

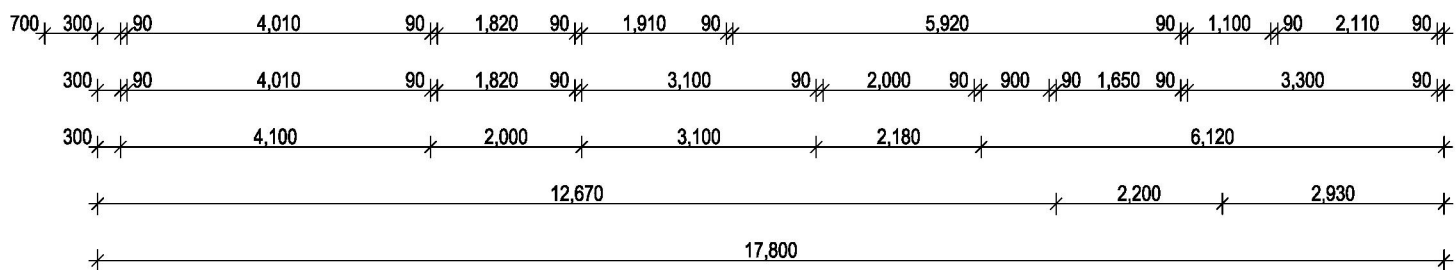
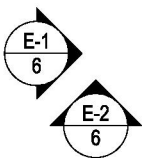
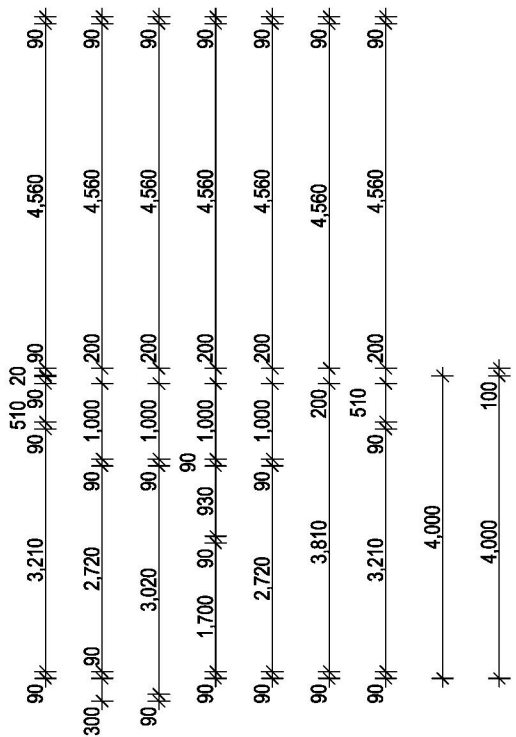
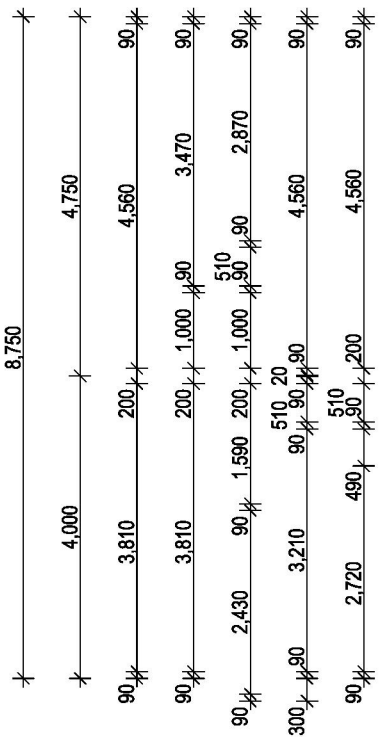


Client Approval		 <div>55 Industrial Road Stratford VIC 3862 1300 946 815</div>	Project Title SHOREHAM 16 - CUSTOMISED	AREA CALCULATIONS LIVING 135.3 ALFRESCO 17.7 FRONT DECK 4.0 LANDING 2.6 159.6 m²	Contractors shall check and verify all dimensions and verify all errors and omissions to the Builder. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Builder for construction	PRELIMINARY DRAWINGS			© COPYRIGHT  NORTH POINT
CLIENT INITIALS: _____			Client Name [REDACTED]			Date: 20/10/2021	Scale: As Noted	Page Size: A3	
			Address LOTS 795 & 796, No. 80-82 VICTORIA STREET LOCH SPORT VIC 3851			Drawn By: DM	Checked: GO		
BUILDER INITIALS: _____			Drawing Title SITE PLAN			Project Number: 0485	Sheet No: 3 of 13	Revision: PD-C	
					These drawings are deemed to comply with all current statutory building legislation, regulations & codes relevant to the site.				
					Signed..... Ken Raikes Vic. DB-U 2108 CB-L 43089 - NSW. 174651C				

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1 FLOOR PLAN
SCALE: 1:100

FLOOR PLAN LEGEND:	
[CON]	CONCRETE SLAB
[CT]	CERAMIC TILES
[CPT]	CARPET
[VP]	VINYL PLANK FLOORING
[OAK]	ENG. OAK FLOORING
[TD]	TIMBER DECKING
DP	DOWN PIPE
SP	SPREADER

Client Approval

CLIENT INITIALS: _____

BUILDER INITIALS: _____



55 Industrial Road Stratford VIC 3862
1300 946 815

Project Title
SHOREHAM 16 - CUSTOMISED

Client Name
[REDACTED]

Address
LOTS 795 & 796, No. 80-82 VICTORIA STREET
LOCH SPORT VIC 3851

Drawing Title
FLOOR PLAN

AREA CALCULATIONS

LIVING135.3

ALFRESCO17.7

FRONT DECK4.0

LANDING2.6

159.6 m²

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Signed.....
Ken Raikes Vic. DB-U 2108 CB-L 43089 - NSW. 174651C

PRELIMINARY DRAWINGS

Date:20/10/2021

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Project Number:0485

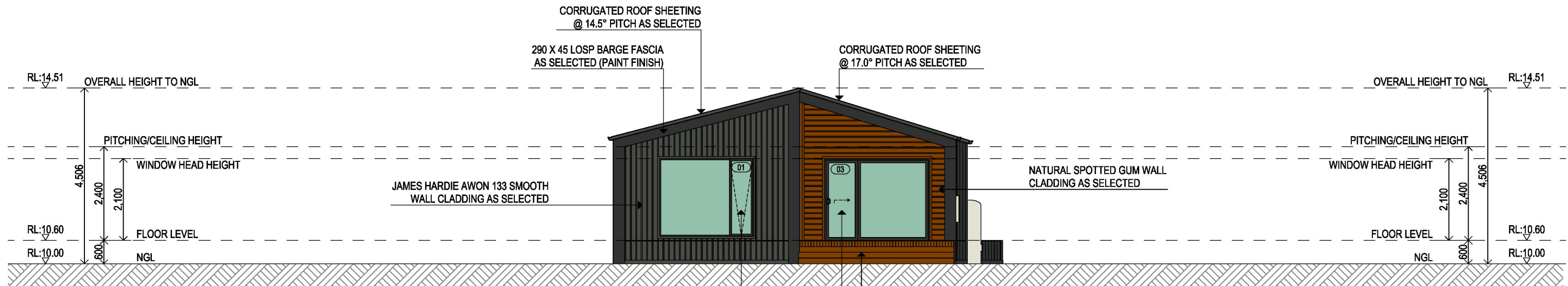
Sheet No:4 of 13

Revision:PD-C

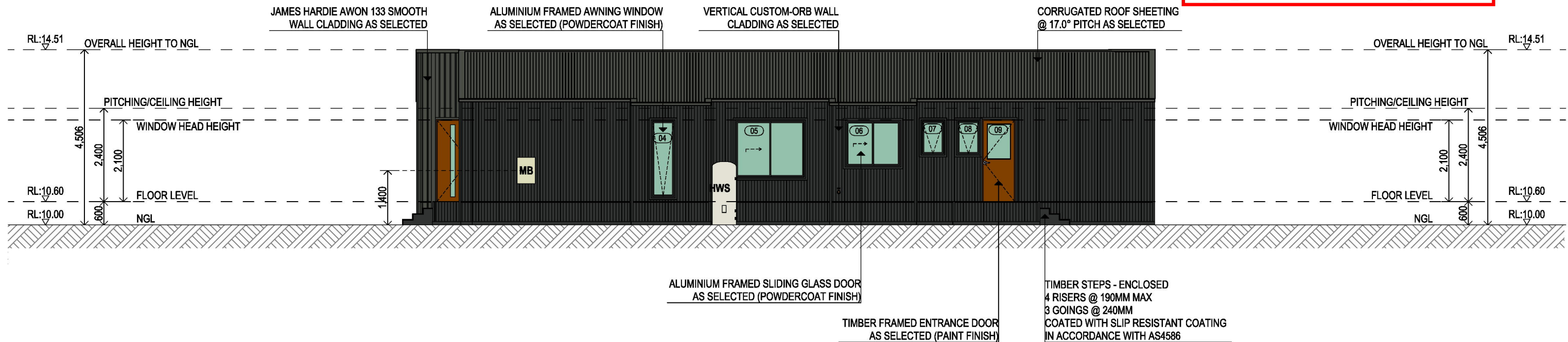


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E-1 WEST ELEVATION
SCALE: 1:100




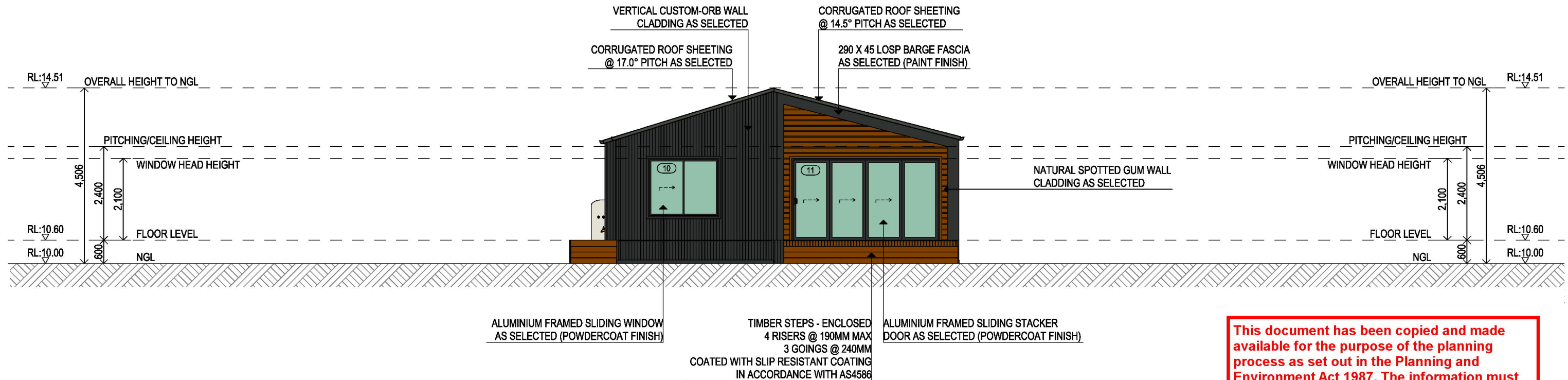
E-2 SOUTH ELEVATION
SCALE: 1:100

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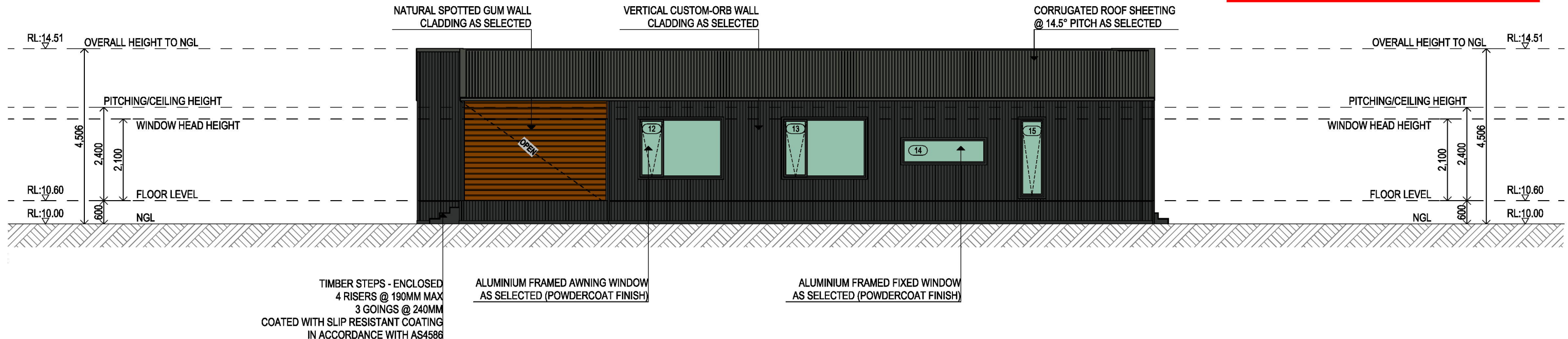
Client Approval		 Anchor Homes 55 Industrial Road Stratford VIC 3862 1300 946 815	Project Title SHOREHAM 16 - CUSTOMISED	AREA CALCULATIONS LIVING 135.3 ALFRESCO 17.7 FRONT DECK 4.0 LANDING 2.6 159.6 m²	Contractors shall check and verify all dimensions and verify all errors and omissions to the Builder. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Builder for construction	PRELIMINARY DRAWINGS			© COPYRIGHT
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BUILDER INITIALS: _____	Drawn By: DM		Checked: GO						
	Project Number: 0485		Sheet No: 6 of 13		Revision: PD-C				
					These drawings are deemed to comply with all current statutory building legislation, regulations & codes relevant to the site.				
					Signed..... Ken Raikes Vic. DB-U 2108 CB-L 43089 - NSW. 174651C				



E-3 EAST ELEVATION
SCALE: 1:100


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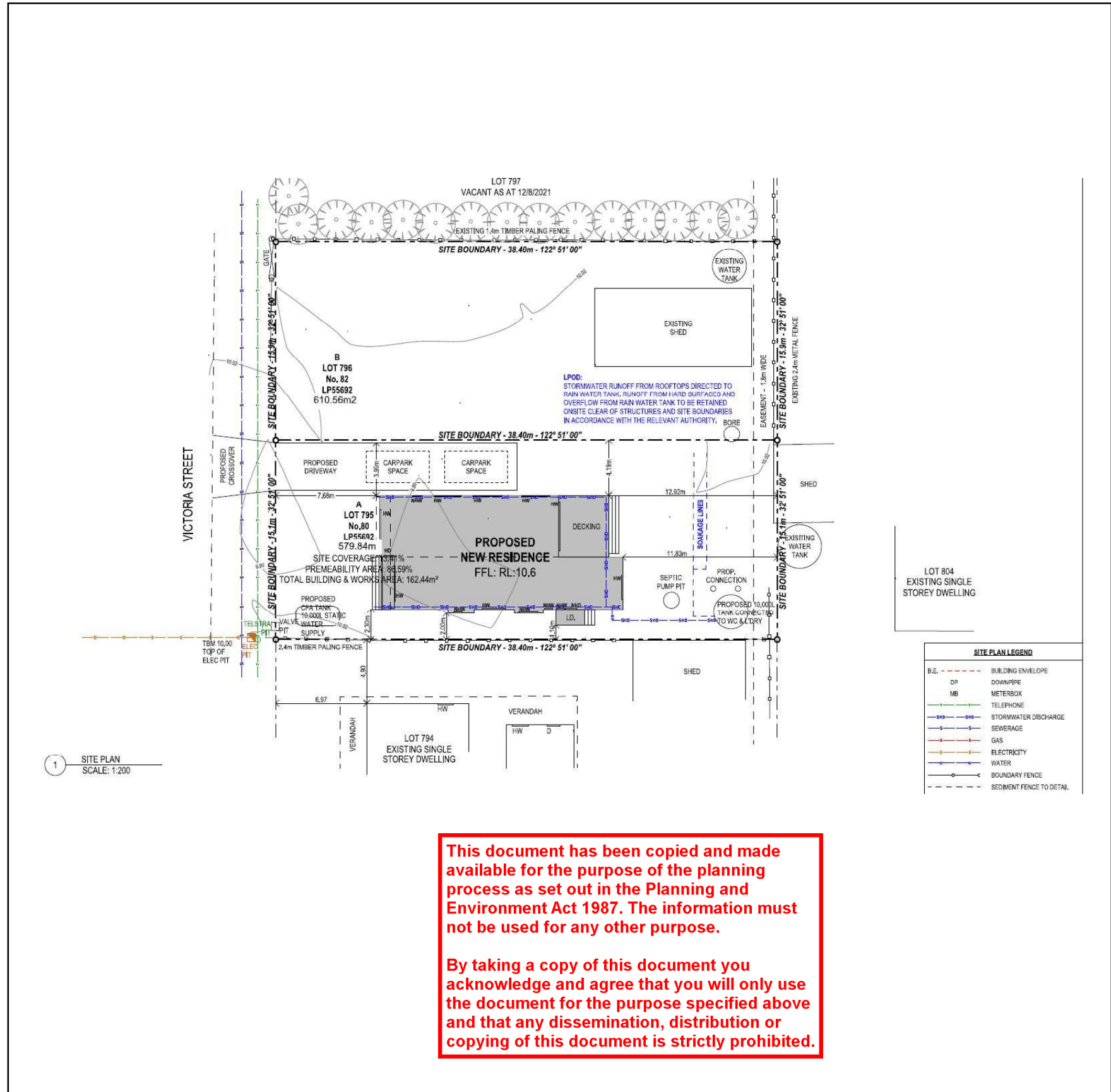
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E-4 NORTH ELEVATION
SCALE: 1:100

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			Client Name [REDACTED]								
			Address LOTS 795 & 796, No. 80-82 VICTORIA STREET LOCH SPORT VIC 3851								
			Drawing Title ELEVATIONS								



Mandatory Condition

The bushfire protection measures forming part of this permit or shown on the endorsed plans, including those relating to construction standards, defendable 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

a) Defendable Space

Defendable space is provided for a distance of 30 metres around the dwelling or to the property boundary whichever is the lesser and managed in accordance with the following:

- 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 2 metres.
- There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

b) Construction Standard

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

c) Water Supply

The following requirements apply:

- An effective capacity of 10,000 litres.
- Be stored in an above ground water tank constructed of concrete or metal.
- Have all fixed above ground water pipes and fittings required for firefighting purposes made of corrosive resistant metal.
- Include a separate outlet for occupant use.

Where a 10,000 litre water supply is required, the following fire authority fittings and access must be provided:

- Be readily identifiable from the building or appropriate identification signage to the satisfaction of the relevant fire authority.
- Be located within 60 metres of the outer edge of the approved building.
- The outlet/s of the water tank must be within 4 metres of the accessway and unobstructed.
- Incorporate a separate ball or gate valve (British Standard Pipe (BSP 65 millimetre) and coupling (64 millimetre CFA 3 thread per inch male fitting).
- Any pipework and fittings must be a minimum of 65 millimetres (excluding the CFA coupling).

d) Access

Access Required: No ☐

Yes ☒ The following design and construction requirements apply:

- All-weather construction.
- A load limit of at least 15 tonnes.
- Provide a minimum trafficable width of 3.5 metres.
- Be clear of encroachments for at least 0.5 metres on each side and at least 4 metres vertically.
- Curves must have a minimum inner radius of 10 metres.
- The average grade must be no more than 1 in 7 (14.4%) (8.1°) with a maximum grade of no more than 1 in 5 (20%) (11.3°) for no more than 50 metres.
- Dips must have no more than a 1 in 8 (12.5%) (7.1°) entry and exit angle.

Length of access is greater 100 metres: Yes ☐ No ☒

Where length of access is greater than 100 metres the following design and construction requirements apply:

- A turning circle with a minimum radius of eight metres, or
- A driveway encircling the building, or
- The provision of other vehicle turning heads – such as a T or Y Head – which meet the specification of Austroad Design for an 8.8 metre service vehicle.

Length of driveway is greater than 200 metres: Yes ☐ No ☒

Where length of access is greater than 100 metres the following design and construction requirement applies:

- Passing bays are required at least every 200 metres that are a minimum 20 metres long and a minimum trafficable width of 6 metres.