

SITE CLASSIFICATION: *
 IN ACCORDANCE WITH AS2870-2011
 WIND CLASSIFICATION: N*
 IN ACCORDANCE WITH AS4055-2012

PROPOSED FARM WORKER ACCOMMODATION AT 317 MYRTLEBANK ROAD, MYRTLEBANK VIC 3851



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TOWN PLANNING -
 PRELIMINARY - A

BAL **
 AS 3959 Construction of
 Buildings in Bushfire Prone Areas

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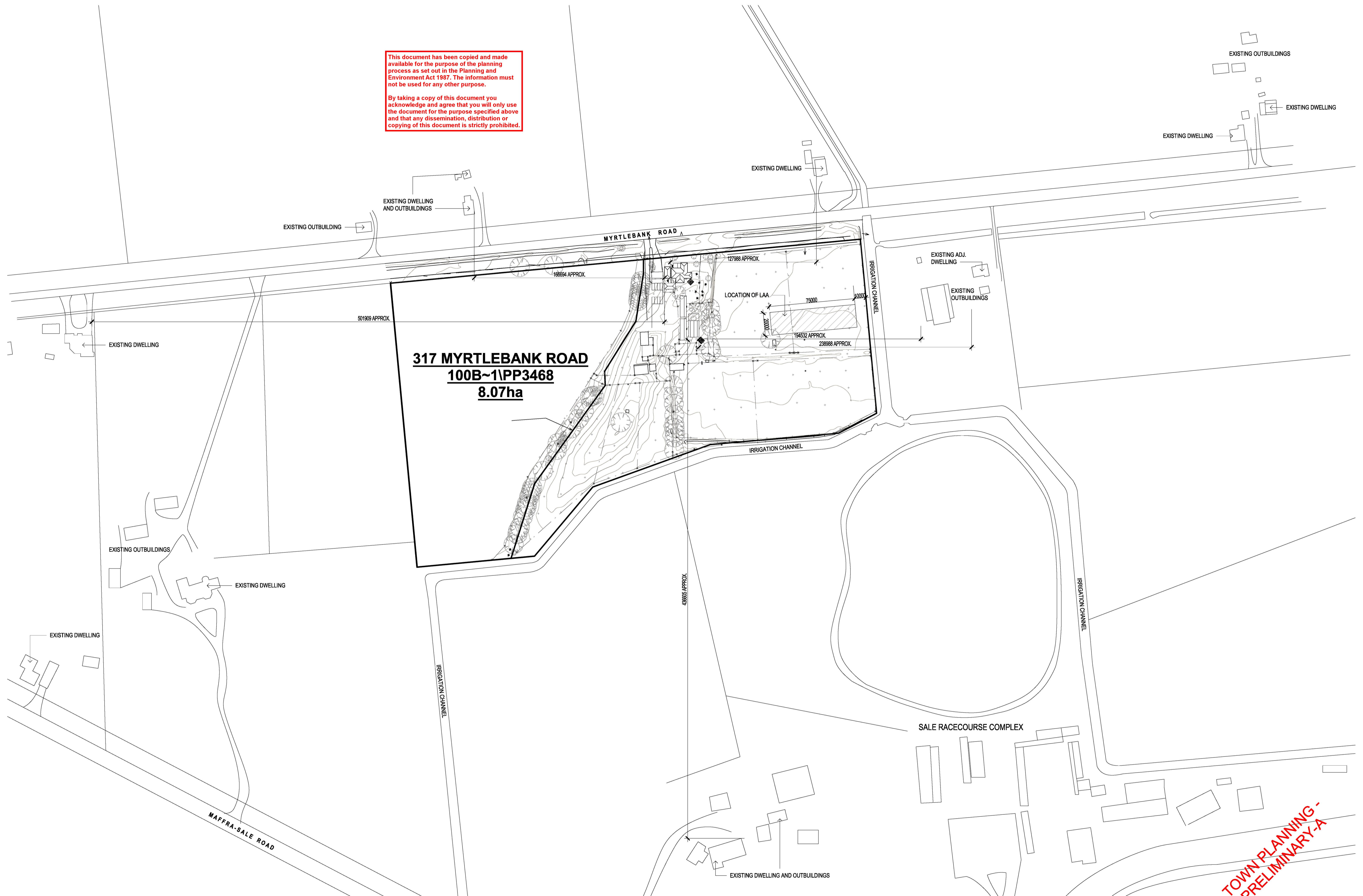
Issue	Amendment	Date
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-	-	-
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-	-	-
A	ROOM SIZE IN BUILDING A & B	7.5.26

A1 BUILDING DESIGN AND DRAFTING

Date:	MARCH 2026	Title:	COVER
A1 Scale:		Client:	
Checked:		Project:	PROPOSED WORKER'S ACCOMMODATION AT 317 MYRTLEBANK ROAD, MYRTLEBANK VIC 3851
Drawn:		Job No:	18336
Plot Date:	7/05/2025 9:20:47 AM	Revision:	A
Client Approval Signature:		Drawing No:	OFS
Date:			

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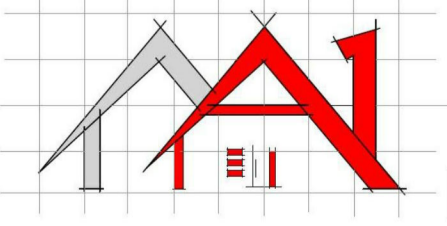


TOWN PLANNING - PRELIMINARY - A

OVERALL SITE PLAN - LARGE
Scale: 1 : 1500

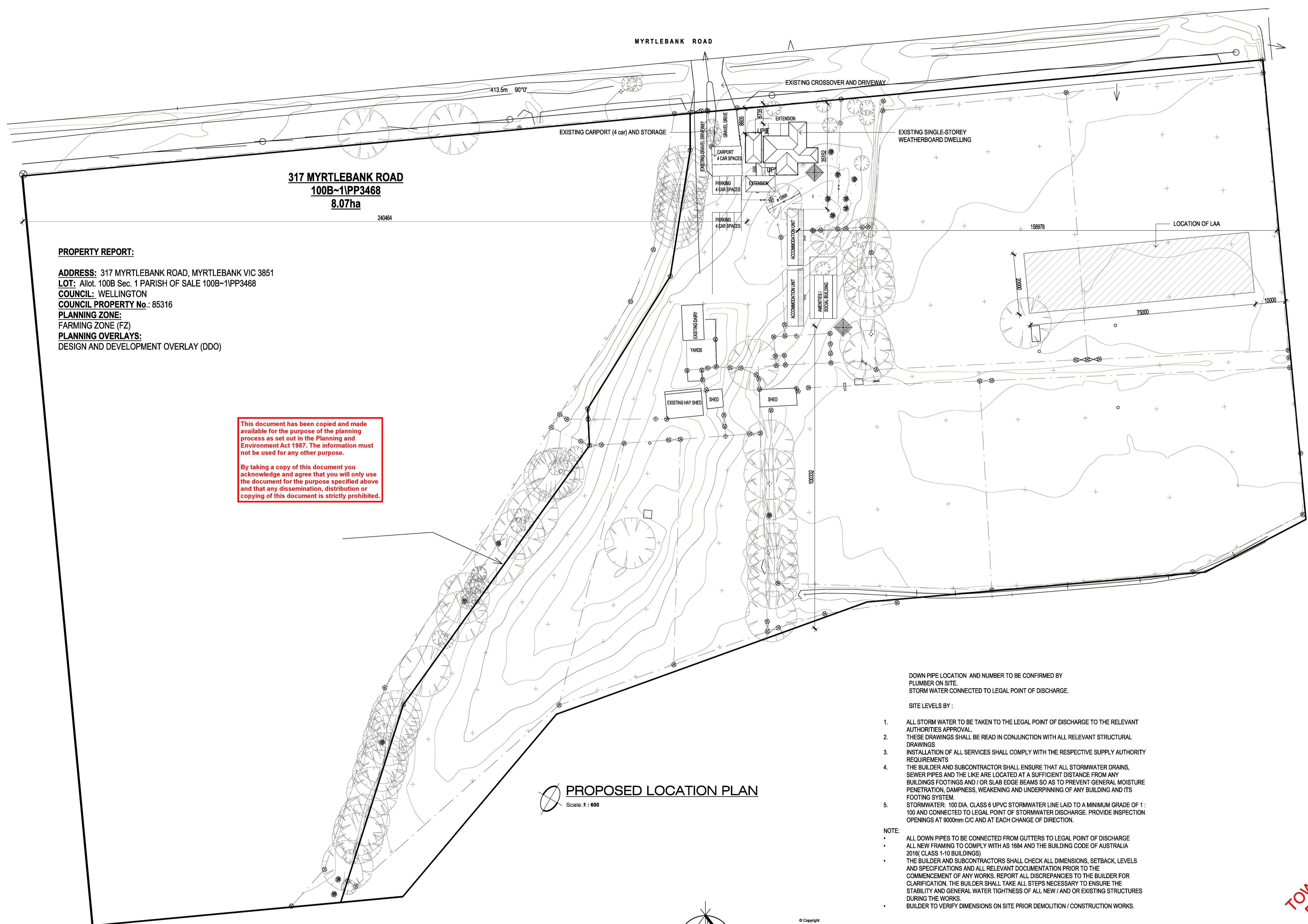
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Issue	Amendment	Date
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-	-	-
A	ROOM SIZE IN BUILDING A & B	7.5.26



A1 BUILDING DESIGN AND DRAFTING

Date:	MARCH 2026	Title:	LARGE SITE PLAN
A1 Scale:	1 : 1500	Client:	[REDACTED]
Checked:	MJG	Project:	PROPOSED WORKER'S ACCOMMODATION AT 317 MYRTLEBANK ROAD, MYRTLEBANK VIC 3851
Drawn:	MJG / PM	Job No:	18336
Plot Date:	7/05/2026 9:20:54 AM	Revision:	A
Client Approval Signature:	[REDACTED]	Drawing No:	A000
Date:			



317 MYRTLEBANK ROAD
100B~1PP3468
8.07ha

PROPERTY REPORT:

ADDRESS: 317 MYRTLEBANK ROAD, MYRTLEBANK VIC 3851
LOT: Allot. 100B Sec. 1 PARISH OF SALE 100B~1PP3468
COUNCIL: WELLINGTON
COUNCIL PROPERTY No.: 85316
PLANNING ZONE:
 FARMING ZONE (FZ)
PLANNING OVERLAYS:
 DESIGN AND DEVELOPMENT OVERLAY (DDO)

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PROPOSED LOCATION PLAN
 Scale: 1 : 600

DOWN PIPE LOCATION AND NUMBER TO BE CONFIRMED BY PLUMBER ON SITE.
 STORM WATER CONNECTED TO LEGAL POINT OF DISCHARGE.

SITE LEVELS BY :

1. ALL STORM WATER 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 DRAWINGS
2. INSTALLATION OF ALL SERVICES SHALL COMPLY WITH THE RESPECTIVE SUPPLY AUTHORITY REQUIREMENTS
3. THE BUILDER AND SUBCONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS, SEWER PIPES AND THE LIKE ARE LOCATED AT A SUFFICIENT DISTANCE FROM ANY BUILDINGS FOOTINGS AND / OR SLAB EDGE BEAMS SO AS TO PREVENT GENERAL MOISTURE PENETRATION, DAMPNESS, WEAKENING AND UNDERPINNING OF ANY BUILDING AND ITS FOOTING SYSTEM.
4. STORMWATER: 100 DIA. CLASS 6 UPVC STORMWATER LINE LAID TO A MINIMUM GRADE OF 1 : 100 AND CONNECTED TO LEGAL POINT OF STORMWATER DISCHARGE. PROVIDE INSPECTION OPENINGS AT 9000mm C/C AND AT EACH CHANGE OF DIRECTION.

NOTE:

- ALL DOWN PIPES TO BE CONNECTED FROM GUTTERS TO LEGAL POINT OF DISCHARGE
- ALL NEW FRAMING TO COMPLY WITH AS 1684 AND THE BUILDING CODE OF AUSTRALIA 2016 (CLASS 1-10 BUILDINGS)
- THE BUILDER AND SUBCONTRACTORS SHALL CHECK ALL DIMENSIONS, SETBACK, LEVELS AND SPECIFICATIONS AND ALL RELEVANT DOCUMENTATION PRIOR TO THE COMMENCEMENT OF ANY WORKS. REPORT ALL DISCREPANCIES TO THE BUILDER FOR CLARIFICATION. THE BUILDER SHALL TAKE ALL STEPS NECESSARY TO ENSURE THE STABILITY AND GENERAL WATER TIGHTNESS OF ALL NEW / AND OR EXISTING STRUCTURES DURING THE WORKS.
- BUILDER TO VERIFY DIMENSIONS ON SITE PRIOR DEMOLITION / CONSTRUCTION WORKS.

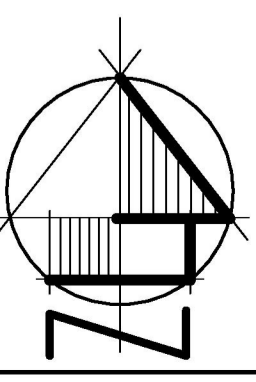
TOWN PLANNING - PRELIMINARY - A

Issue	Amendment	Date
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A	ROOM SIZE IN BUILDING A & B	7.5.26

A1 BUILDING DESIGN AND DRAFTING

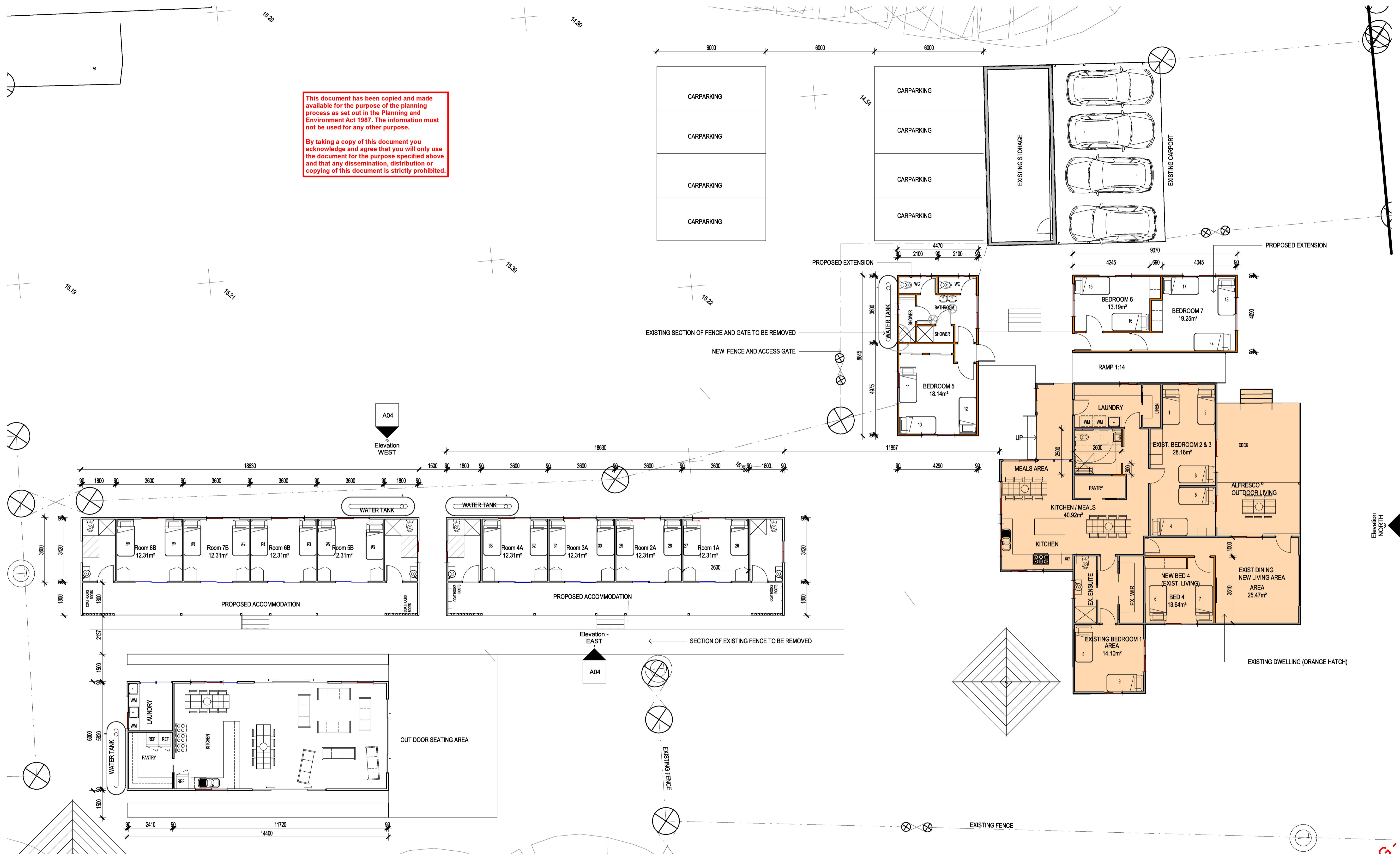
Date:	MARCH 2026	Title:	SITE PLAN - OVERALL
A1 Scale:	1 : 600	Client:	
Checked:	Designer	Project:	PROPOSED WORKER'S ACCOMMODATION AT 317 MYRTLEBANK ROAD, MYRTLEBANK VIC 3851
Drawn:		Job No:	18336
Plot Date:	7/05/2025 9:21:08 AM	Revision:	A
Client Approval Signature:		Drawing No:	A01
Date:			

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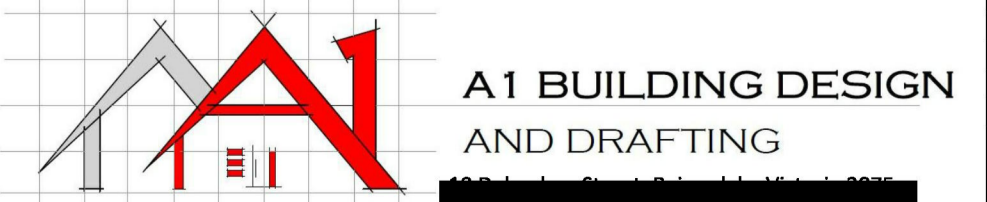


OVERALL - FLOOR PLAN - EXISTING AND PROPOSED
Scale: 1 : 100

WINDOW NOTES:
 ALL GLAZING TO BE IN ACCORDANCE WITH AS.1288
 CONTRACTOR TO CONFIRM SIZES WITH OWNERS PRIOR ORDERING AND INSTALLATION.
 ALL WINDOWS TO BE SECURELY FLASHED AND SEALED ALL AROUND.
 ALL WINDOWS HEAD HEIGHTS TO BE 2100mm ABOVE FFL. UNLESS OTHERWISE NOTED.
 ALL OPENING WINDOWS TO BE SUPPLIED WITH MATCHING REMOVABLE FLYSCREENS
 ALL INTERNAL DOORS TO BE 2100mm HIGH UNLESS OTHERWISE NOTED.
 PROVIDE FLASHING OVER WINDOW, EXTENDING 300mm MIN PAST OPENING AND BUILD INTO JOINT ABOVE LINTEL AND CARRY ACROSS CAVITY & FIX TO STUD WORK - 150mm HIGH MIN.
 CONTRACTOR TO CONFIRM ALL LOCKS WITH OWNERS AND ENSURE INSTALLATIONS PER MANUFACTURERS SPECIFICATION.
 GRADE 'A' SAFETY GLASS TO WINDOWS IN WET AREAS TO MEET CURRENT STANDARDS.

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A	ROOM SIZE IN BUILDING A & B	7.5.26



Date:	MARCH 2026	Title:	EXISTING DWELLING FLOOR PLAN & ADDITIONS
A1 Scale:	1 : 100	Client:	[REDACTED]
Checked:	[REDACTED]	Project:	PROPOSED WORKER'S ACCOMMODATION AT 317 MYRTLEBANK ROAD, MYRTLEBANK VIC 3851
Drawn:	[REDACTED]	Job No:	18336
Plot Date:	7/05/2026 9:21:10 AM	Revision:	A
Client Approval Signature:	[REDACTED]	Drawing No:	A02

TOWN PLANNING - PRELIMINARY-A



3D View Elevation West
Scale: 1:100



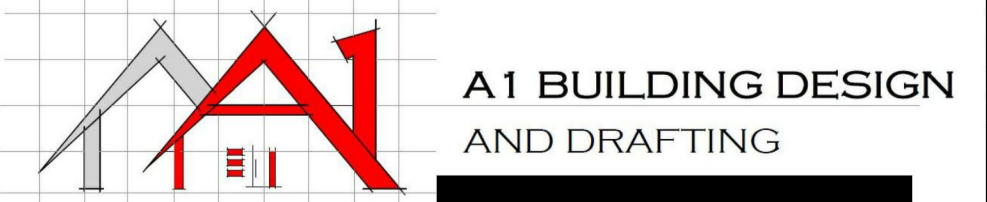
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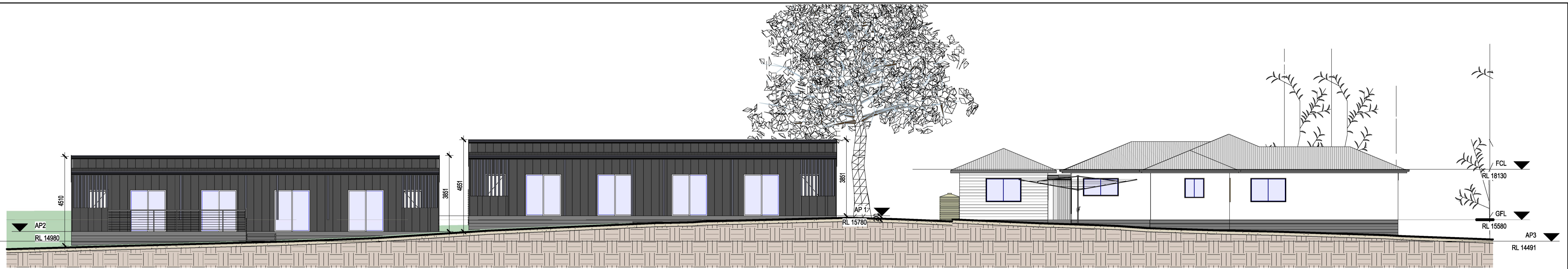
TOWN PLANNING - PRELIMINARY - A

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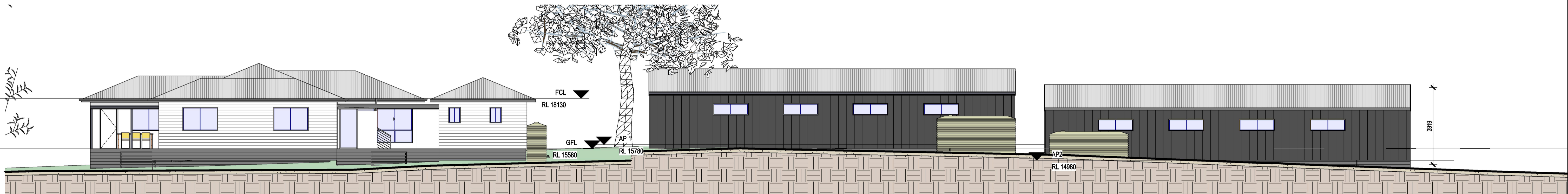
Issue	Amendment	Date
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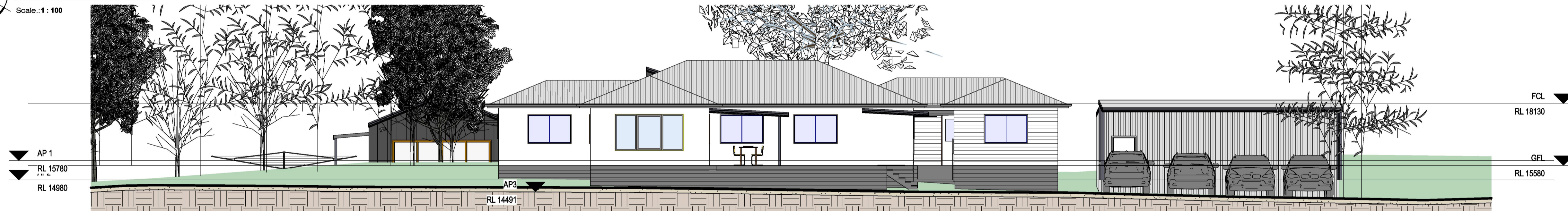
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A1 Scale:		Client:	
Checked:		Project:	PROPOSED WORKER'S ACCOMMODATION AT 317 MYRTLEBANK ROAD, MYRTLEBANK VIC 3851
Drawn:	JPA02468	Job No:	18336
Plot Date:	7/02/2026 9:21:42 AM	Revision:	A
Client Approval Signature:		Drawing No:	A03
Date:			



Elevation - EAST
Scale: 1 : 100

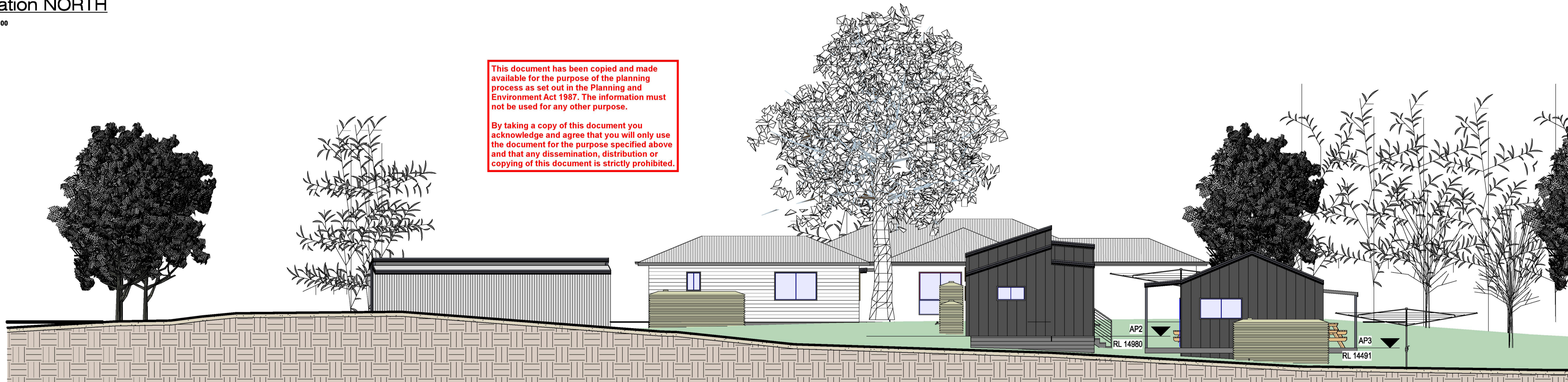


Elevation WEST
Scale: 1 : 100



Elevation NORTH
Scale: 1 : 100

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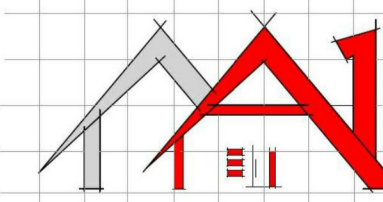


Elevation South
Scale: 1 : 100

TOWN PLANNING - PRELIMINARY-A

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A	ROOM SIZE IN BUILDING A & B	7.5.26



A1 BUILDING DESIGN AND DRAFTING

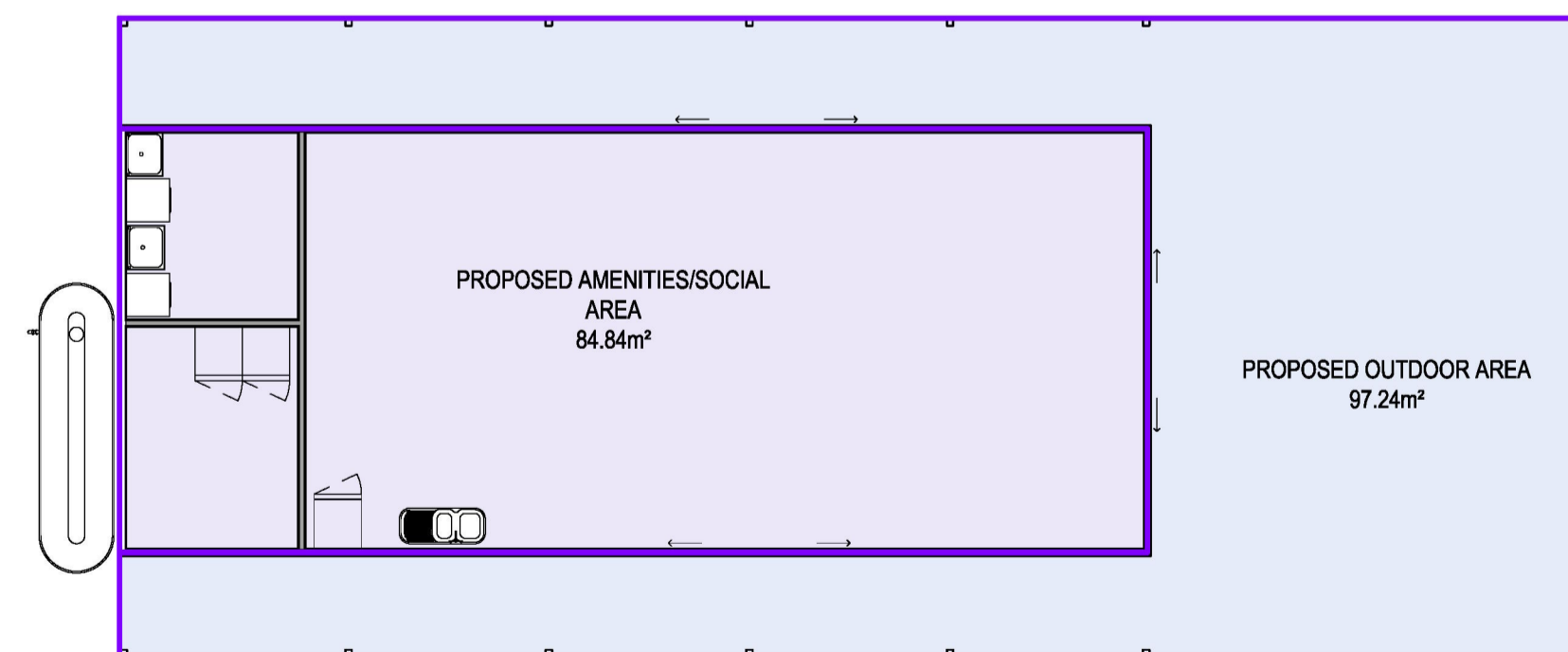
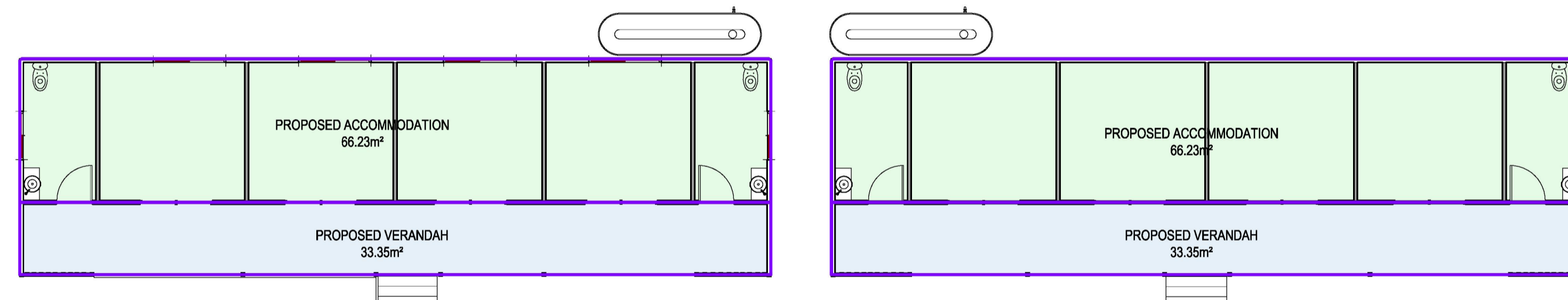
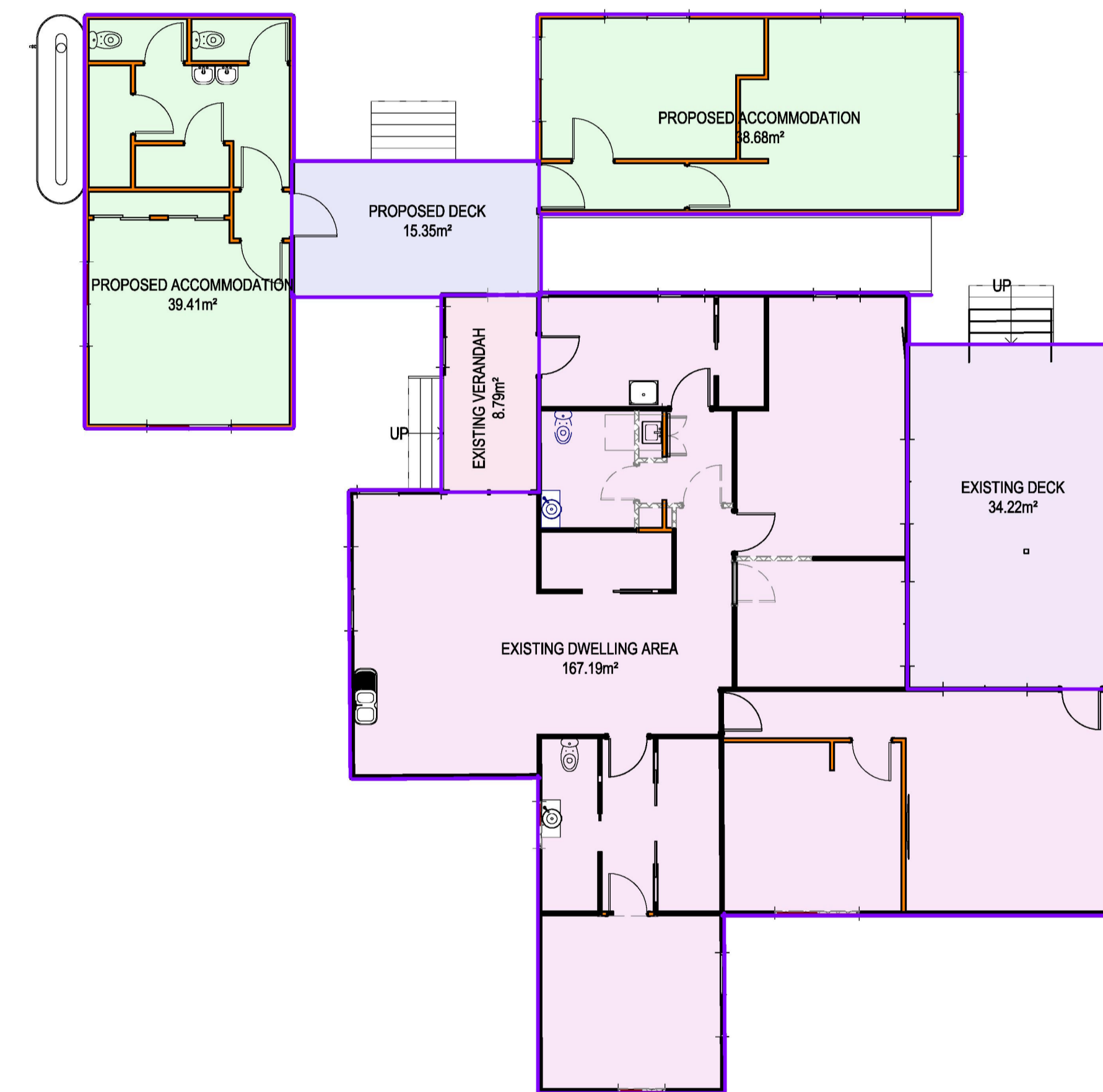
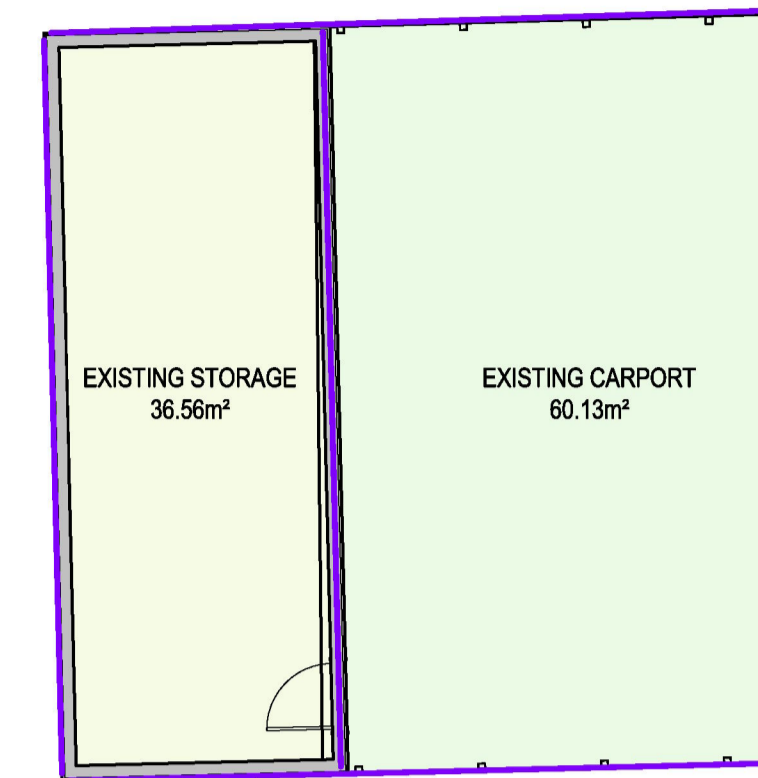
Date: MARCH 2026
A1 Scale: 1 : 100
Checked: Designer
Drawn: Author
Print Date: 7/05/2026 9:22:12 AM
Client Approval Signature:

Title: ELEVATIONS
Client: [REDACTED]
Project: PROPOSED WORKER'S ACCOMMODATION AT 317 MYRTLEBANK ROAD, MYRTLEBANK VIC 3851
Job No: 18336
Revision: A
Drawing No: A04



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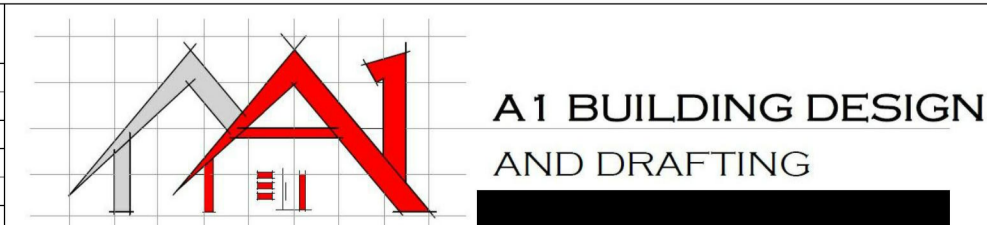


AREA PLAN
Scale: 1 : 100

TOWN PLANNING - PRELIMINARY - A

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A	ROOM SIZE IN BUILDING A & B	7.5.26



Date:	MARCH 2026	Title:	AREA PLAN
A1 Scale:	1 : 100	Client:	[REDACTED]
Checked:	[REDACTED] AD2468	Project:	PROPOSED WORKER'S ACCOMMODATION AT 317 MYRTLEBANK ROAD, MYRTLEBANK VIC 3851
Drawn:	PM	Job No:	18336
Plot Date:	7/05/2026 9:22:14 AM	Revision:	A
Client Approval Signature:	[REDACTED]	Drawing No:	A05
Date:			