

FIFTH AVE

GATE

GATE

DRIVEWAY

EXISTING
HOUSE

Septic Runoff underground

SEPTIC

EXISTING
WATER
TANK

FENCE

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sent 6/2/2024
sent 8/2/202

EXISTING
SHED

500 mm

2m

PROPOSED
GARAGE / SHED.
12m x 10m

200 mm

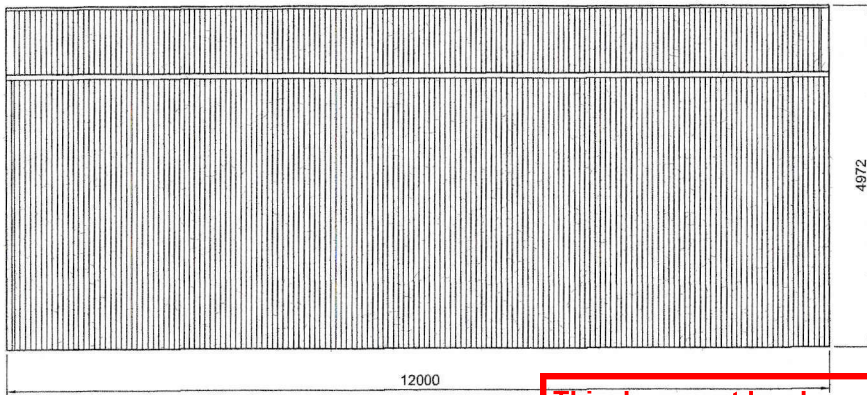
1.500 mm

4.3m

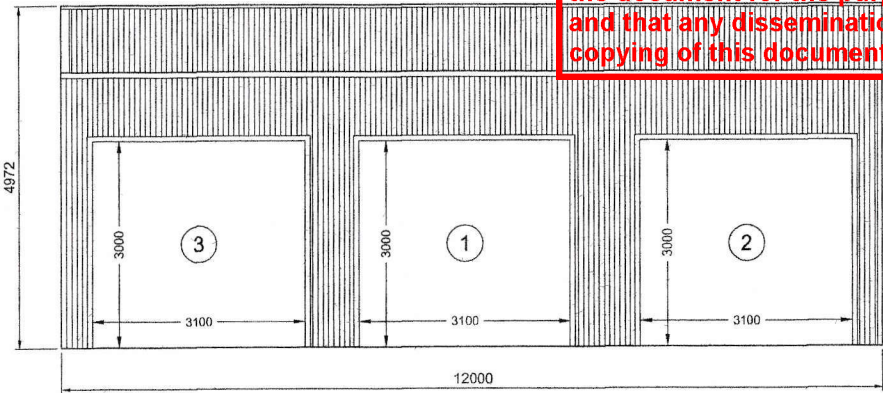
1.3m

14m

7m



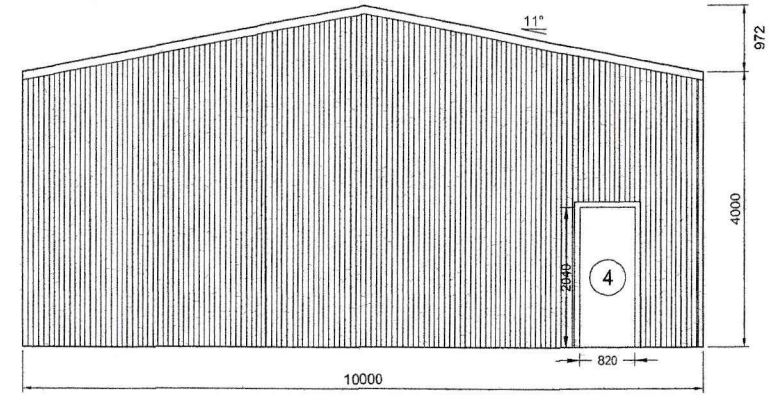
2 LEFT ELEVATION
2 SCALE: 1:75



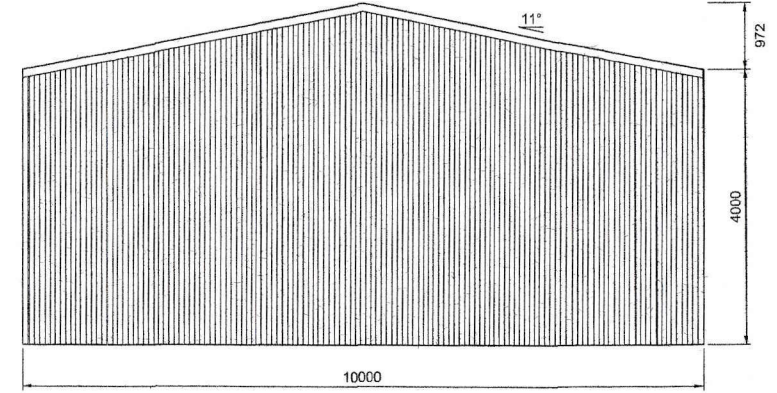
1 RIGHT ELEVATION
2 SCALE: 1:75

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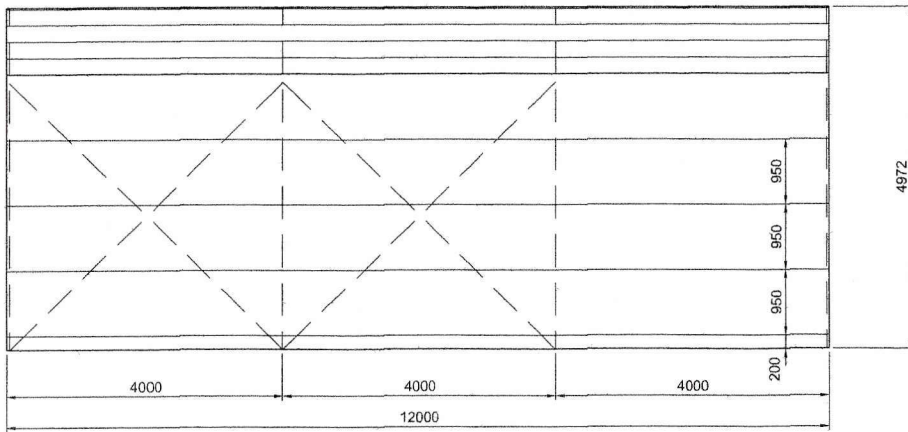
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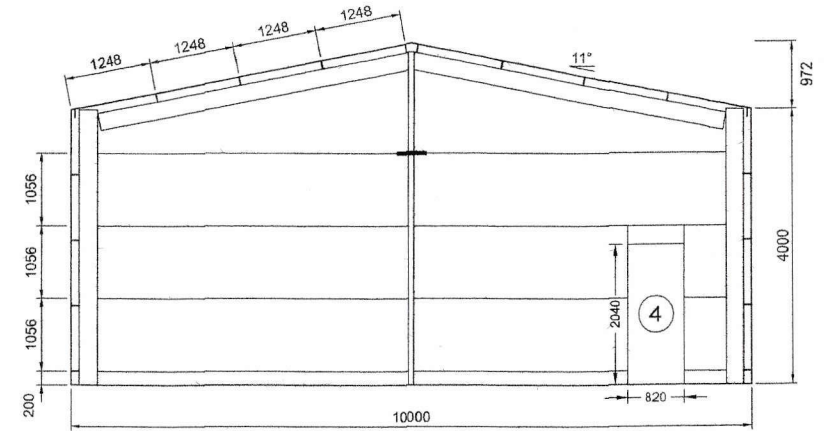
3 REAR ELEVATION
2 SCALE: 1:75 FRAME #4



4 FRONT ELEVATION
2 SCALE: 1:75 FRAME #1

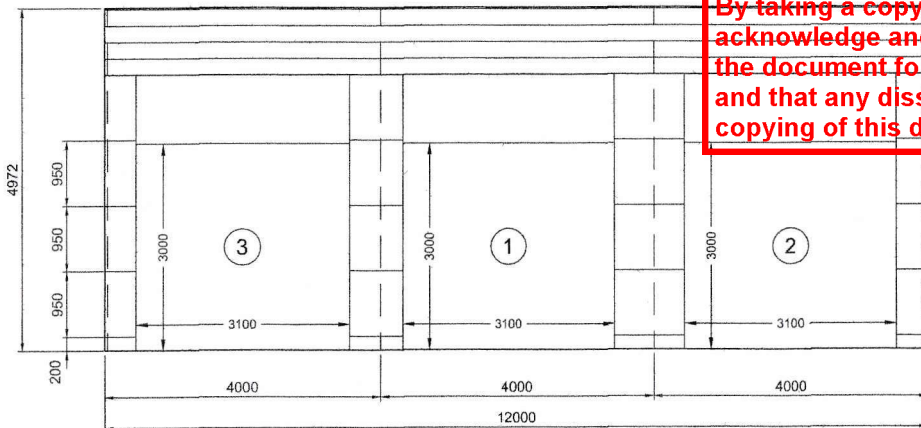


2 LEFT ELEVATION
3 SCALE: 1:75

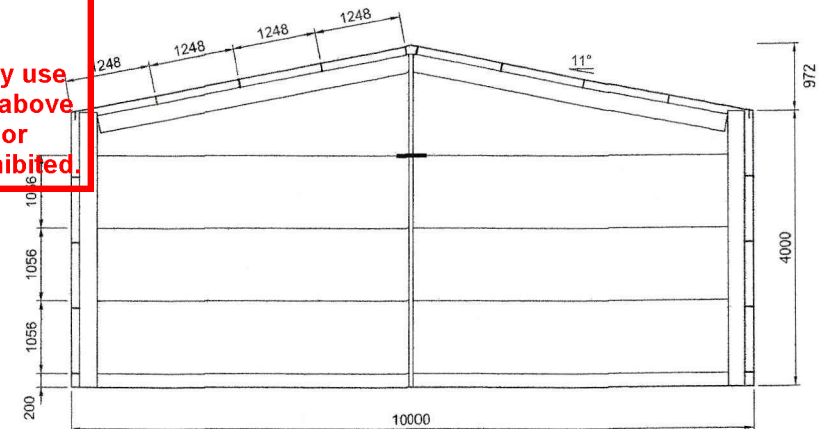


3 REAR ELEVATION
3 SCALE: 1:75

FRAME #4



1 RIGHT ELEVATION
3 SCALE: 1:75



4 FRONT ELEVATION
3 SCALE: 1:75

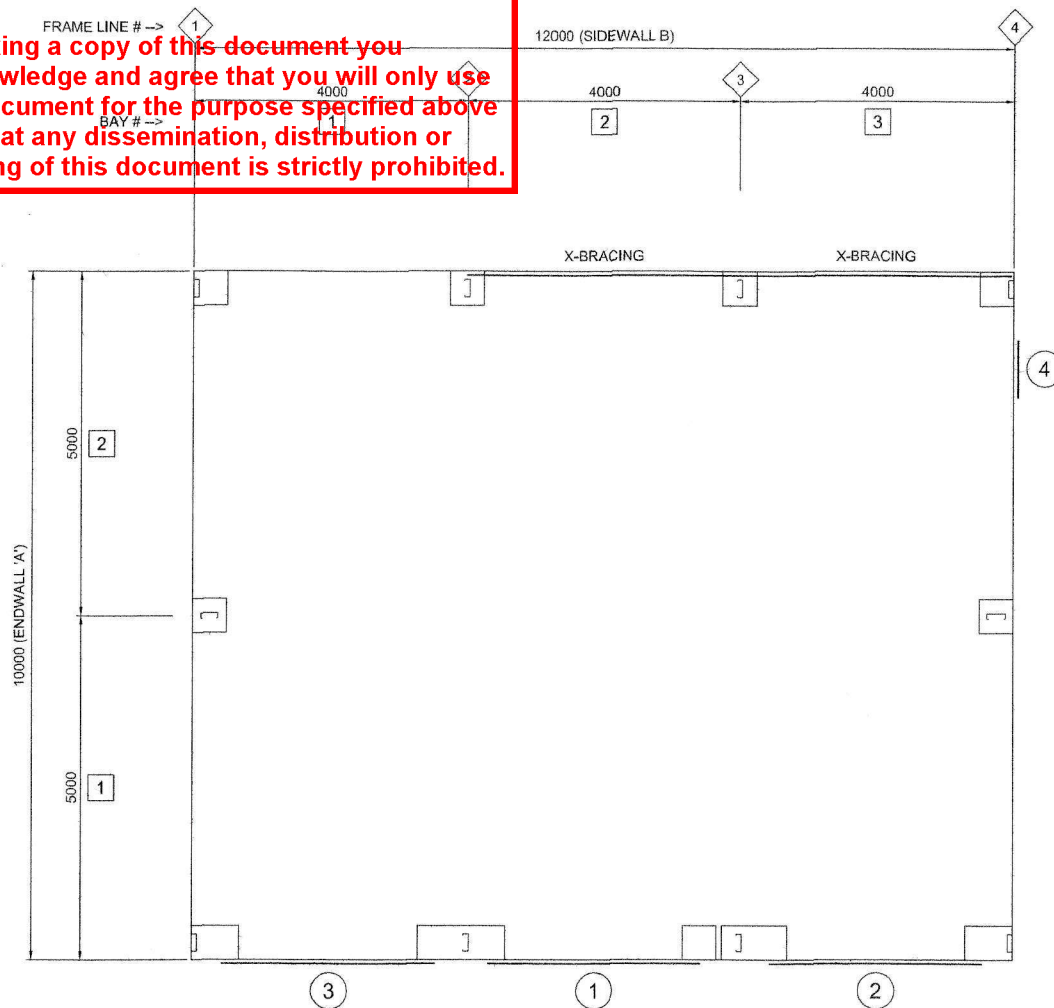
FRAME #1

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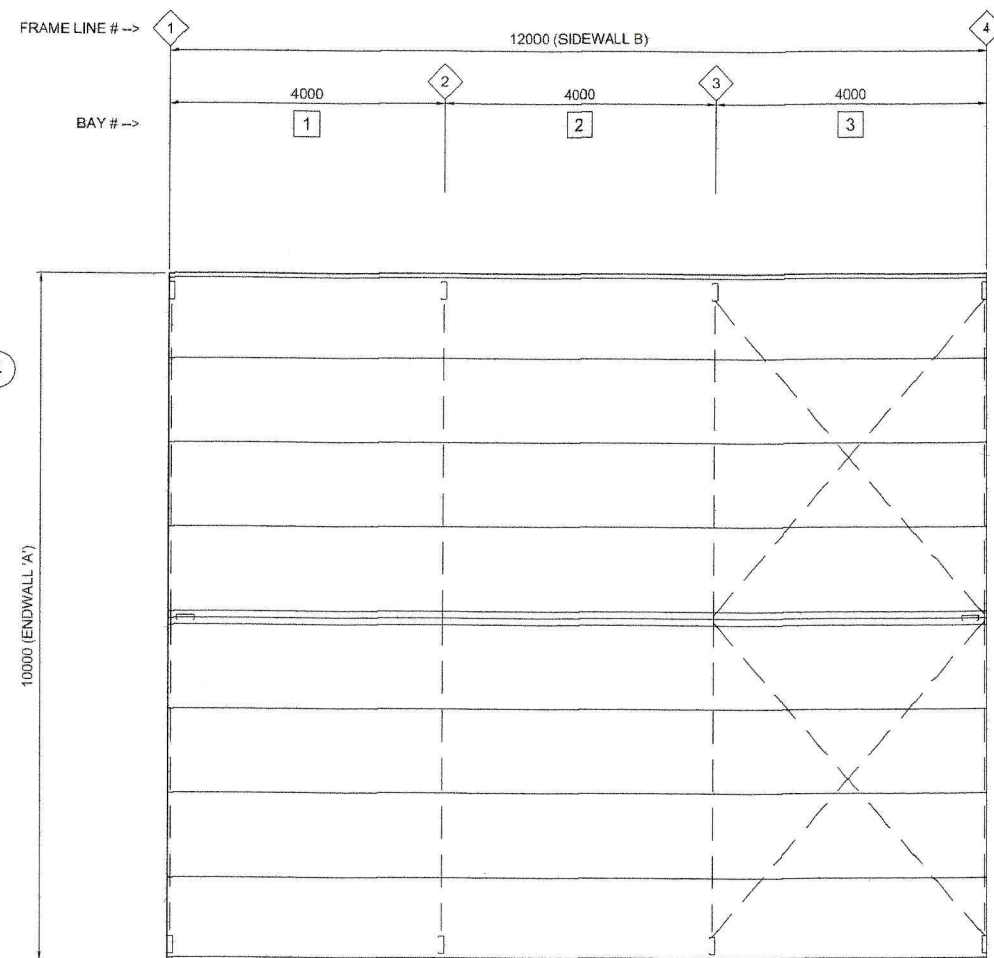
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1 FLOOR PLAN
4 SCALE: 1:75



2 ROOF FRAMING PLAN
4 SCALE: 1:75



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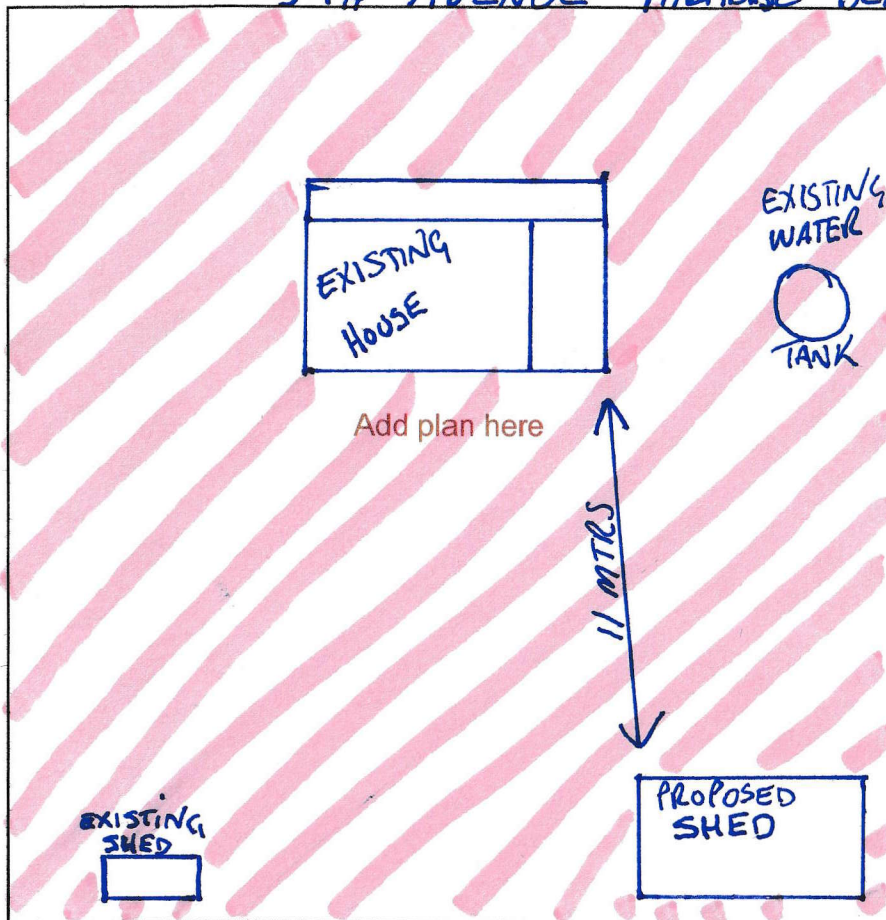
Signature: _____

Date: 14.12.2023

Site Address: 31 Fifth Ave
Paradise Beach,
VIC, 3851

DATE 14-12-2023
JOB NO. 3195175154
SHEET 4 of 6

Outbuildings Bushfire Management Plan – 5TH AVENUE PARADISE BEACH



Prepared By: **BRENDAN ZIMMERLINS**

Version:

Date: **20/1/24**

Mandatory Condition

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

Bushfire Protection Measures

a) Defendable Space

Defendable space for a distance of 10 metres around the proposed building or to the property boundary, whichever is the lesser is provided and is 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 3 metres 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 square 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 Requirement

- ☒ Non habitable outbuilding ancillary to a dwelling is more than 10 metres from a dwelling has no construction requirements.
- ☐ Non habitable outbuilding ancillary to a dwelling is less than 10 metres from a dwelling must meet the construction requirements of Table 7 to Clause 53.02-5.

Table 7 Outbuilding construction requirement

Building construction condition

The proposed outbuilding is separated from the adjacent building by a wall that extends to the underside of a non-combustible roof covering and:

- has a FRL of not less than 60/60/60 for loadbearing walls and -/60/60 for non-load bearing walls when tested from the attached structure side, or
- is of masonry, earth wall or masonry-veneer construction with the masonry leaf of not less than 90 millimetres in thickness.

Any openings in the wall shall be protected in accordance with the following:

- Doorways – by FRL -/60/30 self-closing fire doors
- Windows – by FRL -/60/- fire windows permanently fixed in the closed position
- Other openings – by construction with a FRL of not less than -/60/-

Note: Control and construction joints, subfloor vents, weepholes and penetrations for pipes and conduits need not comply with Item iii.

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