PLANNING PROPERTY REPORT

Department of Transport and Planning

From www.planning.vic.gov.au at 25 November 2025 03:37 PM

PROPERTY DETAILS

Address:	**1288 WAUBRA-TALBOT ROAD EVANSFORD 3371**
Crown Description:	**Allot. 12A TOWNSHIP OF EVANSFORD**
Standard Parcel Identifier (SPI):	**12A\PP5288**
Local Government Area (Council):	**PYRENEES** www.pyrenees.vic.gov.au
Council Property Number:	**405000150**
Planning Scheme:	**Pyrenees** Planning Scheme - Pyrenees
Directory Reference:	**Vicroads 58 C6**

UTILITIES

Rural Water Corporation:	**Goulburn-Murray 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

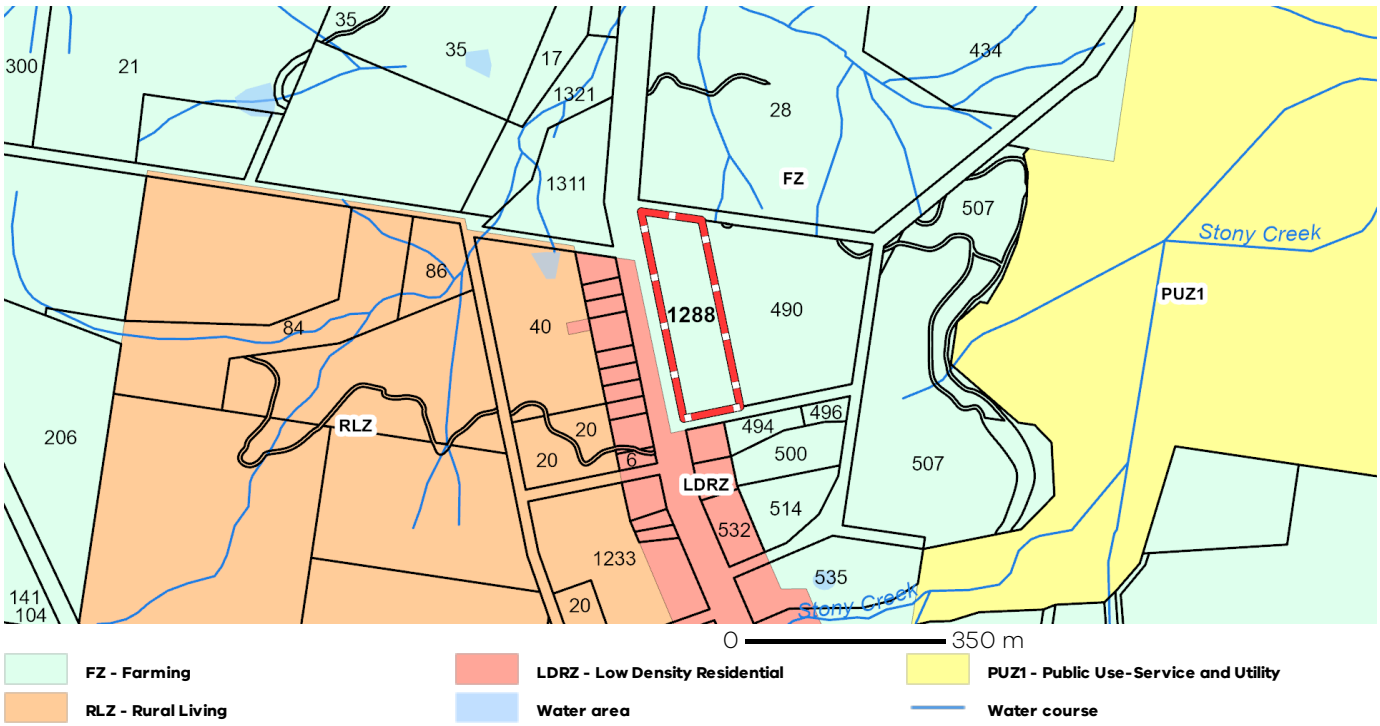
Registered Aboriginal Party:	**Dja Dja Wurrung Clans Aboriginal Corporation**
Fire Authority:	**Country Fire Authority**

View location in VicPlan

Planning Zones

FARMING ZONE (FZ)

SCHEDULE TO THE FARMING ZONE (FZ)



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

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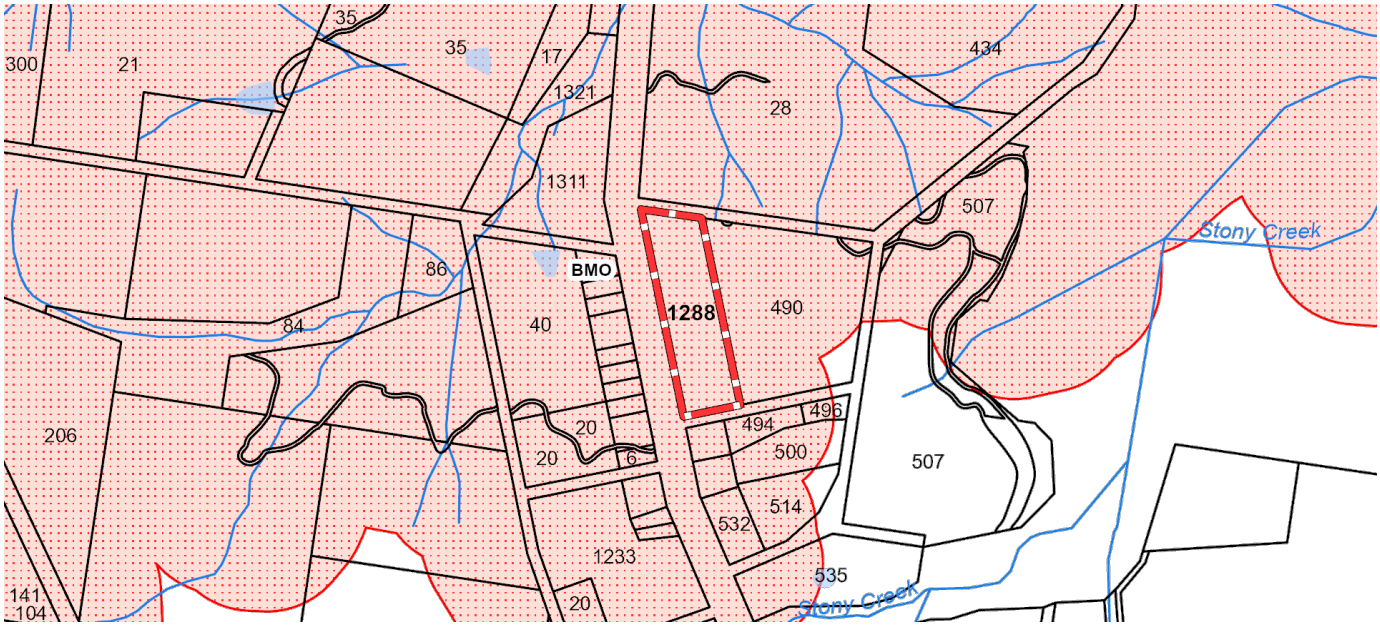
Planning Overlays

BUSHFIRE MANAGEMENT OVERLAY (BMO)

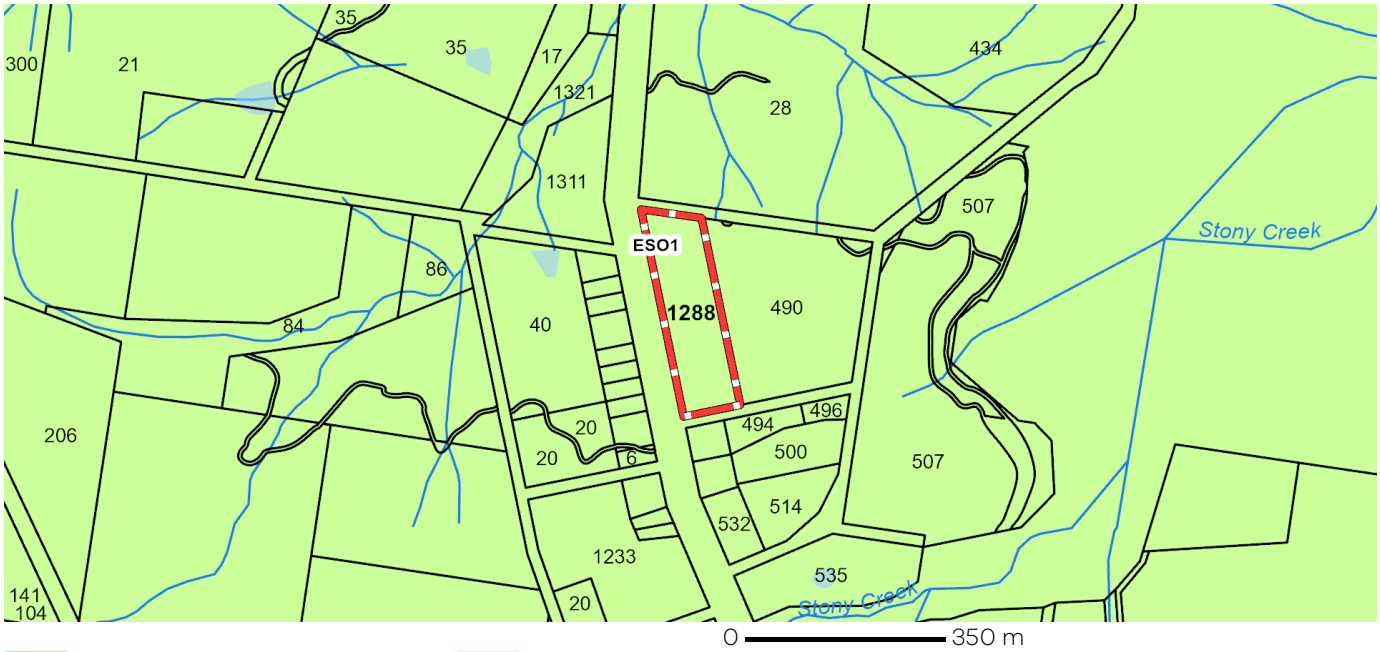


BMO - Bushfire Management Overlay Water area Water course

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

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)

ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 1 (ESO1)



ESO - Environmental Significance Overlay Water area Water course

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

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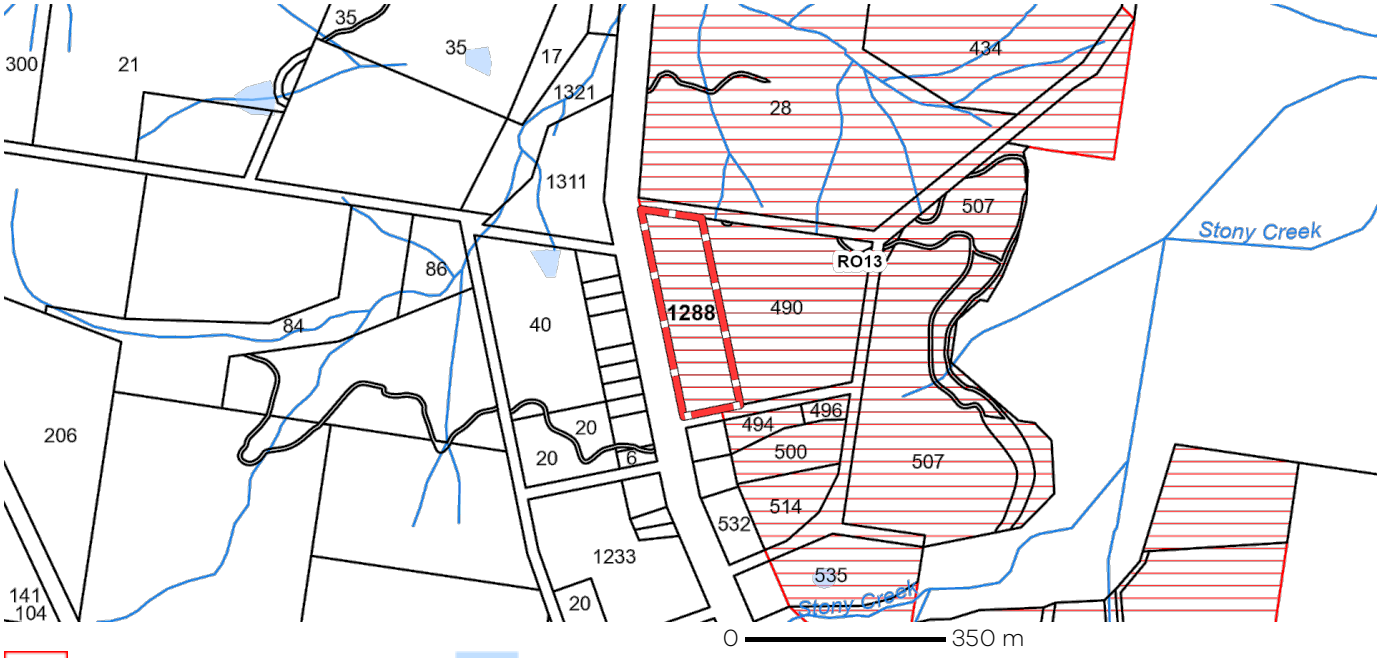
Planning Overlays

RESTRUCTURE OVERLAY (RO)

RESTRUCTURE OVERLAY - SCHEDULE 13 (RO13)



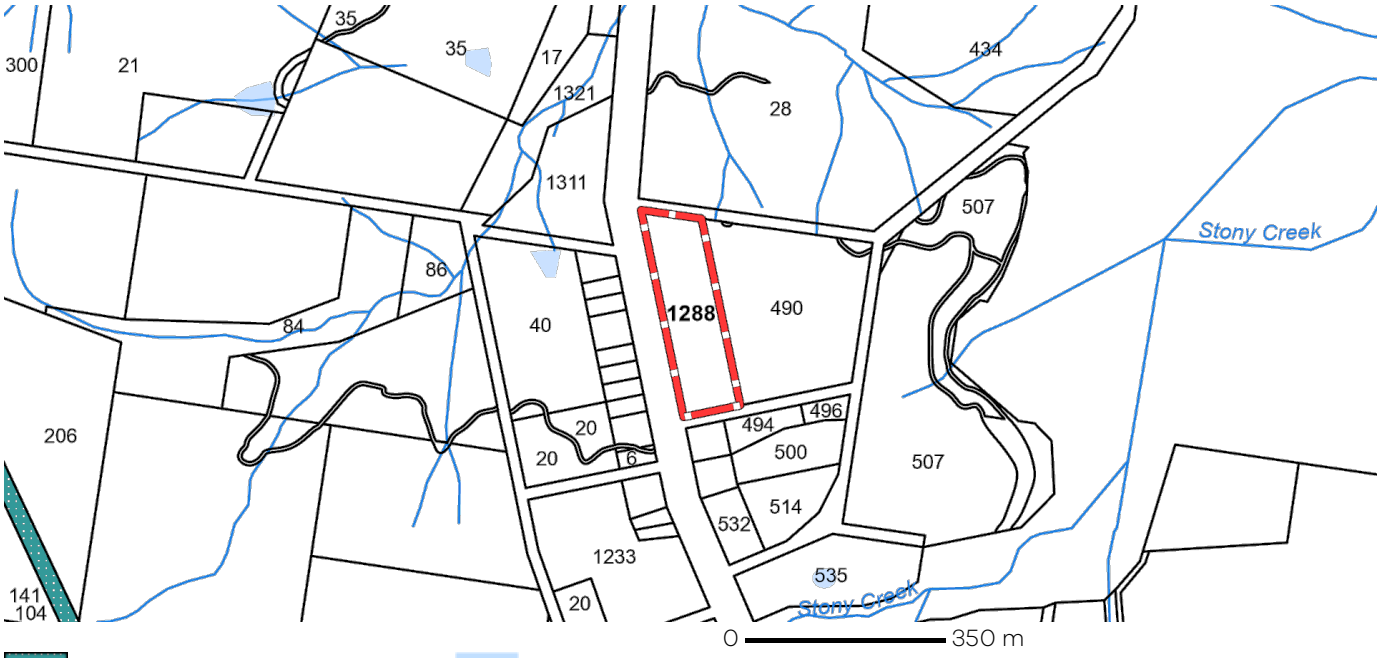
RO - Restructure Overlay | Water area | Water course

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

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

VEGETATION PROTECTION OVERLAY (VPO)



VPO - Vegetation Protection Overlay | Water area | Water course

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

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Further Planning Information

Planning scheme data last updated on 14 November 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 abut 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.vic.gov.au/vicplan/

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

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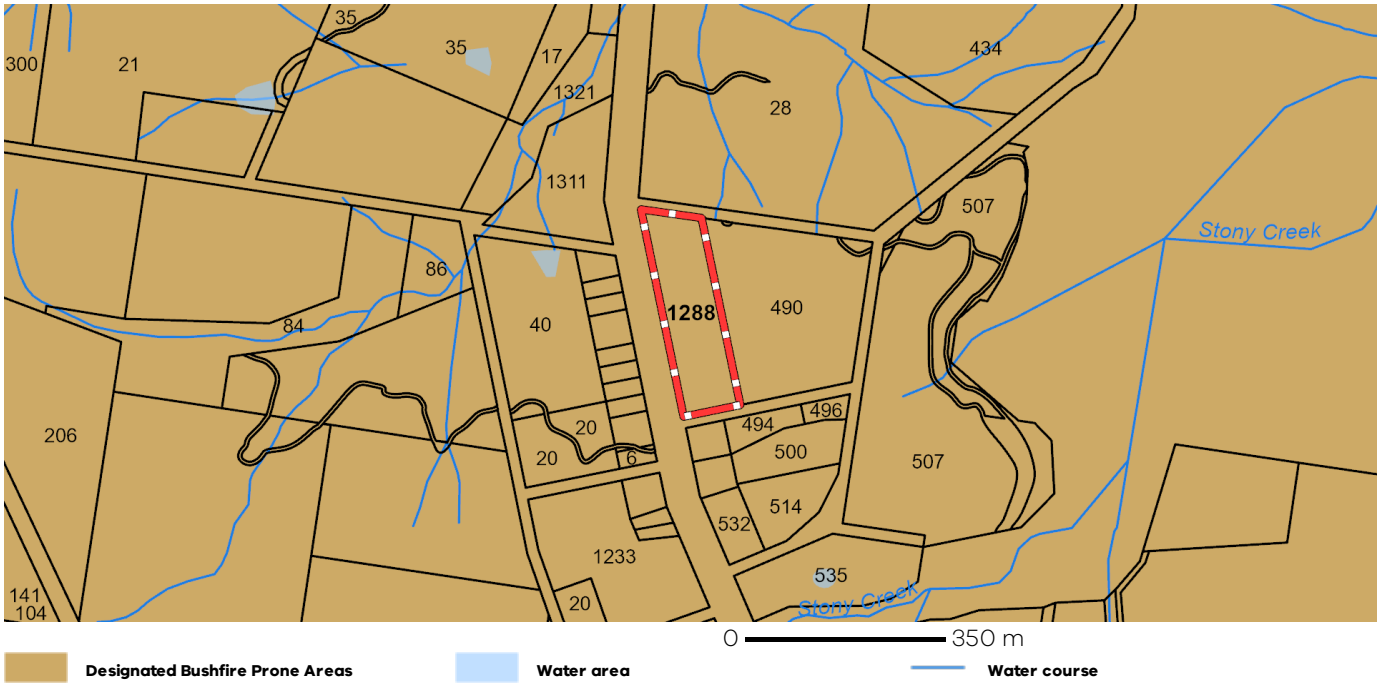
Designated Bushfire Prone Areas

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.



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 Victoria 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 Regulations Map (NVR Map) https://mapshare.vic.gov.au/nvr/ and Native vegetation (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)

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

VOLUME 10269 FOLIO 447

Security no : 124131779512D
Produced 02/02/2026 01:39 PM

CROWN GRANT

LAND DESCRIPTION

Crown Allotment 12A Township of Evansford Parish of Caralulup.

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
[redacted]
AS303141Q 28/06/2019

ENCUMBRANCES, CAVEATS AND NOTICES

Any crown grant reservations exceptions conditions limitations and powers noted on the plan or imaged folio set out under DIAGRAM LOCATION below. For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP073267J 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: 1288 WAUBRA-TALBOT ROAD EVANSFORD VIC 3371

ADMINISTRATIVE NOTICES

NIL

eCT Control 16811U HEINZ LAW
Effective from 28/06/2019

DOCUMENT END

Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	**Plan**
Document Identification	**TP073267J**
Number of Pages (excluding this cover sheet)	**2**
Document Assembled	**02/02/2026 13:39**

TITLE PLAN		EDITION 1	TP 73267J

Location of Land

Parish: CARALULUP
Township: EVANSFORD
Section:
Crown Allotment: 12A
Crown Portion:

Last Plan Reference:
Derived From: VOL 10269 FOL 447
Depth Limitation: 15 m

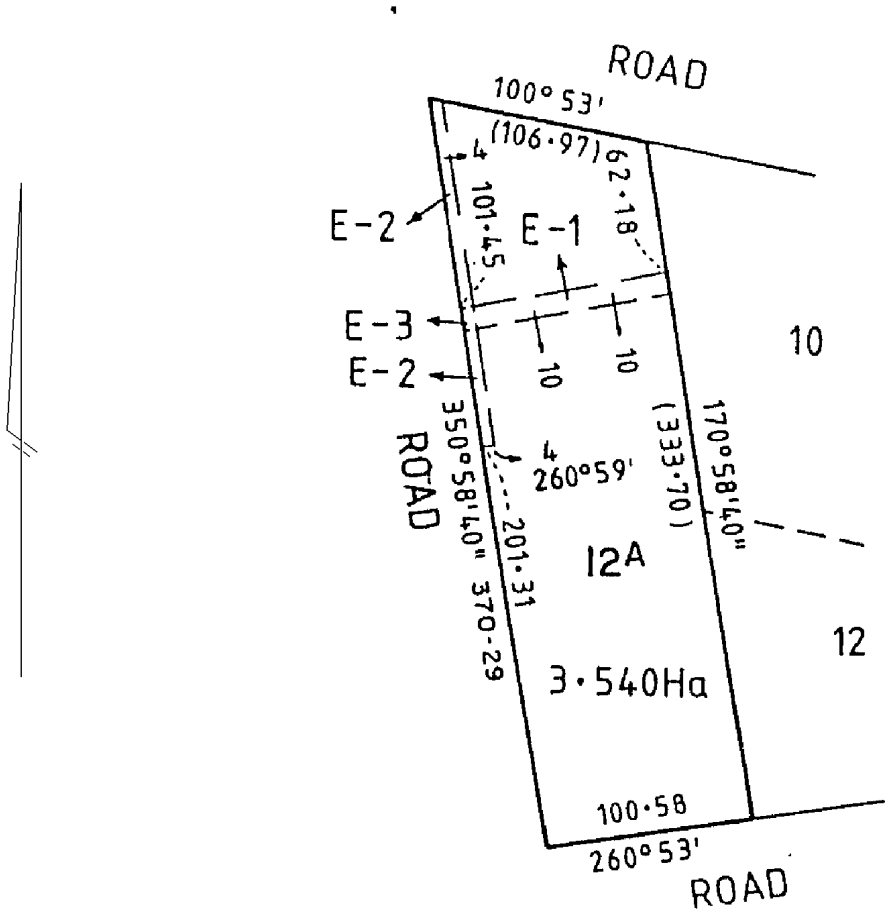
Notations

SUBJECT TO THE RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS CONTAINED IN CROWN GRANT VOL. 10269 FOL. 447 AND NOTED ON SHEET 2 OF THIS PLAN

ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN

Description of Land / Easement Information

THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT
COMPILED: 13/07/1999
VERIFIED: AD



LENGTHS ARE IN METRES	Metres = 0.3048 x Feet Metres = 0.201168 x Links		Sheet 1 of 2 sheets

LAND DESCRIPTION INCLUDING RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS SHOWN ON THE CROWN GRANT

all that piece of land in the said State being Allotment **TWELVE** A in the **TOWNSHIP OF EVANSFORD** Parish of Caralulup and being the land shown enclosed by continuous lines in the map identified by that allotment number

PROVIDED that this Grant is made subject to -

(a) the reservation to Us Our heirs and successors of -

(i) any minerals within the meaning of the *Mineral Resources Development Act* 1990 and petroleum within the meaning of the *Petroleum Act* 1958 (hereinafter called "the reserved minerals");

(ii) rights of access for the purpose of searching for and obtaining the reserved minerals in any part of the said land;

(iii) rights for access and for pipe-lines works and other purposes necessary for obtaining and conveying on and from the said land any of the reserved minerals which is obtained in any part of the said land;

(b) the right to resume the said land for mining purposes pursuant to section 205 of the *Land Act* 1958;

(c) the right of any person being a licensee under the *Mineral Resources Development Act* 1990 or any corresponding previous enactment to enter on the said land and to do work within the meaning of that Act and to erect and occupy mining plant or machinery thereon in the same manner and under the same conditions and provisions as those under which such a person has now the right to do such work in and upon Crown lands provided that compensation as prescribed by Part 8 of that Act is paid for surface damage to be done to the said land by reason of doing such work on it.

(d) the full and free right and liberty to and for any electricity corporation or distribution company as defined in the Electricity Industry Act 1993 or the holder of a licence under Part 12 of that Act and for any of their employees agents or contractors to enter on the land delineated and marked E-1 and E-3 and carry out thereon such works as are necessary or incidental to the transmission supply or distribution of electricity through over along across or under the said land and for that purpose without compensation to the grantee to exercise all or any of the powers conferred on those parties by Section 47(1) of that Act.

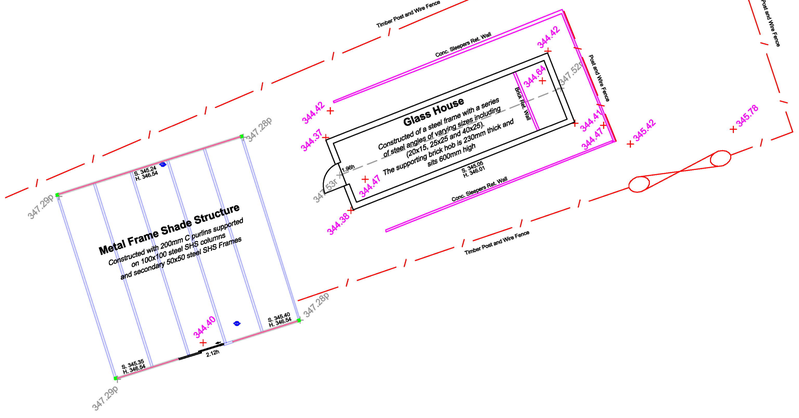
(e) the right set out below.

(f) the full and free right and liberty to and for the Telstra Corporation Limited and its servants agents and workmen at all times hereafter to enter in and upon the land delineated and marked E-2 and E-3 on the plan hereon (hereinafter called "the said land") and to clear the same of obstructions and to dig cut and excavate the same and to lay or place underground telecommunications installations lines and cables therein or thereunder and to use such telecommunications installations lines or cables for all purposes within the meaning of the Telecommunications Act 1991 of the Commonwealth of Australia and to repair alter cut off or remove any such installations lines or cables so laid or placed and replace them with others and also to deposit or place and allow to remain on or along the said land or any part thereof all timber earth soil stone gravel or other substance matter or thing which may be removed or excavated in clearing digging cutting and excavating the said land and also to go pass and repass at all times hereafter and for all purposes aforesaid either with or without horses or other animals carts or other carriages through over and along the said land or part thereof.

MGA2020 ZONE 55

LEGEND

- Light Pole
- Electricity Pole
- Electricity Pole & Light
- Electricity Pit
- ES Electricity Substation
- Tel Telecomm. Pit
- Telecomm. Pillar
- Gas Valve
- Gas Meter
- SP Sewer Pit
- Sewer Vent
- SU Sewer Unclassified
- Sewer Inspection Shaft
- Stop Valve
- Fire Plug
- Fire Hydrant
- Water Meter
- Water Tap
- Sprinkler
- WU Water Unclassified
- DP Drainage Pit
- SEP Side Entry Pit
- GP Grated Pit
- JP Junction Pit
- PU Unclassified Pit
- Sign
- Letterbox
- Bollard
- Bin
- tf Top of Fence
- FL Floor Level
- tk Top of Kerb
- bk Back of Kerb
- ik Invert of Kerb
- lk Lip of Kerb
- eb Edge of Bitumen
- r Ridge
- u/s Underside of Gutter
- e Eaveline
- p Parapet Wall
- hw habitable window
- nhw non habitable window
- h Window Head
- s Window Sill
- d Door Height
- tb Top of Building
- tw Top of Wall
- Roof Purlins
- Rafters
- Joists



NOTES

AHD LEVELS VIDE LEXTON PM 19 R.L = 306.876

SOME LEVEL LAYERS HAVE BEEN TURNED OFF FOR CLARITY.
PLEASE REFER TO ELECTRONIC CAD FILE FOR FULL SURVEY DATA.

TITLE BOUNDARIES AND ENCUMBRANCES HAVE NOT BEEN INVESTIGATED

AREAS INACCESSIBLE HAVE BEEN ESTIMATED AND SHOWN FOR VISUAL REPRESENTATION ONLY

REV	DESCRIPTION	DRN	DATE	APP
B	Structural members additional as-built and sizes	BD	13/11/25	

AllSurveys LAND AND ENGINEERING

SURVEYED BY: BD
SURVEYED ON: 21.10.2025
DRAWN BY: BD
DRAWN ON: 03.11.2025
HOR DATUM: MGA20
VERT DATUM: AHD

Scale 1:150 (1.5 0 1.5 3 4.5) Sheet Size: A1

FEATURE AND LEVEL/AS-BUILT INTERNAL SURVEY

EXISTING STRUCTURES

1288 WAUBRA-TALBOT RD, EVANSFORD VIC 3371

CLIENT: [redacted]

JOB No.	PLAN	DRG	REV	SHEET
AS105	FEAT	1	B	1 OF 1

PROPOSED ALTERATION
1288 WAUBRA-TALBOT RD
EVANSFORD VIC 3371

GENERAL

1. THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANT'S DRAWINGS AND SPECIFICATIONS AND WITH SUCH OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ANY DISCREPANCY SHALL BE REFERRED TO THE ENGINEER OR ARCHITECT BEFORE PROCEEDING WITH THE WORK.
2. ALL DIMENSIONS ARE TO BE OBTAINED FROM THE ARCHITECT'S DRAWINGS OR FROM SITE. ENGINEER'S DRAWINGS MUST NOT BE SCALED.
3. DURING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE STRUCTURE IN A STABLE CONDITION AND ENSURING NO PART SHALL BE OVERSTRESSED UNDER CONSTRUCTION ACTIVITIES.
4. MATERIAL AND WORKMANSHIP ARE TO BE IN ACCORDANCE WITH THE RELEVANT SAA CODES EXCEPT WHERE VARIED BY THE PROJECT SPECIFICATION.
5. THE APPROVAL OF A SUBSTITUTION BY THE ENGINEER IS NOT AN AUTHORIZATION FOR AN EXTRA. ANY EXTRA INVOLVED MUST BE TAKEN UP WITH THE ARCHITECT BEFORE WORK COMMENCES.
6. BUILDER AND OWNER ARE TO ESTABLISH AND MAINTAIN FLOOR AND EXTERIOR FINISHED SURFACE LEVEL TO COMPLY WITH BCA, AS2870 AND AS3500.
7. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS OF STEPDOWNS, STEPUPS, RECESSES AND FINISHED FLOOR LEVELS.
8. ALL DIMENSIONS SHALL BE VERIFIED ON-SITE PRIOR TO FABRICATION.
9. EXCAVATIONS NEAR THE EDGE OF THE FOOTINGS ARE TO BE BACKFILLED AND COMPACTED IN SUCH A WAY AS TO PREVENT THE ACCESS OF WATER TO THE FOUNDATIONS.
10. ALL WORKMANSHIP AND MATERIAL SHALL BE BUT NOT LIMITED TO THE FOLLOWING AUSTRALIAN STANDARDS:

WORK ITEM	RELEVANT AUSTRALIAN STANDARD
FOUNDATIONS & FOOTINGS	AS2870-2011
CONCRETE WORKS	AS3600-2018
STRUCTURAL STEEL WORKS	AS4100-2020 AND/OR AS1250
MASONRY WORKS	AS3700-2011
TIMBER FRAMING	AS1684.2-2010, AS1720-2010
PLUMBING & DRAINAGE WORKS	AS3500-2013
EARTH RETAINING STRUCTURE	AS4678-2002
PILING	AS2159-2009
ALL BUILDING RELATED WORKS	NCC (NATIONAL CONSTRUCTION CODE)

11. THE STRUCTURAL WORK SHOWN ON THESE DRAWINGS HAS BEEN DESIGNED FOR THE FOLLOWING LIVE LOADS:

AREA	SUPER IMPOSED DEAD LOAD	LIVE LOAD
FLOOR	0.5 kPa	1.5 kPa
SHEET ROOF	0.4 kPa	0.25 kPa

WIND LOAD RATING

CODE STANDARD	AS 1170.2 - 2021
REGION	A
TERRAIN CATEGORY	3
CLASS	N1

LATERAL LOAD

IMPORTANCE LEVEL	2
DESIGN APE	1/500 YEARS
ALL OTHER LOADS AS PER AS-1170.1:2002	

FOUNDATION

1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SITE INVESTIGATION REPORT BY: SOUTHERN CROSS SOIL TESTING - REPORT No 261025.se - 30TH OCT 2025
   THE SITE CLASSIFICATION TO AS2870-2011 IS CLASS 'P/M'. SOLE RELIANCE HAS BEEN PLACED AS SPECIFIED ON THIS REPORT.
2. THE CONTRACTOR IS TO ALLOW IN HIS TENDER FOR ANY ADDITIONAL INVESTIGATIONS NECESSARY TO FURTHER ESTABLISH SITE CONDITIONS. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING ALL MATERIALS AND CONSTRUCTION TECHNIQUES NECESSARY TO ACHIEVE THE REQUIRED FOUNDATION PARAMETERS.
3. THE MINIMUM SAFE BEARING CAPACITY OF THE FOUNDATION MATERIAL IS TO BE:

REQUIRED SAFE BEARING CAPACITY	kPa
STRIP FOOTINGS	100
EDGE & INTERNAL BEAMS	100
ISOLATED FOOTINGS	100
BORED PIERS	250

4. EXCAVATIONS SHALL BE UNDERTAKEN TO THE MINIMUM DEPTHS NOMINATED AND TO THE LEVEL NECESSARY TO ACHIEVE THE REQUIRED SAFE BEARING CAPACITY, THE CONTRACTOR SHALL ENGAGE A SUITABLY QUALIFIED GEOTECHNICAL ENGINEER TO VERIFY AND REPORT ON THE BEARING CAPACITY OF THE EXPOSED FOUNDATIONS.
5. ANY OVER EXCAVATION NECESSARY TO ACHIEVE THE REQUIRED BEARING CAPACITY SHALL BE BACKFILLED WITH 15MPa CONCRETE TO THE STRUCTURAL FOOTING LEVEL.
6. ALL FOUNDATIONS ARE TO BE FREE OF WATER AND LOOSE OR DELETERIOUS MATERIAL PRIOR TO PLACING CONCRETE.
7. PAD AND STRIP FOOTINGS ARE TO BE FOUNDED 100mm INTO THE NOMINATED MATERIAL UNLESS OTHERWISE NOTED AND PROVIDED WITH A 50mm BLINDING LAYER OF 15 MPa CONCRETE.
8. RAFT SLABS AND SLABS ON GROUND SHALL BE UNDERLAIN BY A HEAVY DUTY SEALED POLYTHENE VAPOUR BARRIER. UNLESS NOTED OTHERWISE, MASS CONCRETE SHALL BE PROVIDED BENEATH RIBS TO EXTEND SUPPORT 100mm MINIMUM INTO FIRM UNDISTURBED NATURAL MATERIAL.
9. BORED PIERS AND PILES ARE TO BE CONSTRUCTED TO WITHIN 75mm OF THE DESIGNATED PLAN LOCATION AND SHALL BE WITHIN 0.5 OF TRUE VERTICALITY. THE CONTRACTOR SHALL ALLOW FOR AND PROVIDE TEMPORARY LINERS AS NECESSARY TO PRESERVE THE INTEGRITY OF THE BORED HOLE PRIOR TO PLACING CONCRETE.
10. ALL GROUND SLABS ARE TO BE UNDERLAID BY A 50mm MINIMUM DEPTH LEVEL SAND BED.
11. THE CONTRACTOR SHALL NOTIFY THE PROJECT BUILDING SURVEYOR TO INSPECT ALL FOOTING EXCAVATIONS PRIOR TO POURING.
12. EXISTING ADJACENT FOOTINGS SHALL NOT BE UNDERMINED. NEW FOOTING FOUNDING DEPTH SHALL MATCH, BUT NOT EXCEED, ADJACENT FOOTING FOUNDING DEPTH. IF REQUIRED FOOTING DEPTH CANNOT BE ACHIEVED, THIS OFFICE SHALL BE NOTIFIED FOR FURTHER GUIDANCE.
13. CONSTRUCTION OF FOOTINGS AND BASEMENT RETAINING WALLS SHALL BE CARRIED OUT SUCH THAT ADJACENT NEIGHBORING EARTH IS NOT DISTURBED. REFER TO THIS OFFICE IF FURTHER GUIDANCE IS REQUIRED.
14. ALL EXISTING ADJOINING PROPERTY FOOTINGS OR STRUCTURES SHALL NOT BE UNDERMINED. ANY EXCAVATION WORKS FOR CONSTRUCTION OF FOOTINGS OR RETAINING WALLS SHALL NOT ENCROACH BEYOND THE 45° LINE OF INFLUENCE.
15. THE BUILDER SHALL ENSURE THAT STABILITY AND STRUCTURAL INTEGRITY OF ALL EXISTING ADJOINING PROPERTY FOOTINGS AND STRUCTURES ARE MAINTAINED DURING CONSTRUCTION OF ALL FOOTINGS AND BASEMENT RETAINING WALLS AND IN THE PERMANENT STATE.
16. CONSTRUCT BORED PIERS INSIDE TREE INFLUENCE ZONE (T.P.Z) U.N.O, ALTERNATIVELY THESE TREES COULD BE REMOVED OR TREE ROOT BARRIERS PLACED.
17. PLACE MIN. 3L12TM x 2000mmLONG DIAGONAL REINFORCEMENT TIED TO UNDERSIDE OF TOP MESH AT ALL CORNER.
18. THE FOOTING SYSTEM HAS BEEN DESIGNED AS PER THE PROCEDURES SET IN APPENDIX CH OF AS2870-2011 AND DOES NOT ACCOUNT FOR ADDITIONAL TREE INFLUENCE OF POTENTIALLY NEWLY PLANTED TREES IN THE FUTURE. STRENGTH ENGINEERING PTY LTD ARE NOT RESPONSIBLE IN CASE OF DAMAGE FROM NEWLY PLANTED TREES THAT ARE NOT CATERED FOR WITH TREE ROOT BARRIERS OR OTHER PREVENTATIVE ENGINEERED SOLUTIONS.

SEDIMENT AND SOIL EROSION

1. THE SEDIMENT & EROSION CONTROL PLAN PRESENTS CONCEPTS ONLY. THE CONTRACTOR SHALL AT ALL TIMES BE RESPONSIBLE FOR THE ESTABLISHMENT & MANAGEMENT OF A DETAILED SCHEME MEETING COUNCILS DESIGN, OTHER REGULATORY AUTHORITY REQUIREMENTS AND MAKE GOOD PAYMENT OF ALL FEES.
2. THE CONTRACTOR SHALL INSTIGATE ALL SEDIMENT AND EROSION CONTROL MEASURES IN ACCORDANCE WITH STATUTORY REQUIREMENTS AND IN PARTICULAR THE 'BLUE BOOK1 (MANAGING URBAN STORMWATER SOILS AND CONSTRUCTION). PRODUCED BY THE DEPARTMENT OF HOUSING AND COUNCILS POLICIES. THESE MEASURE ARE TO BE INSPECTED AND MAINTAINED ON A DAILY BASIS.
3. THE SITE SUPERINTENDENT SHALL ENSURE THAT ALL SOIL AND WATER MANAGEMENT WORKS ARE LOCATED AS INSTRUCTED IN THE DRAWINGS AND ADHERE TO ALL REGULATORY AUTHORITY REQUIREMENTS.
4. THE CONTRACTOR SHALL INFORM ALL SUB CONTRACTORS OF THEIR RESPONSIBILITIES IN MINIMISING THE POTENTIAL FOR SOIL EROSION AND POLLUTION TO DOWNSLOPE LANDS AND WATERWAYS.
5. WHERE PRACTICAL, THE SOIL EROSION HAZARD ON THE SITE SHALL BE KEPT AS LOW AS POSSIBLE. TO THIS END, WORKS SHOULD BE UNDERTAKEN IN THE FOLLOWING SEQUENCE;
   5.1. CONSTRUCT TEMPORARY STABILISED SITE ACCESS INCLUSIVE OF SHAKE DOWN / WASH PAD
   5.2. INSTALL ALL TEMPORARY SEDIMENT FENCES AND BARRIER FENCES. WHERE FENCES ADJACENT EACH OTHER. THE SEDIMENT FENCE CAN BE INCORPORATED INTO THE BARRIER FENCE.
   5.3. INSTALL SEDIMENT CONTROL MEASURES AS OUTLINED ON THE APPROVED PLANS.
6. UNDERTAKE SITE DEVELOPMENT WORKS SO THAT LAND DISTURBANCE IS CONFINED TO AREAS OF MINIMUM WORKABLE SIZE.
7. AT ALL TIMES AND IN PARTICULAR DURING WINDY AND DRY WEATHER, LARGE UNPROTECTED AREAS WILL BE KEPT MOIST (NOT WET) BY SPRINKLING WITH WATER TO KEEP DUST UNDER CONTROL ENSURING CONFORMITY TO REGULATORY AUTHORITY REQUIREMENTS.
8. ANY SAND USED IN THE CONCRETE CURING PROCESS (SPREAD OVER THE SURFACE) SHALL BE REMOVED AS SOON AS POSSIBLE AND WITHIN 10 WORKING DAYS FROM PLACEMENT.
9. WATER SHALL BE PREVENTED FROM ENTERING THE PERMANENT DRAINAGE SYSTEM UNLESS THE CATCHMENT AREA HAS BEEN STABILISED AND/OR ANY LIKELY SEDIMENT BEEN FILTERED OUT.
10. TEMPORARY SOIL AND WATER MANAGEMENT STRUCTURES SHALL BE REMOVED ONLY AFTER THE LANDS THEY ARE PROTECTING ARE STABILISED / REHABILITATED.
11. ALLOW FOR GRASS STABILISATION OF EXPOSED AREAS, OPEN CHANNELS AND ROCK BATTERS DURING ALL PHASES OF CONSTRUCTION.
12. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED TO ENSURE THAT THEY OPERATE EFFECTIVELY. REPAIRS AND/OR MAINTENANCE SHALL BE UNDERTAKEN REGULARLY AND AS REQUIRED, PARTICULARLY FOLLOWING RAIN EVENTS.
13. RECEPTORS FOR CONCRETE AND MORTAR SLURRIES, PAINTS, ACID WASHINGS, LIGHT-WEIGHT WASTE MATERIALS AND LITTER SHALL BE DISPOSED OF IN ACCORDANCE WITH REGULATORY AUTHORITY REQUIREMENTS. CONTRACTOR TO PAY ALL FEES AND PROVIDE EVIDENCE OF SAFE DISPOSAL.
14. IF A TEMPORARY SEDIMENT BASIN IS REQUIRED, ENSURE SAFE BATTER SLOPES IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. MAINTAIN ADEQUATE STORAGE VOLUME IN ACCORDANCE WITH PLANS. TEMPORARY PUMP (CLEAN FLOCCULATED) WATER TO COUNCIL'S STORMWATER SYSTEM - ENSURE WHOLE SITE RUN-OFF IS DIRECTED

FOOTING MAINTENANCE

1. AS2870 PLACES THE OBLIGATION OF NORMAL GARDEN AND SITE CONDITIONS (I.E. UNIFORM FOUNDATION SOIL MOISTURE CONDITIONS), WITH THE OWNER. UNIFORM MOISTURE CONDITIONS CAN BE DISRUPTED BY:
   a. LACK OF MAINTENANCE OF SITE DRAINAGE
   b. FAILURE TO REPAIR PLUMBING LEAKS.
   c. PLANTING, (OR REMOVAL) OF TREE TOO CLOSE TO THE FOUNDATION SYSTEM.
   d. EXCESSIVE OR NEGLIGIBLE WATERING OF ADJACENT AND NEARBY GARDENS.
   FURTHER DETAILED INFOMATION ON FOUNDATION MAINTENANCE IS AVAILABLE IN THE CSIRO INFOMATION SHEET 10-91 "GUIDE TO HOME OWNER ON FOUNDATION MAINTENANCE AND FOOTING PERFORMANCE". THE FOUNDATION DESIGN PRODUCED FOR THE PROPOSED DEVELOPMENT IS BASED ON THE ASSUMPTION THAT ADEQUATE MAINTENANCE WILL BE CARRIED OUT.
2. TREES AND SHRUBS SHALL NOT BE PLANTED CLOSER THAN 1.5m TIMES THIER MATURE HEIGHT FROM THE BUILDING FOUNDATIONS.

MOISTURE CONDITIONING NOTES

1. IN AREA AFFECTED BY EXISTING STRUCTURES, SLAB/TREES/RECENTLY REMOVED, STRUCTURAL RESULTING IN ABNORMAL MOISTURE CONDITIONING OF EXISTING SUB GRADE:
   - EXISTING SUB GRADE TO BE EXCAVATED AND REPLACED AND TO HAVE A MOISTURE CONDITION TO THE SATISFACTION OF THE RELEVANT GEOTECHNICAL ENGINEER.
   - SHOULD FURTHER CONDITIONING BE REQUIRED THAN FURTHER SUB GRADE, EXCAVATION IS TO BE CONDUCTED 400MM MAX WITH INTERVAL TO THE SATISFACTION OF THE RELEVANT GEOTECHNICAL ENGINEER.

OH & SAFETY

1. FOR ALL WORKS CONDUCTED ON THIS PROJECT, THE BUILDER SHALL HAVE ALL APPROPRIATE AND SUFFICIENT SAFETY MEASURES AND PROCEDURES IN PLACE.
2. DEEP TRENCHES MAY EXIST ON THIS SITE. BUILDER TO ENSURE NECESSARY SAFETY MEASURES ARE TAKEN TO PREVENT FALL AND TRIPPING HAZARDS ARE ELIMINATED.
3. FOR LARGE SPAN BEAMS (≥ 6000mm), BUILDER TO ENSURE SEAT PLATES/ANGLES TO STEEL COLUMNS FOR MAJOR BEAMS AND LINTELS ARE INSTALLED FOR SAFER CONNECTION, BOLTING AND SITE WELDING.
4. ADEQUATE PROPPING MAY BE REQUIRED FOR ANY RETAINING/LOAD BEARING WALLS ON BOUNDARIES. TEMPORARY SHORING MAY BE REQUIRED.
5. PROVISIONS SHALL BE MADE FOR APPROPRIATE DISTANCE FOR ROOF BATTENS/RAFTERS TO PROVIDE A SAFE WORKING PLATFORM DURING ROOF INSTALLATION AND WORKING AT HEIGHTS.
6. BUILDER MAY NEED TO BE AWARE OF APPROPRIATE MEASURES TO DEAL WITH HAZARDOUS MATERIALS SUCH AS ASBESTOS WHICH STILL CAN BE FOUND IN SERVICE PITS.
7. IF A CRANE IS REQUIRED, THE BUILDER IS TO PROVIDE ADEQUATE SAFETY MEASURES FOR CRANE USAGE AROUND POWER LINES.
8. IF ANY DIGGING IS REQUIRED OUTSIDE OF SITE BOUNDARIES, INFORMATION REGARDING EXISTING COUNCIL ASSETS NEED TO BE SOUGHT FROM "DIAL BEFORE YOU DIG".
9. THE SAFETY CONCERNS AND HAZARDS IDENTIFIED ABOVE REPRESENT COMMONLY OCCURRING RISKS. THE LIST DOES NOT COVER THE FULL RANGE OF RISK AVOIDANCE MEASURES REQUIRED.

SITE DRAINAGE

1. AT THE TIME OF THE PREPARATION OF THIS DOCUMENT, IF THE DRAINAGE DESIGN WAS NOT PREPARED OR CERTIFIED BY THIS OFFICE THEN THE DRAINAGE SYSTEM MAY NEED TO BE DOCUMENTED BY A SUITABLY QUALIFIED PERSON TO COMPLY WITH AS2870-2011. THE DRAINAGE DESIGNER SHOULD ENSURE THAT THE ELEMENTS OF THE DRAINAGE SYSTEM DESIGN ARE CONSIDERED WITH RESPECT TO THE PROPOSED FOOTING SYSTEM.WE RECOMMEND THAT STRENGTH ENGINEERING OR AN EQUIVALENT CERTIFIED PRACTITIONER, REVIEW ALL THE DOCUMENTATION TO ENSURE COMPLIANCE.
2. SITES SHOULD BE DRAINED SO THAT WATER CANNOT POND AGAINST OR NEAR THE HOUSE. THE GROUND IMMEDIATELY ADJACENT TO THE HOUSE SHOULD BE GRADED TO FALL 50mm OVER THE FIRST METRE.WHERE THIS IS IMPRACTICABLE (IE: ON SEVERAL SLOPING SITES) USE A.G. DRAINS ADJACENT TO FOOTINGS WHERE THE GROUND FALLS TOWARDS THE BUILDING.

EXISTING SERVICES

1. ALL UTILITY SERVICES INDICATED ON THE DRAWINGS ORIGINATE FROM SUPPLIED DATA OR DIAL BEFORE YOU DIG SEARCHES, THEREFORE THEIR ACCURACY AND COMPLETENESS IS NOT GUARANTEED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE AND CONFIRM THE LOCATION AND LEVEL OF ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE SUPERINTENDENT. CLEARANCES SHALL BE OBTAINED FROM THE RELEVANT SERVICE AUTHORITY. NOTE SERVICE AUTHORITY REQUIREMENTS FOR LOCATING OF SERVICES PRIOR TO COMMENCEMENT OF WORKS.
2. CARE TO BE TAKEN WHEN EXCAVATING NEAR EXISTING SERVICES MECHANICAL EXCAVATIONS AREA TO BE UNDERTAKEN OVER COMMUNICATION, GAS OR ELECTRICAL SERVICES. HAND EXCAVATION ONLY IN THESE AREAS.
3. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL EXISTING SERVICES THAT ARE TO BE RETAINED IN THE VICINITY OF THE PROPOSED WORKS. ANY AND ALL DAMAGE TO THESE SERVICES A RESULT OF THESE WORKS SHALL BE REPAIRED BY THE CONTRACT UNDER THE DIRECTION OF THE SUPERINTENDENT AT THE CONTRACTORS EXPENSE.
4. THE CONTRACTOR SHALL ALLOW IN THE PROGRAM FOR THE ADJUSTMENT (IF REQUIRED) OF EXISTING SERVICES IN AREAS AFFECTED BY WORKS.
5. THE CONTRACTOR SHALL ALLOW IN THE PROGRAM FOR THE CAPPING OFF, EXCAVATION AND REMOVAL (IF REQUIRED) OF EXISTING SERVICES IN AREAS AFFECTED BY WORKS UNLESS DIRECTED OTHERWISE ON THE DRAWINGS OR BY THE SUPERINTENDENT.
6. THE CONTRACTOR SHALL ENSURE THAT AT ALL TIMES SERVICES TO ALL BUILDINGS NOT AFFECTED BY THE WORKS ARE NOT DISRUPTED AND MAINTAINED.
7. PRIOR TO COMMENCEMENT OF ANY WORKS THE CONTRACTOR SHALL GAIN APPROVAL OF THE PROGRAM FOR THE RELOCATION AND/OR CONSTRUCTION OF TEMPORARY SERVICES AND FOR ANY ASSOCIATED INTERRUPTION OF SUPPLY.
8. THE CONTRACTOR SHALL CONSTRUCT TEMPORARY SERVICES TO MAINTAIN EXISTING SUPPLY TO BUILDINGS REMAINING IN OPERATION DURING WORKS TO THE SATISFACTION AND APPROVAL OF THE SUPERINTENDENT. ONCE DIVERSION IS COMPLETE AND COMMISSIONED THE CONTRACTOR SHALL REMOVE ALL SUCH TEMPORARY SERVICES AND MAKE GOOD TO THE SATISFACTION OF THE SUPERINTENDENT.

SAFETY IN DESIGN

1. CONTRACTOR IS TO REFER TO APPENDIX B OF THE CIVIL SPECIFICATION FOR THE CIVIL RISK AND SOLUTIONS REGISTER.
2. THIS DESIGN IS RELEVANT TO THE STRUCTURAL FRAMING OF THE PROPOSED WORKS ONLY.
3. THIS DESIGN DOES NOT COVER THE EXISTING STRUCTURE.
4. THE FOUNDATION IS TO BE INSPECTED BY AN APPRORIATELY QUALIFIED GEOTECHNICAL ENGINEER TO DEEM AS SATISFACTORY FOR PROPOSED LOADS.
5. STORAGE LOADING DESIGN ASSUMPTIONS WERE TAKEN INTO PLACE BASED ON THE CURRENT USE OF BUILDING. THE SLAB IS ASSUMED TO HAVE A MINIMUM LOADING CAPACITY OF 2.5 kPa LIVE LOADING.
6. ENCLOSED STRUCTURE DESIGN ASSUMPTIONS WERE IMPLEMENTED.

STRUCTURAL DRAWING LIST

ISO CERTIFICATIONS

STRENGTH ENGINEERING IS REGISTERED UNDER THE JAS-ANZ JOINT ACCREDITATION SYSTEM OF AUSTRALIA AND NEW ZEALAND, CERTIFIED FOR ISO 9001 (QUALITY), ISO 45001 (OH&S), AND ISO 14001 (ENVIRONMENTAL) STANDARDS.

ISO 45001 OH&S management system | ISO 14001 Environmental management system | ISO 9001 Quality management system

FOR STRENGTH ENGINEERING ISO CERTIFICATIONS - SCAN HERE

STRENGTH ENGINEERING

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REV	DESCRIPTION	DATE	BY
A	CONSTRUCTION ISSUE	28/01/2025	NV

CLIENT [redacted]

PROJECT: PROPOSED ALTERATION

ADDRESS: 1288 WAUBRA-TALBOT RD EVANSFORD VIC 3371

PROJECT NUMBER: 2675083

SHEET NAME: COVER PAGE

SHEET No.: S100

CONCRETE

1. CONCRETE COVER TO ALL REINFORCEMENT (FINISHES NOT INCLUDED)

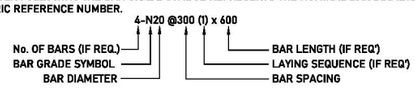
CONCRETE COVER TO ALL REINFORCEMENT (FINISHES NOT INCLUDED)			
ELEMENT	FORMED AND SHELTERED (mm)	FORMED AND EXPOSED (mm)	NO FORM WORK (mm)
SLABS AND BEAMS	25	40 (32MPa) & 30 (40MPa)	50
WALLS	40	40	40
COLUMNS	30	40	40
FOOTINGS		40	50
REFER TO BCA & AS3600 FOR ADDITIONAL COVER FOR FIRE RATING AND EXTREME EXPOSURES REQUIREMENTS. FRAMEWORK MUST COMPLY WITH AS1509. CONDUITS, PIPES, ETC. ARE NOT TO BE PLACED IN THE CONCRETE COVER.			

2. ALL CONCRETE SHALL BE GRADED (f'c) AT 28 DAYS AS FOLLOW (U.N.O):

CONCRETE ELEMENT	CONCRETE STRENGTH
BLINDING CONCRETE	15 MPa
WAFFLE OR RAFT SLABS	25 MPa
STRIP FOOTINGS	25 MPa
SUSPENDED SLABS/BEAMS/PANELS	40 MPa
CONCRETE COLUMNS	40 MPa
ALL OTHER CONCRETE	40 MPa
CONCRETE STRENGTH TO BE AS PER TABLE ABOVE UNLESS STATED OTHERWISE ON PLAN OR SCHEDULE.	

3. CONCRETE SIZES SHOWN DO NOT INCLUDE FINISH AND MUST NOT BE REDUCED OR HOLED IN ANY WAY WITHOUT THE ENGINEER APPROVAL.
4. DEPTHS OF BEAMS ARE GIVEN FIRST AND INCLUDE SLAB THICKNESS.
5. CONSTRUCTION JOINTS WHERE NOT SHOWN SHALL BE PROPERLY FORMED AND LOCATED TO THE APPROVAL OF THE ENGINEER.
6. REINFORCEMENT IS SHOWN DIAGRAMMATICALLY AND NOT NECESSARILY IN TRUE PROJECTION.
7. SPLICES IN REINFORCEMENT SHALL BE MADE ONLY IN POSITIONS SHOWN. WELDING OF REINFORCEMENT WILL NOT BE PERMITTED UNLESS SHOWN ON THE STRUCTURAL DRAWINGS.
8. REINFORCEMENT NOTATIONS:
   - R: DENOTES ROUND BARS (Fsy 250MPA) TO AS1302
   - N: DENOTES DEFORMED BARS (Fsy 500MPA) TO AS1302
   - L/SL: DENOTES HARD DRAWN WIRE REINFORCEMENT FABRIC (Fsy 500MPA) TO AS1304
   - W: DENOTES HARD DRAWN WIRE TO AS1303
   - TM: DENOTES HARD DRAWN TRENCH MESH TO AS1304

   THE NUMBER FOLLOWING THE BAR GRADE SYMBOL REPRESENTS THE NOMINAL BAR DIAMETER IN MILLIMETER OR THE FABRIC REFERENCE NUMBER.



9. CAMBER TO BEAMS AND SLABS SHALL BE 2MM FOR EVERY 1M OF SPAN UNLESS OTHERWISE NOTED.
10. ALL CONCRETE SHOULD HAVE A NOMINAL SLUMP OF 100mm IN ACCORDANCE WITH AS1379 WITH 20mm MAX NOMINAL AGGREGATE SIZE.
11. WHERE SLABS AND BEAMS ARE TO SUPPORT BRICKWORK OVER, FORMWORK AND PROPS MUST BE REMOVED BEFORE COMMENCEMENT OF BRICKWORK.
12. TRENCH MESH IN BEAMS TO BE LAID CONTINUOUSLY WITH EACH LAYER BEING LAPPED FOR ITS FULL WIDTH AT INTERSECTIONS AND FOR A MINIMUM OF 500MM AT SPLICES. THE TRENCH MESH SHALL BE OVERLAPPED BY THE WIDTH OF THE FABRIC AT T & L JUNCTIONS.
13. AS A GENERAL POLICY, STRENGTH ENGINEERING DO NOT RECOMMEND THE USE OF POLISHED CONCRETE. THE OWNER SHOULD BE MADE AWARE BY THE BUILDING DESIGNER AND BUILDER THAT CONCRETE IS A NATURAL MATERIAL AND THE POSSIBILITY OF SURFACE CRACK FORMATION MAY OCCUR AND CANNOT BE GUARANTEED EITHER IN THE SHORT OR LONG TERM, WE HIGHLY RECOMMEND CURING THE SLAB USING AN APPROVED CURING SPRAYED MEMBRANE.
14. ALL REINFORCEMENT SHALL BE SUPPORTED IN ITS CORRECT POSITION SO AS NOT TO BE DISPLACED DURING CONCRETING ON APPROVED BAR CHAIRS AT 1.0M MAX CTS. BOTH WAYS. WHERE REQUIRED PROVIDE SUPPORT BARS N16 AT 1.0M MAX CTS.
15. CONCRETE TO BE KEPT FREE OF SUPPORTING BRICKWORK BY TWO LAYERS OF A SUITABLE MEMBRANE (MALTHOID, ETC.), OR AS DIRECTED BY THE ENGINEER. VERTICAL FACES OF CONCRETE TO BE KEPT FREE BY 10MM THICKNESS OF BITUMINOUS CANITE.
16. WHERE WALLS ARE NON-LOAD BEARING AT EITHER HORIZONTAL OR VERTICAL FACES THEY SHALL BE SEPARATED FROM CONCRETE OR BRICKWORK BY 10MM THICK CANITE.
17. ALL REINFORCEMENT FOR ANY ONE POUR SHALL BE COMPLETELY PLACED AND TIED PRIOR TO INSPECTION BY THE ENGINEER OR BUILDING SURVEYOR. NO CONCRETE SHALL BE POURED UNTIL REINFORCEMENT HAS BEEN INSPECTED AND APPROVED.
18. REINFORCEMENT SPLICES AND COGS UNLESS NOTED OTHERWISE ON THE DRAWINGS SHALL CONFORM TO THE FOLLOWING TABLE. AT T- & L-INTERSECTIONS, ONE OUTER BAR SHALL BE BENT AND CONTINUED ACROSS THE FULL WIDTH OF THE INTERSECTION. AT L-INTERSECTIONS, ONE OUTER BAR SHALL BE BENT AND CONTINUED 500mm, OR A BENT LAP BAR 500mm LONG SHALL BE PROVIDED ON EACH EDGE.

BAR SIZE	N10	N12	N16	N20	N24	N28	N32	N36
LESS THAN 300mm CONCRETE BELOW BAR OR VERTICAL BAR	300	450	600	850	1100	1250	1500	1700
MORE THAN 300mm CONCRETE BELOW BAR	400	550	800	1100	1450	1600	1900	2200
COG LENGTH	160	200	300	350	400	450	550	600

NOTE:
1. THESE SPLICE LENGTHS APPLY FOR ALL BEAMS, SLABS AND WALLS UNLESS NOTED OTHERWISE.
2. LAP SPLICES SHALL BE STAGGERED WITH NOT MORE THAN 50% OF BARS SPLICED AT ANY SECTION (U.N.O.)
3. THE ABOVE TABLE IS BASED ON MINIMUM CONCRETE STRENGTH OF f'c=32 MPa, 40mm COVER AND THE MINIMUM DISTANCE BETWEEN BARS OF 5 TIMES BAR DIAMETER OR 100mm
4. FOR CONCRETE STRENGTH OF f'c=25 MPa SPLICE LAP LENGTH SHALL BE INCREASED BY 15%

19. CONCRETE COVER TO BE MAINTAINED BY THE USE OF APPROVED BAR CHAIRS AT APPROXIMATE. 1000mm SPACING. CONDUITS, PIPES ETC. ARE NOT TO BE PLACED IN COVER CONCRETE.

STRUCTURAL TIMBER

1. ALL TIMBER FRAMING IS TO BE IN ACCORDANCE WITH AS 1684-2010 RESIDENTIAL TIMBER FRAMED CONSTRUCTION.
2. ALL TIMBER STRESS GRADES NOMINATED SHALL BE IN ACCORDANCE WITH THE RELEVANT CODES AND MEANS THE STRUCTURAL QUALITY OF A TIMBER SECTION (REFER TO AS 1720).
3. TIMBER SHALL BE STORED AND HANDLED SO AS NOT TO BE DETRIMENTAL TO THEIR PERFORMANCE OR DAMAGE THEM. REFER APPENDIX H AS 1684-2:2010
4. ALL TIMBER SHALL BE DRY, IE: LESS THAN 15% MOISTURE CONTENT AT THE TIME OF CONSTRUCTION AND SHALL BE PROTECTED AND/OR TREATED AS NOTED.
5. ALL TIMBER BEAMS AND LINTELS ARE TO BEAR ON DOUBLE STUDS (ONE JAMB AND ONE BEARING STUD), UNLESS OTHERWISE NOTED.
6. BEAMS/STUDS HAVING MORE THAN 1 MEMBER TO BE NAIL LAMINATED TOGETHER IN ACCORDANCE WITH AS 1684-2010.
7. ALL EXPOSED TIMBER SHALL BE MINIMUM H3 TREATED OR DURABLE SPECIES TYPICAL U.N.O.

STRUCTURAL STEELWORK

1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS 1250 AND/OR AS4100.
2. WELDING SHALL BE PERFORMED BY AN EXPERIENCED OPERATOR IN ACCORDANCE WITH AS 1554.
3. HIGH STRENGTH BOLTING SHALL BE IN ACCORDANCE WITH AS 1511.
4. TWO COPIES OF THE SHOP DETAIL DRAWINGS ARE TO BE SUBMITTED TO THE ENGINEERS AND APPROVAL OF SAME OBTAINED BEFORE COMMENCING FABRICATION. APPROVAL WILL NOT COVER DIMENSIONS OR LAYOUT.
5. THE CONTRACTOR SHALL PROVIDE AND LEAVE IN PLACE UNTIL PERMANENT BRACING ELEMENTS ARE CONSTRUCTED SUCH TEMPORARY BRACING AS IS NECESSARY TO STABILIZE THE STRUCTURE DURING ERECTION.
6. CAMBER TO STRUCTURAL STEEL ROOF BEAMS, TRUSSES, PORTALS, ETC.,TO BE 2mm FOR EVERY 1M OR SPAN UNLESS OTHERWISE NOTED.
7. ALL CLEAT AND DRILLING FOR FIXING OF TIMBER MEMBERS, ETC., TO BE PROVIDED BY FABRICATOR.
8. EXCEPT WHERE OTHERWISE SHOWN CONNECTIONS SHALL HAVE 6mm CONTINUOUS FILLET WELDS, 2-M16 8.8/S BOLTS IN 2.0mm CLEARANCE HOLES (3.0mm FOR GREATER THAN M24) AND 10mm THICK CLEAT PLATE.
9. CONCRETE ENCASED STEELWORK SHALL BE WRAPPED WITH SLAB FABRIC, UNLESS OTHERWISE SHOWN.
10. STEELWORK SHALL BE THOROUGHLY WIRE BRUSHED AND GIVEN ONE SHOP COAT OF APPROVED PRIMER EXCEPT THAT NONE SHALL BE APPLIED AT CONTACT SURFACES WHERE H.S. BOLTS USED.
11. ALL STEEL BEAMS AND LINTELS ARE TO HAVE 100mm MIN. END BEARING UP TO 1.0m & 150mm MIN. END BEARING OVER 1.0m, UNLESS OTHERWISE NOTED.
12. STEEL FRAMING MUST BE PROTECTED FROM CORROSION WHERE REQUIRED IN ACCORDANCE WITH BCA 2019 3.4.4.4
13. UNLESS OTHERWISE NOTED ALL METARIAL SHALL BE:

GRADE 250	HOT-ROLLED PLATES COMPLYING WITH AS/NZS 3678:2011
GRADE 300	HOT-ROLLED UB, UC, PFC, TFC, TFB, EA, UA AND FLATS
GRADE 300	WB, WC COMPLYING WITH AS/NZS 3679.2:2010
GRADE 350	RHS, SHS, CHS COMPLYING WITH AS1163:2009

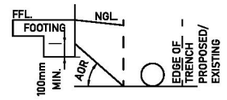
WARNING

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

DIAL BEFORE YOU DIG www.1100.com.au

ANGLE OF REPOSE

1. FOOTING MUST NOT UNDERMINE EXISTING FOOTING OR BE UNDERMINED BY PROPOSED EXCAVATION.
2. ENSURE ADEQUATE ANGLE OF REPOSE AT ALL TIMES (SEE DETAIL BELOW) OR FOLLOW WATER AUTHORITY GUIDELINES
3. PIPE DEPTH AND LOCATION MUST BE CONFIRMED PRIOR TO CONSTRUCTION.
4. STORMWATER PIPES ARE NOT TO UNDERMINE FOOTING



MATERIAL	ANGLE OF REPOSE (AOR) (Degrees)
SAND AND SILT	30 DEGREES MAX
CLAY	45 DEGREES MAX
ROCK	60 DEGREES MAX

INSPECTIONS

ALL STRUCTURAL WORK MUST BE INSPECTED AND APPROVED IN WRITING PRIOR TO ANY WORK PROCEEDING. 48 HOUR MIN. NOTICE IS REQUIRED FOR ALL INSPECTIONS

STRENGTH ENGINEERING
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PROJECT PROPOSED ALTERATION

ADDRESS 1288 WAUBRA-TALBOT RD EVANSFORD VIC 3371

PROJECT NUMBER 2675083

SHEET NAME GENERAL NOTES

SHEET No. S101

LEGEND:

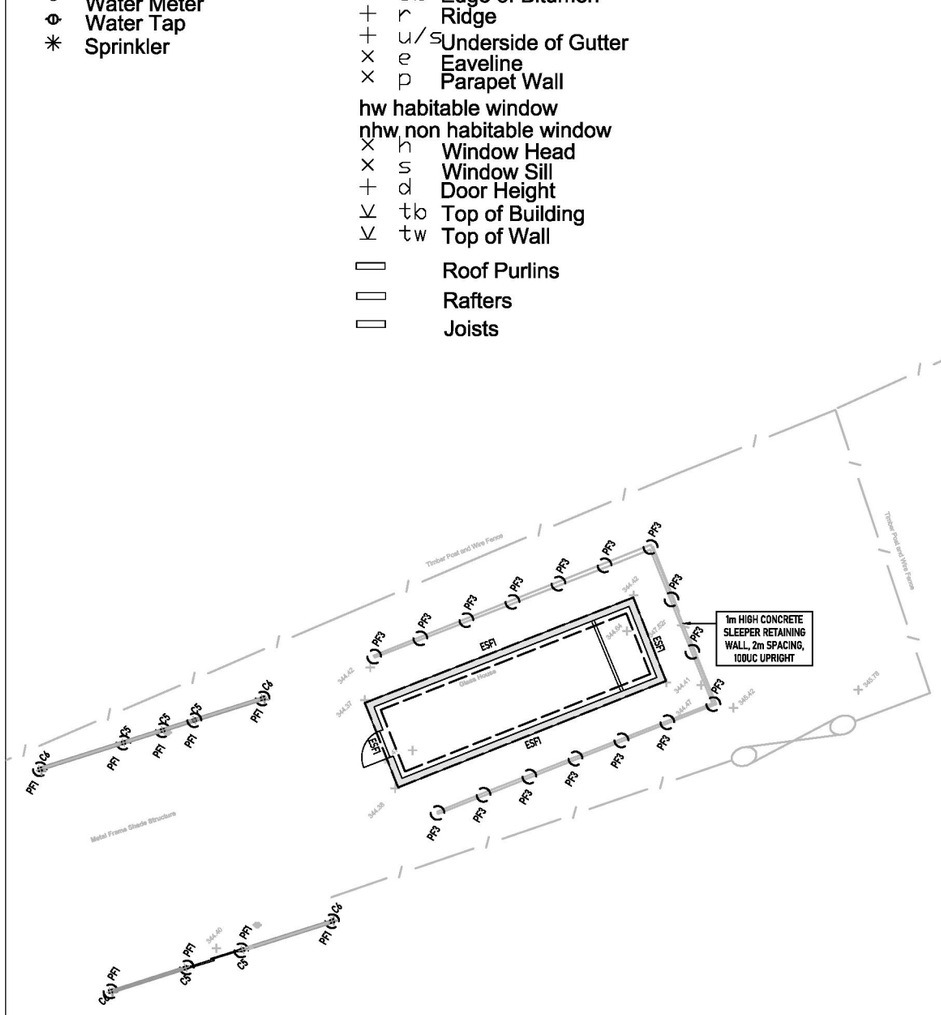
- Light Pole
- Electricity Pole
- Electricity Pole & Light
- Electricity Pit
- ES Electricity Substation
- Tel Telecomm. Pit
- Telecomm. Pillar
- Gas Valve
- Gas Meter
- SP Sewer Pit
- Sewer Vent
- SU Sewer Unclassified
- Sewer Inspection Shaft
- Stop Valve
- Fire Plug
- Fire Hydrant
- Water Meter
- Water Tap
- Sprinkler

- WU Water Unclassified
- DP Drainage Pit
- SEP Side Entry Pit
- GP Grated Pit
- JP Junction Pit
- PU Unclassified Pit
- Sign
- Letterbox
- Bollard
- Bin
- tf Top of Fence
- FL Floor Level
- tk Top of Kerb
- bk Back of Kerb
- ik Invert of Kerb
- lk Lip of Kerb
- eb Edge of Bitumen
- r Ridge
- u/s Underside of Gutter
- e Eaveline
- p Parapet Wall

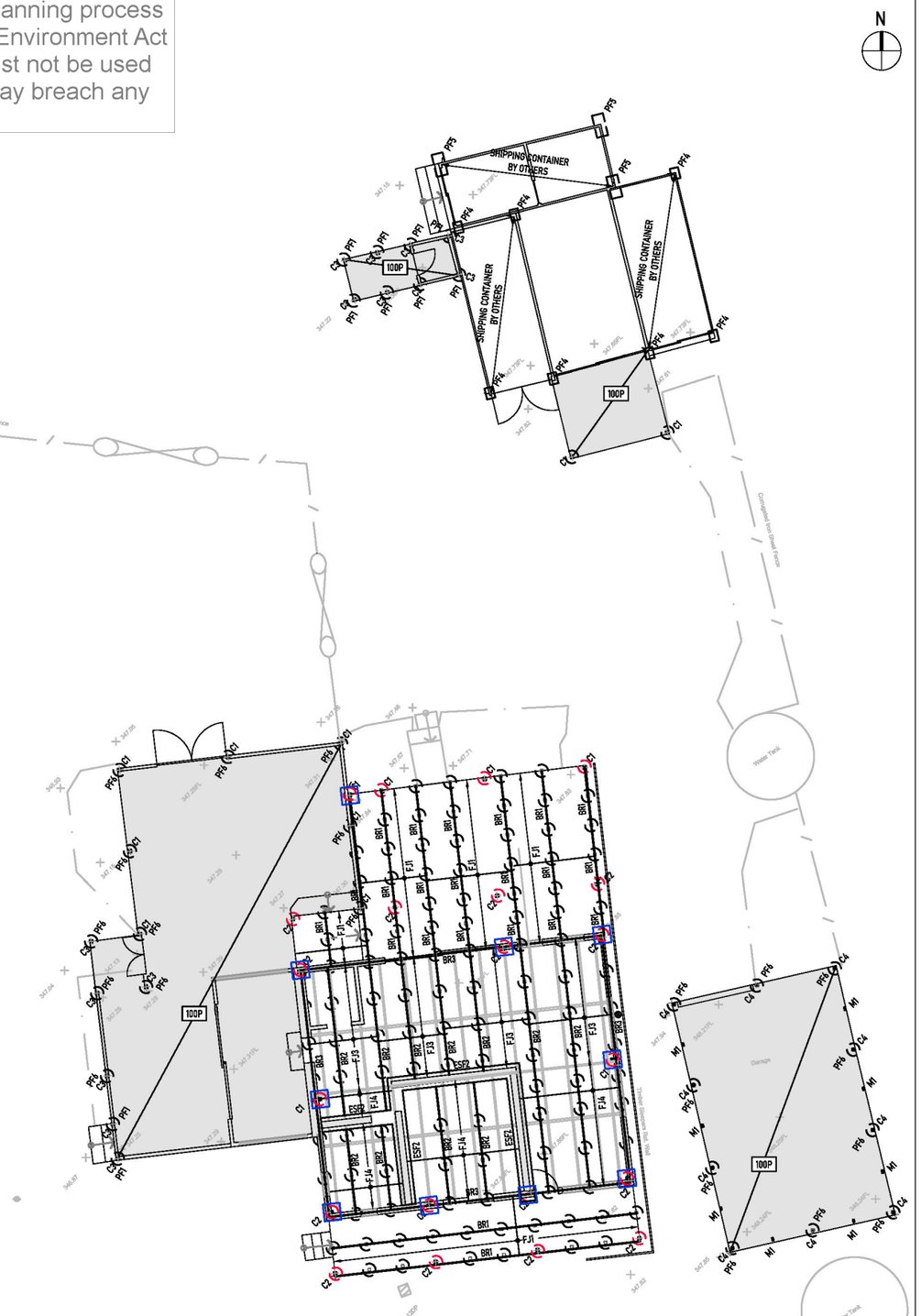
hw habitable window
nhw non habitable window

- h Window Head
- s Window Sill
- d Door Height
- tb Top of Building
- tw Top of Wall

- Roof Purlins
- Rafters
- Joists



SITE PLAN



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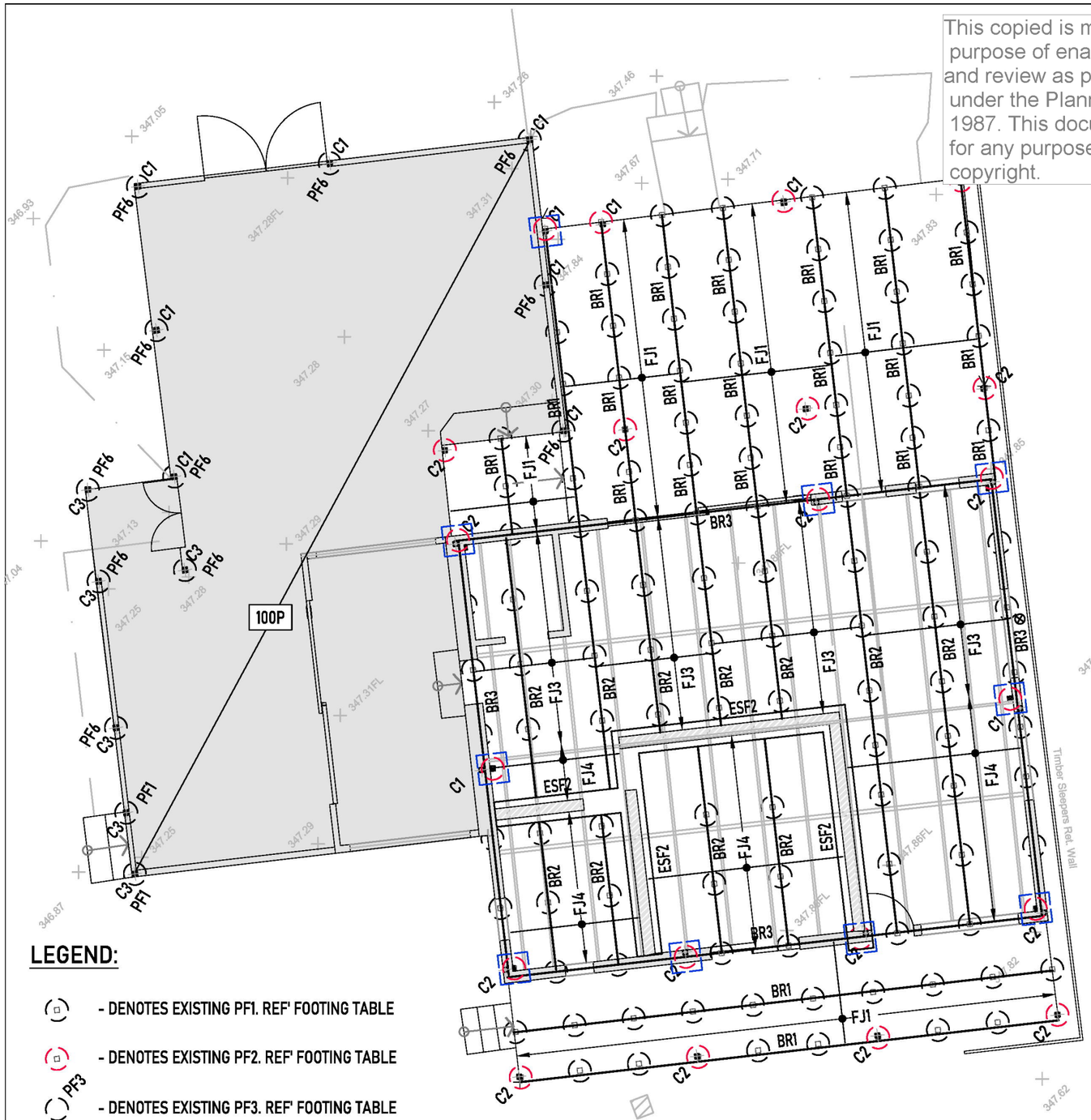
PROJECT PROPOSED ALTERATION

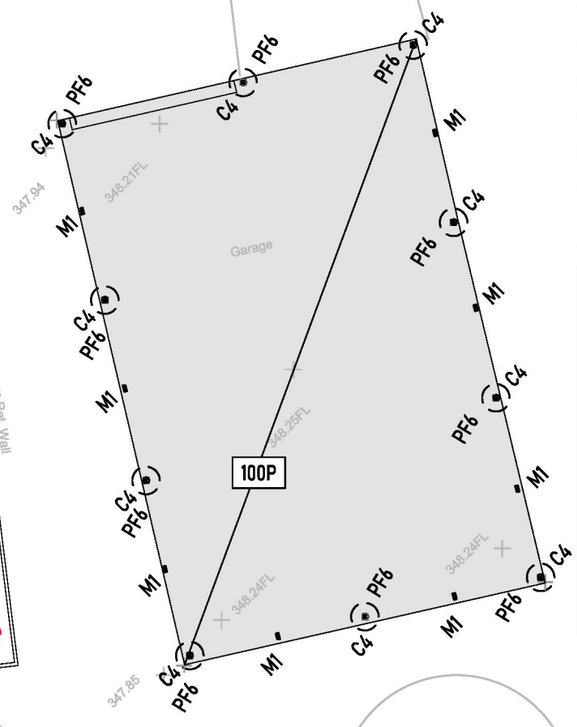
ADDRESS 1288 WAUBRA-TALBOT RD EVANSFORD VIC 3371

PROJECT NUMBER 2675083

SHEET NAME SITE PLAN

SHEET No. S102





FOOTING TABLE			
MARK	SIZE	DEPTH	COMMENT
PF1	450 DIA	600	MIN 100 KPA BEARING CAPACITY
PF2	450 DIA	900	
PF3	450 DIA	1200	
PF6	450 DIA	700	
ESF2	500 WIDE	600	

ALL FOOTINGS ARE ASSUMED TO BE FOUNDED INTO SOIL WITH A MINIMUM BEARING CAPACITY OF 100 KPA. ALL ASSUMPTIONS ARE BASED ON THE FINDINGS AND FOOTING PROBES LIMITED TO THE GEOTECHNICAL REPORT NO 261025.SE BY SOUTHERN CROSS SOIL TESTING, ISSUED ON 30/10/2025

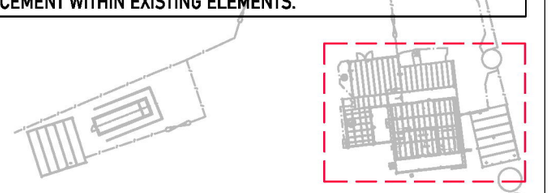
MEMBER SCHEDULE		
MARK	MEMBER SIZE	COMMENT
FJ1	90mm x 45mm F7 KD PINE @450 CTS	DOUBLE SPAN
FJ2	90mm x 45mm F7 KD PINE @450 CTS	TRIPLE SPAN
FJ3	90mm x 45mm F7 KD PINE @450 CTS	DOUBLE SPAN
FJ4	90mm x 45mm F7 KD PINE @450 CTS	TRIPLE SPAN
BR1	90mm x 70mm F17 KDHW	DOUBLE SPAN
BR2	90mm x 70mm F17 KDHW	DOUBLE SPAN
BR3	90mm x 70mm F17 KDHW	DOUBLE SPAN
IN ACCORDANCE WITH THE AS-BUILT SURVEY NO. AS105 BY ALL SURVEYS LAND AND ENGINEERING, ISSUED 13/11/2025		

NOTES:
NOTES:
- STRENGTH ENGINEERING HAS ADOPTED THE MEMBER SIZES, SECTIONS, AND SPECIFICATIONS AS PROVIDED BY OTHERS. RESPONSIBILITY FOR THE ACCURACY AND COORDINATION OF THESE ELEMENTS REMAINS WITH THE PARTY THAT SPECIFIED OR SUPPLIED THEM.
- REINFORCEMENT DETAILS OF THE EXISTING STRUCTURAL MEMBERS ARE EXCLUDED FROM THIS CERTIFICATION. THE EXISTING REINFORCEMENT COULD NOT BE CONFIRMED THROUGH NON-DESTRUCTIVE TESTING (NDT), AND THEREFORE ITS SIZE, SPACING, GRADE, AND CONDITION REMAIN UNVERIFIED. STRENGTH ENGINEERING ACCEPTS NO RESPONSIBILITY FOR THE ADEQUACY OR COMPLIANCE OF REINFORCEMENT WITHIN EXISTING ELEMENTS.

LEGEND:

- DENOTES EXISTING PF1. REF' FOOTING TABLE
- DENOTES EXISTING PF2. REF' FOOTING TABLE
- DENOTES EXISTING PF3. REF' FOOTING TABLE
- 100P — DENOTES EXISTING 100 THICK INFILL SLAB
- DENOTES EXISTING 600x600x100 PILE CAP
- DENOTES EXISTING WALL
- DENOTES EXISTING BRICKWALL

EXISTING GROUND FLOOR FOOTING PLAN SHEET 1



KEY MAP:
NTS
N
0 1 2 3 5m

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A	CONSTRUCTION ISSUE	28/01/2025	NV

CLIENT [redacted]

PROJECT PROPOSED ALTERATION

ADDRESS 1288 WAUBRA-TALBOT RD EVANSFORD VIC 3371

PROJECT NUMBER 2675083

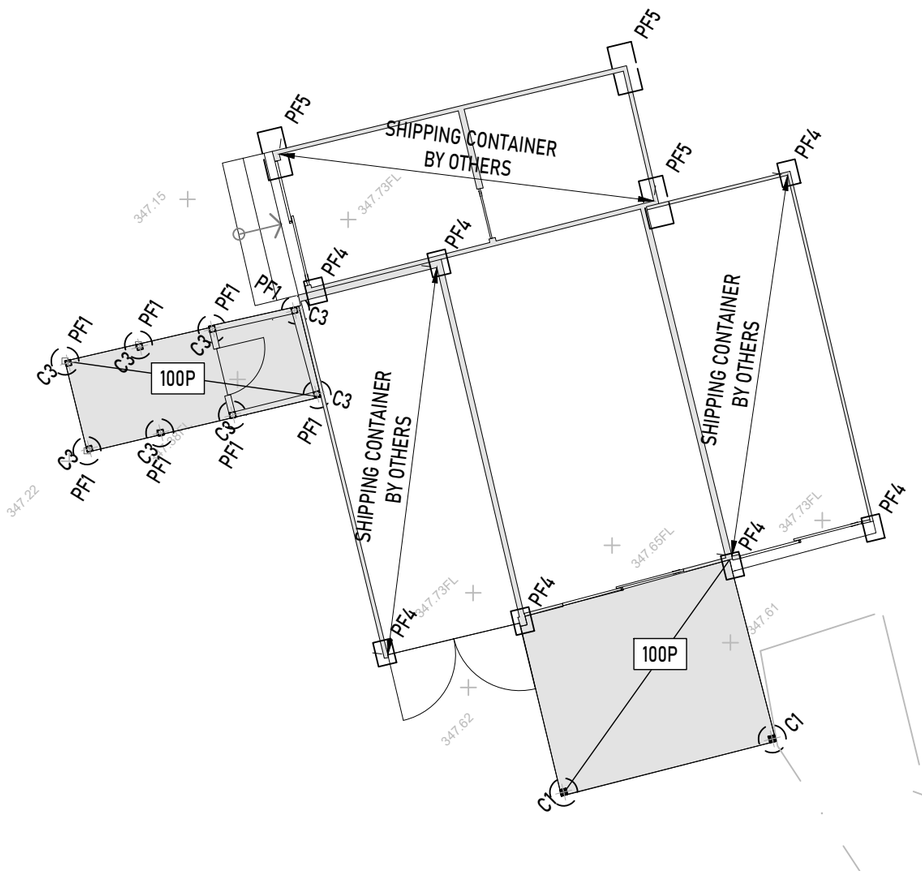
SHEET NAME EXISTING GROUND FLOOR FOOTING PLAN SHEET 1

SHEET No. S200

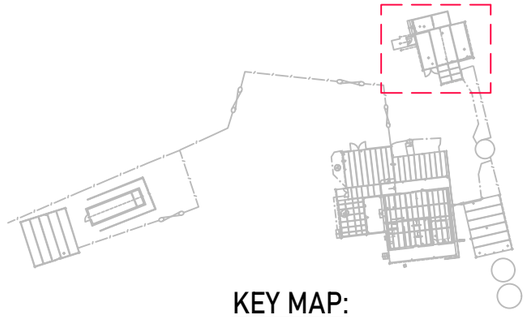
FOOTING TABLE			
MARK	SIZE	DEPTH	COMMENT
PF1	450 DIA	600	MIN 100 KPA BEARING CAPACITY
PF4	300x400	600	
PF5	800x400	600	

ALL FOOTINGS ARE ASSUMED TO BE FOUNDED INTO SOIL WITH A MINIMUM BEARING CAPACITY OF 100 KPA. ALL ASSUMPTIONS ARE BASED ON THE FINDINGS AND FOOTING PROBES LIMITED TO THE GEOTECHNICAL REPORT NO 261025.SE BY SOUTHERN CROSS SOIL TESTING, ISSUED ON 30/10/2025

NOTES:
NOTES:
- STRENGTH ENGINEERING HAS ADOPTED THE MEMBER SIZES, SECTIONS, AND SPECIFICATIONS AS PROVIDED BY OTHERS. RESPONSIBILITY FOR THE ACCURACY AND COORDINATION OF THESE ELEMENTS REMAINS WITH THE PARTY THAT SPECIFIED OR SUPPLIED THEM.
- REINFORCEMENT DETAILS OF THE EXISTING STRUCTURAL MEMBERS ARE EXCLUDED FROM THIS CERTIFICATION. THE EXISTING REINFORCEMENT COULD NOT BE CONFIRMED THROUGH NON-DESTRUCTIVE TESTING (NDT), AND THEREFORE ITS SIZE, SPACING, GRADE, AND CONDITION REMAIN UNVERIFIED. STRENGTH ENGINEERING ACCEPTS NO RESPONSIBILITY FOR THE ADEQUACY OR COMPLIANCE OF REINFORCEMENT WITHIN EXISTING ELEMENTS.
-



EXISTING GROUND FLOOR FOOTING PLAN SHEET 2



KEY MAP:
NTS

N

0 1 2 3 5m

LEGEND:

- DENOTES EXISTING WALL

100P - DENOTES EXISTING 100 THICK INFILL SLAB

STRENGTH ENGINEERING

W: www.strengthengineering.com.au | ABN: 74 643 039 285
T: 1300 93 15 15
E: contact@strengtheng.com.au

FOR CONSTRUCTION

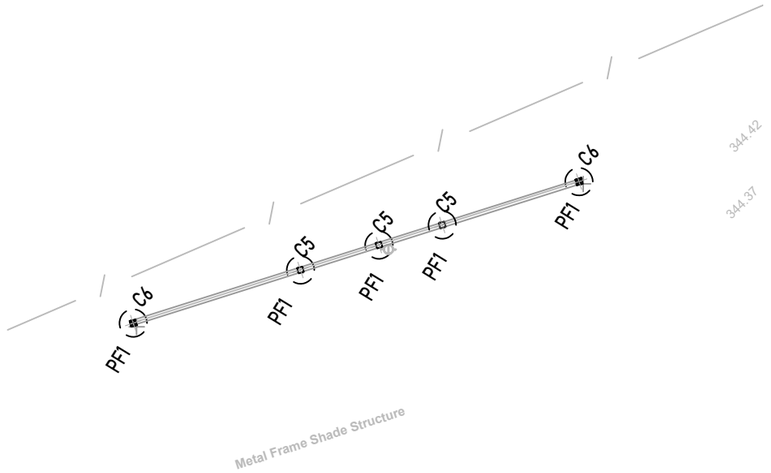
SCALE	A3 1:100
DESIGNED	OZ
DRAWN	NV
CHECKED	HF

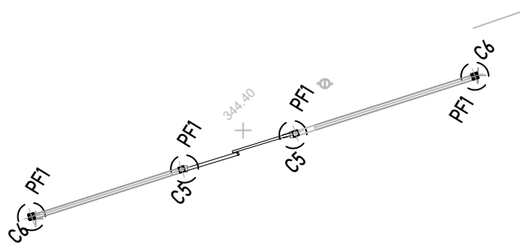
REV	DESCRIPTION	DATE	BY
A	CONSTRUCTION ISSUE	28/01/2025	NV

CLIENT	CLAIRE MULLER
PROJECT	PROPOSED ALTERATION
ADDRESS	1288 WAUBRA-TALBOT RD EVANSFORD VIC 3371
PROJECT NUMBER	2675083
SHEET NAME	EXISTING GROUND FLOOR FOOTING PLAN SHEET 2
SHEET No.	S201

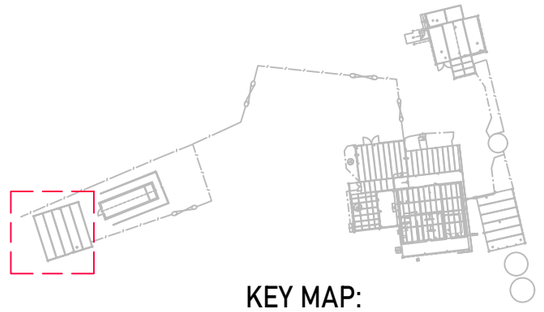
FOOTING TABLE			
MARK	SIZE	DEPTH	COMMENT
PF1	450 DIA	600	

ALL FOOTINGS ARE ASSUMED TO BE FOUNDED INTO SOIL WITH A MINIMUM BEARING CAPACITY OF 100 KPA. ALL ASSUMPTIONS ARE BASED ON THE FINDINGS AND FOOTING PROBES LIMITED TO THE GEOTECHNICAL REPORT NO 261025.SE BY SOUTHERN CROSS SOIL TESTING, ISSUED ON 30/10/2025





EXISTING GROUND FLOOR FOOTING PLAN SHEET 3



KEY MAP:

NTS

LEGEND:

PF1 - DENOTES EXISTING PF1. REF' FOOTING TABLE

N

0 1 2 3 5m

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CLIENT	CLAIRE MULLER
PROJECT	PROPOSED ALTERATION
ADDRESS	1288 WAUBRA-TALBOT RD EVANSFORD VIC 3371
PROJECT NUMBER	2675083
SHEET NAME	EXISTING GROUND FLOOR FOOTING PLAN SHEET 3
SHEET No.	S202

FOOTING TABLE			
MARK	SIZE	DEPTH	COMMENT
PF3	450 DIA	1200	MIN 100 KPA BEARING CAPACITY

ALL FOOTINGS ARE ASSUMED TO BE FOUNDED INTO SOIL WITH A MINIMUM BEARING CAPACITY OF 100 KPA. ALL ASSUMPTIONS ARE BASED ON THE FINDINGS AND FOOTING PROBES LIMITED TO THE GEOTECHNICAL REPORT NO 261025.SE BY SOUTHERN CROSS SOIL TESTING, ISSUED ON 30/10/2025

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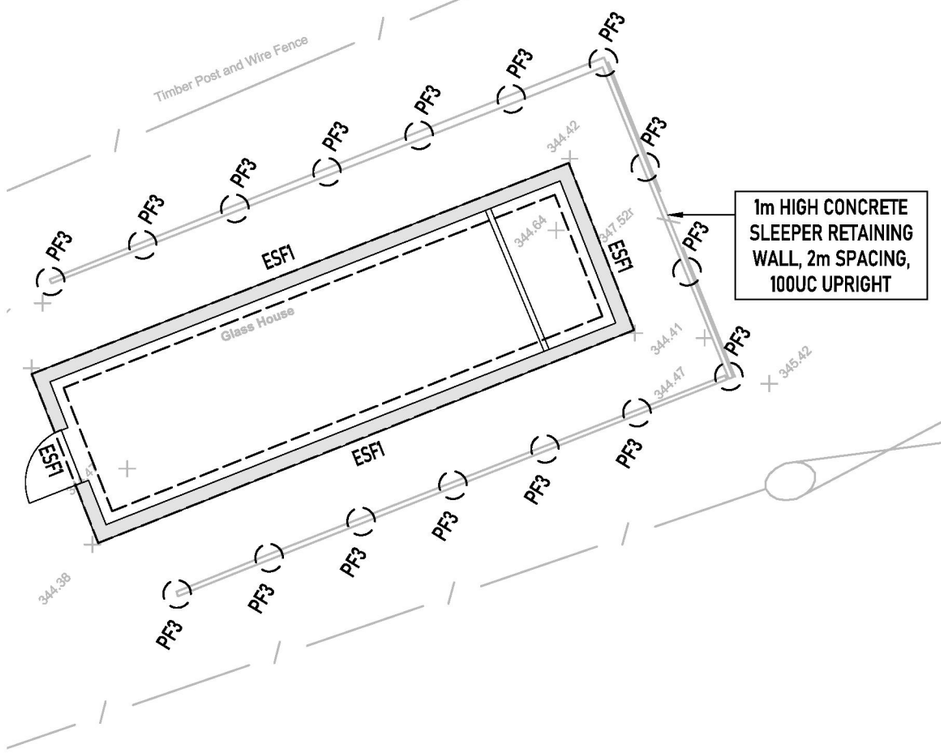
- -

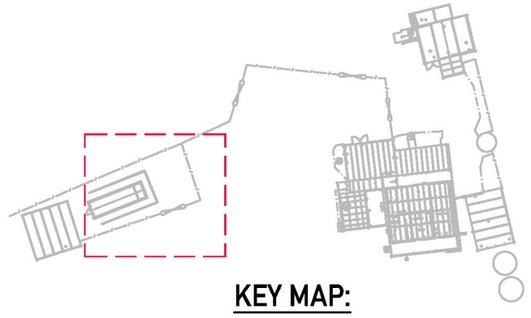


LEGEND:

PF1 - DENOTES EXISTING PF1. REF' FOOTING TABLE

- DENOTES EXISTING WALL

EXISTING GROUND FLOOR FOOTING PLAN SHEET 4



KEY MAP:
NTS

N

0 1 2 3 5m

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FOR CONSTRUCTION

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DESIGNED	OZ
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A	CONSTRUCTION ISSUE	28/01/2025	NV

CLIENT [redacted]

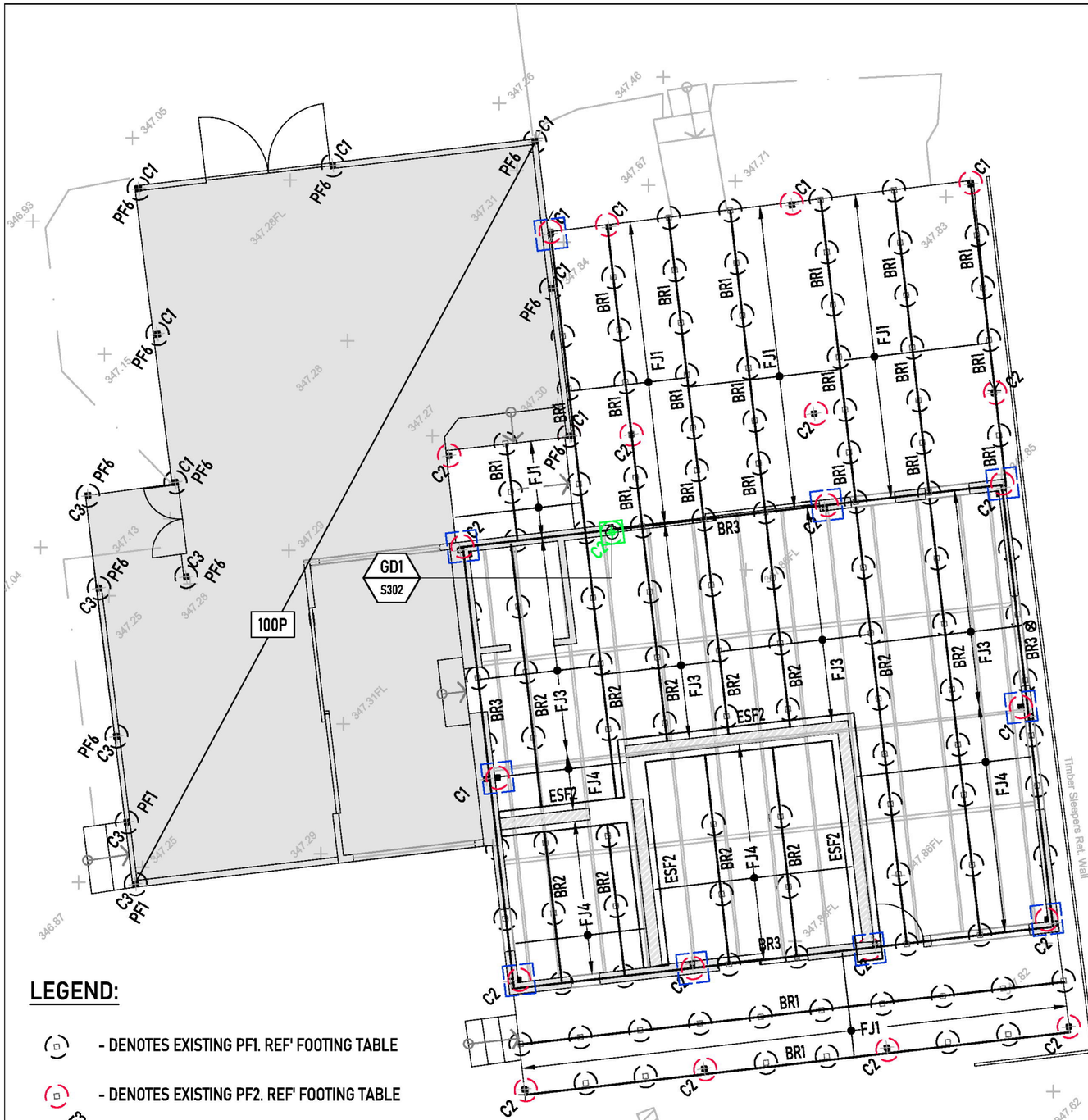
PROJECT PROPOSED ALTERATION

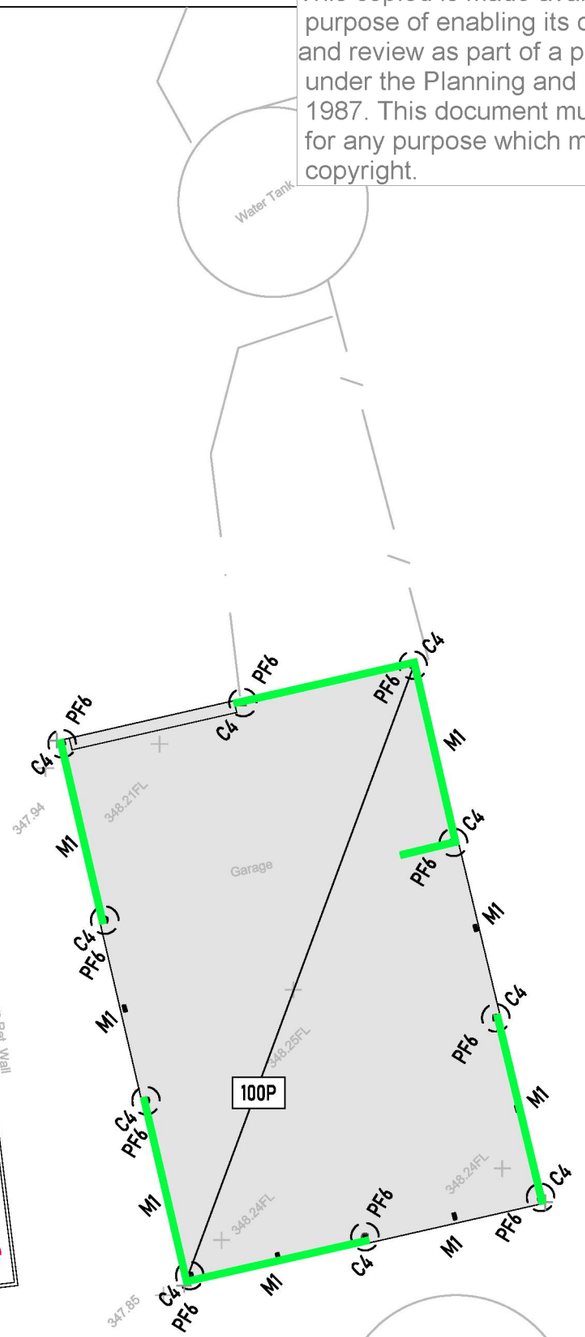
ADDRESS 1288 WAUBRA-TALBOT RD EVANSFORD VIC 3371

PROJECT NUMBER 2675083

SHEET NAME EXISTING GROUND FLOOR FOOTING PLAN SHEET 4

SHEET No. S203





EXISTING STRUCTURE NOTE:
IT IS THE BUILDER'S RESPONSIBILITY AT THE TIME OF CONSTRUCTION TO IDENTIFY ALL EXISTING (IMPACTED) STRUCTURAL ELEMENTS AND ENSURE ALL MEASUREMENTS ARE TAKEN TO ENSURE SAFE CONSTRUCTION, SUCH AS PROPPING, SHORING, AND TEMPORARY SUPPORT. IT IS ALSO THE BUILDER'S RESPONSIBILITY TO ENSURE THAT ALL EXISTING STRUCTURAL ELEMENTS ARE APPROPRIATELY IDENTIFIED AND REPORTED BACK TO THIS OFFICE IF DISCREPANCIES ARE FOUND FOR RE-DESIGN.

NOTES:
BUILDER TO IDENTIFY, PROP AND SUPPORT STRUCTURAL MEMBERS WHERE NECESSARY PRIOR TO ANY WORKS.

STRENGTH ENGINEERING TAKES NO RESPONSIBILITY FOR ANY DESIGN OR CONSTRUCTION WORKS DONE BY THIRD PARTIES.

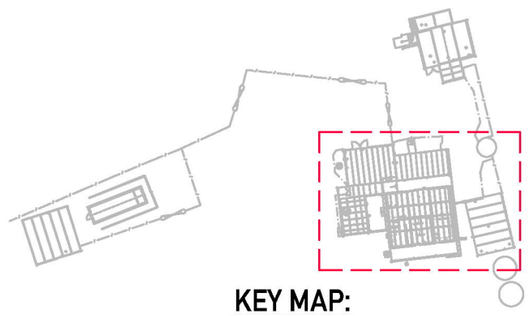
BUILDER TO OBTAIN A CERTIFIED TEMPORARY PROPPING DESIGN BEFORE CONSTRUCTION.

NOTES:
IT IS THE BUILDERS RESPONSIBILITY TO INVESTIGATE THE EXISTING FOOTING AT THE TIME OF CONSTRUCTION TO BE DEEMED STRUCTURALLY ADEQUATE PRIOR TO CONSTRUCTION.

LEGEND:

- DENOTES EXISTING PF1. REF' FOOTING TABLE
- DENOTES EXISTING PF2. REF' FOOTING TABLE
- PF3 - DENOTES EXISTING PF3. REF' FOOTING TABLE
- 100P - DENOTES EXISTING 100 THICK INFILL SLAB
- DENOTES EXISTING 600x600x100 PILE CAP
- DENOTES EXISTING WALL
- DENOTES EXISTING BRICKWALL
- DENOTES PROPOSED STUDWALL
- C2 - DENOTES PROPOSED COLUMN C2
- DENOTES PROPOSED 600x600x600 PILE CAP AND PF2

GROUND FLOOR FOOTING RECTIFICATION PLAN SHEET 1



KEY MAP:
NTS

N
0 1 2 3 5m

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CLIENT [redacted]

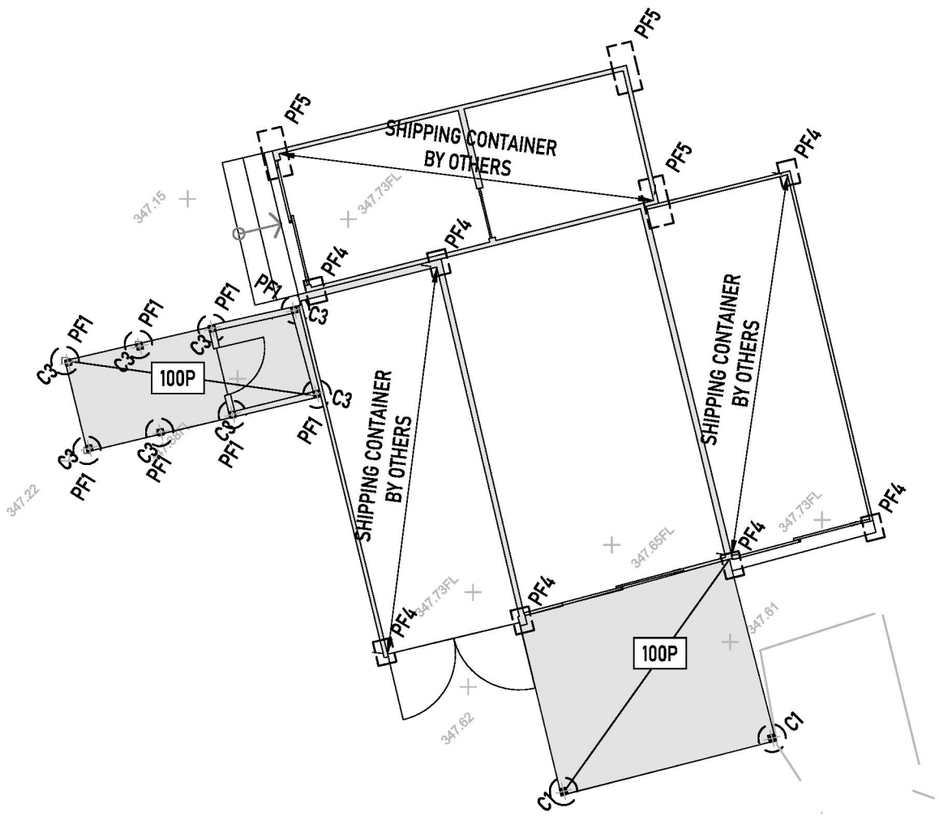
PROJECT PROPOSED ALTERATION

ADDRESS 1288 WAUBRA-TALBOT RD EVANSFORD VIC 3371

PROJECT NUMBER 2675083

SHEET NAME GROUND FLOOR FOOTING RECTIFICATION PLAN SHEET 1

SHEET No. S300



Wire and Mesh Fence

Corrugated Iron Sheet Fence

EXISTING STRUCTURE NOTE:
IT IS THE BUILDER'S RESPONSIBILITY AT THE TIME OF CONSTRUCTION TO IDENTIFY ALL EXISTING (IMPACTED) STRUCTURAL ELEMENTS AND ENSURE ALL MEASUREMENTS ARE TAKEN TO ENSURE SAFE CONSTRUCTION, SUCH AS PROPPING, SHORING, AND TEMPORARY SUPPORT. IT IS ALSO THE BUILDER'S RESPONSIBILITY TO ENSURE THAT ALL EXISTING STRUCTURAL ELEMENTS ARE APPROPRIATELY IDENTIFIED AND REPORTED BACK TO THIS OFFICE IF DISCREPANCIES ARE FOUND FOR RE-DESIGN.

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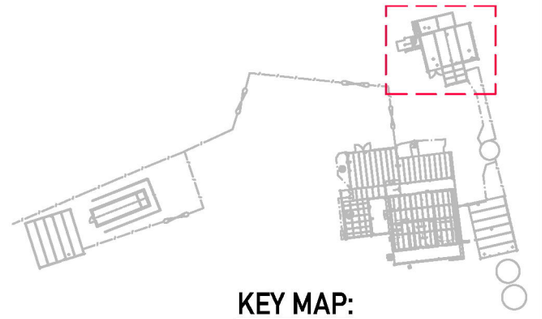
NOTES:
IT IS THE BUILDERS RESPONSIBILITY TO INVESTIGATE THE EXISTING FOOTING AT THE TIME OF CONSTRUCTION TO BE DEEMED STRUCTURALLY ADEQUATE PRIOR TO CONSTRUCTION.

LEGEND:

- DENOTES EXISTING WALL

100P - DENOTES EXISTING 100 THICK INFILL SLAB

GROUND FLOOR FOOTING RECTIFICATION PLAN SHEET 2



KEY MAP:
NTS

N

0 1 2 3 5m

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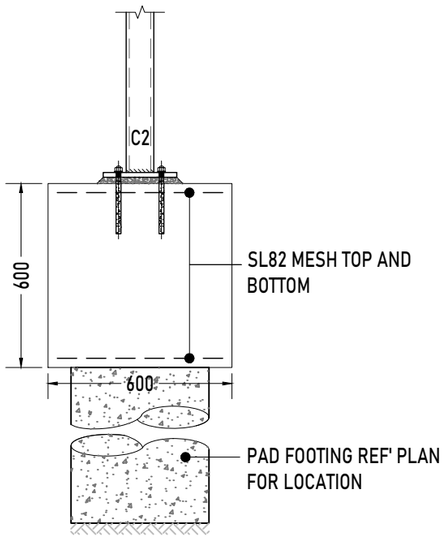
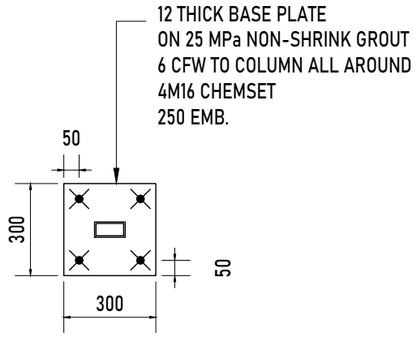
FOR CONSTRUCTION

SCALE	A3 1:100	REV	DESCRIPTION	DATE	BY
DESIGNED	OZ	A	CONSTRUCTION ISSUE	28/01/2025	NV
DRAWN	NV				
CHECKED	HF				

CLIENT	[redacted]
PROJECT	PROPOSED ALTERATION
ADDRESS	1288 WAUBRA-TALBOT RD EVANSFORD VIC 3371
PROJECT NUMBER	2675083
SHEET NAME	GROUND FLOOR FOOTING RECTIFICATION PLAN SHEET 2
SHEET No.	S301



DETAIL GD1 / S300



STEEL COLUMN BASE PLATE DETAIL

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E: contact@strengtheng.com.au

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A	CONSTRUCTION ISSUE	28/01/2025	NV

CLIENT: CLAIRE MULLER

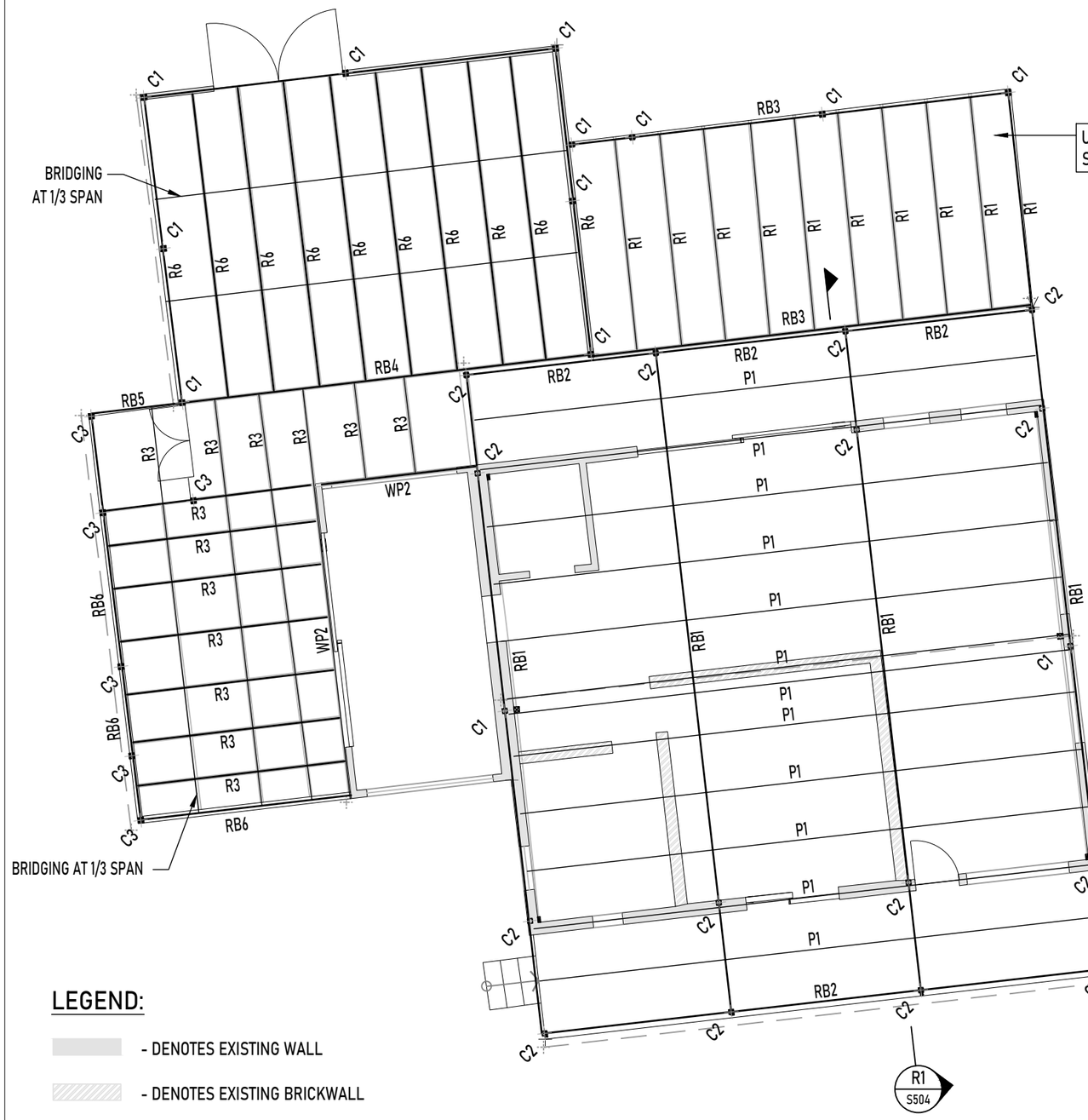
PROJECT: PROPOSED ALTERATION

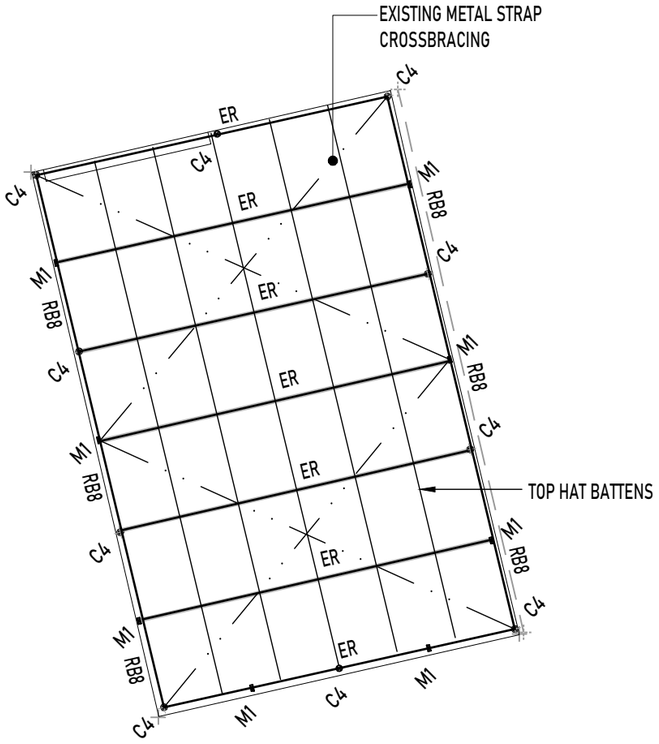
ADDRESS: 1288 WAUBRA-TALBOT RD EVANSFORD VIC 3371

PROJECT NUMBER: 2675083

SHEET NAME: FOOTING DETAIL SHEET 1

SHEET No.: S302



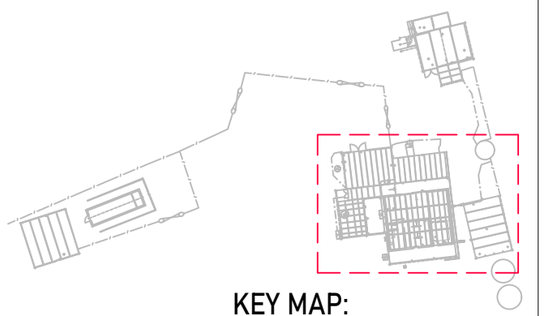


EXISTING MEMBER SCHEDULE		
MARK	MEMBER SIZE	COMMENT
C1	89 x 89 x4 SHS	
C2	100 x 50 x 4 RHS	
C3	100 x 100 F7 TIMBER POST	
C4	100 DIA TIMBER POST	
P1	100mm TOP HAT PURLINS	
RB1	150x50x4.0 RHS	
RB2	C200-15 PURLIN	
RB3	C200-15 PURLIN	
RB4	C200-15 PURLIN	
RB5	140x45 MGP10	
RB6	140x45 MGP10	
RB8	150x56 HARDWOOD BEAM	2 VERTICALLY ALIGNED
R1	C150-24 @900 CTS	
R3	140x45 MGP10	
R6	C150-15	
ER	C200-15 @1500 CTS	
WP2	140x45 MGP10	
M1	90x45 MGP10 MULLION	

LEGEND:

- DENOTES EXISTING WALL
- DENOTES EXISTING BRICKWALL
- DENOTES EXISTING BEAM/ RAFTER

EXISTING ROOF FRAMING PLAN SHEET 1



KEY MAP:

NTS

N

0 1 2 3 5m

STRENGTH ENGINEERING
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FOR CONSTRUCTION

SCALE	A3 N.T.S
DESIGNED	OZ
DRAWN	NV
CHECKED	HF

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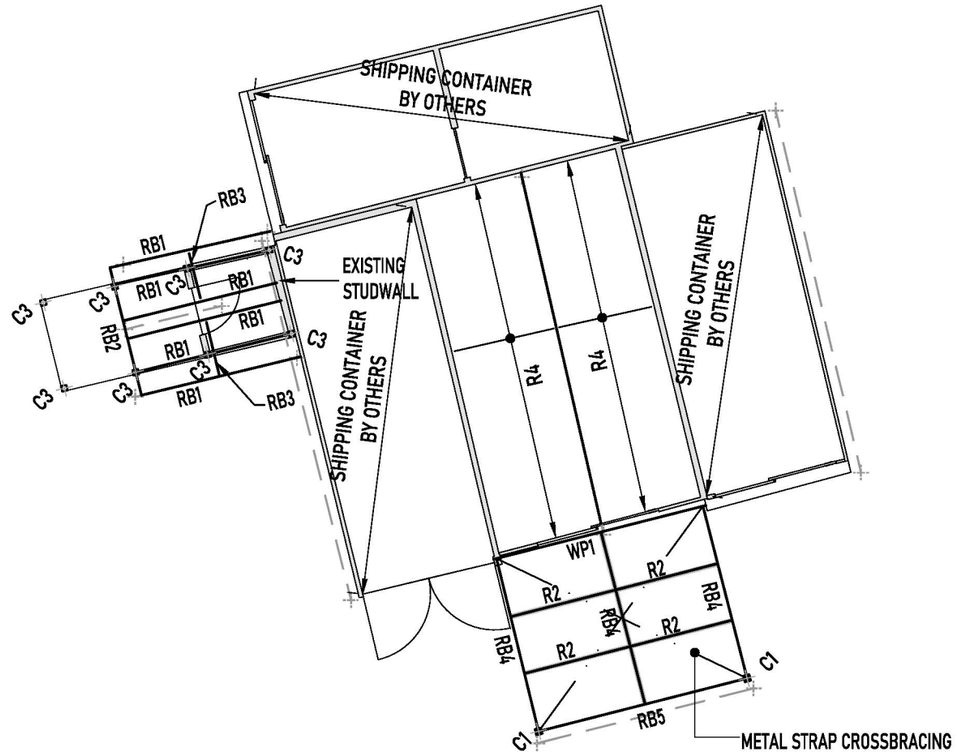
A	CONSTRUCTION ISSUE	28/01/2025	NV

CLIENT	CLAIRE MULLER
PROJECT	PROPOSED ALTERATION
ADDRESS	1288 WAUBRA-TALBOT RD EVANSFORD VIC 3371
PROJECT NUMBER	2675083
SHEET NAME	EXISTING ROOF FRAMING PLAN SHEET 1
SHEET No.	S400

EXISTING MEMBER SCHEDULE		
MARK	MEMBER SIZE	COMMENT
C1	89 x 89 x4 SHS	
C3	100 x 100 F7 TIMBER POST	
RB1	150x50x4.0 RHS	
RB2	C200-15 PURLIN	
RB3	C200-15 PURLIN	
RB4	C200-15 PURLIN	
RB5	140x45 MGP10	
R2	C100-15	
R4	C100-15 @1100 CTS	
WP1	C100-15	

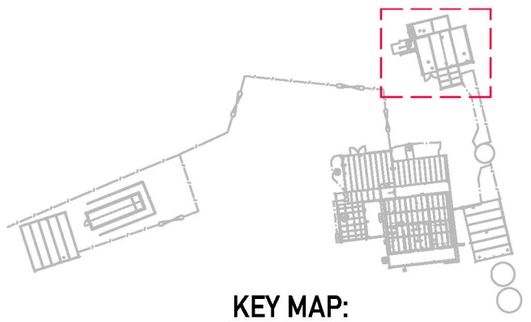


LEGEND:

- DENOTES EXISTING WALL

- DENOTES EXISTING BEAM/ RAFTER

EXISTING ROOF FRAMING PLAN SHEET 2



KEY MAP:
NTS

N

0 1 2 3 5m

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CLIENT [redacted]

PROJECT PROPOSED ALTERATION

ADDRESS 1288 WAUBRA-TALBOT RD EVANSFORD VIC 3371

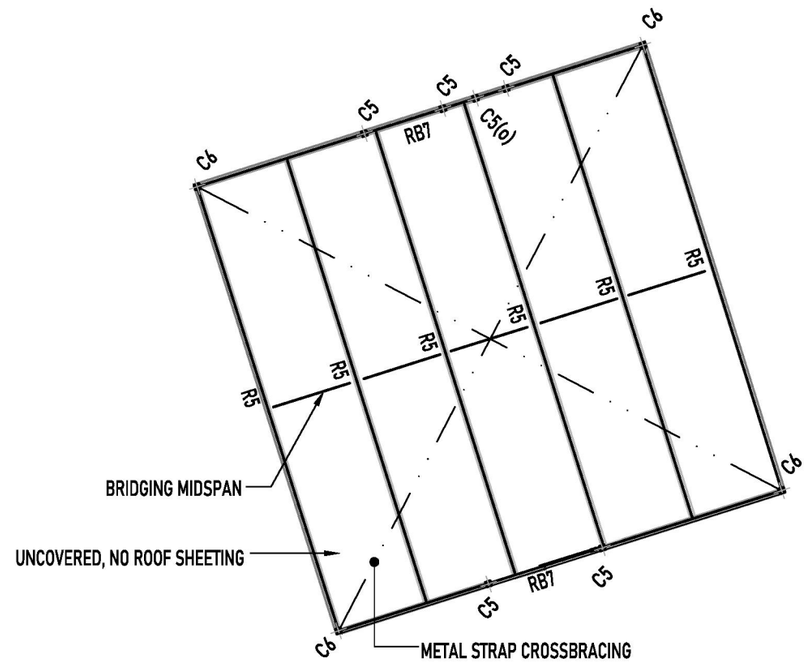
PROJECT NUMBER 2675083

SHEET NAME EXISTING ROOF FRAMING PLAN SHEET 2

SHEET No. S401

EXISTING MEMBER SCHEDULE		
MARK	MEMBER SIZE	COMMENT
C5	50 x 50 SHS	THICKNESS TBC
C6	100 x 100 SHS	THICKNESS TBC
RB7	C200-15	
R5	C200-15 @1500 CTS	

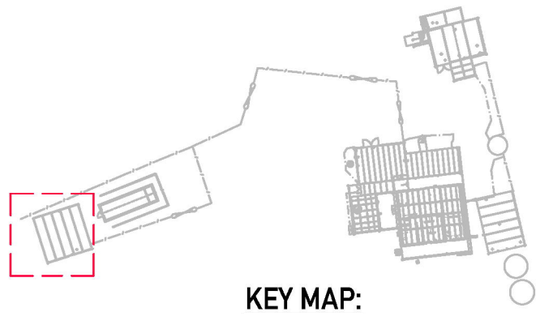
NOTE:
THE INSPECTION WAS UNDERTAKEN WHILE THE BUILDING WAS AT AN INCOMPLETE STAGE. ISSUANCE OF CERTIFIED RECTIFICATION DOCUMENTATION IS SUBJECT TO RECEIPT OF FINAL ARCHITECTURAL DRAWINGS.



LEGEND:

——— - DENOTES EXISTING BEAM/ RAFTER

EXISTING ROOF FRAMING PLAN SHEET 3



KEY MAP:
NTS

N

0 1 2 3 5m

STRENGTH ENGINEERING
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A	CONSTRUCTION ISSUE	28/01/2025	NV

CLIENT [redacted]

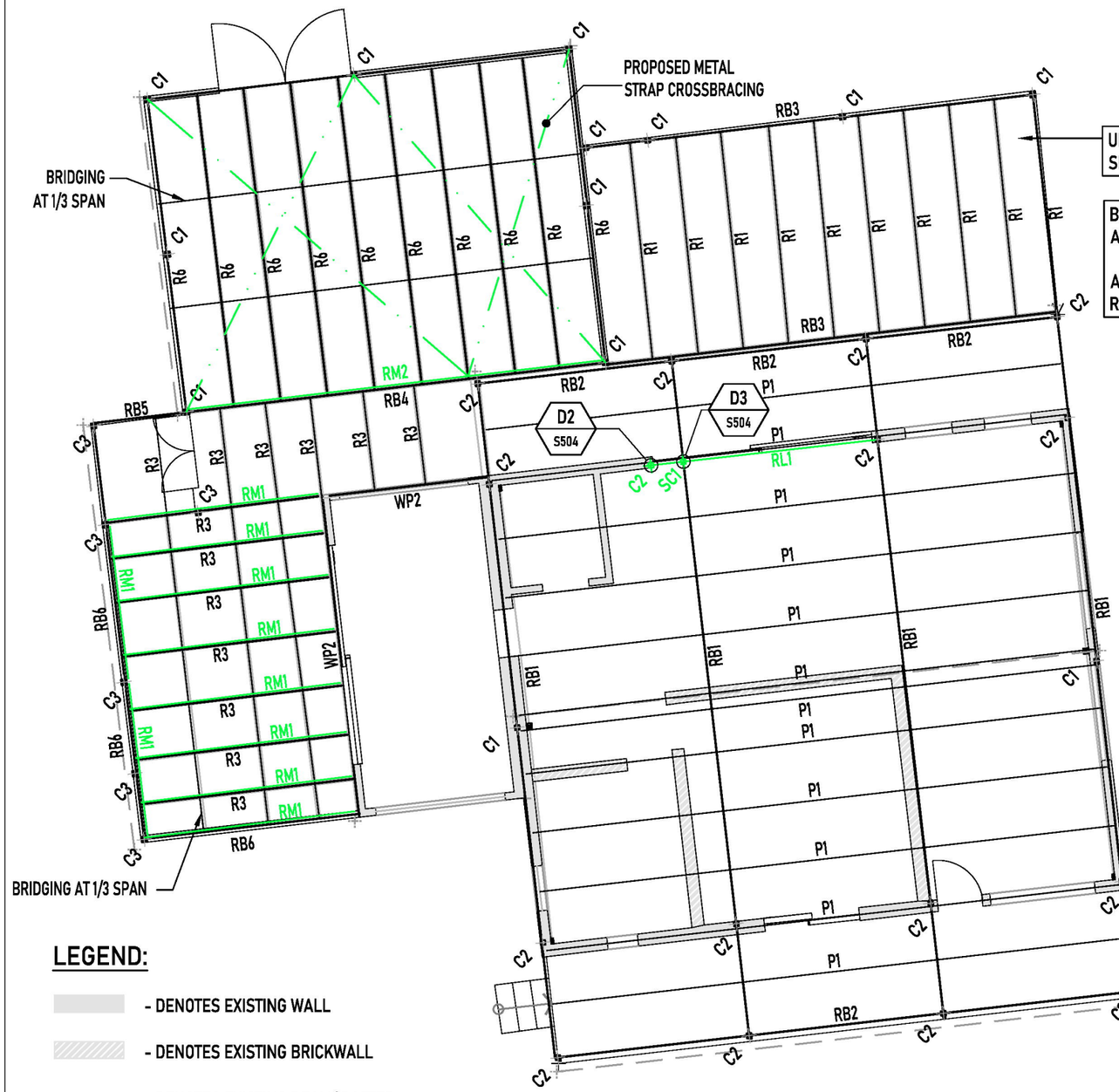
PROJECT PROPOSED ALTERATION

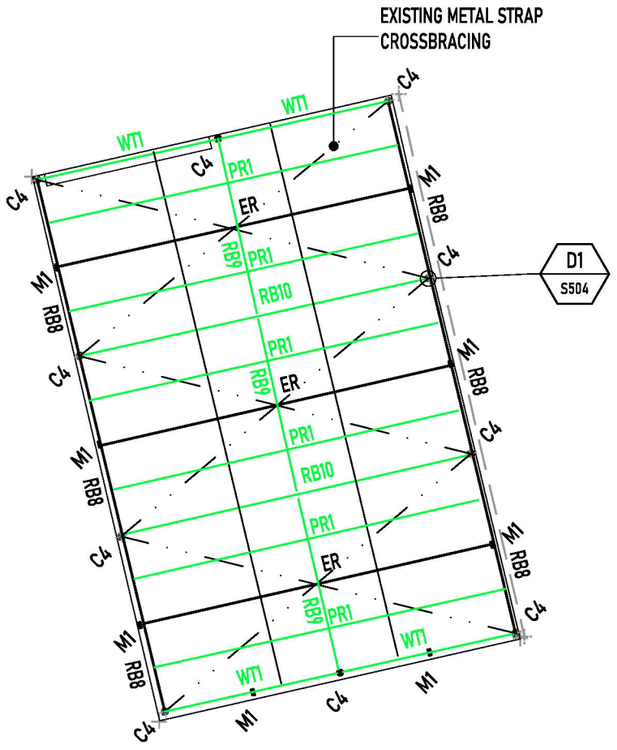
ADDRESS 1288 WAUBRA-TALBOT RD EVANSFORD VIC 3371

PROJECT NUMBER 2675083

SHEET NAME EXISTING ROOF FRAMING PLAN SHEET 3

SHEET No. S402



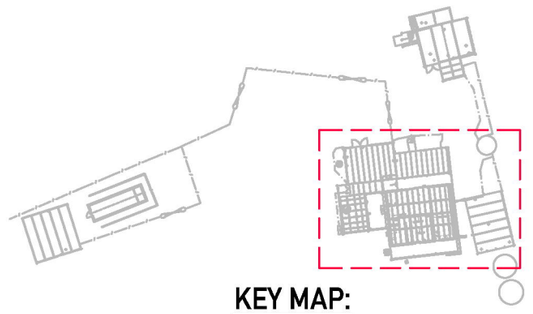


PROPOSED MEMBER SCHEDULE		
MARK	MEMBER SIZE	COMMENT
PR1	C200-15 @750 cts	BRIDGING 1/3 SPAN
2PR1	2/ C200-19	
RL1	250 x 90 PFC	
C2	100 x 50 x 4 RHS	
SC1	75 x 75 x 4 SHS	
RB8	2/ 150x45 F7 KD PINE	VERTICALLY ALIGNED
RB9	2/ 200x45 HYSPAN	
RB10	200 x 75 PFC	
WT1	2/ 200x45 HYSPAN	
RM1	140x45 MGP10	H3 TREATED, SCREW LAMINATED TO ADJACENT RB6/R3 MEMBER
RM2	C200-15	M12 8.8/S BOLT LAMINATED TO ADJACENT RB4 @ 300 CTS

LEGEND:

- DENOTES EXISTING WALL
- DENOTES EXISTING BRICKWALL
- DENOTES EXISTING BEAM/ RAFTER
- DENOTES PROPOSED BEAM/ RAFTER
- C2 DENOTES PROPOSED COLUMN C2

ROOF FRAMING RECTIFICATION PLAN SHEET 1



KEY MAP:

NTS

N

0 1 2 3 5m

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SCALE	A3 1:100
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REV	DESCRIPTION	DATE	BY
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PROJECT PROPOSED ALTERATION

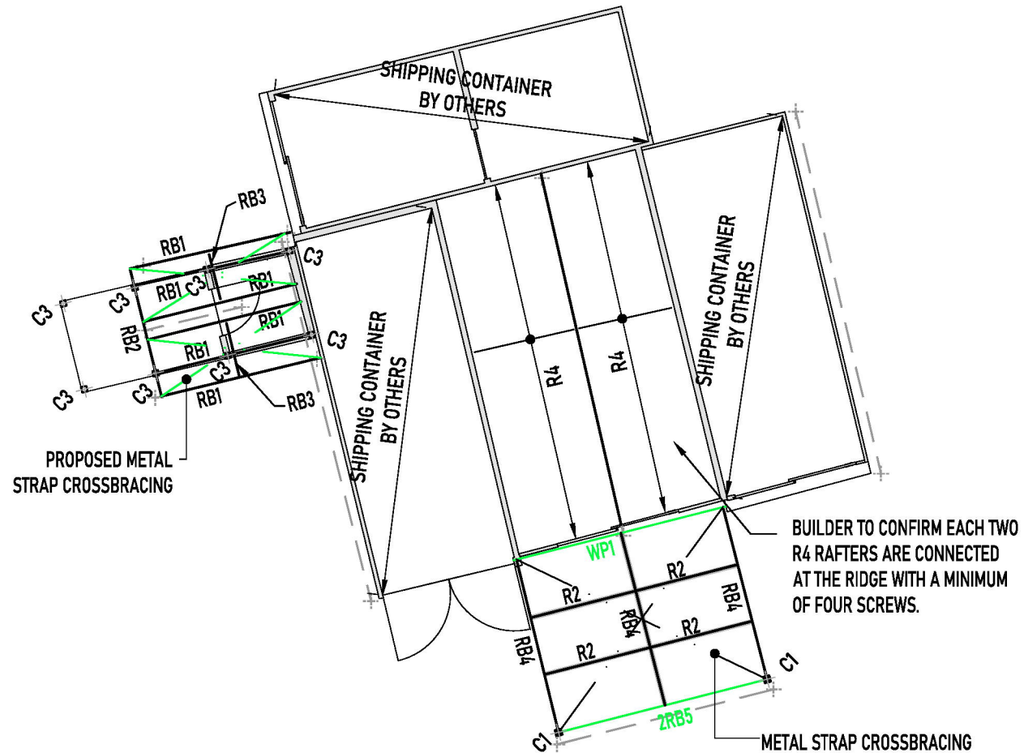
ADDRESS 1288 WAUBRA-TALBOT RD EVANSFORD VIC 3371

PROJECT NUMBER 2675083

SHEET NAME ROOF FRAMING RECTIFICATION PLAN SHEET 1

SHEET No. S500

PROPOSED MEMBER SCHEDULE		
MARK	MEMBER SIZE	COMMENT
WP1	C100-15	M12 SCREWS AT 600 CTS
2RB5	2 - 140 x 45 MGP10	REFER TO LAMINATION DETAIL



EXISTING STRUCTURE NOTE:
IT IS THE BUILDER'S RESPONSIBILITY AT THE TIME OF CONSTRUCTION TO IDENTIFY ALL EXISTING (IMPACTED) STRUCTURAL ELEMENTS AND ENSURE ALL MEASUREMENTS ARE TAKEN TO ENSURE SAFE CONSTRUCTION, SUCH AS PROPPING, SHORING, AND TEMPORARY SUPPORT. IT IS ALSO THE BUILDER'S RESPONSIBILITY TO ENSURE THAT ALL EXISTING STRUCTURAL ELEMENTS ARE APPROPRIATELY IDENTIFIED AND REPORTED BACK TO THIS OFFICE IF DISCREPANCIES ARE FOUND FOR RE-DESIGN.

NOTES:
BUILDER TO IDENTIFY, PROP AND SUPPORT STRUCTURAL MEMBERS WHERE NECESSARY PRIOR TO ANY WORKS.

STRENGTH ENGINEERING TAKES NO RESPONSIBILITY FOR ANY DESIGN OR CONSTRUCTION WORKS DONE BY THIRD PARTIES.

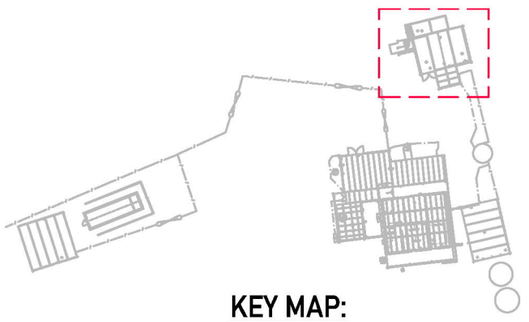
BUILDER TO OBTAIN A CERTIFIED TEMPORARY PROPPING DESIGN BEFORE CONSTRUCTION.

STEEL PROTECTION NOTE:
- ALL EXPOSED STEEL WORK (BEAMS & COLUMNS) TO BE HOT-DIP GALVANISED.
- ALL CONNECTION PLATES & BOLTS AND SITE WELDS TO BE COLD GALVANISED AND PAINTED, TYPICAL.

LEGEND:

- DENOTES EXISTING WALL
- DENOTES EXISTING BRICKWALL
- DENOTES EXISTING BEAM/ RAFTER
- DENOTES PROPOSED BEAM/ RAFTER

ROOF FRAMING RECTIFICATION PLAN SHEET 2



KEY MAP:
NTS

N

0 1 2 3 5m

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PROJECT PROPOSED ALTERATION

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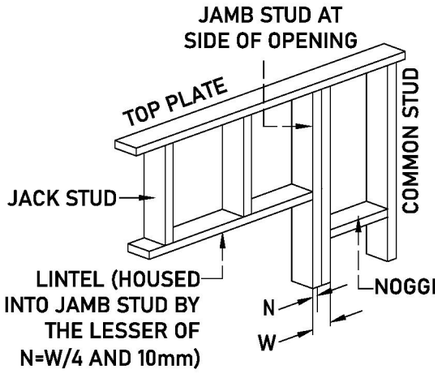
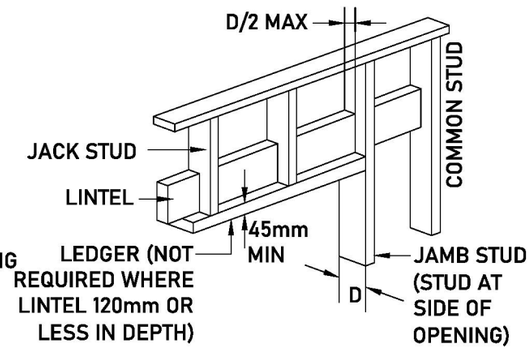
PROJECT NUMBER 2675083

SHEET NAME ROOF FRAMING RECTIFICATION PLAN SHEET 2

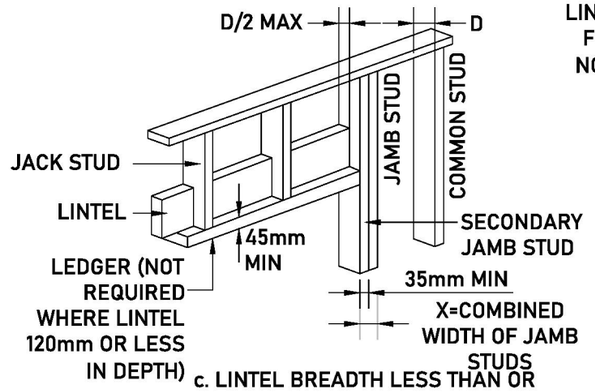
SHEET No. S501



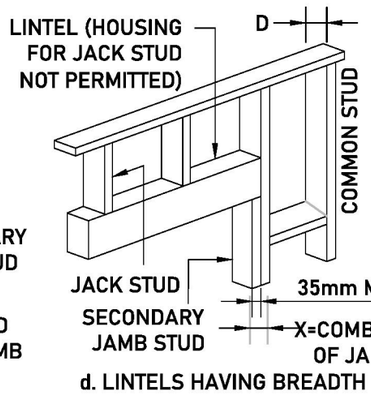
a. SPAN NOT EXEEDING 1800mm (NON-LOADBEARING WALLS)



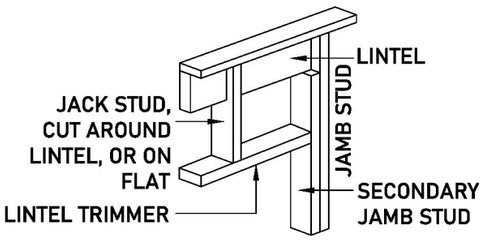
b. LINTEL BREADTH LESS THAN OR EQUAL TO HALF STUD DEPTH



c. LINTEL BREADTH LESS THAN OR EQUAL TO HALF STUD DEPTH-ALTERNATIVE

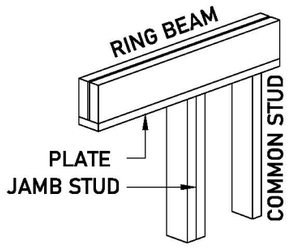


d. LINTELS HAVING BREADTH GREATER THAN HALF STUD DEPTH

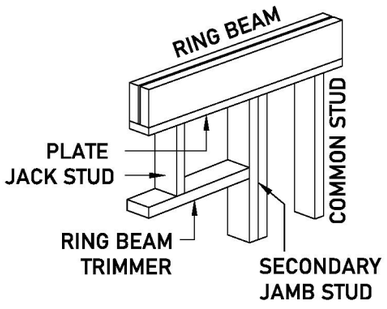


NOTE: WHERE JACK STUDS ARE NOT APPROPRIATE, A FULL-LENGTH TRIMMER SHALL BE FIXED TO THE UNDERSIDE OF THE LINTEL.

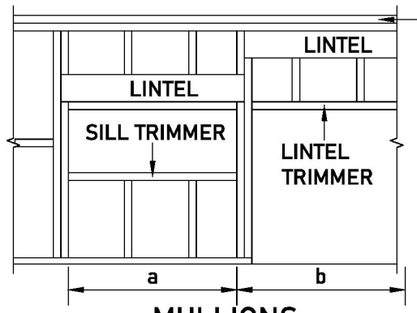
e. LINTEL DIRECTLY BELOW TOP PLATE



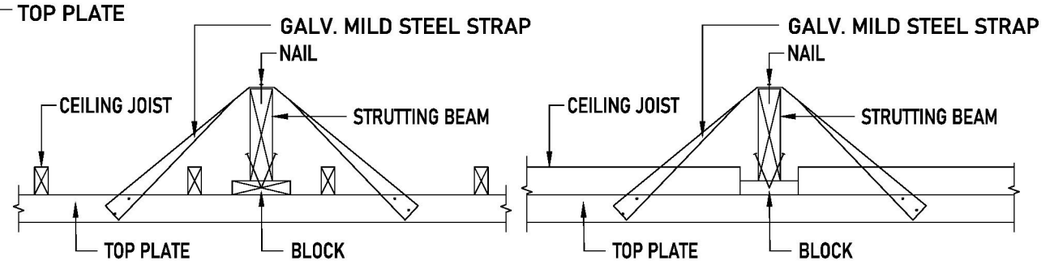
f. RING BEAM



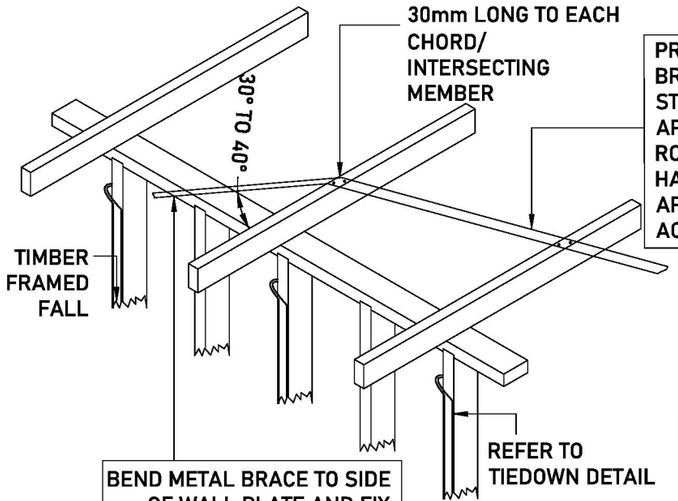
g. RING BEAM WITH TRIMMER



MULLIONS



END RESTRAINT FOR STRUTTING BEAMS-STRUTTING BEAM PERPENDICULAR TO CEILING JOISTS



PROVIDE AT LEAST TWO METAL STRAP ROOF BRACES FROM RIDGE TO LOAD BEARING STRUCTURE IN OPPOSING DIRECTIONS AT APPOXIMATELY 45°, IN EACH SECTION OF ROOF AND CEILING FRAMED WALLS TO HAVE SIMILAR CROSS BRACING OR APPROVED PLYWOOD PANELS IN ACCORDANCE WITH AS 2269

NOTE :
1. TIE - DOWN, LATERAL RESTRAINT AND FIXING TO COMPLY WITH THE RELEVANT AUSTRALIA STANDARDS.
2. ALL WALL AND ROOF BRACING IS TO COMPLY WITH AS 1684

BRACING OPTION:
ANGLE BRACING CAN BE USED AS AN ALTERNATIVE TO STRAP CROSS BRACING

ROOF BRACING DETAIL

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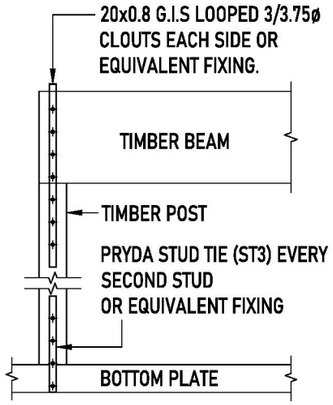
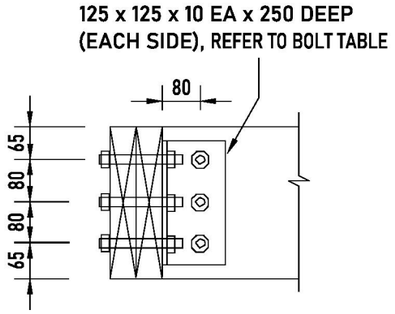
PROJECT PROPOSED ALTERATION
ADDRESS 1288 WAUBRA-TALBOT RD EVANSFORD VIC 3371

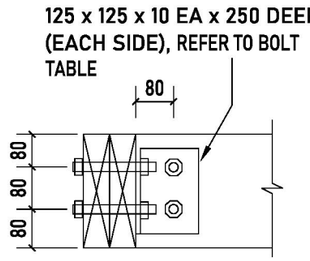
PROJECT NUMBER 2675083
SHEET NAME FRAMING DETAIL SHEET 1
SHEET No. S502



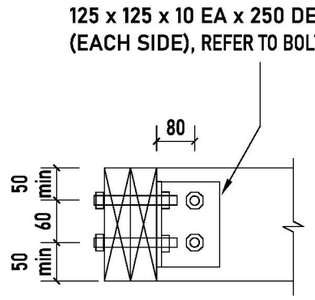
TIMBER BEAM TO COLUMN TIE DOWN CONNECTION DETAIL



290 DEEP TIMBER TO TIMBER BEAM CONNECTION DETAIL
NOTE: USE 65MM DIA WASHERS FOR BOLTS DIRECTLY AGAINST TIMBER USE 5MM MIN THICKNESS WASHER

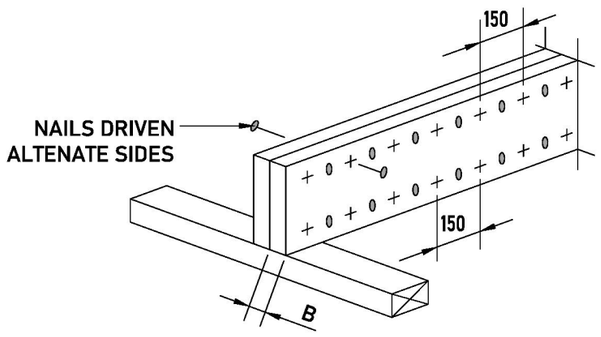


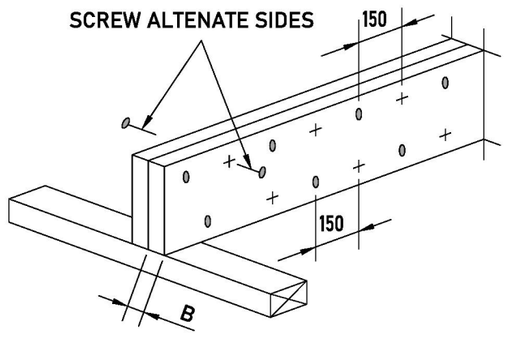
240 DEEP TIMBER TO TIMBER BEAM CONNECTION DETAIL
NOTE: USE 65MM DIA WASHERS FOR BOLTS DIRECTLY AGAINST TIMBER USE 5MM MIN THICKNESS WASHER

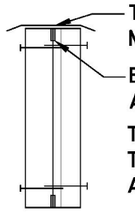


190 DEEP TIMBER TO TIMBER BEAM CONNECTION DETAIL
NOTE: USE 55MM DIA WASHERS FOR BOLTS DIRECTLY AGAINST TIMBER USE 5MM MIN THICKNESS WASHER

BOLT TABLE 1		
TIMBER BEAM		
BEAM DEPTH	BOLT	CLEAT / ANGLE SIZE
UP TO 139	2M12 4.6/S B	100x100x6EA
140 TO 239	2M16 4.6/S B	125x125x8EA
240 TO 359	3M16 4.6/S B	125x125x10EA
360 TO 400	3M20 4.6/S B	125x125x10EA
TYPICAL FOR ALL CONNECTIONS. UNLESS DETAILED OTHERWISE		







THE DETAIL SHOWN ARE INTENDED TO BOTH LIMIT THE ENTRY OF MOISTURE BETWEEN THE LAMINATES AND TO PROVIDE ADEQUATE SHEAR TRANSFER.

VERTICAL LAMINATION - 2 MEMBERS

VERTICAL LAMINATION - TWO MEMBERS TABLE				
SECTION SIZE 'B'	MINIMUM NAIL DIA.	MINIMUM NAIL LENGTH	MINIMUM SCREW GAUGE	MINIMUM SCREW LENGTH
35	3.06 mm	75 mm	-	-
45	3.30 mm	90 mm	14 g	75 mm
63	3.30 mm	100 mm	14 g	100 mm
90	-	-	14 g	150 mm

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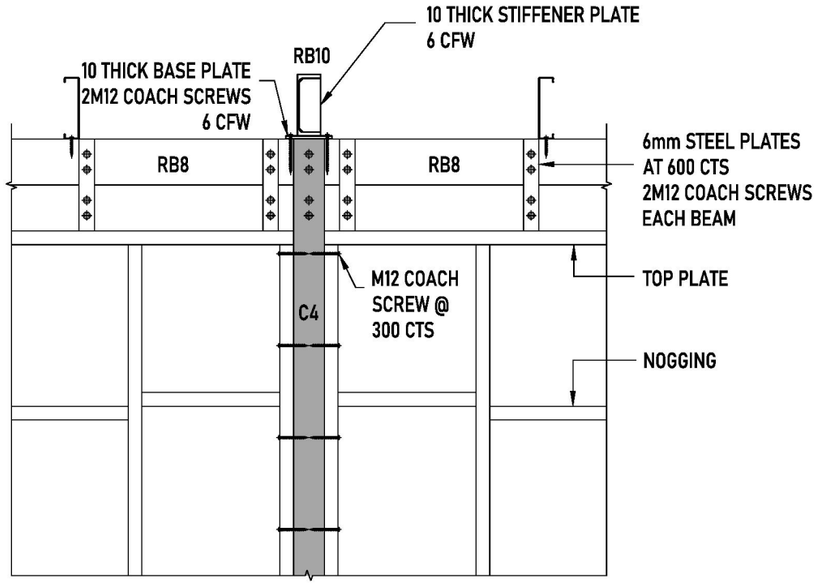
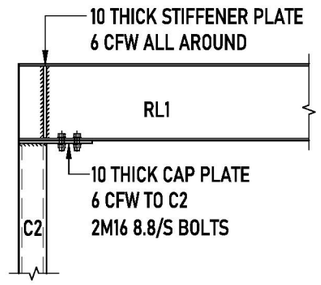
PROJECT PROPOSED ALTERATION
ADDRESS 1288 WAUBRA-TALBOT RD EVANSFORD VIC 3371

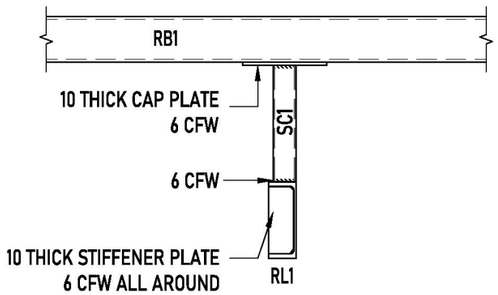
PROJECT NUMBER 2675083
SHEET NAME FRAMING DETAIL SHEET 2
SHEET No. S503



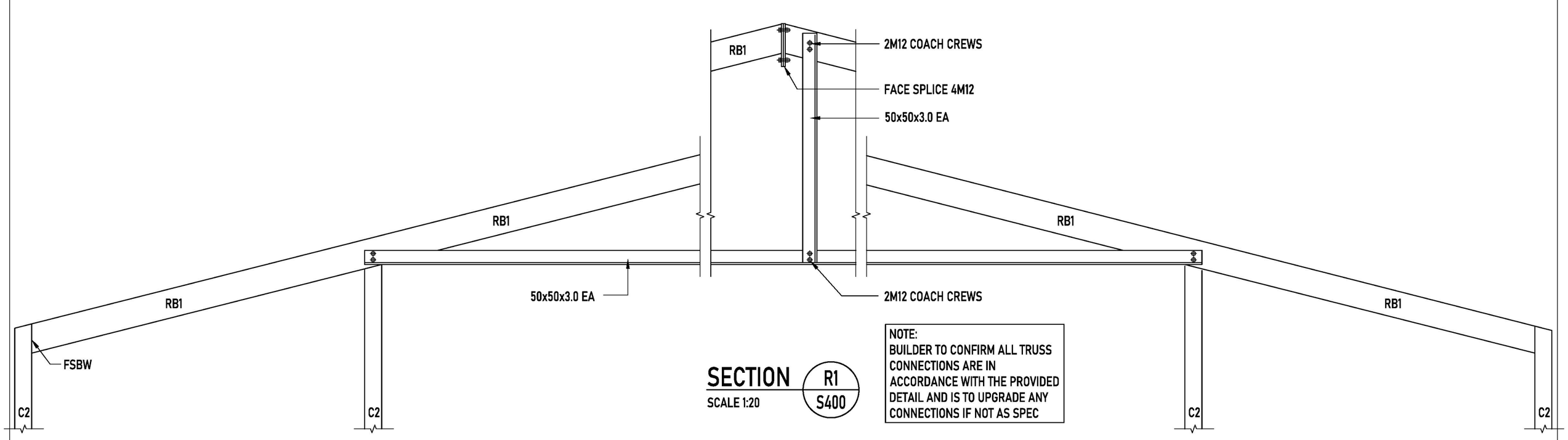
DETAIL D1 / S500
SCALE 1:20



DETAIL D2 / S500
SCALE 1:20



DETAIL D3 / S500
SCALE 1:20



SECTION R1 / S400
SCALE 1:20

NOTE:
BUILDER TO CONFIRM ALL TRUSS CONNECTIONS ARE IN ACCORDANCE WITH THE PROVIDED DETAIL AND IS TO UPGRADE ANY CONNECTIONS IF NOT AS SPEC

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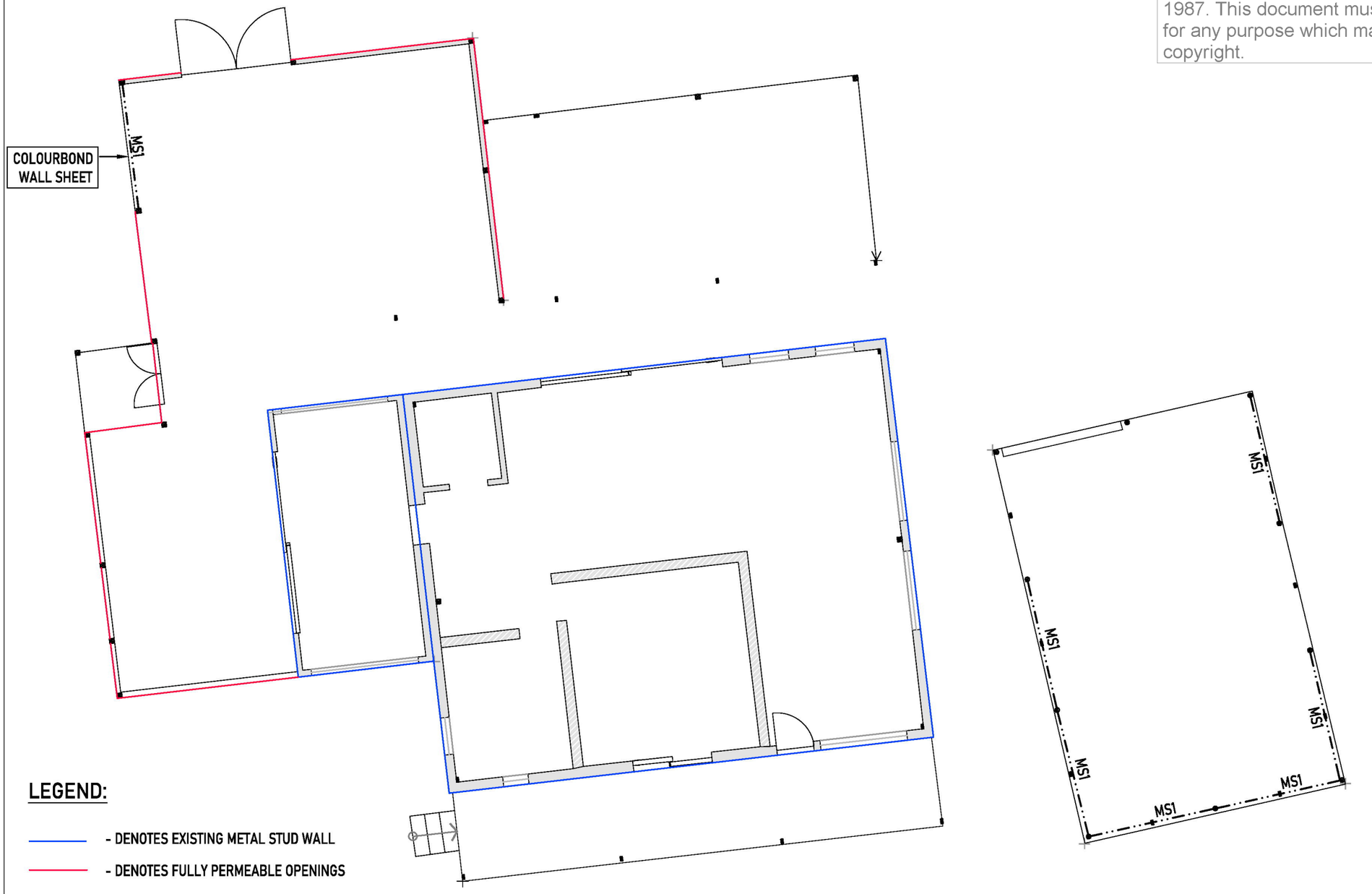
PROJECT PROPOSED ALTERATION

ADDRESS 1288 WAUBRA-TALBOT RD EVANSFORD VIC 3371

PROJECT NUMBER 2675083

SHEET NAME FRAMING DETAIL SHEET 3

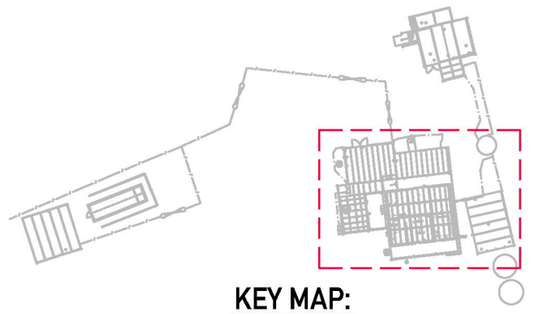
SHEET No. S504



LEGEND:

- DENOTES EXISTING METAL STUD WALL
- DENOTES FULLY PERMEABLE OPENINGS
- DENOTES EXISTING WALL
- DENOTES EXISTING DOUBLE BRICKWALL
- MS1 - DENOTES EXISTING BRACING

EXISTING BRACING PLAN SHEET 1



KEY MAP:

NTS

N

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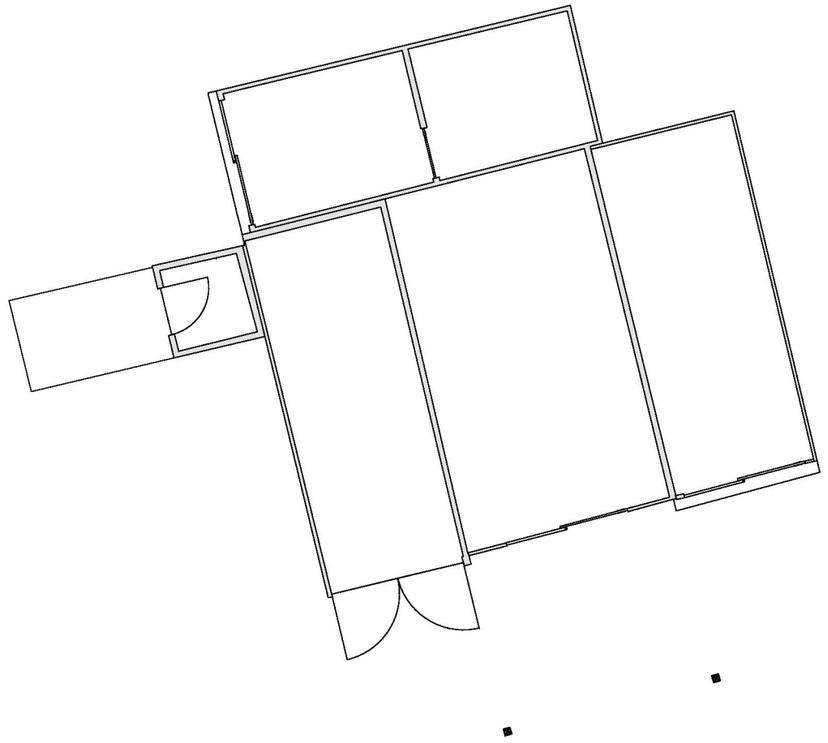
PROJECT PROPOSED ALTERATION

ADDRESS 1288 WAUBRA-TALBOT RD EVANSFORD VIC 3371

PROJECT NUMBER 2675083

SHEET NAME EXISTING BRACING PLAN SHEET 1

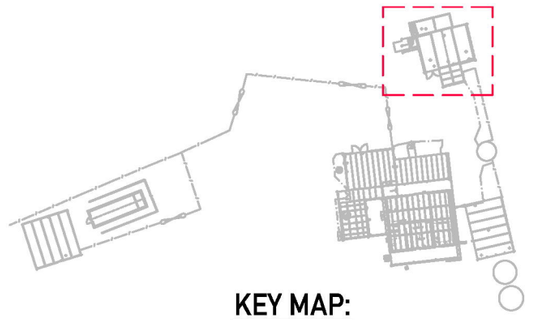
SHEET No. S600



EXISTING BRACING PLAN SHEET 2

LEGEND:

- DENOTES EXISTING WALL



KEY MAP:

NTS

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0 1 2 3 5m

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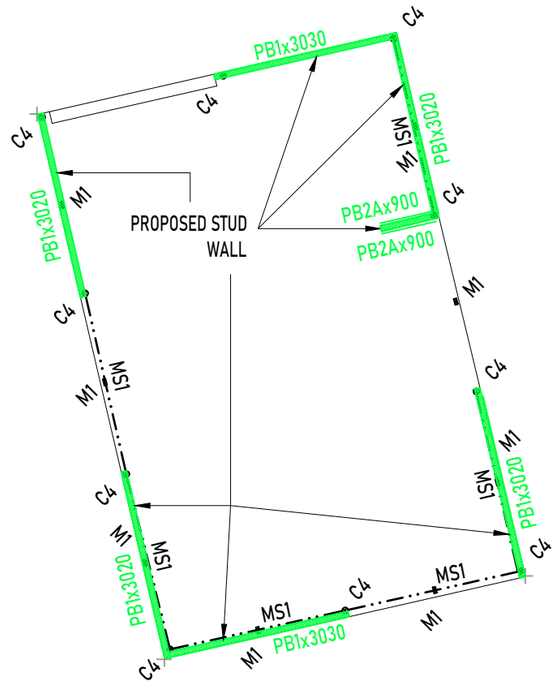
DESIGNED	OZ	A	CONSTRUCTION ISSUE	28/01/2025	NV
DRAWN	NV				
CHECKED	HF				

CLIENT	[redacted]
PROJECT	PROPOSED ALTERATION
ADDRESS	1288 WAUBRA-TALBOT RD EVANSFORD VIC 3371
PROJECT NUMBER	2675083
SHEET NAME	EXISTING BRACING PLAN SHEET 2
SHEET No.	S601



WALL FRAMING SCHEDULE - 3000 MAX WALL HT	
MEMBER	SIZE & GRADE
LOAD BEARING COMMON STUDS	90x45 MGP10 @450 CTS NOGGINGS @1350 MAX CTS
NON-LOAD BEARING COMMON STUDS	90x45 MGP10 @600 CTS NOGGINGS @1350 MAX CTS
JAMB STUDS	UP TO 2500 WIDE 2/90x45 MGP10 UP TO 3500 WIDE 3/90x45 MGP10 UP TO 4500 WIDE 4/90x45 MGP10
BOT WALL PLATE (NOT TRENCHED)	45x90 MGP10 (GROUND FLOOR LEVEL TO SLAB) 45x90 MGP10 (FIRST FLOOR LEVEL)
TOP WALL PLATE (NOT TRENCHED)	45x90 MGP10 (NON- LOAD BEARING) 2 / 45x90 MGP10 (LOAD BEARING)

STUDS IN EXCESS OF 3000mm HIGH	
3001 - 3400	90x45 MGP12
3401 - 3900	90x45 MGP15
3901 - 4400	2/90x45 MGP12

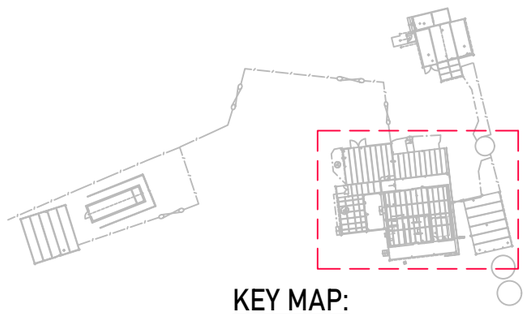
NOTE
ALL TIMBER MEMBERS INCLUDING BRACING, TIE-DOWN & CONNECTIONS SHALL BE IN ACCORDANCE WITH THE RESIDENTIAL TIMBER-FRAMED CONSTRUCTION AS1684. (NON-CYCLONIC AREAS).
MULTIPLE MEMBERS SHALL BE NAIL-LAMINATED AS PER AS1684.
BATHS OR SHOWERS SHALL NOT TO BE CUT INTO LOAD BEARING WALLS.

ALL EXPOSED TIMBER FRAMING MEMBERS TO BE PAINTED WITH A PROTECTIVE COATING AGAINST WEATHER.
PROVIDE DOUBLE STUDS (MIN) UNDER EACH END OF ALL LINTELS, RIDGE BEAMS, SIDE BEAMS AND AT ALL OPENINGS.
SEASONED SOFTWOOD TO BE FREE OF PITH.
ADDITIONAL JAMB STUDS REQUIRED FOR CONCENTRATED LOAD.
ALL RAFTERS TO BRICK VENEER TO BE FIXED TO TIMBER FRAMING, UNLESS NOTED OTHERWISE.

LEGEND:

- DENOTES FULLY PERMEABLE OPENINGS
- DENOTES EXISTING WALL
- DENOTES EXISTING DOUBLE BRICKWALL
- MS1 - DENOTES EXISTING BRACING
- PB1x1350 - DENOTES PROPOSED VERTICAL BRACING "PLYWOOD" (2400 DENOTES PLYWOOD SHEET LENGTH)
- PB2Ax1350 - DENOTES PROPOSED VERTICAL BRACING PB2 METHOD A "PLYWOOD" (2400 DENOTES PLYWOOD SHEET LENGTH)

BRACING RECTIFICATION PLAN SHEET 1



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NTS

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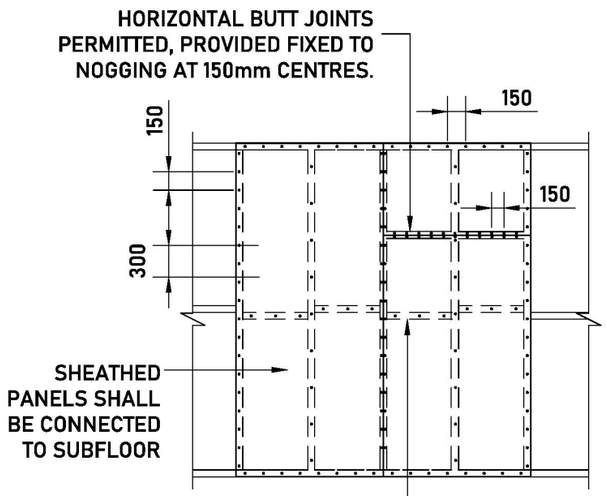
CLIENT	CLAIRE MULLER
PROJECT	PROPOSED ALTERATION
ADDRESS	1288 WAUBRA-TALBOT RD EVANSFORD VIC 3371
PROJECT NUMBER	2675083
SHEET NAME	BRACING RECTIFICATION PLAN SHEET 1
SHEET No.	S700



MINIMUM PLYWOOD THICKNESS (mm)		
STRESS GRADE	450mm STUD SPACING	600mm STUD SPACING
No nogging (except horizontal butt joints)		
F8	7	9
F11	4.5	7
F14	4	6
F27	3	4.5
One row of nogging		
F8	7	7
F11	4.5	4.5
F14	4	4
F27	3	3

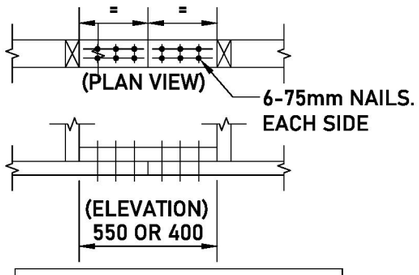
NOTE :

1 FOR PLYWOOD FIXED TO BOTH SIDES OF THE WALL, SEE CLAUSES 8.3.6.5 AND 8.3.6.10. (AS 1684.2-2021.)
2 NO OTHER RODS OR STRAPS ARE REQUIRED BETWEEN TOP OR BOTTOM PLATE.
3 FIX BOTTOM PLATE TO FLOOR FRAME OR SLAD WITH NOMINAL FIXING ONLY. SEE TABLE 9.4 (AS 1684.2-2021.)

PB1 BRACE DETAILS

(BRACING CAPACITY - 3.0 kN/m)

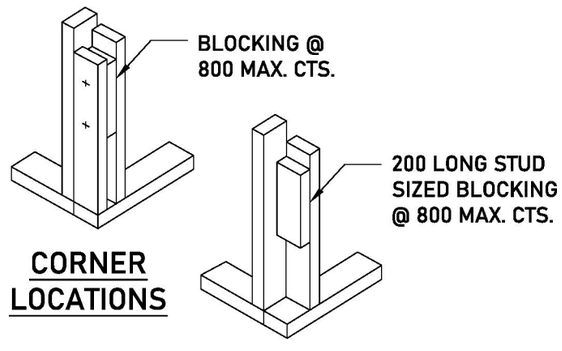
PLYWOOD: PLYWOOD SHALL BE NAILED TO FRAME USING 30mmx2.8mm Ø GALVANIZED FLAT-HEAD NAILS OR EQUIVALENT.



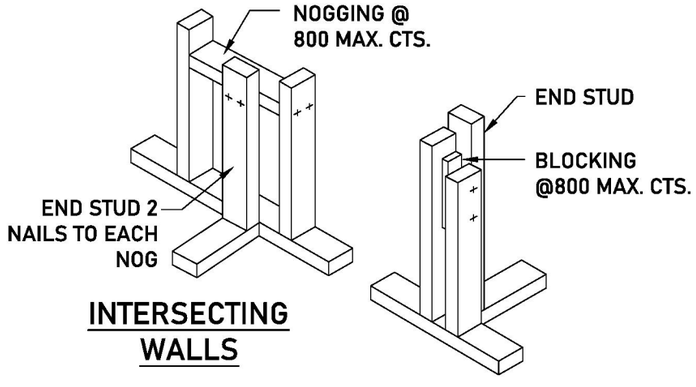
SPLICE PLATE MUST BE OF SAME SIZE AND STRESS GRADE AS TOP AND BOTTOM PLATES.

SPLICE DETAIL FOR TOP & BOTTOM PLATES

WHERE TOP AND BOTTOM PLATES IN BRACED SECTIONS ARE NOT CONTINUOUS THEY MUST BE SPLICED AS SHOWN IN THIS DETAIL



CORNER LOCATIONS

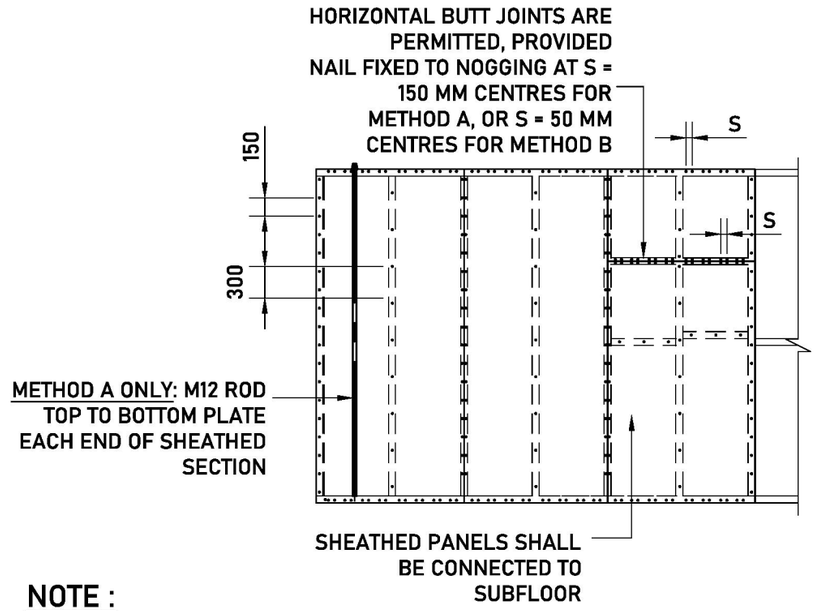


INTERSECTING WALLS

2 NAILS THROUGH EACH STUD TO BLOCKING OR NOGGING.

WALL JUNCTION DETAIL

(APPLIES TO ALL BRACING TYPES)



MINIMUM PLYWOOD THICKNESS, mm		
STRESS GRADE	STUD BRACING (mm)	
	450	600
F8	7	9
F11	6	7
F14	4	6
F27	4	4.5
FASTENER SPACING (s), mm		
TOP & BOTTOM PLATE: METHOD A / METHOD B	150 / 50	
VERTICAL EDGES	150	
INTERMEDIATE STUDS	300	
FIXING OF BOTTOM PLATE TO FLOOR FRAME OR SLAB		
METHOD A: M12 RODS AS SHOWN PLUS AN M10 BOLT OR OTHER 13 KN CAPACITY CONNECTION AT MAX. 1200 MM CENTRES. METHOD B: AN M10 BOLT OR OTHER 13 KN CAPACITY CONNECTION AT EACH END AND INTERMEDIATELY AT MAX. 1200 MM CENTRES		

NOTE :

FOR PLYWOOD FIXED TO BOTH SIDES OF THE WALL, SEE CLAUSES 8.3.6.5 AND 8.3.6.10. (AS 1684.2-2021.)

PB2 BRACE DETAILS

(METHOD A BRACING CAPACITY - 5.6 kN/m)
(METHOD B BRACING CAPACITY - 5.2 kN/m)

PLYWOOD SHALL BE NAILED TO FRAME USING 30 X 2.8 0 MM GALVANIZED FLAT-HEAD NAILS OR EQUIVALENT.
METHOD A (MIN LENGTH 600mm) REQUIRES M12 RODS AT EACH END OF SHEATHED SECTION TOP PLATE TO BOTTOM PLATE OR FLOOR FRAME, NOT GREATER THAN 150mm FROM END.
METHOD B (MIN LENGTH 900mm) HAS NO RODS BUT SHEATHING SHALL BE NAILED, AT 50 MM CENTRES, TO TOP AND BOTTOM PLATES AND ANY HORIZONTAL JOISTS.

STRENGTH ENGINEERING
W: www.strengthengineering.com.au | ABN: 74 643 039 285
T: 1300 93 15 15
E: contact@strengtheng.com.au

FOR CONSTRUCTION

SCALE	A3 N.T.S
DESIGNED	OZ
DRAWN	NV
CHECKED	HF

REV	DESCRIPTION	DATE	BY
A	CONSTRUCTION ISSUE	28/01/2025	NV

CLIENT [redacted]

PROJECT PROPOSED ALTERATION

ADDRESS 1288 WAUBRA-TALBOT RD EVANSFORD VIC 3371

PROJECT NUMBER 2675083

SHEET NAME BRACING DETAIL SHEET 1

SHEET No. S701

Collard BUSHFIRE & ENVIRONMENTAL

BUSHFIRE MANAGEMENT STATEMENT

Extension and additions to a dwelling

1288 Waubra Talbot Road, Evansford

Applicant: [redacted]

Date Assessed: 27 August 202

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TABLE OF CONTENTS

INTRODUCTION

This Bushfire Management Statement has been prepared in response to the requirements of Clause 44.06 – Bushfire Management Overlay, and in accordance with the application requirements of Clause 53.02 – Bushfire Planning. The statement contains three components:

1. A **Bushfire Hazard Landscape Assessment** including a plan that describes the bushfire hazard of the general locality more than 150 metres from the site. Photographs or other techniques may be used to assist in describing the bushfire hazard.
2. A **Bushfire Hazard Landscape Assessment** including a plan that describes the bushfire hazard within 150 metres of the proposed development. The description of the hazard must be prepared in accordance with Section 2.2.3 to 2.2.5 of AS3959:2018 Construction of buildings in bushfire prone areas (Standards Australia) excluding paragraph (a) of section 2.2.3.2. Photographs or other techniques may be used to assist in describing the bushfire hazard.
3. A **Bushfire Management Statement** describing how the proposed development responds to the requirements of Clause 44.06 and 53.02.

SUMMARY

Collard Bushfire and Environmental Pty Ltd have been engaged to prepare a Bushfire Management Statement for a domestic dwelling and associated buildings at 1288 Waubra-Talbot Road Evansford. The report is in response to a request for information from the Pyrenees Shire Council.

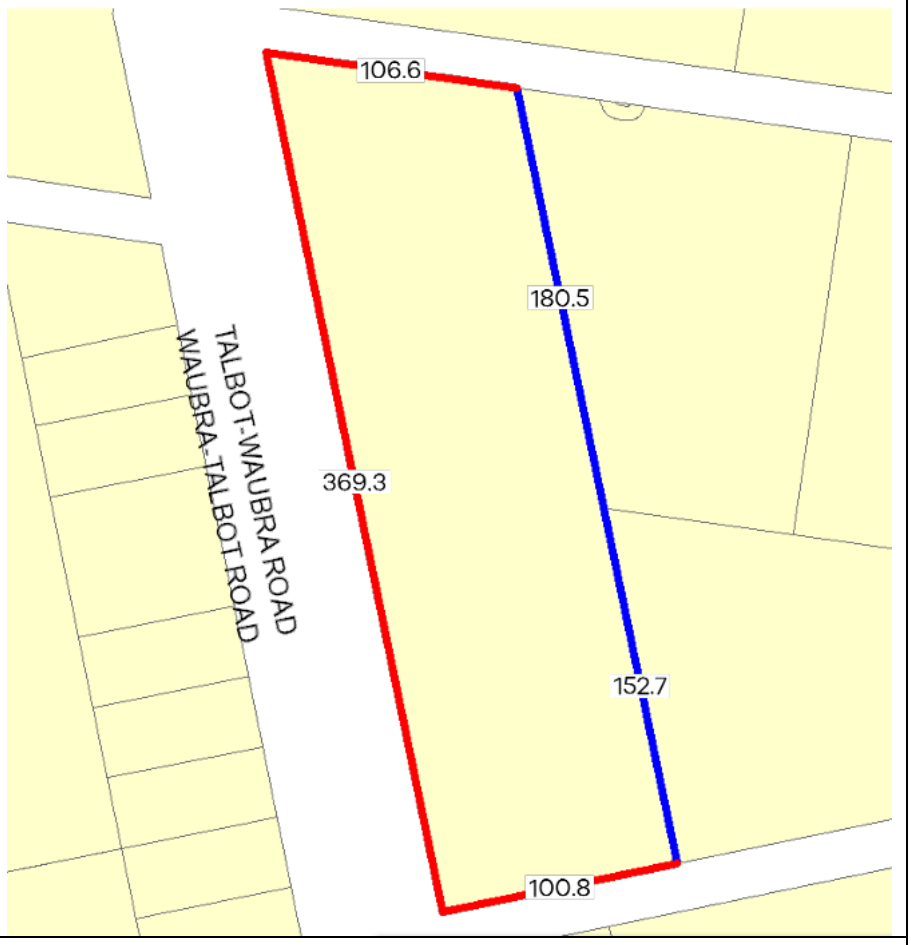
The land is entirely covered by the Bushfire Management Overlay (Clause 44.06 BMO).

Andrew Collard (*Collard Bushfire and Environmental Pty Ltd*) undertook a site inspection on the 27 August 2025.

Application Details

Municipality:	PYRENEES
Title description:	12A\PP5288
Overlays:	Bushfire Management Overlay Environmental Significance Overlay Environmental Significance Overlay – Schedule 1 Restructure Overlay Restructure Overlay – Schedule 13 Designated Bushfire Prone Area
Zoning:	Farming Zone

Site Description

Site shape:	
Site Dimensions:	106.6 East to West 369.3 North to South
Site Area	3.53 ha
Existing use and siting of buildings and works on and near the land:	The property is described as a lifestyle property. The house is occupied as a residential dwelling with associated storage sheds and buildings with small paddocks located around the house The house is located to the north and east of the block
Existing vehicle arrangements:	Gravel driveway – See plan
Location of nearest fire hydrant:	There is no reticulated water supply at this site.
Nearest Neighbourhood Safer Place	Waubra Recreation Reserve – 13km, 11 minutes drive

Bushfire Landscape Assessment

The **Bushfire Hazard Landscape Assessment** provides information on the bushfire hazard for 20km and 50 and 100km around a development site. Considering bushfire from this broader landscape perspective is important as it affects the level of bushfire risk a development and its future occupants may be exposed to. The landscape assessment seeks to:

- *Provide factual information on the bushfire hazard (vegetation extent and slope)*
- *Provide information on key features of the general locality that are relevant to better understanding the protection provided by the location*
- Provide contextual information on a site

Bushfire is a dynamic hazard and can be highly unpredictable. Due to this, the factors that contribute to the bushfire risk are diverse. The purpose of the landscape assessment is not to predict the outcome of a bushfire event but to provide information that builds a better understanding of the bushfire risk in a location and to help make informed decisions.

The likelihood of a bushfire, its severity and intensity, and the potential impact on life and property varies depending on where a site is located in the surrounding landscape. There are a number of factors that influence the potential bushfire behaviour at a landscape scale, including:

- Topography;
- Extent and continuity of vegetation;
- *The location and exposure of the urban area, township, isolated rural area to bushfire;*
- *The potential fire run and area that is likely to be impacted by the fire, for example a fire in a grassland may only impact one or two streets into a residential area, however a large bushfire may impact many km in front of the main fire;*
- *The extent of neighbourhood-scale damage the bushfire may produce.*

The Landscape Scenario that represents this is Landscape Scenario 3.

The area is comparative to Broader Landscape Type Three as outlined in the Technical Guide: Planning Permit Applications in the Bushfire Management Overlay (Sept 2017), which describes the landscape as follows:

- The type and extent of vegetation located more than 150 metres from the site may result in neighbourhood-scale destruction as it interacts with the bushfire hazard on and close to a site;
- Bushfire can approach from more than one aspect;
- The site is located in an area that is not managed in a minimum fuel condition;
- Access to an appropriate place that provides shelter from bushfire is not certain.

Site plan.

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Likely bushfire behaviour impacting the site.

The subject site which is on the northern side of the Evansford settlement which consists of a small area of houses in open forest, woodland (AS3959:2018 definitions) and rural allotments. The subject site is mostly managed garden with areas of woodland in the northern corner and south west of the allotment which continues to the adjacent neighbouring properties.

There are several large areas of State Government managed native forest to the north of the site with the Bung Bong Lillicur State Forest and Caralulup Nature Conservation Reserve within 3km of the subject site. These public land reserves continue to the north for approximately 25km to surround the major town of Maryborough.

The public land generally covers undulating small north/south running ranges and hills less suitable for grazing.

The flatter areas are generally dispersed grazing or cropping land.

The most significant recorded bushfire in the area was the Avoca Fire in January 1985 which although not effecting the subject site burnt within 4km of it, burning a total area of 43500 ha.

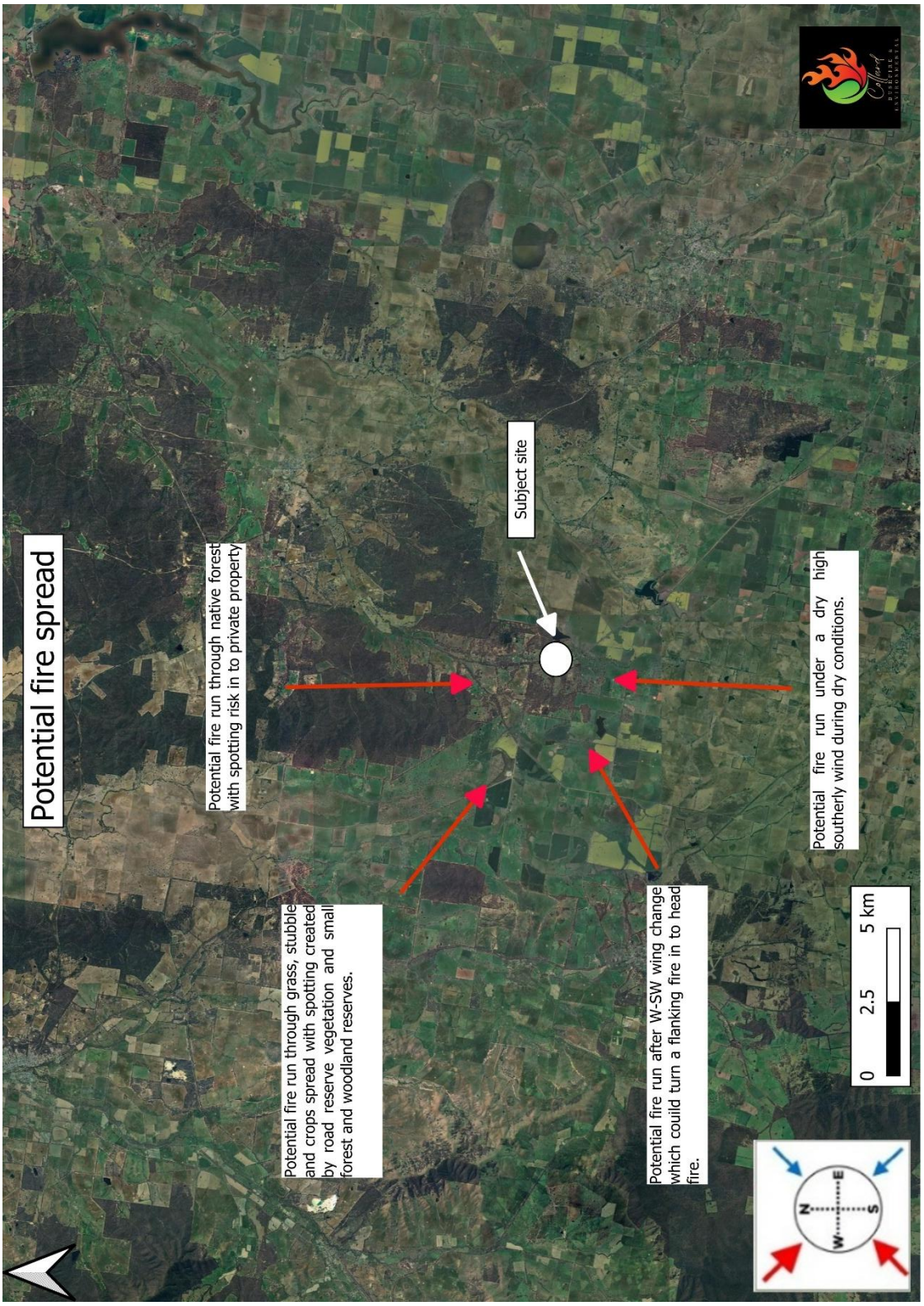
Bushfires in the vicinity have had a similar pattern, with typical Southeast Australia summer fire conditions of extremely dry weather, high northwest winds and a wind change late in the day to the southwest.

These conditions have pushed fires that have started to the north or west to burn in a south easterly direction across the forested public land with long distance spotting causing fires to occur far south of the main fire.

These fires have developed and with the wind change have created a large east flank of the fire which has pushed out of the forested areas into private property and communities.

In recent times, small fires on days of lower fire danger have been contained quickly with minimal asset loss in this area mostly due to use early detection, changes in response with significant resources deployed early, and use of aircraft and plant.

The likelihood of an extended campaign fire such as fires that occur in forest in Northeast Victoria or Gippsland is low in this area due to the broken nature of the forest with the biggest risk being a single day event under extreme or catastrophic conditions.



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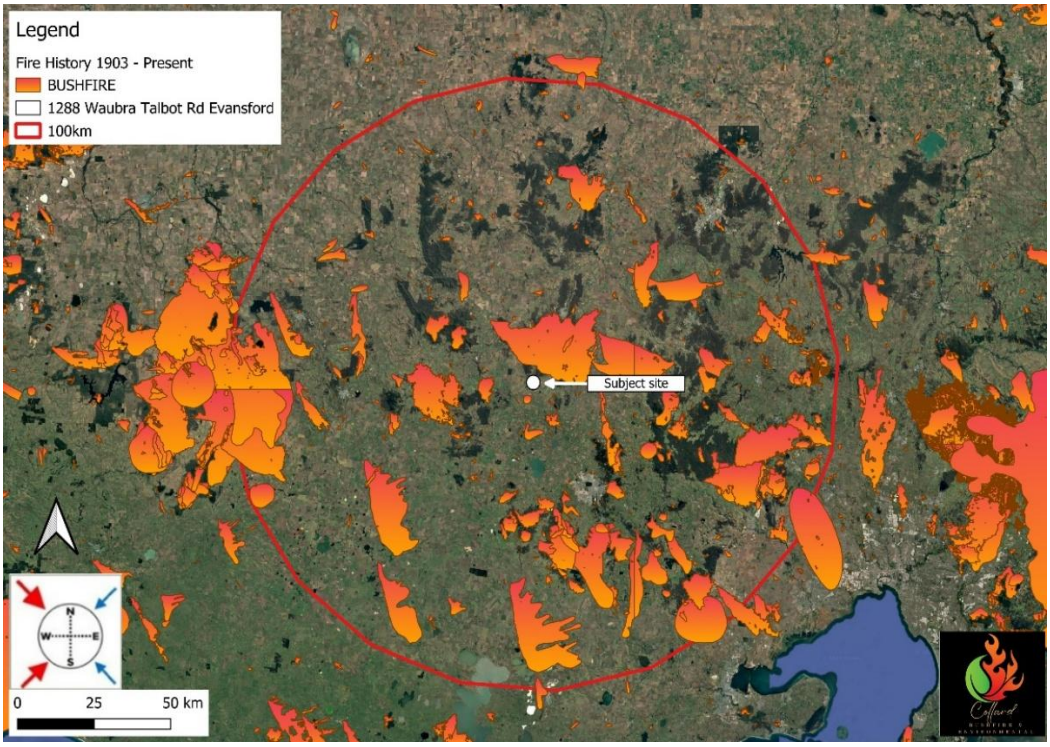
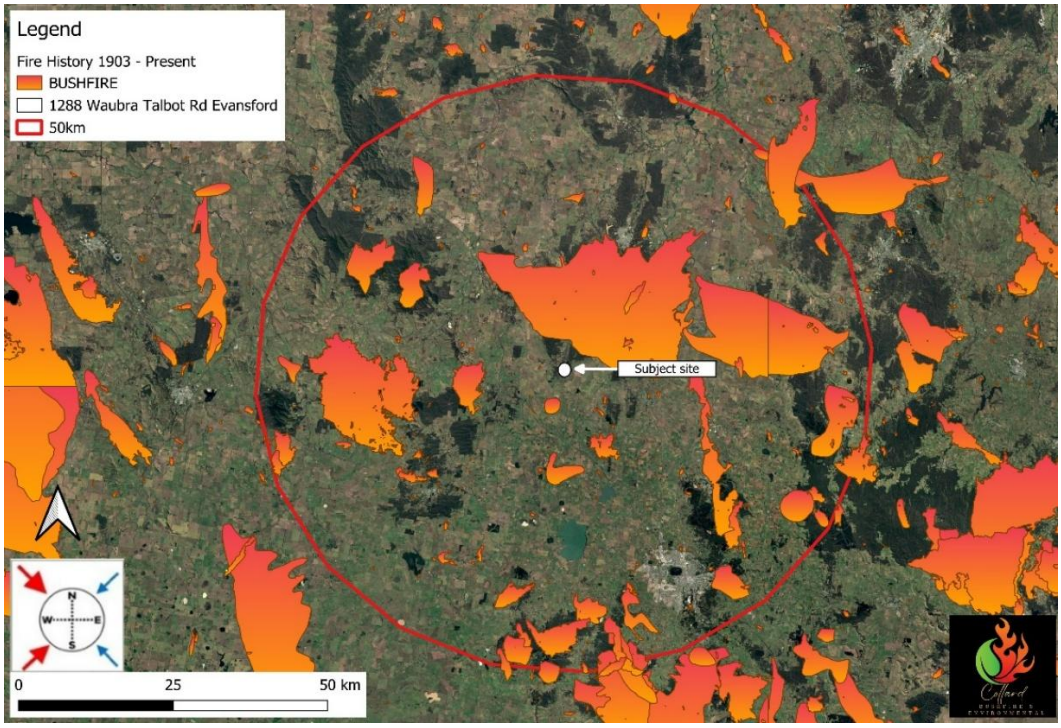
Fire History Maps

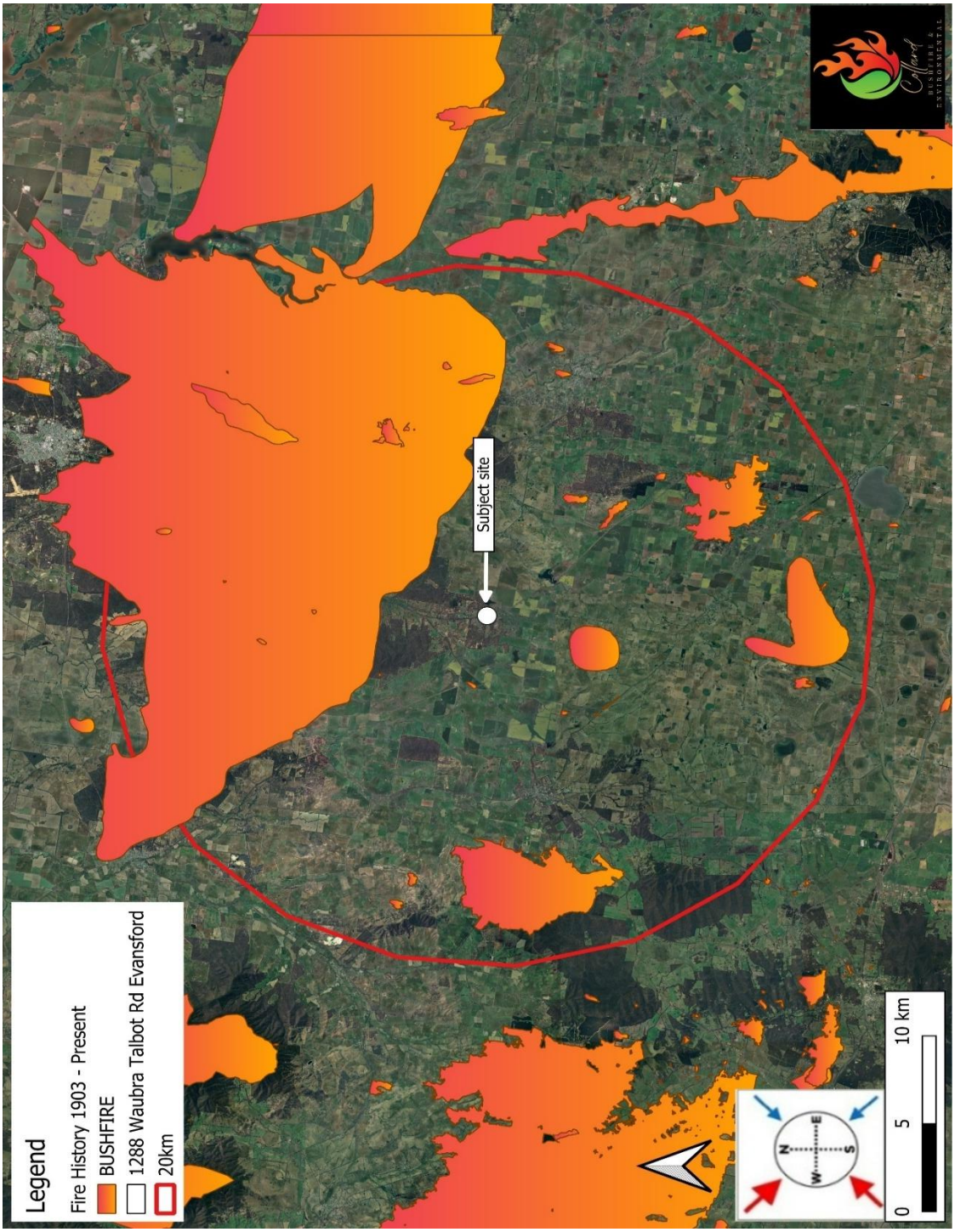
(Fire history 1903 – Current, Vic gov data)





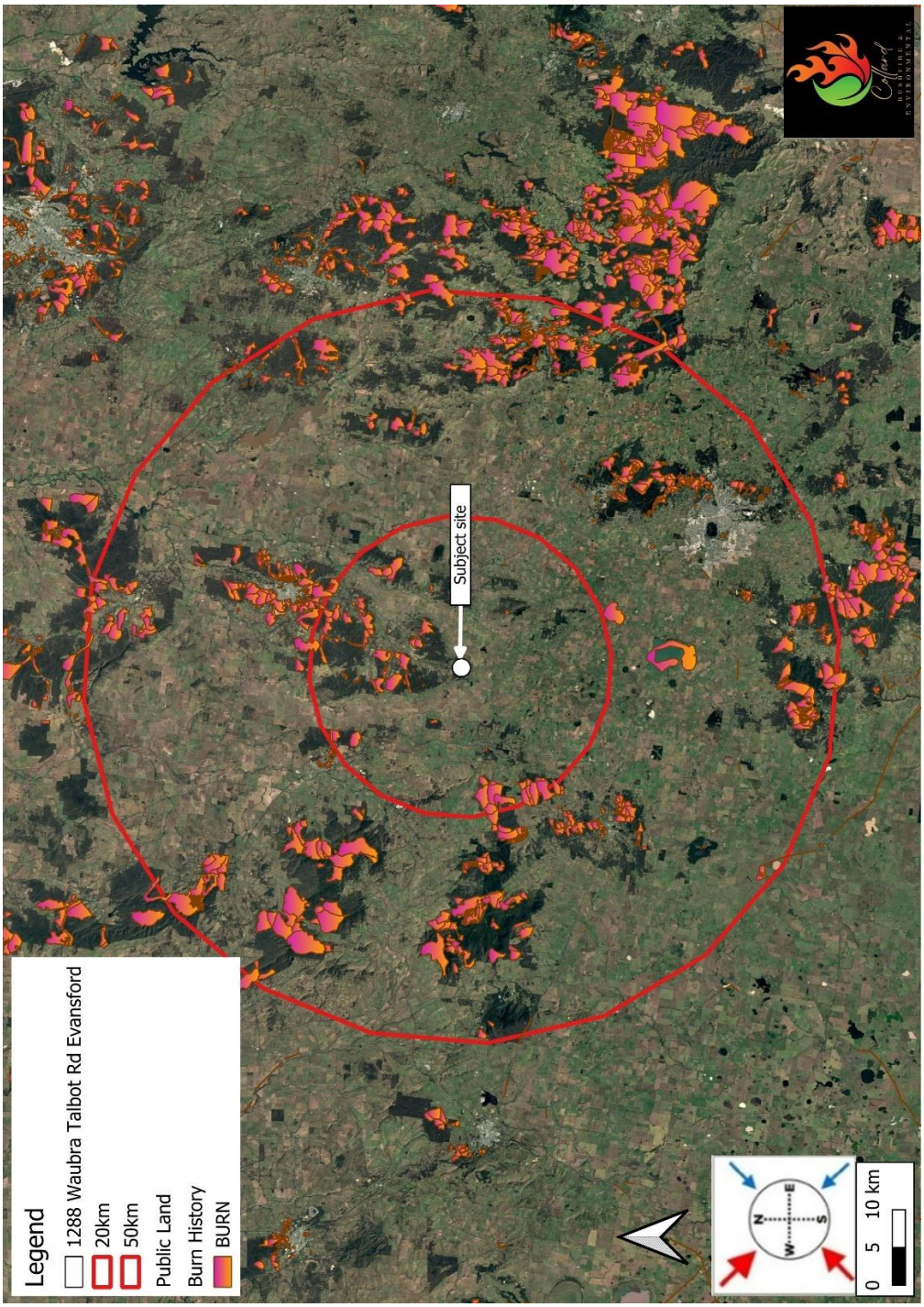
20km Fire history.

(Fire history 1903 – Current, Vic gov data)



Planned Burn and Fuel Management History

Government land managers have undertaken a burning and fuel management program on public land to the north of the site. Mixed species eucalypt forest at lower altitudes has seen regular prescribed burning.



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Vehicle Access

Waubra- Talbot road is sufficient to carry fully loaded firefighting vehicles.

Photo 1-1288 Waubra-Talbott Road looking south from the subject site.

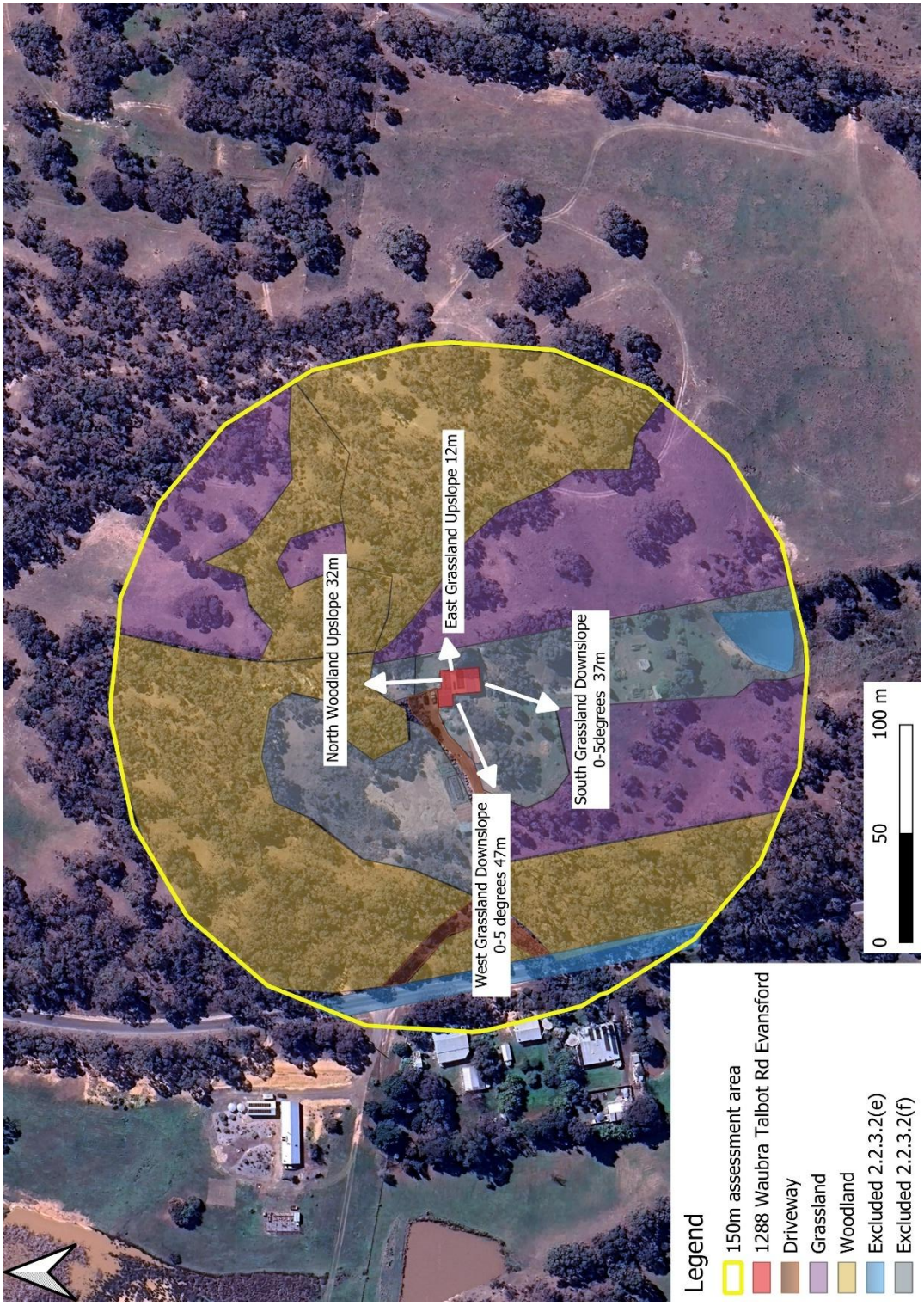
Photo 2- 1288 Waubra-Talbot Road looking north from the subject site.

Bushfire Hazard Assessment

Vegetation classification within 150 metres of the proposed development in accordance with AS3959:2009 Construction of buildings in bushfire prone areas.

	Direction (Aspect)			
	Northern	**Southern**	**Eastern**	**Western**
Vegetation (within 150 metres of proposed building / works)	Excludable / Low Threat ☐ Modified ☐ Forest ☐ Woodland ✓ Scrub (tall) ☐ Shrubland (short) ☐ Mallee ☐ Rainforest ☐ Grassland ☐	Excludable / Low Threat ☐ Modified ☐ Forest ☐ Woodland ☐ Scrub (tall) ☐ Shrubland (short) ☐ Mallee ☐ Rainforest ☐ Grassland ✓	Excludable / Low Threat ☐ Modified ☐ Forest ☐ Woodland ☐ Scrub (tall) ☐ Shrubland (short) ☐ Mallee ☐ Rainforest ☐ Grassland ✓	Excludable / Low Threat ☐ Modified ☐ Forest ☐ Woodland ☐ Scrub (tall) ☐ Shrubland (short) ☐ Mallee ☐ Rainforest ☐ Grassland ✓
Effective Slope (under the classifiable vegetation within 150 metres)	Upslope / Flat ✓ **DOWNSLOPE** >0 to 5 ° ☐ >5 to 10° ☐ >10° to 15° ☐ >15 to 20° ☐ >20° ☐	Upslope / Flat ☐ **DOWNSLOPE** >0 to 5 ° ✓ >5 to 10° ☐ >10° to 15° ☐ >15 to 20° ☐ >20° ☐	Upslope / Flat ✓ **DOWNSLOPE** >0 to 5 ° ☐ >5 to 10° ☐ >10° to 15° ☐ >15 to 20° ☐ >20° ☐	Upslope / Flat ☐ **DOWNSLOPE** >0 to 5 ° ✓ >5 to 10° ☐ >10° to 15° ☐ >15 to 20° ☐ >20° ☐
Distance (m) to Classifiable Vegetation	32m	37m	12m	47m
Table 2 Defendable Space distance from building rating	Column A	Column A	Column B	Column A
BAL	12.5	12.5	19	12.5

Bushfire Hazard site assessment



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Defendable Space and construction requirements.

The process for determining the achievable defendable space and associated BAL rating for the building construction requirements is informed by the Bushfire Hazard Site Assessment in the previous section.

Vegetation type, exclusions, distances of the building to the classified vegetation and effective slopes are all facts that contribute to the existing bushfire hazard and potential defendable space achievable on the site.

Given the pathway ascertained in Section 2. Proposed Development, Table 2 Defendable space and construction of Clause 53.02-5 will be used to determine the requirements Construction requirements and defendable space distances achievable within the title boundaries based on the Bushfire Hazard Site Assessment

	North	South	East	West
Vegetation Classification	Woodland	Grassland	Grassland	Grassland
BAL Rating	12.5	12.5	**19**	12.5
Defendable Space	33	22	**13**	22

Defendable space to be provided to distance specified or to the property boundary, whichever is the lesser

Bushfire Management Statement

53.02-4.1 Landscape, Siting and design objectives

- Development is appropriate having regard to the nature of the bushfire risk arising from the surrounding landscape.
- Development is sited to minimise the risk from bushfire.
- Development is sited to provide safe access for vehicles, including emergency vehicles.
- Building design minimises vulnerability to bushfire attack.

Approved Measure (AM) 2.1 - Landscape

Requirement

The bushfire risk to the development from the landscape beyond the site can be mitigated to an acceptable level.

The surrounding landscape has the following moderating features;

- The public land to the north of the site has a Fuel Management Program that includes maintenance of fire breaks, prescribed fire and other fuel management programs based around a JFMP (Joint Fuel Management Program - CFA/Vic Gov land managers) that is prioritised based on risk to communities.
- The private land surrounding the site is largely grazed and managed by adjacent land owners.

Photo 3- Upslope woodland vegetation on the eastern side of the property

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Photo 4 – Upslope Grassland on the eastern sid of the property.

Photo 5 – View from house looking south west.

Approved Measure (AM) 2.2 - Siting

Requirement

The building is sited to ensure the site best achieves the following:

The maximum separation distance between the building and the bushfire hazard

The dwelling does not compromise separation distances between classifiable vegetation and the existing house. The vegetation separation using Table 2 Column B values indicates a **BAL rating of BAL19**.

The existing house site is at the maximum practical distance from all downslope classifiable vegetation. The house is shielded from the woodland vegetation upslope by an approximately 2 metre high Colourbond steel fence.

The building is in close proximity to a public road

The distance from the house to the road is approximately 90 metres. Waubra-Talbot Road is a Council managed and maintained sealed bitumen road suitable for fire vehicle access.

Access can be provided to the building for emergency service vehicles

The existing driveway will provide access for emergency vehicles. The driveway meets the minimum requirement for CFA with an average grade of 2.0° and a maximum grade of 4.0° . (CFA requires must be no more than 1 in 7 (14.4%) (8.1 °) with a maximum grade of no more than 1 in 5 (20%) and (11.3°) for no more than 50 metres).

Photo 6 – View from gate looking east on driveway toward house.

Approved Measure (AM) 2.3 – Building Design

The building is designed to be responsive to the landscape risk and reduce the impact of bushfire on the building.

The existing dwelling has –

Corrugated metal cladding,

Simple metal gable shaped corrugated metal roof,

Galvanised metal veranda posts and framing.

Corrugated metal under floor protection.

The house has also added

Photo 7 - Existing house and maintained site.

53.02-4.2 – Defendable Space and Construction Objective

Defendable space and building construction mitigate the effect of flame contact, radiant heat and embers on the building.

Approved Measure (AM) 3.1 – Bushfire Construction and Defendable Space

A building used for a dwelling (including an extension or alteration to a dwelling), a small second dwelling, industry, office, retail premises, service station or warehouse provides the defendable space in accordance with Column A, B, C of Table 2 to Clause 53.02-5.

The building will be provided with defendable space in accordance with Column B.

The defendable space distance required is 13 metres.

Table 6 of Clause 53.02-5 - Vegetation management requirement:

Vegetation must be managed to the following standard

- Grass must be short cropped and maintained during the declared fire danger period.
- All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
- Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.
- Plants greater than 10 centimetres in height must not be placed within 3m of a window or glass feature of the building.
- Shrubs must not be located under the canopy of trees.
- Individual and clumps of shrubs must not exceed 5 sq. metres in area and must be separated by at least 5 metres.
- Trees must not overhang or touch any elements of the building.
- The canopy of trees must be separated by at least 5 metres.
- There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

Photo 8 – Southerly aspect of house.

Photo 9 – Northerly aspect of house.

Bushfire Attack Level Rating

The building is constructed to the bushfire attack level that corresponds to the defendable space provided in accordance with Table 2 Column B.

The proposed alterations and additions will be required to be constructed to BAL 19

53.02-4.3 – Water Supply and Access Objectives

- A static water supply is provided to assist in protecting property.
- Vehicle access is designed and constructed to enhance safety in the event of a bushfire.

Approved Measure (AM) 4.1 – Water Supply and Access

Water Supply Requirement

A building used for a dwelling (including an extension or alteration to a dwelling), a small second dwelling, industry, office, retail premises service station or warehouse is provided with a static water supply for fire fighting and property protection purposes as specified in Table 4 to Clause 53.02-5.

The water supply may be in the same tank as other water supplies provided that a separate outlet is reserved for fire fighting water supplies.

The lot size is 35332 sq. m

Table 4 specifies a 10,000 litre capacity water tank is required.

Unless otherwise agreed in writing by the relevant fire authority, the water supply must:

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

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

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

- Any pipework and fittings must be a minimum of 65 millimetres (excluding the CFA coupling).

Photo 10 - Metal 20,000 litre water tank adjacent to house and driveway.

Access Requirements

A building used for a dwelling (including an extension or alteration to a dwelling), a small second dwelling, industry, office, retail premises, service station or warehouse is provided with vehicle access designed and constructed as specified in Table 5 to Clause 53.02-5.

The existing driveway between the road and dwelling is **90m** and **gravel** construction.

The following design and construction requirements apply:

- Where fire authority access to the water supply is required under AM 4.1 fire authority vehicles must be able to get within 4 metres of the water supply outlet
- All weather construction
- A load limit of at least 15 tonnes
- Provide a minimum trafficable width of 3.5 metres
- Be clear of encroachments for at least 0.5 metres on each side and at least 4 metres vertically
- Curves must have a minimum inner radius of 10 metres
- The average grade must be no more than 1 in 7 (14.4%)(8.1°) with a maximum grade of no more than 1 in 5 (20%)(11.3°) for no more than 50 metres.

Photo 11 – Looking west down driveway towards the road access

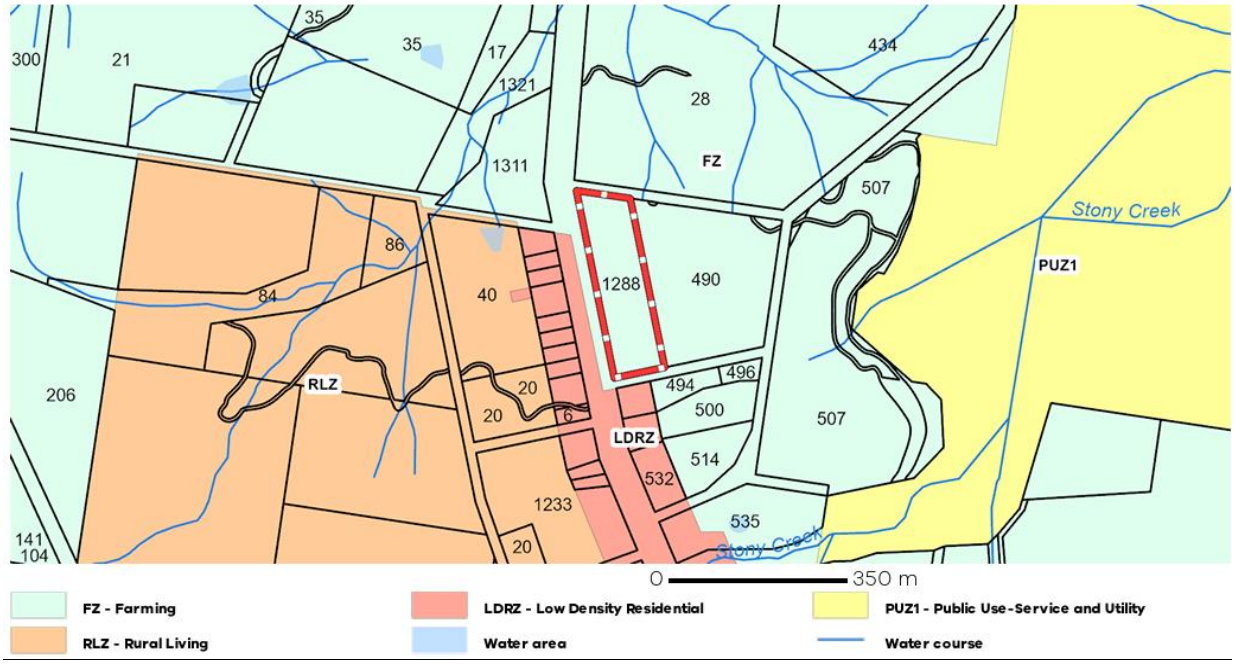
Photo 12 – Looking west down driveway towards the road access

Photo 13 – Looking west down driveway towards the road access

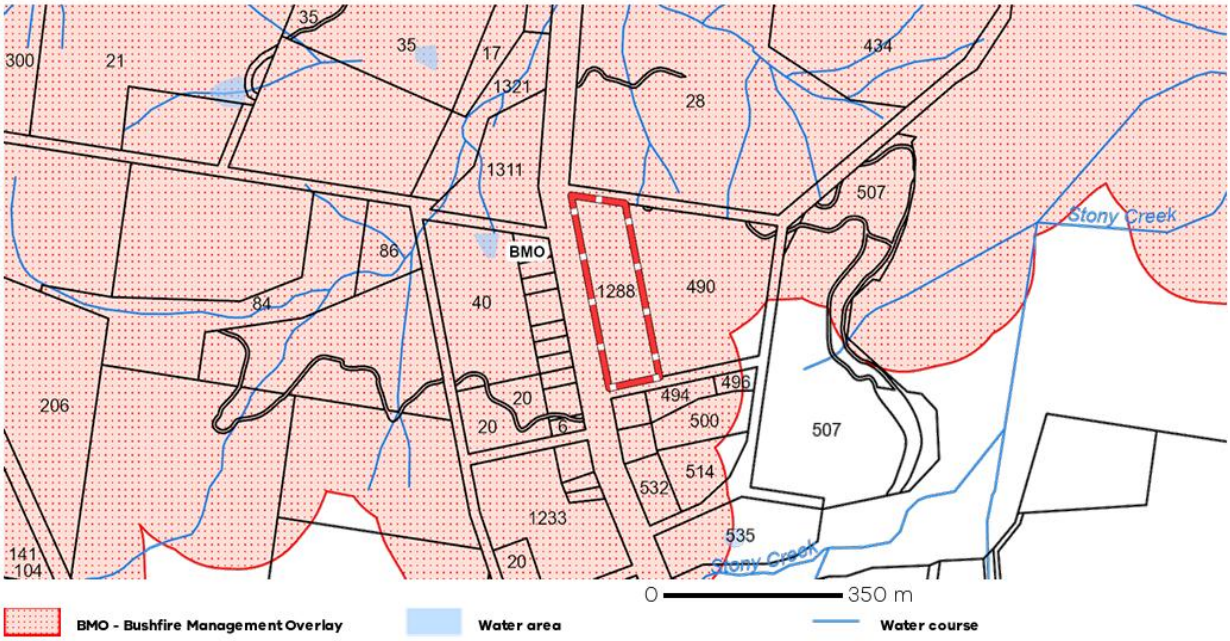
Planning Property Report

FARMING ZONE (FZ)

SCHEDULE TO THE FARMING ZONE (FZ)



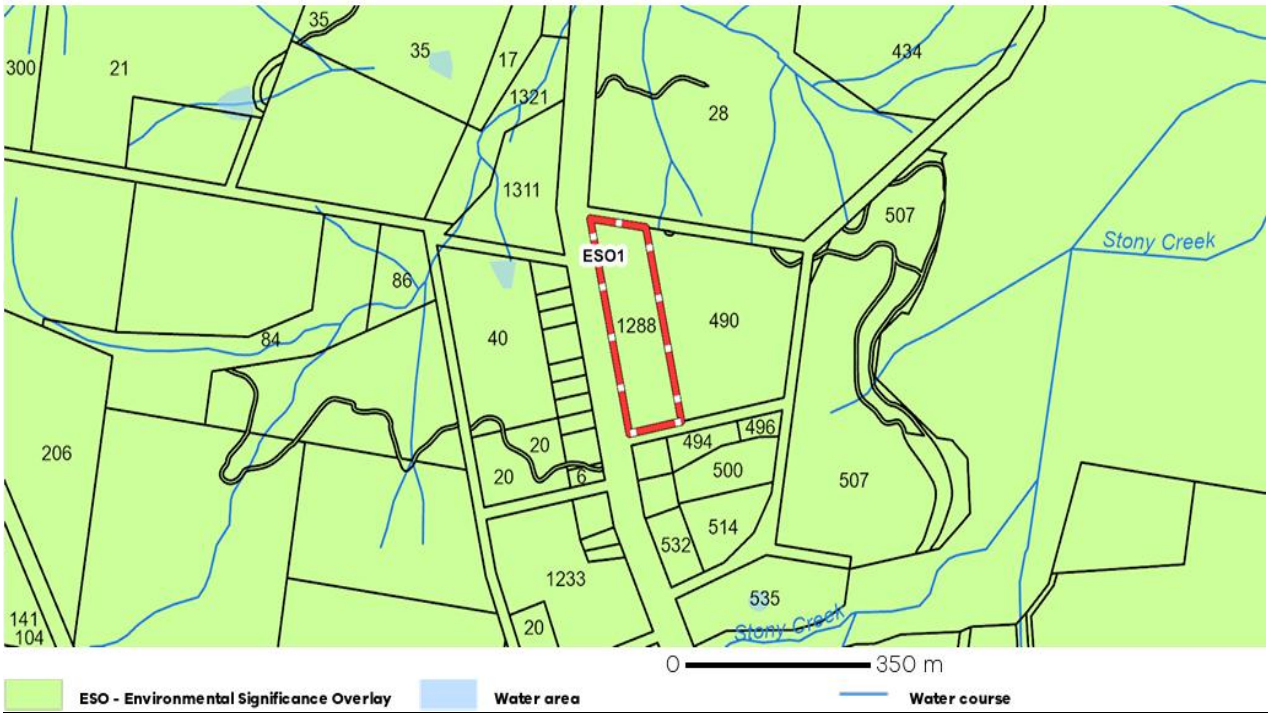
BUSHFIRE MANAGEMENT OVERLAY (BMO)



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

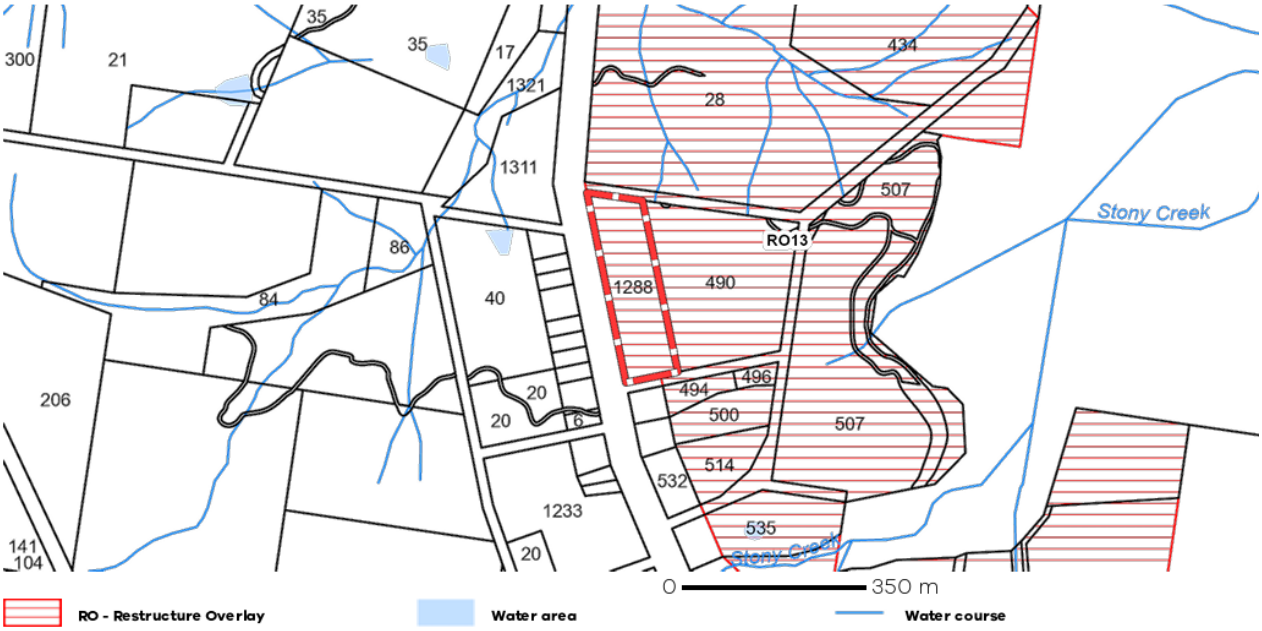
ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)

ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 1 (ESO1)



RESTRUCTURE OVERLAY (RO)

RESTRUCTURE OVERLAY - SCHEDULE 13 (RO13)



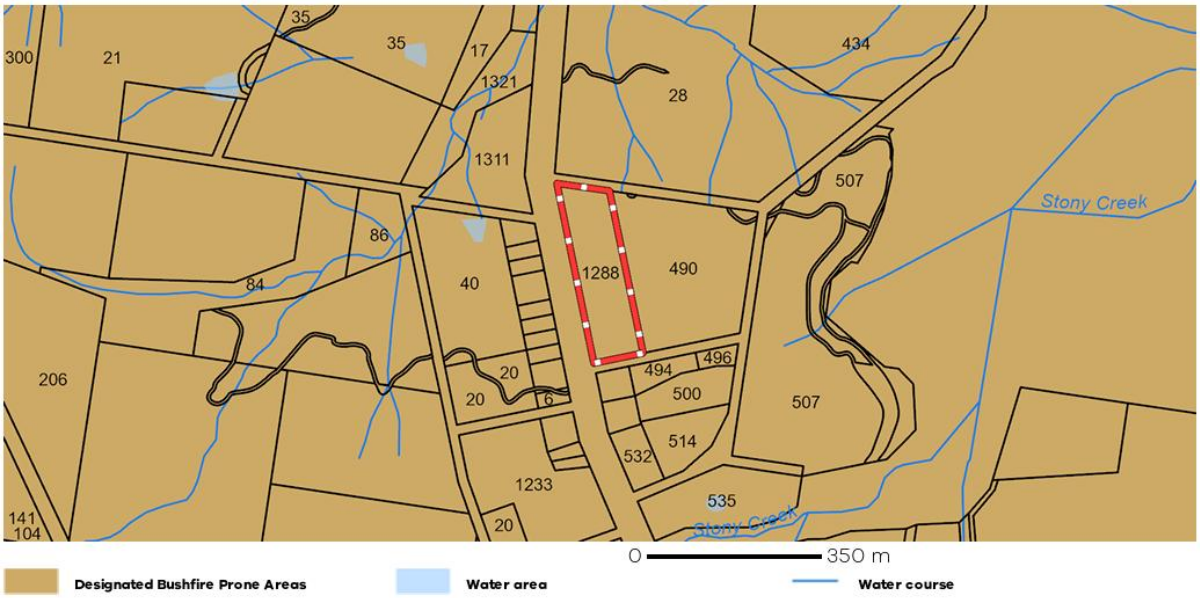
Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

Designated Bushfire Prone Areas

This parcel 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.



Bushfire Protection Measures

Mandatory Condition

The bushfire protection measures forming part of this permit or shown on the endorsed plans, including those relating to construction standards, defendable space, water supply and access, must be maintained to the satisfaction of the responsible authority on a continuing basis. This condition continues to have force and effect after the development authorised by this permit has been completed

a) **Defendable Space**

Defendable space is provided for a distance of 13 metres around the building or to the property boundary whichever is the lesser and managed in accordance with the following:

- Grass must be short cropped and maintained during the declared fire danger period.
- All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
- Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.
- Plants greater than 10 centimetres in height must not be placed within 3m of a window or glass feature of the building.
- Shrubs must not be located under the canopy of trees.
- Individual and clumps of shrubs must not exceed 5 sq. metres in area and must be separated by at least 5 metres.
- Trees must not overhang or touch any elements of the building.
- The canopy of trees must be separated by at least 5 metres.
- There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

b) **Construction Standard**

Building designed and constructed to a minimum Bushfire Attack Level of BAL – 19

c) **Water Supply**

The following requirements apply:

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

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

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

d) **Access**

Access Required: No ☐ Yes ✓ The following design and construction requirements apply:

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

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

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

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

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

Where length of access is greater than 200 metres the following design and construction requirement applies:

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

Bushfire Management Plan – 1288 Waubra-Talbot Road, Evansford

Prepared By: Andrew Collard - Collard Bushfire & Environmental Version: 1.0 Date: 22/09/2025

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Additional site photos.

Photo 14 – View north toward neighbouring property

Photo 15 – View north west toward neighbouring property

Photo 16 – View north toward neighbouring property

Photo 17 – View east toward neighbouring property

Photo 18 – View south west toward neighbouring property

Photo 19 – View west from southerly aspect of house

Photo 20 – View west from southerly aspect of house

Photo 21 – View west from house across paddocks to road.

Photo 22 – View west from house across paddocks to road.