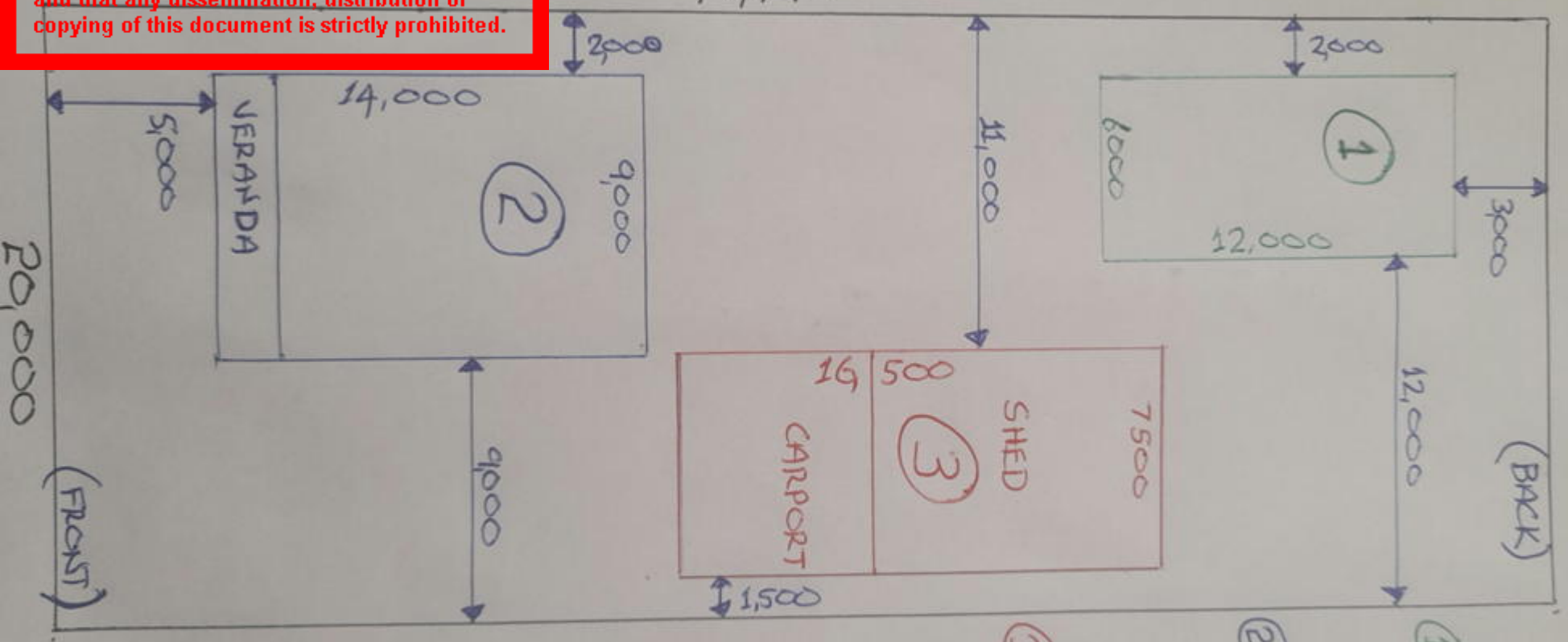


4 BRISBANE STREET PORT ALBERT

NORTH

49,490



① EXISTING SHED

② PROPOSED RE-BUILT COTTAGE

③ PROPOSED NEW SHED

SCALE
1:200

This document has been copied and 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.

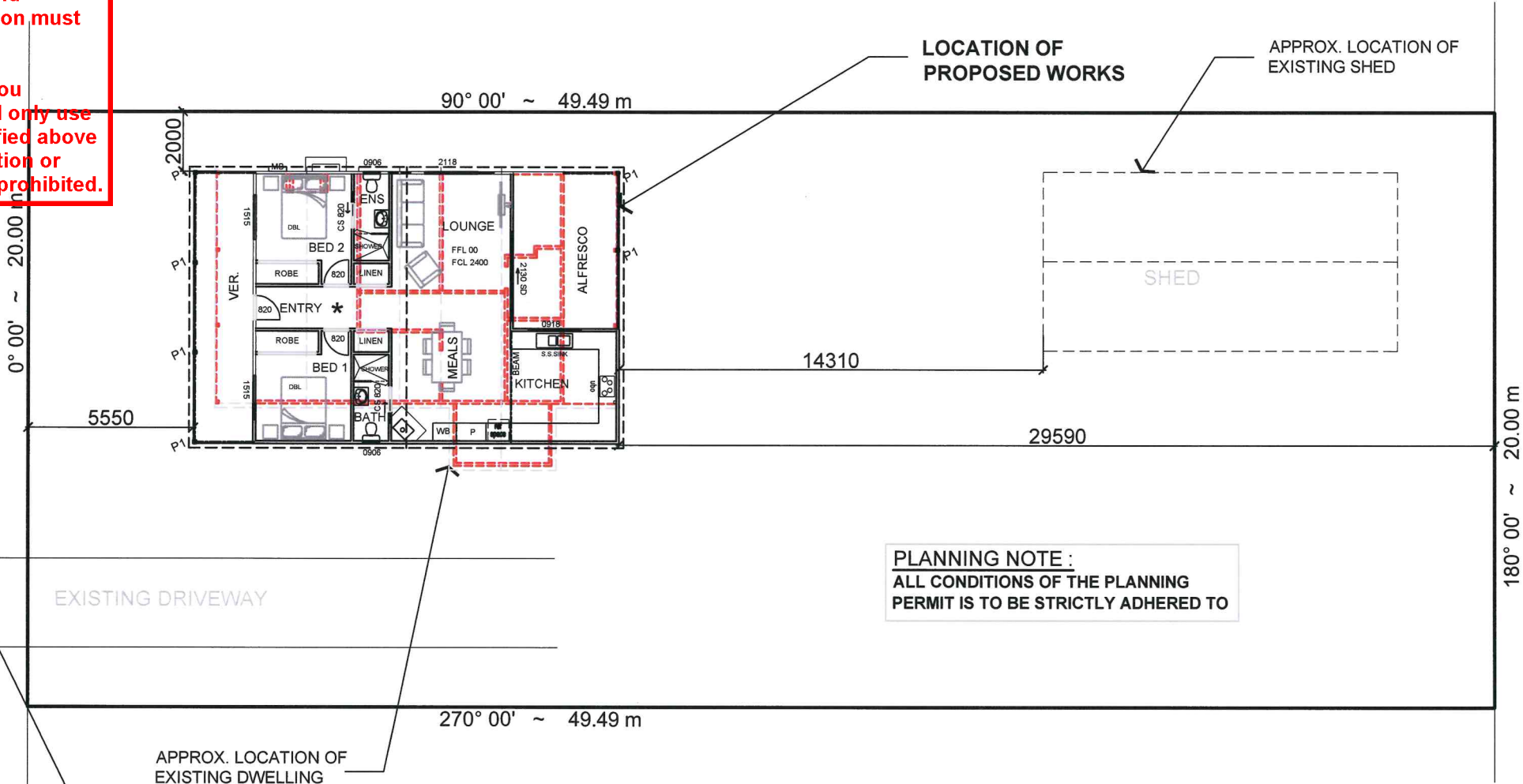
By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

This document has been copied and 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.

BRISBANE STREET

NATURE STRIP



PLANNING NOTE :
ALL CONDITIONS OF THE PLANNING PERMIT IS TO BE STRICTLY ADHERED TO

DETERMINATION OF BUSHFIRE ATTACK LEVEL (BAL) FOR THIS SITE (USING METHOD 1- C1 2.2) IN ACCORDANCE WITH THE REQUIREMENTS OF - AS 3959-2018 SUMMARY IS AS FOLLOWS:

1. RELEVANT F.D.I (Fire Danger Index -Victoria non alpine area) - 100
2. VEGETATION CLASSIFICATION - AS PER TABLE 2.3 AS-3959-2018 (No Vegetation of any significance has been identified within 100m of this site that requires too be classified by AS-3959-2018) THIS AREA HAS BEEN SPARCELY PLANTED OUT AND IS CONFINED TO THIS AND NEIGHBOURING PROPERTIES.. THIS HAS FORMED PART OF THIS ASSESSMENT UNDER AS-3959-2018.
3. DISTANCE OF DEVELOPMENT FROM CLASSIFIED VEGETATION - APPROX. NOT WITH IN 100m OF THE SUBJECT SITE.
4. EFFECTIVE SLOPE (UNDER CLASSIFIED VEGETATION) -Downslopes and Upslopes 5°and Flat Land - 0° SURROUNDING THE PROPOSED AND EXISTING STRUCTURE
5. DETERMINATION OF BUSHFIRE ATTACK LEVEL (BAL) Determined by the Minister for Planning - **BAL - 12.5**

SURFACE WATER DRAINAGE NOTE :
ALL EXTERNAL SURFACE SURROUNDING THE SLAB MUST BE GRADED TO GIVE SLOPE OF NOT LESS THEN
1, 25 mm OVER THE FIRST 1 m FROM THE BUILDING FOR SURFACES THAT ARE REASONABLY IMPERMEABLE OR
2, 50 mm OVER THE FIRST 1 m FROM THE BUILDING

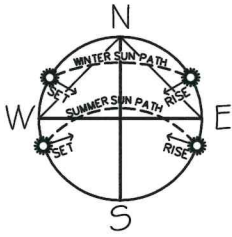
NOT FOR
CONSTRUCTION

SITE PLAN

SCALE 1:100 (sheet size A1) SCALE 1:200 (sheet size A3)

SITE NOTES

FOR ALL SITE DETAILS REFER TO ATTACHED COPY OF TITLE
- REFER TO GENERAL NOTES FOR SITE AND STORMWATER NOTES
- ALL DOWNPIPE POSITIONS ARE NOM. FINAL POSITIONS ARE TO BE CONFIRMED BY PLUMBER
- CONNECT DOWNPIPES TO EXISTING STORMWATER AS REQUIRED.
-ALL WORKS SHALL BE IN ACCORDANCE THE RELEVANT AUTHORITIES REQUIREMENTS.
- **ALL CONTOURS/ LEVELS ARE APPROXIMATES ONLY AND ARE FOR PLANNING PURPOSES ONLY**



INDEX

GENERAL NOTES & PROPOSED SITE PLAN
EXISTING CONDITIONS
FLOOR PLAN
ELEVATIONS

PAGE
1
2
3

GENERAL NOTES (NCC 2022 BCA - Vol. 1 & 2)

THIS BUILDING IS TO BE CONSTRUCTED TO COMPLY WITH THE CURRENT 2019 NATIONAL CONSTRUCTION CODE, 2018 BUILDING REGULATIONS AND AS3740-2010.
THE BUILDER, THE OWNER/BUILDER, AND/OR THE SUBCONTRACTOR SHALL BE RESPONSIBLE IRRESPECTIVE OF ANY NOTATIONS, OMISSIONS OR IRREGULARITIES HEREIN AND VERIFY ALL SPECIFICATIONS, DIMENSIONS, LEVELS AND SETBACKS PRIOR TO COMMENCING ANY WORKS OR ORDERING ANY MATERIALS. THEY SHALL ALSO BE RESPONSIBLE FOR ENSURING THAT ALL BUILDING WORKS CONFORM TO THE BUILDING CODE OF AUSTRALIA, ALL RELEVANT AUSTRALIAN STANDARDS (CURRENT EDITIONS) BUILDING REGULATIONS, LOCAL BY-LAWS AND TOWN PLANNING REQUIREMENTS. THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT STRUCTURAL AND ALL OTHER CONSULTANTS DETAILS/DRAWINGS AND ANY OTHER WRITTEN INSTRUCTIONS ISSUED IN THE COURSE OF THE CONTRACT.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.

SITE CLASSIFICATION – THESE PLANS SHALL BE READ IN CONJUNCTION WITH EITHER THE ASSUMED SOIL TYPE OR THE ACCOMPANYING SOIL REPORT. FOOTINGS TO BE FOUNDED AT THE MINIMUM DEPTHS INDICATED IN THE PLANS OR AS PER THE SOIL REPORT.

TERMITE PROTECTION –

WHERE THE BUILDING (EXCLUDES CLASS 10) IS LOCATED IN A TERMITE PRONE AREA THE AREA TO THE UNDERSIDE OF BUILDING AND PERIMETER IS TO BE TREATED AGAINST TERMITE ATTACK. THE BUILDING SHALL BE PROTECTED IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARD. TERMITE CONTROL TO AS3660.1-2014

WINDOWS AND SAFETY GLAZING –

– TO COMPLY WITH AS2047 & AS1288-2021ALL MATERIALS AND WORK PRACTICES SHALL COMPLY WITH, BUT NOT LIMITED TO THE BUILDING REGULATIONS 2019, THE MOST RECENT BCA REQUIREMENTS AND ALL RELEVANT CURRENT AUSTRALIAN STANDARDS (AS AMENDED) REFERRED TO THEREIN.
GLAZING INCLUDING SAFETY GLAZING SHALL BE INSTALLED TO A SIZE, TYPE AND THICKNESS SO AS TO COMPLY WITH AS1288 AND:
–BCA PART 3.6 FOR CLASS 1 AND 10 BUILDINGS WITHIN A DESIGN WIND SPEED OF NOT MORE THAN N3, AND
–BCA PART B1.4 FOR CLASS 2 TO 9 BUILDINGS

WET AREAS –

WATERPROOFING OF WET AREAS, BEING BATHROOMS, SHOWERS, SHOWER ROOMS, LAUNDRIES, SANITARY COMPARTMENTS AND THE LIKE SHALL BE PROVIDED IN ACCORDANCE WITH AS 3740-2021: WATERPROOFING OF WET AREAS IN RESIDENTIAL BUILDINGS.
PROVIDE AN IMPERVIOUS SUBSTRATE AND SELECT SURFACE FINISH TO FLOORS WITHIN 1500mm OF AN UNENCLOSED SHOWER AND SAME TO WALLS AT 1800mm ABOVE FLOORS AND 150mm ABOVE BATH, SINKS, BASINS AND TROUGH SPLASHBACKS AND THE LIKE.. FOR EXTERNAL UPPER BALCONY TILING TO COMPLY WITH AS4654.1 & AS4654.2 2012

DESIGN GUST WIND SPEED/WIND CLASSIFICATION–
BUILDING TIEDOWNS TO BE PROVIDED IN ACCORDANCE WITH A.S. 1684 PART 2 & 3 –2021 FOR AN ASSUMED DESIGN GUST WIND SPEED / WIND CLASSIFICATION TO BE VERIFIED BY THE RELEVANT BUILDING SURVEYOR. REFER TO AS 1684 FOR CONSTRUCTION REQUIREMENTS.

*** DENOTES LOCATION OF SMOKE ALARMS TO BE PROVIDED AND INSTALLED IN ACCORDANCE WITH A.S. 3786 – 2014 AND UNLESS INSTALLED IN AN EXISTING PART OF CLASS 1,2 OR 3 BUILDING OR A CLASS 4 PART OF A BUILDING THE SMOKE ALARM SHALL BE HARD WIRED TO 240V WITH BATTERY BACKUP. INTERCONNECTED WHEN MORE THAN 1 PRESENT ALSO TO BE CONNECTED PURSUANT TO PART 3.7.2.2(d)**

REMOVABLE HINGES – PROVIDE REMOVABLE HINGES TO W.C.'S WHERE CLEARANCE FROM EDGE OF PAN TO DOOR OPENING IS LESS THAN 1200mm.

FOOTINGS NOT TO CLOSE PROXIMITY TO THE SEA ENSURE THAT ALL STEEL WORK, BRICK CAVITY TIES, AND STEEL LINTELS, ETC. THAT ARE EMBEDDED OR FIXED INTO MASONRY BE PROTECTED IN ACCORDANCE WITH A.S. 1650 OR A.S. 3700 – 2018 TABLE 2.2. HOT DIPPED GALV. S/LESS STEEL OR CADMIUM COATED. ALL FOOTINGS TO AS 2870 – 2011

SUB-FLOOR VENTS TO PROVIDE A RATE OF 7500mm SQ. CLEAR VENTILATION PER 1000mm RUN OF EXTERNAL MASONRY WALL AND 22000mm SQ. CLEAR VENTILATION 1000mm RUN OF INTERNAL DWARF WALLS.
PROVIDE CLEARANCE FROM UNDERSIDE OF BEARER TO FINISHED GROUND LEVEL OF 150mm FOR FLOORS WITH STRIP FLOORING OR 200mm FOR FLOORS WITH PARTICLEBOARD FLOORING.

THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ANY HOUSE ENERGY RATING (HER) REPORT AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STAMPED PLANS ENDORSED BY THE ACCREDITED THERMAL PERFORMANCE ASSESSOR WITHOUT ALTERATION WINDOW SIZES NOMINATED ARE NOMINAL ONLY. ACTUAL SIZE MAY VARY ACCORDING TO MANUFACTURERR. WINDOWS TO BE FLASHED ALL AROUND

STAIR REQUIREMENTS:–
– STEP SIZES (OTHER THAN FOR SPIRAL STAIRS) TO BE:
– RISERS (R) 190MM MAXIMUM AND 115MM MINIMUM (180MM FOR COMMERCIAL)
– GOING (G) 355MM MAXIMUM AND 240MM MINIMUM (250MM FOR COMMERCIAL)
– 2R + 1G = 700MM MAXIMUM AND 550MM MINIMUM
– WITH LESS THAN 125MM GAP BETWEEN OPEN TREADS
– ALL TREADS, LANDINGS AND THE LIKE TO HAVE NON SLIP FINISH CLASSIFICATION NOT LESS THAN P3 OR R10 OR NOSING STRIPS WITH A RESISTANCE CLASSIFICATION NOT LESS THAN P3 (INTERNAL) OR P4 (EXTERNAL). (CAUSE 3.9.1.4 NCC 2016 VOLUME 2) & MUST COMPLY WITH AS. 4586-2013
– PROVIDE BALUSTRADES WHERE CHANGE IN LEVEL EXCEEDS 1000MM ABOVE THE SURFACE BENEATH LANDINGS, RAMPS AND/OR TREADS. BALUSTRADES (OTHER THAN TENSIONED WIRE BALUSTRADES) 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 BALUSTRADE 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 BALUSTRADE CONSTRUCTION TO COMPLY WITH NCC 2016 VOLUME 2 PART 3.9.2.3 FOR CLASS 1 AND 10 BUILDINGS AND NCC 2016 VOLUME 1 PART D2.16 FOR OTHER CLASSES OF BUILDINGS
– STAIRWAY HAND RAILS TO BE 865MM MINIMUM ABOVE STAIR NOSING AND LANDINGS AND TO BE CONTINUOUS THROUGHOUT WHOLE FLIGHT.

STORMWATER STORMWATER DRAINAGE TO BE DESIGNED & CONSTRUCTED IN ACCORDANCE WITH AS/NZS 3500.3-2003.90mm Dia PVC PIPE UNLESS NOTED OTHERWISE. CLASS 6UPVC 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

SERVICES, SEWER AND SEPTIC SHALL BE IN ACCORDANCE THE RELEVANT AUTHORITIES REQUIREMENTS & APPROVAL.

ROOF TRUSSES SHALL BE SUPPLIED AND INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS AND DETAILS. ALL ROOFING MEMBERS SHALL BE GENERALLY TIED DOWN WITH (OR EQUIVALENT TO) A CONT. HOOP IRON STRAP OVER THE MEMBER AND FIXED DOWN ONTO THE STUD BELOW. ALL OTHER WALL AND ROOF BRACING AND FIXING (TIE DOWN) SHALL BE IN ACCORDANCE WITH A.S. 1684 PART 2 & 3 –2021– THE NATIONAL TIMBER FRAMING CODE

CHIMNEYS AND FLUES TO BE FITTED IN ACCORDANCE WITH THE B.C.A AND MANUFACTURERS SPECIFICATIONS

MECHANICAL VENTILATION TO BE VENTED EXTERNALLY IN ACCORDANCE WITH THE B.C.A AND MANUFACTURERS SPECIFICATIONS
– EXHAUST FANS TO BE DUCTED DIRECTLY TO THE OUTSIDE AND HAVE FLOW RATES AS FOLLOWS: BATHROOMS, ENSUITES, W.C. = 25L/S, & KITCHEN / LAUNDRIES = 40L/S.

CONCRETE STUMPS

–100mm SQ. UP TO 1400mm LONG (1 NO. H.D. WIRE)
–100mm SQ. 1401mm TO 1800mm LONG (2 NO. H.D. WIRE)

–125mm SQ. 1801mm TO 3000mm LONG (2 NO. H.D. WIRE)

NOTE ALL STUMPS EXCEEDING 1200mm ABOVE GROUND TO BE BRACED WHERE NO PERIMETER BASE BRICKWORK PROVIDED. THE BUILDER SHALL TAKE ALL STEPS NECESSARY TO ENSURE THE STABILITY OF NEW AND EXISTING STRUCTURES DURING ALL WORKS. ANT CAPS MUST BE PROVIDED TO ALL STUMPS

FOR BUILDINGS IN MARINE OR OTHER EXPOSURE ENVIRONMENTS SHALL HAVE MASONRY UNITS, MORTAR AND ALL BUILT IN COMPONENTS AND THE LIKE COMPLYING WITH THE DURABILITY REQUIREMENTS OF TABLE 5.1 OF AS3700-2018 MASONRY STRUCTURES.

ALL DIMENSIONS IN MILLIMETERS UNLESS STATED OTHERWISE. WRITTEN DIMENSIONS TAKE PREFERENCE OVER SCALED. VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING CONSTRUCTION

THESE DRAWINGS ARE SUBJECT TO COPYRIGHT

THESE NOTES DO NOT REPLACE OR SUBSTITUTE ANY REGULATIONS, STATUTORY REQUIREMENTS AND/OR BUILDING PRACTICE. THEY ARE PROVIDED ONLY AS GUIDELINES. NO RESPONSIBILITY IS ACCEPTED FOR THEIR USE.

THE OWNER SHALL BE RESPONSIBLE FOR ENSURING THAT ALL SPECIFICATION ITEMS AND SIZES NOMINATED ARE CORRECT AND DOCUMENTED TO THEIR REQUIREMENTS.

BAL DISCLAIMER – THESE DOCUMENTS ARE SHOWING WHAT HAS BEEN ASSESSED PRIOR TO THE PLANS AS DATED. IT IS IMPORTANT TO NOTE THAT THIS ASSESSMENT IS AN OPINION/INTERPRETATION OF THE RELEVANT CODES. THIS OFFICE TAKES NO RESPONSIBILITY FOR ANY ACTIONS OR SUFFER ANY CONSEQUENCES WHICH MAY ARISE FROM A BUSHFIRE OR WILDFIRE EVENT DESTROYING OR DAMAGING ANY PART OF THE ASSESSED SITE OR BUILDING.

title:	COSTING PLANS ~ 19-06-2023		drawn:	PW	chk'd:	DJT
proposed:	EXTENSION & RENOVATION		date :	DEC. 2021		
for:	DAVID & ANNE PAYNE		scale:	AS NOTED		
at:	4 BRISBANE STREET PORT ALBERT 3971		revision :	1	issue :	A
			sheet :	1 of -		
			reg no :			
			job no :	21-2239		



David
Trease

Design and Drafting

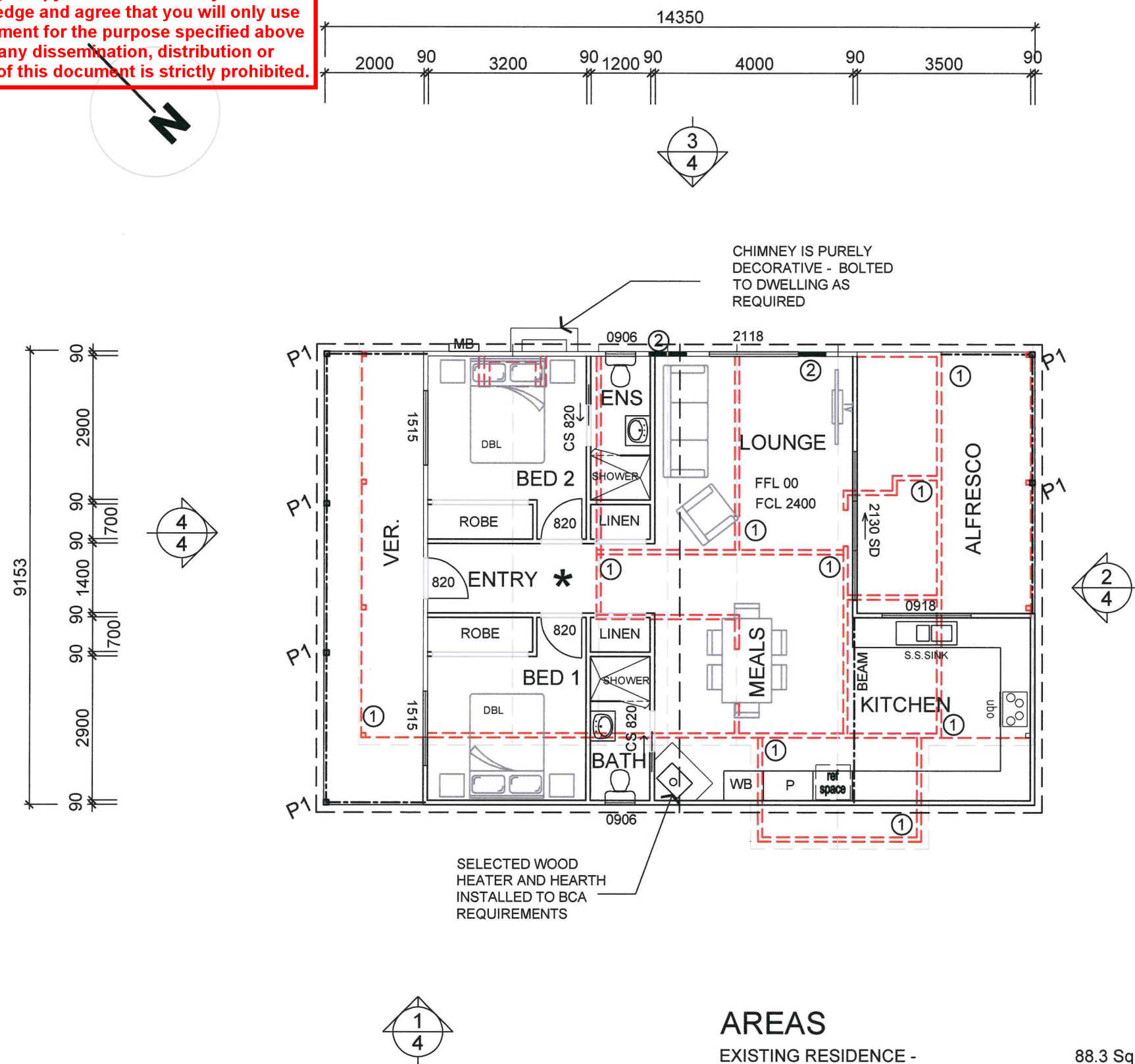
Solutions

Rawata Road
Ruby, Victoria, 3951

phone: (03) 56 625 119
fax: (03) 56 622 968
mobile: 0407 625 199
email: david@davidtreasedesign.com.au

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.

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.



EXISTING RESIDENCE -	88.3 Sq m
EXISTING VERANDAHS -	23.7 Sq m
PROPOSED EXTENSION -	17.1 Sq m
PROPOSED FRONT VER. EXTENSION -	8.6 Sq m
PROPOSED ALFRESCO EXTENSION -	10.0 Sq m

88.3 Sq m
23.7 Sq m
17.1 Sq m
8.6 Sq m
10.0 Sq m

NW SUGGESTION - REPLACE EXISTING WINDOW OR
NSD SLIDING DOOR WITH NEW TO BE CONFIRMED TO
CLIENTS DETAILS

- CHECK THAT ALL WINDOW SIZES AND CONFIGURATIONS MATCH CLIENTS SELECTION AND COMPLY WITH THERMAL BUILDING REQUIREMENTS BEFORE THEY ARE ORDERED

NOT FOR
CONSTRUCTION

Project Description :
EXTENSION & RENOVATION

Client :
DAVID & ANNE PAYNE

Project Address :
4 BRISBANE STREET
PORT ALBERT 3971

Date :
DEC. 2021

Revision: 1	Issue: A
Drawn: PW	Chk'd By: D.IT

Sheet: 3 of -

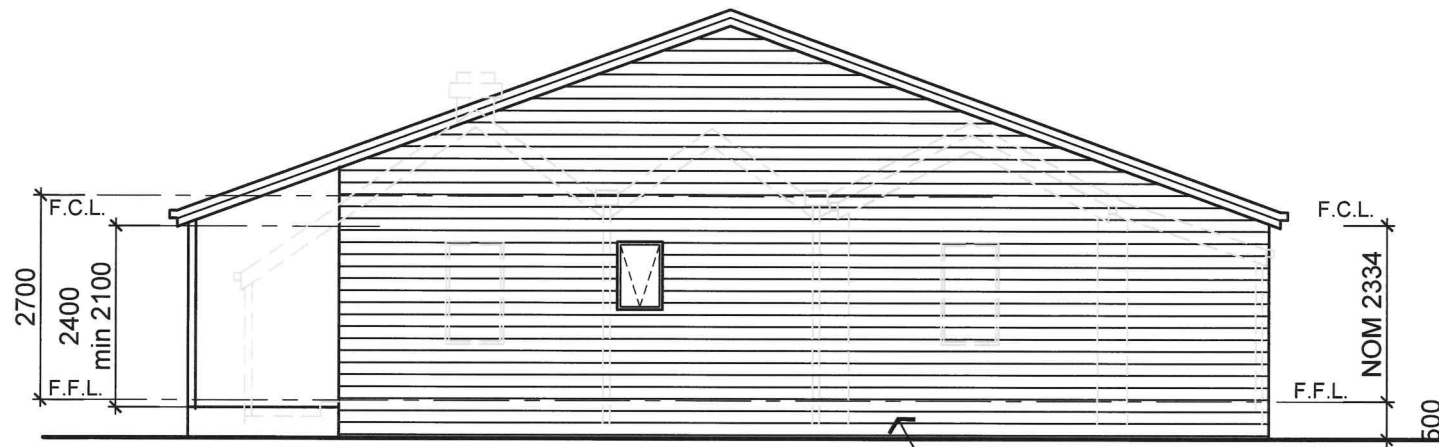
Project No. :
21-2239

The logo for David Trease Design and Drafting is located in the top left corner. It features a large, stylized monogram of the letters 'D' and 'T' in a dark grey color. The 'D' is formed by two thick, curved strokes, and the 'T' is a single vertical stroke. To the right of the monogram, the name 'David Trease' is written in a clean, sans-serif font. Below the name, the text 'Design and Drafting' is written in a smaller font. Further down, the address '760 Wilson Rawat Road, Ruby, Victoria, 3951' is listed, followed by contact details: 'phone: (03) 56 625 119', 'fax: (03) 56 622 966', 'mobile: 0407 625 166', and 'email: david@davidtreasedesign.com.au'.

FLOOR PLAN

SCALE 1:50 (sheet size A1)
 © SUBJECT TO COPYRIGHT

SCALE 1:100 (sheet size A3)

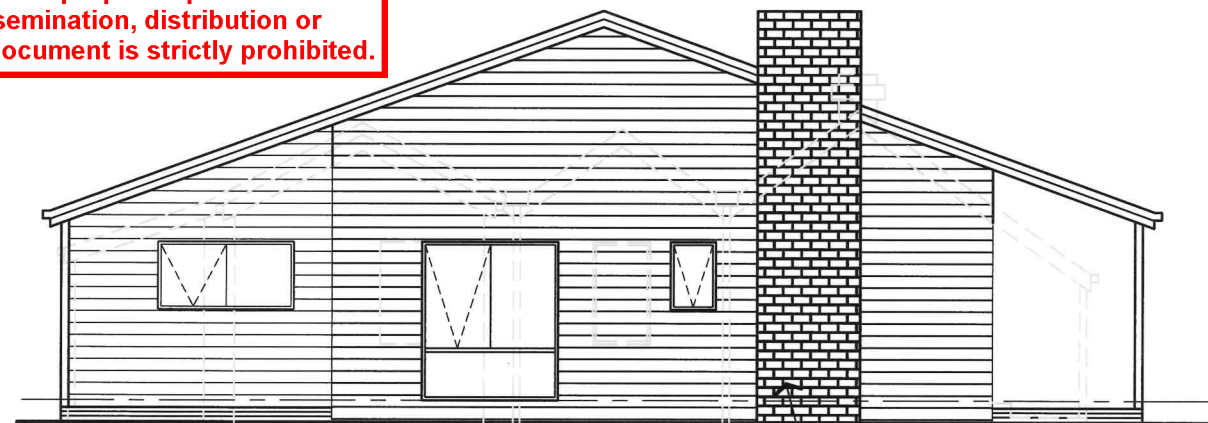


ELEVATION 1
SCALE 1:100

NEW WEATHERBOARDS TO BE REINSTATED WITH FIBRO-CEMENT PRODUCTS THAT MATCH IN SIZE AND PROFILE OF EXISTING AS REQUIRED



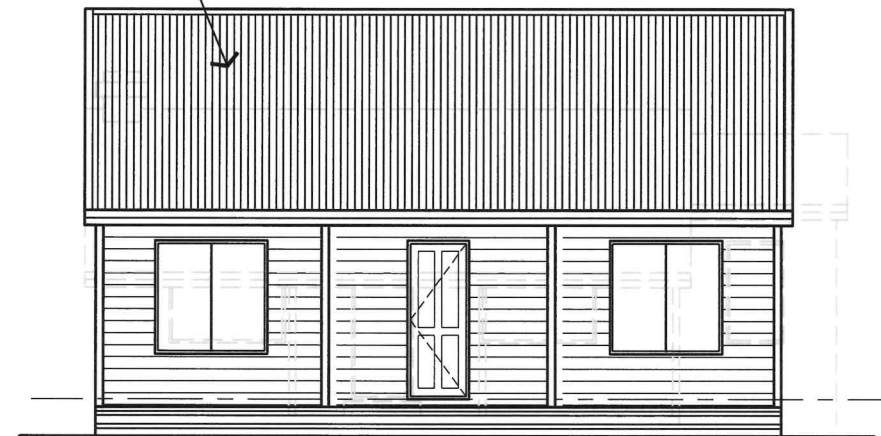
ELEVATION 2
SCALE 1:100



ELEVATION 3
SCALE 1:100

CHIMNEY IS PURELY DECORATIVE - BOLTED TO DWELLING AS REQUIRED

SELECTED GALVANIZED ROOFING @ NOM. 20° PITCH. TO EXISTING DWELLING AS REQUIRED



ELEVATION 4
SCALE 1:100

NOT FOR CONSTRUCTION

ELEVATIONS

SCALE 1:50 (sheet size A1)
© SUBJECT TO COPYRIGHT

SCALE 1:100 (sheet size A3)

Title :
PRELIMINARY- 24-01-2025

Project Description :
EXTENSION & RENOVATION

Client :
DAVID & ANNE PAYNE

Project Address :
**4 BRISBANE STREET
PORT ALBERT 3971**

Date :
DEC. 2021

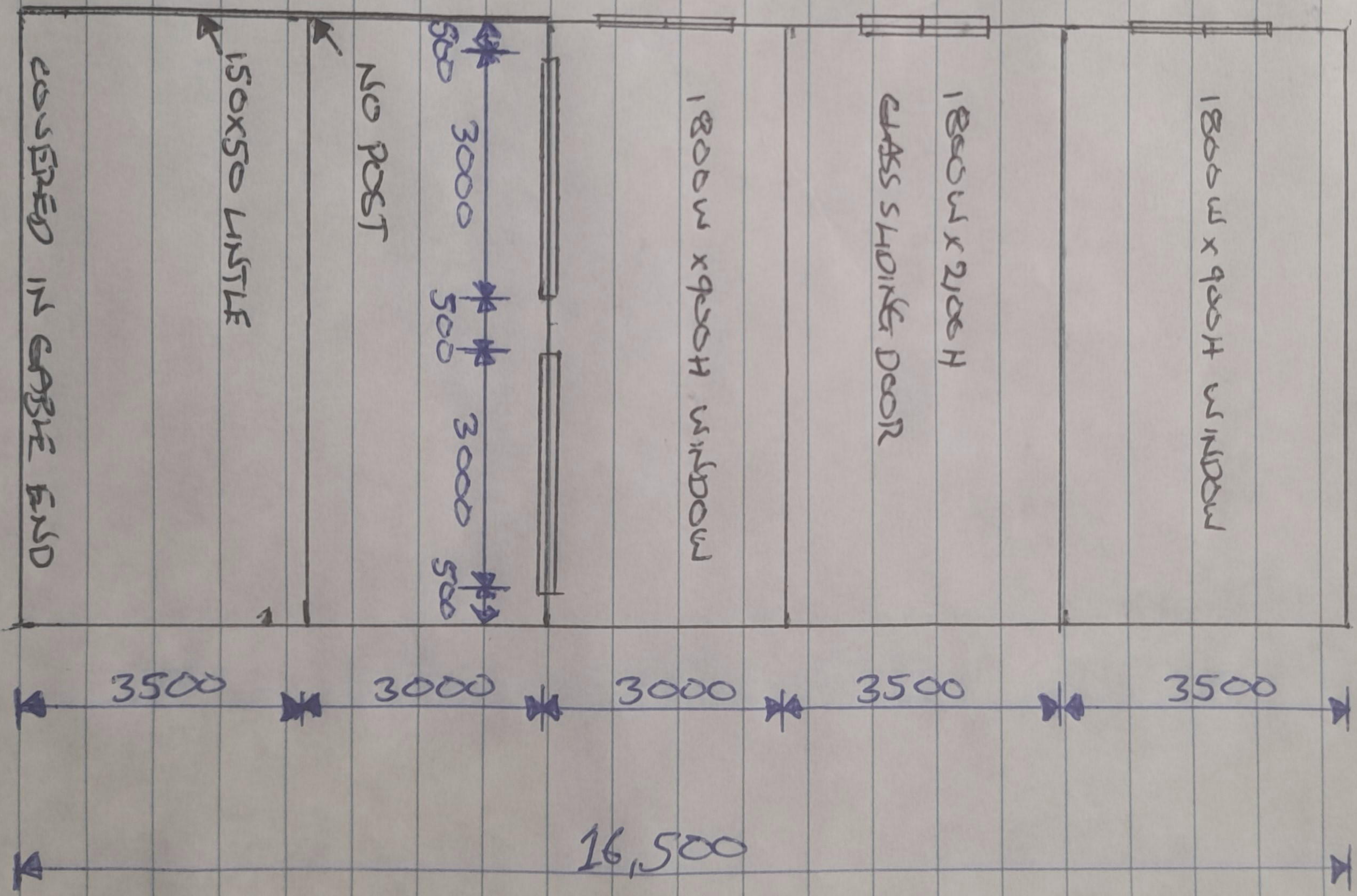
Revision: 1 Issue: A

Drawn: PW Chk'd By: DJT

Sheet: 4 of -

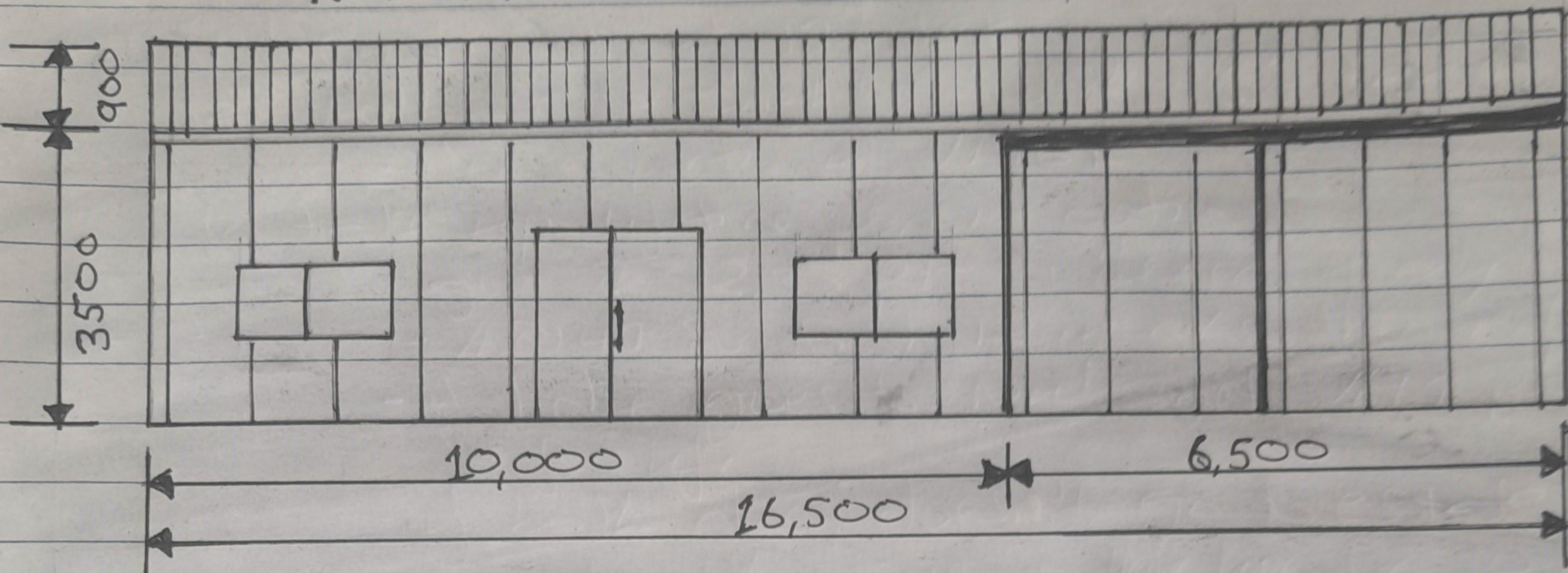
Project No. :
21-2239

David Trease
Design and Drafting
Solutions
Ruby, Victoria, 3951
phone: (03) 56 625 119
fax: (03) 56 622 966
mobile: 0407 625 166
email: david@davidtreasedesign.com.au

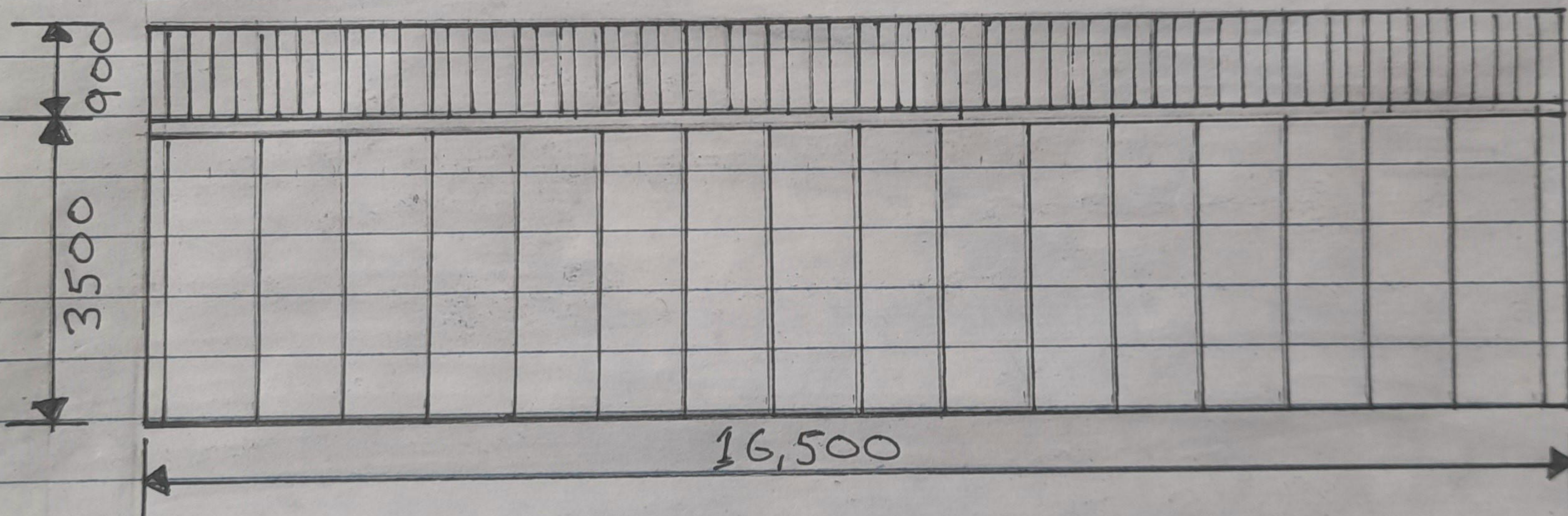


4 BRISBANE STREET PORT ALBERT

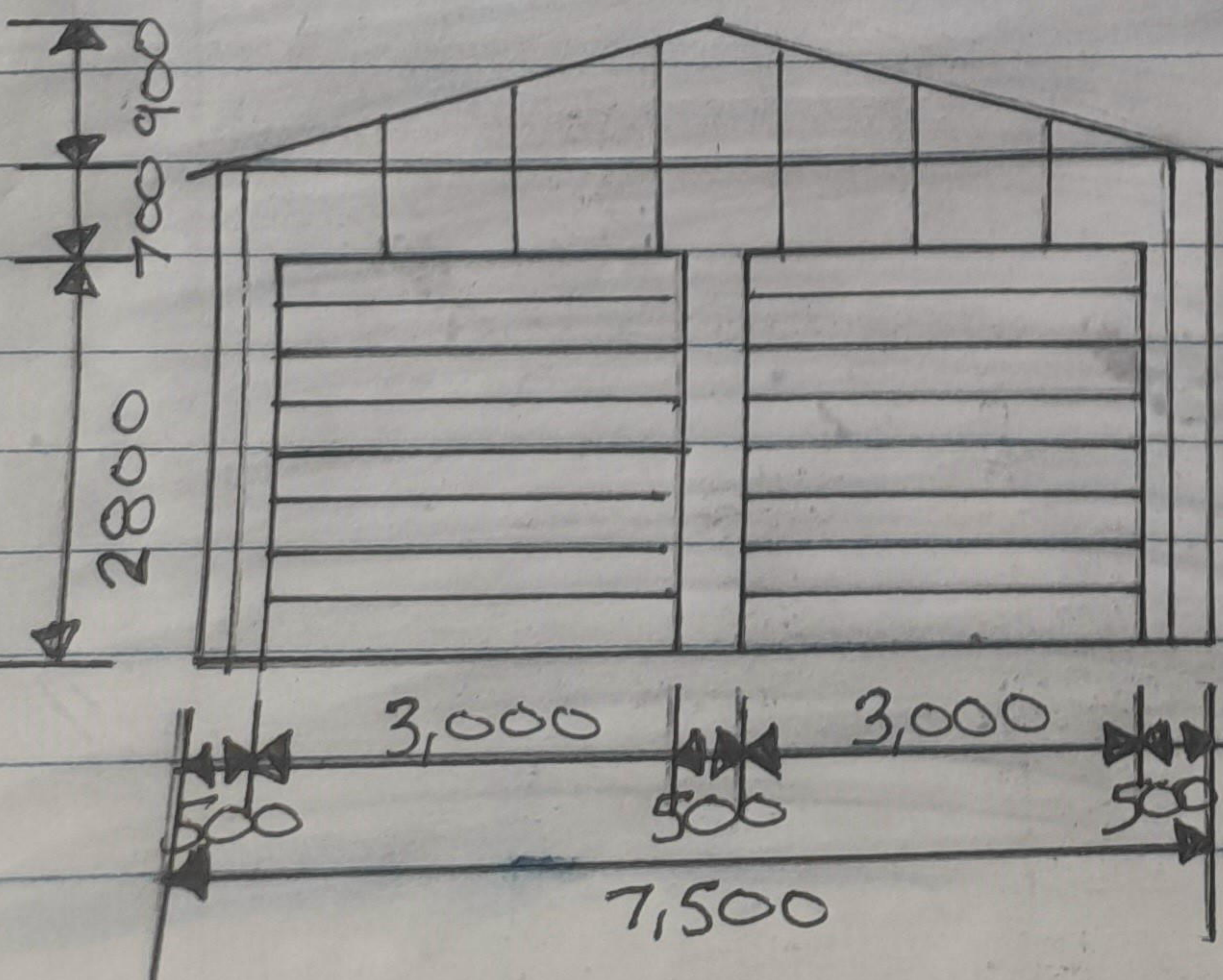
NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

10°
PITCH

