Form 2

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	**10 Neptune Court MARLO 3888 Lot: 28 PS: 814895**
The application is for a permit to:	**Development of a Dwelling and Outbuilding**
A permit is required under the following clauses of the planning scheme:	
Planning Scheme Clause	**Matter for which a permit is required**
43.02-2 (DDO)	Construct a building or construct or carry out works
The applicant for the permit is:	**G D Crosher**
The application reference number is:	**5.2025.6.1**

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 the applicant giving notice**

If you object, the Responsible Authority will tell you its decision**.**

April McDonald

From: Snapforms Notifications <noreply@snapforms.com.au>
Sent: Wednesday, 15 January 2025 9:38 PM
To: Planning Unit Administration
Subject: Planning Permit application
Attachments: Plan of Subdivision.pdf; 00755296380012025011510260001.pdf; Plan of proposed garage.pdf; 240415-559 Crosher - Council Drawings copy.pdf; 240415-559 Crosher - Council Engineering With Checkwind Site Report copy.pdf; 226074-GEO-Site Classification Report[A].pdf; 226074-SUR-Feature Survey [A].pdf; Bushfire Attack Level Assessment 10 Neptune Court Marlo Sep 24.pdf; CROSHER - WD _ Iss B.pdf; 91352 - NatHERS Compliance Report for #10 Neptune Court, Marlo copy.pdf

Planning Permit Application

A Planning Permit Application' has been submitted via the East Gippsland Shire Council website, the details of this submission are shown below:

Applicant name: Glenn & Kate Crosher

Email address:

Postal address :

Mobile phone number:

Street number: 10

Street name: Neptune Crt

Town: Marlo

Post code: 3888

Lot number: 28

Plan number: 814895N

Crown allotment number: 48A

Section number: C

Parish/Township name: Orbost East

Plan type: Plan of subdivision

Please upload a copy of plan: Plan of Subdivision.pdf

Has there been a pre-application meeting: No

Is there any encumbrance on the Title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?: No

Will the proposal result in a breach of a registered covenant, restriction or agreement?: No

Description of proposal - Describe the use, development or other matter which requires a permit: Construction of a garage with proposed dwelling,

Existing conditions - Describe how the land is used and developed now: Land is a vacant block with some young trees planted near boundaries in last 12months.

Estimated cost of development. Note: You may be required to verify this estimate: Garage $50,000 Dwelling $500,000

Title (must have been generated within the past 30 days: 00755296380012025011510260001.pdf

Site plan/floor - plan/elevations: Plan of proposed garage.pdf

1. Supporting information/reports: 240415-559 Crosher - Council Drawings copy.pdf

2. Supporting information/reports: 240415-559 Crosher - Council Engineering With Checkwind Site Report copy.pdf

3. Supporting information/reports: 226074-GEO-Site Classification Report[A].pdf

4. Supporting information/reports: 226074-SUR-Feature Survey [A].pdf

5. Supporting information/reports: Bushfire Attack Level Assessment 10 Neptune Court Marlo Sep 24.pdf

6. Supporting information /reports: CROSHER - WD _ Iss B.pdf

7. Supporting information/reports: 91352 - NatHERS Compliance Report for #10 Neptune Court, Marlo copy.pdf

Who is the invoice to be made out to?: Glenn & Kate Crosher

Declaration: Yes

Privacy Statement: Yes

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

VOLUME 12492 FOLIO 574

Security no : 124121248035L
Produced 15/01/2025 09:26 PM

LAND DESCRIPTION

Lot 28 on Plan of Subdivision 814895N.
PARENT TITLE Volume 12379 Folio 181
Created by instrument PS814895N Stage 3 28/07/2023

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
KATE LOUISE CROSHER
GLENN DAVID CROSHER
AX198529X 28/08/2023

ENCUMBRANCES, CAVEATS AND NOTICES

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

AGREEMENT Section 173 Planning and Environment Act 1987
AS480079Y 28/08/2019

DIAGRAM LOCATION

SEE PS814895N 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: 10 NEPTUNE COURT MARLO VIC 3888

ADMINISTRATIVE NOTICES

NIL

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	**PS814895N**
Number of Pages (excluding this cover sheet)	**6**
Document Assembled	**13/11/2023 18:44**

PLAN OF SUBDIVISION

EDITION 3 | PS 814895N

LOCATION OF LAND

PARISH: ORBOST EAST
TOWNSHIP: ———
SECTION: C
CROWN ALLOTMENT: 48A (PART)
CROWN PORTION: ———
TITLE REFERENCE: VOL. 11971 FOL. 149

LAST PLAN REFERENCE: LOT A - PS802725H

POSTAL ADDRESS: (at time of subdivision) 156 HEALEYS ROAD, MARLO 3888

MGA CO-ORDINATES: (of approx centre of land in plan) E: 637 040 N: 5816 590 ZONE: 55 GDA 94

Council Name: East Gippsland Shire Council
Council Reference Number: PS814895N
Planning Permit Reference: 116/2017/P
SPEAR Reference Number: S115013S

Certification

This plan is certified under section 6 of the Subdivision Act 1988

Public Open Space

A requirement for public open space under section 18 of the Subdivision Act 1988 has not been made

Digitally signed by: Martin T Ireland for East Gippsland Shire Council on 25/01/2018

Statement of Compliance issued: 16/10/2019

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
RI ROAD	EAST GIPPSLAND SHIRE COUNCIL
R2	EAST GIPPSLAND SHIRE COUNCIL
R3	EAST GIPPSLAND SHIRE COUNCIL

NOTATIONS

DIMENSIONS SHOWN UNDERLINED ARE NOT THE RESULT OF THIS SURVEY.

NOTATIONS

DEPTH LIMITATION 15 METRES BELOW THE SURFACE

SURVEY:
This plan is based on survey.

STAGING:
This is a staged subdivision.
Planning Permit No. 116/2017/P

This survey has been connected to permanent marks No(s).

In Proclaimed Survey Area No.

EASEMENT INFORMATION

LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	CARRIAGEWAY	SEE DIAG.	PS613282U	LOT 32 ON PS613282U
E-1	CARRIAGEWAY	SEE DIAG.	PS802725H	LOT 2 ON PS802725H
E-3, E-5	DRAINAGE	SEE DIAG	THIS PLAN	EAST GIPPSLAND SHIRE COUNCIL
E-4, E-5	POWERLINE	SEE DIAG	THIS PLAN - SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000	AUSNET ELECTRICITY SERVICES PTY LTD

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

SURVEYORS FILE REF: 17728

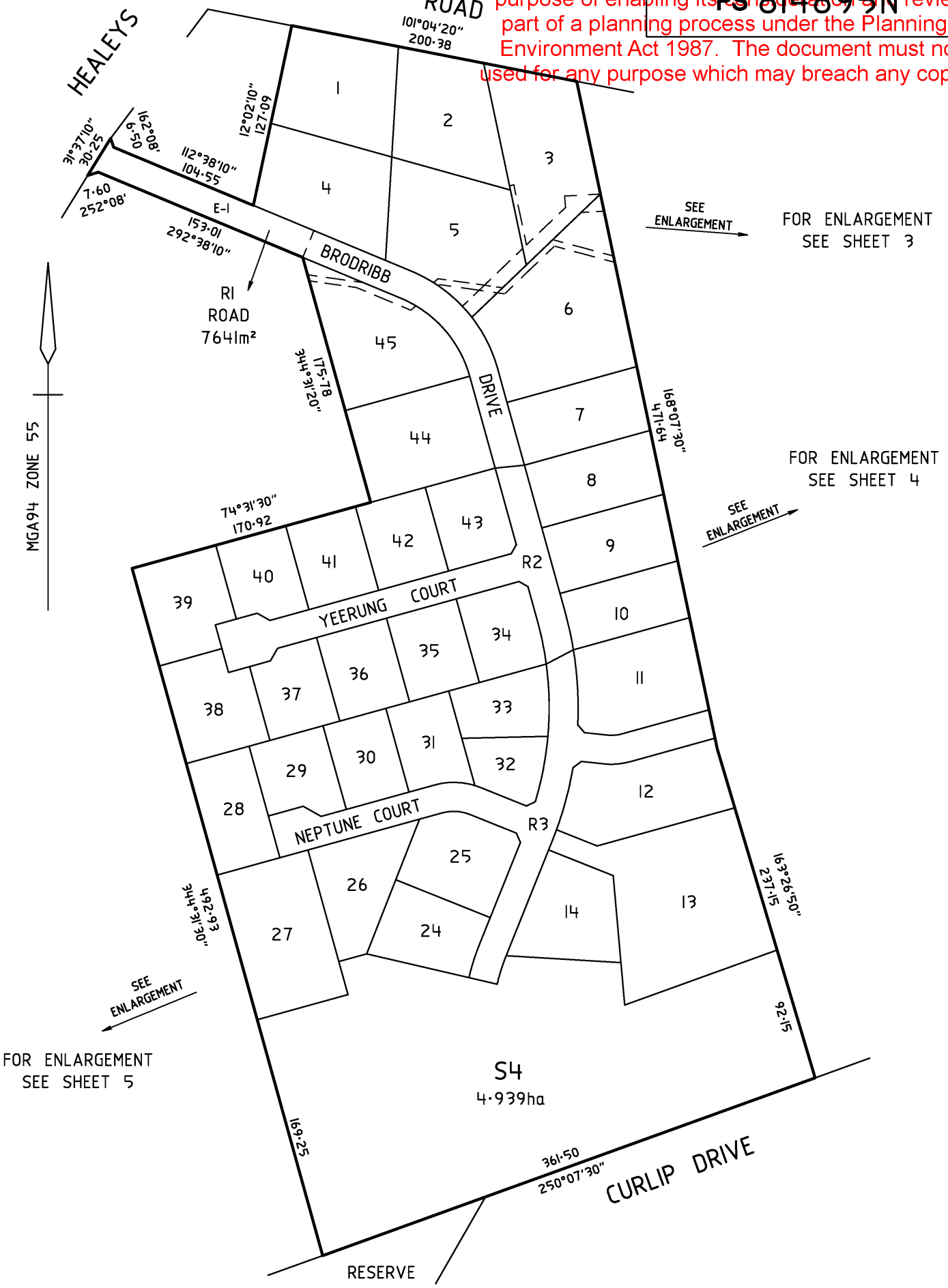
ORIGINAL SHEET SIZE: A3

SHEET 1 OF 5 SHEETS

Digitally signed by: Michael Joseph Sadler, Licensed Surveyor,
Surveyor's Plan Version (1),
18/12/2017, SPEAR Ref: S115013S

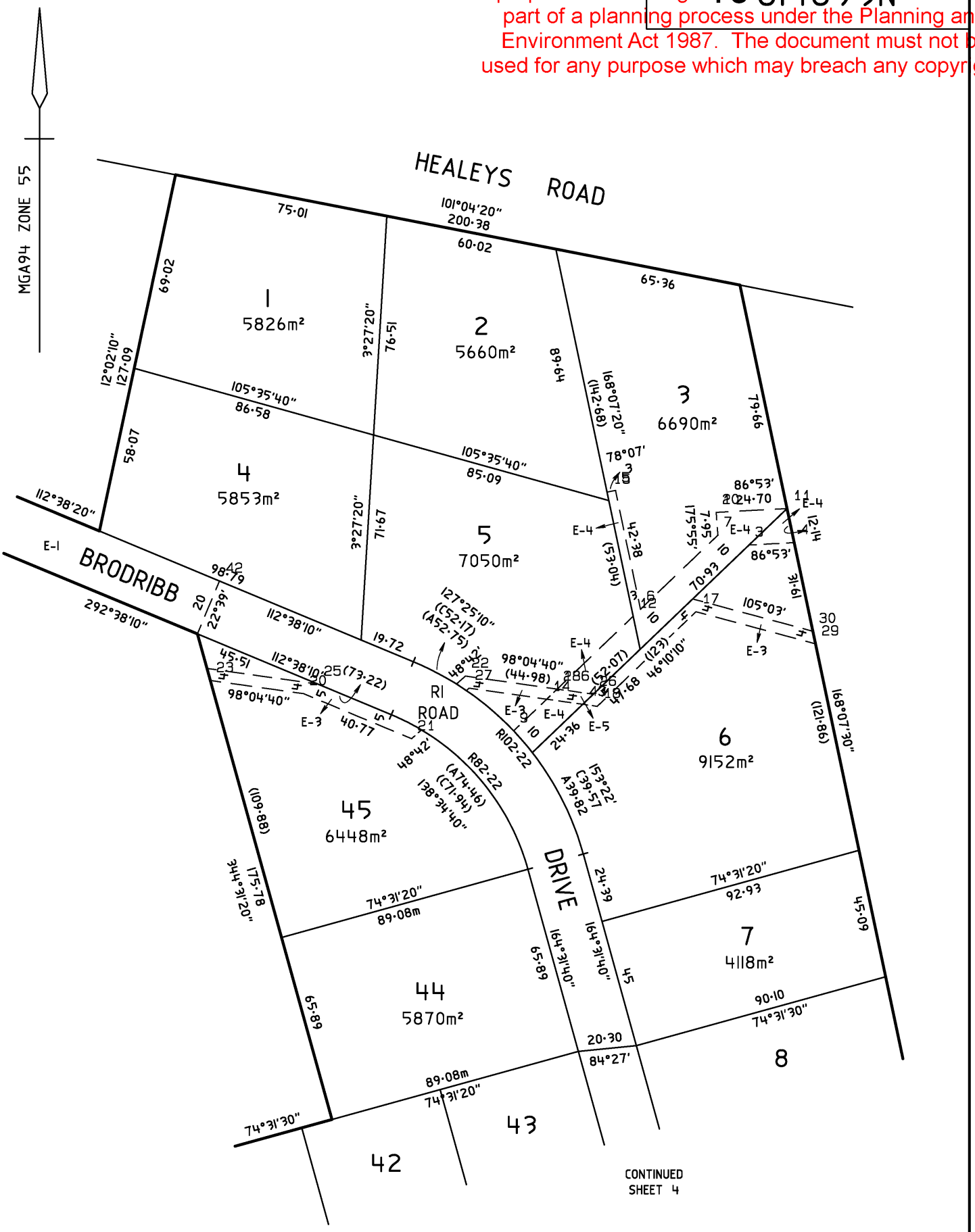
THIS IS A LAND USE VICTORIA COMPILED PLAN
FOR DETAILS SEE MODIFICATION TABLE HEREIN

PS 814895N



Crowther & Sadler Pty. Ltd. LICENSED SURVEYORS & TOWN PLANNERS 152 MACLEOD STREET, BAIRNSDALE, VIC., 3875 P. (03) 5152 5011 E. contact@crowthersadler.com.au	SURVEYORS REF 17728	SCALE 1:2500	25 0 25 50 75 100 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 2
	MICHAEL JOSEPH SADLER, VERSION 1				

PS 814895N



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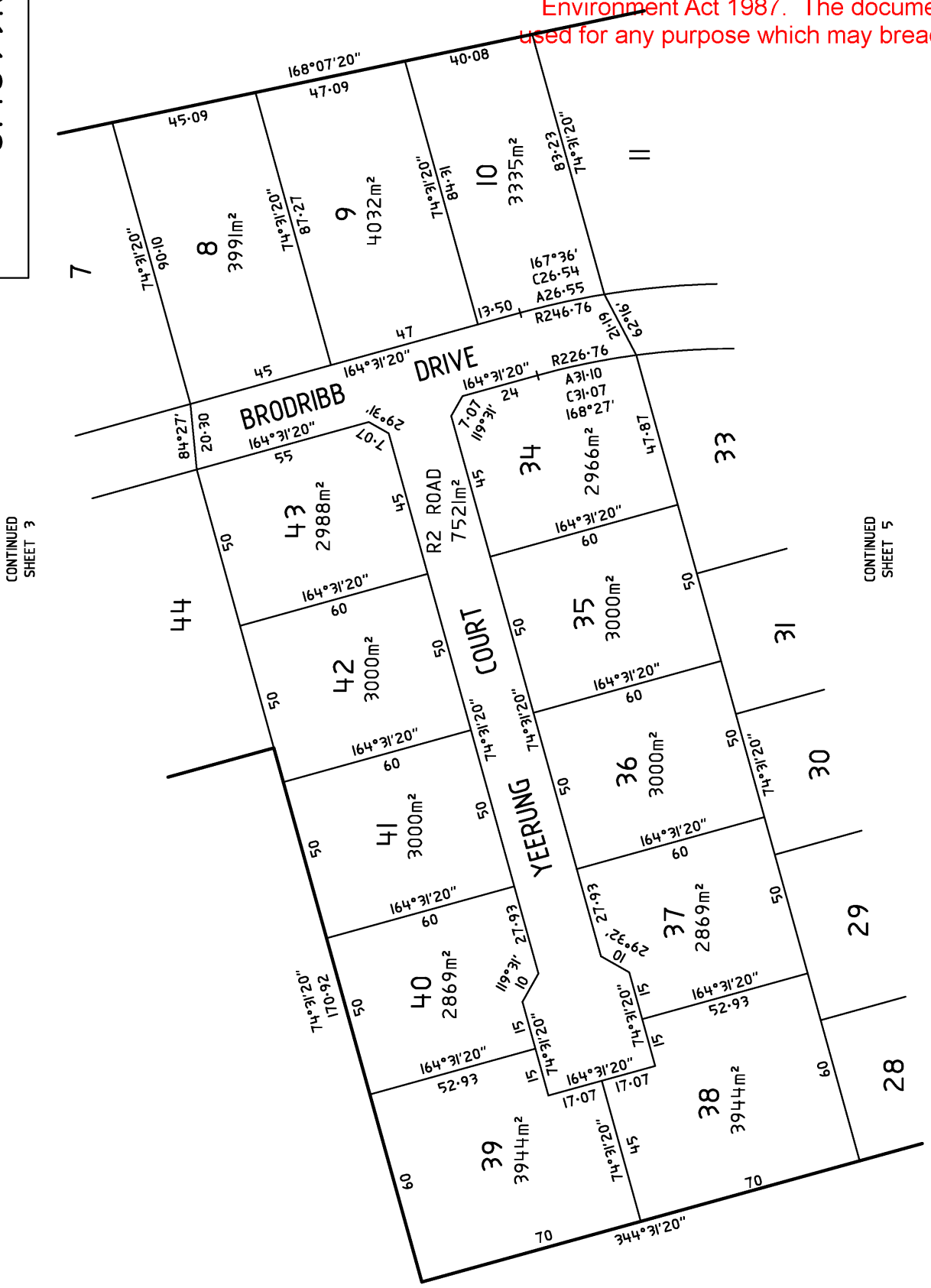
	MICHAEL JOSEPH SADLER, VERSION 1				

PS 814895N



SHEET 4

ORIGINAL SHEET SIZE: A3

12·5 0 12·5 25 37·5 50
LENGTHS ARE IN METRES

SCALE 1:1250

SURVEYORS REF 17728

MICHAEL JOSEPH SADLER, VERSION 1

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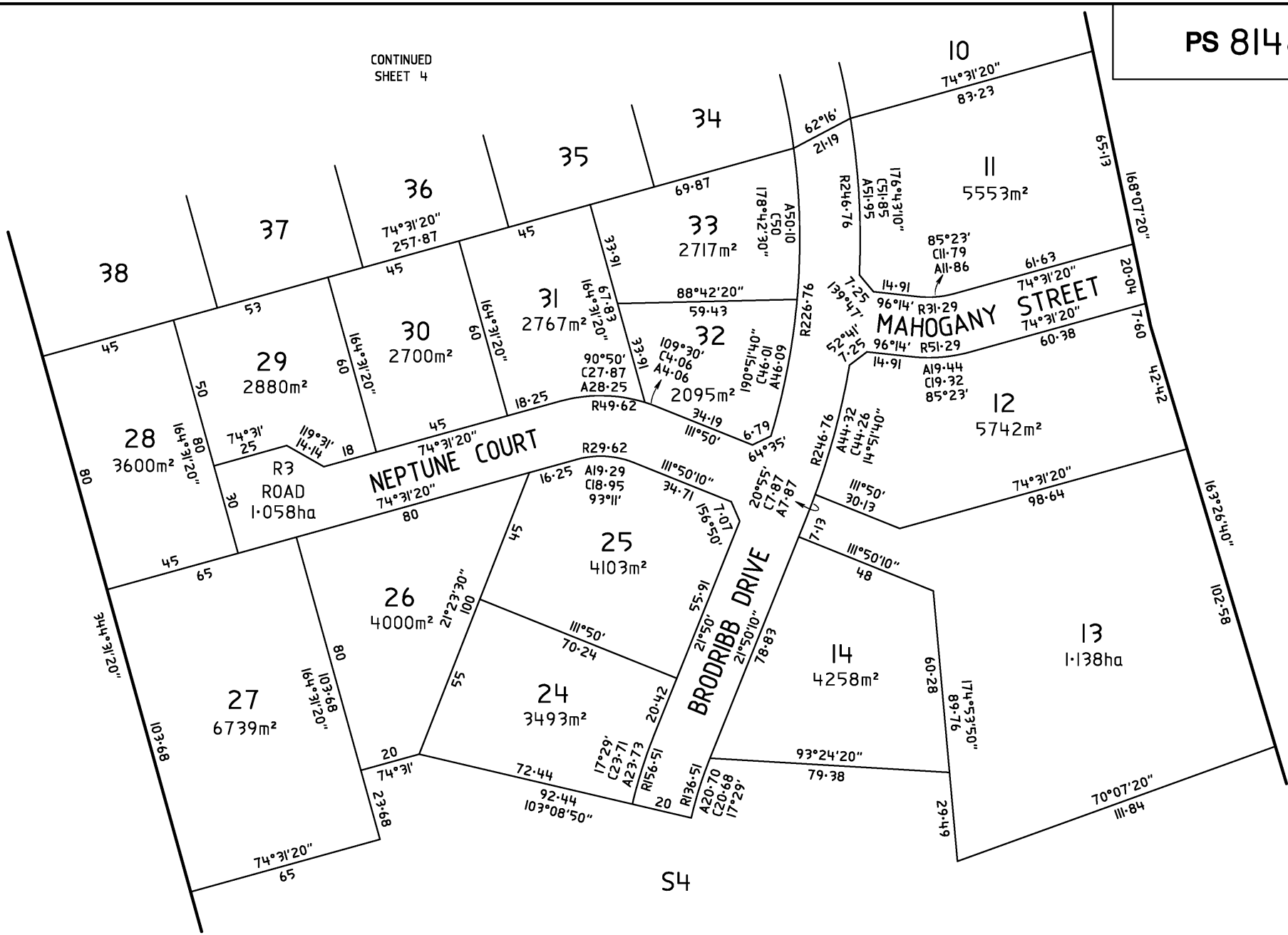
PS 814895N



S4

Crowther & Sadler Pty. Ltd. LICENSED SURVEYORS & TOWN PLANNERS 152 MACLEOD STREET, BAIRNSDALE, VIC., 3875 P. (03) 5152 5011 E. contact@crowthersadler.com.au		SURVEYORS REF 17728	SCALE 1:1250	12·5 0 12·5 25 37·5 50 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 5
		MICHAEL JOSEPH SADLER, VERSION 1				

MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

PLAN NUMBER
PS814895N

MASTER PLAN (STAGE 1) REGISTERED DATE 05/12/2019 TIME 5:39 pm

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

AFFECTED LAND/PARCEL	LAND/PARCEL IDENTIFIER CREATED	MODIFICATION	DEALING NUMBER	DATE	EDITION NUMBER	ASSISTANT REGISTRAR OF TITLES
LOT S2	LOTS 8-10, 34-43, S3, ROAD R2	STAGE PLAN	PS814895N/S2	03/06/22	2	RH
LOT S3	LOTS 11-14, 24-33, LOT S4 & ROAD R3	STAGE PLAN	PS814895N/S3	28/7/23	3	A.R.T.

Site Classification

AS2870-2011 Residential Slabs and Footings

Date: 24/6/2024

Date of Fieldwork: 17/6/2024

Site Number: 226074

Site Address: Lot. 28 No. 10 Neptune Court Marlo VIC 3888

Client: Imagine Kit Homes Pty Ltd

Summary of Assessment Results

Site Classification:	**"P"** in accordance with AS2870-2011
Climatic Zone:	**"1"** in accordance with AS2870-2011
Wind Rating:	**"N2"** in accordance with AS4055-2021

Intrax Consulting Engineers Pty Ltd
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w: www.intrax.com.au

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Direct Contact

Any questions or queries regarding this report should be directed to Intrax Consulting Engineers on -03 8371 0100 or email at info@intrax.com.au.

Document Revision History

Date	Rev	Engineer	Comments
24/06/2024	A	Saroj Niroula	First Edition

1 Introduction

Intrax Consulting Engineers Pty Ltd (Intrax) have been engaged by the client to conduct an investigation of the surface and subsurface conditions at **Lot. 28 No. 10 Neptune Court Marlo VIC 3888** as depicted on the cover page with a view to reporting on the Site Classification for a proposed residential dwelling.

2 Site Classification

2.1 Site Geology

The available Geological Survey Maps showed the site to be underlain by **TERTIARY Aged Sedimentary Deposits**. The subsurface profile encountered in the boreholes is considered to be consistent with the geological map indications.

2.2 Field Investigation

THREE(3) boreholes were advanced using a **Mechanical Auger** to the depths indicated on the borehole logs (refer to Appendix B). These boreholes were positioned as indicated on the site plan (refer to Appendix A) along with details of the existing surface conditions such as slope, trees, and existing buildings. Disturbed materials obtained from augering boreholes were logged in accordance with AS1726-2017 and then classified in accordance with AS2870-2011.

A guide to the existing/natural soil profile consisted of:

SAND and

CLAY

Full details of the observed subsurface material and conditions have been recorded on the borehole logs and presented in Appendix B.

2.3 Site Classification in Accordance With AS2870-2011

In accordance with AS2870-2011 "Residential Slabs and Footings Construction" a site classification of **Class "P"** is applicable to this site **due to abnormal moisture conditions – trees on site and adjacent sites.**

This site is subject to abnormal moisture conditions which must be alleviated or allowed for in the design of the footing system.
In the absence of these abnormal moisture conditions, the designing engineer should recognise that the natural soils encountered on this site result in a **"Class S"** site classification applying to this site.

On the basis of the findings in this investigation, including visual-tactile identification of the soil profile combined with this writer's local knowledge and experience, the characteristic surface movement (Ys) on this site – under normal conditions – has been estimated to be in the range of **0mm to 20mm**.

Should a more detailed investigation (by others) with relevance to the reactivity of the soils in the local area be available, Intrax should be provided with this documentation. It is a condition of this report that any information the client may have with regards to the site and its history be provided to Intrax. This may lead to Intrax reviewing the above classification and conducting a more detailed geotechnical investigation with regards to the additional information. This report is not a detailed geotechnical investigation. It complies with the requirements of AS2870-2011 and is limited to the items required under Clause 2.2.2(a). Should a more rigorous assessment be required, Intrax can provide a Geotechnical Investigation of the site upon request.

In assessing the classification for this site, and unless specifically noted, this report has not considered any future tree(s) to be planted as part of either site or roadside landscaping. If additional information is known by the owner, future owner, any stakeholder, or any consultant, this information must be provided to the design engineer to ensure that the footing system is adequate for the conditions which are expected.

2.3.1 Additional Notes Relating to This Site Classification

This investigation is based on a limited geotechnical assessment. Should the subsurface conditions encountered during construction vary from those described above, Intrax must be advised of these variations to provide comment or inspect the site where necessary. The use of standard footings as presented in AS2870-2011 is only applicable to building with a loading and a construction style similar that of a residential dwelling as described in section 3.1 of AS2870-2011.

In accordance with AS2870-2011 Clause 2.5.2 a reclassification is required when the site is cut by more than 0.25Hs or 0.5m. Unless the effect of a proposed cut is specifically discussed and incorporated into this report Intrax recommends a second site investigation is undertaken on the final surface level unless the depth of investigation satisfies the impact of the cut. On sites with less than 1.0 m of cut the foundation design engineer may opt to design for reduced crack zone from first principles. An additional site investigation may not be required in situations where sufficient ground data exists to amend the report without further drilling, please contact Intrax to assess how this clause may impact your site.

2.4 Wind Rating

At the time of our site visit an investigation of this site and the surrounding terrain was conducted to determine the Wind Classification Design Speed. The maximum design gust wind speed for this site is **40 m/s** based on wind speed calculations (Vh) for use in ultimate limit state design only calculated in accordance with the limitations as in AS4055 Section 1.2.

The Wind Rating for this site has been assessed as **N2**.

3 Founding Recommendations

Based on the site classification an engineer designed foundation systems is required at this site. The foundation systems must be designed to cater for the potential movements associated with the drying effects of a tree or a group of trees. The designer may adopt the classification of the site **"Class S"** for the purposes of determining the total Yt. The designer should also pay close attention to any adverse scenario where the tree is removed and the subsequent heave that could be expected under this scenario.

3.1 Maintenance Recommendations

In line with AS 2870-2011 Appendices A and B, the owner, future owner, any stakeholder, and any consultant, have a duty of care to ensure that future landscaping will not contribute to an adverse impact on the footing system. Intrax recommends reference to the following resources when planning landscaping works for the site:

- HEDRA – How to protect your house (https://bit.ly/3opoBQf)
- CSIRO – Foundation Maintenance and Footing Performance: A Homeowner's Guide [2003] (https://bit.ly/3qe0yGb)
- VBA – Minimising foundation movement and damage to your house [2015] (https://bit.ly/3qhvlg4)

3.2 Allowable Bearing Pressures

The following allowable bearing pressures can be adopted for the soils listed in the table below. These bearing pressures apply where typically the embedment is a minimum of 100mm into the specified material.

Table 1: Allowable Bearing Pressures

Soil Type	Indicative Founding Depth (mm)	Maximum Allowable Bearing Capacity (kPa)
Natural Sands[1]	200mm into layer	100
Natural Clay[1]	100mm into layer	120
Natural Clay[1]	900mm into layer	250

[1] **Natural Material** – All-natural material given allowable bearing capacities denotes strength at optimum moisture conditions. The potential presence of perched groundwater in soils may lead to construction difficulties during wet weather. Please refer to Section 4.2 for site specific difficulties.

4 Construction Techniques and Difficulties

4.1 General

1. All loose surface fill, all roots and all organic material are to be removed from the building platform.

2. Notwithstanding the recommendations made in this report, wherever footings are close to any excavations or easements, that part of the footing must be deepened so that the projection from the underside of the footing to the bottom of the excavations makes an angle not exceeding 30 degrees in sandy soils and 45 degrees in clayey soils (This angle is measured from the horizontal). Steeper angles are not recommended unless sufficient testing and investigation has been carried out to indicate otherwise or the foundations are founded in competent rock.

3. It is recommended a second soil test be undertaken if the site is cut more than 400mm for CLAY sites. Where it is proposed to FILL the site a second soil test will be required should > 400mm of CLAY FILL be proposed or >800mm SAND FILL be proposed. It is recommended that any FILLING placed meet the requirements of CONTROLLED FILL as this will minimise the impact of the FILLING on the current classification of the site.

4. The Plumber shall lay waste pipes below ground surface at minimum grade. Risers are to be staked firmly.

5. Care shall be taken with surface drainage of the allotment from the start of construction and must be well drained so that water cannot pond beside or adjacent to footings. The drainage system shall be completed by the finish of construction of the house in accordance with AS2870-2011 Clause 5.5.3 (a). Failure to do so may result in structural damage and/or cracked finishes.

6. Proper site drainage is important in reactive sites such as this site. It is therefore recommended that the ground surface immediately next to the perimeter footings be graded away or site drainage issues be addressed. Should you the client require detailed design for specific site drainage plans please contact Intrax Consulting Engineers.

7. On sloping sites, the potential for water to build up adjacent to the high side of the footing exists where permeable soils are present above impermeable soils. These conditions may result in structural damage and/or cracked finshes. In order to prevent this, additional drains may be installed so as to redirect the water around the house siting. In order to ensure the effectiveness of these measures, the drains should be installed at least 200mm into the impermeable soils.

8. Additional drainage measures such as dish drains may be required at the top batters to protect the face from scouring.

9. Acceptable construction practices for unretained permanent embankments shall be in accordance with NCC Clause 3.1.2. Pursuant to NCC Clause 3.1.2, unretained permanent embarkments relating to earthworks to form the dwelling bench, shall be in accordance with the underlying characteristic surface movement in the absence of abnormal moisture conditions as quantified in this report (site classification) and soil properties (refer section 2.3) as referred to in the relevant soil report and NCC Table 3.2.1. Application & Construction of Un-retained embankments shall be in accordance with section 3.2 Earthworks of the NCC.

UN-Retained Embankment Slope Table

Soil class	Site cut (excavation) (slope ratio, angle of site cut H:L)	Compacted fill (slope ratio, angle of batter H:L)
Stable rock*	8:1	2:3
Sand/Silt	1:2	1:2
Firm clay	1:1	1:2
Soft Clay	2:3	Not suitable
Note: refer Clause 3.2.1 for application.		

*stability must be confirmed by experienced geotechnical engineer through onsite inspection of shallow cut (1:1) rock face between steepening the batter.

Note: If the site is affected by: surface surcharge loads, shallow groundwater, open drains, dams, channels, and/or ponds, existing or removed; the given slopes may need to be reduced. The embankments should be monitored, and if their performance is not satisfactory, consideration must be given to reducing the angle, installing a retaining wall or both. An experienced Geotechnical Engineer should be consulted.

10. Any filling placed across the site to assist in levelling prior to slab construction should conform with the requirement for either Controlled fill (Clause 2.5.3) or Rolled fill (Clause 6.4.2) AS 2870-2011. These clauses are as follows. If it cannot be confirmed that the fill is Controlled Fill or Rolled Fill then the reader should refer to item (c).

A. Controlled Fill - Fill that will be required to support structures or associated pavements, or for which engineering properties are to be controlled AS2870-2011. Refer Clause 2.5.3, Clause 2.5.3(a)(c) - (Ie: where a specification has been provided on the type, quality and compaction requirements for filling at a site and the earthworks have been deemed compliant with the specification)

B. Intrax has the express right to deem FILL uncontrolled where it cannot be clearly demonstrated that fill has been placed under the above conditions. That is to say that it is a requirement of the developer/builder to demonstrate fill placement has been placed in the appropriate layer thicknesses.

C. Rolled Fill - Rolled Fill consists of material compacted in layers by repeated rolling with an excavator or similar equipment. The depth of rolled fill shall not exceed 0.6metres compacted in layers not more than 0.3m thick for sand material or 0.3m compacted in layers not more than 0.15m thick for other material AS2870-2011 Cl6.4.2(b)

D. Where the nature of the fill cannot be confirmed, this office must undertake an assessment of the fill or be supplied with a suitable compaction report or geotechnical assessment of the fill to undertake an appropriate design for the site if the fill is to be utilised as a foundation.

11. We advise that it is possible that some sites may still have the presence of isolated areas of original organic material that may not have been fully removed during the sub division earthworks development stage. Intrax will make every effort to identify organic material within the soil profile, however due to the limitation on the number of boreholes for each site investigation, it is possible that some of these pockets may escape identification. Intrax does not take responsibility for isolated organic material that lies in areas outside our borehole locations, to the extent that these pockets could affect the design or construction of the footing system.

4.2 Site Specific

- **The soils encountered on-site could develop a localised perched groundwater during periods of high rainfall which may lead to construction difficulties associated with excavations on this site.**
- **This site contains significant trees which may affect the foundations of the proposed residence. Remove existing trees and tree roots/material over the proposed building area. Any soft or loose material that does not respond to compaction should be excavated to achieve a firm working base. Fill holes with suitable fill compacted in 150mm (maximum) layers.**
- **An engineer designed footing system in accordance with AS2870 2011 is recommended for this site taking into consideration the effect of the remove trees and existing trees in relation to the final house siting.**

5 Conditions of Use of This Report

5.1 Report Limitations

1. The recommendations in this report are based on the following:

   a) Information about the site & its history, proposed site treatment and building type conveyed to us by the client and or their agent

   b) Professional judgments and opinions using the most recent information in soil testing practice that is available to us.

   c) The location of our test sites and the information gained from this and other investigations.

2. Should the client or their agent neglect to supply us with correct or relevant information, including information about previous buildings, trees or past activities on the site, or should changes be made to the building type, size and/or position, this report may be made obsolete, irrelevant or unsuitable. Whilst Intrax makes every attempt to identify the history of the site in a limited scope soil classification report such as this report, Intrax should be notified immediately if any of the above-mentioned circumstances are known, suspected by local knowledge, evidence of soil with varying moisture contents presents, isolated fill is evident and/or where other proof of historical activities is identified onsite, and not reflected in this report. In such cases as above, Intrax will not accept any liability for the consequences. Intrax reserves the right to make an additional charge if more testing or a change to the report is necessary due to the above.

3. The recommendations made in this report may need to be reviewed should any site works disturb any soil 200mm below the proposed founding depth.

4. The descriptions of the soils encountered in the boreholes follow those outlined in AS1726-2017; Geotechnical Site Investigations. Colour descriptions can vary with soil moisture content and individual interpretation.

5. If the site conditions at the time of construction differ from those described in this report then Intrax must be contacted so a site inspection can be carried out prior to any footing being poured. The owner/builder will be responsible for any fees associated with this additional work.

6. This report assumes that the soil profiles observed in the boreholes are representative of the entire site. If the soil profile and site conditions appear to differ substantially from those reported herein, then Intrax should be contacted immediately and this report may need to be reviewed and amended where appropriate. The owner/builder will be responsible for any fees associated with this additional work.

7. The user of this report must take into account the following limitations. Soil and drilling depths are given to a tolerance of +/- 200mm. Where spot levels or a feature survey have been undertaken, levels are given a tolerance of +/- 200mm.

8. It must be understood and a condition of acceptance of this report is that whilst every effort is made to identify fill material across the site, difficulties exist in determining fill material, in particular, for example, well compacted site or area derived fill, when utilising a small diameter auger. Consequently, Intrax emphasises that we will not be responsible for any financial losses, consequential or otherwise, that may occur as a result of not accurately determining the fill profile across the site.

9. The owner(s) and/or future owner(s) shall be cognisant of their responsibilities as outlined in AS2870-2011 Appendices A and B.

10. Intrax's assessment of flooding is based on Government/Council planning and GIS data available at the time of this investigation. Intrax has not made a site specific assessment based on height or hydrological data with reference to the future flood risk at the property. Intrax does not guarantee that this site is free from flooding as further detailed investigation may be required.

    a) This report does not assess the potential for landslide, undermining or aggressive soils.

11. Unless specifically mentioned, this report has not considered the risk of subsidence caused by historical, current or future mining activities.

5.2 Variations to This Report

It is neither economically feasible nor practical to determine every subsurface feature on the site. Studies have shown that a large number of boreholes leads to only a slight increase in probability of detecting hidden site features (such as a filled well or cellar) in the foundation soils. As such, any variations, or discrepancies in soil type, colour, or horizon depth must be reported to the Engineer immediately so that their potential influence on the footings may be assessed.

5.3 Loss or Damages

Subject to the limitations of this report as expressed in Section 5.1, Intrax Consulting Engineers Pty Ltd will not accept liability for loss or damage, consequential or otherwise, based on the recommendations of this report, other than for the cost of re-assessment. This site classification assessment should not be considered a comprehensive analysis of the subject site. Should a more detailed geotechnical assessment be required Intrax Consulting Engineers Pty Ltd can provide such a report. Please contact Intrax Consulting Engineers Pty Ltd to discuss this further.

Should you have any questions regarding this report please do not hesitate to contact the Intrax Site Classification Division on 03 8371 0100.

For and on behalf of Intrax Consulting Engineers Pty Ltd

Saroj Niroula

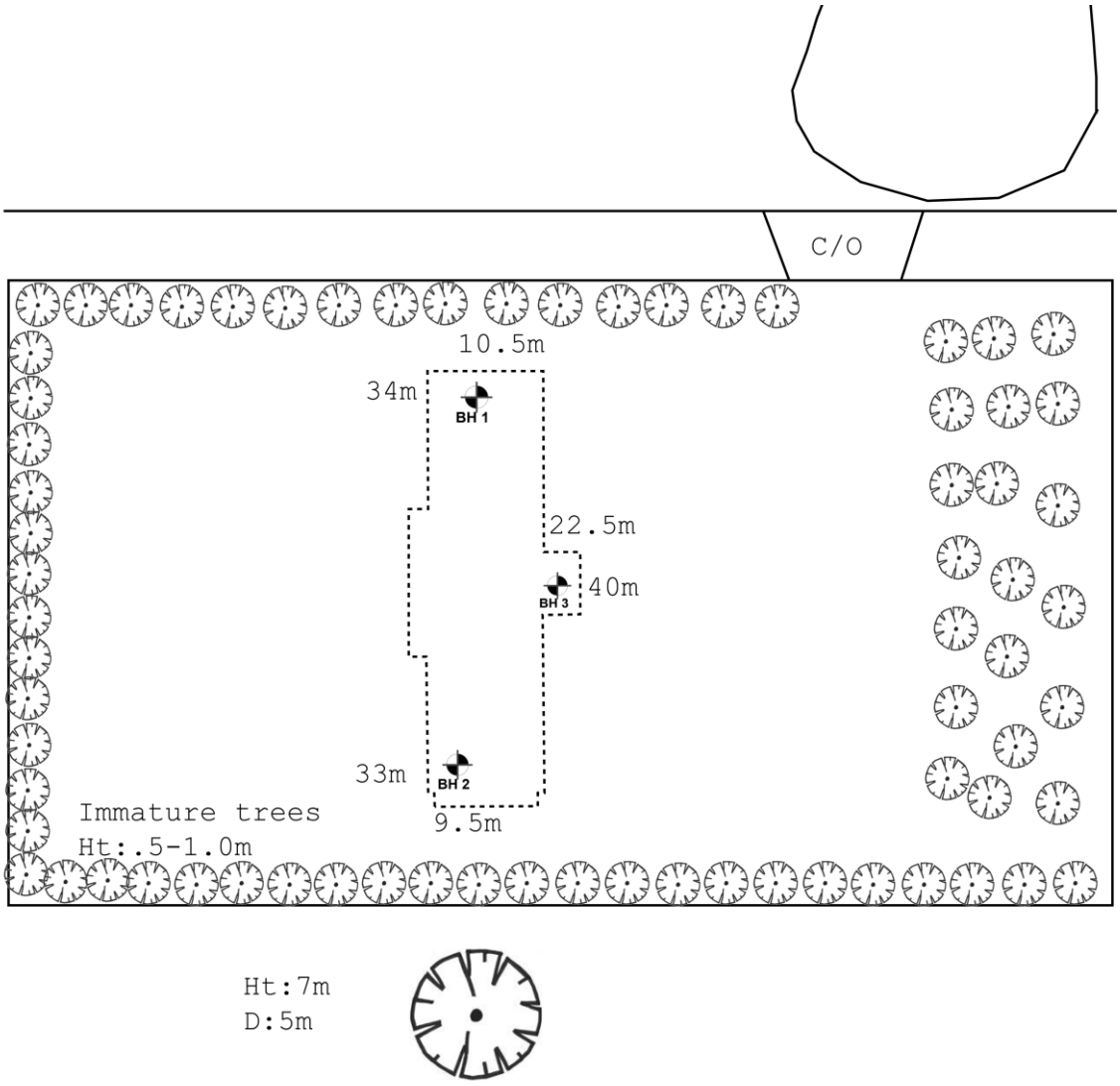
B. Eng. (Civil)

Appendix A

Site Plan

Intrax HOUSING

Site Plan



NOT TO SCALE

Appendix B

Borehole Logs

Borehole Logs

Site Address:	Lot. 28 No. 10 Neptune Court Marlo VIC 3888						MECHANICAL AUGER	MECHANICAL AUGER	MECHANICAL AUGER
Horizon	**USC**	**Soil Type**	**Moisture**	**Density/ Consistency/ Strength**	**Plasticity**	**Description**	**Borehole 1**	**Borehole 2**	**Borehole 3**
EXISTING SURFACE LEVEL							0	0	0
A	SM	silty SAND	Dry	Medium Dense	N/A	dark grey to pale brown, Roots<2mm Dia., minor surface fill evident.	0 - 1600	0 - 1500	0 - 1800
B	CI	sandy CLAY	Moist, Dry of Plastic Limit	Stiff to Very Stiff	Medium Plasticity	pale brown, Roots<2mm Dia..	1600 - 2500	1500 - 2500	1800 - 2500
				Intrax ID #:		226074	NO REFUSAL	NO REFUSAL	NO REFUSAL
				Date of Fieldwork		17/06/2024	Groundwater Not Encountered	Groundwater Not Encountered	Groundwater Not Encountered

LEADING ENERGY

NCC 2019 Volume 2 - Amendment 1
Building Classification : Class 1 and Class 10

NATIONWIDE HOUSE ENERGY RATING SCHEME (NatHERS) COMPLIANCE REPORT

CLIENT:	Glenn Crosher
PROJECT ADDRESS:	10 Neptune Court, Marlo
	VIC 3888
JOB NUMBER:	91352
REVISION:	A
DATE:	18/07/2024
PREPARED BY:	Hayley Smith

NATIONWIDE HOUSE ENERGY RATING SCHEME®

YOUR TRUSTED THERMAL EXPERTS

Design Matters National Member

LEADING ENERGY | ESD

Part 3.1.2.0 (a) (i) Compliance Requirements

To comply with Part 3.12.0 (a) (i) the modelled energy loads of the proposed building must not exceed three separate load limits. Heating and cooling loads are based on MJ/m² per annum.

(a) the total load limit corresponding to the applicable NatHERS star rating
(b) the heating load limit; and
(b) the cooling load limit

NCC Climate Zone	6	NatHERS Climate Zone	22
Building Class	1a	ABCB Load Limit Floor Type	Suspended

(a)	Compliant with Part 3.12.0(a) (i)	ABCB NatHERS Compliant Star Rating Result	
		6.2	Stars

ABCB Compliant Individual Cooling & Heating Loads

ABCB Proposed Individual Cooling Load limit	39	MJ/m2	ABCB Proposed Individual Heating Load limit	117	MJ/m2
Compliance achieved as proposed building loads are equal to or less than the ABCB heating and cooling caps above.					
Proposed Individual Cooling Load Limits	9.7	MJ/m2	Proposed Individual Heating Load Limits	116.5	MJ/m2

NatHERS Accredited

NCC 2019 Volume 2 Part A5.2 Evidence of Suitability (1) (b); A Certificate of Accreditation

Leading Energy | ESD | General Manager - Hayley Smith	Design Matters National Accredited NatHERS Assessor
Email: admin@leadingenergyesd.com.au	Accreditation Number: DMN/18/1861

NCC Deemed to Satisfy House Energy Rating Requirements

Part 3.12.0 Application of Part 3.12 of the NCC States:

(a) Performance Requirement P2.6.1 for the thermal performance of the building is satisfied by—

(i) complying with—

(A) 3.12.0.1 for reducing the heating and cooling loads; and

(B) 3.12.1.1 for building fabric thermal insulation; and

(C) 3.12.1.2(c) and 3.12.1.4(d) for thermal breaks; and

(D) 3.12.1.2(e) for compensating for a loss of ceiling insulation, other than where the house energy rating software used can automatically compensate for a loss of ceiling insulation; and

(E) 3.12.1.5(c) and 3.12.1.5(d) for floor edge insulation; and

(F) Part 3.12.3 for building sealing; and

Rainwater tanks or solar water heater system, installed in accordance with the Plumbing Regulations 2018.

Note: See Vic additions on the last page for further details on rainwater tank and solar water heater system requirements.

(b) Performance Requirement P2.6.2 for reducing greenhouse gas emissions is satisfied by complying with Part 3.12.5

O2.6 Energy Objective

The objective is to reduce greenhouse gas emissions.

F2.6 Energy Functional Statements

To reduce greenhouse gas emissions, to the degree necessary—

(a) a building, including its domestic services, is to be capable of efficiently using energy; and

(b) a building's domestic services for heating are to obtain their energy from—

(i) a low greenhouse gas intensity source; or

(ii) an on-site renewable energy source; or

(iii) another process as reclaimed energy.

3.12.0.1 Heating and cooling loads

(a) A building must achieve an energy rating, including the separate heating and cooling load limits, using house energy rating software, of greater then or equal to—

(i) 6 stars; or

(ii) for a building in climates zones 1 or 2, 5.5 stars if the building has an outdoor living area as described in (c) if the outdoor living area

(A) is fully covered with an impervious roof having a Total R-Value greater than or equal to 1.5 (for downward heat flow; or

(B) has at least one permanently installed ceiling fan; or

(iii) for a building in climates zones 1 or 2, 5 stars if the building has an outdoor living area as described in (c) if the outdoor living area

(A) is fully covered with an impervious roof having a Total R-Value greater than or equal to 1.5 (for downward heat flow); and

(B) has at least one permanently installed ceiling fan; or

(b) The heating and cooling loads limits in (a) are specified in the ABCB Standard for NatHERS Heating and Cooling Load Limits.

(c) An outdoor living area in (a)(ii) and (a)(iii) is a space that—

3.12.0.1 Heating and cooling loads (continued)

(i) is directly adjoining, and directly accessible from, a vernal purpose living area of a Class 1 building such as a lounge, kitchen, dining or family room, which is not a room for sleeping or specialist tasks such as a study or home theatre; and

(ii) has a floor area greater that or equal to 12.0m2, and

(iii) has length and width dimensions greater than or equal to 2.5m each; and

(iv) has a opening height above floor level greater than or equal to 2.1m; and

(v) has one side permanently open with a second side either—

(A) permanently open; or

(B) readily open

(d) The sides referred to in (c)(v) must be greater than or equal to 900mm from an allotment boundary or 900mm from an obstruction to the breeze path such as a building, fence or other structure.

(e) Where a ceiling fan is required as part of the compliance with (a)(ii) or (a)(iii), the fan must comply with 3.12.4.3.

Ceiling fans required to comply with 3.12.0.1, Tables 3.12.2.1a or 3.12.2.1h as appropriate or Table 3.12.4.1 must—

(a) be permanently installed; and

(b) have a speed controller; and

(c) for ceiling fans, serve the whole room, with the floor area that a single from serves not exceeding—

(i) 15m² if it has a blade rotation diameter of greater than or equal to 900mm; and

(ii) 25m² if it has a blade rotation diameter of greater than or equal to 1200mm.

P2.6.1 Building Requirements

A building must have, to the degree necessary, a level of thermal performance to facilitate the efficient use of energy for artificial heating and cooling appropriate to—

(a) the function and use of the building; and

(b) the internal environment; and

(c) the geographic location of the building; and

(d) the effects of nearby permanent features such as topography, structures and buildings: and

(e) solar radiation being—

(i) utilised for heating; and

(f) the sealing of the building envelope against air leakage; and

(g) the utilisation of air movement to assist cooling.

Domestic services, including any associated distribution system and components must, to the degree necessary—

(a)
(i) have features that facilitate the efficient use of energy appropriate to—
(ii) the geographic location of the building; and
(iii) the location of the domestic service; and
(iv) the energy source; and

(b)
(i) a source that has a greenhouse gas intensity that does not exceed 100 g CO2-e/MJ of thermal energy load: or
(ii) an on-site renewable energy source; or
(iii) another process such as reclaimed energy

Applicable Performance Requirements

Performance Requirement P2.6.1 for Thermal Performance

The builder is responsible for constructing the Proposed Building in accordance with NCC Volume 2 2019 P2.6.1 Performance Requirement

B) Part 3.12.1.1		for building fabric thermal insulation
C) Part 3.12.1.1 (c) & 3.12.1.4 (d)		for thermal breaks; and
D) Part 3.12.1.2 (e)		for compensating for a loss of ceiling insulation other than where the house energy rating software used can automatically compensate for a loss of ceiling insulation; and
		All ceiling penetrations have been automatically compensated within the NatHERS software calculations.
F) Part 3.12.3		for Building Sealing
Part 3.12.3.1		Chimney & Flues
Part 3.12.3.2		Roof lights / Skylights
Part 3.12.3.3		External Windows and Doors
Part 3.12.3.1		Chimney & Flues
Part 3.12.3.2		Roof lights / Skylights
Part 3.12.3.3		External Windows and Doors
	(a)	An external door, internal door between a Class 1 building and an unconditioned Class 10a building, openable window and other such opening must be sealed when serving a conditioned space or habitable room in Climates Zones 4 to 8.
	(b)	A seal to restrict air infiltration (i) for the bottom edge of a door, must be a draft protection device; and (ii) for the other edges of a door or the edges of an openable window or other such opening, may be a foam or rubber compressible strip, fibrous seal or the like.
Part 3.12.3.4		Exhaust Fans
Part 3.12.3.5		Construction of Ceilings, Walls & Floors
Part 3.12.3.6		Evaporative Coolers

Performance Requirement P2.6.2 for Services

The builder is responsible for constructing the Proposed Building in accordance with NCC 2019 Volume 2 P2.6.2 Performance Requirement

Part 3.12.5	Services
Part 3.12.5.5	The lamp power density of the artificial lighting, excluding heaters that emit light, must not exceed the maximum allowance wattage for a Class 1 building, verandah or balcony or Class 10 building.

W/m2	Space Type	MAXIMUM wattage per Space Type	Area of Space - m2
5	for a Class 1 building	887.00	177.40
4	for a Alfresco / Balcony or the like	366.40	91.60
3	for a Class 10 building	0.00	0.00

VIC Additions - VBA Building Practice Note EE-03

Rainwater tanks and solar hot water system requirements for all new Class 1 buildings;

All dwellings must contain either:

(a) a rainwater tank (minimum capacity of 2000 litres) connected to all sanitary flushing systems; or

(b) a solar water heater system installed in accordance with the Plumbing Regulations 2018.

For the different options of water heating systems and additional NCC requirements, please refer to the Plumbing Regulations 2018.

As an alternative to the installation of rainwater tanks required by the Victorian variations, the RBS may consider a Performance Solution to comply with P2.6.1 using grey water treatment systems or dual water reticulation and water recycling systems connected to toilet flushing systems. Evidence of this being available on the site should be provided to the RBS when a reticulation system is proposed.

Nationwide House Energy Rating Scheme®
NatHERS® Certificate No. 0009637422

Generated on 18 Jul 2024 using BERS Pro v5.1.7 (3.22)

Property

Address	Georgette Cresent, MARLO , Vic , 3888
Lot/DP	Lot 77 DP -
NCC class*	1a
Floor/all Floors	G of 1 floors
Type	New Home

Plans

Main plan	-
Prepared by	Glenn Crosher

Construction and environment

Assessed floor area [m2]*	
Conditioned*	155.6
Unconditioned*	11.8
Total	167.4
Garage	0.0

Exposure type
Suburban

NatHERS climate zone
22 East Sale

Accredited assessor

Name	Hayley Smith
Business name	Leading Energy | ESD
Email	admin@leadingenergyesd.com.au
Phone	1300 374 043
Accreditation No.	DMN/18/1861
Assessor Accrediting Organisation	
Design Matters National	
Declaration of interest	Declaration completed: no conflicts

NCC Requirements

NCC provisions	Volume Two
Strate/Territory variation	Yes

National Construction Code (NCC) requirements

The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two. For apartments the requirements are detailed in clauses J3D3 and J3D15 of NCC Volume One.

NCC 2022 includes enhanced thermal performance requirements for houses and apartments. It also includes a new whole-of-home annual energy use budget which applies to the major equipment in the home.

The NCC, and associated ABCB Standards and support material, can be accessed at www.abcb.gov.au.

Note, variations and additions to the NCC energy efficiency requirements may apply in some states and territories.

Thermal performance Star rating

6.2

The more stars the more energy efficient

NATIONWIDE HOUSE ENERGY RATING SCHEME®

126.2 MJ/m²

Predicted annual energy load for heating and cooling based on standard occupancy assumptions.

For more information on your dwelling's rating see:
www.nathers.gov.au

Thermal performance [MJ/m²]

Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled	116.5	9.7
Load limits	110.0	12.0

Features determining load limits

Floor Type (lowest conditioned area)	CSOG
NCC climate zone 1 or 2	No
Outdoor living area	No
Outdoor living area ceiling fan	No

Whole of Home performance rating

No Whole of Home performance rating generated for this certificate.

Verification

To verify this certificate, scan the QR code or visit www.hstar.com.au/QR/Generate?p=VOVYkBRtH . When using either link, ensure you are visiting www.hstar.com.au

* Refer to glossary

About the ratings

Thermal performance rating

NatHERS thermal software models the expected heating and cooling energy loads using information about the design, construction, climate and common patterns of household use. The thermal performance rating (shown as a star rating on this Certificate) does not take into account appliances, apart from the airflow impacts from ceiling fans.

Whole of Home performance rating

NatHERS Whole of Home software uses the heating and cooling energy loads combined with the energy performance of the home's appliances (heating, cooling, hot water, lighting, pool/spa pump and onsite renewable energy generation and storage) and models the expected energy value* of the whole home. The Whole of Home performance rating is shown as a score out of 100 on this Certificate.

Heating & Cooling Load Limits

Additional information

In some locations under the NCC NatHERS pathway, separate heating and cooling load limits may apply. Minimum required star ratings in northern parts of Australia may also be affected by the presence or absence of an outdoor living area and/or an outdoor living area ceiling fan. Refer to the *ABCB Standard 2022: NatHERS heating and cooling load limits* for details or contact the relevant local building regulating authority, noting that State and Territory variations may also apply.

Setting Options:

Floor Type:

- CSOG – Concrete Slab on Ground
- SF – Suspended Floor (or a mixture of CSOG and SF)
- NA – Not Applicable

NCC Climate Zone 1 or 2:

- Yes
- No
- NA – Not Applicable

Outdoor Living Area:

- Yes
- No
- NA – Not Applicable

Outdoor Living Area Ceiling Fan:

- Yes
- No
- NA – Not Applicable

Predicted onsite renewable energy impact

No Whole of Home performance assessment conducted for this certificate.

Predicted Whole of Home annual impact by appliance

Energy use

No Whole of Home performance assessment conducted for this certificate

Greenhouse gas emissions

No Whole of Home performance assessment conducted for this certificate

Cost

No Whole of Home performance assessment conducted for this certificate

* Refer to glossary.

Certificate check

The checklist covers important items impacting the dwelling's ratings. It is recommended that the accuracy of the whole certificate is checked.

Note: The boxes indicate when and by whom each item should be checked. It is not mandatory to complete this checklist.

	Approval Stage		Construction Stage		
	Assessor checked	Consent Authority/ Surveyor checked	Builder checked	Consent Authority/ Surveyor checked	Occupancy/Other
Genuine certificate check					
Does this Certificate match the one available at the web address or QR code verification link on the front page?		☐	☐	☐	☐
Does the NatHERS certificate number on the NatHERS-stamped plans match the number on this Certificate?		☐	☐	☐	☐
Thermal performance check					
Windows and glazed doors					
Does the window size, opening type and location shown on the NatHERS-stamped plans or as installed match what is shown in 'Window and glazed door schedule' and 'Roof window schedule' tables on this Certificate?	☐	☐	☐	☐	☐
Does the installed windows meet the substitution tolerances (AFRC* based SHGC* and U-values*) as shown in the 'Window and glazed door type and performance' and 'Roof window type and performance' tables on this Certificate?			☐	☐	☐
External walls					
Does the external wall bulk insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the External wall type table on this Certificate?	☐	☐	☐	☐	☐
Does the external wall shade (colour) match what is shown in the 'External wall type' table on this Certificate?	☐	☐	☐	☐	☐
Floor					
Does the floor insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the 'Floor type' table on this certificate?	☐	☐	☐	☐	☐
Ceiling penetrations*					
Does the 'quantity' and 'type' of ceiling penetrations* (e.g. downlights, exhaust fans, etc) shown on the NatHERS-stamped plans or as installed match what is shown in the 'Ceiling penetrations' table on this Certificate?	☐	☐	☐	☐	☐
Ceiling					
Does the ceiling insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the 'Ceiling type' table on this Certificate?	☐	☐	☐	☐	☐
Roof					
Does the external roof shade (colour) on the NatHERS stamped plans or as installed match what is shown in the 'Roof type' table on this Certificate?	☐	☐	☐	☐	☐
Apartment entrance doors (NCC Class 2 assessments only)					
Does the 'External Door Schedule' show apartment entrance doors? Please note that an "external door" between the modelled dwelling and a shared space, such as an enclosed corridor or foyer, should not be included in the assessment (because it overstates the possible ventilation) and would invalidate the Certificate.	☐	☐		☐	☐
Exposure*					
Has the appropriate exposure type (terrain) (shown on page 1) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".	☐	☐		☐	☐
Heating and cooling load limits*					
Do the load limits settings (shown on page 1) match what is shown	☐	☐	☐	☐	☐

* Refer to glossary.

Certificate check

Continued

	Approval Stage		Construction Stage		
	Assessor checked	Consent Authority Surveyor checked	Builder checked	Consent Authority Surveyor checked	Occupancy/Other
Additional NCC requirements for thermal performance (not included in the NatHERS assessment)					
Thermal bridging					
Does the dwelling meet the NCC requirement for thermal bridging?		☐	☐	☐	☐
Insulation installation method					
Has the insulation been installed according to the NCC requirements?			☐	☐	☐
Building sealing					
Does the dwelling meet the NCC requirements for Building Sealing?		☐	☐	☐	☐
Whole of Home performance check (not applicable if a Whole of Home performance assessment is not conducted)					
Appliances					
Does the cooling appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the Appliance schedule on this Certificate?	☐	☐	☐	☐	☐
Does the heating appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or installed, match the location and minimum efficiency/performance requirements shown in the 'Appliance schedule' on this Certificate?	☐	☐	☐	☐	☐
Does the hot water system type and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the 'Appliance schedule' on this Certificate?	☐	☐	☐	☐	☐
Does the pool pump efficiency/performance shown on the NatHERS-stamped plans or as installed match the minimum efficiency/performance requirements shown in the 'Appliance schedule' on this Certificate?	☐	☐	☐	☐	☐
Does the onsite renewable energy system type, orientation and system size or generation capacity shown on the NatHERS stamped plans or installed match the 'Onsite Renewable Energy schedule' on this Certificate?	☐	☐	☐	☐	☐
Additional NCC Requirements for Services (not included in the NatHERS assessment)					
Does the lighting meet the artificial lighting requirements specified in the NCC?		☐	☐	☐	☐
Does the hot water system meet the additional requirements specified in the NCC?		☐	☐	☐	☐
Provisional values* check					
Have provisional values* been used in the assessment and, if so, are they noted in 'Additional notes' table below?	☐	☐			

Other NCC requirements

Note: This Certificate only covers the energy efficiency requirements in the NCC. Additional requirements that must also be satisfied include, but are not limited to: condensation, structural and fire safety requirements and any state or territory variations to the NCC energy efficiency requirements.

Additional notes

The selected glazing U & SHGC values to be achieved as opposed to achieving compliance based on

specifying the exact glazing description and/or glazing manufacturer.

R2.5HD bulk to all external walls

* Refer to glossary.

R2.0 bulk to interbal Bath & Laundry Walls
R6.0 bulk to all class 1 ceilings
Anticon under metal roof sheeting
Double glazing throughout
R2.5 bulk to suspended enclosed floors

Room *schedule*

Room	Zone Type	Area [m^2]
Kitchen/Living	Kitchen/Living	71.22
Bedroom 3	Bedroom	13.6
Laundry	Unconditioned	6.07
Bath	Unconditioned	5.7
Bedroom 2	Bedroom	13.75
Passage	Daytime	11.87
Wip	Daytime	7.69
Ensuite	Nighttime	10.09
Wir	Nighttime	27.42
Wir	Nighttime	5.34

Window and glazed door *type and performance*

Default windows*

Window ID	Window Description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
ALM-003-01 A	Aluminium A DG Air Fill Clear-Clear	4.8	0.51	0.48	0.54
TIM-004-01 W	Timber B DG Air Fill Clear-Clear	3.0	0.56	0.53	0.59

Custom windows*

Window ID	Window Description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
GJA-004-03 A	Type 076 Series Sliding Al Window DG 6mmClr-8-6mmClr	4.2	0.58	0.55	0.61
GJA-031-01 A	Type 451 Aluminium Fixed Window DG 6-12-6	3.8	0.61	0.58	0.64

* Refer to glossary.
Generated on 18 Jul 2024 using BERS Pro v5.1.7 (3.22) for Georgette Cresent , MARLO , Vic , 3888

Custom windows*

Window ID	Window Description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
GJA-071-01 A	Type 245 Aluminium Sliding Door DG 4/10/4	4.0	0.63	0.60	0.66
GJA-083-01 A	Type 472 Aluminium Hinged Door DG 4-12-4	4.1	0.56	0.53	0.59

Window and glazed door *schedule*

Location	Window ID	Window no.	Height [mm]	Width [mm]	Window type	Opening %	Orientation	Window shading device*
Kitchen/Living	GJA-071-01 A	W4	2100	5400	Sliding	45	N	No
Kitchen/Living	GJA-031-01 A	W5	500	5400	Fixed	00	N	No
Kitchen/Living	ALM-003-01 A	W16	1000	2100	Bifold	90	N	No
Kitchen/Living	GJA-004-03 A	W10	900	3000	Sliding	45	S	No
Kitchen/Living	TIM-004-01 W	W14	2100	500	Fixed	00	S	No
Kitchen/Living	TIM-004-01 W	W15	2100	500	Fixed	00	S	No
Kitchen/Living	GJA-004-03 A	W11	1800	1500	Sliding	33	S	No
Bedroom 3	GJA-071-01 A	W2	2100	2400	Sliding	45	N	No
Laundry	GJA-004-03 A	W12	600	1200	Sliding	33	S	No
Laundry	GJA-083-01 A	W13	2100	820	Casement	90	W	No
Bath	GJA-031-01 A	W1	600	1800	Fixed	00	N	No
Bedroom 2	GJA-071-01 A	W3	2100	2400	Sliding	45	N	No
Passage	GJA-004-03 A	n/a	1800	1500	Sliding	33	S	No
Ensuite	GJA-004-03 A	W6	1800	1500	Sliding	33	N	No
Wir	GJA-004-03 A	W7	1800	900	Sliding	33	N	No
Wir	GJA-071-01 A	W8	2100	3100	Sliding	45	N	No
Wir	GJA-004-03 A	W9	900	2700	Sliding	45	E	No
Wir	GJA-004-03 A	W17	900	3000	Sliding	45	S	No

Roof window* *type and performance value*

Default roof windows*

Window ID	Window Description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

* Refer to glossary.
Generated on 18 Jul 2024 using BERS Pro v5.1.7 (3.22) for Georgette Cresent , MARLO , Vic , 3888

Default roof windows*

Window ID	Window Description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit

Custom roof windows*

Window ID	Window Description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Roof window* *schedule*

Location	Window ID	Window no.	Opening %	Height [mm]	Width [mm]	Orientation	Outdoor shade	Indoor shade
No Data Available								

Skylight* *type and performance*

Skylight ID	Skylight description	Skylight shaft reflectance
No Data Available		

Skylight* *schedule*

Location	Skylight ID	Skylight No.	Skylight shaft length [mm]	Area [m^2]	Orientation	Outdoor shade	Diffuser
No Data Available							

External door *schedule*

Location	Height [mm]	Width [mm]	Opening %	Orientation
Kitchen/Living	2100	1000	90	S

External wall *type*

Wall ID	Wall type	Solar absorptance	Wall shade [colour]	Bulk insulation [R-value]	Reflective wall wrap*
EW-1	Metal Clad Steel Stud Frame Direct Fix	0.50		Anti-glare foil with bulk no gap R2.5	No

External wall *schedule*

Location	Wall ID	Height [mm]	Width [mm]	Orientation	Horizontal shading feature* maximum projection [mm]	Vertical shading feature [yes/no]
Kitchen/Living	EW-1	3671	10800	N	3200	No

* Refer to glossary.
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Location	Wall ID	Height [mm]	Width [mm]	Orientation	Horizontal shading feature* maximum projection [mm]	Vertical shading feature [yes/no]
Kitchen/Living	EW-1	2740	400	E	10050	No
Kitchen/Living	EW-1	2740	4895	S	500	Yes
Kitchen/Living	EW-1	2740	1350	E	0	No
Kitchen/Living	EW-1	2740	4400	S	650	No
Kitchen/Living	EW-1	2740	1300	W	0	No
Kitchen/Living	EW-1	2740	3195	S	500	No
Kitchen/Living	EW-1	2740	450	W	9850	No
Bedroom 3	EW-1	2740	3595	N	2500	No
Bedroom 3	EW-1	2740	3795	W	500	No
Laundry	EW-1	2740	3595	S	500	No
Laundry	EW-1	2740	1695	W	500	No
Bath	EW-1	2740	2090	N	2500	No
Bedroom 2	EW-1	2740	3640	N	2500	No
Passage	EW-1	2740	5740	S	500	No
Wip	EW-1	2740	1690	N	2400	No
Ensuite	EW-1	2740	2390	N	2400	No
Wir	EW-1	2740	5445	N	2400	No
Wir	EW-1	2740	5500	E	500	Yes
Wir	EW-1	2740	7845	S	500	No

Internal wall *type*

Wall ID	Wall type	Area [m^2]	Bulk insulation
IW-001	Steel Stud Frame, Direct Fix Plasterboard	93.16	No insulation
IW-002	Steel Stud Frame, Direct Fix Plasterboard	27.81	Bulk Insulation, No Air Gap R2

Floor *type*

Location	Construction	Area [m^2]	Sub-floor ventilation	Added insulation [R-value]	Covering
Kitchen/Living	Suspended Floor Steel Frame 19mm	71.22	Enclosed	Bulk Insulation, Gap to Floor R2.5	80/20 Carpet 10mm/Ceramic

* Refer to glossary.

Location	Construction	Area [m²]	Sub-floor ventilation	Added insulation [R-value]	Covering
Bedroom 3	Suspended Floor Steel Frame 19mm	13.60	Enclosed	Bulk Insulation, Gap to Floor R2.5	Carpet+Rubber Underlay 18mm
Laundry	Suspended Floor Steel Frame 19mm	6.07	Enclosed	Bulk Insulation, Gap to Floor R2.5	Ceramic Tiles 8mm
Bath	Suspended Floor Steel Frame 19mm	5.70	Enclosed	Bulk Insulation, Gap to Floor R2.5	Ceramic Tiles 8mm
Bedroom 2	Suspended Floor Steel Frame 19mm	13.75	Enclosed	Bulk Insulation, Gap to Floor R2.5	Carpet+Rubber Underlay 18mm
Passage	Suspended Floor Steel Frame 19mm	11.87	Enclosed	Bulk Insulation, Gap to Floor R2.5	Carpet+Rubber Underlay 18mm
Wip	Suspended Floor Steel Frame 19mm	7.69	Enclosed	Bulk Insulation, Gap to Floor R2.5	Ceramic Tiles 8mm
Ensuite	Suspended Floor Steel Frame 19mm	10.09	Enclosed	Bulk Insulation, Gap to Floor R2.5	Ceramic Tiles 8mm
Wir	Suspended Floor Steel Frame 19mm	27.42	Enclosed	Bulk Insulation, Gap to Floor R2.5	Carpet+Rubber Underlay 18mm
Wir	Suspended Floor Steel Frame 19mm	5.34	Enclosed	Bulk Insulation, Gap to Floor R2.5	Carpet+Rubber Underlay 18mm

Ceiling *type*

Location	Construction material/type	Bulk insulation R-value (may include edge batt values)	Reflective wrap* [yes/no]
Kitchen/Living	Plasterboard on Steel	Bulk Insulation R6	
Bedroom 3	Plasterboard on Steel	Bulk Insulation R6	
Laundry	Plasterboard on Steel	Bulk Insulation R6	
Bath	Plasterboard on Steel	Bulk Insulation R6	
Bedroom 2	Plasterboard on Steel	Bulk Insulation R6	

* Refer to glossary.
Generated on 18 Jul 2024 using BERS Pro v5.1.7 (3.22) for Georgette Cresent , MARLO , Vic , 3888

Location	Construction material/type	Bulk insulation R-value (may include edge batt values)	Reflective wrap* [yes/no]
Passage	Plasterboard on Steel	Bulk Insulation R6	
Wip	Plasterboard on Steel	Bulk Insulation R6	
Ensuite	Plasterboard on Steel	Bulk Insulation R6	
Wir	Plasterboard on Steel	Bulk Insulation R6	
Wir	Plasterboard on Steel	Bulk Insulation R6	

Ceiling *penetrations**

Location	Quantity	Type	Diameter [mm]	Sealed/unsealed
Kitchen/Living	1	Exhaust Fans	160	Sealed
Bath	1	Exhaust Fans	300	Sealed
Ensuite	1	Exhaust Fans	300	Sealed

Ceiling *fans*

Location	Quantity	Diameter [mm]
No Data Available		

Roof *type*

Construction	Added insulation [R-value]	Solar absorptance	Roof shade [colour]
Corrugated Iron Steel Frame	Bulk, Reflective Side Down, No Air Gap Above with 0.20 Thermal Break R1.3	0.30	Light

Thermal bridging *schedule for steel frame elements*

Building element	Steel section dimensions [height x width, mm]	Frame spacing [mm]	Steel thickness [BMT,mm]	Thermal break [R-value]
No Data Available				

Appliance *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

Note: A flat assumption of 5W/m^2 is used for lighting, therefore lighting is not included in the appliance schedule.

* Refer to glossary.

Cooling system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Data Available				

Heating system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Data Available				

Hot water system

Appliance/ system type	Fuel type	Hot Water CER Zone	Minimum efficiency /STC	Zone 3 STC	Zone 3 Substitution tolerance ranges		Assessed daily load [litres]
					lower limit	upper limit	
No Data Available							

Pool/spa equipment

Appliance/ system type	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Data Available			

Onsite Renewable Energy *Schedule*

System Type	Orientation	System Size Or Generation Capacity
No Data Available		

Battery *Schedule*

System Type	Size [Battery Storage Capacity]
No Data Available	

* Refer to glossary.
Generated on 18 Jul 2024 using BERS Pro v5.1.7 (3.22) for Georgette Cresent , MARLO , Vic , 3888

Explanatory notes

About this report

NatHERS ratings are a reliable guide for comparing different dwelling designs and to demonstrate that designs meet the energy efficiency requirements in the National Construction Code.

NatHERS ratings use computer modelling to evaluate a home's energy efficiency and performance. They use localised climate data and standard assumptions on how people use their home to predict the heating and cooling energy loads and energy value* of the whole home. The thermal performance star rating uses the home's building specifications, layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings) to predict the heating and cooling energy loads. The Whole of Home performance rating uses information about the home's appliances and onsite energy generation and storage to estimate the homes energy value*.

The actual energy loads, cost and greenhouse gas emissions of a home may vary from that predicted. This is because the assumptions will not always match the actual occupant usage patterns. For example, the number of occupants and how people use their appliances will vary.

Energy efficient homes use less energy, are warmer on cool days, cooler on hot days and cost less to run.

Accredited assessors

For quality assured NatHERS Certificates, always use an accredited or licenced assessor registered with an Assessor Accrediting Organisation (AAO). AAOs have strict quality assurance processes, and professional development requirements ensuring consistently high standards for assessments.

Non-accredited assessors (Raters) have no ongoing training requirements and are not quality assured.

Any queries about this report should be directed to the assessor. If the assessor is unable to address questions or concerns, contact the AAO specified on the front of this certificate.

Disclaimer

The NatHERS Certificate format is developed by the NatHERS Administrator. However, the content in the certificate is entered by the assessor. It is the assessor's responsibility to use NatHERS accredited software correctly and follow the NatHERS Technical Note to produce a NatHERS Certificate.

The predicted annual energy load, cost and greenhouse gas emissions in this NatHERS Certificate are an estimate based on an assessment of the dwelling's design by the assessor. It is not a prediction of actual energy use, cost or emissions. The information and ratings may be used to compare how other dwellings are likely to perform when used in a similar way.

Information presented in this report relies on a range of standard assumptions (both embedded in NatHERS accredited software and made by the assessor who prepared this report), including assumptions about occupancy, behaviour, appliance performance, indoor air temperature and local climate.

Not all assumptions made by the assessor using the NatHERS accredited software tool are presented in this report and further details or data files may be obtained from the assessor.

Glossary

AFRC	Australian Fenestration Rating Council
Annual energy load	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
Assessed floor area	the floor area modelled in the software for the purpose of the NatHERS assessment. Note, this may not be consistent with the floor area in the design documents.
Ceiling penetrations	features that require a penetration to the ceiling, including downlights, vents, exhaust fans, range hoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes through the ceiling for wiring, e.g. ceiling fans; pendant lights, and heating and cooling ducts.
COP	Coefficient of performance
Conditioned	a zone within a dwelling that is expected to require heating and cooling based on standard occupancy assumptions. In some circumstances it will include garages.
Custom windows	windows listed in NatHERS software that are available on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.
Default windows	windows that are representative of a specific type of window product and whose properties have been derived by statistical methods.
EER	Energy Efficiency Ratio, measure of how much cooling can be achieved by an air conditioner for a single kWh of electricity input
Energy use	This is your homes rating without solar or batteries.
Energy value	The net cost to society including, but not limited to, costs to the building user, the environment and energy networks (as defined in the ABCB Housing Provisions Standard).
Entrance door	these signify ventilation benefits in the modelling software and must not be modelled as a door when opening to a minimally ventilated corridor in a Class 2 building.
Exposure	see exposure categories below.
Exposure category – exposed	terrain with no obstructions e.g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).
Exposure category – open	terrain with few obstructions at a similar height e.g. grasslands with few well scattered obstructions below 10m, farmland with scattered sheds, lightly vegetated bush blocks, elevated units (e.g. above 3 floors).
Exposure category – protected	terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.
Exposure category – suburban	terrain with numerous, closely spaced obstructions over 10 m e.g. city and industrial areas.
Horizontal shading feature	provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconies from upper levels.
National Construction Code (NCC) Class	the NCC groups buildings by their function and use, and assigns a classification code. NatHERS software models NCC Class 1, 2 or 4 buildings and attached Class 10a buildings. Definitions can be found at www.abcb.gov.au.
Net zero home	a home that achieves a net zero energy value*.
Opening percentage	the openability percentage or operable (moveable) area of doors or windows that is used in ventilation calculations.
Provisional value	an assumed value that does not represent an actual value. For example, if the wall colour is unspecified in the documentation, a provisional value of 'medium' must be modelled. Acceptable provisional values are outlined in the NatHERS Technical Note and can be found at www.nathers.gov.au
Recommended capacity	this is the capacity or size of equipment that is recommended by NatHERS to achieve the desired comfort conditions in the zone or zones serviced. This is a recommendation and the final selection sizing should be confirmed by a suitably qualified person.
Reflective wrap (also known as foil)	can be applied to walls, roofs and ceilings. When combined with an appropriate airgap and emissivity value, it provides insulative properties.
Roof window	for NatHERS this is typically an operable window (i.e. can be opened), will have a plaster or similar light well if there is an attic space, and generally does not have a diffuser.
Shading features	includes neighbouring buildings, fences, and wing walls, but excludes eaves.
Skylight (also known as roof lights)	for NatHERS this is typically a moulded unit with flexible reflective tubing (light well) and a diffuser at ceiling level.
Solar heat gain coefficient (SHGC)	the fraction of incident solar radiation admitted through a window, both directly transmitted as well as absorbed and subsequently released inward. SHGC is expressed as a number between 0 and 1. The lower a window's SHGC, the less solar heat it transmits.
STCs	Small-scale Technology Certificates, certificates created by the REC registry for renewable energy technologies that may be bought and sold as part of the Small-scale Renewable Energy Scheme operated by the Clean Energy Regulator (CER)
Thermal breaks	are materials with an R-value greater than or equal to 0.2 that must separate the metal frame from the cladding. This includes, but is not limited to, materials such as timber battens greater than or equal to 20mm thick or continuous thermal breaks such as polystyrene insulation sheeting or plastic strips
U-value	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
Unconditioned	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions.
Vertical shading features	provides shading to the building in the vertical plane and can be parallel or perpendicular to the subject wall/window. Includes privacy screens, other walls in the building (wing walls), fences, other buildings, vegetation (protected or listed heritage trees).
Window shading device	device fixed to windows that provides shading e.g. window awnings or screens but excludes horizontal* or vertical shading features* (eg eaves and balconies)

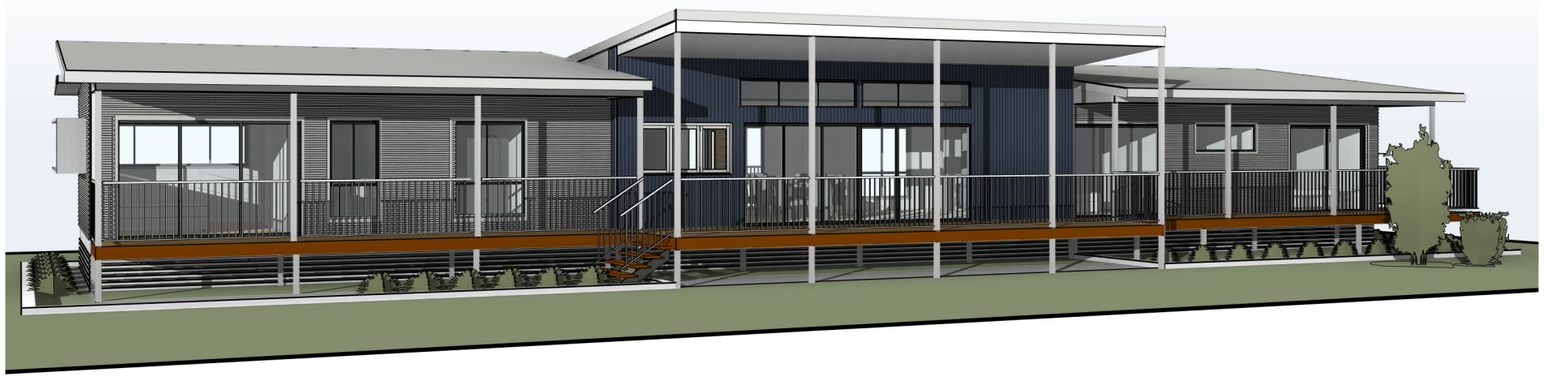

Illustration of Design

DESIGN: **CUSTOM**	JOB ADDRESS: **10 NEPTUNE COURT MARLO VIC 3888**	S.P:	ISSUE: **C**
STAGED PLAN: **WORKING DRAWING**		SCALE: @ A3	
CLIENT: **CROSHER - Kate & Glenn**	USE FIGURED DIMENSIONS AT ALL TIMES. REFER ANY ENQUIRES TO **BUILDING CONTRACTOR**. ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. ALL WORK TO COMPLY WITH LOCAL AUTHORITY REGULATIONS.	DWG No: 001	LAND AREA: 800m²

REV	DATE	DESCRIPTION	DRAWN	CHECKED
A	29.01.24	SCHEMATIC FLOOR PLAN	AM	JMW
B	19.02.24	CLIENT REVIW	AM	JMW
C	20.03.24	MINOR AMEND	AM	JMW

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LOGANHOLME, QLD 4129
Phone: +61 73806 5100
QBCC. 1511 1256

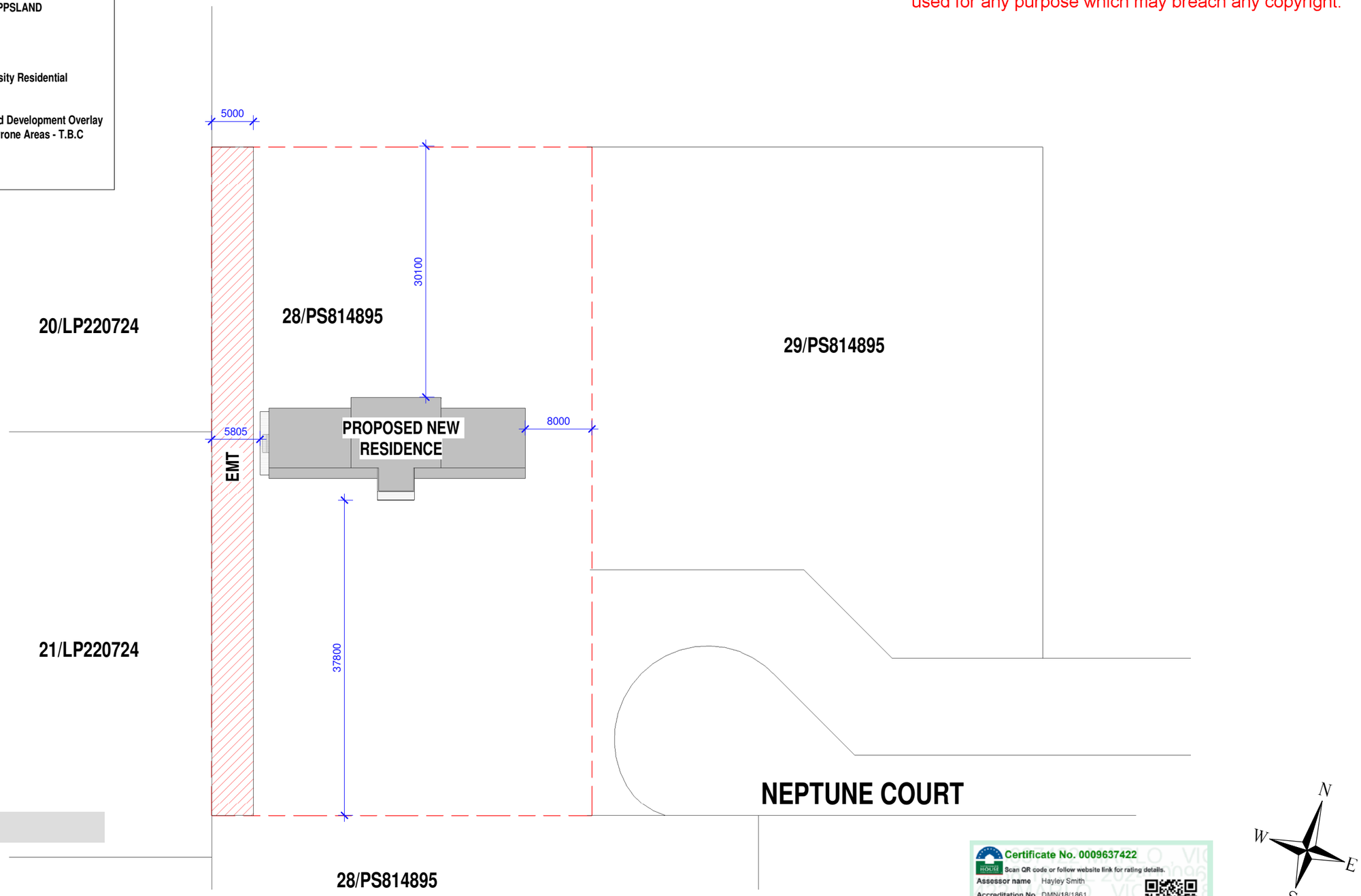
LEGAL DESCRIPTION

SITE DESCRIPTION	= PROPOSED NEW DWELLING
ADDRESS	= 10 Neptune Court Marlo VIC 3888
Lot/Section/Plan no	= Lot 28 PS814895
LA	= EAST GIPPSLAND
SITE AREA	= 3626m²
SITE COVERAGE	= T.B.C
ZONE:	= Low Density Residential
OVERLAYS	
•	Design and Development Overlay
•	Bushfire Prone Areas - T.B.C
SITE CLASSIFICATION:	= T.B.C
WIND RATING:	= T.B.C

AREA SCHEDULE

Name	Area
GROUND FLOOR LIVING	177.4 m²
DECK "BY THE OWNER"	83.6 m²
PORCH	8.3 m²
Grand total	269.3 m²

NOTE:
DOUBLE GLAZING THROUGHOUT.



1 SITE PLAN
1 : 500

Certificate No. 0009637422
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Assessor name Hayley Smith
Accreditation No. DMN/18/1861
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Site Plan

DESIGN: CUSTOM	JOB ADDRESS: 10 NEPTUNE COURT MARLO VIC 3888	S.P:	ISSUE: C
STAGED PLAN: WORKING DRAWING		SCALE: 1 : 500 @ A3	
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REV	DATE	DESCRIPTION	DRAWN	CHECKED
A	29.01.24	SCHEMATIC FLOOR PLAN	AM	JMW
B	19.02.24	CLIENT REVIW	AM	JMW
C	20.03.24	MINOR AMEND	AM	JMW

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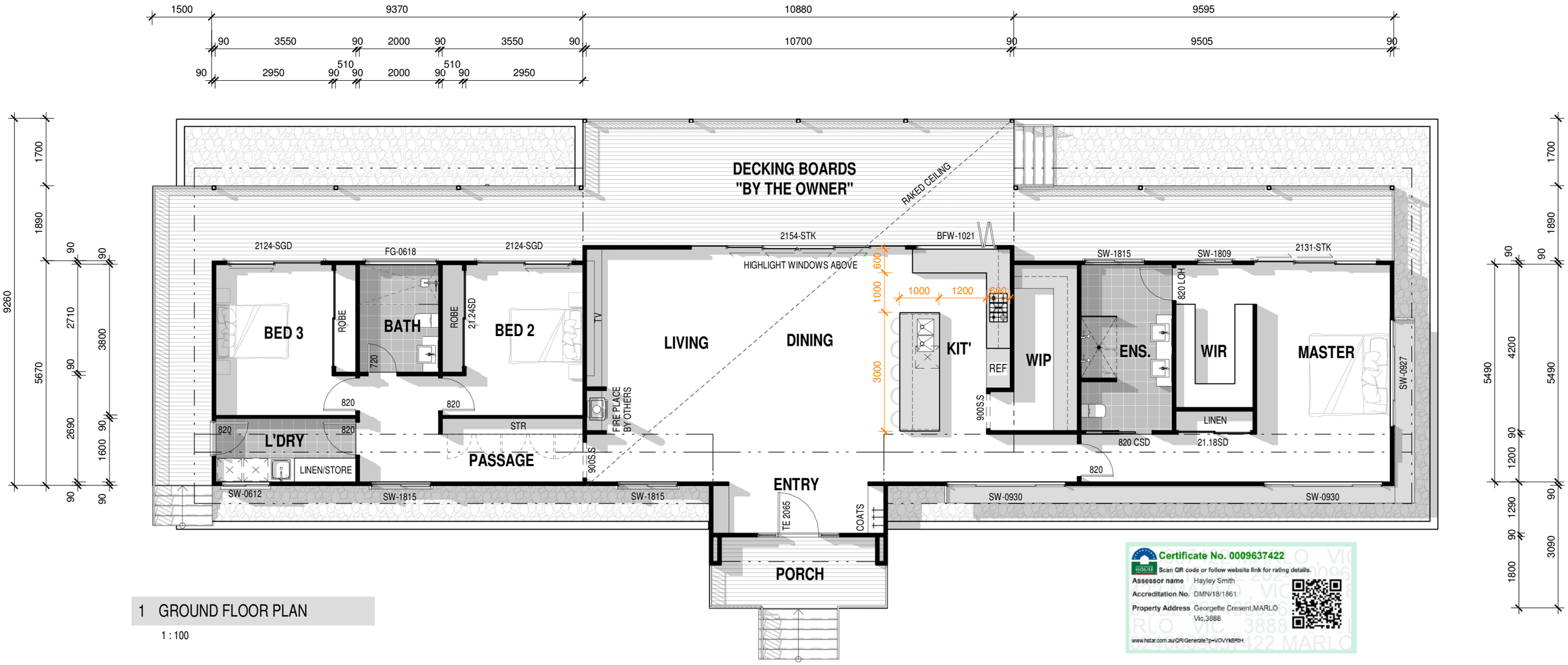
AREA SCHEDULE

Name	Area
GROUND FLOOR LIVING	177.4 m²
DECK "BY THE OWNER"	83.6 m²
PORCH	8.3 m²
Grand total	269.3 m²

NOTE:
DOUBLE GLAZING THROUGHOUT.



1 GROUND FLOOR PLAN
1 : 100

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Ground Floor Plan

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STAGED PLAN: **WORKING DRAWING**		SCALE: 1 : 100 @ A3	
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REV	DATE	DESCRIPTION	DRAWN	CHECKED
A	29.01.24	SCHEMATIC FLOOR PLAN	AM	JMW
B	19.02.24	CLIENT REVIW	AM	JMW
C	20.03.24	MINOR AMEND	AM	JMW

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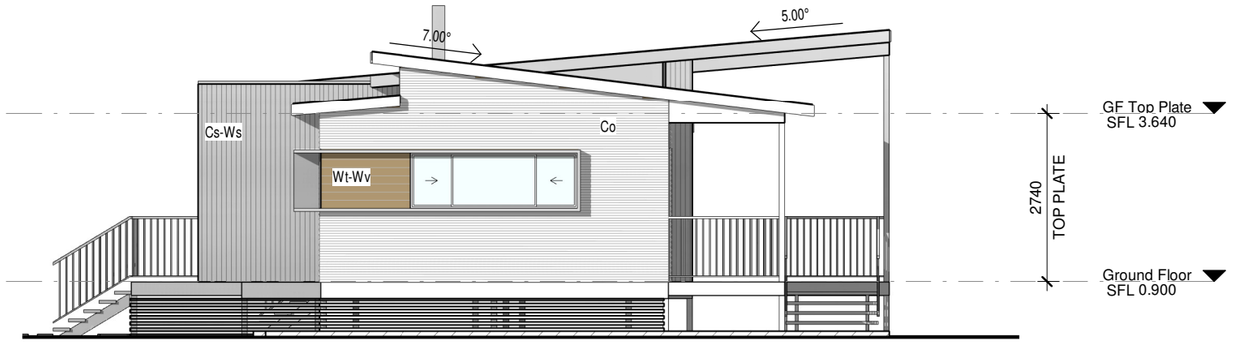
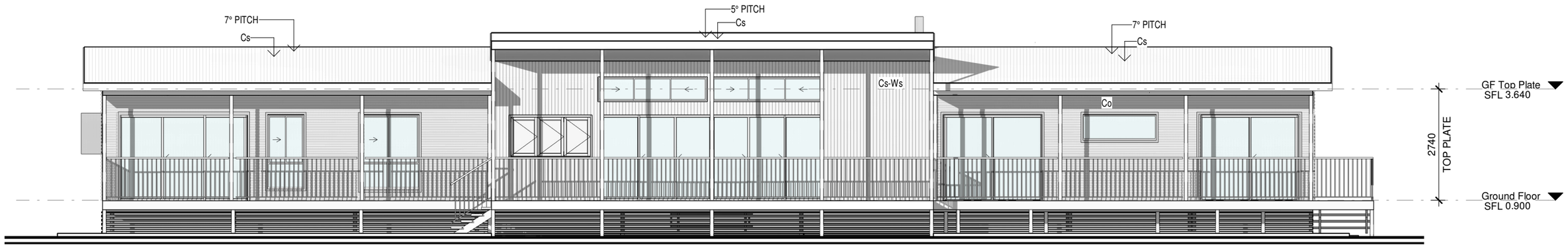
LEGEND	
5° PITCH	ROOF PITCH @ 5°
7° PITCH	ROOF PITCH @ 7°
Co	Custom Orb Wall Cladding
Cs	Colorbond Steel Roofing
Cs-Ws	Colorbond Steel Wall Sheeting
Wt-Wv	Weathertex, Vertical Weathergroove Natural 150mm



1 EAST. ELEVATION

1 : 100



2 NORTH. ELEVATION

1 : 100

Elevations - East & North

DESIGN: **CUSTOM**	JOB ADDRESS: **10 NEPTUNE COURT MARLO VIC 3888**	S.P:	ISSUE: **C**
STAGED PLAN: **WORKING DRAWING**		SCALE: 1 : 100 @ A3	
CLIENT: **CROSHER - Kate & Glenn**	USE FIGURED DIMENSIONS AT ALL TIMES. REFER ANY ENQUIRES TO **BUILDING CONTRACTOR**. ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. ALL WORK TO COMPLY WITH LOCAL AUTHORITY REGULATIONS.	DWG No: 310	LAND AREA: 800m²

REV	DATE	DESCRIPTION	DRAWN	CHECKED
A	29.01.24	SCHEMATIC FLOOR PLAN	AM	JMW
B	19.02.24	CLIENT REVIW	AM	JMW
C	20.03.24	MINOR AMEND	AM	JMW

Certificate No. 0009637422
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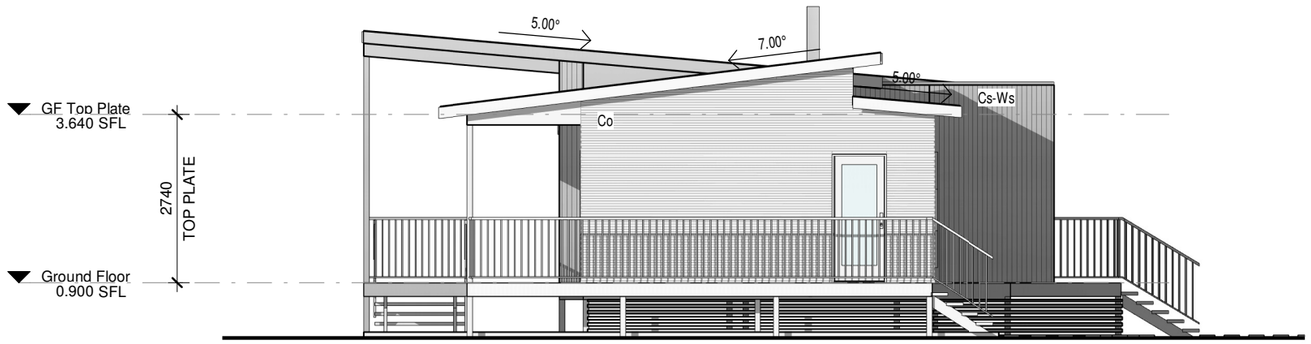
LEGEND

5° PITCH	ROOF PITCH @ 5°
Co	Custom Orb Wall Cladding
Cs	Colorbond Steel Roofing
Cs-Ws	Colorbond Steel Wall Sheeting
Tbf	TIMBER BAMBOO FLOOR FINISH
Wt-Wv	Weathertex, Vertical Weathergroove Natural 150mm



2 WEST ELEVATION

1 : 100

1 SOUTH ELEVATION

1 : 100

Elevations - West & South

DESIGN: **CUSTOM**	JOB ADDRESS: **10 NEPTUNE COURT MARLO VIC 3888**	S.P:	ISSUE: **C**
STAGED PLAN: **WORKING DRAWING**		SCALE: 1 : 100 @ A3	
CLIENT: **CROSHER - Kate & Glenn**	USE FIGURED DIMENSIONS AT ALL TIMES. REFER ANY ENQUIRES TO **BUILDING CONTRACTOR**. ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. ALL WORK TO COMPLY WITH LOCAL AUTHORITY REGULATIONS.	DWG No: 300	LAND AREA: 800m²

REV	DATE	DESCRIPTION	DRAWN	CHECKED
A	29.01.24	SCHEMATIC FLOOR PLAN	AM	JMW
B	19.02.24	CLIENT REVIW	AM	JMW
C	20.03.24	MINOR AMEND	AM	JMW

Certificate No. 0009637422
Scan QR code or follow website link for rating details.
Assessor name Hayley Smith
Accreditation No. DMN/18/1861
Property Address Georgette Cresent,MARLO Vic,3888
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Bushfire Attack Level Assessment
10 Neptune Court Marlo

September 2024

xwb consulting
Town Planning and Bushfire Consultants

BPAD Bushfire Planning & Design Accredited Practitioner Level 2

1. Introduction

XWB Consulting has been engaged by Glenn and Kate Crosher c/- Imagine Kit Homes to prepare a bushfire attack level assessment for a dwelling at 10 Neptune Court Marlo.

The site is not within a Bushfire Management Overlay under the East Gippsland Planning Scheme but is within a Designated Bushfire Prone Area under the Building Regulations 2018.

The bushfire attack level assessment report has been prepared by:

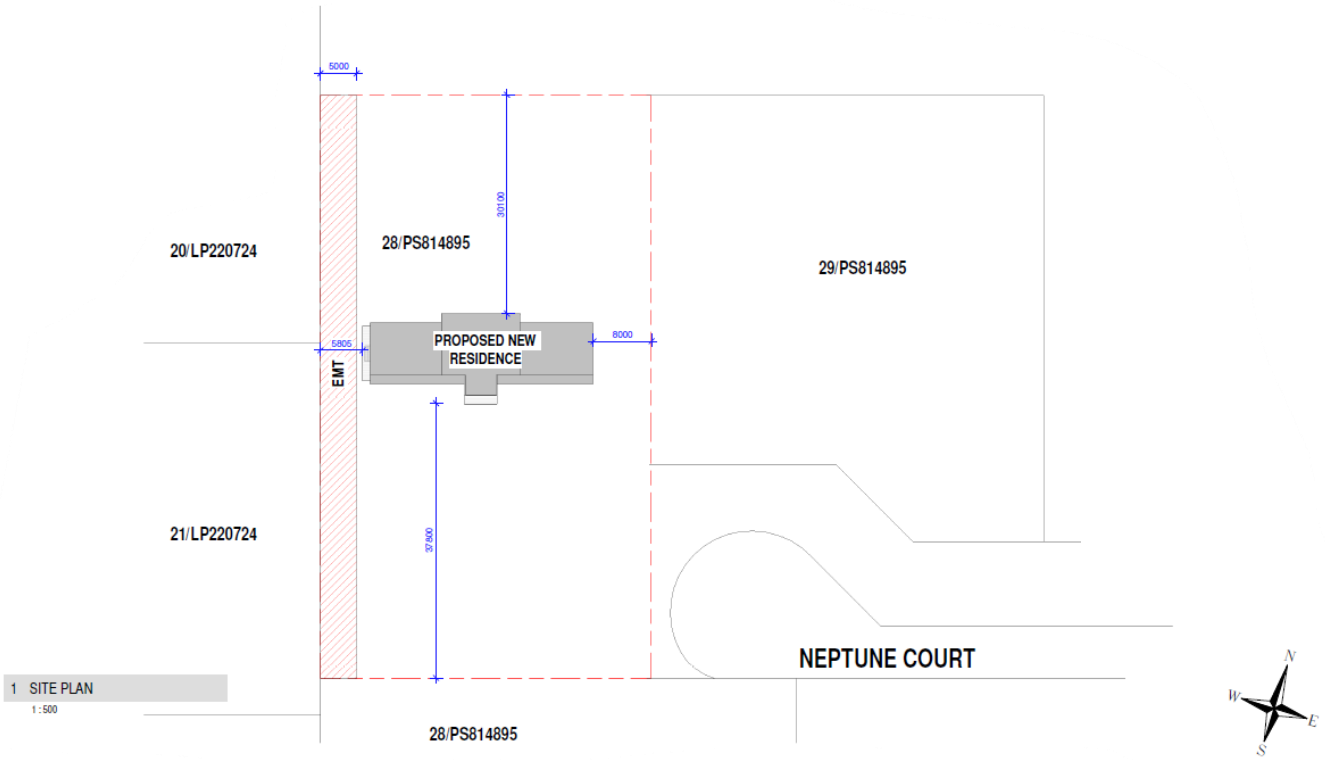
Phil Walton
XWB Consulting
PO Box 752
Beaconsfield 3807
mail@xwbconsulting.com.au
Ph: 0408 517 143

2. Site and proposal

The site is located at the western end of Nuptune Court in a recent residential subdivision as shown on the location plan below:

The site has an area of 3626sqm and is currently vacant.

It is proposed to construct a dwelling on the land as shown on the site plan below:



3. Site Assessment

The site assessment has been undertaken in accordance with Method 1 set out in Section 2 of AS3959–2018 Construction of Buildings in Bushfire Prone Areas. The land within 100m of the proposed dwelling is shown on the plan below:

The residential lots within Neptune Court and Yeerung Court to the north which form part of a more recent subdivision have been largely cleared and are managed. The lots would be classified as low threat vegetation under AS3959 which will be further reinforced when dwellings are constructed on the lots and gardens are provided around the dwellings.

Of the 4 lots in William Hunter Drive to the west, 3 have dwellings constructed on the lots with managed gardens around the dwellings. No. 15 William Hunter Drive is vacant. The lots at 13-17 contain some remnant trees albeit the vegetation has been subject to some clearing including the removal of understorey vegetation. Given the extent of the vegetation and the clearing which has occurred, the vegetation would be classified as low threat vegetation under AS3959. The vegetation to the west is shown in the photographs on the following pages:

North west from 10 Neptune Court

South west from 10 Neptune Court

West looking at garden areas in 17 William Hunter Drive

4. BAL Rating

The bushfire attack level for the dwelling is BAL12.5.

5. Declaration

I have taken all reasonable steps to ensure that the information provided in this assessment is accurate and reflects the conditions on and around the site on the date of this assessment.

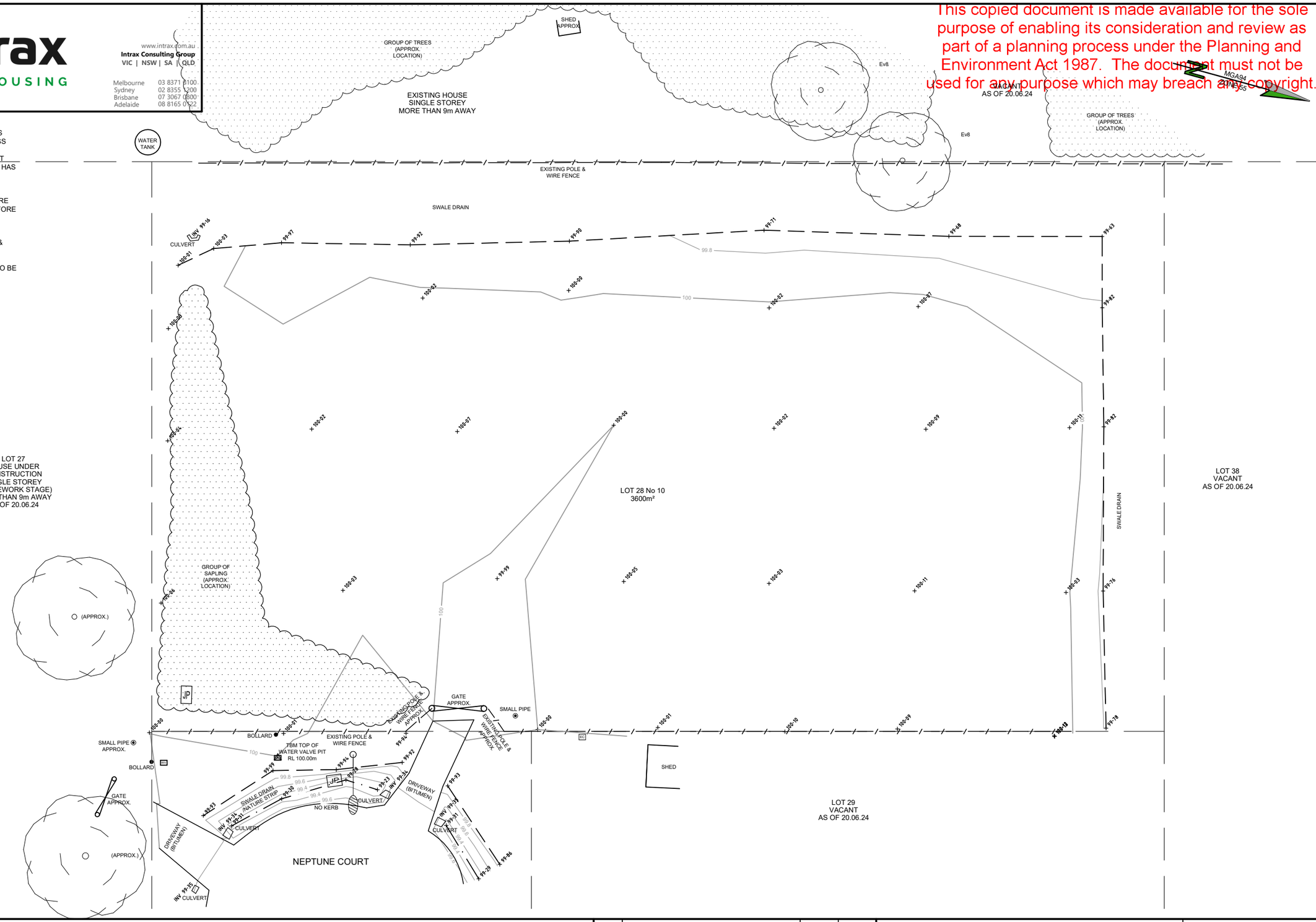
Phil Walton
XWB Consulting
9 September 2024

Intrax HOUSING
www.intrax.com.au
Intrax Consulting Group
VIC | NSW | SA | QLD
Melbourne 03 8371 2100
Sydney 02 8355 1200
Brisbane 07 3067 0800
Adelaide 08 8165 0522

NOTE:
FULLY DIMENSIONED TITLE & EASEMENTS ARE NOT ALLOWED TO BE SHOWN UNLESS VERIFIED BY A LICENSED SURVEYOR CONDUCTING A TITLE RE-ESTABLISHMENT SURVEY.AN APPROXIMATE SITE OUTLINE HAS BEEN SHOWN.

NOTE:
PLEASE CONTACT INTRAX OFFICE IF THERE ARE ANY QUESTIONS OR CONCERNS BEFORE ANY EARTHWORKS COMMENCE

NOTE:
DUE TO LONG GRASS ACROSS THE SITE & NATURE STRIP, SOME SERVICES MAY BE OBSCURED AND THEREFORE EITHER APPROXIMATELY LOCATED OR UNABLE TO BE LOCATED AT THE TIME OF THE SURVEY.



×104.89	SPOT HEIGHT	S	SEWER MANHOLE
HW H 108.30 S 106.30	HABITABLE WINDOW	E	ELECTRICITY PIT
		EC	ELECTRICITY CABINET
NHW H 108.30 S 106.30	NON-HABITABLE WINDOW		TBM
		WV	WATER VALVE
DOOR H 108.30 B 106.30	DOOR		LIGHTPOLE

GP	GRATED PIT	T	WATER TAP
SEP	SIDE ENTRY PIT	W	WATER METER
JP	JUNCTION PIT		POWER POLE
UNK	UNKNOWN PIT		P.S.M.
	TELSTRA PIT	FH	FIRE HYDRANT
G	GAS METER	FP	FIRE PLUG

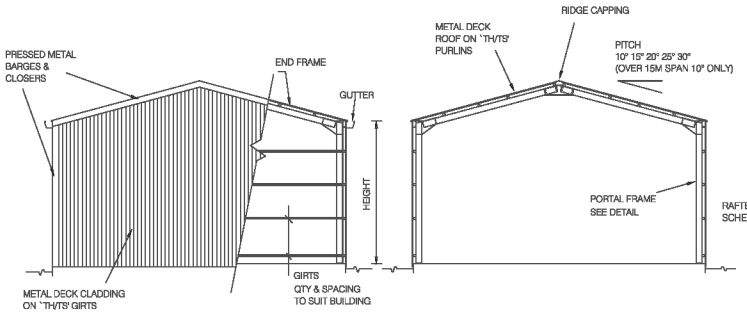
SV	SEWER VENT
IS	SEWER INSPECTION SHAFT
	SIGN
GV	GAS VALVE
Ev5	EVERGREEN TREE HEIGHT 5m SPREAD 3m

VER	DESCRIPTION	DATE	APP
A	ORIGINAL SURVEY	20.06.24	

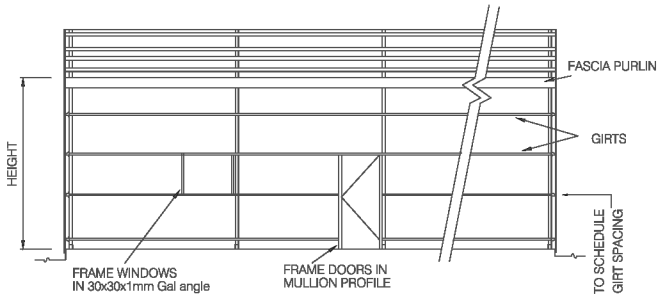
FEATURE & LEVEL SURVEY

PROPERTY ADDRESS:	No 10 NEPTUNE COURT MARLO VIC 3888
CLIENT:	IMAGINE KIT HOMES
PLAN OF SUBDIVISION:	LOT 28 ON PS814895N EDITION 3 VERSION 1
HORIZONTAL DATUM:	ARBITRARY
LEVEL DATUM:	ARBITRARY
CONTOUR INTERVAL:	0.20 METRES

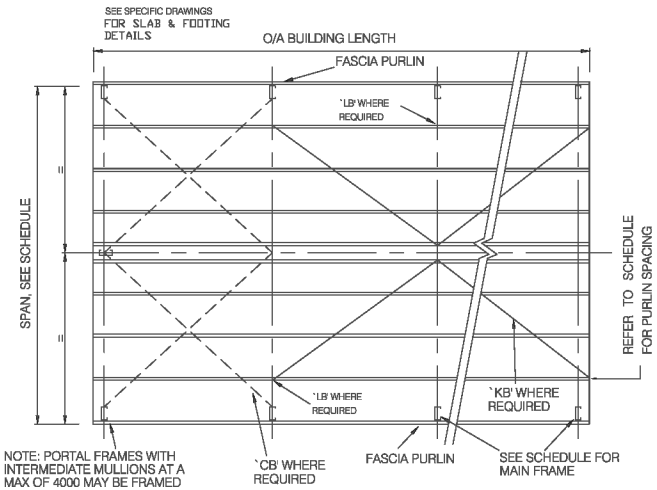
ORIGINAL SCALE: 1:300 AT A3	
SURVEYOR: D.M.	
DRAFTER: X.Z.	CHECKED: F.K.
DATE OF SURVEY: 20.06.24	
INTRAX REF: 226074	
CLIENT REF: -	
SHEET 1 OF 1 SHEETS	VERSION: A



END ELEVATION nts BUILDING SECTION nts



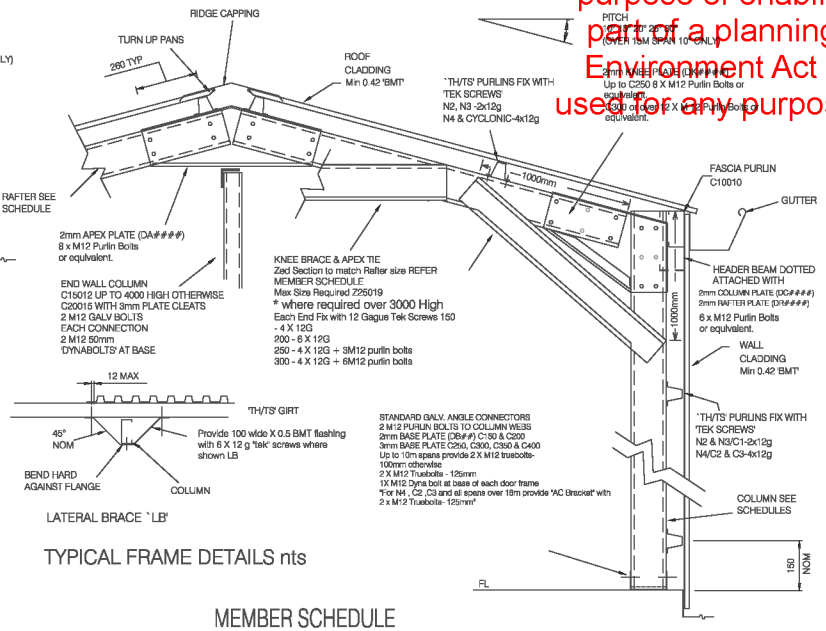
SIDE ELEVATION nts



ROOF PLAN LAYOUT nts

`LB' LATERAL BRACING - COLUMNS
PROVIDE 100 WIDE X 0.5 BMT FLASHING WITH 6x12G`TEK' SCREWS WHERE SHOWN `LB'.
FOR COLUMNS UP TO 3.0M - 0 LAT BRACE.
FOR COLUMNS UP TO 4.0M - 1 LAT BRACE.
FOR COLUMNS UP TO 5.0M - 2 LAT BRACE.
FOR COLUMNS UP TO 6.0M - 3 LAT BRACE.

`LB' LATERAL BRACING - RAFTERS
FOR SPANS GREATER THAN 10M & HEADER BEAM MID SPAN RAFTERS
LATERAL BRACE FIRST PURLIN / RAFTER INTERSECTION UP FROM GUTTER
SEE ROOF PLAN LAYOUT



TYPICAL FRAME DETAILS nts

MEMBER SCHEDULE

Wind Classification - Refer Wind Code in Title Block.

Wind Rating (Vu)	Span Up To	MAX. HEIGHT <=5.0m high	MAX. HEIGHT Max 6.0m high	Bay Size	PURLINS & GIRTS * INDICATES SHEETING CHOICE MAY GOVERN SPAN 3.5M	PURLINS & GIRTS * INDICATES SHEETING CHOICE MAY GOVERN SPAN 4M	HEADER BEAMS 2 Bay Span	* OVER 3M & # OVER 5M APEX TIE	* OVER 3M & # OVER 5M KNEE BRACE
N2 (40m/s)	7.6m	C15019	C15019	MAX BAY 4.0M	TH6475 @ 1400 PURLINS* & 1500 GIRTS*	TH6475 @ 1200 PURLINS & 1300 GIRTS	C25015	N/A	#YES
	10.0m	C15019	C15024				C25019	*YES	N/A
	12.0m	C15019	C15024				C25019	YES	N/A
	15.0m	C20019	C20019				C25019	YES	*YES
	18.0m	C20019	C20019	MAX BAY 3.5M			C25024	YES	YES
	24.0m	C25024	C25024	MAX BAY 3.0M			C25024	YES	YES
N3/C1 (50m/s)	7.6m	C15019	C15024	MAX BAY 4.0M	TH6410 @ 1200 PURLINS & 1300 GIRTS	TH6410 @ 1000 PURLINS & 1100 GIRTS	C25015	*YES	#YES
	10.0m	C20019	C20024				C25019	*YES	N/A
	12.0m	C20019	C20024				C25019	YES	N/A
	15.0m	C20019	C25019				C25019	YES	#YES
	18.0m	C25024	C25024	MAX BAY 3.5M			C25024	YES	YES
	24.0m	C30024	C30024	MAX BAY 3.0M			C25024	YES	YES
N4/C2 (61m/s)	7.6m	C20019	C20024	MAX BAY 3.5M	TH6412 @ 1100 PURLINS & 1200 GIRTS	N/A	C25019	*YES	#YES
	10.0m	C20019	C20024				C25019	YES	YES
	12.0m	C20019	C20024				C25019	YES	YES
	15.0m	C25024	C25024				C25024	YES	YES
	18.0m	C30024	C30024	MAX BAY 3.0M			C25024	YES	YES
C3 (74m/s)	7.6m	C25024	C25024	MAX BAY 3.5M	TH6412 @ 1000 PURLIN & 1050 GIRTS	N/A	C25024	*YES	#YES
	10.0m	C25024	C25024				C25024	YES	YES
	12.0m	C25024	C30024	MAX BAY 3.0M			C25024	YES	YES
	15.0m	C30024	C30024				C25024	YES	YES

SOLAR LOADINGS
SOLAR PANEL LOADING OF UP TO 20Kg/m² IS PERMITTED ON THE ROOF DURING CONSTRUCTION MATERIALS SHOULD BE SPREAD AND NOT STACKED ON THE ROOF ALL PANELS SHOULD BE FITTED PARALLEL WITH THE ROOF LINE AND NOT EXTEND BEYOND THE BOUNDARY OR OF THE ROOF OR RIDGE RESPECTIVELY

'CB' ROOF STRAP BRACING - REQUIRED FOR ALL HEADER BEAM BAYS
FOR PARTIALLY OPEN BUILDINGS, BRACE EACH END OPEN BAY
NOT REQUIRED IF A TOTAL OF 50% OR MORE OF SIDE WALLS ARE CLAD
USE 30x1mm GALV STRAP, 2x12G `TEK' SCREWS AT EACH END & 1x12G `TEK' SCREW AT INTERSECTION WITH EVERY PURLIN & GIRT

'KB' ROOF K BRACING
USED AS AN ALTERNATIVE TO STRAP BRACING
TOPHAT/TOPSPAN SECTION FIXED TO UNDERSIDE OF ROOF PURLINS
4x12G `TEK' SCREW AT INTERSECTION WITH EVERY PURLIN

MAXIMUM SHEETING SPANS			
WIND CATEGORY		MONOCLAD	CORRO
N2	PURLINS	1400	1200
	GIRTS	1500	1500
N3/C1	PURLINS	1200	1200
	GIRTS	1300	1300
N4/C2	PURLINS	1100	1100
	GIRTS	1200	1100
C3	PURLINS	1000	1000
	GIRTS	1050	1000

GENERAL NOTES
G1. VERIFY ALL DIMENSIONS ON SITE BEFORE MAKING SHOP DRAWINGS OR COMMENCING FABRICATION.
G2. STABILITY OF THE BUILDING DURING CONSTRUCTION INCLUDING ADDITIONAL PROPPING AND BRACING TO EXCAVATION IN THE VICINITY OF THE NEIGHBOURING BUILDING IS THE RESPONSIBILITY OF THE CONTRACTOR. BEAMS SHOULD BE TEMPORARILY SUPPORTED BEFORE THE ROOF IS ERECTED. APPROVAL OF ALL PROPOSALS MUST BE GRANTED IN WRITING PRIOR TO COMMENCEMENT OF WORK.

G3. ALL WORKMANSHIP AND MATERIALS ARE TO BE IN ACCORDANCE WITH CURRENT S.A.A. CODES, LOCAL GOVERNMENT ORDINANCES AND THE BUILDING CODE OF AUSTRALIA.

G4. WALL BRACING IS NOT REQUIRED IF THE WALL SHEETING IS "PAN FIXED".
"CORRO"EVERY SECOND PAN, ALL OTHER PROFILES EVERY PAN.
DOMINANT DOOR OPENING FRAMEWORK COUPLED WITH REMAINING WALL SHEETING ALSO ELIMINATES NEED FOR BRACING.

STEELWORK NOTES
S1. THE FOLLOWING AUSTRALIAN STANDARDS WERE USED IN THE DESIGN CALCULATIONS FOR THIS DRAWING: AS1170.0:2002- STRUCTURAL DESIGN ACTIONS GENERAL PRINCIPLES
AS1170.1:2002- STRUCTURAL DESIGN ACTIONS PERMANANT, IMPOSED & OTHER ACTIONS
AS1170.2:2021- STRUCTURAL DESIGN ACTIONS WIND ACTIONS
AS1170.3:2003- STRUCTURAL DESIGN ACTIONS SNOW AND ICE
AS4600:2018 - COLD FORMED STEEL STRUCTURES
AS3600:2018 - CONCRETE STRUCTURES
NCC - 2019
AS1111.1 &2 : 2000- FIXING BOLTS
AS3566.1&2- FIXING SCREWS
AS4055:2021 - WIND LOADS FOR HOUSING

NOTE:Sheds constructed to this specification will comply with BCA Specification B1.2(Low high low test method) This is applicable to metal roof cladding, its fastners and immediate supporting members.

SPECIAL NOTES
Dominant door opening framework consists of "Z" section jambs fixed bottom with"AC" brackets & top with Trim Angle with 3 x 12g Teks & "TH/TS" header and are permissable under "Header Beams".
Columns supporting "Header Beams" to be the same section size as all other shed columns (see schedule).

CONCRETE and FOOTINGS
Shall comply to specifications set out in drawing marked TYPICAL SHED ; SLAB & FOOTING DETAILS DRAWING No ; YLSM --/002

SHEETING
Cyclonic fixing to be used in cyclonic regions in accordance with manufacturers specifications

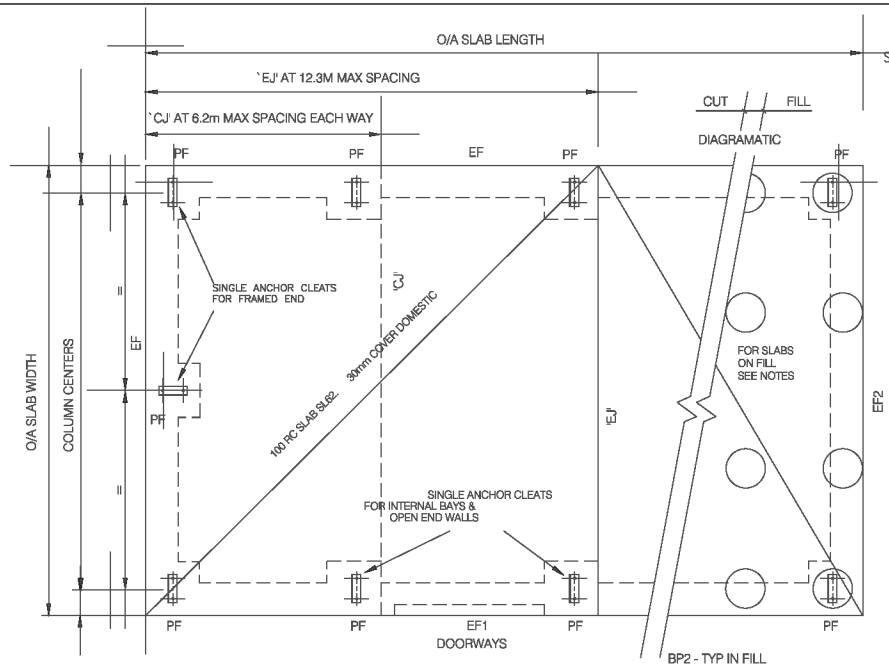
Wind Speeds
Equivelent ultimate wind speeds are provided for the purpose of assessment against 1170.2 where applicable and are based on the site wind speed Vsit,B.

Your Local SHED MARKET
E-mail ylsm@shedmarket.com.au Fax: (02) 6652-3454

THESE DRAWINGS HAVE BEEN INDEPENDENTLY ASSESSED AND CERTIFIED BY ARDENT CONSULTING ENGINEERS DIRECTOR - PRINCIPAL ENGINEER; SCOTT FELL. RPEQ 17882, VIC B.L.A RPE 0005758, NSW PRE0001778 TAS LIC: 194542775

JOB NUMBER/ NAME	240415-559 - Glenn Crosher
SITE ADDRESS	10 Neptune Court Mario VIC 3888
ASSESSED WIND CODE	N2
Revision Number : 7	Dated: 02 - APR - 2024
Revision Number : 6	Dated: 08 - MAR - 2024

TYPICAL SHED : FRAMING DETAILS
DRAWING No : YLSM 24/001

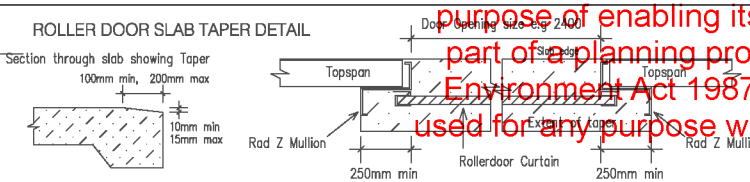


FLOOR SLAB LAYOUT

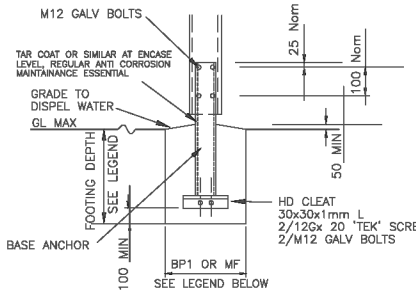
LEGEND

BP2 300Ø MIN BORED PIERS IN CONSOLIDATED FILL 250 MIN INTO ORIGINAL GROUND OF 100 kPa MIN BEARING	PF PAD FOOTING	450 SQ x 300 D
'EJ' EXPANSION/CONSTRUCTION JOINT - SEE SECTION	EF EDGE FOOTING	200 W x 200 D
'CJ' CONTROL JOINT. TOOL FORM OR SAW CUT 20 NOM DEEP.	EF1 DOOR OPENINGS	300 W x 300 D
	EF2 EDGE FOOTING	300 W x 300 D MIN

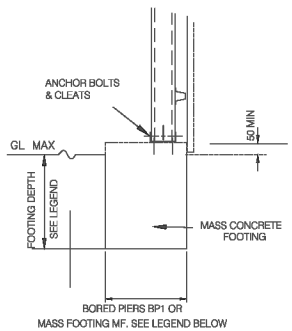
ROLLER DOOR SLAB TAPER DETAIL



Taper to extend min 250mm either side of door opening



BUILDING FRAME	BASE ANCHOR
C10015 – DOOR JAMBS	50x50x1.6 L
C150	C10015 – 2 BOLTS
C200	C15019 – 4 BOLTS
C250	C20019 – 4 BOLTS



STANDARD BASE FIXING AT PIERS OR PADS

ALTERNATIVE BASE FIXING AT PIERS OR PADS

Wind Classification Refer - Refer Assessed Wind Code In Title Block

LEGEND	PORTAL SPAN	N2/N3/C1 (50m/s)		N4/C2 (61m/s)		C3 (74m/s)	
		Footing Size	Min Depth	Footing Size	Min Depth	Footing Size	Min Depth
BORED PIERS BP1 NO SLAB	FOR UP TO 7.60 M SPAN	450Ø	650	450Ø	750	450Ø	1100
	FOR UP TO 10.0 M SPAN	450Ø	700	450Ø	800	450Ø	1300
	FOR UP TO 12.0 M SPAN	450Ø	750	450Ø	1000	450Ø	1350
	FOR UP TO 16.0 M SPAN	450Ø	950	450Ø	1300	450Ø	1600
	FOR UP TO 18.0 M SPAN	450Ø	1000	450Ø	1400	NA	NA
	FOR UP TO 24.0 M SPAN	450Ø	1100	NA	NA	NA	NA
MASS FOOTING PF NO SLAB	FOR UP TO 7.60 M SPAN	500 x 500	450	500 x 500	500	500 x 500	700
	FOR UP TO 10.0 M SPAN	600 x 500	450	600 x 500	550	600 x 600	700
	FOR UP TO 12.0 M SPAN	600 x 600	550	600 x 600	550	600 x 600	750
	FOR UP TO 16.0 M SPAN	700 x 600	550	700 x 600	650	700 x 600	800
	FOR UP TO 18.0 M SPAN	700 x 600	600	700 x 600	676	NA	NA
	FOR UP TO 24.0 M SPAN	700 x 600	700	NA	NA	NA	NA

NOTE : To reduce 450Ø Piers to 300Ø increase depth by 70%

NOTES

SITE PREPARATION AND EARTHWORKS

S1. EARTHWORKS ARE TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST EDITION OF AS 3798:2007.

S2. THE GROUND LEVEL SHALL BE FREE OF LOOSE TOPSOIL AND ANY ORGANIC MATTER, TREE ROOTS ETC. ANY SOFT AND/OR UNSUITABLE AREAS SHALL BE EXCAVATED AND REPLACED WITH COMPACTED BACKFILL TO SATISFACTION OF THE ENGINEER.

FOUNDATION

F1. SUBGRADE TO BE COMPACTED TO MIN. 100 KPA BEARING PRESSUREFOR SOIL TYPES A,S AND M. FOR SOIL TYPES H,E AND P REFER TO ENGINEER.

F2. THE CALCULATIONS OF THE FOOTINGS ARE BASED ON A BEARING CAPACITY OF 100 KPA AND A SKIN SHAFT ADHESION OF 30KPA.

CONCRETE

C1. ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE LATEST RELEVANT AUSTRALIAN STANDARDS (WHERE APPLICABLE)
AS 3600:2018- CONCRETE STRUCTURES
AS 1379:2007- READY MIX CONCRETE
AS 2870:2011- RESIDENTIAL SLABS AND FOOTINGS

C2. CONCRETE STRENGTH AT 28 DAYS TO BE MINIMUM 20MPA.

C3. CONCRETE SHOULD BE VIBRATED AND CONCRETE COVER MAINTAINED BY USING COVERCHAIRS OR BLOCKS.

C4. CONCRETE COVER SHOULD BE:

	SLAB	BEAMS	PIERS
STANDARD.	30	50	35

C5. FIBRECRETE NEGATES THE NEED FOR BAR REINFORCING, 20MPA FOR NON TRAFFICABLE, 25MPA FOR TYRED VEHICLES, 32MPA FOR TRACKED VEHICLES.

SLABS ON FILL

C6. PROVIDE 100MM THICK SLAB AS DETAILED ON COMPACTED GRANULAR FILL NOT GREATER THAN 800MM MIM 300MM DIA MASS CONCRETE PIERS TO NATURAL FIRM CLAY AT EACH COLUMN AND MULLION LOCATION.

C7. FOR SITES WITH UNCONTROLLED FILL GREATER THAN 800MM PROVIDE 450MM DIA MASS CONCRETE BORED PIERS TO FIRM NATURAL CLAY ON A 3000MM SQUARE GRID. PROVIDE 125MM THICK SLAB , SL72 TOP & BTM.

C8. FOOTINGS DESIGNED TO BE FOUNDED IN FIRM NATURAL CLAY OR DENSE SAND.

C9. WHERE BP2 IS USED CLOSER THAN 1500MM TO AN EXCAVATION THAT PIER MUST EXTEND TO THE INVERT OF THE EXCAVATION OR A LINE AT 45° FROM THAT INVERT AND A MINIMUM 250MM FURTHUR INTO STIFF NATURAL CLAY.

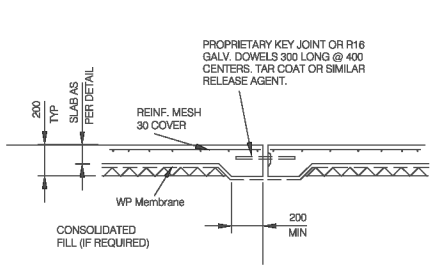
STEELWORK NOTES

S1. MAIN SHED FRAMING SHALL COMPLY TO SPECIFICATIONS SET OUT IN DRAWING MARKED TYPICAL SHED ; FRAMING DETAILS DRAWING NO ; YLSM --/-01

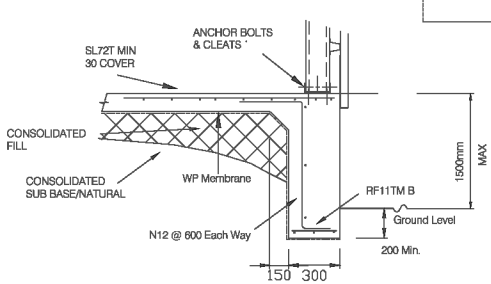
S2. AWNING FRAMING SHALL COMPLY TO SPECIFICATIONS SET OUT IN DRAWING MARKEDTYPICAL SHED ; AWNING DETAILS DRAWING NO ; YLSM --/-03

WIND SPEEDS

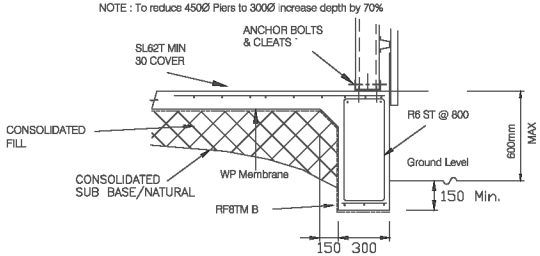
EQUIVELENT ULTIMATE WIND SPEEDS ARE PROVIDED FOR THE PURPOSE OF ASSESSMENT AGAINST 1170.2 WHERE APPLICABLE AND ARE BASED ON THE SITE WIND SPEED VSIT,B.



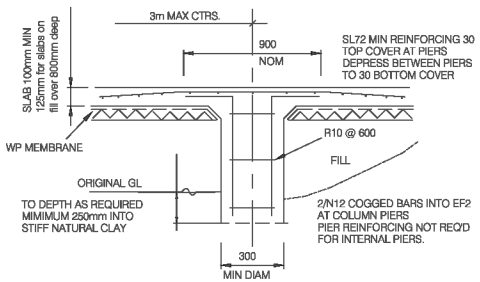
TYPICAL EXPANSION JOINT 'EJ'



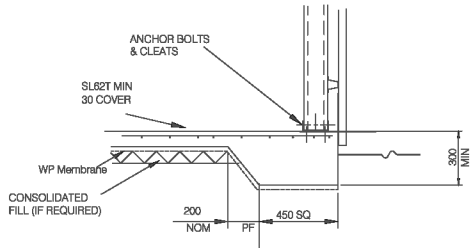
TYPICAL DEEPENED EDGE BEAM 1500 MAX



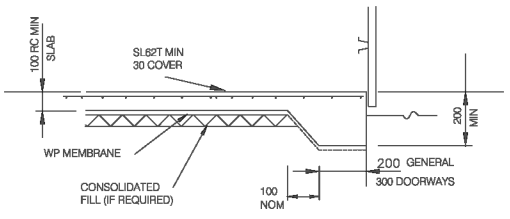
TYPICAL DEEPENED EDGE BEAM 600 MAX



TYPICAL BP2 SECTION



TYPICAL PF SECTION



TYPICAL SLAB EDGE FOOTING

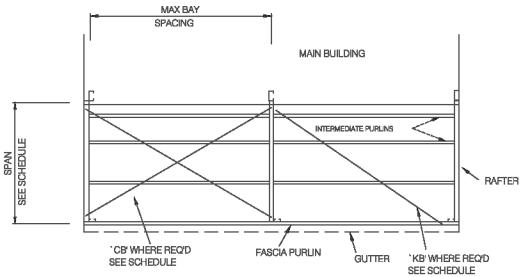
THESE DRAWINGS HAVE BEEN DESIGNED AND DEVELOPED IN HOUSE USING VARIOUS MANUFACTURERS SPECIFICATIONS AND LOAD TABLES.
THEY REMAIN THE INTELLECTUAL PROPERTY OF;
YOUR LOCAL SHED MARKET 313 PACIFIC HIGHWAY COFFS HARBOUR NEW SOUTH WALES 2450
E-mail ylsm@shedmarket.com.au Fax: (02) 6652-3454

Your Local SHED MARKET

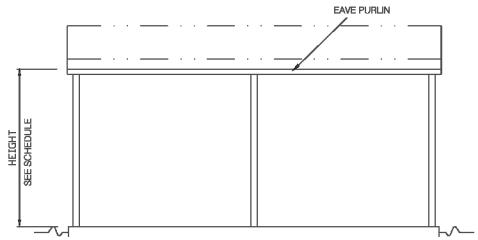
THESE DRAWINGS HAVE BEEN INDEPENDENTLY ASSESSED AND CERTIFIED BY ARDENT CONSULTING ENGINEERS
DIRECTOR - PRINCIPAL ENGINEER; SCOTT FELL
RPEQ 17882, VIC B.L.A RPE 0005758, NSW PRE0001778 TAS LIC: 194542775

JOB NUMBER/ NAME	240415-559 - Glenn Crosher
SITE ADDRESS	10 Neptune Court Marlo VIC 3888
ASSESSED WIND CODE	N2
Revision Number : 7	Dated: 02-APR-2024
Revision Number : 6	Dated: 08-MAR-2024

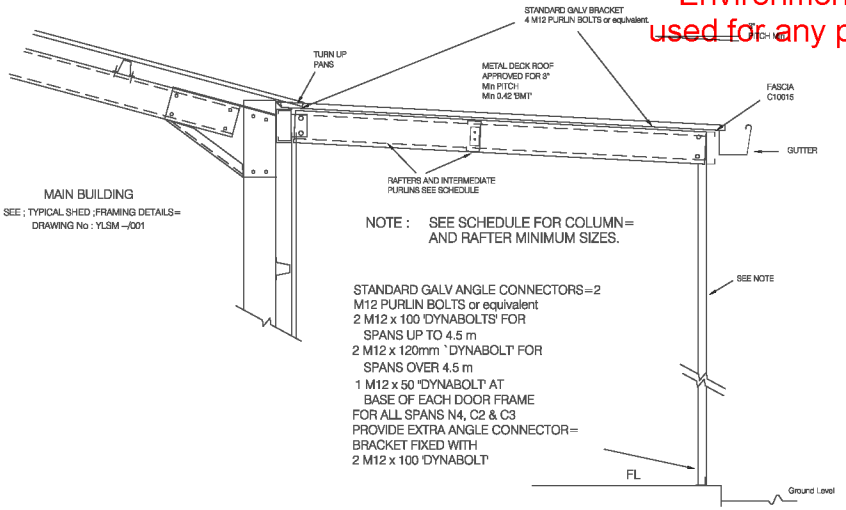
TYPICAL SHED : SLAB & FOOTING DETAILS
DRAWING No :-YLSM 24/002



ROOF PLAN LAYOUT



SIDE ELEVATION

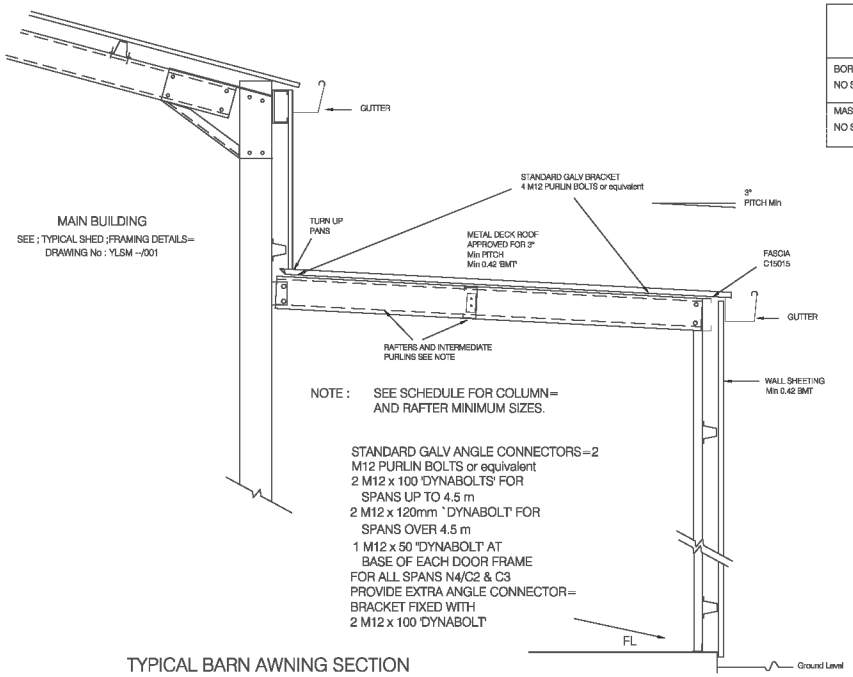


MAIN BUILDING
SEE ; TYPICAL SHED ;FRAMING DETAILS= DRAWING No : YLSM --/001

NOTE : SEE SCHEDULE FOR COLUMN= AND RAFTER MINIMUM SIZES.

STANDARD GALV ANGLE CONNECTORS=2
M12 PURLIN BOLTS or equivalent
2 M12 x 100 'DYNABOLTS' FOR SPANS UP TO 4.5 m
2 M12 x 120mm `DYNABOLT' FOR SPANS OVER 4.5 m
1 M12 x 50 "DYNABOLT' AT BASE OF EACH DOOR FRAME
FOR ALL SPANS N4, C2 & C3
PROVIDE EXTRA ANGLE CONNECTOR= BRACKET FIXED WITH
2 M12 x 100 'DYNABOLT'

TYPICAL AWNING SECTION



MAIN BUILDING
SEE ; TYPICAL SHED ;FRAMING DETAILS= DRAWING No : YLSM --/001

NOTE : SEE SCHEDULE FOR COLUMN= AND RAFTER MINIMUM SIZES.

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1 M12 x 50 "DYNABOLT' AT BASE OF EACH DOOR FRAME
FOR ALL SPANS N4/C2 & C3
PROVIDE EXTRA ANGLE CONNECTOR= BRACKET FIXED WITH
2 M12 x 100 'DYNABOLT'

TYPICAL BARN AWNING SECTION

FOOTING SCHEDULE (BORED PIERS or FOOTINGS ONLY , NO SLAB)

For Awning constructed on Reinforced Concrete Slab refer to 'Typical PF Section" on Drawing ; YLSM --/002

LEGEND	AWNING SPAN	N2/N3/C1 (50m/s)		N4/C2 (61m/s)		C3 (74m/s)	
		Footing Size	Min Depth	Footing Size	Min Depth	Footing Size	Min Depth
BORED PIERS BP1 NO SLAB	FOR UP TO 3.0 M SPAN	450Ø	400	450Ø	600	450Ø	800
	FOR UP TO 6.0 M SPAN	450Ø	650	450Ø	850	450Ø	1100
	FOR UP TO 9.0 M SPAN	450Ø	900	450Ø	1200	N/A	N/A
MASS FOOTING MF NO SLAB	FOR UP TO 3.0 M SPAN	400 x 400	400	500 x 500	400	500 x 500	600
	FOR UP TO 6.0 M SPAN	500 x 500	450	600 x 600	500	600 x 600	800
	FOR UP TO 9.0 M SPAN	600 x 600	500	700 x 700	600	N/A	N/A

NOTE : To reduce 450Ø Piers to 300Ø increase depth by 100%

COLUMN & RAFTER SCHEDULE

Wind Classification - Refer Assessed Wind Code In Title Block

SINGLE BAY SPAN MAX 6.0m HIGH				
Span	N2 (40m/s)	N3/C1 (50m/s)	N4/C2 (61m/s)	C3 (74m/s)
1.5m	C10012	C10012	C10019	C15015
3.0m	C10012	C10019	C15015	C15019
4.5m	C10019	C15019	C15024	C25019
6.0m	C15019	C15024	C20024	C25024
7.5m	C15024	C20024	C25024	N/A
9.0m	C20019	C25024	C30024	N/A
TWO BAY SPAN HEADER BEAM FOR AWNING SPANS UP TO 6000mm=				
8.0m Max	C15019=	C15024=	C20024	C25024
TWO BAY SPAN HEADER BEAM FOR AWNING SPANS OVER 6000mm=				
8.0m Max	C20024=	C25024=	C25024	N/A

Intermediate Purlins C10012 Spacing to suit roof deck selected.
Wall Girt spacing to match shed.

Cross Bracing: 30 x 1mm Galv Strap, 2 x 12 Tek Screws.
Brace each end roof bay when end walls only are clad.=Not required for fully open or fully enclosed buildings.

'KB' ROOF K BRACING
USED AS AN ALTERNATIVE TO STRAP BRACING
TOPHAT/TOPSPAN SECTION FIXED TO UNDERSIDE OF ROOF PURLINS= 4x12G `TEK' SCREW AT INTERSECTION WITH EVERY PURLIN

For 4.5m to 9.0m span, rafters should be temporarily supported during construction.

GENERAL NOTES

G1. VERIFY ALL DIMENSIONS ON SITE BEFORE MAKING SHOP DRAWINGS OR COMMENCING FABRICATION.

G2. STAGING OF THE BUILDING DURING CONSTRUCTION INCLUDING ADDITIONAL PROPPING AND BRACING AND EXCAVATION IN THE VICINITY OF THE NEIGHBOURING BUILDING IS THE RESPONSIBILITY OF THE CONTRACTOR. BEAMS SHOULD BE TEMPORARILY SUPPORTED BEFORE THE ROOF IS ERECTED. APPROVAL OF ALL PROPOSALS MUST BE GRANTED IN WRITING PRIOR TO COMMENCEMENT OF WORK.

G3. ALL WORKMANSHIP AND MATERIALS ARE TO BE IN ACCORDANCE WITH CURRENT S.A.A. CODES, LOCAL GOVERNMENT ORDINANCES AND THE BUILDING CODE OF AUSTRALIA.

G4. WALL BRACING IS NOT REQUIRED IF THE WALL SHEETING IS "PAN FIXED". "CORRO"EVERY SECOND PAN, ALL OTHER PROFILES EVERY PAN.DOMINANT DOOR OPENING FRAMEWORK COUPLED WITH= REMAINING WALL SHEETING ALSO ELIMINATES NEED FOR BRACING.

STEELWORK NOTES

THE FOLLOWING AUSTRALIAN STANDARDS WERE USEDIN THE DESIGN CALCULATIONS FOR THIS DRAWING:

AS1170.0:2002- STRUCTURAL DESIGN ACTIONS GENERAL PRINCIPLES
AS1170.1:2002- STRUCTURAL DESIGN ACTIONS PERMANANT, IMPOSED & OTHER ACTIONS
AS1170.2:2021- STRUCTURAL DESIGN ACTIONS WIND ACTIONS
AS1170.3:2003- STRUCTURAL DESIGN ACTIONS SNOW AND ICE
AS4600:2018- COLD FORMED STEEL STRUCTURES=
AS3600:2018- CONCRETE STRUCTURES
NCC:2019
AS1111.1 &2:2000- FIXING BOLTS
AS3566.1&2- FIXING SCREWS
AS4055:2021- WIND LOADS FOR HOUSING

NOTE:SHEDS CONSTRUCTED TO THIS SPECIFICATION WILL COMPLY WITH BCA SPECIFICATION B1.2(LOW HIGH LOW TEST METHOD)=THIS IS APPLICABLE TO METAL ROOF CLADDING, ITS FASTNERS=AND IMMEDIATE SUPPORTING MEMBERS.

SPECIAL NOTES

DOMINANT DOOR OPENING FRAMEWORK CONSISTS OF "Z" SECTION= JAMBS FIXED BOTTOM WITH"AC" BRACKETS & TOP WITH TRIM ANGLE= WITH 3 X 12G TEKS & "TH/TS" HEADER AND ARE PERMISSABLE UNDER "HEADER BEAMS".
COLUMNS SUPPORTING "HEADER BEAMS" TO BE SAME SECTION SIZE AS ALL OTHER AWNING COLUMNS (SEE SCHEDULE).
"LB' NOT REQUIRED WHERE DOMINANT OPENINGS, KNEE BRACE=OR APEX TIE RESTRICTS NORMAL FIXING.

CONCRETE AND FOOTINGS

C1.= SHALL COMPLY TO SPECIFICATIONS SET OUT IN DRAWING MARKED TYPICAL SHED ; SLAB & FOOTING DETAILS DRAWING NO ;= YLSM --/002

SHEETING

C2.= CYCLONIC FIXING TO BE USED IN CYCLONIC REGIONS IN=ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS

WIND SPEEDS

EQUIVELENT ULTIMATE WIND SPEEDS ARE PROVIDED FOR THE PURPOSE=OF ASSESSMENT AGAINST 1170.2 WHERE APPLICABLE AND ARE BASED ON=THE SITE WIND SPEED Vsit,B.

THESE DRAWINGS HAVE BEEN DESIGNED AND DEVELOPED IN HOUSE USING VARIOUS MANUFACTURERS SPECIFICATIONS AND LOAD TABLES.

THEY REMAIN THE INTELLECTUAL PROPERTY OF; YOUR LOCAL SHED MARKET 313 PACIFIC HIGHWAY COFFS HARBOUR NEW SOUTH WALES 2450

E-mail ylsm@shedmarket.com.au Fax: (02) 6652-3454

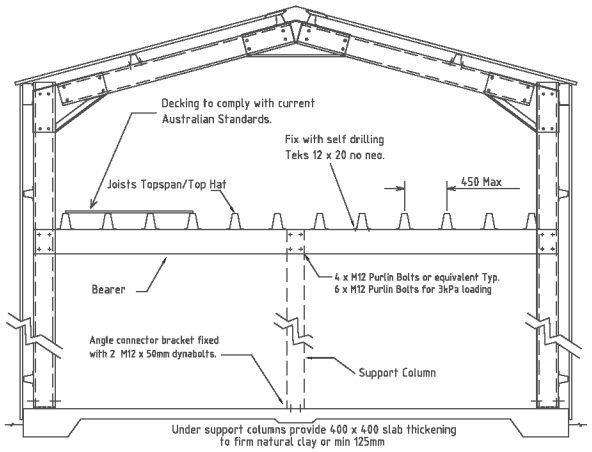
THESE DRAWINGS HAVE BEEN INDEPENDENTLY ASSESSED= AND CERTIFIED BY ARDENT CONSULTING ENGINEERS= DIRECTOR - PRINCIPAL ENGINEER; SCOTT FELL RPEQ 17882, VIC B.L.A RPE 0006758, NSW PRE0001778=TAS LIC: 194542775

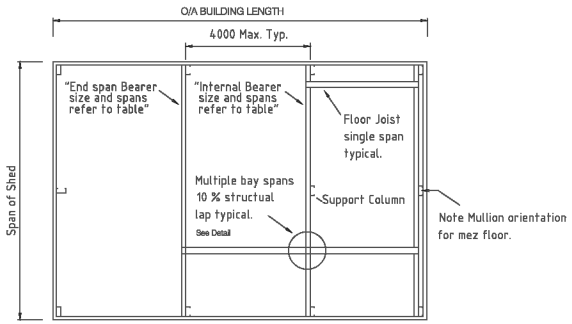
JOB NUMBER/ NAME	240415-559 - Glenn Crosher
SITE ADDRESS	10 Neptune Court Marlo VIC 3888
ASSESSED WIND CODE	N2
Revision Number : 7	Dated: 02 - APR- 2024
Revision Number : 6	Dated: 08 - MAR - 2024

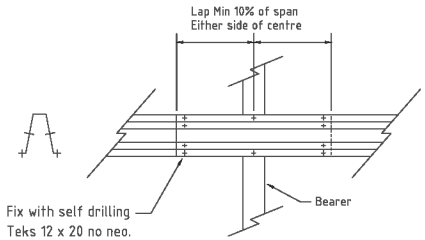
TYPICAL SHED : AWNING DETAILS
DRAWING No : YLSM 24/003

MEZZANINE FLOOR DETAILS

REFER MEMBER SCHEDULE FOR 1.5kPa AND 3kPa VARIATIONS







Stuctural Lap Detail
Plan View

MEZZANINE MEMBER SCHEDULE			
	DESCRIPTION	1.5kPa	3kPa
JOIST SPACING	TH96100	450 MAX	300 MAX
BEARER END SPAN	SINGLE 6M SPAN	C25024	C30030
BEARER INTERNAL SPAN	WITH INTERMEDIATE= SUPPORT 4M MAX=SPAN	C20024	C30030
	WITH INTERMEDIATE= SUPPORT 6M MAX=SPAN	C25024 BACK TO BACK	C30030 BACK TO BACK
SUPPORT COLUMN MAX 4m HIGH	4m SPAN - SINGLE COLUMN	C20019	C30024
	6m SPAN - BACK TO BACK COLUMNS	C20019	C20024

*FIX BACK TO BACK COLUMNS OR BEARERS TOGETHER WITH 2x 12 x 20 SHED TEKS AT MIN 800C/C

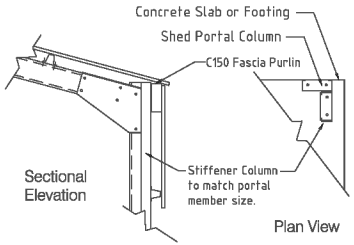
MEMBER SCHEDULE FOR SNOW RATED BUILDINGS- MINIMUM 20° ROOF PITCH					* Over 3000 High Only		
	COLUMNS AND RAFTERS			PURLINS AND GIRTS AS PER MEMBER SCHEDULE ON YLSM **/001 BUT PURLINS SPACING NO LESS THAN BELOW	HEADER BEAMS	APEX TIE	KNEE BRACE
Ground Snow Max Design Load	Span Up To	Member Size Max 6.0m high	Bay Size		2 Bay Span		
1.5 kPa Loading 150Kg Per Sq Meter	7.6m 10.0m 12.0m 15.0m	SUPA/EXACTA C20024 SUPA/EXACTA C25024 SUPA/EXACTA C30030 SUPA/EXACTA C30030	MAX BAY 3.5M	PURLINS - TH6475 @1200	C25024 C25024 C25024 C25024	*YES= YES= YES= YES	N/A YES YES YES
3.0 kPa Loading 300Kg Per Sq Meter	7.6m 10.0m	SUPA/EXACTA C30024 SUPA/EXACTA C35030	MAX BAY 3.5M	PURLINS - TH64120 @1000	C25024 C25024	*YES= YES	N/A YES

GENERAL NOTES FOR SNOW RATED BUILDINGS

'CB' ROOF STRAP BRACING - REQUIRED FOR ALL HEADER BEAM BAYS
FOR PARTIALLY OPEN BUILDINGS, BRACE EACH END OPEN BAY
NOT REQUIRED IF A TOTAL OF 50% OR MORE OF SHED BAYS ARE FULLY ENCLOSED=USE
30x1mm GALV STRAP, 2x12G `TEK' SCREWS AT
EACH END & 1x12G `TEK' SCREW AT INTERSECTION WITH EVERY PURLIN & GIRT

'KB' ROOF K BRACING
USED AS AN ALTERNATIVE TO STRAP BRACING
TOPHAT/TOPSPAN SECTION FIXED TO UNDERSIDE OF ROOF PURLINS
4x12G `TEK' SCREW AT INTERSECTION WITH EVERY PURLIN
'LB' : LATERAL BRACE EVERY ROOF PURLIN & WALL GIRT
'LB' Not Required Where Knee Or Apex Tie Restricts Normal Fixing
ROOF PITCH TO BE MINIMUM 20 DEGREES .

FREESTANDING CARPORT DETAILS



STIFFENER COLUMN
Section size to match shed portal.
Fixed at base with *AC* bracket.
AC bracket fixed 2 x 12 x 50 Sleeve Anchors.=
Fixed to shed column 2 x 12x20 Teks
at min 800 C/C.

SIDEWALL SKIRTS
For shed heights up to 3000.
Maximum 2000 clearance under skirt.=
For sheds over 3000 high.
Skirts to be a minimum one third shed height.=

FASCIA PURLIN
C150 fascia purlin to be fixed to shed=column and stiffener column toes out with=min 4 x 12x20 teks each member intersection.

GENERAL NOTES

G1. VERIFY ALL DIMENSIONS ON SITE BEFORE MAKING SHOP DRAWINGS OR COMMENCING FABRICATION.

G2. STABILITY OF THE BUILDING DURING CONSTRUCTION INCLUDING ADDITIONAL PROPPING AND BRACING AND ENCAVATION IN THE VICINITY OF THE NEIGHBOURING BUILDING IS THE RESPONSIBILITY OF THE CONTRACTOR. REMOVED COLUMNS TEMPORARILY SUPPORTED OR RE-ERECTED. APPROVAL OF ALL PROPOSALS MUST BE GRANTED IN WRITING PRIOR TO COMMENCEMENT OF WORK.

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G4. WALL BRACING IS NOT REQUIRED IF THE WALL SHEETING IS "PAN FIXED". "CORRO"EVERY SECOND PAN, ALL OTHER PROFILES EVERY PAN. DOMINANT DOOR OPENING FRAMEWORK COUPLED WITH REMAINING WALL SHEETING ALSO ELIMINATES NEED FOR BRACING.

STEELWORK NOTES

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AS 1170.0:2002- STRUCTURAL DESIGN ACTIONS GENERAL PRINCIPLES=AS 1170.1:2002- STRUCTURAL DESIGN ACTIONS PERMANANT,IMPOSED & OTHER ACTIONS
AS 1170.2:2021- STRUCTURAL DESIGN ACTIONS WIND ACTIONS
AS 1170.3:2003- STRUCTURAL DESIGN ACTIONS SNOW AND ICE
AS 4600:2018- COLD FORMED STEEL STRUCTURES
AS 3600:2018- CONCRETE STRUCTURES
NCC:2019
AS 1111.1 &2:2000- FIXING BOLTS
AS 3566.1&2- FIXING SCREWS
AS 4055:2021- WIND LOADS FOR HOUSING

NOTE:A:= SHEDS CONSTRUCTED TO THIS SPECIFICATION WILL COMPLY WITH BCA SPECIFICATION B1.2(LOW HIGH LOW TEST METHOD) THIS IS APPLICABLE TO METAL ROOF CLADDING, ITS FASTNERS AND IMMEDIATE SUPPORTING MEMBERS.

SPECIAL NOTES
DOMINANT DOOR OPENING FRAMEWORK CONSISTS OF "Z" SECTION JAMBS FIXED=TOP AND BOTTOM WITH"AC" BRACKETS & "TH/TS" HEADER AND ARE PERMISSABLE=UNDER "HEADER BEAMS".COLUMNS SUPPORTING "HEADER BEAMS" TO BE SAME=SECTION SIZE AS ALL OTHER SHED COLUMNS (SEE SCHEDULE). "LB" NOT REQUIRED WHERE DOMINANT OPENINGS, KNEE BRACE OR APEX TIE RESTRICTS NORMAL FIXING.

MAIN SHED FRAMING
SHALL COMPLY TO SPECIFICATIONS SET OUT IN DRAWING MARKED TYPICAL SHED; FRAMING DETAILS DRAWING NO ; YLSM –/001

CONCRETE AND FOOTINGS
SHALL COMPLY TO SPECIFICATIONS SET OUT IN DRAWING MARKED TYPICAL= SHED ; SLAB & FOOTING DETAILS DRAWING NO ; YLSM –/002

SHEETING
CYCLONIC FIXING TO BE USED IN CYCLONIC REGIONS IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS

WIND LOADING NOTES
BCA IMPORTANCE LEVEL = 2
ANNUAL PROBABILITY OF EXCEEDANCE, SUB ALPINE SNOW AND ICE= ACTIONS = 1:50
ANNUAL PROBABILITY OF EXCEEDANCE, WIND = 1:250=TOPOGRAPHIC MULTIPLIER Mt = 1 SHIELDING MULTIPLIER Ms = 1=INTERNAL PRESSURE COEFFICIENT Cpi + 0.50
INTERNAL PRESSURE COEFFICIENT Cpi - 0.5

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YOUR LOCAL SHED MARKET 313 PACIFIC HIGHWAY COFFS HARBOUR NEW SOUTH WALES 2450
E-mail ylsm@shedmarket.com.au Fax: (02) 6652-3454

Your Local SHED MARKET

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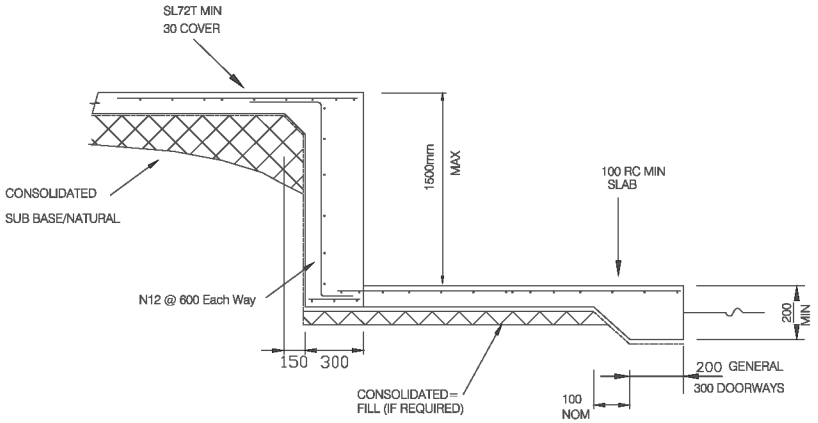
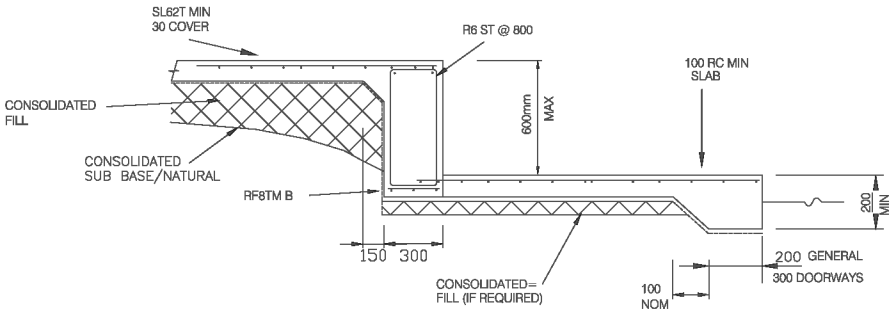
DIRECTOR - PRINCIPAL ENGINEER; SCOTT FELL
RPEQ 17882, VIC B.L.A RPE 0005758, NSW PRE0001778=TAS LIC: 194542775

JOB NUMBER/ NAME	240415-559 - Glenn Crosher
SITE ADDRESS	10 Neptune Court Marlo VIC 3888
ASSESSED WIND CODE	N2
Revision Number : 7	Dated: 02 - APR - 2024
Revision Number : 6	Dated: 08 - MAR - 2024

TYPICAL SHED : ANCILLARY FRAMING DETAILS
DRAWING No.: YLSM 24/004



TYPICAL SLAB STEP 600 TO 1500 MAX



TYPICAL SLAB STEP 100 TO 600 MAX

GENERAL NOTES:

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CONCRETE AND FOOTINGS

SHALL COMPLY TO SPECIFICATIONS SET OUT IN DRAWING MARKED TYPICAL= SHED ; SLAB & FOOTING DETAILS DRAWING NO ; YLSM --/002

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THEY REMAIN THE INTELLECTUAL PROPERTY OF;
YOUR LOCAL SHED MARKET 313 PACIFIC HIGHWAY COFFS HARBOUR NEW SOUTH WALES 2450
E-mail ylsm@shedmarket.com.au Fax: (02) 6652-3454

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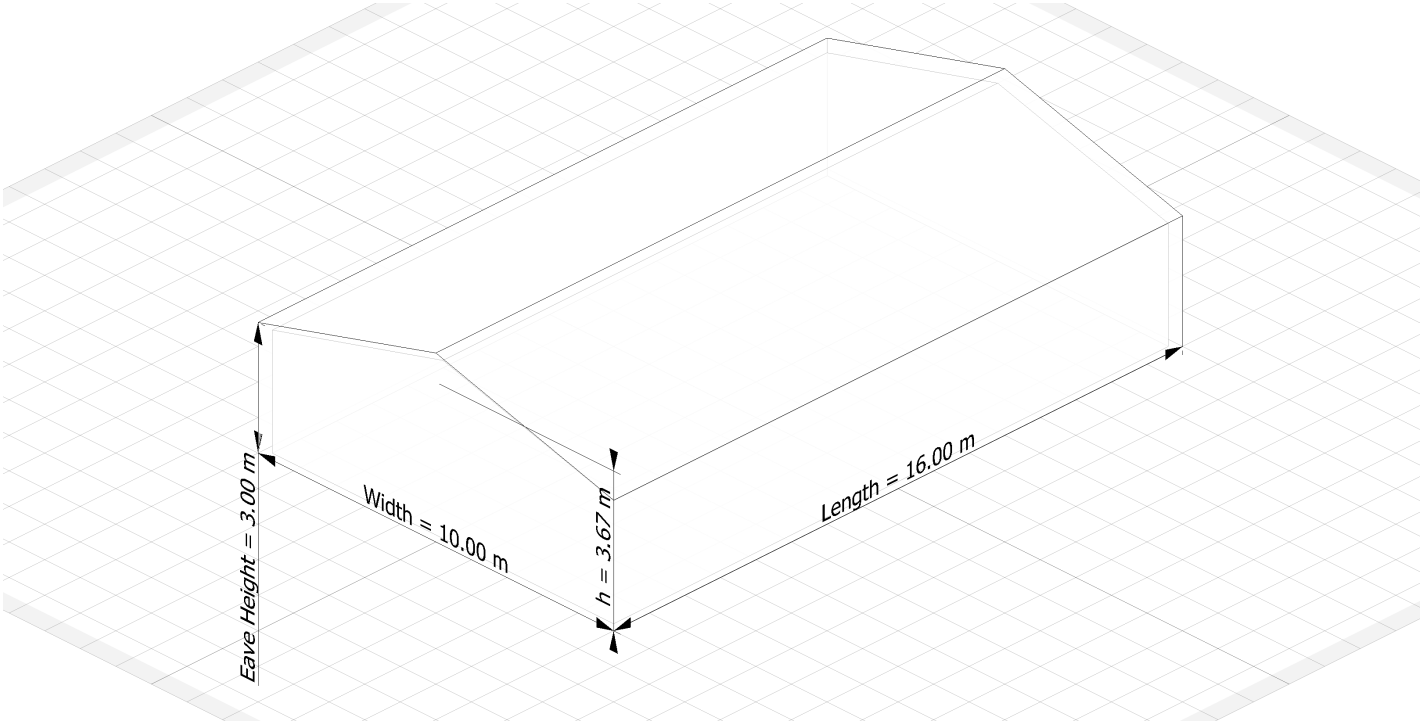
JOB NUMBER/ NAME	240415-559 - Glenn Crosher
SITE ADDRESS	10 Neptune Court Marlo VIC 3888
ASSESSED WIND CODE	N2
Revision Number : 7	Dated: 02 - APR - 2024
Revision Number : 6	Dated: 08 - MAR - 2024

TYPICAL SHED : ANCILLARY SLAB DETAILS
DRAWING No : YLSM 24/005

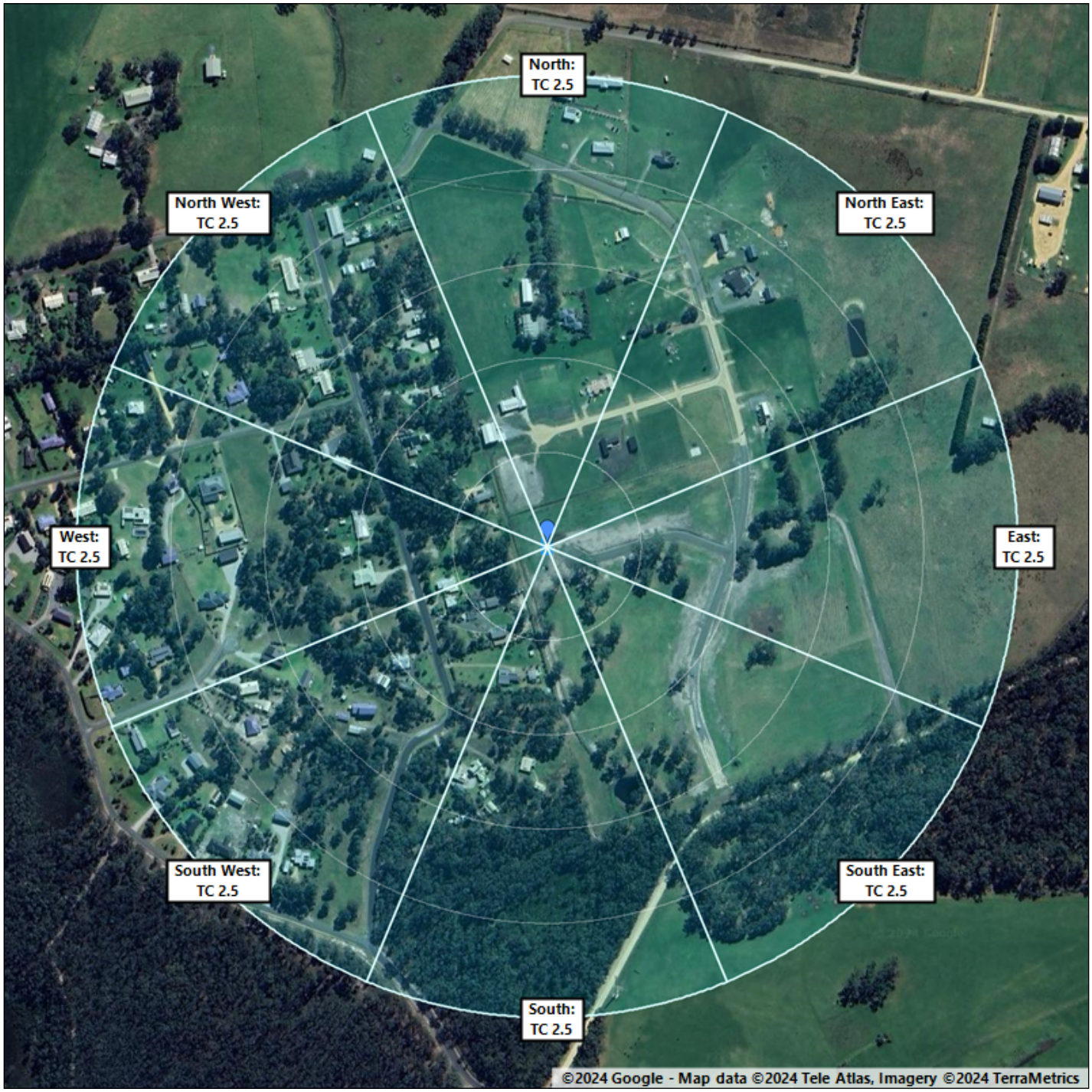
CHECKWIND AS 4055-2021 SITE REPORT

revolutic

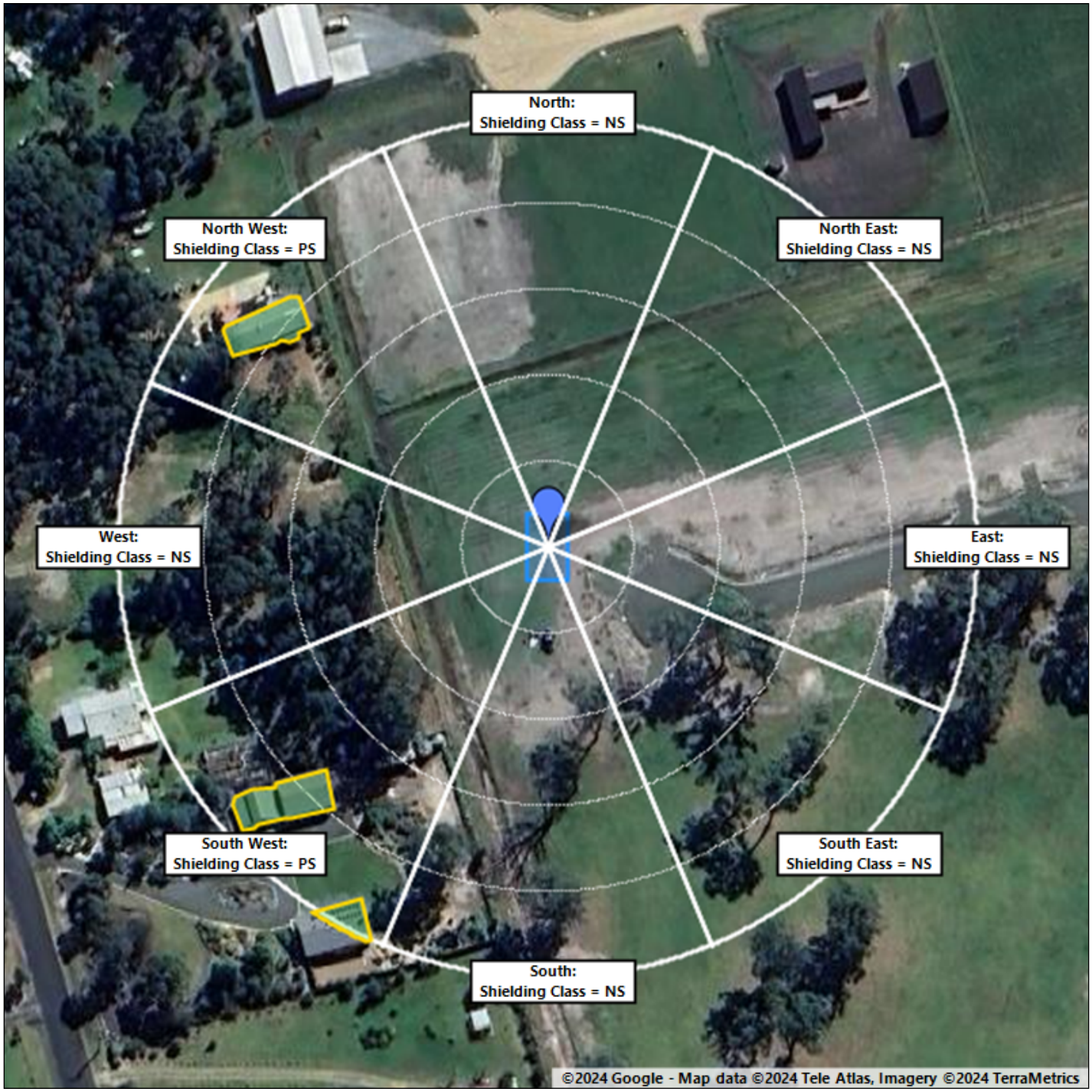
STRUCTURE:	BUILDING	LATITUDE:	-37.789171	CRITICAL DIRECTION:	North
ORIENTATION:	0°	LONGITUDE:	148.554455	TERRAIN CATEGORY:	2.5
WIDTH:	10.00 m	ELEVATION:	25.00 m	TOPOGRAPHY CLASS:	T0
LENGTH:	16.00 m			SHIELDING CLASS:	NS
HEIGHT (h):	3.67 m	WIND REGION:	A	WIND CLASS:	N2
BASE RL:	0.00 m	Vh,ult:	40 m/s	WIND PRESSURE (qh):	0.9600 kPa
		Vh,serv:	26 m/s		

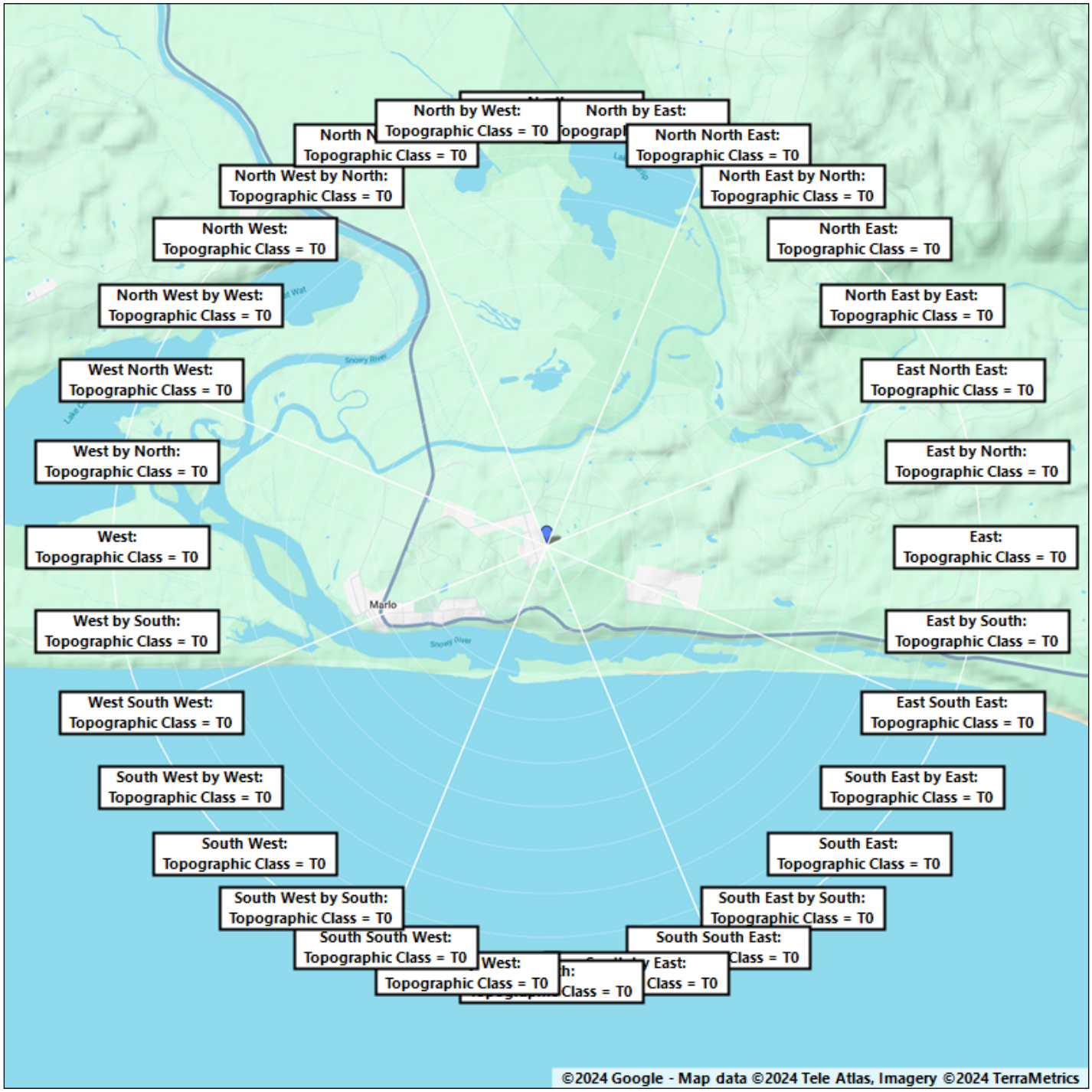


TERRAIN CLASS

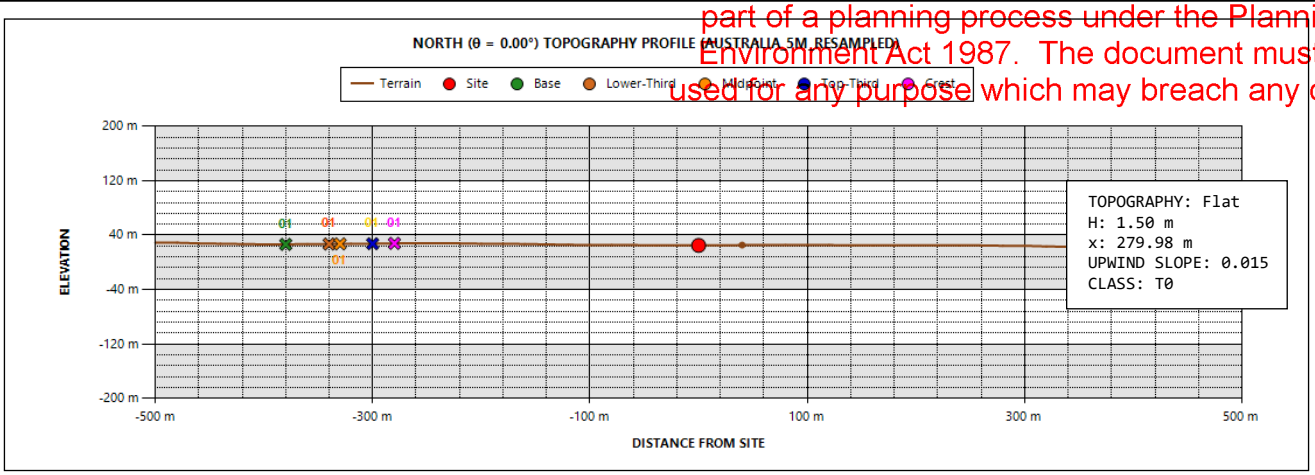


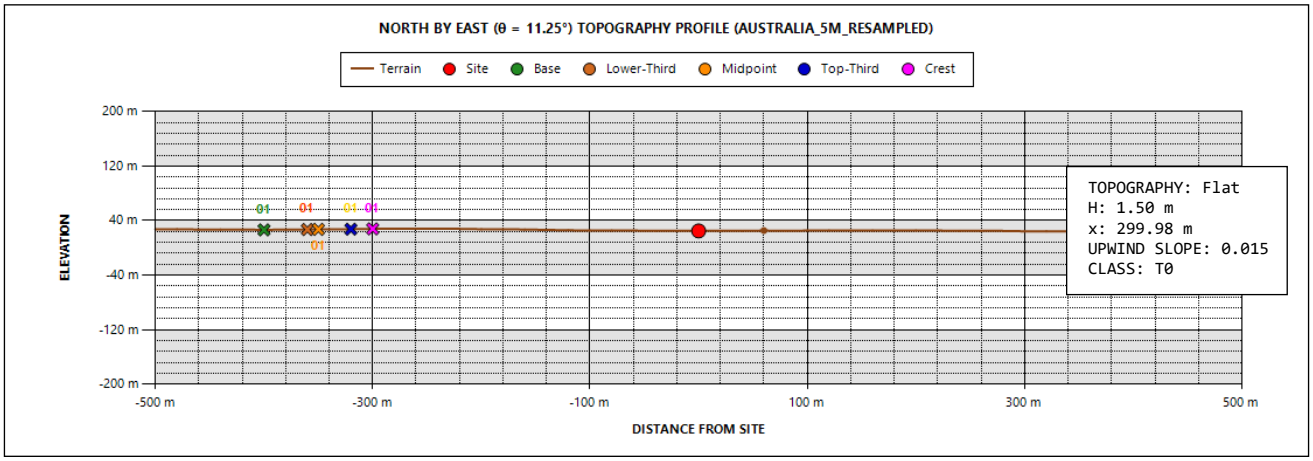
SHIELDING CLASS

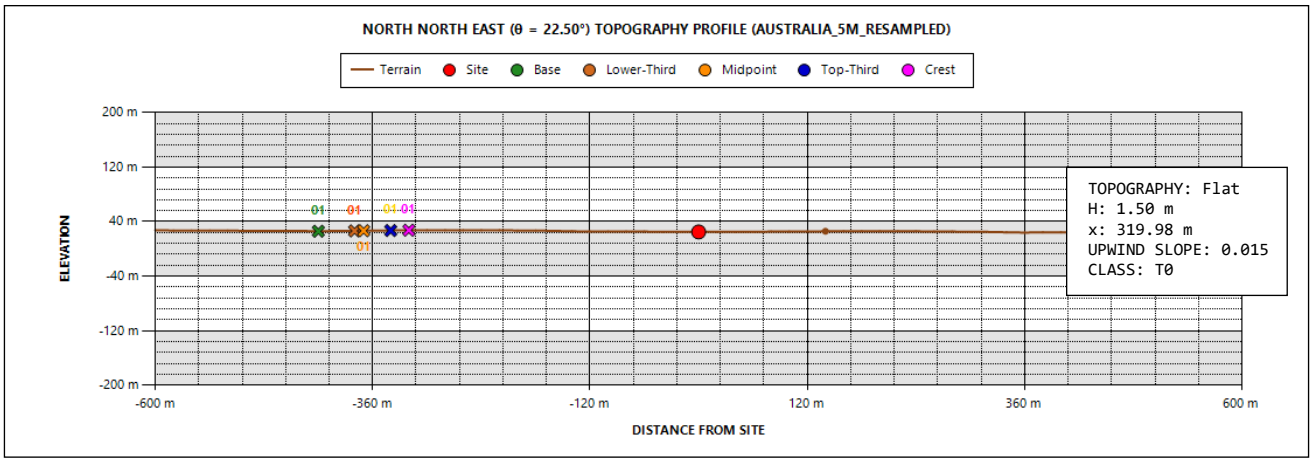


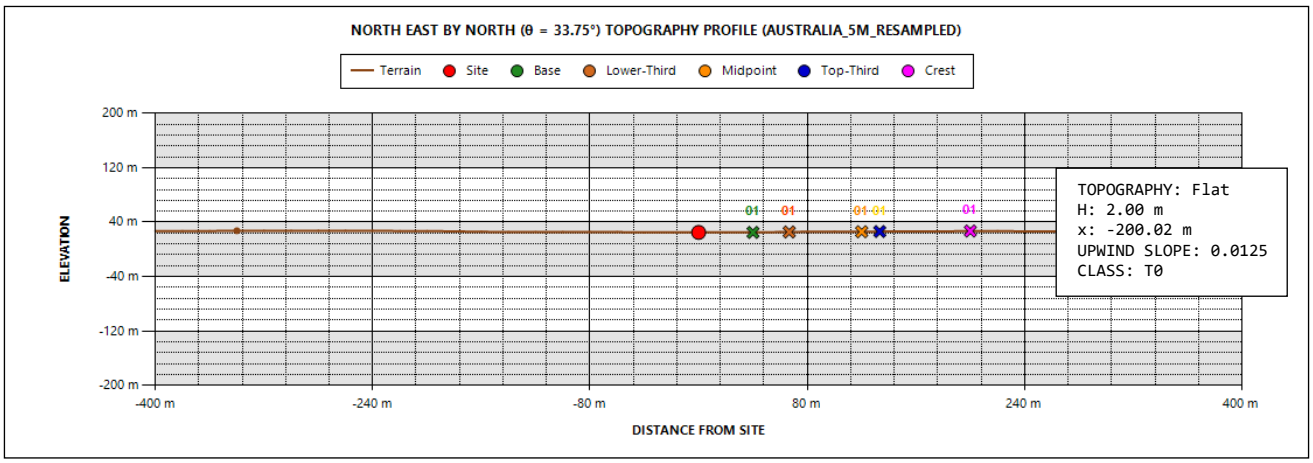


TOPOGRAPHY PROFILES









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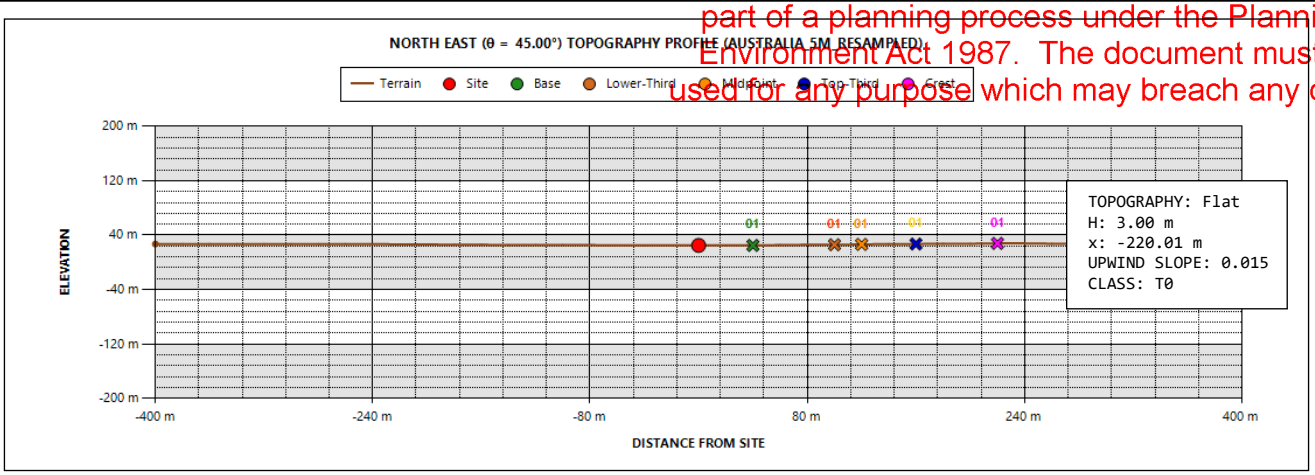

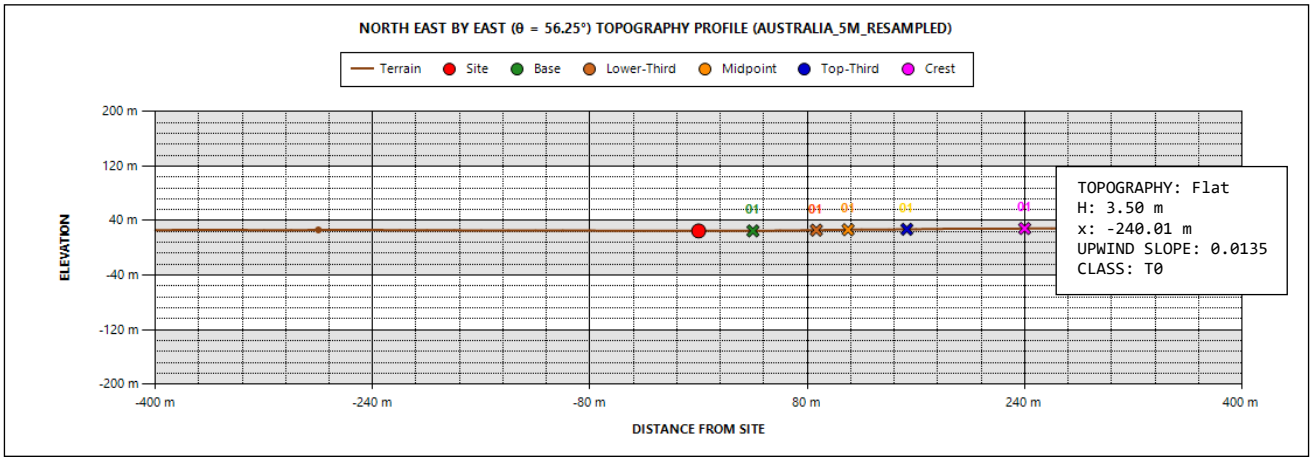

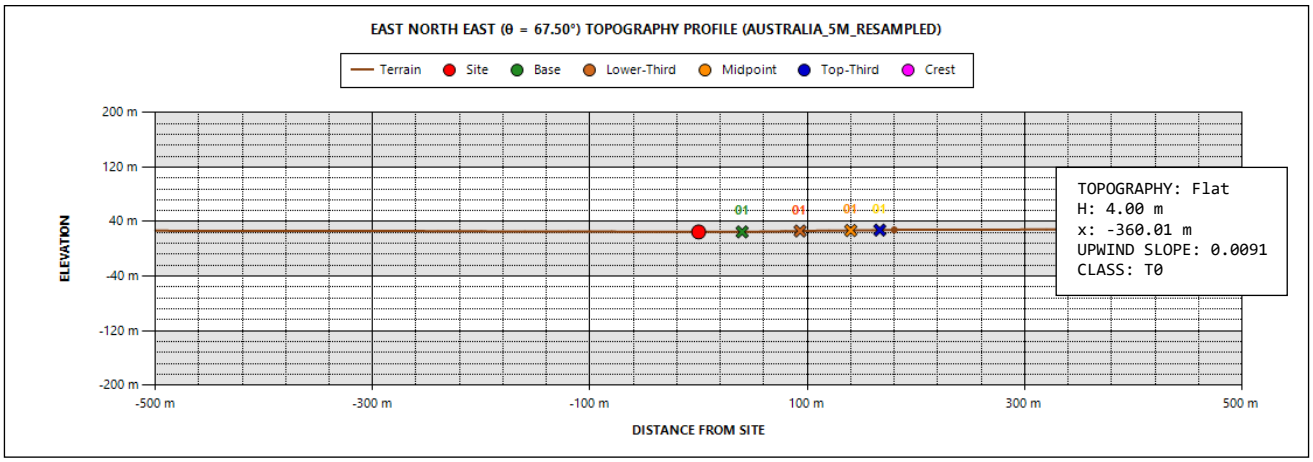

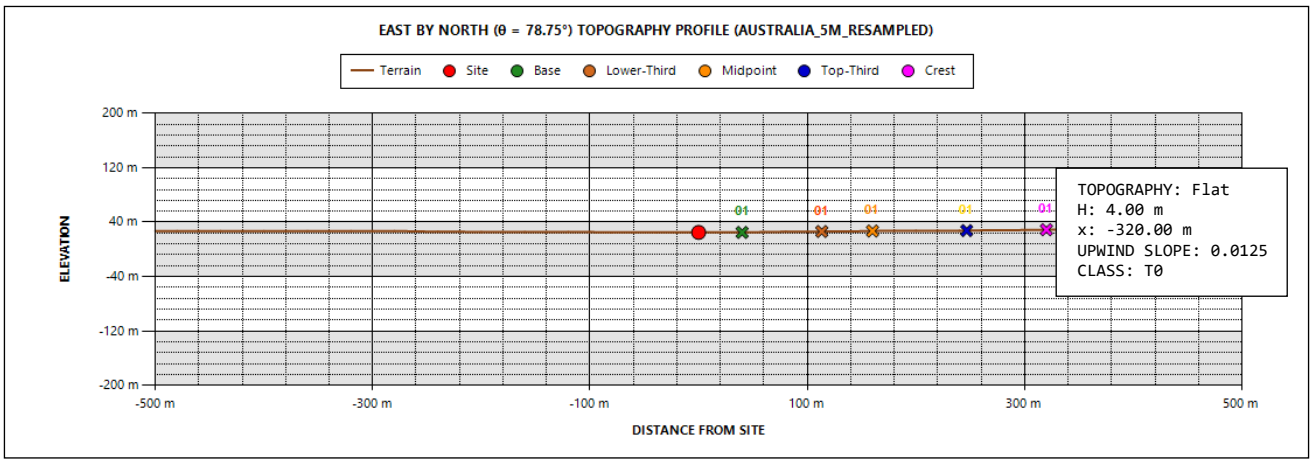

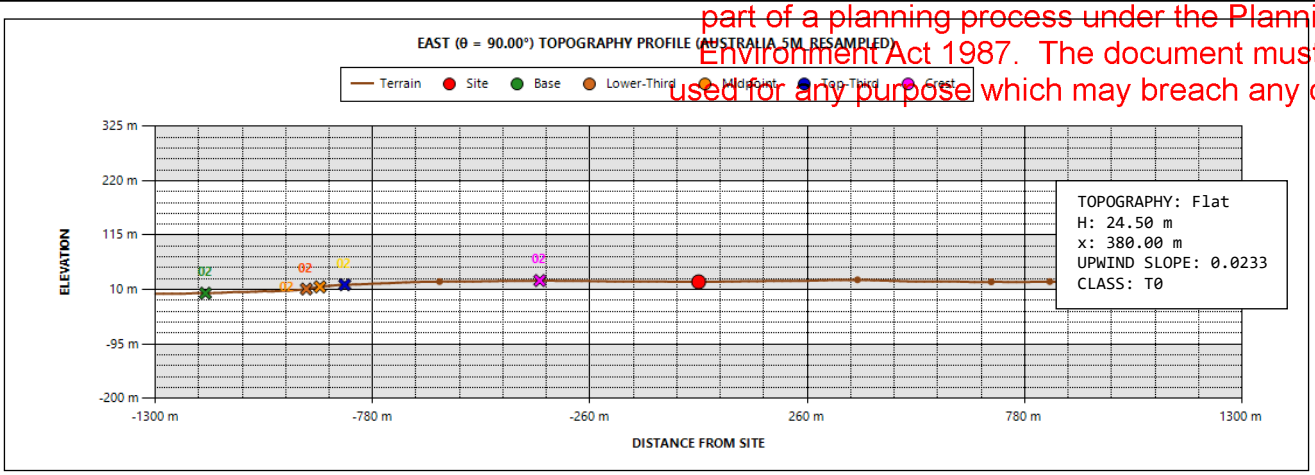

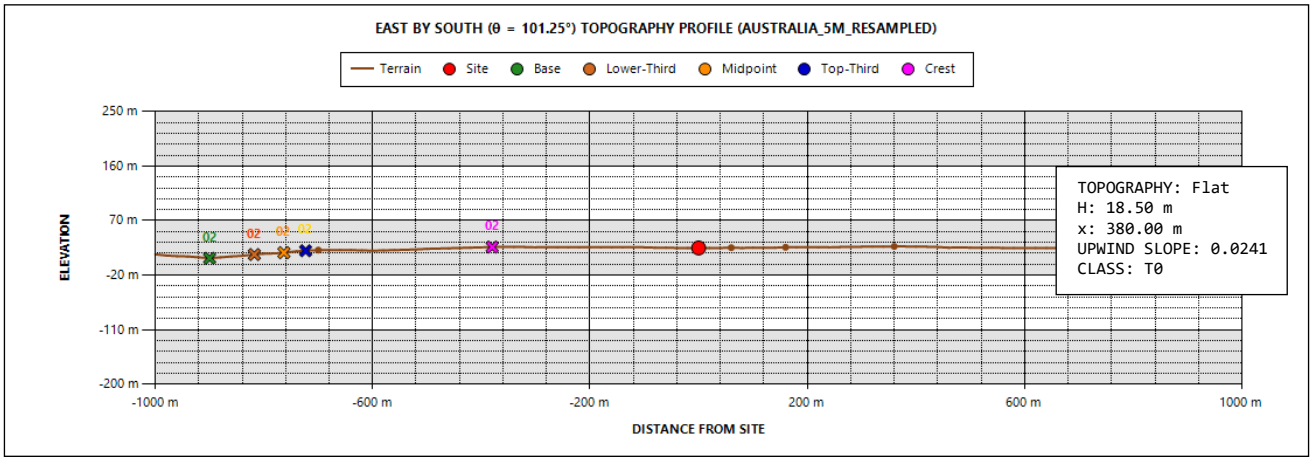

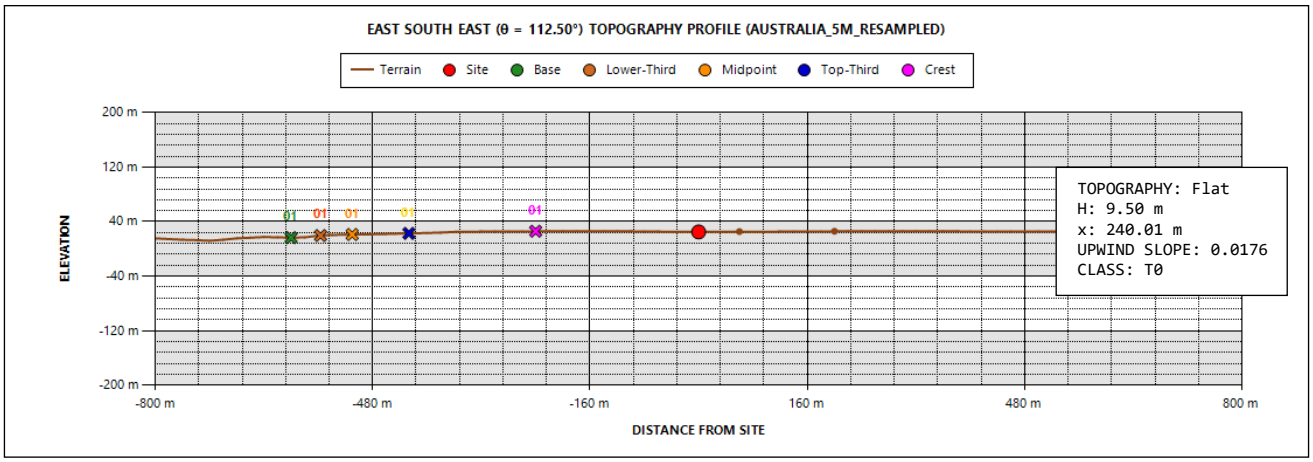

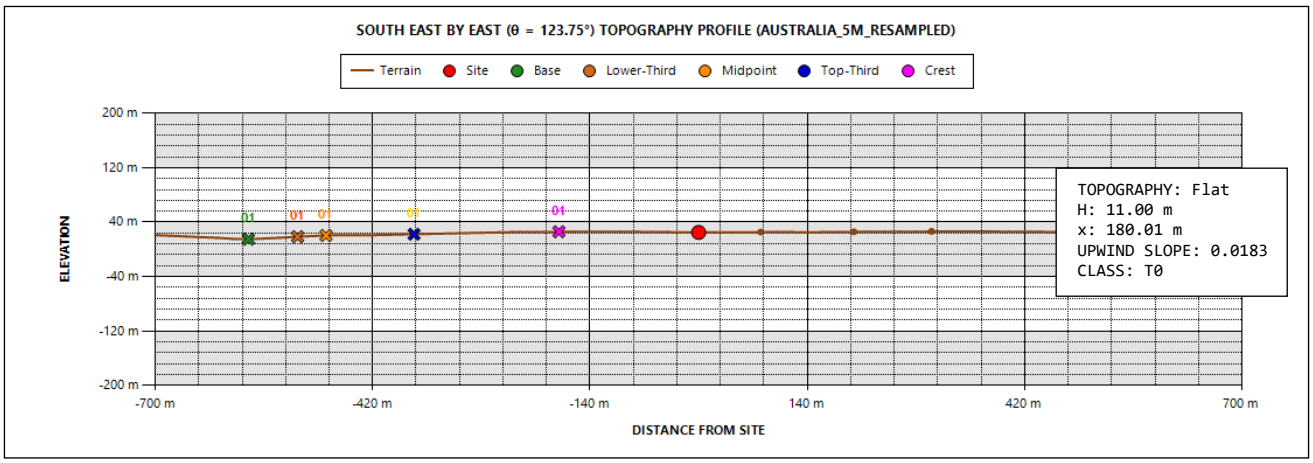

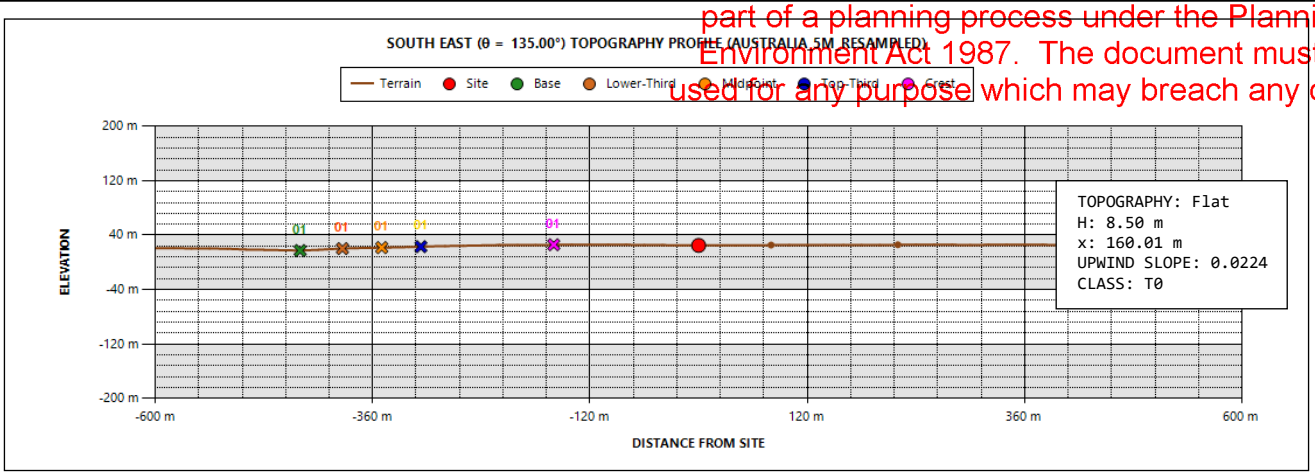

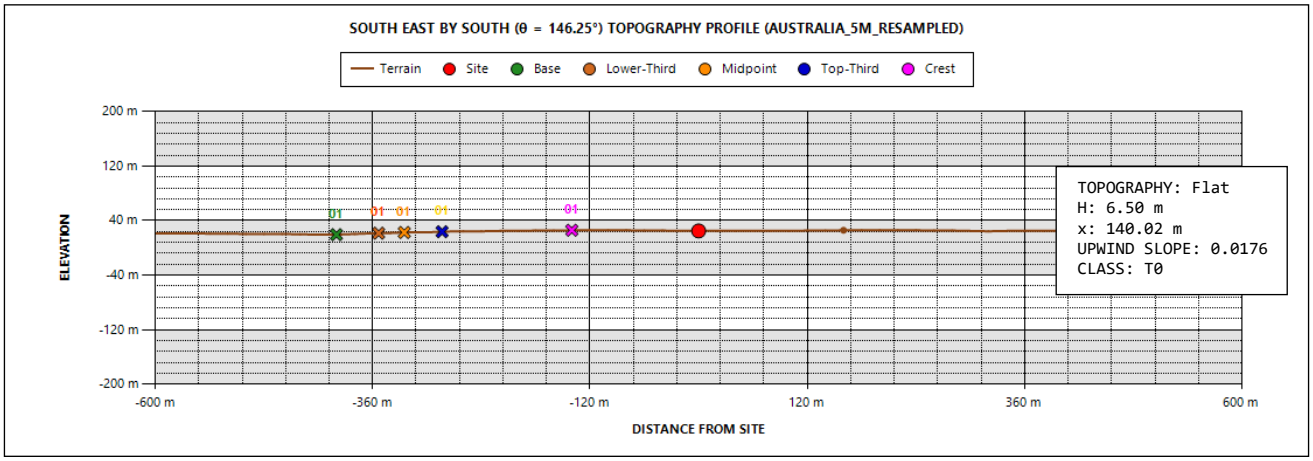

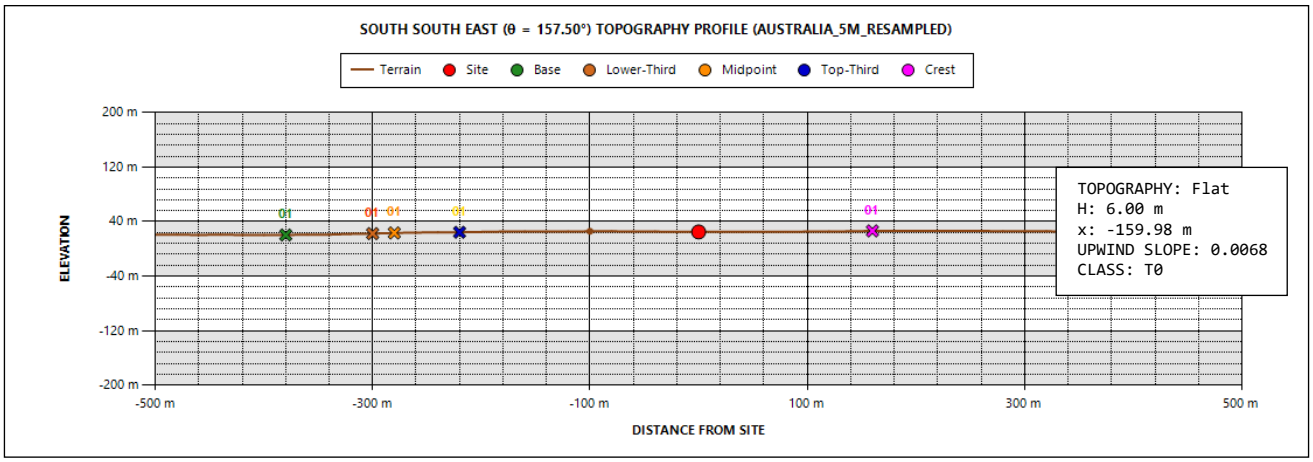

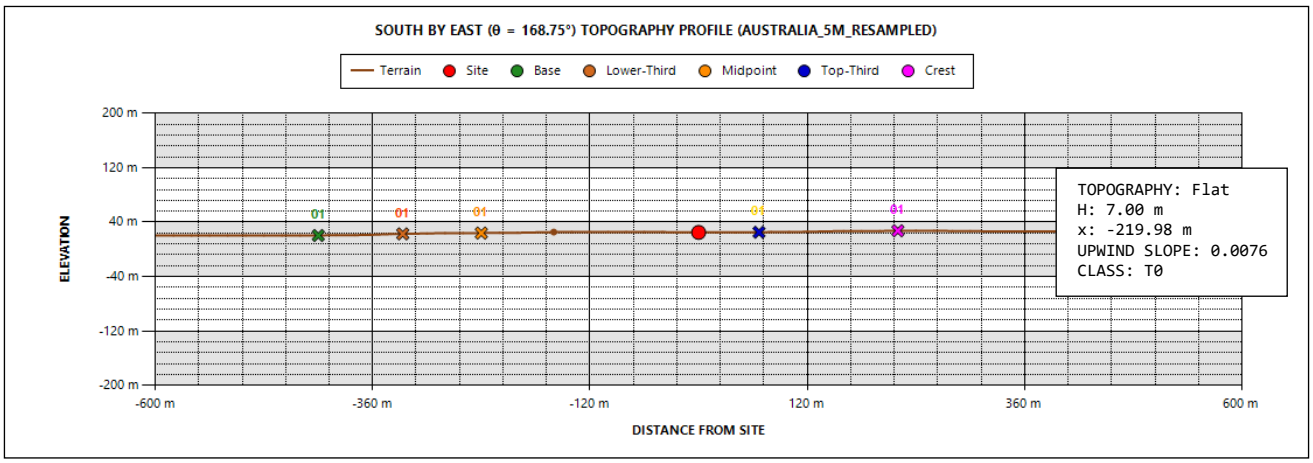

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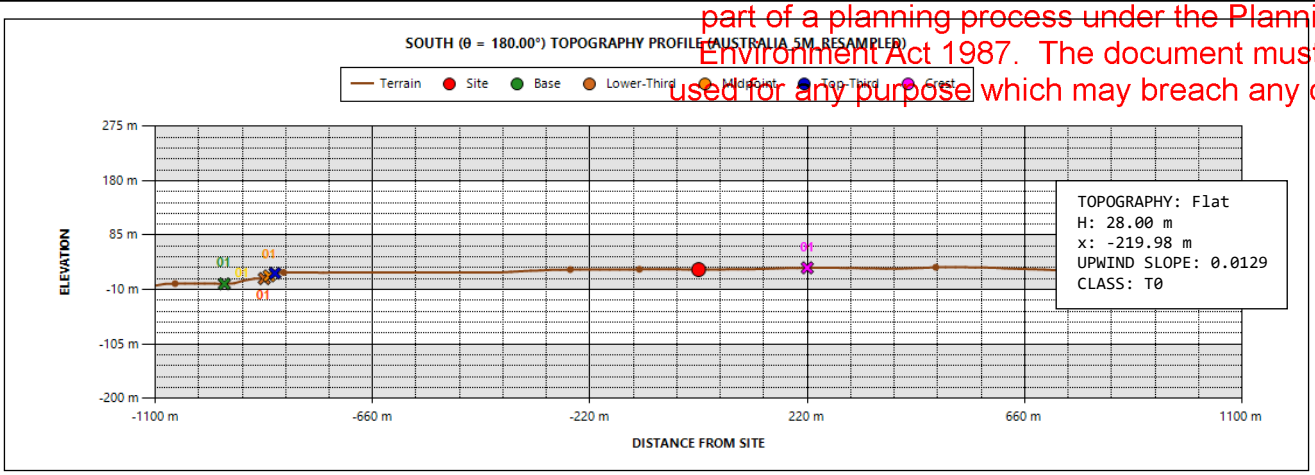

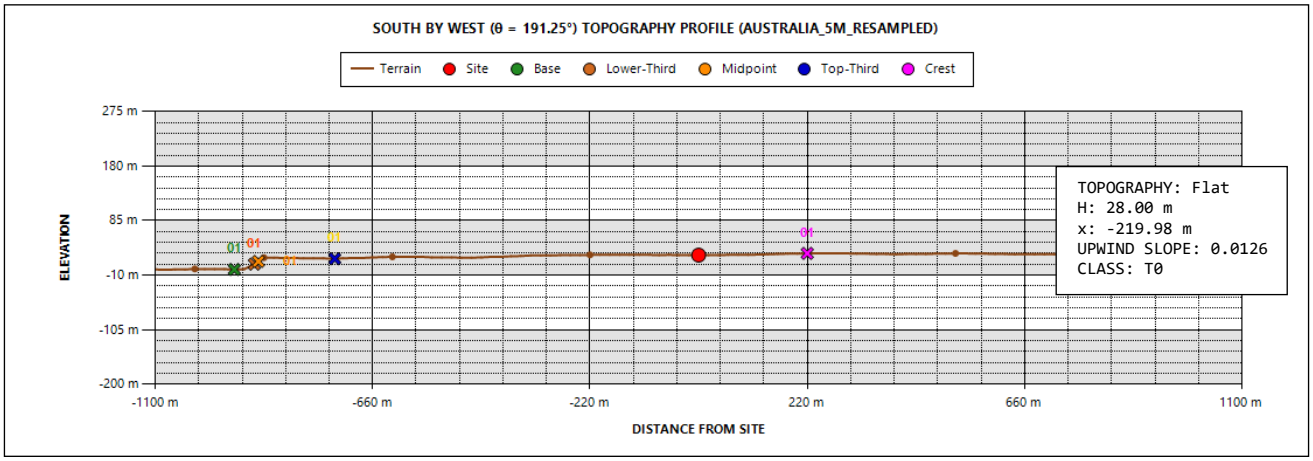

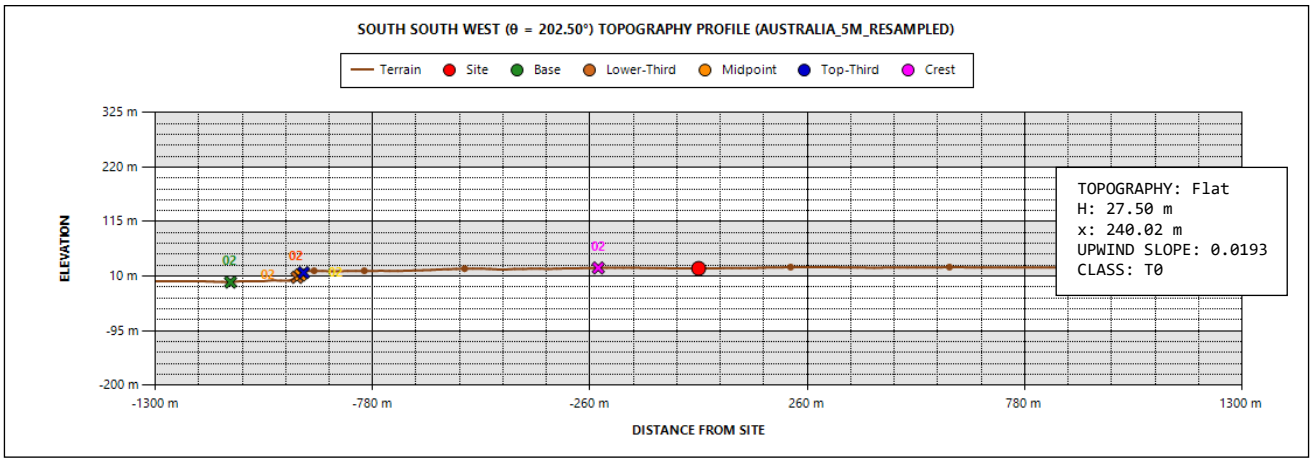

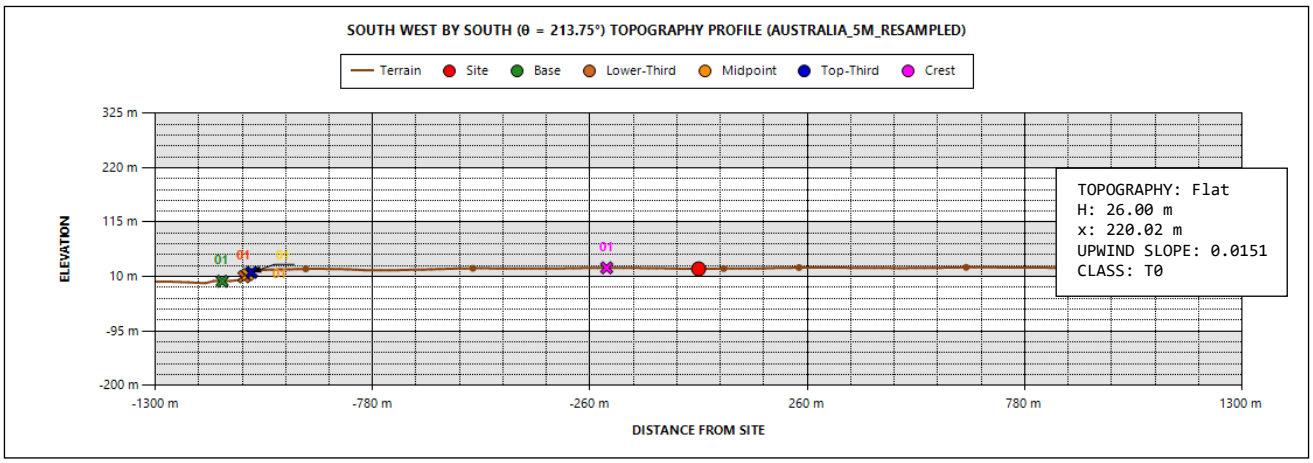

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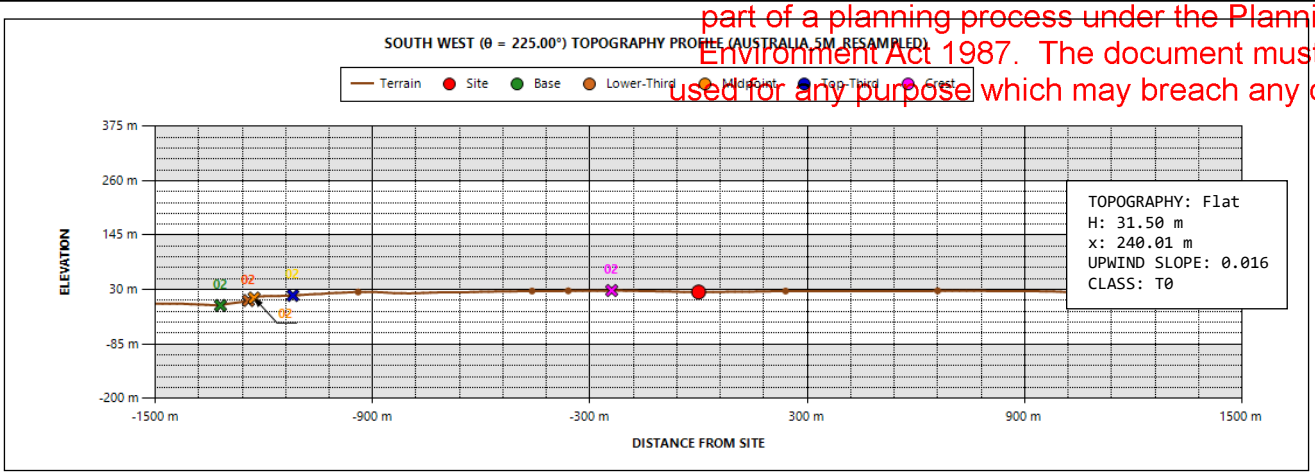

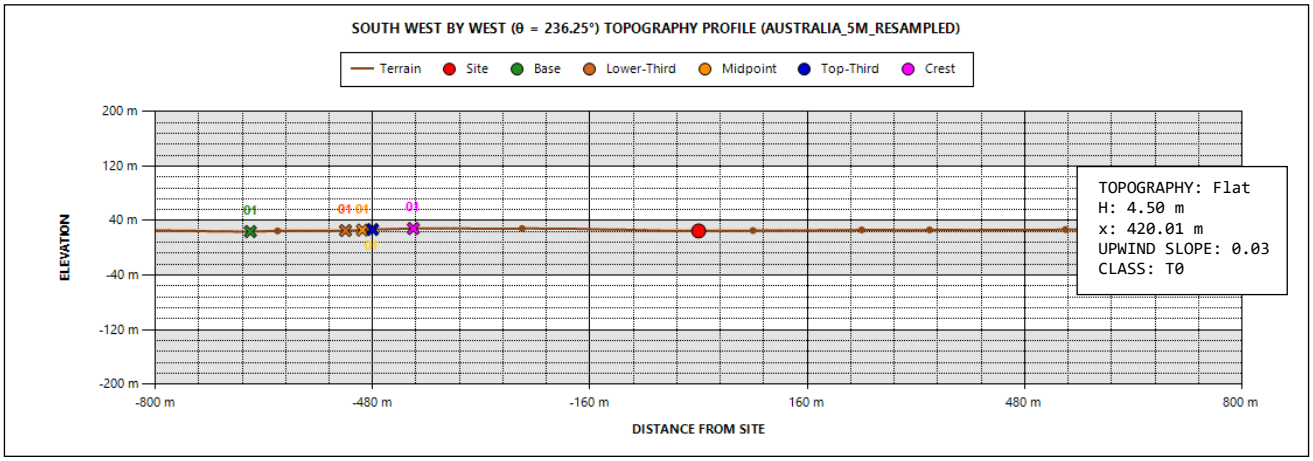

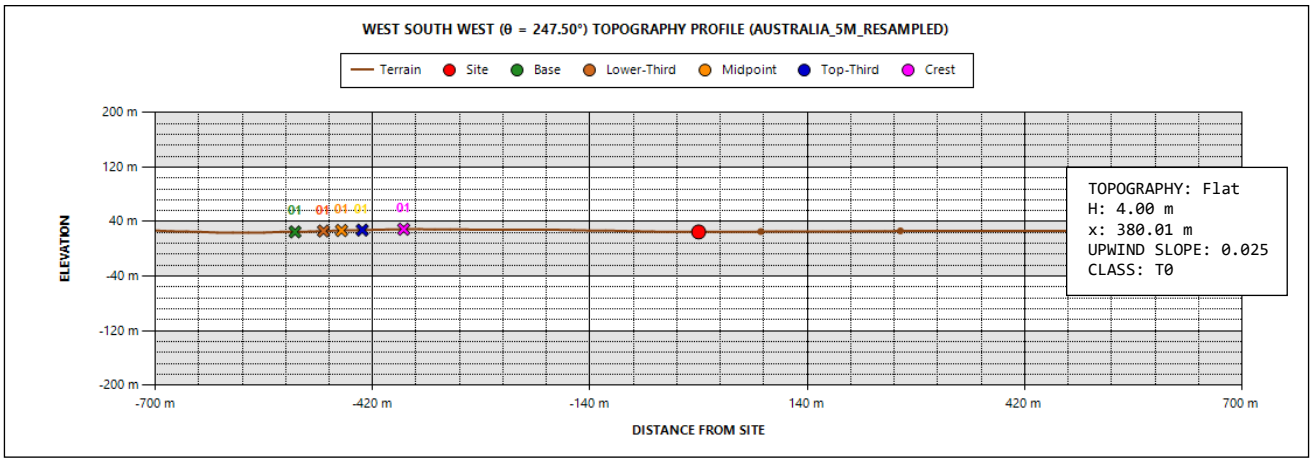

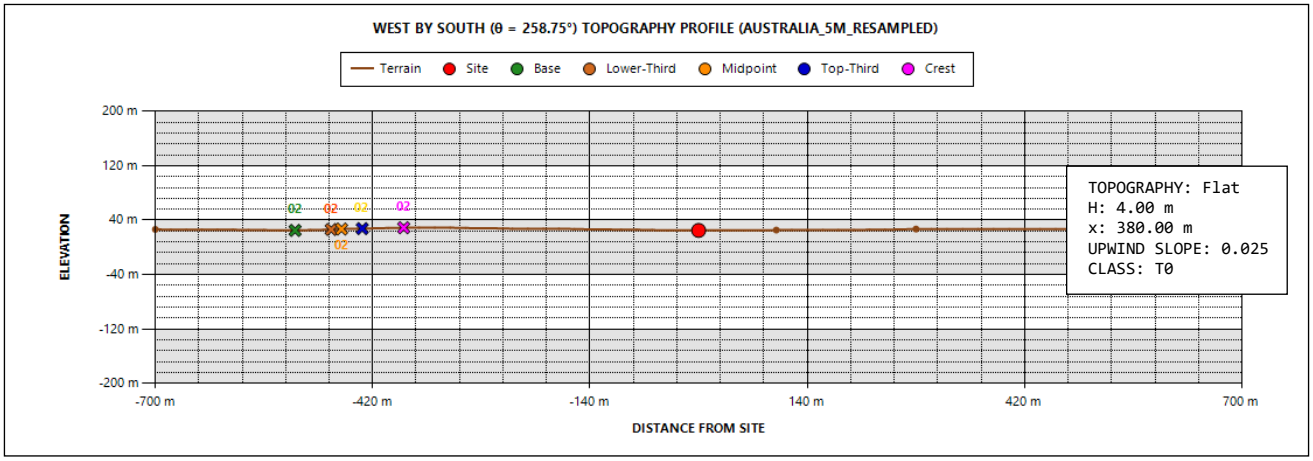

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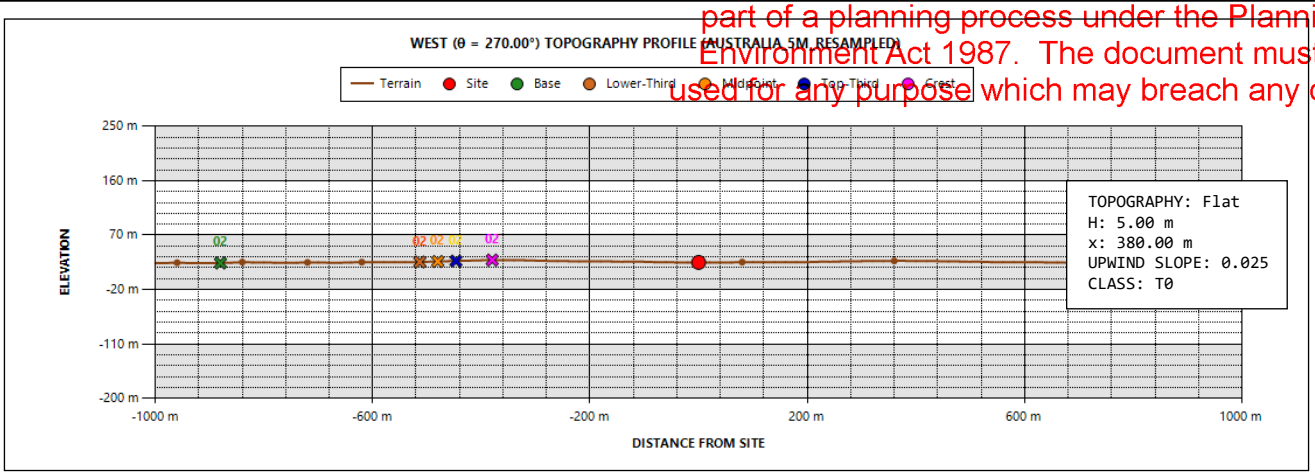

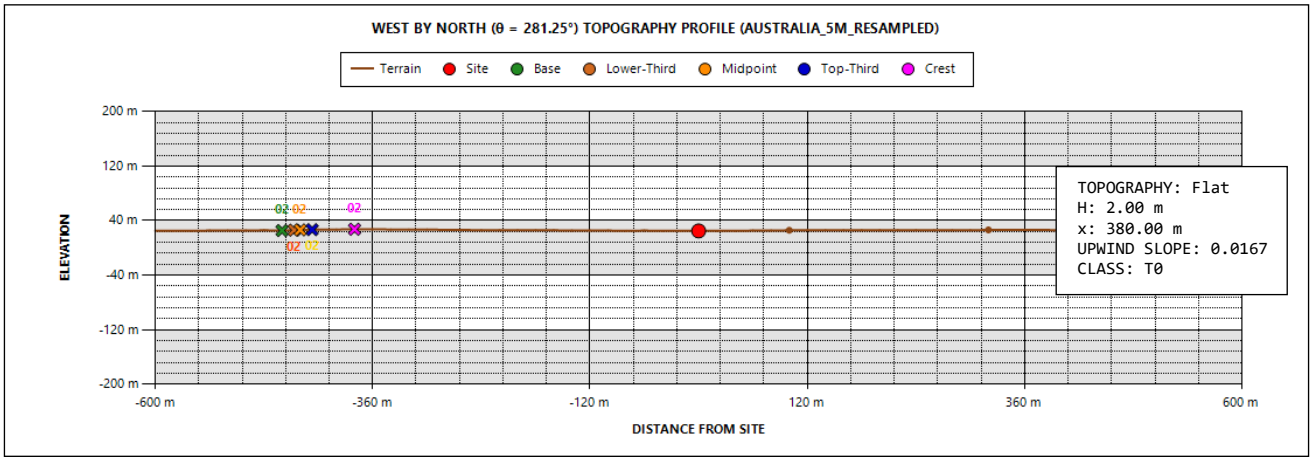

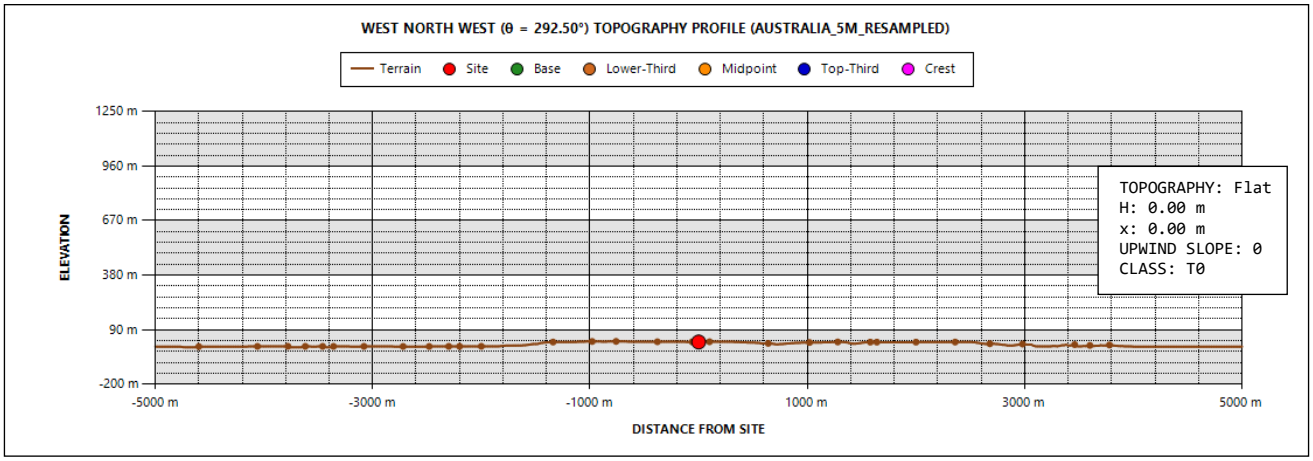

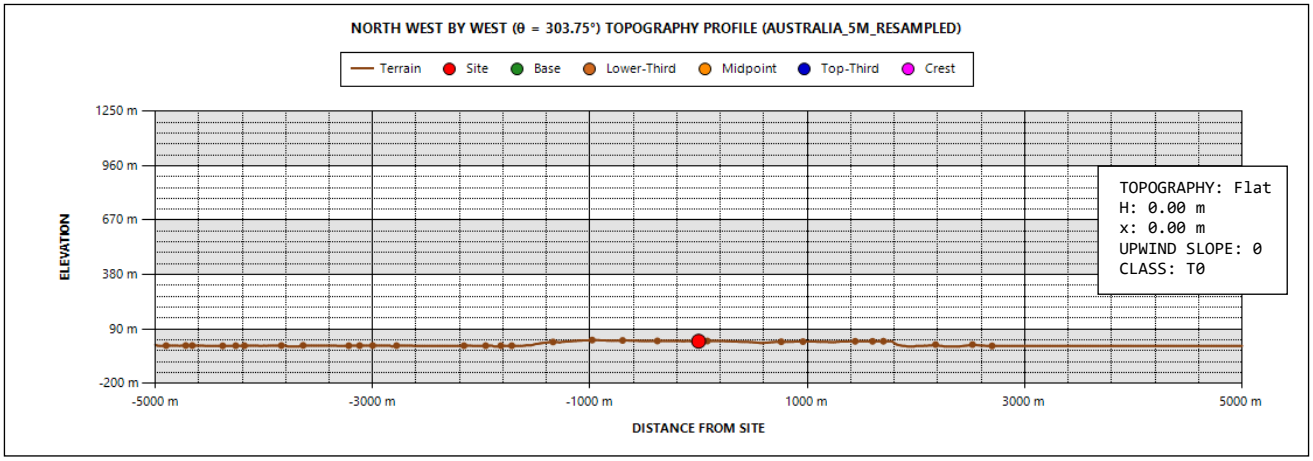

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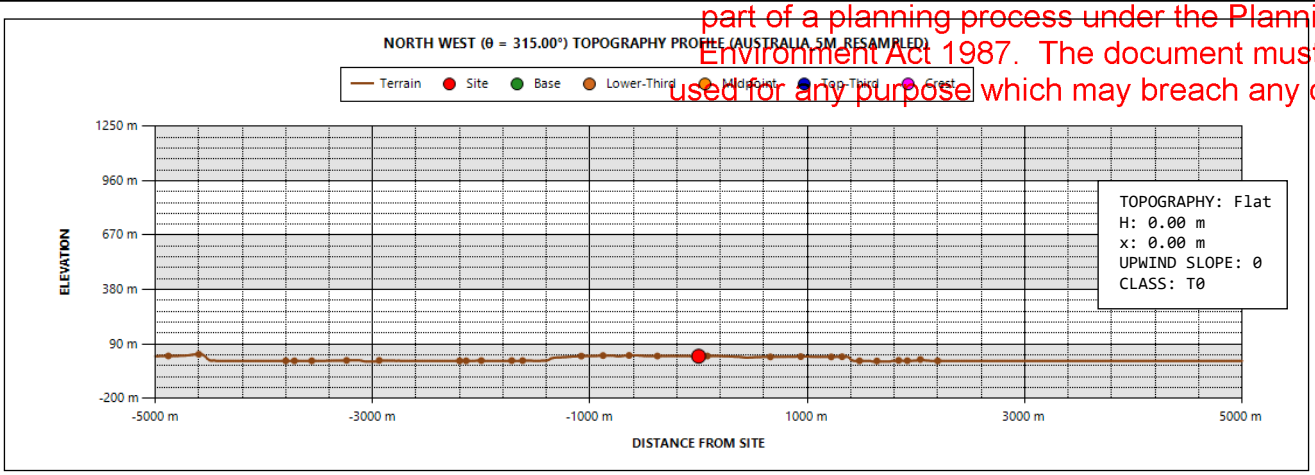
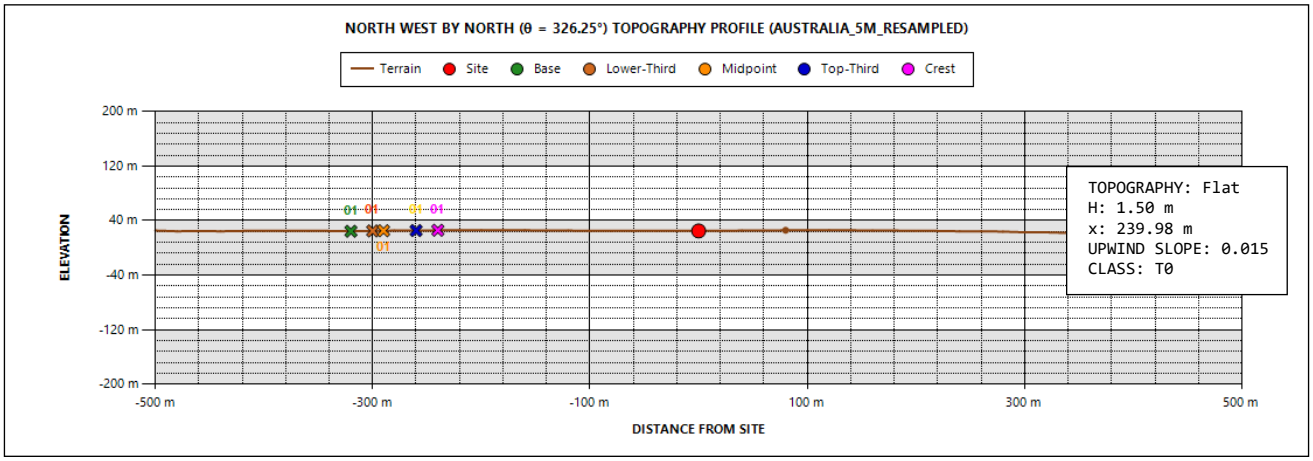
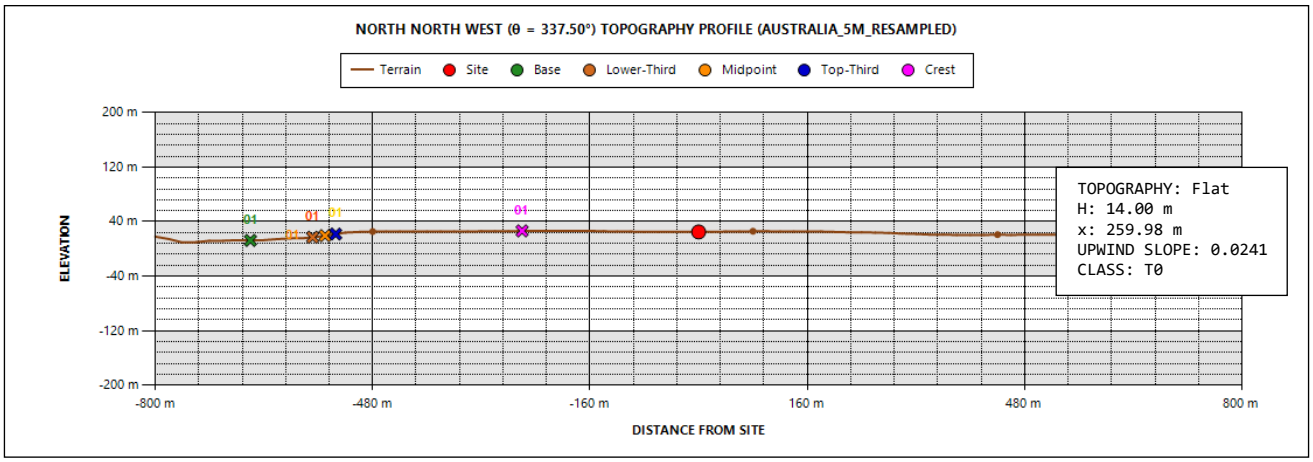
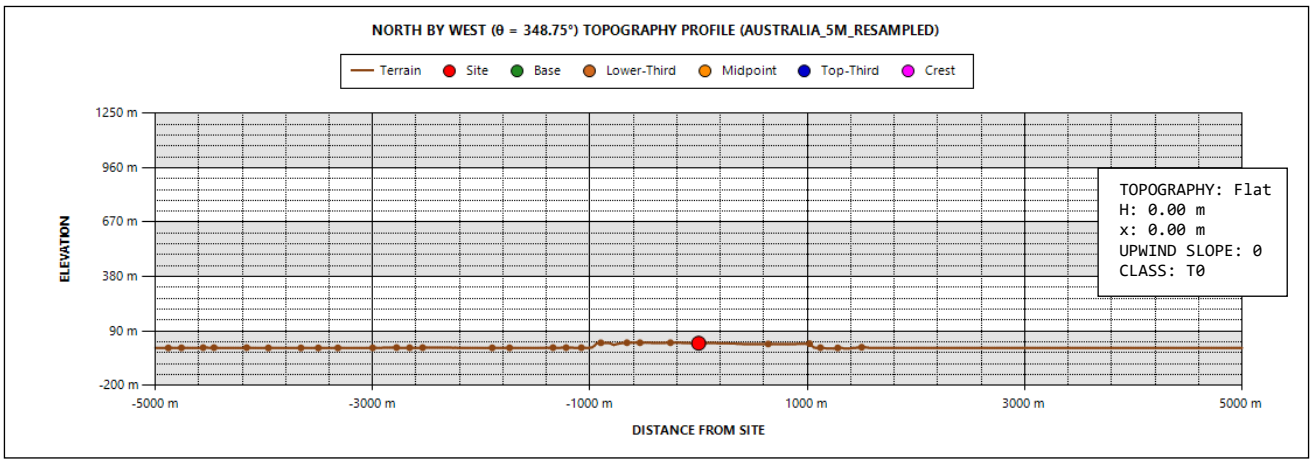








AREA SCHEDULE

Name	Area
GROUND FLOOR LIVING	177.5 m²
DECK "BY THE OWNER"	83.6 m²
PORCH	8.3 m²
Grand total	269.3 m²

NOTE: STORMWATER DRAINAGE CALCULATED FOR BUILDING ROOF AREAS AND OR PAVED AREAS SHOWN ON THIS PROPOSED DEVELOPMENT ONLY, AND MAY NOT BE ADEQUATE FOR ANY SUBSEQUENT ROOF OR PAVED AREAS.
MIN GRADE TO RUBBLE PITS ON SITE TO BE 1%, ALL STORMWATER & DRAINAGE TO BE IN COMPLIANCE WITH BCA PARTS 3.1.2 & 3.5.2 AS WELL AS ASNZS3500

NOTE : FINAL POSITIONS OF DOWNPIPES, METERBOX, TAPS, AC CDU, WATERTANK, GAS BOTTLES AND HOT WATER SYSTEM, MAY DIFFER TO PLAN DUE TO SITE CONDITIONS.

LEGAL DESCRIPTION

SITE DESCRIPTION	**= PROPOSED NEW DWELLING**
ADDRESS	**= 10 Neptune Court Marlo VIC 3888**
Lot/Section/Plan no	**= Lot 28 PS814895**
LA	**= EAST GIPPSLAND**
SITE AREA	**= 3626m²**
SITE COVERAGE	**= 7.4%**
ZONE:	**= Low Density Residential**
OVERLAYS	**Design and Development Overlay Bushfire Prone Areas - T.B.C**
SITE CLASSIFICATION:	**= P**
WIND RATING:	**= N2**

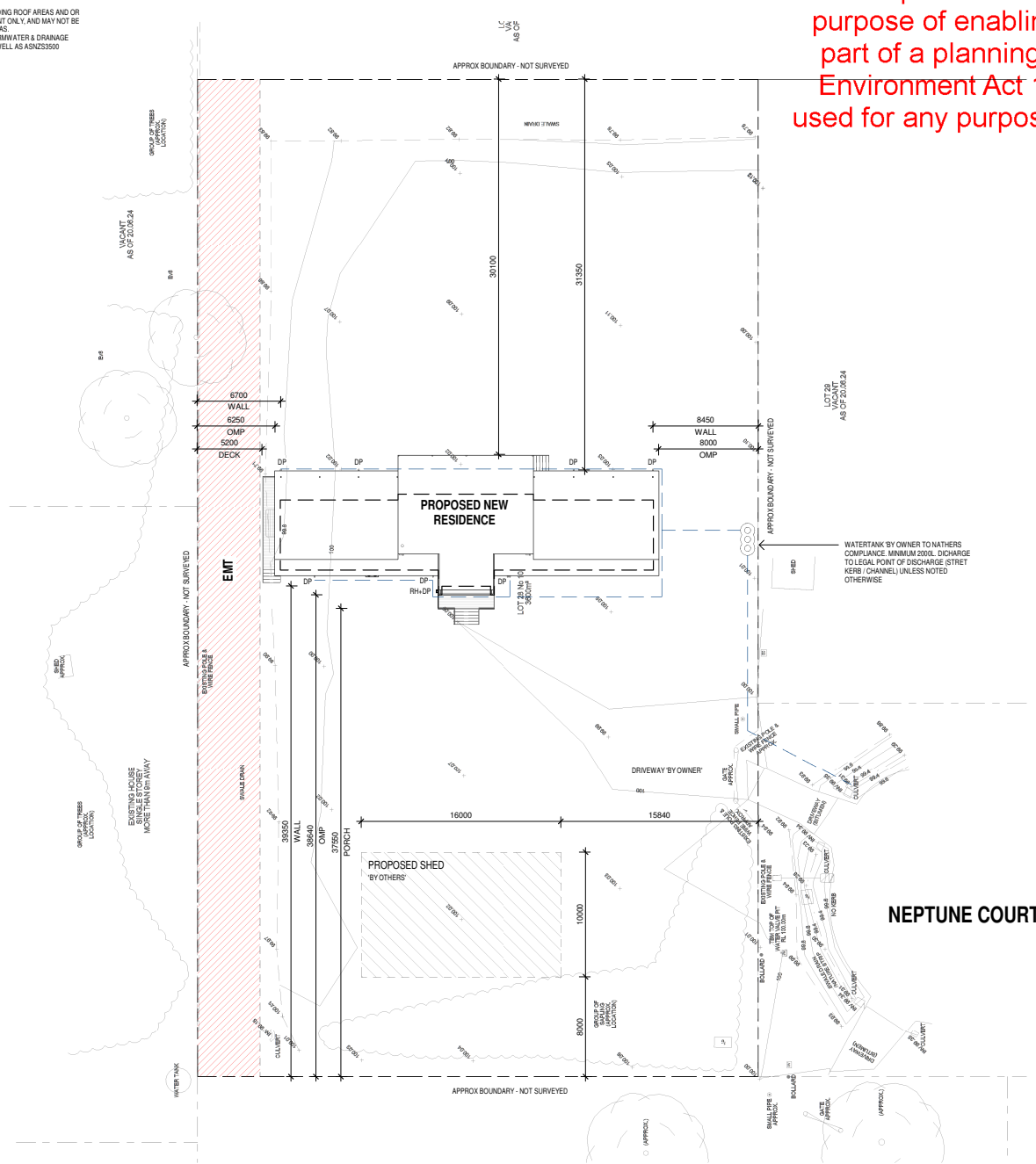
NOTE:
PROVIDE DOUBLE GLAZING THROUGHOUT.

ALERT: THIS PROPERTY IS LOCATED IN A BUSHFIRE PRONE AREA. REFER TO BUSHFIRE REPORT FOR **"BAL 12.5"** RATING

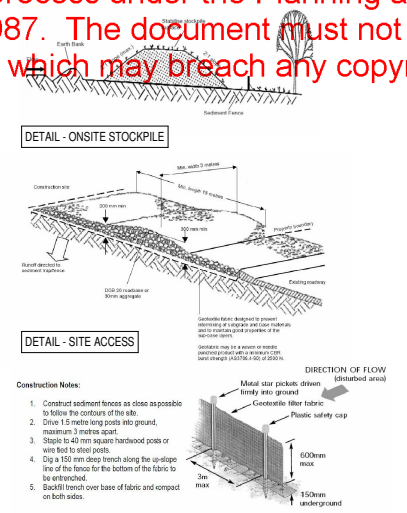
WIND CATEGORY: TBC
STANDARD CONSTRUCTION SPECIFICATION SUITABLE TO N3 OR BELOW

NOTE:
CADASTRAL BOUNDARYS, LEVELS AND CONTOURS ARE INDICATIVE ONLY. SCALED FROM COUNCIL/DISCLOSURE PLANS. NOT TO BE REFENCED FOR CONSTRUCTION PURPOSES.

ANY CUT OR FILL ON THE PROPERTY TO BE BATTERED AT A RATIO NOT GREATER THAN 1:2 (V:H) WITHIN THE PROPERTY BOUNDARY, STABILISED AND PROVIDED WITH A DISH DRAIN OR SIMILAR AT THE BASE



1 SITE PLAN
1 : 250



Site Plan

imagine by design

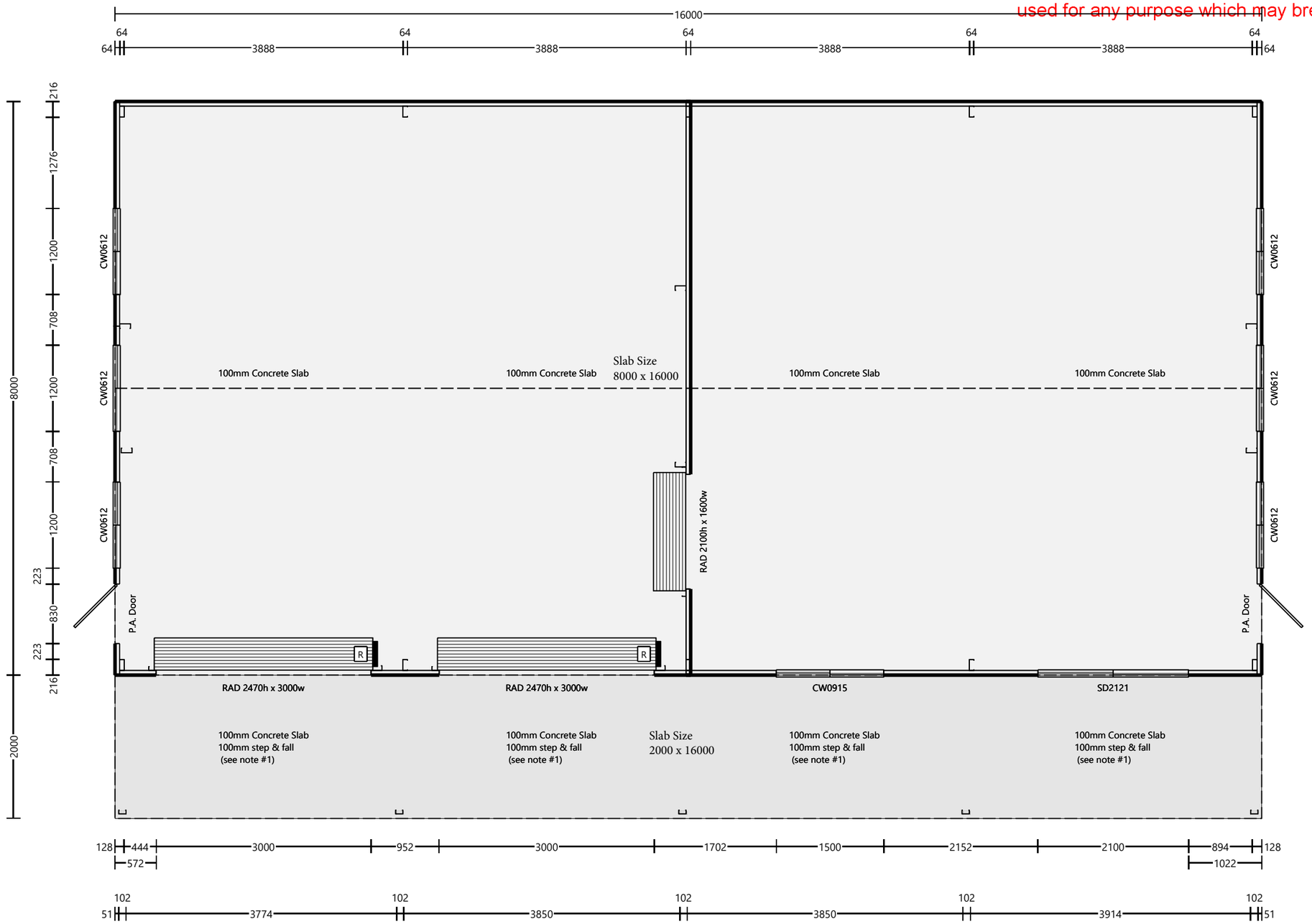
JOB ADDRESS:	CLIENT:	DESIGN:
10 NEPTUNE COURT MARLO VIC 3888	**CROSHER - Kate & Glenn**	**CUSTOM**

REV	DATE	DESCRIPTION	DRAWN
A	24.10.24	Working Drawings - Initial	LP
B	20.12.24	Working Drawings - General Amendment	LP

STAGED PLAN: **WORKING DWG** | WIND RATING: **N2** | DWG No: **100** | ISSUE: **B**
S.P: | LAND AREA: | SCALE: **As indicated @ A1**

3968 PACIFIC HIGHWAYLOGANHOLME, QLD 4129 Phone: +61 73806 5100 QBCC: 1087420 VBA LICENCE = DP-AD 69442

Plan View (1:61)



Drawing Notes 1: Columns and/or sheeting to "step and fall" areas are supplied longer than in the main building (e.g. columns in a 50mm step and fall area are 50mm longer than the main building). Allow adequate fall to column locations in any open areas for water drainage.

DesignerSheds

Consultant Jason Forsythe

Agent Designer Sheds
info@designersheds.com.au, ph: 1800 977 433
PO Box 8043
COFFS HARBOUR, NSW 2450, Australia

Project 240415-559 "Garage/Workshop"

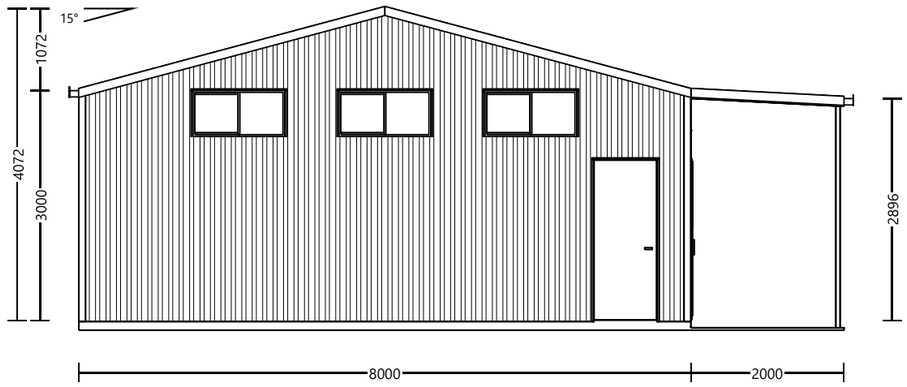
Customer Glenn Crosher

Site Address 10 Neptune Court
MARLO, Vic 3888

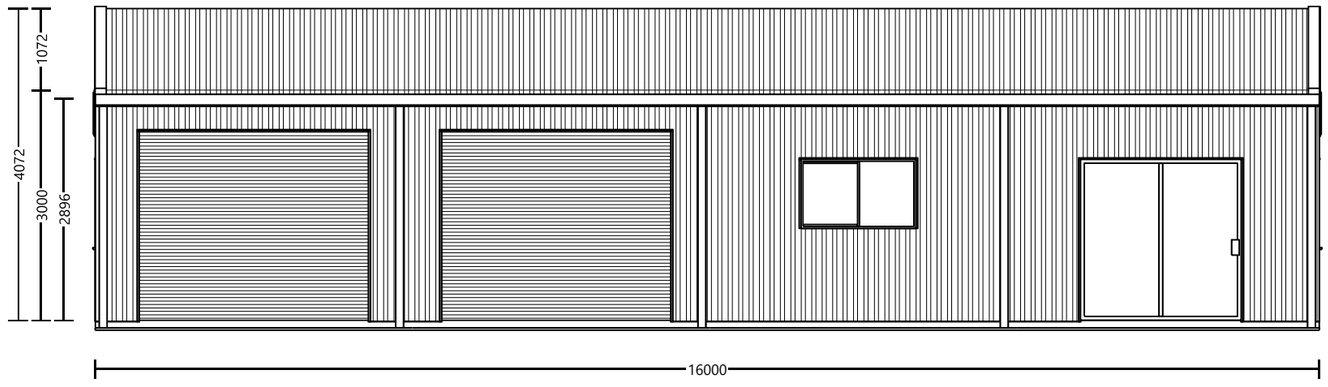
Design Final Design

Section Building Drawings
Page 1 of 2

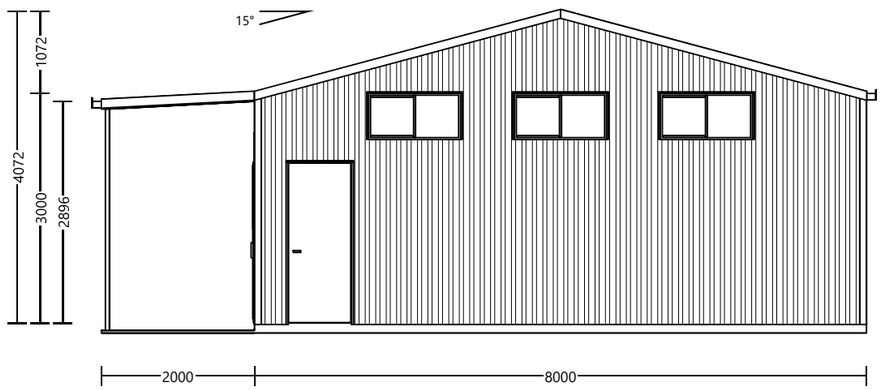
Left Elevation (1:80)



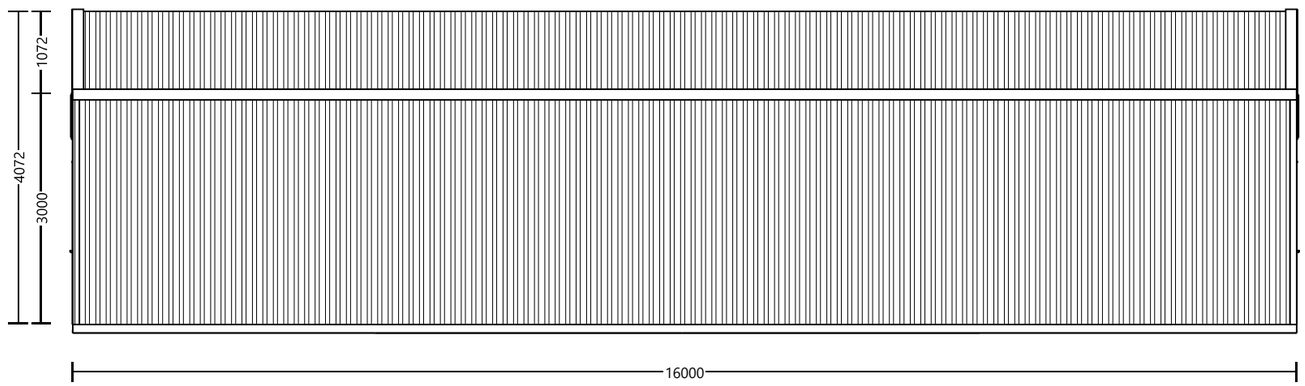
Front Elevation (1:80)



Right Elevation (1:80)



Rear Elevation (1:80)



Drawing Notes 1: Roof Sheeting: Monoclad / Colorbond - Southerly | Wall Sheeting: Monoclad / Colorbond - Deep Ocean | Gutters: M Pattern Gutter / Colorbond - Southerly

DesignerSheds

Consultant Jason Forsythe

Agent Designer Sheds
info@designersheds.com.au, ph: 1800 977 433
PO Box 8043
COFFS HARBOUR, NSW 2450, Australia

Project 240415-559 "Garage/Workshop"

Customer Glenn Crosher

Site Address 10 Neptune Court
MARLO, Vic 3888

Design Final Design

Section Building Drawings
Page 2 of 2

PROPOSED RESIDENCE -

10 NEPTUNE COURT
MARLO VIC 3888

NCC 2022- SPECIFICATIONS FOR RESIDENTIAL (CLASS 1 AND 10) BUILDINGS
NOTE: THE BUILDING WILL BE CONSTRUCTED IN ACCORDANCE WITH THE RELEVANT STANDARDS REFERRED TO BELOW, NOT ALL STANDARDS REFERENCED BELOW WILL BE APPLICABLE.

H1 - STRUCTURE

SITE PREPARATION
- All earthworks will be carried out in accordance with H1D3 of the NCC 2022 or in accordance with Parts 3.2 & 4.22 of the ABCB Housing Provisions

FOOTINGS AND SLABS
- Footings and slabs will be designed and installed in accordance with H1D4 of the NCC 2022 and will comply with AS 2870; or, AS 3600; or
- to Parts 4 of the ABCB Housing Provisions 2022 as outlined in accordance with H1D4 of the NCC 2022

MASONRY
- Masonry veneer, unreinforced masonry, reinforced masonry and masonry accessories will be designed and installed in accordance with H1D5 of the NCC 2022 and will comply with AS 3700; or, AS 4773, Parts 1 and 2; or,
- Part 5.2 of the ABCB Housing Provisions as outlined in accordance with H1D5 of the NCC 2022

FRAMING - GENERAL
- All framing will be carried out in accordance with H1D6 of the NCC 2022
- Steel framing will be designed and constructed in accordance with H1D6 of the NCC 2022 and will comply with
  - A. Residential and low-rise steel framing: NASH Standard 'Residential and Low-Rise Steel Framing' Part 1 or Part 2.
  - B. AS 4100 – Steel structures.
  - **C.** AS/NZS 4600 – Cold-formed steel structures.
- Timber framing will be designed and constructed in accordance with the following as per the NCC H1D6:
  - A. Design of timber structures: AS 1720.1.
  - B. Design of nailplated timber roof trusses: AS 1720.5.
  - C. Residential timber-framed construction – non-cyclonic areas: AS 1684.2 or AS 1684.4.
  - D. Residential timber-framed construction – cyclonic areas: AS 1684.3.
  - **E.** Installation of particleboard flooring: AS 1860.2.
- Structural steel members will be designed and constructed in accordance with the following as per the NCC H1D6:
  - A. Steel structures: AS 4100.
  - B. Cold-formed steel structures: AS/NZS 4600.
  - C. For structural stability, strength and deflection, and subject to (6), Part 6.3 of the ABCB Housing Provisions as outlined in accordance with H1D6 of the NCC 2022
  - D. For corrosion protection, clause 6.3.9 of Part 6.3 of the ABCB Housing Provisions as outlined in accordance with H1D6 of the NCC 2022

ROOF CLADDING
- Roof Cladding will be carried out in accordance with H1D7 of the NCC 2022
  - A. Metal roofing; AS 1562.1; and with Figure 2.2.3 in Section 2 of the ABCB Housing Provisions (cyclonic areas)
  - B. Plastic sheet roofing: AS 1562.3.
  - C. Metal sheet roofing: Part 7.2 of the ABCB Housing Provisions, provided the building is located in an area with a wind class of not more than N3.
  - D. Terracotta, fibre-cement and timber slates and shingles: AS 4597.
  - E. Roof tiles: AS 2050; or Part 7.3 of the ABCB Housing Provisions as outlined in H1D7 of the NCC 2022

WALL CLADDING
- Timber and composite wall cladding will be carried out in accordance with H1D7 of the NCC 2022
  - A. Autoclaved aerated concrete wall cladding, AS 5146.1; or
  - B. wall cladding, part 7.5 of the ABCB Housing Provisions
- Metal wall cladding will be designed and constructed in accordance with AS 1562.1

GLAZING
- glazing and windows, glazed assemblies, glazed assemblies at risk of human impact twill be designed and constructed in accordance with H1D8 of the NCC 2022 and will comply with AS 2047; AS 4055; AS 1288 and/or comply with Part 8.4 of the ABCB Housing Provisions as specifically outlined under H1D8 of the NCC 2022

EARTHQUAKE AREAS
- Class 1 and 10 buildings constructed in areas subject to seismic activity is satisfied if the building is constructed in accordance with Section 2 of the ABCB Housing Provisions 2022 as outlined under H1D9 of the NCC 2022

FLOOD HAZARD AREAS
- Class 1 building constructed in a flood hazard area is satisfied if the building is constructed in accordance with the ABCB Standard for Construction of Buildings in Flood Hazard Areas as outlined under H1D10 of the NCC 2022

ATTACHMENT OF FRAMED DECKS AND BALCONIES TO EXTERNAL WALLS OF BUILDINGS USING A WALING PLATE
- The attachment of a deck or balcony to an external wall will be designed and constructed in accordance Part 12.3 of the ABCB Housing Provisions as outlined under H1D11 of the NCC 2022

PILED FOOTINGS
- Piled footings are to be designed and installed in accordance with H1D12 of the NCC 2022 & AS 2159.

H2 - DAMP & WEATHERPROOFING

DRAINAGE
- All drainage works will be carried out in accordance with H2D2 of the NCC 2022 and will comply with AS/NZS 3500.5 or in accordance with Parts 3.3 of the ABCB Housing Provisions as outlined under H2D2 of the NCC 2022

FOOTINGS AND SLABS
- Footings and slabs will be designed and installed in accordance with H2D3 of the NCC 2022

MASONRY
- Masonry veneer, unreinforced masonry, reinforced masonry and masonry accessories will be designed and installed in accordance with H2D4 of the NCC 2022 and will comply with AS 3700; or, AS 4773, Parts 1 and 2; or,
- Part 5.2 of the ABCB Housing Provisions as outlined in accordance with H2D4 of the NCC 2022

SUBFLOOR VENTILATION
- Subfloor ventilation will be designed and installed in accordance with part 6.2 of the ABCB Housing Provisions 2022 as outlined under H2D5 of the NCC 2022

ROOF AND WALL CLADDING
- Gutters & Downpipes will be carried out in accordance with H2D6 of the NCC 2022 and comply with AS/NZS 3500.3; or, Part 7.4 of the ABCB Housing Provisions as outlined in accordance with H2D6 of the NCC 2022

GLAZING
- Weatherproofing Glazing will be carried out in accordance with H2D7 of the NCC 2022 & in accordance with H2D8 of the NCC 2022

EXTERNAL WEATHERPROOFING
- Construction of external waterproofing for roofing systems on flat roofs, roof terraces, balconies and terraces and other similar horizontal surfaces located above internal spaces of a building will be constructed in accordance with H2D8 of the NCC 2022
- Membaranes and the design and installation used in the external waterproofing system will comply with AS 4654.1

H3 - FIRE SAFETY

FIRE HAZARD PROPERTIES AND NON-COMBUSTIBLE BUILDING ELEMENTS
- The following materials may be used wherever a non combustable material is required as outlined under H3D2 of the NCC 2022.
  Plasterboard, Perforated Gypsum Lath with normal paper finish, Fibrous-plaster sheet, Fibre reinforced cement sheeting, Pre finished metal sheeting(as outlined), Sarking-type materials & Bonded laminated materials (as outlined).
- Fire hazard properties for Class 1 Building, including floor or ceiling spaces common with Class 10 buildings will be carried out in accordance with H3D2 of the NCC 2022.

FIRE SEPARATION OF EXTERNAL WALLS
- Fire separation of external walls will be carried out in accordance with Part 9.2 of the ABCB Housing Provisions as outlined under H3D3 of the NCC 2022

FIRE PROTECTION OF SEPARATING WALLS AND FLOORS
- Fire protection of separation walls and floors will be carried out in accordance with Part 9.3 of the ABCB Housing Provisions as outlined under H3D4 of the NCC 2022

FIRE SEPARATION OF GARAGE-TOP-DWELLINGS
- Fire protection of separation walls and floors will be carried out in accordance with Part 9.4 of the ABCB Housing Provisions as outlined under H3D5 of the NCC 2022

SMOKE ALARMS AND EVACUATION LIGHTING
- Smoke alarms and evacuation lighting will be carried out in accordance with Part 9.5 of the ABCB Housing Provisions as outlined under H3D6 of the NCC 2022
- a Class 1 building includes a Class 10a private garage located above or below will be carried out in accordance with H3D6 of the NCC 2022.

H4 - AMENITY

WET AREAS
- Wet areas will be designed and constructed in accordance with AS370; or, Parts 10.2 of the ABCB Housing Provisions as outlined under H4D2 of the NCC 2022

MATERIALS AND INSTALLATION OF WET AREA COMPONENTS AND SYSTEMS
- Materials will be designed and constructed in accordance with AS370; or, relevant Parts under 10.2 of the ABCB Housing Provisions as outlined under H4D3 of the NCC 2022

ROOM HEIGHTS
- Room heights will be designed and constructed in accordance with Parts 10.3 of the ABCB Housing Provisions as outlined under H4D4 of the NCC 2022

FACILITIES
- Facilities will be designed and constructed in accordance with Parts 10.4 of the ABCB Housing Provisions as outlined under H4D5 of the NCC 2022

LIGHT
- Lighting will be designed and constructed in accordance with Parts 10.5 of the ABCB Housing Provisions as outlined under H4D6 of the NCC 2022

VENTILATION
- Room heights will be designed and constructed in accordance with H4D7 of the NCC 2022 & Parts 10.6 of the ABCB Housing Provisions as outlined under H4D7 of the NCC 2022

SOUND INSULATION
- Sound insulation will be designed and constructed in accordance with Parts 10.7 of the ABCB Housing Provisions as outlined under H4D8 of the NCC 2022

CONDENSATION MANAGEMENT
- Condensation management will be designed and constructed in accordance with Parts 10.8 of the ABCB Housing Provisions as outlined under H4D9 of the NCC 2022

H5 - SAFE MOVEMENT AND ACCESS

STAIRWAY AND RAMP CONSTRUCTION
- Stairway and ramps will be designed and constructed in accordance with Parts 11.2 of the ABCB Housing Provisions as outlined under H5D2 of the NCC 2022

BARRIERS AND HANDRAILS
- Barriers and handrails will be designed and constructed in accordance with Parts 11.3 of the ABCB Housing Provisions as outlined under H5D3 of the NCC 2022

STAIRWAY AND RAMP CONSTRUCTION
- Stairway and ramp construction will be designed and constructed in accordance with Parts 11.2 of the ABCB Housing Provisions as outlined under H5D2 of the NCC 2022

H6 - ENERGY EFFICIENCY

APPLICATION OF PART H6
- Thermal building performance will comply with S42C2, using house energy rating software and S42C4(1); or Parts 13.2-13.5 of the ABCB Housing Provisions as outlined under H6D2 of the NCC 2022

H7 -ANCILLARY PROVISIONS AND ADDITIONAL CONSTRUCTION REQUIREMENTS

SWIMMING POOLS
- Swimming pools with depths greater than 300mm and associated water reticulation systems will be designed and constructed in accordance with H7D2 of the NCC 2022 and will comply with AS1926.1; AS1926.2; and, AS1926.3

CONSTRUCTION IN ALPINE AREAS
- Building located in alpine areas will be designed and constructed in accordance with Parts 12.2 of the ABCB Housing Provisions as outlined under H7D3 of the NCC 2022
- The Deemed-to-Satisfy Provisions of this Part apply in addition to other Deemed-to-Satisfy Provisions of NCC Volume Two and the ABCB Housing Provisions.
- Where any Deemed-to-Satisfy Provisions are in conflict, the provisions of H7D3 take precedence.

CONSTRUCTION IN BUSHFIRE AREAS
- Class 1 building, or a Class 10a building or deck associated with a Class 1 building will be designed and constructed in accordance with H7D4 of the NCC 2022 and will comply with AS3959; or, NASH Standard - Steel Framed Construction in Bushfire Areas

HEATING APPLIANCES, FIREPLACES, CHIMNEYS AND FLUTES
- Heating appliances will be installed in accordance with H7D5 of the NCC 2022 and will comply with AS/NZS 2918; or, Parts 12.4 of the ABCB Housing Provisions as outlined under H7D4 of the NCC 2022

H8 - LIVABLE HOUSING DESIGN

LIVABLE HOUSING DESIGN
- Class 1a dwellings will be designed and constructed in accordance with the ABCB Standard for Livable Housing Design as outlined under H8D2 of the NCC 2022

DRAWING LIST

000	Cover Page
001	Illustration of Design
100	Site Plan
200	Ground Floor Plan
210	Roof Plan
300	Elevations
400	Sections
500	Electrical Plan
600	Window & Door Schedule

Cover Page

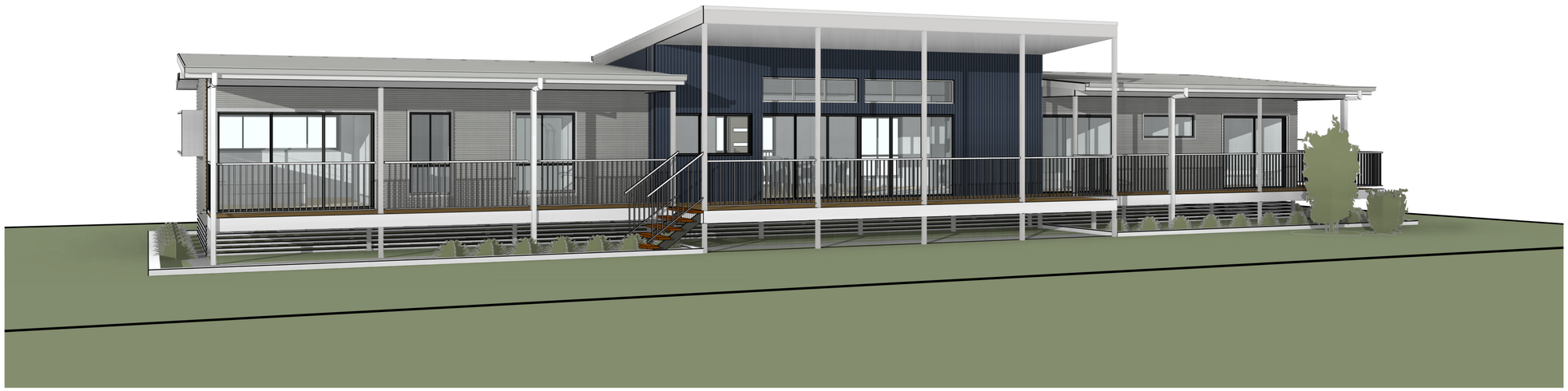
imagine by design

3968 PACIFIC HIGHWAY LOGANHOLME, QLD 4129 | Phone: +61 73806 5100 | QBCC: 1087420 | VBA LICENCE = DP-AD 69442

JOB ADDRESS: **10 NEPTUNE COURT MARLO VIC 3888**
CLIENT: **CROSHER - Kate & Glenn**
DESIGN: **CUSTOM**

REV	DATE	DESCRIPTION	DRAWN
A	24.10.24	Working Drawings - Initial	LP
B	20.12.24	Working Drawings - General Amendment	LP

STAGED PLAN: **WORKING DWG**
WIND RATING: **N2**
DWG No: **000**
ISSUE: **B**
S.P. No: PS814895
LAND AREA: 3626ha
SCALE: **@ A2**



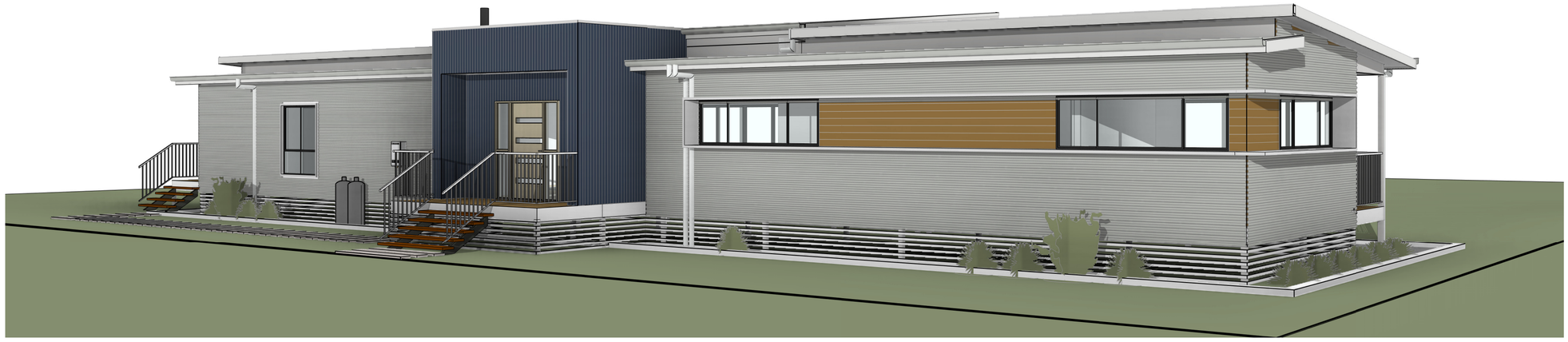


Illustration of Design

imagine by design

3968 PACIFIC HIGHWAYLOGANHOLME, QLD 4129 Phone: +61 73806 5100 QBCC: 1087420 VBA LICENCE » DP-AD 69442

JOB ADDRESS:
10 NEPTUNE COURT MARLO VIC 3888

CLIENT:
CROSHER - Kate & Glenn

DESIGN:
CUSTOM

REV	DATE	DESCRIPTION	DRAWN
A	24.10.24	Working Drawings - Initial	LP
B	20.12.24	Working Drawings - General Amendment	LP

STAGED PLAN: **WORKING DWG**
WIND RATING: **N2**
DWG No: **001**
ISSUE: **B**
S.P.: PS814895
LAND AREA: 3626ha
SCALE: **@ A2**

AREA SCHEDULE

Name	Area
GROUND FLOOR LIVING	177.5 m²
DECK "BY THE OWNER"	83.6 m²
PORCH	8.3 m²
Grand total	269.3 m²

NOTE: STORMWATER DRAINAGE CALCULATED FOR BUILDING ROOF AREAS AND OR PAVED AREAS SHOWN ON THIS PROPOSED DEVELOPMENT ONLY, AND MAY NOT BE ADEQUATE FOR ANY SUBSEQUENT ROOF OR PAVED AREAS.
MIN GRADE TO RUBBLE PITS ON SITE TO BE 1%. ALL STORMWATER & DRAINAGE TO BE IN COMPLIANCE WITH BCA PARTS 3.1.2 & 3.5.2 AS WELL AS ASNZS3500

NOTE : FINAL POSITIONS OF DOWNPIPES, METERBOX, TAPS, AC ODU, WATERTANK, GAS BOTTLES AND HOT WATER SYSTEM, MAY DIFFER TO PLAN DUE TO SITE CONDITIONS.

LEGAL DESCRIPTION

SITE DESCRIPTION	**= PROPOSED NEW DWELLING**
ADDRESS	**= 10 Neptune Court Marlo VIC 3888**
Lot/Section/Plan no	**= Lot 28 PS814895**
LA	**= EAST GIPPSLAND**
SITE AREA	**= 3626m²**
SITE COVERAGE	**= 7.4%**
ZONE:	**= Low Density Residential**
OVERLAYS	**Design and Development Overlay Bushfire Prone Areas - T.B.C**
SITE CLASSIFICATION:	**= P**
WIND RATING:	**= N2**

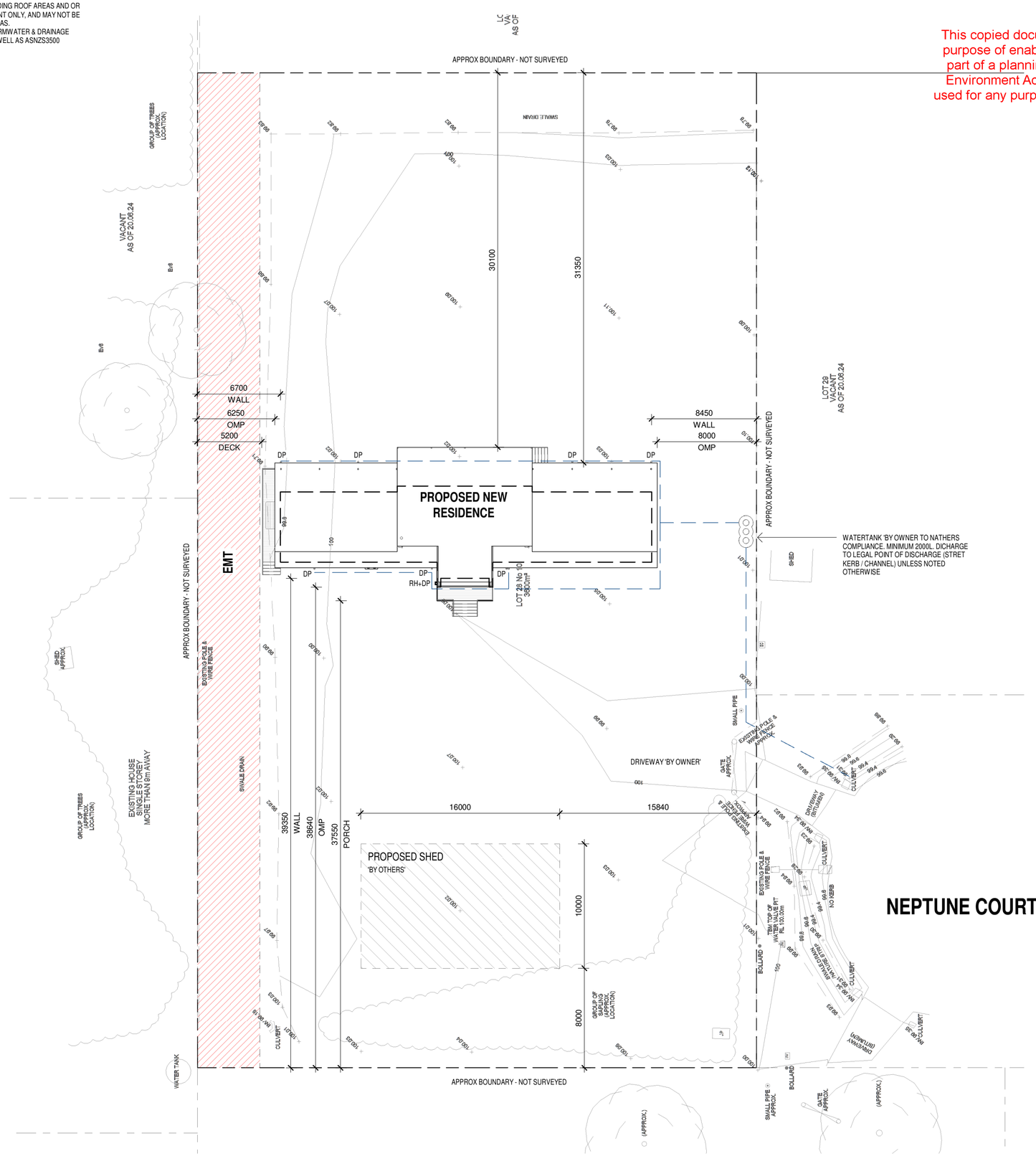
NOTE:
PROVIDE DOUBLE GLAZING THROUGHOUT.

ALERT: THIS PROPERTY IS LOCATED IN A BUSHFIRE PRONE AREA. REFER TO BUSHFIRE REPORT FOR **"BAL 12.5"** RATING

WIND CATEGORY: TBC
STANDARD CONSTRUCTION SPECIFICATION SUITABLE TO N3 OR BELOW

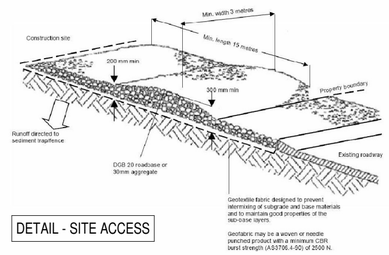
NOTE:
CADASTRAL BOUNDARYS, LEVELS AND CONTOURS ARE INDICATIVE ONLY. SCALED FROM COUNCIL/DISCLOSURE PLANS. NOT TO BE REFENCED FOR CONSTRUCTION PURPOSES.

ANY CUT OR FILL ON THE PROPERTY TO BE BATTERED AT A RATIO NOT GREATER THAN 1:2 (V:H) WITHIN THE PROPERTY BOUNDARY, STABILISED AND PROVIDED WITH A DISH DRAIN OR SIMILAR AT THE BASE

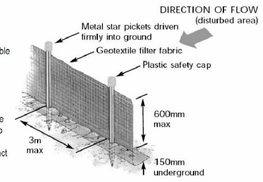


1 SITE PLAN
1 : 250

DETAIL - ONSITE STOCKPILE



DETAIL - SITE ACCESS



Construction Notes:

1. Construct sediment fences as close as possible to follow the contours of the site.
2. Drive 1.5 metre long posts into ground, maximum 3 metres apart.
3. Staple to 40 mm square hardwood posts or wire tied to steel posts.
4. Dig a 150 mm deep trench along the up-slope line of the fence for the bottom of the fabric to be entrenched.
5. Backfill trench over base of fabric and compact on both sides.

DETAIL - SEDIMENT FENCE

Site Plan

imagine by design

JOB ADDRESS:	CLIENT:	DESIGN:
10 NEPTUNE COURT MARLO VIC 3888	**CROSHER - Kate & Glenn**	**CUSTOM**

REV	DATE	DESCRIPTION	DRAWN
A	24.10.24	Working Drawings - Initial	LP
B	20.12.24	Working Drawings - General Amendment	LP

STAGED PLAN:	WIND RATING:	DWG No:	ISSUE:
WORKING DWG	**N2**	**100**	**B**

S.P.: PS814895 LAND: 3626ha SCALE: **As indicated @ A2**

3968 PACIFIC HIGHWAYLOGANHOLME, QLD 4129 Phone: +61 73806 5100 QBCC: 1087420 VBA LICENCE = DP-AD 69442

AREA SCHEDULE

Name	Area
GROUND FLOOR LIVING	177.5 m²
DECK "BY THE OWNER"	83.6 m²
PORCH	8.3 m²
Grand total	269.3 m²

NOTE: ALL WET AREAS TO COMPLY WITH NCC 2022 - ABCB HOUSING PROVISIONS 10.2. ALL WET AREAS GRADED TO MINIMUM OF 1:100, MAXIMUM OF 1:80

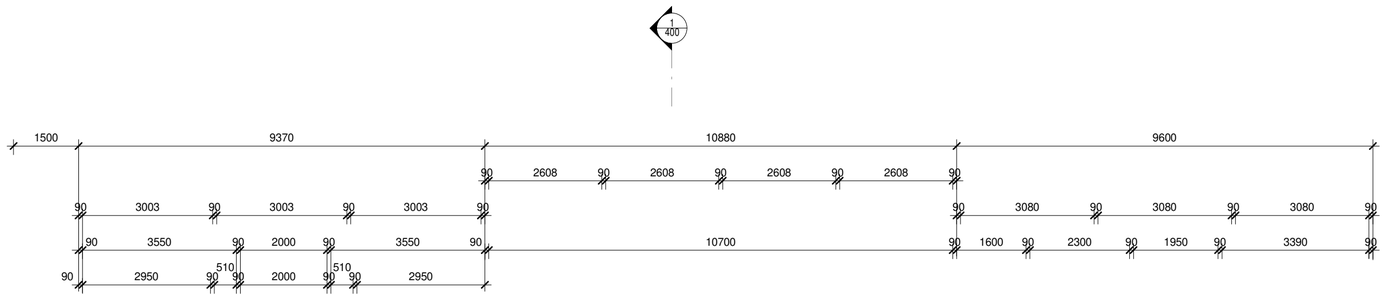
CONDENSATION MANAGEMENT -
AS PER CLAUSE 10.8.2 OF NCC 2022 ABCB PROVISIONS; EXHAUST FROM A SANITARY COMPARTMENT MUST HAVE A FLOW RATE OF MIN 25L/s LAUDRIES, KITCHENS MIN 40L/s. MUST DISCHARGE DIRECTLY OR VIA DUCTING TO OUTDOOR AIR

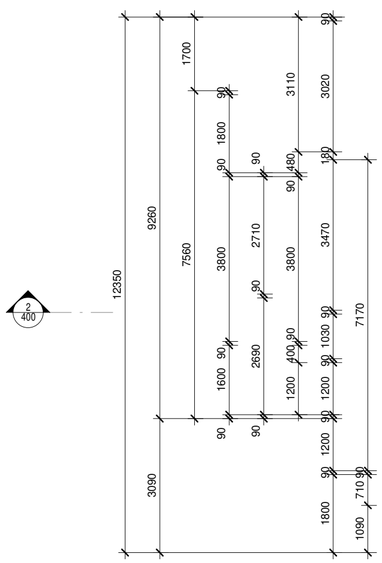
DOOR SCHEDULE SUMMARY

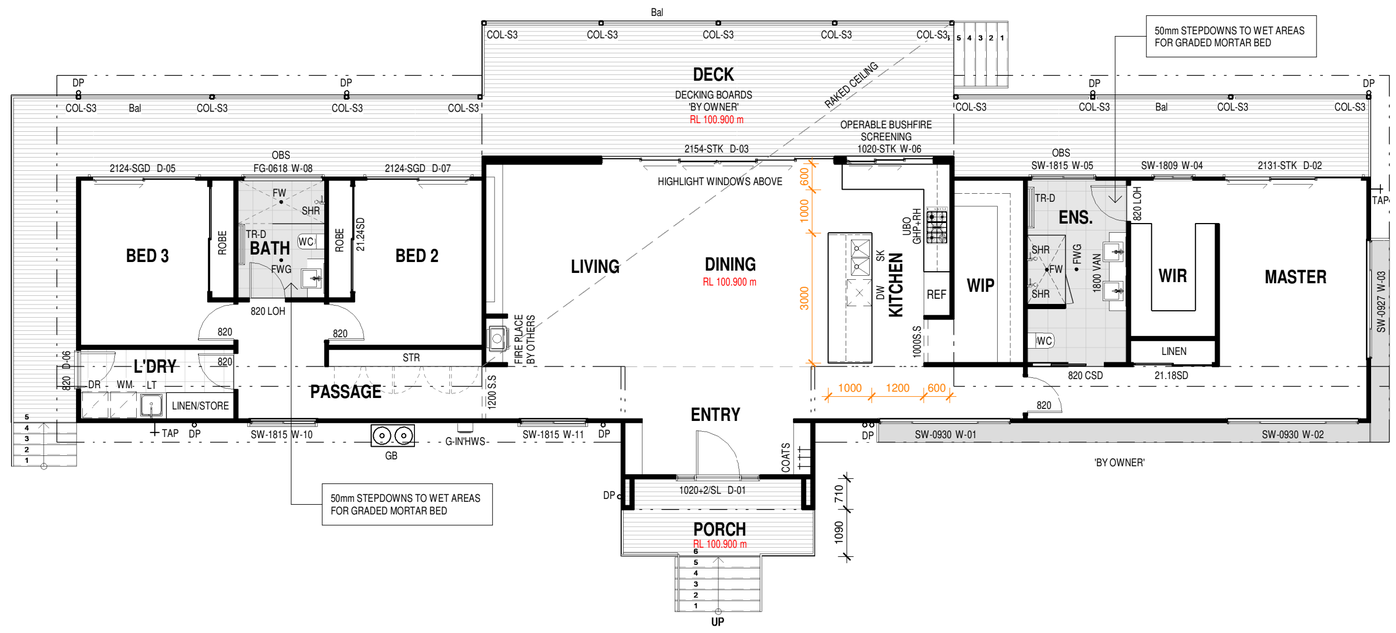
No.	Type	Height	Width	Description
01	1020+2/SL	2040	1020	Hinged Entry Door with 2x 400mm Sidelights - 2100x1948mm
02	2131-STK	2100	3360	Stacking Glass Door
03	2154-STK	2100	5368	Stacking Glass Door
05	2124-SGD	2100	2430	Sliding Glass Door
06	820	2040	820	Hinged Entry Door
07	2124-SGD	2100	2410	Sliding Glass Door

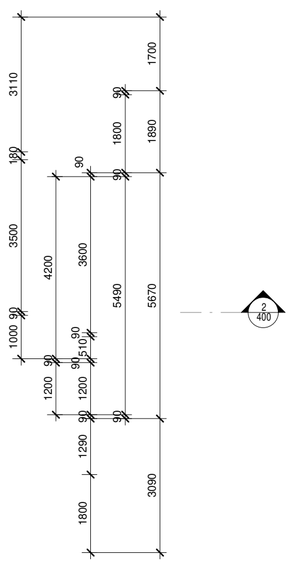
WINDOW SCHEDULE SUMMARY

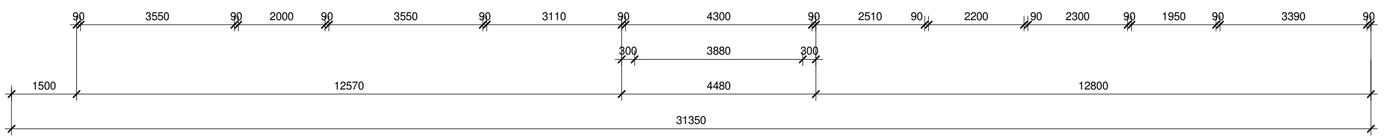
No.	Type	Height	Width	Description
01	SW-0930	900	3010	Sliding Window - XOX
02	SW-0930	900	3010	Sliding Window - XOX
03	SW-0927	900	2710	Sliding Window - XOX
04	SW-1809	1800	910	Sliding Window - XO-O
05	SW-1815	1800	1510	Sliding Window - XO-OO
06	1020-STK	1000	2010	Stacking Glass Window XXO
08	FG-0618	600	1810	Fixed Glass - O
10	SW-1815	1800	1510	Sliding Window - XO-OO
11	SW-1815	1800	1510	Sliding Window - XO-OO
20	FG-0626	600	2590	Fixed Glass - 3 Panel
21	FG-0626	600	2590	Fixed Glass - 3 Panel











1 GROUND FLOOR PLAN

1 : 100

NOTES :

1. LIFT OFF HINGES TO WC DOOR/S TO COMPLY WITH THE NCC SECTION 3.8.3 UNDER ROOF INSULATION - ANTICON BLANKET.
2. INSULATION TO EXTERNAL WALLS & SARKING.
3. ROOMS WITH NO NATURAL VENTILATION TO HAVE MECHANICAL VENTILATION INSTALLED.
4. PROVIDE WATER AND POWER PROVISION TO DISHWASHER SPACE.
5. WINDOW, SGD & INTERNAL DOOR SIZES ARE NOMINAL ONLY & TO BE CONFIRMED WITH MANUFACTURER.
6. FLOOR WASTES SHOWN DIAGRAMMATICALLY ONLY.
7. THIS DRAWING IS TO BE READ IN-CONJUNCTION WITH ENGINEER'S DRAWINGS.
8. FINAL HEIGHTS & FRAME THICKNESS TO BE CONFIRMED BY MANUFACTURER PRIOR TO ORDERING.
9. ALL APPLIANCES, PLUMBING FIXTURES & SPECIALTY EQUIPMENT SHOWN DIAGRAMMATICALLY ONLY. FINAL ARRANGEMENTS TO OWNERS REQUIREMENTS.
10. TERMITE MANAGEMENT SYSTEM TO BE PROVIDED TO PENETRATIONS AND PERIMETER IN ACCORDANCE WITH THE NCC VOL.2 PART 3.1.4.
11. WATERPROOFING IN WET AREAS TO BE IN ACCORDANCE WITH THE NCC VOL.2 & AS 3740.

THERMAL COMFORT
Nathers No. 0009637422

Assessed floor area	
Conditioned	155.6m²
Unconditioned	11.8m²
Total	167.4m²
Garage	0m²
Exposure Type	Suburban
NatHERS Climate Zone	22

Thermal Performance	
Heating Load	116.5 MJ/m²
Cooling Load	9.7 MJ/m²

CONSTRUCTION

External Walls:	Light steel frame, Metal cladding
Insulation:	Wall wrap and R2.0 Batts
Internal Walls:	Light steel frame, Plasterboard
Insulation:	R2.0 (Bath & L'Dry)
Floor:	Suspended Steel Floor System
Insulation:	R2.5 Batts
Ceiling:	Light steel frame, Flat and Pitched, Plasterboard
Insulation:	R6.0 batts
Roof:	Light steel frame, Pitched roof, Metal cladding
Insulation:	Anticon under roof sheeting
Glazing:	Double glazed inAluminium frames
Ceiling Penetrations:	Sealed LED downlights and exhaust fans
Other:	Nil

Ground Floor Plan

imagine by design

JOB ADDRESS:	CLIENT:	DESIGN:
10 NEPTUNE COURT MARLO VIC 3888	CROSHER - Kate & Glenn	CUSTOM

REV	DATE	DESCRIPTION	DRAWN
A	24.10.24	Working Drawings - Initial	LP
B	20.12.24	Working Drawings - General Amendment	LP

STAGED PLAN: WORKING DWG | WIND RATING: N2 | DWG No: 200 | ISSUE: B

S.P. No: PS814895 | LAND AREA: 3626ha | SCALE: 1 : 100 @ A2

3968 PACIFIC HIGHWAYLOGANHOLME, QLD 4129 Phone: +61 73806 5100 QBCC: 1087420 VBA LICENCE = DP-AD 69442

LEGEND	
5.0 PITCH.	Roof To Manufacturers Specifications
BG	BOX GUTTER, To Manufacturers Specifications
Cfg	Colorbond Fascia & Gutter
Cs	Colorbond Steel Roofing
DP	DOWNPIPE
DPS	DOWNPIPE WITH SPREADER. To lower roof
RH+DP	RAIN HEAD + DOWNPIPE

NOTES:

DOWNPIPES ARE TO SERVICE **12m** MAXIMUM GUTTER LENGTH & BE LOCATED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS AND BE SELECTED IN ACCORDANCE WITH THE APPROPRIATE EAVES GUTTER SELECTION AS SHOWN IN CLAUSE 7.4.5 OF THE ABCB HOUSING PROVISIONS

GUTTERS, DOWNPIPES & FLASHINGS FABRICATED WITH METAL ARE TO MEET AS/NZ2179 REQUIREMENTS WHILE UPVC COMPONENTS ARE TO COMPLY WITH AS1273

ALL SARKING MATERIAL TO BE INSTALLED ACCORDING TO MANUFACTURER'S INSTALLATION INSTRUCTIONS & AS/NZS4200 INSTALLATION OF PLIABLE MEMBRANE AND UNDERLAY & HAVE A MAXIMUM **5** FLAMMABILITY INDEX. TO BE IN ACCORDANCE WITH CLAUSE 7.3.4 OF THE ABCB HOUSING PROVISIONS

ANY FLEXIBLE DUCTING THAT HAS A SOURCE FROM A FLAME HAZARD MUST MEET AS4254 HAZARD PROPERTIES

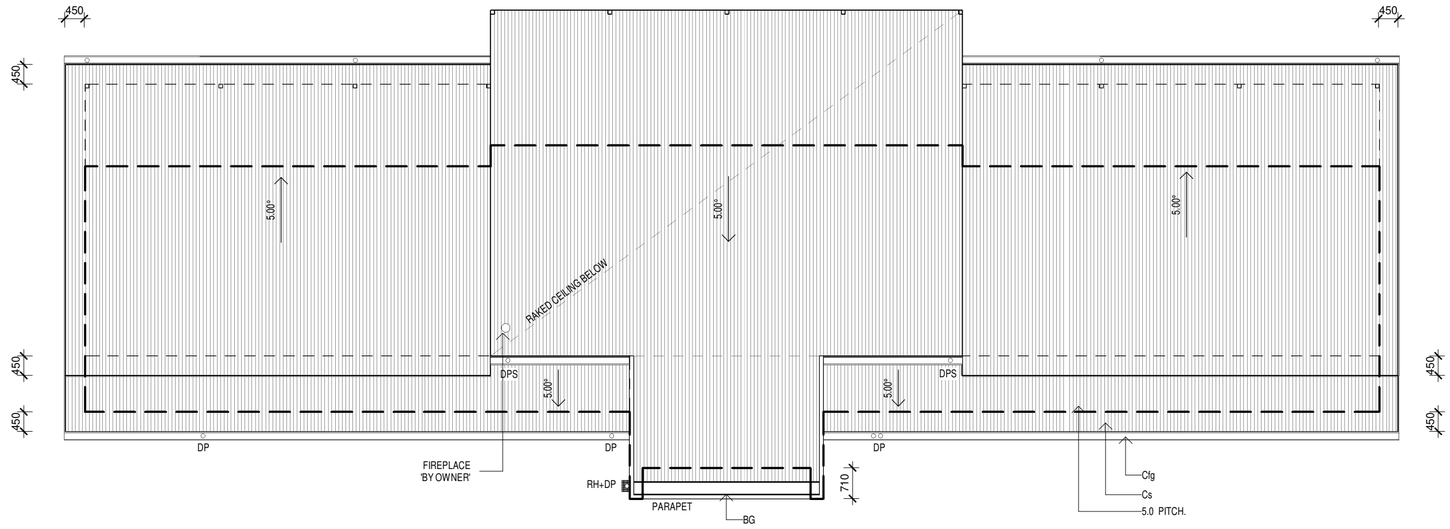
DOWNPIPES ARE TO BE PROTECTED FROM POTENTIAL MECHANICAL DAMAGE, BE INSTALLED NO LESS THAN **100mm** FROM ELECTRICAL CABLES & GAS PIPES & NO LESS THAN **50mm** FROM OTHER SERVICES (AS/NZS3500.3.2 S4.11)

CONNECT STORMWATER DRAINAGE TO LEGAL POINT OF DISCHARGE TO THE SATISFACTION OF THE RESPONSIBLE LOCAL AUTHORITY

CALCULATED ROOF CATCHMENTS & ROOFING TO BE INSTALLED AS PER AS/NZS3500.3

OVERFLOW MEASURERS IN ACCORDANCE WITH CLAUSE 7.4.6 OF THE ABCB HOUSING PROVISIONS

ROOF PLAN PROVIDED IS A **GUIDE ONLY**.



Roof Plan

imagine by design

JOB ADDRESS:
10 NEPTUNE COURT MARLO VIC 3888

CLIENT:
CROSHER - Kate & Glenn

DESIGN:
CUSTOM

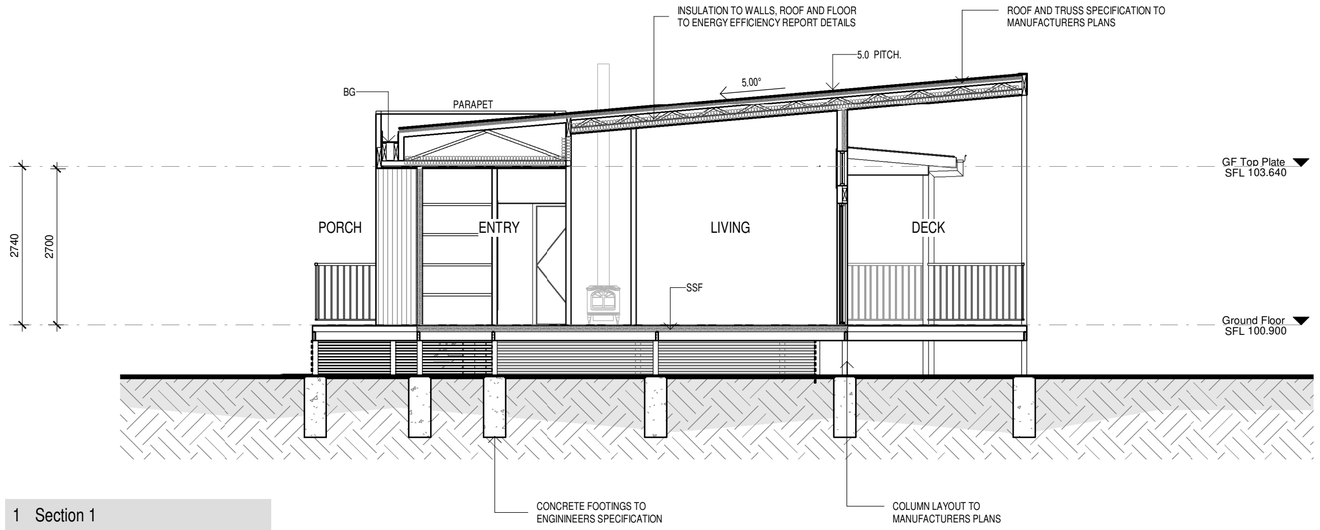
REV	DATE	DESCRIPTION	DRAWN
A	24.10.24	Working Drawings - Initial	LP
B	20.12.24	Working Drawings - General Amendment	LP

STAGED PLAN: **WORKING DWG**
WIND RATING: **N2**
DWG No: **210**
ISSUE: **B**
S.P.: PS814895
LAND AREA: 3626ha
SCALE: **1 : 100 @ A2**

3968 PACIFIC HIGHWAYLOGANHOLME, QLD 4129 Phone: +61 73806 5100 QBCC: 1087420 VBA LICENCE = DP-AD 69442

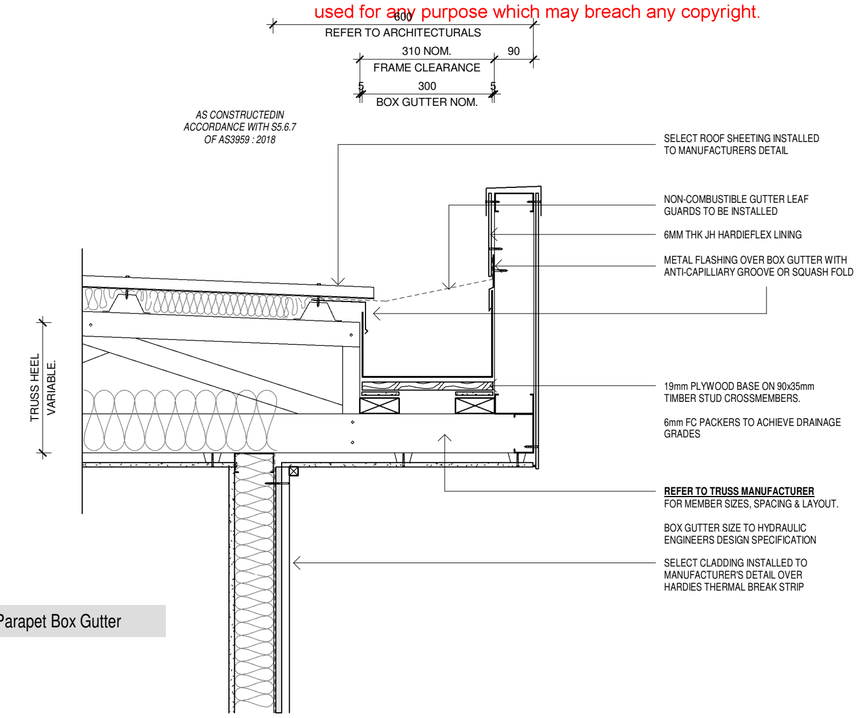
LEGEND

5.0 PITCH.	Roof To Manufacturers Specifications
BG	BOX GUTTER, To Manufacturers Specifications
SSF	SUSPENDED STEEL FRAMED FLOOR, To Eng's Details



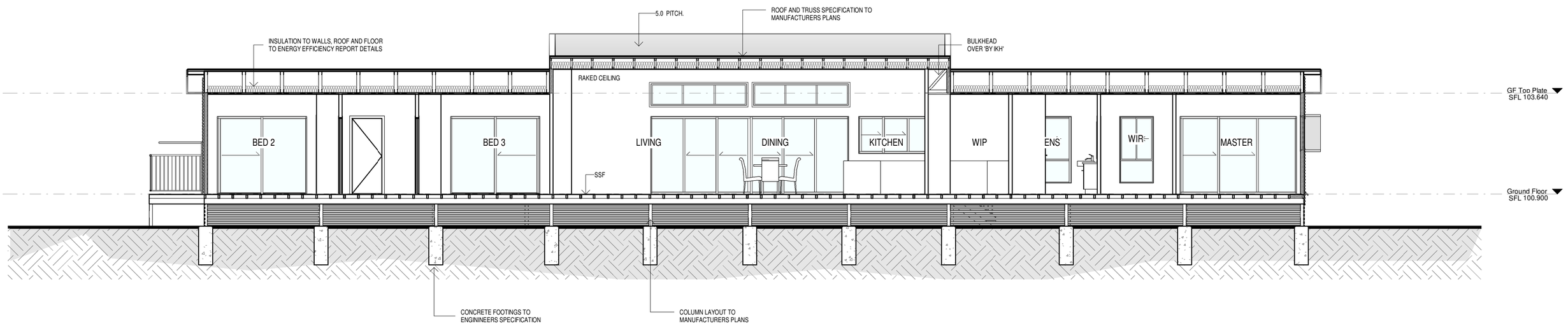
1 Section 1

1 : 75



3 DETAIL - Parapet Box Gutter

1 : 10



2 Section 2

1 : 75

Sections

imagine by design

JOB ADDRESS: **10 NEPTUNE COURT MARLO VIC 3888**

CLIENT: **CROSHER - Kate & Glenn**

DESIGN: **CUSTOM**

REV	DATE	DESCRIPTION	DRAWN
A	24.10.24	Working Drawings - Initial	LP
B	20.12.24	Working Drawings - General Amendment	LP

STAGED PLAN: **WORKING DWG**

WIND RATING: **N2**

DWG No: **400**

ISSUE: **B**

S.P.: PS814895

LAND AREA: 3626ha

SCALE: **As indicated @ A2**

3968 PACIFIC HIGHWAYLOGANHOLME, QLD 4129 Phone: +61 73806 5100 QBCC: 1087420 VBA LICENCE # DP-AD 69442

ELECTRICAL LEGEND	
(S)	Smoke Alarm
	Single Flood Light With Sensor
	Single Flood Light
	Pendulum Light
	Batten Light Fitting
(L)	LED Downlight
(F)	Fluorescent Ceiling Light
(EF)	Exhaust Fan
(EL)	Exhaust Fan with Light
	3 in 1 Heater Fan Light
	Wall Mounted light
	Double Tube Fluorescent
	Single Tube Fluorescent
	Ceiling Fan with Light (900mm minimun)
	Ceiling Fan (900mm minimum)
	Single GPO
	Double GPO
CM	Ceiling Mounted GPO
	Single External GPO
	Double External GPO
PH	Telephone Point
DA	Data Point
TV	Television Point
ISO	Isolation Switch
ACC	Reverse Cycle AC Condenser
HWS	Water Heater
E	Underground Connection Point
NTD	NBN Network Termination Device with GPO as required
PCD	NBN Premises Connection Device

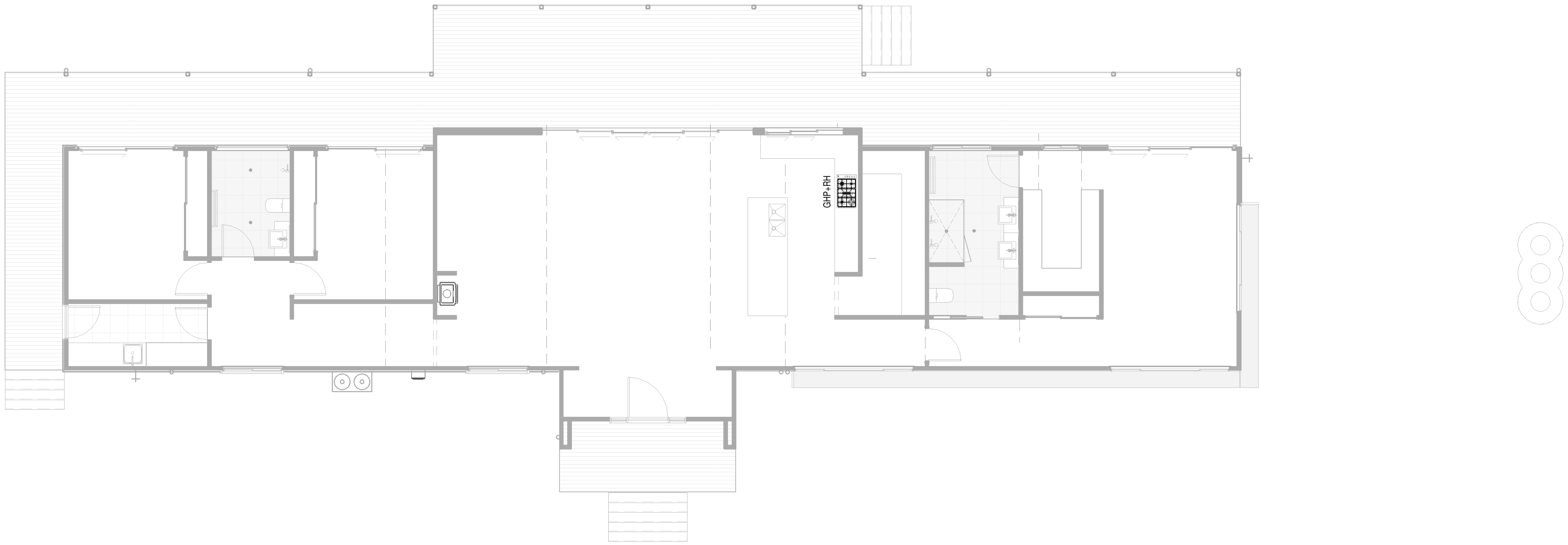
For all lights with GPO attachments please place outlet no further than 500mm from light fitting location

IP66 Rated Switches to Ensuite & Bathroom

Light Switches at 1150mm AFFL

ELECTRICAL FIXTURE SCHEDULE

LIGHTING FIXTURE SCHEDULE



LEGEND	
GHP+RH	GAS HOT PLATE AND RANGEHOOD

NOTES:

ALL ELECTRICAL WIRING & ELECTRICAL INSTALLATIONS ARE TO COMPLY WITH AS/NZS3000:2007 WIRING RULES

AIR CONDITIONING UNITS ARE TO MEET THE RELEVANT MEPs OF AS/NZS3823.1, AS/NZS3823.2 OR AS/NZS3823.3-2011 FOR BOTH SINGLE AND THREE PHASE (http://www.energyrating.gov.au)

AS/NZS3000:2007 S6.2.4.2 REQUIRES NO ELECTRICAL SOCKET OUTLETS, SWITCHES OR ELECTRICAL ACCESSORIES TO BE INSTALLED WITHIN 300mm FROM A WET PLACE.

ALLOWANCE FOR NBN TO BE CONFIRMED

ALL ELECTRICAL DRAWINGS ARE PRELIMINARY. FINAL ARRANGEMENTS TO OWNERS REQUIREMENTS.

Electrical Plan

imagine by design

JOB ADDRESS: **10 NEPTUNE COURT MARLO VIC 3888**

CLIENT: **CROSHER - Kate & Glenn**

DESIGN: **CUSTOM**

REV	DATE	DESCRIPTION	DRAWN
A	24.10.24	Working Drawings - Initial	LP
B	20.12.24	Working Drawings - General Amendment	LP

STAGED PLAN: **WORKING DWG**

WIND RATING: **N2**

DWG No: **500**

ISSUE: **B**

S.P: PS814895

LAND AREA: 3626ha

SCALE: **1 : 100 @ A2**

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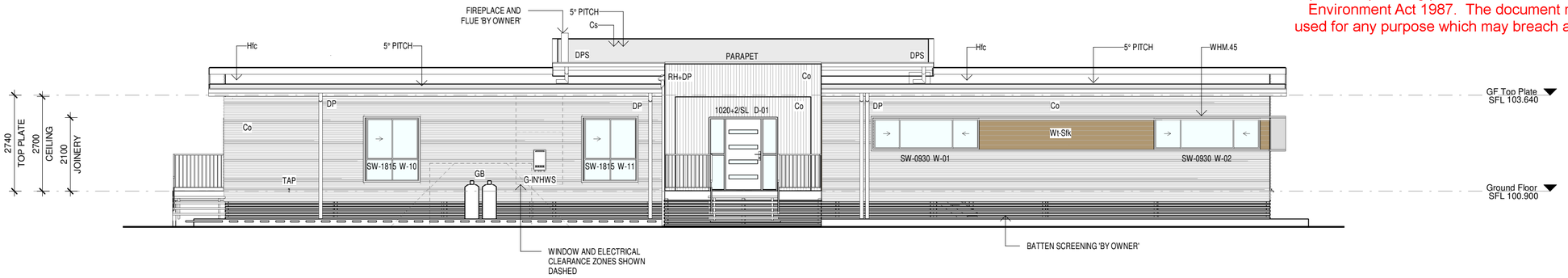
ALERT: THIS PROPERTY IS LOCATED IN A BUSHFIRE PRONE AREA. REFER TO BUSHFIRE REPORT FOR **"BAL 12.5"** RATING

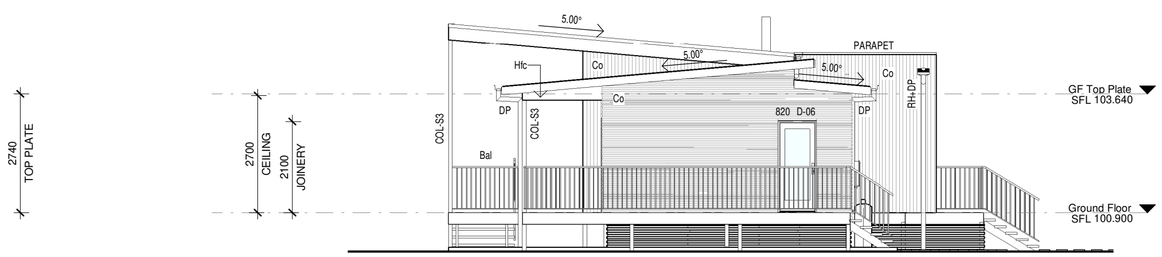
LEGEND

5.0 PITCH.	Roof To Manufacturers Specifications
5° PITCH	
Bal	Balustrade - (BCA Compliant)
Co	Custom Orb Wall Cladding
COL-S3	COLUMN - 90x90 SHS. REFER MANU. DWG'S
Cs	Colorbond Steel Roofing
DP	DOWNPIPE
DPS	DOWNPIPE WITH SPREADER. To lower roof
G-IN'HWS	GAS HOT WATER SYSTEM - INSTANTANEOUS
GB	GAS BOTTLES
Hfc	James Hardie - 'Hardieflex' cladding.
OBS	OBSCURE GLAZING
RH+DP	RAIN HEAD + DOWNPIPE
TAP	12mm HOSE COCK - EXTERNAL
WHM.45	METAL WINDOW HOOD - 450mm WIDE
Wt-Sfk	Weathertex, Selflok Ecogroove 150mm



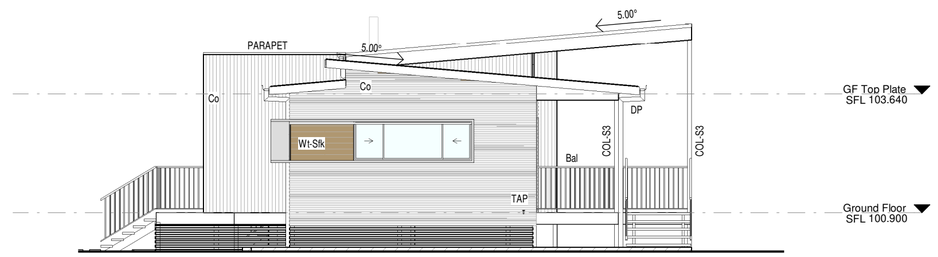
1 SOUTH ELEVATION

1 : 100



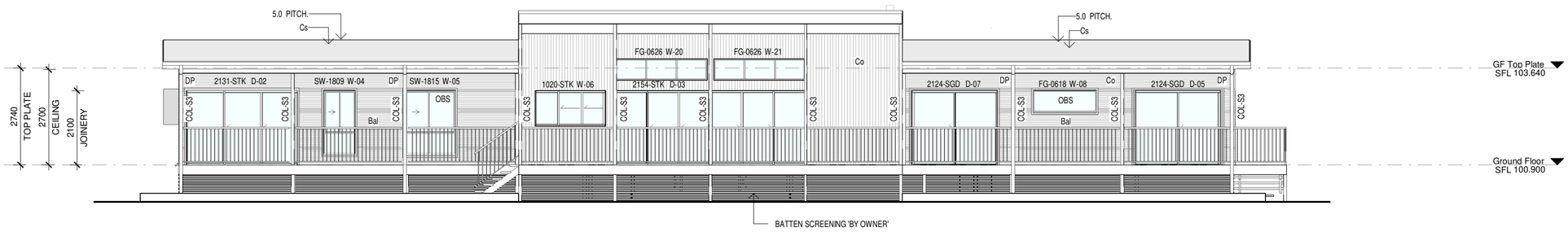
2 WEST ELEVATION

1 : 100



3 EAST. ELEVATION

1 : 100



4 NORTH. ELEVATION

1 : 100

Elevations

imagine by design

JOB ADDRESS: **10 NEPTUNE COURT MARLO VIC 3888**

CLIENT: **CROSHER - Kate & Glenn**

DESIGN: **CUSTOM**

REV	DATE	DESCRIPTION	DRAWN
A	24.10.24	Working Drawings - Initial	LP
B	20.12.24	Working Drawings - General Amendment	LP

STAGED PLAN: **WORKING DWG**

WIND RATING: **N2**

DWG No: **300**

ISSUE: **B**

S.P. PS814895

ANGLE: 3626ha

SCALE: **1 : 100 @ A2**

3968 PACIFIC HIGHWAYLOGANHOLME, QLD 4129 Phone: +61 73806 5100 QBCC: 1087420 VBA LICENCE # DP-AD 69442

NOTE:
ALL REVEAL SIZES TO SUIT WALL THICKNESS - REFER TO FLOOR PLANS FOR DETAILS.

NOTE:
REFER TO ENERGY EFFICIENCY REPORT FOR GLAZING SPECIFCATIONS.

LEGEND

AL	ALUMINIUM FRAME
CL	CLEAR GLASS
DXP	HUME DURA XP - PAINT FINISH
BC	BRUSHED CHROM
FG	FIXED GLASS
GL	GLASS INFILL
MF	METAL FRAME
OBS	OBSCURE GLASS
PCF	POWDERCOAT FINISH
PF	PAINT FINISH
SPM	SLICED PACIFIC MAPLE - STAIN FINISH
TD	TIMBER VENEER DOOR
TF	TIMBER FRAME
TG	TRANSLUCENT GLASS
MIR	MIRROR GLASS FINISH

DOOR SCHEDULE

Mark	Type	Height	Width	Description	Finish	Glazing
01	1020+2/SL	2040	1020	Hinged Entry Door with 2x 400mm Sidelights - 2100x1948mm	TF, DXP	CL
02	2131-STK	2100	3160	Stacking Glass Door	AL, PCF	CL
03	2154-STK	2100	5368	Stacking Glass Door	AL, PCF	CL
05	2124-SGD	2100	2410	Sliding Glass Door	AL, PCF	CL
06	820	2040	820	Hinged Entry Door	AL, PCF	CL
07	2124-SGD	2100	2410	Sliding Glass Door	AL, PCF	CL

WINDOW SCHEDULE

No.	Type	Height	Width	Description	Finish	Glazing
01	SW-0930	900	3010	Sliding Window - XOX	AL, PCF	CL
02	SW-0930	900	3010	Sliding Window - XOX	AL, PCF	CL
03	SW-0927	900	2710	Sliding Window - XOX	AL, PCF	CL
04	SW-1809	1800	910	Sliding Window - XO-O	AL, PCF	CL
05	SW-1815	1800	1510	Sliding Window - XO-OO	AL, PCF	OBS
06	1020-STK	1000	2010	Stacking Glass Window XXO	AL, PCF	CL
08	FG-0618	600	1810	Fixed Glass - O	AL, PCF	OBS
10	SW-1815	1800	1510	Sliding Window - XO-OO	AL, PCF	CL
11	SW-1815	1800	1510	Sliding Window - XO-OO	AL, PCF	CL
20	FG-0626	600	2590	Fixed Glass - 3 Panel	AL, PCF	CL
21	FG-0626	600	2590	Fixed Glass - 3 Panel	AL, PCF	CL

Window & Door Schedule

imagine by design
3968 PACIFIC HIGHWAYLOGANHOLME, QLD 4129 Phone: +61 73806 5100 QBCC: 1087420 VBA LICENCE = DP-AD 69442

JOB ADDRESS: **10 NEPTUNE COURT MARLO VIC 3888**
CLIENT: **CROSHER - Kate & Glenn**
DESIGN: **CUSTOM**

REV	DATE	DESCRIPTION	DRAWN
B	20.12.24	Working Drawings - General Amendment	LP

STAGED PLAN: **WORKING DWG**
WIND RATING: **N2**
DWG No: **600**
ISSUE: **B**
S.P.: PS814895
LAND REF: 3626ha
SCALE: **@ A2**