



ATTACHMENTS

**Development Assessment Committee
Meeting
Under Separate Cover
Wednesday, 21 June 2023**

Table of Contents

7.1	PA2023005 - Use and Development of a Dwelling at 77 McPhans Road, Mollonghip	
	Attachment 1 Proposed plans.....	3
7.2	PA2022268 - Use and Development of a Dwelling at 440 Main Street (Avenue of Honour), Bacchus Marsh	
	Attachment 1 Site Plans and Dwelling Plans.....	10
7.4	PA2021190-1 - Amended Permit for Development of a Shed Ancillary to a Dwelling and Variation of a Restrictive Covenant at 25 Cartons Road, Gordon	
	Attachment 1 Shed Plans and Elevations.....	14
7.5	PA2022205 - Three Lot Subdivision, Removal and Creation of Easement at Crown Allotments 8 and 8A, Section 20 and Crown Allotment 7, Section 20A, 534 Navigators Road, Navigators	
	Attachment 1 Proposed plan of subdivision	23

MOLLONGGHIP - DOWD

77 MCPHANS ROAD 2208 MOLLONGGHIP VIC 3352

TOWN PLANNING - S O 4 24/10/2022

Sheet Index

LAYOUT No.	LAYOUT NAME:
A.000	COVER PAGE
A.200	PROPOSED SITE PLAN
A.201	PROPOSED GROUND FLOOR
A.202	PROPOSED ROOF PLAN
A.300	PROPOSED MATERIALS
A.400	PROPOSED ELEVATIONS
A.500	PROPOSED SECTION

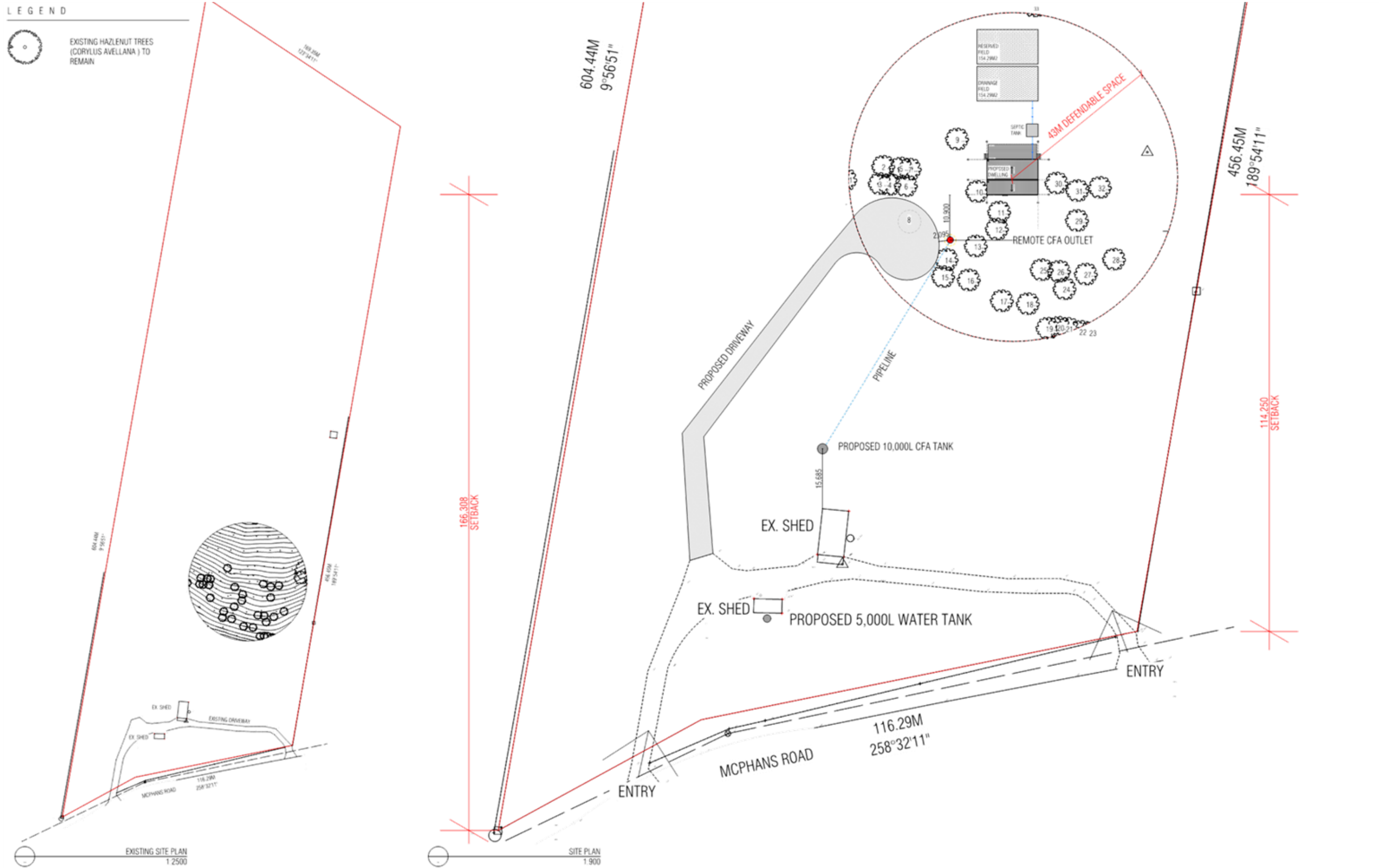
REVISION	DATE	BY	DESCRIPTION

NOTES
 Schedules and Specifications shall take precedence to drawings.
 Figure dimensions shall take precedence to scaled dimensions.
 Check and verify all dimensions prior to commencement of work.
 This drawing is COPYRIGHT and shall remain the property of ARKULAR PTY LTD.



PROJECT
 MOLLONGGHIP - DOWD
 ADDRESS
 77 MCPHANS ROAD 2208 MOLLONGGHIP
 VIC 3352
 FOR

STAGE 4	
TITLE	COVER PAGE
SCALE	AS SHOWN (A3)
DRAWN	GM
ORIGINAL ISSUE	24/10/2022
JOB No	2208
DRAWING No	A 000



REVISION

NOTES
 Schedules and Specifications shall take precedence to drawings.
 Figure dimensions shall take precedence to scaled dimensions.
 Check and verify all dimensions prior to commencement of work.
 This drawing is COPYRIGHTED and shall remain the property of ARKULAR PTY LTD.

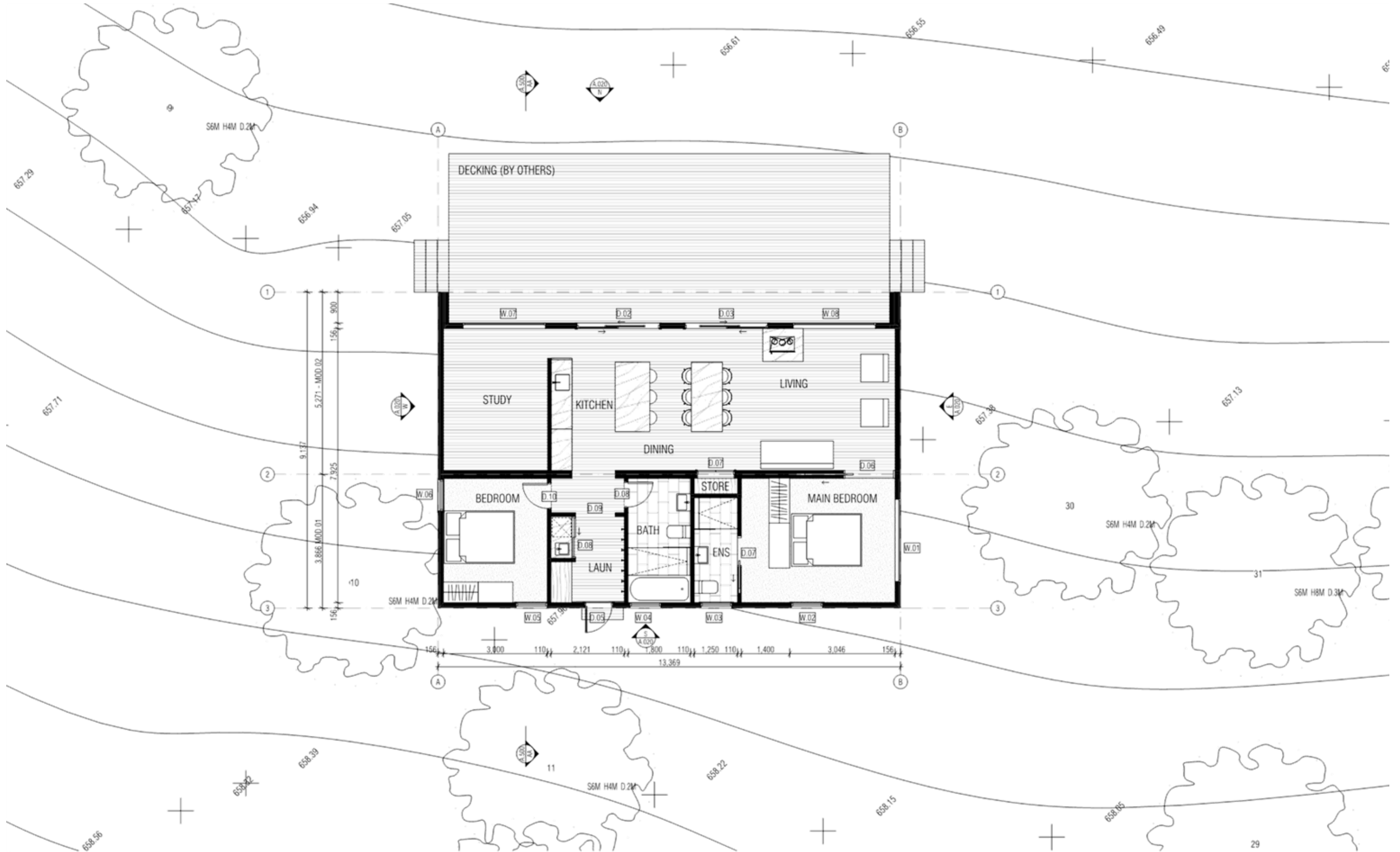
arkular.

121 HODDLE STREET, RICHMOND, 3121, AUSTRALIA P. 0477 143 711
 E. 461 17034801@ARKULAR.COM WWW.ARKULAR.COM

PROJECT
 MOLLONGGHIP - DOWD
 ADDRESS
 77 MCPHANS ROAD 2208 MOLLONGGHIP VIC 3352
 FOR

STAGE 4	
TITLE	PROPOSED SITE PLAN
SCALE	AS SHOWN (G/A3)
DRAWN	GM
ORIGINAL ISSUE	24/10/2022


 JOB No
2208
 DRAWING No
A 000



FLOOR PLAN
1:100

REVISION

NOTES
 Schedules and Specifications shall take precedence to drawings.
 Figure dimensions shall take precedence to scaled dimensions.
 Check and verify all dimensions prior to commencement of work.
 This drawing is COPYRIGHT and shall remain the property of ARKULAR PTY LTD.

arkular.

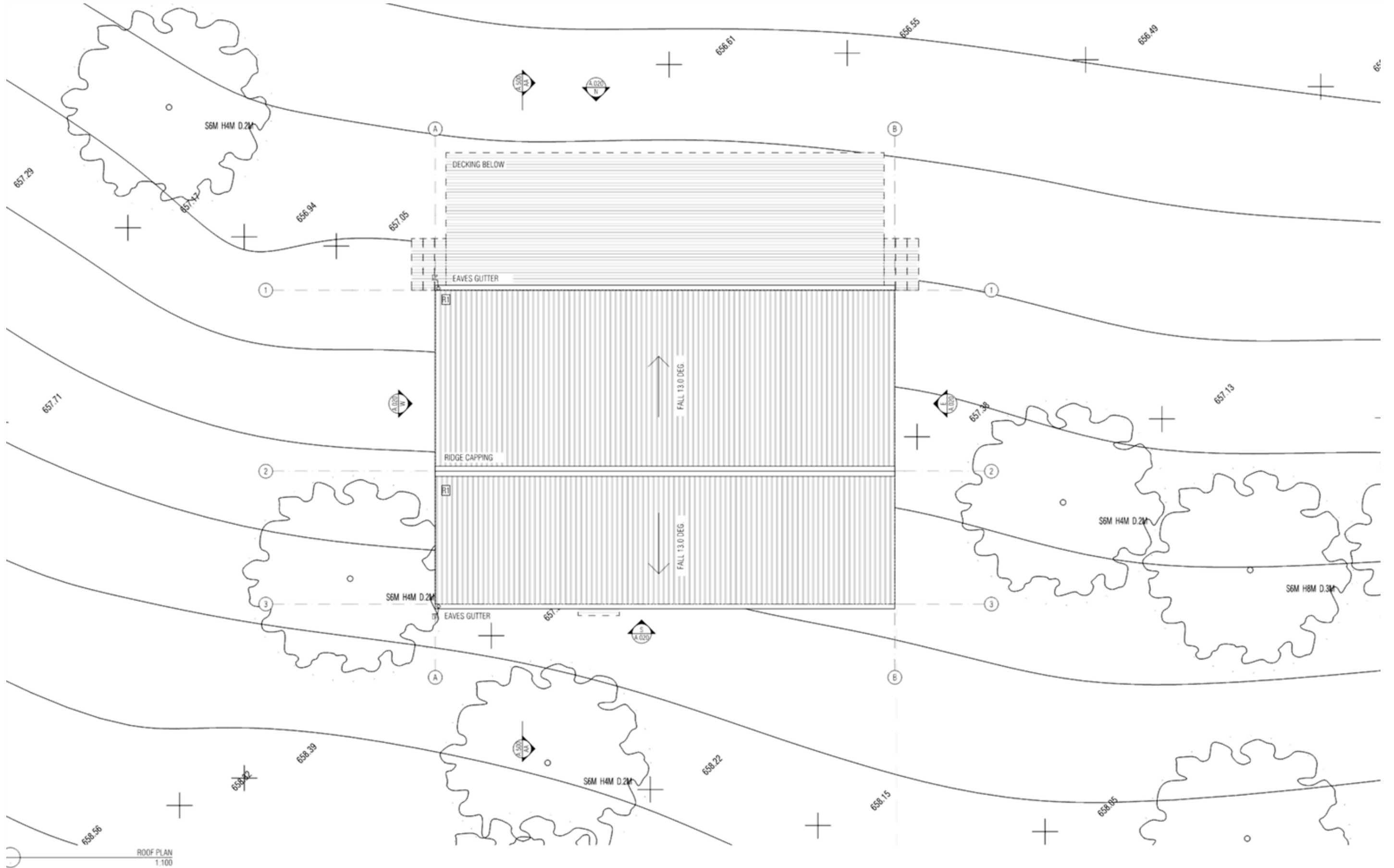
121 HODDLE STREET, RICHMOND, 3121, AUSTRALIA P. 0477 143 711
 E. 461 1760046918 AD P.706 (WWW.ARKULAR.PTY.LTD)

PROJECT
 MOLLONGHIP - DOWD
 ADDRESS
 77 MCPHANS ROAD 2208 MOLLONGHIP
 VIC 3352
 FOR

STAGE 4	
TITLE	PROPOSED GROUND FLOOR
SCALE	AS SHOWN (1:3)
DRAWN	GM
ORIGINAL ISSUE	24/10/2022

+

JOB No
2208
DRAWING No
A 001



ROOF PLAN
1:100

REVISION

NOTES
 Schedules and Specifications shall take precedence to drawings.
 Figure dimensions shall take precedence to scaled dimensions.
 Check and verify all dimensions prior to commencement of work.
 This drawing is COPYRIGHT and shall remain the property of ARKULAR PTY LTD

arkular.

121 HODDLE STREET, RICHMOND, 3121, AUSTRALIA P. 0477 143 711
 E. 461 170182018 AD P.016 WWW.ARKULAR.COM.AU

PROJECT
MOLLONGHIP - DOWD
 ADDRESS
 77 MCPHANS ROAD 2208 MOLLONGHIP
 VIC 3352
 FOR

STAGE 4	
TITLE	PROPOSED ROOF PLAN
SCALE	AS SHOWN (A3)
DRAWN	GM
ORIGINAL ISSUE	24/10/2022


 JOB No
2208
 DRAWING No
A 000

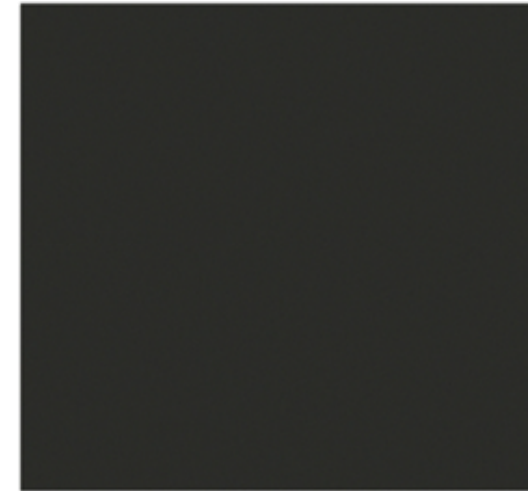
PROPOSED EXTERNAL FINISHES



EHW01 - SILVER TOP ASH



R1 - GREY METAL CLADDING



DARK - WINDOW AND DOOR FRAMES

REVISION	DATE

NOTES
 Schedules and Specifications shall take precedence to drawings.
 Figure dimensions shall take precedence to scaled dimensions.
 Check and verify all dimensions prior to commencement of work.
 This drawing is COPYRIGHT and shall remain the property of ARKULAR PTY LTD.

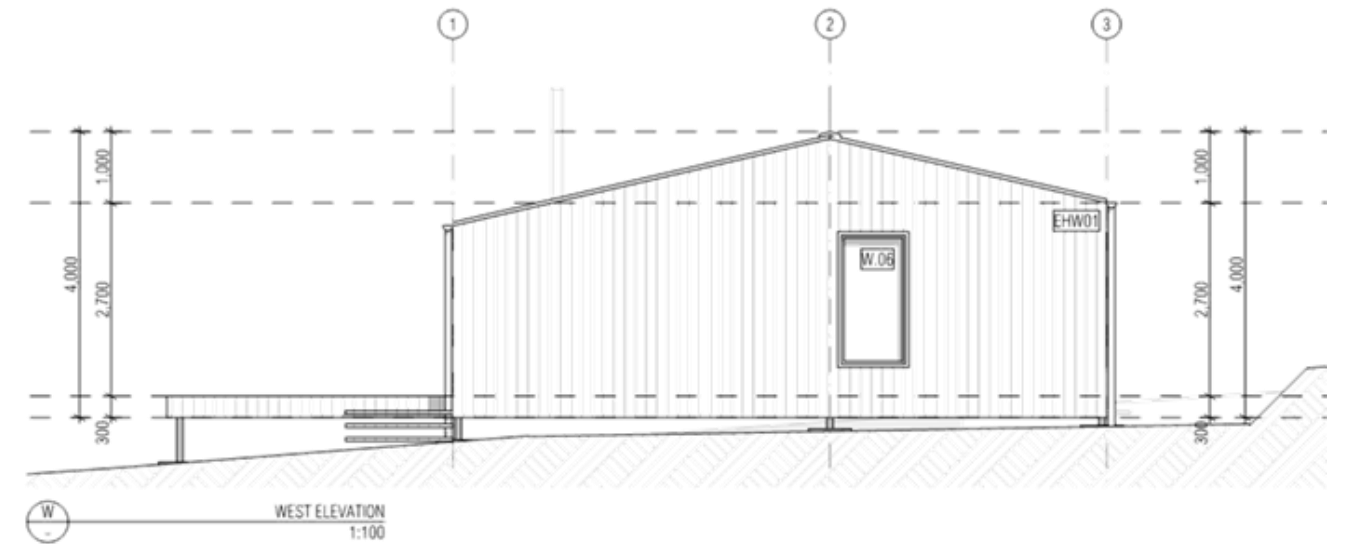
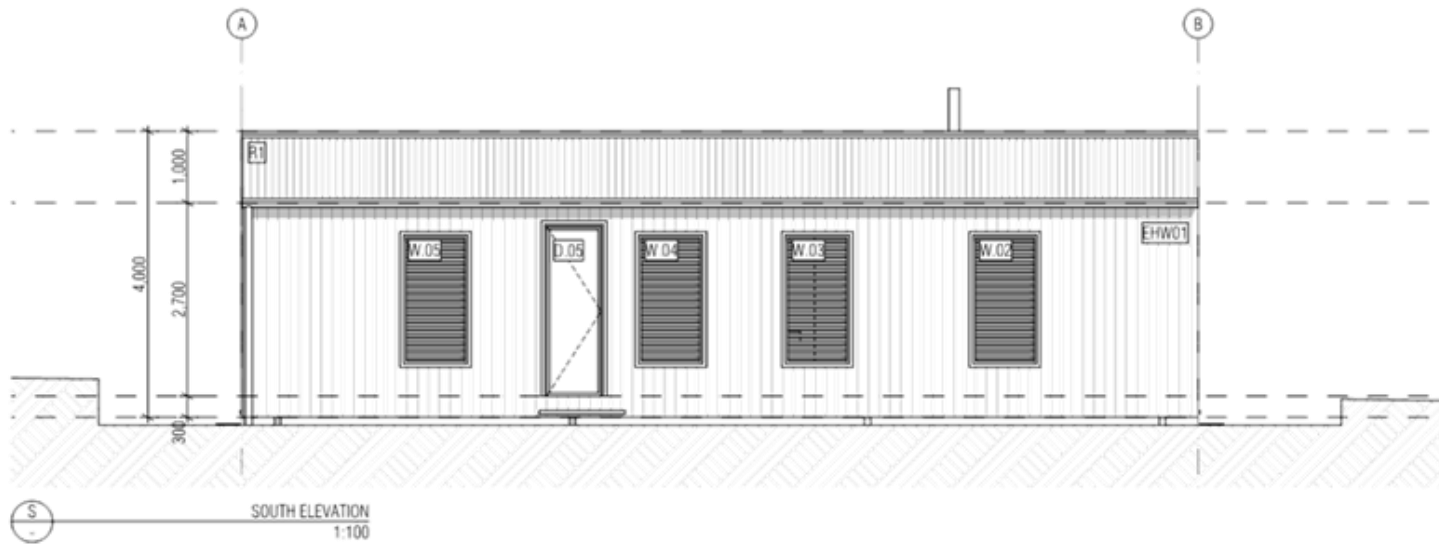
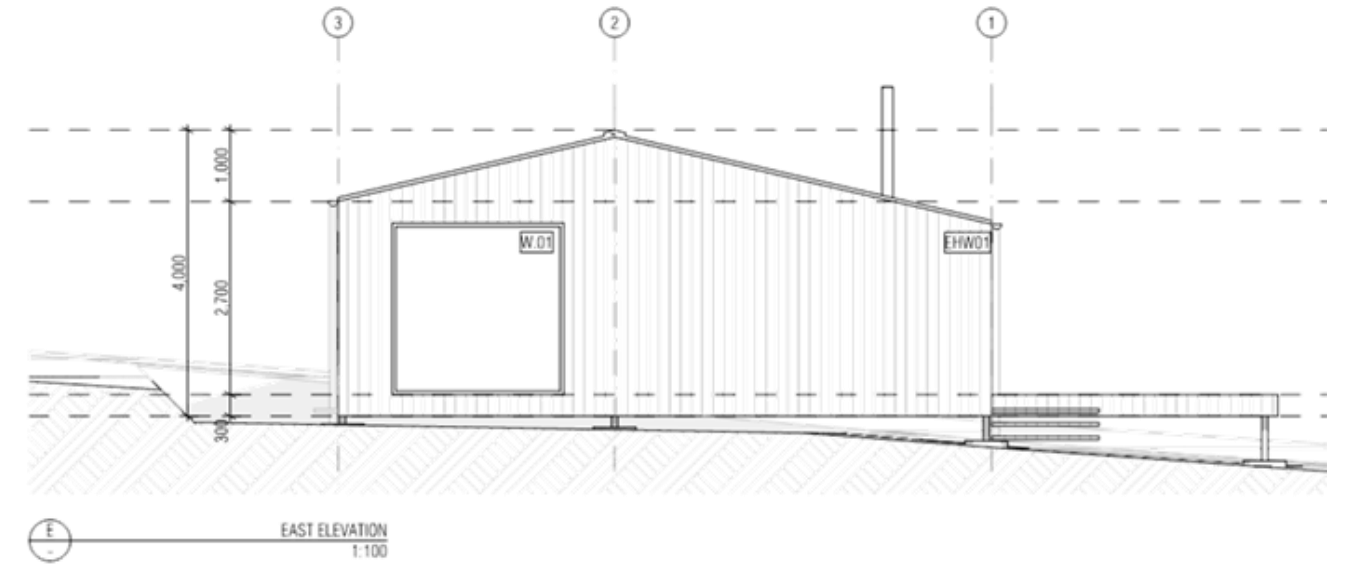
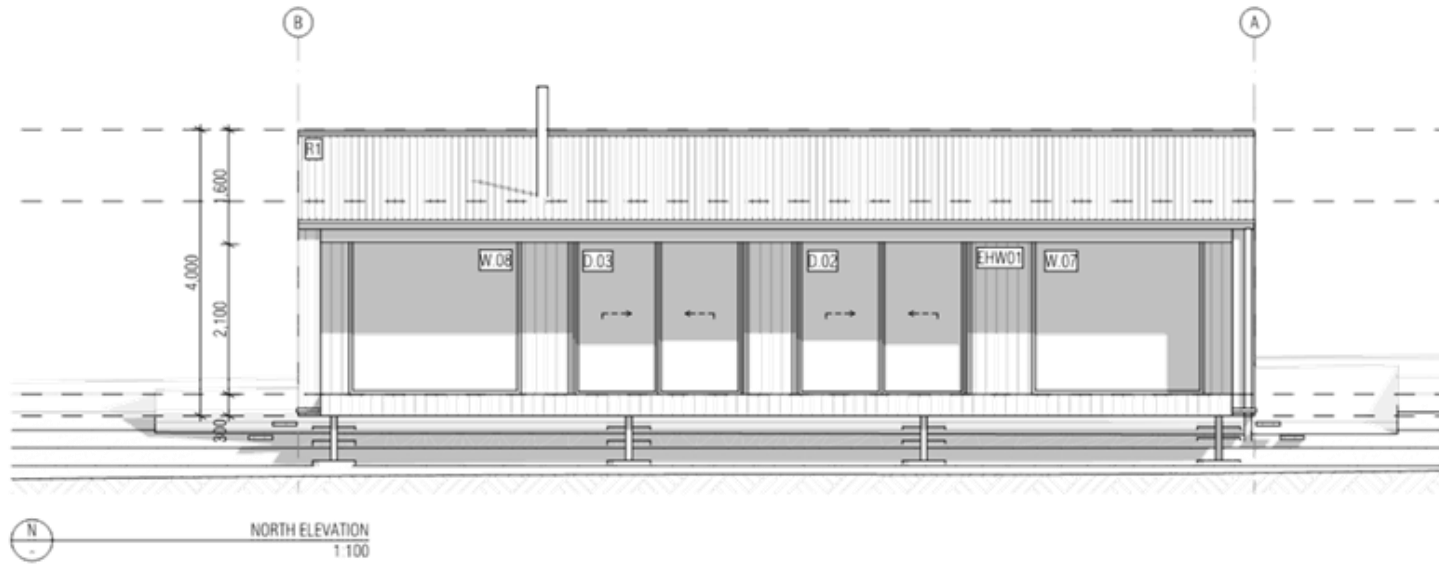


121 HODDLE STREET, RICHMOND, 3121, AUSTRALIA P. 0477 143 711
 E: info@arkular.com.au W: www.arkular.com.au

PROJECT
MOLLONGHIP - DOWD
 ADDRESS
 77 MCPHANS ROAD 2208 MOLLONGHIP
 VIC 3352
 FOR

STAGE 4	
TITLE	PROPOSED MATERIALS
SCALE	AS SHOWN (A3)
DRAWN	GM
ORIGINAL ISSUE	24/10/2022

JOB No
2208
 DRAWING No
A 200



REVISION	NOTES
	Schedules and Specifications shall take precedence to drawings.
	Figure dimensions shall take precedence to scaled dimensions.
	Check and verify all dimensions prior to commencement of work.
	This drawing is COPYRIGHT and shall remain the property of ARKULAR PTY LTD.

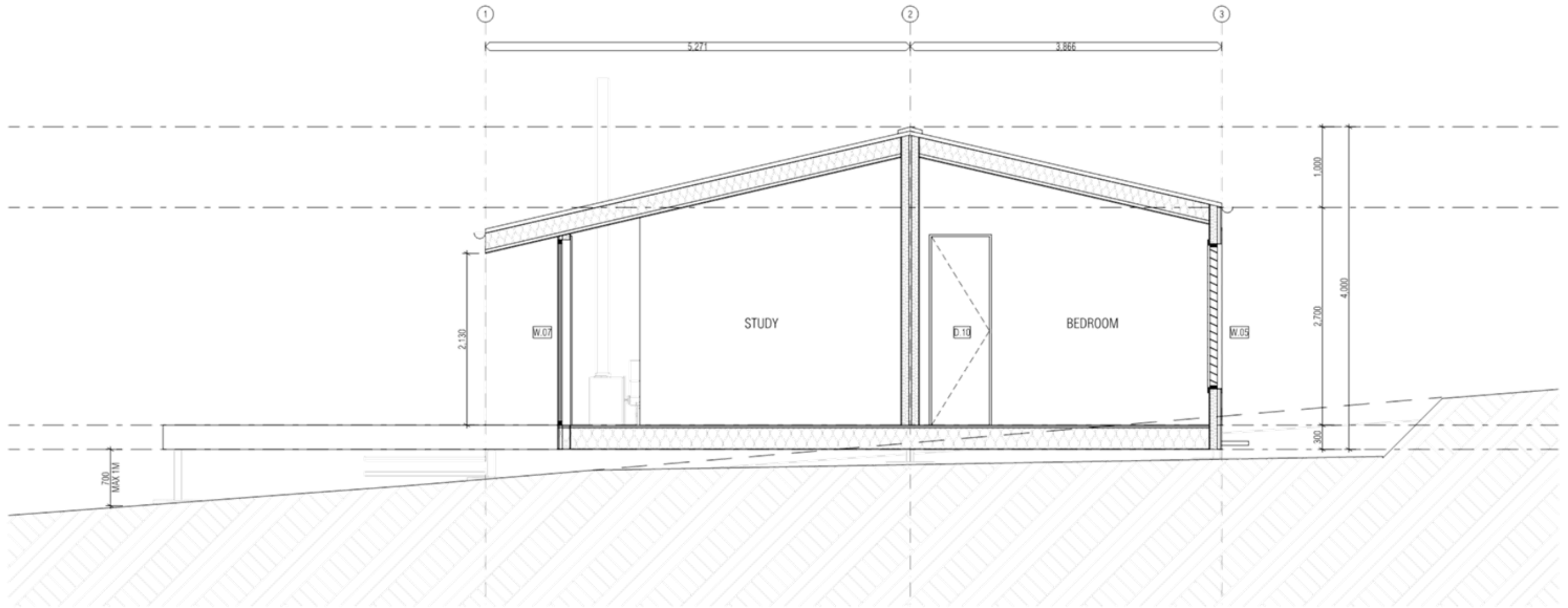
arkular.

121 HODDLE STREET, RICHMOND, 3121, AUSTRALIA P. 0477 143 711
E 461 170348018 AQ PDM WWW.ARKULAR.COM

PROJECT
MOLLONGGHIP - DOWD
ADDRESS
77 MCPHANS ROAD 2208 MOLLONGGHIP
VIC 3352
FOR

STAGE 4	
TITLE	PROPOSED ELEVATIONS
SCALE	AS SHOWN (A3)
DRAWN	GM
ORIGINAL ISSUE	24/10/2022

JOB No
2208
DRAWING No
A 100



SECTION AA
1:50

REVISION	NOTES

NOTES
Schedules and Specifications shall take precedence to drawings.
Figure dimensions shall take precedence to scaled dimensions.
Check and verify all dimensions prior to commencement of work.
This drawing is COPYRIGHT and shall remain the property of ARKULAR PTY LTD.

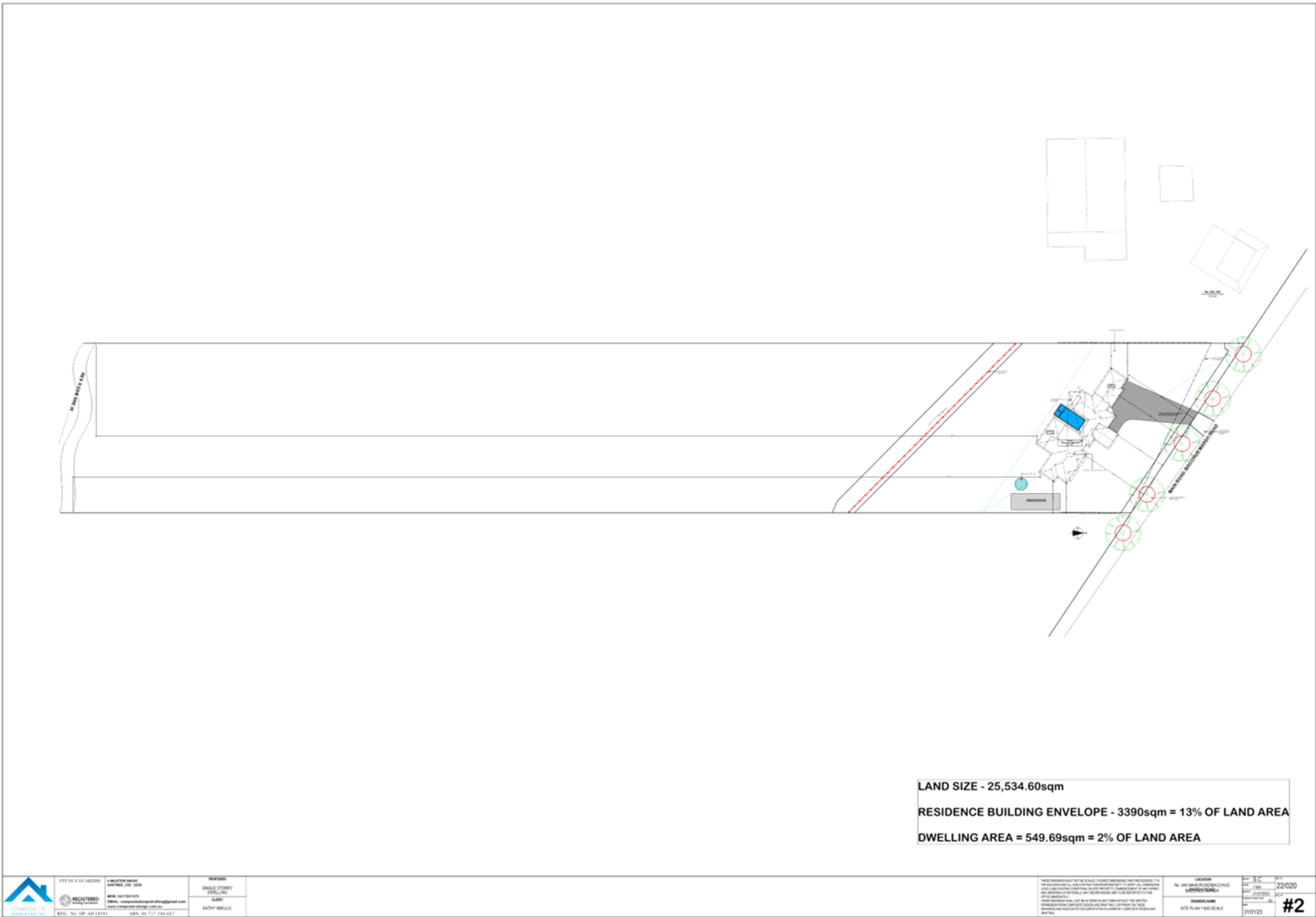
arkular.

121 HODDLE STREET, RICHMOND, 3121, AUSTRALIA P. 0477 143 711
E. info@arkular.com.au W. www.arkular.com.au

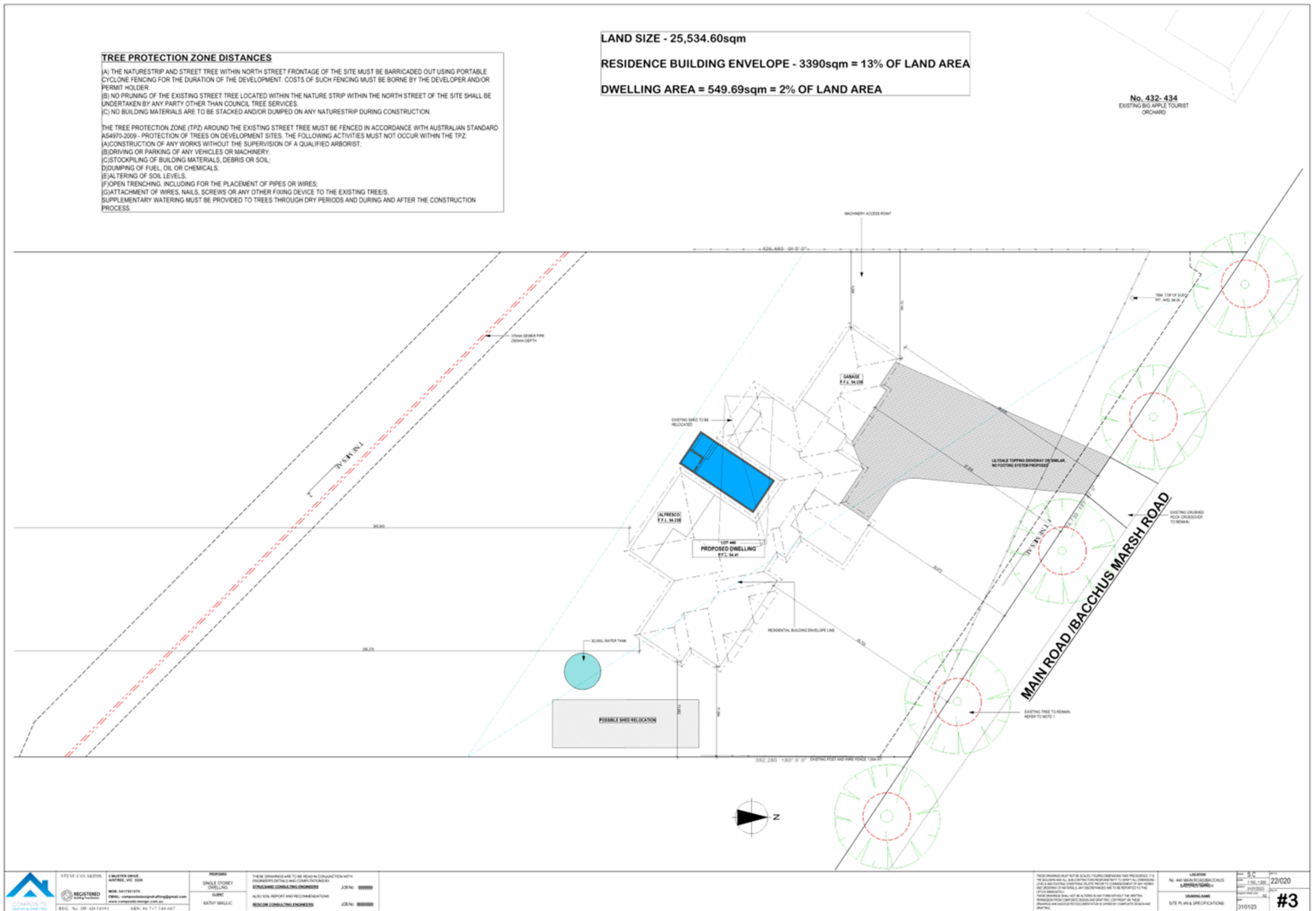
PROJECT
MOLLONGHIP - DOWD
ADDRESS
77 MCPHANS ROAD 2208 MOLLONGHIP
VIC 3352
FOR

STAGE 4	
TITLE	PROPOSED SECTION
SCALE	AS SHOWN (A3)
DRAWN	GM
ORIGINAL ISSUE	24/10/2022

JOB No
2208
DRAWING No
A 500



	STEVE COULAKIDIS ARCHITECT, VIC 3224 REGISTERED REG. No. DP-AD-14391	a MULSTERN DRIVE ANTFEL, VIC 3224 PHONE: 0417391975 EMAIL: compositedesignanddevelop@gmail.com www.composite-design.com.au ABN: 81 717 140 607	PROJECT SINGLE STOREY DWELLING CLIENT KATY MULLIC	THESE DRAWINGS MUST NOT BE SCALED. DIMENSIONS TAKE PRECEDENCE. IT IS THE CLIENT'S AND ALL SUB-CRIMINALS RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND EXISTING CONDITIONS IN THE AREA TO COMPLY WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS AND TO BE RESPONSIBLE FOR THE PROVISION OF ALL SERVICES. THESE DRAWINGS SHALL NOT BE ALTERED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION FROM COMPOSITE DESIGN AND DEVELOPMENT. COPYRIGHT IN THESE DRAWINGS AND MATERIALS IS RESERVED BY COMPOSITE DESIGN AND DEVELOPMENT.	LOCATION No. 400 MAIN ROAD/BALZARUS LAMARCA VILLAGE	DATE 22/02/20	SHEET NO. #2
	REG. No. DP-AD-14391	ABN: 81 717 140 607	PROJECT SINGLE STOREY DWELLING CLIENT KATY MULLIC	THESE DRAWINGS MUST NOT BE SCALED. DIMENSIONS TAKE PRECEDENCE. IT IS THE CLIENT'S AND ALL SUB-CRIMINALS RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND EXISTING CONDITIONS IN THE AREA TO COMPLY WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS AND TO BE RESPONSIBLE FOR THE PROVISION OF ALL SERVICES. THESE DRAWINGS SHALL NOT BE ALTERED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION FROM COMPOSITE DESIGN AND DEVELOPMENT. COPYRIGHT IN THESE DRAWINGS AND MATERIALS IS RESERVED BY COMPOSITE DESIGN AND DEVELOPMENT.	LOCATION No. 400 MAIN ROAD/BALZARUS LAMARCA VILLAGE	DATE 22/02/20	SHEET NO. #2

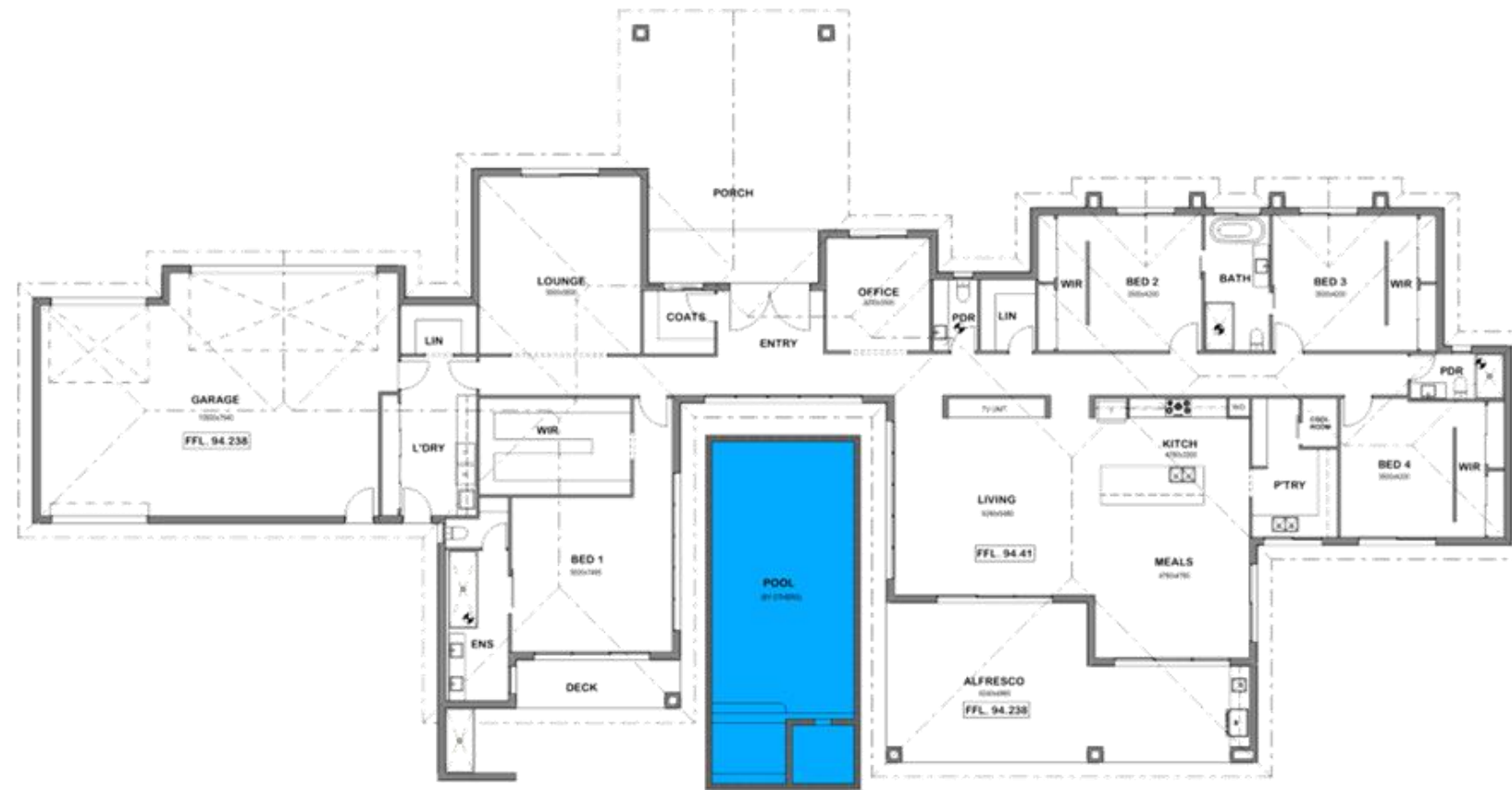


<p>STEVE COLAKIDIS REGISTERED REG. No. DP-AD-14391</p>	<p>REGISTERED ENGINEER (S)</p>	<p>REGISTERED ENGINEER (S)</p>
	<p>REGISTERED ENGINEER (S)</p>	<p>REGISTERED ENGINEER (S)</p>
	<p>REGISTERED ENGINEER (S)</p>	<p>REGISTERED ENGINEER (S)</p>

<p>PROPOSED SINGLE STOREY DWELLING</p>	<p>PROPOSED SINGLE STOREY DWELLING</p>
<p>CLIENT KATY MULLIC</p>	<p>CLIENT KATY MULLIC</p>

<p>THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEER'S REPORT AND COMPUTATIONS BY: STRUCANG CONSULTING ENGINEERS</p>	<p>JOB No: 000000</p>
<p>ALSO SEE REPORT AND RECOMMENDATIONS BY: RESIDCON CONSULTING ENGINEERS</p>	<p>JOB No: 000000</p>

<p>LOCATION No. 432-434 MAIN ROAD/BACCHUS MARSH ROAD</p>	<p>DATE 22/02/20</p>
<p>DRAWING NAME SITE PLAN & SPECIFICATIONS</p>	<p>SCALE 1:100</p>
<p>DATE 31/01/23</p>	<p>NO. #3</p>



GENERAL NOTES:

- UNIONISED INTERCONNECTED SMOKE DETECTORS TO BE LOCATED AT A MIN. 300mm FROM BULKHEAD WALLS AND 1500mm FROM HABITABLE ROOMS WITH BATTERY BACKUP AS PER NCC 3.7.2 & TO COMPLY WITH AS1378.
- 2700mm INTERNAL DOORS THROUGHOUT AND WINDOW HEAD HEIGHTS AT 2150.
- ALL STAIR TREAD SURFACES OR NOSING STRIP TO BE SLIP RESISTANT IN ACCORDANCE WITH N.C.C TABLE 3.9.3.1.
- DOORS TO INC. POWER ROOMS & ENSUITE INC. TO BE FITTED WITH LIFT OFF HINGES IN ACCORDANCE WITH N.C.C 3.9.3.
- ALL GLAZING TO COMPLY WITH ALL 1388.2006 (REFER TO ENERGY RATINGS FOR ALL GLAZING VALUES).
- NOTE: ISOLATED PIERS SUPPORTING FLEED ROOFS MUST HAVE A BUILT IN 200mm GALV. STEEL STRAP FINED TO THE ROOF STRUCTURE AND LOOPED AROUND A 100mm DIAM GALV. STEEL ROD BUILT INTO THE PIER NOT LESS THAN SIX COURSES BELOW THE TOP OF THE PIER.
- NOTE 1: PROVIDE TOILET WITH MISTRAL A200 EXPRESS AIR FAN CONNECTED TO LIGHT SWITCH CIRCUIT & AIR CHANGES PER HOUR TO BE DUCTED AND DISCHARGED TO OUTSIDE AIR.



BUILDING AREA

GROUND FLOOR	163.80sqm	39.13ha
PORCH	47.34sqm	1.08ha
GARAGE	19.38sqm	0.44ha
ALFRESCO	14.37sqm	0.33ha
TOTAL AREA	244.89sqm	0.57ha

STEVE COO AKA/DA
 4 WILKINSON DRIVE
 ANTWERP, VIC 3026
 PHONE: 0417591817
 EMAIL: steve@compositedesign.com.au
 www.compositedesign.com.au
 REG. No. 20P-AD-13191 ABN: 83 717 140 647

PROJECT
 SINGLE STOREY
 DWELLING
 SUBMIT
 KATHY BRULIC

NOTE: ALL WEEPHOLES TO HAVE COVERS FOR RODANT PREVENTION



THESE DRAWINGS MUST NOT BE REPRODUCED OR COPIED WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ANY REPRODUCTION OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT IS STRICTLY PROHIBITED. THE ARCHITECT ACCEPTS NO LIABILITY FOR ANY DAMAGE OR LOSS OF ANY KIND ARISING FROM THE USE OF THESE DRAWINGS.

LOCATION 160 WARRA ROAD/BAZZAZUS LARNACHVILLE VIC GROUND-FLOOR PLAN	DATE 22/02/2023 DRAWING NO. 310123	SHEET NO. #4
--	---	-----------------



1.0 General

- 1.1 These drawings are
 - a) Jointly owned by Easy Shed and Shed Engineering Pty Ltd
 - b) Provided for the sole purpose of obtaining building approval and guiding construction of a single building at the job address shown in the title block
 - c) Prohibited to be used for any other purpose without written authorisation from Easy Shed and Shed Engineering Pty Ltd.
 - d) Only valid if signed by the engineer and must not be altered in any way without signed approval from the engineer.
 - e) Produced to scale but dimensions shall not be obtained by measuring the drawings. All dimensions are in millimeters unless stated otherwise.
- 1.2 The engineer accepts no liability or responsibility for the contents of drawings that are invalid.
- 1.3 The word 'the engineer' used in these notes refers to an employee or nominated representative of Shed Engineering Pty Ltd.
- 1.4 The engineer is not the project manager or site supervisor for this project. It is the responsibility of the project manager or site supervisor in charge to ensure that the non-structural requirements of the Governing Building Code are considered and appropriately designed. This includes, but not limited to, fire & bushfire design, access requirements, future roof access requirements, lighting, glazing and electrical design, etc.

1.0 Structural Design

- 2.1 The structural framing components detailed in these drawings have been designed in accordance with the following documents for the design criteria detailed in these notes

Governing Building Code	2019 National Construction Code – Building Code Of Australia Amendment 1
Loading Standards	AS/NZS 1170.0: 2002(+A5)
	AS/NZS 1170.1:2002(+A2)
	AS/NZS 1170.2:2011(+A5)
Cold formed Steel member standard	AS/NZS 4600: 2018
- 2.2 These drawings are also the limit of the Structural Design, any requirements for additional structural design of other items included in the project are specifically excluded if not shown on these drawings. This includes, but not limited to, requirements for additional loads that aren't specified including flood design loads, additional roof loads from solar panels, retaining walls required on site, driveway design etc.
- 2.3 These structural drawings and specifications represent the finished structure. The building is not considered complete until the installation of all components and details shown herein are installed according to the drawings.
- 2.4 No alterations are to be made to this structure without written approval of the engineer. This includes, but not limited to, modification to the plans and/or specifications, be the installation of additional openings, increased roof loads, skylight roof sheets or removal of cladding. If changes are made without written approval, such changes shall the legal and financial responsibility of the contractor or sub-contractors involved and it shall be their full responsibility to replace or repair the condition of the building as directed by the engineer.

1.0 Design Criteria

Building class.....	10a
Building Importance level.....	2
Wind region.....	A
Terrain category.....	2.88
Topographic multiplier.....	1
Shielding multiplier.....	1
Ultimate design wind speed.....	37.75 m/s
Snow load.....	0.00 kPa
Slab imposed load.....	2.5 kPa or 9kN applied over 0.3x0.3m area (light vehicles)
Allowable bearing capacity of foundation supporting footings.....	100 kPa
Allowable bearing capacity of foundation supporting slab.....	50 kPa
Allowable skin friction of foundation.....	25 kPa
Soil Type.....	Non-aggressive (not saline or acid sulfate)

1.0 Installation Building Contractor Responsibilities

- 4.1 The contractor shall verify and confirm all site conditions and dimensions. Any discrepancies between drawings and site conditions shall be referred to the engineer for decision before proceeding with the work.
- 4.2 All workmanship and materials are to be in accordance with the Governing Building Code including all relevant Australian Standards and local statutory authorities except where varied by the contract documents.
- 4.3 The contractor shall be responsible for maintaining the structure in a stable condition and ensuring no part is overstressed under construction activities. They shall provide all temporary bracing, shoring or other means to avoid excessive stresses and to hold structural elements in place during erection. These temporary provisions shall remain in place until sufficient permanent members are erected to ensure the safety of partially erected structures. The contractor is responsible for meeting all laws regulating the erection of steel buildings including, but not limited to, Safe Work Australia guidelines.
- 4.4 The contractor shall be responsible for the location of all services in the vicinity of the works. Any services shown are provided for information only. The contractor shall confirm the location of all services prior to commencing and shall be responsible for the repair of any damage caused to services, as well as any loss incurred because of the damage to any service.

1.0 Foundation

- 5.1 The bearing capacity of the foundation supporting the footings and slab shall be confirmed before any concrete is placed.
- 5.2 No earth or debris is to fall into the footings or piers before and during placing of concrete.
- 5.3 All footings shall be located centrally under walls and columns unless noted otherwise.
- 5.4 Concrete embedment depths do not apply to locations where any uncompacted fill or disturbed ground exists or where walls of the excavation will not stand without support. Request further advice from the engineer in these circumstances.
- 5.5 Fill used for the support of a slab on ground shall be controlled fill or rolled fill as in accordance with clause 6.4.2 of as 2870-2011.
- 5.6 Slabs less than 100sq.m in plan area are suitable for AS 2870 site classes A, S & M. For larger slabs or for site classes M-D, H1, H1-D, H2, H2-D, E & E-D, the slab may experience cracking more than is considered normally acceptable. The cracking is considered of aesthetic concern only and should not effect the structural performance of the slab or shed. If this is not desired, contact the engineer for further advice.

6.0 Concrete

- 6.1 Concrete placement and workmanship shall be in accordance with AS 3600 & AS 2870.
- 6.2 Concrete shall be
 - a) N25 with slump of 100 mm in accordance with AS 1379-2007, with 20 mm maximum nominal aggregate size and no admixtures.
 - b) consolidated by mechanical vibration.
 - c) Cured for a minimum of 7 days using continuous ponding with potable water.
- 6.3 No holes, chases or embedment of pipes other than those shown on the drawings shall be made in concrete members without prior approval of the engineer.

7.0 Reinforcement

- 7.1 Reinforcement shall comply with AS 4671-2001.
- 7.2 Reinforcement is represented diagrammatically and not necessarily shown in true projection.
- 7.3 Welding of reinforcement shall not be permitted without the approval of the engineer.
- 7.4 All reinforcement shall be securely supported in its correct position ensuring the correct cover during placing of concrete by approved bar chairs, spacers or support bars. Approved chairs include stainless steel or plastic bar chairs for bottom reinforcement and plastic tipped wire bar chairs for top reinforcement. All chairs to be spaced at maximum of 750mm centres.
- 7.5 Cover to reinforcement shall be:
 - a) 50mm for surfaces of concrete in contact with the ground;
 - b) 30mm for top surfaces of slabs fully enclosed by the building without open bays or
 - c) 60mm for top surfaces of slabs more than 1 km from the coastline with open bays.
 - d) For buildings with open bays within 1km of the coast, contact the engineer for cover and concrete grade requirements.
- 7.6 Reinforcement shall be lapped 500mm for 12mmØ bars and 800mm for 16mmØ bars.
- 7.7 Mesh reinforcement shall be lapped such that the two outermost wires of one sheet overlap the two outermost wires of the other sheet by 25 mm.
- 7.8 Hooks, bends and cogs to be in accordance with AS 3600-2009 unless noted otherwise on drawings.

8.0 Anchor Bolts

- 8.1 All anchors bolts shall be installed in accordance With the manufacturer's installation instructions.
- 8.2 Drill holes using a percussion drill (coring not permitted) to the correct hole diameter and depth as specified in the drawings.
- 8.3 Thoroughly clean and blow the dust out of the holes using the cleaning accessories prescribed by the manufacturer's instructions.
- 8.4 Substitution of anchors bolts and chemical epoxy adhesive is not permitted unless written confirmation from the engineer is provided.
- 8.5 For chemical anchors, ensure load is not applied to the anchors whilst epoxy adhesive is curing.

9.0 Light Gauge Cold-formed Steel

- 9.1 All light gauge cold-formed steel shall comply with AS 1397-2007 and be the following grades

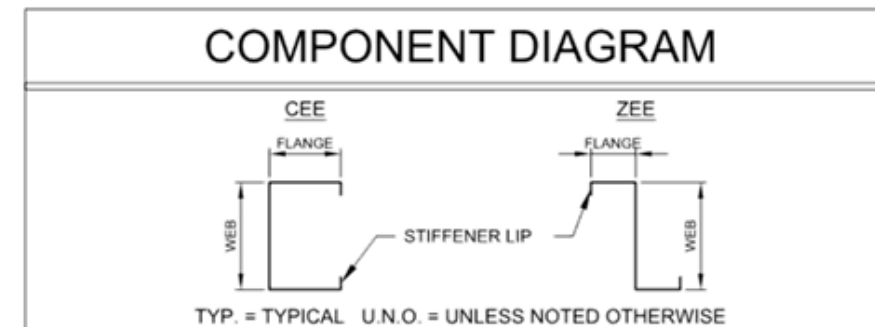
Thickness(mm)	Steel grade (yield stress, MPa)	Protective coating (g/m2)
BMT ≤ 1.0mm	G550	Z350
1.0mm < BMT < 1.5mm	G500	Z350
1.5mm ≤ BMT ≤ 3.0mm	G450	Z350
- 9.2 Welding of light gauge cold-formed steel shall not be permitted.
- 9.3 Column and rafter members shall not be drilled or notched without prior approval of the engineer.
- 9.4 Round holes may be drilled through any girt or purlin member within the middle third of the depth of that member and not within 600mm of member end unless noted otherwise.
- 9.5 All bolts used to connect light gauge cold-formed steel members shall be
 - a) Zinc coated M12 (min.) grade 4.6 snug tightened complying to AS 1111.1 & AS 1112.3 unless noted otherwise.
 - b) Spaced no less than 3 bolt diameters between centres.
 - c) Located no less than 1.5 bolt diameters from bolt centre to the end or edge of any light gauge member.
- 9.6 All screws used to connect light gauge cold formed steel members (excluding sheeting) shall be
 - a) 10g (min.) self-drilling screws complying with AS 3566.1.
 - b) Corrosion resistance class 4 in accordance with AS 3566.2 for buildings within 1 km from the coastline with open bays or class 3 otherwise.
 - c) Spaced no less than 3 bolt diameters between centres.
 - d) Located no less than 1.5 bolt diameters from bolt centre to the end or edge of any light gauge member.

10.0 Roof & Wall Sheeting

- 10.1 Roof & wall sheeting shall comply with AS 1397 and have suitable corrosion protection complying with Table 3.5.1.1 of the 2019 NCC Volume 2.
- 10.2 During construction and maintenance, no foot traffic shall occur within end spans of sheeting, foot traffic shall occur
 - a) Evenly across at least two ribs for corrugated profiled sheeting or
 - b) In the pans for pan-type profiled sheeting.
- 10.3 Any roof skylights shall be approved by the engineer
- 10.4 Safety mesh shall be installed in accordance with the building code

11.0 Door & Window Components

- 11.1 All roller doors shall be non-wind load rated and assumed to have failed at the ultimate limit state wind loading
- 11.2 Personal access doors shall be rated for the wind loading parameters stated in the design criteria (see section 3.0)
- 11.3 All windows shall be in accordance with AS 1288 & AS 2047 as appropriate for the wind loading parameters stated in the design criteria (see section 3.0)



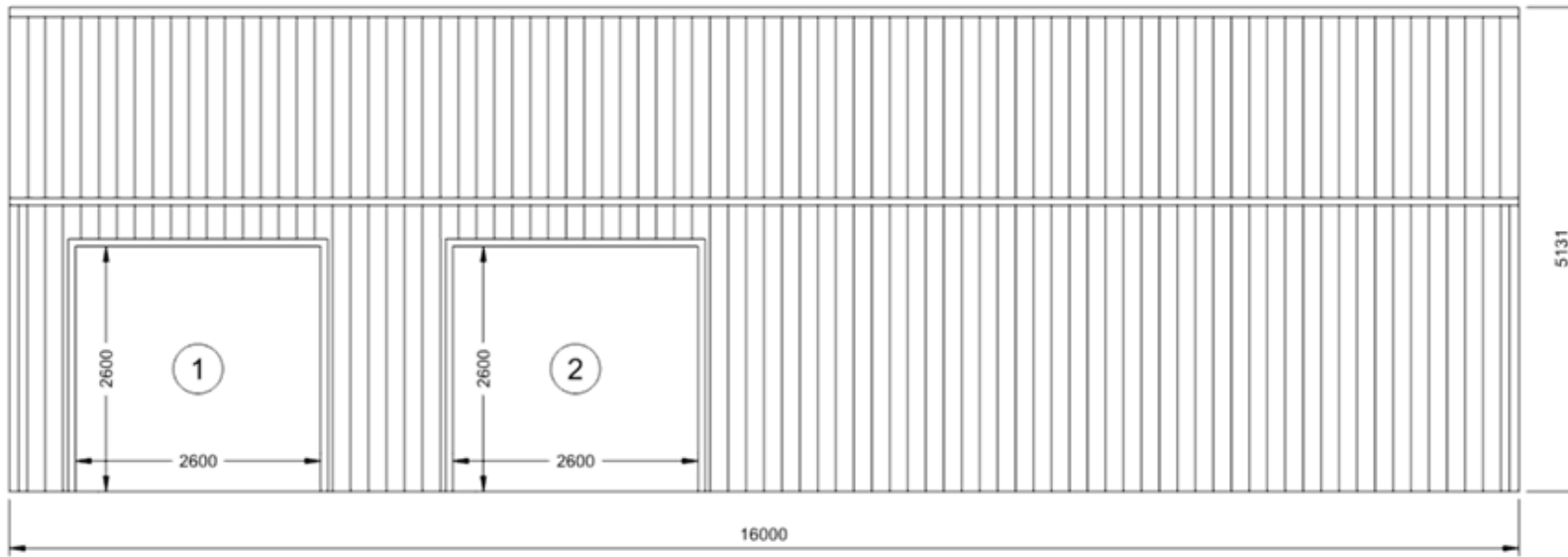
REV	DATE	DESCRIPTION
A	23-05-2022	-



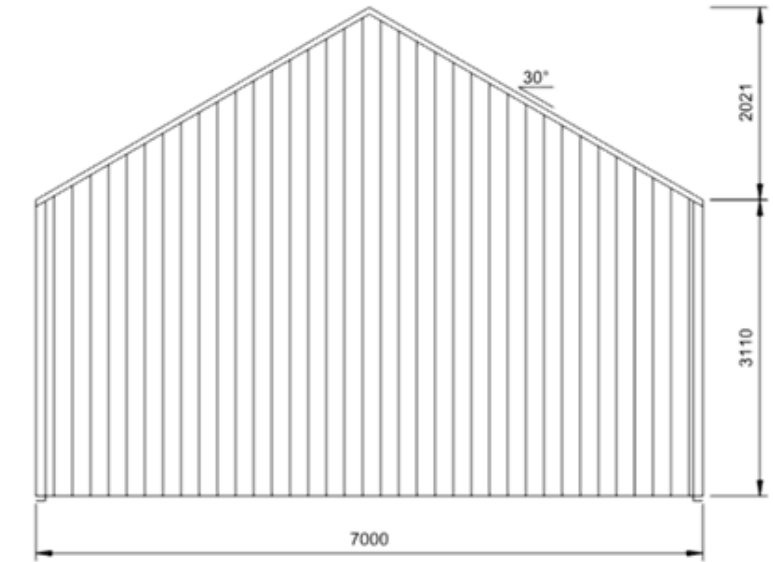
Signed *[Signature]* Date 23-05-2022
 Grant J Wood MIEAust CPEng NER RPEQ
 Registered EA Chartered Professional Engineer (No. 2383009)
 Registered Professional Engineer QLD (No. 14384)
 Registered Civil Engineer Building Practitioner VIC (No. EC40914)
 Registered Certifying Engineer (Structural) NT (No. 306371ES)

Customer Name: Josh Schumann
 Site Address: 25 Cartons Road
 Gordon,
 VIC, 3345

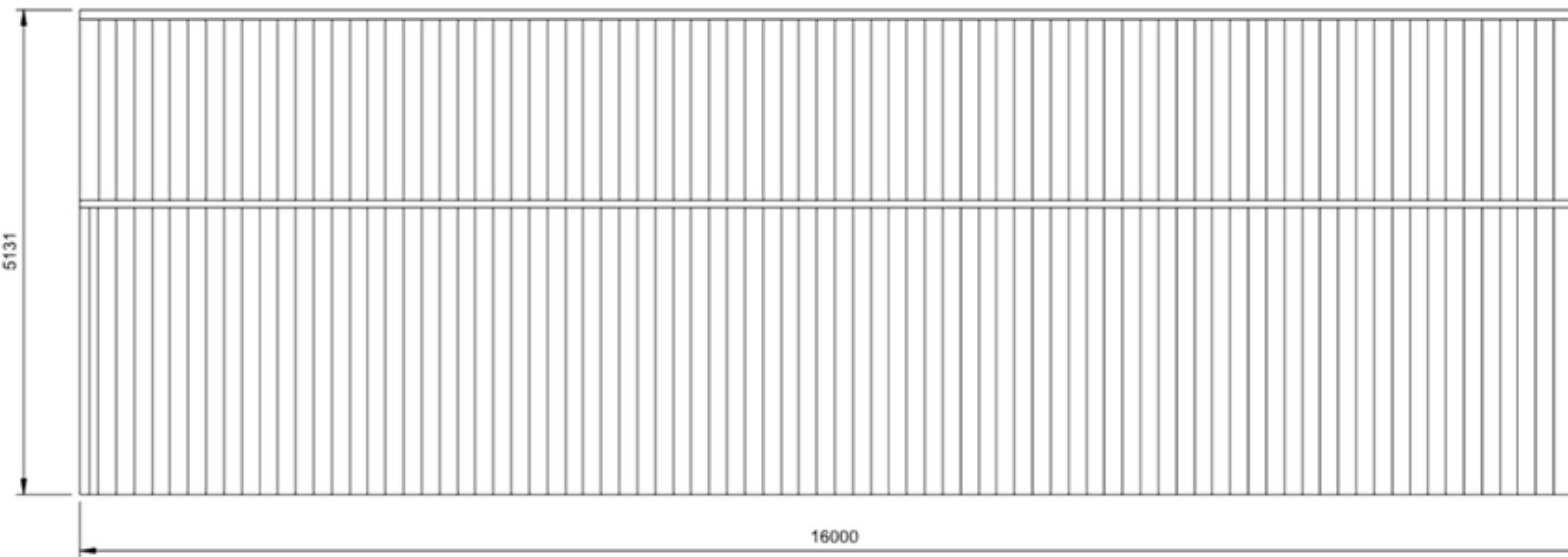
DATE 23-05-2022
 JOB NO. EALB89409515
 SHEET 1 of 9



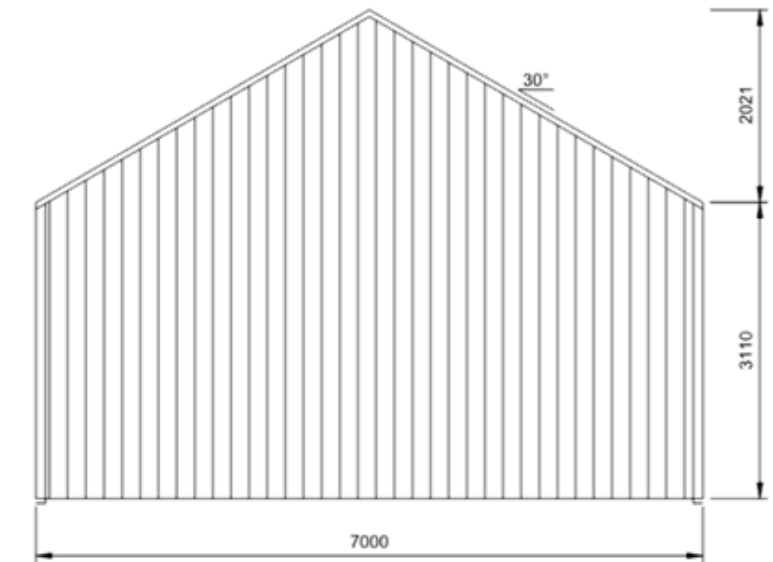
2 SIDEWALL B BUILDING ELEVATION
 SCALE: 1:75



3 REAR BUILDING ELEVATION
 SCALE: 1:75
 FRAME #5

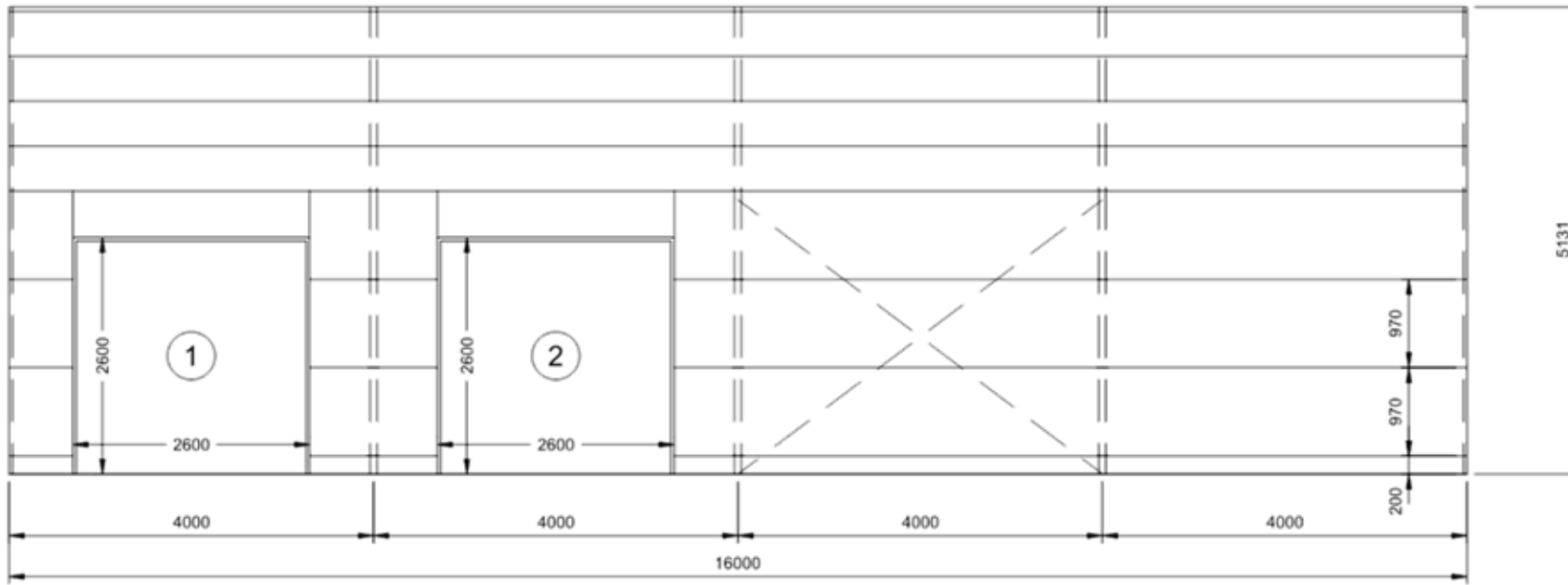


1 SIDEWALL A BUILDING ELEVATION
 SCALE: 1:75

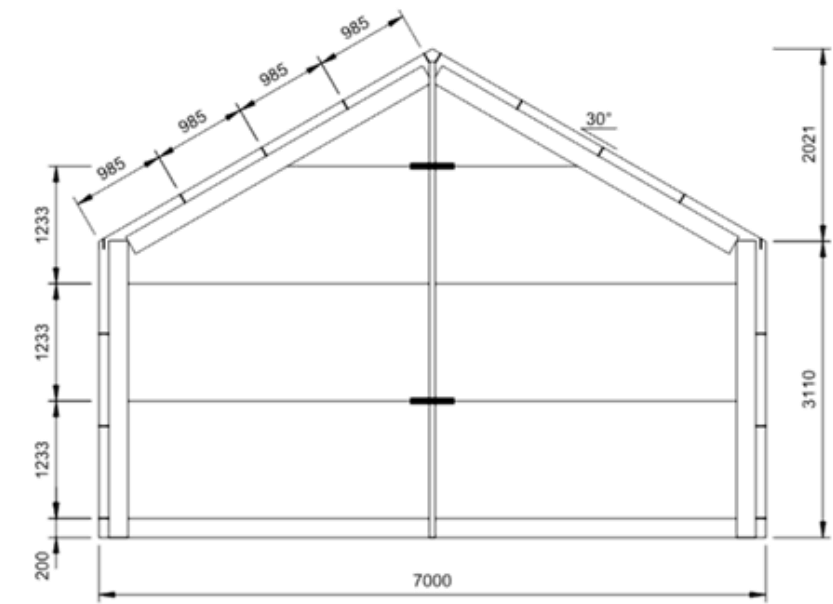


4 FRONT BUILDING ELEVATION
 SCALE: 1:75
 FRAME #1

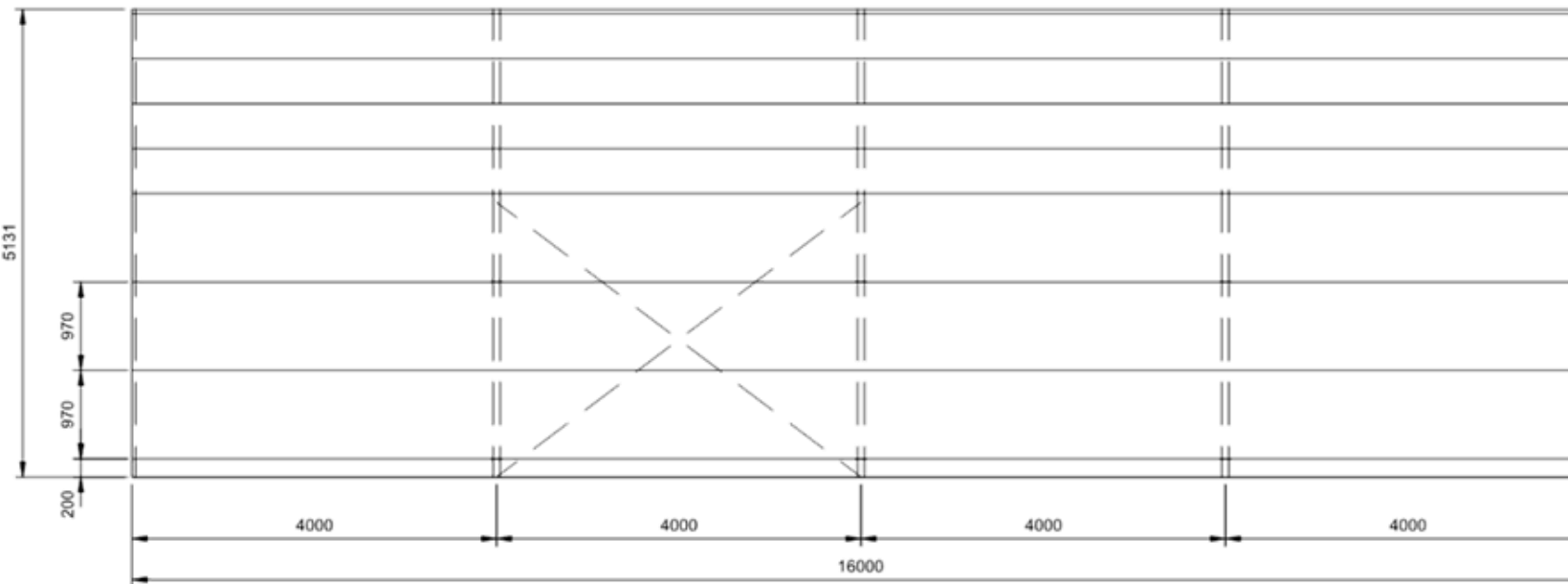
REV	DATE	DESCRIPTION			Customer Name: Josh Schumann	DATE 23-05-2022
A	23-05-2022	-			Signed <i>[Signature]</i> Date 23-05-2022 Grant J Wood MIEAust CPEng NER RPEQ Registered EA Chartered Professional Engineer (No. 2383009) Registered Professional Engineer QLD (No. 14384) Registered Civil Engineer Building Practitioner VIC (No. EC40914) Registered Certifying Engineer (Structural) NT (No. 306371ES)	JOB NO. EALB89409515
						Site Address: 25 Cartons Road Gordon, VIC, 3345



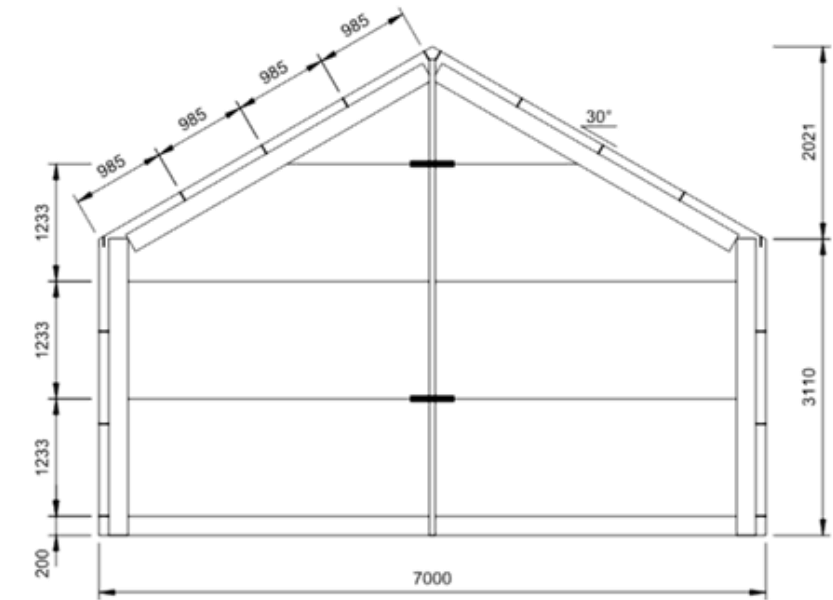
2 SIDEWALL B FRAMING ELEVATION
3 SCALE: 1:75



3 REAR FRAMING ELEVATION
3 SCALE: 1:75 FRAME #5

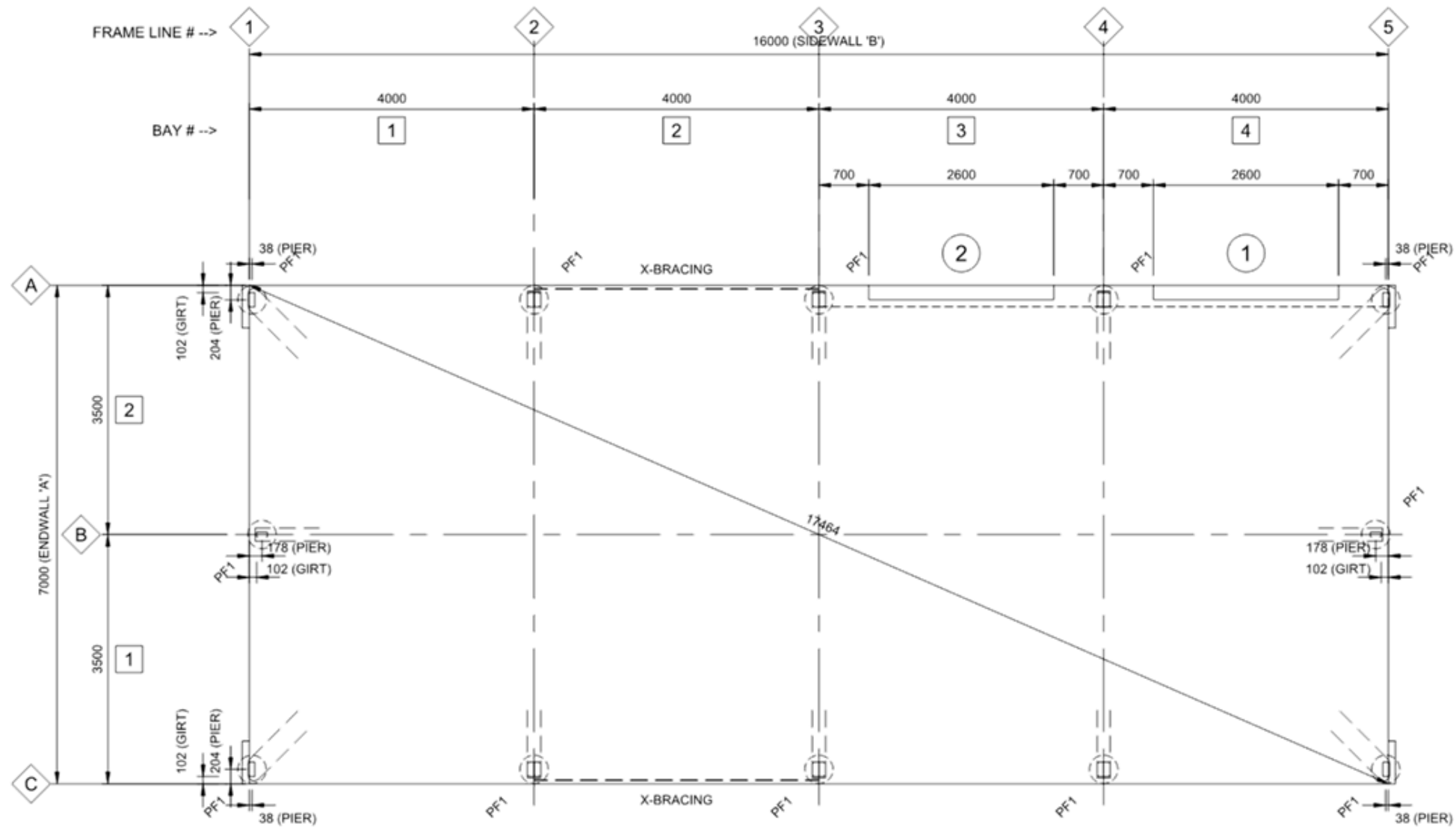


1 SIDEWALL A FRAMING ELEVATION
3 SCALE: 1:75



4 FRONT FRAMING ELEVATION
3 SCALE: 1:75 FRAME #1

REV	DATE	DESCRIPTION	COLD FORMED BUILDINGS		SHED ENGINEERING		Customer Name: Josh Schumann		DATE
A	23-05-2022	-	 ANOTHER COLD FORMED BUILDING DESIGNED BY ACT BUILDING SYSTEMS		 admin@shedeng.com.au PO Box 3084 AUSTINMER NSW 2515		Site Address: 25 Cartons Road Gordon, VIC, 3345		23-05-2022 JOB NO. EALB89409515 SHEET 3 of 9
					Signed Date 23-05-2022 Grant J Wood MIEAust CPEng NER RPEQ Registered EA Chartered Professional Engineer (No. 2383009) Registered Professional Engineer QLD (No. 14384) Registered Civil Engineer Building Practitioner VIC (No. EC40914) Registered Certifying Engineer (Structural) NT (No. 306371ES)				



1 FOOTING/SLAB FLOOR PLAN
4 SCALE: 1:75 PF1 - 400Ø REINFORCED CONCRETE PIERS TO DETAIL
 SLAB IS DESIGNED FOR CARS AND LIGHT VANS
 NOT EXCEEDING 2500kg GROSS MASS

REV	DATE	DESCRIPTION
A	23-05-2022	-

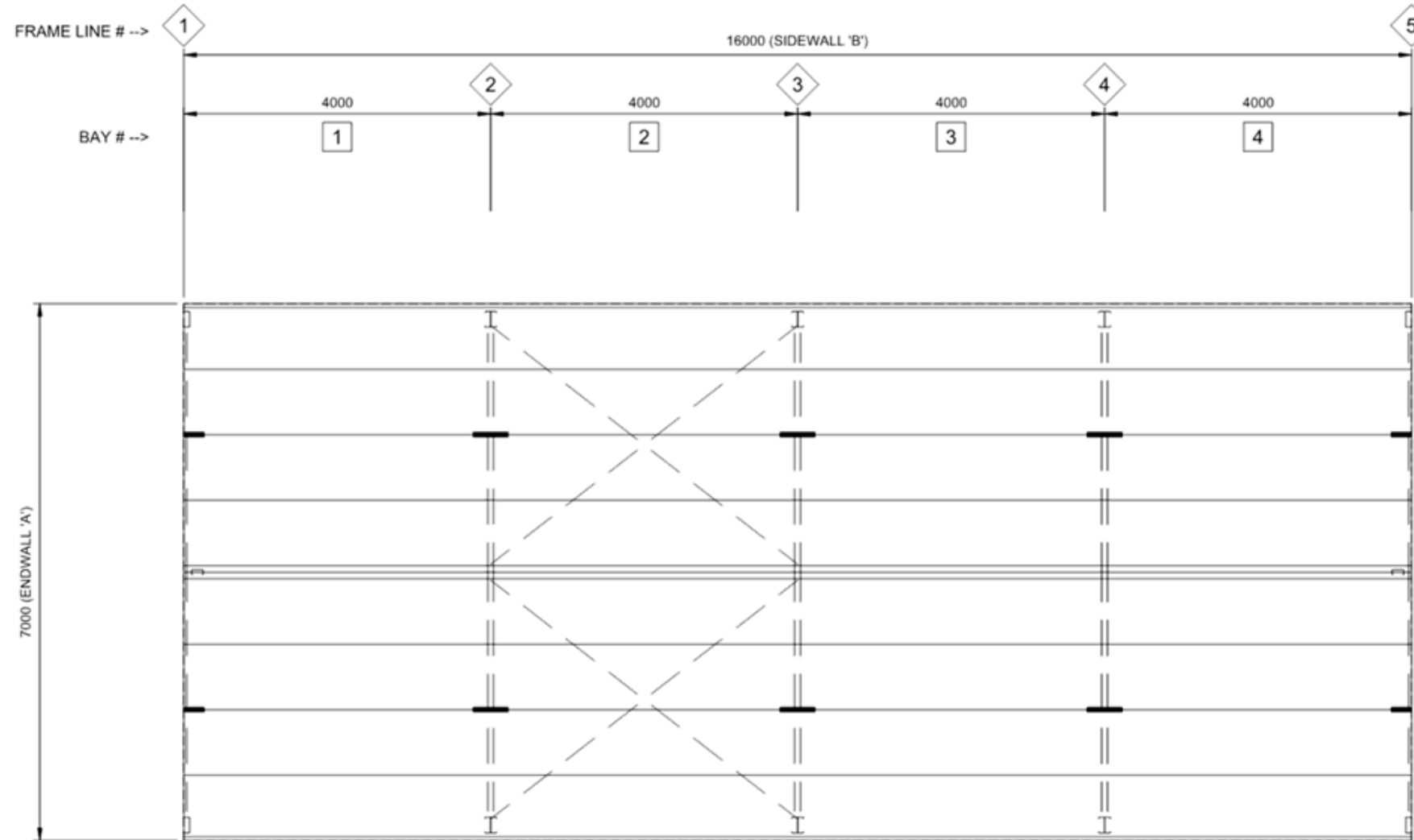
COLD FORMED BUILDINGS
 ANOTHER COLD FORMED BUILDING DESIGNED BY ACT BUILDING SYSTEMS

SHED ENGINEERING
 admin@shedeng.com.au
 PO Box 3084 AUSTINMER NSW 2515

Signed *[Signature]* Date 23-05-2022
 Grant J Wood MIEAust CPEng NER RPEQ
 Registered EA Chartered Professional Engineer (No. 2383009)
 Registered Professional Engineer QLD (No. 14384)
 Registered Civil Engineer Building Practitioner VIC (No. EC40914)
 Registered Certifying Engineer (Structural) NT (No. 306371ES)

Customer Name: Josh Schumann
 Site Address: 25 Cartons Road
 Gordon,
 VIC, 3345

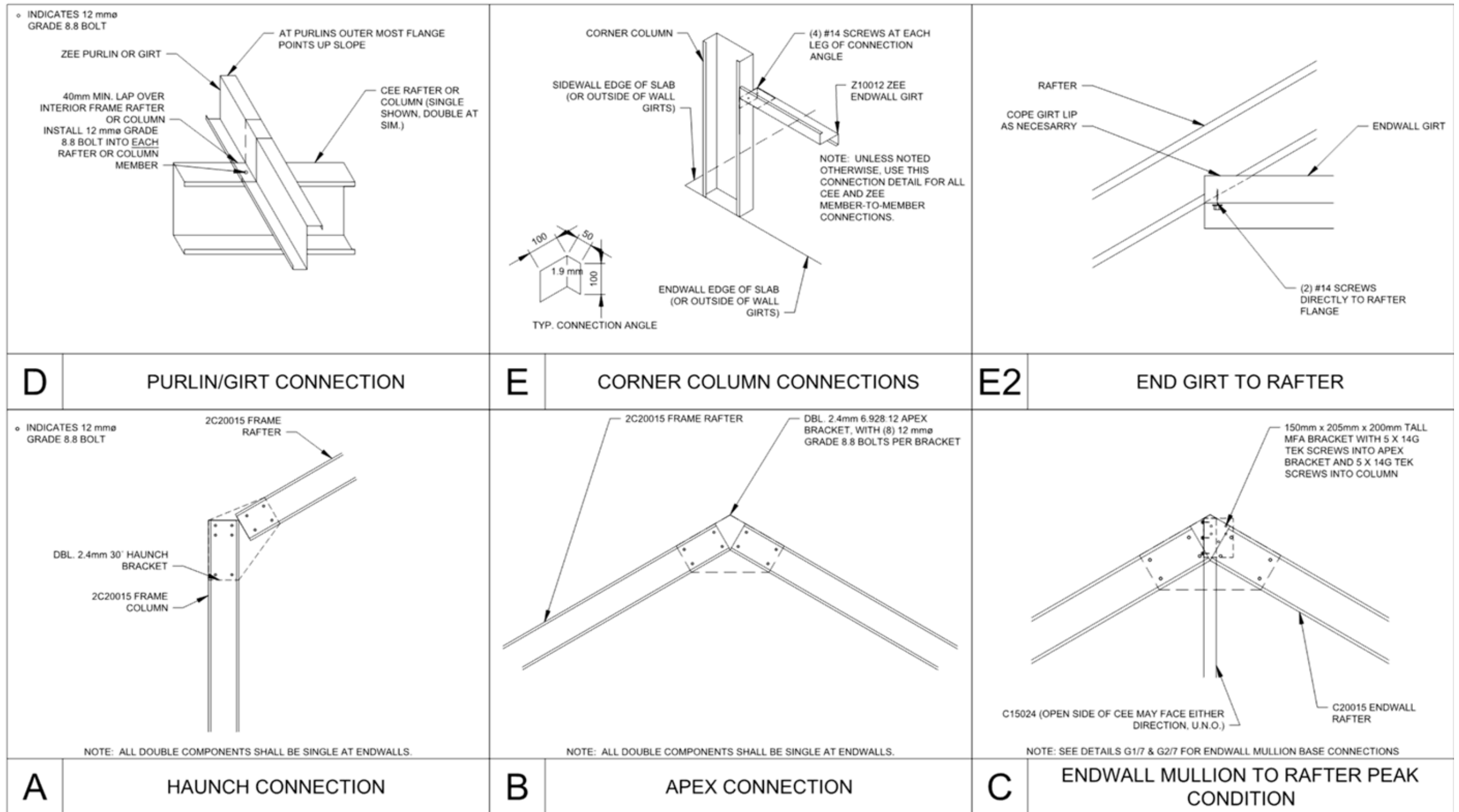
DATE 23-05-2022
 JOB NO. EALB89409515
 SHEET 4 of 9



1 ROOF FRAMING PLAN

5 SCALE: 1:75

REV	DATE	DESCRIPTION	COLD FORMED BUILDINGS		SHED ENGINEERING		Customer Name: Josh Schumann		DATE
A	23-05-2022	-					Site Address: 25 Cartons Road Gordon, VIC, 3345		23-05-2022
					Signed Date 23-05-2022 Grant J Wood MIEAust CPEng NER RPEQ Registered EA Chartered Professional Engineer (No. 2383009) Registered Professional Engineer QLD (No. 14384) Registered Civil Engineer Building Practitioner VIC (No. EC40914) Registered Certifying Engineer (Structural) NT (No. 306371ES)				JOB NO. EALB89409515
									SHEET 5 of 9



DETAIL DIMENSIONS ARE SHOWN IN MM UNLESS SPECIFIED OTHERWISE

REV	DATE	DESCRIPTION
A	23-05-2022	-

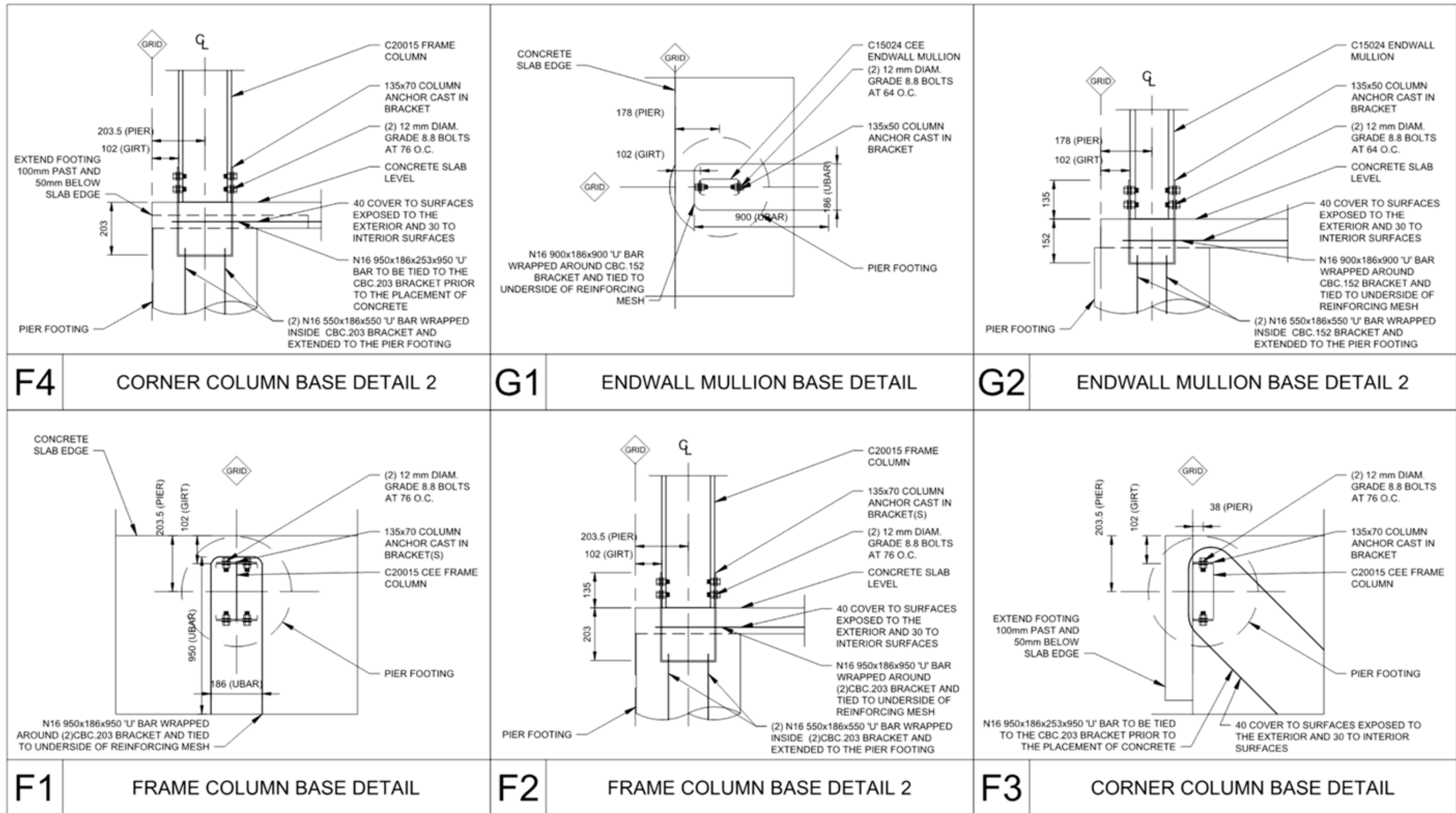
ANOTHER COLD FORMED BUILDING DESIGNED BY ACT BUILDING SYSTEMS

admin@shedeng.com.au
PO Box 3084 AUSTINMER NSW 2515

Signed *[Signature]* Date 23-05-2022
 Grant J Wood MIEAust CPEng NER RPEQ
 Registered EA Chartered Professional Engineer (No. 2383009)
 Registered Professional Engineer QLD (No. 14384)
 Registered Civil Engineer Building Practitioner VIC (No. EC40914)
 Registered Certifying Engineer (Structural) NT (No. 306371ES)

Customer Name: Josh Schumann
 Site Address: 25 Cartons Road
 Gordon,
 VIC, 3345

DATE 23-05-2022
 JOB NO. EALB89409515
 SHEET 6 of 9



DETAIL DIMENSIONS ARE SHOWN IN MM UNLESS SPECIFIED OTHERWISE

REV	DATE	DESCRIPTION
A	23-05-2022	-

ANOTHER COLD FORMED BUILDING DESIGNED BY ACT BUILDING SYSTEMS

admin@shedeng.com.au
PO Box 3084 AUSTINMER NSW 2515

Signed *[Signature]* Date 23-05-2022
 Grant J Wood MIEAust CPEng NER RPEQ
 Registered EA Chartered Professional Engineer (No. 2383009)
 Registered Professional Engineer QLD (No. 14384)
 Registered Civil Engineer Building Practitioner VIC (No. EC40914)
 Registered Certifying Engineer (Structural) NT (No. 306371ES)

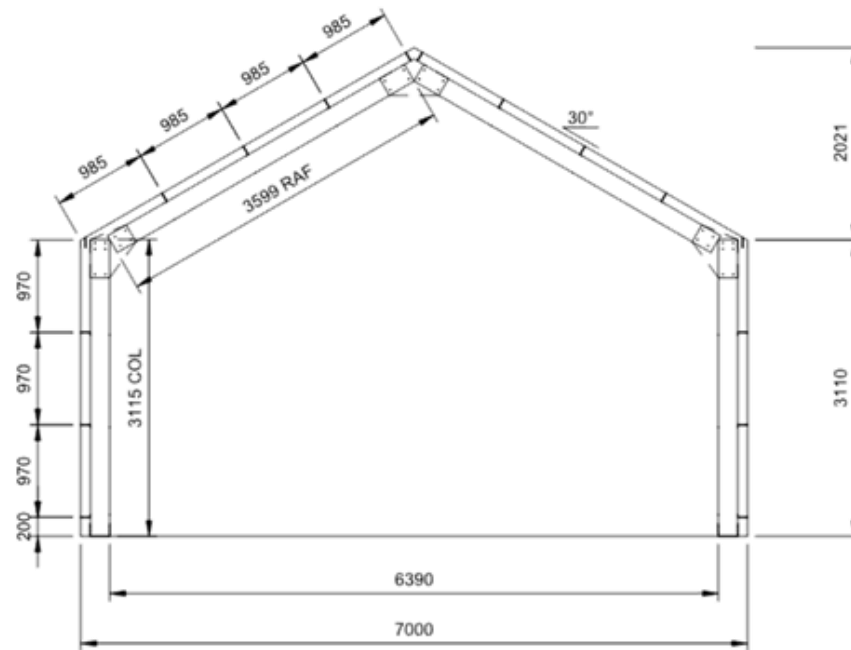
Customer Name: Josh Schumann
 Site Address: 25 Cartons Road
 Gordon,
 VIC, 3345

DATE 23-05-2022
 JOB NO. EALB89409515
 SHEET 7 of 9

<p>ROOF: SGL. 38MM 1.2MM STRAP WITH (3) #14 SCREWS AT EACH END</p> <p>CLEARSPAN FRAME (OR ENDWALL) COLUMN OR RAFTER, OR CORNER COLUMN</p> <p>X-BRACING STRAP PER NOTE ABOVE, ATTACH TO OUTSIDE FACE OF COLUMNS AND TOP OF RAFTERS WITH # OF END SCREWS SPECIFIED ABOVE</p> <p>OUTSIDE FACE OF FOUNDATION AND/OR WALL GIRTS</p> <p>40mm MAX.</p> <p>NOTES: 1) CONNECT STRAP AT TOP OF ADJACENT COLUMN OR RAFTER IN SAME MANNER. 2) IF DOUBLE STRAPS ARE SPECIFIED ABOVE, INSTALL SIDE-BY-SIDE, NOT ON TOP OF EACH OTHER.</p>	<p>TOP OF COLUMN, TYP.</p> <p>2mm x 65mm TALL BENT U-PLATE EAVE PURLIN BRACKET</p> <p>CEE EAVE PURLIN</p> <p>87 mm</p> <p>WALL GIRT DEPTH</p> <p>(2) #14 SCREWS IN EACH LEG OF BRACKET 15mm FROM EDGE</p> <p>SINGLE CEE COLUMN</p> <p>(2) #14 SCREWS AT EACH EAVE PURLIN MEMBER TO BRACKET</p> <p>DOUBLE CEE COLUMN</p>	<p>NOTE: SEE ROOF FRAMING PLAN AND ELEVATIONS FOR LOCATIONS OF FLYBRACING.</p> <p>WALL GIRT OR ROOF PURLIN</p> <p>(2) #14 SCREWS PER CONNECTION</p> <p>typ. 40°-50°</p> <p>COLUMN OR RAFTER</p> <p>INSTALL SAME STRAPPING AS USED FOR X-BRACING (OR MIN. 25mm X 2mm)</p>
<p>M ROOF X-BRACING CONNECTION</p>	<p>O EAVE PURLIN BRACKET</p>	<p>P FLYBRACING CONNECTION</p>
<p>NOTE: ONLY STRUCTURAL INFORMATION IS INCLUDED IN THIS DETAIL. CONSULT PANEL MANUFACTURER FOR ADDTL WEATHERTIGHTNESS RECOMMENDATIONS.</p> <p>762mm</p> <p>190.5mm</p> <p>SCREW SD HEX TOP GRIP B8 12-14X51 AT HIGH RIBS AT ALL PURLINS AT SPACING SHOWN</p> <p>Stramit Monoclad 0.42</p>	<p>NOTE: ONLY STRUCTURAL INFORMATION IS INCLUDED IN THIS DETAIL. CONSULT PANEL MANUFACTURER FOR ADDTL WEATHERTIGHTNESS RECOMMENDATIONS.</p> <p>762mm</p> <p>190.5mm</p> <p>SCREW SD HEX C4 10-16 ADJACENT TO HIGH RIBS AT ALL GIRTS AT SPACING SHOWN</p> <p>Stramit Monoclad 0.42</p>	<p>WALL GIRT</p> <p>ZEE JAMB</p> <p>ZEE JAMB</p> <p>ENDWALL GIRT</p> <p>DOOR HEADER</p> <p>DOOR HEADER</p> <p>EXTERIOR VIEW</p> <p>INTERIOR VIEW</p>
<p>H ROOF SHEETING</p>	<p>I WALL SHEETING</p>	<p>L OPENING ZEE JAMB CONNECTION</p>

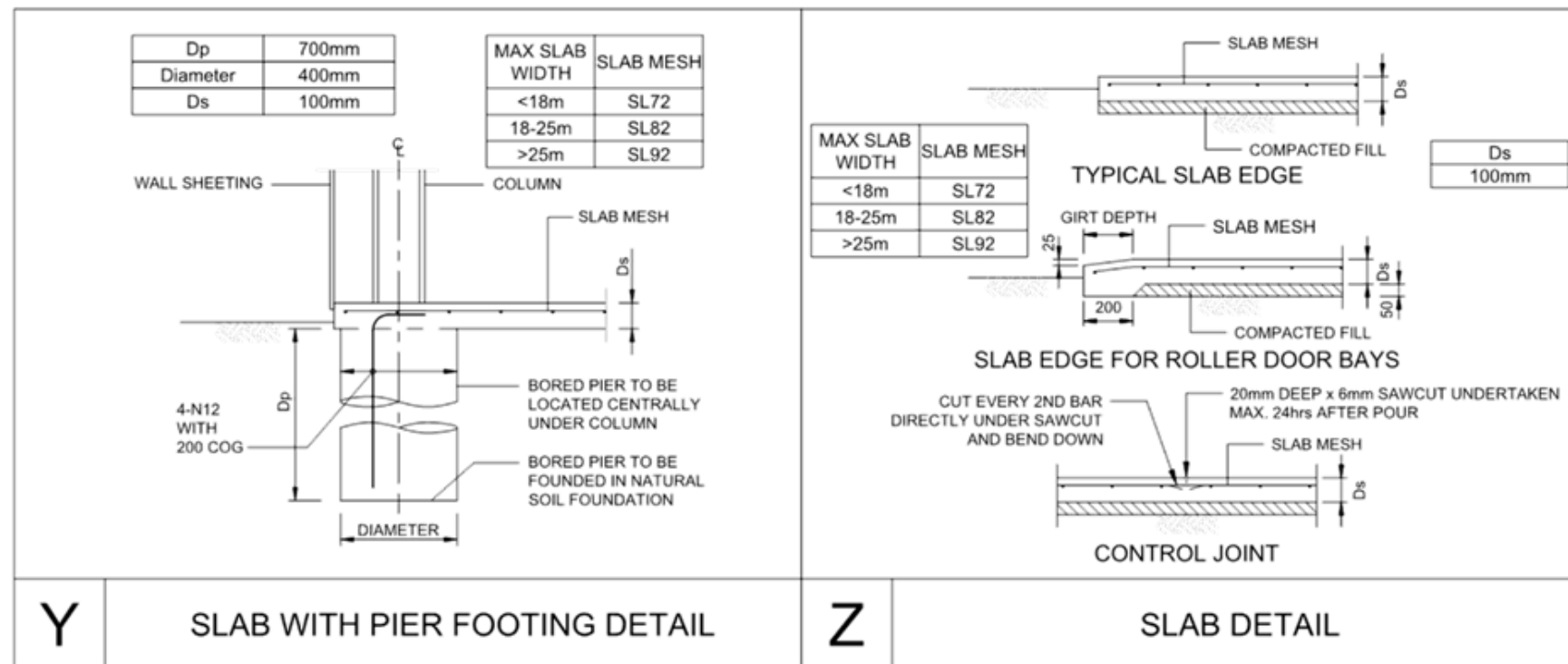
DETAIL DIMENSIONS ARE SHOWN IN MM UNLESS SPECIFIED OTHERWISE

<table border="1"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>23-05-2022</td> <td>-</td> </tr> </tbody> </table>	REV	DATE	DESCRIPTION	A	23-05-2022	-	<p>COLD FORMED BUILDINGS</p> <p>ACT BUILDING SYSTEMS</p>	<p>SHED ENGINEERING</p> <p>admin@shedeng.com.au PO Box 3084 AUSTINMER NSW 2515</p>	<p>Signed Date 23-05-2022</p> <p>Grant J Wood MIEAust CPEng NER RPEQ Registered EA Chartered Professional Engineer (No. 2383009) Registered Professional Engineer QLD (No. 14384) Registered Civil Engineer Building Practitioner VIC (No. EC40914) Registered Certifying Engineer (Structural) NT (No. 306371ES)</p>	<p>Customer Name: Josh Schumann Site Address: 25 Cartons Road Gordon, VIC, 3345</p>	<p>DATE 23-05-2022 JOB NO. EALB89409515 SHEET 8 of 9</p>
REV	DATE	DESCRIPTION									
A	23-05-2022	-									



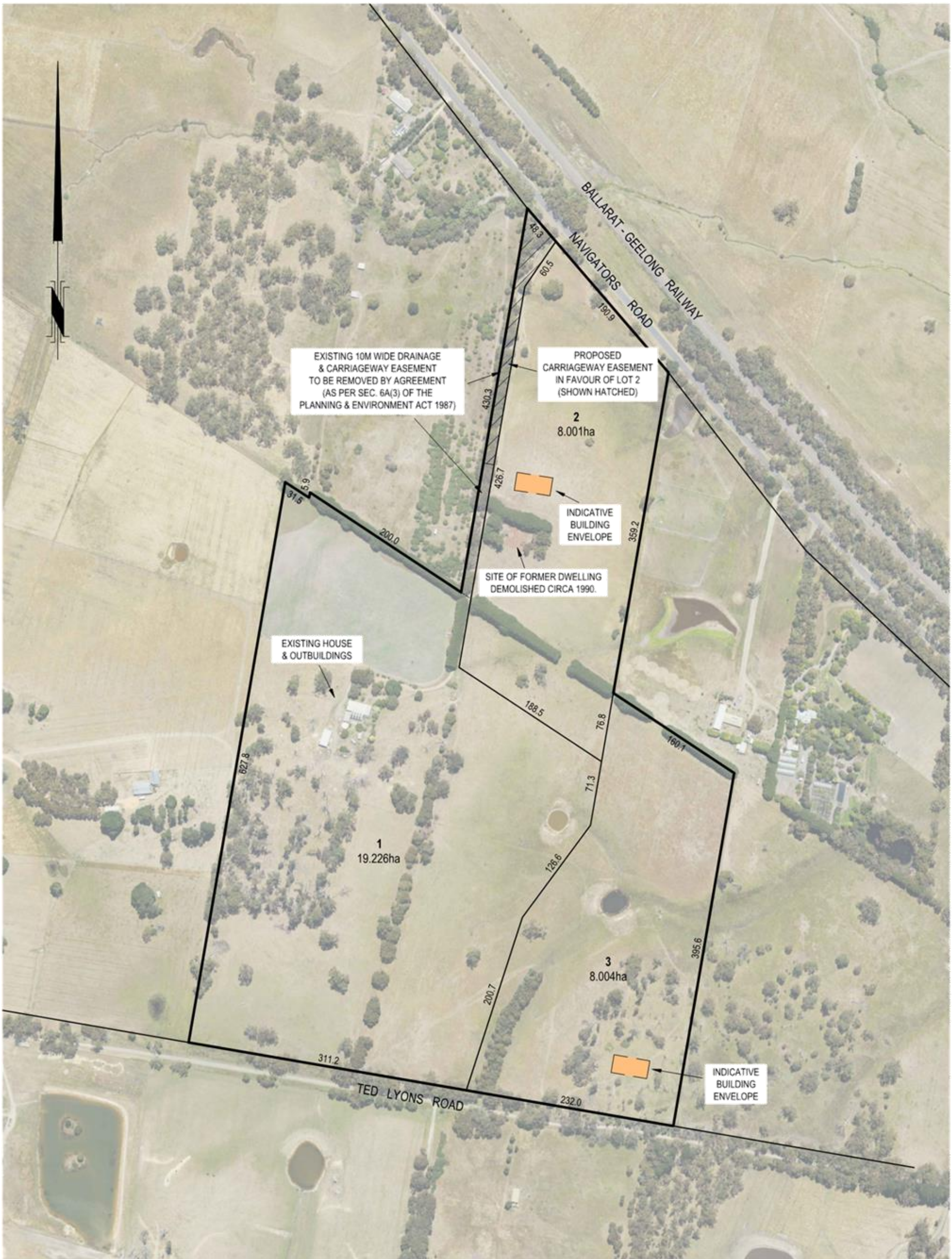
MEMBER SCHEDULE			
COMPONENT		TYPE	
CLEAR SPAN PORTAL (FRAMES 2-4)	MEMBER	RAFTER	Double C20015
		COLUMN	Double C20015
		APEX BRACE	-
	BASE CONN.	BRACKET TYPE	Cast in bracket CBC.200
PORTAL FRAMES 1, 5	MEMBER	RAFTER	Single C20015
		COLUMN	Single C20015
		APEX BRACE	-
	BASE CONN.	BRACKET TYPE	Cast in bracket CBC.200
ENDWALL MULLION	MEMBER	COLUMN	Single C15024
	BASE CONN.	BRACKET TYPE	Cast in bracket CBC.150
ROOF PURLINS		MEMBER	Single Z10012 @ 985mm centres
EAVE PURLIN		MEMBER	Single C10012
SIDEWALL GIRTS		MEMBER	Single Z10012 @ 970mm centres
ENDWALL GIRTS		MEMBER	Single Z10012 @ 1233mm centres
OPENINGS (1-2)	MEMBER	JAMB	Single Z20015
		HEADER/SILL	Single C10012
	BASE CONNECTION	BRACKET TYPE	Angle base connection ABC.C200.110
X-BRACING	STRAP	ANCHOR BOLTS	(2) Powers PTB-PRO M12 x 120mm embedded 91mm
			38mm x 1.2 strap

1
9 INTERNAL FRAMING ELEVATION
SCALE: 1:75 FRAMES 2-4



DETAIL DIMENSIONS ARE SHOWN IN MM UNLESS SPECIFIED OTHERWISE

<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><th>REV</th><th>DATE</th><th>DESCRIPTION</th></tr> <tr><td>A</td><td>23-05-2022</td><td>-</td></tr> </table>	REV	DATE	DESCRIPTION	A	23-05-2022	-	<p>ANOTHER COLD FORMED BUILDING DESIGNED BY ACT BUILDING SYSTEMS</p>	<p>admin@shedeng.com.au PO Box 3084 AUSTINMER NSW 2515</p>	<p>Signed Date 23-05-2022</p> <p>Grant J Wood MIEAust CPEng NER RPEQ Registered EA Chartered Professional Engineer (No. 2383009) Registered Professional Engineer QLD (No. 14384) Registered Civil Engineer Building Practitioner VIC (No. EC40914) Registered Certifying Engineer (Structural) NT (No. 306371ES)</p>	<p>Customer Name: Josh Schumann Site Address: 25 Cartons Road Gordon, VIC, 3345</p>	<p>DATE 23-05-2022 JOB NO. EALB89409515 SHEET 9 of 9</p>
REV	DATE	DESCRIPTION									
A	23-05-2022	-									



PROPERTY BOUNDARIES SHOWN HEREON ARE DERIVED FROM VICMAP DIGITAL PROPERTY INFORMATION. DIMENSION AND AREAS ARE APPROXIMATE ONLY. FINAL LOT DIMENSIONS ARE SUBJECT TO AMENDMENT BY SURVEY AND LAND REGISTRY.

Cardno TGM
 ABN 11 125 568 461
 1315 Sturt Street, Ballarat, VIC Australia (PO Box 563W, Ballarat West) 3350
 Phone +61 3 5330 8888 Fax +61 3 5333 3815
 Email: victoria@cardno.com.au Web: www.cardno.com

Rev.	Date	Amendments
03	16/08/2022	EASEMENT NOTATIONS ETC.
02	09/05/2022	REV. LOT LAYOUT
01	04/05/2022	PROPOSED LOT LAYOUT

Drawn	Drawn
PF	Checked
PF	Scale
PF	Sheet Size
PF	File Ref. 23489-01-PP01-03.dwg
PF	Sheet No.

Client:	P & D BRYCE
AG:	Municipality: MOORABOOL SHIRE
Scale:	1:4000
Sheet Size:	A3
Scale in Metres:	0 40 80
1 of 1	

PLAN OF PROPOSED RESUBDIVISION LAYOUT
 534 NAVIGATORS ROAD
 NAVIGATORS