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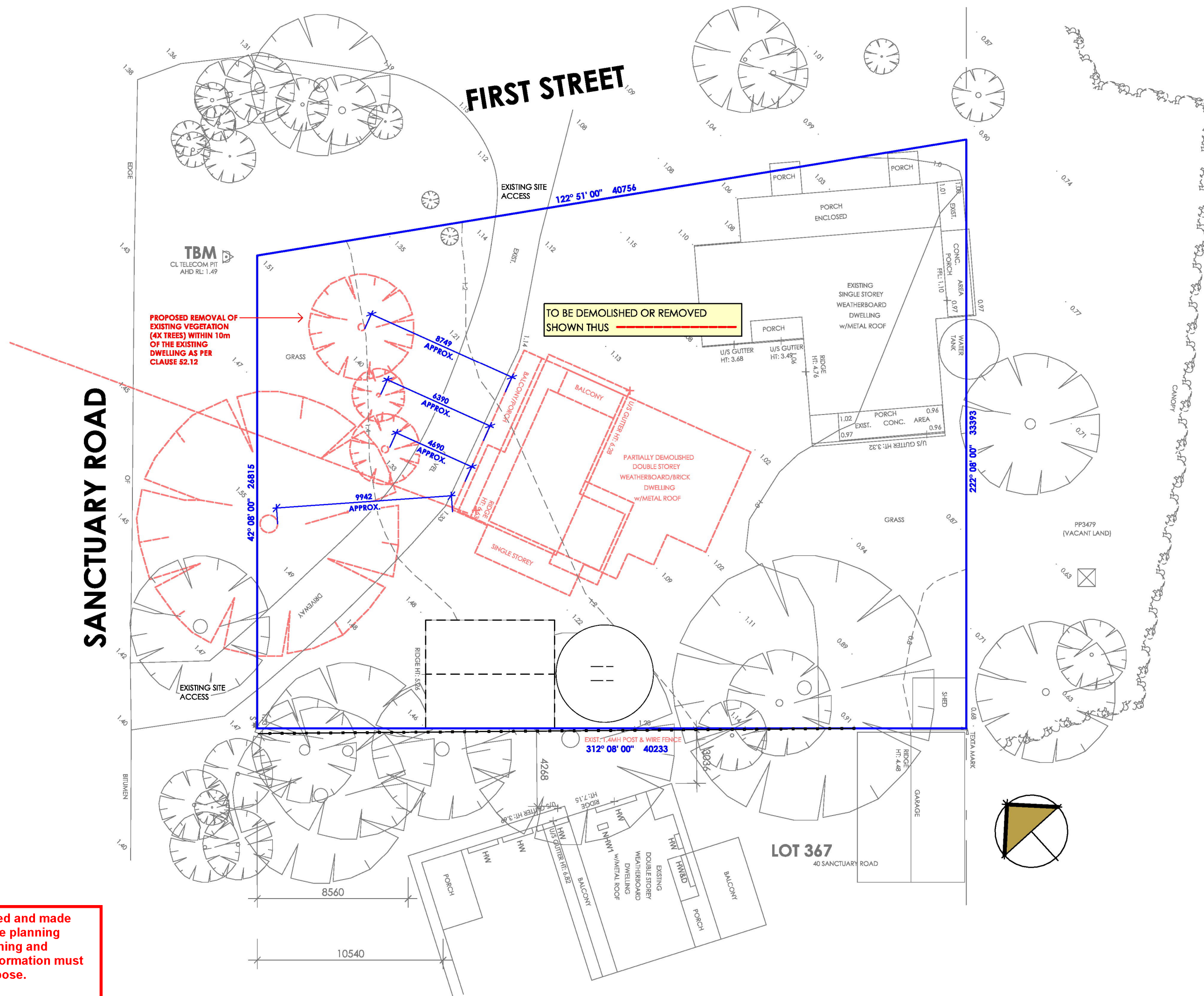
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PROPOSED: DWELLING
AT: 42 SANCTUARY ROAD
LOCH SPORT, 3851



ISSUE	AMENDMENT DETAILS
A	INITIAL SKETCH DESIGN 15/08/25 - GS
B	TOWN PLANNING DRAWINGS 10/09/25 - GS
C	RFI RESPONSE AS PER COUNCIL RFI's 23/09/25 & 24/09/25 17/10/25 - GS
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EXISTING CROSSOVER TO FIRST STREET



EXISTING CROSSOVER TO SANCTUARY ROAD

PROPOSED REMOVAL OF EXISTING VEGETATION (4X TREES) WITHIN 10m OF THE EXISTING DWELLING AS PER CLAUSE 52.12

BUSHFIRE ATTACK LEVEL 29
FLOORS
CONCRETE SLAB ON GROUND OR FRAMED SUB FLOOR ENCLOSED BY EXTERNAL WALL OR FRAMED SUB FLOOR ENCLOSED BY METAL MESH WITH FLOORING LESS THAN 400mm ABOVE GROUND LEVEL TO BE NON-COMBUSTIBLE NATURALLY FIRE RESISTANT TIMBER OR PROTECTED ON THE UNDERSIDE WITH SARKING OR MINERAL WOOL INSULATION.

WALLS
WALLS MADE FROM NON COMBUSTIBLE MATERIAL (eg MASONRY, BRICKVENEER, MUD BRICK, CONCRETE, AERATED CONCRETE) OR TIMBER OR STEEL FRAMED WALLS SARKED ON THE OUTSIDE OF THE FRAME
DOOR AND BUSH FIRE CEMENT SHEET EXTERNAL CLADDING OR STEEL SHEETING OR BUSHFIRE RESISTANT TIMBER
VENTS & WHEEPOLES IN EXTERNAL WALLS SHALL BE SCREENED WITH MESH WITH MAXIMUM APERTURE OF 2mm & MADE OF CORROSION RESISTANT STEEL, BRONZE OR ALUMINIUM.

WINDOWS
SHALL BE COMPLETELY PROTECTED BY A BUSHFIRE SHUTTER OR COMPLETELY SCREENED WITH STEEL, BRONZE OR ALUMINIUM MESH OR 5mm TOUGHENED GLASS WITH THE OPERABLE PORTION SCREENED
DOOR FRAMES TO BE OF METAL OR METAL REINFORCED PVC-U, OR BUSHFIRE RESISTING TIMBER
ANY PORTION WITHIN 400mm OF GROUND LEVEL OR DECKING TO BE SCREENED.

DOORS
DOOR FRAMES MUST BE BUSHFIRE RESISTANT TIMBER, METAL OR METAL REINFORCED PVC-U AND SHALL BE TIGHT FITTING TO THE DOOR FRAME, PROVIDE WEATHER STRIPS, DRAUGHT EXCLUDERS/SEALS TO THE BASE OF SIDE HUNG DOORS.
SIDE HUNG EXTERNAL DOORS SHALL BE COMPLETELY PROTECTED BY A BUSHFIRE SHUTTER OR DOORS SHALL BE NON COMBUSTIBLE, OR A SOLID TIMBER DOOR HAVING A MIN THICKNESS OF 35mm FOR THE FIRST 400mm ABOVE THE THRESHOLD AND PROTECTED ON THE OUTSIDE BY A FRAMED SCREEN WITH MAX APERTURE OF 2mm, MADE OF BRONZE OR CORROSION RESISTANT STEEL.
WHERE SIDE HUNG DOORS INCORPORATE GLAZING, THE GLAZING IS TO BE MIN 6MM TOUGHENED GLASS. EXTERNAL HARDWARE MUST BE METAL.
DOOR AND DOORS SHALL BE COMPLETELY PROTECTED BY A BUSHFIRE SHUTTER.
WHERE SLIDING DOORS INCORPORATE GLAZING, THE GLAZING IS TO BE MIN 6MM TOUGHENED GLASS. SLIDING DOORS MUST BE TIGHT FITTING IN THE FRAMES.
OR
DOOR FRAMES TO BE OF METAL WITH EXTERNALLY FITTED HARDWARE FOR OPENING AND CLOSING OF DOOR TO BE METAL.
GLAZING TO HAVE FLF OF /30/- EXCEPT WHERE FIXED & OPENABLE PORTIONS
ARE SCREENED WITH MESH WITH MAX APERTURE 2mm, MADE OF BRONZE OR CORROSION RESISTANT STEEL. WHERE GLAZING IS LESS THAN 400mm FROM GROUND, DECK ROOF OR AWNING, THAT PORTION OF GLAZING MUST BE SCREENED EXTERNALLY.
GARAGE DOORS MUST BE NON-COMBUSTIBLE MATERIAL OR MIN 6mm FIBRE CEMENT SHEET. PANEL, LIFT DOOR IS TO BE FITTED WITH WEATHER STRIPS, DRAUGHT EXCLUDERS/SEALS OR GUIDE TRACKS WITH A MAX GAP OF 3mm.
GARAGE DOORS MUST NOT INCLUDE VENTILATION SLOTS.

ROOF
NON COMBUSTIBLE ROOF COVERING.
ROOF WALL JUNCTIONS TO BE METAL.
ANY OPENINGS(SKYLIGHTS etc) FITTED WITH NON COMBUSTIBLE EMBER GUARDS.
ROOF TO BE FULLY SARKED EXTENDING INTO GUTTERS AND VALLEYS.
ANY LEAF OR GUTTER GUARDS TO BE NON COMBUSTIBLE
WHERE FASCIA FROM BUSH FIRE RESISTING TIMBER OR METAL FIT AT 450 CTRS
EAVE LINING TO BE BUSH FIRE RESISTING TIMBER OR 4.5mm FC SHEET
JOINTS IN EAVES LININGS, FASCIAS AND GABLES MAY BE SEALED WITH PLASTIC JOINING STRIPS OR TIMBER STORM MOULDS.

VERANDAHs & DECKs
SUPPORTS & FRAMING TO BE BUSH FIRE RESISTING TIMBER OR NON COMBUSTIBLE
MATERIAL. DECKING TO BE NON COMBUSTIBLE OR BUSHFIRE RESISTING
TIMBER
ANY TIMBER RAFTERS TO BE LINED WITH MINIMUM OF 6mm FC SHEET

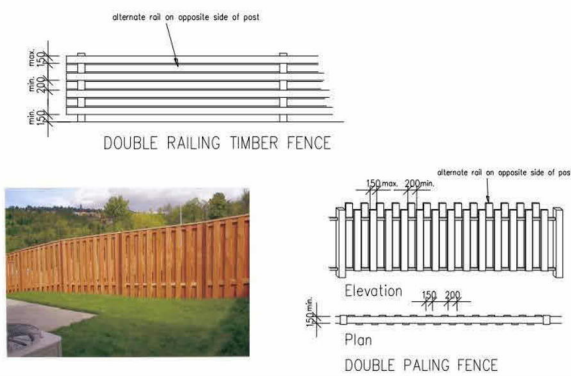
WATER & GAS SUPPLY PIPES
ABOVE GROUND, EXPOSED WATER AND GAS PIPES SHALL BE METAL.

WHERE APPLICABLE THE PROPOSED DEVELOPMENT MUST COMPLY WITH ANY BUSHFIRE MANAGEMENT PLAN REQUIREMENT.

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- Vertical or horizontal rails or palings alternating on both sides of the posts/stringers
- 150mm maximum width of rails or palings
- Minimum 200mm spacing between alternate rails or palings
- Minimum 150mm clearance off the ground

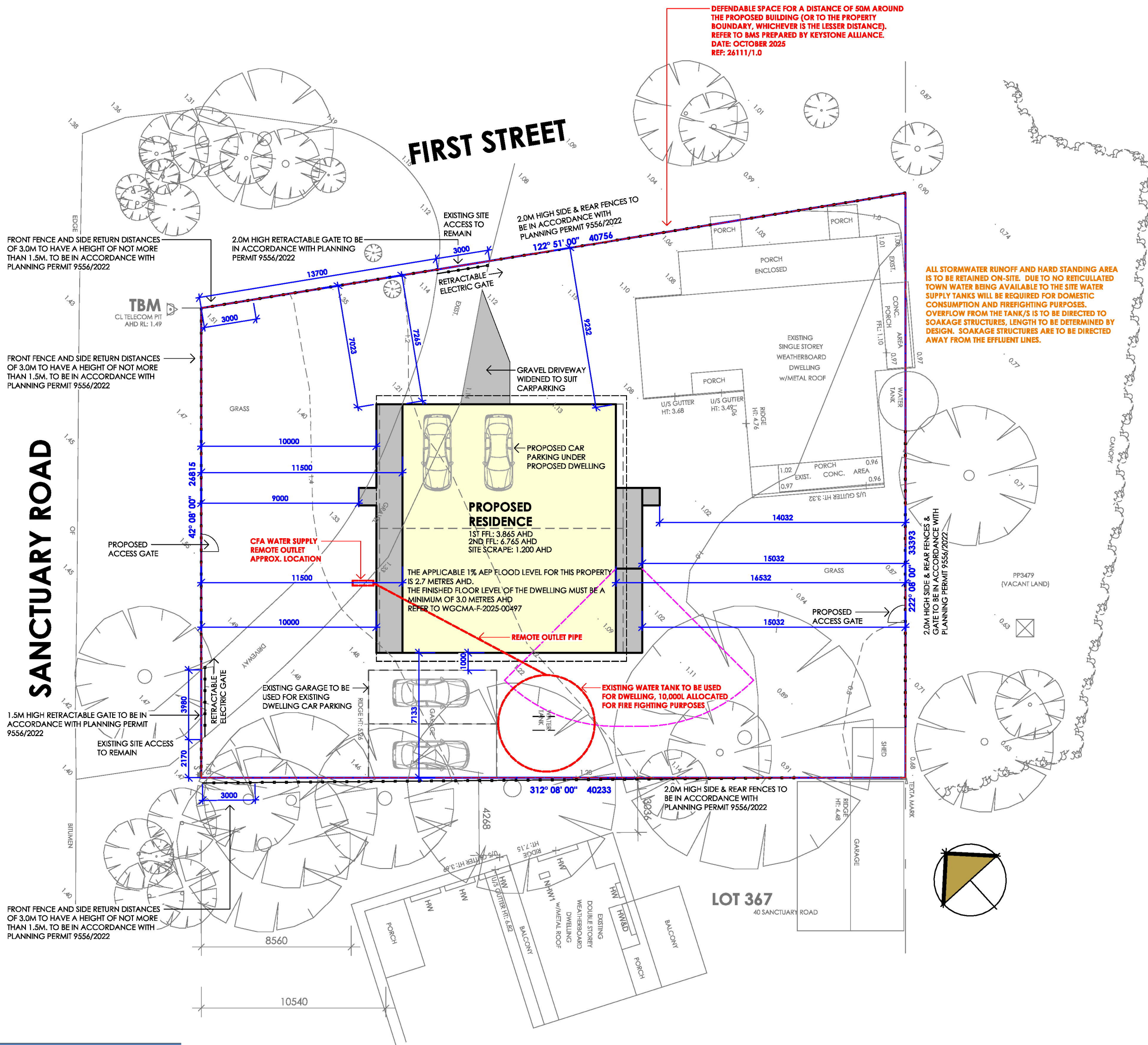


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drawn: **GS** date: **15/08/25** scale: **1 : 200**

sheet: **2** of **6** issue: **C** date: **17/10/25**

job no. : **25-05984**



GARDEN AREA REQ. FOR GRZ & NRZ ZONES ONLY: 400-500m2 = 25% 501-650m2 = 30% 650m2+ = 35%		
GARDEN AREA	737.30 m²	60.89%
TOTAL PERMEABLE SPACE	737.30 m²	60.89%
SITE COVER	473.48 m²	39.11%
TOTAL HARD COVER	473.48 m²	39.11%
SITE AREA	1210.78 m²	100.00%

ALL SIDE AND REAR FENCING TO BE IN ACCORDANCE WITH THE ENDORSED PLANS & PLANNING PERMIT 9556/2022 AND TO BE APPROVED BY THE RELEVANT AUTHORITIES

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

Building designed and constructed to a minimum Bushfire Attack Level of BAL 29

Defendable space for a distance of **50m** around the proposed building (or to the property boundary, whichever is the lesser distance) must be provided where vegetation (and other flammable materials) will be modified and managed in accordance with the following requirements:

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

10,000 litres of effective water supply for firefighting purposes must be provided which meets the following requirements:

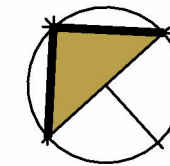
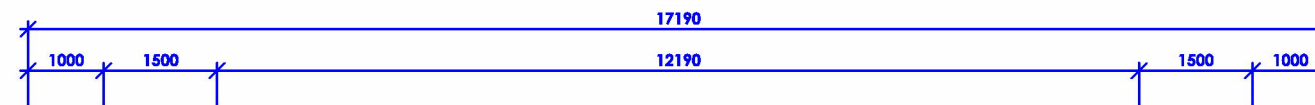
- The location of the remote outlet must be within 4 m of the driveway (or other suitable 'hardstand').
- The static water supply must be stored in an above ground tank constructed of concrete or metal.
- The static water supply must include a separate outlet for the private use of the owner/occupier of the land that incorporates a ball or gate valve.
- The tank must be located to achieve gravity feed from the water tank supply to the remote outlet
- All water pipes and fittings including the tank outlet to the remote outlet stand pipe must be a minimum pipe size of 80 mm (Class A Copper or Class 12 PVC) or 90 mm PN 12.5 HDPE
- The static water supply must be provided with a separate outlet for the CFA (CFA outlet) that includes a 64 mm CFA 3 thread per inch male coupling.
- A 65mm British Standard Pipe (BSP) ball or gate valve must be provided at the CFA outlet to control the flow of water to the CFA coupling. Any other valves between the CFA outlet and the tank must be locked in the open position.
- The CFA outlet must be:
 - easily accessible by a fire-fighter in the event of a bushfire
 - Clear of all vegetation for a distance of 1.5 metres
 - Setback from flammable objects (including timber fences and timber retaining walls) for a minimum distance of 1.5 metres
 - Oriented horizontally.
- The centreline of the CFA outlet must be:
 - A minimum of 300mm and maximum 600mm in height above the finished ground level.
 - Located below the level of the outlet on the tank.
- The riser for the CFA outlet must be supported by a galvanised steel post at least 50mm x 50mm or equivalent which is concreted in the ground to a depth of at least 450mm.
- The CFA outlet must be easily identifiable from dwelling or signage must be provided that meets the following requirements:

- Has an arrow pointing

- Has dimensions of not less than 310mm high and 400mm long;
 - Is red in colour, with a blue reflective marker attached.
 - Is labelled with a 'W' that is not less than 15cm high and 3cm thick.
- The CFA outlet must include a fade-resistant or engraved sign that:
- Is to be fixed to the post supporting the fire authority outlet riser.
 - Has a minimum height of at least 1m from the ground surface level.
- Includes the words "FIRE WATER TANK OUTLET" in lettering that is a minimum of 50mm in height and written in a colour contrasting with that of the background.
- Includes the capacity of the water supply (in litres) in lettering that is a minimum of 50mm in height and written in a colour contrasting to that of the signage background.
- A blue reflective disc at least 50mm in diameter must be attached to the post holding the sign. The blue reflective disc must be located immediately below the sign.
- All below-ground water pipes must be installed to provide at least the following cover below the finished surface:
- 300 mm for pipes subject to vehicle traffic;
 - 75 mm for pipes under dwellings or concrete slabs; and
 - 225 mm for all other locations.

Access for firefighting purposes must be provided to the remote outlet which meets the following requirements:

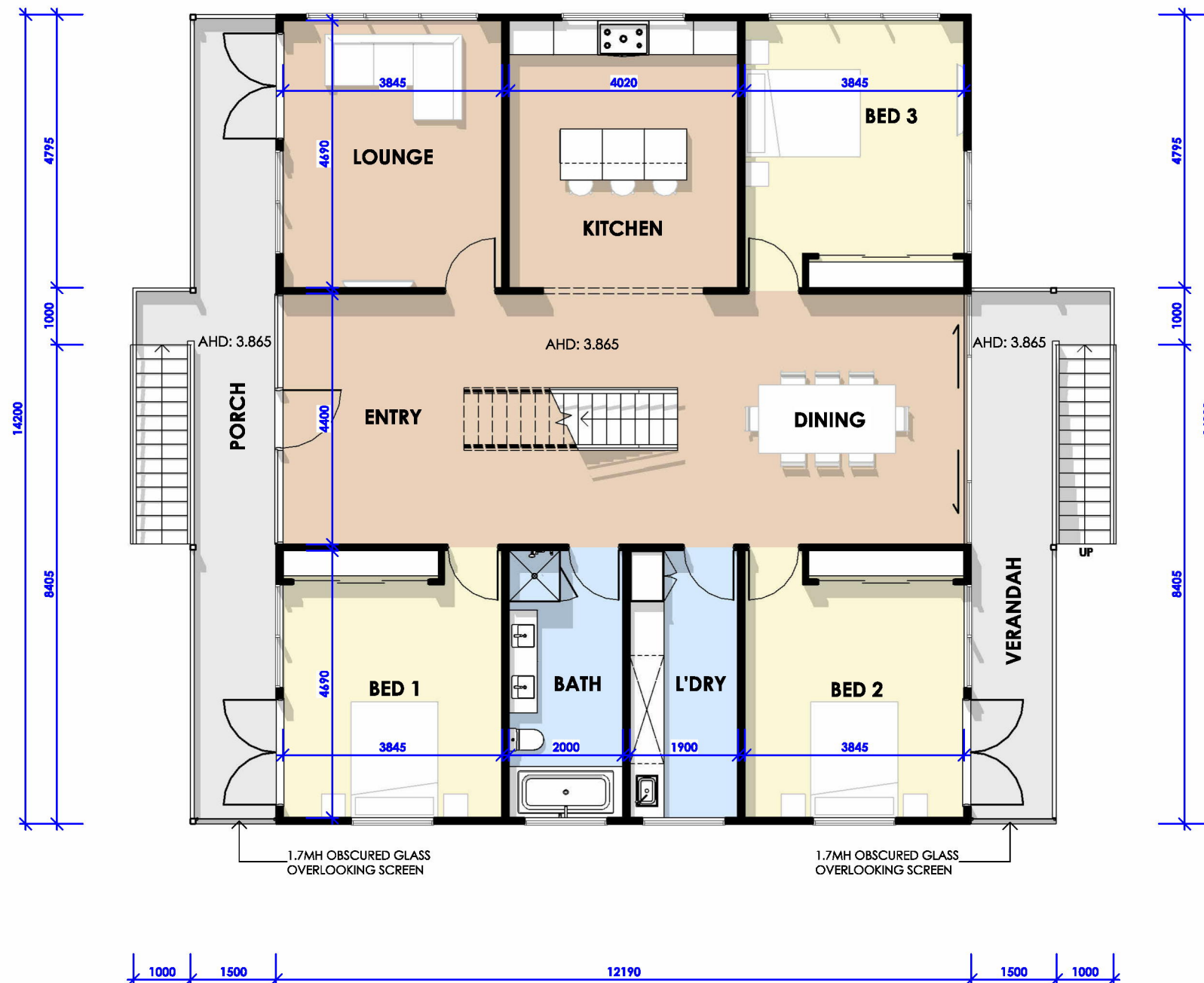
- Access must have a load limit of at least 15 tonnes.
- Curves must have a minimum inner radius of 10m.
- The average grade must be no more than 1 in 7 (14.4 per cent) (8.1 degrees) with a maximum of no more than 1 in 5 (20 per cent) (11.3 degrees) for no more than 50m.
- Have a minimum trafficable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



- GENERAL NOTES:**
- WRITTEN DIMENSIONS ALWAYS TAKE PREFERENCE OVER SCALE
 - BUILDER MAY ADJUST GARAGE DOOR HEIGHT ON SITE AS REQUIRED
 - UNLESS OTHERWISE INDICATED ALL WALL DIMENSIONS ARE:
 - * EXTERNAL 240mm = 110 BRICK, 40 CAVITY, 90 STUD
 - * INTERNAL 90mm STUD
 - ALL INTERNAL DOORS TO BE 2040H (2340H NOTED WITH ASTERISK - 820°)
 - PROVIDE REMOVABLE HINGES TO HINGED WC & POWDER ROOM DOORS
 - WHERE INDICATED (LH)
 - PROVIDE WEATHER STRIPS TO FRONT ENTRY DOOR
 - 600x600 CEILING ACCESS MANHOLE LOCATION
 - SMOKE DETECTOR (INTERCONNECTED WITH BATTERY BACKUP)
 - ENGINEER DESIGNED BEAM - (EDB)
 - DOUBLE GLAZING - (DG)
 - BRICKWORK ARTICULATION JOINT
 - EXTERNAL PLUMBING POINTS TO PLUMBER'S DISCRETION
 - SAFETY GLASS WHERE WINDOW IS WITHIN 2m OF SHR/BATH BASE
 - BIB TAP
 - RECYCLED TAP
 - GAS METER - 1m CLEARANCE TO OPENINGS & IGNITION SOURCES
 - HWS WATER SERVICE TO BE 500mm CLEAR OF BLDG OPENINGS

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AREAS TABLE

AREAS	(m ²)	(SQ)
GROUND FLOOR	173.10 m ²	18.63
FIRST FLOOR	173.10 m ²	18.63
SUB TOTAL:	346.20 m ²	37.27
REAR BALCONY	6.92 m ²	0.75
REAR VERANDAH	15.11 m ²	1.63
PORCH	22.30 m ²	2.40
FRONT BALCONY	21.30 m ²	2.29
TOTAL OTHER	65.63 m ²	7.06
GRAND TOTAL	411.83 m ²	44.33

proposed: **DWELLING**

for:

drawing: **PROPOSED GROUND FLOOR**

drawn: **GS** date: **15/08/25** scale: **1 : 100**

address: **42 SANCTUARY ROAD
LOCH SPORT, 3851**

sheet: **3** of **6** issue: **C** date: **17/10/25**

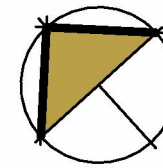
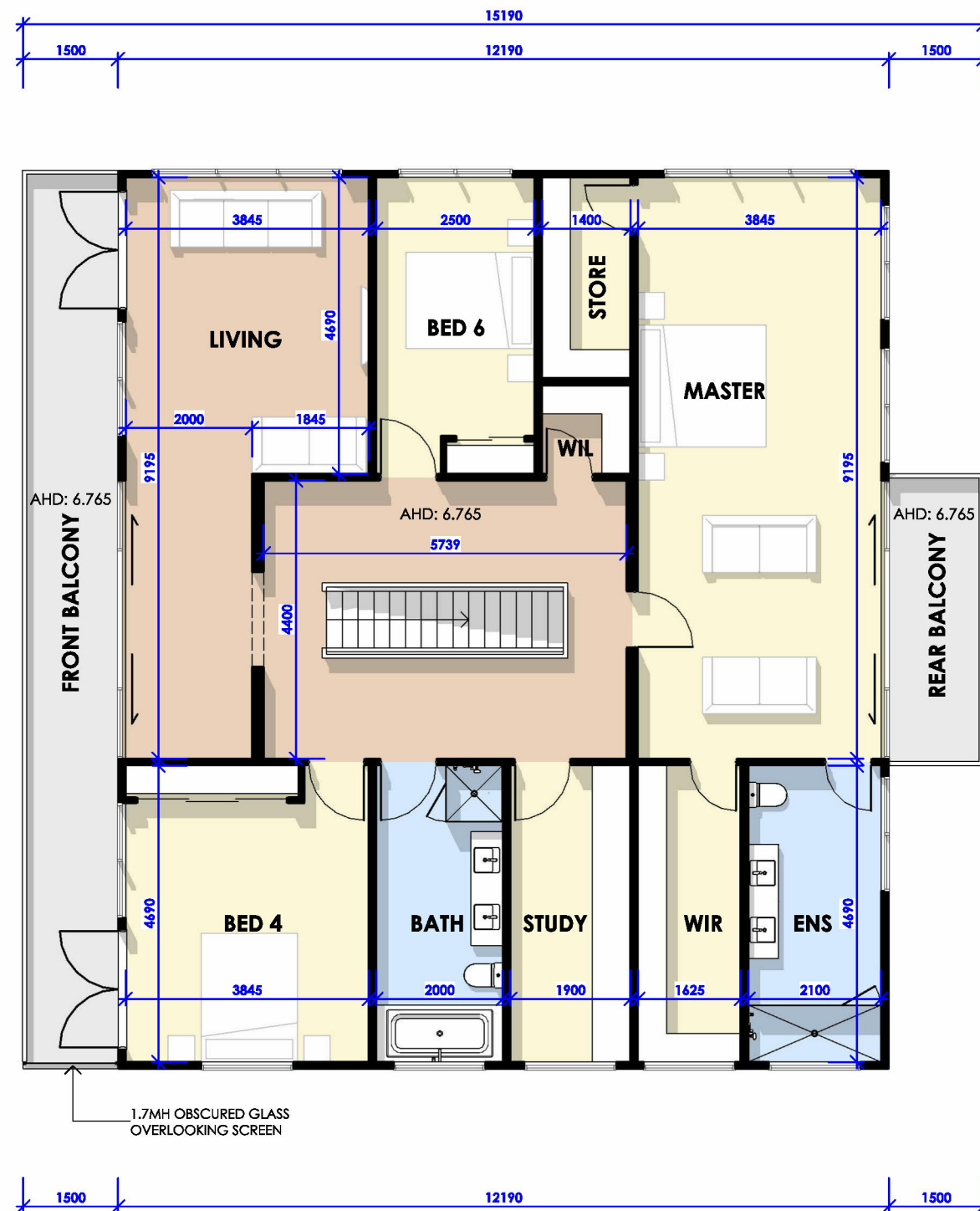
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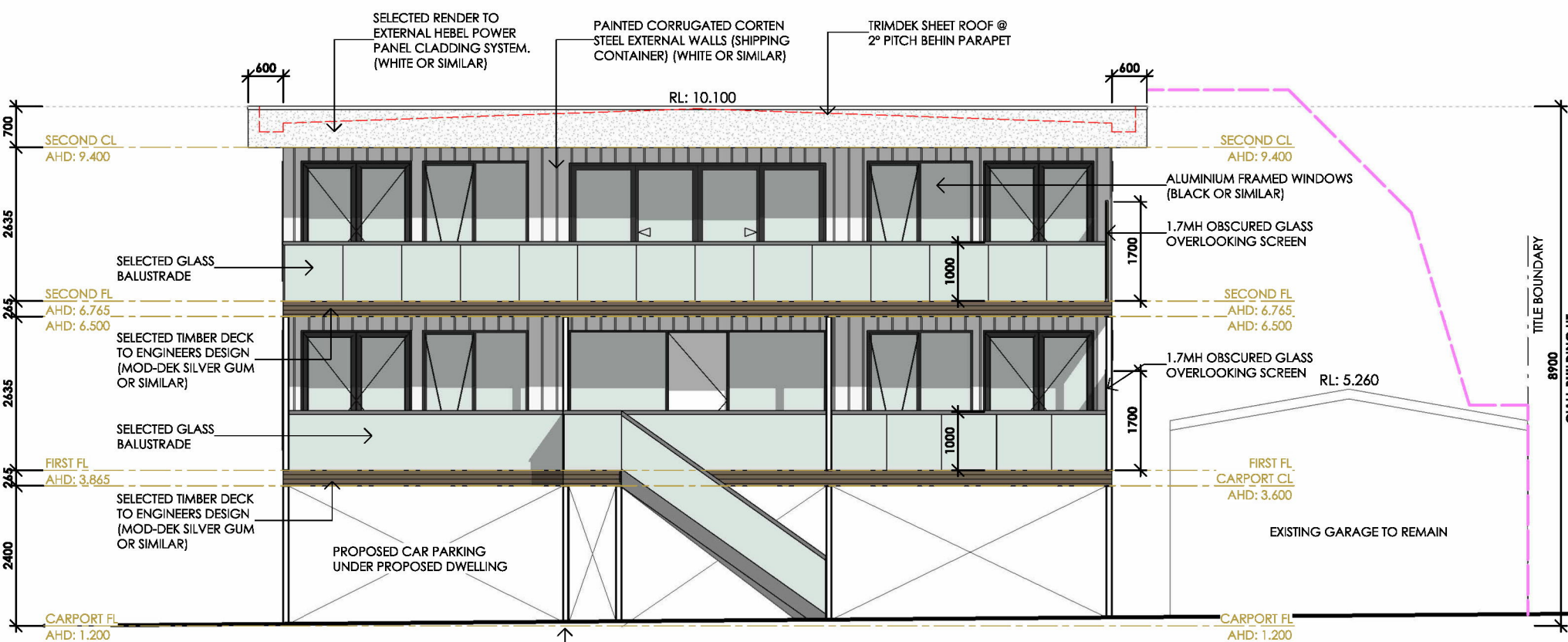
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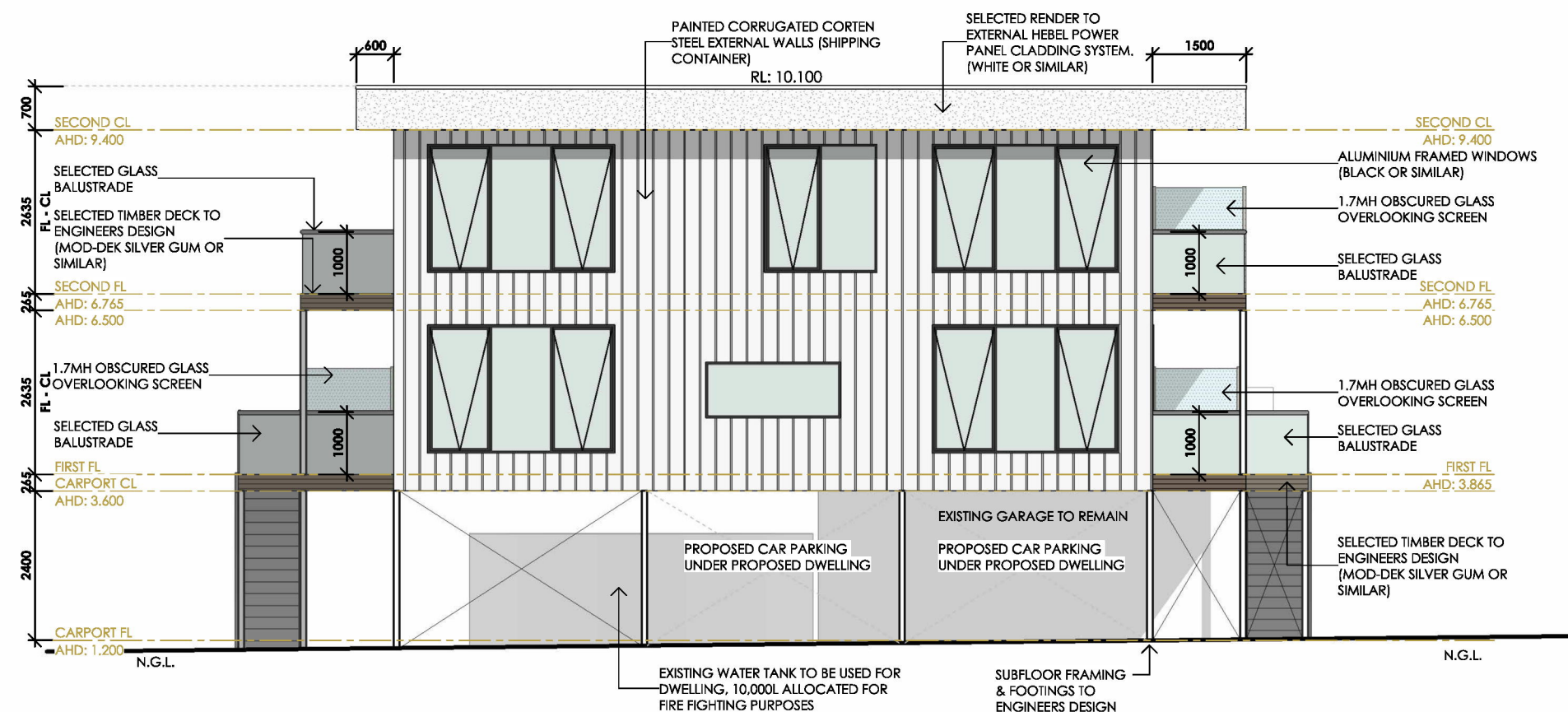
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ELEVATION A - (NORTH / WEST)

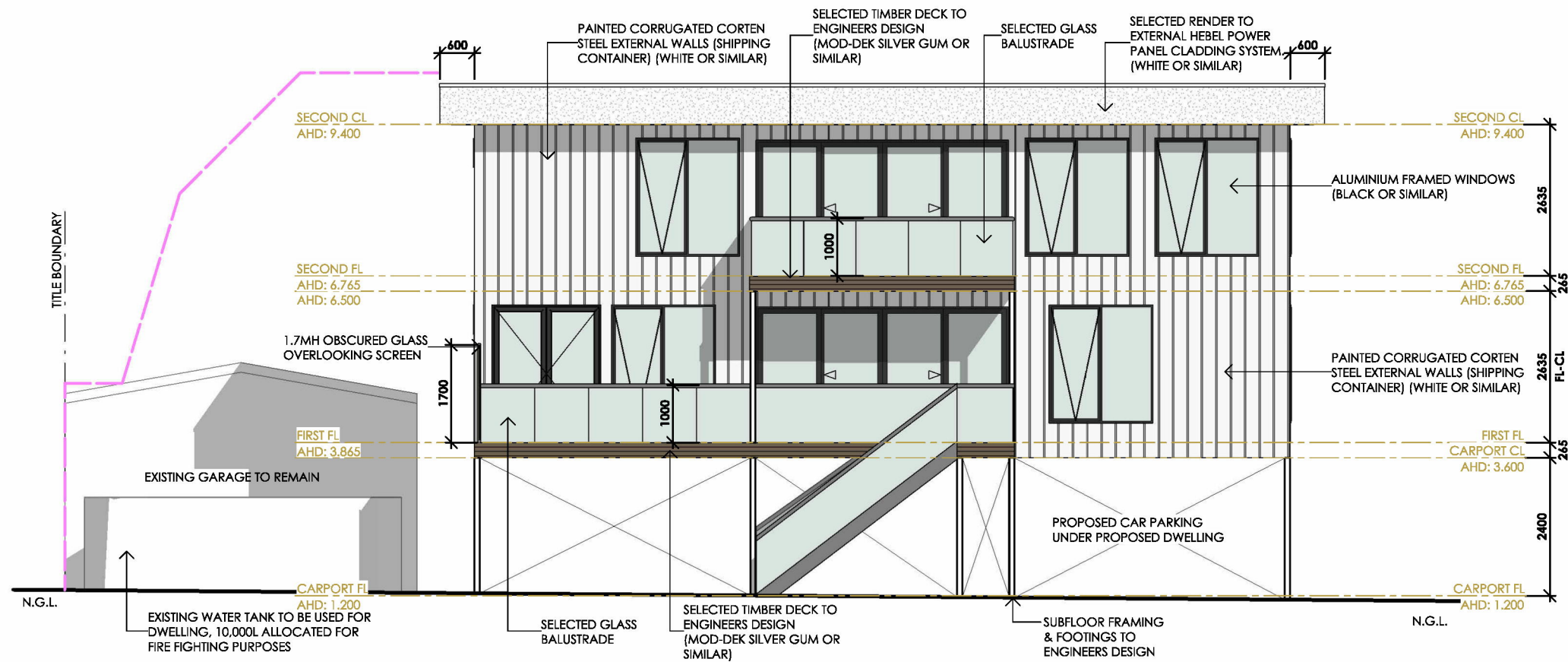


ELEVATION B - (NORTH / EAST)

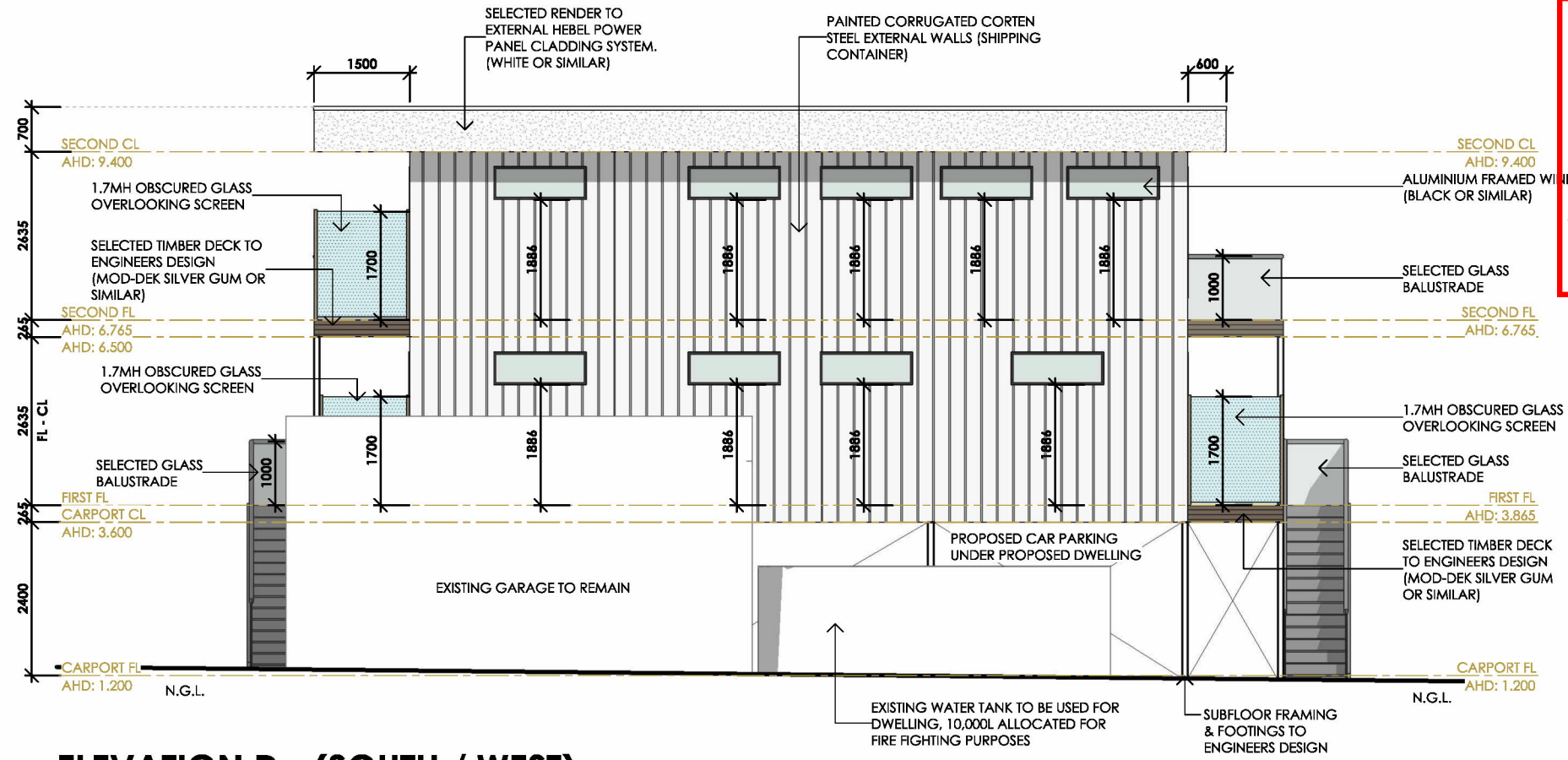


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ELEVATION C - (SOUTH / EAST)



ELEVATION D - (SOUTH / WEST)

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