Form 2

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	**24 Parkside Drive NICHOLSON VIC 3882 Lot: 37 PS: 722624**
The application is for a permit to:	**Buildings and Works for a Dwelling, Outbuildings and associated Earthworks**
A permit is required under the following clauses of the planning scheme:	
Planning Scheme Clause	**Matter for which a permit is required**
42.01-2 (ESO)	Construct a building or construct or carry out works.
44.01-2 (EMO)	Construct a building or construct or carry out works.
The applicant for the permit is:	**Crowther & Sadler Pty Ltd**
The application reference number is:	**5.2025.359.1**

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

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

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

An objection must

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

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

The Responsible Authority will not decide on the application before:	**Subject to applicant giving notice**

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

Kerry Stow

From: Snapforms Notifications <no-reply@snapforms.com.au>
Sent: Friday, 31 October 2025 11:08 AM
To: Planning Unit Administration
Subject: Planning Permit application
Attachments: 21322 GRA.pdf; Floor Plans & Elevations for Shed A.pdf; Floor Plans & Elevations - Shed B & C.pdf; 21322 Report.pdf; 21322 LCA.pdf; 21322 CoT Vol_12002_Fol_402.pdf; Planning_Permit_Application_2025-10-31T11-08-18_28660618_0.pdf; attachment_errors.txt

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: Crowther & Sadler Pty Ltd

Business trading name: Crowther & Sadler Pty Ltd

Email address: contact@crowthersadler.com.au

Postal address : PO Box 722 Bairnsdale 3875

Preferred phone number: 0351525011

Owner's name: Colleen & Craig O'Meara

Town: Nicholson

Post code: 3882

Lot number: 37

Plan number: 722624J

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?: Yes

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

Existing conditions : Vacant

Description of proposal : Buildings and Works for the construction of a dwelling and outbuildings

Estimated cost of development: $850,000.00

Has there been a pre-application meeting: No

Your reference number: 21322

ExtraFile: 4

Declaration: Yes

Authority Check: Yes

Notice Contact Check: Yes

Notice check 2: Yes

Privacy Statement Acknowledge: Yes

1. Supporting information/reports: 21322 GRA.pdf

3. Supporting information/reports: Floor Plans & Elevations for Shed A.pdf

4. Supporting information/reports: Floor Plans & Elevations - Shed B & C.pdf

Planning report: 21322 Report.pdf

2. Supporting information/reports: 21322 LCA.pdf

Plans: 23884 - Planning Issue - 23-10-25.pdf

Full copy of Title: 21322 CoT Vol_12002_Fol_402.pdf

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

VOLUME 12002 FOLIO 402

Security no : 124129341766B
Produced 27/10/2025 09:57 AM

LAND DESCRIPTION

Lot 37 on Plan of Subdivision 722624J.
PARENT TITLE Volume 11582 Folio 856
Created by instrument PS722624J 24/07/2018

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
COLLEEN JOY O'MEARA
CRAIG ANDREW O'MEARA
AV833845S 08/07/2022

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
AL961631J 17/06/2015

DIAGRAM LOCATION

SEE PS722624J 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: 24 PARKSIDE DRIVE NICHOLSON VIC 3882

ADMINISTRATIVE NOTICES

NIL

DOCUMENT END

PLAN OF SUBDIVISION

EDITION 1 | PS722624J

LOCATION OF LAND

PARISH:	SARSFIELD
TOWNSHIP:	-
SECTION:	2
CROWN ALLOTMENT:	4AI (PART)
CROWN PORTION:	-
TITLE REFERENCE:	Vol 11582 Fol 856
LAST PLAN REFERENCE:	Lot C on PS722623L
POSTAL ADDRESS: (at time of subdivision)	180 NICHOLSON - SARSFIELD ROAD NICHOLSON, 3882

MGA94 Co-ordinates (of approx. centre of land in plan) E 565 250 N 5815 870 ZONE 55

Council Name: East Gippsland Shire Council
Council Reference Number: PS722624J
Planning Permit Reference: 299/2011/P
SPEAR Reference Number: S094844M

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 11/05/2018

Statement Of Compliance issued: 19/06/2018

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
Road - RI	East Gippsland Shire Council
Reserve No.1	East Gippsland Shire Council

NOTATIONS

Lots A, B, C and 1-31 have been omitted from this plan.

NOTATIONS

DEPTH LIMITATION: Does not apply.

SURVEY:
This plan is~~/is not~~ based on survey.

STAGING:
This ~~is~~/is not a staged subdivision.
Planning Permit No. 299/2011/P

This survey has been connected to permanent marks No(s). PM32, PM37 & PM38

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	Transmission of Electricity	See diag.	C/E M880918M	S.E.C of Victoria
E-2	Drainage	5	This Plan	East Gippsland Shire Council & Land in this Plan
E-4	Powerline	See diag.	PS715883X - Section 88 Electricity Industry Act 2000	SPI Electricity Pty Ltd

SK spatial Land Surveying Consultants
OnePlan Land Development Group
P:1300 853 157 F:8456 5995 M:0400 543 157
sks@oneplangroup.com.au www.oneplangroup.com.au
GIPPSLAND - MELBOURNE

SURVEYORS FILE REF: 09067-3 PS-2

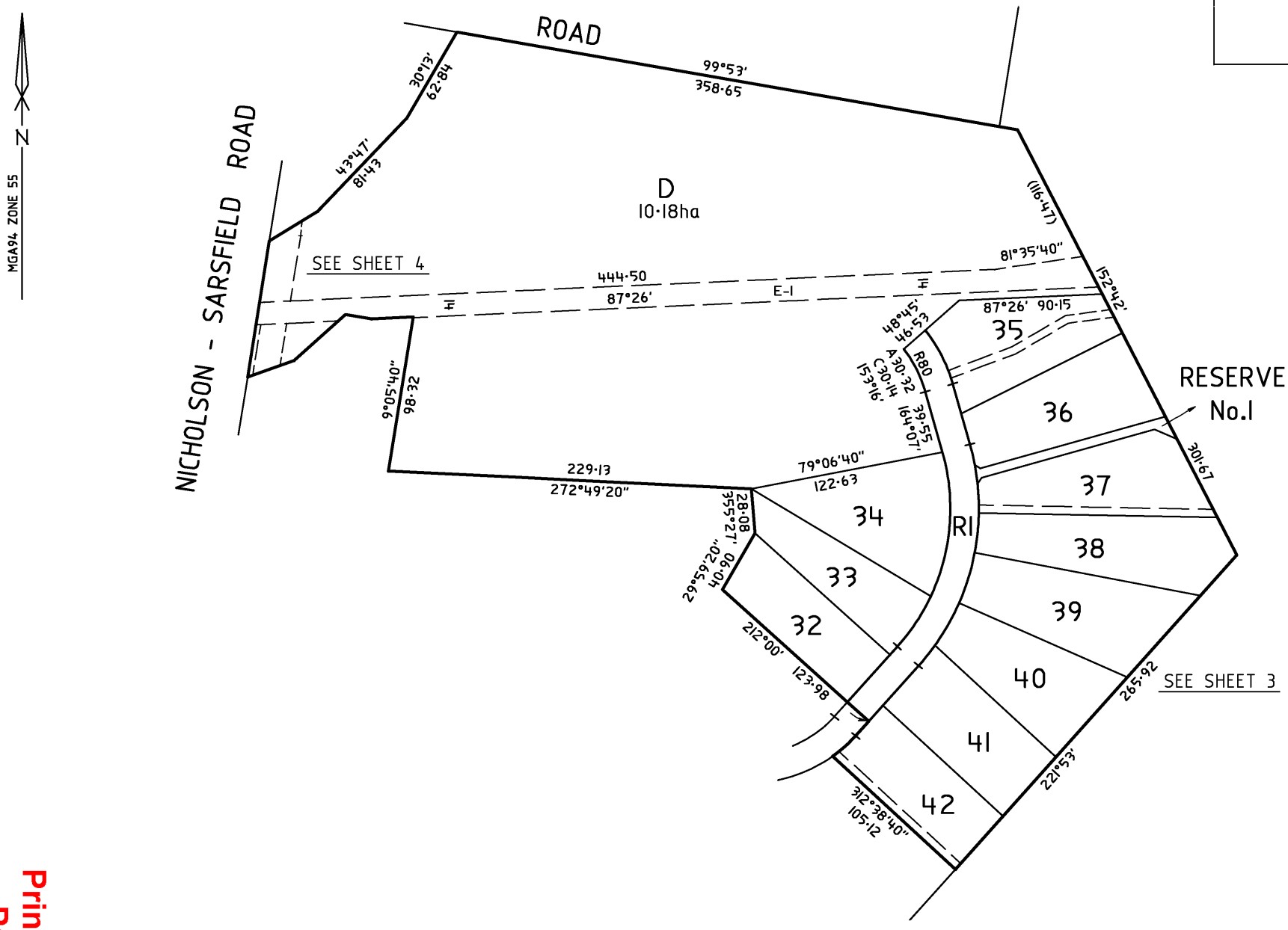
ORIGINAL SHEET SIZE: A3

SHEET 1 OF 4 SHEETS

Digitally signed by: Scott Charles Kimm (SK Spatial), Surveyor's Plan Version (2), 23/11/2016, SPEAR Ref: S094844M

PLAN REGISTERED
TIME: 2:44PM DATE: 24/07/2018
Ethan KAO
Assistant Registrar of Titles

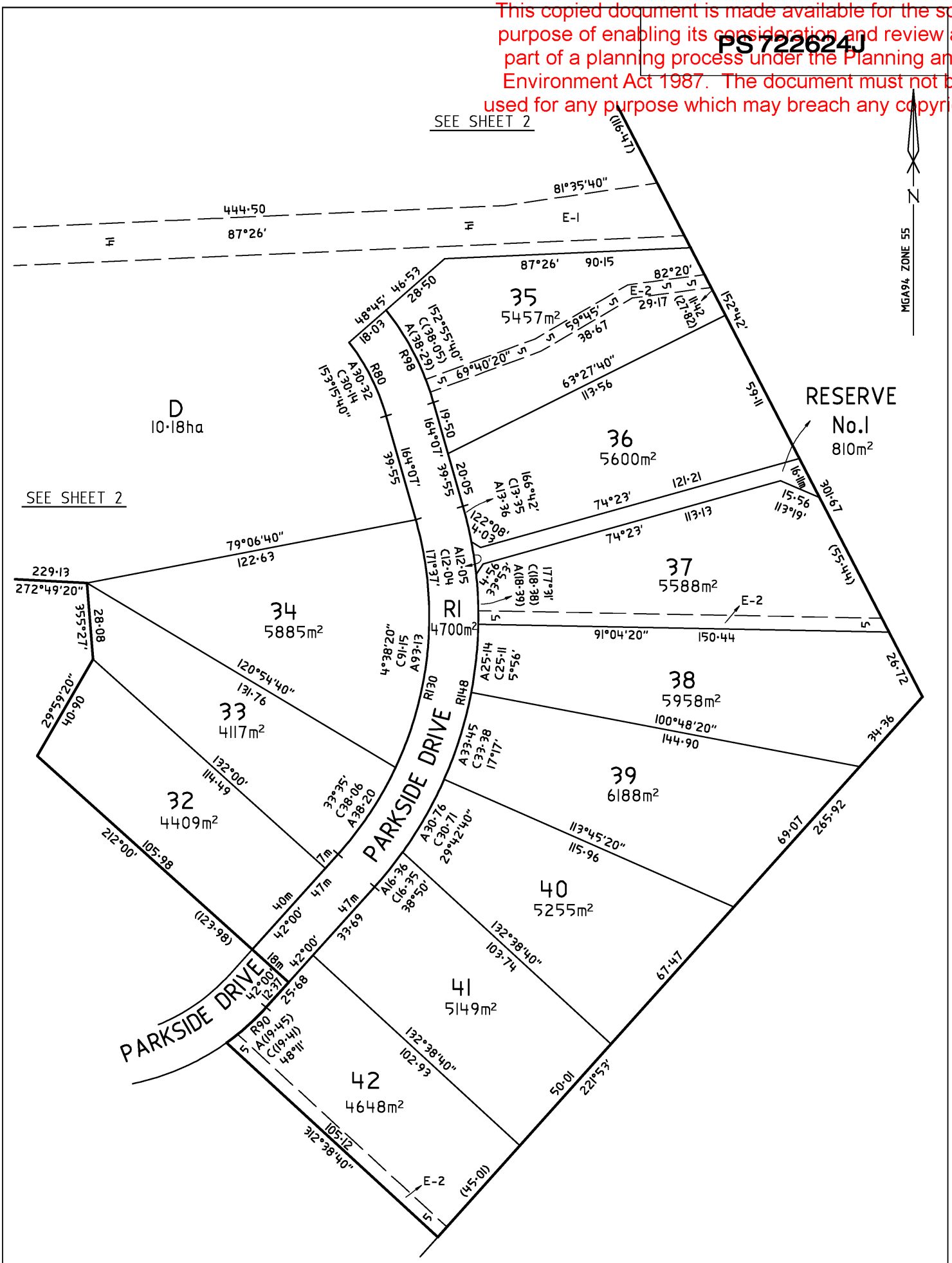
PS 722624J



SK spatial Land and Surveying Consultants / OnePlan Land Development Group T:1300 853 157 F:8456 5995 M:0400 543 157 sks@oneplangroup.com.au www.oneplangroup.com.au GIPPSLAND – MELBOURNE	SCALE 1:2500	25 0 25 50 75 100 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3
	Digitally signed by: Scott Charles Kimm (SK Spatial), Surveyor's Plan Version (2), 23/11/2016, SPEAR Ref: S094844M		Digitally signed by: East Gippsland Shire Council, 11/05/2018, SPEAR Ref: S094844M

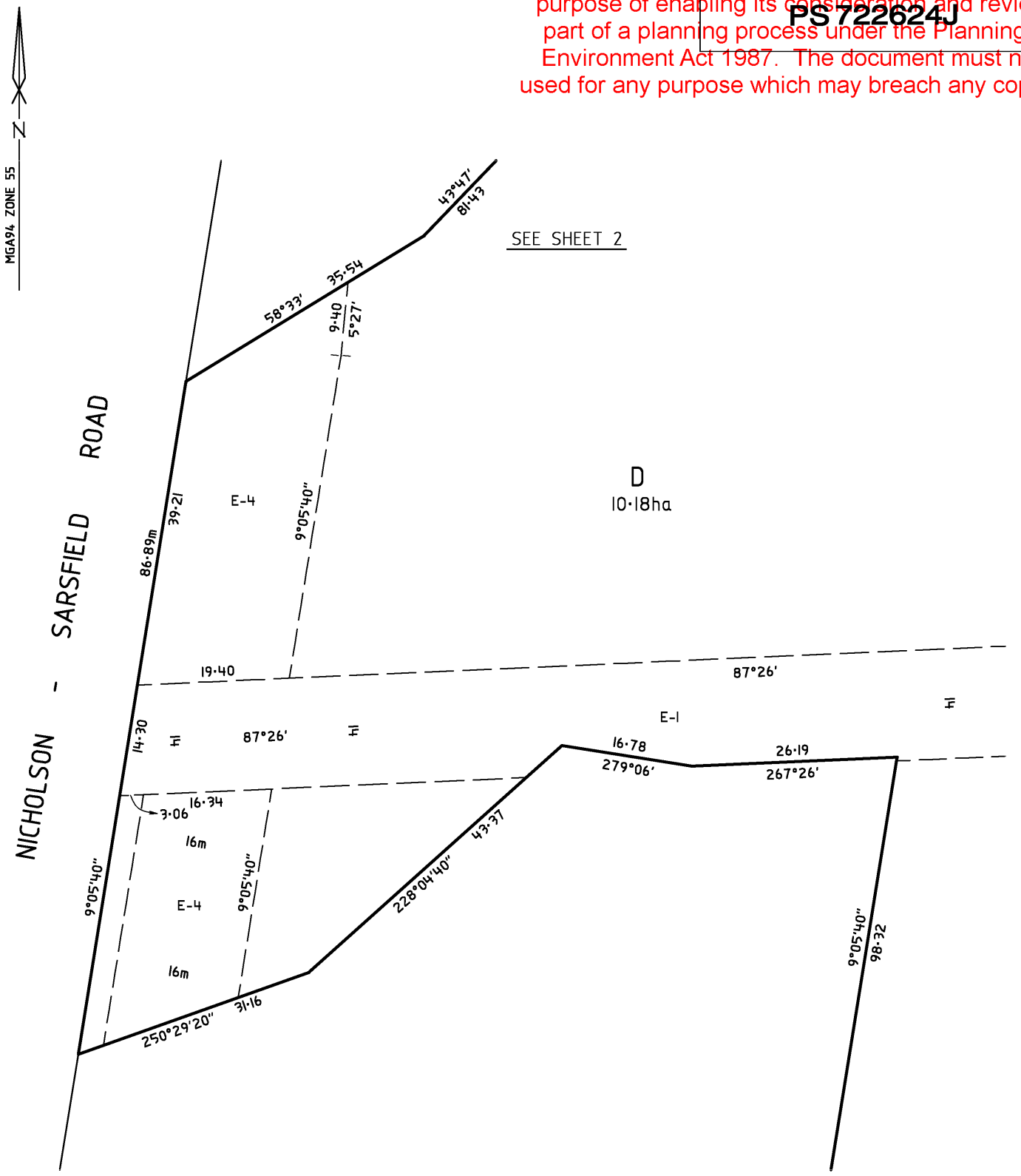
SHEET 2

PS722624J



SK spatial Land Surveying Consultants OnePlan Land Development Group P:1300 853 157 F:8456 5995 M:0400 543 157 sks@oneplangroup.com.au www.oneplangroup.com.au GIPPSLAND – MELBOURNE	SCALE 1:1250	12·5 0 12·5 25 37·5 50 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 3
	Digitally signed by: Scott Charles Kimm (SK Spatial), Surveyor's Plan Version (2), 23/11/2016, SPEAR Ref: S094844M		Digitally signed by: East Gippsland Shire Council, 11/05/2018, SPEAR Ref: S094844M	

PS722624J



SK spatial Land Surveying Consultants / OnePlan Land Development Group P:1300 853 157 F:8456 5995 M:0400 543 157 sks@oneplangroup.com.au www.oneplangroup.com.au GIPPSLAND - MELBOURNE	SCALE 1:500 5 0 5 10 15 20 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 4
	Digitally signed by: Scott Charles Kimm (SK Spatial), Surveyor's Plan Version (2), 23/11/2016, SPEAR Ref: S094844M	Digitally signed by: East Gippsland Shire Council 11/05/2018, SPEAR Ref: S094844M	

Application by a Responsible Authority for the making of a Recording of an Agreement

Section 181 **Planning and Environment Act 1987**

AL961631J
17/06/2015 $121.50 173

Form 18

Lodged by:

Name: ~~MADDOCKS~~ EAST COAST CONVEYANCING
Phone: ~~9258 3555~~
Address: ~~Level 6, 140 William~~ Street, Melbourne, Victoria, 3000
Ref: ~~KAL:RTS:6237836~~ 14-0683
Customer Code: ~~1167E~~ 5491U

The Authority having made an agreement referred to in section 181(1) of the **Planning and Environment Act 1987** requires a recording to be made in the Register for the land.

Land: Volume 11521 Folio 242

Authority: East Gippsland Shire Council of 273 Main Street, Bairnsdale, Victoria

Section and Act under which agreement made: Section 173 of the *Planning and Environment Act 1987*

A copy of the Agreement is attached to this Application

Signature for the Authority: .....

Name of officer: Sarah McLaughlin

Position Held: Senior Planner

Date: 15/06/2015

Telephone 61 3 9258 3555
Facsimile 61 3 9258 3666

info@maddocks.com.au
www.maddocks.com.au

DX 259 Melbourne

Agreement under section 173 of the Planning and Environment Act 1987

Subject Land: 140 Nicholson-Sarsfield Road, Nicholson

East Gippsland Shire Council
and

Nicholson River Pty Ltd
ACN **140 839 710**

Contents

Agreement under section 173 of the Planning and Environment Act 1987

Dated 15/06/2015

Parties

Name	**East Gippsland Shire Council**
Address	273 Main Street, Bairnsdale, Victoria
Short name	**Council**

Name	**Nicholson River Pty Ltd ACN 140 839 710**
Address	10 Robb Street, Bairnsdale, Victoria
Short name	**Owner**

Background

A. Council is the responsible authority for the Planning Scheme.

B. The Owner is or is entitled to be the registered proprietor of the Subject Land.

C. Council issued the Planning Permit requiring the Owner to enter into this Agreement providing for the matters set out in conditions 5 and 38 of the Planning Permit.

D. As at the date of this Agreement, the Subject Land is encumbered by a mortgage in favour of the Mortgagee. The Mortgagee consents to the Owner entering into this Agreement.

The Parties agree

1. Definitions

In this Agreement unless the context admits otherwise:

Act means the *Planning and Environment Act 1987*.

Agreement means this Agreement and includes this Agreement as amended from time to time.

Building and Waste Disposal Envelope means an area identified on the Endorsed Plan as a 'Building envelope' or the like.

Current Address means:

(a) for Council, the address shown on page one of this Agreement, or any other address listed on Council's website; and

(b) for the Owner, the address shown on page one of this Agreement or any other address provided by the Owner to Council for any purpose relating to the Subject Land.

Current Email means:

(a) for Council, feedback@egipps.vic.gov.au, or any other email address listed on Council's website; and

(b) for the Owner, any email address provided by the Owner to Council for the express purpose of electronic communication regarding this Agreement.

Dwelling has the same meaning as in the Planning Scheme.

Endorsed Plan means the plan endorsed with the stamp of Council from time to time as the plan which forms part of the Planning Permit.

Fence Design Plans means the fence design plans approved by Council from time to time.

Lot means a lot created by the subdivision of the Subject Land whether in accordance with the Planning Permit or otherwise.

Mortgagee means the person registered or entitled from time to time to be registered as mortgagee of the Subject Land.

Offset Maintenance Contribution means the amount agreed between the parties or, failing agreement after reasonable attempts by the parties, an amount determined by Council for the maintenance of the native vegetation offsets provided in the Reserve pursuant to clauses 14 and 41 of the Planning Permit.

Owner means the person registered or entitled from time to time to be registered as proprietor of an estate in fee simple of the Subject Land and includes a mortgagee-in-possession.

Owner's obligations includes the Owner's specific obligations and the Owner's further obligations.

Party or **Parties** means the Parties to this Agreement but does not include a person who has transferred or otherwise disposed of all of their interests in the Subject Land.

Planning Permit means planning permit no. 299/2011/P, as amended from time to time, issued on 20 March 2013, authorising the subdivision of the Subject Land and removal of vegetation in accordance with the Endorsed Plan.

Planning Scheme means the East Gippsland Planning Scheme and any other planning scheme that applies to the Subject Land.

Proposed Lot means a lot shown on the Endorsed Plan.

Rainwater Tank means the rainwater tank to be installed on a Lot.

Reserve means an area identified on the Endorsed Plan as any of 'Res 1', 'Res 2', 'Res 3', 'Res 4' or 'Public Purposes Reserve' or the like.

Subject Land means the land situated at 140 Nicholson-Sarsfield Road, Nicholson being the land referred to in certificate of title volume 11521 folio 242 and any reference to the Subject Land includes any lot created by the subdivision of the Subject Land or any part of it.

2. Interpretation

In this Agreement unless the context admits otherwise:

2.1 the singular includes the plural and vice versa;

2.2 a reference to a gender includes all genders;

2.3 a reference to a person includes a reference to a firm, corporation or other corporate body and that person's successors in law;

2.4 any agreement, representation, warranty or indemnity by 2 or more persons (including where 2 or more persons are included in the same defined term) binds them jointly and severally;

2.5 a term used has its ordinary meaning unless that term is defined in this Agreement. If a term is not defined in this Agreement and it is defined in the Act, it has the meaning as defined in the Act;

2.6 a reference to an Act, regulation or the Planning Scheme includes any Act, regulation or amendment amending, consolidating or replacing the Act, regulation or Planning Scheme;

2.7 the Background forms part of this Agreement;

2.8 the Owner's obligations take effect as separate and several covenants which are annexed to and run at law and equity with the Subject Land; and

2.9 any reference to a clause, page, condition, attachment or term is a reference to a clause, page, condition, attachment or term of this Agreement.

3. Purposes of Agreement

The Parties acknowledge and agree that the purposes of this Agreement are to:

3.1 give effect to the Planning Permit; and

3.2 achieve and advance the objectives of planning in Victoria and the objectives of the Planning Scheme in respect of the Subject Land.

4. Reasons for Agreement

The Parties acknowledge and agree that Council has entered into this Agreement for the following reasons:

4.1 Council would not have issued the Planning Permit without the condition requiring this Agreement; and

4.2 the Owner has elected to enter into this Agreement in order to take the benefit of the Planning Permit.

5. Agreement required

The Parties agree that this Agreement will continue to be required until the Owner has complied with all of the Owner's obligations.

6. Owner's specific obligations

The Owner covenants and agrees that:

6.1 Rainwater Tanks

in the event that the development of a Lot includes the construction of a Dwelling:

6.1.1 the Owner must, at the Owner's full cost, install and maintain a Rainwater Tank on the Lot with a capacity of at least 10,000 litres to collect rainwater runoff from the roof of the Dwelling on the Lot

6.1.2 the Rainwater Tank must:

(a) be used as the primary water source for:

(i) toilet flushing; and

(ii) laundry services; and

(b) contain an external tap for garden irrigation purposes.

6.2 Fences

where a boundary fence on the Subject Land abuts a Reserve, the Owner must:

6.2.1 submit Fence Design Plans showing fences to a maximum height of 1.5 metres to Council for its written approval prior to construction of the fence;

6.2.2 construct the boundary fence in accordance with the approved Fence Design Plans;

6.2.3 thereafter maintain the boundary fence to ensure the fence remains of a similar height and style to the other boundary fences on the Subject Land abutting a Reserve; and

6.2.4 not construct or allow to be constructed, any gate in the boundary fence other than a pedestrian gate not exceeding 1.0 metre in width.

6.3 Access

the Owner must not create, or cause or permit the creation of, vehicle access to or from Proposed Lots 1, 2, 3, 8, 49 or 53 inclusive from the Nicholson-Sarsfield Road.

6.4 Maintenance contribution for offsets

the Owner must pay the Offset Maintenance Contribution to Council upon the vesting of the Reserve in Council.

6.5 Building envelopes

the Owner must not build, construct or erect or cause or permit to be built, constructed or erected any Building outside a Building and Waste Disposal Envelope.

6.6 Waste disposal envelopes

unless with Council's prior written consent, the Owner must not dispose of, or cause or permit the disposal of, effluent on the Subject Land other than within a Building and Waste Disposal Envelope.

6.7 Septic tanks

the Owner must ensure that any septic tank system on the Subject Land includes:

6.7.1 secondary treatment of wastewater; and

6.7.2 disposal of treated wastewater by subsurface irrigation.

---

7. Owner's further obligations

7.1 Notice and registration

The Owner must bring this Agreement to the attention of all prospective occupiers, purchasers, lessees, licensees, mortgagees, chargees, transferees and assigns.

7.2 Further actions

The Owner:

7.2.1 must do all things necessary to give effect to this Agreement;

7.2.2 consents to Council applying to the Registrar of Titles to record this Agreement on the certificate of title of the Subject Land in accordance with s 181 of the Act; and

7.2.3 agree to do all things necessary to enable Council to do so, including:

(a) sign any further agreement, acknowledgment or document; and

(b) obtain all necessary consents to enable the recording to be made.

7.3 Council's costs to be paid

The Owner must pay to Council within 14 days after a written request for payment, Council's costs and expenses (including legal expenses) relating to this Agreement, including:

7.3.1 preparing, drafting, finalising, signing, recording and enforcing this Agreement;

7.3.2 preparing, drafting, finalising and recording any amendment to this Agreement;

7.3.3 determining whether any of the Owner's obligations have been undertaken to Council's satisfaction; and

7.3.4 preparing, drafting, finalising and recording any document to give effect to the ending of this Agreement.

7.4 Time for determining satisfaction

If Council makes a request for payment of any costs or expenses under clause 7.3.3, the Parties agree that Council will not decide whether the Owner's obligation has been undertaken to Council's satisfaction, or whether to grant the consent sought, until payment has been made to Council in accordance with the request.

7.5 Interest for overdue money

7.5.1 The Owner must pay to Council interest in accordance with s 227A of the *Local Government Act 1989* on any amount due under this Agreement that is not paid by the due date.

7.5.2 If interest is owing, Council will apply any payment made to interest and any balance of the payment to the principal amount.

7.6 Notification of compliance with Owner's obligations

The Owner must notify Council of its compliance with all of the Owner's obligations.

8. Agreement under s 173 of the Act

Without limiting or restricting the respective powers to enter into this Agreement, and insofar as it can be so treated, this Agreement is made as a deed in accordance with s 173 of the Act.

9. Owner's warranties

The Owner warrants that apart from the Owner and any other person who has consented in writing to this Agreement, no other person has any interest, either legal or equitable, in the Subject Land which may be affected by this Agreement.

10. Successors in title

Until such time as a memorandum of this Agreement is recorded on the certificate of title of the Subject Land, the Owner must require successors in title to:

10.1 give effect to this Agreement; and

10.2 enter into a deed agreeing to be bound by the terms of this Agreement.

11. General matters

11.1 Notices

A notice or other communication required or permitted to be served by a Party on another Party must be in writing and may be served:

11.1.1 personally on the other Party;

11.1.2 by leaving it at the other Party's Current Address;

11.1.3 by posting it by prepaid post addressed to the other Party at the other Party's Current Address; or

11.1.4 by email to the other Party's Current Email.

11.2 No waiver

Any time or other indulgence granted by Council to the Owner or any variation of this Agreement or any judgment or order obtained by Council against the Owner does not amount to a waiver of any of Council's rights or remedies under this Agreement.

11.3 Severability

If a court, arbitrator, tribunal or other competent authority determines that any part of this Agreement is unenforceable, illegal or void then that part is severed with the other provisions of this Agreement remaining operative.

11.4 No fettering of Council's powers

This Agreement does not fetter or restrict Council's power or discretion to make decisions or impose requirements or conditions in connection with the grant of planning approvals or certification of plans subdividing the Subject Land or relating to use or development of the Subject Land.

11.5 Inspection of documents

A copy of any planning permit, document or plan referred to in this Agreement is available for inspection at Council offices during normal business hours upon giving the Council reasonable notice.

11.6 Governing law

This Agreement is governed by and is to be construed in accordance with the laws of Victoria.

---

12. Commencement of Agreement

This Agreement commences on the date specified on page one or if no date is specified on page one, the date Council executes this Agreement.

Signing Page

Signed, sealed and delivered as a deed by the Parties.

Signed sealed and delivered by the Chief Executive Officer on behalf of the **East Gippsland Shire Council** pursuant to the power delegated to that person by an Instrument of Delegation in the presence of:

.....
Witness

Colleen Smith
.....
Print name

15-06-15

Executed by **Nicholson River Pty Ltd ACN 140 839 710** in accordance with s 127(1) of the *Corporations Act 2001*:

.....
Signature of Director

SIMON JAMES ANDERSON
.....
Print full name

.....
Signature of Director (or Company Secretary)

ROSS CHARLES HEATH
.....
Print full name

Mortgagee's Consent

National Australia Bank Ltd as Mortgagee under instrument of mortgage no. AL493274P consents to the Owner entering into this Agreement and in the event that the Mortgagee becomes mortgagee-in-possession, agrees to be bound by the covenants and conditions of this Agreement.

.....

AL961631J
17/06/2015 $121.50 173

National Australia Bank

Registrar of Titles
Land Titles Office
Marland House
570 Bourke Street
MELBOURNE

APPLICATION TO REGISTER AN AGREEMENT UNDER SECTION 173 OF THE PLANNING AND ENVIRONMENT ACT 1987

Certificate of Title Volume 11521 **Folio** 242
Registered Proprietor: Nicholson River Pty Ltd ACN 140 839 710

National Australia Bank Limited A.B.N. 12 004 044 937 as Mortgagee pursuant to Registered Mortgage number AL493274P hereby consents to the within Agreement.

Dated this 27th day of May 2015

EXECUTED by **NATIONAL AUSTRALIA BANK LIMITED** by being signed sealed and delivered in Victoria by its Attorney MICHAEL JAMES COOK who holds the position of Level 3 Attorney under Power of Attorney dated 1/3/2007 (a certified copy of which is filed in Permanent Order Book No 277 Page No 025 Item 35) in the presence of:

..... Attorney

.....
Signature of Witness

Planning Report

Buildings and works (Dwelling and outbuildings)
24 Parkside Drive, Nicholson

Our reference – 21322

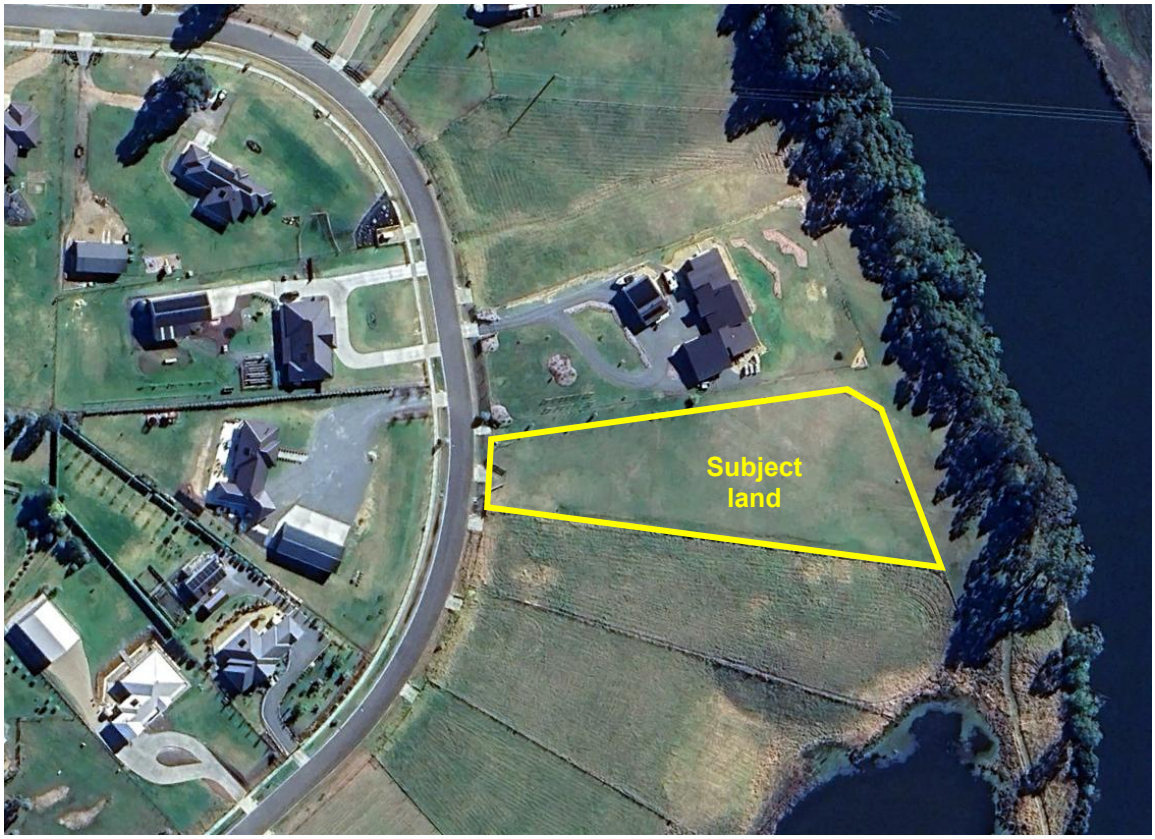
October 2025

Contents

Note: Applicable Planning Application fee is $1,580.10 – Class 5.

1. Introduction

This Planning Report is prepared in support of proposed buildings and works for the construction of a dwelling and outbuildings at 24 Parkside Drive, Nicholson. The Report addresses the provisions of the Low Density Residential Zone, Environmental Significance Overlay 1-30 and Erosion Management Overlay as contained within the East Gippsland Planning Scheme.



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

2. Subject Land & Surrounding Context

Formally known as Lot 37 on PS722624 or more commonly known as 24 Parkside Drive, Nicholson the subject land is an irregular shaped lot with a frontage of 18.39 metres, a rear width of 55.44 metres and a depth of 150.44m resulting in an area of 5,588 square metres.

The allotment is characterised by a moderate slope falling to the Nicholson River and clear of vegetation. The boundaries are fenced with post and wire fencing and post and rail fencing. The site is provided with vehicle access from Parkside Drive, a constructed rural road via a concrete driveway that leads to recessed front gates.

View subject land from Parkside Drive

The property is subject to a building envelope that was introduced at the time the estate was subdivided. The building envelopes were introduced as a result of the recommendations of a Cultural Heritage Management Plan (CHMP). The CHMP identified areas that could be disturbed for dwelling construction, areas that could not be disturbed for any works and areas that could be disturbed for onsite effluent fields.

Adjoining the northern boundary of the subject land is a Council reserve that provides pedestrian access to the Nicholson River frontage. Further north of the reserve is the property at 28 Parkside Drive containing a contemporary designed detached dwelling and associated outbuilding located within the central part of the property.

View 28 Parkside Drive, Nicholson

To the east of the subject land is the Nicholson River Crown Reserve that contains significant native vegetation and the Nicholson River.

On the southern side of the subject land is the property at 20 Parkside Drive, Nicholson vacant property of approximately 5958 square metres.

View 20 Parkside Drive, Nicholson

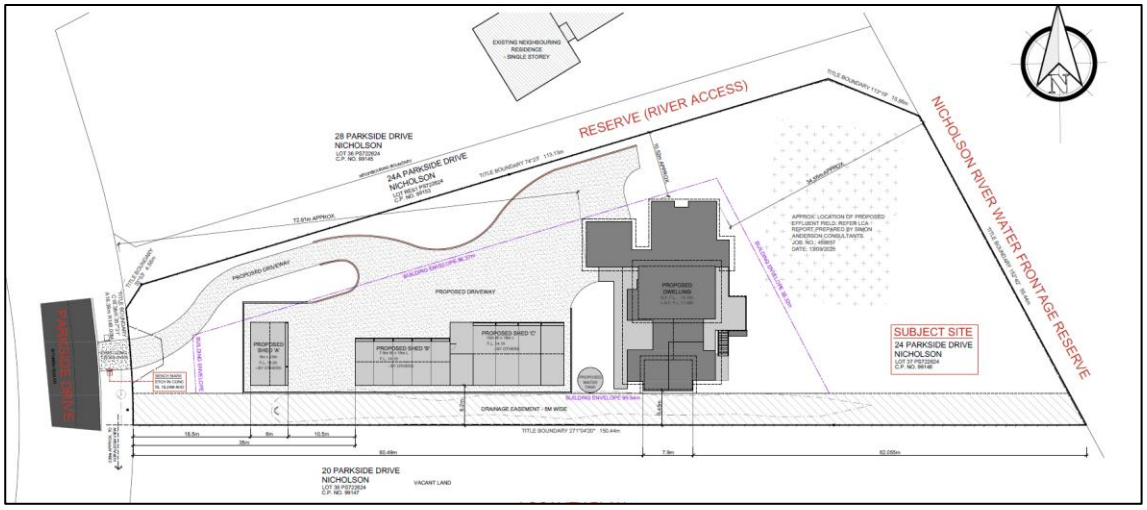
Properties on the west side of Parkside Drive opposite the subject land contain established detached dwellings and associated outbuildings.

View properties at 13 and 25 Parkside Drive, Nicholson

3. The Application & Proposal

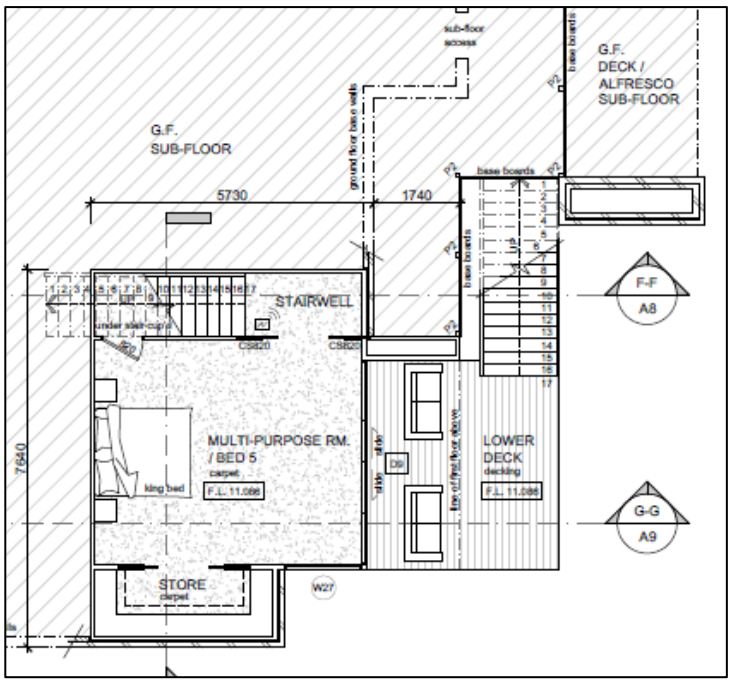
The application seeks approval for buildings and works for the construction of a dwelling and outbuildings and associated earthworks at 24 Parkside Drive, Nicholson.

The proposed dwelling will be sited 34.56 metres from the eastern title boundary, 10.52 metres from the northern boundary and 5.45 metres from the southern boundary. The proposed shed to the west of the site will be setback 18.5 metres from the front boundary.



Proposed Site Plan (Source: Sands Building Design)

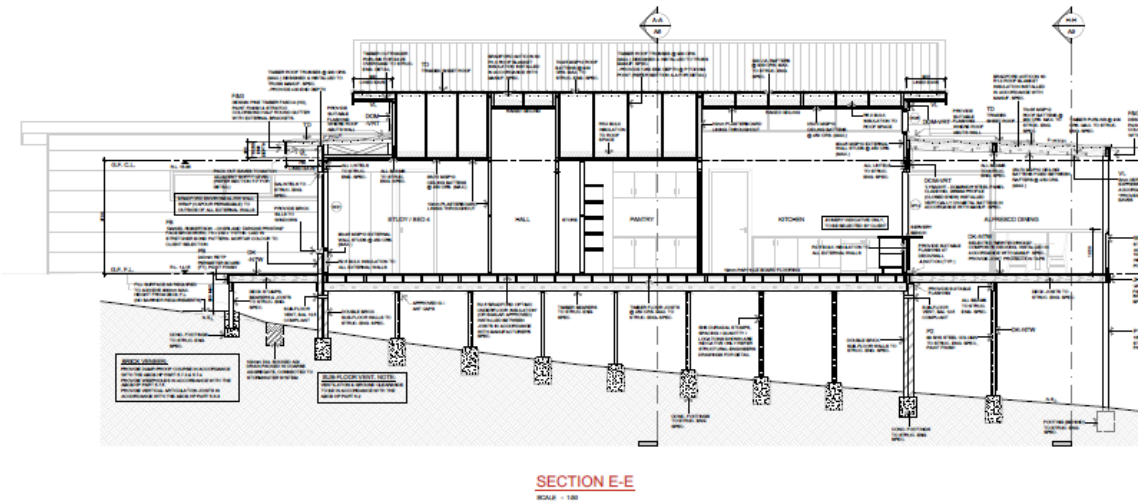
The proposed dwelling will be constructed over two levels including a lower-ground floor containing a multi-purpose room and deck.



Proposed sub-floor plan (Source: Sands Building Design)

The ground floor will consist of four bedrooms, lounge, open plan living/dining/kitchen area, retreat, bathroom and will be serviced with a double garage. An entry porch, western deck and eastern alfresco dining area will be provided for outdoor living spaces.

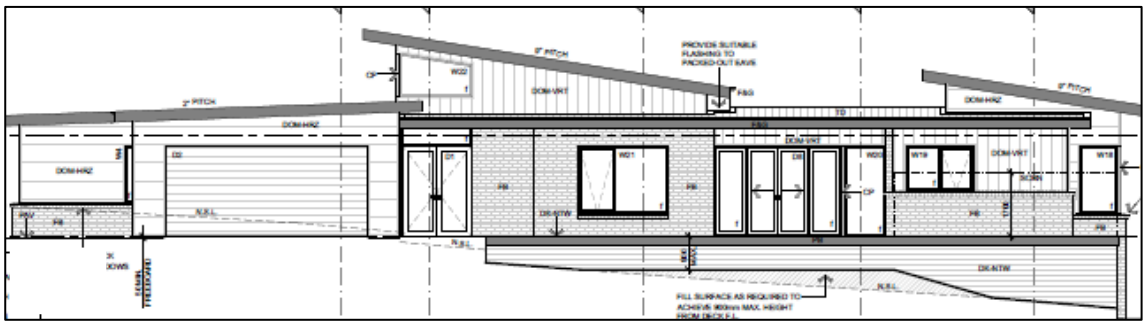
A central feature raised building element will have an overall height of 8.17 metres from natural surface level with the majority of the building having wall heights ranging from 2.7 metres to 5.784 metres.



Cross Section E-E of proposed dwelling

The proposed dwelling is to be constructed on stumps avoiding the need for any earthworks.

It is proposed to construct the dwelling from a combination of Colorbond coloured Monument, Dune or Surfmist and face brickwork.



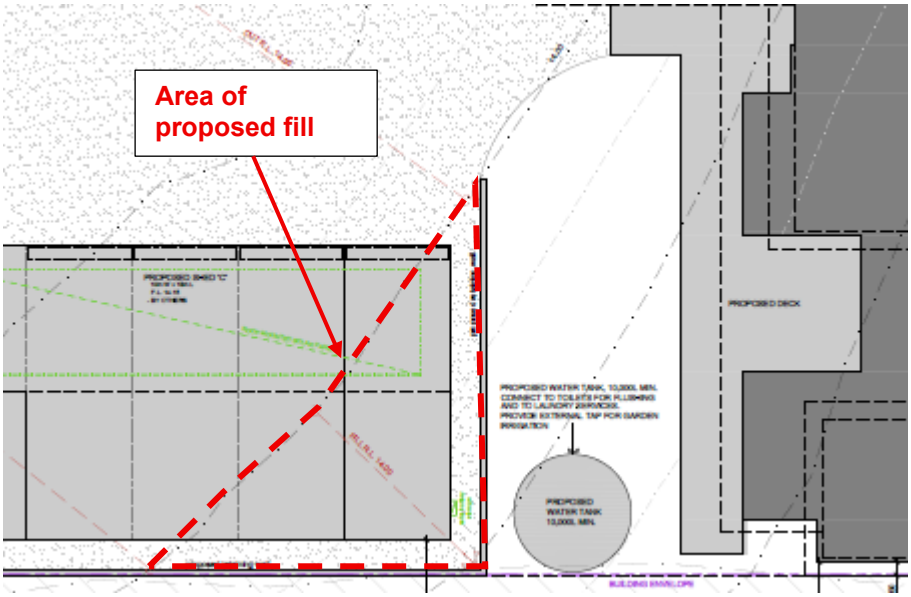
Proposed western elevation (Source: Sands Building Design)

The proposed outbuildings immediately to the west of the dwelling will be a three car garage, five bay vehicle store and a larger five bay vehicle garage.

The outbuildings will be a maximum of 4.783 metres in height and will be constructed from Colorbond coloured Monument.

The moderate slope generally from west to east (front to rear) varies between 1:12 to 1:7 with a contiguous cover of grass and no evidence of erosion. Earthworks are proposed in order to establish a level pad for the construction of the proposed outbuildings. A finished ground level at 14.85m AHD and 14.0m AHD is proposed which will result in a cut at the eastern end of the development approximately 2.15m in depth.

Proposed earthworks are to be stabilised by the construction of retaining walls and concrete driveway. The majority of soil excavated from the site will be transported of site with only a relatively small area of fill proposed at the south-east corner of the eastern shed. The depth of fill will be approximately one metre.



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

Planning Scheme Clause	Matter for which a Permit is required
42.01-2 Environmental Significance Overlay	Construct a building and carry out works
44.01-2 Erosion Management Overlay	Construct a building and carry out works

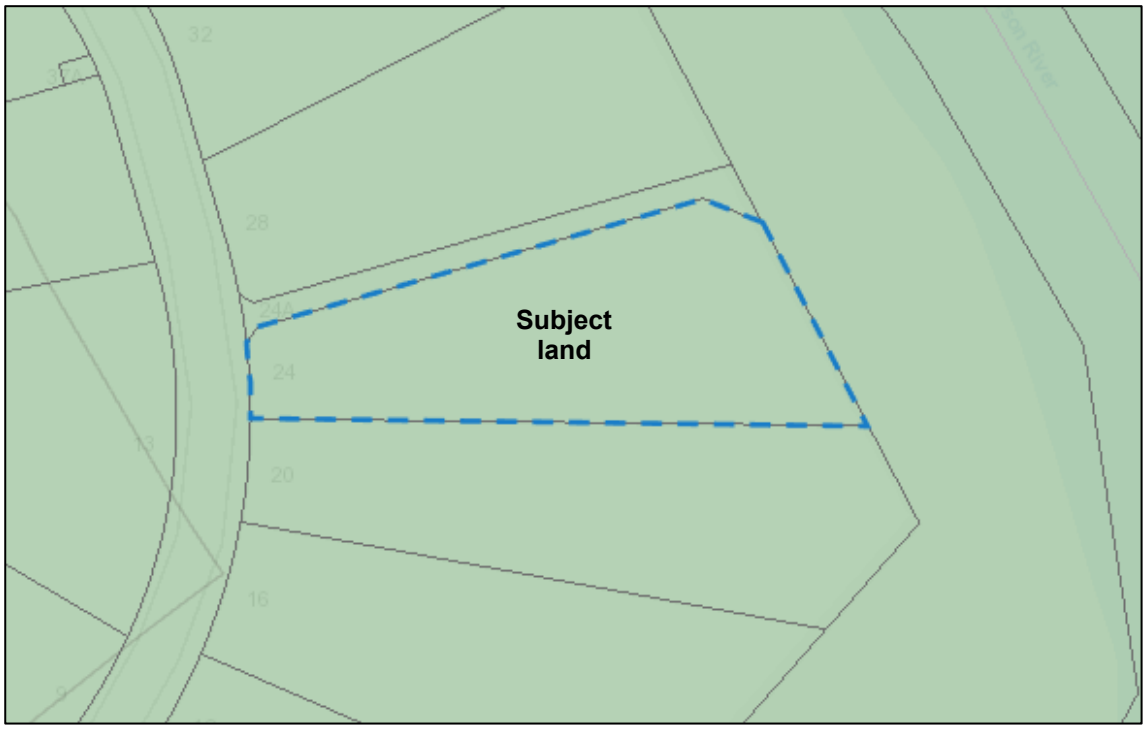
The application does not require referral in accordance with Section 55 of the *Planning and Environment Act 1987*.

4. Cultural Heritage

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

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

(b) all or part of the activity is a high impact activity



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

The subject land is within an area of cultural heritage sensitivity however, the construction of a dwelling on a lot is an exempt activity (Regulation 9) and as such a CHMP is not required for the proposed development.

5. Planning Policy

5.1 Planning Policy Framework

The development of a vacant and serviced residential zoned property with a dwelling is a logical and expected planning outcome as supported by planning policy contained within Clause 11.01-1S Settlement. The proposal will provide for infill development and allows for population growth within the Nicholson township.

Clause 11.01-1L-01 East Gippsland settlements provides planning support for the proposal as infill development and consolidation of existing towns is encouraged, the allotment demonstrates that onsite management of wastewater can be achieved and provides for urban development within a growth area of Nicholson.

Nicholson forms one of the three twin river towns and as such Clause 11.01-1L-03 Rural Towns – Twin River Towns is relevant. The proposed dwelling is to be developed within a growth corridor of the town and provides development of an undeveloped Low Density Residential Zoned allotment.

The proposal demonstrates that the subject land is capable of treating and managing wastewater within the allotment boundaries and stormwater will be captured in a rainwater tank for reuse on the property ensuring waterway health as sought by Clause 12.03-1S River and riparian corridors, waterways, lakes, wetlands and billabongs.

Consistent with Clauses 13.04-2S and 13.04-2L Erosion, the proposed development demonstrates through the accompanying Geotechnical Risk Assessment that the construction of a dwelling with appropriate erosion management measures will not result in a risk to life or property and sediment runoff can be mitigated.

The proposed dwelling will contribute to the local context of the area as sought within Clause 15.01-2S Building design. The proposed building within the context of the Low Density Residential area provides for an appropriate height and scale of the dwelling. The building is sited within the building envelope, is well articulated, provides for external outdoor living reducing visual scale and utilises a range of materials and colours that is common with surrounding built form.

The neighbourhood character of the area sees larger dwellings and associated outbuildings responding to generous lot areas. The proposal will replicate this form of development and will be sympathetic with the neighbourhood character in accordance with Clause 15.01-5S Neighbourhood character.

5.2 Municipal Planning Strategy

Clause 02.03-1 Settlement and housing – Rural settlements meets Council's strategic directions of consolidating development within existing town boundaries, provides for infill development, the land has the capacity to absorb wastewater without detrimental impacts to the environment and there is no need to remove native vegetation.

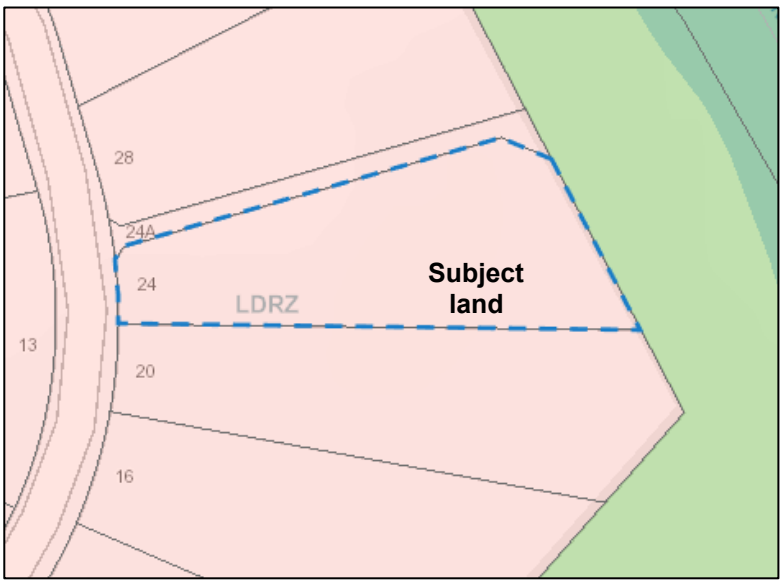
The proposal responds positively with Council's strategic directions contained within Clause 02.03-2 Environmental and landscape values. The biodiversity of the Nicholson River will be maintained as the land capability assessment demonstrates that wastewater can be treated within the allotment boundaries without harm to the environment. Landscape values of the area will be maintained with a building of appropriate height and scale softened by native vegetation along the riverbank.

Clause 02.03-3 Environmental risks and amenity advises areas of the Shire are subject to erosion. The majority of the subject land is contained within an Erosion Management Overlay and the application is supported with a Geotechnical Risk Assessment which advises that with appropriate construction management measures the erosion hazard can be maintained at Low Risk.

6. Planning Elements

6.1 Low Density Residential Zone

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



Planning scheme zone mapping (Source: VicPlan)

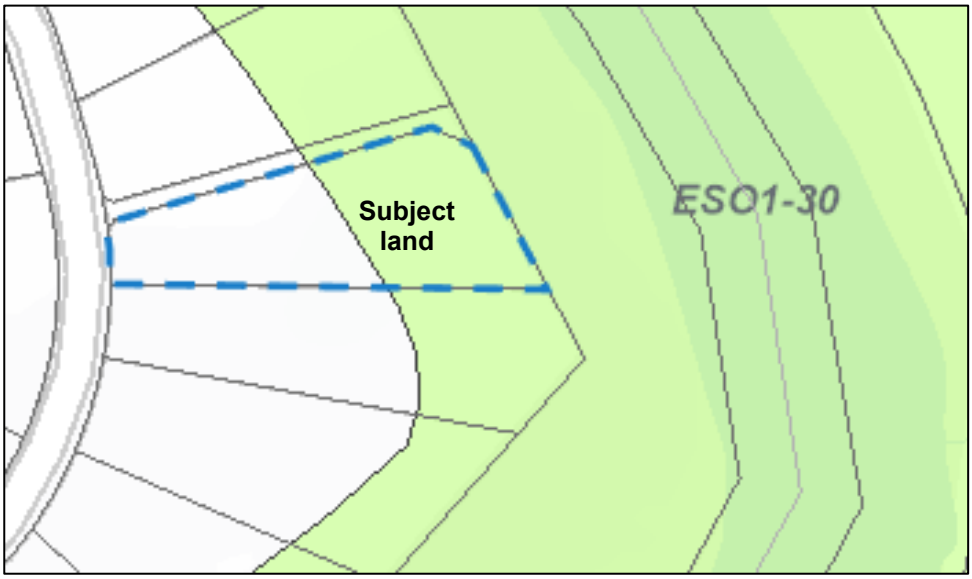
The use of the land for the purposes of a dwelling does not require a planning permit pursuant to Clause 32.03-1 as it will be the only dwelling on the lot and it will meet the requirements of Clause 32.03-2 of the planning scheme.

In accordance with Clause 32.03-2 all wastewater from the dwelling will be treated and retained on the lot in accordance with the requirements of the Environment Protection Regulations, the dwelling will be connected to reticulated potable water supply and will be connected to a reticulated electricity supply.

A permit is not required to undertake buildings and works pursuant to Clause 32.03-4 as the works are associated with a Section 1 use.

6.2 Environmental Significance Overlay 1-30

The eastern part of the property is subject to the Environmental Significance Overlay 1-30.



Planning scheme overlay mapping (Source: VicPlan)

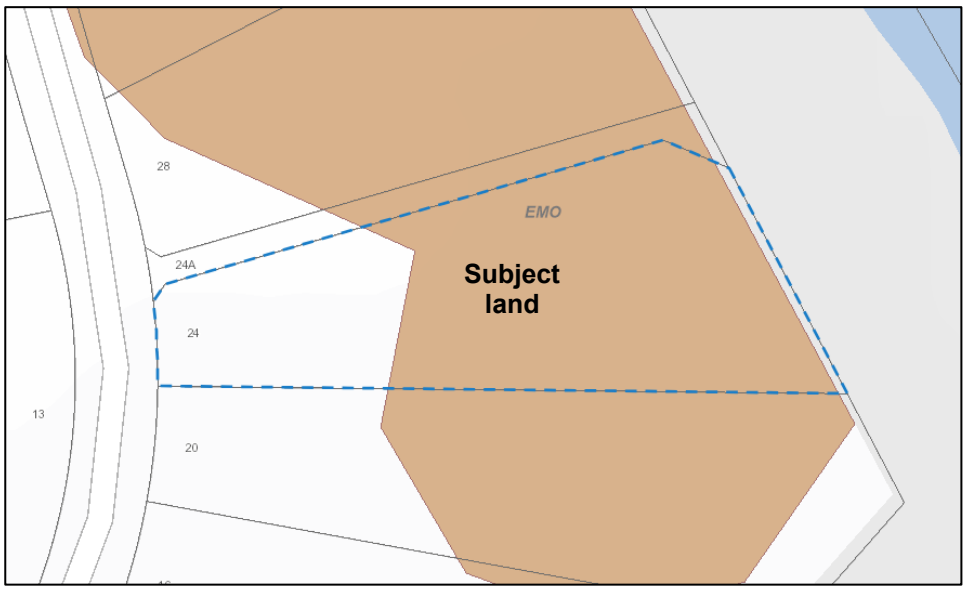
Schedule 1 to the Overlay is East Gippsland Sites of Biological Significance with ESO1-30 being the Nicholson River. The statement of environmental significance is Australian Bass and a wildlife corridor.

The decision guidelines of sub-clause 5 of the schedule are addressed:

- No native vegetation removal is required to be undertaken to facilitate the development of a dwelling.
- Wastewater from the dwelling can be treated and retained on the property without detrimentally impacting the environment.
- Fencing of the eastern property boundary has occurred ensuring protection of Crown land vegetation.
- Being a residential property weed control can be actively managed.

6.3 Erosion Management Overlay

The eastern part of the subject land is contained within the Erosion Management Overlay.



Planning scheme overlay mapping (Source: VicPlan)

In accordance with sub-clause 4.0 of the Schedule a geotechnical risk assessment is required to accompany a planning application.

The application is accompanied by a geotechnical risk assessment which outlines the methodology of the assessment, details of geotechnical hazards relevant to the proposed development and recommendations to manage geotechnical hazards.

The geotechnical risk assessment includes a desktop investigation to determine the soil type, a field investigation where soil investigation bores were undertaken to confirm soil types and a review of the proposed development.

The findings of the assessment determined that the risk of landslide, sheet/rill erosion and tunnel erosion was low. An Erosion Management Plan will need to be implemented during and after construction to ensure potential erosion risk can be mitigated.

7. Conclusion

The proposed buildings and works (dwelling) at 24 Parkside Drive, Nicholson is considered to accord with all relevant provisions of the Low Density Residential Zone, Environmental Significance Overlay 1-30 and Erosion Management Overlay of the East Gippsland Planning Scheme. The proposal is consistent with Planning Policy Framework and Municipal Planning Strategy and has been designed to complement the adjoining properties and neighbourhood.

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

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ACN 145 437 065

Job: Proposed Dwelling & Outbuildings
24 Parkside Drive
Nicholson

Client: Craig & Colleen O'Meare

Checked:

Date: 13 Sept 2025

Designed: SJA

Job No.: 458657

GEOTECHNICAL RISK ASSESSMENT

24 Parkside Drive, Nicholson

INTRODUCTION

This report is designed to demonstrate the level of geotechnical risk involved in relation to the proposed dwelling at 24 Parkside Drive, Nicholson, during and after construction of associated works.

Note that in accordance with "Guidelines for Landslide Susceptibility" Section 5: Landslide Zoning; the subject site would not be considered in a landslide hazard zone.

SITE DESCRIPTION

This General Residential Zoned allotment (5,587m^2) is located on the east side of Parkside Drive, downslope of the road reserve, with access via a concrete vehicle crossing. Parkside Drive is a bitumen sealed road with concrete edges and grassed swale drains.

The subject site is situated mid to lower slope (waxing divergent) on a rolling low hill system. The site has excellent grass coverage and displays a moderate fall south east, towards the Nicholson River. A 5m wide stormwater drainage easement runs along the south boundary.

Much of Parkside Drive is already developed. The subject site is one of the few remaining vacant lots that all display moderate slopes, excellent grass cover and no signs of soil erosion or landslip. The developed allotments are predominantly single storey brick veneer dwellings, with landscaped gardens & retaining walls, well-manicured lawns and concrete driveways.

PROJECT DETAILS

A residential dwelling and outbuildings are proposed for the site. The construction details are as follows;

- Due to the sloping nature of the site the main part of the house will be timber floor with concrete posts & strip footings. This will result in the least amount of disturbance to the sites topsoils.
- Slab on ground construction and cut/fill batters will be utilised to the garage and lower floor level only.
- Proposed Sheds/Outbuildings to be slab on ground construction with concrete paved surrounds and retaining walls where required.
- The construction of the dwelling and outbuildings will result in the diversion of large amount of rainfall from the site. Roof catchment water will be collected by a system of gutters/downpipes and directed to LPOD.
- It is anticipated that all building and drainage works will be completed within 12 months from their commencement. A further 12 months may be required for completion of the landscaping works.
- A stabilised vehicle access point is to be provided during and after construction.
- Any cut/fill batters (no steeper than 1 in 2) to be re-sod and sown with local grasses.

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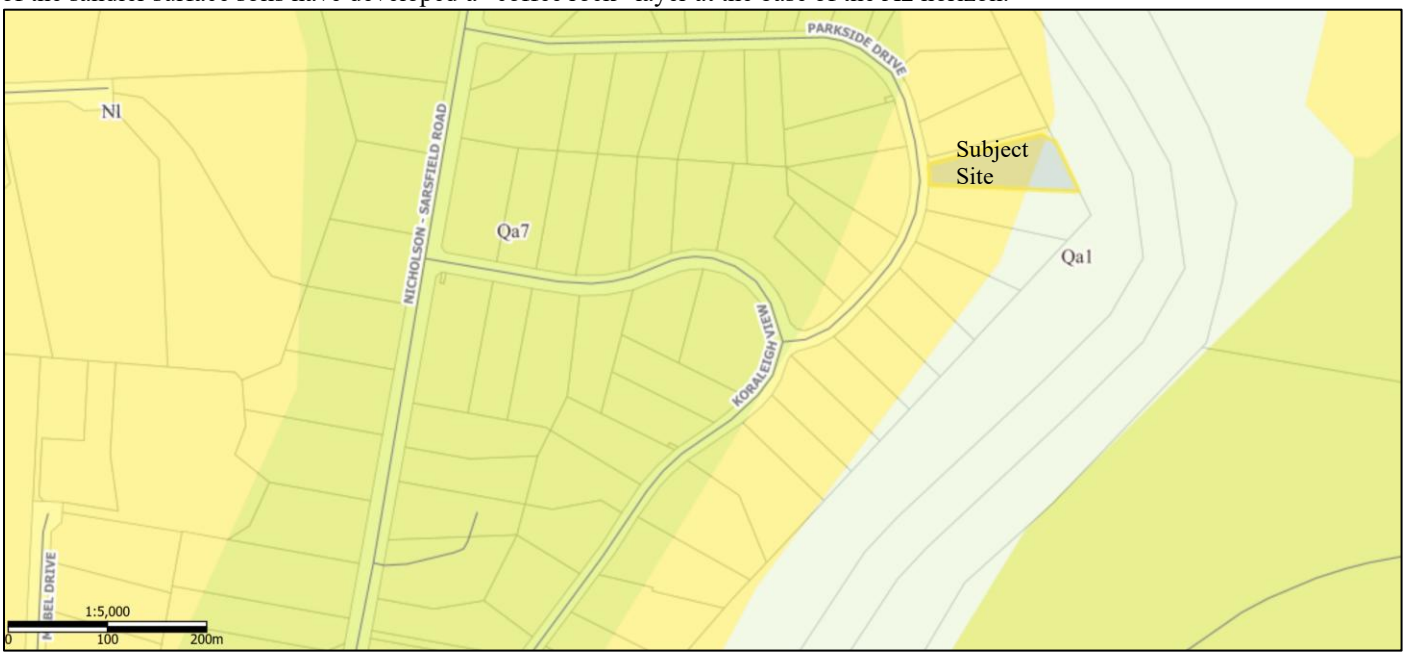
METHODOLOGY

1.DESKTOP INVESTIGATION

A desktop investigation of the subject site was carried out using DSE and GeoVIC mapping of published soil survey information and noted watercourse locations.

Soils of the site have been mapped and described in Sustainable Soil Management *"A reference manual to the major agricultural soils of the Bairnsdale and Dargo regions"* and are described as belonging to the Stockdale (Sd) map unit with Munro (Mu). This unit occurs on rolling low hills and is comprised of Tertiary sediments and sands. Most of the land has been cleared of native vegetation and used for grazing. The surface soils are mostly fine textured soils, with a sandy loam to fine sandy loam sharply separated from a medium clay subsoil occurring at around 20-40cm, although some subsoils are clayey sands and sandy clays. Some of the sandier surface soils have developed a "coffee rock" layer at the base of the A2 horizon.



REF: VANDENBERG, A.H.M., 1997. BAIRNSDALE SJ 55-7 Edition 2, 1:250 000 Geological Map (Series 1:250,000 geological maps. Geological Survey of Victoria.)

Geological Unit	Geological Description	Mapping Unit
Nl *(Tm-p)*	Tertiary Marine, non-marine deposits consisting of gravel, sand, silt.	Stockdale/Munro (Sd/Mu)
Qa1 *(Qra)*	Quaternary Non-Marine (Alluvial) deposits consisting of Fluvial: Alluvium, gravel, sand, silt	Roseneath (Rn)

Soil Profile Morphology – Stockdale (Sd) Map unit

Surface soil

A1 0 – 300 Dark greyish brown (10YR4/2); *sandy loam*; weak medium (10 – 20 mm) polyhedral structure; firm moist; clear wavy change to:

A2 300 – 500 Pale brown (10YR6/3) conspicuously bleached (10YR/8/1d); *sandy loam or loamy sand*; apedal, single grain; firm consistence dry; sharp change to:

Subsoil

B21 500 – 800 Yellowish brown (10YR5/6); *heavy clay*; moderate coarse (20 – 50 mm) polyhedral structure; strong consistence, moist; diffuse change to:

B22 800 – 1m Yellowish brown (10YR5/6) with greyish brown (10YR5/2) and increasing yellowish red (5YR5/6) mottles; *heavy clay*; moderate coarse (20 – 50 mm) lenticular structure; strong consistence moist.

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24 Parkside Drive
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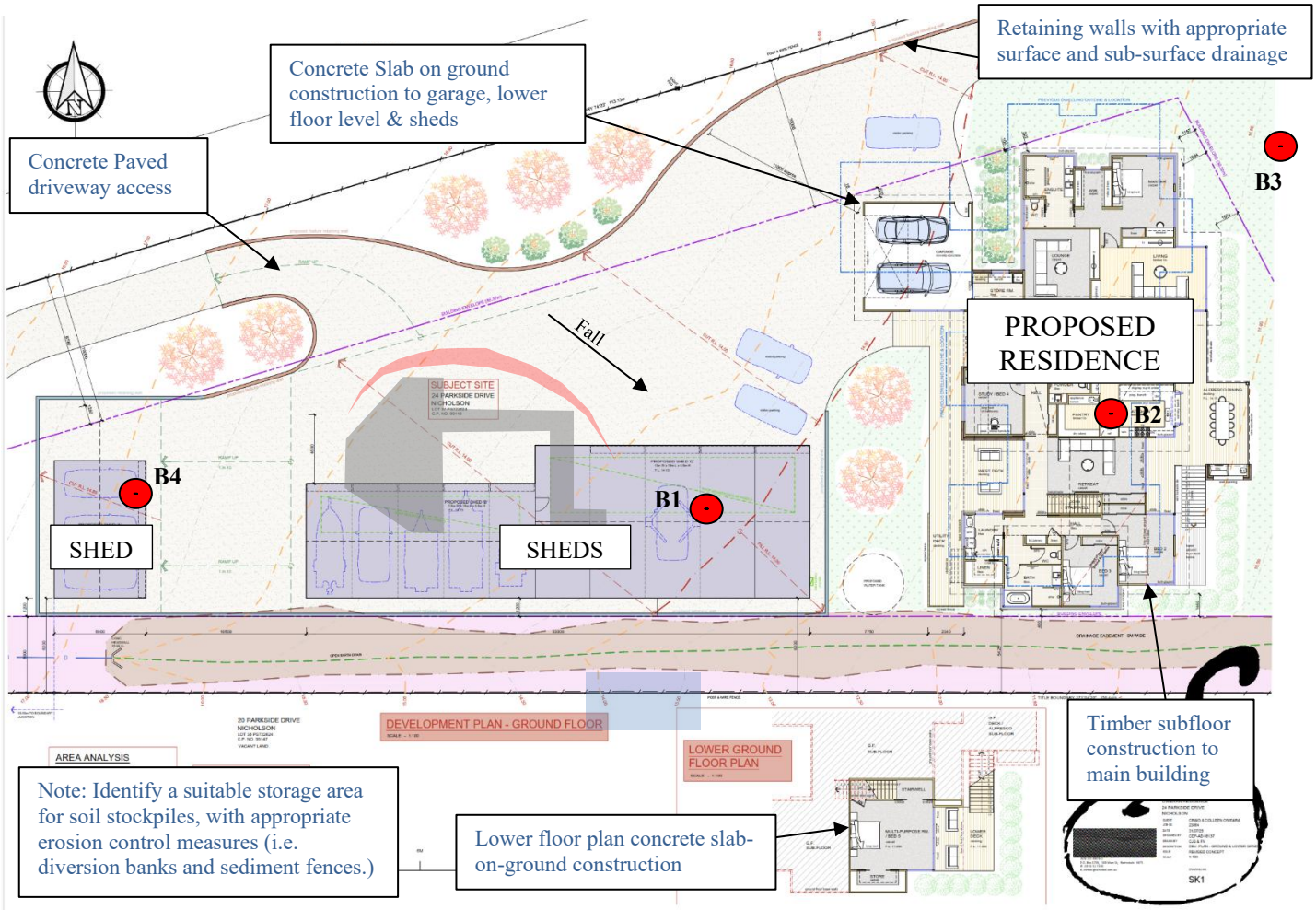
METHODOLOGY cont'd...

2. FIELD INVESTIGATION

A site visit was carried out with an inspection of the area of the proposed dwelling and of nearby landforms, features and developments. Soil investigation bores were taken on the site (B1-B4) as shown on site plan below. The bore logs of these are shown on page 4.



SITE PLAN
Not to Scale

East Perspective

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BORE LOG B1

00	Dk Grey/Brown Moist Sandy Loam	TOPSOIL
100		
200		
300	Lt Brown Dry Dense Sandy Gravelly	SILT
400		
500	Yellowish Brown Moist Stiff	CLAY
600	with red mottling	
700		
800		
900		
1000		
1100		
1200		

BORE LOG B2

00	Dk Brown Moist Loamy	TOPSOIL
100		
200	Brown Dry Dense Sandy & Gravelly	SILT
300	Yellowish Brown Moist Stiff	CLAY
400	with red mottling	
500		
600		
700		
800		
900		
1000	***Note: Bore 3 same soil profile as B2***	
1100		
1200		

BORE LOG B4

00	Dk Grey/Brown Dry Loamy	TOPSOIL
100	Brown Dry Dense Sandy Gravelly	SILT
200	Paler with depth	
300		
400		
500	Yellow/Brown Dry V Stiff Gravelly	CLAY
600		
700		
800		
900		
1000		
1100		
1200		

Figure 1 - Existing concrete vehicle crossing to subject site

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SUMMARY OF RISK

LANDSLIDE	**LOW**
SHEET/RILL EROSION	**LOW**
TUNNEL EROSION	**LOW**

- Moderate grades over the proposed house site and sheds, ranging from 1 in 12 to 1 in 7.
- Excellent grass coverage over the site, preventing topsoils from being washed away.
- Infill site with well-established residential dwellings along Parkside Drive, showing no signs of soil erosion or landslip
- There is no evidence of soil erosion or landslip on the subject site or adjoining residential properties.
- Natural soils of the site (dense, sandy loams overlying stiff clays) will have adequate strength and stability for residential slabs and footings.
- Use of timber sub-floor to the house and decking for recreation areas minimises the cut/fill required and retains the sites natural contours.
- An Erosion Management Plan will need to be implemented during and after construction due to slab on ground design with cut/fill batters and retaining walls to outbuildings, garage and lower floor area. For example;

  i. The form, bulk, scale and location of cut and fill is to be controlled to ensure that there are no adverse impacts on neighbouring properties and drainage easement. (i.e. diversion banks and spoon drains)
  ii. Appropriate sub-soil drainage to be provided to effectively divert groundwater away from any foundation work.
  iii. Identify a suitable storage area for stockpiles, with appropriate erosion control measures (i.e. diversion banks and sediment fences)
  iv. Where vegetation (natural grass cover) needs to be removed, leave it in place as long as possible.
  v. All erosion and sediment control measures to be inspected and maintained daily by site manager.
  vi. Cut/Fill batters (1 in 2 max) and any cleared areas to be re-sod and stabilised with grass at end of construction works.
  vii. The condition of retaining walls should be inspected annually to ensure there continued structural and drainage/erosion management adequacy. Any defective components should be removed and replaced immediately.

- All construction works associated with the dwelling will be protected by Building Code of Australia, Australian Standards, Building and Planning Permit requirements and normal construction practice.

Based on findings from both the Desktop and Site investigations the site is suitable for development as proposed and further intensive investigation would not be necessary to confirm the above findings.

VERIFICATION

I, the author of this document, declare that I am suitably qualified and experienced to carry out this site assessment.

Simon Anderson BE (Civil)CPEng MIEAust No 930355
BCC Registration No EC-1711
Date 13 Sept 2025

[#] *Sheet/Rill erosion risks can be alleviated with an appropriate Erosion Management Plan implemented (as noted above).*

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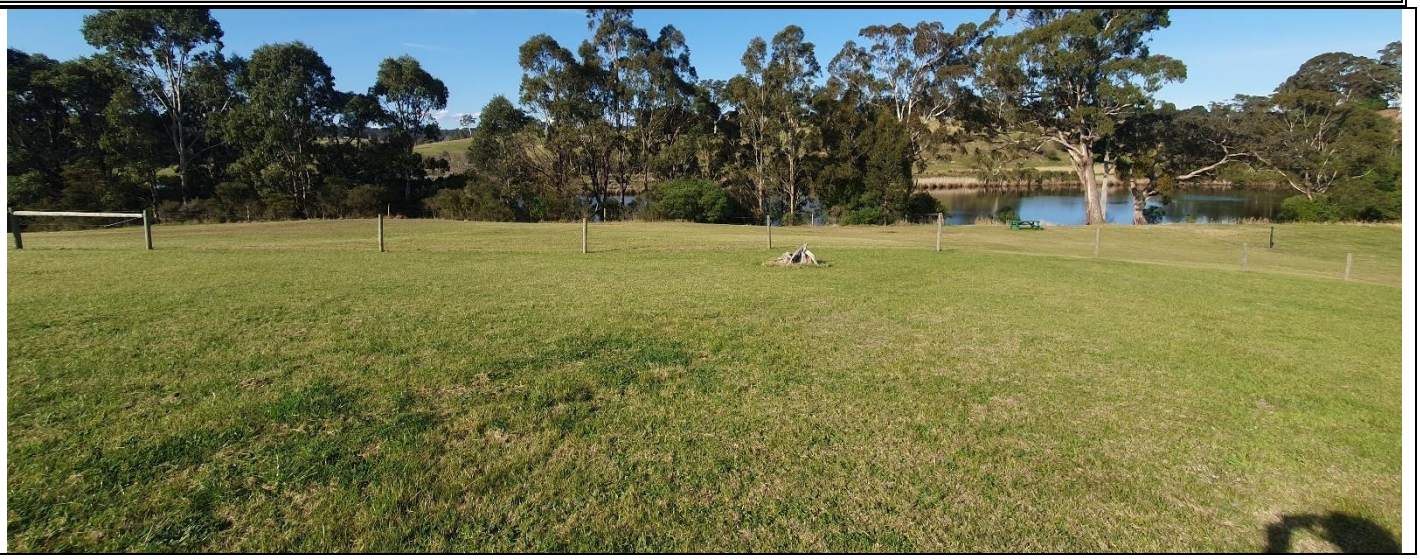
LAND CAPABILITY ASSESSMENT
ON-SITE DOMESTIC WASTEWATER



24 Parkside Drive, Nicholson

1.0 INTRODUCTION

SAC were engaged to undertake an LCA for the purpose of on-site domestic wastewater management of the Proposed Dwelling at 24 Parkside Drive, Nicholson. The field investigation and report have been undertaken by suitable experienced staff.

The assessment was completed in accordance with the Environment Protection Authority's *Guideline for Onsite Wastewater Management (May 2024)*, guidelines for *Land Capability Assessment For On-Site Wastewater Management* (EPA Publication No. 746.1, March 2003), *On-Site Domestic Wastewater Management* (AS/NZS 1547:2012) and East Gippsland Shires *Domestic Wastewater Management Plan.*

Information and results are presented in table form for clear data presentation and ease of identification of key points. **Detailed recommendations presented on page 7 of the report. LCA is to be read in conjunction with Site Features Plan 458657-LC1.**

Subject Land	24 Parkside Drive, Nicholson
Client	Craig & Colleen O'Meare
Email Address	265craig@gmail.com
Contact	Mobile: 0429 186 985 (Craig), 0409 662 550 (Colleen)
Map Reference	Vicroads 84 D6
Municipality	East Gippsland Shire Council
Proposed Development	5 Bedroom Residence (Potential Occupancy = No. of Bedrooms + 1)[1]
Design Flow	150 L/person/day [2] (for reticulated water supply with WELS[3] fixtures & fittings)
Anticipated Wastewater Load	900 L/day
Treatment System Required	Secondary treated effluent to minimum 20/30 standard (ie. AWTS[4] or sand filter)
Disposal System Required	Sub-surface irrigation – Area of 560m^2

[1] *As identified in Victorian EPA Guideline for Onsite Wastewater Management, May 2024 (Section 4.2.1)*
[2] *As identified in Victorian EPA Guideline for Onsite Wastewater Management, May 2024 (Table 4-1)*
[3] WELS – Water Efficiency Labelling Scheme.
[4] AWTS – Aerated Wastewater Treatment System (EPA approved)

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2.0 PURPOSE/SCOPE OF ASSESSMENT

Purpose and Scope of Assessment	Broad-scale assessment for subdivisional purposes (often requires further lot-specific assessment at later date)	☐
	Detailed investigation for lot-specific management requirements	☒

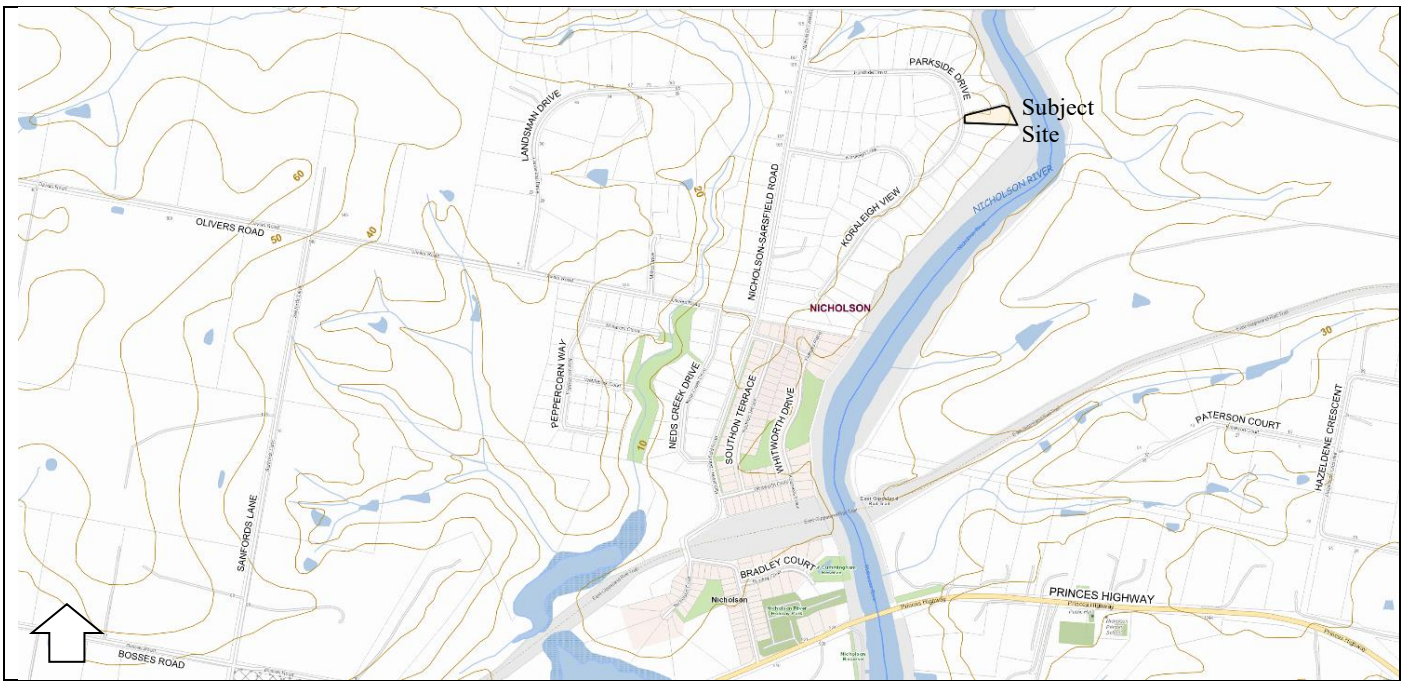

Figure 1: Locality Plan

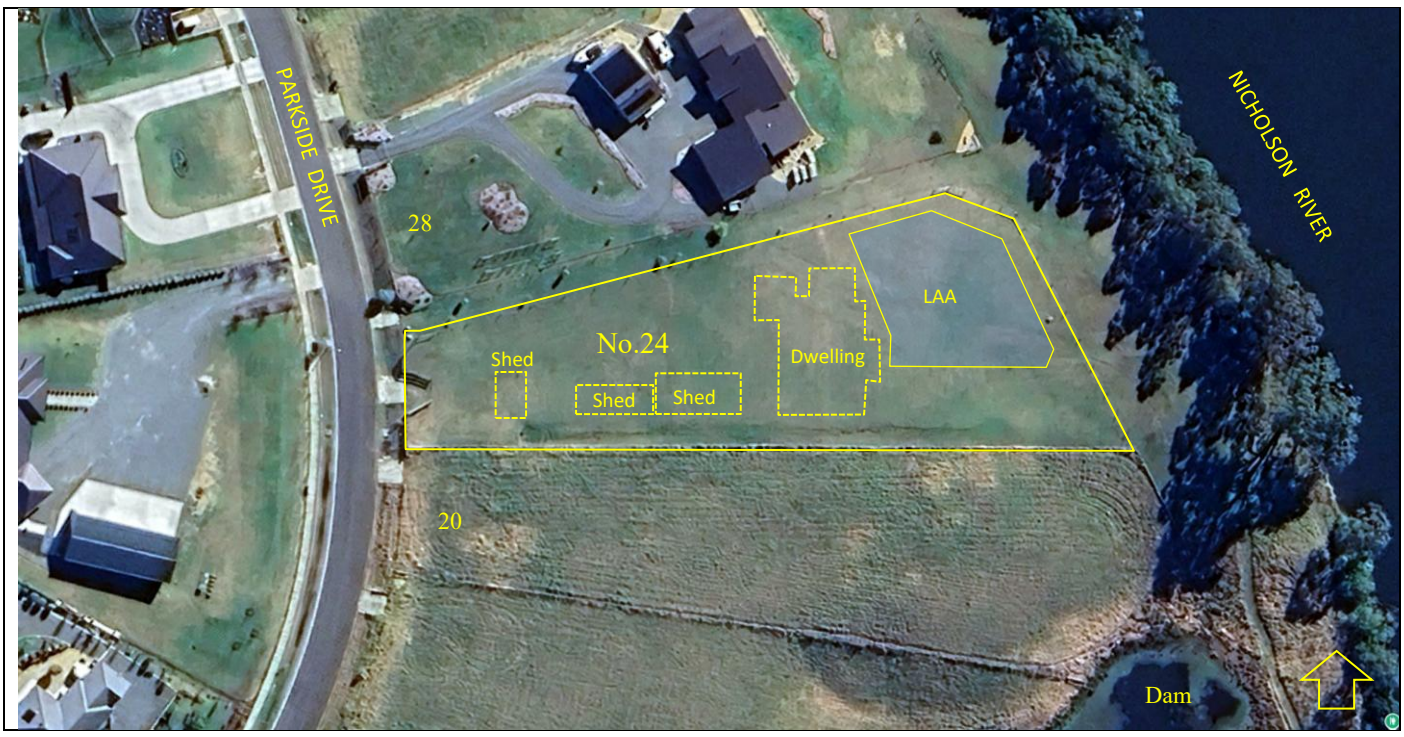

Figure 2: Aerial view of subject site (approximate title boundaries shown)

3.0 SITE KEY FEATURES

Criteria / Feature	Description	Implications for Wastewater Management
Allotment/s		
Title details	Lot 37, PS 722624	Council Property No: 99146
No. of Lots Proposed	1	
Lot size (EPA recommended minimum lot size = 1.0 ha)	0.56 ha	Less than the EPA recommended 1.0 ha. Will require well managed and designed disposal system (refer to criteria outlined in Recommendations)
Dwelling Usage	Likely to be permanent	
Adjoining Lot sizes	Small lots 5000m^2 – 6,000m^2 in size.	Overall volume of wastewater being disposed to land in the local district is moderate.
Current Land Use	Vacant	Current Wastewater generation is negligible
Infrastructure		
Zoning & Overlays	Low Density Residential Zone (LDRZ) Erosion Management Overlay (EMO) Environmental Significance Overlay (ESO1-30)	
Nearest Reticulated Sewer	Township of Nicholson	Not feasible to connect to reticulated sewer. The area is unlikely to be sewered in the medium term future.
Reticulated Water	Available on existing allotment	Increases the risk of excessive water usage by future dwellings.
Power	Available on existing allotment	Allows ready use of wastewater treatment plant
Land Features		
Geology	**Qa1** ***(Qra)*** – Quaternary Non-marine (Alluvial) Deposits consisting of Fluvial: gravel, sand, silt. **Nl** ***(Tm-p)*** – Tertiary Marine, non-marine deposits consisting of gravel, sand, silt. (from 1:250,000 Geological Map Series)	Observed Soils dominated by gravely sandy silts, overlying medium clays at shallow depths
Elevation	Ranging from 6m-18m AHD	
Landscape Elements	The site is situated lower slope (waxing divergent) on a rolling hill landform, with a yellow duplex sedimentary landscape.	Well contoured landscape providing excellent surface water shedding accelerates and spreads run-off.
Fill	Natural soil profiles were observed throughout the site. No fill was observed.	No filling is proposed in the effluent management area.
Aspect	Area of investigation slopes to the southeast.	Slightly reduces sun exposure and efficiency of effluent disposal field
River/Stream Catchment	No creeks or waterways in allotment. Nicholson River approx.. 40m east of subject site.	Necessary setbacks for secondary treated effluent are easily achieved
Dams/Surface Water	None in allotment. Dam is located approx… 44m south of subject site	Necessary setbacks for secondary treated effluent are easily achieved
Rock Outcrop	None	Reduces limitations and maximises efficiency of effluent disposal field
Erosion	No evidence of sheet or rill erosion.	The erosion hazard is low.
Vegetation	Grass	No vegetation clearing required for establishment of effluent disposal field or dwelling development
Climate	Temperate	Reduces variation in efficiency of effluent field
Solar Exposure	High	Maximises efficiency of effluent disposal field
Recommended Buffer Distances	All buffer distances recommended in Table 4-10 of *EPA Guideline for Onsite Wastewater Management, (May 2024)* are achievable and do not significantly limit siting of the LAA in this case	
Available Land Application Area (LAA)	Considering all site constraints and the buffers mentioned above, the site has adequate land that is suitable and available for land application of treated effluent.	By using a system that provides secondary treatment and pressurized sub-surface irrigation, there will be ample protection for surface and groundwater

4.0 SOIL ASSESSMENT & CONSTRAINTS

The sites soils have been assessed for their suitability for onsite wastewater management by a combination of soil survey and desktop review of published soil survey information as outlined below.

4.1 Published Soils Information

Soils of the site have been mapped and described in Sustainable Soil Management *"A reference manual to the major agricultural soils of the Bairnsdale and Dargo regions"*, and are described as belonging to the Stockdale (Sd) map unit with Munro (Mu). This unit occurs on rolling low hills and is comprised of Tertiary sediments and sands. Most of the land has been cleared of native vegetation and used for grazing. The surface soils are mostly fine textured soils, with a sandy loam to fine sandy loam sharply separated from a medium clay subsoil occurring at around 20-40cm, although some subsoils are clayey sands and sandy clays. Some of the more sandier surface soils have developed a "coffee rock" layer at the base of the A2 horizon

Soil Profile Morphology – Stockdale (Sd) Map unit

Surface soil

A1 0 – 300 Dark greyish brown (10YR4/2); *sandy loam*; weak medium (10 – 20 mm) polyhedral structure; firm moist; clear wavy change to:

A2 300 – 500 Pale brown (10YR6/3) conspicuously bleached (10YR/8/1d); *sandy loam or loamy sand*; apedal, single grain; firm consistence dry; sharp change to:

Subsoil

B21 500 – 800 Yellowish brown (10YR5/6); *heavy clay*; moderate coarse (20 – 50 mm) polyhedral structure; strong consistence, moist; diffuse change to:

B22 800 – 1m Yellowish brown (10YR5/6) with greyish brown (10YR5/2) and increasing yellowish red (5YR5/6) mottles; *heavy clay*; moderate coarse (20 – 50 mm) lenticular structure; strong consistence moist.

Key profile features

- Strong texture contrast between the surface (A) horizons and subsoil (B) horizons.
- Conspicuously bleached subsurface (A2) horizon.

4.2 Soil Survey and Analysis

A Soil survey was carried out at the site to determine suitability for application of treated effluent. Subsoil investigations were conducted at two locations in the vicinity of the proposed building, as shown on the Site Features Plan, using a hand auger (B1-3). This was sufficient to adequately characterise the soils, as only minor variation would be expected throughout the area of interest.

Samples of all discrete soil layers for test bore 3 were collected for subsequent laboratory analysis of pH[5], electrical conductivity[6] and Emerson Aggregate Class[7]. The soil profile of bore 2 is detailed below.

	Depth (m)	Description	Horizon
	0.0	**TOPSOIL:** Dark Brown Moist Loamy	A1
	0.1	Quartz cobbles > 50mm dia.	
	0.2	**SILT:** Brown Moist Dense Clayey & Gravels	A2
	0.3	**CLAY:** Yellowish/Brown Moist Stiff	B1
	0.4	Red mottling throughout	
	0.5		
	0.6		
	0.7		
	0.8		
	0.9	***Note: Bore 1 same soil profile as B2***	
	1.0+		

[5] *The pH of 1:5 soil/water suspensions was measured using a Merck pH strip*
[6] *EC (dS m^{-1}) was calculated by measuring the electrical conductivity of 1:5 soil water suspension.*
[7] *Appendix C shows photographic results of Emerson Aggregate Test (Slaking/Dispersion)*

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24 Parkside Drive
Nicholson

Client: Craig & Colleen O'Meare

Checked:

Date: 13 Sept 2025

Designed: SJA

Job No.: 458657

Soil Features: TEST BORE B3			
Soil Horizon	**A1**	**A2**	**B1**
Depth (mm)	0-200	200-300	300+
Boundary Type	NA	Gradual	Sharp
Field Texture Grade[8]	FSL	SCL	MC
Structure	Moderate	Weak	Massive
pH	7	7	6
EC (dS m^{-1})	0.00	0.02	0.09
Dominant Colour	7.5YR 3/2 Dark Brown	7.5YR 5/3 Brown	7.5YR 4/6 Strong Brown
Mottles	None	None	Red Blotches
Dispersion	8	5	2
Coarse Fragments (% Volume)	10%	20%	None
Soil Category[9] (AS/NZ1547:2012)	**3a**	**4b**	**6c**
Design Irrigation Rate[10] (DIR mm/day)	4	3.5	2
Design Loading Rate[11] (DLR mm/day)	15	6	NR

NA: Not Applicable NR: Not Recommended

Depth (m)	Description	Horizon
0.0	**TOPSOIL:** Moist Loamy	**A1**
0.1		
0.2	**SILT:** Moist Dense Sandy & Gravelly	**A2**
0.3	**CLAY:** Moist Very Stiff	**B1**
0.4		
0.5		
0.6		
0.7		
0.8		
0.9		
1.0		
1.2		
1.5+		

Soil Bore Log Profile

[8] *Refer Appendix D for description details(all soil samples have been sieved to minus 2mm and air-dried before being analized)*
[9] *As identified in Victorian EPA Guideline for Onsite Wastewater Management, (May 2024) Table 4-9*
[10] *For sub-surface irrigation (Refer Table M1 of AS/NZS 1547:2012)*
[11] *For absorption trenches/beds*

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5.0 LAND CAPABILTY ASSESSMENT MATRIX

Land features	Land capability class rating				
	Very good (1)	Good (2)	Fair (3)	Poor (4)	Very Poor (5)
General characteristics					
Site drainage	No visible signs of dampness	Moist soil, but no water in pit		Visible signs of dampness	Water ponding on surface
Runoff	None	Low	Moderate	High - diversionary structures req'd	Very High - diversion not practical
Flood/inundation potential (yearly return exceedence)	Never		< 1 in 100	< 1 in 30	> 1 in 20
Proximity to watercourses	> 60m				< 60m
Slope (%)	0 - 2	2 - 8	8 - 12	12 - 20	> 20
Landslip	None Evident		Low potential for failure	High potential for failure	Present or past failure
Seasonal water table depth (m) (incl. perched water tables)	>5	5 - 2.5	2.5 - 2.0	2.0 - 1.5	< 1.5
Rock Outcrop (% of land surface containing rocks > 200mm)	0	< 10%	10-20%	20-50%	>50%
Vegetation Type	Turf or pasture				Dense forest with little understorey
Average Rainfall (mm/yr)	< 450	450 - 650	650 - 750	750 - 1000	> 1000
Pan Evaporation (mm/yr)	> 1500	1250 - 1500	1000 - 1250	-	< 1000
Fill	No Fill		Fill present		
Soil profile characteristics*					
Structure	High	Moderate	Weak	Massive	Single Grained
Profile depth (of limiting Horizon B1)	> 2.0m	1.5m - 2.0m	1.5m - 1.0m	1.0m - 0.5m	< 0.5m
Soil permeability category[12]	2 and 3	4		5	1 and 6
Presence of mottling	None		Some		Extensive
Coarse Fragments (% volume)	<10	10-20	20-40		>40
pH	6 - 8		4.5 - 6		<4.5, >8
Emerson Aggregate Test (dispersion/slaking)	4, 6, 8	5	7	2, 3	1
Salinity (dS/m) (Electrical Conductivity)	<0.3	0.3 - 0.8	0.8 - 2	2 - 4	>4
Overall Site Rating[13]			**Poor**		**4**

* relevant to the sites most restrictive soil layer(s)

[12] *Refer Table 5.1 (Determination of Soil Category) of AS/NZS 1547:2012*
[13] *A description of each Land Capability Class Rating is provided in Appendix A.*

6.0 CONCLUSION

This LCA has been prepared to accompany a development application to East Gippsland Shire Council for a Proposed Dwelling and associated necessary wastewater management system. As such, this report provides recommendations for treatment and land application systems that are appropriate to the land capability.

The site has a number of limitations that result in the development being unsuitable for Primary treatment only (i.e. traditional septic tank and subsoil absorption trenches):

- Limiting Horizon B1 (Medium Clays) have a very low permeability rate,
- Medium Clays at very shallow depths (300mm),
- Massively structured (Category 6c) clay soils not suitable for disposal via absorption trenches.

The following section provides an overview of a suitable system, with sizing and design considerations. **Detailed design for the system is beyond the scope of this study, but should be undertaken at the time of building application and submitted to Council.**

7.0 RECOMMENDATIONS

It is recommended based on this LCA, that if the development of a Proposed Dwelling on 24 Parkside Drive, at the location indicated on the Site Features Plan 458657 - LC1:

- Install a system that provides secondary treatment with disinfection to meet EPA requirements for irrigation. Indicative target effluent quality is a minimum EPA standard 20mg/L BOD and 30mg/L SS. Several suitable options are available, including aerated wastewater treatment systems (AWTS) and single pass sand filters. Either of these options is capable of achieving the desired level of performance and final selection is the responsibility of the property owner, who will forward details to Council for approval.

- On-site disposal of domestic wastewater should occur within the proposed Land Application Area (refer Site Features Plan 458657 - LC1). The client is allowed flexibility in selecting the final location and configuration of the irrigation system, provided it remains within this envelope and in accordance with the relevant codes/standards.

- Calculation of Irrigation Area based on AS/NZ 1547 equation *A=Q/DIR*
  - Q – 900 L/day;
  - DIR[14] – 1.6 mm/day;
  - **Irrigation Area – 560 m^2**

- To determine if the irrigation area recommended above is adequate, a water balance[15] modelling has been undertaken to achieve a maximum wet weather storage depth of less than 10mm. The calculations are summarized below, with full details in Appendix B.
  - Average daily effluent load – 900 L
  - Design irrigation rate (DIR) – 1.6 mm/day;
  - Crop factor – 0.6 to 0.85; and
  - Retained Rainfall – 75%.
  - Irrigation Area – 560m^2
  - Max Wet Weather Storage Depth – 6 mm *(therefore area shown in bold to be adopted)*

- Minimum setbacks and buffer distances must be obtained when establishing effluent disposal envelopes, as per *EPA Guideline for Onsite Wastewater Management, (May 2024).*

- The owner shall consult an irrigation expert familiar with wastewater irrigation equipment, to help design and install the irrigation system. The irrigation plan must ensure good, even application of effluent.

[14] *20% reduction in DIR required due to LAA slopes greater than 10% (as per AS1547:2012, table M2, pg163)*
[15] *Water Balance undertaken in accordance with EPA Publication 168 (1991), Guidelines for Wastewater Irrigation.*

8.0 MANAGEMENT PROGRAM

8.1 Installation Issues

To ensure the satisfactory installation and operation of the AWTS & sub-surface irrigation, the following measures are to be implemented:

- Construction of a shallow table or cut-off drain along the high sides of the effluent disposal area, extending to below the field;
- Overflow from any water storage tanks to be directed into a table drain, or equivalent, to discharge below the effluent disposal field in a manner to avoid scouring or washing away downstream of the discharge point;
- Stormwater flows from the roof must be discharged at a point well clear of the effluent disposal field and runoff from paved surfaces and driveways must be directed away from the disposal site.
- Installation of the sub-surface irrigation system to be undertaken when the soils are dry or moist, not when the ground is saturated;
- Sub-surface irrigation system to be designed to minimise root intrusion from trees;
- Sub-surface irrigation system to utilise pressure dosing to ensure effluent is applied uniformly throughout the effluent disposal area.

8.2 Ongoing Management & Maintenance Issues

To ensure the satisfactory ongoing performance of the proposed AWTS & sub-surface irrigation, the owners/occupiers will need to ensure that:

- No buildings or impermeable surfaces are constructed on or over the effluent disposal areas;
- Heavy equipment is kept away from effluent disposal areas whilst the soil is saturated;
- The effluent disposal field is maintained as a grassed area, or planted out with shrubs that tolerate wet conditions, have high evapo-transpiration capacity and can tolerate phosphorus levels typically found in treated effluent;
- Trees and/or thick shrubs **are not** to be planted out along the northern or western edges of the effluent disposal areas to prevent exposure to both wind and sun .

The installer of the AWTS & sub-surface irrigation is to ensure that the owners/occupants are aware of and fully understand their responsibilities in relation to operating the treatment system, maintenance requirements and what should be done in the event of any problems. The satisfactory ongoing performance and longevity of the AWTS & sub-surface irrigation can be enhanced by:

- Ensuring that maintenance requirements are undertaken regularly in accordance with the systems' requirements and that both they and future owners/occupiers are aware of the systems capabilities, limitations and ongoing requirements;
- Using biodegradable soaps, low phosphorous detergents and detergents that have low salt, sodium and chlorine levels;
- Limiting the use of germicides (such as strong detergents, disinfectants, toilet cleaners, whiteners and bleaches);
- Not flushing disposable nappies, sanitary napkins or other hygiene products into the systems;
- Not flushing chemicals, paint or similar substances into the systems.
- Fats, oils, milk, tea leaves, coffee grounds and other kitchen food liquids, particles and scraps should be composted in a compost bin. These organic wastes **SHOULD NOT** be disposed of into the onsite wastewater treatment system.

NOTE: *This report and associated plan(s) does not constitute a Septic Tank Permit. Such a permit should be obtained separately from the Environmental Health Department of East Gippsland Shire Council after development approval is obtained and prior to plumbing works commencing.*

APPENDIX A

Capability Class	Degree of Limitation	General Description
Rating 1	None to Very Slight	The Proposed Dwelling is suitable for on-site disposal of septic tank discharge. The limitations or environmental hazard from long-term use are considered very slight. Standard performance measures for design, installation and management should prove satisfactory.
Rating 2	Slight	The site has been identified as generally suitable for on-site effluent disposal but there is a slight associated environmental hazard expected. One or more land limitations are present, which may not be compatible with 'straight forward' conventional on-site disposal. The wastewater management program will require careful planning, adherence to specifications and adequate supervision.
Rating 3	Moderate	The site has only a fair capability for on-site effluent disposal with a moderate associated environmental risk always present. Very careful site selection, preparation and specialized design will be required to address the identified land constraints. A management program should be delivered to the responsible authority with the development application and prior to earthworks commencing. It is recommended that, in order to achieve BPEM, wastewater-processing systems which can attain a higher level of treatment with basic monitoring should be considered as an alternative to standard conventional trench disposal.
Rating 4	High	Areas have a poor capability rating with a high associated environmental risk. Considerable difficulties are expected during siting and installation of the wastewater treatment system and during routine operation. A very high Engineering input and close supervision would be needed to minimize the environmental impact. Alternative wastewater processing systems capable of consistently producing a high quality secondary effluent (such as aerated wastewater treatment plants) together with a close monitoring program should be seriously investigated and adopted.
Rating 5	Severe	Areas have a very poor capability and there is severe associated environmental risk. The areas are not generally considered suitable for disposal of septic tank effluent by trench systems. The high levels of Engineering input and management needed at all stages are unlikely to adequately address the identified land constraints and achieve a sustainable outcome. Reticulated sewerage is usually the only acceptable option.

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APPENDIX B

Bairnsdale 085279 Evap.data **Bairnsdale 084100**

Mean average Pan evaporation

Source: AS1547-1994 - Table G1 (Prepared by R.A. Patterson, Lanfax Labs. Armidale updated April 2006)

1			2	3	4	5	6	7	8	9
Month	Days	daily pan	Pan Eo	Et	Rainfall	Retained	LTAR*N	Disposal	Effluent	Size of
	per	Eo		+Cf*Eo	P	Rainfall		rate/month	applied	area
	month	(B.Met)				Re=(1-r)P	1.6	(Et-Re)+	per month	(8)/(7)
								LTAR*N	900	
		mm	mm	mm	mm	mm	mm	mm	L	m2
Jan	31	6.6	204.3	174	48.9	36.7	49.6	186.6	27900	150
Feb	28	6.1	170.0	144	50.8	38.1	44.8	151.2	25200	167
Mar	31	4.8	148.8	126	44.7	33.5	49.6	142.6	27900	196
Apr	30	3.7	109.8	66	55.8	41.9	48	72.0	27000	375
May	31	2.6	80.0	48	47.3	35.5	49.6	62.1	27900	449
Jun	30	2.4	70.8	42	59.7	44.8	48	45.7	27000	591
Jul	31	2.4	73.8	44	49.1	36.8	49.6	57.0	27900	489
Aug	31	3.0	93.0	56	36.3	27.2	49.6	78.2	27900	357
Sep	30	3.8	114.9	69	52.7	39.5	48	77.4	27000	349
Oct	31	4.7	144.8	123	60	45.0	49.6	127.7	27900	219
Nov	30	5.5	165.9	141	80.9	60.7	48	128.3	27000	210
Dec	31	6.3	195.9	167	59	44.3	49.6	171.9	27900	162
		Totals	**1571.9**	**1201**	**645.2**	**483.9**				

TABLE G2 - Depth of stored effluent First trial - choose from col.9 table above

1	2	3	4	5	6	7	8	9	10	11
month	first trial	application	Disposal	(3)-(4)	Increase	Starting	increase	computed	**reset if**	equivalent
	area	rate	rate		depth of	depth	depth	depth	**Et deficit**	storage
	(m2)	(8)*/(2)	per month		stored	effluent	effluent	effluent	**<0**	10 x area
			(above)'		effluent	for		(X)		
		(mm)	(mm)	(mm)	(5)/porosity	month	+(6)	(mm)	(mm)	(L)
Dec								0.0	0	
Jan	560	50	187	-137	-342	0	-342	-342	0	0
Feb		45	151	-106	-265	0	-265	-265	0	0
Mar		50	143	-93	-232	0	-232	-232	0	0
Apr		48	72	-24	-60	0	-60	-60	0	0
May		50	62	-12	-31	0	-31	-31	0	0
Jun		48	46	3	6	0	6	6	6	1054
Jul		50	57	-7	-18	6	-18	-12	0	0
Aug		50	78	-28	-71	0	-71	-71	0	0
Sep		48	77	-29	-73	0	-73	-73	0	0
Oct		50	128	-78	-195	0	-195	-195	0	0
Nov		48	128	-80	-200	0	-200	-200	0	0
Dec		50	172	-122	-305	0	-305	-305	0	0
Jan		50	187	-137	-342	0	-342	-342	0	0
Feb		45	151	-106	-265	0	-265	-265	0	0
Mar		50	143	-93	-232	0	-232	-232	0	0
Apr		48	72	-24	-60	0	-60	-60	0	0
May		50	62	-12	-31	0	-31	-31	0	0

From calculations in tables above for optimised drainfield area, using Appendix G AS1547-1994

	Porosity in disposal area	**40%**	
Variables Table	**Runoff Coeff =**	**0.25**	**percentage runoff**
	Summer Crop Factor =	**0.85**	**crop transpiration rate Oct-Mar**
	Winter Crop Factor	**0.6**	**crop transpiration rate -Apr-Sep**
Change as required	**LTAR =**	**1.6**	**L/m2/day**
	FLOWS=	**900**	**L/day**

Estimated area of effluent drainfield = 560 square metres

Maximum depth of stored effluent = 6 mm depth

Water Balance Model for 5 bedroom dwelling

(prepared by R.A. Patterson, Lanfax Labs. Armidale April 2007)

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APPENDIX C

RECORD OF FIELD TEXTURE DETERMINATION						
Soil	**Grittiness**	**Stickiness**	**Plasticity**	**Stain**	**Ribbon (mm)**	**Grade**
A1	Slight	Very	Moderate	Moderate	20	FSL
A2	Moderate	Moderate	Moderate	Very	40	SCL
B1	None	Extremely	Extremely	Extremely	75+	MC

NONE **SLIGHT** **MODERATE** **VERY** **EXTREMELY**

APPENDIX D

Soil Category	Field Texture Grade		Behaviour of moist blobs	Ribbon length (mm)	Approx clay content %
1	S	Sand	coherence nil to very slight, cannot be moulded; sand grains of medium size; single sand grains stick to fingers	nil	< 5%
2	LS	Loamy sand	slight coherence; sand grains of medium size; can be sheared between thumb and forefinger to give minimal ribbon of about 5mm	about 5	about 5%
	CS	Clayey sand	slight coherence; sand grains of medium size; sticky when wet; many sand grains stick to fingers; discolours fingers with clay stain	5 - 15	5% to 10%
	SL	Sandy loam	bolus coherent but very sandy to touch; will form ribbon; dominant sand grains of medium size and readily visible	15 - 25	10% to 20%
3	FSL	Fine sandy loam	as for sandy loams, except that individual sand grains are not visible, although they can be heard and felt	15 - 25	10% to 20%
	L	Loam	bolus coherent and rather spongy; smooth feel when manipulated but with no obvious sandiness or "silkiness"; may be somewhat greasy to touch if much organic material present	25	about 25%
	ZL	Silty loam	coherent bolus, very smooth to silky when manipulated, will form a very thin ribbon and dries out rapidly	25	10% to 25%
4	SCL	Sandy clay loam	strongly coherent bolus, sandy to touch; medium size sand grains visible in finer matrix	25 - 40	20% to 30%
	FSCL	Fine sandy clay loam	as for sandy clay loam, except that individual sand grains are not visible although they can be heard and felt.	40 - 50	20% to 30%
	CL	Clay loam	coherent plastic bolus, smooth to manipulate	40 - 50	30% to 35%
	ZCL	Silty clay loam	as for clay loams but not spongy; very smooth and silky; dries out rapidly	40 - 50	30% to 35%
	SC	Sandy clay	plastic bolus; fine to medium sand can be seen, felt or heard in clayey matrix	50 - 75	35% to 40%
5	SiC	Silty clay	plastic bolus; smooth and silky to manipulate; long but very fragmentary ribbon; dries out rapidly	50 - 75	30% to 40%
	LC	Light clay	plastic bolus; smooth to touch; slight resistance to shearing between thumb and forefinger	50 - 75	35% to 40%
	LMC	Light medium clay	plastic bolus; smooth to touch; slight to moderate resistance to ribboning shear	75	40% to 45%
6	MC	Medium clay	smooth plastic bolus; handles like plasticine and can be moulded into rods without fracture; has moderate resistance to ribboning shear	> 75	45% to 55%
	HC	Heavy clay	smooth plastic bolus; handles like stiff plasticine; can be moulded into rods without fracture; has firm resistance to ribboning shear	> 75	50% +

Soil Texture Grade Table (International System, soil sieved < 2mm) & Table E1 (Assessment of Soil Textures) pg 106 of AS/NZS 1547:2012

9.0 REFERENCES

Environment Protection Authority (July 2016). Publication No. 891.4, *Code of Practice – Onsite Wastewater Management.*

Environment Protection Authority (Mar 2013). Publication No. 746.1, *Land Capability Assessment For On-Site Wastewater Management.*

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McDonald, R.C., Isbell, R.F., Spreight, J.G., Walker, J and Hopkins, M.S. (1990). *Australian Soil and Land Survey: Field Handbook. Second Addition.* Inkata Press, Melbourne.

Standards Australia / Standards New Zealand (2012). AS/NZS 1547:2012 *On-Site Domestic Wastewater Management.*

Victorian Resources Online; http://vro.depi.vic.gov.au/dpi/vro/vrosite.nsf/pages/vrohome

Munsell Soil-Color Charts (2009 Year Revised / 2012 Production)

NOTES:

DENOTES NATURAL SURFACE LEVEL 10.23

DENOTES FLOOR LEVEL FL 12.00 APP.

ALL LENGTHS ARE IN METRES

DENOTES HABITABLE ROOM WINDOW HRW
DENOTES NON HABITABLE ROOM WINDOW NHRW
(UPPER FLOOR & SILL R.L. WHERE NOTED)

CONTOUR INTERVAL IS 0.50m

LEVELS ARE TO ARBITRARY DATUM

NORTH

PLEASE NOTE:
TITLES BOUNDARIES SHOWN MAY NOT REPRESENT EXACT TITLE POSITION.
FOR EXACT TITLE POSITION IT IS RECOMMENDED THAT A TITLE RE ESTABLISHMENT SURVEY BE CARRIED OUT BY A LICENCED SURVEYOR

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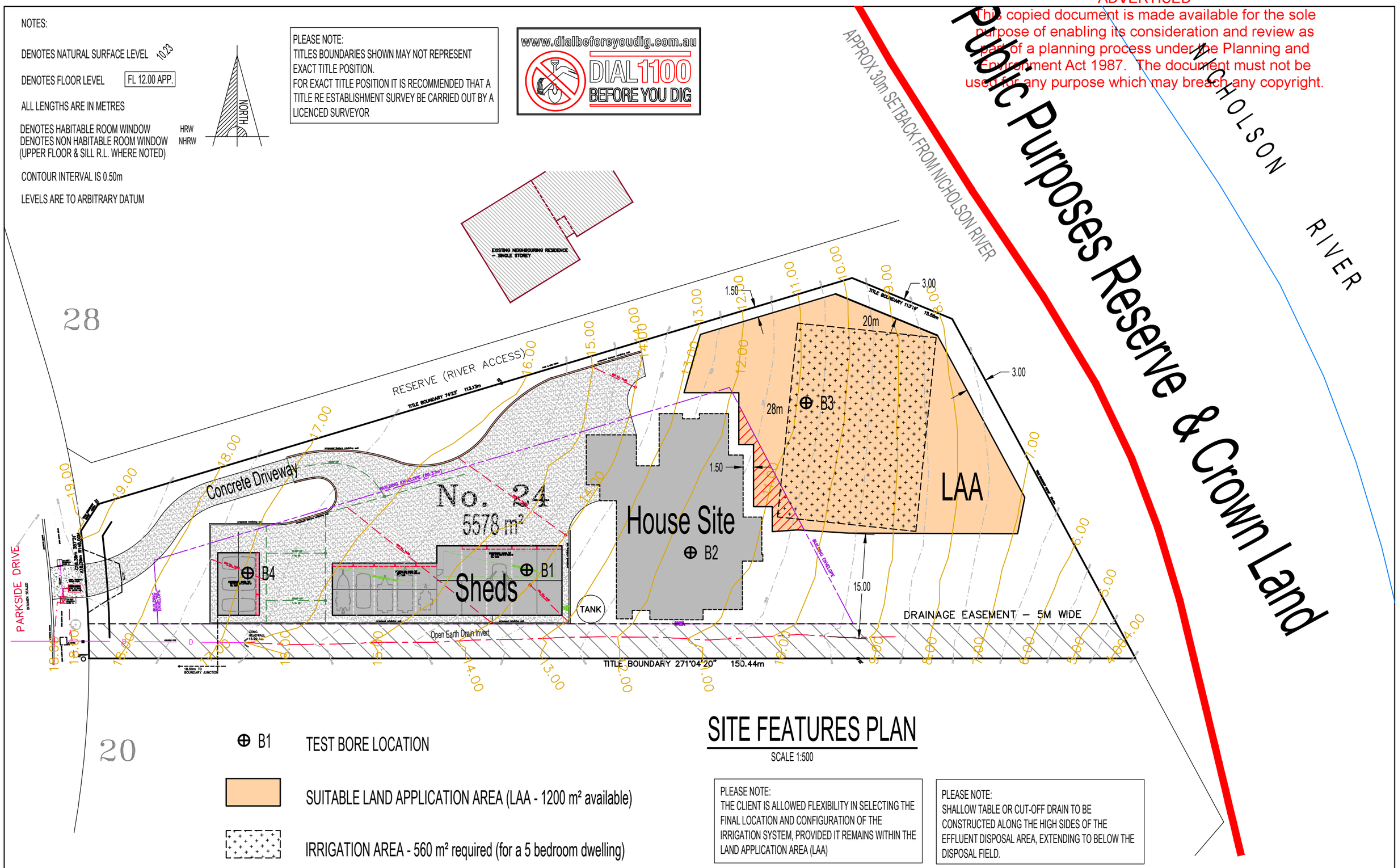
DIAL 1100 BEFORE YOU DIG



⊕ B1 TEST BORE LOCATION

SUITABLE LAND APPLICATION AREA (LAA - 1200 m² available)

IRRIGATION AREA - 560 m² required (for a 5 bedroom dwelling)

SITE FEATURES PLAN

SCALE 1:500

PLEASE NOTE:
THE CLIENT IS ALLOWED FLEXIBILITY IN SELECTING THE FINAL LOCATION AND CONFIGURATION OF THE IRRIGATION SYSTEM, PROVIDED IT REMAINS WITHIN THE LAND APPLICATION AREA (LAA)

PLEASE NOTE:
SHALLOW TABLE OR CUT-OFF DRAIN TO BE CONSTRUCTED ALONG THE HIGH SIDES OF THE EFFLUENT DISPOSAL AREA, EXTENDING TO BELOW THE DISPOSAL FIELD.

REV	DESCRIPTION	CHKD	DATE
-	-	-	-

Design: JDP
Drawn: JDP
Checked: SJA
Date: 13 Sept 2025

Project:
SITE ANALYSIS
24 Parkside Drive, Nicholson

Client:
Craig & Colleen O'Meara

Job No: 458657
Drawing No: LC1
Revision No. -

Simon Anderson Consultants
CIVIL | STRUCTURAL | PROJECT ENGINEERS
P.O. Box 1700 111 Main St, Bairnsdale
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ACN 073 392 266
bairnsdale@simonandersonconsultants.com.au
BAIRNSDALE | SALE | GEELONG

DRAWING SCHEDULE

ARCHITECTURAL DRAWINGS

IMAGE WAS DEVELOPED AT CONCEPT STAGE AND MAY VARY FROM FINAL DESIGN

O'MEARA RESIDENCE

SUBJECT SITE : NO. 24 PARKSIDE DRIVE, NICHOLSON
CLIENT : CRAIG & COLLEEN O'MEARA

DESIGNER : SANDS BUILDING DESIGN

ACN 127 480 942
P.O. Box 1735
309 Main St, Bairnsdale 3875
P. 03 51 52 7200
E. clinton@sandsbd.com.au

PLANNING ISSUE
Job No. 23884
ISSUE DATE - 23/10/25

GENERAL NOTES:-

1. General
1.1 Written dimensions take precedence over scale, all dimensions are in millimetres U.N.O.

1.2 Materials and work practices shall comply with but not limited to Building Regulations 2018, National Construction Codes Series 2022 Building Code of Australia Vol 2, 2022 ABCB Housing Provisions and all relevant current Australian Standards

1.2.2 Unless otherwise specified, the term BCA 2022 shall refer to National Construction Codes Series 2022 Building Code of Australia Vol. 2. The term ABCB HP shall refer to 2022 Australian Building Codes Board, Housing Provisions Standard.

1.3 These plans shall be read in conjunction with any relevant structural and/or civil engineering computations and drawings related to this project.

1.4 The builder shall take all steps necessary to ensure the stability of new and existing structures during all works.

1.5 The builder & subcontractors to verify all levels, dimensions, setbacks and specifications and all other relevant documentation prior to commencement of works. Report all discrepancies to this office for clarification.

1.6 All previously issued drawings marked preliminary shall now be considered void

1.7 Exact set out of residence to be determined on site and shall be verified by Owner, Builder and Building surveyor

2. Footings
2.1 Soil classification to AS 2870. Refer Engineers Soil Report.

2.2 Concrete to be N20 grade unless noted otherwise.

2.3 Dimensions and Reinforcements shown are minimum requirements of AS2870.1.

2.4 The owners attention is drawn to Appendix A of AS2870.1. "Performance Requirements and Foundation Maintenance".

2.5 Footings not to encroach title boundaries and easement lines.

3. Termite Treatment
3.1 Where required termite treatment to comply with 2022 BCA Vol 2. Part H1 (o). ABCB HP Part 3.4 and in accordance with AS1694 or AS3360.

4. Drainage
4.1 Stormwater, spoon and sub-soil drains shall be taken to legal point of discharge (LPD).

4.2 Sewer or septic system shall be in accordance with the relevant authority requirements.

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

4.4 The Builder to provide sub soil drainage ie.100mm socked agi drain at the base (up-slope) of all retaining walls and at the base of footings where there is a possibility of water to enter under building or slab. Agi drains to be connected to legal point of discharge.

5. Brickwork
5.1 Provide wall ties to brickwork at maximum 600mm ctrs. in each direction and within 300mm of articulation joints.

5.2 Spacing of wall ties to top and sides of openings to be halved.

5.3 In areas less than 1km from sea or in heavy industrial areas wall ties shall be either:-

Galvanised sheet steel min. Z 600 or
Galvanised wire min. 470g/m2, or
Grade 316 stainless steel, or
Engineered polymer ties.

5.4 Provide damp proof course, cavity flashing and weep holes in accordance with 2022 BCA Vol. 2, Part H1D5, ABCB HP Section 5 and AS4773

5.5 Provide vertical articulation joints in accordance with ABCB HP Part 5.6.8

6. Timber
6.1 For Climate Zone 'C', provide sub-floor ventilation to timber floors to achieve 6000sq.mm/metre run of perimeter wall in accordance with 2022 ABCB HP, Part 6.2.1 table 6.2.1a and Figures 6.2.1.b: and 6.2.1c:

6.2 Generally provide minimum clearance from underside of bearer to finished ground level of 400mm

6.3 Design wind classification: Refer Structural Engineers drawings

6.4 All timber sizes, wall and roof framing, fixing and bracing shall be in accordance with AS 1684.1 - AS 1684.4 2010 Residential timber-framed construction manuals parts 1-4 and TPC Timber Framing Span Tables 2010.

7. Wet Areas
7.1 All wet areas to comply with 2022 BCA Vol 2 H4O1, ABCB HP Part 10.2 and AS 3740.

8. Building Fabric
8.1 Minimum R value of element as per 2022 BCA, Vol 2, H6D2 and ABCB HP, Part 13.2

8.2 Any Sarking must have a flammability index of not more than 5.

8.3 All sarking and sisalation to be approved vapour permeable in accordance with AS/NZ 4200.1

8.4 See Bush Fire Attack Level (BAL) notes for further information on sarking requirements.

9. Doors, Windows & Glazing
9.1 All glass and glazing to conform with 2022 BCA, Vol 2 Section H, Part H1D8 3.6. ABCB HP Part 8, AS1288 and AS2047

9.2 Window sizes and type are nominal and may vary according to selected manufacturer. Site measure prior to fabrication.

9.3 Provide safety glass to shower screens & windows over baths in accordance with AS1288

9.4 All doors, windows, gaps & cracks to be sealed

9.5 All external doors to be weather stripped

9.6 All external doors and windows to be installed to manufacturers specification and flashed all round.

9.6 Refer to Energy Raters thermal assessment and BAL Assessment for further information and special glazing requirements.

10. Smoke Detectors
10.1 Smoke alarms to be installed in accordance with 2022 BCA, Vol 2, Part H3, ABCB HP Part 9.5 and to comply with AS3786, hard wired to electric mains with battery back-up.

11. Copyright
11.1 © Copyright- These drawings are not to be reproduced in part or whole without express permission from Sands Building Design Pty Ltd.

12. Driveways and Excavations
12.1 New driveways and crossovers to be in accordance with local requirements and owner/builder shall obtain relevant permits prior to commencement of work.

12.2 Any excavations, extent and position of any fill or stockpiling to verified on site with Owner/Builder

12.3 Control drainage and erosion during the course of construction by use use of suitable silt traps and sediment basins, no flow to be directed or discharge over any adjoining property. Soil disturbance to be kept to a minimum, cut and fill batters to be no steeper than 1 in 2 grade U.N.O. Provide 100mm of top soil to all disturbed areas and sow to grass as soon as practicable after construction works have been completed.

13. Stairs, Steps & Balustrades
13.1 Stairs and steps maximum riser(R) 190mm, minimum riser(R) 115mm, maximum going(G) 355mm, minimum going (G) 240mm, slope relationship (2R+G), minimum head room above nosing of stair 2000mm, Maximum 125mm vert. gap between treads on stringer stairs.

13.2 Barriers and Handrails in accordance with ABCB HP Part 11.3. Handrails to minimum 865mm above nosing of stairs and 1050mm above balconies and landings with maximum 125mm between rails or balustrades (except wire balustrades refer 13.3 below). Provide balustrades where balconies or landings exceeds 1000mm above adjacent finished surface level.

13.3 Wire balustrade construction to comply with 2022 BCA, Volume 2 Part H5V1 for Class 1 and 10 buildings and ABCB HP Part 11.3.6

14. Stormwater & Roof Drainage
14.1 All roofing, gutters, downpipes, drainage etc. to be installed in accordance with 2022 BCA Volume 2, VIC Part E3 & E4 and AS3500.3

14.2 Drawings show suggested location for downpipes, exact number of downpipes and locations to be determined on site by Builder, Plumber and Owner.
Each downpipe must not serve more area than the catchment area calculated in accordance with AS3500.3 Section 3.5.4

14.3 Builder to ensure that a downpipe is located as close as possible of an internal roof valley or provide slotted spouting or gutters (overflow)

14.4 Valley gutters on a roof less than 12.5 degrees -- must be designed as a box gutter with a minimum width of 300mm.

14.5 Stormwater line to be laid to a minimum grade of 1:100 and connected to the legal point of discharge. Provide inspection openings @ 9000mm C/C and at each change of direction.
The cover to underground stormwater drains shall not be less than:
100mm under soil
50mm under paved or concrete areas
100mm under unreinforced concrete or paved driveways
75mm under reinforced concrete driveways

15. Rescode
15.1 Building and siting to comply with current Rescode, designer to be notified if any discrepancies are found by surveyor/builder/owner prior to construction or any site works

16. Energy Efficiency
16.1 Energy efficiency to be in accordance with 2022 BCA, Vol 2 Part H6 and ABCB HP part 13, all designs shall be constructed in accordance with the approved plans as provided and stamped by the accredited Energy Rater without alteration.

16.2 If a rainwater tank is installed to comply with energy rating requirements, the rainwater tank must have a minimum capacity of 2,000 litres, have a catchment area from a roof of at least 50sq.m and be connected to all sanitary flushing systems within a building.

Note:
The Victorian NCC 2019 rainwater tank variation (VIC V2.6.1 and V3.12.0 respectively) remains in effect until 30 September 2023 after which the following takes effect:
A rainwater tank must be installed in a Class 1 building in accordance with the regulations made under the Building Act 1993 (Victoria).
This Victorian rainwater tank requirement is now found in NCC 2022 Volume Three (Clauses VIC B6D2 and VIC B7D4). Refer also VBA Building Practice Note EE-05 for transitional requirements.

BUSHFIRE ATTACK LEVEL (BAL) 12.5

SUMMARY ONLY, REFER AS 3959 FOR FURTHER INFORMATION

GENERAL
All construction methods, building materials and prefabricated products to comply with AS 3959-2018 construction of buildings in Bushfire Prone Area 'section 5'

5.2 SUB-FLOOR SUPPORTS
This Standard does not provide construction requirements for subfloor support where the subfloor space is enclosed.

5.3 FLOORS
5.3.1 General
This Standard does not provide construction requirements for concrete slabs on the ground.

5.3.2 Elevated floors
5.3.2.1 Enclosed subfloor space
This Standard does not provide construction requirements for elevated floors, including beareres, joists and flooring, where the subfloor space is enclosed with -
(a) a wall that conforms with Clause 5.4; or
(b) a mesh or perforated sheet with a maximum aperture of 2mm, made of corrosion resistant steel, bronze, or aluminium; or
(c) a combination of items (a) and (b) above.

5.4 WALLS
5.4.1 General
The exposed components of an external wall that are less than 400mm from the ground or less than 400mm above decks, carport roofs, awnings and similar elements or fittings have an angle of less than 18 degrees to the horizontal and extending more than 110mm in width from wall shall be one of the following:
(a) Non-combustable material including the following provided the minimum thickness is 90mm:
(i) Full masonry or masonry veneer walls with an outer leaf of clay, concrete, calcium silicate or natural stone.
(ii) Precast or insitu walls of concrete or aerated concrete.
(iii) Earth wall including mud brick; or
(b) Timber logs of species with a density of 680 kg/m³ or greater at 12% moisture content; of a minimal nominal thickness of 90mm and a minimal thickness of 70mm and gauge planed; or
(c) Cladding that is fixed externally to a timber framed or steel framed wall and is-
(i) non-combustable material; or
(ii) fibre-cement sheet a minimum of 6mm in thickness; or
(iii) bushfire resisting timber (see appendix F); or
(iv) a timber species as specified in Paragraph E1, Appendix E; or
(v) a combination of any of items (i), (ii), (iii) or (iv); or
(d) A combination of (a), (b) or (c).

This standard does not provide construction requirements for exposed components of an external wall that are 400mm or more from the ground or 400mm or above decks, carport roofs, awnings and similar elements or fittings having an angle less than 18 degrees to the horizontal and extending more than 110mm in width from a wall (see Figure D3, Appendix D)

5.4.2 Joints
All joints in the external surface material of walls shall be covered, sealed, overlapped, backed or butt-jointed.

5.4.3 Vents and weepholes
Except for exclusions provided in Clause 3.6, vents and weepholes in external walls shall be screened with a mesh made of corrosion-resistant steel, bronze or aluminium.

5.5 EXTERNAL GLAZED ELEMENTS, ASSEMBLIES AND DOORS
5.5.2 Screens for windows and doors
Where fitted, screens for windows and doors shall have a mesh or perforated sheet made of corrosion-resistant steel, bronze or aluminium.
5.5.3 Windows and sidelights
Window assemblies shall:
Be completely protected by a bushfire shutter that conforms with Clause 3.7 and Clause 5.5.1; or
Be completely protected externally by screens that conform with Clause 3.6 and Clause 5.5.2.
or
Conform with the following:
For window assemblies less than 400 mm from the ground or less than 400 mm above decks, carport roofs, awnings and similar elements or fittings having an angle less than 18 degrees to the horizontal and extending more than 110 mm in width from the window frame, window frames and window joinery shall be made from one of the following:
Bushfire-resisting timber; or
A timber species as specified in Paragraph E2, Appendix E; or
Metal; or
Metal-reinforced uPVC.
Where glazing is less than 400 mm from the ground or less than 400 mm above decks, carport roofs, awnings and similar elements or fittings
having an angle less than 18 degrees to the horizontal and extending more than
110 mm in width from the window frame, this glazing shall be Grade A safety glass a minimum of 4 mm in thickness or glass blocks with no restriction on glazing methods.
The openable portions of windows shall be screened internally or externally with screens that conform with Clause 3.6 and Clause 5.5.2.

5.5.4 Doors-Side-hung external doors (including French doors, panel fold and bifold doors)
Side-hung external doors shall-
be completely protected by bushfire shutters that conform with Clause 3.7 and Clause 5.5.1;
or
be completely protected externally by screens that conform with Clause 3.6 and Clause 5.5.2;
or conform with the following:
Materials shall be-
non-combustible; or
solid timber, laminated timber or reconstituted timber, having a minimum
thickness of 35 mm for the first 400 mm above the threshold; or
hollow core, solid timber, laminated timber or reconstituted timber protected externally by a screen that conforms with Clause 5.5.2; or for fully framed glazed door panels, the framing shall be made from metal
or bushfire resisting timber or a timber species as specified in Paragraph E2, Appendix E or uPVC.
Door frame materials shall be-
bushfire resisting timber; or
a timber species as specified in Paragraph E2 of Appendix E; or
metal; or
metal-reinforced uPVC. The reinforcing members shall be made from aluminium, stainless steel, or corrosion-resistant steel.
The glazing shall be Grade A safety glass a minimum of 4 mm in thickness, or glass blocks with no restriction on glazing methods.
Weather strips, draft excluders or draft seals shall be installed.

5.5.5 Doors-Sliding doors
Sliding doors shall-
be completely protected by a bushfire shutter that conforms with Clause 3.7 and Clause 5.5.1;
or
be completely protected externally by screens that conform with Clause 3.6 and Clause 5.5.2; or
conform with the following:
The material for door frames, including fully framed glazed doors, shall be-
bushfire-resisting timber (see Appendix F); or
a timber species as specified in Paragraph E2, Appendix E; or
metal; or
metal-reinforced uPVC and the reinforcing members shall be made from aluminium, stainless steel, or corrosion-resistant steel.
Where doors incorporate glazing, the glazing shall be grade A safety glass a minimum of 4 mm in thickness.
Sliding panels shall be tight-fitting in the frames.

5.5.6 Doors-Vehicle access doors (garage doors)
The following applies to vehicle access doors:
The lower portion of a vehicle access door that is within 400 mm of the ground when the door is closed shall be made from-
non-combustible material; or
bushfire-resisting timber; or
fibre-cement sheet a minimum of 6 mm in thickness; or
a timber species as specified in Paragraph E1, Appendix E; or
a combination of any of Items (i), (ii), (iii) or (iv).
All vehicle access doors shall be protected with suitable weather strips, draught excluders, draught seals or brushes. Door assemblies fitted with guide tracks do not need edge gap protection.
Vehicle access doors with ventilation slots shall be protected in accordance with Clause 3.6.

5.6 ROOFS (INCLUDING PENETRATIONS, EAVES, FASCIAS AND GABLES, AND GUTTERS AND DOWNPIPES)
5.6.1 General
The following applies to all types of roofs and roofing systems:
Roof tiles, roof sheets and roof-covering accessories shall be non-combustible.
The roof/wall and roof/roof junction shall be sealed or otherwise protected in
accordance with Clause 3.6.
Roof ventilation openings, such as gable and roof vents, shall be fitted with ember guards made of non-combustible material or a mesh or perforated sheet conforming with Clause 3.6 and, made of corrosion-resistant steel, bronze or aluminium.
Only evaporative coolers manufactured in accordance with AS/NZS 60335.2.98 shall be used. Evaporative coolers with an internal damper to prevent the entry of embers into the roof space need not be screened externally.

5.6.2 Tiled roofs
Tiled roofs shall be fully sarked. The sarking shall-
be located on top of the roof framing, except that the roof battens may be fixed above the sarking;
cover the entire roof area including ridges and hips; and
extend into gutters and valleys.

5.6.3 Sheet roofs
Sheet roofs shall-
be fully sarked in accordance with Clause 5.6.2, except that foil-backed insulation blankets may be installed over the battens; or have any gaps sealed at the fascia or wall line, hips and ridges by-
a mesh or perforated sheet that conforms with Clause 3.6 and that is made of
corrosion-resistant steel, bronze or aluminium; or
mineral wool; or
other non-combustible material;

5.6.4 Verandas, carport and awning roof
Refer to 5.7 below for veranda, carport and awning roof.

5.6.5 Roof penetrations
The following applies to roof penetrations:
Roof penetrations, including roof lights, roof ventilators, roof-mounted evaporative cooling units, aerials, vent pipes and supports for solar collectors or the like, shall be sealed.
The material used to seal the penetration shall be non-combustible.
Openings in vented roof lights, roof ventilators or vent pipes shall conform with
Clause 3.6 and be made of corrosion-resistant steel, bronze or aluminium.
This requirement does not apply to a room sealed gas appliance.
All overhead glazing shall be Grade A safety glass conforming with AS 1288.
Glazed elements in roof lights and skylights may be of polymer provided a Grade A safety glass diffuser, conforming with AS 1288, is installed under the glazing. Where glazing is an insulating glazing unit (IGU), Grade A toughened safety glass of minimum 4 mm in thickness shall be used in the outer pane of the IGU.
Flashing elements of tubular skylights may be of a fire-retardant material, provided the roof integrity is maintained by an under-flashing of a material having a flammability index not exceeding five.
Evaporative cooling units shall be fitted with non-combustible butterfly closers as close as practicable to the roof level or the unit shall be fitted with non-combustible covers with a mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium.
Vent pipes made from PVC are permitted.
Eaves lighting shall be adequately sealed and not compromise the performance of the element.

5.6.6 Eaves linings, fascias and gables
Gables shall conform with Clause 5.4.
Eaves penetrations shall be protected in the same way as roof penetrations, as specified in Clause 5.6.5.
Eaves ventilation openings shall be fitted with ember guards in accordance with Clause 3.6 and made of corrosion-resistant steel, bronze or aluminium.
Joints in eaves linings, fascias and gables may be sealed with plastic joining strips or timber storm moulds.

5.6.7 Gutters and downpipes
If installed, gutter and valley leaf guards shall be non-combustible.
Box gutters shall be non-combustible and flashed at the junction with the roof with non-combustible material.

5.7 VERANDAS, DECKS, STEPS AND LANDINGS
5.7.2 Enclosed subfloor spaces of verandas, decks, steps, ramps and landings
5.7.2.1 Materials to enclose a subfloor space
Where the materials used to enclose a subfloor space are less than 400 mm from the ground, they shall conform with Clause 5.4.
5.7.2.4 Decking, stair treads and the trafficable surfaces of ramps and landings
If less than 300 mm (measured horizontally at deck level) from glazed elements that are less than 400 mm (measured vertically) from the surface of the deck shall be made from-
non-combustible material; or
a bushfire-resisting timber; or
a timber species as specified in Paragraph E1, Appendix E; or
uPVC; or
a combination

5.7.3 Unenclosed subfloor spaces of verandas, decks, steps, ramps and landings
5.7.3.3 Decking, stair treads and the trafficable surfaces of ramps and landings
If less than 300 mm (measured horizontally at deck level) from glazed elements that are less than 400 mm (measured vertically) from the surface of the deck shall be made from-
non-combustible material; or
bushfire-resisting timber (see Appendix F); or
a timber species as specified in Paragraph E1, Appendix E; or
a combination

5.7.5 Veranda posts
Veranda posts-
shall be timber mounted on galvanized mounted shoes or stirrups with a clearance of not less than 75 mm above the adjacent finished ground level; or
less than 400 mm (measured vertically) from the surface of the deck or ground shall be made from-
non-combustible material; or
bushfire-resisting timber; or
a timber species as specified in Paragraph E1, Appendix E; or a combination of any items (a) or (b)

LEVEL NOTE:
SITE FEATURE SURVEY PROVIDED BY 'ONEPLAN LAND DEVELOPMENT GROUP' - PREPARED NOVEMBER 2023.
LEVELS ARE TO AHD.

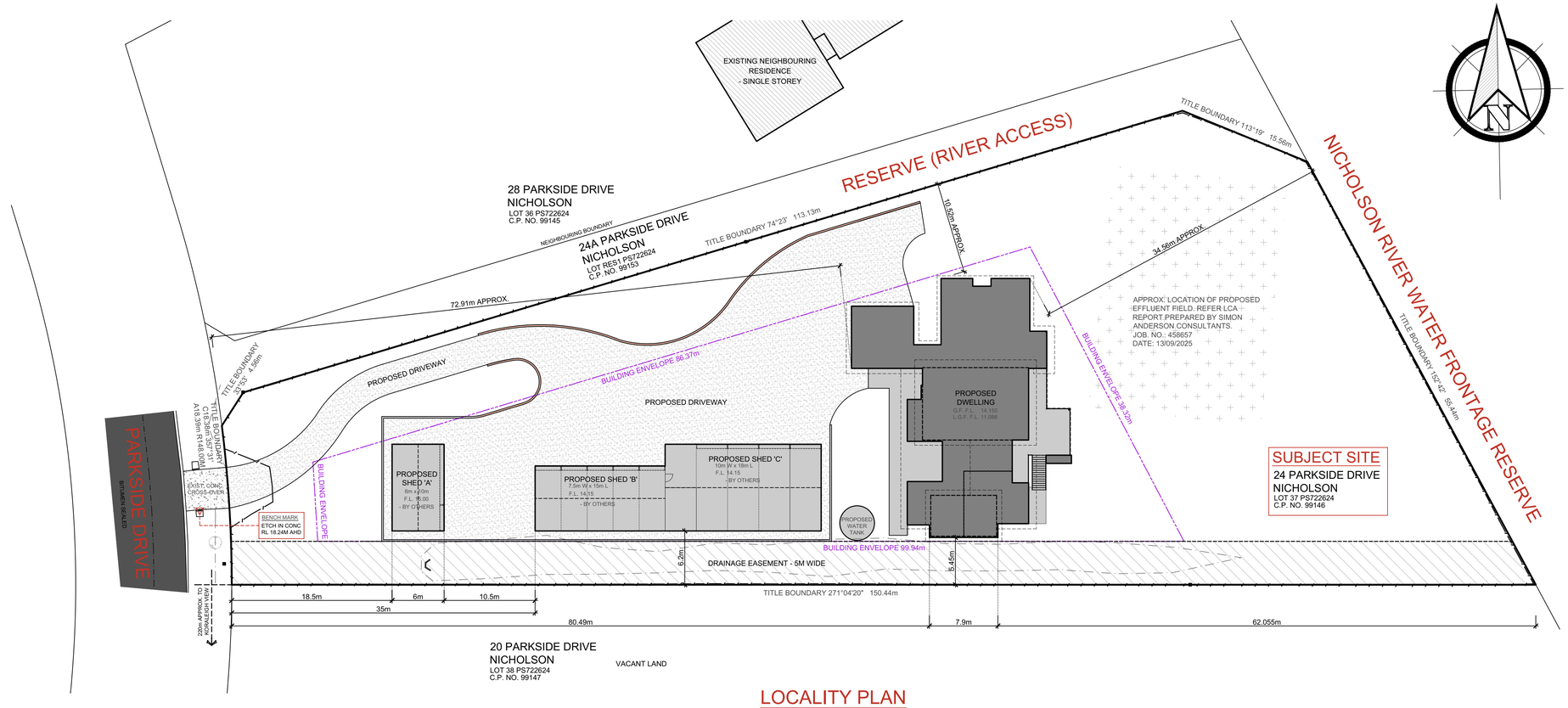
SITING NOTE:
BUILDING LOCATION IS APPROXIMATE ONLY. OWNER/BUILDER/SURVEYOR TO CONFIRM EXACT LOCATION ON SITE PRIOR TO CONSTRUCTION

BOUNDARY NOTE:
RE-ESTABLISHMENT SURVEY PROVIDED BY 'ONEPLAN LAND DEVELOPMENT GROUP' - PREPARED NOVEMBER 2023.

BUSHFIRE ATTACK LEVEL
BUSHFIRE ATTACK LEVEL IS B.A.L. 12.5 IN ACCORDANCE WITH ASSESSMENT PREPARED BY SANDS BUILDING DESIGN. SPECIFIC CONSTRUCTION IS REQUIRED IN ACCORDANCE WITH AS-3959, FOR MORE DETAIL REFER NOTES ON SHEET A1

WARNING!
BEWARE OF UNDERGROUND SERVICES
THE LOCATIONS OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE ALL EXISTING UNDER GROUND SERVICES.
Before YOU DIG www.byda.com.au
Zero Damage Zero Harm

THESE NOTES ARE A SUMMARY ONLY, REFER TO 2022 BCA VOLS. 2 & 3, ABCB HOUSING PROVISIONS AND RELEVANT STANDARDS FOR FURTHER DETAILS.



LOCALITY PLAN
SCALE - 1:300

O'MEARA RESIDENCE
24 PARKSIDE DRIVE
NICHOLSON

CLIENT	CRAIG & COLLEEN O'MEARA
JOB NO.	23884
DATE	23/10/25
DESIGNED BY	CDP-AD 58137
DRAWN BY	FN
DESCRIPTION	NOTES, LOCALITY PLAN
ISSUE	PLANNING
SCALE	1:300
DRAWING NO.	A1

SANDS BUILDING DESIGN
ACN 127 480 942
P.O. Box 1735, 309 Main St, Bairnsdale 3875
P. 03 51 52 7200
E. clinton@sandsbd.com.au

28 PARKSIDE DRIVE
NICHOLSON
LOT 36 PS722624
C.P. NO. 99145

NEIGHBOURING BOUNDARY

RESERVE (RIVER ACCESS)

24A PARKSIDE DRIVE
NICHOLSON
LOT RES1 PS722624
C.P. NO. 99153

TITLE BOUNDARY 74°23' 113.13m

SIGHT RES

POST & WIRE FENCE

proposed feature retaining wall

CUT R.L. 14.00

10000

11000 approx

PROPOSED FEATURE BRICKWORK RETAINING WALL TO STRUC. ENG. SPEC. (SHADED PINK)
- FACE BRICKWORK TO CLIENT SELECTION

proposed feature retaining wall

RAMP UP

BUILDING ENVELOPE (86.37m)

10000

proposed retaining wall

proposed feature retaining wall

CUT R.L. 14.00

SUBJECT SITE
24 PARKSIDE DRIVE
NICHOLSON
LOT 37 PS722624
C.P. NO. 99146

RAMP UP
1 in 10

CUT R.L. 14.85

PROPOSED SHED 'A'
6m W x 10mL
F.L. 15.00
- BY OTHERS

RAMP UP
1 in 10

PROPOSED SHED 'B'
7.5m W x 15m L
F.L. 14.15
- BY OTHERS
ROOF MOUNTED SOLAR PANELS

PROPOSED SHED 'C'
10m W x 18m L
F.L. 14.15
- BY OTHERS
ROOF MOUNTED SOLAR PANELS

FILL R.L. 14.00

proposed retaining wall

solar battery storage

PROPOSED CONC. SLEEPER RETAINING WALL TO STRUC. ENG. SPEC. (SHADED GREY)

proposed retaining wall

proposed retaining wall

PROPOSED WATER TANK, 10,000L MIN. CONNECT TO TOILETS FOR FLUSHING AND TO LAUNDRY SERVICES. PROVIDE EXTERNAL TAP FOR GARDEN IRRIGATION

PROPOSED WATER TANK 10,000L MIN.

BUILDING ENVELOPE

PROPOSED DWELLING
G.F. F.L. 14.150
L.G.F. F.L. 11.086

PROPOSED DECK

LOWER GROUND FLOOR

PROPOSED DECK

BUILDING ENVELOPE (238.30m²)

DRAINAGE EASEMENT - 5M WIDE

CONC. HEADWALL 15.99 I.L.

OPEN EARTH DRAIN

POST & WIRE FENCE

TITLE BOUNDARY 271°04'20" 150.44m

18.50m TO BOUNDARY JUNCTION

20 PARKSIDE DRIVE
NICHOLSON
LOT 38 PS722624
C.P. NO. 99147

VACANT LAND

SITE PLAN

SCALE - 1:100

LEVEL NOTE:
SITE FEATURE SURVEY PROVIDED BY 'ONEPLAN LAND DEVELOPMENT GROUP' - PREPARED NOVEMBER 2023. LEVELS ARE TO AHD.

SITING NOTE:
BUILDING LOCATION IS APPROXIMATE ONLY. OWNER/BUILDER/SURVEYOR TO CONFIRM EXACT LOCATION ON SITE PRIOR TO CONSTRUCTION

BOUNDARY NOTE:
RE-ESTABLISHMENT SURVEY PROVIDED BY 'ONEPLAN LAND DEVELOPMENT GROUP' - PREPARED NOVEMBER 2023.

BUSHFIRE ATTACK LEVEL
BUSHFIRE ATTACK LEVEL IS B.A.L. 12.5 IN ACCORDANCE WITH ASSESSMENT PREPARED BY SANDS BUILDING DESIGN. SPECIFIC CONSTRUCTION IS REQUIRED IN ACCORDANCE WITH AS-3959. FOR MORE DETAIL REFER NOTES ON SHEET A1

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Zero Damage Zero Harm

WARNING!
BEWARE OF UNDERGROUND SERVICES
THE LOCATIONS OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE ALL EXISTING UNDER GROUND SERVICES.

O'MEARA RESIDENCE
24 PARKSIDE DRIVE
NICHOLSON

SANDS BUILDING DESIGN
ACN 127 480 942
P.O. Box 1735, 309 Main St, Bairnsdale 3875
P. 03 51 52 7200
E. clinton@sandsbd.com.au

CLIENT	CRAIG & COLLEEN O'MEARA
JOB NO.	23884
DATE	23/10/25
DESIGNED BY	CDP-AD 58137
DRAWN BY	FN
DESCRIPTION	SITE PLAN
ISSUE	PLANNING
SCALE	1:100
DRAWING NO.	

DOOR SCHEDULE

NO.	MANUF.	TYPE	STYLE	NOM. SIZE	ORIENT.	ROOM		HEAD H'GHT	NOTES
D1	AS SELECTED	SOLID TIMBER - GLAZED	SWING	2/2340H x 920W	W	ENTRY	BRICK VENEER	2400	PROVIDE RAVEN WEATHER SEAL STEPLESS THRESHOLD IN ACCORDANCE WITH CLAUSE 2.2 OF THE LHD STANDARD 520H HIGHLIGHT WINDOW OVER
D2	AS SELECTED	ROLLER DOOR		2400H x 5400W	W	GARAGE	DOMINION		PROVIDE Easylifter® AUTOMATIC DOOR OPENER PROVIDE RAVEN WEATHER SEAL
D3	AS SELECTED	SOLID TIMBER	SWING	2340H x 920W	N	GARAGE	DOMINION		PROVIDE RAVEN WEATHER SEAL
D4	AS SELECTED	ALUMINIUM	SLIDING	2400H x 4630W	E	DINING	DOMINION		STEPLESS FINISH, BUILDER TO CONFIRM OVERALL DOOR HEIGHT
D5	AS SELECTED	ALUMINIUM	SLIDING	2400H x 3600W	E	RETREAT	DOMINION		STEPLESS FINISH, BUILDER TO CONFIRM OVERALL DOOR HEIGHT
D6	AS SELECTED	ALUMINIUM	SLIDING	2400H x 1800W	N	BED 2	DOMINION		STEPLESS FINISH, BUILDER TO CONFIRM OVERALL DOOR HEIGHT
D7	AS SELECTED	ALUMINIUM	SLIDING	2400H x 1800W	N	LAUNDRY	DOMINION / BRICK VENEER		STEPLESS FINISH, BUILDER TO CONFIRM OVERALL DOOR HEIGHT
D8	AS SELECTED	ALUMINIUM	SLIDING	2400H x 3450W	W	RETREAT	DOMINION		STEPLESS FINISH, BUILDER TO CONFIRM OVERALL DOOR HEIGHT
D9	AS SELECTED	ALUMINIUM	SLIDING	2400H x 4120W	E	BED 5	-		STEPLESS FINISH, BUILDER TO CONFIRM OVERALL DOOR HEIGHT

NOTES

ALL WINDOWS & DOORS MUST BE SITE MEASURED PRIOR TO ORDERING & FABRICATION

ALL GLAZING TO COMPLY WITH AS 1288

ALL WINDOWS, DOORS & ACCESSORIES TO BE IN ACCORDANCE WITH ENERGY RATER'S REPORT

ALL WINDOW & DOOR SECTIONS TO BE THERMALLY BROKEN ALUMINIUM FRAMED, DOUBLE GLAZED

ALL FRAMES TO BE POWDERCOAT FINISH, COLOUR: MONUMENT

INSTALL & FLASH ALL WINDOWS TO MANUF. SPEC.

PROVIDE FLY SCREENS TO ALL EXTERNAL WINDOWS AND DOORS U.N.O.

ALL INTERNAL DOORS DENOTED ON PLAN AS '920' TO BE 920W x 2340H x 35THK. AS SELECTED BY CLIENT

PROVIDE REBATE IN STRUCTURAL FLOOR FOR EXTERNAL SLIDING DOORS, TO PROVIDE STEPLESS FINISH. BUILDER TO CONFIRM OVERALL DOOR HEIGHT PRIOR TO ORDERING.

ANY DISCREPANCIES BETWEEN WINDOW/DOOR SCHEDULE AND WORKING DRAWINGS TO BE REPORTED TO SANDS BUILDING DESIGN PRIOR TO ORDERING AND/OR FABRICATION

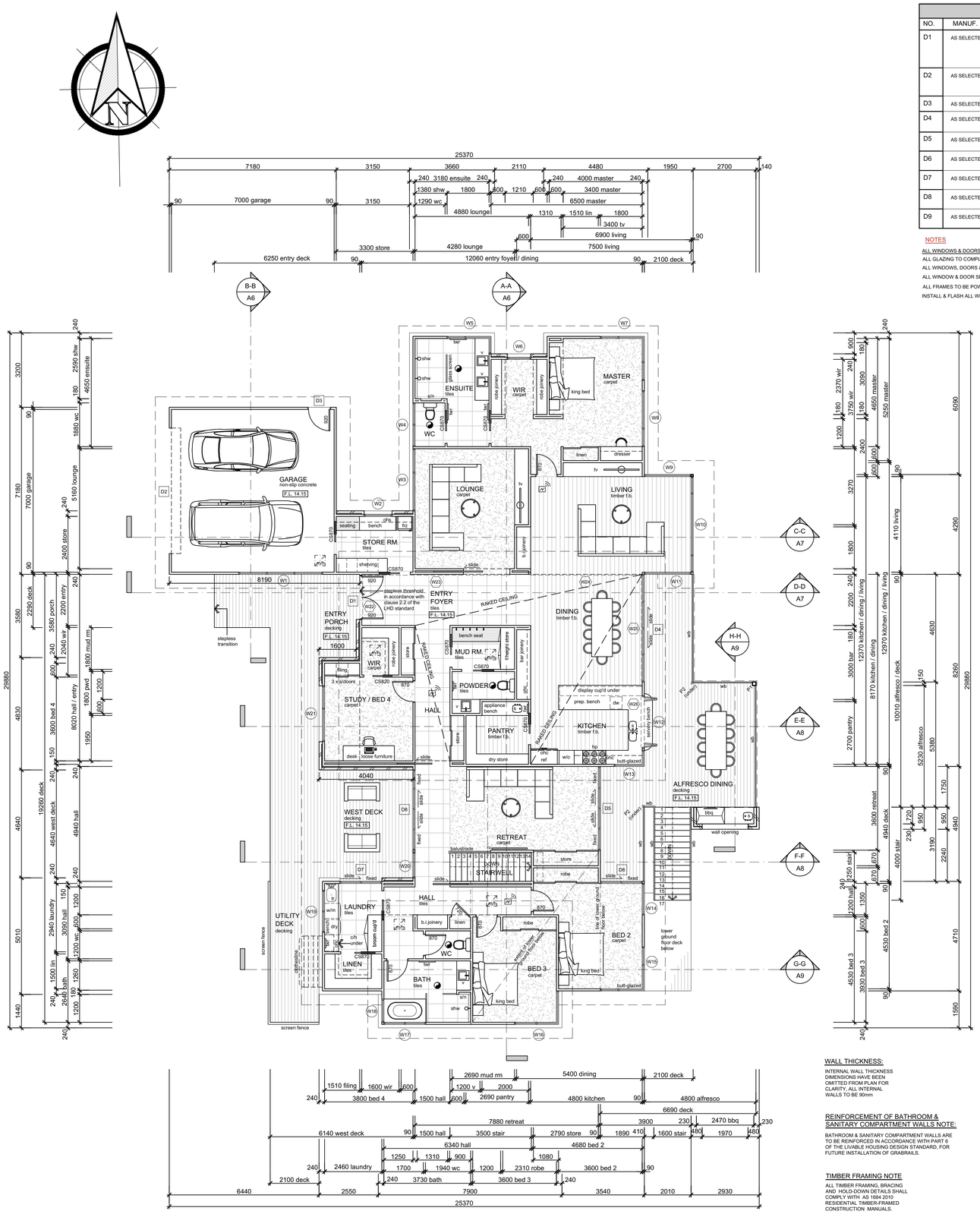
REFER BAL 12.5 NOTES ON DRAWING A1 FOR ANY FURTHER GLAZING REQUIREMENTS

WINDOW SCHEDULE

NO.	MANUF.	TYPE	STYLE	NOM. SIZE	ORIENT.	ROOM	CLADDING	HEAD H'GHT	NOTES
W1	AS SELECTED	ALUMINIUM	AWNING	600H x 980W	S	GARAGE	DOMINION		‡ W AWNING
W2	AS SELECTED	ALUMINIUM	AWNING	600H x 780W	S	STORE	BRICK VENEER		
W3	AS SELECTED	ALUMINIUM	AWNING	1500H x 1800W	W	LOUNGE	DOMINION / BRICK VENEER		1000W AWNING
W4	AS SELECTED	ALUMINIUM	AWNING	1500H x 1800W	W	WC	DOMINION / BRICK VENEER		‡ W AWNING TRANSLUCENT GLAZING
W5	AS SELECTED	ALUMINIUM	AWNING	1500H x 1890W x 750L	N/E	ENSUITE	DOMINION / BRICK VENEER		800W AWNING BUTT-GLAZED CORNER WINDOW
W6	AS SELECTED	ALUMINIUM	FIXED	2400H x 1000W	N	WIR	BRICK VENEER		TRANSLUCENT GLAZING
W7	AS SELECTED	ALUMINIUM	AWNING	2400H x 1890W x 1890L	N/E	MASTER	DOMINION / BRICK VENEER		2/800W x 1200H AWNING BUTT-GLAZED CORNER WINDOW PROVIDE SUITABLE WINDOW RESTRICTION (FALL PREVENTION)
W8	AS SELECTED	ALUMINIUM	AWNING	2400H x 2400W	E	MASTER	DOMINION / BRICK VENEER		800W x 1200H AWNING PROVIDE SUITABLE WINDOW RESTRICTION (FALL PREVENTION)
W9	AS SELECTED	ALUMINIUM	FIXED	2400H x 2010W	N	LIVING	DOMINION		
W10	AS SELECTED	ALUMINIUM	AWNING	2400H x 4110W	E	LIVING	DOMINION	2400	
W11	AS SELECTED	ALUMINIUM	FIXED	2400H x 2010W	S	LIVING	DOMINION		
W12	AS SELECTED	ALUMINIUM	BI-FOLD	1500H x 2260W	E	KITCHEN	DOMINION		TOP HUNG (SERVERY WINDOW)
W13	AS SELECTED	ALUMINIUM	FIXED	1500H x 1290W x 690L	S/E	KITCHEN	DOMINION		BUTT-GLAZED CORNER WINDOW
W14	AS SELECTED	ALUMINIUM	FIXED	2400H x 1350W	E	BED 2	DOMINION		
W15	AS SELECTED	ALUMINIUM	AWNING	1800H x 1890W x 1890L	S/E	BED 2	DOMINION		2/800W x 900H AWNING BUTT-GLAZED CORNER WINDOW PROVIDE SUITABLE WINDOW RESTRICTION (FALL PREVENTION)
W16	AS SELECTED	ALUMINIUM	AWNING	1800H x 1890W x 1440L	S/E	BED 3	DOMINION / BRICK VENEER		‡ W AWNING BUTT-GLAZED CORNER WINDOW PROVIDE SUITABLE WINDOW RESTRICTION (FALL PREVENTION)
W17	AS SELECTED	ALUMINIUM	AWNING	1800H x 1800W	S	BATH	DOMINION / BRICK VENEER		‡ W AWNING
W18	AS SELECTED	ALUMINIUM	FIXED	1800H x 1000W	W	BATH	DOMINION / BRICK VENEER		
W19	AS SELECTED	ALUMINIUM	AWNING	1200H x 1800W	W	LAUNDRY	DOMINION / BRICK VENEER		‡ W AWNING
W20	AS SELECTED	ALUMINIUM	FIXED	2400H x 1100W	W	STAIRWELL	DOMINION		
W21	AS SELECTED	ALUMINIUM	AWNING	1800H x 2400W	W	BED 4	BRICK VENEER		1000W AWNING
W22	AS SELECTED	ALUMINIUM	FIXED	1150H x 1950W	W	ENTRY	DOMINION	4890	HEAD HEIGHT IS TO WINDOW EXTENT. RAKED HEAD OF WINDOW TO MATCH ROOF PLANE, 9° (SITE MEASURE) MATCH WIDTH OF D1 BELOW
W23	AS SELECTED	ALUMINIUM	AWNING	1150H x 6370W	N	ENTRY	DOMINION	4890	2/1580W AWNING (TOP HUNG) ELECTRIC WINDER RAIN SENSOR
W24	AS SELECTED	ALUMINIUM	AWNING	1150H x 4800W	N	DINING	DOMINION	4890	‡ W AWNING (TOP HUNG) ELECTRIC WINDER RAIN SENSOR
W25	AS SELECTED	ALUMINIUM	FIXED	1520H x 4630W	E	DINING	DOMINION	4890	HEAD HEIGHT IS TO WINDOW EXTENT. RAKED HEAD OF WINDOW TO MATCH ROOF PLANE, 9° (SITE MEASURE)
W26	AS SELECTED	ALUMINIUM	FIXED	690H x 2260W	E	KITCHEN	DOMINION	4060	HEAD HEIGHT IS TO WINDOW EXTENT. RAKED HEAD OF WINDOW TO MATCH ROOF PLANE, 9° (SITE MEASURE)
W27	AS SELECTED	ALUMINIUM	FIXED	2400H x 1560W	S	BED 5	-	2400	

LEGEND

bbq	SELECTED BARBECUE	F.L. 10.00 Eg.	FLOOR LEVEL
clh	CLOTHES HAMPER - UNDER BENCH		
dw	DISHWASHER	820 / 920	SELECTED 2340h INTERNAL DOOR. WIDTH AS NOTED ON PLAN
dry	CLOTHES DRYER		
frz	FREEZER	W15 Eg.	WINDOW NUMBER
hp	HOT PLATE, PROVIDE RANGEHOOD OVER THAT VENTS TO OUTSIDE AIR	W7 Eg.	HIGHLITE WINDOW NUMBER
ohc	OVERHEAD CUPBOARDS	D4 Eg.	DOOR NUMBER
ohs	OVERHEAD SHELVING INSTALLED ABOVE WINDOW HEAD		
ref	REFRIGERATOR, PROVIDE WATER CONNECTION FOR ICEMAKER		150 SHS STEEL COLUMN TO STRUC. ENG. SPEC., PAINT FINISH
s	SELECTED STAINLESS STEEL SINK		
sfh	SOLID FUEL HEATER		89 SHS STEEL COLUMN TO STRUC. ENG. SPEC., PAINT FINISH
shw	STEPLESS SHOWER - PROVIDE 50mm SETDOWN IN STRUCTURAL FLOOR & FORM GRADE. WATERPROOF IN ACCORDANCE WITH PART 10.2 OF THE ABCB HOUSING PROVISIONS.	MH	MANHOLE
s/n	SOAP NICHE REBATED IN WALL, PROVIDE SUITABLE WATERPROOFING		MECHANICAL VENTILATION, VENT TO OUTSIDE AIR
tr	TROUGH		
tv	TELEVISION, PROVIDE TELEPHONE POINT		STANDARD APPROVED SMOKE ALARM, HARD WIRED TO ELECTRIC MAINS WITH BATTERY BACK-UP TO AS 3786 INSTALLED AS PER ABCB HOUSING PROVISIONS PART 9.5
twr	TOWEL RAIL		
v	VANITY		
wb	STAINLESS STEEL WIRE BALUSTRADE IN ACCORDANCE WITH THE ABCB HP PART 11.3.6, 1050mm ABOVE FINISHED FLOOR LEVEL, INSTALLED TO MANUFACTURERS SPEC., POSTS & HANDRAIL TO BE STAINLESS STEEL		
wm	WASHING MACHINE		
w/o	WALL OVEN		



GROUND FLOOR PLAN

SCALE - 1:100

WALL THICKNESS:

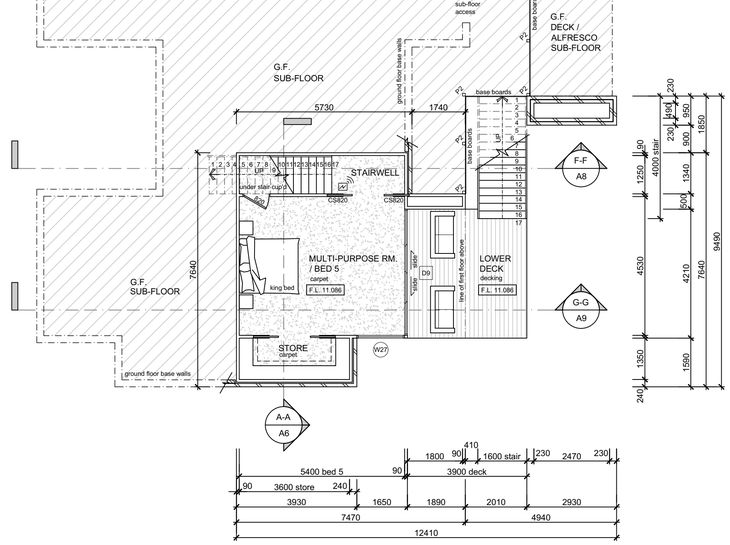
INTERNAL WALL THICKNESS DIMENSIONS HAVE BEEN OMITTED FROM PLAN FOR CLARITY, ALL INTERNAL WALLS TO BE 90mm

REINFORCEMENT OF BATHROOM & SANITARY COMPARTMENT WALLS NOTE:

BATHROOM & SANITARY COMPARTMENT WALLS ARE TO BE REINFORCED IN ACCORDANCE WITH PART 6 OF THE LIVABLE HOUSING DESIGN STANDARD, FOR FUTURE INSTALLATION OF GRABRAILS.

TIMBER FRAMING NOTE

ALL TIMBER FRAMING, BRACING AND HOLD-DOWN DETAILS SHALL COMPLY WITH AS 1684 2010 RESIDENTIAL TIMBER-FRAMED CONSTRUCTION MANUALS.



LOWER GROUND FLOOR PLAN

SCALE - 1:100

AREA ANALYSIS

GARAGE (INC. STORE RM.)	60.56 Sq.m	6.52 SQUARES
GROUND FLOOR	335.04 Sq.m	36.05 SQUARES
LOWER GROUND FLOOR	39.20 Sq.m	4.22 SQUARES
TOTAL DWELLING	434.80 Sq.m	46.78 SQUARES

GROUND F.L. EAST DECKING	47.97 Sq.m
GROUND F.L. WEST DECKING	72.26 Sq.m
LOWER G.F.L. DECKING (DECKING AREAS EXC. STAIRS)	16.42 Sq.m
SHED A	60.00 Sq.m
SHED B	112.50 Sq.m
SHED C	180.00 Sq.m

BUSHFIRE ATTACK LEVEL

BUSHFIRE ATTACK LEVEL IS B.A.L. 12.5 IN ACCORDANCE WITH ASSESSMENT PREPARED BY SANDS BUILDING DESIGN. SPECIFIC CONSTRUCTION IS REQUIRED IN ACCORDANCE WITH AS-3959. FOR MORE DETAIL REFER NOTES ON SHEET A1

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24 PARKSIDE DRIVE
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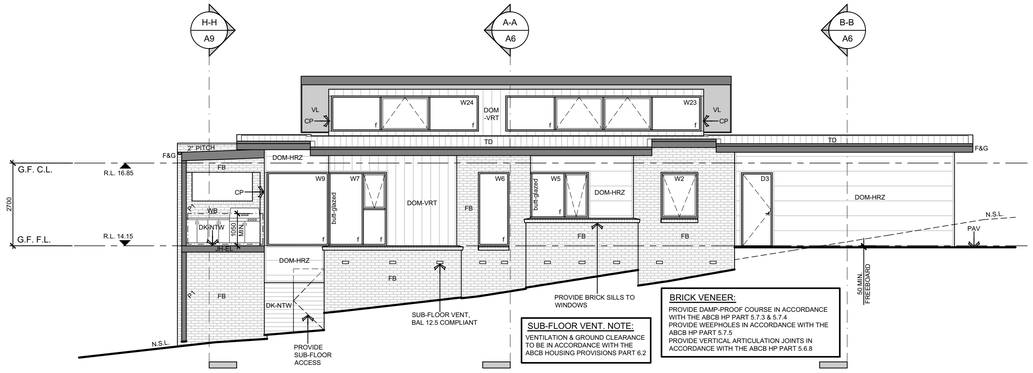
DESIGNED BY	CDP-AD 58137
DRAWN BY	FN
DESCRIPTION	FLOOR PLANS
ISSUE	PLANNING
SCALE	1:100
DRAWING NO.	A3

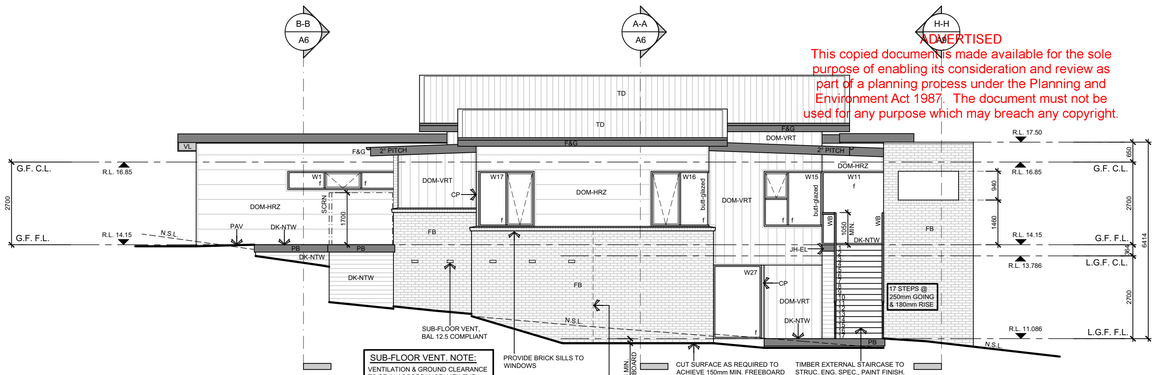


SUB-FLOOR VENT. NOTE:
VENTILATION & GROUND CLEARANCE TO BE IN ACCORDANCE WITH THE ABCB HOUSING PROVISIONS PART 6.2

BRICK VENEER:
PROVIDE DAMP-PROOF COURSE IN ACCORDANCE WITH THE ABCB HP PART 5.7.3 & 5.7.4
PROVIDE WEEPHOLES IN ACCORDANCE WITH THE ABCB HP PART 5.7.5
PROVIDE VERTICAL ARTICULATION JOINTS IN ACCORDANCE WITH THE ABCB HP PART 5.6.8

NORTH ELEVATION

SCALE - 1:100



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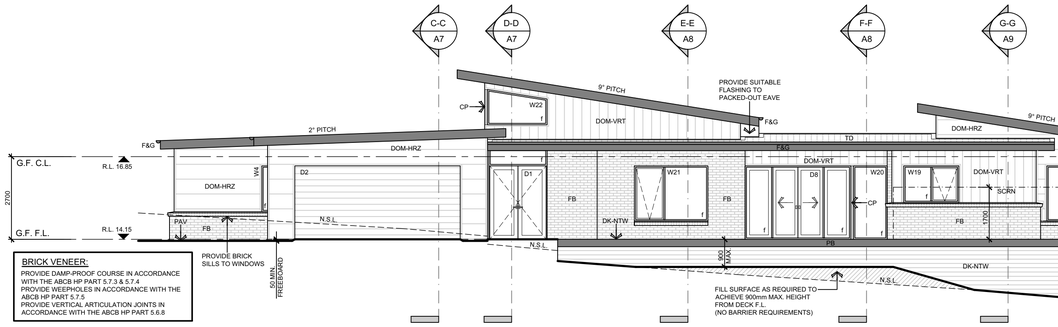
PROVIDE WEEPHOLES IN ACCORDANCE WITH THE ABCB HP PART 5.7.5
PROVIDE VERTICAL ARTICULATION JOINTS IN ACCORDANCE WITH THE ABCB HP PART 5.6.8

STAIR CONSTRUCTION:
STAIRS TO BE CONSTRUCTED STRICTLY IN ACCORDANCE WITH CURRENT NCC REQUIREMENTS, SITE MEASURE PRIOR TO FABRICATION (IF FLOOR R.L.'S VARY DURING CONSTRUCTION - SLOPE RELATIONSHIP MUST BE MODIFIED TO BE IN ACCORDANCE WITH THE ABCB HOUSING PROVISIONS PART 11.2.2

SOUTH ELEVATION

SCALE - 1:100



SUB-FLOOR VENT. NOTE:
VENTILATION & GROUND CLEARANCE TO BE IN ACCORDANCE WITH THE ABCB HOUSING PROVISIONS PART 6.2

BRICK VENEER:
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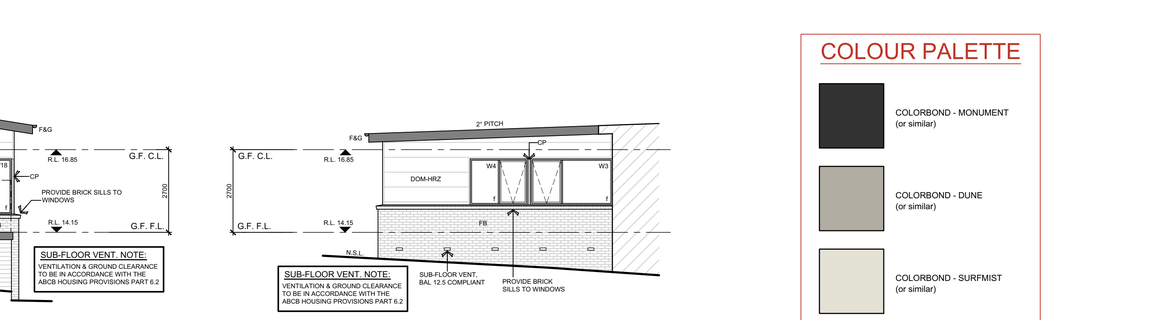
PROVIDE VERTICAL ARTICULATION JOINTS IN ACCORDANCE WITH THE ABCB HP PART 5.6.8

NORTH ELEVATION - 2

SCALE - 1:100



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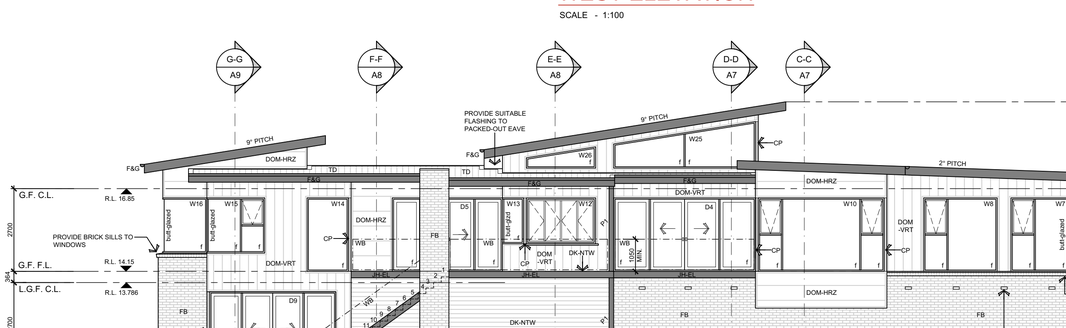
PROVIDE WEEPHOLES IN ACCORDANCE WITH THE ABCB HP PART 5.7.5
PROVIDE VERTICAL ARTICULATION JOINTS IN ACCORDANCE WITH THE ABCB HP PART 5.6.8

SUB-FLOOR VENT. NOTE:
VENTILATION & GROUND CLEARANCE TO BE IN ACCORDANCE WITH THE ABCB HOUSING PROVISIONS PART 6.2

SOUTH ELEVATION - 2

SCALE - 1:100



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PROVIDE VERTICAL ARTICULATION JOINTS IN ACCORDANCE WITH THE ABCB HP PART 5.6.8

SUB-FLOOR VENT. NOTE:
VENTILATION & GROUND CLEARANCE TO BE IN ACCORDANCE WITH THE ABCB HOUSING PROVISIONS PART 6.2

WEST ELEVATION

SCALE - 1:100

SUB-FLOOR VENT. NOTE:
VENTILATION & GROUND CLEARANCE TO BE IN ACCORDANCE WITH THE ABCB HOUSING PROVISIONS PART 6.2

WEST ELEVATION - 2

SCALE - 1:100

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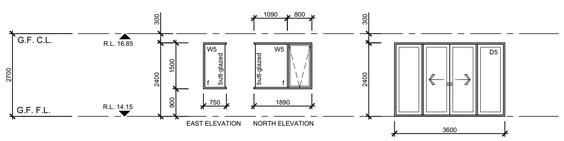
SUB-FLOOR VENT. NOTE:
VENTILATION & GROUND CLEARANCE TO BE IN ACCORDANCE WITH THE ABCB HOUSING PROVISIONS PART 6.2

BRICK VENEER:
PROVIDE DAMP-PROOF COURSE IN ACCORDANCE WITH THE ABCB HP PART 5.7.3 & 5.7.4
PROVIDE WEEPHOLES IN ACCORDANCE WITH THE ABCB HP PART 5.7.5
PROVIDE VERTICAL ARTICULATION JOINTS IN ACCORDANCE WITH THE ABCB HP PART 5.6.8

EAST ELEVATION

SCALE - 1:100



WINDOW / DOOR ELEVATIONS
SCALE - 1:100

- THESE WINDOWS & DOORS ARE NOT SHOWN OR PARTIALLY SHOWN IN BUILDING ELEVATIONS
- ALL ELEVATIONS ARE EXTERNALLY VIEWED

NOTE: ALL WINDOWS & DOORS MUST BE SITE MEASURED PRIOR TO ORDERING & FABRICATION

LEGEND

TD	TRIMDEK COLORBOND SHEET ROOF - COLOUR: MONUMENT
F&G	DESIGN PINE TIMBER FASCIA (H3), PAINT FINISH & STRATCO COLORBOND HALF ROUND GUTTER WITH EXTERNAL BRACKETS. - COLOUR: MONUMENT
DOM-VRT	*LYSAGHT - DOMINION* STEEL PANEL CLADDING, 285MM PROFILE (CLOSED ENDS) INSTALLED VERTICALLY ON METAL BATTENS IN ACCORDANCE WITH MANUF. SPEC. - COLOUR: DUNE
DOM-HRZ	*LYSAGHT - DOMINION* STEEL PANEL CLADDING, 48MM PROFILE (CLOSED ENDS) INSTALLED HORIZONTALLY ON METAL BATTENS IN ACCORDANCE WITH MANUF. SPEC. - COLOUR: SURFMIST
FB	*'DANIEL ROBERTSON - OVERLAND TARKINE PRISTINE'* FACE BRICKWORK, 76 x 230 x 110THK. LAID IN STRETCHER BOND PATTERN. MORTAR COLOUR TO CLIENT SELECTION
JH-EL	*'JAMES HARDIE - EASYLAP'* PRE-PRIMED FIBRE CEMENT PANEL CLADDING (8.5mm THK) INSTALLED IN ACCORDANCE WITH MANUF. SPEC., PAINT FINISH. - COLOUR: MONUMENT
VL	6mm VERSILUX LINING INSTALLED WITH EXPRESS JOINTS (ON EVEN GRID) IN ACCORDANCE WITH MANUF. SPEC., PAINT FINISH. *PROVIDE VERSILUX LINING TO ALL RAKED EAVES - COLOUR: LIGHT GREY (REFER CLIENT SELECTION)
P1	150 SHS STEEL COLUMN TO STRUC. ENG. SPEC., PAINT FINISH - COLOUR: MONUMENT
P2	89 SHS STEEL COLUMN TO STRUC. ENG. SPEC., PAINT FINISH - COLOUR: MONUMENT
WB	STAINLESS STEEL WIRE BALUSTRADE IN ACCORDANCE WITH THE ABCB HP PART 11.3.6, 1050mm ABOVE FINISHED FLOOR LEVEL, INSTALLED TO MANUFACTURERS SPEC., POSTS & HANDRAIL TO BE STAINLESS STEEL
SCRN	SELECTED PRIVACY SCREEN TO COMPLY WITH BARRIER REQUIREMENTS IN ACCORDANCE WITH PART 11.3.3 OF THE ABCB HOUSING PROVISIONS. MAX. 25% VISUAL PERMEABILITY. MAX. 125mm OPENINGS. LOADING FORCES TO BE IN ACCORDANCE WITH AS1170.1
DK-NTW	SELECTED *'NEWTECHWOOD'* COMPOSITE DECKING, INSTALLED IN ACCORDANCE WITH MANUF. SPEC. PROVIDE JOIST PROTECTION TAPE
PB	240mm RDTP PERIMETER BOARD (F7), PAINT FINISH - COLOUR: MONUMENT
PAV	CONCRETE PAVING SLAB WITH SELECTED FINISH TO STRUCTURAL ENGINEERS DETAIL, WHERE ABUTTING BUILDING PROVIDE ABELFLEX SEPARATION STRIP, PROVIDE 1IN100 FALL AWAY FROM BUILDING
CP	ALUMINUM POWDER COATED COVER PLATE, COLOUR TO MATCH WINDOWS
W1 eg.	WINDOW NUMBER
D1 eg.	DOOR NUMBER
F.L.	FLOOR LEVEL
C.L.	CEILING LEVEL
f	FIXED GLAZING
N.S.L.	NATURAL SURFACE LEVEL

COLOUR PALETTE

- COLORBOND - MONUMENT (or similar)
- COLORBOND - DUNE (or similar)
- COLORBOND - SURFMIST (or similar)
- 'DANIEL ROBERTSON' - OVERLAND TARKINE PRISTINE FACE BRICKWORK

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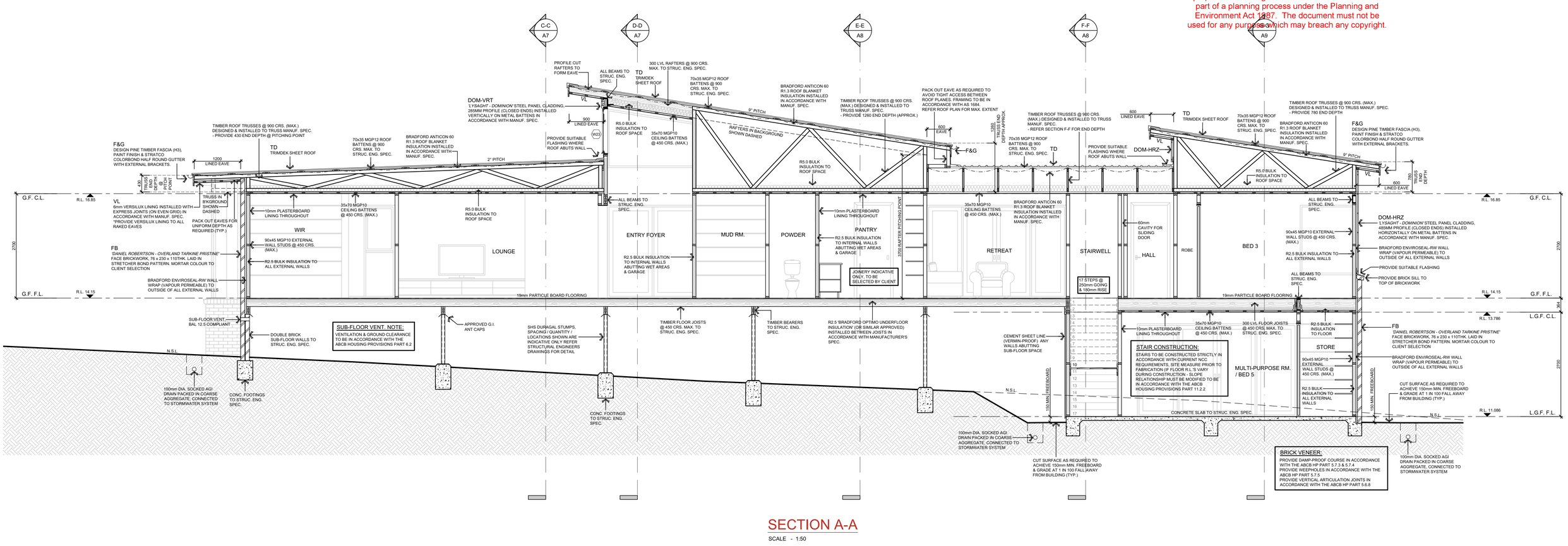
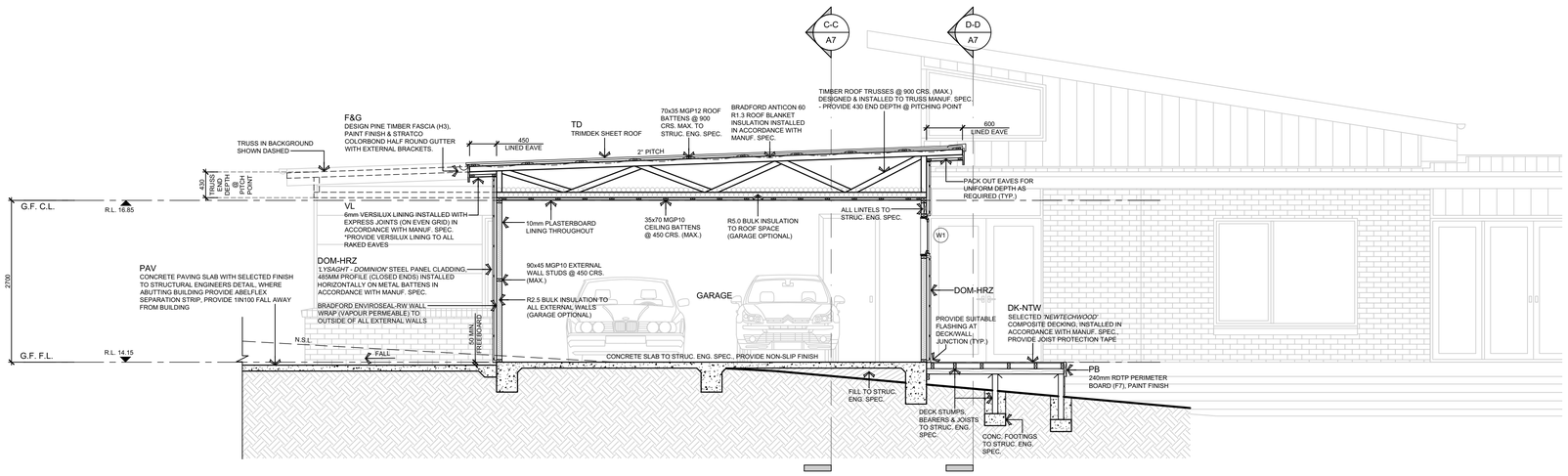
SECTION A-A

SCALE - 1:50



SECTION B-B

SCALE - 1:50



ENERGY RATING SUMMARY

RATING ??? STARS	CERTIFICATE NO. ???
TOTAL ENERGY ??? MJ/m2	DATE ???
ACCREDITED ENERGY RATER ??? ???	SOFTWARE HERO 4.0
ASSESSOR'S REFERENCE FCS ???	

BUILDING ELEMENT	SPECIFICATION
FLOORS	R2.5 'BRADFORD OPTIMO UNDERFLOOR INSULATION' - OR SIMILAR APPROVED R2.5 BULK INSULATION BATTS TO FLOOR/CEILING OVER LOWER GROUND FLOOR
WALLS	R2.5 MINIMUM ADDED WALL INSULATION WITH BRADFORD ENVIROSEAL-RW WALL WRAP (VAPOUR PERMEABLE) TO OUTSIDE OF ALL EXTERNAL WALLS (INSULATION IN GARAGE OPTIONAL) R2.5 BULK INSULATION TO INTERNAL WALLS ABUTTING WET AREAS & GARAGE
CEILINGS	R5.0 MINIMUM ADDED CEILING INSULATION BRADFORD ANTICON 60 R1.3 ROOF BLANKET INSULATION
WINDOWS	ALL WINDOWS & DOORS TO BE ALUMINIUM FRAMED THERMALLY BROKEN DOUBLE GLAZED WITH MINIMUM VALUES AS LISTED: AWNING: U-VALUE: ??? & SHGC ??? FIXED: U-VALUE: ??? & SHGC ??? SLIDING: U-VALUE: ??? & SHGC ???
WALL COLOUR	MEDIUM TONING
ROOF COLOUR	MEDIUM TONING
LIGHTING MAX. W/M2	- IN A CLASS 1 BUILDING (WITHIN THE BUILDING), 5W/M2 MAXIMUM - ON A VERANDAH OR BALCONY ATTACHED TO THE CLASS 1, 4 W/M2 MAXIMUM - IN A CLASS 10 BUILDING (GARAGE/SHED) 3W/M2 MAXIMUM
AIR LEAKAGE	- IF USED, DOWNLIGHTS ARE TO BE SEALED (FITTED WITH SHROUDS) - SELF SEALING EXHAUST FANS - WINDOWS AND SLIDING DOORS ARE TO BE FITTED WITH WEATHER-STRIP - GAPS & CRACKS AROUND DOORS, WINDOWS AND SERVICE PENETRATIONS ARE SEALED

NOTES: -
THIS SUMMARY IS TO BE READ IN STRICT CONJUNCTION WITH THE ENERGY RATING REPORT PREPARED BY FRATER CONSULTING SERVICES PTY. LTD.

TIMBER FRAMING SCHEDULE

ALL TIMBER FRAMING, BRACING AND HOLD-DOWN DETAILS SHALL COMPLY WITH AS 1684 2010 RESIDENTIAL TIMBER-FRAMED CONSTRUCTION MANUALS AND STRUCTURAL ENGINEERS SPECIFICATIONS.

WIND CLASSIFICATION: ??? REFER STRUCTURAL ENGINEERING	SOIL CLASSIFICATION: ??? REFER SOIL REPORT
ROOF CLADDING:	ROOF PITCH: 2°, 9°

DESCRIPTION	SIZE mm W x H	STRESS GRADE	CENTRES mm	MAX. HEIGHT / SPAN mm
ROOF BATTENS	70x35	MGP12	900	900 SPAN
CEILING BATTENS	70x35	MGP10	450	900 SPAN
ROOF TRUSSES	REFER MANUF	MGP10	900	
COMMON WALL STUDS	90x35	MGP10	450	3000 HEIGHT MAX.
JAMB STUDS	2/90x45	MGP10		3000 HEIGHT MAX.
GENERAL TOP PLATES	90x45	MGP10		
LOADBEARING TOP PLATES	2/90x45	MGP10		
BOTTOM PLATES	90x45	MGP10		
WALL NOGGINGS	90x35	MGP10	1350	
LINTELS	REFER STRUCTURAL ENGINEERS DRAWINGS			

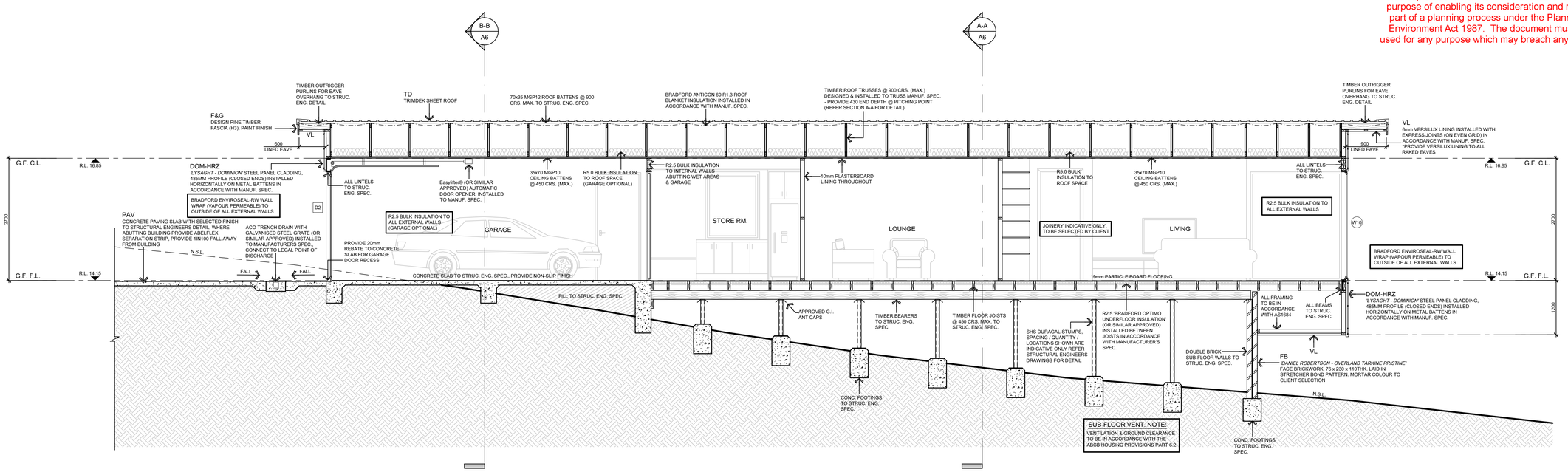
WARNING!
BEWARE OF UNDERGROUND SERVICES
THE LOCATIONS OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE ALL EXISTING UNDER GROUND SERVICES.

Zero Damage Zero Harm

O'MEARA RESIDENCE
24 PARKSIDE DRIVE
NICHOLSON

CLIENT	CRAIG & COLLEEN O'MEARA
JOB NO.	23884
DATE	23/10/25
DESIGNED BY	CDP-AD 58137
DRAWN BY	FN
DESCRIPTION	SECTIONS
ISSUE	PLANNING
SCALE	1:50
DRAWING NO.	A6

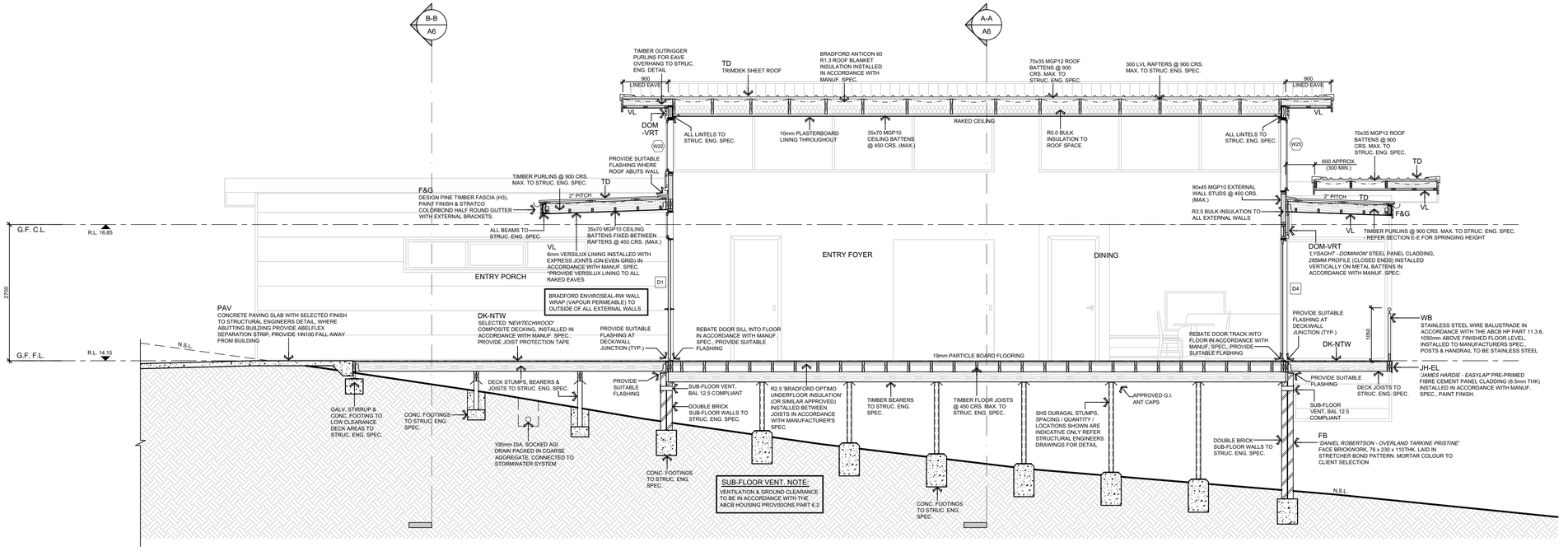
ACN 127 480 942
P.O. Box 1735, 309 Main St, Bairnsdale 3875
P. 03 51 52 7200
E. clinton@sandsbd.com.au



SECTION C-C

SCALE - 1:50

TIMBER FRAMING SCHEDULE				
ALL TIMBER FRAMING, BRACING AND HOLD-DOWN DETAILS SHALL COMPLY WITH AS 1684 2010 RESIDENTIAL TIMBER-FRAMED CONSTRUCTION MANUALS AND STRUCTURAL ENGINEERD SPECIFICATIONS.				
WIND CLASSIFICATION: ??? REFER STRUCTURAL ENGINEERING		SOIL CLASSIFICATION: ??? REFER SOIL REPORT		
ROOF CLADDING:	SHEET	ROOF PITCH:	2°, 9°	
DESCRIPTION	SIZE mm W x H	STRESS GRADE	CENTRES mm	MAX. HEIGHT / SPAN mm
ROOF BATTENS	70x35	MGP12	900	900 SPAN
CEILING BATTENS	70x35	MGP10	450	900 SPAN
ROOF TRUSSES	REFER MANUF.	MGP10	900	
COMMON WALL STUDS	90x35	MGP10	450	3000 HEIGHT MAX.
JAMB STUDS	2/90x45	MGP10		3000 HEIGHT MAX.
GENERAL TOP PLATES	90x45	MGP10		
LOADBEARING TOP PLATES	2/90x45	MGP10		
BOTTOM PLATES	90x45	MGP10		
WALL NOGGINGS	90x35	MGP10	1350	
LINTELS	REFER STRUCTURAL ENGINEERS DRAWINGS			



SECTION D-D

SCALE - 1:50

ENERGY RATING SUMMARY	
RATING ??? STARS	CERTIFICATE NO. ???
TOTAL ENERGY ??? MJ/m2	DATE ???
ACCREDITED ENERGY RATER ??? ???	SOFTWARE HERO 4.0
ASSESSOR'S REFERENCE FCS ???	

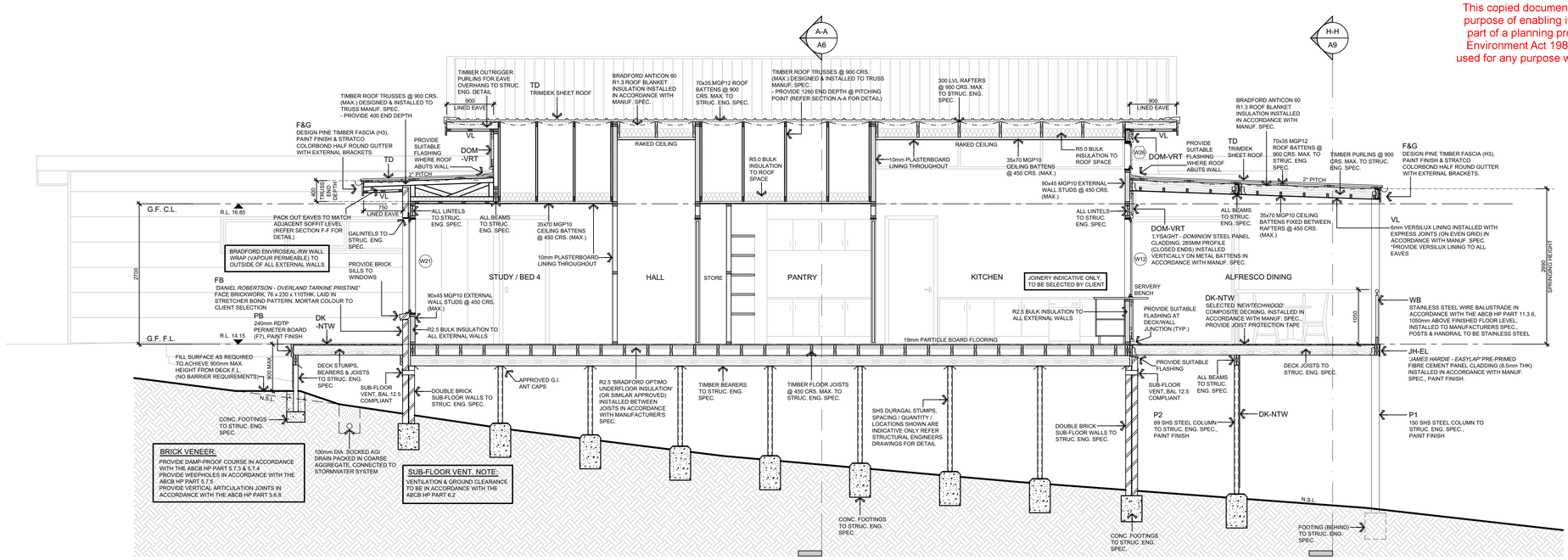
BUILDING ELEMENT	SPECIFICATION
FLOORS	R2.5 'BRADFORD OPTIMO UNDERFLOOR INSULATION' - OR SIMILAR APPROVED R2.5 BULK INSULATION BATTS TO FLOOR/CEILING OVER LOWER GROUND FLOOR
WALLS	R2.5 MINIMUM ADDED WALL INSULATION WITH BRADFORD ENVIROSEAL-RW WALL WRAP (VAPOUR PERMEABLE) TO OUTSIDE OF ALL EXTERNAL WALLS (INSULATION IN GARAGE OPTIONAL) R2.5 BULK INSULATION TO INTERNAL WALLS ABUTTING WET AREAS & GARAGE
CEILINGS	R5.0 MINIMUM ADDED CEILING INSULATION BRADFORD ANTICON 60 R1.3 ROOF BLANKET INSULATION
WINDOWS	ALL WINDOWS & DOORS TO BE ALUMINIUM FRAMED THERMALLY BROKEN DOUBLE GLAZED WITH MINIMUM VALUES AS LISTED: AWNING: U-VALUE: ??? & SHGC ??? FIXED: U-VALUE: ??? & SHGC ??? SLIDING: U-VALUE: ??? & SHGC ???
WALL COLOUR	MEDIUM TONING
ROOF COLOUR	MEDIUM TONING
LIGHTING MAX. W/M2	- IN A CLASS 1 BUILDING (WITHIN THE BUILDING), 5W/M2 MAXIMUM - ON A VERANDAH OR BALCONY ATTACHED TO THE CLASS 1, 4 W/M2 MAXIMUM - IN A CLASS 10 BUILDING (GARAGE/SHED) 3W/M2 MAXIMUM
AIR LEAKAGE	- IF USED, DOWNLIGHTS ARE TO BE SEALED (FITTED WITH SHROUDS) - SELF SEALING EXHAUST FANS - WINDOWS AND SLIDING DOORS ARE TO BE FITTED WITH WEATHER-STRIP - GAPS & CRACKS AROUND DOORS, WINDOWS AND SERVICE PENETRATIONS ARE SEALED
NOTES: - THIS SUMMARY IS TO BE READ IN STRICT CONJUNCTION WITH THE ENERGY RATING REPORT PREPARED BY FRAITER CONSULTING SERVICES PTY. LTD.	

WARNING!
BEWARE OF UNDERGROUND SERVICES
THE LOCATIONS OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE ALL EXISTING UNDER GROUND SERVICES.

SANDS BUILDING DESIGN
ACN 127 480 942
P.O. Box 1735, 309 Main St, Bairnsdale 3875
P. 03 51 52 7200
E. clinton@sandsbd.com.au

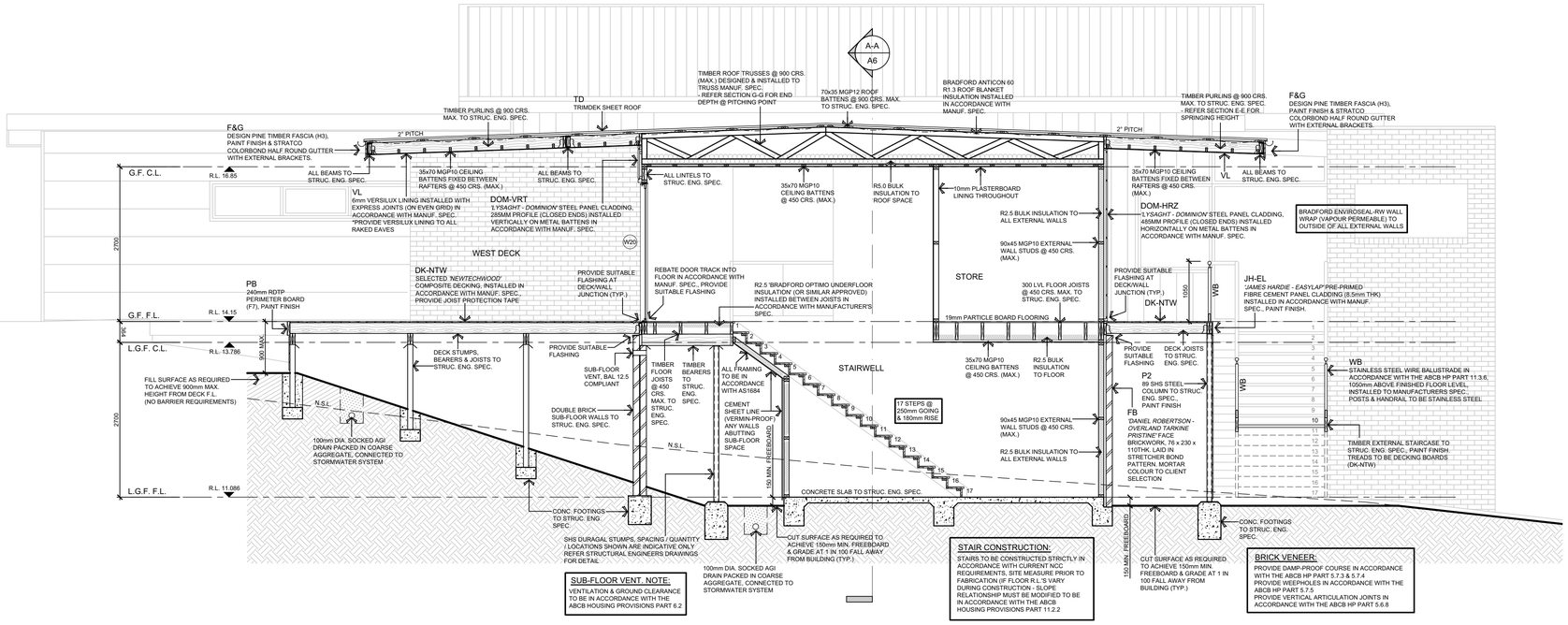
O'MEARA RESIDENCE
24 PARKSIDE DRIVE
NICHOLSON

CLIENT	CRAIG & COLLEEN O'MEARA
JOB NO.	23884
DATE	23/10/25
DESIGNED BY	CDP-AD 58137
DRAWN BY	FN
DESCRIPTION	SECTIONS
ISSUE	PLANNING
SCALE	1:50
DRAWING NO.	A7



SECTION E-E

SCALE - 1:50



SECTION F-F

SCALE - 1:50

TIMBER FRAMING SCHEDULE

ALL TIMBER FRAMING, BRACING AND HOLD-DOWN DETAILS SHALL COMPLY WITH AS 1684 2010 RESIDENTIAL TIMBER-FRAMED CONSTRUCTION MANUALS AND STRUCTURAL ENGINEERS SPECIFICATIONS.

WIND CLASSIFICATION: ??? REFER STRUCTURAL ENGINEERING	SOIL CLASSIFICATION: ??? REFER SOIL REPORT
ROOF CLADDING: SHEET	ROOF PITCH: 2°, 9°

DESCRIPTION	SIZE mm W x H	STRESS GRADE	CENTRES mm	MAX. HEIGHT / SPAN mm
ROOF BATTENS	70x35	MGP12	900	900 SPAN
CEILING BATTENS	70x35	MGP10	450	900 SPAN
ROOF TRUSSES	REFER MANUF.	MGP10	900	
COMMON WALL STUDS	90x35	MGP10	450	3000 HEIGHT MAX.
JAMB STUDS	2/90x45	MGP10		3000 HEIGHT MAX.
GENERAL TOP PLATES	90x45	MGP10		
LOADBEARING TOP PLATES	2/90x45	MGP10		
BOTTOM PLATES	90x45	MGP10		
WALL NOGGINGS	90x35	MGP10	1350	
LINTELS	REFER STRUCTURAL ENGINEERS DRAWINGS			

ENERGY RATING SUMMARY

RATING ??? STARS	CERTIFICATE NO. ???
TOTAL ENERGY ??? MJ/m2	DATE ???
ACCREDITED ENERGY RATER ??? ???	SOFTWARE HERO 4.0
ASSESSOR'S REFERENCE FCS ???	

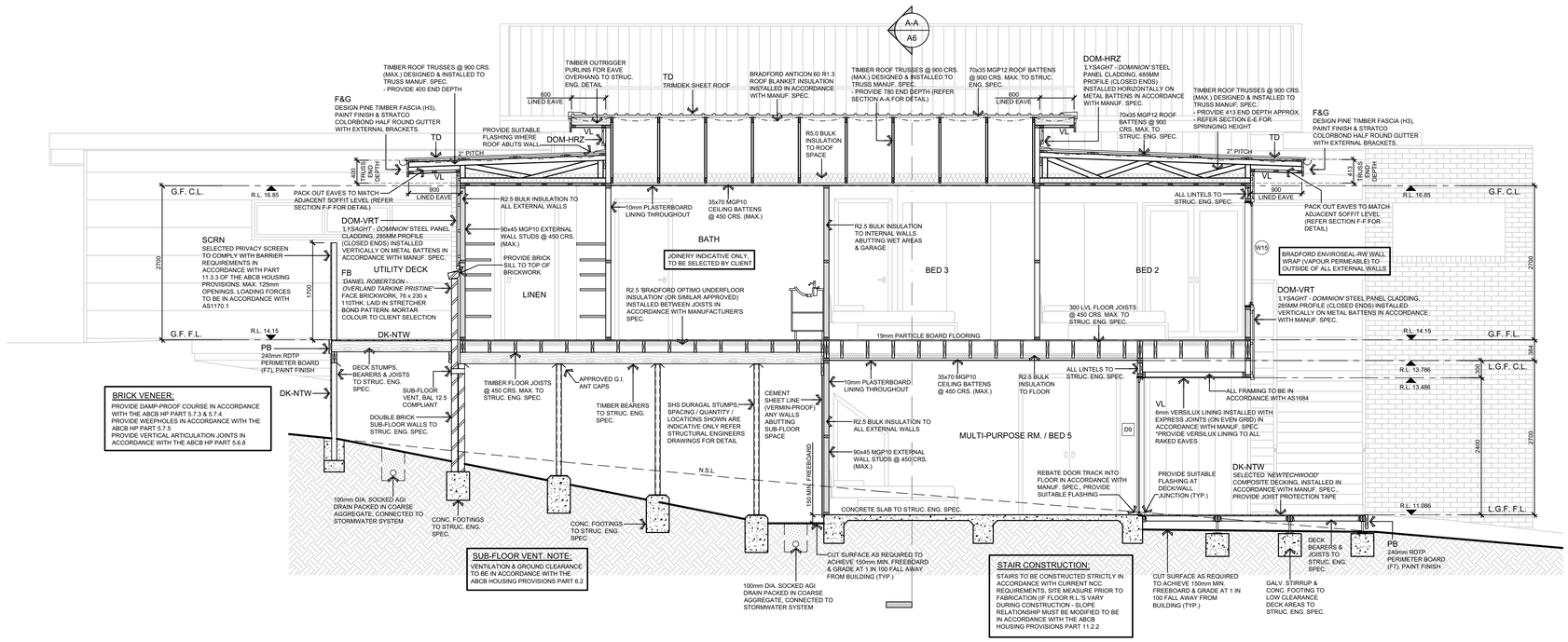
BUILDING ELEMENT	SPECIFICATION
FLOORS	R2.5 'BRADFORD OPTIMO UNDERFLOOR INSULATION' - OR SIMILAR APPROVED R2.5 BULK INSULATION BATTS TO FLOOR/CEILING OVER LOWER GROUND FLOOR
WALLS	R2.5 MINIMUM ADDED WALL INSULATION WITH BRADFORD ENVIROSEAL-RW WALL WRAP (VAPOUR PERMEABLE) TO OUTSIDE OF ALL EXTERNAL WALLS (INSULATION IN GARAGE OPTIONAL) R2.5 BULK INSULATION TO INTERNAL WALLS ABUTTING WET AREAS & GARAGE
CEILINGS	R5.0 MINIMUM ADDED CEILING INSULATION BRADFORD ANTICON 60 R1.3 ROOF BLANKET INSULATION
WINDOWS	ALL WINDOWS & DOORS TO BE ALUMINIUM FRAMED THERMALLY BROKEN DOUBLE GLAZED WITH MINIMUM VALUES AS LISTED: AWNING: U-VALUE: ??? & SHGC ??? FIXED: U-VALUE: ??? & SHGC ??? SLIDING: U-VALUE: ??? & SHGC ???
WALL COLOUR	MEDIUM TONING
ROOF COLOUR	MEDIUM TONING
LIGHTING MAX. W/M2	- IN A CLASS 1 BUILDING (WITHIN THE BUILDING), 5W/M2 MAXIMUM - ON A VERANDAH OR BALCONY ATTACHED TO THE CLASS 1, 4 W/M2 MAXIMUM - IN A CLASS 10 BUILDING (GARAGE/SHED) 3W/M2 MAXIMUM
AIR LEAKAGE	- IF USED, DOWNLIGHTS ARE TO BE SEALED (FITTED WITH SHROUDS) - SELF SEALING EXHAUST FANS - WINDOWS AND SLIDING DOORS ARE TO BE FITTED WITH WEATHER-STRIP - GAPS & CRACKS AROUND DOORS, WINDOWS AND SERVICE PENETRATIONS ARE SEALED

NOTES: -
THIS SUMMARY IS TO BE READ IN STRICT CONJUNCTION WITH THE ENERGY RATING REPORT PREPARED BY FRATER CONSULTING SERVICES PTY. LTD.

O'MEARA RESIDENCE
24 PARKSIDE DRIVE
NICHOLSON

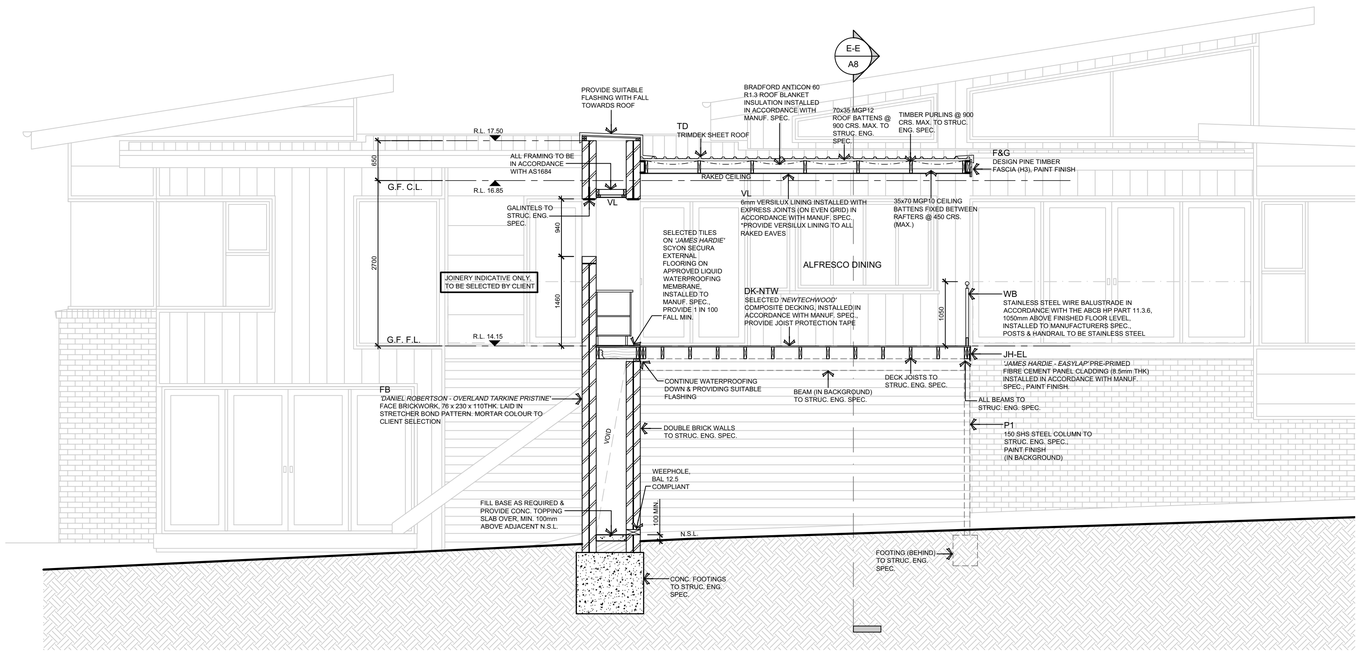
SANDS BUILDING DESIGN
ACN 127 480 942
P.O. Box 1735, 309 Main St, Bairnsdale 3875
P. 03 51 52 7200
E. clinton@sandsbd.com.au

CLIENT	CRAIG & COLLEEN O'MEARA
JOB NO.	23884
DATE	23/10/25
DESIGNED BY	CDP-AD 58137
DRAWN BY	FN
DESCRIPTION	SECTIONS
ISSUE	PLANNING
SCALE	1:50
DRAWING NO.	A6



SECTION G-G

SCALE - 1:50



SECTION H-H

SCALE - 1:50

TIMBER FRAMING SCHEDULE

ALL TIMBER FRAMING, BRACING AND HOLD-DOWN DETAILS SHALL COMPLY WITH AS 1684 2010 RESIDENTIAL TIMBER-FRAMED CONSTRUCTION MANUALS AND STRUCTURAL ENGINEERS SPECIFICATIONS.

WIND CLASSIFICATION: ??? REFER STRUCTURAL ENGINEERING	SOIL CLASSIFICATION: ??? REFER SOIL REPORT
ROOF CLADDING: SHEET	ROOF PITCH: 2°, 9°

DESCRIPTION	SIZE mm W x H	STRESS GRADE	CENTRES mm	MAX. HEIGHT / SPAN mm
ROOF BATTENS	70x35	MGP12	900	900 SPAN
CEILING BATTENS	70x35	MGP10	450	900 SPAN
ROOF TRUSSES	REFER MANUF.	MGP10	900	
COMMON WALL STUDS	90x35	MGP10	450	3000 HEIGHT MAX.
JAMB STUDS	2/90x45	MGP10		3000 HEIGHT MAX.
GENERAL TOP PLATES	90x45	MGP10		
LOADBEARING TOP PLATES	2/90x45	MGP10		
BOTTOM PLATES	90x45	MGP10		
WALL NOGGINGS	90x35	MGP10	1350	
LINTELS	REFER STRUCTURAL ENGINEERS DRAWINGS			

ENERGY RATING SUMMARY

RATING
??? STARS

CERTIFICATE NO.
???

TOTAL ENERGY
??? MJ/m2

DATE
???

ACCREDITED ENERGY RATER
???
???

SOFTWARE
HERO 4.0

ASSESSOR'S REFERENCE
FCS ???

BUILDING ELEMENT	SPECIFICATION
FLOORS	R2.5 'BRADFORD OPTIMO UNDERFLOOR INSULATION' - OR SIMILAR APPROVED R2.5 BULK INSULATION BATTS TO FLOOR/CEILING OVER LOWER GROUND FLOOR
WALLS	R2.5 MINIMUM ADDED WALL INSULATION WITH BRADFORD ENVIROSEAL-RW WALL WRAP (VAPOUR PERMEABLE) TO OUTSIDE OF ALL EXTERNAL WALLS (INSULATION IN GARAGE OPTIONAL) R2.5 BULK INSULATION TO INTERNAL WALLS ABUTTING WET AREAS & GARAGE
CEILINGS	R5.0 MINIMUM ADDED CEILING INSULATION BRADFORD ANTICON 60 R1.3 ROOF BLANKET INSULATION
WINDOWS	ALL WINDOWS & DOORS TO BE ALUMINIUM FRAMED THERMALLY BROKEN DOUBLE GLAZED WITH MINIMUM VALUES AS LISTED: AWNING: U-VALUE: ??? & SHGC ??? FIXED: U-VALUE: ??? & SHGC ??? SLIDING: U-VALUE: ??? & SHGC ???
WALL COLOUR	MEDIUM TONING
ROOF COLOUR	MEDIUM TONING
LIGHTING MAX. W/M2	- IN A CLASS 1 BUILDING (WITHIN THE BUILDING), 5W/M2 MAXIMUM - ON A VERANDAH OR BALCONY ATTACHED TO THE CLASS 1, 4 W/M2 MAXIMUM - IN A CLASS 10 BUILDING (GARAGE/SHED) 3W/M2 MAXIMUM
AIR LEAKAGE	- IF USED, DOWNLIGHTS ARE TO BE SEALED (FITTED WITH SHROUDS) - SELF SEALING EXHAUST FANS - WINDOWS AND SLIDING DOORS ARE TO BE FITTED WITH WEATHER-STRIP - GAPS & CRACKS AROUND DOORS, WINDOWS AND SERVICE PENETRATIONS ARE SEALED

NOTES: -
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SANDS BUILDING DESIGN
ACN 127 480 942
P.O. Box 1735, 309 Main St, Bairnsdale 3875
P. 03 51 52 7200
E. clinton@sandsbd.com.au

O'MEARA RESIDENCE
24 PARKSIDE DRIVE
NICHOLSON

CLIENT	CRAIG & COLLEEN O'MEARA
JOB NO.	23984
DATE	23/10/25
DESIGNED BY	CDP-AD 58137
DRAWN BY	FN
DESCRIPTION	SECTIONS
ISSUE	PLANNING
SCALE	1:50
DRAWING NO.	A9

West Perspective - Dwelling Approach

ENE Perspective

West Perspective - From Driveway

S AND S BUILDING DESIGN

ACN 127 480 942
P.O. Box 1735, 309 Main St, Bairnsdale 3875
P. 03 51 52 7200 F. 03 5152 7211
E. clinton@sandsbd.com.au E. ross@sandsbd.com.au

O'MEARA RESIDENCE
24 PARKSIDE DRIVE
NICHOLSON

CLIENT	CRAIG & COLLEEN O'MEARA
JOB NO.	23884
DATE	31 / 07 / 25
DESIGNED BY	CJS CDP-AD 58137
DRAWN BY	CJS CDP-AD 58137
DESCRIPTION	PERSPECTIVE VIEWS
ISSUE	REVISED CONCEPT
SCALE	N/A

DRAWING NO. SK2

WSW Perspective - Shed hidden for clarity

East Perspective

SSW Perspective

SANDS BUILDING DESIGN
ACN 127 480 942
P.O. Box 1735, 309 Main St, Bairnsdale 3875
P. 03 51 52 7200 F. 03 5152 7211
E. clinton@sandsbd.com.au E. revs@sandsbd.com.au

O'MEARA RESIDENCE
24 PARKSIDE DRIVE
NICHOLSON

CLIENT:	CRAIG & COLLEEN O'MEARA
JOB NO.	23884
DATE:	31 / 07 / 25
DESIGNED BY:	CJS CDP-AD 58137
DRAWN BY:	CJS CDP-AD 58137
DESCRIPTION:	PERSPECTIVE VIEWS
ISSUE:	REVISED CONCEPT
SCALE:	N/A

DRAWING NO. SK3

ESE Perspective

SW Perspective - Shed Hidden

WSW Perspective - Dwelling Approach

O'MEARA RESIDENCE
24 PARKSIDE DRIVE
NICHOLSON

CLIENT	CRAIG & COLLEEN O'MEARA
JOB NO.	23884
DATE	31 / 07 / 25
DESIGNED BY	CJS CDP-AD 58137
DRAWN BY	CJS CDP-AD 58137
DESCRIPTION	PERSPECTIVE VIEWS
ISSUE	REVISED CONCEPT
SCALE	N/A
DRAWING NO.	SK4

SANDS BUILDING DESIGN
ACN 127 480 942
P.O. Box 1735, 309 Main St, Bairnsdale 3875
P. 03 51 52 7200 F. 03 5152 7211
E. clinton@sandsbd.com.au E. reno@sandsbd.com.au

NW Perspective

SSE Perspective

NE Perspective

O'MEARA RESIDENCE
24 PARKSIDE DRIVE
NICHOLSON

CLIENT:	CRAIG & COLLEEN O'MEARA
JOB NO.	23884
DATE	31 / 07 / 25
DESIGNED BY:	CJS CDP-AD 58137
DRAWN BY	CJS CDP-AD 58137
DESCRIPTION:	PERSPECTIVE VIEWS
ISSUE	REVISED CONCEPT
SCALE	N/A
DRAWING NO.	3K5

SANDS BUILDING DESIGN
ACN 127 480 942
P.O. Box 1735, 309 Main St, Bairnsdale 3875
P. 03 51 52 7200 F. 03 5152 7211
E. clinton@sandsbd.com.au E. ronn@sandsbd.com.au

NNW Perspective

NNE Perspective

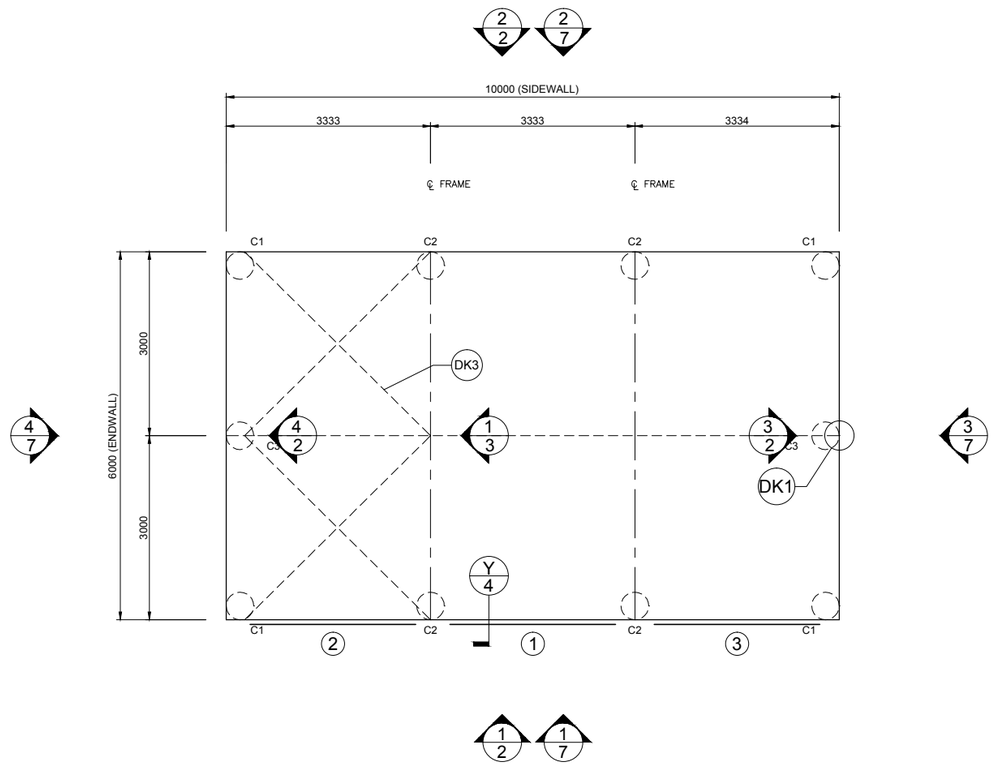
ENE Perspective - Elevated

O'MEARA RESIDENCE
24 PARKSIDE DRIVE
NICHOLSON

CLIENT:	CRAIG & COLLEEN O'MEARA
JOB NO.	23884
DATE	31 / 07 / 25
DESIGNED BY	CJS CDP-AD 58137
DRAWN BY	CJS CDP-AD 58137
DESCRIPTION	PERSPECTIVE VIEWS
ISSUE	REVISED CONCEPT
SCALE	N/A
DRAWING NO.	SK6

ACN 127 480 942
P.O. Box 1735, 309 Main St, Bairnsdale 3875
P. 03 51 52 7200 F. 03 5152 7211
E. clinton@sandsbd.com.au E. rom@sandsbd.com.au

IF IN DOUBT, ASK.



1/1 FOUNDATION PLAN AND MEMBER LAYOUT
SCALE: 1 = 100

ROOF STRAP BRACING TO BE CONNECTED TO THE PURLIN CLOSEST TO THE LINE OF THE END WALL MULLION
ROOF STRAP BRACING CAN BE PLACED FROM EITHER END OF THE BUILDING PROVIDING THE STRAP PATTERN REMAINS AS PER PLANS

MEMBER LEGEND

C1	C20015
C2	C20024
C3	C15019

DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY. ALL DIMENSIONS TO BE VERIFIED ON SITE.

SHEET 1 OF 7
JOB NO. FDBD101583
DATE 21/10/2025
CHECKED TM
DRAWN FDB

STEEL BUILDING BY (CONTACT)
FAIR DINKUM BUILDS RIVIERA BARNS AND GARAGES
03 5153 1455
FOR
O'MEARA (CRAIG & COLLEEN)
AT
24 PARKSIDE DRIVE
NICHOLSON

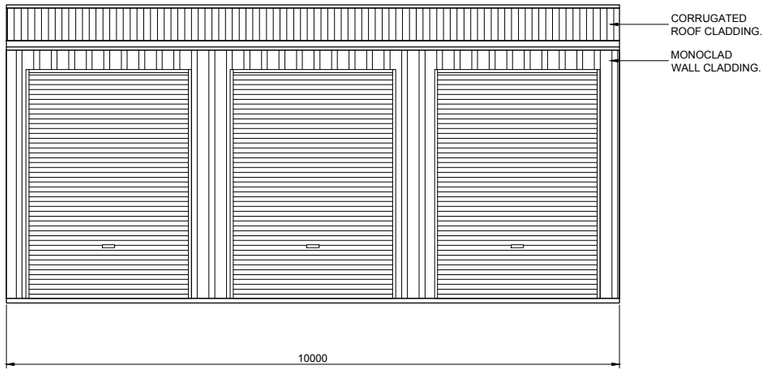
SHED SAFE accredited

FAIR DINKUM BUILDS™

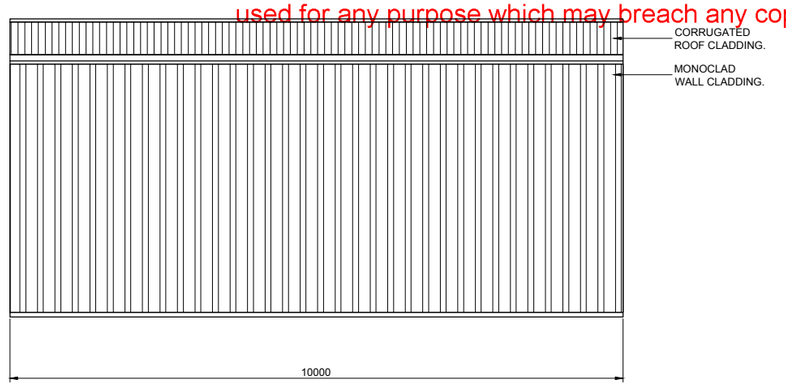
NORTHERN CONSULTING engineers
Civil & Structural Engineers
50 Punari Street
Currajong, Qld 4812
Fax: 07 4725 5850
Email: design@nceng.com.au
ABN 341 008 173 56

Registered Chartered Professional Engineer	Regn. No. 2558980
Registered Professional Engineer (Civil & Structural) QLD	Regn. No. 9985
Registered Certifying Engineer (Structural) N.T.	Regn. No. 116373ES
Registered Engineer - (Civil) VIC	Regn. No. PE0002216
Registered Engineer - (Civil) TAS	Regn. No. CC5648M

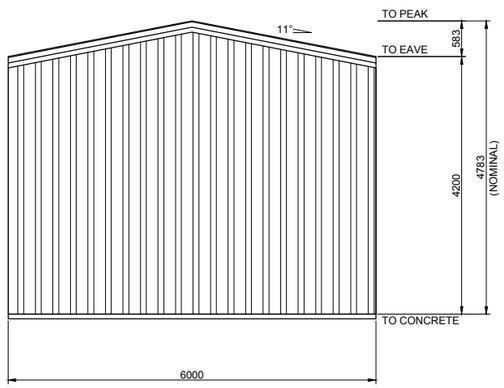
Mr Timothy Roy Messer BE MIEAust RPEQ
Signature .....
Date 21/10/2025
Registered Professional Engineer of the areas of practice of Civil & Structural National Professional Engineers Register



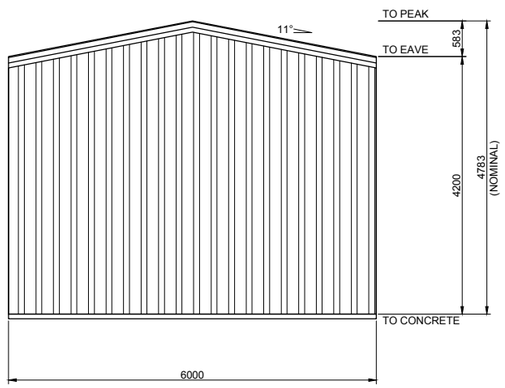
1/7 SIDEWALL EXTERIOR ELEVATION
SCALE: 1 = 100



2/7 SIDEWALL EXTERIOR ELEVATION
SCALE: 1 = 100



4/7 ENDWALL EXTERIOR ELEVATION
SCALE: 1 = 100



3/7 ENDWALL EXTERIOR ELEVATION
SCALE: 1 = 100

BUILDING COLOURS

WALL	MONUMENT
ROOF	MONUMENT
ROLLER DOOR	MONUMENT
DOWNPIPE	MONUMENT
GUTTER	MONUMENT
CORNER FLASHING	MONUMENT
BARGE FLASHING	MONUMENT
OPENING FLASHING	MONUMENT

SHEET 7 OF 7
JOB NO. FDBD101583
DATE 21/10/2025
CHECKED TM
DRAWN FDB

STEEL BUILDING BY (CONTACT)
FAIR DINKUM BUILDS RIVIERA BARNS AND GARAGES
03 5153 1455
FOR
O'MEARA (CRAIG & COLLEEN)
AT
24 PARKSIDE DRIVE
NICHOLSON

FAIR DINKUM BUILDS™

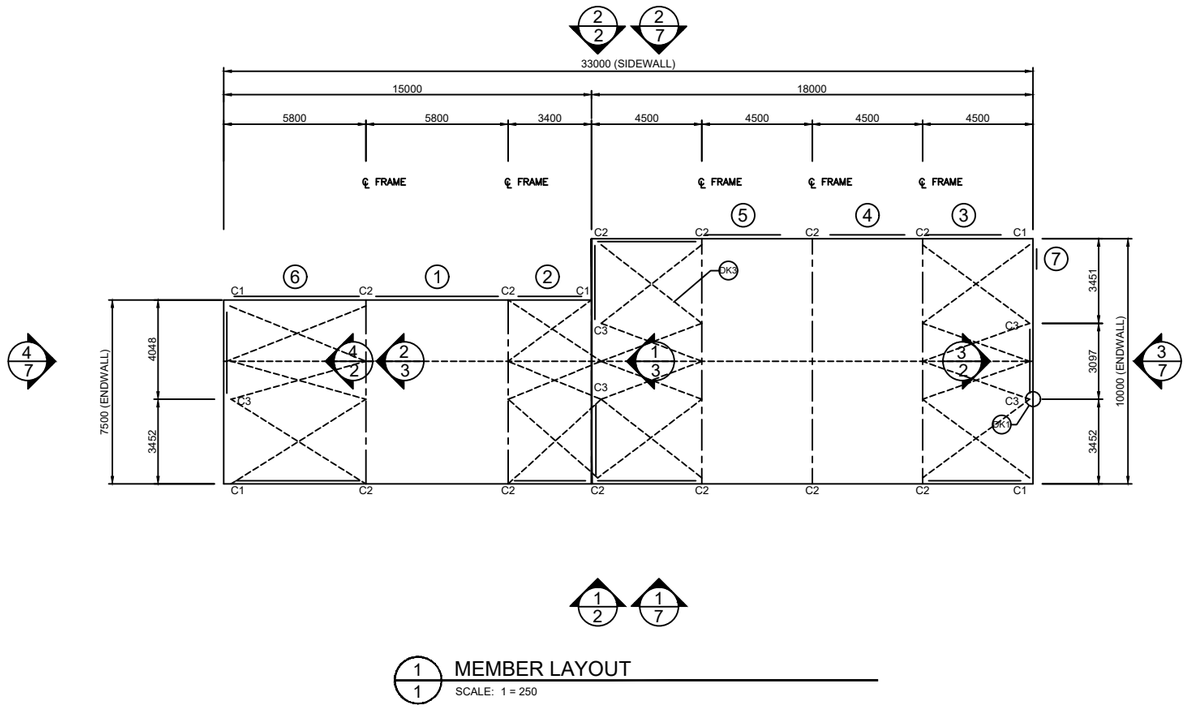
SHED SAFE™ accredited

NORTHERN CONSULTING engineers
Civil & Structural Engineers
50 Punari Street
Currajong, Qld 4812
Fax: 07 4725 5850
Email: design@nceng.com.au
ABN 341 008 173 56

Registered Chartered Professional Engineer	Regn. No. 2558980
Registered Professional Engineer (Civil & Structural) QLD	Regn. No. 9985
Registered Certifying Engineer (Structural) N.T.	Regn. No. 116373ES
Registered Engineer - (Civil) VIC	Regn. No. PE0002216
Registered Engineer - (Civil) TAS	Regn. No. CC5648M

Mr Timothy Roy Messer BE MIEAust RPEQ
Signature .....
Date 21/10/2025
Registered Professional Engineer in the areas of practice of Civil & Structural National Professional Engineers Register

IF IN DOUBT, ASK.



1/1 MEMBER LAYOUT
SCALE: 1 = 250

ROOF STRAP BRACING TO BE CONNECTED TO THE PURLIN CLOSEST TO THE LINE OF THE END WALL MULLION
ROOF STRAP BRACING CAN BE PLACED FROM EITHER END OF THE BUILDING PROVIDING THE STRAP PATTERN REMAINS AS PER PLANS
FOR INTERNAL WALLS USE MULLION SPECIFICATIONS
SEE SHED DESIGNER LAYOUT SCREEN FOR INTERNAL OPENING POSITIONS
REFER TO SCHEDULE OF OPENINGS ON SHEET 4 FOR FULL OPENING LIST

MEMBER LEGEND

C1	C20015
C2	2C20024
C3	C20019

DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY. ALL DIMENSIONS TO BE VERIFIED ON SITE.

SHEET 1 OF 9
JOB NO. FDBD101585
DATE 16/10/2025
CHECKED H.M.
DRAWN L.K.

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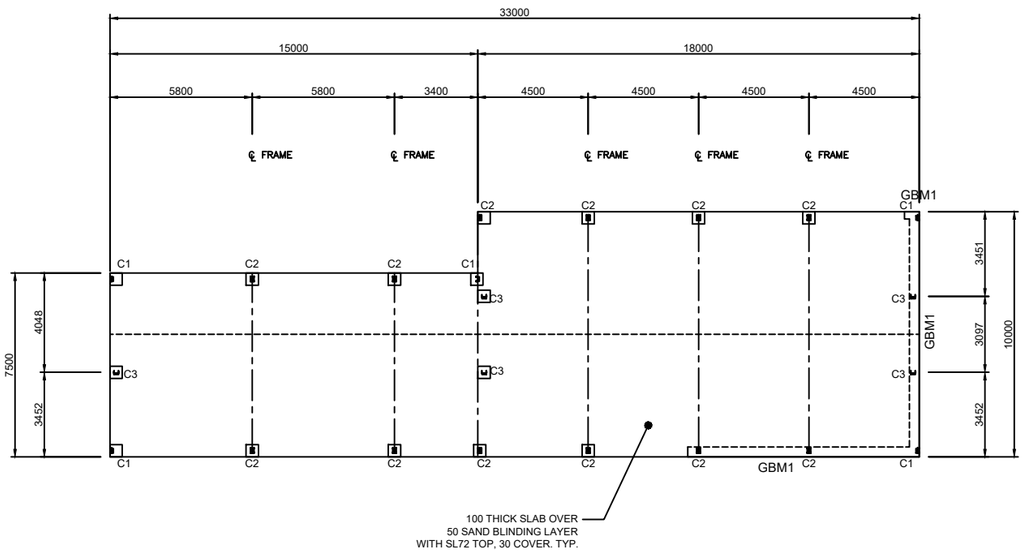
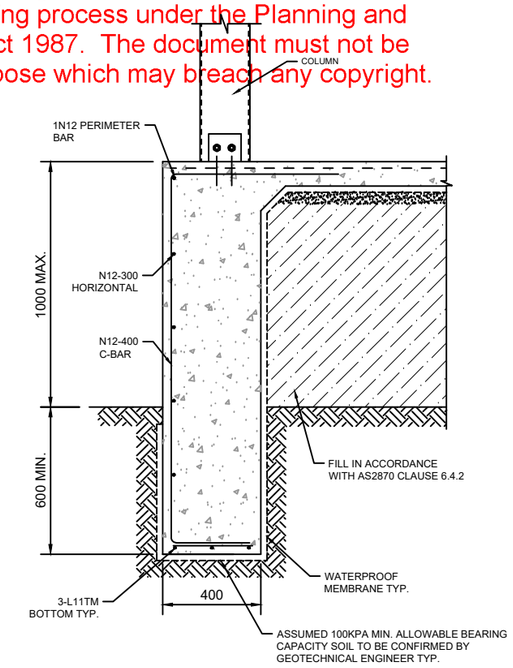
Registered Professional Engineer, QLD (Civil & Structural) RPEQ. No.15143
Certifying Engineer, N.T. (Structural) Regn. No. 341218ES
Registered Professional Engineer, VIC (Civil & Structural) Regn. No. PE0015169
Licensed Building Services Provider - Engineer, TAS (Civil) Regn. No. 630961696
Mr. Navid Nikjoo
BE, MIEAust CPEng NER APEC Engineer IntPE(Aus)

Signature .....
Date 16/10/2025



1 8 FOUNDATION PLAN
SCALE: 1 = 250



2 8 GBM1 - DROP EDGE BEAM DETAIL
SCALE: 1 = 25

SHEET 8 OF 9
JOB NO. FDBD101585
DATE 16/10/2025
CHECKED H.M.
DRAWN L.K.

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Mr. Navid Nikjoo
BE, MIEAust CPEng NER APEC Engineer IntPE(Aus)

Signature .....
Date 16/10/2025

Crowther & Sadler Pty. Ltd.
LICENSED SURVEYORS & TOWN PLANNERS
ABN 81 668 443 982

Our ref: 21322

22 December 2025

Statutory Planning Officer
East Gippsland Shire Council
Via email: planning@egipps.vic.gov.au

Attention: Robert Buckmaster

Dear Robert,

Re: Planning Application 5.2025.359.1
Buildings and works for a dwelling, outbuildings and associated earthworks
24 Parkside Drive, Nicholson

I refer to your correspondence of 20 November 2025 requesting additional information in response to the abovementioned Planning Application. The following information is provided in response to the request.

Use of proposed outbuildings

We can confirm the proposed outbuildings will only be used for the storage of personal items belonging to the owners of the land. Our client has a vintage and classic car collection and these vehicles will be stored in the proposed outbuildings. As such the use of the outbuildings is ancillary to the use of the land for a dwelling.

Landscape Concept Plan

In response to the request from Council we have prepared a Landscape Concept Plan for the property. The enclosed plan provides an indication of planting that can be provided at the front of the property and adjacent to the northern and southern side boundaries. The plan details plantings that in time can obscure the visibility of the outbuildings from the street and adjoining properties. A variety of indigenous plant species have been selected in response to environmental values prescribed under ESO1-30.

Wastewater disposal area

The Land Application Area nominated in the Land Capability Assessment - On-site Domestic Wastewater (Simon Anderson Consultants, Job No: 458657, 13 September 2025) ('the LCA') is located outside the Building Envelope.

Clause 6.6 of the Section 173 Agreement (AL961631J) requires owners to dispose of effluent within the Building Envelope *unless with Council's prior written consent*.

In this instance the extent of buildings and works proposed within the Building Envelope does not leave sufficient areas of undisturbed land for the disposal of effluent within the Building Envelope. The LCA confirms sufficient area outside the Building Envelope is available for the disposal of effluent in accordance with EPA regulations.

It is our understanding the Building Envelopes were imposed through the Section 173 Agreement in response to the recommendations contained in Cultural Heritage Management Plan No. 11323 ('the CHMP') that was undertaken for the subdivision of the Riverbend Estate.

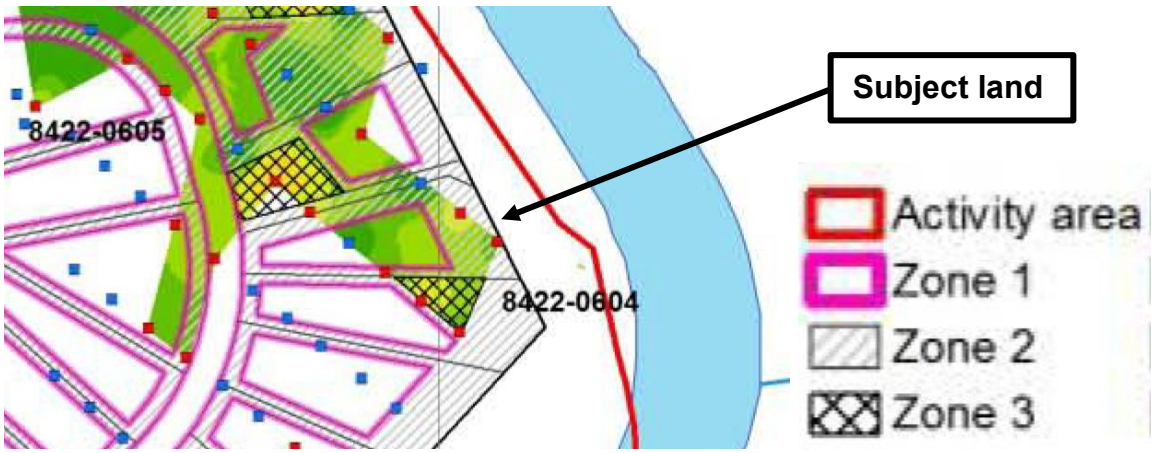
Building envelopes prepared in response to the recommendations of the CHMP prescribed three management zones, prescribing the types of activities permitted within each management zone. The management zones are prescribed in Table 68 of the CHMP (p. 126).

Zone	Description	Description of permissible ground disturbing activities within zone
1	Building envelope / road envelope	Permissible activities consist of all activities permissible under the relevant planning scheme (i.e. house construction, garage construction, landscaping, road & drainage construction, services reticulation etc. are all permissible)
2	Services envelope	Permissible activities consist of all activities permissible under the relevant planning scheme with the exception of the construction of any residential buildings (i.e. a driveway, services trenches, landscaping etc. are all permissible, while the construction of a house is not).
3	Increased harm minimisation envelope	Permissible activities consist of mechanical excavation only for the construction of residential storm water drains (if required). Landscaping and other ground disturbing impacts of a non-mechanical nature are permissible. There is to be no construction of buildings, structures, or ground disturbing works for the purposes of services.

Table 68: Permissible ground disturbing activities within each zone.

(Source: Andrew Long & Associates, p.126)

Map 13 within the CHMP provides a pictorial demonstration of these management zones, with Zone 1 outlined in pink, Zone 2 by grey diagonal hatching, and Zone 3 with black cross hatching. The following extract confirms no areas with Zone 3 designation on the subject land.



Extract from Map 13: Location of zones with permissible ground disturbing activities (Andrew Long & Associates, p.128)

The Building Envelope Plan endorsed under the Riverbend Planning Permit specifies two types of envelopes:

Blue hatching represents the Building Envelope, which we understand represents Zone 1 and the corresponding description contained in Table 1.

Envelopes shown red hatching reflect Zone 3 and the corresponding description contained in Table 1.

All other areas outside of the two envelopes are understood to reflect Zone 2 where services to a dwelling may be constructed outside Zone 1.

We have previously provided Council with advice from the cultural heritage consultant involved with the preparation of the CHMP in relation to another matter for a property within the Riverbend Estate. In that instance the owner of 40 Koraleigh View was seeking to construct an outbuilding outside the Building Envelope, which required Council's consideration under the provisions of Clause 6.5 of the Section 173 Agreement. Advice from the cultural heritage consultant confirmed construction of an outbuilding outside the Building Envelope was consistent with the CHMP.

The subject land does not contain a red hatched envelope and therefore we believe the provision of services to a dwelling outside the Building Envelope is an outcome consistent with the recommendations of the CHMP, and is the reason that Clause 6.6 of the Section 173 Agreement provides discretion for Council to allow effluent disposal outside of a Building Envelope.

We trust the information provided satisfies Council's request for additional information and the application will continue to be processed.

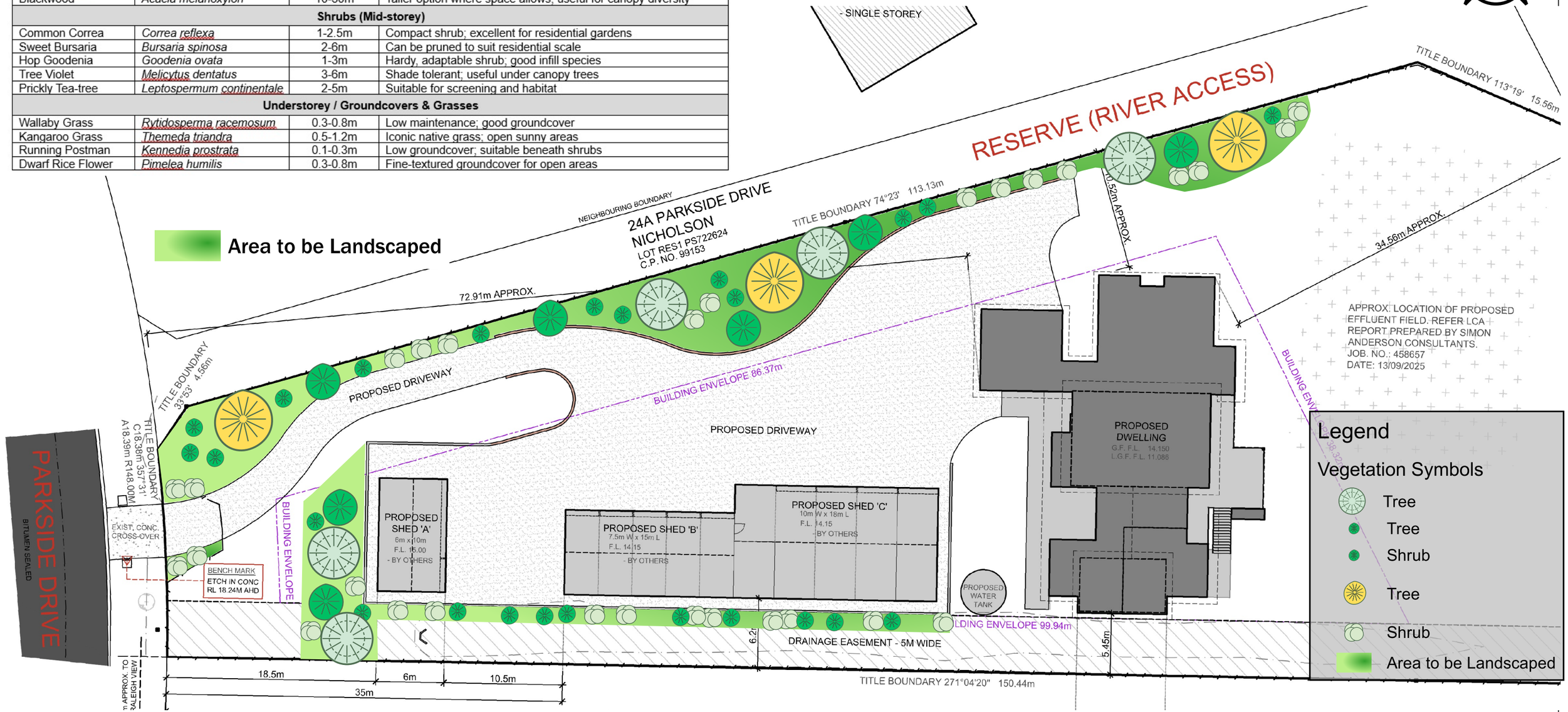
Please contact our office should you require anything further.

Regards,

RICHARD HOXLEY

Encl: Concept Landscape Plan (Version 2, 18/12/2025)

Common Name	Botanical Name	Mature Height	Notes
Canopy / Small to Medium Trees			
Silver Banksia	*Banksia marginata*	6-12m	Medium-sized tree; good habitat value; suitable for screening
Lightwood	*Acacia implexa*	6-15m	Fast-growing, small to medium tree; good for transitional planting
Black Sheoak	*Allocasuarina littoralis*	5-12m	Fine-textured foliage; suitable near boundaries
Blackwood	*Acacia melanoxylon*	10-30m	Taller option where space allows; useful for canopy diversity
Shrubs (Mid-storey)			
Common Correa	*Correa reflexa*	1-2.5m	Compact shrub; excellent for residential gardens
Sweet Bursaria	*Bursaria spinosa*	2-6m	Can be pruned to suit residential scale
Hop Goodenia	*Goodenia ovata*	1-3m	Hardy, adaptable shrub; good infill species
Tree Violet	*Melicytus dentatus*	3-6m	Shade tolerant; useful under canopy trees
Prickly Tea-tree	*Leptospermum continentale*	2-5m	Suitable for screening and habitat
Understorey / Groundcovers & Grasses			
Wallaby Grass	*Rytidosperma racemosum*	0.3-0.8m	Low maintenance; good groundcover
Kangaroo Grass	*Themeda triandra*	0.5-1.2m	Iconic native grass; open sunny areas
Running Postman	*Kennedia prostrata*	0.1-0.3m	Low groundcover; suitable beneath shrubs
Dwarf Rice Flower	*Pimelea humilis*	0.3-0.8m	Fine-textured groundcover for open areas



CRAIG O'MEARA
24 PARKSIDE DRIVE, NICHOLSON

Crowther & Sadler Pty. Ltd.
LICENSED SURVEYORS & TOWN PLANNERS

152 MACLEOD STREET, BAIRNSDALE, VIC., 3875
P. (03) 5152 5011 E. contact@crowthersadler.com.au

NOTATIONS

Species selection to have regard to Ecological Vegetation Class 151 (Plains Grassy Forest) of the Gippsland Plain Bioregion and to include a mix of life forms including canopy trees, shrubs and understorey. Landscaping will be designed having regard to the residential context and site constraints including the drainage easement and overland flow path whilst being designed to obscure external views.

SCALE (SHEET SIZE A3)	SURVEYORS REF.
NOT TO SCALE	**21322** VERSION 2 - DRAWN 18/12/2025

CONCEPT LANDSCAPE PLAN

PARISH OF SARSFIELD
SECTION 2
CROWN ALLOTMENT 4A1

LOT 37 ON PS722624J