



## Planning Submission

45 Ingram Lane, Beaufort

Use and development of land for a second dwelling

March 2024

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Inception Planning acknowledges Aboriginal and Torres Strait Islander peoples as the traditional custodians of lands on which we do business, and we pay our respects to Elders, past, present, and emerging. We acknowledge the important contribution that Aboriginal and Torres Strait Islander people make in creating strong and vibrant communities.

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## Introduction

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Inception Planning has been engaged to submit a planning permit application at 45 Ingram Lane, Beaufort (subject site) for ‘use and development of the land for a second dwelling.’

The subject site comprises one title, formally known as Crown Allotment 58X1, Parish of Trawalla. There are no restrictions on title.

Construction of the dwelling has commenced, and this application is seeking retrospective approval.

## Executive Summary

Zone	<ul style="list-style-type: none"> <li>The Rural Living Zone supports the use of land for residential uses in a rural environment that have a limited impact on the natural environment and can be adequately serviced.</li> </ul>
Overlays	<ul style="list-style-type: none"> <li>No overlays impact the property</li> </ul>
Cultural Heritage Sensitivity	<ul style="list-style-type: none"> <li>The subject site is not within an area of cultural heritage sensitivity</li> </ul>
Permit Triggers	<ul style="list-style-type: none"> <li>A permit is required as a second dwelling on a lot in the Rural Living Zone is a S2 use and the dwelling also falls within 100m of a waterway.</li> </ul>
Policy support	<ul style="list-style-type: none"> <li>Clause 11.01-1R designates Beaufort as a town where sustainable change should be supported.</li> <li>Clause 12.01-1L encourages the retention of trees</li> <li>Clause 14.01-1S and Clause 16.01-3S supports supplying new housing in existing settlements.</li> <li>Clause 15.01-6S – Design for rural places</li> </ul>
Rural residential development	<ul style="list-style-type: none"> <li>Dwelling will be connected to existing septic and power supply.</li> <li>There is an existing water tank on site that will be connected to the new dwelling</li> <li>Low scale dwelling sits comfortably within rural landscape</li> <li>No vegetation requires removal to accommodate dwelling</li> </ul>

## Subject Site

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The subject site is located on the northern side of Ingram Lane approximately 400metres southeast of the Lane's intersection with Kilbeg Road.

The site has a frontage of 152.08m to Ingram Lane with vehicle access located centrally to the Ingram Lane frontage.

The subject site is triangular in shape and measures 5185sqm in area. The site currently consists of a single storey three-bedroom dwelling with a pitched roof, clad in weatherboard. The dwelling is located in the southeastern corner of the stie, approximately 10m from the eastern boundary.



*Image 1 – existing dwelling*

The site is generally flat. There are no marked waterways intersecting the site however there is large dam located in close proximity to the northern boundary.

Vegetation is generally concentrated along the boundaries and around the dam.



*Image 2 – view over dam and vegetation*



*Image 3 – aerial of subject site*

## Surrounds

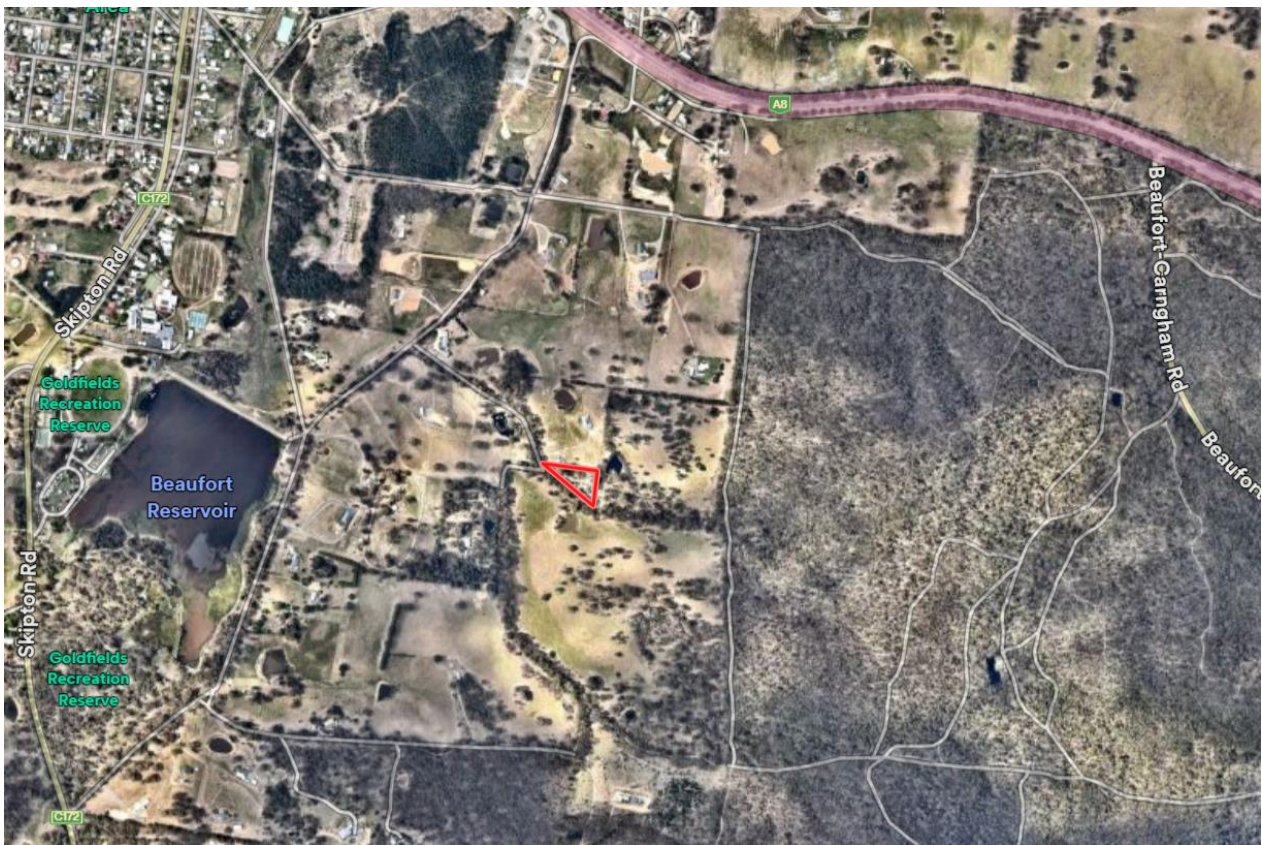
The immediate context of the subject site comprises rural lifestyle properties on the outskirts of the township of Beaufort. The centre of town is located approximately 1.5km to the northwest.

Land immediately adjoining the site consists of single dwellings on rural lifestyle properties. There are some larger undeveloped parcels to the east. Further to the east the land transitions to Public Conservation and Resource Zone and is within the Trawalla State Forest.

The Western Highway is located approximately 1km to the north and further to the north and south the land transitions to Farming Zone.

Ingram Lane is an unsealed road with a width of approximately 4 metres.

Below is an aerial photograph taken of the surround area, the subject site is highlighted in red:



*Image 4 – aerial of surrounds*

## Proposal

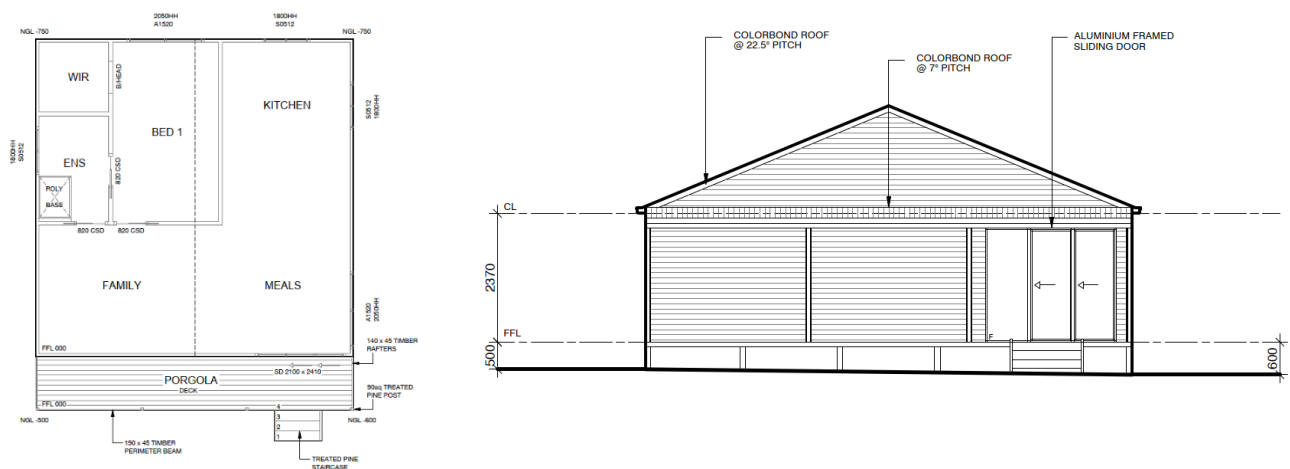
The application proposes the development of an additional dwelling on the lot.

The existing dwelling is to be retained and a new dwelling constructed to the north. The proposed dwelling is already under construction and this application seeks retrospective planning approval.



*Image 5 – proposed second dwelling*

The proposed dwelling contains one bedroom and open plan kitchen, living and meals area. A verandah is constructed along the eastern elevation



*Image 6 – proposed floor plan and eastern elevation*



The additional dwelling is of a simple design, with a square floor plan and pitched roof with gable ends. The dwelling is clad in corrugated steel with a timber verandah and infill around the base.

It is located 5.21m from the existing dwelling's northern most point and 17.4 metres from the northern boundary.

Currently the existing dwelling is serviced by a septic and associated treatment field that will be upgraded to cater for the additional dwelling.

The new dwelling will connect to the existing large water tank to the north of the existing dwelling. This will provide water for all sanitary flushing. An additional rain tank will be located adjacent to the south of the dwelling.



*Image 7 – view of second dwelling from site entrance*

## Pyrenees Planning Scheme

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### State and Local Planning Policy

- Clause 11.01-1R – Settlement – Central Highlands
- Clause 11.01-1L – Settlement in Pyrenees Shire
- Clause 11.03-6S – Regional and local places
- Clause 12.01-1L - Biodiversity
- Clause 12.03-1S - River and riparian corridors, waterways, lakes, wetlands and billabongs
- Clause 14.01-1S – Protection of Agricultural Land
- Clause 15.01-6S – Design for rural places
- Clause 16.01-1L – Location of residential development in Pyrenees Shire
- Clause 16.01-3L – Rural Residential Development in Pyrenees Shire

### Zone

- Clause 35.03 – Rural Living Zone, Schedule 1 (RLZ1)

### General Provisions

- Clause 65.01 – Approval of an application or plan

## Permit Triggers

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### Clause 35.03 – Rural Living Zone

A permit is required to:

- use the land for a second dwelling
- construct a building associated with a Section 2 Use
- construct a building within 100m of a waterway

## Planning Assessment

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### Settlement and Housing

Clause 11.01-1R designates Beaufort as a town where sustainable change should be supported to accommodate population growth. Beaufort is a well serviced town where growth in the Central Highlands area should be directed at a rate that aligns with the level of service provision.

Clause 16.01-3L encourages a compact urban form and discourages further rural residential development around the periphery of Beaufort.

The proposal to develop the site with a second dwelling realises the above objectives by providing for modest housing growth in a town that is recognised as having growth potential as it contains essential services and infrastructure. The addition of modest second dwelling on the site will ensure development will be contained within existing settlements.

Further to this state policy at Clause 14.01-1S and Clause 16.01-3S supports supplying new housing in existing settlements where investment in physical and community infrastructure has already been made. This protects rural areas and ensures residential uses do not encroach on farming zones.

A purpose of the Rural Living Zone is to provide for residential use in a rural environment. It also encourages development to be based on comprehensive and sustainable land management practices.

The proposal is modest in scale and will take advantage of the site's existing infrastructure. It is a sustainable response to dwelling development in a rural living area, proposing a small dwelling, with a minimal footprint and impact on the natural assets of the site and the wider area.

### Environment and Landscape

#### Biodiversity

The proposal aligns with objectives of Clause 12.01-1L by placing the building in an area where no vegetation removal is required to accommodate the development.

The new dwelling is located in close proximity to the existing dwelling minimising any impact on the existing native vegetation and large trees present across the site. Keeping all the domestic uses in one zone ensures that the additional dwelling will have a limited impact on flora and any fauna that frequent the site.

As encouraged by local policy no trees have or will need removal. The dwelling has purposefully been located in an area that is already cleared and required minimal works to accommodate a dwelling.

## Waterways

The new dwelling is setback approximately 27m from the existing dam and 85m from the nearest marked waterway which aligns with state policy at Clause 12.03-1S.

The application has been supported by a Septic Report prepared by Rossy's Plumbing. The report found that the existing septic is insufficient in size to accommodate an additional bedroom and does not have the required 60m setback to the existing dam.

It has been recommended the entire system is upgraded to a Secondary treatment system. The recommendation is to place the L.A.A to the rear of the property so the required 30m setback from the dam can be achieved.

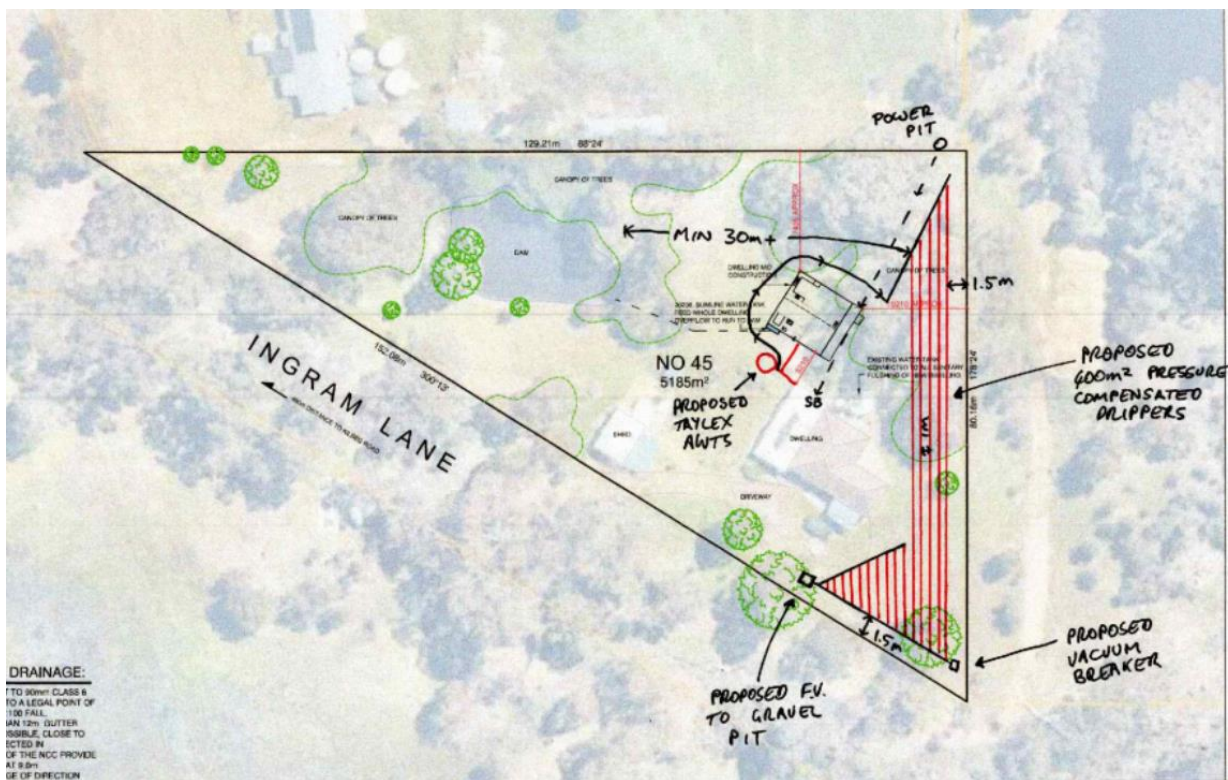


Image 8 – Proposed LAA

Overall it has been determined that the land is of a sufficient size to accommodate the second dwelling and treat its wastewater so there is no detrimental impact on water quality.

## Built Environment and Heritage

### Design for Rural Areas

The new dwelling is single storey and of a modest scale. With an overall area of just under 80sqm the building has a small floor area and is similar in scale to many outbuildings.

The dwelling is located in close proximity to the existing, keeping all buildings within one area of the property. The overall floor area of both dwellings combined is still quite modest and smaller than many single dwellings. Due to the modest size of both dwellings, the impact on the wider landscape is limited and the overall bulk of the development will not be that different to that of a single dwelling.

The new dwelling employs a design, colours and materials that are rural in character with a pitched roof and metal and timber cladding.

The subject site is quite hidden from the wider area and there are minimal views to the site. The development will be further screened due to the vegetation along the boundaries and generally have no impact on the rural setting of the area.

### Clause 65 Assessment

The proposal responds positively to Clause 65 'Decision Guidelines' and represents an orderly, sensible and practical response to the development of land within a residential area.

A detailed assessment of the proposal against the Decision Guidelines of Clause 65.01 are provided in Appendix 1.

## Conclusion

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The application proposes to develop the land with an additional dwelling. The land is in a rural residential area. The proposal directly supports the purpose of the Rural Living Zone and policies relating to settlement, native vegetation and water quality.

For the reasons set out in our submission to Council, we respectfully request the application be supported and a permit issue.

## Attachment 1 – Clause 65.01 Assessment Approval of an Application or Plan

Before deciding on an application or approval of a plan, the responsible authority must also consider, as relevant:

Decision Guideline	Comment
The matters set out in section 60 of the Act.	The application responds positively to the Pyrenees Planning Scheme and the objectives of planning in Victoria.
Any significant effects the environment, including the contamination of land, may have on the use or development.	The subject site is within a rural residential area and it is not anticipated the environment will have a significant impact on the development. The site is in a bushfire prone area and the dwelling will be constructed in accordance with building regulations.
The Municipal Planning Strategy and the Planning Policy Framework.	The proposal has policy support as outline in the body of the report and will realise several objectives and strategies of the Planning Scheme.
The purpose of the zone, overlay or other provision.	<p>The purpose of the zone is to provide for residential use in a rural environment which this application is supporting.</p> <p>The zone also seeking to protect the natural assests of the land and the development is being undertaken to protect significant features.</p>
The orderly planning of the area.	The proposed development will lead to the construction of an additional dwelling on a lot. The dwelling is modest in size and will be constructed in close proximity to the



	existing dwelling. The addition of the small dwelling will have a limited impact on the surrounding area and the proposal is considered to provide an orderly planning outcome.
The effect on the environment, human health and amenity of the area.	The proposed development is for residential purposes and will not impact on the amenity of the rural residential setting.
The proximity of the land to any public land.	There is state park approximately 300m to the east.
Factors likely to cause or contribute to land degradation, salinity or reduce water quality.	Any storm or surface water runoff will be discharged to a nominated legal point of discharge.
Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site	As stated above the dwelling is to be connected to a legal point of discharge.
The extent and character of native vegetation and the likelihood of its destruction.	No native vegetation requires removal.
Whether native vegetation is to be or can be protected, planted or allowed to regenerate.	No native vegetation requires removal.
The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.	The subject site is in a Bushfire Prone Area and the proposal has been developed with this in mind.

The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.	No further vehicle access is proposed.
The impact the use or development will have on the current and future development and operation of the transport system.	The proposed will not have any impact on the operation of transport systems.



## DRAWING INDEX

- 1 COVER PAGE
- 2 EXISTING SITE PLAN
- 3 EXISTING FLOOR PLAN
- 4 EXISTING ELEVATIONS
- 5 PROPOSED SITE PLAN
- 6 PROPOSED FLOOR PLAN
- 7 PROPOSED ELEVATIONS
- 8 SECTION A
- 9 NCC GENERAL NOTES

## PROPERTY INFO

FLOOD PRONE AREA:	TBC
TERMITE PRONE AREA:	TBC
ALPINE AREA:	TBC
WIND SPEED:	TBC
SOIL CLASSIFICATION:	TBC
BAL RATING:	TBC

# ONE DESIGN

PROJECT: EXISTING DWELLING WITHOUT PERMIT

DWELLING MID PROCESS OF CONSTRUCTION

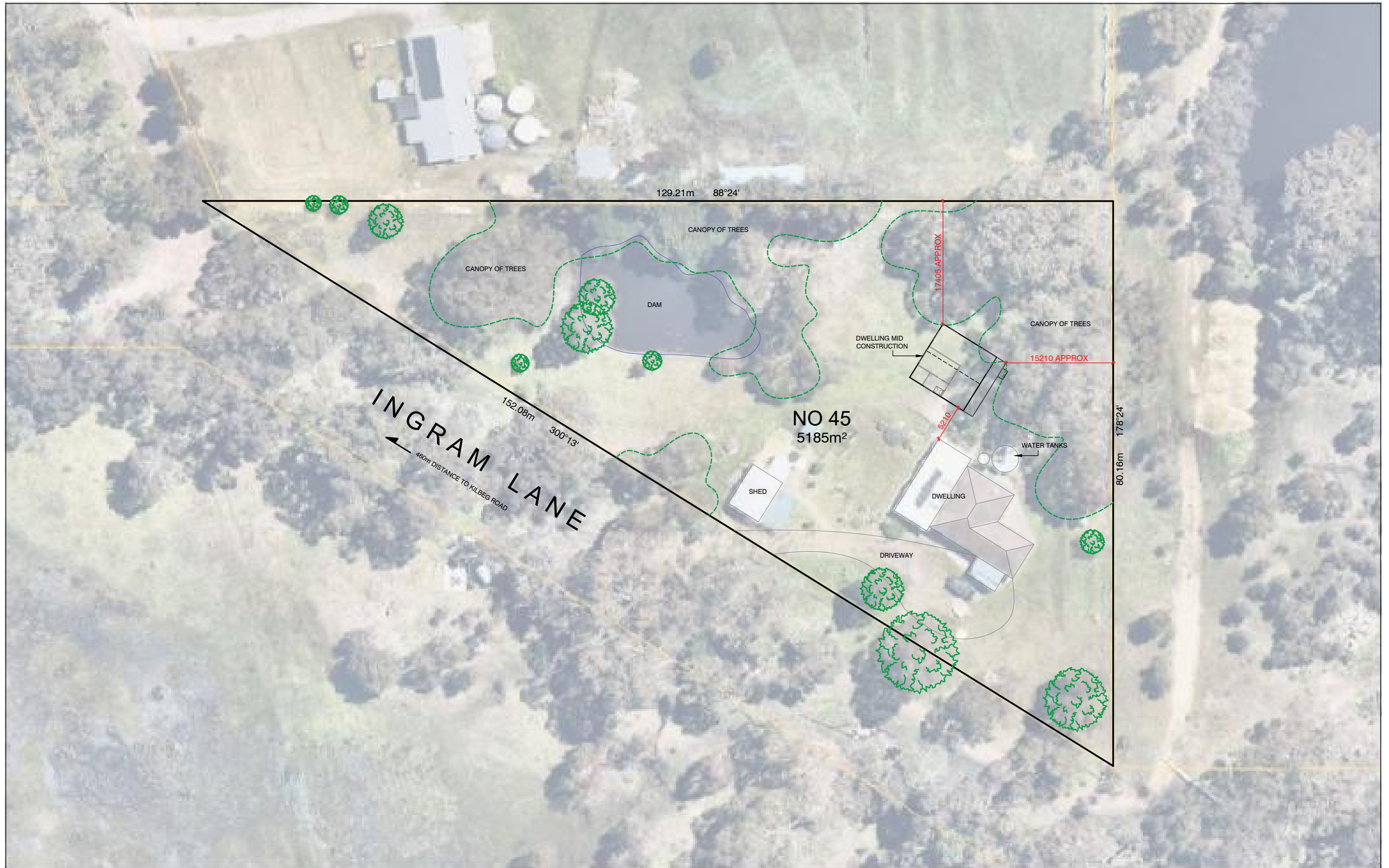
## GENERAL NOTES

AREAS WHERE REASONABLE ENTRY IS DENIED TO THE INSPECTOR OR WHERE REASONABLE ACCESS IS NOT AVAILABLE ARE EXCLUDED FROM AND DO NOT FORM PART OF THE INSPECTION. ACCESS LIMITATIONS MAY INCLUDE LEGAL RIGHT OF ENTRY, LOCKED DOORS, SECURITY SYSTEM, PETS FURNITURE OR OTHER OBSTRUCTIONS. PHYSICAL ACCESS LIMITATIONS MAY INCLUDE HEIGHT, NARROW BOUNDARY CLEARANCE, THICK VEGETATION, SMALL ROOF OR CRAWL SPACE AND ADVERSE WEATHER CONDITIONS. THE REPORT SHALL IDENTIFY ANY AREA OR ITEM WITHIN THE SCOPE OF THE INSPECTION THAT WAS NOT INSPECTED AND THE FACTOR THAT PREVENTED INSPECTION. THE EXTENT OF ACCESSIBLE AREAS SHALL BE DETERMINED BY THE INSPECTOR AT THE TIME OF INSPECTION BASED ON THE CONDITIONS ENCOUNTERED AT THE TIME. THE INSPECTION SHALL INCLUDE ONLY ACCESSIBLE AREAS AND AREAS THAT ARE WITHIN THE INSPECTORS LINE OF SIGHT AND CLOSE ENOUGH TO ENABLE REASONABLE APPRAISAL

## ILLEGAL BUILDING WORKS

ONE DESIGN HEREBY ASSERTS ITS RIGHT TO STIPULATE THAT THIS WORK (THE PLANS SUPPLIED) IS RETROSPECTIVE IN NATURE, ACKNOWLEDGING THE ORIGINAL ABSENCE OF A REGISTERED BUILDER A STRUCTURAL ENGINEERING ASSESSMENT, A BUILDING SURVEYOR'S ASSESSMENT/INSPECTION, AND THE PARTICIPATION OF A REGISTERED DRAFTSMAN IN THE DESIGN PROCESS, WE HEREBY DISCLAIM ANY LIABILITY IN THE EVENT OF A STRUCTURAL FAILURE IN THE FUTURE.

WITHIN THE FRAMEWORK OF THE BUILDING NOTICE-SHOW CAUSE RESOLUTION PROCEDURE, ONE DESIGN UNDERTAKES THE RESPONSIBILITY OF DOCUMENTING THE EXISTING CONDITIONS. HOWEVER, WE EXPRESSLY RELY ON THE ENGINEER'S AND BUILDING SURVEYOR'S FINAL CERTIFICATES OF COMPLIANCE, IN ADDITION TO PHOTOGRAPHIC EVIDENCE PROVIDED BY THE HOMEOWNER, TO ENSURE THE STRUCTURAL INTEGRITY AND REGULATORY COMPLIANCE OF THE STRUCTURE. THIS APPROACH IS TAKEN TO LEGALLY SAFEGUARD OUR POSITION AND RELEASE US FROM ANY FUTURE CLAIMS.



DESIGN BY:  
DP-AD 74687

**ONE DESIGN**

DRAWN BY: B.TREW

STATUS:  
**DRAFT**

DRAWING TITLE:  
**EXISTING SITE PLAN - SCALE 1:500**

CLIENT: [REDACTED]

ADDRESS: **45 INGRAM LANE**

SUBURB: **BEAUFORT** POSTCODE: **3373**

FLOOR AREAS:  
INTERNAL: 80.64m<sup>2</sup>  
PERGOLA: 13.82m<sup>2</sup>

TOTAL: **94.46m<sup>2</sup>**

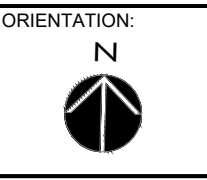
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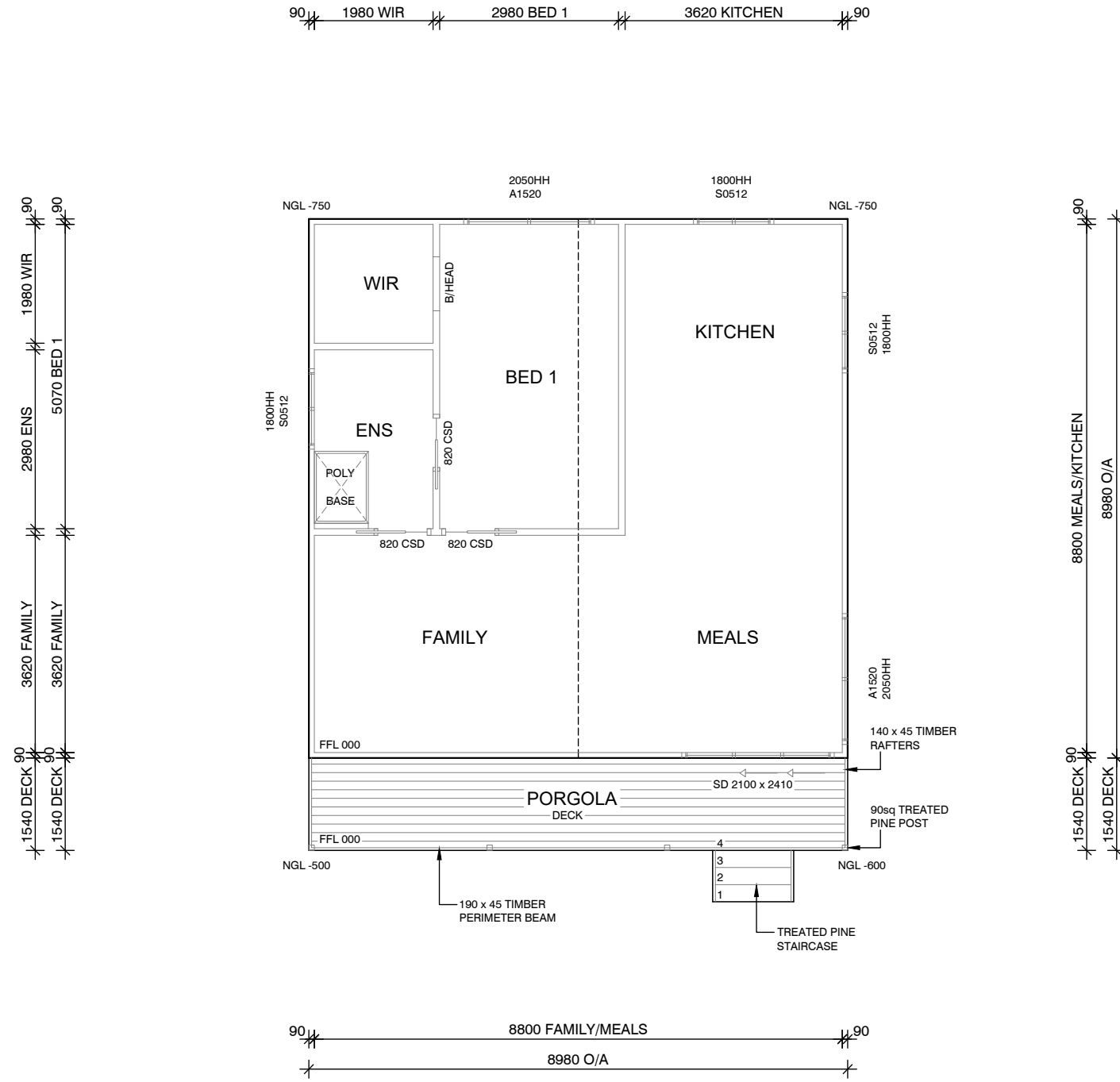
11/12/23

PAPER: **A3**

PAGE: **2 OF 9**

DATE: **11/12/23**





DESIGN BY:  
DP-AD 74687



DRAWN BY: B.TREW

STATUS:  
DRAFT

DRAWING TITLE:  
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[REDACTED]

ADDRESS:  
45 INGRAM LANE

SUBURB:  
BEAUFORT

POSTCODE:  
3373

FLOOR AREAS:  
INTERNAL: 80.64m<sup>2</sup>  
PERGOLA: 13.82m<sup>2</sup>

TOTAL: 94.46m<sup>2</sup>

AMENDMENTS:  
DRAFT

11/12/23

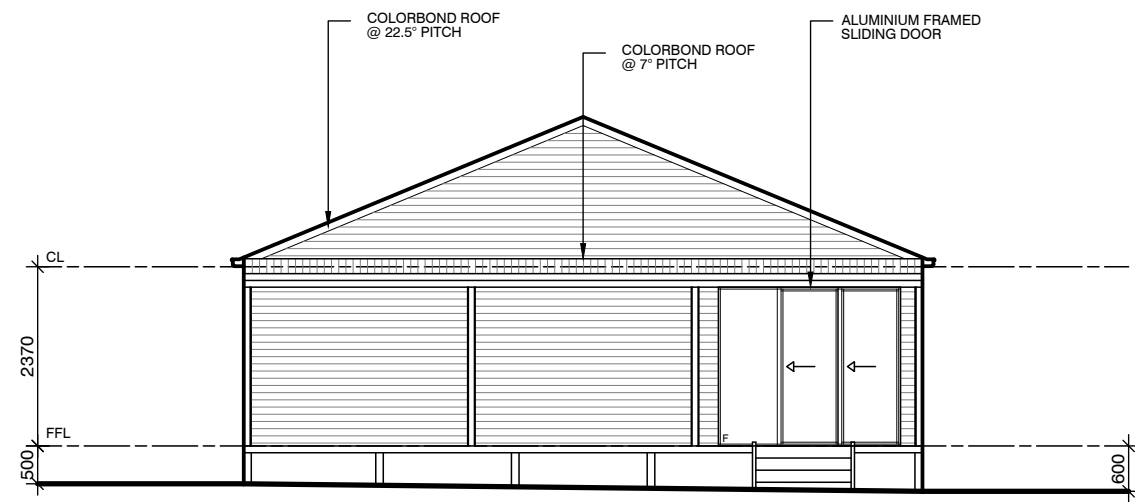
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PAGE: 3 OF 9

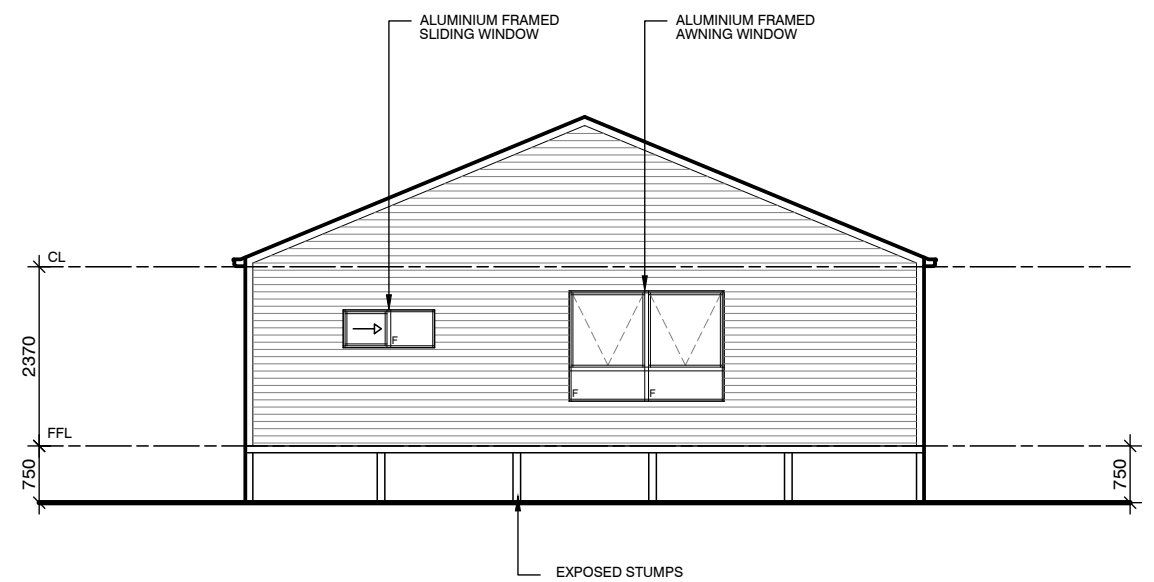
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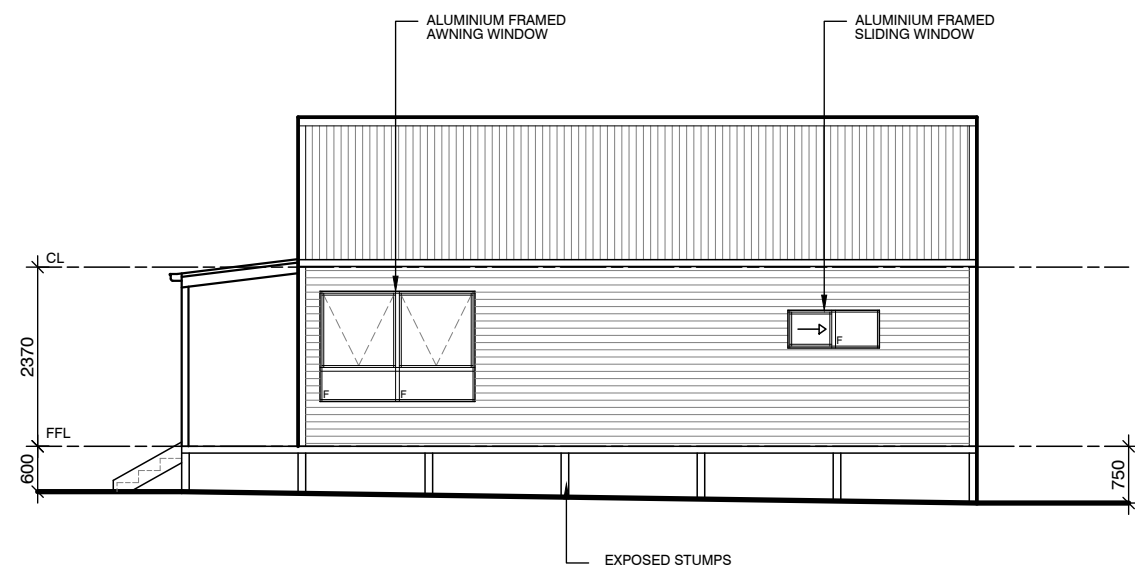




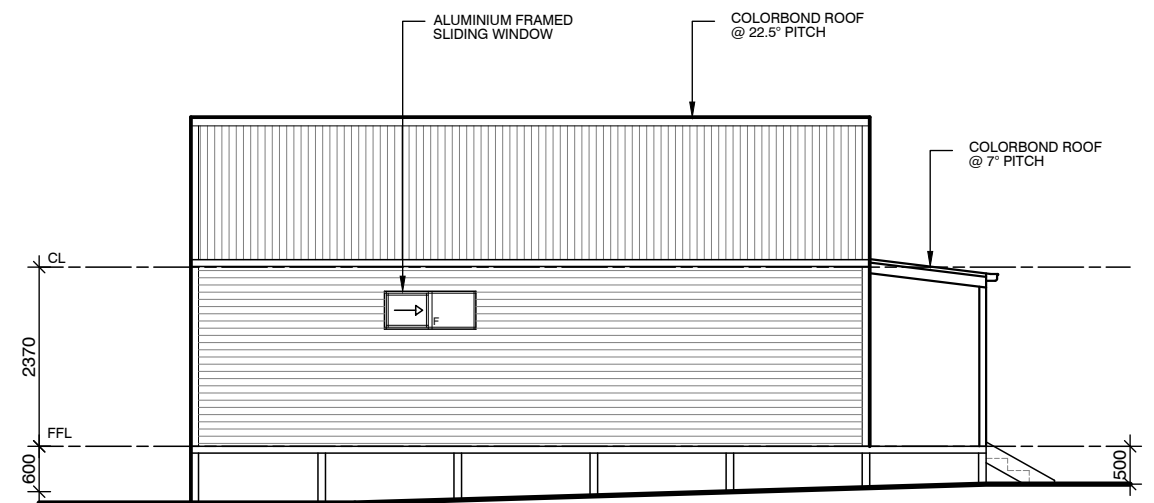
EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

DESIGN BY:  
DP-AD 74687



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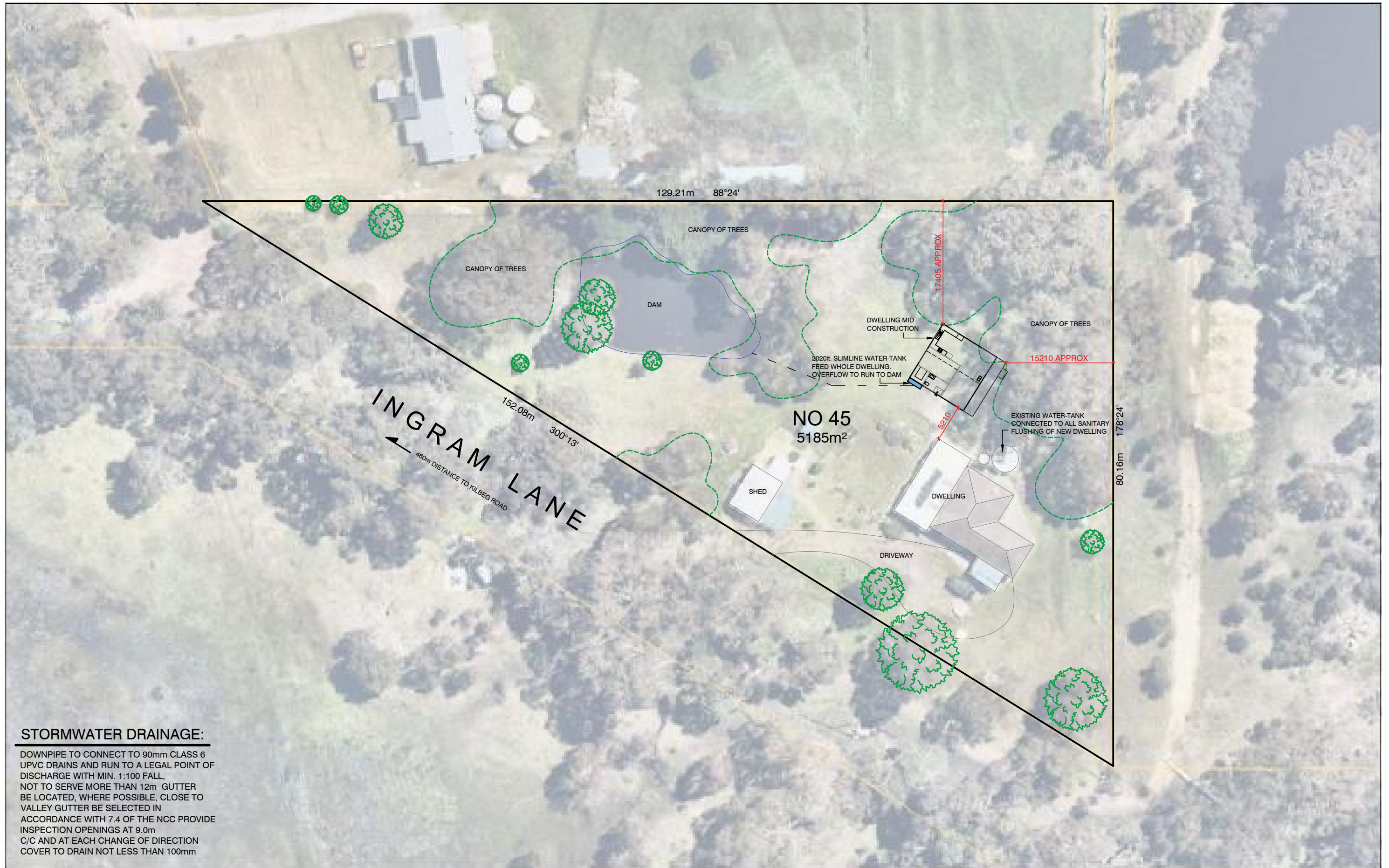
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SUBURB: BEAUFORT POSTCODE: 3373

FLOOR AREAS:  
INTERNAL: 80.64m<sup>2</sup>  
PERGOLA: 13.82m<sup>2</sup>  
TOTAL: 94.46m<sup>2</sup>

AMENDMENTS:  
DRAFT 11/12/23

PAPER: A3  
PAGE: 4 OF 9  
DATE: 11/12/23  
ORIENTATION:



**STORMWATER DRAINAGE:**

DOWNPIPE TO CONNECT TO 90mm CLASS 6 UPVC DRAINS AND RUN TO A LEGAL POINT OF DISCHARGE WITH MIN. 1:100 FALL, NOT TO SERVE MORE THAN 12m GUTTER BE LOCATED, WHERE POSSIBLE, CLOSE TO VALLEY GUTTER BE SELECTED IN ACCORDANCE WITH 7.4 OF THE NCC PROVIDE INSPECTION OPENINGS AT 9.0m C/C AND AT EACH CHANGE OF DIRECTION COVER TO DRAIN NOT LESS THAN 100mm

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DP-AD 74687



DRAWN BY: B.TREW

STATUS:  
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DRAWING TITLE:  
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CLIENT: [REDACTED]

ADDRESS: 45 INGRAM LANE

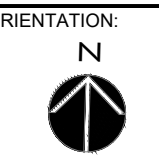
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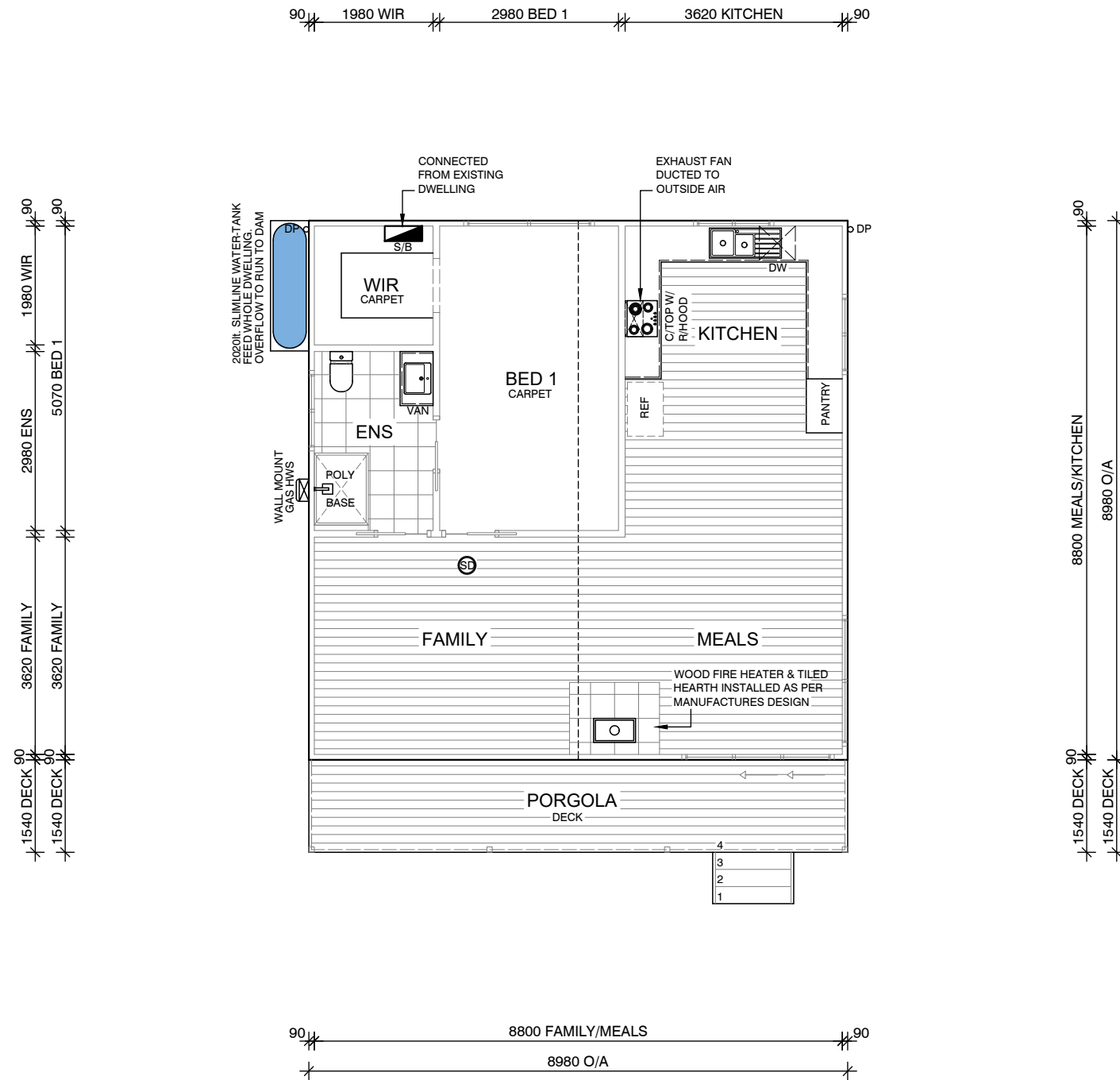
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PAGE: 5 OF 9  
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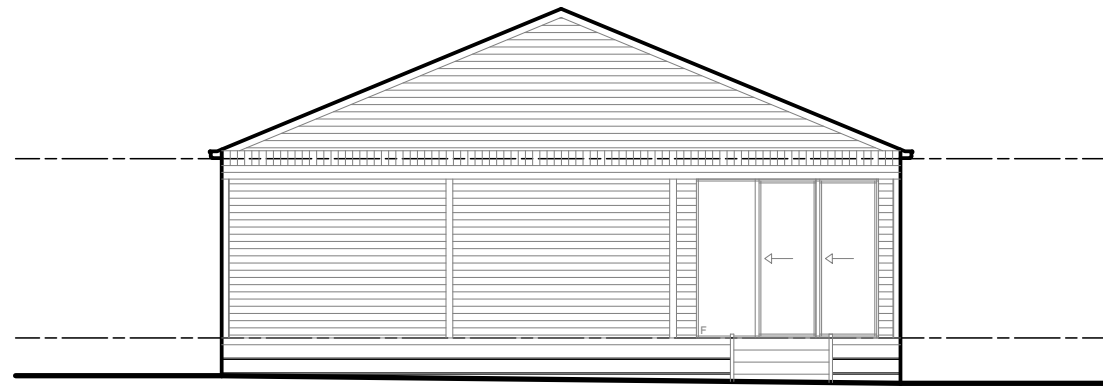
**FLOOR PLAN LEGEND**

C-J	CONTROL JOINTS	U/T	UTENSIL DRAWERS	SP	SPREADER	TRH	TOILET ROLL HOLDER		DENOTES HYBRID FLOORING
	CAPPED GAS POINT	W/O	WALL OVEN	OHC	OVERHEAD CUPBOARDS	TH	TOWEL HOOK		DENOTES FLOOR TILES
	SMOKE DETECTOR	LOH	LIFT OFF HINGES	OHS	OVERHEAD SHELVES	P.L	PRIVACY LOCK		
DP	DOWNPIPE	TR	TOWEL RAIL / RING	M/W	MICROWAVE CAVITY	SH.	BUILDER SHELVES		

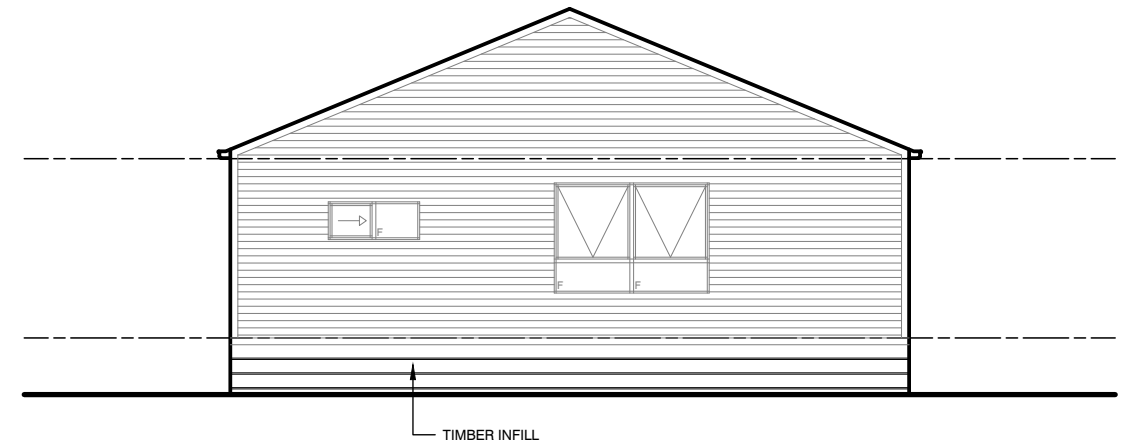
**NOTES**

DWELLING MID CONSTRUCTED - CURRENTLY PLASTERED WITH ROUGH INS

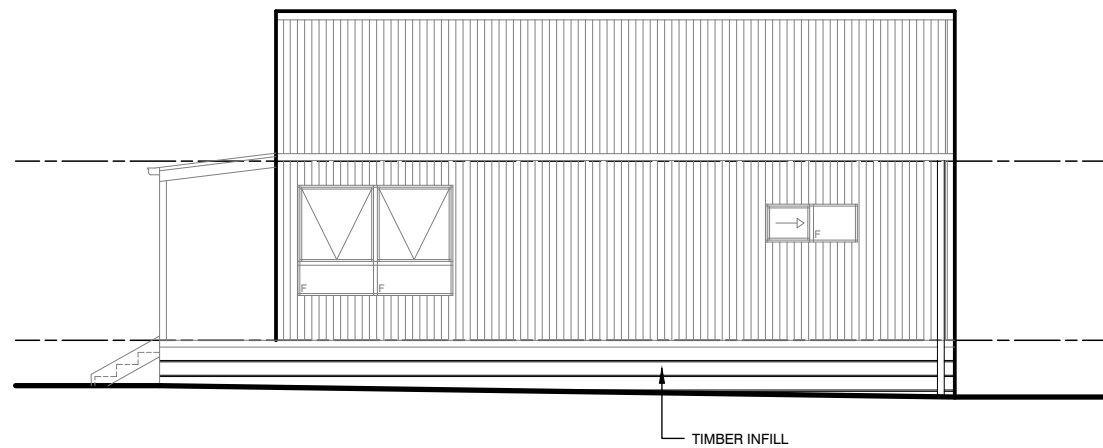
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	<p>DRAWING TITLE: <b>PROPOSED FLOOR PLAN - SCALE 1:100</b></p>	<p>ADDRESS: <b>45 INGRAM LANE</b></p>	<p>TOTAL: <b>94.46m<sup>2</sup></b></p>	<p>DATE: <b>11/12/23</b></p>	<p>PAGE: <b>6 OF 9</b></p>	
	<p>SUBURB: <b>BEAUFORT</b></p>	<p>POSTCODE: <b>3373</b></p>				



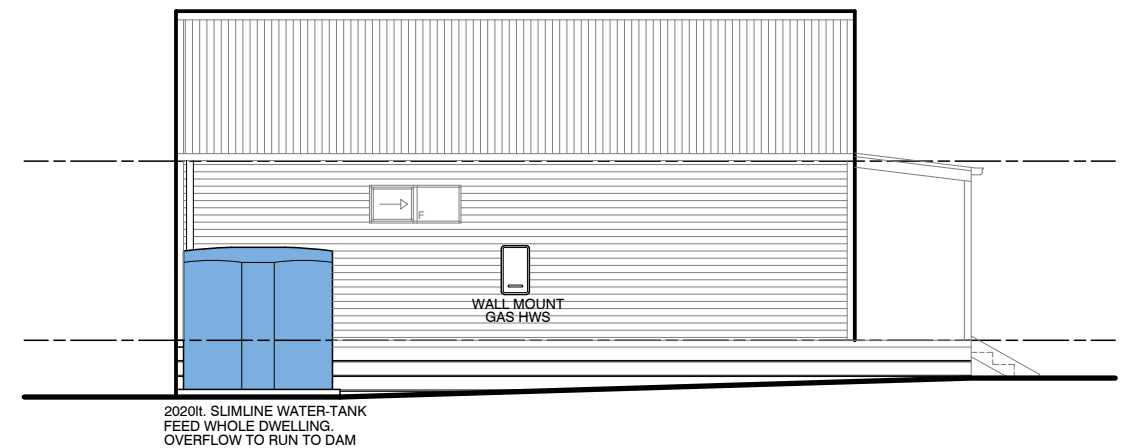
EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

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DP-AD 74687



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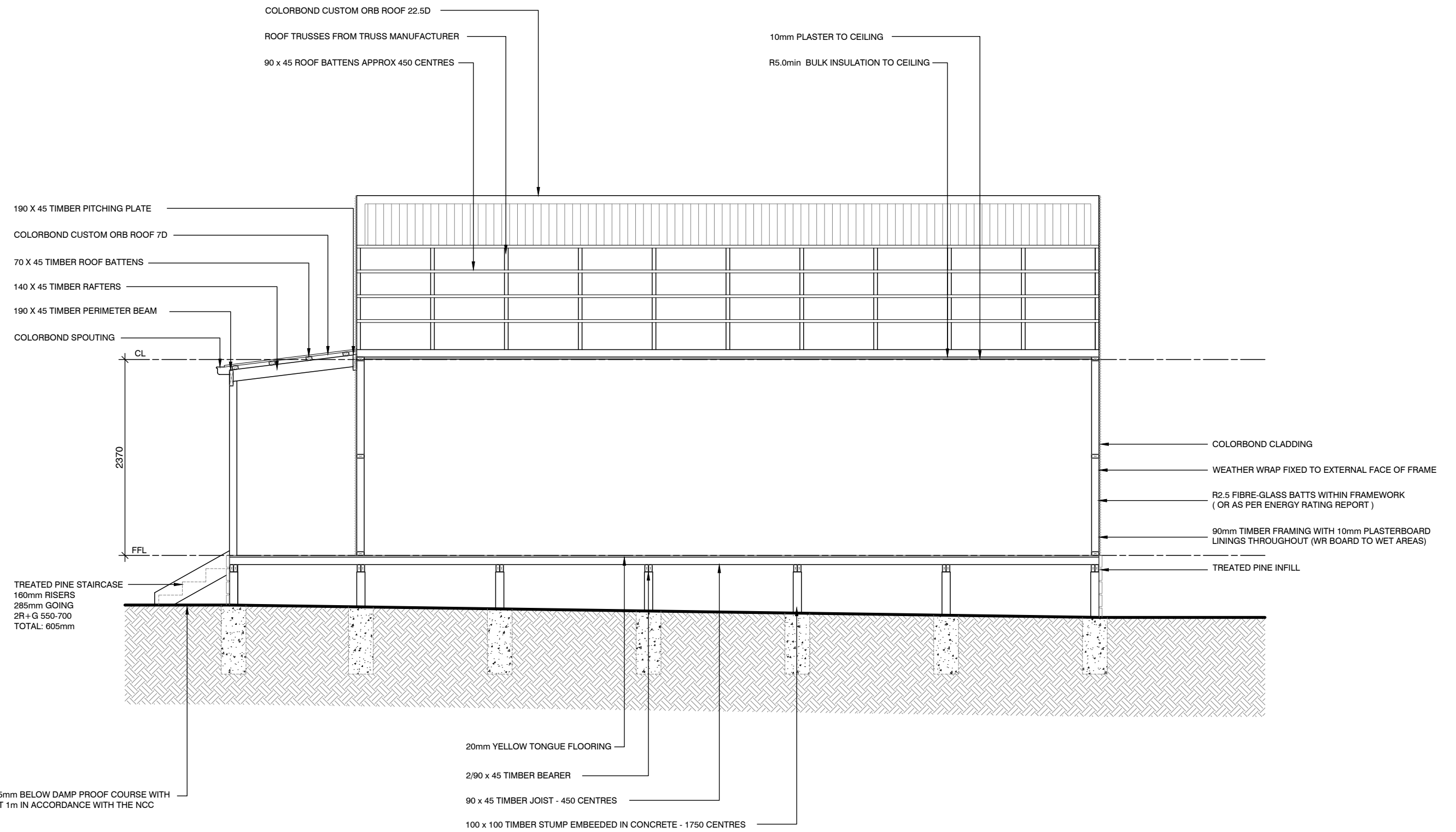
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SUBURB: BEAUFORT POSTCODE: 3373

FLOOR AREAS:  
INTERNAL: 80.64m<sup>2</sup>  
PERGOLA: 13.82m<sup>2</sup>  
TOTAL: 94.46m<sup>2</sup>

AMENDMENTS:  
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PAGE: 7 OF 9  
DATE: 11/12/23  
ORIENTATION:



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DP-AD 74687



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STATUS:  
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SECTION A - SCALE 1:50

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ADDRESS: 45 INGRAM LANE

SUBURB: BEAUFORT POSTCODE: 3373

FLOOR AREAS:  
INTERNAL: 80.64m<sup>2</sup>  
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AMENDMENTS:  
DRAFT 11/12/23

PAPER: A3  
PAGE: 8 OF 9  
DATE: 11/12/23  
ORIENTATION:

# NCC NOTES:

## PART 3 - SITE PREPARATION

- 3.2.1 (1) - A SITE CUT USING AN UN-RETAINED EMBANKMENT MUST BE WITHIN THE ALLOTMENT, NOT DEEPER THAN 2m FROM THE NATURAL GROUND LEVEL AT ANY POINT AND NOT WITHIN THE ZONE OF INFLUENCE OF ANY EXISTING STRUCTURE ON THE PROPERTY
- (2) - FILL, USING AN UN-RETAINED EMBANKMENT MUST BE WITHIN THE ALLOTMENT, NOT MORE THAN 2m FROM THE NATURAL GROUND LEVEL AT ANY POINT, HAVE WATER DIVERTED AWAY FROM ANY EXISTING STRUCTURES, AND BE PLACED AT A GRADIENT WHICH COMPLIES WITH TABLE 3.2.1 AND THE ENGINEERS DESIGN SPECIFICATIONS
- 3.3.2 - DRAINAGE SYSTEMS MUST BE INSTALLED AS PER REQUIREMENTS IN NCC PART 3.3.3
- 3.3.3 - SURFACE WATER MUST BE DIVERTED AWAY FROM CLASS 1 BUILDINGS AS PER NCC PART 3.3.3 AND TO ENSURE THE GROUND BENEATH SUSPENDED FLOORS MUST BE GRADED SO THAT SURFACE WATER IS PREVENTED FROM PONDING UNDER THE BUILDING.
- 3.3.5 - WHERE IS STORMWATER DRAINAGE SYSTEM IS INSTALLED, IT MUST COMPLY WITH NCC PART 3.3.5 AND THE POSITION AND MANNER OF DISCHARGE OF THE STORMWATER DRAINAGE SYSTEM MUST BE TO THE SATISFACTION OF THE APPROPRIATE AUTHORITY
- 3.4.1 - WHERE A TERMITE MANAGEMENT SYSTEM IS REQUIRED IT MUST COMPLY WITH AS 3660.1 AND NCC PART 3.4.2 OR HAVE BEEN TESTED AND PASSED THE TESTS REQUIRED BY SECTION 5 OF AS 3660.3

## PART 4 - FOOTINGS AND SLABS

- 4.2.2 - THE FOUNDATIONS WHERE FOOTINGS AND SLABS ARE TO BE LOCATED MUST BE CLASSIFIED IN ACCORDANCE WITH AS 2870.
- 4.2.3 - EXCAVATION FOR FOOTINGS, INCLUDING THICKENINGS FOR SLABS AND PADS MUST BE CLEAN CUT WITH VERTICAL SIDES, WHEREVER POSSIBLE AND THE HEIGHT OF FINISHED SLAB-ON-GROUND MUST BE IN ACCORDANCE WITH 3.3.3(b)
- 4.2.5 & 4.2.6 - FOOTINGS AND SLABS INCLUDING INTERNAL AND EDGE BEAMS, MUST BE INSTALLED AS PER 4.2.5 & AS2870

## PART 5 - MASONRY

- ALL MASONRY WORK SHALL BE IN ACCORDANCE WITH 'THE NATIONAL CONSTRUCTION CODE' VOLUME 2 PART 5 AND LOCAL COUNCIL REGULATIONS
- 5.2.2 - MASONRY VENEER WALLS MUST NOT BE GREATER THAN 8.5m IN HEIGHT WHEN MEASURED ABOVE THE ADJACENT FINISHED GROUND LEVEL
- 5.5.2 - ISOLATED PIERS SUPPORTING CARPORTS, VERANDAHS, PORCHES AND SIMILAR ROOF STRUCTURES WHICH FORM PART OF THE MAIN ROOF, OR ARE ATTACHED TO A WALL OF A CLASS 1 BUILDING MUST BE NOT LESS THAN 290 x 290mm IN SECTION, BE NOT MORE THAN 2.7m HIGH, BE NOT SPACED AT MORE THAN 3m CENTERS AND COMPLY WITH THE RELEVANT PROVISIONS OF NCC REQUIREMENTS IN PART 5.5.2
- 5.6.5 - WALL TIES, MUST COMPLY WITH AS/NZS 2699.1
- 5.6.7 - LINTELS MUST COMPLY WITH 'THE NATIONAL CONSTRUCTION CODE' VOLUME 2 PART 5.6.7
- 5.6.8 - VERTICAL ARTICULATION JOINTS MUST BE PROVIDED IN MASONRY VENEER WALLS IN ACCORDANCE WITH 5.6.8 OF VOLUME 2. ARTICULATION JOINTS BETWEEN MASONRY ELEMENTS MUST HAVE A WIDTH OF NOT LESS THAN 10mm AND BE PROVIDED IN STRAIGHT, CONTINUOUS WALLS HAVING NO OPENINGS - AT NOT MORE THAN 10mm AND BE PROVIDED IN STRAIGHT, CONTINUOUS WALLS HAVING NO OPENINGS - AT NOT MORE THAN 6m CENTERS AND WITHIN 4.5m BUT NOT CLOSER THAN 460mm OF ALL CORNERS AND IN STRAIGHT, CONTINUOUS WALLS WITH OPENINGS MORE THAN 900 x 900mm - AT NOT MORE THAN 5m CENTERS AND LOCATED SO THAT THEY ARE NOT MORE THAN 1.2m AWAY FROM OPENINGS
- 5.7.4 - A CONTINUOUS DAMP COURSE SHALL BE LAID AROUND THE BOTTOM PERIMETER OF WALLS WHERE CONSTRUCTED ON A CONCRETE SLAB, IN WALLS AND PIERS BELOW SUSPENDED FLOORS, WHERE MASONRY WALLS PASS THROUGH A ROOF, WHERE A ROOF ABUTS AN EXTERNAL WALL AND TO THE BOTTOM AND TOPS OF WINDOWS AND DOORS
- 5.7.5 - WEEPHOLES MUST BE INSTALLED IN ACCORDANCE WITH 'THE NATIONAL CONSTRUCTION CODE' VOLUME 2 PART 3.7.5

## PART 6 - FRAMING

- 6.2.1 - SUB FLOOR VENTILATION MUST COMPLY WITH 'THE NATIONAL CONSTRUCTION CODE' PART 6.2.1 AND HAVE CLEARANCE BETWEEN THE GROUND SURFACE AND THE UNDERSIDE OF THE LOWEST HORIZONTAL MEMBER IN THE SUBFLOOR IN ACCORDANCE WITH TABLE 6.2.1b
- 6.3.2 - (1)STRUCTURAL STEEL MEMBERS MAY BE USED AS FOLLOWS:
- (A)BEARERS SUPPORTING A TIMBER FLOOR OR NON-LOADBEARING STUD WALL -- IN ACCORDANCE WITH 6.3.3.
  - (B)STRUTTING BEAMS SUPPORTING ROOF AND CEILING LOADS -- IN ACCORDANCE WITH 6.3.4.
  - (C)LINTELS SUPPORTING ROOF, CEILING, FRAME AND TIMBER FLOOR -- IN ACCORDANCE WITH 6.3.5.
  - (D)COLUMNS -- IN ACCORDANCE WITH 6.3.6.
- (2)STRUCTURAL STEEL MEMBERS IN (1)(A), (B) AND (C) MUST HAVE A MINIMUM NOMINAL YIELD STRENGTH OF 250 MPA.
- (3)THE YIELD STRENGTH OF STRUCTURAL STEEL MEMBERS IN (1)(D) IS NOMINATED IN 6.3.6.
- (4)STRUCTURAL STEEL MEMBERS DESCRIBED IN THIS PART MUST BE PROTECTED AGAINST CORROSION IN ACCORDANCE WITH 6.3.9.

## PART 7 - ROOF AND WALL CLADDING

- ALL OTHER WALL CLADDING TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS, 'THE NATIONAL CONSTRUCTION CODE' VOLUME 2 PART 7, LOCAL COUNCIL REGULATIONS AND ANY COVENANT IMPOSED BY LAND DEVELOPERS.
- 7.2 - METAL ROOFING TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS, 'THE NATIONAL CONSTRUCTION CODE VOLUME 2 PART 7.2 AND AS 1562.1
- 7.2.2 - METAL SHEET ROOFING MUST BE PROTECTED FROM CORROSION IN ACCORDANCE WITH TABLE 7.2.2a
- 7.3 - ROOF TILES AND SHINGLES TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS, 'THE NATIONAL CONSTRUCTION CODE VOLUME 2 PART 7.3 AND AS 2049
- 7.4.0 - ALL ROOF PLUMBING SHALL BE INSTALLED TO 'THE NATIONAL CONSTRUCTION CODE' VOLUME 2 PART 7.4 AND LOCAL COUNCIL REQUIREMENTS. THIS INCLUDES FLASHING 7.3.3 AND SARKING 7.3.4 WHERE AN EXHAUST SYSTEM COVERED BY NCC 7.4 DISCHARGES INTO THE ROOF SPACE THE ROOF SPACE MUST BE VENTILATED TO OUTDOOR AIR

- 7.4.2 - GUTTERS, DOWNPIPES AND FLASHINGS MUST BE MANUFACTURED IN ACCORDANCE WITH AS/NZS 2179.1 FOR METAL COMPONENTS, AS1273 FOR UPVC COMPONENTS, BE COMPATIBLE WITH ALL UPSTREAM ROOFING MATERIALS IN ACCORDANCE WITH 7.2.2.(2) AND NOT CONTAIN ANY LEAD IF USED ON A ROOF FORMING PART OF A DRINKING WATER CATCHMENT AREA.
- 7.4.3 - THE SIZE OF GUTTERING MUST FOR EAVES GUTTERS, BE IN ACCORDANCE WITH TABLE 7.4.3a, TABLE 7.4.3b AND TABLE 7.4.3c AND BE SUITABLE TO REMOVE RAINWATER FALLING AT THE APPROPRIATE 5 MINUTE DURATION RAINFALL INTENSITY LISTED IN TABLE 7.4.3d AS FOLLOWS; FOR EAVE GUTTERS - 5% ANNUAL EXCEEDANCE PROBABILITY AND FOR EAVES GUTTER OVERFLOW MEASURES - 1% ANNUAL EXCEEDANCE PROBABILITY.
- 7.4.4 - EAVES GUTTERS MUST BE INSTALLED WITH A FALL OF NOT LESS THAN 1:500, BE SUPPORTED BY BRACKETS SECURELY FIXED AT STOP ENDS, CORNERS AND AT NOT MORE THAN 1.2m CENTRES AND FITTED WITH OVERFLOW MEASURES CAPABLE OF REMOVING THE OVERFLOW VOLUME SPECIFIED IN TABLE 7.4.4a AND TABLE 7.4.4b. OVERFLOW MEASURES IN ACCORDANCE WITH 7.4.6 AND 7.4.7 ARE DEEMED TO BE CAPABLE OF REMOVING THE OVERFLOW VOLUME SPECIFIED IN THOSE PROVISION. WHERE THE OVERFLOW VOLUME VALUES FOR RIDGE-TO-GUTTER LENGTHS IN TABLE 7.4.4.a AND ROOF CATCHMENT AREAS IN TABLE 7.4.4b ARE NOT STATED, INTERPOLATION MAY BE USED TO DETERMINE THE APPLICABLE OVERFLOW VALUES. VALLEY GUTTERS MUST BE INSTALLED ON A ROOF WITH A PITCH MORE THAN 12.5 DEGREES AND HAVE DIMENSIONS IN ACCORDANCE WITH TABLE 7.4.4c FOR THE RELEVANT INTENSITY AND HAVE MINIMUM FREEBOARD OF NOT LESS THAN 15mm AND HAVE A SIDE ANGLE OF NOT LESS THAN 12.5 DEGREES. THE REQUIREMENT OF (1)(c) DOES NOT APPLY TO EAVES GUTTERS FIXED TO A VERANDAH OR AN EAVE THAT IS GREATER THAN 450mm IN WIDTH, WHICH HAS NO LINING OR IS A RAKED VERANDAH OR A RAKED EAVE WITH A LINING SLOPING AWAY FROM THE BUILDING.
- 7.4.5 - DOWNPIPES MUST NOT SERVE MORE THAN 12m OF GUTTER LENGTH FOR EACH DOWNPIPE AND BE LOCATED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS AND BE SELECTED IN ACCORDANCE WITH THE APPROPRIATE EAVES GUTTER SECTION AS SHOWN IN TABLE 7.4.3a, TABLE 7.4.3b AND TABLE 7.4.3c.
- 7.4.6 - FOR A FRONT FACE SLOTTED GUTTER WITH A MINIMUM SLOT OPENING AREA OF 1200mm<sup>2</sup> PER METRE OF GUTTER AND THE LOWER EDGE OF THE SLOTS INSTALLED A MINIMUM OF 25mm BELOW THE TOP OF FASCIA, THE ACCEPTABLE OVERFLOW CAPACITY MUST BE 0.5 L/s/m, CONSTRUCTED IN ACCORDANCE WITH FIGURE 7.4.6a. FOR A CONTROLLED BACK GAP WITH A PERMANENT MINIMUM 10mm SPACER INSTALLED BETWEEN THE GUTTER BACK AND THE FASCIA AND ONE SPACER PER BRACKET, WITH THE SPACER NOT MORE THAN 50mm WIDE, AND THE BACK OF THE GUTTER INSTALLED A MINIMUM OF 10mm BELOW THE TOP OF THE FASCIA, THE ACCEPTABLE OVERFLOW CAPACITY MUST BE 1.5L/s/m, CONSTRUCTED IN ACCORDANCE WITH FIGURE 7.4.6b. FOR THE CONTROLLED BACK GAP OPTION, THE SPACER CAN BE A PROPRIETARY CLIP OR BRACKET THAN PROVIDES THE REQUIRED OFFSET OF THE GUTTER FROM THE FASCIA. FOR CONTROLLED FRONT BEAD HEIGHT WITH THE FRONT BEAD OF THE GUTTER INSTALLED A MINIMUM OF 10mm BELOW THE TOP OF THE FASCIA, THE ACCEPTABLE OVERFLOW CAPACITY IS 1.5 L/s/m CONSTRUCTED IN ACCORDANCE WITH FIGURE 7.4.6c.
- 7.4.7 - FOR AN END-STOP WEIR WITH A MINIMUM CLEAR WIDTH OF 100mm AND THE WEIR EDGE INSTALLED A MINIMUM 25mm BELOW THE TOP OF THE FASCIA, THE ACCEPTABLE OVERFLOW IS 0.5L/s CONSTRUCTED IN ACCORDANCE WITH FIGURE 7.4.7a. AN END-STOP WEIR IS NOT SUITABLE WHERE THE END-STOP ABUTS A WALL. FOR AN INVERTED NOZZLE INSTALLED WITHIN 500mm OF A GUTTER HIGH POINT WITH A MINIMUM NOZZLE SIZE OF 100mm x 50mm POSITIONED LENGTHWAYS IN THE GUTTER AND THE TOP OF THE NOZZLE INSTALLED A MINIMUM OF 25mm BELOW THE TOP OF THE FASCIA, THE ACCEPTABLE OVERFLOW IS 1.2 L/s CONSTRUCTED IN ACCORDANCE WITH FIGURE 7.4.7b. FOR A FRONT FACE WEIR WITH A MINIMUM CLEAR WIDTH OF 200mm AND A MINIMUM CLEAR HEIGHT OF 20mm AND THE WEIR EDGE INSTALLED A MINIMUM OF 25mm BELOW THE TOP OF THE FASCIA, THE ACCEPTABLE OVERFLOW CAPACITY IS 1.0L/s CONSTRUCTED IN ACCORDANCE WITH FIGURE 7.4.7c. FOR A RAINHEAD WITH A 75mm DIAMETER HOLE IN THE OUTWARD FACE OF THE RAINHEAD, THE CENTRELIN OF THE HOLE POSITIONED 100mm BELOW THE TOP OF THE FASCIA, THE ACCEPTABLE OVERFLOW CAPACITY IS 3.5L/s CONSTRUCTED IN ACCORDANCE WITH FIGURE 7.4.7d. THE RAINHEAD SHOULD BE DETAILED TO AVOID NUISANCE DISCHARGE FROM THE OVERFLOW AT RAINFALL INTENSITIES BELOW THE NORMAL DESIGN LEVEL.

## PART 8 - GLAZING

- ALL GLAZING MEET PERFORMANCE REQUIREMENTS P2.1.1 AND P2.2.2 AND CONSTRUCTED IN ACCORDANCE WITH AS 2047 AND 'THE NATIONAL CONSTRUCTION CODE' VOLUME 2 PART 8 GLAZING TYPE IN ACCORDANCE WITH ENERGY REPORT
- 8.4.2 - GLASS IN DOORS MUST BE GRADE A SAFETY GLAZING MATERIAL IN ACCORDANCE WITH TABLE 8.4.2
- 8.4.6 - ALL GLAZING IN BATHROOMS, ENSUITES, SPA ROOMS OR THE LIKE, INCLUDING SHOWER DOORS, SHOWER SCREENS, BATH ENCLOSURES AND ASSOCIATED WINDOWS, WHERE THE LOWEST SIGHT LINE IS LESS THAN 2.0m ABOVE THE HIGHEST ABUTTING FINISHED LEVEL OF THE FLOOR, BOTTOM OF THE BATH, OR SHOWER BASE MUST BE GRADE A OR B SAFETY GLAZING MATERIAL FOR FRAMED PANELS. WINDOWS AND ORDINARY ANNEALED GLASS TO BE IN ACCORDANCE WITH NCC 8.4.6

## PART 9 - FIRE SAFETY

- FIRE SAFETY SHALL COMPLY WITH 'THE NATIONAL CONSTRUCTION CODE' VOLUME 2 PART 9 AND THE RELEVANT AUSTRALIAN STANDARDS
- 9.2.1 - AN EXTERNAL WALL OF A CLASS 1 BUILDING, AND ANY OPENINGS IN THAT WALL, MUST COMPLY WITH 9.2.3 IF THE WALL IS LESS THAN 900mm FROM AN ALLOTMENT BOUNDARY OR 1.8m FROM ANOTHER BUILDING ON THE SAME ALLOTMENT OTHER THAN A CLASS 10 BUILDING ASSOCIATED WITH THE CLASS 1 BUILDING OR A DETACHED PART OF THE SAME CLASS 1 BUILDING
- 9.2.7 - A CLASS 10a CARPORT IS EXEMPT FROM COMPLYING WITH 9.2.4 IF IT HAS TWO OR MORE SIDES OPEN AND NOT LESS THAN ONE THIRD OF ITS PERIMETER OPEN AND IT DOES NOT HAVE A POLYCARBONATE OR NON-COMBUSTIBLE ROOF COVERING
- 9.2.10 - COMBUSTIBLE ROOF LIGHTS, SKYLIGHTS OR THE LIKE INSTALLED IN A ROOF OR PART OF A ROOF REQUIRED TO HAVE A NON-COMBUSTIBLE COVERING MUST HAVE AN AGGREGATE AREA NOT MORE THAN 20% OF THE ROOF OR PART OF THE ROOM AND BE NOT LESS THAN 900mm FROM A SEPARATING WALL OR THE ALLOTMENT BOUNDARY
- 9.5.1 - SMOKE ALARMS MUST BE LOCATED IN 1a BUILDINGS IN ACCORDANCE WITH 9.5.2 AND 9.5.4 AND CLASS 1b BUILDINGS IN ACCORDANCE WITH 9.5.2 AND 9.5.4 AND ALL COMPLY WITH AS 3786.

## PART 10 - HEALTH AND AMENITY



- 10.2.1 - WET AREAS MUST BE WATERPROOF OR WATER RESISTANT IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE VOLUME 2 PART 10.2.2 TO 10.2.6 AND AS 3740
- 10.3.1 - HEIGHTS OF ROOMS AND OTHER SPACES MUST NOT BE LESS THAN IN A HABITABLE ROOM EXCLUDING A KITCHEN - 2.4m; IN A KITCHEN - 2.1m; IN A CORRIDOR, PASSAGEWAY OR THE LIKE - 2.1m; IN A BATHROOM, LAUNDRY, WC, PANTRY, STOREROOM, GARAGE OR THE LIKE - 2.1m
- 10.4.2 - THE DOOR TO A FULL ENCLOSED SANITARY COMPARTMENT MUST OPEN OUTWARDS, SLIDE OR BE READILY REMOVABLE FROM THE OUTSIDE OF THE COMPARTMENT UNLESS THERE IS A CLEAR SPACE OF AT LEAST 1.2m, MEASURED IN ACCORDANCE WITH FIGURE 10.4.2, BETWEEN THE CLOSET PAN WITHIN THE SANITARY COMPARTMENT AND THE DOORWAY
- 10.5.1 - NATURAL LIGHT MUST BE PROVIDED BY WINDOWS (EXCLUDING ROOF LIGHTS) THAT HAVE AN AGGREGATE LIGHT TRANSMITTING AREA MEASURED OF NOT LESS THAN 10% OF THE FLOOR AREA OF THE ROOM OR ROOF LIGHTS THAT HAVE AN AGGREGATE LIGHT TRANSMITTING AREA MEASURED OF NOT LESS THAN 3% OF THE FLOOR AREA OF THE ROOM
- 10.6.2 - VENTILATION MUST BE PROVIDED TO A HABITABLE ROOM, SANITARY COMPARTMENT, BATHROOM, SHOWER ROOM, LAUNDRY AND ANY OTHER ROOM OCCUPIED BY A PERSON FOR ANY PURPOSE. OPENINGS, WINDOWS, DOORS OR OTHER DEVICES WHICH CAN BE OPENED WITH A VENTILATING AREA NOT LESS THAN 5% OF THE FLOOR AREA OF THE ROOM REQUIRED TO BE VENTILATED
- 10.6.3 - SANITARY COMPARTMENTS MUST NOT OPEN DIRECTLY INTO A KITCHEN OR PANTRY UNLESS ACCESS IS BY AN AIRLOCK, HALLWAY OR OTHER ROOM OR THE SANITARY COMPARTMENT IS PROVIDED WITH AN EXHAUST FAN OR OTHER MEANS OF MECHANICAL VENTILATION
- 10.7.4 - SERVICES MUST NOT BE CHASED INTO CONCRETE OR MASONRY SEPARATING WALLS
- 10.8.2 - FLOW RATE AND DISCHARGE OF EXHAUST SYSTEMS
- AN EXHAUST SYSTEM INSTALLED INSTALLED IN A KITCHEN, BATHROOM, SANITARY COMPARTMENT OR LAUNDRY MUST HAVE A MINIMUM FLOW RATE OF - 25 L/S FOR A BATHROOM OR SANITARY COMPARTMENT; AND 40 L/S FOR A KITCHEN OR LAUNDRY.
- EXHAUST FROM A KITCHEN, KITCHEN RANGE HOOD, BATHROOM, SANITARY COMPARTMENT OR LAUNDRY MUST DISCHARGE DIRECTLY OR VIA A SHAFT OR DUCT TO OUTDOOR AIR.
- 10.8.3 - VENTILATION OF ROOF SPACES
- (1)IN CLIMATE ZONES 6, 7 AND 8, A ROOF MUST HAVE A ROOF SPACE THAT--
  - (A)IS LOCATED-- (I)IMMEDIATELY ABOVE THE PRIMARY INSULATION LAYER; OR
  - (II)IMMEDIATELY ABOVE SARKING WITH A VAPOUR PERMEANCE OF NOT LESS THAN 1.14 MG/N.S, WHICH IS IMMEDIATELY ABOVE THE PRIMARY INSULATION LAYER; OR
  - (III)IMMEDIATELY ABOVE CEILING INSULATION THAT MEETS THE REQUIREMENTS OF 13.2.3(3) AND 13.2.3(4); AND
  - (B)HAS A HEIGHT OF NOT LESS THAN 20 MM; AND
  - (C)IS EITHER-- (I)VENTILATED TO OUTDOOR AIR THROUGH EVENLY DISTRIBUTED OPENINGS IN ACCORDANCE WITH TABLE 10.8.3; OR
  - (II)LOCATED IMMEDIATELY UNDERNEATH THE ROOF TILES OF AN UNSARKED TILED ROOF.
  - (2)THE REQUIREMENTS OF (1) DO NOT APPLY TO A--
  - (A)CONCRETE ROOF; OR
  - (B)ROOF THAT IS MADE OF STRUCTURAL INSULATED PANELS; OR
  - (C) ROOF THAT IS SUBJECT TO BUSHFIRE ATTACK LEVEL FZ REQUIREMENTS IN ACCORDANCE WITH AS 3959.

## PART 11 - SAFE MOVEMENT AND ACCESS

- 11.2.2 - A STAIRWAY MUST BE DESIGNED TO TAKE LOADING FORCES IN ACCORDANCE WITH AS 1170.1 AND MUST HAVE NOT MORE THAN 18 AND NOT LESS THAN 2 RISERS IN EACH FLIGHT AND GOINGS, RISERS AND A SLOPE RELATIONSHIP IN ACCORDANCE WITH TABLE 11.2.2
- 11.2.3 - AN EXTERNAL RAMP SERVING AN EXTERNAL DOORWAY OR A RAMP WITHIN A BUILDING MUST BE DESIGNED TO TAKE LOADING FORCES IN ACCORDANCE WITH AS/NZS 1170.1, HAVE A GRADIENT NOT STEEPER THAN 1:8 AND BE PROVIDED WITH LANDINGS TO COMPLY WITH 11.2.5 AT THE TOP AND BOTTOM OF THE RAMP AND AT INTERVALS NOT GREATER THAN 15m
- 11.2.5 - LANDINGS MUST BE NOT LESS THAN 750mm LONG AND HAVE A GRADIENT NOT STEEPER THAN 1:50
- 11.3.4 - THE HEIGHT MUST NOT BE LESS THAN 865mm ABOVE THE NOSINGS OF THE STAIR TREADS AND NOT LESS THAN 1m ABOVE THE FLOOR OF ANY LANDING, BALCONY, DECK, MEZZANINE OR THE LIKE
- 11.3.8 - A WINDOW OPENING IN A ROOM OTHER THAN A BEDROOM MUST BE PROVIDED WITH PROTECTION WHERE THE FLOOR BELOW THE WINDOW IS 4m OR MORE ABOVE THE SURFACE BENEATH. THE OPENABLE PART OF THE WINDOW IS COVERED BY THE ABOVE MUST BE PROTECTED WITH A BARRIER WITH A HEIGHT OF NOT LESS THAN 865mm ABOVE THE FLOOR WHICH MUST NOT PERMIT A 125mm SPHERE TO PASS THROUGH IT

## PART 12 - ANCILLARY PROVISIONS & ADDITIONAL CONSTRUCTION REQUIREMENTS

- 12.4.2 - AN OPEN FIREPLACE, OR SOLID-FUEL BURNING APPLIANCE IN WHICH THE FUEL-BURNING COMPARTMENT IS NOT ENCLOSED MUST HAVE--
- (A)ALL MASONRY CONSTRUCTED IN ACCORDANCE WITH H1D5; AND
  - (B)A HEARTH CONSTRUCTED OF STONE, CONCRETE, MASONRY OR SIMILAR NON-COMBUSTIBLE MATERIAL SO THAT-- (I)IT EXTENDS NOT LESS THAN 300 MM BEYOND THE FRONT OF THE FIREPLACE OPENING AND NOT LESS THAN 150 MM BEYOND EACH SIDE OF THAT OPENING; AND
  - (II)ITS UPPER SURFACE DOES NOT SLOPE AWAY FROM THE BACK HEARTH (SEE FIGURE 12.4.2); AND
  - (III)COMBUSTIBLE MATERIAL, SUCH AS FLOORING OR FRAMING MEMBERS BELOW OR AROUND THE EXTERNAL EDGE OF THE HEARTH, IS SITUATED NOT LESS THAN 150 MM FROM THE UPPER SURFACE OF THE HEARTH (SEE FIGURE 12.4.2); AND (C)WALLS FORMING THE SIDES AND BACK OF THE FIREPLACE UP TO A HEIGHT OF 300 MM ABOVE THE UNDERSIDE OF THE ARCH OR LINTEL WHICH-- (I)ARE CONSTRUCTED IN 2 SEPARATE LEAVES OF SOLID MASONRY WITH A TOTAL COMBINED THICKNESS NOT LESS THAN 180 MM, EXCLUDING ANY CAVITY; AND (II)DO NOT CONSIST OF CONCRETE BLOCK MASONRY IN THE CONSTRUCTION OF THE INNER LEAF; AND
  - (III)ARE CONSTRUCTED OF MASONRY UNITS WITH A NET VOLUME, EXCLUDING CORED AND SIMILAR HOLES, NOT LESS THAN 75% OF THEIR GROSS VOLUME, MEASURED ON THE OVERALL RECTANGULAR SHAPE OF THE UNITS, AND WITH AN ACTUAL THICKNESS OF NOT LESS THAN 100 MM; AND THE FIREPLACE MUST BE CONSTRUCTED ON FOOTINGS COMPLYING WITH 4.2.18.
- 12.4.4 - AN INSERT FIREPLACE MUST BE TESTED AND PASSED THE TESTS REQUIRED BY AS 2918


DESIGN BY: DP-AD 74687  DRAWN BY: B.TREW	STATUS: <b>DRAFT</b>	CLIENT: 	FLOOR AREAS: INTERNAL: 80.64m <sup>2</sup> PERGOLA: 13.82m <sup>2</sup>	AMENDMENTS: DRAFT	PAPER: <b>A3</b>	ORIENTATION:
	DRAWING TITLE: <b>GENERAL NOTES</b>	ADDRESS: <b>45 INGRAM LANE</b>	TOTAL: <b>94.46m<sup>2</sup></b>	11/12/23	PAGE: <b>9 OF 9</b>	
	SUBURB: <b>BEAUFORT</b>	POSTCODE: <b>3373</b>	DATE: <b>11/12/23</b>			


**Office Use Only**


VicSmart: **No**  
Specify class of VicSmart application:  
Application No: **REFPA20240032**  
Date Lodged: **25/03/2024**

# Application for Planning Permit

If you need help to complete this form, read [How to complete the Application for Planning Permit form](#).

 Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*. If you have any concerns, please contact Council's planning department.


 Questions marked with an asterisk (\*) are mandatory and must be completed.

 If the space provided on the form is insufficient, attach a separate sheet.

## Application type

Is this a VicSmart Application?\*

No  
If yes, please specify which VicSmart class or classes:

 If the application falls into one of the classes listed under Clause 92 or the schedule to Clause 94, it is a VicSmart application

## Pre-application meeting

Has there been a pre-application meeting with a Council planning officer?

False

If 'yes', with whom?:

Date:

day / month / year

## The Land


Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address\*

Unit No:	St. No: <b>45</b>	St. Name: <b>INGRAM LANE</b>
Suburb/Locality: <b>BEAUFORT</b>		Postcode: <b>3373</b>

Formal Land Description\*


Complete either A or B

 This information can be found on the certificate of title.

<b>A</b>	Lot No:	<input type="radio"/> Lodged Plan	<input type="radio"/> Title Plan	<input type="radio"/> Plan of Subdivision	No:
<b>OR</b>					
<b>B</b>	Crown Allotment No:	Section No:			
Parish/Township Name:					


If this application relates to more than one address, please attach details.

## The Proposal

 You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application.


**① For what use, development or other matter do you require a permit?\***

Use and development of a second dwelling

 Provide additional information on the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

**① Estimated cost of development for which the permit is required\***

Cost **\$192,000.00**

 You may be required to verify this estimate  
Insert '0' if no development is proposed


Insert '0' if no development is proposed (eg. change of use, subdivision, removal of covenant, liquor licence)

## Existing Conditions

**Describe how the land is used and developed now\***

Eg. vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

Single dwelling

 Provide a plan of the existing conditions. Photos are also helpful.


## Title Information

**Encumbrances on title\***

If you need help about the title, read: [How to complete the Application for Planning Permit form](#)

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

- Yes. (if 'yes' contact Council for advice on how to proceed before continuing with this application.)
- No
- Not applicable (no such encumbrance applies).

 Provide a full, current copy of the title for each individual parcel of land forming the subject site. (The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments' eg restrictive covenants.)

## Applicant and Owner Details

Provide details of the applicant and the owner of the land.

**Applicant \***

The person who wants the permit

Name:			
Title:	First Name: <b>Leah</b>	Surname: <b>Clark</b>	
Organisation (if applicable): <b>inception planning</b>			
Postal Address		If it is a PO Box, enter the details here:	
Unit No:	St. No:	St. Name: <b>Po Box 339W</b>	
Suburb/Locality: <b>Ballarat West</b>		State: <b>victoria</b>	Postcode: <b>3350</b>

## Information Requirements

Is the required information provided?


Contact Council's planning department to discuss the specific requirements for this application and obtain a planning permit checklist.

Yes

No

## Declaration

This form must be signed by the applicant\*

 Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit

I declare that I am the applicant; and that all the information in this application is true and correct and the owner (if not myself) has been notified of the permit application.

Signature:



Date: 25 March 2024

day / month / year

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## Checklist

Have you:

<input type="checkbox"/>	Filled in the form completely?	 Most applications require a fee to be paid. Contact Council to determine the appropriate fee.
<input type="checkbox"/>	Paid or included the application fee?	
	Provided all necessary supporting information and document?	
<input type="checkbox"/>	A full and current copy of the information for each individual parcel of land forming the subject site.	
<input type="checkbox"/>	A plan of existing conditions.	
<input type="checkbox"/>	Plans showing the layout and details of the proposal.	
<input type="checkbox"/>	Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.	
<input type="checkbox"/>	If required, a description of the likely effect of the proposal (eg traffic, noise, environmental impacts).	

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## Lodgement

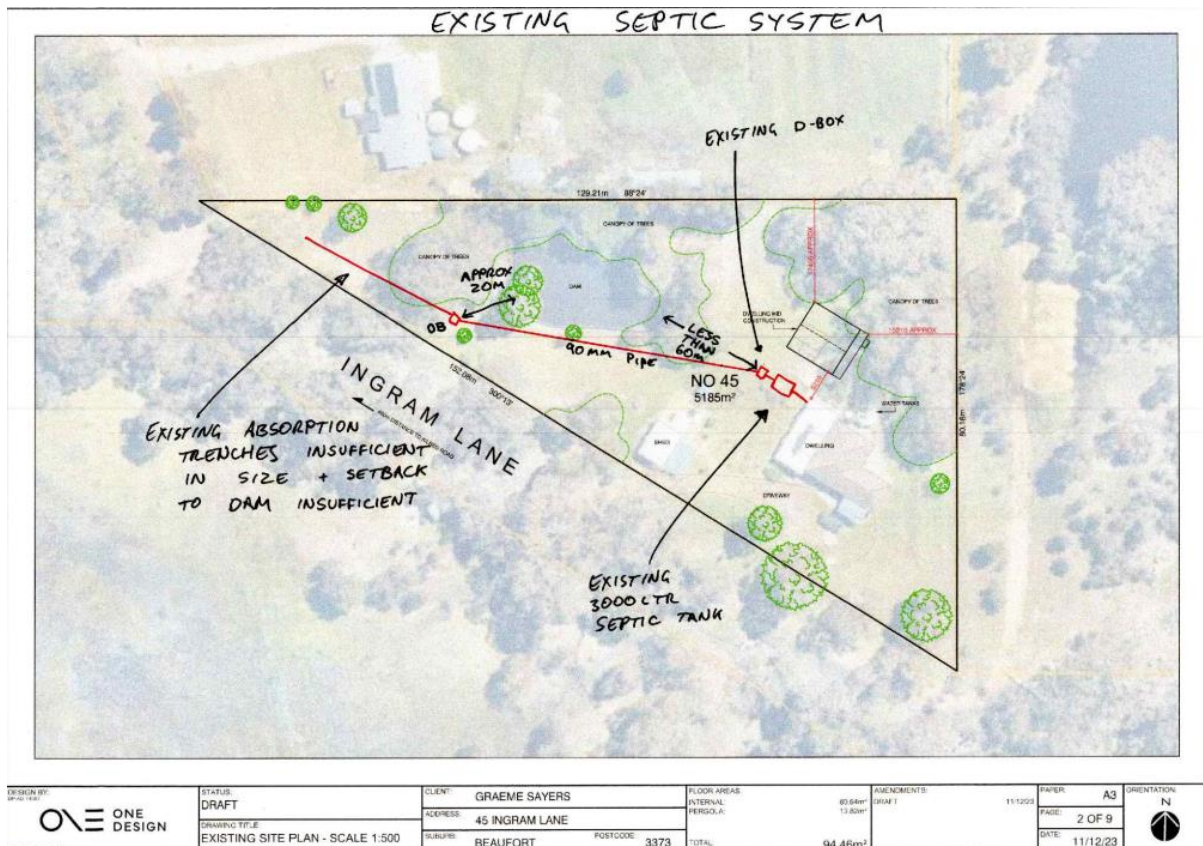
Lodge the completed and signed form and all documents with:

Pyrenees Shire Council  
5 Lawrence Street BEAUFORT Vic 3373  
  
Telephone: (03) 5349 1100  
  
**Contact information:**  
Telephone: (03) 5349 1100  
Email: [pyrenees@pyrenees.vic.gov.au](mailto:pyrenees@pyrenees.vic.gov.au)



## Septic Report

This is to confirm that Daniel Ross of Rossy's Plumbing Smythes Creek has inspected the standard primary septic system at 45 Ingram Lane Beaufort as per existing septic plan below. The system has a 3000 ltr septic tank with a baffle as per pic number 1 and ETA/Absorption trenches estimated at 30-60m in length as per pic number 2&3. This is less than the 90m required for a 3x bedroom house. The system doesn't appear to be leaking but is insufficient in size and does not have the required 60m setback to the existing dam (as per pic number 4). Green grass in a strip cannot be seen like normal which suggests transpiration of water from the L.A.A. may not be happening. I would recommend the replacement of the entire system to a Secondary treatment system. I would recommend the L.A.A. be to the rear of the property so the required 30m setback can be achieved as per proposed site drawing. Incoming power can be avoided in this area. Traffic must not be allowed onto the L.A.A.





Pic no.1



Pic No. 2

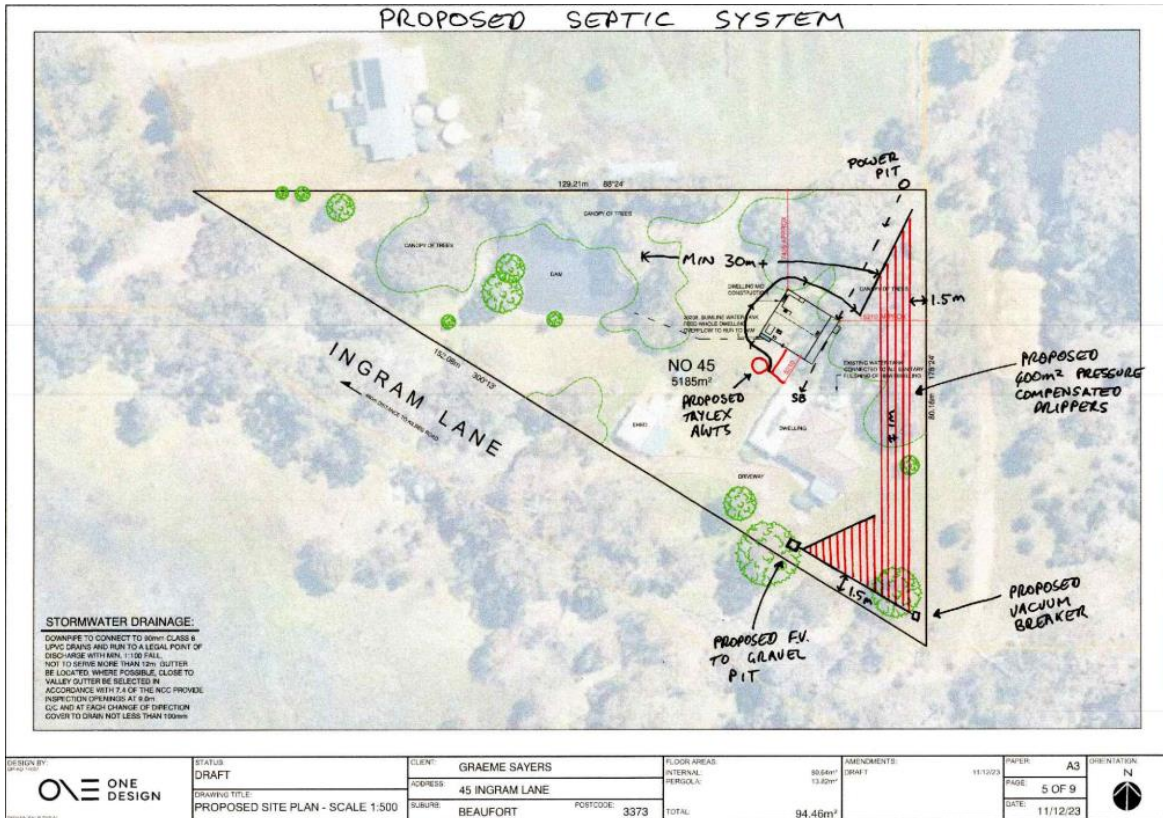


20 Feb 2024 at 10:15:01 am  
43 Ingram La  
Beaufort VIC 3373  
Australia

Pic No. 3



Pic No.4



Kind regards,

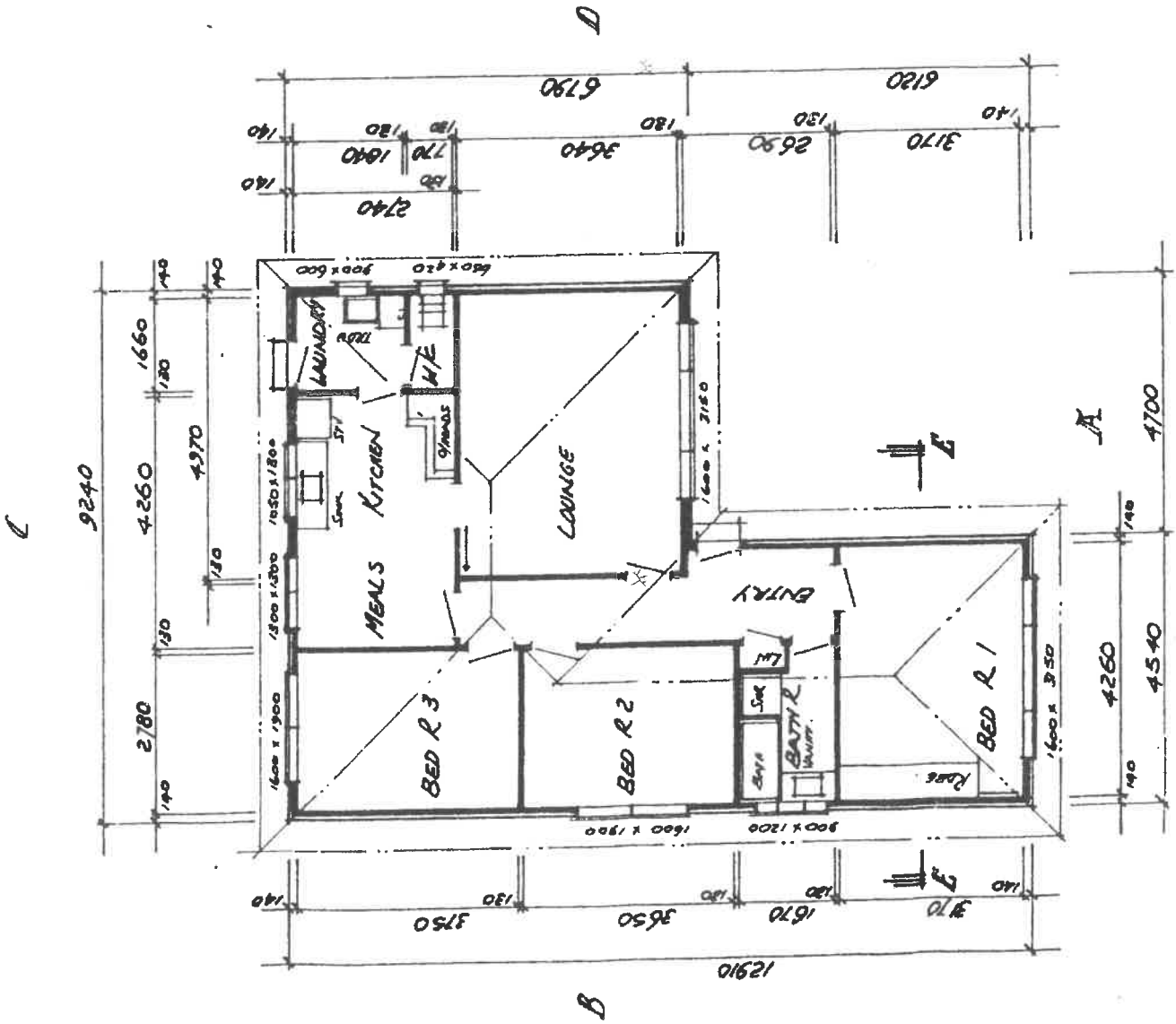
Daniel Ross

Rossy's Plumbing Smythes Creek

FIXED ON 300x120x300 PLANES  
PROVIDE ANT CARS.

NOTES.

1. THIS PLAN HAS BEEN PREPARED BY GIVEN INSTRUCTIONS FOR RELOCATION PURPOSES ONLY.
2. PURCHASER TO CHECK & VERIFY ALL DIMENSIONS PRIOR TO RELOCATION.
3. DIMENSIONS TAKE PRECEDENCE OVER SCALE. DO NOT SCALE.
4. SCALE 1:100 PLAN 1:500 SITE (REDUCED)
5. AREA 90.5 m<sup>2</sup>
6. CONNECT ALL SERVICES ACCORDING TO RELEVANT SPD'S & LOCAL AUTHORITY REQUIREMENTS



EXISTING FLOOR PLAN AT N° 26 KERRIE RD. GLEN WAVERLEY

**REGISTER SEARCH STATEMENT (Title Search) Transfer of  
Land Act 1958**

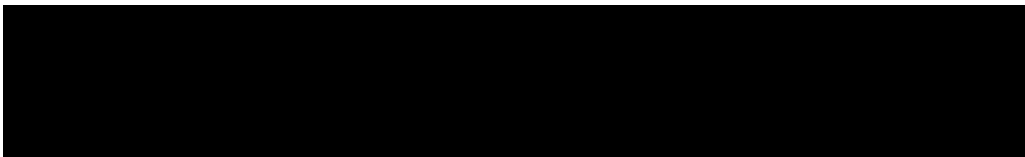
VOLUME 09967 FOLIO 634

Security no : 124112793323Q  
Produced 20/02/2024 01:59 PM

**LAND DESCRIPTION**

Crown Allotment 58X1 Parish of Trawalla.  
PARENT TITLE Volume 06702 Folio 307  
Created by instrument P626823Y 24/01/1990

**REGISTERED PROPRIETOR**



**ENCUMBRANCES, CAVEATS AND NOTICES**

For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

**DIAGRAM LOCATION**

SEE TP291978F FOR FURTHER DETAILS AND BOUNDARIES

**ACTIVITY IN THE LAST 125 DAYS**

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 45 INGRAM LANE BEAUFORT VIC 3373

DOCUMENT END





# Imaged Document Cover Sheet

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Document Type	<b>Plan</b>
Document Identification	<b>TP291978F</b>
Number of Pages (excluding this cover sheet)	<b>1</b>
Document Assembled	<b>20/02/2024 13:59</b>

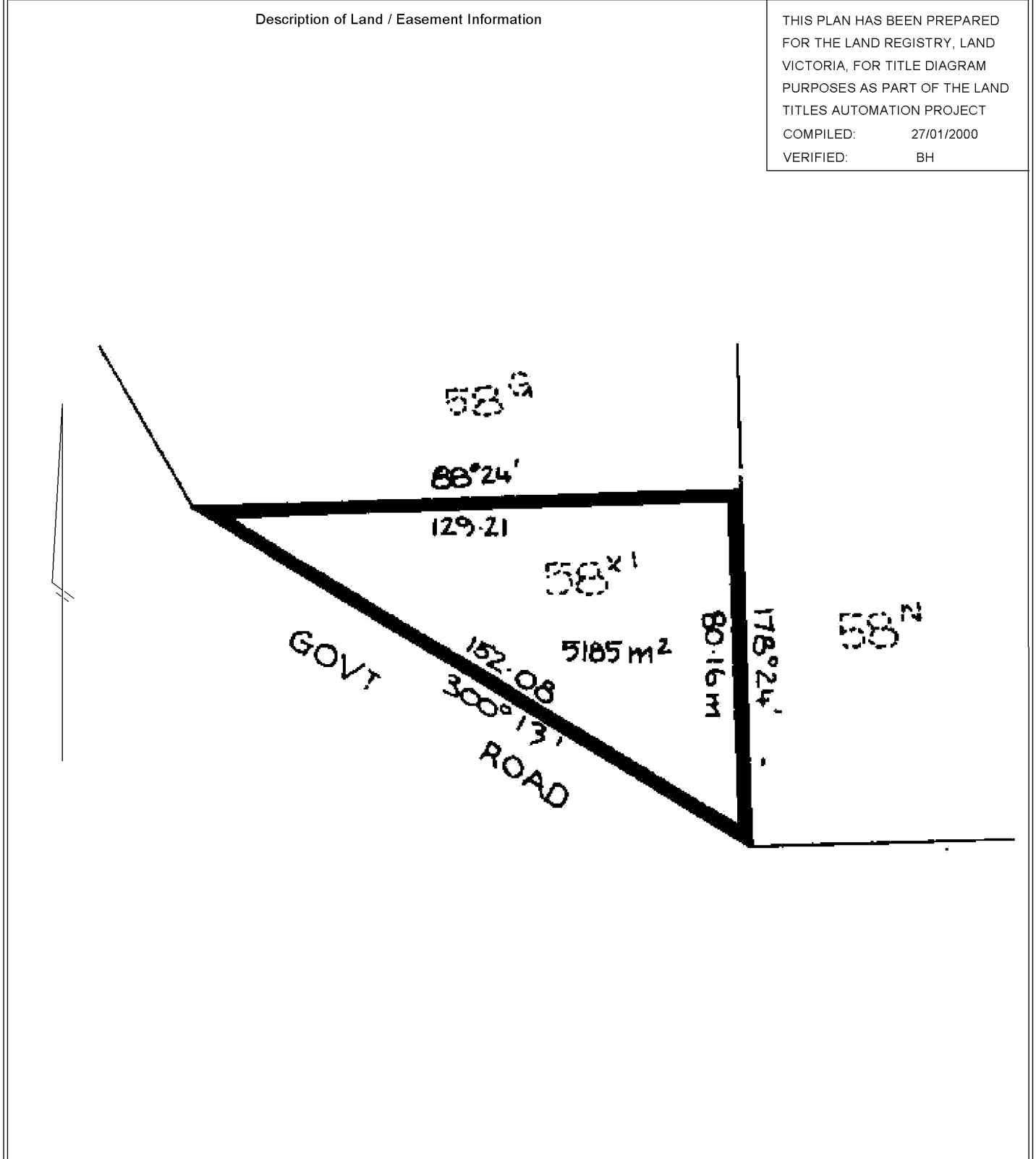
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TITLE PLAN		EDITION 1	TP 291978F
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<p><b>Location of Land</b></p> <p>Parish: TRAWALLA  Township:  Section:  Crown Allotment: 58X1  Crown Portion:</p> <p>Last Plan Reference:  Derived From: VOL 9967 FOL 634  Depth Limitation: 15.24 m</p>	<p><b>Notations</b></p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>
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LENGTHS ARE IN METRES	Metres = 0.3048 x Feet Metres = 0.201168 x Links		Sheet 1 of 1 sheets
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