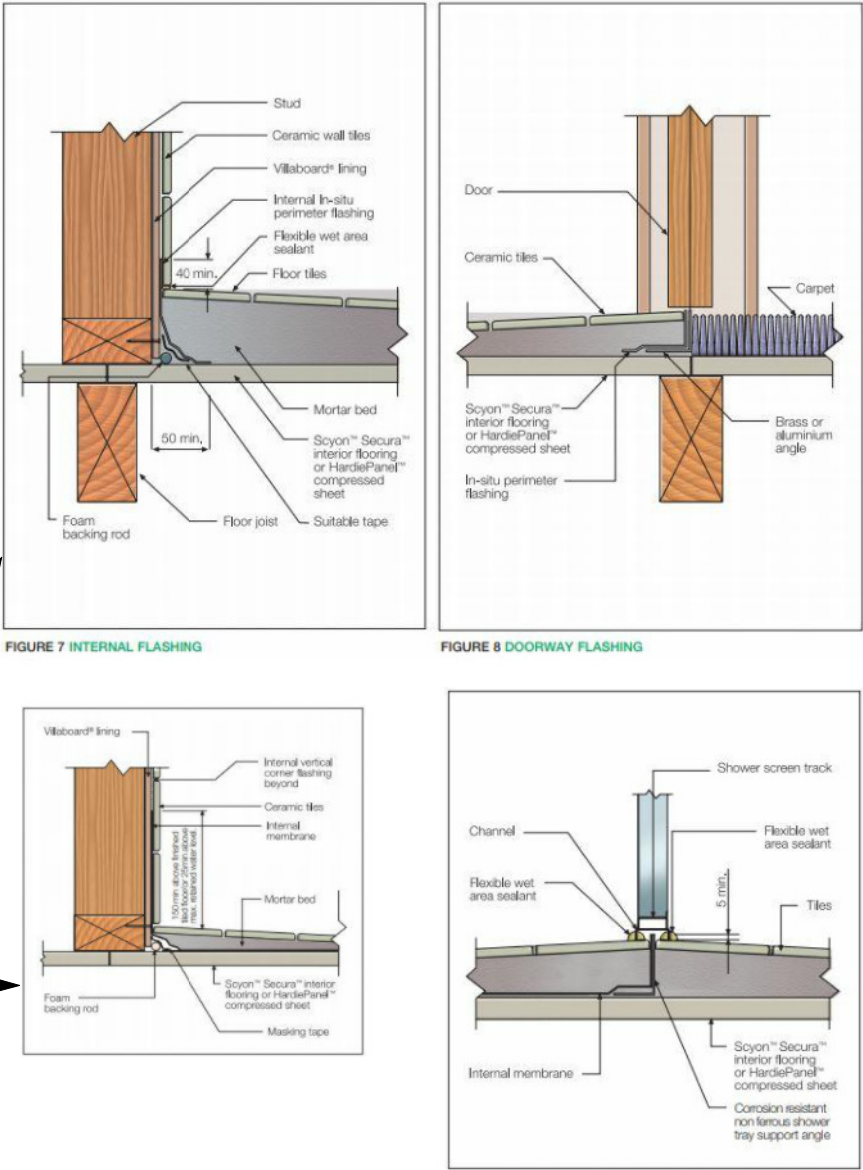
NOTE:
WINDOW SIZES ON THIS SHEET ARE
NOMINAL ONLY.

REFER TO WINDOW MANUFACTURES
SPECIFICATION FORM STUD
OPENINGS AND WINDOW SIZES

Table 3.8.1.1 WATERPROOFING AND WATER RESISTANCE REQUIREMENTS FOR BUILDING ELEMENTS IN WET AREAS					
Vessels or area where the fixture is installed	Floors and horizontal surfaces	Walls	Wall junctions and joints	Wall / floor junctions	Penetrations
Shower area (enclosed and unenclosed)					
With hob	Waterproof floor in shower area (including any hob or step-down).	(a) Waterproof all walls in shower area to a height the greater of— (i) not less than 150 mm above floor substrate, or (ii) not less than 25 mm above maximum retained water level, and (b) Water resistant walls in shower area to not less than 1800 mm above finished floor level of the shower.			
With step-down			Waterproof wall junctions within shower area.	Waterproof wall / floor junctions within shower area.	Waterproof penetrations in shower area.
Without hob or step-down					
With preformed shower base	N/A	Water resistant walls in shower area to not less than 1800 mm above finished floor level of the shower.	Waterproof wall junctions within shower area.	Waterproof wall / floor junctions within shower area.	Waterproof penetrations in shower area.

NOTE: WATER PROOFING AND WATER
RESISTANCE REQUIREMENTS FOR BUILDING
ELEMENTS IN WET AREAS AS PER TABLE

NOTE: DETAILS FOR WATERPROOFING
SHOWN ARE A HARDIES SYSTEM
BUILDER TO USE THIS OR SIMILAR
APPROVED PRODUCT AND METHOD



FOR THE TILED DECK AREAS USE THE "SCYON SECURA EXTERIOR FLOORING SHEETS" OR SIMILAR PRODUCT AND TO BE INSTALLED AS PER MANUFACTERS SPECIFICATIONS AND DETAILS. (NOTE REFER TO FULL INSTALL DETAILS ONLY PART SHOW ON THIS SHEET)

FRAMING

General

Floor joists must be 45mm wide.

All sheet square edges which includes movement joints, must be continuously supported by framing.

Furthermore, adequate ventilation in the floorspace is recommended.

TABLE 1. FLOOR JOIST SPACING

SHEET THICKNESS	MAXIMUM JOIST CENTRE (MM)
19mm	450
22mm	600

Timber Framing

Use of timber framing must be in accordance with AS 1684 - 'Residential timber-framed construction', treated dry kiln timber or durable hardwood, the building code of Australia and the framing manufacturer's specifications.

NOTE: To help protect against moisture ingress and rot, always prime the end grain of timber members, together with surfaces which are permanently concealed and may be in contact with other building materials.

Steel Framing

Use of steel framing must be in accordance with NASH standard for residential and low rise steel framing Part 1 and the framing manufacturer's specifications. Framing members must be in the range 0.75mm to 1.9mm BMT (base metal thickness). The steel framing must have the appropriate level of durability required to prevent corrosion.

Step Down

There must be a step down (at least 50mm but preferably 150mm) from the door sill level to the finished surface of the deck to adequately weatherproof the entry door, particularly if it is subject to rain and wind. Refer to relevant building regulations and codes which may specify a larger step down.

Fall

Decks must have a fall to facilitate drainage. Decks must have a fall of at least 1 in 100 away from the building. Floor joists must run in the direction of the fall. Do not provide fall by packing sheets. The fall can be created by trimming or sloping the joists.

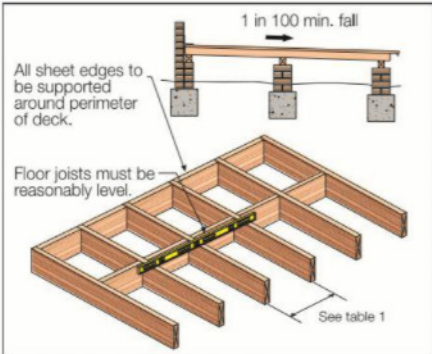


FIGURE 1 FRAME PREPARATION

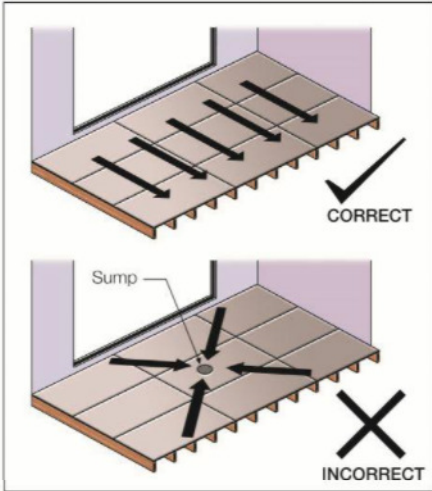


FIGURE 2 DRAINAGE

Balustrade

The balustrade upright supports must be fixed to the structural frame and not to the Scyon® Secura® Exterior flooring. The balustrade and its supports must not compromise the waterproofing and durability of the deck. The specifier is responsible for any water issues that could occur due to the penetration of the balustrade uprights including fixings, flashing, waterproofing and sheet support.

Tolerances

In order to achieve an acceptable finish, it is imperative that framing is straight and true. A suggested tolerance is 3-4mm over 3 meters in all directions.

WINDOW SCHEDULE							
ROOM	MODEL	HEIGHT	WIDTH	GLASS	FRAME TYPE	U-VALUE	SHGC
LOUNGE	DH2411	2470	1065	CLEAR	TIMBER	5.40	0.63
LOUNGE	DH2411	2470	1065	CLEAR	TIMBER	5.40	0.63
MEALS	DH2411	2470	1065	CLEAR	TIMBER	5.40	0.63
MEALS	DH2411	2470	1065	CLEAR	TIMBER	5.40	0.63
BALCONY	LW2126	2100	2580	CLEAR	ALUMINIUM	6.70	0.70
BALCONY	LW2126	2100	2550	CLEAR	ALUMINIUM	6.70	0.70
LOUNGE / BALCONY WINDOW	DH2411	2470	1065	CLEAR	TIMBER	5.40	0.63
	DH2411	2470	1065				
	DH2411	2470	1065				
	DH1209	1200	700				
	DH1209	1200	700				
	DH1209	1200	700				
	DH1209	1200	700				
	DH1209	1200	700				
	DH2411	2470	600				
	DH2411	2470	1065				
LOUNGE	DH2411	2470	1065	CLEAR	TIMBER		
LOUNGE	DH2411	2470	1065	CLEAR	TIMBER		
	DH2411	2470	1065				
BALCOONY	LW2126	2100	2500	CLEAR	ALUMINIUM		
BALCONY	LW2126	2100	400	CLEAR	ALUMINIUM		
BALCONY	LW2126	2100	400	CLEAR	ALUMINIUM		
BALCONY	LW2126	2100	400	CLEAR	ALUMINIUM		

Ellis Energy Ref: 32240_Proposed.

Assessment based on the following-

Vapour permeable roof sarking to tiled roof (roof upper surface solar absorptance: 0.5).

R3.1 (110mm) insulation batts to ceilings.

R2.5 (90mm) insulation batts to areas where insufficient room exists for R3.1 (existing balcony skillion roof).

R2.5 insulation batts to external walls with 90mm studwork (including walls adjacent to roof space and neighbours).

R2.5 insulation batts to upper level timber floors.

Existing timber framed windows are single glazed with clear (or obscure) glass.

Existing aluminium framed windows are single glazed with clear (or obscure) glass.

Seal gaps & cracks around existing (where possible) windows, doors & penetrations with insulation or the like.

Seals/weather strips to existing (where possible) windows and external entry doors.

Exhaust fans to be self-closing/sealed type.

Adjustments have been made in the House Energy Rating assessment in accordance with the NatHERS Technical Notes for the loss of ceiling insulation due to sealed exhaust fans, heater flue and sealed 'IC-4 abutted and covered' LED recessed downlights to allow non-combustible glasswool insulation to be fully installed over the fitting to prevent the complete movement of air between a zone and an attic or roof space.

Existing Window Type (generic)	U-Value	SHGC
TIM-002-01 Timber SG Clr	5.40	0.63
ALM-002-01 Aluminium SG Clr	6.70	0.70

NEW ROOF WINDOWS AS PER UPPER LEVEL PLAN
4 x VELUX 780 x 1400 OPENABLE

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These are the drawings referred to in contract.

Client:

Address:

Status:

Job No:

Chevy & Caitlyn St Adins unit

9/202 St Aidans Road

PRELIMINARY PLANS

12345

Date: DEC 2023

Drawn by: Brendon

Sheet No: 11

Registration No: RBP DP-AD 39913

General Notes (NCC 2019 BCA Vol 2)

All materials and work practices shall comply with, but not limited to the Building Regulations 2018, National Construction Code Series 2019 Building Code of Australia Vol 2 and Vol 1 all relevant current Australian Standards (as amended) referred to therein.

Unless otherwise specified, the term BCA shall refer to National Construction Code Series 2019 Building Code of Australia Volume 2. & Vol 1 as needed

All materials and construction practice shall meet the Performance Requirements of the BCA. Where a performance solution is proposed then, prior to implementation or installation, it first must be assessed and approved by the Relevant Building Surveyor as meeting the Performance Requirements of the BCA.

Glazing, including safety glazing, shall be installed to a size, type and thickness so as to comply with:

- BCA Part 3.6 for Class 1 and 10 Buildings within a design wind speed of not more than N3; and
- BCA Vol 1 Part B1.4 for Class 2 and 9 Buildings.

Waterproofing and water resistance of wet areas, being bathrooms, showers, shower rooms, laundries, sanitary compartments and the like shall be provided in accordance with **THIS PROJECT MUST COMPLY WITH VOL.1 CLASS 2 TO 9. AS 3740 & NCC 2019**

Wet Areas.

(1) In a Class 2 or 3 building or Class 4 part of a building, a bathroom or laundry located at any level above a sole-occupancy unit or public space must have a floor waste.

(2) Where a floor waste is installed—the minimum continuous fall of a floor plane to the waste must be 1:80; and the maximum continuous fall of a floor plane to the waste must be 1:50.

These Drawings shall be read in conjunction with any House Energy Rating (HERS) report and shall be constructed in accordance with the stamped plans endorsed by the accredited Thermal Performance Assessor without alteration.

Step sizes (other than for spiral stairs) to be:

- Risers (R) 190mm maximum and 115mm minimum
- Going (G) 355mm maximum and 240mm minimum
- 2R + 1G = 700mm maximum and 550mm minimum
- with less than 125mm gap between open treads.

All treads, landings and the like to 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.

Provide barriers where change in level exceeds 1000mm above the surface beneath landings, ramps and/or treads. Barriers (other than tensioned wire barriers) to be:

- 1000mm min. above finished surface level of balconies, landings or the like, and
- 865mm min. above finished surface level of stair nosing or ramp, and
- vertical with less than 125mm gap between, and
- any horizontal element within the barrier between 150mm and 760mm above the floor must not facilitate climbing where changes in level exceeds 4000mm above the surface beneath landings, ramps and/or treads.

Wire barrier construction to comply with NCC 2019 BCA Part 3.9.2.3 for Class 1 and 10 Buildings and NCC 2019 BCA Volume 1 Part D2.16 for other Classes of Buildings.

Top of hand rails to be minimum 865mm vertically above stair nosing and floor surface of ramps.

Window sizes nominated are nominal only. Actual size may vary according to manufacturer. Windows to be flashed all around.

Where the building (excludes a detached Class 10) is located in a termite prone area the building is to be provided with a termite management system.

Concrete stumps:

- up to 1400mm long to be 100mm x 100mm (1 No. H.D.Wire)
- 1401mm to 1800mm long to be 100mm x 100mm (2 No.H.D. Wires)
- 1801mm to 3000mm long to be 125mm x 125mm (2 No.H.D. Wires)

100mm x 100mm stumps exceeding 1200mm above ground level to be braced where no perimeter base brickwork provided.

All stormwater to be taken to the legal point of discharge to the Relevant Authorities approval.

These drawings shall be read in conjunction with all relevant structural and all other consultants' drawings/details and with any other written instructions issued in the course of the contract.

Site plan measurements in metres – all other measurements in millimetres unless noted otherwise.

Figured dimensions take precedence over scaled dimensions.

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.

The Builder and Subcontractors shall check and verify all dimensions, setbacks, levels and specifications and all other relevant documentation prior to the TN002-2019 General Notes for Residential Works – Revised May 2019 Page 2 of 3 commencement of any works. Report all discrepancies to this office for clarification.

Installation of all services shall comply with the respective supply authority requirements.

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.

These plans have been prepared for the exclusive use by the Client of **Designpath** Drafting Service ('designer Brendon') 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.

A building Permit is required prior to the commencement of these works. The release of these documents is conditional to the Owner obtaining the required Building Permit.

The Client and/or the Client's Builder shall not modify or amend the plans without the knowledge and consent of Brendon except where a Registered Building Surveyor makes minor necessary changes to facilitate the Building Permit application and that such changes are promptly reported back to Designpath.

The approval by this office of a substitute material, work practice, variation or the like is not an authorisation for its use or a contract variation. All variations must be accepted by all parties to the agreement and where applicable the Relevant Building Surveyor prior to implementing any variation.

STORMWATER

[Insert stormwater size] mm DIA. Class 6 UPVC stormwater line laid to a minimum grade of 1:100 and connected to the legal point of stormwater discharge. Provide inspection openings at 9000mm C/C and at each change of direction.

The cover to underground stormwater drains shall be not less than

- 100mm – under soil
- 50mm – under paved or concrete areas
- 100mm – under unreinforced concrete or paved driveways
- 75mm – under reinforced concrete driveways

DESIGN GUST WIND SPEED / WIND CLASSIFICATION

Building tie-downs to be provided in accordance with AS1684 for design gust wind speed / wind classification as per confirmation by relevant Building Surveyor at first inspection refer to AS1684 for construction requirements.

ALL OFFSETS SHOWN FROM EXISTING FENCE LINES HAVE BEEN MEASURED ON SITE & ASSUMED TO BE ON TITLE ALIGNMENT. IT IS THE OWNER'S AND/OR CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE CORRECT TITLE ALIGNMENT BY A LICENSED SURVEYOR TO ESTABLISH BOUNDARIES & EASEMENTS AS PER TITLE DOCUMENTS PRIOR TO COMMENCEMENT OF ANY COSTING & CONSTRUCTION.

SOURCED FROM THE FIRE ENGINEERS REPORT
NOTE: REFER TO ENGINEERS REPORT FOR FULL DETAILS

Table 5.1 – Summary of DIS and proposed FRLs	
Building Element	FRL (mins)
Common Walls & Fire Walls	90/90/90
Internal Walls (bounding SOUs) ⁵	90/90/90 (<i>loadbearing</i>) --/60/60 (<i>non-loadbearing</i>)
Internal Walls (separating SOUs from common areas)	90/90/90 (<i>loadbearing</i>) --/60/60 (<i>non-loadbearing</i>)
Floors	90/90/90
Roofs ⁵	--/--/--

NOTE: COMMON WALL IN LIVING ROOM & ROOF SPACE BOTH ENDS

Table 4.1 - BCA Deemed-to-Satisfy Provision reference criteria	
BCA Clause	Description or Requirement
Effective Height	<25m
Occupancy Classification	Class 2 (apartments)
Minimum Type of Construction	A
Rise in Storeys	4 (including attic level)

Assessment BCA Deemed-to-Satisfy Provisions C3.11				
BCA Clause	BCA Deemed-to-Satisfy Provisions	Alternative Solution	Relevant Performance Requirement	Assessment Method
C3.11 (a) & (g)	Bounding Construction: Class 2, 3 & 4 buildings	<i>Doorways and windows facing onto balconies</i> It is proposed to assess fire-isolated construction to the residential apartments where they abut the existing verandahs (i.e. open air) – provided that sufficient escape provisions are provided to the affected apartments.	CP2, DP4	A0.5(b)(i) & A0.9(b)(ii) & (d)

However, the existing SOUs are also provided with doors and windows facing onto the external verandah, which are to be maintained in accordance with the heritage listing requirements.

The BCA defines public corridor as: ‘...an enclosed corridor, hallway or the like’. As the external verandahs are unenclosed, the requirements of Section 3.11(a) are not considered to be relevant and the existing doors considered as DIS compliant, however; the requirement has been further considered below.

The existing construction of the external walls facing onto the verandah is double to triple brick depth construction and is considered to provide substantial fire resistance at least equivalent to a DIS ‘fire protective covering’.

The existing solid core doors (understood to be provided without smoke seals or door closing devices) have not been tested, but are unlikely to provide --/60/30 minutes FRL. However; where the doors are closed, they are considered likely to provide some initial resistance to fire within an apartment.

In the event of a developed fire within an apartment, the potential for the existing doors to leak smoke or to fail FRL levels on integrity & insulation criteria is not considered to adversely affect evacuation of the building's occupants, as the verandah is unenclosed at all levels; therefore there will be no significant accumulation of smoke along the egress routes.

Additionally, multiple egress routes are provided to all apartments (either directly into a stair, or along the verandah / link bridge to another exit). Therefore, in the event of fire or smoke issuing from an apartment door, occupants are able to turn their back to the fire and evacuate via another exit.

Based upon the above, the existing heritage doors along the verandah are not considered to adversely affect the life safety of the occupants and are therefore considered to be reasonable as unprotected openings.

The existing windows along the external verandahs are generally situated between 1070mm and 1150mm above the verandah level, set into the existing masonry walls.

Although a 1500mm crawlspace cannot be provided below the windows⁵, occupants will still be able to escape from all areas of the building without having to pass an unprotected door or window.

Therefore the same principle applies as the non-fire isolated doors, i.e. all occupants are provided with an alternative means of egress via the unenclosed walkway (or directly into a stair's enclosure from their apartment). Based upon this provision, the existing windows are considered to be in accordance with the DIS provisions of the BCA as unprotected openings.

An illustration of the external doors and windows is provided in Figure 5.1 (St.Aidan's building, 1st floor shown).

7.2.6

Smoke Hazard Management

1. The building is to be provided with an AS1670.1 automatic fire detection system incorporating the following:

a. Heat detectors are to be provided to the external verandah areas (where formaing part of a required egress route).

b. Multi-sensor detectors (smoke and heat) are to be provided within each room of the SOUs, which shall have the following affect upon the building's evacuation:

i. Activation of the multi-sensor detector (smoke) within an SOU will sound an alarm within the SOU only; and

ii. Activation of the multi-sensor detector (heat) within an SOU will sound a building wide alarm, including CFA notification; and

iii. Activation of a smoke detector within the common areas of the building (i.e. excluding SOUs) will sound a building wide alarm, including CFA notification; and

iv. Activation of a manual call point (MCP) or verandah heat detector within the building will sound a building wide alarm, including CFA notification.

To increase the reliability of the system and to improved detection times, it is proposed to provide detection within each room of the SOUs (but excluding toilets and bathrooms less than 3m² - and other areas excluded areas defined in AS1670.1).

These are the drawings referred to in contract.

Client: Chevy & Caitlyn St Adins unit

Address: 9/202 St Aidans Road

Status: PRELIMINARY PLANS

Job No: 12345

Date: DEC 2023

Drawn by: Brendon

Sheet No: 12

Registration No: RBP DP-AD 39913

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PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 02 March 2022 11:12 AM

PROPERTY DETAILS

Address: 10/202 ST AIDANS ROAD KENNINGTON 3550
Lot and Plan Number: More than one parcel - see link below
Standard Parcel Identifier (SPI): More than one parcel - see link below
Local Government Area (Council): GREATER BENDIGO www.bendigo.vic.gov.au
Council Property Number: 230268
Planning Scheme: Greater Bendigo Planning Scheme - Greater Bendigo
Directory Reference: Vicroads 608 D8
This property has 3 parcels. For full parcel details get the free Property report at Property Reports

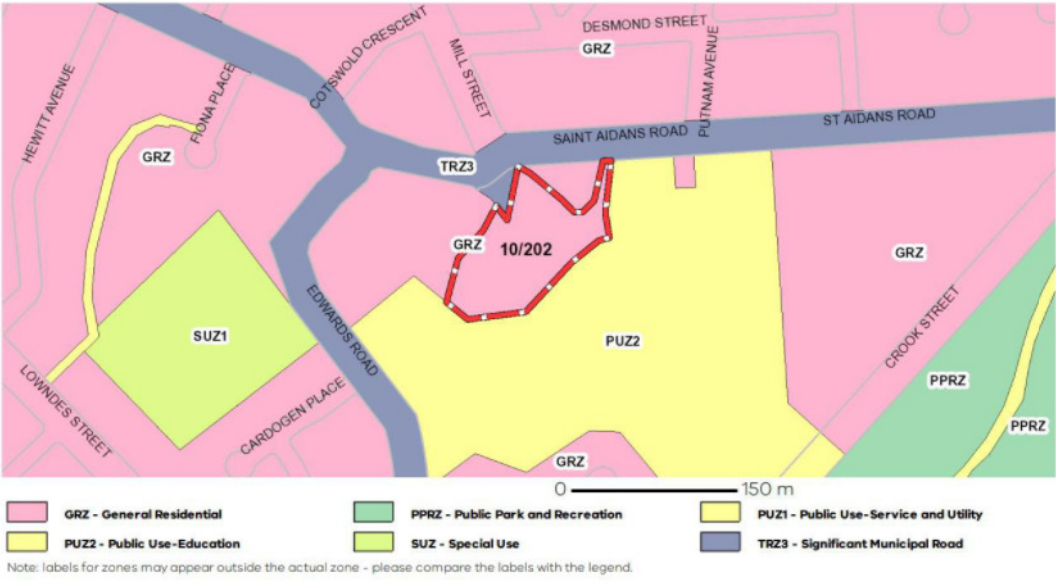
UTILITIES

Rural Water Corporation: Goulburn-Murray Water
Urban Water Corporation: Coliban Water
Melbourne Water: Outside drainage boundary
Power Distributor: POWERCOR
STATE ELECTORATES
Legislative Council: NORTHERN VICTORIA
Legislative Assembly: BENDIGO EAST
OTHER
Registered Aboriginal Party: Dja Dja Wurrung Clans Aboriginal Corporation

View location in VicPlan

Planning Zones

GENERAL RESIDENTIAL ZONE (GRZ)
SCHEDULE 1 TO THE GENERAL RESIDENTIAL ZONE (GRZ)



Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

PLANNING PROPERTY REPORT

Planning Overlays

HERITAGE OVERLAY (HO)
HERITAGE OVERLAY - SCHEDULE 1 (HOS1)



HO - Heritage

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land
BUSHFIRE MANAGEMENT OVERLAY (BMO)
ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)
LAND SUBJECT TO INUNDATION OVERLAY (LSOI)
SALINITY MANAGEMENT OVERLAY (SMO)



BMO - Bushfire Management

ESO - Environmental Significance

LSOI - Land Subject to Inundation

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

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PLANNING PROPERTY REPORT: 10/202 ST AIDANS ROAD KENNINGTON 3550

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PLANNING PROPERTY REPORT

Heritage Register

This property is affected by an entry on the Victorian Heritage Register.

View information about VHR Number H2057 - ST AIDANS ORPHANAGE

Heritage Register data last updated on 1 March 2022.

This report is NOT a Heritage Certificate issued pursuant to Section 50 of the Heritage Act 1995. It does not show places which may be under consideration for inclusion in the Victorian Heritage Register.

For more information on the Victorian Heritage Register go to Victorian Heritage Database

Other information about the heritage status of this property, how to obtain a Heritage Certificate, and any heritage approvals that may be required, may be obtained from Heritage Victoria



Heritage Register

Further Planning Information

Planning scheme data last updated on 23 February 2022

A planning scheme sets out policies and requirements for the use, development and protection of land.

This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting https://www.planning.vic.gov.au

This report is NOT a Planning Certificate issued pursuant to Section 199 of the Planning and Environment Act 1987. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - https://www.landata.vic.gov.au

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit: https://mapshare.maps.vic.gov.au/vicplan

For other information about planning in Victoria visit https://www.planning.vic.gov.au

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PLANNING PROPERTY REPORT

Designated Bushfire Prone Areas

This property is in a designated bushfire prone area.
Special bushfire construction requirements apply. Planning provisions may apply.



Designated bushfire prone areas as determined by the Minister for Planning are in effect from 8 September 2011 and amended from time to time.

The Building Regulations 2018 through application of the Building Code of Australia, apply bushfire protection standards for building works in designated bushfire prone areas.

Designated bushfire prone areas maps can be viewed on VicPlan at https://mapshare.maps.vic.gov.au/vicplan or at the relevant local council.

Note: prior to 8 September 2011, the whole of Victoria was designated as bushfire prone area for the purposes of the building control system.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website https://www.vba.vic.gov.au

Copies of the Building Act and Building Regulations are available from http://www.legislation.vic.gov.au

For Planning Scheme Provisions in bushfire areas visit https://www.planning.vic.gov.au

Native Vegetation

Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see Native Vegetation (Clause 52.17) with local variations in Native Vegetation (Clause 52.17) Schedule

To help identify native vegetation on his property and the application of Clause 52.17 please visit the Native Vegetation Information Management system https://nvim.delwp.vic.gov.au/ and Native vegetation (environment.vic.gov.au) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit NatureKit (environment.vic.gov.au)

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PLANNING PROPERTY REPORT: 10/202 ST AIDANS ROAD KENNINGTON 3550

Page 4 of 4

Chevy & Caitlyn St Adins unit
9/202 St Aidans Road
PRELIMINARY PLANS
12345

Client:
Address:
Status:
Job No:

These are the drawings referred to in contract.
Dated:
Builder:
proprietor:

Date: DEC 2023
Drawn by: Brendon
Sheet No: 13
Registration No: RBP DP-AD 39913

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