

**ADDRESS: 195 HIGH ST
AVOCA 3467**

DATE: 29/08/2023

JOB No: 2023-

| LIVABLE HOUSING DESIGN GUIDELINES | | PERFORMANCE LEVEL | | | |
|--|----|---------------------|--------|------|----------|
| DESIGN ELEMENT | | LHD GUIDE REF. PAGE | SILVER | GOLD | PLATINUM |
| 1 Dwelling access | 18 | | | ● | |
| 2 Dwelling entrance | 23 | | | ● | |
| 3 Internal doors & corridors | 27 | ● | | | |
| 4 Toilet | 29 | | ● | | |
| 5 Shower | 33 | | ● | | |
| 6 Reinforcement of bathroom & toilet walls | 36 | | | | ● |
| 7 Internal stairways | 42 | N/A | N/A | N/A | N/A |
| 8 Kitchen Space | 44 | ● | | | |
| 9 Laundry Space | 46 | | ● | | |
| 10 Ground level (or entry level) bedroom space | 48 | | ● | | |
| 11 Switches & powerpoints | 50 | | ● | | |
| 12 Door and tap hardware | 52 | | ● | | |
| 13 Family / living room space | 54 | | | | ● |
| 14 Window sills | 56 | | ● | | |
| 15 Flooring | 58 | | ● | | |



AMENDMENT SCHEDULE

| DATE | VARIATION | REVISION |
|----------|----------------|----------|
| 01/09/23 | CONCEPT | A |
| 22/02/24 | AHD & MATERIAL | B |
| | | |
| | | |
| | | |
| | | |
| | | |

zarif

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FLOOR PLAN LEGEND

- DENOTES FLOOR TILES
 DENOTES VINYL FLOORING
 ARTICULATION JOINTS
 EXTERNAL TAP
 CAPPED GAS POINT
 SMOKE DETECTOR
DG DENOTES DOUBLE GLAZING
 ALL DOORS 2040mm HIGH UNLESS OTHERWISE STATED
 P/HAMPER
DP DOWNPIPE
SP SPREADER
 OHC OVERHEAD CUPBOARDS
 M/W MICROWAVE CAVITY
 D/W DISHWASHER
 R/H RANGEHOOD
 CAN CANOPY
 W/O WALL OVEN
 FR FRIDGE SPACE
 VAN VANITY
 T/R TOWEL RAIL / RING
 T/H TOILET ROLL HOLDER
 TR TROUGH
 P PAN
 Br. BROOM CUPBOARD
 P/H PLASTER HAMPER
 B/H PLASTER BULKHEAD

| SHEET INDEX | |
|-------------|---------------------|
| No | DETAILS |
| 1 | GENERAL NOTES |
| 2 | GENERAL NOTES |
| 3 | BAL NOTES |
| 4 | BAL NOTES |
| 5 | SITE PLAN |
| 6 | FLOOR PLAN |
| 7 | ELEVATIONS |
| 8 | ELEVATIONS |
| 9 | INTERNAL ELEVATIONS |
| 10 | INTERNAL ELEVATIONS |
| 11 | INTERNAL ELEVATIONS |
| 12 | ELECTRICAL |
| 13 | |
| 14 | |
| 15 | |
| 16 | |

| PROPERTY INFO | |
|----------------------|-----|
| FLOOD PRONE AREA: | TBC |
| TERMITE PRONE AREA: | TBC |
| ALPINE AREA: | TBC |
| WIND SPEED: | TBC |
| SOIL CLASSIFICATION: | TBC |
| BAL RATING: | TBC |

STATUS:

PRELIMINARY



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PROJECT: PROPOSED NEW RESIDENCE

195 HIGH ST
AVOCA 3467

DRAWING TITLE:
GENERAL NOTES

| | | | |
|-------------|----------|-------------|----|
| PAGES: | 1 OF 7 | SHEET SIZE: | A3 |
| JOB NUMBER: | 2023- | | |
| DRAWN: | N.ADAMS | | |
| DATE: | 29/08/23 | | |

| FLOOR AREAS: | |
|---------------|----------------------------|
| INTERNAL: | 173.78m ² |
| GARAGE: | 38.01m ² |
| VERANDAH 1: | 59.52m ² |
| VERANDAH 2: | 19.99m ² |
| TOTAL: | 291.30m² |

| REV: | DETAILS: | DATE: |
|------|-----------------|----------|
| A | CONCEPT | 01/09/23 |
| B | AHD & MATERIALS | 22/02/24 |

RB BUILDING DESIGN PTY LTD CONSTRUCTION NOTES

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GENERAL NOTES

- A4.1. THE NCC OVERRULES ANY DIFFERENCE BETWEEN THE NCC AND A PRIMARY REFERENCED DOCUMENT, INCLUDING ANY SECONDARY REFERENCED DOCUMENT
- WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE
 - WORK PRACTICES AND MATERIALS USED SHALL COMPLY TO LOCAL COUNCIL REGULATIONS, 'THE NATIONAL CONSTRUCTION CODE' AND ANY RELEVANT CODES REFERRED TO IN THE NCC
 - THESE PLANS SHALL BE READ IN CONJUNCTION WITH ANY STRUCTURAL AND/OR CIVIL ENGINEERING COMPUTATIONS AND DRAWINGS RELATING TO THIS PROJECT
 - ALL INTERNAL WALLS SHALL BE 90mm UNLESS OTHERWISE STATED
 - ANY DISCREPANCY IN DIMENSION OR AREAS ON ANY PLANS MUST BE REPORTED TO THIS OFFICE PRIOR TO ANY WORKS COMMENCING FOR CORRECTION

PART 3.1 - SITE PREPARATION

- 3.1.1.1 - 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
- 3.1.1.2 - 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 3.1.1.1 AND THE ENGINEERS DESIGN SPECIFICATIONS
- 3.1.3.2 - DRAINAGE SYSTEMS MUST BE INSTALLED AS PER REQUIREMENTS IN NCC PART 3.1.3.2
- 3.1.3.3 - SURFACE WATER MUST BE DIVERTED AWAY FROM CLASS 1 BUILDINGS AS PER NCC PART 3.1.3.3 AND TO ENSURE THE GROUND BENEATH SUSPENDED FLOORS MUST BE GRADED SO THAT SURFACE WATER IS PREVENTED FROM PONDING UNDER THE BUILDING.
- 3.1.3.5 - WHERE IS STORMWATER DRAINAGE SYSTEM IS INSTALLED, IT MUST COMPLY WITH NCC PART 3.1.3.5 AND THE POSITION AND MANNER OF DISCHARGE OF THE STORMWATER DRAINAGE SYSTEM MUST BE TO THE SATISFACTION OF THE APPROPRIATE AUTHORITY
- 3.1.4.3 - WHERE A TERMITE MANAGEMENT SYSTEM IS REQUIRED IT MUST COMPLY WITH AS 3660.1 AND NCC PART 3.1.4.3 OR HAVE BEEN TESTED AND PASSED THE TESTS REQUIRED BY SECTION 5 OF AS 3660.3

PART 3.2 - FOOTINGS AND SLAB

- 3.2.1 - CONCRETE FOOTINGS AND SLAB SHALL BE LAID IN ACCORDANCE WITH 'THE NATIONAL CONSTRUCTION CODE' VOLUME 2 PART 3.2, 'THE RELEVANT AUSTRALIAN STANDARDS AND THE ENGINEERS DESIGN SPECIFICATIONS
- FOOTING DIMENSIONS AND REINFORCEMENTS SHOWN ARE MINIMUM REQUIREMENTS
 - FOOTINGS SHALL NOT ENCROACH TITLE BOUNDARIES AND EASEMENT LINES
- 3.2.2.1 - 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 3.1.3.3(b)
- 3.2.2.3 & 3.2.2.4 - FOOTINGS AND SLABS INCLUDING INTERNAL AND EDGE BEAMS, MUST BE INSTALLED AS PER FIGURE 3.2.2.1
- THE OWNERS ATTENTION IS DRAWN TO APPENDIX 'A' AND 'B' OF AS 2870 'FUNCTION OF VARIOUS PARTIES AND 'FOUNDATION PERFORMANCE AND MAINTENANCE'.

PART 3.3 - MASONRY

- ALL MASONRY WORK SHALL BE IN ACCORDANCE WITH 'THE NATIONAL CONSTRUCTION CODE' VOLUME 2 PART 3.3 AND LOCAL COUNCIL REGULATIONS
- 3.3.5.2 - MASONRY VENEER WALLS MUST NOT BE GREATER THAN 8.5m IN HEIGHT WHEN MEASURED ABOVE THE ADJACENT FINISHED GROUND LEVEL
- 3.3.5.5 - UNLESS OTHERWISE SPECIFIED, MASONRY BED AND PERPEND JOINTS MUST HAVE A NOMINAL THICKNESS OF 10mm
- 3.3.5.8 - 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
- 3.3.5.9 - WEEPHOLES MUST BE INSTALLED IN ACCORDANCE WITH 'THE NATIONAL CONSTRUCTION CODE' VOLUME 2 PART 3.3.5.9
- 3.3.5.10 - WALL TIES, MUST COMPLY WITH AS/NZS 2699.1
- 3.3.5.12 - LINTELS MUST COMPLY WITH 'THE NATIONAL CONSTRUCTION CODE' VOLUME 2 PART 3.3.5.12 OR PART 3.4.4
- 3.3.5.13 - VERTICAL ARTICULATION JOINTS MUST BE PROVIDED IN MASONRY VENEER WALLS IN ACCORDANCE WITH 3.3.5.13 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 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
- 3.3.6.2 - 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 REQUIRMENTS IN PART 3.3.6.2

PART 3.4 - FRAMING

- 3.4.1.2 - SUB FLOOR VENTILATION MUST COMPLY WITH 'THE NATIONAL CONSTRUCTION CODE' PART 3.4.1 AND HAVE CLEARANCE BETWEEN THE GROUND SURFACE AND THE UNDERSIDE OF THE LOWEST HORIZONTAL MEMBER IN THE SUBFLOOR IN ACCORDANCE WITH TABLE 3.4.1.1
- 3.4.2.0 - ALL FRAMING IS FACTORY FABRICATED USING STEEL, MADE AND INSTALLED TO MANUFACTURERS SPECIFICATIONS, 'THE NATIONAL CONSTRUCTION CODE' VOLUME 2 PART 3.4.4 AND LOCAL COUNCIL REGULATIONS UNLESS OTHERWISE SPECIFIED
- 3.4.3.0 - ALL FRAMING IS FACTORY FABRICATED USING 90mm F5 PINUS TIMBER, MADE AND INSTALLED TO MANUFACTURERS SPECIFICATIONS, 'THE NATIONAL CONSTRUCTION CODE' VOLUME 2 PART 3.4.3 AND LOCAL COUNCIL REGULATIONS UNLESS OTHERWISE SPECIFIED
- ALL FRAMING NOT FACTORY MADE, TO COMPLY WITH AS 1684 AND 'THE NATIONAL CONSTRUCTION CODE' VOLUME 2 PART 3.4.3 AND LOCAL COUNCIL REGULATIONS
 - ALL ROOF TRUSSES ARE FACTORY FABRICATED USING F5 PINUS TIMBER MADE AND INSTALLED TO MANUFACTURERS SPECIFICATIONS, 'THE NATIONAL CONSTRUCTION CODE' VOLUME 2 PART 3.4.3 AND LOCAL COUNCIL REGULATIONS
 - BRACING AND TIE DOWN REQUIREMENTS SHALL BE IN ACCORDANCE WITH FRAMING AND TRUSS MANUFACTURERS RECOMMENDATIONS, BUILDING REGULATIONS AND AS 1684

PART 3.5 - ROOF AND WALL CLADDING

- ALL OTHER WALL CLADDING TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS, 'THE NATIONAL CONSTRUCTION CODE' VOLUME 2 PART 3.5, LOCAL COUNCIL REGULATIONS AND ANY COVENANT IMPOSED BY LAND DEVELOPERS.
- 3.5.1.0 - METAL ROOFING TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS, 'THE NATIONAL CONSTRUCTION CODE' VOLUME 2 PART 3.5.1 AND AS 1562.1
- 3.5.2.0 - ROOF TILES AND SHINGLES TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS, 'THE NATIONAL CONSTRUCTION CODE' VOLUME 2 PART 3.5.2 AND AS 2049
- 3.5.3.0 - ALL ROOF PLUMBING SHALL BE INSTALLED TO 'THE NATIONAL CONSTRUCTION CODE' VOLUME 2 PART 3.5 AND LOCAL COUNCIL REQUIREMENTS. THIS INCLUDES FLASHING 3.5.2.3 AND SARKING 3.5.2.4 WHERE AN EXHAUST SYSTEM COVERED BY NCC 3.8.7.3 DISCHARGES INTO THE ROOF SPACE THE ROOF SPACE MUST BE VENTILATED TO OUTDOOR AIR
- 3.5.3.1 - GUTTERS AND DOWN PIPES WILL BE INSTALLED ACCORDING TO 'THE NATIONAL CONSTRUCTION CODE' VOLUME 2 PART 3.5.3 AND AS 3500 AND MANUFACTURED ACCORDING TO AS2179.1 OR AS 1273. DOWNPIPES AT LEAST 90mm OR 100mm x 50mm AND BE 100mm CLEAR OF ELECTRICAL OR GAS PIPES
- 3.5.3.5 - DOWNPIPES MUST NOT SERVE MORE THAN 12m OF GUTTER LENGTH FOR EACH DOWNPIPE AND BE LOCATED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS
- 3.5.3.3 - ROOF PLUMBING SHALL BE COLORBOND FASIA, QUAD GUTTERS AND RECTANGULAR DOWNPIPES OR OTHERWISE STATED ON DRAWINGS. EAVE GUTTERS MUST HAVE NO PERMANENT PONDING.
- 3.5.3.4 - BOX GUTTERS SHALL COMPLY WITH 'THE NATIONAL CONSTRUCTION CODE' VOLUME 3.5.3.4 AND AS 3500.3 BOX GUTTERS MUST BE IN A STRAIGHT RUN, CONSTANT LONGITUDAL SLOPE BETWEEN 1:200 AND 1:40, DISCHARGE TO A DOWN STREAM END AND HAVE SEALED RAIN HEADS AND SUMPS BALLARAT ONE IN ONE HUNDRED RAINFALL 188 m/mh

PART 3.6 - GLAZING

- 3.6.0 - 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 3.6
- GLAZING TYPE IN ACCORDANCE WITH ENERGY REPORT
- 3.6.4.1 - GLASS IN DOORS MUST BE GRADE A SAFETY GLAZING MATERIAL
- 3.6.4.5 - 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 3.6.4.5

PRELIMINARY PLANS ONLY, NOT FOR PERMIT

THESE PLANS WILL ONLY BE ISSUED FOR FINAL UPON ALL T.B.C ITEMS BEING COMPETE ONLY PLANS MARKED FINAL IN TITLE SHALL BE USED FOR BUILDING PERMIT.

FLOOR PLAN LEGEND

- DENOTES FLOOR TILES
- DENOTES VINYL FLOORING
- ARTICULATION JOINTS
- EXTERNAL TAP
- CAPPED GAS POINT
- SMOKE DETECTOR
- DENOTES DOUBLE GLAZING FOR FINAL DOUBLE GLAZING

ALL DOORS 2040mm HIGH UNLESS OTHERWISE STATED

P/HAMPER

- DP** DOWNPIPE
- SP** SPREADER
- OHC** OVERHEAD CUPBOARDS
- M/W** MICROWAVE CAVITY
- D/W** DISHWASHER
- R/H** RANGEHOOD
- CAN** CANOPY
- W/O** WALL OVEN
- FR** FRIDGE SPACE
- VAN** VANITY
- T/R** TOWEL RAIL / RING
- T/H** TOILET ROLL HOLDER
- TR** TROUGH
- P** PAN
- Br.** BROOM CUPBOARD
- P/H** PLASTER HAMPER
- B/H** PLASTER BULKHEAD

| SHEET INDEX | |
|-------------|---------------------|
| No | DETAILS |
| 1 | GENERAL NOTES |
| 2 | GENERAL NOTES |
| 3 | BAL NOTES |
| 4 | BAL NOTES |
| 5 | SITE PLAN |
| 6 | FLOOR PLAN |
| 7 | ELEVATIONS |
| 8 | ELEVATIONS |
| 9 | INTERNAL ELEVATIONS |
| 10 | INTERNAL ELEVATIONS |
| 11 | INTERNAL ELEVATIONS |
| 12 | ELECTRICAL |
| 13 | |
| 14 | |
| 15 | |
| 16 | |

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PART 3.7 - FIRE SAFETY

- 3.7.1.1 - FIRE SAFETY SHALL COMPLY WITH 'THE NATIONAL CONSTRUCTION CODE' VOLUME 2 PART 3.7 AND THE RELEVANT AUSTRALIAN STANDARDS
- FIRE SAFETY OF MATERIALS, CONSTRUCTION AND SEPARATION WILL BE INDICATED ON THE DRAWINGS
- 3.7.2.2 - AN EXTERNAL WALL OF A CLASS 1 BUILDING, AND ANY OPENINGS IN THAT WALL, MUST COMPLY WITH 3.7.24 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
- 3.7.2.6 - A CLASS 10a CARPORT IS EXEMPT FROM COMPLYING WITH 3.7.2.5(a) 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
- 3.7.2.8 - 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
- 3.7.5.2 - SMOKE ALARMS MUST BE LOCATED IN 1a BUILDINGS IN ACCORDANCE WITH 3.7.5.3 AND 3.7.5.5 AND CLASS 1b BUILDINGS IN ACCORDANCE WITH 3.7.5.4 AND 3.7.5.5 AND ALL COMPLY WITH AS 3786.

PART 3.8 - HEALTH AND AMENITY

- 3.8.1.2 - WET AREAS MUST BE WATERPROOF OR WATER RESISTANT IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE VOLUME 2 PART 3.8.1.2 AND AS 3740
- 3.8.2.2 - 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
- 3.8.3.3 - 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 3.8.3.3, BETWEEN THE CLOSET PAN WITHIN THE SANITARY COMPARTMENT AND THE DOORWAY
- 3.8.4.2 - 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
- 3.8.5.2 - 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
- 3.8.5.3 - 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
- 3.8.6.5 - SERVICES MUST NOT BE CHASED INTO CONCRETE OR MASONRY SEPARATING WALLS
- HEATING AND COOLING LOADS MUST ACHIEVE A ENERGY RATING OF 6 STARS

PART 3.8.7 - CONDENSATION MANAGEMENT

- 3.8.7.3 - FLOW RATE AND DISCHARGE OF EXHAUST SYSTEMS
 - (a) AN EXHAUST SYSTEM INSTALLED IN A KITCHEN, BATHROOM, SANITARY COMPARTMENT OR LAUNDRY MUST HAVE A MINIMUM FLOW RATE OF - (i) 25 L/S FOR A BATHROOM OR SANITARY COMPARTMENT; AND (ii) 40 L/S FOR A KITCHEN OR LAUNDRY.
 - (b) EXHAUST FROM A BATHROOM, SANITARY COMPARTMENT, OR LAUNDRY MUST BE DISCHARGED - (i) DIRECTLY OR VIA A SHAFT OR DUCT TO OUTDOOR AIR; OR (ii) TO A ROOF SPACE THAT IS VENTILATED IN ACCORDANCE WITH 3.8.7.4
- 3.8.7.4 - VENTILATION OF ROOF SPACES
 - (a) WHERE AN EXHAUST SYSTEM COVERED BY 3.8.7.3 DISCHARGES INTO A ROOF SPACE, THE ROOF SPACE MUST BE VENTILATED TO OUTDOOR AIR THROUGH EVENLY DISTRIBUTED OPENINGS
 - (b) OPENINGS REQUIRED BY (a) MUST HAVE A TOTAL UNOBSTRUCTED AREA OF 1/300 OF THE RESPECTIVE CEILING AREA IF THE ROOF PITCH IS MORE THAN 22°, OR 1/250 OF THE RESPECTIVE CEILING AREA IF THE ROOF PITCH IS NOT MORE THAN 22°
 - (c) 30% OF THE TOTAL UNOBSTRUCTED AREA REQUIRED BY (b) MUST BE LOCATED NOT MORE THAN 900mm BELOW THE RIDGE HIGHEST POINT OF THE ROOF SPACE, MEASURED VERTICALLY, WITH THE REMAINING REQUIRED AREA PROVIDED BY EAVE VENTS.

PART 3.9 - SAFE MOVEMENT AND ACCESS

- 3.9.1.2 - A STAIRWAY MUST BE DESIGNED TO TAKE LOADING FORCES IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE VOLUME 2 PART 3.9.1.2 AND 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 3.9.1.1
- 3.9.1.3 - 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 3.9.1.5 AT THE TOP AND BOTTOM OF THE RAMP AND AT INTERVALS NOT GREATER THAN 15m
- 3.9.1.5 - LANDINGS MUST BE NOT LESS THAN 750mm LONG AND HAVE A GRADIENT NOT STEEPER THAN 1:50
- 3.9.2.3 - A BARRIER REQUIRED BY 3.9.2.2 MUST BE IN ACCORDANCE WITH NCC PART 3.9.2.3. 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
- 3.9.2.7 - 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 3.10 - ANCILLARY PROVISIONS & ADDITIONAL CONSTRUCTION REQUIREMENTS

- 3.10.6.1 - COMPLIANCE WITH THIS ACCEPTABLE CONSTRUCTION PRACTICE FOR THE ATTACHMENT OF A DECK OR BALCONY TO AN EXTERNAL WALL AS LONG AS THE HEIGHT OF THE DECK OR BALCONY IS NOT MORE THAN 3m FROM THE FFL TO THE TOP OF ANY SUPPORTING FOOTING, THE WALING PLATE DOES NOT SUPPORT MORE THAN ONE FLOOR, LOAD BEARING OR NON-LOAD BEARING WALLS OR ROOF LOADS, THE DECK DOWN NOT CANTILEVER OFF THE EXTERNAL WALL AND THE TOTAL IMPOSED LOAD ON THE DECK OR BALCONY DOES NOT EXCEED 2kPa
- 3.10.7.2 - AN OPEN FIRE PLACE MUST HAVE ALL MASONRY CONSTRUCTED IN ACCORDANCE WITH PART 3.3. THE HEARTH IS TO BE CONSTRUCTED OF STONE, CONCRETE MASONRY OR SIMILAR AND EXTEND NOT LESS THAN 300mm BEYOND THE FRONT OF THE FIREPLACE OPENING AND NOT LESS THAN 150mm BEYOND EACH SIDE OF THAT OPENING
- 3.10.7.4 - AN INSERT FIREPLACE MUST BE TESTED AND PASSED THE TESTS REQUIRED BY AS 2918

PLUMBING

- ALL PLUMBING WORK SHALL BE CARRIED OUT BY A LICENCED AND REGISTERED PLUMBER
- WATER SERVICE SHALL BE 19mm POLYBUTYLENE OR COPPER PIPING
- WASTE FROM ALL SANITARY FITTING SHALL BE IN PVC PIPING
- SURFACE WATER DRAINAGE REQUIREMENTS 'THE NATIONAL CONSTRUCTION CODE' VOLUME 2 PART 3.1.3.2
- STORMWATER DRAINAGE SYSTEM MUST COMPLY WITH THE APPROPRIATE AUTHORITY

ELECTRICAL

- ALL ELECTRICAL WORK SHALL BE CARRIED OUT BY A LICENCED ELECTRICAL CONTRACTOR
- A WATER PROOF STEEL METERBOX SHALL BE INSTALLED AT APPROXIMATELY 1900mm ABOVE FINISHED GROUND LEVEL CONTAINING METERS AND SWITCH BOARD WITH PROVISION FOR TWO ADDITIONAL CIRCUITS
- SMOKE DETECTORS SHALL BE INSTALLED AND INTERCONNECTED TO COMPLY WITH THE NATIONAL CONSTRUCTION CODE VOLUME 2 PART 3.7.5.3, AND COMPLY WITH AS 3786 OR AS1670

PLASTER

- CEILINGS AND WALLS TO HAVE 10mm PLASTER SHEETS CORNICE SUPPLIED AS PER SPECIFICATION. ALL AFFIXED TO MANUFACTURERS RECOMMENDATIONS
- ALL PLASTER HAMPERS AND BULKHEADS TO BE 300mm DEEP UNLESS OTHERWISE SPECIFIED

INSULATION

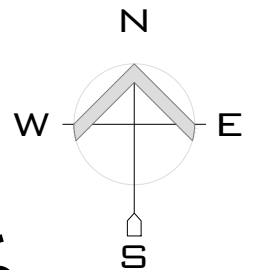
- INSULATION MUST COMPLY WITH AS 4859.1 AND 'THE NATIONAL CONSTRUCTION CODE VOLUME 2 PART 3.12.1
- ANY SARKING TO BE INSTALLED MUST HAVE A FLAMMABILITY INDEX OF NOT MORE THAN 5.0 AND A MAX. THICKNESS OF 1mm
- INSULATION TO DWELLINGS AS INDICATED BY THE ENERGY REPORT OR SHALL BE AS FOLLOWS

CEILING **R5** minimum BULK INSULATION
 EXTERNAL WALL **R2** WOOL OR FIBRE GLASS BATTS
 WEATHER WRAP **R0.7** 'THERMACH' WEATHER WRAP TO EXTERNAL FACE OF FRAMING

PRELIMINARY PLANS ONLY, NOT FOR PERMIT

THESE PLANS WILL ONLY BE ISSUED FOR FINAL UPON ALL T.B.C ITEMS BEING COMPELTE ONLY PLANS MARKED FINAL IN TITLE SHALL BE USED FOR BUILDING PERMIT.

| | | | | | | | | | | |
|---------------------------------|--------------------|--|---|---------------------------------|------------------|--------------------------|------------------------------------|-----------------|----------|----------|
| PROPERTY INFO | STATUS: | 2/300B GILLIES STREET NORTH, WENDOUREE, VIC 3355 (03) 5339 1114 ADMIN@ZARIFDESIGNGROUP.COM.AU A.B.N 11 669 416 539 PRACTITIONER REGISTRATION: CDP-AD 53373 | 195 HIGH ST AVOCA 3467 | PROJECT: PROPOSED NEW RESIDENCE | PAGES: 2 OF 7 | SHEET SIZE: A3 | FLOOR AREAS: | REV: | DETAILS: | DATE: |
| FLOOD PRONE AREA: TBC | PRELIMINARY | | | | | | INTERNAL: 173.78m ² | A | CONCEPT | 01/09/23 |
| TERMITE PRONE AREA: TBC | | | | | | | B | AHD & MATERIALS | 22/02/24 | |
| ALPINE AREA: TBC | | | | | | | | | | |
| WIND SPEED: TBC | | | | | | | | | | |
| SOIL CLASSIFICATION: TBC | | | | | | | | | | |
| BAL RATING: TBC | | | | | | | GARAGE: 38.01m ² | | | |
| | | | | | | | VERANDAH 1: 59.52m ² | | | |
| | | | | | | | VERANDAH 2: 19.99m ² | | | |
| | | | | | | | TOTAL: 291.30m ² | | | |



LPOD TBC

DOWNPIPES TO CONNECT TO 90mm UPVC DRAINS AND RUN TO A LEGAL POINT OF DISCHARGE WITH MIN. 1:100 FALL

FFL 232.40
PROPOSED RESIDENCE

No. 203
(RURAL WITH DWELLING)

No. 199
(RESIDENTIAL WITH DWELLING)

No. 193
(RESIDENTIAL WITH DWELLING)

No. 191
(RESIDENTIAL WITH DWELLING)

No. 189
(RESIDENTIAL WITH DWELLING)

No. 187
(RESIDENTIAL WITH DWELLING)

No. 185
(RESIDENTIAL WITH DWEL)

No. 195
2.86ha

No. 183
(RESIDENTIAL WITH DWELLING)

No. 181
(RESIDENTIAL WITH DWELLING)

HIGH STREET
320m TO NORTH ST

AVOCA RIVER

EXISTING 1.2m POST AND WIRE FENCE

EXISTING 1.2m POST AND WIRE FENCE
RAILWAY RESERVE

EXISTING 1.8m HIGH HCL COLORBOND FENCE

DENOTES 1m INTERVALS & AREAS REQUIRING GRAVEL FILL

NOTE:
DRIVEWAY TO HAVE GRAVEL FILL WHERE NEEDED TO RAISE LEVEL ABOVE 229.6 AHD. MARKER POSTS TO BE INSTALLED AT 10m INTERVALS ALONG DRIVEWAY FOR GUIDANCE IN THE EVENT OF FLOOD.

ITEMS TBC:
BAL REPORT
SITE FEATURE SURVEY
SOIL TEST
LPOD
LCA

WARNING
BEWARE OF UNDERGROUND SERVICES
THE LOCATIONS OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.

| PROPERTY INFO | |
|----------------------|-----|
| FLOOD PRONE AREA: | TBC |
| TERMITE PRONE AREA: | TBC |
| ALPINE AREA: | TBC |
| WIND SPEED: | TBC |
| SOIL CLASSIFICATION: | TBC |
| BAL RATING: | TBC |

STATUS:
PRELIMINARY



2/300B GILLIES STREET NORTH,
WENDOUREE, VIC 3355
(03) 5339 1114
ADMIN@ZARIFDESIGNGROUP.COM.AU
A.B.N 11 669 416 539
PRACTITIONER REGISTRATION:
CDP-AD 53373

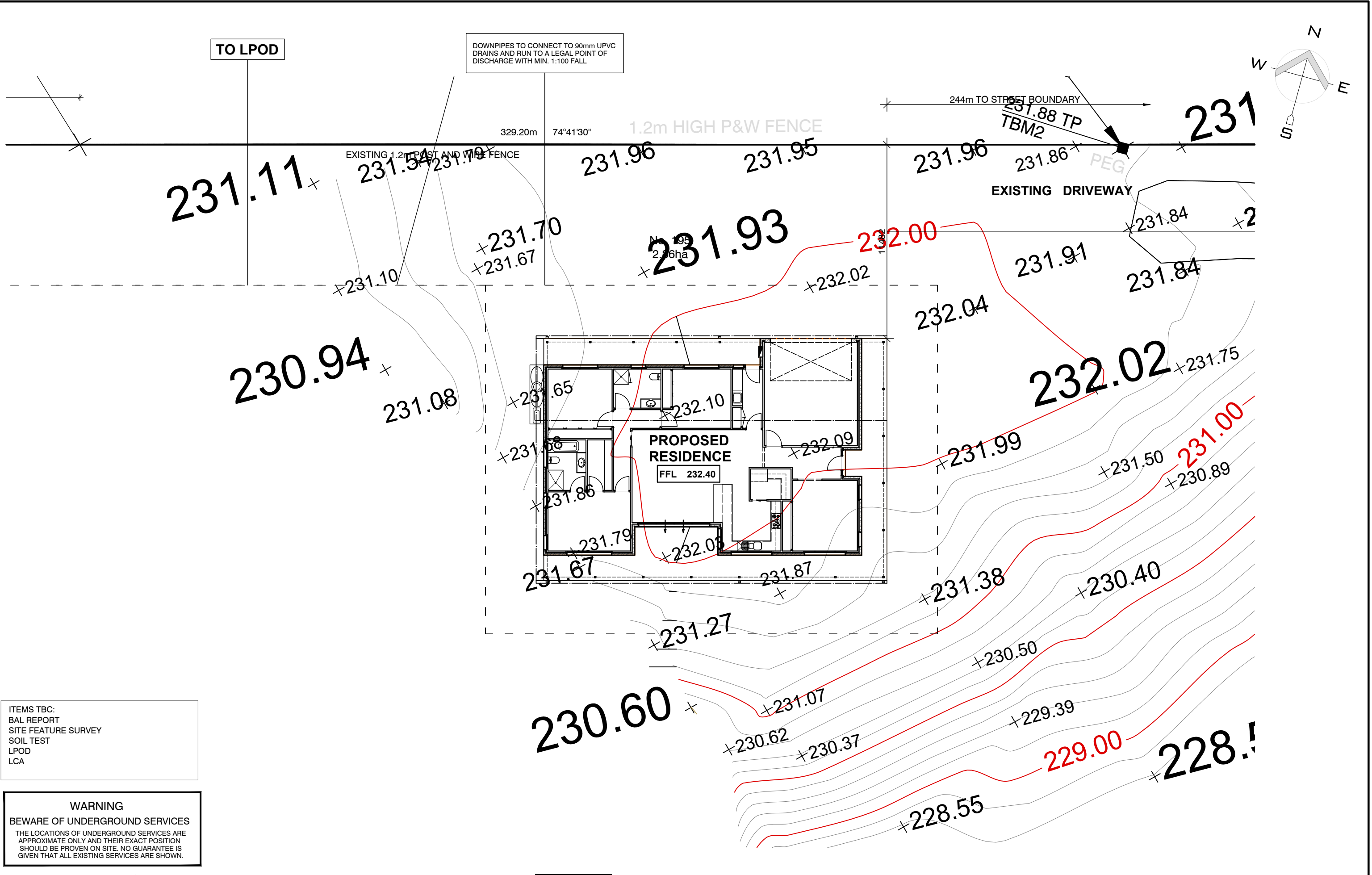
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SITE PLAN - SCALE 1:1000

PROJECT: PROPOSED NEW RESIDENCE
**195 HIGH ST
AVOCA 3467**

| | |
|-------------|-------------|
| PAGES: | SHEET SIZE: |
| 3 OF 7 | A3 |
| JOB NUMBER: | 2023- |
| DRAWN: | N.ADAMS |
| DATE: | 29/08/23 |

| FLOOR AREAS: | |
|---------------|----------------------------|
| INTERNAL: | 173.78m ² |
| GARAGE: | 38.01m ² |
| VERANDAH 1: | 59.52m ² |
| VERANDAH 2: | 19.99m ² |
| TOTAL: | 291.30m² |

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ITEMS TBC:
 BAL REPORT
 SITE FEATURE SURVEY
 SOIL TEST
 LPOD
 LCA

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

STATUS:
PRELIMINARY

zarif
 DESIGN GROUP
 2/300B GILLIES STREET NORTH,
 WENDOUREE, VIC 3355
 (03) 5339 1114
 ADMIN@ZARIFDESIGNGROUP.COM.AU
 A.B.N 11 669 416 539
 PRACTITIONER REGISTRATION:
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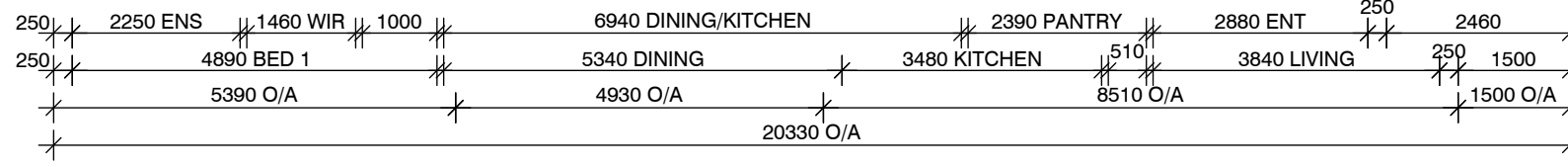
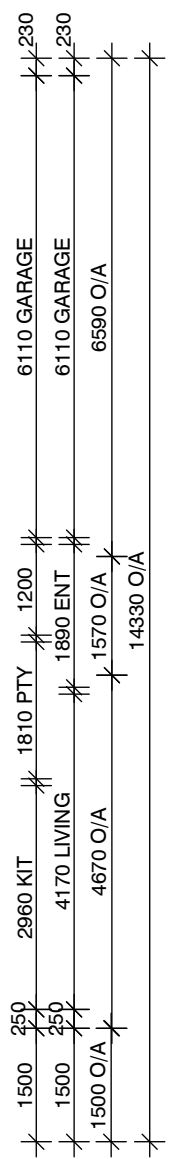
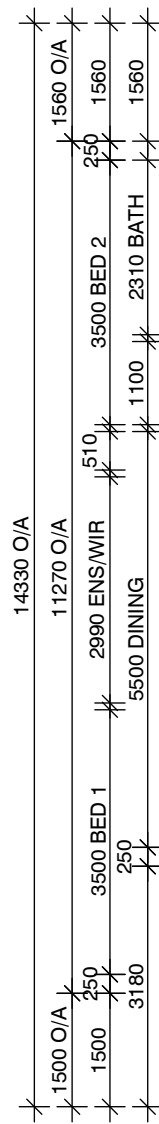
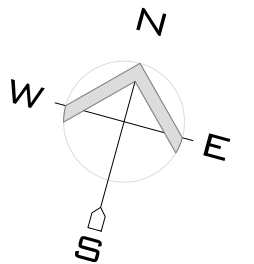
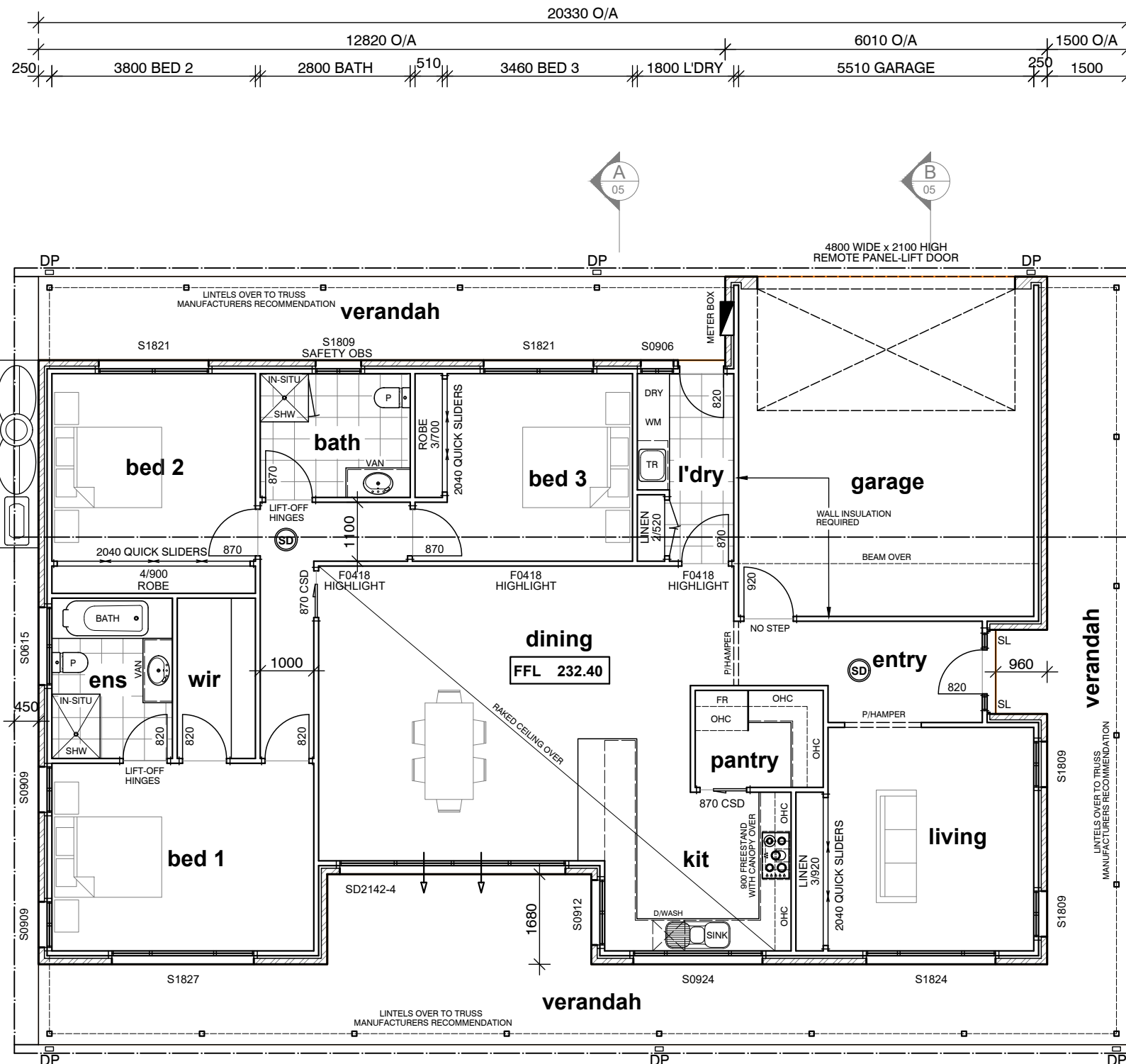
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PROJECT: PROPOSED NEW RESIDENCE
 195 HIGH ST
 AVOCA 3467

PAGES: 4 OF 7
 SHEET SIZE: A3
 JOB NUMBER: 2023-
 DRAWN: N.ADAMS
 DATE: 29/08/23

FLOOR AREAS:
 INTERNAL: 173.78m²
 GARAGE: 38.01m²
 VERANDAH 1: 59.52m²
 VERANDAH 2: 19.99m²
TOTAL: 291.30m²

REV: A B
 DETAILS: CONCEPT AHD & MATERIALS
 DATE: 01/09/23 22/02/24



PLANNING

PLANNING ZONE
 FARMING ZONE (FZ)
 GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)

PLANNING OVERLAYS
 DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 1 (DDO1)
 ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE (ESO2)

AREAS OF ABORIGINAL CULTURAL HERITAGE SENSITIVITY
 PART OF THIS PROPERTY IS AN 'AREA OF CULTURAL HERITAGE SENSITIVITY'.

DESIGNATED BUSHFIRE PRONE AREA
 THIS PROPERTY IS IN A DESIGNATED BUSHFIRE PRONE AREA.

DENOTES FLOOR TILES

ITEMS TBC:
 HWS
 FLOOR FINISHES
 WATER TANK

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

STATUS:
PRELIMINARY

2/300B GILLIES STREET NORTH,
 WENDOUREE, VIC 3355
 (03) 5339 1114
 ADMIN@ZARIFDESIGNGROUP.COM.AU
 A.B.N 11 669 416 539
 PRACTITIONER REGISTRATION:
 CDP-AD 53373

DRAWING TITLE:
FLOOR PLAN - SCALE 1:100

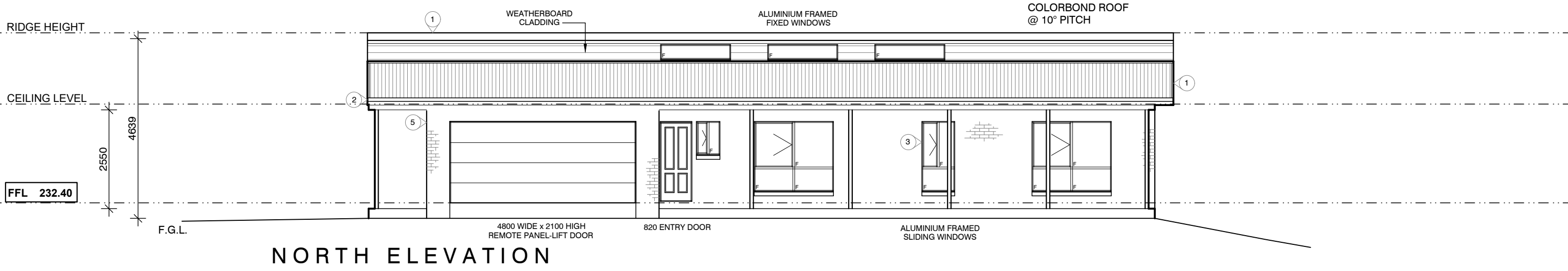
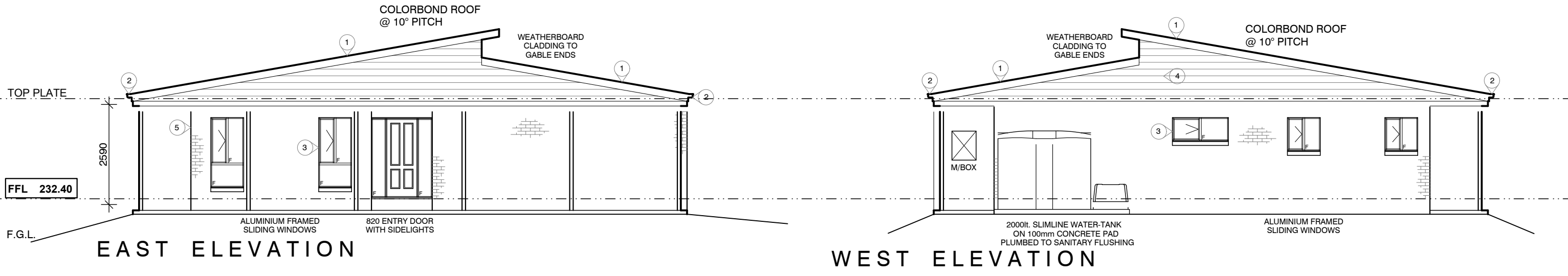
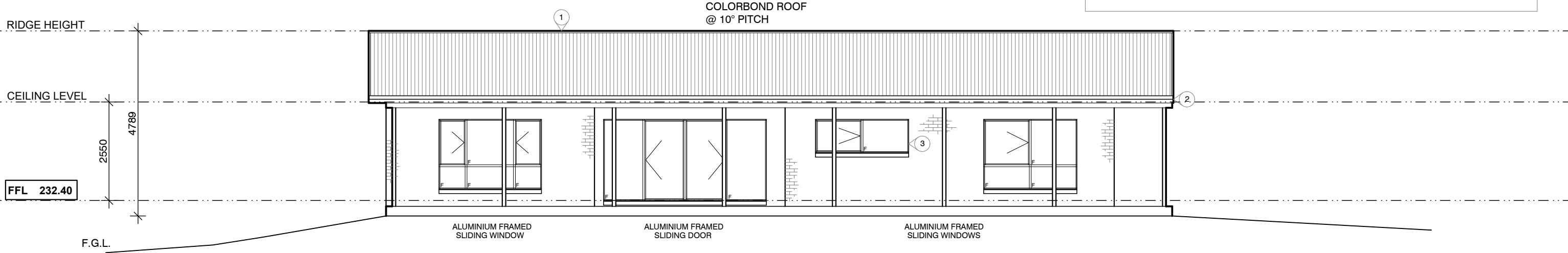
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 195 HIGH ST
 AVOCA 3467

PAGES: 5 OF 7
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 VERANDAH 2: 19.99m²
TOTAL: 291.30m²

REV: A B
 DETAILS: CONCEPT AHD & MATERIALS
 DATE: 01/09/23 22/02/24

| MATERIALS & FINISHES SCHEDULE | | | | |
|-------------------------------|--------------|--------------|------------------------|--------|
| Component | Manufacturer | Material | Colour | Marker |
| ROOF | - | CUSTOM ORB | COLORBOND MONUMENT | ① |
| GUTTERS / FASCIA / DOWNPIPES | - | STEEL | COLORBOND MONUMENT | ② |
| WINDOWS | - | ALUMINIUM | COLORBOND MONUMENT | ③ |
| WALLS | - | WEATHERBOARD | COLORBOND MONUMENT | ④ |
| WALLS | NUBRIK | BRICK | LANEWAY BRUNSWICK BLUE | ⑤ |



| PROPERTY INFO | |
|----------------------|-----|
| FLOOD PRONE AREA: | TBC |
| TERMITE PRONE AREA: | TBC |
| ALPINE AREA: | TBC |
| WIND SPEED: | TBC |
| SOIL CLASSIFICATION: | TBC |
| BAL RATING: | TBC |

STATUS:

PRELIMINARY



2/300B GILLIES STREET NORTH,
WENDOUREE, VIC 3355
(03) 5339 1114
ADMIN@ZARIFDESIGNGROUP.COM.AU
A.B.N 11 669 416 539
PRACTITIONER REGISTRATION:
CDP-AD 53373

DRAWING TITLE:
ELEVATIONS - SCALE 1:100

PROJECT: PROPOSED NEW RESIDENCE

**195 HIGH ST
AVOCA 3467**

| | |
|-------------------|-------------|
| PAGES: | SHEET SIZE: |
| 6 OF 7 | A3 |
| JOB NUMBER: 2023- | |
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| DATE: 29/08/23 | |

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| | | |
|------|-----------------|----------|
| REV: | DETAILS: | DATE: |
| A | CONCEPT | 01/09/23 |
| B | AHD & MATERIALS | 22/02/24 |


Office Use Only

VicSmart: **No**
Specify class of VicSmart application:
Application No: **REFPA20230179**
Date Lodged: **23/10/2023**

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?

True
 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: 195 | St. Name: HIGH STREET |
| Suburb/Locality: AVOCA | | Postcode: 3467 |

Formal Land Description*

Complete either A or B

 This information can be found on the certificate of title.


A Lodged Plan Title Plan Plan of Subdivision


OR

B


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.


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

Use and development of the land for a 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.

 Estimated cost of development for which the permit is required*

Cost **\$300,000.00**

 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.

Vacant land

 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: **Mr**

First Name: **Kevin**

Surname: **Martin**

Where the preferred contact person for the application is different from the applicant, provide the details of that person.

Contact person's details*

Same as applicant (if so, go to 'contact information')

Name:

Title: **Mr**

First Name: **David**

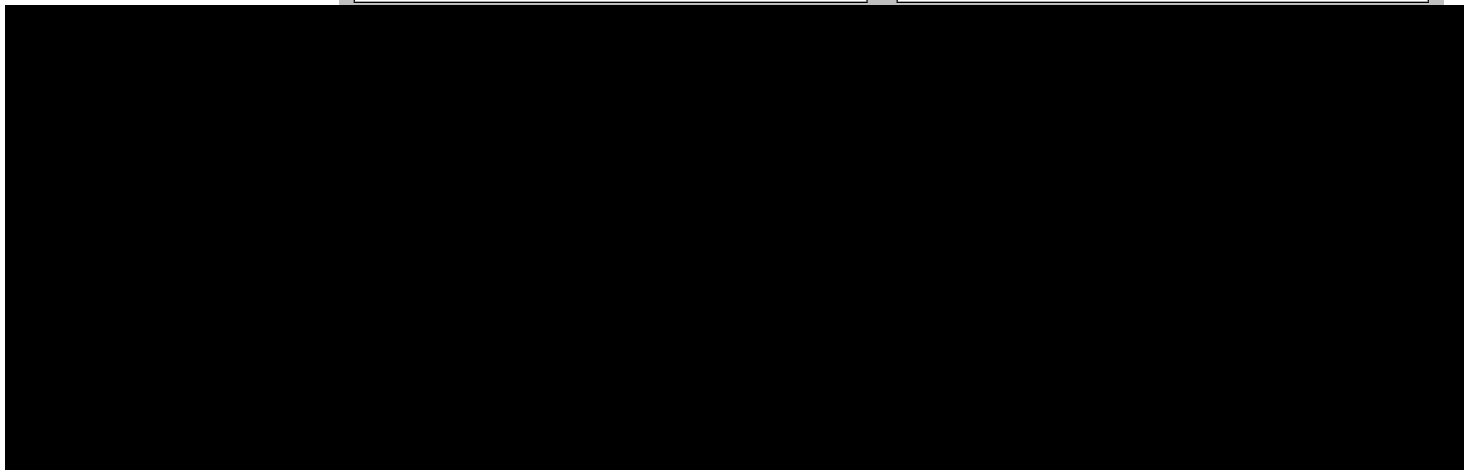
Surname: **Merrett**

Organisation (if applicable): **Spectrum Planning Solutions**

| | | |
|---------------------------------|-----------------------|--|
| Postal Address | | If it is a PO Box, enter the details here: |
| Unit No.: | St. No.: 36-38 | St. Name: Felix Crescent |
| Suburb/Locality: TORQUAY | | State: Victoria Postcode: 3228 |

Please provide at least one contact phone number *

| | |
|-------------------------------------|---------------------------------------|
| Contact Information | |
| Business Phone: +61428132713 | Email: david@spectrumps.com.au |
| Mobile Phone: 0428 132713 | Fax: |



Information Requirements

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

Is the required information provided?

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: 23 October 2023

day / month / year

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). | |

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

Xx August 2023

Rachel Blackwell
Planning
Pyrenees Shire Council
Via Greenlight planning portal

Dear Rachel

**RE: 195 High Street Avoca
Proposed dwelling**

Spectrum Planning Solutions has been engaged by Kevin and Laura Martin to prepare a planning application to construct a new dwelling at 195 High Street Avoca. This follows on from our previous phone discussion on 25 July 2023 for the proposal. This report supports the planning application.

Attached in support of this application are:

- **Appendix A** - Completed application form
- **Appendix B** - Full title and title plans details
- **Appendix C** – Site plan and proposed floorplan and elevations.

The planning provisions that affect the land are:

Zone Farming Zone and partly General Residential Zone – Schedule 1 (Pyrenees General Residential Area) **Figure 1**

Overlays Design and Development Overlay – Schedule 1 (Potentially Floodprone Areas) **Figure 2**

Environmental Significance Overlay – Schedule 2 (Watercourse protection) **Figure 3.**

FIGURE 1 ZONING



FIGURE 2 DESIGN AND DEVELOPMENT OVERLAY CONTROL

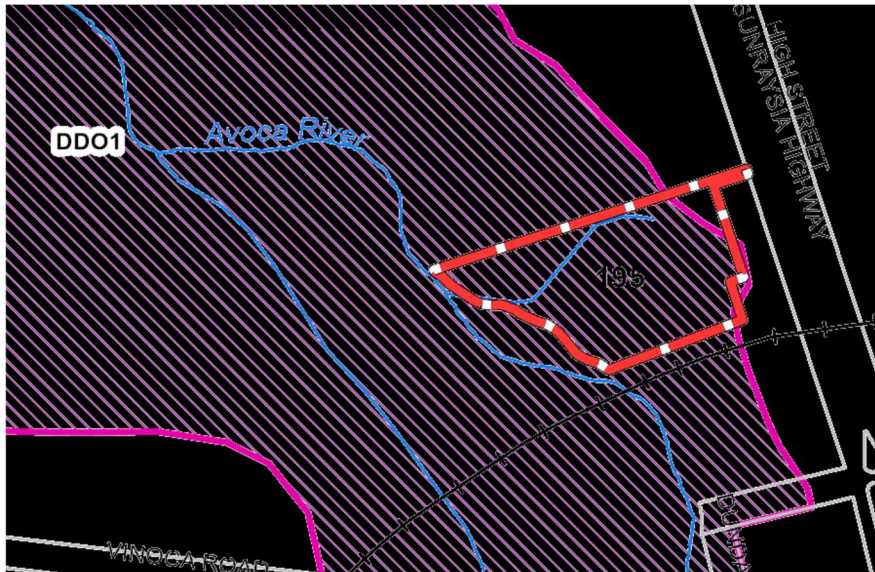


FIGURE 3 ENVIRONMENTAL SIGNIFICANCE OVERLAY



The land is also in an area of Aboriginal cultural heritage sensitivity. This proposal (single dwelling) does not require a Cultural Heritage Management Plan as it is an exempt development.

The land is commonly known as 195 High Street Avoca and is titled as Lot 6 Plan of Subdivision 813174. The land has an area of 3.65 hectares. The land is the last in a series of titles that were created for infill residential lots along High Street with land areas of approximately 700sqm each. Lot 6 was created in 2018 by planning permit PA2720/18 and forms the balance of the original title that had an extensive frontage to High Street. The Statement of Compliance for the subdivision was issued in May 2020 and the Lot 6 title issued shortly after on 23 July 2022.

Figure 4 contains an aerial photo and shows the context of the land which can be described as:

- The land is located at the northern edge of commercial part of High Street and in excellent walking distance to Avoca's services and facilities.
- The land is bound to the west by the Avoca River, to the south by the railway line and to the north by properties that can be characterised as rural residential in nature.
- A service road provides access off High Street into the land.
- Access to the land is via a 5.16 metre wide unsealed driveway that runs the full length of the residential property to its south.
- The dwellings along the former land frontage to High Street have all been recently constructed.
- A 15 metre wide strip of GRZ land is located behind the residential properties that front High Street.
- Further west the balance of the land is in the Farming Zone and is characterised by:

- The extension of the unsealed driveway along the northern boundary to an elevated building site in the north west corner of the land.
- Pipes are located under the driveway to enable the free flow of water from the property to the north. This accesses a very small depression that on occasions hold water.
- The elevated building site is at the same level as the dwelling on the land to the north.
- The balance of the land is low lying open pasture which floods periodically
- The land is cleared of vegetation. Most of the trees along the northern boundary are on the adjoining property.
- A drainage line traverses the low-lying parts of the land into the Avoca River.

FIGURE 4 195 HIGH STREET AVOCA AERIAL PHOTO



Figures 5 to 9 assist in describing the context of the land.

Appendix C contains the site plan and dwelling plans. A single storey 3 bedroom dwelling is proposed on the high ground in the north west corner of the site. It has been orientated to maximise the views over the balance of the land to the south to the Avoca River and beyond. All living areas are focussed on this view with bedrooms on the northern and western side of the dwelling.

The driveway is elevated above the low-lying areas and is likely to be flood free.

All wastewater will be disposed of to the reticulated sewer shown in Figure 10 via a pressurised pump system. There will be no disposal of effluent on site.

Town water and electricity is available along High Street.

A planning permit is required:

- To use and develop the land for a dwelling in the Farming Zone.
- Buildings and works in the Design and Development Overlay control.
- Buildings and works in the Environmental Significance Overlay control.

FIGURE 5 DWELLING SITE LOOKING EAST TOP HIGH STREET



FIGURE 6 DWELLING SITE ELEVATED ABOVE FLOODPLAIN



FIGURE 7 DWELLING SITE LOOKING SOUTH ACROSS THE LOW LYING LAND



FIGURE 8 DWELLING SITE LOOKING WEST TOWARDS THE AVOCA RIVER



FIGURE 9 SOUTHERN BATTER OF THE DWELLING SITE



FIGURE 10 RETICULATED SEWER SHOWN IN RED



ASSESSMENT

Planning Policy Framework and Municipal Planning Strategy

Clause 11.01-1R (Settlement – Central Highlands) confirms Avoca is defined as a town that can support sustainable change. It also notes Avoca and the land is not considered to be an area containing high value terrestrial habitat and is not within a declared water catchment.

Clause 02.03-1 (Settlement) confirms Avoca is a compact settlement with a population of 1072 in 2016. Importantly it states:

Avoca’s role as an important community and services centre should be supported by accommodating conventional residential lots within the town and low-density and rural living lots west of the town and on the small rural lots on the high ground to the east of the township.

The land exhibits the qualities of a small rural lot, albeit located to the north west of town.

The land is within the PS1 – Palaeozoic Sediments 1 land system (Clause 02.04). Clause 02.03-1 (Natural resource management) refers to this land system as:

Land within the Palaeozoic Sediments 1, 2 and 3 Land Systems consist of gentle ridges, broken ridges and prominent ranges. Sheet erosion is a threat because of the slow rate of water entry into the subsoils. High gully erosion exists on the yellow sodic duplex soils in drainage lines and widespread salting is an issue where native vegetation has been cleared. The land of unconsolidated colluvial soils on the break of slope of the steep land is highly suitable for viticulture.

For this land system Council seeks to:

Discourage development on steep ground in the Palaeozoic Sediments Land Systems.

In addition to this Council only seeks to “discourage small lot development along drainage lines in the Tertiary Sediments Land System” which the land is not located within.

The land is not identified for restructure.

Clause 13.03-1S (Floodplain management) seeks to “avoid intensifying the impact of flooding through inappropriately located use and development.” The dwelling is located on the highest part of the land and is floodfree.

Clause 14.01-1S seek to protect agricultural land. As can be seen in Table 1 the land size and context errs against the use of the land for agriculture or its future amalgamation with adjoining land to create more viable sizes for agriculture. The land context is rural residential, and it would not be appropriate to use the land for agriculture given the close proximity of residential properties to the east.

The Municipal Planning Strategy does not contain a town framework plan for Avoca. These plans would usually define the extent of the town and possibly even a settlement boundary. With the lack of a framework plan and its identification in Central Highlands Regional Growth Plan as a town that is to provide sustainable growth, some outward expansion or infill would be expected. The land is very well located to the facilities and amenities of Avoca, can be connected to all urban services, including reticulated sewer and is not used for and cannot be practically returned to any meaningful form of agriculture due to its context and land size. My client will however run Australian White sheep to control grass pastures and weed infestation.

Zone

Table 1 provides an assessment of the Farming Zone decision guidelines. Table 1 does not address the proximity of renewable energy infrastructure and extractive industries as these do not exist in the area.

TABLE 1 FZ DECISION GUIDELINE ASSESSMENT

| Decision guideline | Response |
|--|---|
| The capability of the land to accommodate the proposed use or development, including the disposal of effluent | The dwelling will be connected to reticulated sewer so there will be no onsite wastewater disposal |
| How the use or development relates to sustainable land management | The land is 3.6 hectares in area with the majority of it within a floodplain. The proposal supports sustainable land management as the dwelling is proposed on flood free land and does not propose to dispose of effluent onsite |
| Whether the site is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses | High Street forms a corridor of development through Avoca. Abutting land is either uses for residential or commercial purposes. Beyond this land sizes increase and dwelling densities decrease in line with its rural residential character. The dwelling is located next to an existing dwelling to the north |
| How the use of development makes use of existing infrastructure | Town water, reticulated sewer and electricity will be connected to the dwelling |

| | |
|--|---|
| Whether the use or development will support and enhance agricultural production | The land is not currently used for agriculture due to its size and location. My client intends to graze Australian White sheep on the floodplain to control grass growth and weed growth |
| Whether the use or development will adversely affect soil quality or permanently remove land from agricultural production | The site of the dwelling will not result in the permanent removal of land from agriculture as it is not currently used in this way |
| The potential for the use or development to limit the operation and expansion of adjoining and nearby agricultural uses | Land to the east is used for residential purposes and the land to the north contains a dwelling and is not currently being used for agriculture. So, the dwelling will not impact current agricultural practices. |
| The capacity of the site to sustain the agricultural use | The size and location of the land significantly limits the ability of the land to be used for agriculture, apart from what is proposed which is to run a limited number of Australian White sheep |
| The agricultural qualities of the land, such as soil quality, access to water and access to rural infrastructure | The land is in the fortunate position of having access to the reticulate town water, reticulated sewer and electricity. Connection to these will protect soil quality |
| Any integrated land management plan prepared for the site | There is no need for an integrated management plan given the size and location constraints for a viable agricultural land use |
| Whether the dwelling will result in the loss or fragmentation of productive agricultural land | The land does not abut any land used for agriculture. The Avoca River borders to the west, a rural residential property to the north, several residential properties to the east and the railway line and bridge to the south |
| Whether the dwelling will be adversely affected by agricultural activities on adjacent and nearby land due to dust, noise, odour, use of chemicals and farm machinery, traffic and hours of operation | No adjoining land is currently used for agriculture so there is no possibility for agriculture to impact the proposed dwelling |
| Whether the dwelling will adversely affect the operation and expansion of adjoining and nearby agricultural uses | Refer above |
| The potential for the proposal to lead to a concentration or proliferation of dwellings in the area and the impact of this on the use of the land for agriculture | This is a one-off opportunity to use this land for a dwelling that is set firmly within the urban context of Avoca. This is reflected in the availability of urban services to the land |
| The impact of the proposal on the natural physical features and resources of the area, in particular on soil and water quality | As the dwelling will be connected to reticulated sewer, there will be no impact on soil or water quality |
| The impact of the use or development on the flora and fauna on the site and its surrounds | The land is cleared of vegetation |
| The need to protect and enhance the biodiversity of the area, including the retention of vegetation and faunal habitat and the need to revegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge area | The majority of the land accommodates a floodplain so no planting is proposed win this area but the boundaries will be planted with native species |
| The location of on-site effluent disposal areas to minimise the impact of nutrient loads on waterways and native vegetation | Not relevant |
| The need to locate buildings in one area to avoid any adverse impacts on surrounding agricultural uses and to minimise the loss of productive agricultural land | The dwelling will be located in one area of the land that is flood free and will not result in the loss of productive agricultural land |
| The impact of the siting, design, height, bulk, colours and materials to be used, on the natural environment, major roads, vistas and water features and the measures to be undertaken to minimise any adverse impacts | The dwelling will be single storey and use muted materials and colours ADD |
| The impact on the character and appearance of the area or features of architectural, historic or scientific significance or of natural scenic beauty or importance | The land is not protected for its historical, landscape or natural significance however its context provides for an excellent opportunity to value the rural residential qualities of the land and proximity to Avoca |
| The location and design of existing and proposed infrastructure including roads, gas, water, drainage, telecommunications and sewerage facilities | Not relevant |
| Whether the use and development will require traffic management measures | The land has direct access to High Street via the service road. There is no need to upgrade this access |

Flooding

DDO1 (Potentially flood-prone areas) was introduced by Amendment C46 on 18 June 2021. The purpose is:

- *To define areas of urban and rural land which are known or reasonably suspected to be affected by flooding or drainage problems.*
- *To provide a discretionary control mechanism for preventing inappropriate development from occurring on land affected by flooding or drainage problems.*
- *To set design and development parameters which will regulate development and help safeguard life and property, pending the determination of appropriate flood plain management strategies.*
- *To ensure that development maintains the free passage of any likely flood waters and is compatible with local drainage conditions.*

The land was impacted by flooding in Spring 2022. This covered the low-lying areas that comprise the majority of the land. This is not unexpected as the Avoca River, with no levee banks, forms the western boundary of the land.

PROVIDE COMMENT ON AHD HEIGHTS FROM PLANS WHEN RECEIVED.

We believe the land is set within the urban context of Avoca, can be connected to all urban services and is limited in its ability to provide for agriculture due to land size and context.

Should you wish to discuss this further please contact me on 0428132713.

Yours sincerely



David Merrett
Director



Imaged Document Cover Sheet

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|---|-------------------------|
| Document Type | Plan |
| Document Identification | PS813174H |
| Number of Pages (excluding this cover sheet) | 2 |
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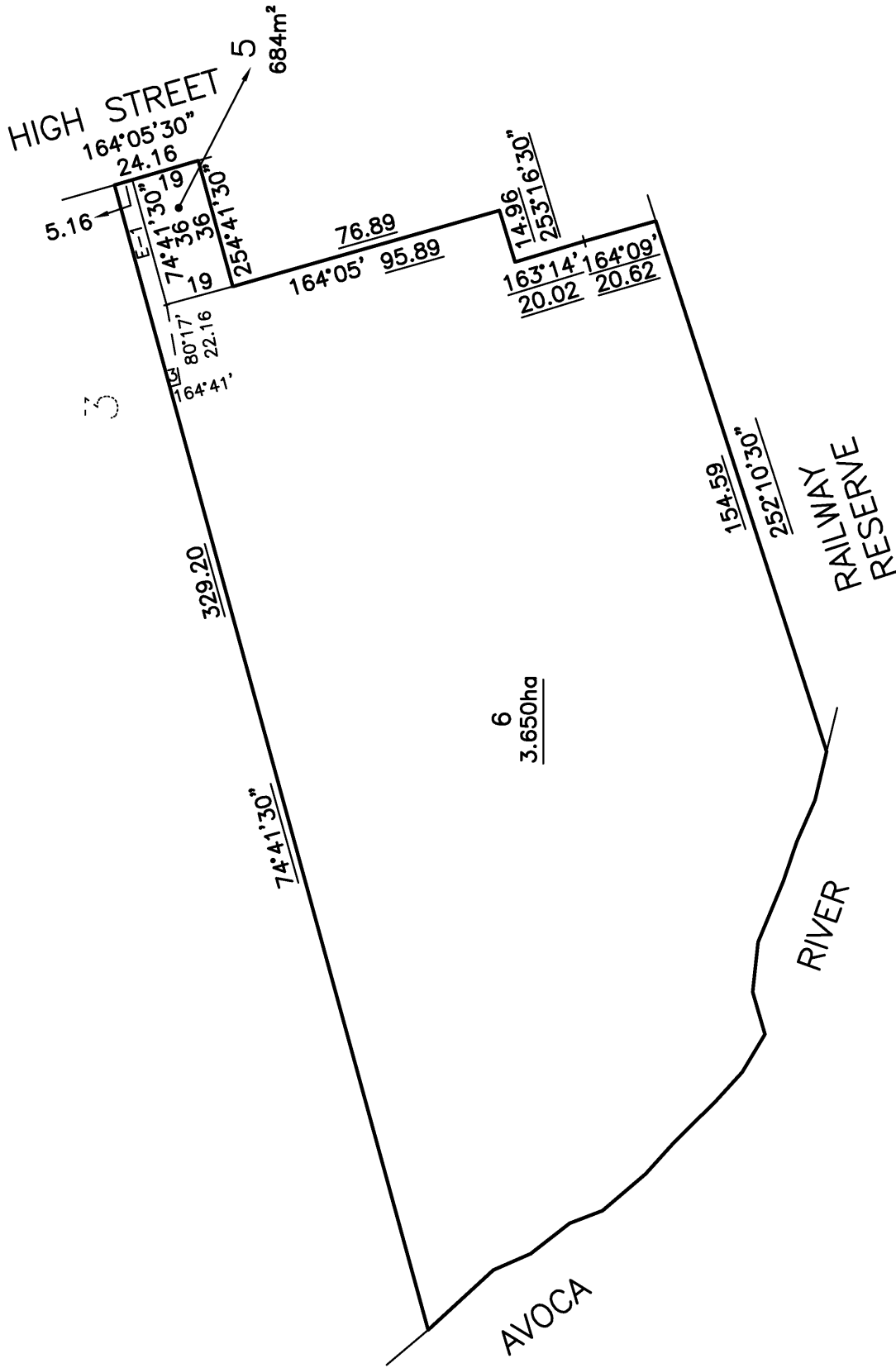
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|---|--------------------------------|-----------------------|---|--|---|
| PLAN OF SUBDIVISION | | | STAGE NO. / | LRS use only EDITION | Plan Number PS 813174H |
| Location of Land Parish: AVOCA Section: A Crown Allotment: 2 (PART) Title Reference: VOL 12012 FOL 911 Last Plan Ref: PS 813167E (LOT 5) Postal Address: 193-195 HIGH STREET (at time of subdivision) AVOCA 3467 MGA94 Co-ordinates E 719536 ZONE: 54 (of approx centre of land in plan) N 5893178 GDA 94 | | | Council Name: Pyrenees Shire Council Council Reference Number: PS813174H Planning Permit Reference: PA2720/18 SPEAR Reference Number: S119439T Certification This plan is certified under section 6 of the Subdivision Act 1988 Public Open Space A requirement for public open space under section 18 of the Subdivision Act 1988 has not been made Digitally signed by: Helen Swadling for Pyrenees Shire Council on 01/11/2018 Statement of Compliance issued: 14/05/2020 | | |
| Vesting of Roads and or Reserves | | | Notations | | |
| Identifier | Council/Body/Person | | | | |
| — | — | | | | |
| Notations | | | | | |
| Depth Limitation Does not apply | | | | | |
| Survey This plan is based on a partial survey Dimensions shown <u>underlined</u> are not the result of this survey Staging: This is not a staged subdivision Planning Permit No: PA2720/18 This survey has been connected to permanent marks No: 54, 58 In Proclaimed Survey Area No: - Lots 1, 2, 3 & 4 are not shown on this plan | | | | | |
| Easement Information | | | | | |
| Legend: A – Appurtenant Easement R – Encumbering Easement (Road) E – Encumbering Easement or Condition in Crown Grant in the Nature of an Easement | | | | | |
| Subject Land | Purpose | Width (Metres) | Origin | Land Benefited/In Favour Of | |
| E-1 | PIPELINE OR ANCILLARY PURPOSES | SEE DIAG | PS 518123W (SECTION 136 OF THE WATER ACT 1989) | CENTRAL HIGHLANDS REGION WATER CORPORATION | |
| NORTH CENTRAL LAND SURVEYING Ph: 5461 5233 Mob: 0448 884 042 P.O. Box 172 Maryborough 3465 | | | SURVEYORS FILE REF: 1777/4 VERSION 02 LICENSED SURVEYOR: MICHAEL CRAIG WILSON | | ORIGINAL SHEET SIZE: A3 Sheet 1 of 2 Sheets PLAN REGISTERED TIME: 10:10 AM DATE: 23/07/2020 R.D'Rozario Assistant Registrar of Titles |
| Digitally signed by: Michael Craig Wilson, Licensed Surveyor, Surveyor's Plan Version (02), 06/10/2018, SPEAR Ref: S119439T | | | | | |

PS 813174H

MAG94 ZONE 54



ORIGINAL SHEET SIZE : A3 Sheet 2

SCALE 1:1250

LENGTHS ARE IN METRES

REF No 1777/4 Version 02

LICENSED SURVEYOR: MICHAEL CRAIG WILSON

NORTH CENTRAL LAND SURVEYING

Ph: 5461 5293 Mob: 0448 884 042
 P.O. Box 172 Maryborough 3465

Digitally signed by:
 Pyrenees Shire Council,
 01/11/2018,
 SPEAR Ref: S119439T

Digitally signed by: Michael Craig Wilson, Licensed
 Surveyor,
 Surveyor's Plan Version (02),
 06/10/2018, SPEAR Ref: S119439T

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

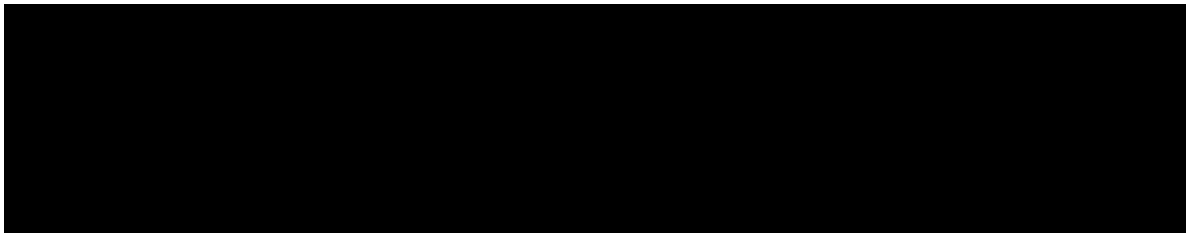
Page 1 of 1

VOLUME 12234 FOLIO 139

Security no : 124109960191G
Produced 23/10/2023 09:14 AM

LAND DESCRIPTION

Lot 6 on Plan of Subdivision 813174H.
PARENT TITLE Volume 12012 Folio 911
Created by instrument PS813174H 23/07/2020



ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT PS518123W 23/10/2012

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE PS813174H 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: 195 HIGH STREET AVOCA VIC 3467

ADMINISTRATIVE NOTICES

NIL

eCT Control 14761T NOONAN & SUTHERLAND SOLICITORS
Effective from 28/10/2022

DOCUMENT END