

Office Use Only

VicSmart: **No**
Specify class of VicSmart application:
Application No: **REFPA20250035**
Date Lodged: **25/03/2025**

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: 5

St. Name: **Blackney Dr.**

Suburb/Locality: **Avoca**

Postcode: **3467**

Formal Land Description*

Complete either A or B



This information can be found on the certificate of title.

A

Lot No:



Lodged Plan



Title Plan



Plan of Subdivision

No:

OR

B

Crown Allotment No:

Section No:

Parish/Township Name:

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

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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?*

I am planning to construct a shed that will be used to park our cars or similar.



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 \$150,000.00



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 ①

Describe how the land is used and developed now*

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

Its an empty block of land with no structure on it.



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

Title Information ①

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 ①

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

Applicant *

The person who wants the permit

Name:

Title: Mrs.

First Name: Heena

Surname: Baksh

Organisation (if applicable):

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

Please provide at least one contact phone number *

Owner *

The person or organisation who owns the land

Where the owner is different from the applicant, provide the details of that person or organisation.

day / month / year

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 2025

day / month / year

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PLANNING PROPERTY REPORT



Environment,
Land, Water
and Planning

From www.planning.vic.gov.au at 01 May 2025 11:30 AM

PROPERTY DETAILS

Address: **5 BLACKNEY DRIVE AVOCA 3467**
Lot and Plan Number: **Lot 18 PS542501**
Standard Parcel Identifier (SPI): **18\PS542501**
Local Government Area (Council): **PYRENEES**
Council Property Number: **214030328**
Planning Scheme: **Pyrenees**
Directory Reference: **Vicroads 556 E1**

www.pyrenees.vic.gov.au

[Planning Scheme - Pyrenees](#)

UTILITIES

Rural Water Corporation: **Grampians Wimmera Mallee Water**
Urban Water Corporation: **Central Highlands Water**
Melbourne Water: **Outside drainage boundary**
Power Distributor: **POWERCOR**

STATE ELECTORATES

Legislative Council: **WESTERN VICTORIA**
Legislative Assembly: **RIPON**

OTHER

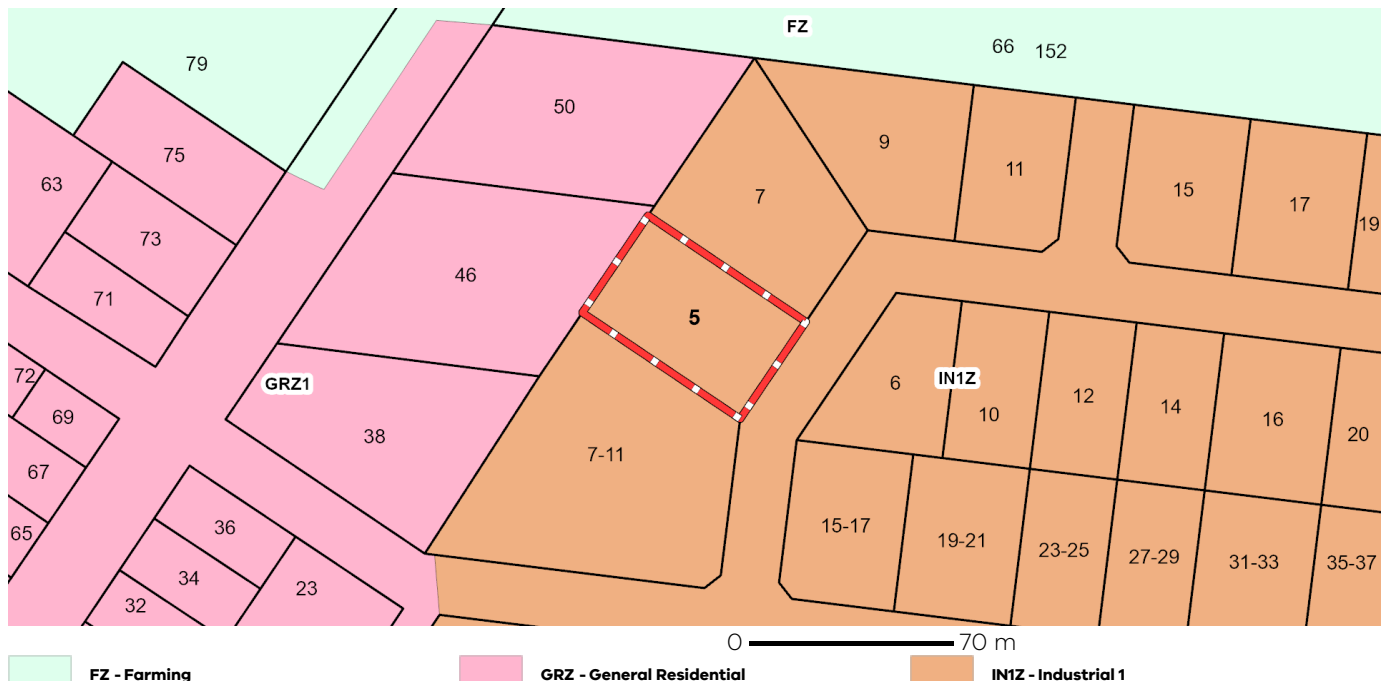
Registered Aboriginal Party: **Dja Dja Wurrung Clans Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

[INDUSTRIAL 1 ZONE \(IN1Z\)](#)

[SCHEDULE TO THE INDUSTRIAL 1 ZONE \(IN1Z\)](#)



Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

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Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

PLANNING PROPERTY REPORT: 5 BLACKNEY DRIVE AVOCA 3467

Page 1 of 3

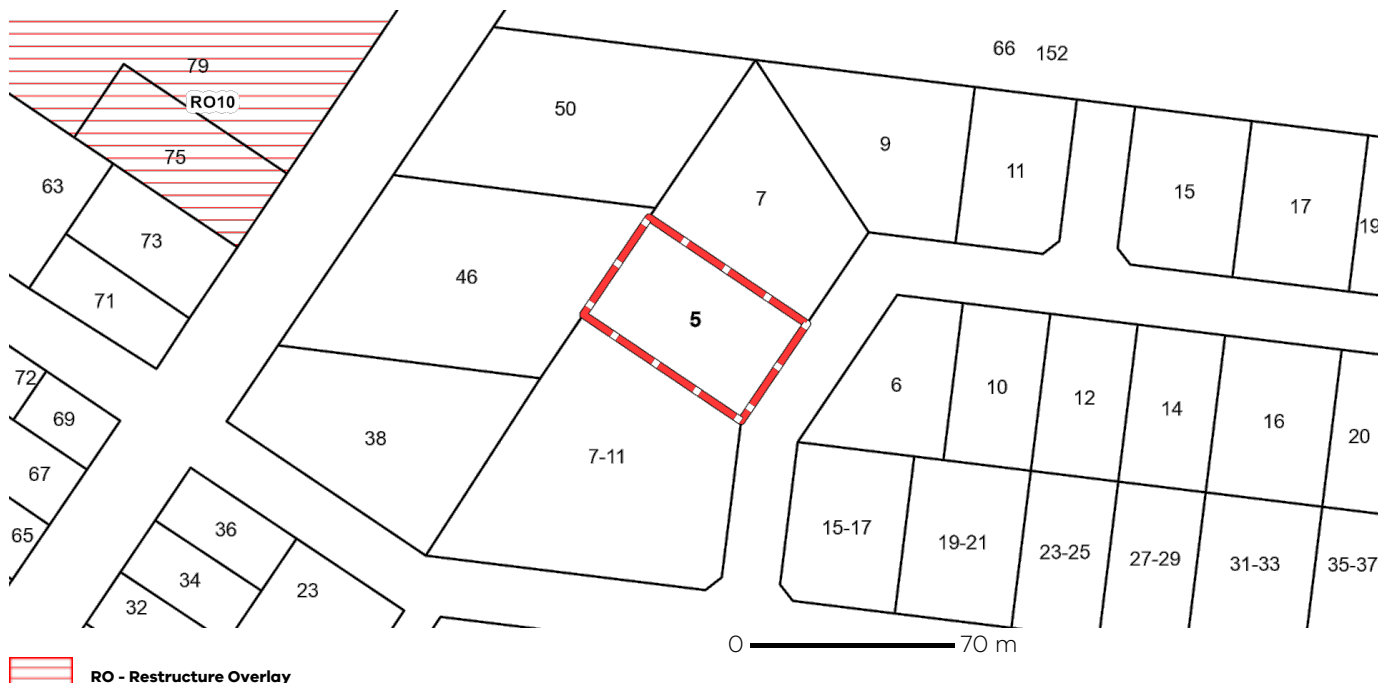
Planning Overlay

None affecting this land - there are overlays in the vicinity

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

RESTRUCTURE OVERLAY (RO)



Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

Further Planning Information

Planning scheme data last updated on 23 April 2025.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit <https://mapshare.maps.vic.gov.au/vicplan>

For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

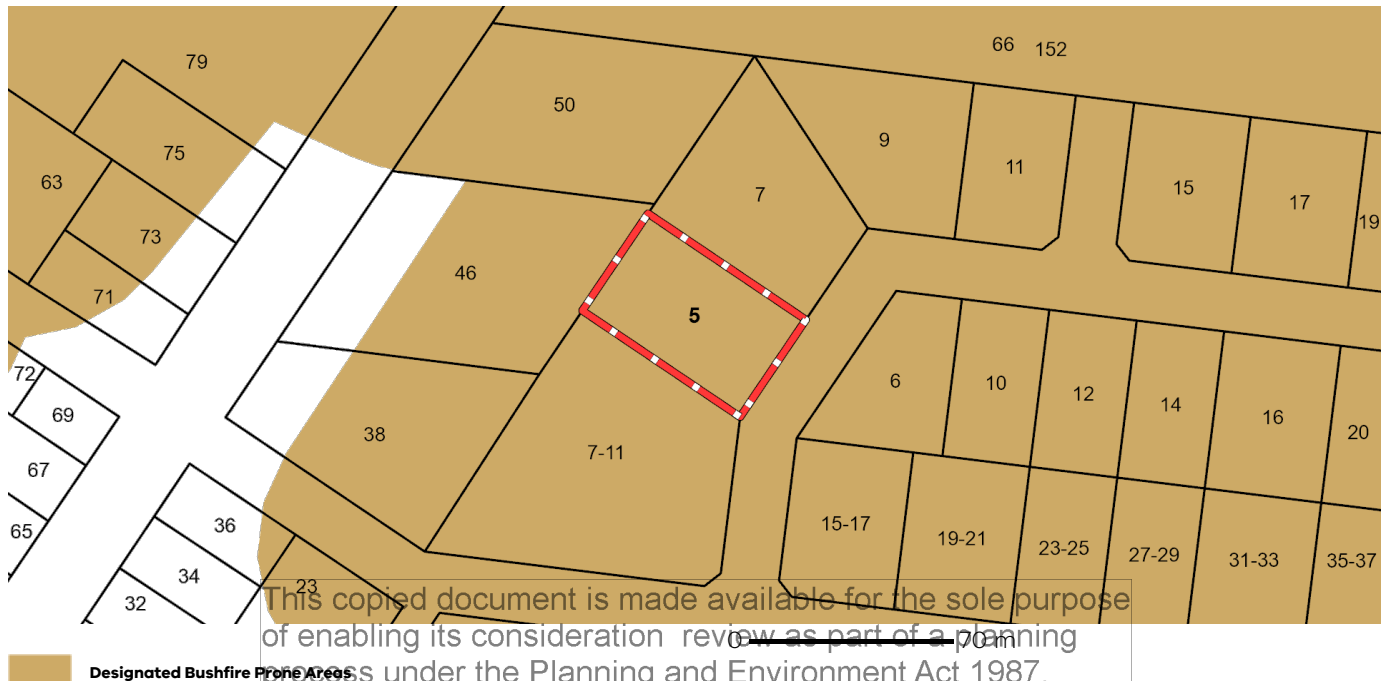
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Designated Bushfire Prone Areas

This property is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



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Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at <https://mapshare.vic.gov.au/vicplan/> or at the relevant local council.

Create a BPA definition plan in [VicPlan](#) to measure the BPA.

Information for lot owners building in the BPA is available at <https://www.planning.vic.gov.au>.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>.

Native Vegetation

Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#)

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <https://nvim.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](https://environment.vic.gov.au) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](https://environment.vic.gov.au)

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

Page 1 of 1

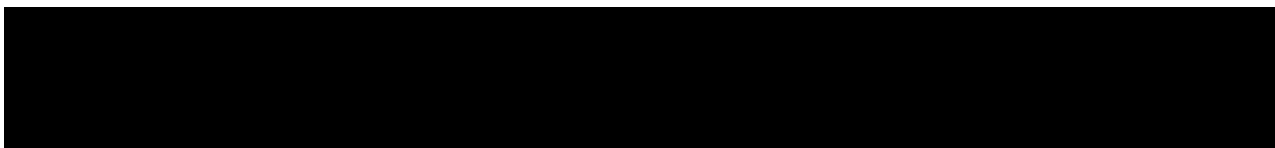
VOLUME 11306 FOLIO 908

Security no : 124123122055H
Produced 25/03/2025 03:42 PM

LAND DESCRIPTION

Lot 18 on Plan of Subdivision 542501D.
PARENT TITLE Volume 10960 Folio 579
Created by instrument PS542501D Stage 2 10/10/2011

REGISTERED PROPRIETOR



ENCUMBRANCES, CAVEATS AND NOTICES

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 PS542501D 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: 5 BLACKNEY DRIVE AVOCA VIC 3467

DOCUMENT END

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Imaged Document Cover Sheet

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Document Type	Plan
Document Identification	PS542501D
Number of Pages (excluding this cover sheet)	4
Document Assembled	25/03/2025 15:42

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PLAN OF SUBDIVISION			Stage No.	LR use only EDITION 2	Plan Number PS542501D
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<p style="text-align: center; font-weight: bold;">Location of Land</p> <p>Parish: AVOCA</p> <p>Township: —</p> <p>Section: A3</p> <p>Crown Allotment: 6 (PART)</p> <p>Crown Portion: —</p> <p>Title References: VOL.10910 FOL.389</p> <p>Last Plan Reference: PS538656V, LOT 2</p> <p>Postal Address: ROWE STREET (at time of subdivision) AVOCA 3467</p> <p>AMG Co-ordinates E 720 580 (of approx. centre of land in plan) N 5 893 480 Zone 54</p>	<p style="text-align: center; font-weight: bold;">Council Certification and Endorsement</p> <p>Council Name: PYRENEES SHIRE COUNCIL Ref: 21403030</p> <p>1. This plan is certified under section 8 of the Subdivision Act 1988.</p> <p>2. This plan is certified under section 11(7) of the Subdivision Act 1988.</p> <p>Date of original certification under section 6 / /</p> <p>3. This is a statement of compliance issued under section 12 of the Subdivision Act 1988.</p> <p>Open Space</p> <p>(i) A requirement for public open space under section 18 of the Subdivision Act 1988 has / has not been made.</p> <p>(ii) The requirement has been satisfied.</p> <p>(iii) The requirement is to be satisfied in Stage</p> <p>Council Delegate</p> <p>Council seal</p> <p>Date 28 / 6 / 06</p> <p>Re-certified under section 11(7) of the Subdivision Act 1988</p> <p>Council Delegate</p> <p>Council Seal</p> <p>Date / /</p>
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Vesting of Roads or Reserves	
Identifier	Council/Body/Person
ROADS R-1	PYRENEES SHIRE COUNCIL
ROAD R-2	PYRENEES SHIRE COUNCIL

Notations	
Staging	This is a staged subdivision Planning Permit No. 1077/05 PYRENEES SHIRE COUNCIL
Depth Limitation:	NIL

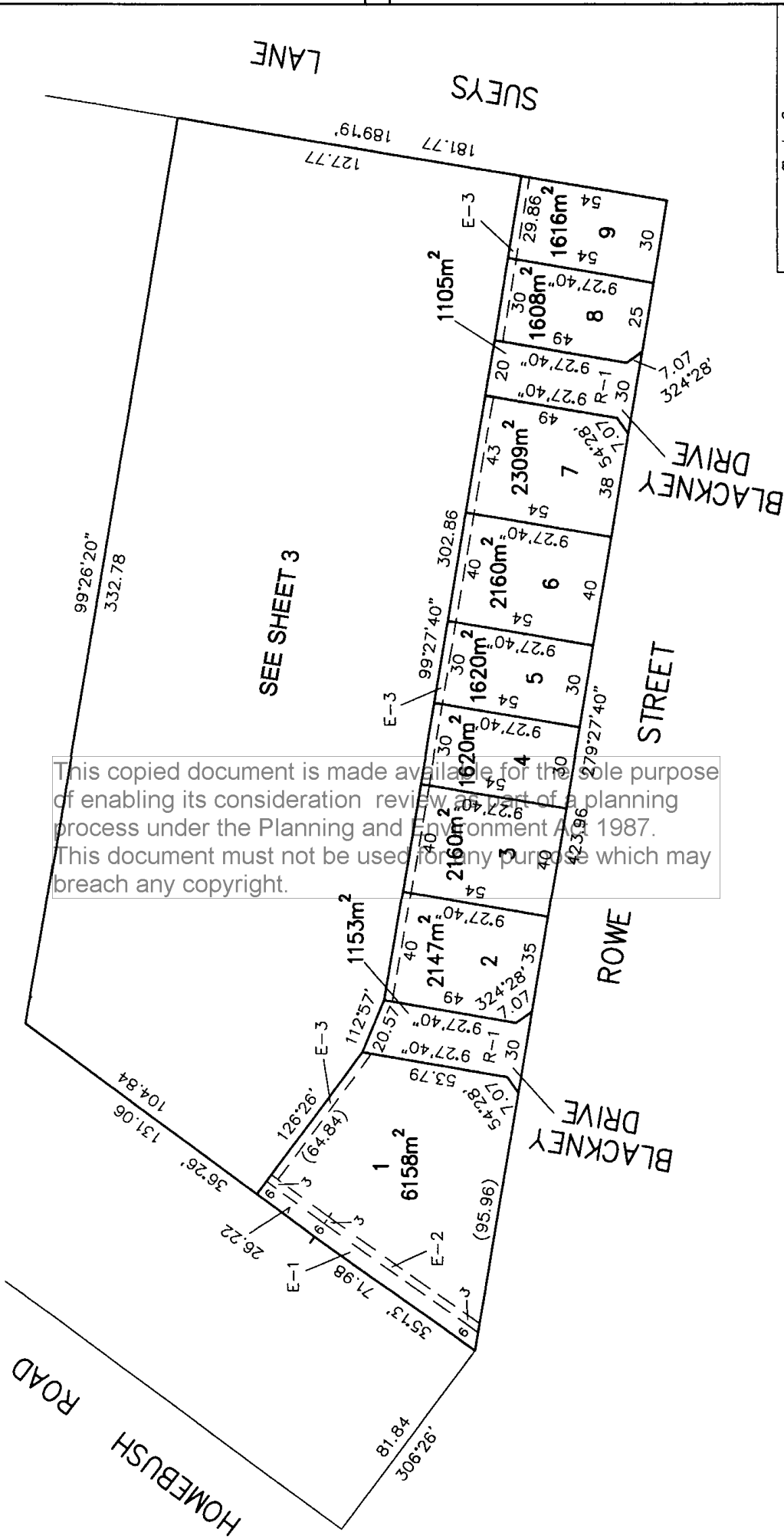
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Survey:- This plan is based on survey.
This survey has been connected to permanent marks no(s) 19, 24 & 45
In Proclaimed Survey Area no.

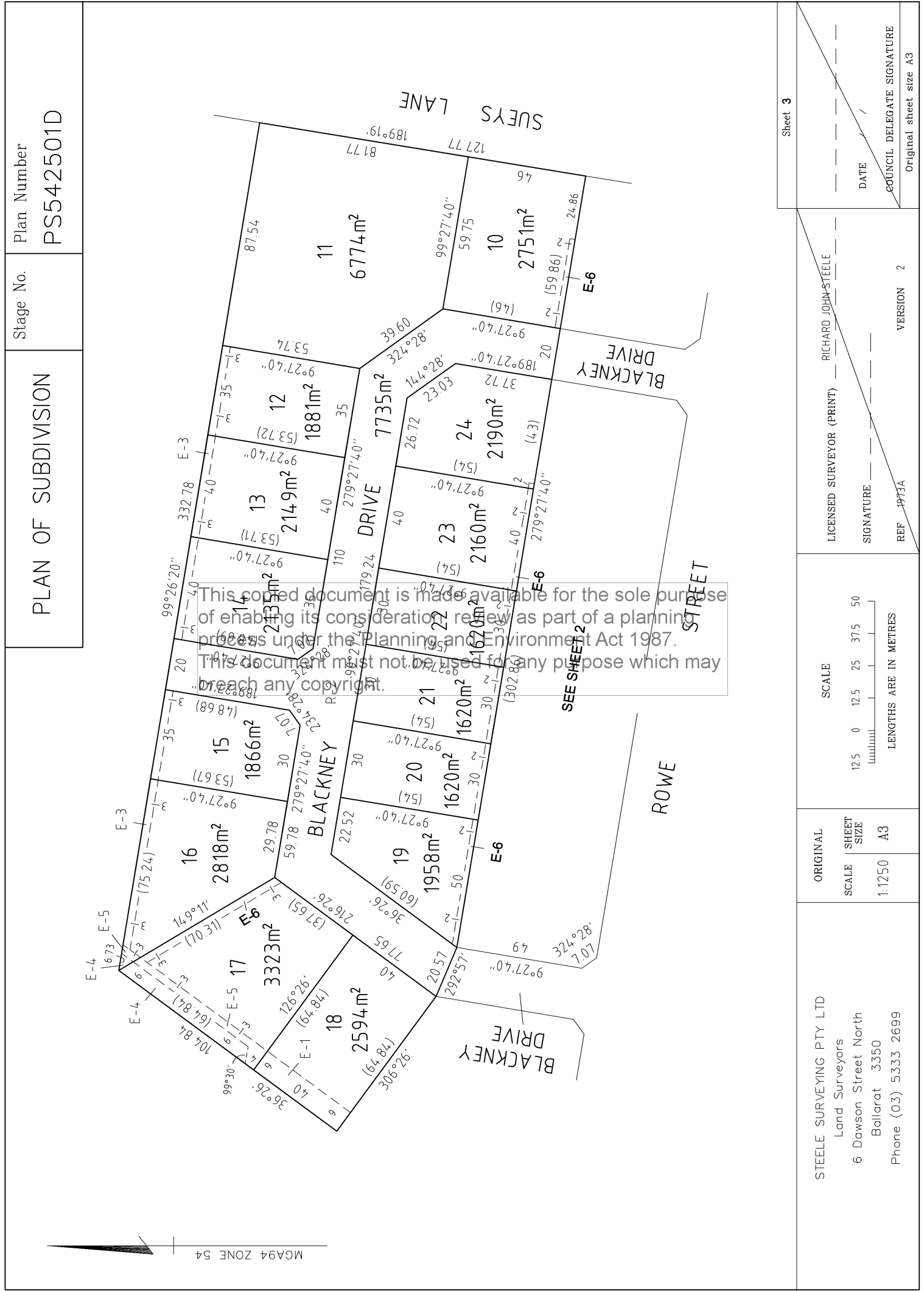
Easement Information					<p>LR use only</p> <p>Statement of Compliance / Exemption Statement</p> <p>Received <input checked="" type="checkbox"/></p> <p>Date 3 / 8 / 06</p>
<p>Legend: E - Encumbering Easement or Condition in the Nature of an Easement A - Appurtenant Easement R - Encumbering Easement (Road)</p>					
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of	
E-1, E-2, E-4 & E-5	POWER LINE	SEE DIAG.	THIS PLAN. SEC.88 ELECTRICITY INDUSTRY ACT 2000	POWERCOR AUSTRALIA LTD	
E-2, E-3 & E-5	PIPELINES OR ANCILLARY PURPOSES	SEE DIAG	THIS PLAN. SEC 136 WATER ACT 1989	CENTRAL HIGHLANDS REGION WATER AUTHORITY	
E-4, E-5 & E-6	DRAINAGE	SEE DIAG	PS542501D/S2	PYRENEES SHIRE COUNCIL	

<p>STEELE SURVEYING PTY LTD Land Surveyors 6 Dawson Street North Ballarat 3350 Phone (03) 5333 2699</p>	<p>LICENSED SURVEYOR (PRINT) RICHARD JOHN STEELE</p> <p>SIGNATURE _____ DATE 23 / 6 / 06</p> <p>REF 1973A VERSION 2</p>	<p>THIS IS A LAND VICTORIA COMPILED PLAN</p> <p>FOR DETAILS SEE MODIFICATION TABLE HEREIN</p> <p>Sheet 1 of 3 Sheets</p> <p>DATE 28 / 6 / 06</p> <p>COUNCIL DELEGATE SIGNATURE _____</p> <p>Original sheet size A3</p>
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PLAN OF SUBDIVISION		Stage No.	Plan Number
			PS542501D



STEELE SURVEYING PTY LTD Land Surveyors 6 Dawson Street North Ballarat 3350 Phone (03) 5333 2699		ORIGINAL SCALE 1:1500	SHEET SIZE A3	SCALE 15 0 15 30 45 60 LENGTHS ARE IN METRES		LICENSED SURVEYOR (PRINT) RICHARD JOHN STEELE SIGNATURE REF 1973A	DATE 25/6/06 COUNCIL DELEGATE SIGNATURE VERSION 2	DATE 25/6/06 COUNCIL DELEGATE SIGNATURE Original sheet size A3
				Sheet 2				



MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

PLAN NUMBER

PS542501D

MASTER PLAN (STAGE 1) REGISTERED DATE 5/8/2006 TIME 11:19

**WARNING: THE IMAGE OF THIS DOCUMENT OF THE REGISTER HAS BEEN DIGITALLY AMENDED.
NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL DOCUMENT OF THE REGISTER.**

[illegible]

5 May 2025

Ella Duniam
Planning Officer
Pyrenees Shire Council

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Dear Ella,

Re: Application No: PA25032

Address: Lot 18, 5 Blackney Dr, Avoca VIC 3467

Proposal: Construct a Shed

I refer to your letter dated 1 May 2025 regarding the above application. Please find my responses below.

1. Extent of Buildings and Works

Please note that *Revision A* of drawing number DW25-013, showing the construction of one shed, is the plan intended for this application. *Revision B* was submitted at the request of the Pyrenees Shire Council (Andrea Maher) to provide context for potential future development. If necessary, we are happy to formally remove Revision B from the application and proceed solely with Revision A. Revision B was included for illustrative purposes, with the intention of avoiding a second application, provided any proposed future structures align with the submitted drawings.

2. Statement of Use

a–e:

The shed will be used for private purposes, specifically for storing a personal collection of collectible cars. No servicing, manufacturing, dismantling, repairing, or other industrial activities will take place on-site. There will be no sale or trading of vehicles or other goods from the site, and no formal loading or unloading operations will occur. Additionally, no administrative or accounting work will be conducted at the site.

There will be no permanent staff, and visitor numbers will be minimal, limited to the owner and occasional personal visitors.

We note the comment regarding the proximity of the residential area to the west of the site and acknowledge that a planning permit may be required if the land use changes to industry or warehouse in the future.

Additionally, this application (PA25032) has been submitted to obtain a planning permit to proceed with the construction. A registered surveyor and qualified professionals have been engaged to ensure the structure and construction comply with all relevant building and council regulations.

Future Use:

While no commercial use is currently proposed, there is a possibility that the shed may be

leased in the future to a small business for purposes such as vehicle servicing, manufacturing, repairing, or trading. Should this occur, it will be the responsibility of the lessee to obtain all necessary planning approvals, notifications, and permits.

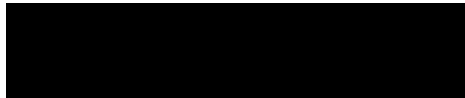
f. Occupational Health and Safety / Dangerous Goods Regulations:

As the shed will solely be used for storage at this time, no notifications or licenses are required under the Occupational Health and Safety Regulations 2017, the Dangerous Goods (Explosives) Regulations 2011, or the Dangerous Goods (HCDG) Regulations 2016. If leased in the future, the tenant will be responsible for conducting the necessary risk and impact assessments and obtaining any required licenses or approvals.

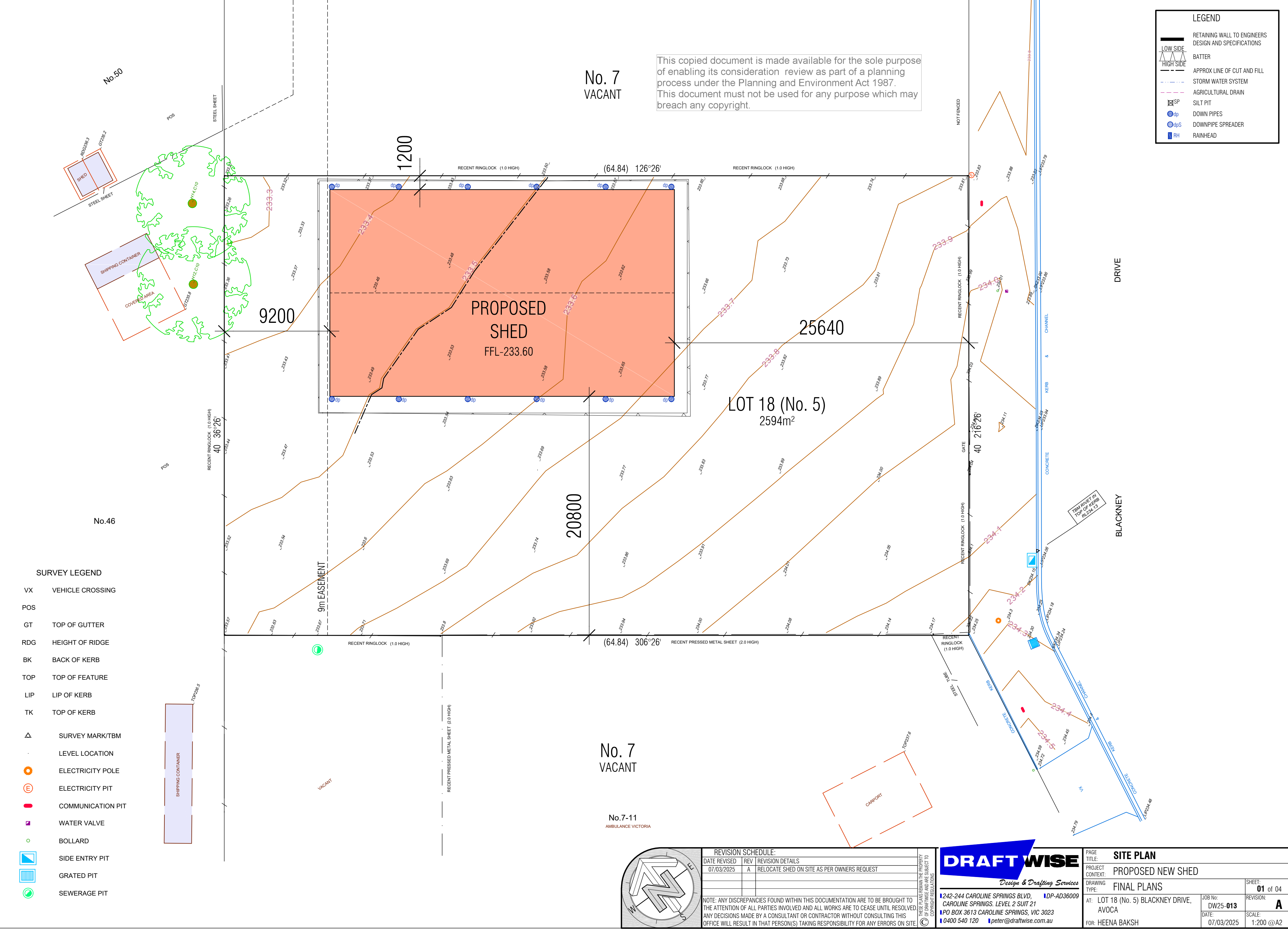
Please feel free to contact me, if you require any further information.

Kind regards,

Heena Baksh



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GENERAL NOTES:

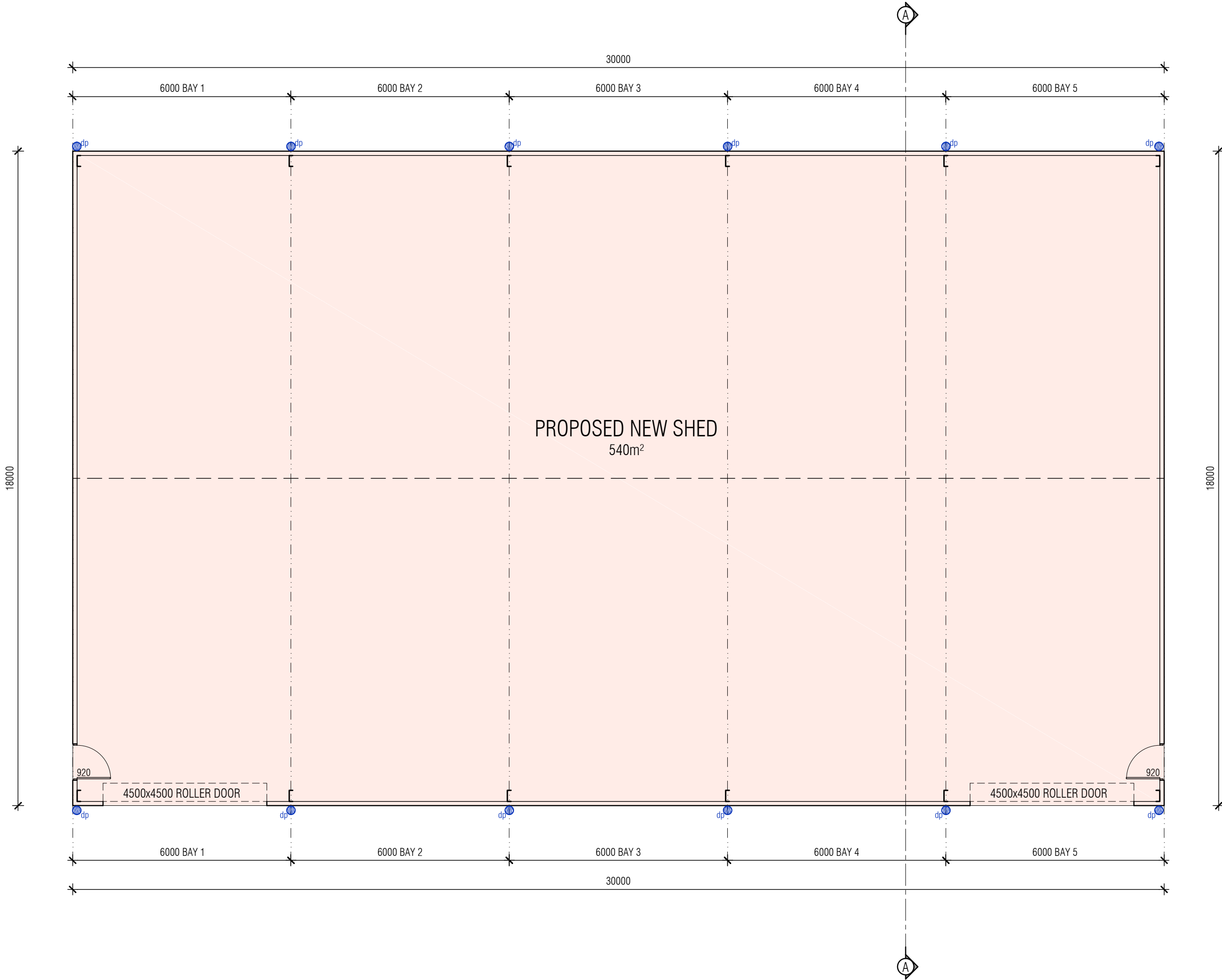
- ALL MATERIALS AND WORK PRACTICES SHALL COMPLY WITH, BUT NOT LIMITED TO THE BUILDING REGULATIONS 2018 & NCC BCA VOL 1 2019 AMENDMENT 1, LOCAL BY-LAWS, TOWN PLANNING REQUIREMENTS AND ALL RELEVANT CURRENT AUSTRALIAN STANDARDS.
- THESE DRAWINGS HAVE BEEN PREPARED FOR THE EXCLUSIVE USE OF THE CLIENT OF THIS OFFICE, FOR THE PURPOSE EXPRESSLY NOTIFIED TO THE DESIGNER. ANY OTHER PERSON WHO USES OR RELIES ON THESE DRAWINGS WITHOUT THE WRITTEN CONSENT OF THIS OFFICE, DOES SO AT THEIR OWN RISK - AND NO RESPONSIBILITY IS ACCEPTED BY THE DESIGNER FOR SUCH USE AND/OR RELIANCE.
- THESE DRAWINGS AND DESIGNS ARE SUBJECT TO COPYRIGHT REGULATIONS AND REMAIN THE PROPERTY OF THIS OFFICE, UNLESS WRITTEN CONSENT FOR COPYRIGHT RELEASE IS GIVEN. THESE DRAWINGS ARE TO BE USED SPECIFICALLY FOR THE PROJECT SITE, AND ARE NOT TRANSFERABLE TO OTHER PROJECT SITES.
- THE APPROVAL BY THIS OFFICE OF A SUBSTITUTE MATERIAL, WORK PRACTICE, VARIATION OR THE LIKE IS NOT AN AUTHORISATION FOR ITS USE OR A CONTRACT VARIATION. ANY SAID VARIATIONS MUST BE ACCEPTED BY ALL PARTIES TO THE AGREEMENT, AND THE RELEVANT BUILDING SURVEYOR PRIOR TO IMPLEMENTING THE SAID VARIATION.
- DO NOT SCALE THIS DRAWING - FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALE.
- BUILDERS AND CONTRACTORS TO VERIFY ALL DIMENSIONS, LEVELS, BUILDING ENVELOPES, ACCESS GRADIENTS, SITE CUT LEVELS, RETAINING WALLS, PROJECT BUILD AREAS AND SPECIFICATIONS PRIOR TO THE ORDERING OF ANY MATERIALS OR THE COMMENCEMENT OF ANY WORKS. IF DISCREPANCIES OCCUR, CEASE WORK AND CONTACT THIS OFFICE IMMEDIATELY.
- ALL MEASUREMENTS ARE IN MILLIMETERS UNLESS OTHERWISE INDICATED. ALL SITE LEVELS ARE IN METERS, UNLESS OTHERWISE INDICATED.
- THE BUILDER MUST TAKE ALL STEPS NECESSARY TO ENSURE THE STABILITY AND GENERAL WATER TIGHTNESS OF NEW AND EXISTING STRUCTURES DURING ALL CONSTRUCTION WORKS. BUILDER TO PROVIDE TEMPORARY STRUCTURAL SUPPORT AND WATERPROOFING TO ALL EXISTING STRUCTURES DURING CONSTRUCTION. BUILDER TO MAKE GOOD ALL FINISHES.
- THE BUILDER MUST TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF ALL PERSONS WITHIN THE BUILDING SITE AT ALL TIMES. TEMPORARY FENCING SHALL BE USED AND LOCKED WHEN UN-ATTENDED. ALL HAZARDS TO BE SIGNED AND MARKED AT ALL TIMES.
- ALL WORKS SHALL COMPLY WITH - BUT NOT LIMITED TO ALL APPROPRIATE AUSTRALIAN STANDARDS.
- ALL MATERIALS AND WORK PRACTICES SHALL COMPLY WITH, BUT NOT LIMITED TO THE BUILDING REGULATIONS 2006, THE NATIONAL CONSTRUCTION CODE SERIES 2019 BUILDING CODE OF AUSTRALIA VOLUME 1 AMENDMENT 1 AND ALL RELEVANT CURRENT AUSTRALIAN STANDARDS (AS AMENDED) REFERRED TO THEREIN.
- UNLESS OTHERWISE SPECIFIED, THE TERM BCA SHALL REFER TO NATIONAL CONSTRUCTION CODE SERIES 2019 BUILDING CODE OF AUSTRALIA VOLUME 1 AMENDMENT 1.
- ALL MATERIALS AND CONSTRUCTION PRACTICE SHALL MEET THE PERFORMANCE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA, WHERE AN ALTERNATIVE SOLUTION IS PROPOSED THEN PRIOR TO IMPLEMENTATION OR INSTALLATION IT FIRST MUST BE ASSESSED AND APPROVED BY THE RELEVANT BUILDING SURVEYOR AS MEETING THE PERFORMANCE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA.
- STEP SIZES (OTHER THAN FOR SPIRAL STAIRS) TO BE:
 - RISERS (R) 190mm MAXIMUM AND 115mm MINIMUM
 - GOING (G) 355mm MAXIMUM AND 250mm MINIMUM FOR PUBLIC STAIRWAYS AND 355mm MAXIMUM AND 240mm MINIMUM FOR PRIVATE STAIRWAYS
 - 2R + 1G = 700mm MAXIMUM AND 550mm MINIMUM
 - CONSTRUCTED WITH A LESS THAN 125MM GAP TO OPEN TREADS
- ALL TREADS, LANDINGS AND THE LIKE TO HAVE A SLIP-RESISTANCE CLASSIFICATION OF P3 OR R10 FOR DRY SURFACE CONDITIONS AND P3 OR R11 FOR WET SURFACE CONDITIONS, OR A NOSING STRIP WITH A SLIP-RESISTANCE CLASSIFICATION OF P3 FOR DRY SURFACE CONDITIONS AND P4 FOR WET SURFACE CONDITIONS.
- PROVIDE BARRIERS WHERE CHANGE IN LEVEL EXCEEDS 1000MM ABOVE THE SURFACE BENEATH LANDINGS, RAMPS AND/OR TREADS. BARRIERS (OTHER THAN TENSIONED WIRE BARRIERS) TO BE:
 - 1000mm MINIMUM ABOVE FINISHED SURFACE LEVEL OF BALCONIES, LANDINGS OR THE LIKE, AND
 - 865mm MINIMUM ABOVE FINISHED SURFACE LEVEL OF STAIR NOSING OR RAMP, AND
 - VERTICAL WITH A LESS THAN 125mm GAP BETWEEN, AND
 - ANY HORIZONTAL ELEMENT WITHIN THE BARRIER BETWEEN 150mm AND 760mm ABOVE THE FLOOR MUST NOT FACILITATE CLIMBING WHERE CHANGES IN LEVEL EXCEEDS 4000mm ABOVE THE SURFACE BENEATH LANDINGS, RAMPS AND/OR TREADS.
- TOP OF HAND RAILS TO BE MINIMUM 865mm VERTICALLY ABOVE STAIR NOSING AND FLOOR SURFACE OF RAMPS.
- WINDOW SIZES NOMINATED ARE NOMINAL ONLY. ACTUAL SIZE MAY VARY ACCORDING TO MANUFACTURER. WINDOWS TO BE FLASHED ALL AROUND.
- GLAZING ON AN ACCESSWAY, WHERE THERE IS NO CHAIR RAIL, HANDRAIL OR TRANSOM, ALL FRAMELESS OR FULLY GLAZED DOORS, SIDELIGHTS AND ANY GLAZING CAPABLE OF BEING MISTAKEN FOR A DOORWAY OR OPENING, MUST BE CLEARLY MARKED IN ACCORDANCE WITH AS 1428.1
- WATERPROOFING OF WET AREAS TO COMPLY WITH BCA PART F1.7
- BUILDINGS IN MARINE OR OTHER EXPOSURE ENVIRONMENTS SHALL HAVE MASONRY UNITS, MORTAR AND ALL BUILT IN COMPONENTS AND THE LIKE COMPLYING WITH THE DURABILITY REQUIREMENTS OF AS3700-2011 MASONRY STRUCTURES.
- ALL STORM WATER TO BE TAKEN TO THE LEGAL POINT OF DISCHARGE TO THE RELEVANT AUTHORITIES' APPROVAL.
- THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL SPECIFICATIONS, RELEVANT STRUCTURAL AND ALL OTHER CONSULTANTS' DRAWINGS/DETAILS AND SPECIFICATIONS AND WITH ANY OTHER WRITTEN INSTRUCTIONS ISSUED IN THE COURSE OF THE CONTRACT.
- ALL MEASUREMENTS AND LEVELS IN MILLIMETERS UNLESS NOTED OTHERWISE.
- FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- THE BUILDER SHALL TAKE ALL STEPS NECESSARY TO ENSURE THE STABILITY AND GENERAL WATER TIGHTNESS OF ALL NEW AND/OR EXISTING STRUCTURES AND ALL ESSENTIAL SERVICES TO BE MAINTAINED DURING ALL WORKS.
- THE BUILDER AND SUBCONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS, SETBACKS, LEVELS AND SPECIFICATIONS AND ALL OTHER RELEVANT DOCUMENTATION PRIOR TO THE COMMENCEMENT OF ANY WORKS. REPORT ALL DISCREPANCIES TO THIS OFFICE FOR CLARIFICATION.
- INSTALLATION OF ALL SERVICES SHALL COMPLY WITH THE RESPECTIVE SUPPLY AUTHORITY REQUIREMENTS.
- THE BUILDER AND SUBCONTRACTOR SHALL ENSURE THAT ALL STORM WATER DRAINS, SEWER PIPES AND THE LIKE ARE LOCATED AT A SUFFICIENT DISTANCE FROM ANY BUILDINGS FOOTING AND/OR SLAB EDGE BEAMS SO AS TO PREVENT GENERAL MOISTURE PENETRATION, DAMPNESS, WEAKENING AND UNDERMINING OF ANY BUILDING AND ITS FOOTING SYSTEM.
- THESE PLANS HAVE BEEN PREPARED FOR THE EXCLUSIVE USE BY THE CLIENT OF DRAFTWISE (THE DESIGNER) FOR THE PURPOSE EXPRESSLY NOTIFIED TO THE DESIGNER. ANY OTHER PERSON WHO USES OR RELIES ON THESE PLANS WITHOUT THE DESIGNER'S WRITTEN CONSENT DOES SO AT THEIR OWN RISK AND NO RESPONSIBILITY IS ACCEPTED BY THE DESIGNER FOR SUCH USE AND/OR RELIANCE.
- THE CLIENT AND/OR THE CLIENT'S BUILDER SHALL NOT MODIFY OR AMEND THE PLANS WITHOUT THE KNOWLEDGE AND CONSENT OF DRAFTWISE EXCEPT WHERE A REGISTERED BUILDING SURVEYOR MAKES MINOR NECESSARY CHANGES TO FACILITATE THE BUILDING PERMIT APPLICATION AND THAT SUCH CHANGES ARE PROMPTLY REPORTED BACK TO DRAFTWISE.
- THE APPROVAL BY THIS OFFICE OF A SUBSTITUTE MATERIAL, WORK PRACTICE, VARIATION OR THE LIKE IS NOT AN AUTHORISATION FOR ITS USE OR A CONTRACT VARIATION. ALL VARIATIONS MUST BE ACCEPTED BY ALL PARTIES TO THE AGREEMENT AND WHERE APPLICABLE THE RELEVANT BUILDING SURVEYOR PRIOR TO IMPLEMENTING ANY VARIATION.
- REFER TO CIVIL ENGINEERS DESIGN AND DETAILS FOR ALL STORM WATER, CAR PARKING AND DRIVEWAY CONSTRUCTION REQUIREMENTS.
- REFER TO FIRE SERVICES DESIGN FOR ALL HYDRANT, HOSE REELS AND EXTINGUISHER DETAILS.
- ELECTRICAL SWITCHBOARDS LOCATED IN THE PATH OF TRAVEL TO EXITS TO BE ENCLOSED IN A METAL OR OTHER NON COMBUSTIBLE CABINET WITH SMOKE PROOF DOORS. SIGNIFICANT SWITCHBOARDS SHALL BE PROVIDED WITH A 5KG CARBON DIOXIDE EXTINGUISHER OR ANOTHER TYPE OF EXTINGUISHER WITH A MINIMUM CLASSIFICATION OF 1A-E AND FITTED WITH A HOSE COMPLETE WITH EXTINGUISHER IDENTIFICATION SIGNAGE AND SHALL BE LOCATED BETWEEN 2M AND 20M FROM THE SIGNIFICANT SWITCHBOARD.
- FIRE HAZARD PROPERTIES OF MATERIALS AND ASSEMBLIES TO COMPLY WITH BCA SPECIFICATION C1.10.
- MECHANICAL VENTILATION OR AIR-CONDITIONING OF ROOMS TO BE PROVIDED WITH A SYSTEM COMPLYING WITH AS1668.2 AND AS/ NZS 3666.1 AS AMENDED. EXHAUST OUTLETS TO BE LOCATED NO CLOSER THAN 6.0M TO FRESH AIR INLETS.
- SEDIMENT POLLUTION CONTROL:
 - A SITE MANAGEMENT PLAN IS TO BE IMPLEMENTED DURING CONSTRUCTION TO CONTROL SEDIMENT RUN-OFF IN ACCORDANCE WITH EPA VICTORIA PUBLICATION #275 'CONSTRUCTION TECHNIQUES FOR SEDIMENT POLLUTION CONTROL'.
 - PROVIDE 'PROPEX' OR WRITTEN APPROVED EQUIVALENT SILT FENCES TO THE LOW SIDE OF THE ALLOTMENT AND AROUND ALL SOIL STOCKPILES AND STORM WATER INLET PITS / SUMPS AND INSTALL 'SILT STOP' FILTER BAGS OVER ALL STORM WATER ENTRY PITS DURING CONSTRUCTION WORKS.
 - 'SUPERGRO' OR WRITTEN APPROVED EQUIVALENT EROSION CONTROL FABRIC TO BE PLACED OVER GARDEN BEDS TO PREVENT SURFACE EROSION DURING RE VEGETATION PERIOD.

LEGEND

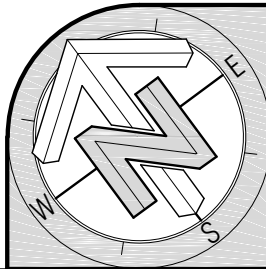
dp

DOWNPIPE

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PROPOSED AREA SCHEDULE:	
SITE AREA:	2594 m2
PROPOSED SHED:	540 m2
SITE COVERAGE:	20.8 %



REVISION SCHEDULE:		
DATE REVISED	REV	REVISION DETAILS
07/03/2025	A	RELOCATE SHED ON SITE AS PER OWNERS REQUEST
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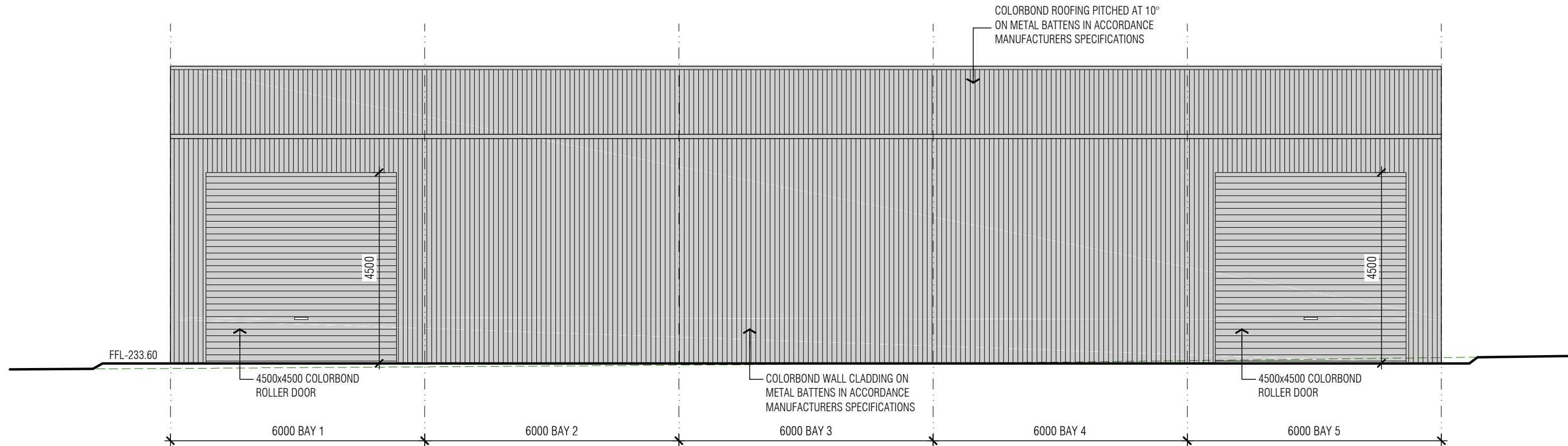
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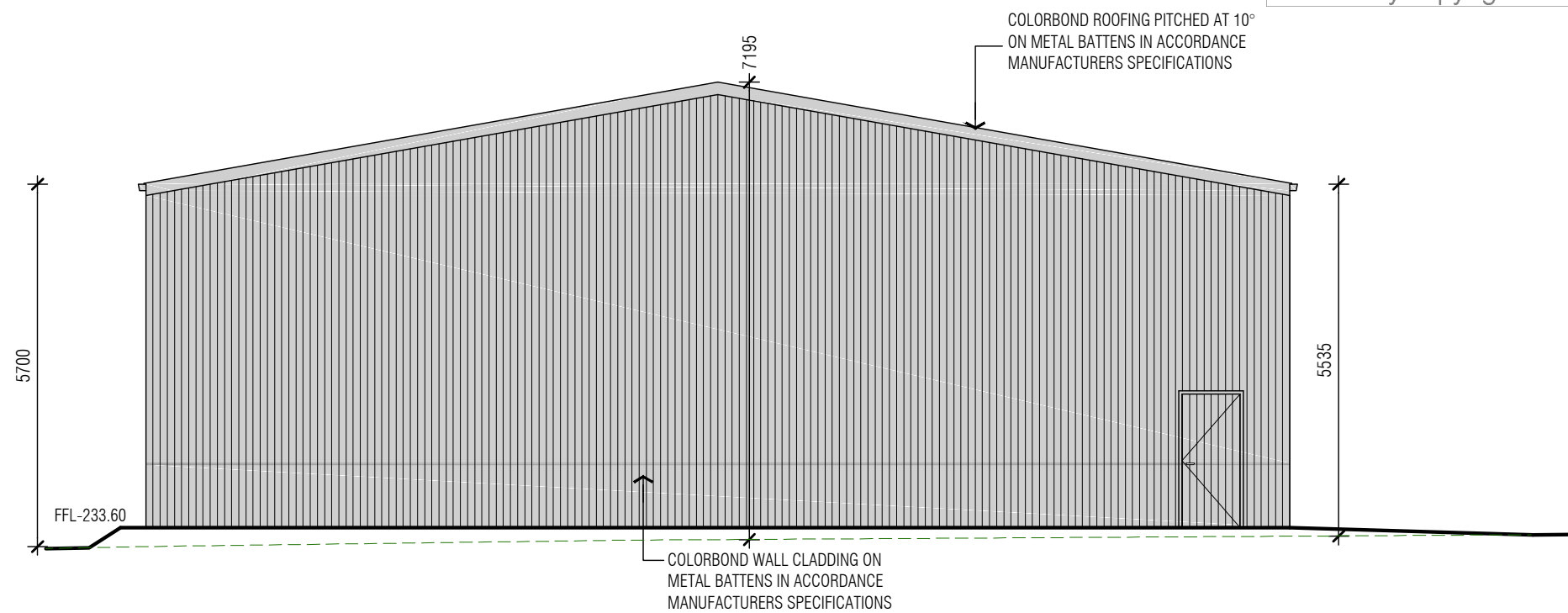
peter@draftwise.com.au

GENERAL NOTES / FLOOR PLAN			
PAGE TITLE:	GENERAL NOTES / FLOOR PLAN		
PROJECT CONTEXT:	PROPOSED NEW SHED		
DRAWING TYPE:	FINAL PLANS		SHEET: 02 of 04
AT: LOT 18 (No. 5) BLACKNEY DRIVE, AVOCA	JOB No: DW25-013	REVISION: A	
FOR: HEENA BAKSH	DATE: 07/03/2025	SCALE: 1:100 @ A2	

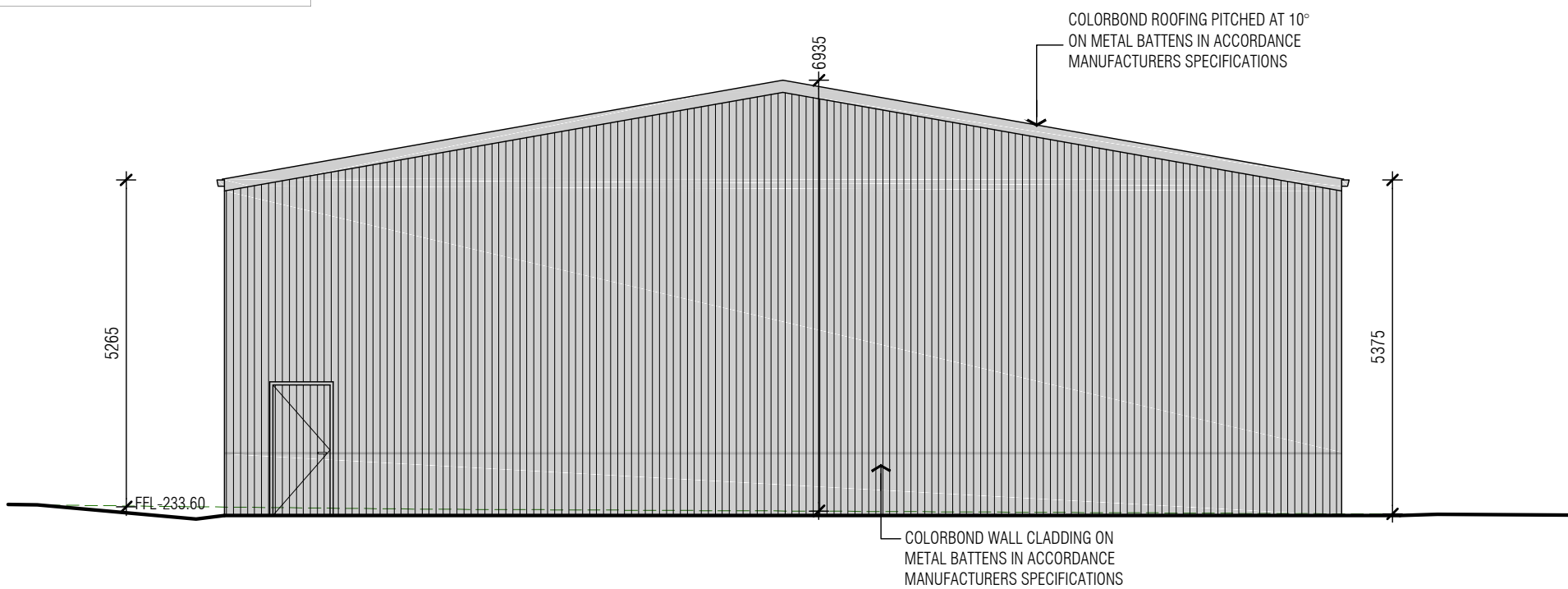


SOUTH WEST ELEVATION

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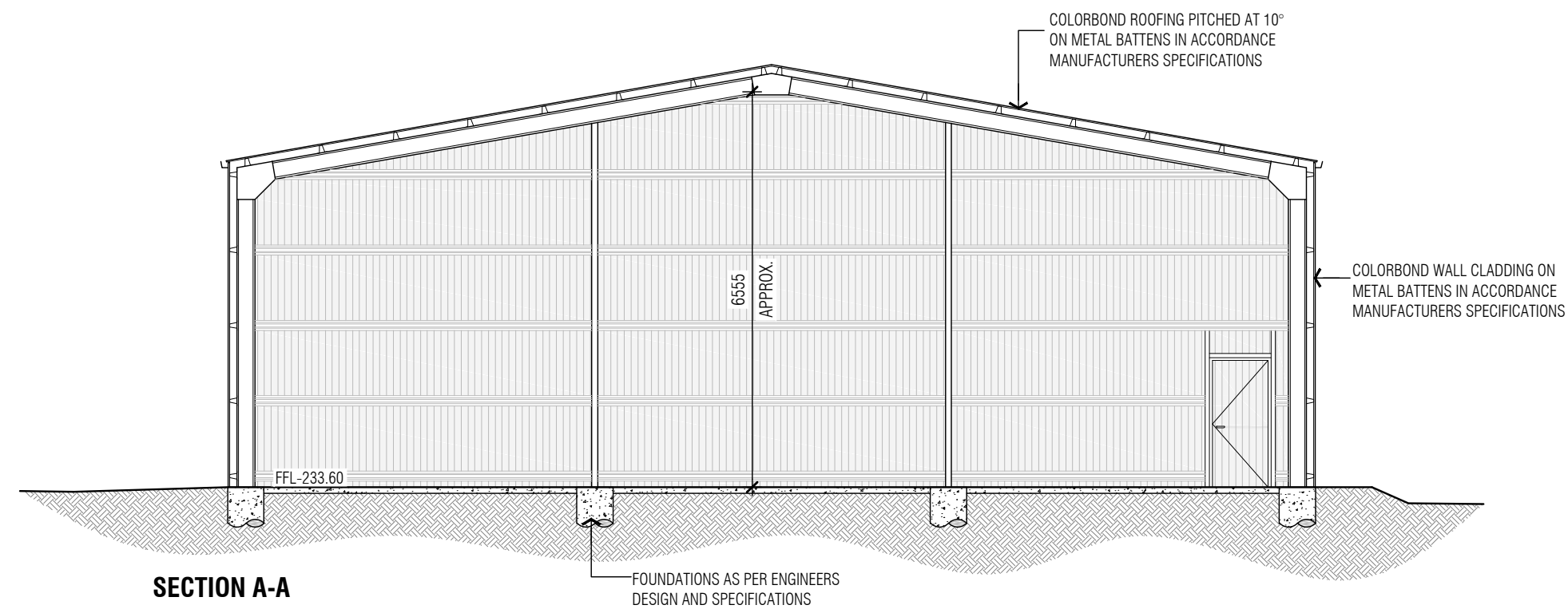
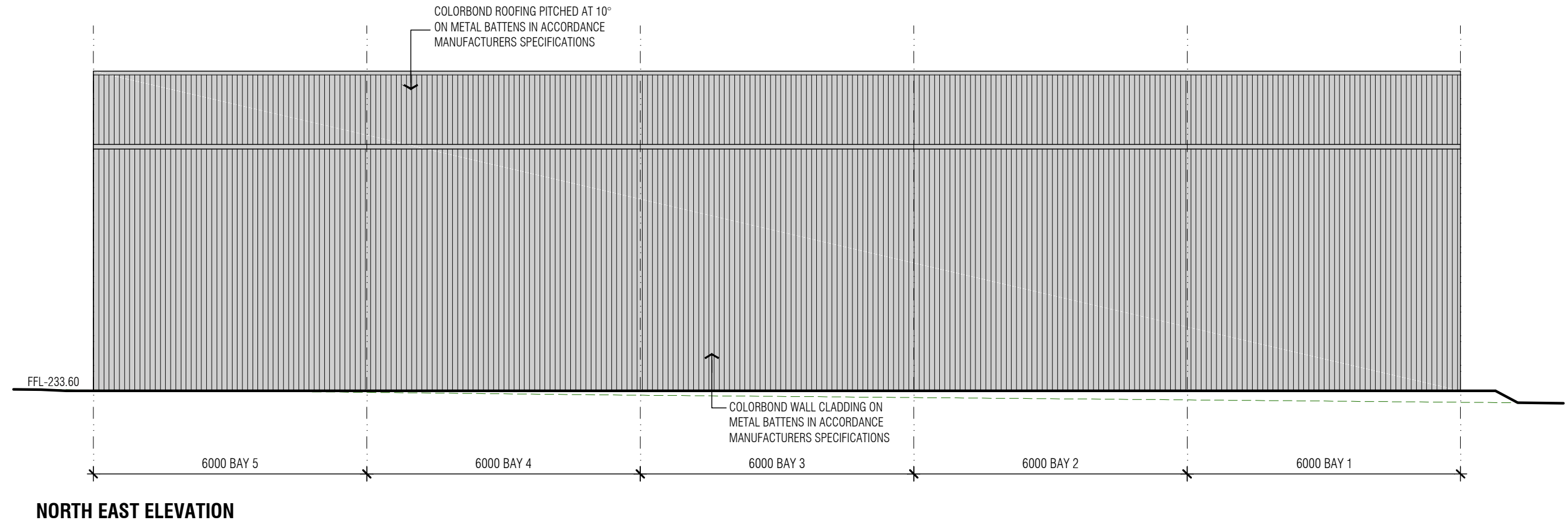


SOUTH EAST ELEVATION



NORTH WEST ELEVATION

REVISION SCHEDULE:			THESE PLANS REMAIN THE PROPERTY OF DRAFTWISE AND ARE SUBJECT TO COPYRIGHT REGULATIONS	<div><div>DRAFT WISE</div><div>Design & Drafting Services</div></div>	PAGE TITLE: ELEVATIONS			
DATE REVISED	REV	REVISION DETAILS			PROJECT CONTEXT:	PROPOSED NEW SHED		
07/03/2025	A	RELOCATE SHED ON SITE AS PER OWNERS REQUEST			DRAWING TYPE:	FINAL PLANS		
					AT: LOT 18 (No. 5) BLACKNEY DRIVE, AVOCA	JOB No: DW25-013		
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					SHEET: 03 of 04			



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ELEVATIONS / SECTION			
PAGE TITLE:	PROPOSED NEW SHED		
PROJECT CONTEXT:	FINAL PLANS		
DRAWING TYPE:	SHEET: 04 of 04		
AT: LOT 18 (No. 5) BLACKNEY DRIVE, AVOCA	JOB No: DW25-013	REVISION: A	
FOR: HEENA BAKSH	DATE: 07/03/2025	SCALE: 1:100 @ A2	