

Form 2

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	30 Bilton Street OMEO 3898 CA: 3
The application is for a permit to:	Use and Development of Two Dwellings
The applicant for the permit is:	Crowther & Sadler Pty Ltd
The application reference number is:	5.2024.21.1

You may look at the application and any documents that support the application free of charge at: <https://www.eastgippsland.vic.gov.au/building-and-development/advertised-planning-permit-applications>

You may also call 5153 9500 to arrange a time to look at the application and any documents that support the application at the office of the responsible authority, East Gippsland Shire. This can be done during office hours and is free of charge.

Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.

An objection must

- ♦ **be made to the Responsible Authority in writing,**
- ♦ **include the reasons for the objection, and**
- ♦ **state how the objector would be affected.**

The responsible authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.

The Responsible Authority will not decide on the application before:	Subject to applicant giving notice
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If you object, the Responsible Authority will tell you its decision.

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

VOLUME 10131 FOLIO 442

Security no : 124111050156M
Produced 06/12/2023 10:18 AM

LAND DESCRIPTION

Crown Allotment 3 Township of Omeo Parish of Cobungra.
PARENT TITLE Volume 02223 Folio 558
Created by instrument S497107L 21/05/1993

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE TP067433D 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: 30 BILTON STREET OMEO VIC 3898

DOCUMENT END

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TITLE PLAN		EDITION 1	TP 67433D
Location of Land Parish: COBUNGRA Township: OMEO Section: Crown Allotment: 3 Crown Portion: Last Plan Reference: Derived From: VOL 10131 FOL 442 Depth Limitation: NIL		Notations 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: 09/07/1999 VERIFIED: B. C.	
LENGTHS ARE IN METRES	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Printed 23/02/2024 Page 3 of 24	

Planning Report

Use and Development of Two Dwellings
30 Bilton Street, Omeo

Our reference – 20619

31 January 2024



FS 520900



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	Application Form	
	Proposed Site, Floor and Elevations (<i>Avallon Building Design</i>)	
	Proposed Carport Elevations (Version 1)	
	Copy of Title (Crown Allotment 3, Township of Omeo, Parish of Cobungra)	

Note: Applicable Planning Application fee is \$2,369.15

Class 1: Use \$707.55

Class2: Development \$1,661.60

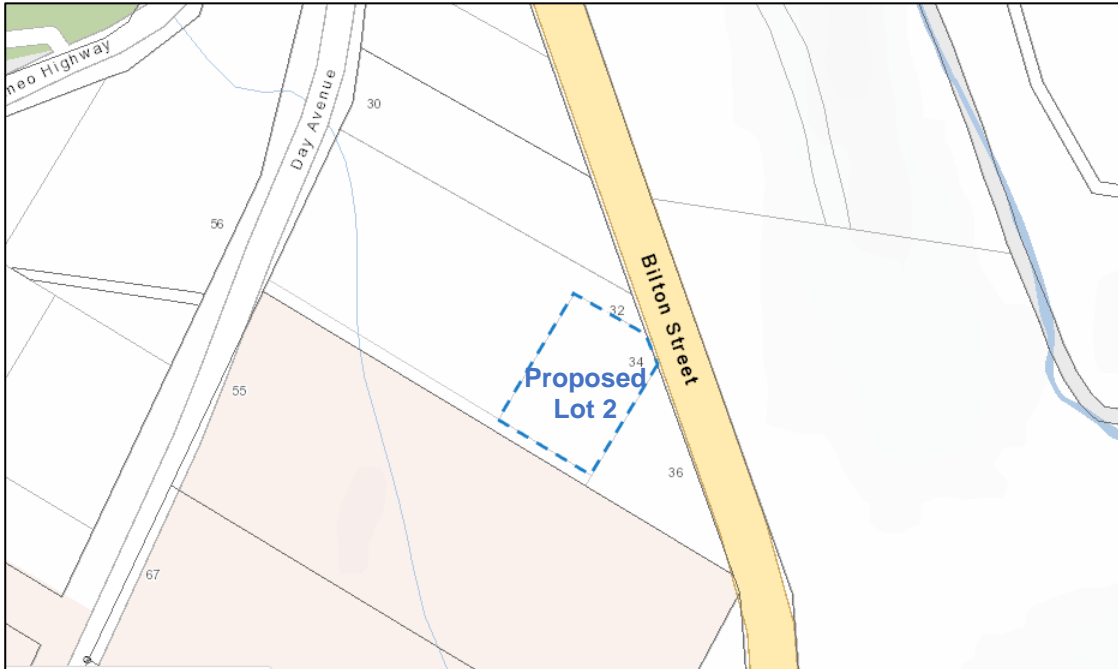
1. Introduction

This Planning Report is prepared in support of proposed use and development of two dwellings at 30 Bilton Street, Omeo. The Report addresses the provisions of the Low Density Residential Zone as contained within the East Gippsland Planning Scheme.

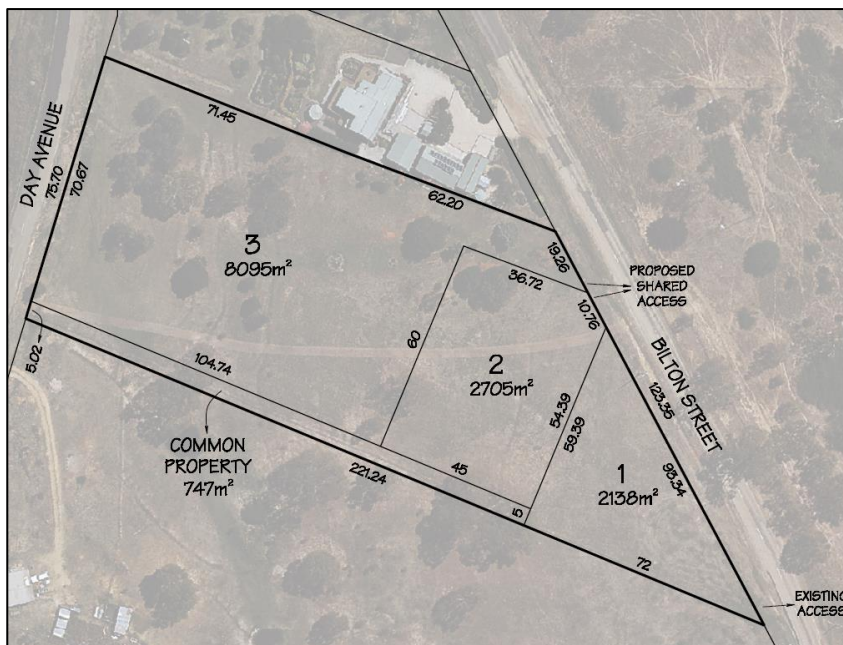


Aerial view of the subject land and immediate surrounds (Source: Google Earth)

The subject land has recently obtained a planning permit for a three lot subdivision, which has been certified. Proposed Lot 2 has been allocated the new street address of 34 Bilton Street, Omeo.



Extract from Zone map identifying subject land (Source: VicPlan)



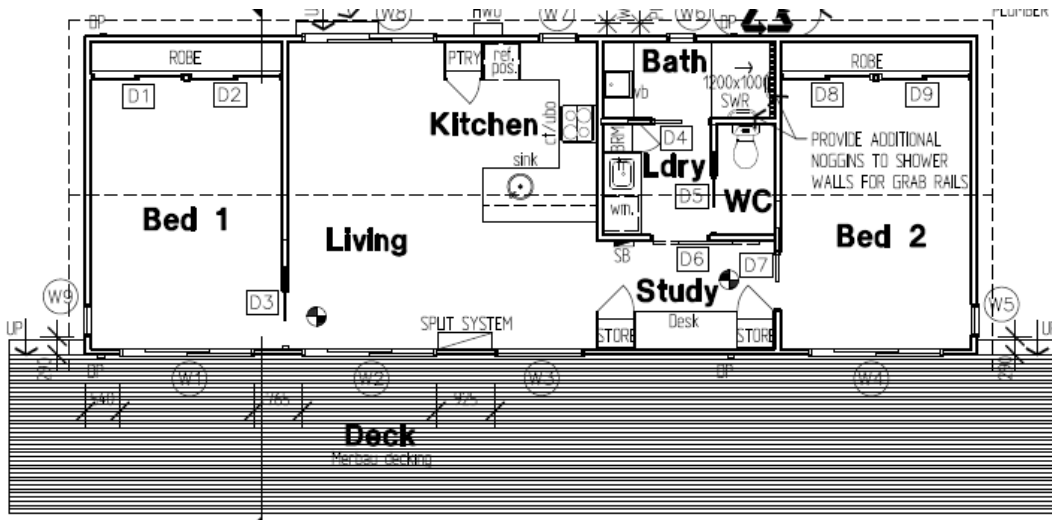
Extract from approved Proposed Subdivision Plan

The proposed access to lots 2 and 3 of the subdivision in Bilton Street has been constructed. Bilton Street is a constructed principal road while Day Avenue is a constructed urban road.

3. The Application & Proposal

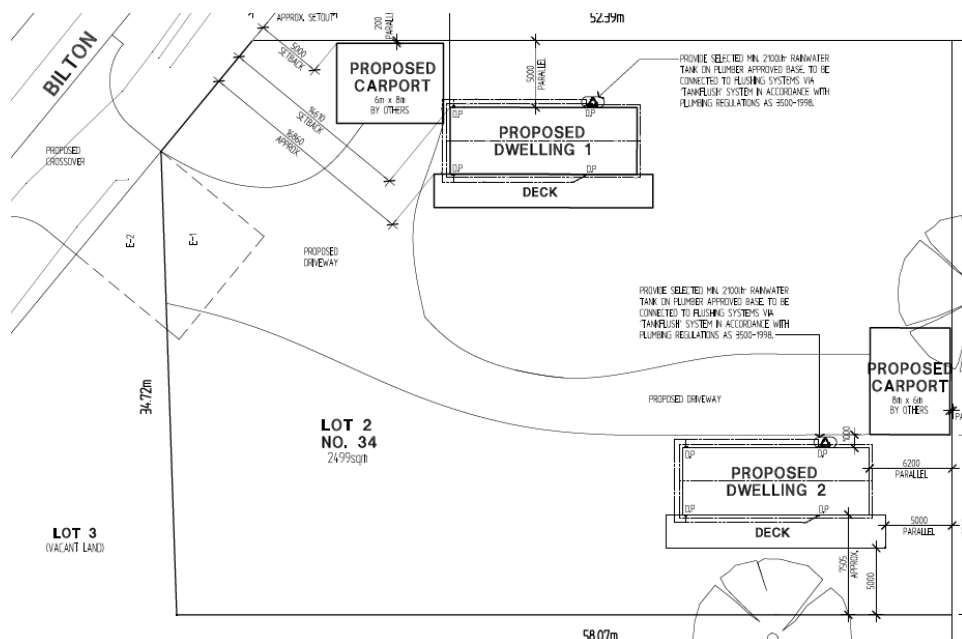
It is proposed to use and develop the land for the purposes of two dwellings. Each dwelling will be of the same design, as detailed on plans prepared by Avallon Building Design. The proposed single storey dwellings will be connected to reticulated sewerage.

The dwelling design is simple in form and will consist of two bedrooms, open plan living and kitchen area, bathroom, laundry, WC and study, with a large west facing deck.



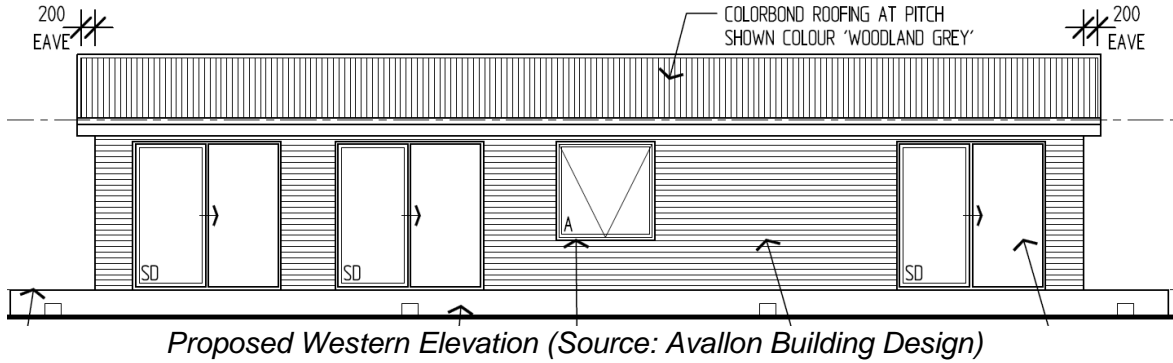
Proposed floor plan (Source: Avallon Building Design)

The siting of the proposed dwellings has been carefully considered to ensure they will remain within Proposed Lot 2 on PS 916360M once registered. We note the Site Plan prepared by Avallon Building Design depicts the proposed lot boundaries. A shared driveway will be constructed, facilitating vehicular connection to the recently constructed access from Bilton Street.

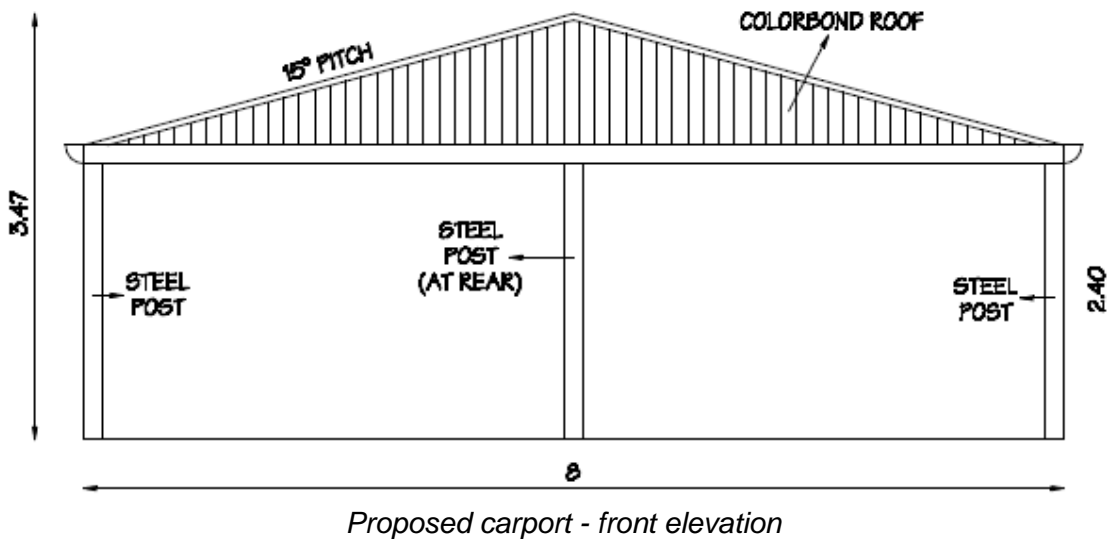


Proposed site plan (Source: Avallon Building Design)

The dwellings are modest, both in form and scale, with simple Linea horizontal cladding, aluminium windows and doors, and a pitched Colorbond roof. The proposed deck will be constructed from Merbau timber, raised on stumps.



A carport will be constructed for each dwelling to accommodate vehicles. The proposed carports will be 6.0 metres in width and 8.0 metres in length, constructed with a pitched Colorbond roof.



Planning approval is required pursuant to the following Clauses of the East Gippsland Planning Scheme:

Planning Scheme Clause No.	Description of what is Proposed
32.03-1 Low Density Residential Zone	Use of two dwellings on a lot
32.03-4 Low Density Residential Zone	Building and works associated with a Section 2 use

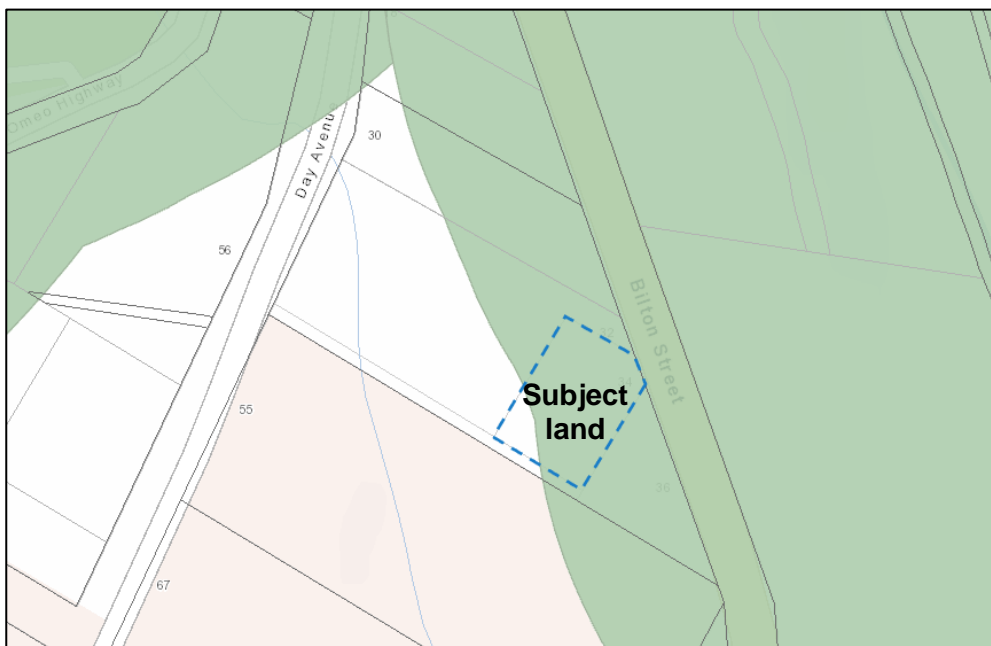
The application is required to be referred pursuant to Section 55 of the *Planning and Environment Act 1987* to the relevant water board or water supply authority.

4. Cultural Heritage

The proposal does not trigger any mandatory requirements to provide a Cultural Heritage Management Plan (CHMP) under the *Aboriginal Heritage Act 2006*.

Pursuant to Regulation 7 of the *Aboriginal Heritage Regulations 2018*, a CHMP is required for an activity if:

- (a) *all or part of the activity area for the activity is in an area of cultural heritage sensitivity; and*
- (b) *all or part of the activity is a high impact activity*



*Extract from Cultural Heritage Sensitivity mapping,
with sensitive areas shown in green (Source: VicPlan)*

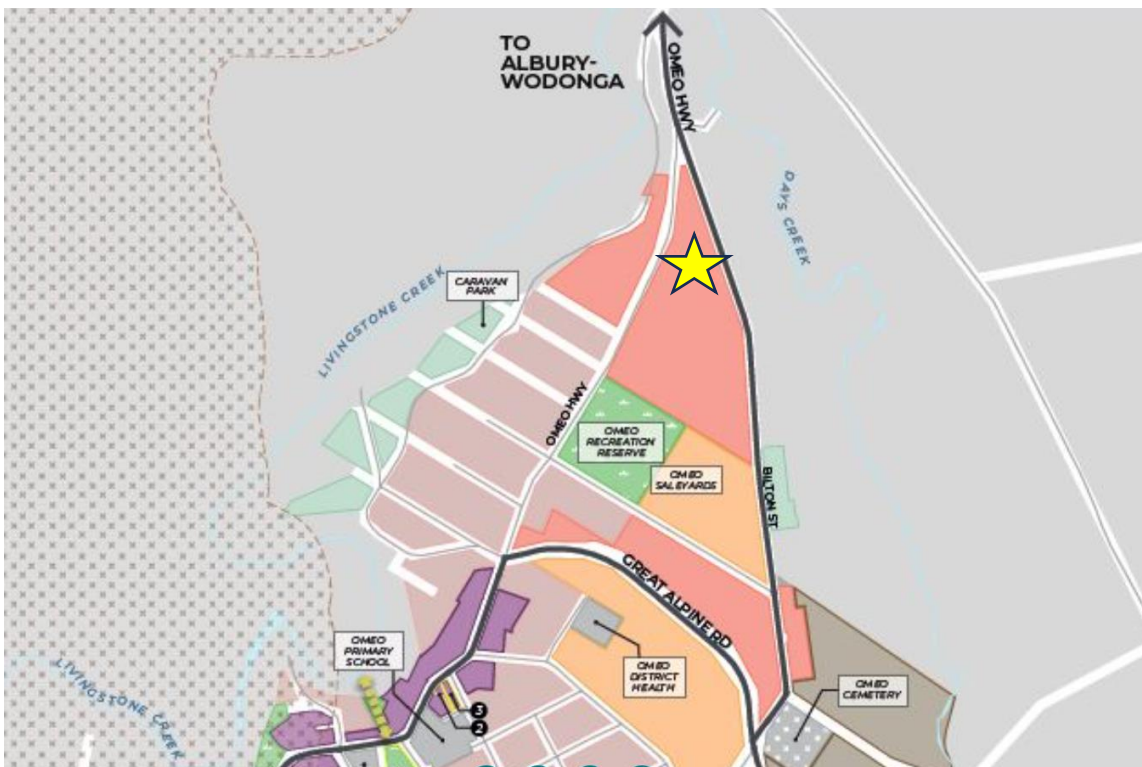
The subject land is partly in an area of cultural heritage sensitivity, however the construction of two dwellings on a lot is an exempt activity. Therefore, there is no mandatory requirement to provide a CHMP in support of the application.

5. Planning Policy

5.1 Planning Policy Framework

Support for the proposed development is found within Clause 11.01-1S Settlement as the land is contained within the Omeo settlement boundary, provides for a growth in population and limits urban sprawl.

Clause 11.01-1L-03 Rural settlements, applies to all land in the Omeo Framework Plan. Use and development of two dwellings on the property will assist to support Omeo as a district centre.



*Extract from Omeo Framework Plan, with yellow star representing the subject land
(Source: Clause 11.01-1L-03)*

As sought by Clause 13.01-1S Natural hazards and climate change, the proposed development will provide for population growth and development to a low risk location.

To achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development is the objective of Clause 15.01-2S Building design.

The proposed dwellings will assist to achieve several strategies that underpin this objective:

- The single storey scale of the dwellings is consistent with the character of prevailing development in Omeo.

- Little if any detrimental impacts, such as overlooking and overshadowing, will occur as a result of the development, given the larger lot sizes of the area.
- Modest built form is proposed providing a low and compact building footprint.

Development of this large vacant and serviced allotment with two dwellings in an established urban area reduces the share of new dwellings in fringe areas of the township consistent with Clause 16.01-1S Housing supply.

5.2 Municipal Planning Strategy

Clause 02.03-1 Settlement of the Municipal Planning Strategy advises that Omeo is a service town in the Highland sub-region. The development of two dwellings connected to reticulated sewerage consolidates development within the existing town boundary through infill development consistent with Council's strategic directions for rural settlements.

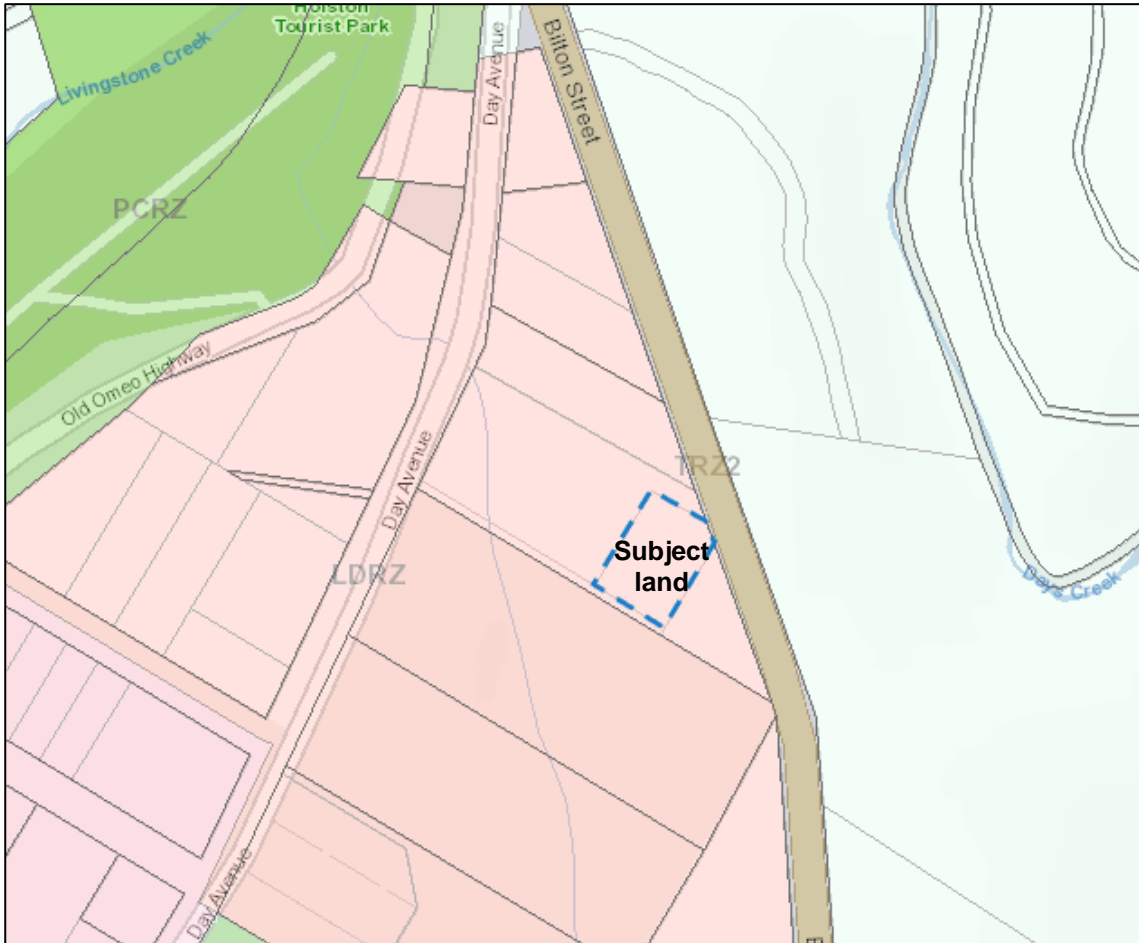
Environmental and landscape values within Clause 02.03-2 have been respected with the proposal as no native vegetation or planted vegetation requiring removal to facilitate the proposed development.

The location of the subject land is advantageous as it is within an area of lower risk as sought by Clause 02.03-3 Environmental risks and amenity. There are no Overlays applicable to the subject land, indicating minimal site constraints.

Both dwellings will be connected to reticulated sewerage protecting the special water supply catchment for domestic water supply on the southern side of the Great Dividing Range consistent with Clause 02.03-4 Natural resource management.

6. Low Density Residential Zone

The subject land is zoned Low Density Residential Zone in accordance with the East Gippsland Planning Scheme.



Planning scheme zone mapping (Source: VicPlan)

In accordance with Clause 32.03-2, a lot can be used for two dwellings provided each dwelling is connected to reticulated sewerage, water and electricity or have an alternative potable water supply.

The proposal positively addresses the relevant Decision guidelines of Clause 32.03-6 as the dwellings will be connected to reticulated sewerage, water and electricity, maintains the planted vegetation on the land, is sympathetic to the style and form of dwellings within the Omeo Township and provides for population growth within an existing settlement.

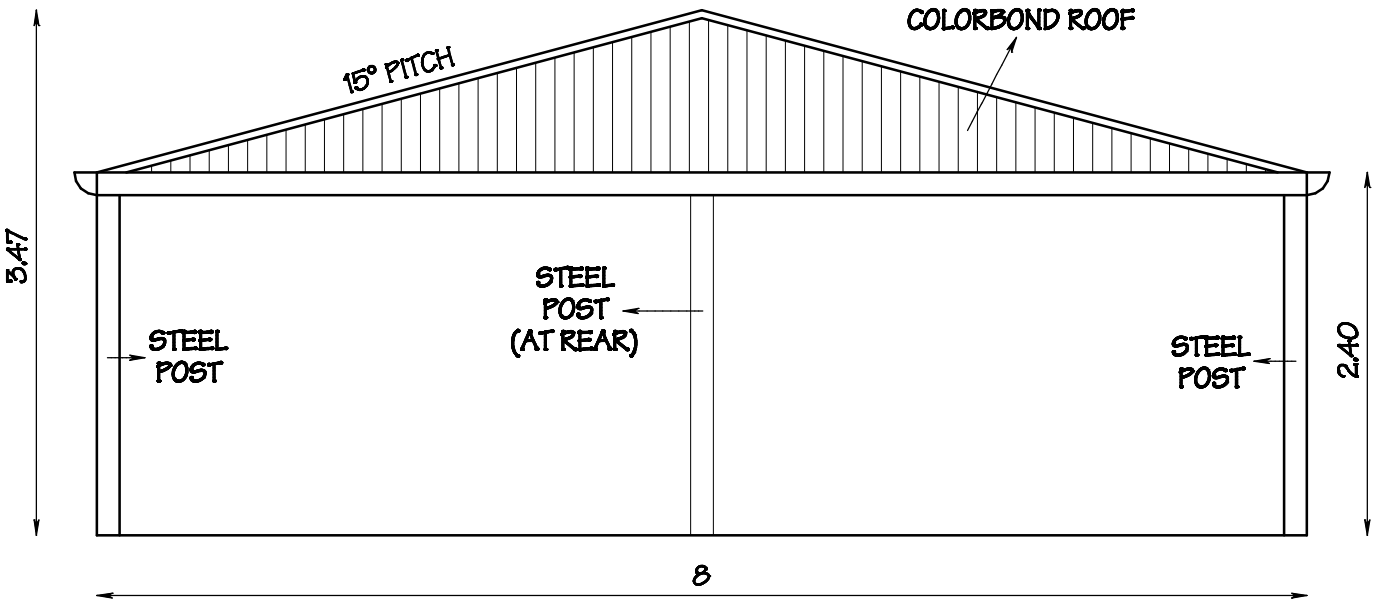
7. Conclusion

The proposed use and development of two dwellings at 30 Bilton Street, Omeo is considered to accord with all relevant provisions of the Low Density Residential Zone of the East Gippsland Planning Scheme. The proposal is consistent with Planning Policy Framework and Municipal Planning Statement and has been designed to reflect the style of buildings within Omeo.

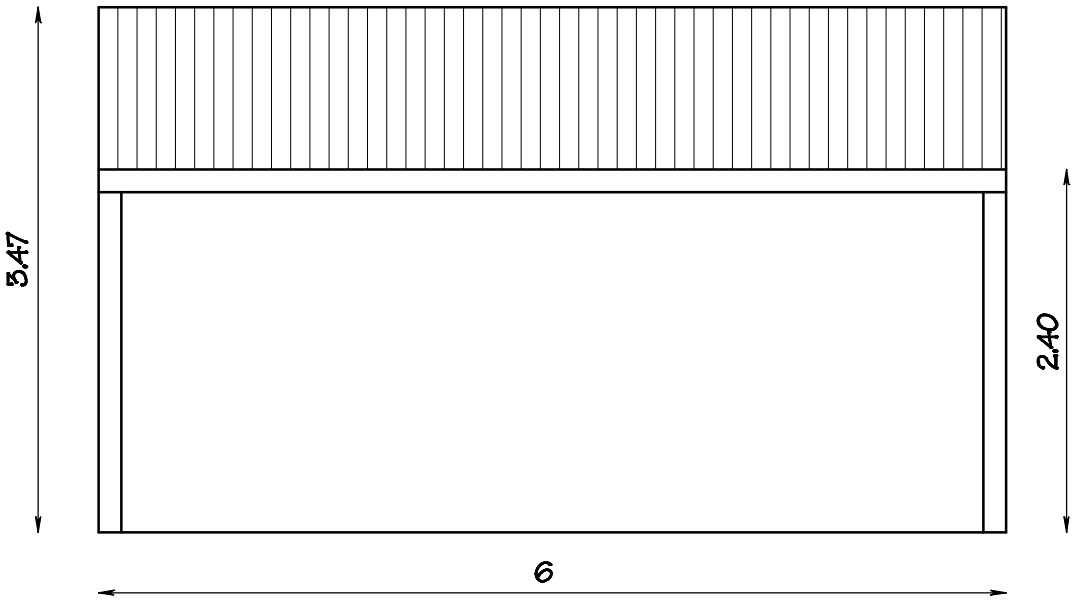
For these reasons we respectfully request that Council consider the merits of the application favourably and resolve to issue a Planning Permit.

ELEVATIONS PLAN (CARPORT)

FRONT ELEVATION



SIDE ELEVATION



RHONDA MANHIRE
34 BILTON STREET, OMEO

Crowther & Sadler Pty. Ltd.
LICENSED SURVEYORS & TOWN PLANNERS
152 MACLEOD STREET, BAIRNSDALE, VIC., 3875
P. (03) 5152 5011 E. contact@crowthersadler.com.au

FILENAME: Y:\20000-20999\20600- 20699\20619 Manhire\20619 Elevations (Carport) V1.pro

NOTATIONS

SCALE (SHEET SIZE A3)

1 : 50

SURVEYORS REF.

20619

VERSION 1 - DRAWN 03/11/2023

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GENERAL NOTES:

* All materials and work practices shall comply with, but not limited to the Building Regulations 2018, National Construction Code Series 2019, building Code of Australia Vol 2 and all relevant current Australian Standards (as amended) referred to therein.

* Unless otherwise specified, the term BCA shall refer to National Construction Code Series 2019 Building Code of Australia Vol 2.

* All materials and construction practice shall meet the Performance requirements of the BCA. Where an alternative solution is proposed then, prior to implementation or installation, it first must be assessed and approved by the Relevant Building Surveyor as meeting the Performance Requirements of the BCA.

* Glazing, including safety glazing, shall be installed to a size, type and thickness so as to comply with:
– BCA Part 3.6 for Class 1 and 10 Buildings within a design wind speed of not more than N3; and
– NCC 2013 BCA Vol 1 Part B1.4 for Class 2 and 9 Buildings.

* Waterproofing of wet areas, being bathrooms, showers, shower rooms, laundries, sanitary compartments and the like shall be provided in accordance with AS 3740–2010: Waterproofing of Domestic Wet Areas.

* These drawings shall be read in conjunction with any House Energy Rating (HERS) report and shall be constructed in accordance with the stamped plans endorsed by the accredited Thermal Performance Assessor without alterations.

* Step sizes (other than for spiral stairs) to be:
– Risers (R) 190mm maximum and 115mm minimum.
– Going (G) 355mm maximum and 240mm minimum.
– 2R + 1G 0 700mm maximum and 550mm minimum.
– with less than 125mm gap between open treads.

* All treads, landings and the like to have a slip–resistance classification of P3 or R10 for dry surface conditions & P4 or R11 for wet surface conditions, or a nosing strip with a slip–resistant classification of P3 for dry surface conditions & P4 for wet surface conditions.

* Provide barriers where changes in level exceeds 1000mm above the surface beneath landings, ramps and/or treads. Barriers (other than tensioned wire balustrade) to be:
–1000mm minimum above finished surface level of balconies, landings or the like, and
– 865mm minimum above finished surface level of stair nosing or ramp and,
– vertical with less than 125mm gap between, and
– any horizontal element within the balustrade between 150mm and 760mm above the floor must not facilitate climbing where changes in level exceeds 4000mm above the surface beneath landings, ramps and/or treads.

* Wire balustrade construction to comply with NCC 2019 BCA Part 3.9.2.3 for Class 1 and 10 Buildings and NCC 2019 BCA Vol 1 Part D2.16 for other classes of Buildings.

* Top of handrails to be minimum 865mm vertically above stair nosing and floor surface of ramps.

* Window sizes nominated are nominal only. Actual size may vary according to manufacturer. Windows to be flashed all around.

* Where the building (excluding a detached Class 10) is located in a termite prone area, the area to underside of building and perimeter is to be treated against termite attack.

* Concrete stumps:
– Up to 1400mm long to be 100mm x 100mm (1 no. H.D. Wire)
– 1401mm to 1800mm long to be 100mm x 100mm (2 no. H.D. Wires)
– 1801mm to 3000mm long to be 125mm x 125mm (2 no. H.D. Wires)
– 100mm x 100mm stumps exceeding 1200mm above ground level to be braced where no perimeter base brickwork provided.

* For buildings in marine or other exposure environments shall have masonry units, mortar and all built in components and the like complying with the durability requirements of Table 4.1 of AS 4773.1–2010 'Masonry in small buildings' Part 1: Design.

* All stormwater to be taken to the legal point of discharge to the Relevant Authorities approval.

* These drawings shall be read in conjunction with all relevant structural and all other consultants' drawings/details and with any other written instructions issued in the course of the contract.

* Site plan measurements in metres, all other measurements in millimetres u.n.o.

* Figured dimensions take precedence over scaled dimensions.

* the Builder shall take all steps necessary to ensure the stability and general water tightness of all new and/or existing structures during all works.

* The Builder and Subcontractors shall check and verify all dimensions, setbacks, levels and specifications and all other relevant documentation prior to the commencement of any works. Report all discrepancies to the office for clarification.

* Installation of all services shall comply with the respective supply authority requirements.

* The Builder and Subcontractors shall ensure that all stormwater drains, sewer pipes and the like are located at a sufficient distance from any buildings footing and.or slab edge beams so as to prevent general moisture penetration, dampness, weakening and undermining of any building and its footing system.

* These plans have been prepared for the exclusive use by the client of Avallon Building Design and Drafting ('The Designer') for the purpose expressly notified to the Designer. Any other person who uses or relies on these plans without the Designer's written consent does to at their own risk and no responsibility is accepted by the Design for such use and/or reliance.

* A building Permit is required prior to the commencement of these works. The release of these documents is conditional to the Owner obtaining the required Building Permit.

* The Client and/or the Client's Builder shall not modify or amend the plans without the knowledge and consent of Avallon Building Design and Drafting except where a Registered Building Surveyor makes minor necessary changes to facilitate the Building Permit application and that such changes are promptly reported back to Avallon Building Design and Drafting.

* The approval by this office of a substitute material, work practice, variation or the like is not an authorisation for its use or a contract variation. Any said variations must be accepted by all parties to the agreement and where applicable the Relevant Building Surveyor prior to implementing the said variation.

STORMWATER
90mm DIA. Class 6 UPVC stormwater line laid to a minimum grade of 1:100 and connected to the legal point of stormwater discharge. Provide inspection openings at 9000mm C/C and at each change of direction.

The cover to underground stormwater drawings shall be not less than
– 100mm under soil
– 50mm under paved or concrete areas
– 100mm under unreinforced concrete or paved driveways
– 75mm under reinforced concrete driveways

SITE ENVIRONMENT DESIGN INFORMATION
Site Bushfire Attack Assessment (Simplified method)
Reference document AS 3959–2018 Construction of Buildings in Bushfire prone areas

Relevant Fire Danger Index (FDI) – 100
Predominate Vegetation – Grassland
Classification – Group G
Type – Grassland
Distance of site from predominate vegetation – 85m
Effective slope of land– Upslope 0 deg..
Determination of Bushfire Attack Level (BAL) – 12.5

Site Classification
Site classification as Class: '?'
Refer soil report No: ??
By: ??
Dated: ??

Design Gust Wind Speed / Wind Classification
Building tie–downs to be provided in accordance with AS1684–2010 for an assumed design gust wind speed / wind classification of N2 (subject to confirmation on site by Relevant Building Surveyor at first inspection) refer to AS1684–2010 for construction requirements.



Climate Zone
Climate zone for Thermal design / Thermal performance assessment: Zone 6

Corrosion protection of built–in structural members
Provide corrosion protection of built–in structural steel members such as steel lintels, shelf angles, connectors, accessories (other than wall ties) in accordance with Table 4.1 of AS 4773.1–2010 Masonry in Small Buildings, Part 1: Design suitable for an Environment Classification of Moderate

Corrosion protection for sheet roofing
Provide corrosion protection for sheet roofing in accordance with BCA Table 3.5.1a suitable for an Environment Classification of Moderate



DO NOT SCALE OFF DRAWINGS.
ALL DIMENSIONS TO BE CHECKED
PRIOR TO COMMENCEMENT OF WORKS.

Proposed : 2 Long stay dwellings At : Lot 2, No. 34 Bilton Street, Omeo Vic. 3898 Client : Ronda Manhire & Graham Symons For :- Soul Space Studios		A	WORKING DRAWINGS	21/6/2023	 www.soulpacestudios.com.au 0418 177 979	 PO Box 170 Trafalgar Vic. 3824 Mob. 0419 598 662 E. design@avallon.com.au © COPYRIGHT '2023' This document or any document forming part of this document remains the property of Soulspace Studios and may not be retained, copied or altered in whole or in part, or used without the written permission.	TITLE Working Drawings :- General Notes	
							Scale N/A	Date 21/6/23
							Drawn MG	Job No. 1
							Issue A	Sheet 1 of 8
		REV	AMENDMENT	DATE				

Printed 23/02/2024

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BAL 29 BUILDING SPECIFICATIONS

ROOFS (INCL VERANDAH & ATTACHED CARPORT ROOFS)

- ROOF / WALL JUNCTION TO BE SEALED TO PREVENT MAX 3MM GAPS
- GABLES AND ROOF VENTS TO BE FITTED WITH EMBER GUARDS MADE OF NON-COMBUSTIBLE MATERIAL MAX 2MM APERTURE

TILED

- FULLY SARKED (FLAMMABILITY INDEX NOT MORE THAN 5)
- INSTALLED DIRECTLY BELOW TILE BATTENS
- MUST COVER THE ENTIRE ROOF AREA INCLUDING RIDGE AND HIPS AND BE INSTALLED SO THAT THERE ARE NO GAPS WHERE SARKING MEETS FASCIA, GUTTERS, VALLEYS AND THE LIKE

SHEET

- FULLY SARKED AS PER ABOVE (FLAMMABILITY INDEX NOT MORE THAN 5)
- FOIL BACKED INSULATION BLANKETS MAY BE INSTALLED OVER BATTENS
- GAPS GREATER THEN 3MM TO BE SEALED WITH
 - a) MESH WITH A MAXIMUM 2MM APERTURE, MADE FROM CORROSION RESISTANT STEEL, BRONZE OR ALUMINIUM OR
 - b) MINERAL WOOL OR
 - c) OTHER NON-COMBUSTIBLE MATERIAL

PENETRATIONS (INCLUDING ROOF LIGHTS, ROOF VENTILATORS, ROOF MOUNTED EVAPORATIVE COOLING UNITS, AERIALS, VENT PIPES AND SUPPORTS FOR SOLAR COLLECTORS)

- PENETRATIONS TO BE SEALED AT ROOF WITH MAXIMUM GAP OF 3MM USING NON-COMBUSTIBLE MATERIAL
- OPENINGS IN ROOF VENTILATORS OR VENT PIPES TO BE FITTED WITH EMBER GUARDS MADE FROM A MESH WITH MAXIMUM APERTURE OF 2MM, MADE OF CORROSION RESISTANT STEEL, BRONZE OR ALUMINIUM
- FLASHING ELEMENTS OF TUBULAR SKYLIGHTS MAY BE OF FIRE RETARDANT MATERIAL, PROVIDED INTEGRITY MAINTAINED BY UNDER FLASHING MATERIAL WITH MAXIMUM FLAMMABILITY INDEX OF 5
- PIPE OR CONDUIT PENETRATING THE ROOF COVERING MUST BE NON-COMBUSTIBLE
- GLAZED ELEMENTS IN ROOF LIGHTS MAY BE OF POLYMER PROVIDED PROTECTED BY A SAFETY GLASS DIFFUSER, COMPLYING WITH AS1288, A GRADE SAFETY GLASS, MINIMUM 4MM THICK
- EVAPORATIVE COOLING UNITS TO BE FITTED WITH NON-COMBUSTIBLE BUTTERFLY CLOSERS AT ROOF LEVEL

EAVES LINING

- FIBRE CEMENT SHEET, MINIMUM 4.5MM THICK
- PENETRATIONS PROTECTED IN SAME MANNER AS ROOF PENETRATIONS ABOVE
- JOINTS MAY BE SEALED WITH PLASTIC STRIPS OR TIMBER STORM MOULDS

FASCIA AND BARGEBOARDS

- BUSHFIRE RESISTING TIMBER, OR
- METAL AND BE FIXED AT 450MM CENTRES

GABLES

- PROTECTED AS PER EXTERNAL WALLS

GUTTERS AND DOWNPIPES

- THIS STANDARD DOES NOT PROVIDE REQUIREMENTS FOR DOWNPIPES
- GUTTERS SHALL BE METAL WITH THE EXCEPTION OF BOX GUTTERS
- BOX GUTTERS SHALL BE NON-COMBUSTIBLE AND FLASHED AT THE JUNCTION WITH THE ROOF, WITH NON-COMBUSTIBLE MATERIALS

EXTERNAL DOORS

SIDE HUNG EXTERNAL DOORS (INCLUDING FRENCH, PANEL AND BI-FOLD DOORS)

- DOORS AND DOOR FRAMES BEHIND BUSHFIRE SHUTTER OR
- DOORS AND DOOR FRAMES BEHIND SCREENS OR
- UNGLAZED DOOR
- DOORS TO BE
 - a) NON COMBUSTIBLE OR
 - b) SOLID HAVING MIN THICKNESS OF 35MM FOR THE LOWER 400MM OR
 - c) HOLLOW CORE PROTECTED EXTERNALLY BY A SCREEN
- GLAZED DOOR
 - a) GLAZING 6MM TOUGHENED
 - b) GLAZING WITHIN 400MM OF A HORIZONTAL SURFACE SHALL BE SCREENED EXTERNALLY
- DOOR FRAME
 - a) BUSHFIRE RESISTING TIMBER OR
 - b) METAL OR
 - c) METAL REINFORCED PVC-U
- WEATHER STRIPS REQUIRED TO BASE OF SIDE HUNG DOORS, MAXIMUM GAP 3MM
- ALL DOORS TIGHT FITTING TO THE DOOR FRAME AND TO AN ABUTTING DOOR

SLIDING DOORS

- BEHIND BUSHFIRE SHUTTER OR
- BEHIND SCREENS OR
- GLAZED DOOR
 - GLAZING 6MM TOUGHENED
- DOOR FRAME SUPPORTING THE SLIDING DOOR AND THE FRAMING SURROUNDING THE GLAZING SHALL BE MADE FROM
 - a) BUSHFIRE RESISTING TIMBER OR
 - b) METAL OR
 - c) METAL REINFORCED PVC-U
- TIGHT FITTING IN THE FRAMES

GARAGE DOORS

- NON-COMBUSTIBLE MATERIAL
- MAXIMUM GAP 3MM TO GUIDE TRACKS OR SIMILAR
- WEATHER STRIPS, DRAUGHT EXTRUDERS, DRAUGHT SEALS REQUIRED, MAXIMUM GAP 3MM
- ROLLER DOORS SHALL BE FITTED WITH A NYLON BRUSH THAT IS IN CONTACT WITH THE TOP OF THE DOOR

WINDOWS

- BEHIND BUSHFIRE SHUTTERS, OR
- BEHIND EXTERNAL SCREENS, OR
- IF LESS THAN 400MM OFF HORIZONTAL SURFACE

WINDOWS FRAMES

- a) BUSHFIRE RESISTING TIMBER OR
- b) TIMBER SPECIES FROM E2 OR
- c) METAL OR
- d) METAL REINFORCED PVC -U

GLAZING REQUIREMENTS

- GLAZING 5MM TOUGHENED - OPENABLE PART SCREENED INTERNALLY OR EXTERNALLY
- EXTERNAL HARDWARE TO BE METAL
- GLAZING LESS THAN 400MM OFF HORIZONTAL SURFACE - THAT PART SHALL BE SCREENED EXTERNALLY
- OPENABLE PORTIONS OF WINDOWS CAN BE SCREENED INTERNALLY OR EXTERNALLY

SCREENS FOR WINDOWS AND DOORS

SCREENS

- METAL SCREENS WITH A MESH MAXIMUM APERTURE OF 2MM
- SCREENS MADE FROM CORROSION RESISTANT STEEL, BRONZE OR ALUMINIUM
- MAXIMUM 3MM GAP BETWEEN SCREEN AND BUILDING.

EXTERNAL WALLS

THE EXPOSED COMPONENTS OF ANY CLADDING MUST BE MADE OF:

- a) NON-COMBUSTIBLE MATERIAL, OR
- b) FIBRE CEMENT SHEET MINIMUM 6MM THICK OVER TIMBER OR METAL FRAME WHICH IS FULLY SARKED, OR
- c) STEEL SHEET OVER TIMBER OR METAL FRAME WHICH IS FULLY SARKED, OR
- d) BUSHFIRE RESISTING TIMBER OVER TIMBER OR METAL FRAME WHICH IS FULLY SARKED

JOINTS

- ALL JOINTS TO BE COVERED, SEALED, OVERLAPPED, BACKED OR BUTT JOINTED TO PREVENT GAPS GREATER THAN 3MM

VENTS AND WEEPHOLES

- SCREENING REQUIRED WITH MESH A MAXIMUM APERTURE OF MESH 2M MADE FROM CORROSION RESISTANT STEEL, BRONZE OR ALUMINIUM

VERANDAH

VERANDAH

- WHEN FORMING PART OF THE MAIN ROOF OF THE DWELLING, MUST COMPLY WITH DWELLING ROOF REQUIREMENTS

ENCLOSED SUBFLOOR SPACES OF VERANDAHS AND DECKS

- MATERIALS USED TO ENCLOSED SUBFLOOR SPACES OF VERANDAHS AND DECKS TO BE AS PER EXTERNAL WALL REQUIREMENTS
- DECKING, STAIR TREADS AND TRAFFICABLE SURFACES SHALL BE MADE FROM: ONON-COMBUSTIBLE MATERIAL OR

BUSHFIRE RESISTING TIMBER

- HANDRAILS AND BALUSTRADES THAT ARE WITHIN 125MM OF ANY GLAZING OR NON-COMBUSTIBLE WALL SHALL BE MADE FROM: ONON-COMBUSTIBLE MATERIAL OR
- BUSHFIRE RESISTING TIMBER

FLOORS

SUSPENDED TIMBER/STEEL FRAMED CONSTRUCTION

- SUB-FLOOR TO BE ENCLOSED WITH NON-COMBUSTIBLE MATERIAL, VENTILATION OPENINGS TO HAVE ALUMINIUM MESH

WATER AND GAS

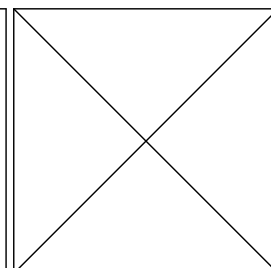
WATER AND GAS

- ABOVE GROUND, EXPOSED WATER AND GAS SUPPLY PIPES SHALL BE METAL

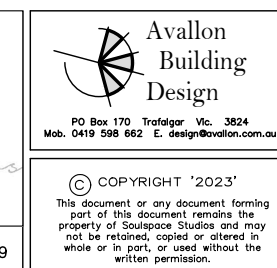


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PRIOR TO COMMENCEMENT OF WORKS.

Proposed : 2 Long stay dwellings
At : Lot 2, No. 34 Bilton Street,
Omeo Vic. 3898
Client : Ronda Manhire & Graham Symons
For :- Soul Space Studios



A	WORKING DRAWINGS	21/6/2023
REV	AMENDMENT	DATE



TITLE		
Working Drawings :- General Notes		
Scale	N/A	Date 21/6/23
Drawn	MG	Job No. 1
Issue	A	Sheet 1 of 8

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GENERAL NOTES

SITE SOIL CLASSIFICATION
(SITE SOIL CLASSIFICATION TO BE CONFIRMED)

PROPERTY INFORMATION

PROPERTY INFORMATION NOT AVAILABLE AT TIME OF DRAFTING DETAILS OF ASSETS IN EASEMENTS NOT AVAILABLE AT TIME OF DRAFTING. VERIFY ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION

AG. AND/OR STORMWATER DRAIN LAYOUT IS INDICATIVE ONLY AND WILL BE LAID TO THE DRAINERS DISCRETION

LPD TO BE CONFIRMED ON SITE BY BUILDER PRIOR TO COMMENCEMENT OF CONSTRUCTION

NEW DP'S TO DRAIN TO LPD VIA 90Ø uPVC SWD WITH MINIMUM 1:100 FALL.

TERMITE PROTECTION

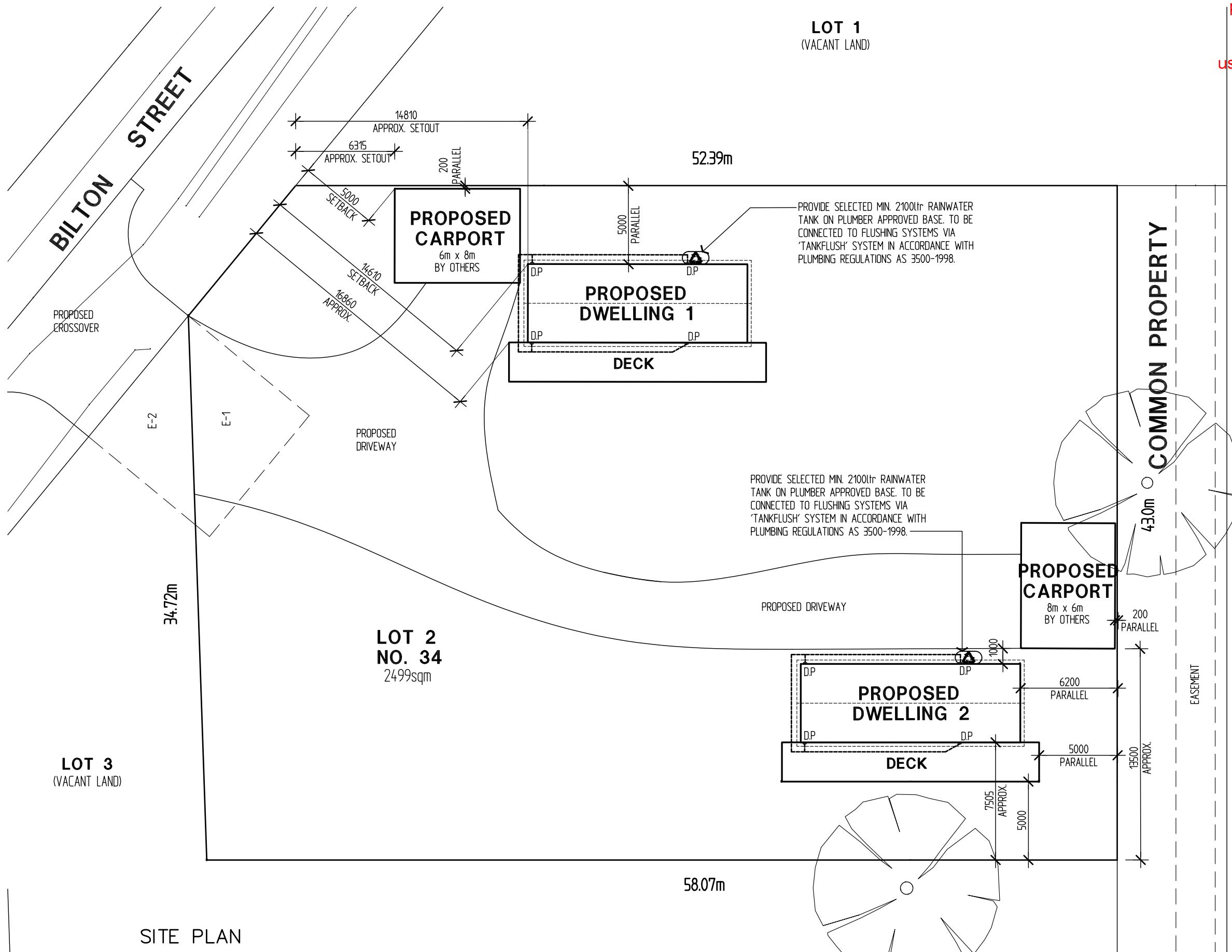
PROVIDE TERMITE TREATMENT IN ACCORDANCE WITH AS 3660

GARDEN NOTES

GARDEN AREA - DOES NOT INCLUDE A DRIVEWAY, ANY AREA SET ASIDE FOR CAR PARKING, ANY BUILDING OR ROOFED AREA AND ANY AREA THAT HAS A DIMENSION OF LESS THAN 1 METER IN NEIGHBORHOOD RESIDENTIAL ZONE AND GENERAL RESIDENTIAL ZONE.

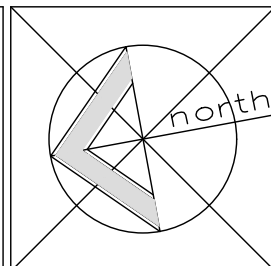
SITE ANALYSIS

DWELLINGS AREA	222	8.21%
PERVIOUS AREA	2065	76.34%
IMPERVIOUS AREA (EXCLUDING DWELLINGS)	418	15.45%
GARDEN AREA	2038	75.34%
LOT SIZE	2705	100%

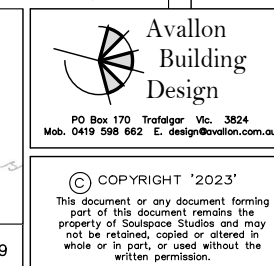


SITE PLAN

Proposed : 2 Long stay dwellings
At : Lot 2, No. 34 Bilton Street,
Omeo Vic. 3898
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A	WORKING DRAWINGS	21/6/2023
REV	AMENDMENT	DATE

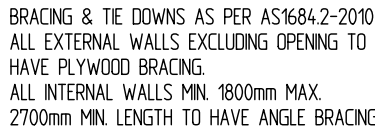


TITLE Working Drawings :- Site Plan	
Scale 1:250	Date 21/6/23
Drawn MG	Job No. 1
Issue A	Sheet No. 1 of 3

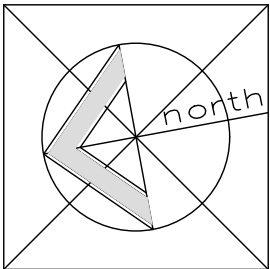


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Proposed : 2 Long stay dwellings
At : Lot 2, No. 34 Bilton Street,
Omeo Vic. 3898
Client : Ronda Manhire & Graham Symons
For :- Soul Space Studios



A	WORKING DRAWINGS	21/6/2023
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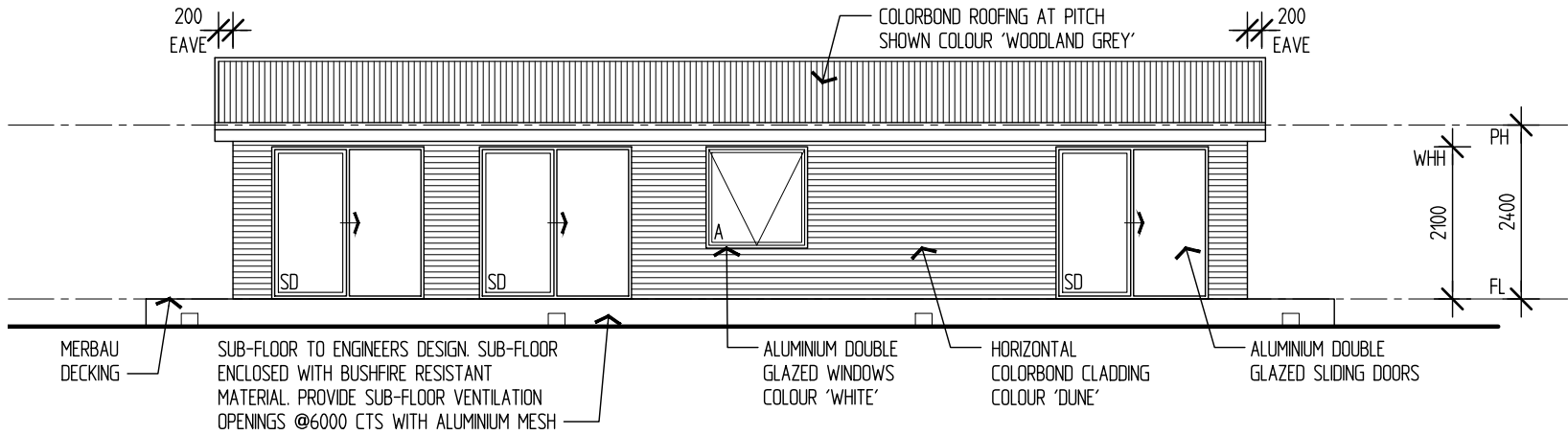
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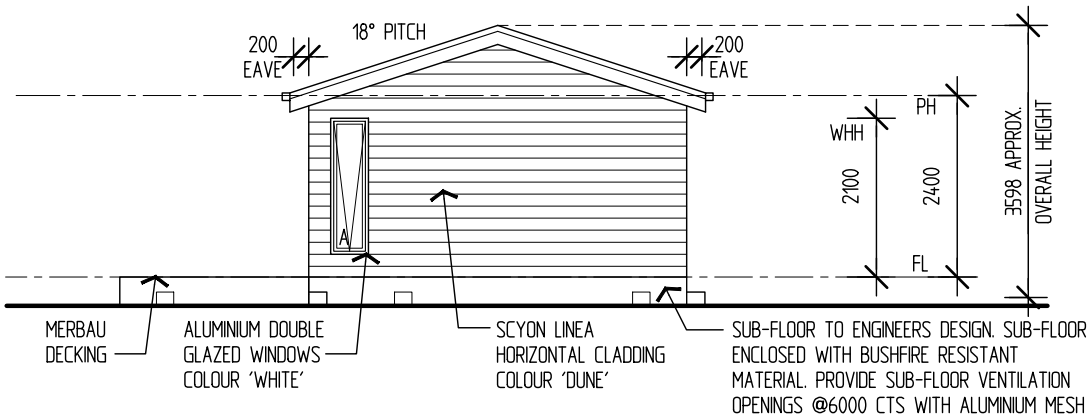
TITLE Working Drawings :- Floor Plan	
Scale 1: 100	Date 21/6/23
Drawn MG	Job No. 1
Issue A	Sheet 1 of 8

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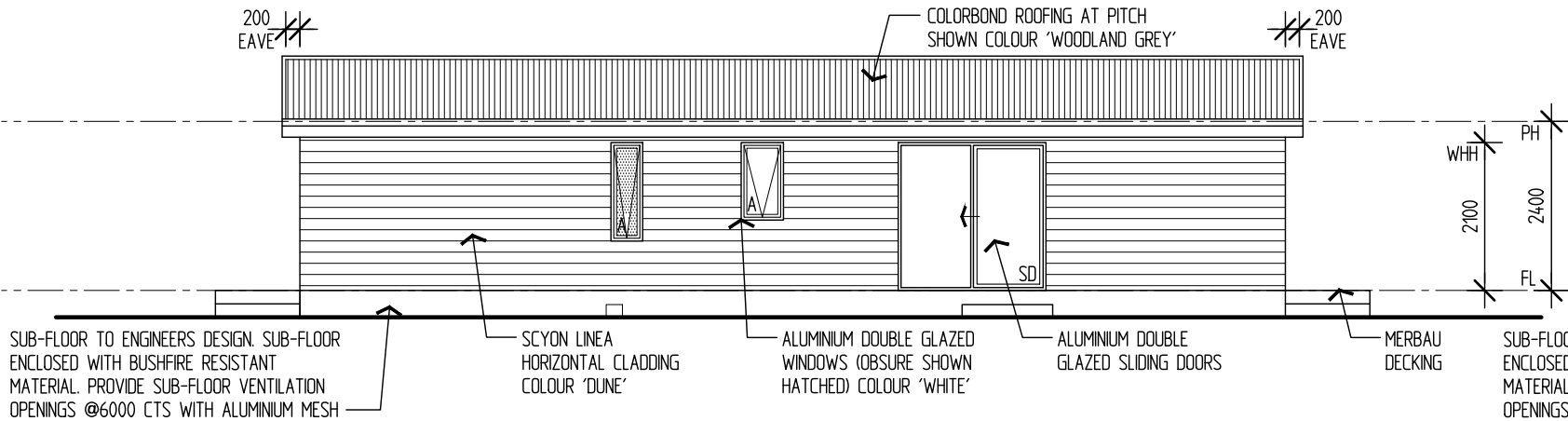
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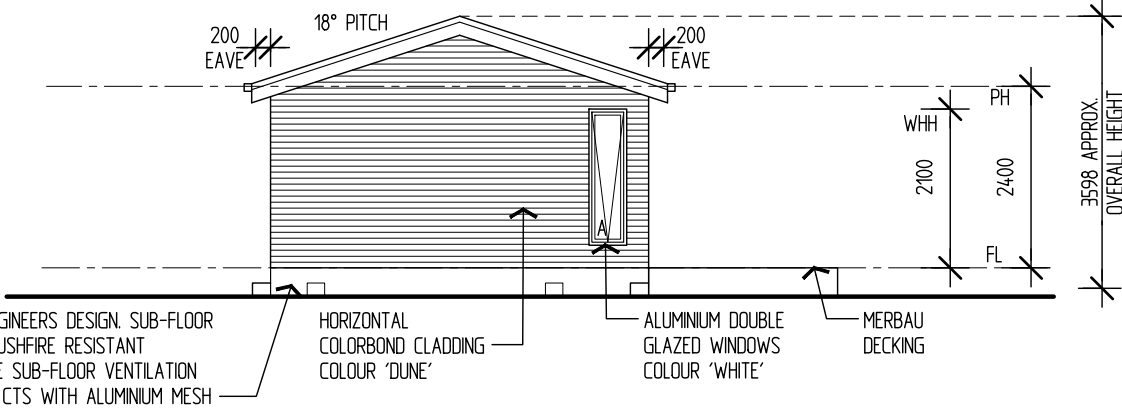
ELEVATION A



ELEVATION B



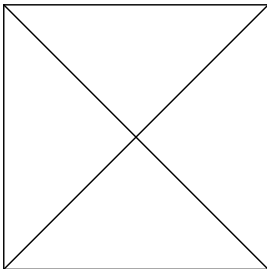
ELEVATION C



ELEVATION D

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Proposed : 2 Long stay dwellings
At : Lot 2, No. 34 Bilton Street,
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A	WORKING DRAWINGS	21/6/2023
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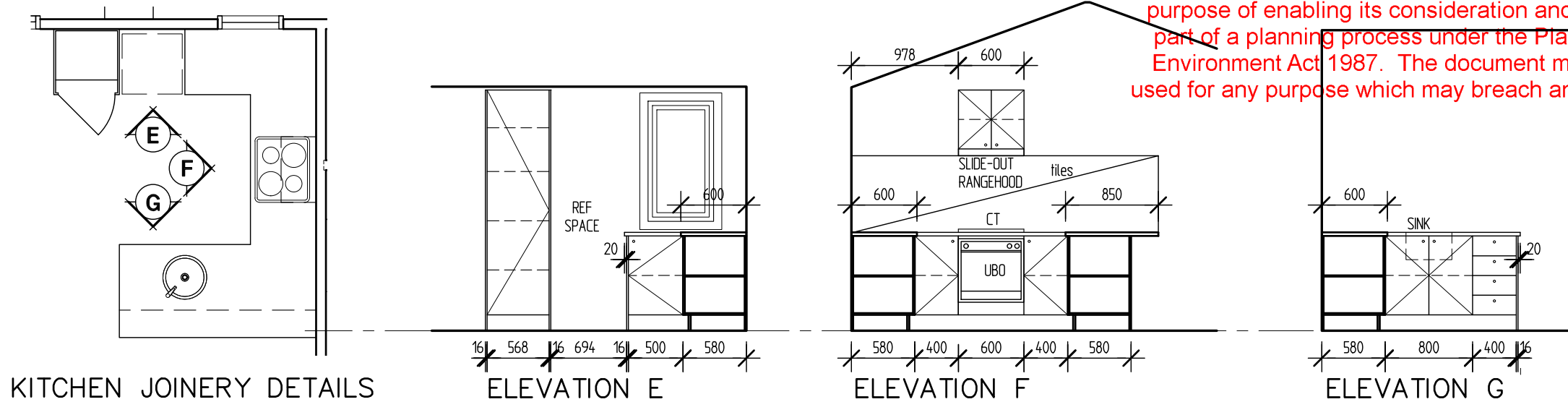
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TITLE Working Drawings :- Elevations		
Scale	1:100	Date 21/6/23
Drawn	MG	Job No. 1
Issue	A	Sheet 21 of 24

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STUD SCHEDULE

MEMBER	SIZE	GRADE	CTS	SPAN
STUDS	90x45	F5	350	1200
NOGGINGS	70x35	F5	1200	
L/BEAR. TOP PLATE	2/90x45	F5		
TOP & BOTTOM PLATE	90x45	F5		
JAMB STUD	2/90x35	F5		1250
JAMB STUD	2/90x45	F5		2500
LINTEL	120x35	MGP10		1250
LINTEL	190x45	MGP10		2500

SOIL CLASSIFICATION

CLASS : '?'
REFER TO SOIL REPORT BY: ??
DATED: ?? REPORT NO: ??

NOTE:

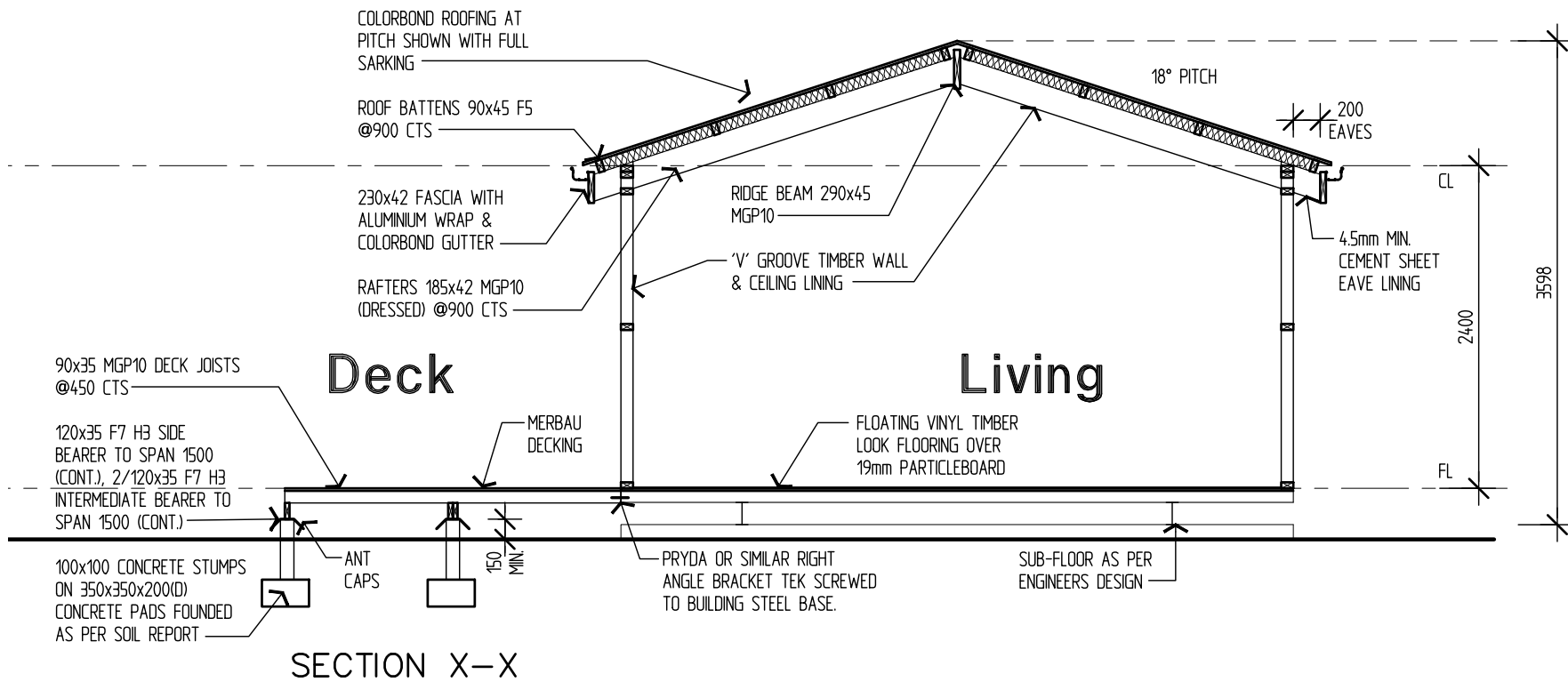
- PROVIDE TERMITE TREATMENT TO A.S. 3660.1
- THESE DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERS SPECIFICATIONS, ENGINEERS DETAILS AND SIZES TO TAKE PRECEDENCE.

ENERGY RATING REQUIREMENTS

- R6.0 INSULATION TO CEILING WITH R13 REFLECTIVE BLANKET TO ROOF
- R2.7 INSULATION TO EXTERNAL WALLS
- R2.7 INSULATION TO INTERNAL BATH WALLS
- R2.0 INSULATION UNDER FLOOR
- REFER WINDOW SCHEDULE FOR WINDOW SPECIFICATIONS.

DOOR SCHEDULE

No	Height	Width	Comments
D1	2040	2/720	Quickslide robe
D2	2040	2/720	Quickslide robe
D3	2040	850	Cavity slider
D4	2040	850	Cavity slider
D5	2040	850	Cavity slider
D6	2040	850	Sliding barn
D7	2040	850	Cavity slider
D8	2040	2/720	Quickslide robe
D9	2040	2/720	Quickslide robe



WINDOW SCHEDULE

No	Size (HxW)	Glazing Type	Material	Comments	U	SHGC
W1	2100x2100	DG	Aluminium	Sliding door	3.83	0.62
W2	2100x2100	DG	Aluminium	Sliding door	3.83	0.62
W3	1400x1400	DG	Aluminium	Awning	4.27	0.55
W4	2100x2100	DG	Aluminium	Sliding door	3.83	0.62
W5	1800x500	DG	Aluminium	Awning	4.27	0.55
W6	1400x450	DG/OBS	Aluminium	Awning	4.27	0.55
W7	1100x600	DG	Aluminium	Awning	4.27	0.55
W8	2100x2100	DG	Aluminium	Sliding door	3.83	0.62
W9	1800x500	DG	Aluminium	Awning	4.27	0.55

GLAZING LEGEND

DG - DOUBLE GLAZED
OBS - OBSCURE

NOTE: WINDOWS & EXTERNAL DOORS TO BE TO BAL 29 REQUIREMENTS

WINDOW NOTES:

- WINDOW SIZES SHOWN ARE INDICATIVE ONLY AND MAY VARY. REFER TO WINDOW MANUFACTURERS SPECIFICATIONS FOR ACTUAL WINDOW SIZES & DETAILS
- STUD OPENINGS NOT SHOWN, TO BE ACCORDING TO WINDOW MANUFACTURERS DETAILS
- FOR LINTEL SIZES REFER LINTEL SCHEDULE, SHEET 6.
- EXTERNAL DOORS SHALL BE FITTED WITH A MAX. APERTURE SIZE OF 2mm & WEATHERSTRIPS TO PREVENT PENETRATION OR BUILD UP OF DEBRIS BENEATH DOORS
- ALL WINDOWS TO BE GRADE 'A' SAFETY GLAZING TO A.S. 1288-LATEST
- ALL OPENABLE WINDOWS TO BE FITTED WITH ALUMINIUM FLYSCREENS.

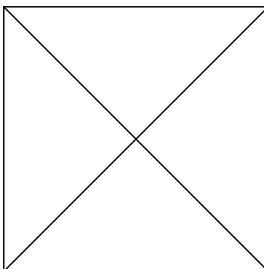
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Proposed : 2 Long stay dwellings

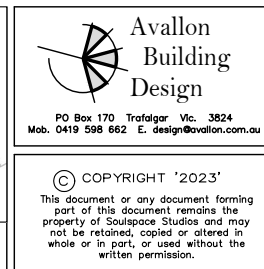
At : Lot 2, No. 34 Bilton Street,
Omeo Vic. 3898

Client : Ronda Manhire & Graham Symons

For :- Soul Space Studios



A	WORKING DRAWINGS	21/6/2023
REV	AMENDMENT	DATE



TITLE Working Drawings :- Section	
Scale 1: 50	Date 21/6/23
Drawn MG	Job No. 1
Issue A	Sheet No. 3

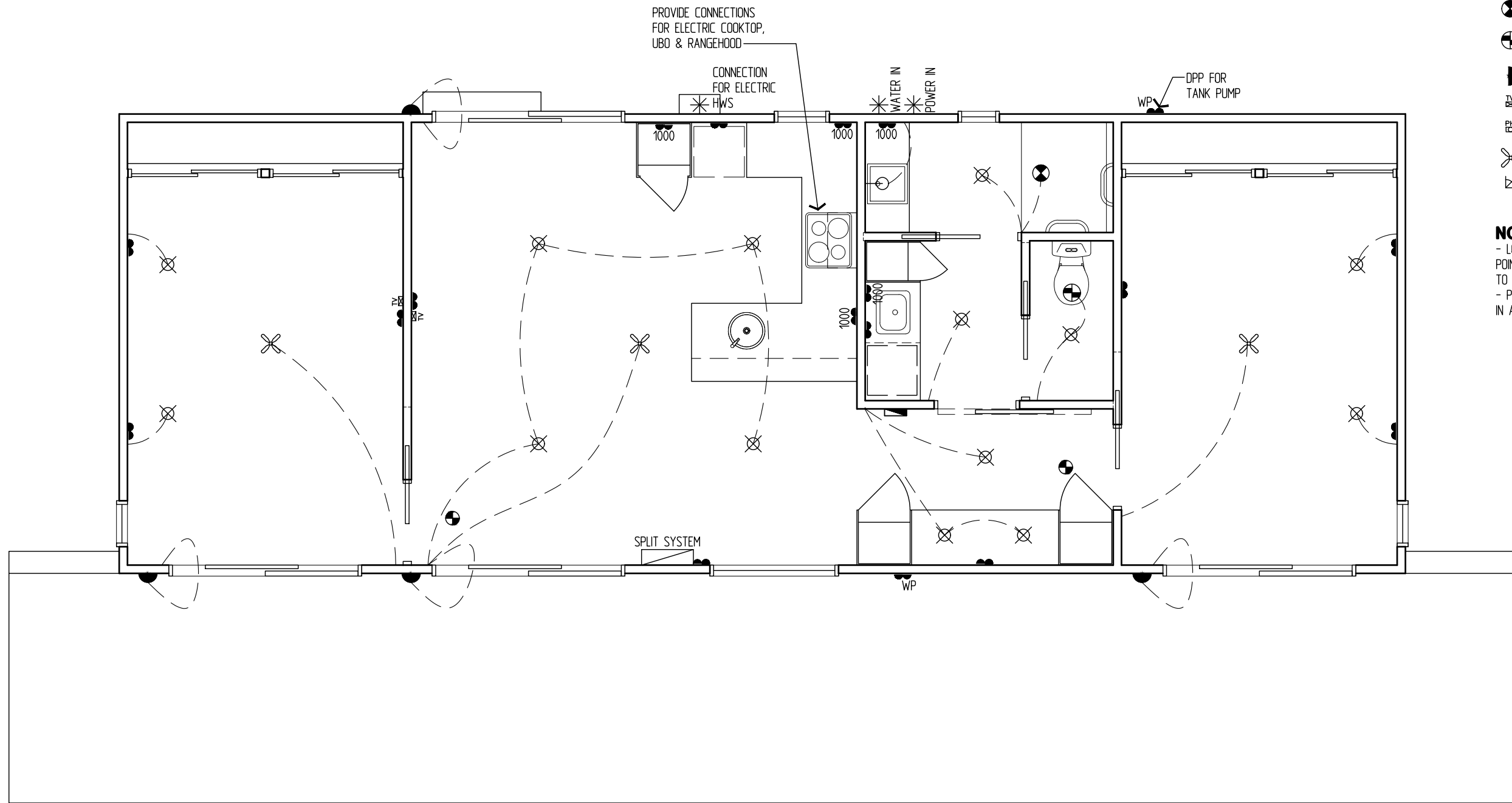
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ARTIFICIAL LIGHTING BCA Part 3.12.5.5				
HOUSE 5 W/m2		TOTAL AREA: 70m2	WATTAGE ALLOWED: 350.0W	
FIXTURE	WATTAGE	No. OF	SUB-TOTAL	TOTAL
Ceiling Light	15	4	60	
Downlight	10	14	140	
				200
PORCH 4 W/m2		TOTAL AREA: -	WATTAGE ALLOWED: 20W	
FIXTURE	WATTAGE	No. OF	SUB-TOTAL	TOTAL
Ceiling Light	15	-	-	
Downlight	10	-	-	
				-

NOTE:
* PERIMETER LIGHTING MUST BE EITHER CONTROLLED BY A DAYLIGHT SENSOR, OR HAVE AN AVERAGE LIGHT SOURCE EFFICACY OF NOT LESS THAN 40 LUMENS/W
* INDIVIDUAL ROOM WATTAGE DISTRIBUTION MAY VARY (FROM ELECTRICAL PLAN SHOWN) AS LONG AS TOTAL INSTALLED WATTAGE DOES NOT EXCEED TOTAL ALLOWED.
* IF LIGHTS ARE CONTROLLED BY A DIMMER OR SENSOR OR THE LIKE THE ABOVE LIGHTING POWER CALCULATIONS WILL NEED TO BE ADJUSTED IN ACCORDANCE WITH TABLE 3.12.5.3 OF THE B.C.A 2019
* HALOGEN LAMPS MUST BE SEPARATELY SWITCHED FROM FLUORESCENT LAMPS.



- ELECTRICAL LEGEND**
- DOUBLE POWER POINT @300mm ABOVE PFL UND
 - DOUBLE WEATHERPROOF POWER POINT
 - WALL LIGHT POINT
 - IC-4 RATED SEALED LED DOWNLIGHT
 - SMOKE DETECTOR
 - IXL TASTIC HEAT/FAN/LIGHT
 - SELF-SEALING CEILING EXHAUST FAN
 - CEILING EXHAUST FAN SWITCHED WITH LIGHT (SELF-SEALING)
 - EXTERNAL WALL LIGHT
 - TV POINT
 - PHONE POINT
 - CEILING FAN WITH LIGHT
 - SECURITY SENSOR
 - SUB-BOARD FUSE BOX

NOTE:
- LOCATIONS OF ALL ELECTRICAL AND SERVICE POINTS ARE APPROXIMATE ONLY AND SUBJECT TO POSITIONS OF STRUCTURAL MEMBERS.
- PROVIDE SMOKE DETECTORS WHERE INDICATED IN ACCORDANCE WITH A.S. 3786-2014 AND B.C.A.

ELECTRICAL PLAN– TYPICAL

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Proposed : 2 Long stay dwellings At : Lot 2, No. 34 Bilton Street, Omeo Vic. 3898 Client : Ronda Manhire & Graham Symons For :- Soul Space Studios		A	WORKING DRAWINGS	21/6/2023		Avallon Building Design PO Box 170 Trafalgar Vic. 3824 Mob. 0419 598 662 E. design@avallon.com.au	TITLE Working Drawings :- Electrical Plan	
							Scale 1: 50	Date 21/6/23
							Drawn MG	Job No. 1
							Issue A	Sheet 3 of 3
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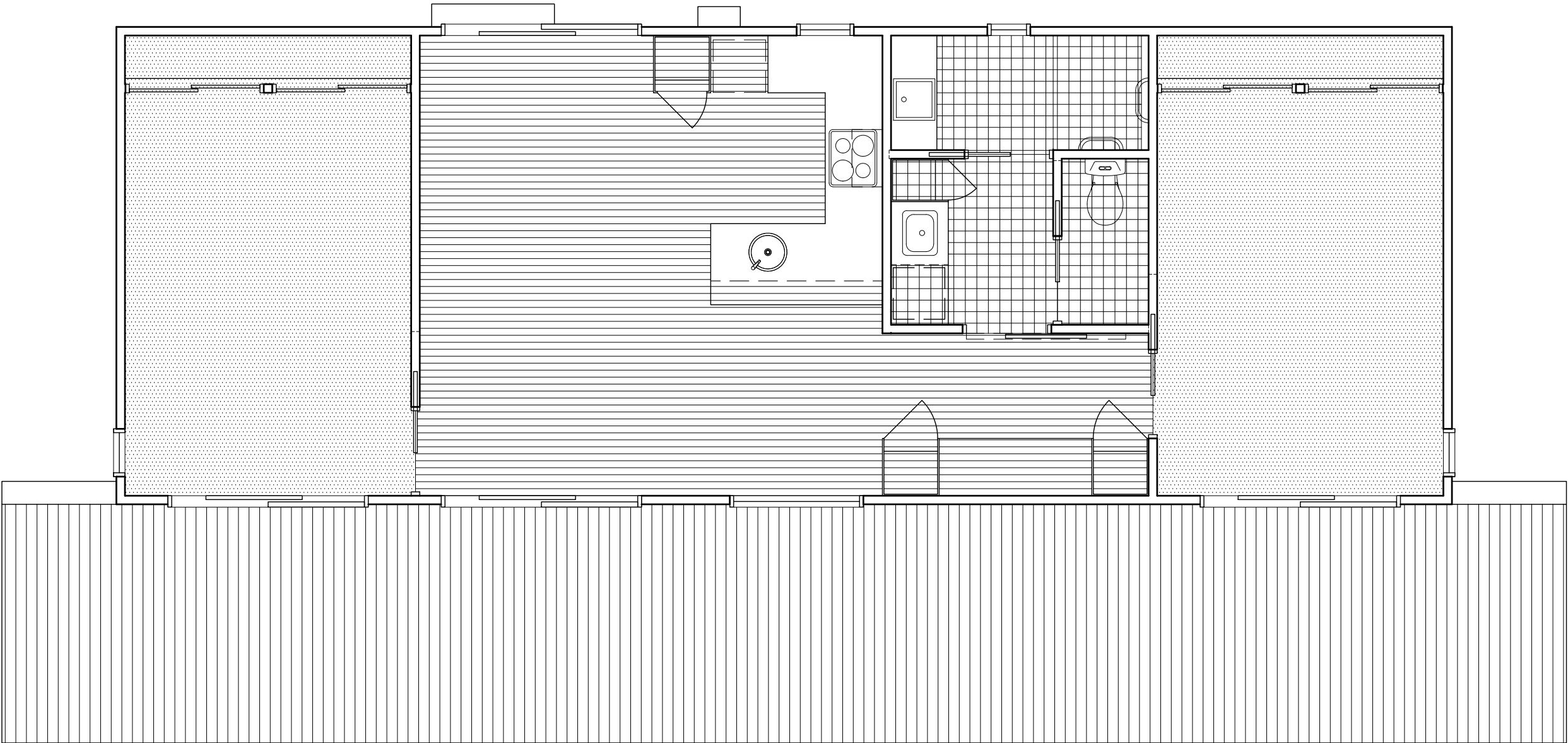
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FLOORING LEGEND:

PATTERNS SHOWN ARE INDICATIVE ONLY

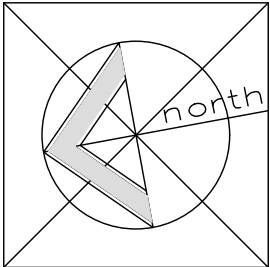
- FLOOR TILES
- CARPET
- TIMBER LOOK VINYL
- MERBAU DECKING



FLOORING PLAN– TYPICAL

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TITLE Working Drawings :- Flooring Plan	
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Drawn MG	Job No. 1
Issue A	Sheet No. 8